

South Orange

July 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	1	2.0	20	\$265,000	\$265,000	\$275,000	103.77%	\$202,900	1.36
2	129 Holland Road	Colonial	3	1.1	29	\$489,000	\$489,000	\$489,000	100.00%	\$305,300	1.60
3	269 Walton Avenue	Colonial	4	2.1	2	\$650,000	\$650,000	\$650,000	100.00%	\$470,900	1.38
4	19 Village Green Court	SeeRem	3	2.2	0	\$650,000	\$650,000	\$655,000	100.77%	\$494,400	1.32
5	242 Harding Drive	Colonial	3	2.1	31	\$789,900	\$739,900	\$720,000	97.31%	\$450,200	1.60
6	7 Village Green Court	TwnIntUn	2	2.1	7	\$675,000	\$675,000	\$750,000	111.11%	\$465,700	1.61
7	150 S Kingman Road	Colonial	4	3.2	71	\$800,000	\$769,000	\$769,000	100.00%	\$478,700	1.61
8	136 College Place	Colonial	4	1.1	8	\$779,000	\$779,000	\$850,000	109.11%	Renovated	
9	53 Rynda Road	Colonial	4	2.0	10	\$695,000	\$695,000	\$860,000	123.74%	\$510,600	1.68
10	411 N Ridgewood Road	Colonial	6	2.3	0	\$999,000	\$999,000	\$999,000	100.00%	\$671,800	1.49
11	676 Longview Road	Contemp	3	2.1	20	\$1,095,000	\$1,095,000	\$1,095,000	100.00%	\$627,100	1.75
12	369 Scotland Road	Colonial	6	4.1	47	\$1,225,000	\$1,199,000	\$1,199,000	100.00%	\$1,044,300	1.15
13	315 W End Road	Colonial	5	3.2	19	\$1,199,000	\$1,199,000	\$1,250,000	104.25%	Renovated	
14	215 Mayhew Drive	Colonial	6	3.2	10	\$1,249,000	\$1,249,000	\$1,338,000	107.13%	\$738,900	1.81
15	12 Rynda Road	Colonial	5	4.1	13	\$1,350,000	\$1,350,000	\$1,450,000	107.41%	\$810,800	1.79
16	379 W End Road	Colonial	5	4.1	16	\$1,299,000	\$1,299,000	\$1,500,000	115.47%	\$799,400	1.88
17	17 Blanchard Road	Colonial	5	4.1	12	\$1,299,000	\$1,299,000	\$1,600,000	123.17%	\$1,005,200	1.59
18	105 N Wyoming Avenue	Colonial	6	3.2	8	\$1,595,000	\$1,595,000	\$1,689,000	105.89%		
AVERAGE					18	\$950,161	\$944,217	\$1,007,667	106.06%		1.57

"Active" Listings in South Orange

Number of Units: 15
 Average List Price: \$799,853
 Average Days on Market: 31

"Under Contract" Listings in South Orange

Number of Units: 28
 Average List Price: \$983,671
 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	18						29
List Price	\$709,557	\$881,257	\$916,062	\$756,340	\$923,556	\$958,700	\$944,217						\$890,182
Sales Price	\$722,428	\$948,229	\$953,761	\$787,600	\$1,019,781	\$1,093,542	\$1,007,667						\$958,392
SP:LP%	101.38%	106.23%	105.35%	104.82%	110.69%	113.08%	106.06%						107.33%
SP to AV	1.37	1.46	1.61	1.50	1.60	1.75	1.57						1.58
# Units Sold	7	7	13	10	16	12	18						83
3 Mo Rate of Ab	2.42	1.96	1.44	1.74	1.23	1.70	0.96						1.64
Active Listings	17	12	10	20	17	17	15						15
Under Contracts	17	22	20	25	30	34	28						25

