

# South Orange

## August 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 S Orange Avenue 2K	TwnIntUn	2	2.1	94	\$250,000	\$235,000	\$225,000	95.74%	\$257,200	0.87
2	215 Ward Place	Ranch	2	1.0	149	\$319,990	\$290,990	\$260,000	89.35%	\$316,400	0.82
3	35 Riggs Place	HalfDupl	3	1.1	118	\$355,000	\$320,000	\$300,000	93.75%	\$290,000	1.03
4	37 Riggs Place	HalfDupl	3	1.1	118	\$365,000	\$330,000	\$300,000	90.91%	\$279,400	1.07
5	157 Ward Place	Colonial	3	1.1	87	\$349,900	\$349,900	\$315,000	90.03%	\$262,400	1.20
6	55 Mews Lane	TwnIntUn	2	2.1	41	\$439,000	\$425,000	\$415,000	97.65%	\$388,800	1.07
7	151 Academy Street	Victorian	4	2.1	13	\$425,000	\$425,000	\$440,000	103.53%	\$388,700	1.13
8	220 Waverly Place	Bi-Level	4	3.0	13	\$529,999	\$529,999	\$520,000	98.11%	\$538,700	0.97
9	388 Hall Court	Colonial	3	3.1	15	\$535,000	\$535,000	\$535,000	100.00%	\$476,300	1.12
10	555 Berkeley Avenue	Colonial	9	4.3	69	\$550,000	\$550,000	\$550,000	100.00%	\$1,270,200	0.43
11	119 Connett Place	Colonial	7	3.1	23	\$599,000	\$599,000	\$555,000	92.65%	\$514,500	1.08
12	250 Kingsland Terrace	Custom	4	3.1	49	\$649,000	\$599,000	\$609,000	101.67%	\$649,800	0.94
13	28 Fairview Avenue	Victorian	7	4.1	16	\$599,000	\$599,000	\$621,000	103.67%	\$503,000	1.23
14	20 Elm Court	Colonial	5	2.1	125	\$615,000	\$630,000	\$625,000	99.21%	\$605,500	1.03
15	231 Harding Drive	Colonial	4	2.0	46	\$650,000	\$639,000	\$625,000	97.81%	\$415,200	1.51
16	272 Audley Street	Colonial	3	1.1	9	\$625,000	\$625,000	\$638,000	102.08%	\$498,000	1.28
17	30 Glenview Road	Ranch	4	3.0	15	\$619,000	\$619,000	\$640,000	103.39%	\$607,000	1.05
18	410 W End Road	Colonial	3	2.1	30	\$729,900	\$649,000	\$649,000	100.00%	\$552,600	1.17
19	413 Wyoming Avenue	Colonial	4	2.1	38	\$650,000	\$650,000	\$657,500	101.15%	\$629,800	1.04
20	435 Clark Street	Colonial	4	2.1	33	\$619,000	\$619,000	\$665,000	107.43%	\$578,900	1.15

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21	283 Richmond Avenue	Colonial	5	3.1	10	\$695,000	\$695,000	\$695,000	100.00%	\$567,300	1.23
22	8 S Harding	Tudor	5	3.1	86	\$825,000	\$699,900	\$705,000	100.73%	\$669,700	1.05
23	363 N Wyoming Avenue	RanchExp	5	3.2	28	\$799,000	\$799,000	\$765,000	95.74%	\$1,119,600	0.68
24	9 Harding Drive	Colonial	4	3.1	11	\$799,000	\$799,000	\$810,000	101.38%	\$806,800	1.00
25	271 W End Road	Colonial	4	3.0	10	\$749,000	\$749,000	\$855,000	114.15%	\$587,200	1.46
26	309 Highland Road	Colonial	5	3.2	66	\$799,000	\$845,000	\$860,000	101.78%	\$665,900	1.29
27	25 Blanchard Road	Colonial	5	3.2	17	\$900,000	\$900,000	\$875,000	97.22%	\$698,200	1.25
28	38 Tillou Road W	TwnEndUn	3	4.1	221	\$938,000	\$938,000	\$885,000	94.35%	\$954,000	0.93
29	634 Longview Road	RanchExp	5	3.1	11	\$848,000	\$848,000	\$955,000	112.62%	\$766,100	1.25
30	657 Mountain Drive	Ranch	5	4.1	9	\$949,000	\$949,000	\$979,000	103.16%	\$971,500	1.01
AVERAGE					52	\$625,826	\$614,693	\$617,617	99.64%		1.08

