

South Orange

September 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 So Orange Avenue 2J	OneFloor	1	1.0	16	\$245,000	\$245,000	\$290,000	118.37%	\$187,900	1.54
2	611 Cameron Road	CapeCod	3	2.0	0	\$482,500	\$482,500	\$482,500	100.00%	\$425,400	1.13
3	359 Wilden Place	Colonial	4	2.0	30	\$409,000	\$469,900	\$490,000	104.28%	\$368,100	1.33
4	307 Vose Avenue	Victorian	3	2.1	64	\$615,000	\$615,000	\$575,000	93.50%	\$422,700	1.36
5	705 Kenmore Avenue	Colonial	4	2.1	71	\$679,900	\$639,900	\$640,000	100.02%	\$352,900	1.81
6	609 W So Orange Avenue 6D	OneFloor	2	3.1	96	\$670,000	\$670,000	\$695,000	103.73%	\$550,000	1.26
7	60 4th Street	Custom	3	3.1	16	\$699,000	\$699,000	\$740,000	105.87%	\$381,900	1.94
8	365 Irving Avenue	Colonial	3	2.1	8	\$715,000	\$715,000	\$750,000	104.90%	\$453,600	1.65
9	315 Warwick Avenue	Colonial	4	2.3	27	\$799,999	\$799,999	\$815,000	101.88%	\$562,200	1.45
10	293 Vose Avenue	Cottage	3	1.0	8	\$675,000	\$675,000	\$825,000	122.22%	\$405,300	2.04
11	201 Underhill Road	RanchExp	3	2.0	7	\$850,000	\$850,000	\$906,000	106.59%	\$543,300	1.67
12	435 Prospect Street	Colonial	5	3.1	11	\$891,000	\$891,000	\$971,000	108.98%		
13	15 Glenside Road	Colonial	6	3.1	19	\$1,100,000	\$1,100,000	\$1,200,000	109.09%	\$621,600	1.93
14	373 Melrose Place	Colonial	4	3.2	14	\$1,180,000	\$1,180,000	\$1,275,000	108.05%	\$733,000	1.74
15	56 Glenview Road	Colonial	4	3.2	23	\$1,150,000	\$1,150,000	\$1,310,000	113.91%	\$738,700	1.77
16	179 Underhill Road	Colonial	5	4.1	19	\$1,295,000	\$1,295,000	\$1,350,000	104.25%	\$902,300	1.50
AVERAGE					27	\$778,525	\$779,831	\$832,156	106.60%		1.61

"Active" Listings in South Orange

Number of Units: 12
 Average List Price: \$927,291
 Average Days on Market: 44

"Under Contract" Listings in South Orange

Number of Units: 20
 Average List Price: \$809,890
 Average Days on Market: 21

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	27				26
List Price	\$709,557	\$881,257	\$916,062	\$756,340	\$923,556	\$958,700	\$944,217	\$987,676	\$779,831				\$895,599
Sales Price	\$722,428	\$948,229	\$953,761	\$787,600	\$1,019,781	\$1,093,542	\$1,007,667	\$1,080,380	\$832,156				\$966,698
SP:LP%	101.38%	106.23%	105.35%	104.82%	110.69%	113.08%	106.06%	111.70%	106.60%				108.11%
SP to AV	1.37	1.46	1.61	1.50	1.60	1.75	1.57	1.65	1.61				1.60
# Units Sold	7	7	13	10	16	12	18	25	16				124
3 Mo Rate of Ab	2.42	1.96	1.44	1.74	1.23	1.70	0.96	0.41	0.67				1.39
Active Listings	17	12	10	20	17	17	15	9	12				14
Under Contracts	17	22	20	25	30	34	28	18	20				24