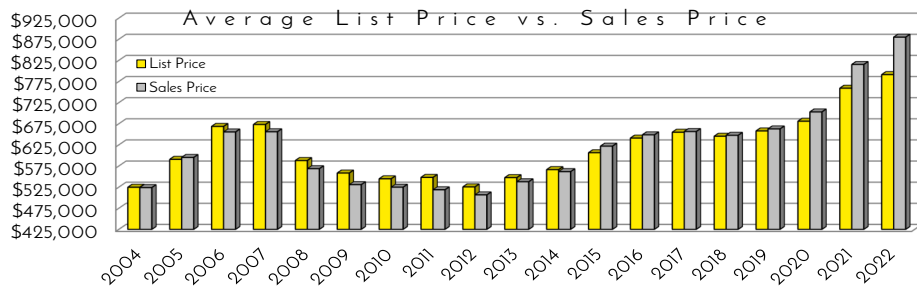
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	23	29	27.39%
Sales Price	\$889,232	\$958,392	7.78%
LP:SP	113.09%	107.33%	-5.09%
SP:AV	1.530	1.578	3.15%



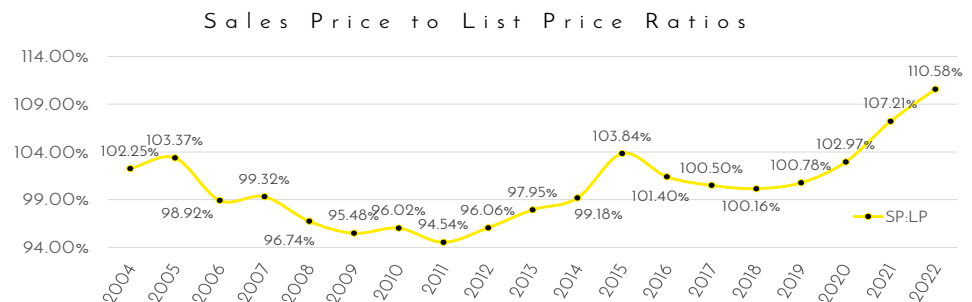
YTD	2022	2023	% Change
# Units Sold	114	83	-27.19%
Rate of Ab 3 Mo	0.92	1.64	78.35%
Actives	14	15	11.34%
Under Contracts	29	25	-14.56%

South Orange Yearly Market Trends

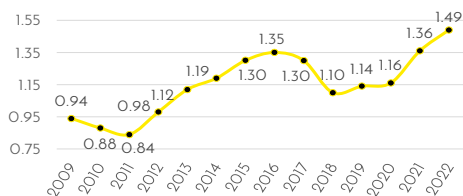


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321	\$657,860	\$680,887	\$759,018	\$791,191
SP	\$523,856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

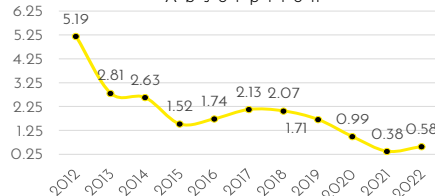


Sales Price to Assessed Value Ratio



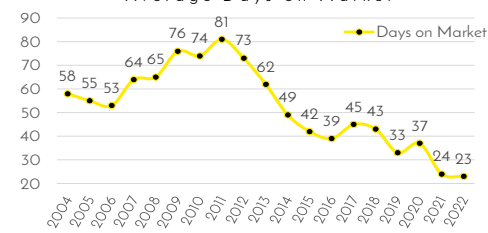
*2008 Tax Re-evaluation *2012 Tax Re-evaluation

12 Month Rate of Absorption

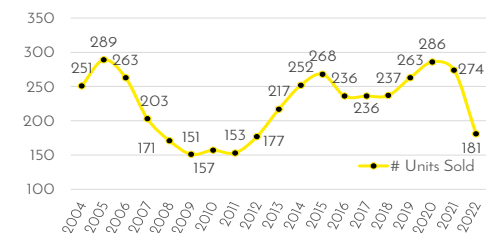


Data only available until 2012

Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.