

# South Orange

## June 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	200 Irvington Avenue 4A	FirstFlr	1	1.0	90	\$154,900	\$154,900	\$146,000	94.25%	\$91,300	1.60
2	130 Milton Place	Colonial	3	1.1	58	\$425,000	\$425,000	\$417,500	98.24%	\$381,700	1.09
3	57 Riggs Place	Colonial	4	1.2	59	\$449,900	\$435,000	\$435,000	100.00%	\$362,600	1.20
4	112 Mercer Place	Colonial	4	1.1	77	\$500,000	\$475,000	\$450,000	94.74%	\$401,600	1.12
5	231 Lindsley Avenue	Colonial	3	2.1	10	\$475,000	\$475,000	\$495,000	104.21%	\$395,600	1.25
6	356 Meeker Street	Colonial	3	2.0	60	\$515,000	\$515,000	\$520,000	100.97%	\$503,600	1.03
7	503 Academy Street	Victorian	4	1.1	77	\$550,000	\$550,000	\$524,000	95.27%	\$398,800	1.31
8	323 Harding Drive	Contemp	4	3.1	6	\$500,000	\$500,000	\$560,000	112.00%	\$770,600	0.73
9	351 Turrell Avenue	Colonial	3	1.1	12	\$525,000	\$525,000	\$567,000	108.00%	\$424,900	1.33
10	286 Walton Avenue	Colonial	4	2.0	9	\$615,000	\$615,000	\$600,000	97.56%	\$523,300	1.15
11	85 Harding Drive	Ranch	3	3.0	31	\$639,000	\$639,000	\$620,000	97.03%	\$544,000	1.14
12	340 Meadowbrook Lane	Colonial	4	1.1	33	\$649,000	\$649,000	\$632,500	97.46%	\$552,800	1.14
13	188 Village Road	Victorian	5	3.1	23	\$719,000	\$719,000	\$710,000	98.75%	\$428,400	1.66
14	72 Whiteoak Drive	Ranch	3	2.1	67	\$759,000	\$739,900	\$739,000	99.88%	\$692,000	1.07
15	391 Thornden Street	Colonial	5	3.1	70	\$749,000	\$749,000	\$749,000	100.00%	\$685,900	1.09
16	292 Melrose Place	Colonial	6	3.2	25	\$789,000	\$789,000	\$800,000	101.39%	\$663,500	1.21
17	21 Glenside Road	Colonial	6	3.1	61	\$799,000	\$799,000	\$855,666	107.09%	\$662,200	1.29
18	365 Harding Drive	Colonial	4	2.2	27	\$899,000	\$899,000	\$885,000	98.44%	\$780,200	1.13
19	367 Hartford Road	Victorian	6	3.1	5	\$899,000	\$899,000	\$951,000	105.78%	\$819,600	1.16
20	50 Kingman Road	Colonial	5	3.1	1	\$900,000	\$900,000	\$965,000	107.22%		
21	435 Twin Oak Road	Colonial	4	3.2	54	\$1,140,000	\$1,140,000	\$1,100,000	96.49%	\$1,053,600	1.04
22	176 Mayhew Drive	Tudor	5	3.2	10	\$929,000	\$929,000	\$1,125,000	121.10%		
AVERAGE					39	\$662,718	\$660,036	\$674,848	101.63%		1.19

### "Active" Listings in South Orange

Number of Units: 36  
 Average List Price: \$658,294  
 Average Days on Market: 87

### "Under Contract" Listings in South Orange

Number of Units: 59  
 Average List Price: \$733,130  
 Average Days on Market: 32

# South Orange 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	40	46	59	33	36	39							42
List Price	\$506,581	\$623,788	\$651,520	\$765,510	\$629,876	\$660,036							\$635,368
Sales Price	\$497,645	\$637,537	\$648,078	\$775,008	\$641,521	\$674,848							\$641,830
SP:LP%	98.43%	101.85%	99.01%	101.77%	102.26%	101.63%							100.83%
SP to AV	1.03	0.96	0.96	1.11	1.16	1.19							1.08
# Units Sold	19	17	15	15	17	22							105
3 Mo Rate of Ab	2.80	3.51	2.58	2.45	3.00	2.44							2.80
Active Listings	43	55	38	34	42	36							41
Under Contracts	30	31	46	33	45	59							41

