

South Orange

September 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	37 Glenside Road	Colonial	3	1.1	54	\$425,000	\$425,000	\$325,000	76.47%	\$461,800	0.70
2	512 Scotland Road	RanchExp	4	3.1	227	\$469,900	\$349,900	\$342,500	97.89%	\$537,700	0.64
3	28 Eder Terrace	Colonial	4	1.1	63	\$429,000	\$399,000	\$401,000	100.50%	\$405,700	0.99
4	646 Hamilton Road	Custom	5	3.1	46	\$569,000	\$569,000	\$510,000	89.63%	\$564,900	0.90
5	320 W End Road	Colonial	6	3.1	0	\$689,000	\$689,000	\$650,000	94.34%	\$686,100	0.95
6	3 S Kingman Road	Colonial	6	3.2	57	\$699,900	\$689,900	\$707,000	102.48%	\$642,800	1.10
7	43 Jessica Way	Colonial	4	2.1	42	\$759,000	\$759,000	\$752,500	99.14%	\$794,800	0.95
8	374 Redmond Road	Tudor	6	5.1	128	\$885,000	\$799,000	\$760,000	95.12%	\$899,900	0.84
9	199 North Woods Drive	Ranch	4	3.0	9	\$789,000	\$789,000	\$817,500	103.61%	\$680,200	1.20
10	235 Mayhew Drive	Tudor	4	3.1	37	\$849,000	\$849,000	\$849,000	100.00%	\$755,500	1.12
11	48 Tillou Road W	TwnEndUn	3	3.2	147	\$929,000	\$929,000	\$867,500	93.38%	\$841,100	1.03
12	345 Beech Spring Road	Tudor	4	3.2	19	\$899,000	\$899,000	\$899,000	100.00%	\$745,900	1.21
AVERAGE					69	\$699,317	\$678,817	\$656,750	96.05%		0.97

"ACTIVE" Listings in South Orange

Number of Units: 70
Average List Price: \$645,809
Average Days on Market: 59

"UNDER CONTRACT" Listings in South Orange

Number of Units: 35
Average List Price: \$604,951
Average Days on Market: 24



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				47
List Price	\$666,990	\$691,850	\$702,038	\$664,715	\$684,639	\$630,250	\$627,512	\$614,693	\$678,817				\$654,809
Sales Price	\$662,620	\$680,750	\$706,192	\$675,875	\$696,293	\$640,482	\$631,229	\$617,617	\$656,750				\$658,080
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%				100.26%
Sales Price to Assessed Value	1.12	1.10	1.14	1.12	1.12	1.07	1.17	1.08	0.97				1.11
# Units Sold	20	8	13	20	28	24	25	30	12				180
Active Listings	45	58	60	72	62	64	59	54	70				60
Under Contracts	34	42	53	53	52	50	19	32	35				41

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	39	47	20.74%
Sales Price	\$674,077	\$658,080	-2.37%
Sales Price to Assessed Value	1.35	1.11	-18.25%

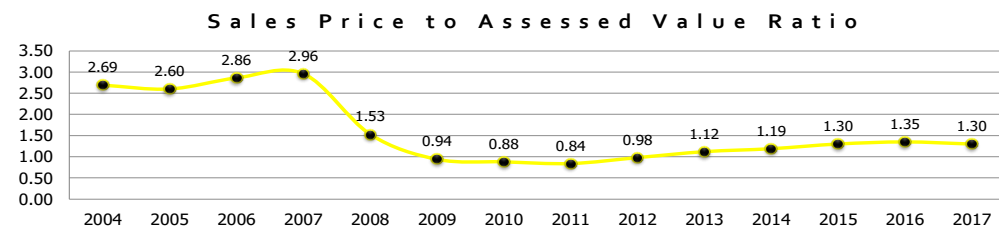
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YTD	2017	2018	% Change
# Units Sold	179	180	0.56%
Active Listings	50	70	40.00%
Under Contracts	43	35	-18.60%

South Orange Yearly Market Trends

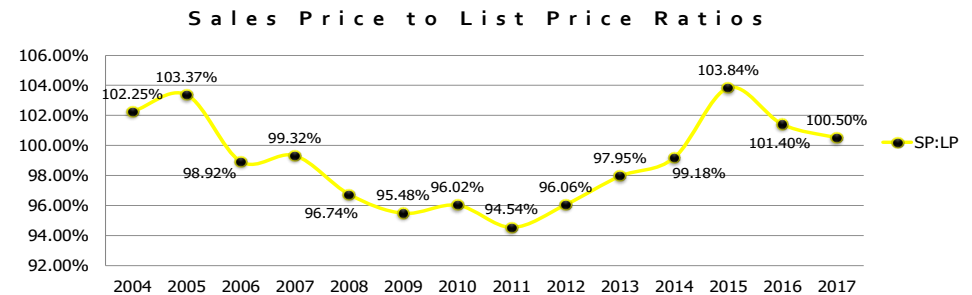


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572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

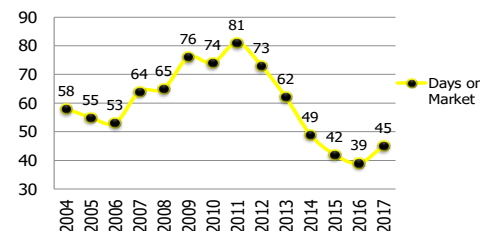


*2008 Tax Re-evaluation *2012 Tax Re-evaluation

South Orange Yearly Market Reports



Average Days on Market



Number of Units Sold

