

South Orange

January 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	148 College Place	Bungalow	3	1.1	41	\$299,900	\$299,900	\$310,000	103.37%	\$243,400	1.27
2	220 Coudert Place	Colonial	4	2.1	0	\$350,000	\$350,000	\$330,000	94.29%	\$387,700	0.85
3	354 Radel Terrace	Custom	3	2.2	38	\$375,000	\$350,000	\$335,000	95.71%	\$314,700	1.06
4	63 Mews Lane	TwnIntUn	2	2.1	56	\$399,000	\$385,000	\$385,000	100.00%	\$301,900	1.28
5	382 Turrell Avenue	Colonial	5	1.1	21	\$419,000	\$419,000	\$419,000	100.00%	\$310,700	1.35
6	403 Vose Avenue	Bi-Level	4	3.0	52	\$509,000	\$469,000	\$454,000	96.80%	\$336,000	1.35
7	293 Vose Avenue	Colonial	3	1.0	8	\$399,000	\$399,000	\$463,000	116.04%	\$240,800	1.92
8	58 Whiteoak Drive	Contemp	4	4.1	180	\$899,000	\$749,000	\$749,000	100.00%	\$592,800	1.26
9	360 Wyoming Avenue	Colonial	4	3.1	5	\$750,000	\$750,000	\$750,000	100.00%	\$616,000	1.22
10	280 Hartford Road	Colonial	5	3.1	30	\$799,000	\$799,000	\$760,000	95.12%	\$660,100	1.15
11	228 Raymond Avenue	Colonial	5	3.1	9	\$975,000	\$975,000	\$999,914	102.56%	\$695,300	1.44
12	487 Berkeley Avenue	Colonial	8	5.1	132	\$1,350,000	\$1,275,000	\$1,287,000	100.94%	\$810,000	1.59
AVERAGE					48	\$626,992	\$601,658	\$603,493	100.40%		1.31

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 42
 Average List Price: \$720,367
 Average Days on Market: 85

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 40
 Average List Price: \$565,555
 Average Days on Market: 54

South Orange 2016 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48												48
List Price	\$601,658												\$601,658
Sales Price	\$603,493												\$603,493
Sales Price as a % of List Price	100.40%												100.40%
Sales Price to Assessed Value	1.31												1.31
# Units Sold	12												12
Active Listings	42												42
Under Contracts	40												40

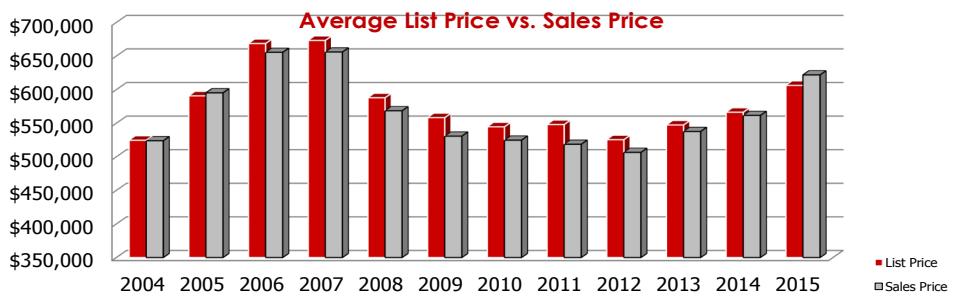
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	48	48	-0.69%
Sales Price	\$526,038	\$603,493	14.72%
Assessed Value to Sales Price	1.40	1.31	-6.51%



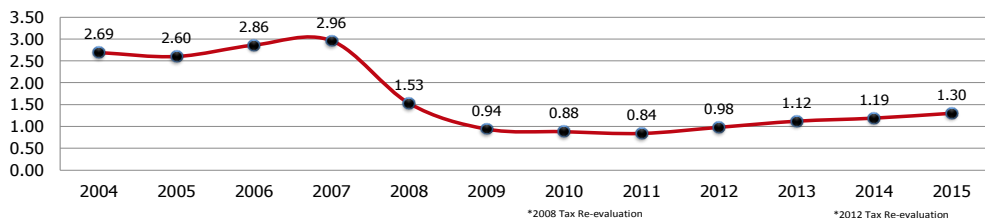
	2015	2016	% Change
# Units Sold	13	12	-7.69%
Active Listings	48	42	-12.50%
Under Contracts	38	40	5.26%

South Orange Yearly Market Trends



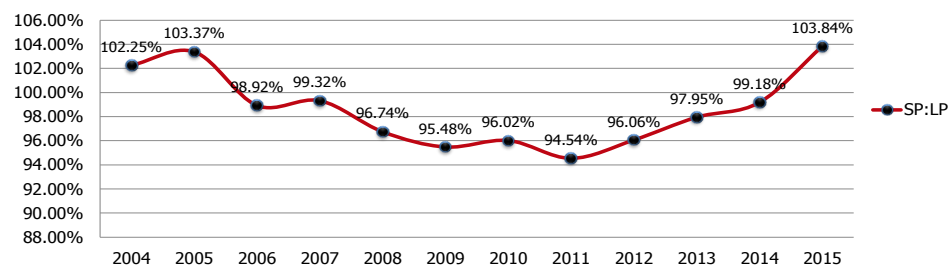
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912

Sales Price to Assessed Value Ratio

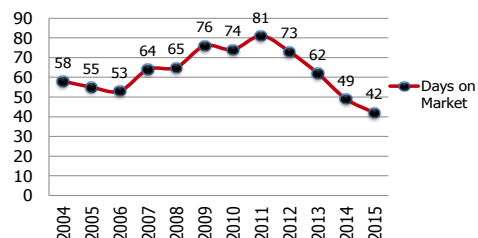


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

