

South Orange

April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	161 Academy Street	HalfDupl	4	1.0	101	\$220,000	\$211,000	\$213,000	100.95%	\$367,000	0.58
2	609 S Orange Avenue	OneFloor	2	2.1	46	\$279,500	\$279,500	\$280,000	100.18%	\$374,800	0.75
3	37 S Kingman Road	Colonial	5	3.1	14	\$399,000	\$399,000	\$415,000	104.01%	\$547,100	0.76
4	30 S Ridgewood Road	Colonial	3	1.1	8	\$389,000	\$389,000	\$421,000	108.23%	\$351,300	1.20
5	229 Ward Place	Colonial	3	2.0	7	\$479,895	\$479,895	\$500,000	104.19%	\$364,100	1.37
6	704 Varsity Road	Colonial	4	3.1	11	\$519,000	\$519,000	\$525,000	101.16%	\$416,200	1.26
7	49 Crest Drive	Ranch	2	2.2	132	\$698,000	\$599,000	\$550,000	91.82%	\$693,800	0.79
8	330 Radel Terrace	Colonial	3	2.1	8	\$600,000	\$600,000	\$600,000	100.00%	\$540,500	1.11
9	314 Franklin Place	Colonial	3	1.1	23	\$569,000	\$569,000	\$610,000	107.21%	\$455,600	1.34
10	271 Tichenor Avenue	Colonial	4	2.1	12	\$619,000	\$619,000	\$632,500	102.18%	\$518,300	1.22
11	260 Vose Avenue	Ranch	3	2.0	9	\$589,000	\$589,000	\$635,000	107.81%	\$500,300	1.27
12	510 Hartford Court	Colonial	4	3.1	0	\$700,000	\$700,000	\$710,000	101.43%	\$474,300	1.50
13	223 Edgewood Terrace	Colonial	5	3.1	16	\$759,000	\$759,000	\$759,000	100.00%	\$611,800	1.24
14	57 North Wyoming Avenue	Custom	5	4.1	30	\$799,000	\$799,000	\$760,000	95.12%	\$607,900	1.25
15	311 S Ridgewood Road	Colonial	6	4.1	21	\$799,900	\$799,900	\$815,000	101.89%	\$637,400	1.28
16	265 Wyoming Avenue	Colonial	6	3.2	89	\$825,000	\$825,000	\$853,350	103.44%	\$729,400	1.17
17	334 Warwick Avenue	Colonial	5	4.1	92	\$950,000	\$895,000	\$870,000	97.21%	\$915,900	0.95
18	50 Tillou Road W	TwnEndUn	4	4.1	133	\$950,000	\$935,000	\$900,000	96.26%	\$932,600	0.97
19	293 Melrose Place	Contemp	4	3.0	17	\$1,150,000	\$1,150,000	\$1,050,000	91.30%	\$1,031,300	1.02
20	240 Turrell Avenue	Victorian	6	3.1	81	\$1,195,000	\$1,195,000	\$1,165,000	97.49%	\$1,037,400	1.12
AVERAGE					43	\$674,465	\$665,565	\$663,193	100.59%		1.11

"Active" Listings in South Orange

Number of Units: 67
 Average List Price: \$701,246
 Average Days on Market: 60

"Under Contract" Listings in South Orange

Number of Units: 66
 Average List Price: \$653,839
 Average Days on Market: 28

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	43									37
List Price	\$638,945	\$688,342	\$558,328	\$665,565									\$634,288
Sales Price	\$629,323	\$687,825	\$565,361	\$663,193									\$632,581
SP:LP%	98.37%	99.62%	100.76%	100.59%									99.84%
SP to AV	1.15	1.14	1.08	1.11									1.12
# Units Sold	20	12	18	20									70
3 Mo Rate of Ab	2.00	3.52	4.19	3.98									3.42
Active Listings	41	64	60	67									58
Under Contracts	39	45	65	66									54

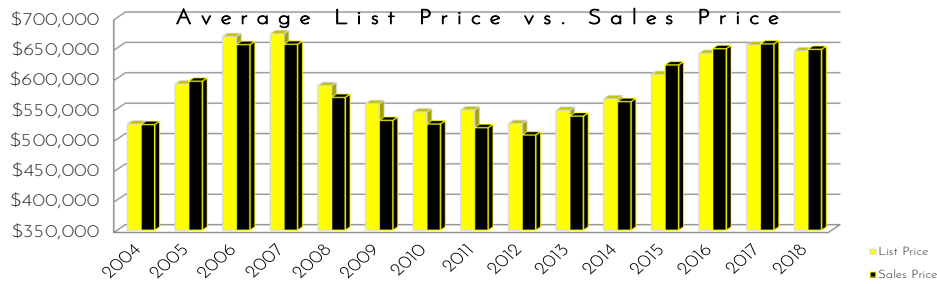
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	49	37	-24.92%
Sales Price	\$678,630	\$632,581	-6.79%
LP:SP	100.16%	99.84%	-0.33%
SP:AV	1.120	1.118	-0.19%



YTD	2018	2019	% Change
# Units Sold	61	70	14.75%
Rate of Ab 3 Mo	4.90	3.98	-18.78%
Actives	72	67	-6.94%
Under Contracts	53	66	24.53%

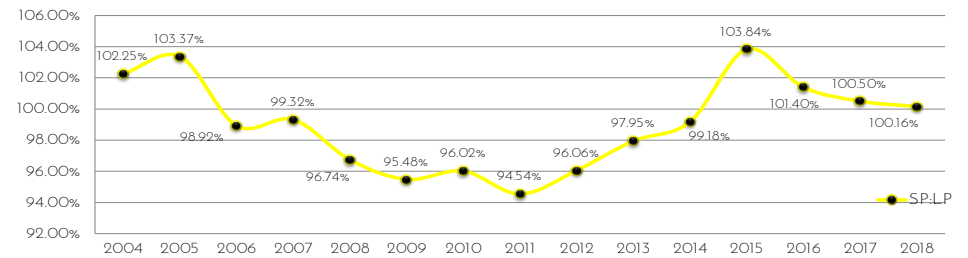
South Orange Yearly Market Trends



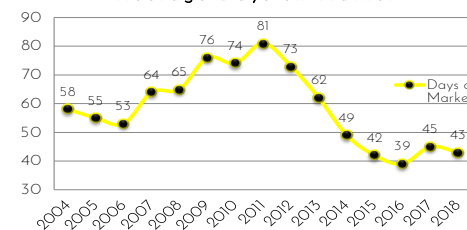
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747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

South Orange Yearly Market Reports

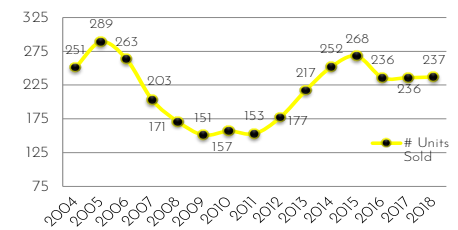
Sales Price to List Price Ratios



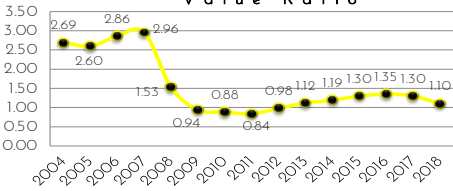
Average Days on Market



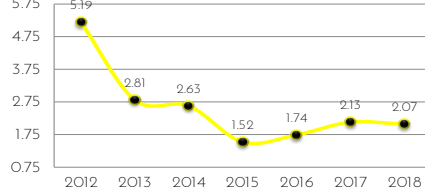
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



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

Data only available until 2012.