

South Orange

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 W South Orange Avenue	OneFloor	2	2.1	128	\$359,900	\$359,900	\$340,000	94.47%	\$236,400	1.44
2	541 Scotland Road	Bi-Level	5	2.1	118	\$530,000	\$450,500	\$451,000	100.11%	\$443,500	1.02
3	124 S Wyoming Avenue	Colonial	5	3.2	9	\$799,000	\$799,000	\$903,000	113.02%	\$552,100	1.64
4	388 Meadowbrook Lane	Ranch	3	2.0	8	\$885,000	\$885,000	\$982,000	110.96%	\$490,300	2.00
5	11 Elm Court	Colonial	4	2.0	7	\$749,000	\$749,000	\$990,000	132.18%	\$500,000	1.98
6	71 Blanchard Road	Colonial	5	3.2	29	\$1,099,000	\$1,099,000	\$999,000	90.90%	\$860,400	1.16
7	5 Walnut Court	Colonial	5	3.2	9	\$945,000	\$945,000	\$1,124,500	118.99%	\$579,200	1.94
8	315 S Ridgewood Road	Colonial	5	3.1	13	\$899,000	\$899,000	\$1,200,000	133.48%	\$649,900	1.85
9	463 Redmond Road	Tudor	5	3.1	22	\$1,379,000	\$1,379,000	\$1,350,000	97.90%	\$784,300	1.72
10	253 Highland Road	Colonial	5	4.1	8	\$1,195,000	\$1,195,000	\$1,405,000	117.57%	\$761,200	1.85
11	265 N Wyoming Avenue	Colonial	6	3.2	14	\$1,249,000	\$1,249,000	\$1,625,000	130.10%	\$729,400	2.23
12	181 N Wyoming Avenue	Colonial	6	3.1	11	\$1,495,000	\$1,495,000	\$1,753,000	117.26%	\$796,400	2.20
AVERAGE					31	\$965,325	\$958,700	\$1,093,542	113.08%		1.75

"Active" Listings in South Orange

Number of Units: 17
 Average List Price: \$986,282
 Average Days on Market: 30

"Under Contract" Listings in South Orange

Number of Units: 34
 Average List Price: \$926,615
 Average Days on Market: 19

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	23	31							32
List Price	\$709,557	\$881,257	\$916,062	\$756,340	\$923,556	\$958,700							\$875,218
Sales Price	\$722,428	\$948,229	\$953,761	\$787,600	\$1,019,781	\$1,093,542							\$944,746
SP:LP%	101.38%	106.23%	105.35%	104.82%	110.69%	113.08%							107.68%
SP to AV	1.37	1.46	1.61	1.50	1.60	1.75							1.58
# Units Sold	7	7	13	10	16	12							65
3 Mo Rate of Ab	2.42	1.96	1.44	1.74	1.23	1.70							1.75
Active Listings	17	12	10	20	17	17							16
Under Contracts	17	22	20	25	30	34							25

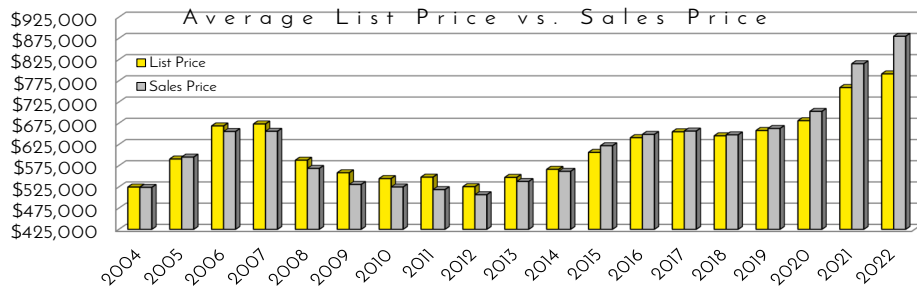
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	23	32	37.33%
Sales Price	\$888,454	\$944,746	6.34%
LP:SP	113.89%	107.68%	-5.46%
SP:AV	1.534	1.579	2.93%

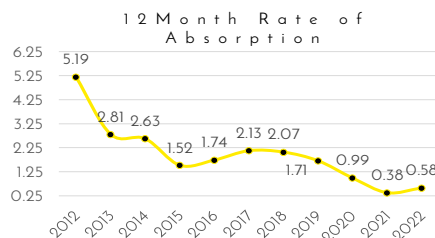
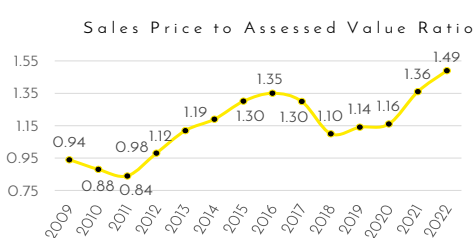


YTD	2022	2023	% Change
# Units Sold	95	65	-31.58%
Rate of Ab 3 Mo	0.93	1.75	88.33%
Actives	13	16	17.72%
Under Contracts	29	25	-15.91%

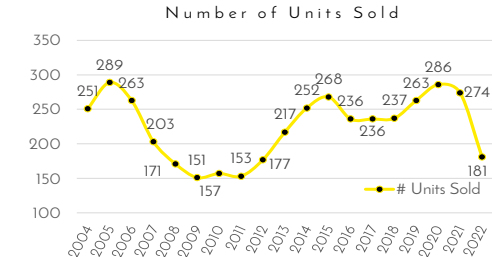
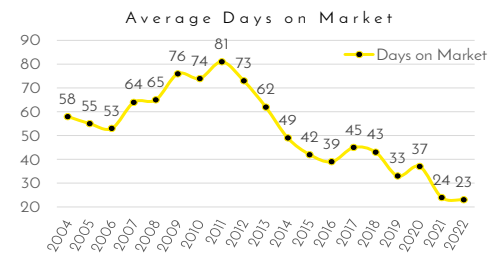
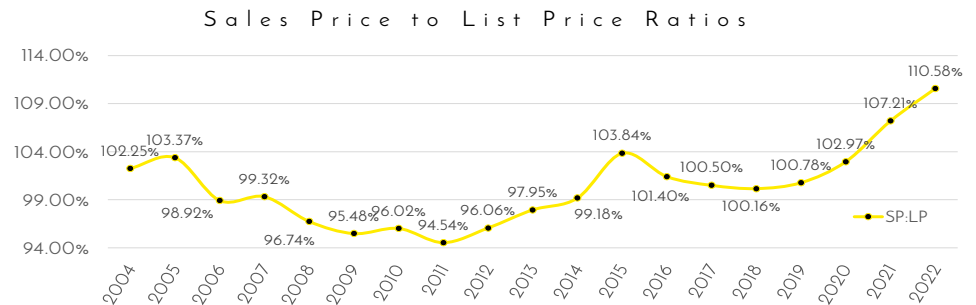
South Orange Yearly Market Trends



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	\$553,707
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
2019	\$657,860	\$662,663
2020	\$680,887	\$702,884
2021	\$759,018	\$815,150
2022	\$791,191	\$879,774



South Orange Yearly Market Reports



*2008 Tax Re-evaluation

*2012 Tax Re-evaluation

Data only available until 2012