

South Orange

October 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	76 Arnold Terrace	Colonial	5	2.0	11	\$299,000	\$299,000	\$343,000	114.72%	\$386,900	0.89
2	132 Seton Place	Colonial	3	1.0	79	\$435,000	\$420,000	\$370,000	88.10%	\$365,400	1.01
3	2 Eder Terrace	Colonial	3	1.2	122	\$430,000	\$399,999	\$385,000	96.25%	\$374,700	1.03
4	137 College Place	Bungalow	3	2.0	14	\$399,000	\$399,000	\$400,000	100.25%	\$358,500	1.12
5	6 Mews Lane	OneFloor	2	2.0	13	\$420,000	\$420,000	\$416,000	99.05%	\$363,300	1.15
6	5 Kingsland Court	Colonial	3	1.2	10	\$506,000	\$506,000	\$425,000	83.99%	\$514,700	0.83
7	354 Radel Terrace	Colonial	3	2.2	10	\$450,000	\$450,000	\$465,000	103.33%	\$355,000	1.31
8	116 S Centre Street	Colonial	3	2.1	17	\$469,000	\$469,000	\$474,000	101.07%	\$521,700	0.91
9	152 Tichenor Avenue	Colonial	3	1.1	16	\$485,000	\$485,000	\$485,000	100.00%	\$426,900	1.14
10	385 Meadowbrook Lane	Victorian	6	2.1	103	\$600,000	\$600,000	\$515,000	85.83%	\$610,300	0.84
11	10 Warren Court	Colonial	5	3.2	15	\$550,000	\$550,000	\$550,000	100.00%	\$549,000	1.00
12	307 Radel Terrace	Colonial	3	3.1	37	\$599,500	\$599,500	\$610,000	101.75%	\$495,800	1.23
13	270 W End Road	Colonial	7	2.3	14	\$775,000	\$775,000	\$775,000	100.00%	\$775,400	1.00
14	256 Underhill Road	Colonial	6	3.2	54	\$898,000	\$898,000	\$880,000	98.00%	\$789,500	1.11
15	587 Hamilton Road	Colonial	5	3.1	31	\$1,050,000	\$1,050,000	\$905,000	86.19%	\$617,000	1.47
16	170 Glenview Road	Custom	4	3.0	47	\$889,000	\$889,000	\$980,000	110.24%	\$838,100	1.17
AVERAGE					37	\$578,406	\$575,594	\$561,125	98.05%		1.07

"ACTIVE" Listings in South Orange

Number of Units: **67**
 Average List Price: **\$671,378**
 Average Days on Market: **57**

"UNDER CONTRACT" Listings in South Orange

Number of Units: **45**
 Average List Price: **\$586,509**
 Average Days on Market: **31**

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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			46
List Price	\$666,990	\$691,850	\$702,038	\$664,715	\$684,639	\$630,250	\$627,512	\$614,693	\$678,817	\$575,594			\$648,343
Sales Price	\$662,620	\$680,750	\$706,192	\$675,875	\$696,293	\$640,482	\$631,229	\$617,617	\$656,750	\$561,125			\$650,165
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%			100.08%
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			1.10
# Units Sold	20	8	13	20	28	24	25	30	12	16			196
Active Listings	45	58	60	72	62	64	59	54	70	67			61
Under Contracts	34	42	53	53	52	50	19	32	35	45			42

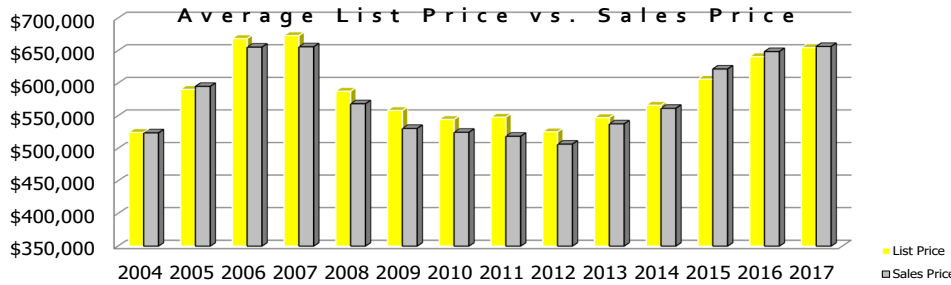
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	40	46	14.99%
Sales Price	\$671,708	\$650,165	-3.21%
Sales Price to Assessed Value	1.34	1.10	-17.87%

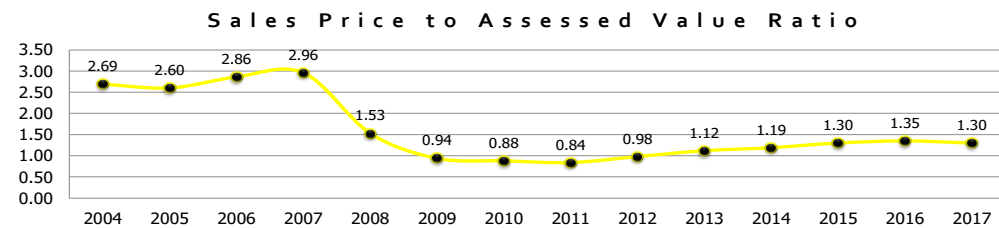
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YTD	2017	2018	% Change
# Units Sold	191	196	2.62%
Active Listings	34	67	97.06%
Under Contracts	52	45	-13.46%

South Orange Yearly Market Trends

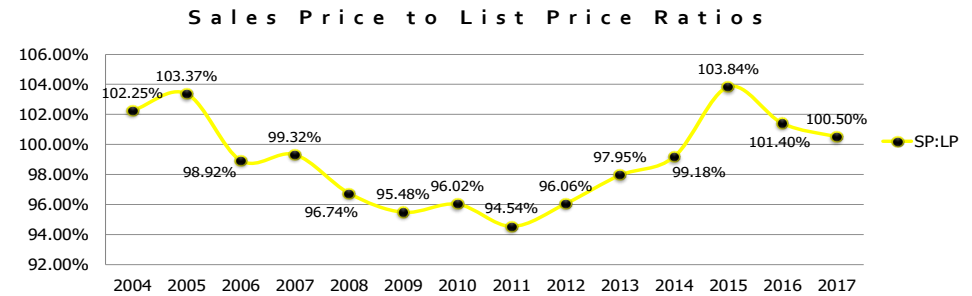


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572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

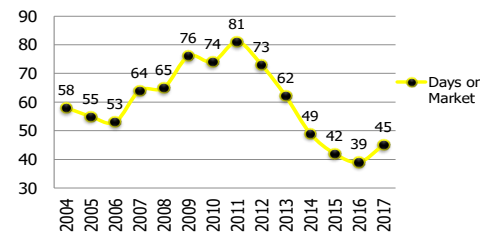


*2008 Tax Re-evaluation *2012 Tax Re-evaluation

South Orange Yearly Market Reports



Average Days on Market



Number of Units Sold

