

South Orange

May 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	227 Waverly Place	FixrUppr	3	1.0	17	\$249,000	\$249,000	\$249,000	100.00%	\$332,100	0.75
2	180 W Fairview Avenue	Colonial	3	1.1	25	\$355,000	\$355,000	\$305,000	85.92%	\$425,000	0.72
3	265 Ward Place	Colonial	4	1.1	182	\$410,000	\$395,000	\$325,000	82.28%	\$488,400	0.67
4	160 Ward Place	Colonial	3	1.1	18	\$399,000	\$399,000	\$400,000	100.25%	\$406,500	0.98
5	119 Milton Place	Colonial	4	1.1	30	\$419,000	\$419,000	\$430,000	102.63%	\$415,700	1.03
6	73 Riggs Place	Colonial	3	2.0	29	\$537,500	\$537,500	\$525,000	97.67%	\$366,500	1.43
7	286 Meeker Street	Colonial	3	2.0	17	\$459,000	\$459,000	\$526,333	114.67%	\$414,500	1.27
8	660 Sinclair Terrace	Colonial	6	2.1	32	\$570,000	\$550,000	\$530,000	96.36%	\$626,300	0.85
9	1 Village Green Court	TwnEndUn	3	2.1	12	\$505,000	\$505,000	\$531,000	105.15%	\$482,500	1.10
10	124 Milton Place	Colonial	5	2.1	6	\$530,000	\$530,000	\$532,250	100.42%	\$494,600	1.08
11	393 Hartford Road	Colonial	5	3.0	66	\$575,000	\$575,000	\$555,000	96.52%	\$626,700	0.89
12	70 South Kingman Road	Tudor	3	2.1	21	\$574,900	\$574,900	\$560,000	97.41%	\$540,700	1.04
13	281 N Western Drive	Colonial	3	2.0	9	\$549,000	\$549,000	\$575,000	104.74%	\$469,100	1.23
14	143 College Place	Colonial	4	2.0	10	\$509,000	\$509,000	\$615,000	120.83%	\$394,600	1.56
15	230 Raymond Avenue	Colonial	6	2.0	26	\$625,000	\$625,000	\$625,000	100.00%	\$622,600	1.00
16	347 Tichenor Avenue	Colonial	4	2.1	41	\$675,000	\$639,000	\$627,000	98.12%	\$578,400	1.08
17	314 Hillside Place	Colonial	4	1.1	21	\$639,000	\$639,000	\$673,620	105.42%	\$549,900	1.22
18	187 North Woods Drive	Contemp	4	3.1	48	\$749,000	\$695,000	\$680,000	97.84%	\$855,100	0.80
19	360 S Ridgewood Road	Tudor	4	2.1	16	\$675,000	\$675,000	\$685,000	101.48%	\$468,000	1.46
20	263 Tillou Road	Colonial	4	3.0	20	\$824,000	\$824,000	\$687,500	83.43%	\$823,300	0.84
21	179 Montague Place	Colonial	5	3.0	10	\$650,000	\$650,000	\$701,500	107.92%	\$527,300	1.33
22	216 Village Road	Colonial	4	3.1	15	\$719,000	\$719,000	\$719,000	100.00%	\$520,100	1.38
23	416 Tillou Road	Colonial	4	2.0	12	\$719,000	\$719,000	\$740,000	102.92%	\$546,300	1.35
24	12 Tillou Court	TwnEndUn	3	3.1	1	\$765,000	\$765,000	\$765,000	100.00%	\$789,000	0.97
25	225 Prospect Street	Victorian	5	2.1	8	\$759,000	\$759,000	\$770,000	101.45%	\$685,600	1.12

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26	5 Kingsland Court	Colonial	4	3.1	11	\$750,000	\$750,000	\$776,000	103.47%	\$514,700	1.51
27	7 N. Wyoming Avenue	Colonial	5	4.1	33	\$799,000	\$799,000	\$799,000	100.00%	\$778,000	1.03
28	7 Tillou Road W	TwnEndUn	3	4.2	48	\$835,000	\$835,000	\$815,000	97.60%	\$893,100	0.91
29	363 Melrose Place	Colonial	5	3.1	16	\$849,000	\$849,000	\$850,000	100.12%	\$638,000	1.33
30	66 Whiteoak Drive	RanchRas	5	4.0	15	\$859,000	\$859,000	\$870,000	101.28%	\$753,600	1.15
31	317 N Ridgewood Road	Colonial	5	3.1	9	\$879,000	\$879,000	\$905,000	102.96%	\$768,900	1.18
32	177 Grove Road	Colonial	6	3.2	21	\$995,000	\$995,000	\$955,000	95.98%	\$706,700	1.35
33	320 West End Road	Tudor	5	3.2	15	\$997,000	\$997,000	\$999,000	100.20%	\$686,100	1.46
34	14 Speir Drive	RanchRas	4	3.2	5	\$994,900	\$994,900	\$999,999	100.51%	\$865,800	1.16
35	156 Irving Avenue	Colonial	6	3.1	12	\$950,000	\$950,000	\$1,055,000	111.05%	\$900,900	1.17
36	65 Wyoming Avenue	Colonial	5	4.1	55	\$1,195,000	\$1,195,000	\$1,155,000	96.65%	\$1,090,500	1.06
37	36 Crest Drive	Custom	6	5.1	61	\$1,899,000	\$1,495,000	\$1,450,000	96.99%		
AVERAGE					27	\$714,657	\$700,359	\$701,654	100.28%		1.12