## Flashback! YTD 2019 vs YTD 2020

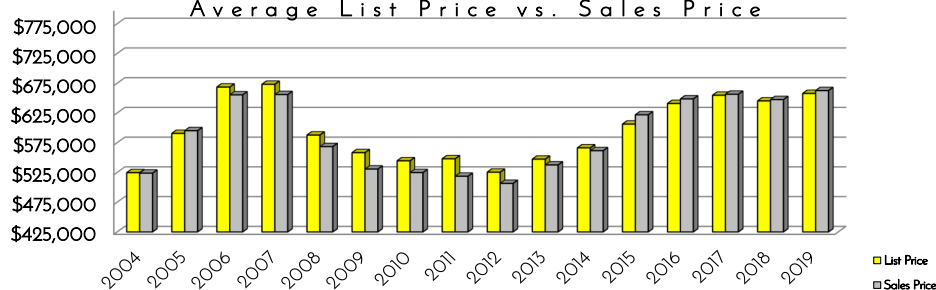
YTD	2019	2020	% Change
DOM	29	42	44.12%
Sales Price	\$653,490	\$641,830	-1.78%
LP:SP	101.00%	100.83%	-0.17%
SP:AV	1.135	1.075	-5.26%



YTD	2019	2020	% Change
# Units Sold	142	105	-26.06%
Rate of Ab 3 Mo	2.25	2.44	8.44%
Actives	68	36	-47.06%
Under Contracts	56	59	5.36%

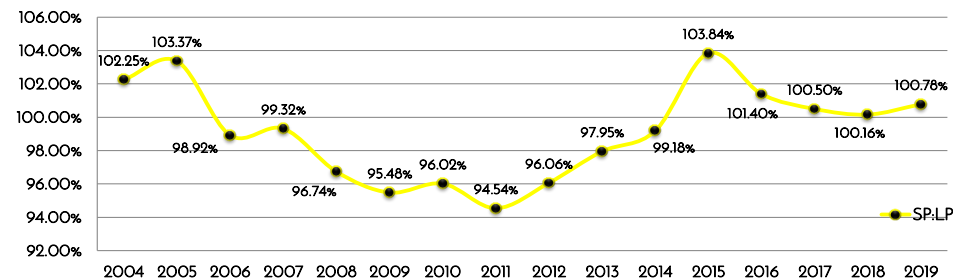
## South Orange Yearly Market Trends

Average List Price vs. Sales Price



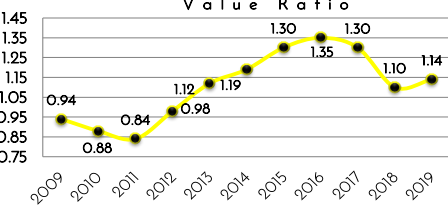
## South Orange Yearly Market Reports

Sales Price to List Price Ratios

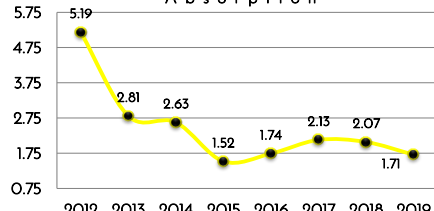


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321	\$657,860
SP	\$523,856	\$595,169	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912	\$648,659	\$656,486	\$647,569	\$662,663

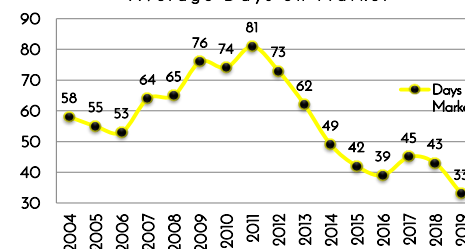
Sales Price to Assessed Value Ratio



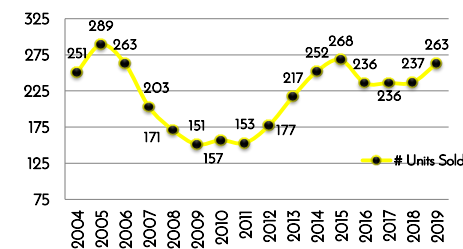
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



\*2008 Tax Re-evaluation

\*2012 Tax Re-evaluation

Data only available until 2012