### "ACTIVE" Listings in South Orange

Number of Units: **54**  
 Average List Price: **\$620,837**  
 Average Days on Market: **64**

### "UNDER CONTRACT" Listings in South Orange

Number of Units: **32**  
 Average List Price: **\$600,197**  
 Average Days on Market: **41**

# 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					45
List Price	\$666,990	\$691,850	\$702,038	\$664,715	\$684,639	\$630,250	\$627,512	\$614,693					\$653,094
Sales Price	\$662,620	\$680,750	\$706,192	\$675,875	\$696,293	\$640,482	\$631,229	\$617,617					\$658,175
Sales Price as a % of List Price	99.59%	98.42%	100.41%	101.27%	101.22%	101.56%	100.91%	99.64%					100.56%
Sales Price to Assessed Value	1.12	1.10	1.14	1.12	1.12	1.07	1.17	1.08					1.12
# Units Sold	20	8	13	20	28	24	25	30					168
Active Listings	45	58	60	72	62	64	59	54					59
Under Contracts	34	42	53	53	52	50	19	32					42

## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	37	45	24.08%
Sales Price	\$677,647	\$658,175	-2.87%
Sales Price to Assessed Value	1.37	1.12	-18.58%

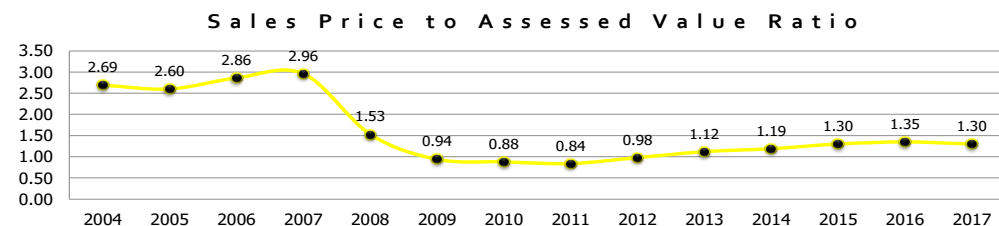
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YTD	2017	2018	% Change
# Units Sold	165	168	1.82%
Active Listings	38	54	42.11%
Under Contracts	42	32	-23.81%

## South Orange Yearly Market Trends

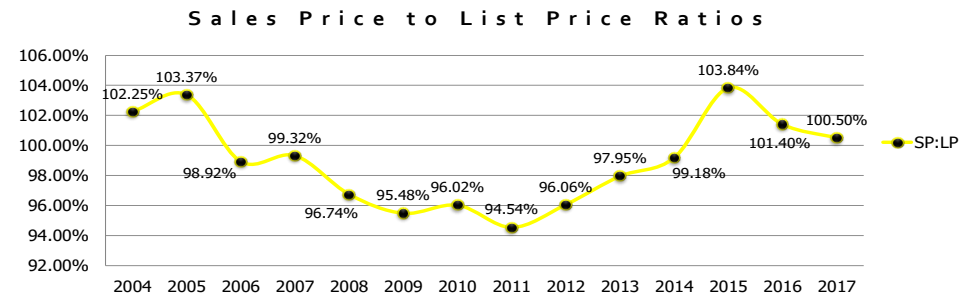


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572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

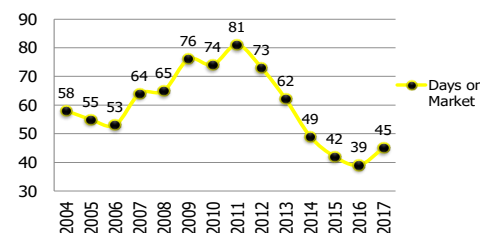


\*2008 Tax Re-evaluation \*2012 Tax Re-evaluation

## South Orange Yearly Market Reports



### Average Days on Market



### Number of Units Sold

