

South Orange

November 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	202 W Fairview Avenue	Colonial	2	2.0	35	\$375,000	\$359,000	\$341,475	95.12%	\$411,900	0.83
2	80 Roland Avenue	Colonial	2	2.0	13	\$375,000	\$375,000	\$372,000	99.20%	\$308,700	1.21
3	166 College Place	Colonial	4	2.0	25	\$415,000	\$415,000	\$390,000	93.98%	\$374,100	1.04
4	7 Fielding Court	Colonial	4	2.1	94	\$389,900	\$389,900	\$400,000	102.59%	\$436,000	0.92
5	71 Mews Lane	TwndEndUn	2	2.0	14	\$429,000	\$429,000	\$435,000	101.40%	\$383,400	1.13
6	24 Cottage Street	Colonial	5	2.1	28	\$450,000	\$425,000	\$436,000	102.59%	\$428,400	1.02
7	470 Lenox Avenue	RanchRas	3	2.0	3	\$439,900	\$439,900	\$439,900	100.00%	\$517,400	0.85
8	9 Holland Road	Colonial	4	2.1	13	\$449,700	\$449,700	\$449,700	100.00%	\$445,900	1.01
9	85 Arnold Terrace	Colonial	4	2.1	10	\$515,000	\$515,000	\$525,000	101.94%		
10	327 Meadowbrook Lane	Colonial	3	1.1	27	\$529,000	\$529,000	\$539,409	101.97%	\$483,200	1.12
11	310 Meeker Street	Colonial	4	2.0	1	\$565,000	\$565,000	\$565,000	100.00%	\$442,400	1.28
12	202 Great Hills Drive	Colonial	4	3.0	10	\$598,000	\$598,000	\$576,500	96.40%	\$764,300	0.75
13	261 Audley Street	Colonial	4	3.1	10	\$589,900	\$589,900	\$589,900	100.00%	\$543,800	1.08
14	141 Reynolds Place	Colonial	4	2.1	14	\$549,000	\$549,000	\$600,000	109.29%	\$414,500	1.45
15	335 Harding Drive	Colonial	4	4.0	17	\$649,000	\$649,000	\$650,000	100.15%	\$647,600	1.00
16	270 Walton Avenue	Colonial	4	2.2	51	\$695,000	\$695,000	\$650,000	93.53%	\$550,000	1.18
17	214 Irving Avenue	Colonial	4	3.2	9	\$650,000	\$650,000	\$680,000	104.62%	\$605,000	1.12
18	342 Meadowbrook Lane	Colonial	4	3.1	1	\$699,000	\$699,000	\$699,000	100.00%		
19	516 Hamilton Road	Split Level	5	3.1	24	\$725,000	\$725,000	\$725,000	100.00%	\$636,900	1.14
20	224 Thornden Street	Colonial	4	3.1	2	\$739,000	\$739,000	\$770,000	104.19%	\$650,100	1.18

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21	120 Roland Avenue	Victorian	5	2.1	24	\$760,000	\$760,000	\$775,000	101.97%	\$573,000	1.35
22	48 Duffield Drive	Colonial	5	3.2	80	\$849,000	\$849,000	\$825,000	97.17%	\$793,300	1.04
23	312 Harding Drive	Custom	5	3.0	29	\$879,000	\$879,000	\$850,000	96.70%	\$647,200	1.31
24	376 Forest Road	Tudor	5	4.2	11	\$865,000	\$865,000	\$865,000	100.00%	\$1,384,800	0.62
25	207 Edgewood Terrace	Colonial	4	3.2	8	\$825,000	\$825,000	\$893,000	108.24%	\$779,100	1.15
26	17 Foster Court	RanchExp	4	3.1	8	\$875,000	\$875,000	\$895,000	102.29%	\$830,500	1.08
27	350 Meadowbrook Lane	Colonial	4	2.2	21	\$899,000	\$899,000	\$899,000	100.00%		
28	290 Forest Road	Colonial	5	3.2	21	\$899,000	\$899,000	\$987,500	109.84%	\$782,500	1.26
29	40 Crest Drive	Colonial	5	4.2	19	\$1,069,000	\$1,069,000	\$1,057,000	98.88%	\$826,100	1.28
30	151 Irving Avenue	Tudor	8	4.0	18	\$999,000	\$999,000	\$1,065,000	106.61%	\$1,039,200	1.02
AVERAGE					21	\$658,180	\$656,813	\$664,846	100.96%		1.09

