

South Orange

November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	156 Academy Street	Colonial	3	1.0	1	\$450,000	\$450,000	\$450,000	100.00%	\$378,900	1.19
2	171 Tichenor Avenue	FixrUppr	3	1.1	12	\$399,900	\$399,900	\$476,000	119.03%	\$337,900	1.41
3	112 Reynolds Place	Colonial	3	1.1	15	\$599,000	\$599,000	\$650,000	108.51%	\$399,200	1.63
4	273 Vose Avenue	Tudor	4	2.0	24	\$675,000	\$675,000	\$725,000	107.41%	\$502,000	1.44
5	3 Lenox Terrace	Tudor	3	2.1	17	\$925,000	\$925,000	\$999,999	108.11%	\$542,200	1.84
6	173 Village Road	Victorian	4	1.1	7	\$825,000	\$825,000	\$1,050,000	127.27%	\$598,700	1.75
7	66 Riggs Place	Victorian	4	3.1	14	\$925,000	\$925,000	\$1,078,000	116.54%	\$634,800	1.70
8	315 Lenox Avenue	Colonial	5	4.1	16	\$1,295,000	\$1,295,000	\$1,250,000	96.53%	\$535,900	
9	312 Lenox Avenue	Colonial	5	3.2	16	\$1,248,000	\$1,248,000	\$1,280,000	102.56%	\$535,100	
AVERAGE					13	\$815,767	\$815,767	\$884,333	109.55%		1.57

"Active" Listings in South Orange

Number of Units: 5
 Average List Price: \$877,600
 Average Days on Market: 39

"Under Contract" Listings in South Orange

Number of Units: 12
 Average List Price: \$937,890
 Average Days on Market: 33

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	22	13		25
List Price	\$709,557	\$881,257	\$916,062	\$756,340	\$923,556	\$958,700	\$944,217	\$987,676	\$779,831	\$780,421	\$815,767		\$879,742
Sales Price	\$722,428	\$948,229	\$953,761	\$787,600	\$1,019,781	\$1,093,542	\$1,007,667	\$1,080,380	\$832,156	\$835,216	\$884,333		\$949,133
SP:LP%	101.38%	106.23%	105.35%	104.82%	110.69%	113.08%	106.06%	111.70%	106.60%	108.47%	109.55%		108.24%
SP to AV	1.37	1.46	1.61	1.50	1.60	1.75	1.57	1.65	1.61	1.44	1.57		1.58
# Units Sold	7	7	13	10	16	12	18	25	16	14	9		147
3 Mo Rate of Ab	2.42	1.96	1.44	1.74	1.23	1.70	0.96	0.41	0.67	0.44	0.66		1.24
Active Listings	17	12	10	20	17	17	15	9	12	9	5		13
Under Contracts	17	22	20	25	30	34	28	18	20	13	12		22

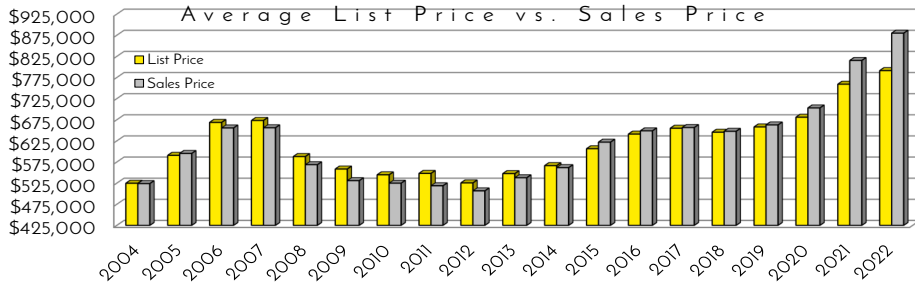
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	22	25	12.88%
Sales Price	\$882,404	\$949,133	7.56%
LP:SP	110.74%	108.24%	-2.26%
SP:AV	1.498	1.582	5.67%



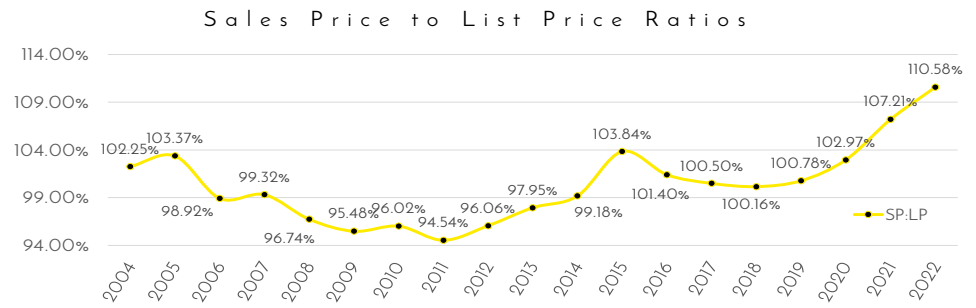
YTD	2022	2023	% Change
# Units Sold	173	147	-15.03%
Rate of Ab 3 Mo	0.92	1.24	34.95%
Actives	14	13	-6.54%
Under Contracts	25	22	-14.03%

South Orange Yearly Market Trends

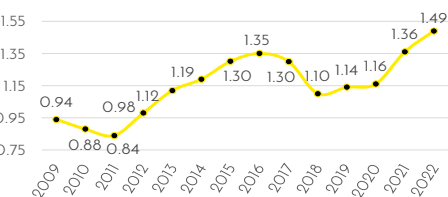


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321	\$657,860	\$680,887	\$759,018	\$791,191
SP	\$523,856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

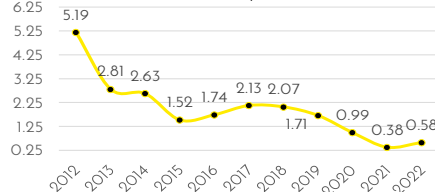
South Orange Yearly Market Reports



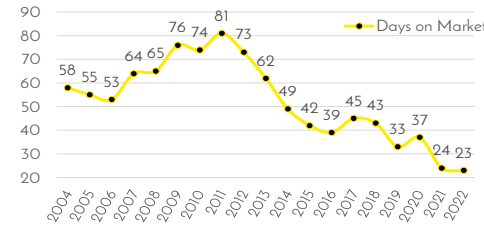
Sales Price to Assessed Value Ratio



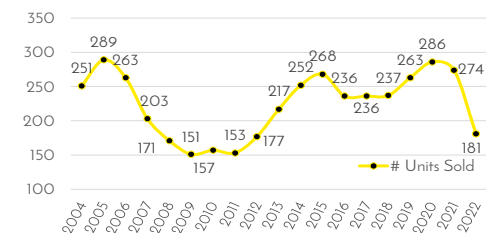
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*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.