"Active" Listings in South Orange

Number of Units: 82
 Average List Price: \$664,319
 Average Days on Market: 60

"Under Contract" Listings in South Orange

Number of Units: 64
 Average List Price: \$648,904
 Average Days on Market: 27

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	27								33
List Price	\$638,945	\$688,342	\$558,328	\$665,565	\$700,359								\$657,135
Sales Price	\$629,323	\$687,825	\$565,361	\$663,193	\$701,654								\$656,466
SP:LP%	98.37%	99.62%	100.76%	100.59%	100.28%								99.99%
SP to AV	1.15	1.14	1.08	1.11	1.12								1.12
# Units Sold	20	12	18	20	37								107
3 Mo Rate of Ab	2.00	3.52	4.19	3.98	3.30								3.40
Active Listings	41	64	60	67	82								63
Under Contracts	39	45	65	66	64								56

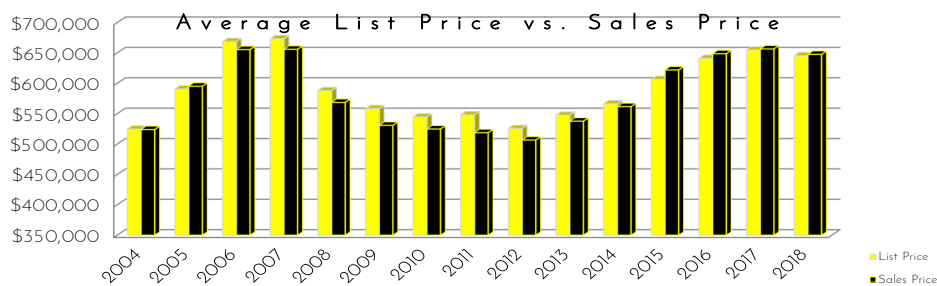
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	46	33	-26.70%
Sales Price	\$684,187	\$656,466	-4.05%
LP:SP	100.49%	99.99%	-0.50%
SP:AV	1.121	1.120	-0.14%



YTD	2018	2019	% Change
# Units Sold	89	107	20.22%
Rate of Ab 3 Mo	3.56	3.30	-7.30%
Actives	62	82	32.26%
Under Contracts	52	64	23.08%

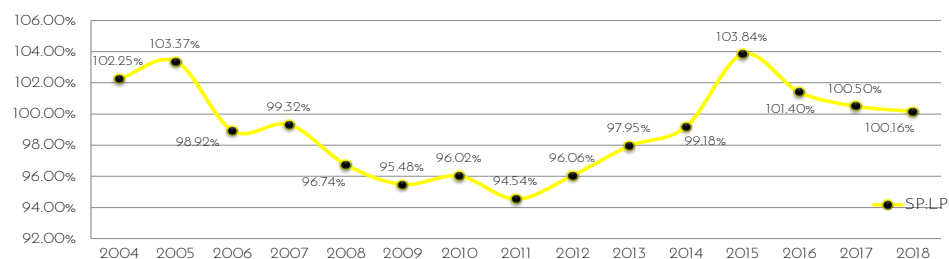
South Orange Yearly Market Trends



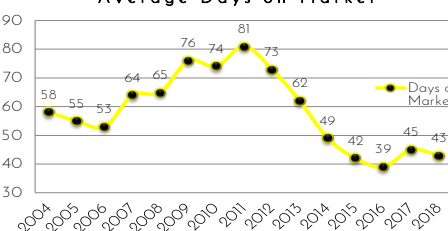
Year	LP	SP
2004	\$524,620	\$523,856
2005	\$590,659	\$595,189
2006	\$668,613	\$655,463
2007	\$673,249	\$655,966
2008	\$587,878	\$568,500
2009	\$558,258	\$530,707
2010	\$544,578	\$524,747
2011	\$547,959	\$518,639
2012	\$525,460	\$506,572
2013	\$547,351	\$537,641
2014	\$566,327	\$561,563
2015	\$606,289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

South Orange Yearly Market Reports

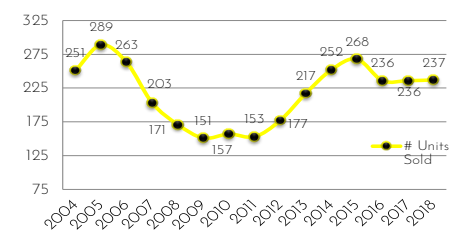
Sales Price to List Price Ratios



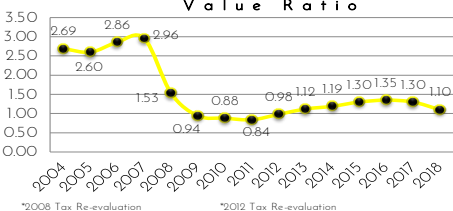
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

