

South Orange

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	372 Valley Street C1F	OneFloor	2	1.1	132	\$109,900	\$103,500	\$115,000	111.11%	\$80,600	1.43
2	25 Hollnad Road	Colonial	4	1.1	22	\$285,000	\$285,000	\$230,500	80.88%	\$358,100	0.64
3	120 3rd Street Unit A	HalfDupl	2	1.1	14	\$280,000	\$280,000	\$285,000	101.79%	\$257,100	1.11
4	139 Seton Place	Colonial	3	2.1	77	\$497,500	\$449,900	\$445,000	98.91%	\$375,100	1.19
5	377 Wilden Place	Colonial	3	1.2	57	\$469,000	\$449,999	\$449,999	100.00%	\$402,500	1.12
6	72 S Centre Street	Colonial	4	1.1	22	\$485,000	\$485,000	\$520,000	107.22%	\$421,200	1.23
7	304 Radel Terrace	Ranch	3	2.1	23	\$595,000	\$595,000	\$611,500	102.77%	\$522,200	1.17
8	455 Twin Oak Road	Tudor	5	3.1	49	\$949,000	\$869,000	\$810,000	93.21%	\$759,700	1.07
9	417 Clark Street	Colonial	5	3.1	48	\$850,000	\$850,000	\$850,000	100.00%	\$776,700	1.09
10	202 North Woods Drive	Colonial	5	3.0	65	\$995,000	\$895,000	\$880,000	98.32%	\$1,053,100	0.84
11	296 Melrose Place	Victorian	6	3.1	32	\$989,000	\$899,000	\$899,000	100.00%	\$693,700	1.30
AVERAGE					49	\$591,309	\$560,127	\$554,182	99.47%		1.11

"ACTIVE" Listings in South Orange

Number of Units: 35
Average List Price: \$609,759
Average Days on Market: 61

"UNDER CONTRACT" Listings in South Orange

Number of Units: 43
Average List Price: \$568,584
Average Days on Market: 45

South Orange 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	58	22	60	45	38	46	36	52	69	37	21	49	43
List Price	\$666,990	\$691,850	\$702,038	\$664,715	\$684,639	\$630,250	\$627,512	\$614,693	\$678,817	\$575,594	\$656,813	\$560,127	\$645,321
Sales Price	\$662,620	\$680,750	\$706,192	\$675,875	\$696,293	\$640,482	\$631,229	\$617,617	\$656,750	\$561,125	\$664,846	\$554,182	\$647,569
Sales Price as a % of List Price	99.59%	98.42%	100.41%	101.27%	101.22%	101.56%	100.91%	99.64%	96.05%	98.05%	100.96%	99.47%	100.16%
Sales Price to Assessed Value	1.12	1.10	1.14	1.12	1.12	1.07	1.17	1.08	0.97	1.07	1.09	1.11	1.10
# Units Sold	20	8	13	20	28	24	25	30	12	16	30	11	237
Active Listings	45	58	60	72	62	64	59	54	70	67	53	35	58
Under Contracts	34	42	53	53	52	50	19	32	35	45	40	43	42

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	45	43	-3.98%
Sales Price	\$656,486	\$647,569	-1.36%
Sales Price to Assessed Value	1.30	1.10	-14.86%



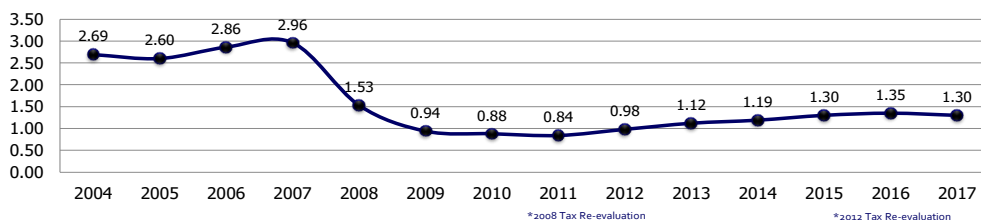
YTD	2017	2018	% Change
# Units Sold	236	237	0.42%
Active Listings	44	35	-20.45%
Under Contracts	34	43	26.47%

South Orange Yearly Market Trends



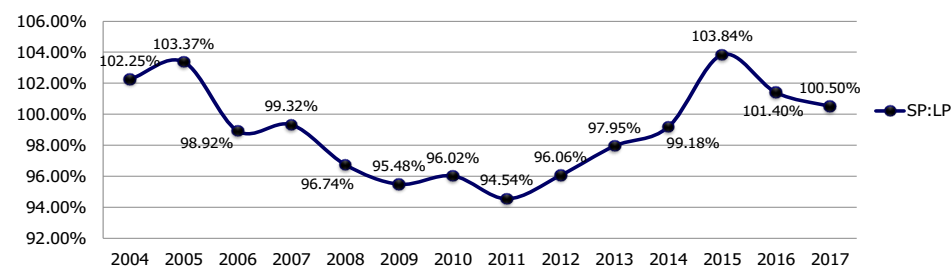
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912	\$648,659	\$656,486

Sales Price to Assessed Value Ratio

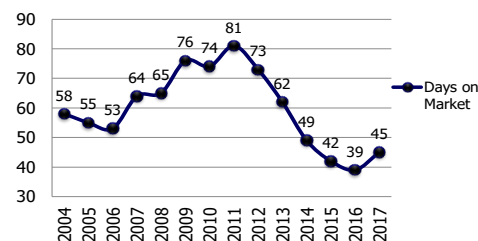


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