"ACTIVE" Listings in South Orange

Number of Units: 53
Average List Price: \$618,630
Average Days on Market: 70

"UNDER CONTRACT" Listings in South Orange

Number of Units: 40
Average List Price: \$637,465
Average Days on Market: 43

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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	21		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		\$649,467
Sales Price	\$662,620	\$680,750	\$706,192	\$675,875	\$696,293	\$640,482	\$631,229	\$617,617	\$656,750	\$561,125	\$664,846		\$652,114
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%		100.19%
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		1.10
# Units Sold	20	8	13	20	28	24	25	30	12	16	30		226
Active Listings	45	58	60	72	62	64	59	54	70	67	53		60
Under Contracts	34	42	53	53	52	50	19	32	35	45	40		41

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	44	43	-2.44%
Sales Price	\$663,306	\$652,114	-1.69%
Sales Price to Assessed Value	1.32	1.10	-16.20%

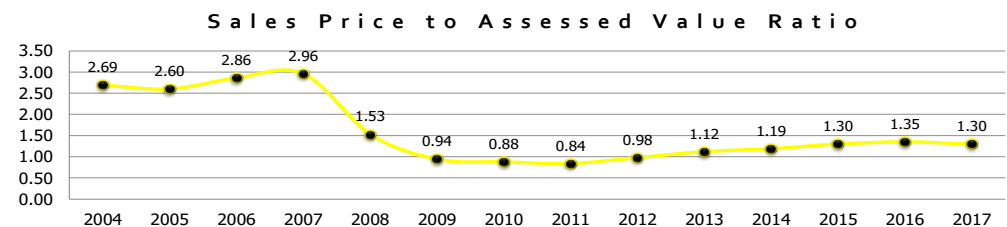
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YTD	2017	2018	% Change
# Units Sold	214	226	5.61%
Active Listings	56	53	-5.36%
Under Contracts	45	40	-11.11%

South Orange Yearly Market Trends

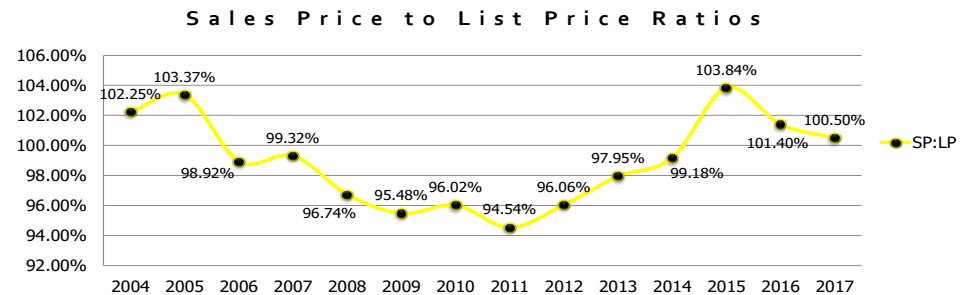


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572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

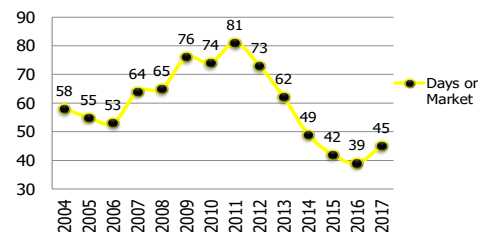


*2008 Tax Re-evaluation *2012 Tax Re-evaluation

South Orange Yearly Market Reports



Average Days on Market



Number of Units Sold

