

South Orange

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	217 Lindsley Avenue	Colonial	4	1.1	248	\$549,900	\$459,900	\$455,000	98.93%	\$386,700	1.18
2	162 Tichenor Avenue	Colonial	5	1.1	12	\$479,000	\$479,000	\$485,000	101.25%	\$428,300	1.13
3	240 Ward Place	CapeCod	3	2.0	16	\$515,000	\$515,000	\$531,000	103.11%	\$326,700	1.63
4	3 Holland Road	Colonial	5	3.1	22	\$649,000	\$649,000	\$665,000	102.47%	\$375,800	1.77
5	571 S Orange Avenue	Split Level	5	2.0	48	\$739,000	\$699,000	\$699,000	100.00%	\$367,200	1.90
6	4 E Clark Place	Colonial	4	2.0	22	\$689,000	\$689,000	\$700,000	101.60%	\$474,100	1.48
7	312 Lenox Avenue	Colonial	4	2.1	10	\$599,000	\$599,000	\$751,000	125.38%	\$535,100	1.40
8	265 Ward Place	Colonial	4	2.1	10	\$729,000	\$729,000	\$830,000	113.85%	\$544,400	1.52
9	126 Ward Place	Colonial	5	3.2	31	\$988,900	\$949,500	\$965,000	101.63%		
10	176 Ralston Avenue	Colonial	6	4.1	1	\$1,795,000	\$1,795,000	\$1,795,000	100.00%		
AVERAGE					42	\$773,280	\$756,340	\$787,600	104.82%		1.50

"Active" Listings in South Orange

Number of Units: 20
 Average List Price: \$774,675
 Average Days on Market: 34

"Under Contract" Listings in South Orange

Number of Units: 25
 Average List Price: \$939,836
 Average Days on Market: 18

South Orange 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	43	31	42									36
List Price	\$709,557	\$881,257	\$916,062	\$756,340									\$827,241
Sales Price	\$722,428	\$948,229	\$953,761	\$787,600									\$864,040
SP:LP%	101.38%	106.23%	105.35%	104.82%									104.62%
SP to AV	1.37	1.46	1.61	1.50									1.50
# Units Sold	7	7	13	10									37
3 Mo Rate of Ab	2.42	1.96	1.44	1.74									1.89
Active Listings	17	12	10	20									15
Under Contracts	17	22	20	25									21

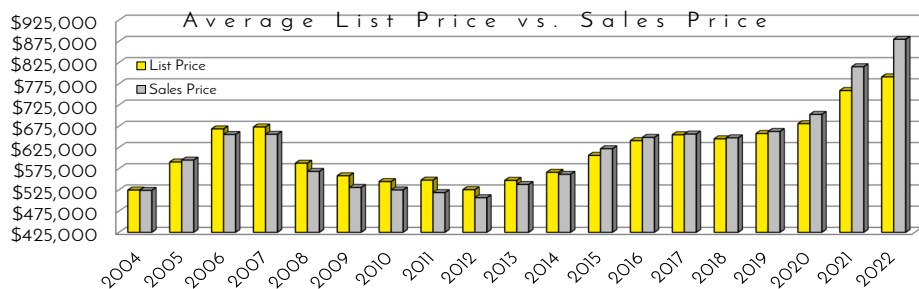
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	23	36	58.73%
Sales Price	\$798,754	\$864,040	8.17%
LP:SP	112.66%	104.62%	-7.14%
SP:AV	1.419	1.499	5.64%



YTD	2022	2023	% Change
# Units Sold	46	37	-19.57%
Rate of Ab 3 Mo	0.80	1.89	136.99%
Actives	11	15	37.21%
Under Contracts	27	21	-22.22%

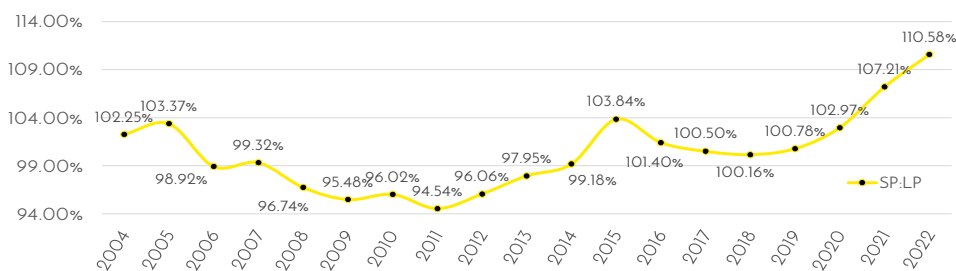
South Orange Yearly Market Trends



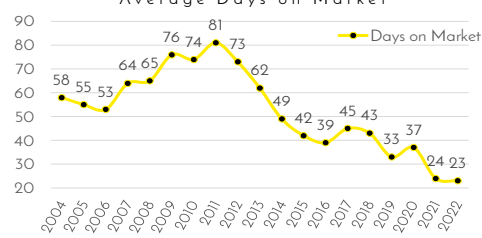
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321	\$657,860	\$680,887	\$759,018	\$791,191
SP	\$523,856	\$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	\$662,663	\$702,884	\$815,150	\$879,774

South Orange Yearly Market Reports

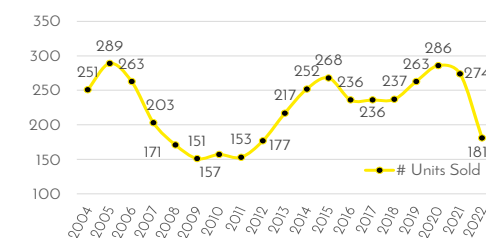
Sales Price to List Price Ratios



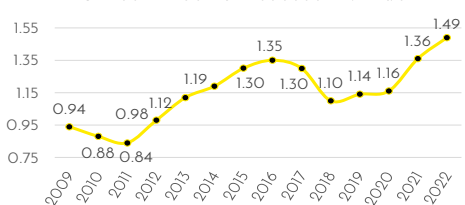
Average Days on Market



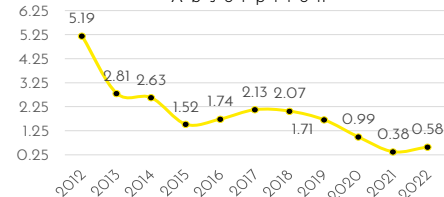
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2008 Tax Re-evaluation

*2012 Tax Re-evaluation

Data only available until 2012