

South Orange

September 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Stanley Road	Colonial	3	2.2	47	\$205,000	\$205,000	\$235,000	114.63%	\$256,700	0.92
2	17-25 Church Street U10	TwnEndUn	2	2.1	198	\$238,000	\$238,000	\$245,000	102.94%	\$321,700	0.76
3	129 Holland Road	Colonial	3	1.0	25	\$290,000	\$290,000	\$285,000	98.28%	\$223,700	1.27
4	609 S Orange Avenue W 3N	OneFloor	2	2.1	146	\$375,000	\$350,000	\$325,000	92.86%	\$197,400	1.65
5	557 S Orange Avenue	SplitLev	4	2.1	19	\$325,000	\$325,000	\$343,600	105.72%	\$248,600	1.38
6	609 S Orange Avenue 5S	HighRise	2	2.1	19	\$365,000	\$365,000	\$400,000	109.59%	\$238,800	1.68
7	35 Kingman Road	Colonial	4	2.0	30	\$449,000	\$449,000	\$449,000	100.00%	\$387,200	1.16
8	228 Edgewood Terrace	Colonial	3	1.0	15	\$450,000	\$450,000	\$490,000	108.89%	\$393,900	1.24
9	420 S Ridgewood Road	Colonial	4	1.1	22	\$499,000	\$499,000	\$500,000	100.20%	\$317,900	1.57
10	102 Roland Avenue	Victrian	4	1.1	41	\$499,000	\$499,000	\$520,000	104.21%	\$368,900	1.41
11	349 Tichenor Avenue	Colonial	4	1.2	32	\$556,000	\$556,000	\$535,000	96.22%	\$367,100	1.46
12	420 Harding Drive	Tudor	4	3.1	39	\$600,000	\$575,000	\$554,000	96.35%	\$497,000	1.11
13	294 Walton Avenue	Colonial	4	2.1	25	\$619,000	\$619,000	\$619,000	100.00%	\$416,100	1.49
14	109 Connett Place	Colonial	3	2.1	41	\$599,000	\$649,000	\$630,000	97.07%	\$357,000	1.76
15	39 Stanley Road	Colonial	5	3.1	103	\$775,000	\$699,000	\$680,000	97.28%	\$634,600	1.07
16	349 Montrose Avenue	Colonial	7	4.1	34	\$799,000	\$799,000	\$725,000	90.74%	\$799,000	0.91
17	416 N Ridgewood Road	Colonial	6	3.1	79	\$779,000	\$759,000	\$740,000	97.50%	\$604,300	1.22
18	600 Longview Road	Contemp	4	4.1	10	\$739,000	\$739,000	\$775,000	104.87%	\$634,700	1.22
19	605 Mountain Drive	RanchExp	4	4.0	17	\$775,000	\$775,000	\$800,000	103.23%	\$608,100	1.32
20	310 Redmond Road	Colonial	5	4.2	17	\$849,000	\$849,000	\$862,000	101.53%	\$871,100	0.99
21	186 Harding Drive	Colonial	4	2.2	59	\$849,000	\$849,000	\$865,000	101.88%	\$651,600	1.33
22	27 Glenview Road	Custom	6	6.2	49	\$949,000	\$949,000	\$920,000	96.94%	\$962,500	0.96
23	495 Longview Road	Custom	4	4.2	44	\$935,000	\$935,000	\$950,000	101.60%	\$794,800	1.20
AVERAGE					48	\$587,739	\$583,565	\$584,678	100.98%		1.26

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: **65**
 Average List Price: **\$675,692**
 Average Days on Market: **81**

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: **43**
 Average List Price: **\$590,648**
 Average Days on Market: **50**