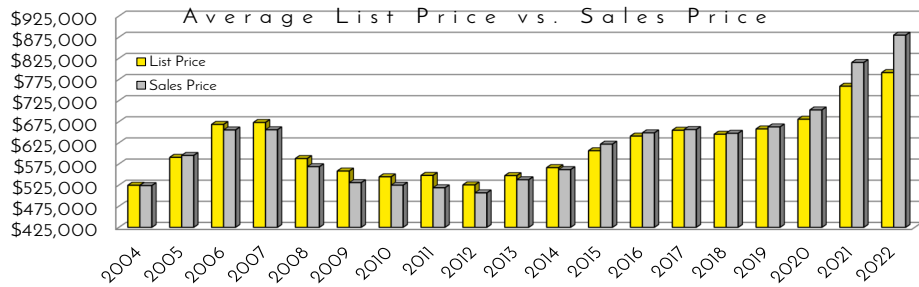
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	22	26	18.81%
Sales Price	\$880,864	\$966,698	9.74%
LP:SP	112.09%	108.11%	-3.55%
SP:AV	1.509	1.597	5.85%

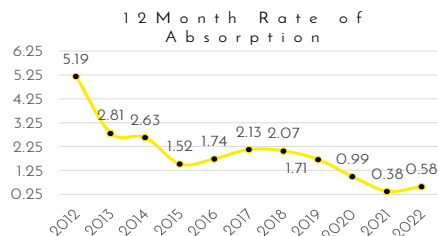
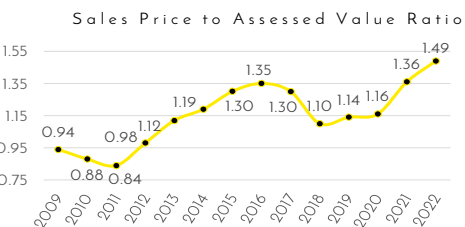


YTD	2022	2023	% Change
# Units Sold	147	124	-15.65%
Rate of Ab 3 Mo	0.88	1.39	59.01%
Actives	14	14	5.74%
Under Contracts	27	24	-12.65%

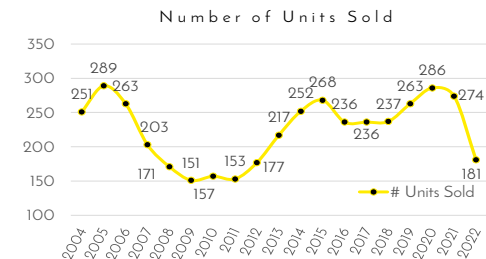
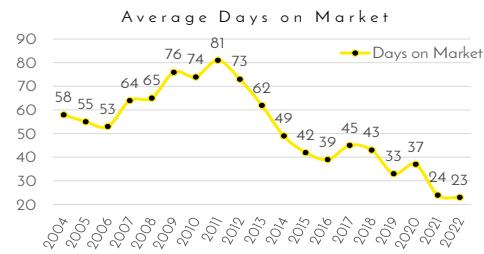
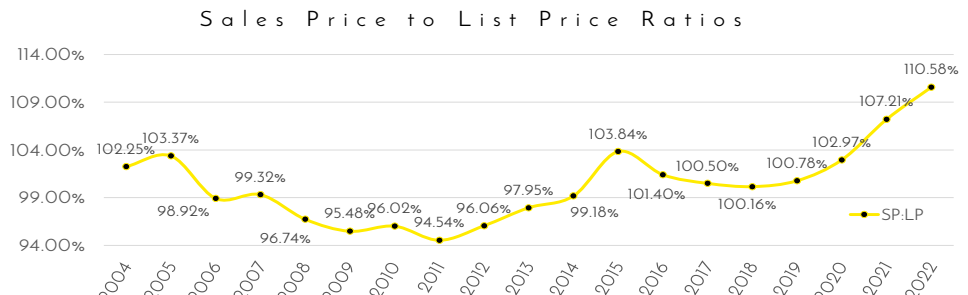
South Orange Yearly Market Trends



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



*2008 Tax Re-evaluation

*2012 Tax Re-evaluation

Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.