

# South Orange

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	153 Irvington Avenue	TwnEndUn	2	2.0	16	\$325,000	\$325,000	\$370,000	113.85%	\$224,100	1.65
2	609 W S Orange Avenue 6Q	OneFloor	2	2.1	21	\$399,000	\$399,000	\$380,000	95.24%	\$281,600	1.35
3	420 W So Orange Avenue	Ranch	2	2.0	15	\$500,000	\$500,000	\$575,000	115.00%	\$573,900	1.00
4	135 Mercer Place	Colonial	4	2.1	10	\$549,000	\$549,000	\$601,500	109.56%	\$385,300	1.56
5	133 S Centre Street	Colonial	3	1.0	13	\$599,900	\$599,900	\$711,000	118.52%	\$435,100	1.63
6	142 Prospect Street	Victorian	6	1.1	31	\$789,000	\$789,000	\$725,000	91.89%	\$470,900	1.54
7	366 Turrell Avenue	Victorian	6	1.1	35	\$700,000	\$700,000	\$735,000	105.00%	\$493,500	1.49
8	75 Ralston Avenue	Bi-Level	5	3.0	8	\$550,000	\$550,000	\$766,000	139.27%	\$523,000	1.46
9	118 S Wyoming Avenue	Colonial	5	3.2	9	\$799,000	\$799,000	\$981,000	122.78%	\$623,200	1.57
10	410 N Ridgewood Road	Colonial	6	3.2	23	\$975,000	\$975,000	\$995,000	102.05%	\$722,300	1.38
11	170 Village Road	Victorian	5	2.0	15	\$825,000	\$825,000	\$999,000	121.09%	\$538,500	1.86
12	117 Roland Avenue	Colonial	4	2.1	13	\$815,000	\$815,000	\$999,000	122.58%	\$456,900	2.19
13	516 Hamilton Road	Split Level	5	3.1	24	\$980,000	\$980,000	\$999,999	102.04%	\$636,900	1.57
14	240 Walton Avenue	SeeRem	5	2.1	9	\$985,000	\$985,000	\$1,125,000	114.21%	\$558,700	2.01
15	290 Vose Avenue	Carriage	4	2.1	13	\$899,000	\$899,000	\$1,150,000	127.92%	\$661,000	1.74
16	311 Self Place	Tudor	4	3.0	9	\$799,000	\$799,000	\$1,170,000	146.43%	\$526,300	2.22
17	365 Harding Drive	Colonial	4	2.2	9	\$1,150,000	\$1,150,000	\$1,175,000	102.17%	\$780,200	1.51
18	294 Highland Road	Colonial	6	3.1	15	\$1,195,000	\$1,195,000	\$1,212,000	101.42%	\$719,500	1.68
19	275 Highland Road	Colonial	4	3.2	9	\$1,100,000	\$1,100,000	\$1,410,000	128.18%	\$694,300	2.03
20	441 Overhill Road	Tudor	7	3.2	35	\$1,575,000	\$1,495,000	\$1,450,000	96.99%	\$1,162,500	1.25

# South Orange

## August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	183 Great Hills Drive	Custom	5	3.1	14	\$1,565,000	\$1,565,000	\$1,575,000	100.64%		
22	230 Walton Avenue	Colonial	4	4.1	13	\$1,350,000	\$1,350,000	\$1,580,001	117.04%	\$948,900	1.67
23	67 Crest Drive	Colonial	5	3.2	18	\$1,750,000	\$1,750,000	\$1,725,000	98.57%	\$1,030,500	1.67
24	47 Duffield Drive	Colonial	6	4.1	14	\$1,799,000	\$1,799,000	\$1,800,000	100.06%	\$1,199,400	1.50
25	374 Redmond Road	Tudor	6	5.1	23	\$1,799,000	\$1,799,000	\$1,800,000	100.06%	\$899,900	2.00
<b>AVERAGE</b>					17	\$990,876	\$987,676	\$1,080,380	111.70%		1.65

### "Active" Listings in South Orange

Number of Units: 9  
 Average List Price: \$833,433  
 Average Days on Market: 49

### "Under Contract" Listings in South Orange

Number of Units: 18  
 Average List Price: \$731,928  
 Average Days on Market: 24