South Orange 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48	59	77	58	31	22	29	27	48				41
List Price	\$522,223	\$649,063	\$634,011	\$511,433	\$588,964	\$571,152	\$675,500	\$685,125	\$583,565				\$612,123
Sales Price	\$526,038	\$630,969	\$625,386	\$513,542	\$598,271	\$579,630	\$688,450	\$689,196	\$584,678				\$615,641
Sales Price as a % of List Price	100.90%	97.64%	98.31%	99.89%	101.63%	101.81%	101.97%	101.12%	100.98%				100.77%
Sales Price to Assessed Value	1.40	1.17	1.17	1.28	1.29	1.39	1.37	1.36	1.26				1.31
# Units Sold	13	16	18	18	28	25	36	28	23				205
Active Listings	48	54	62	72	72	65	69	65	65				64
Under Contracts	38	43	55	70	73	69	54	39	43				54

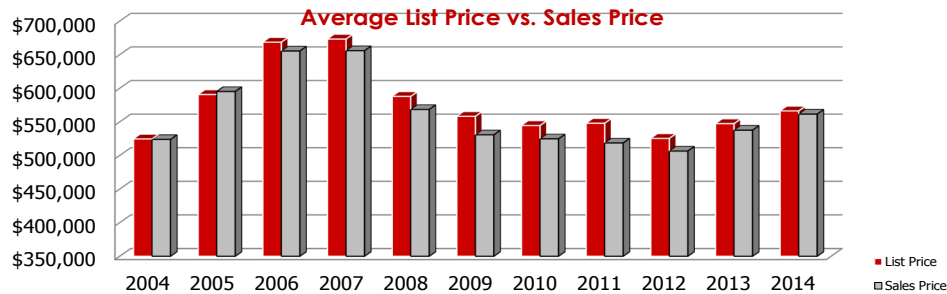
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	49	41	-17.16%
Sales Price	\$576,232	\$615,641	6.84%
Sales Price as a % of List Price	99.51%	100.77%	1.27%



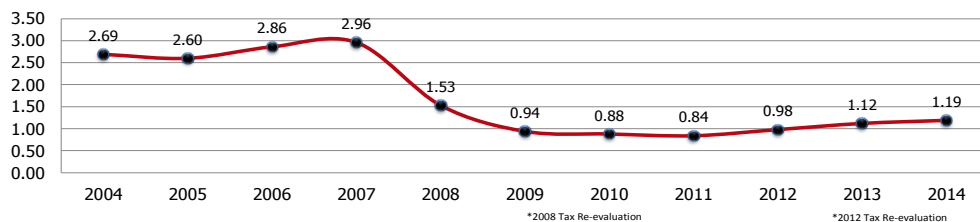
	2014	2015	% Change
# Units Sold	182	205	12.64%
Active Listings	88	65	-26.14%
Under Contracts	52	43	-17.31%

South Orange Yearly Market Trends



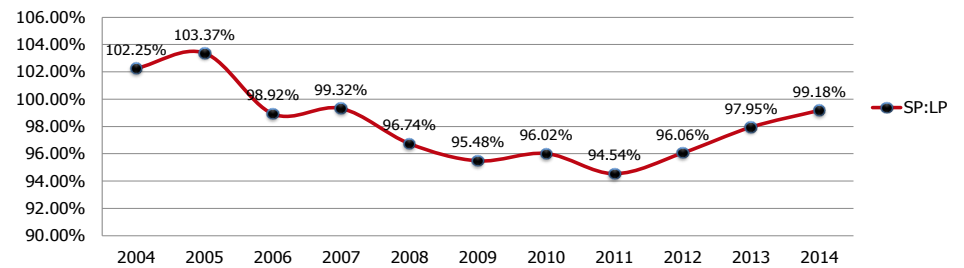
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327
\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563

Sales Price to Assessed Value Ratio

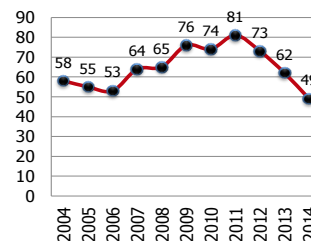


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

