

South Orange

March 2019 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	OneFloor	1	1.0	176	\$110,000	\$110,000	\$105,000	95.45%	\$89,900	1.17
2	24 Holland Road	Colonial	3	1.1	33	\$280,000	\$280,000	\$270,000	96.43%	\$373,800	0.72
3	609 S Orange Avenue 6F	HighRise	2	2.1	92	\$295,000	\$295,000	\$278,000	94.24%	\$303,500	0.92
4	34 S Centre Street	Colonial	6	4.1	128	\$569,000	\$453,000	\$400,000	88.30%	\$869,000	0.46
5	212 Vose Avenue	RanchRas	3	2.1	10	\$380,000	\$380,000	\$415,000	109.21%	\$444,800	0.93
6	148 Seton Place	Colonial	4	2.0	26	\$449,000	\$444,000	\$435,000	97.97%	\$346,500	1.26
7	47 Cottage Street	Colonial	4	2.1	35	\$529,000	\$499,000	\$489,500	98.10%	\$456,100	1.07
8	59 Hixon Place	Colonial	4	2.1	46	\$549,000	\$495,000	\$505,000	102.02%	\$367,300	1.37
9	73 Montrose Avenue	Split Level	4	2.1	18	\$499,000	\$499,000	\$556,000	111.42%	\$571,800	0.97
10	161 Kilburn Place	CapeCod	4	3.0	9	\$539,000	\$539,000	\$569,000	105.57%	\$547,400	1.04
11	102 Mountainhouse Road	Colonial	3	2.1	18	\$580,000	\$580,000	\$626,000	107.93%	\$534,800	1.17
12	220 Village Road	Colonial	4	3.1	27	\$749,000	\$749,000	\$725,000	96.80%	\$531,500	1.36
13	250 Irving Avenue	Colonial	7	3.2	11	\$699,000	\$699,000	\$757,000	108.30%	\$670,100	1.13
14	364 S Ridgewood Road	Colonial	5	2.2	9	\$759,000	\$759,000	\$760,000	100.13%	\$594,600	1.28
15	351 Beech Spring Road	Colonial	6	3.1	38	\$789,900	\$789,900	\$770,000	97.48%	\$734,100	1.05
16	625 Longview Road	Ranch	4	2.1	17	\$775,000	\$775,000	\$775,000	100.00%	\$707,200	1.10
17	257 Warwick Avenue	Victorian	6	4.1	15	\$829,000	\$829,000	\$850,000	102.53%	\$800,200	1.06
18	32 Park Place	Custom	5	3.1	73	\$899,000	\$875,000	\$891,000	101.83%	\$622,600	1.43
AVERAGE					43	\$571,050	\$558,328	\$565,361	100.76%		1.08

"Active" Listings in South Orange

Number of Units: 60
 Average List Price: \$705,813
 Average Days on Market: 58

"Under Contract" Listings in South Orange

Number of Units: 65
 Average List Price: \$656,267
 Average Days on Market: 37

South Orange 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32	27	43										35
List Price	\$638,945	\$688,342	\$558,328										\$621,778
Sales Price	\$629,323	\$687,825	\$565,361										\$620,337
SP:LP%	98.37%	99.62%	100.76%										99.53%
SP to AV	1.15	1.14	1.08										1.12
# Units Sold	20	12	18										50
3 Mo Rate of Ab	2.00	3.52	4.19										3.24
Active Listings	41	64	60										55
Under Contracts	39	45	65										50

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	52	35	-32.48%
Sales Price	\$679,973	\$620,337	-8.77%
LP:SP	99.62%	99.53%	-0.09%
SP:AV	1.120	1.122	0.20%



YTD	2018	2019	% Change
# Units Sold	41	50	21.95%
Rate of Ab 3 Mo	4.38	4.19	-4.34%
Actives	60	60	0.00%
Under Contracts	53	65	22.64%

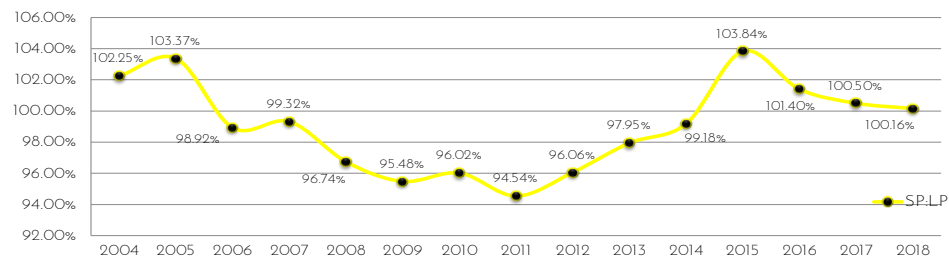
South Orange Yearly Market Trends



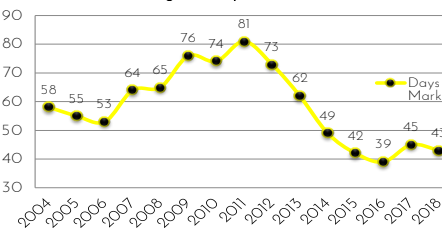
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912	\$648,659	\$656,486	\$647,569

South Orange Yearly Market Reports

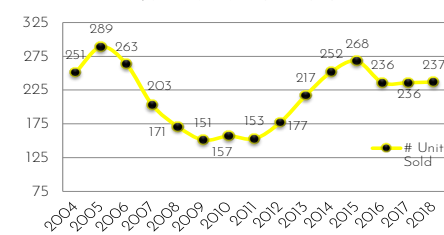
Sales Price to List Price Ratios



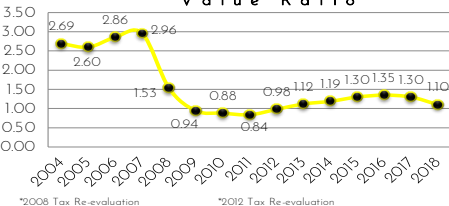
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