# 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	17					26
List Price	\$709,557	\$881,257	\$916,062	\$756,340	\$923,556	\$958,700	\$944,217	\$987,676					\$912,750
Sales Price	\$722,428	\$948,229	\$953,761	\$787,600	\$1,019,781	\$1,093,542	\$1,007,667	\$1,080,380					\$986,630
SP:LP%	101.38%	106.23%	105.35%	104.82%	110.69%	113.08%	106.06%	111.70%					108.34%
SP to AV	1.37	1.46	1.61	1.50	1.60	1.75	1.57	1.65					1.60
# Units Sold	7	7	13	10	16	12	18	25					108
3 Mo Rate of Ab	2.42	1.96	1.44	1.74	1.23	1.70	0.96	0.41					1.48
Active Listings	17	12	10	20	17	17	15	9					15
Under Contracts	17	22	20	25	30	34	28	18					24

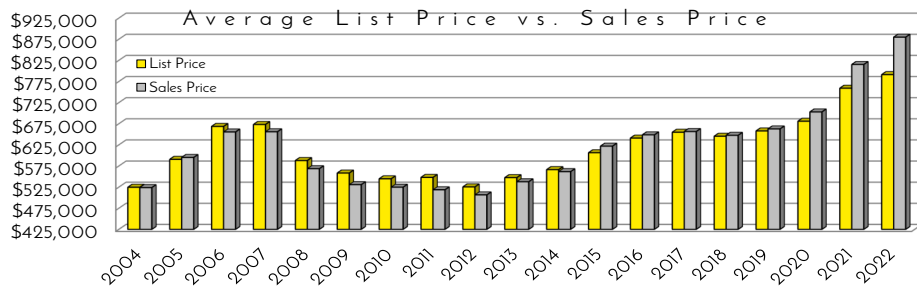
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	22	26	18.43%
Sales Price	\$897,189	\$986,630	9.97%
LP:SP	112.25%	108.34%	-3.49%
SP:AV	1.513	1.595	5.42%



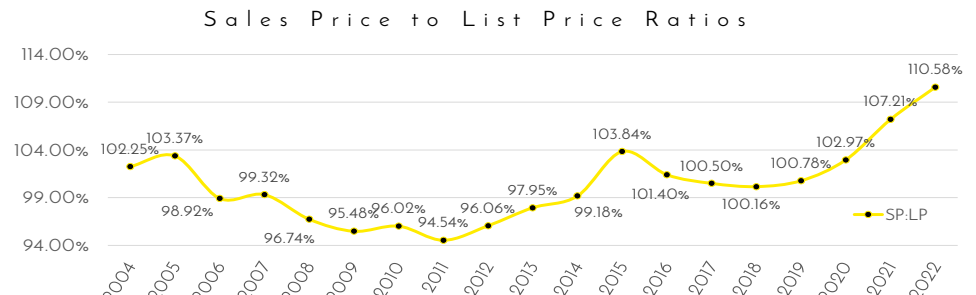
YTD	2022	2023	% Change
# Units Sold	132	108	-18.18%
Rate of Ab 3 Mo	0.87	1.48	70.16%
Actives	14	15	7.34%
Under Contracts	29	24	-14.91%

## South Orange Yearly Market Trends

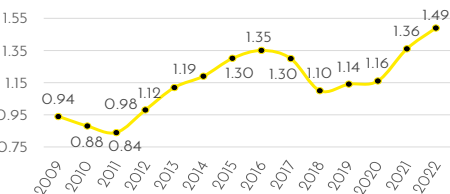


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321	\$657,860	\$680,887	\$759,018	\$791,191
SP	\$523,856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

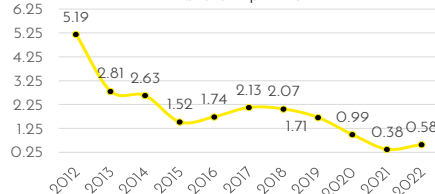


### Sales Price to Assessed Value Ratio



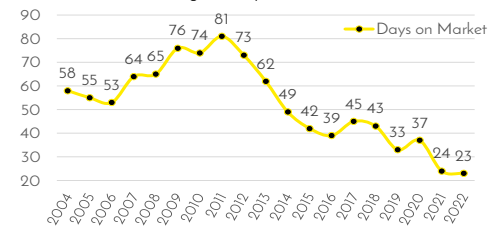
\*2008 Tax Re-evaluation      \*2012 Tax Re-evaluation

### 12 Month Rate of Absorption



Data only available until 2012

### Average Days on Market



### Number of Units Sold

