

# South Orange

## December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	46 Eder Terrace	Tudor	4	2.0	84	\$649,990	\$589,990	\$589,990	100.00%	\$386,500	1.53
2	12 E Clark Place	Colonial	5	1.1	9	\$675,000	\$675,000	\$674,200	99.88%	\$505,900	1.33
3	384 Warwick Avenue	Carriage	4	2.0	54	\$850,000	\$850,000	\$830,000	97.65%	\$615,800	1.35
4	516 Centre Street	Colonial	5	3.2	9	\$895,888	\$895,888	\$1,020,000	113.85%	\$653,400	1.56
5	379 Thornden Street	Colonial	5	3.2	7	\$899,000	\$899,000	\$1,300,000	144.61%	\$690,500	1.88
6	540 Page Terrace	Colonial	5	4.1	10	\$1,199,000	\$1,199,000	\$1,350,000	112.59%	\$775,600	1.74
7	407 N Ridgewood Road	Colonial	5	3.1	9	\$1,295,000	\$1,295,000	\$1,420,000	109.65%	\$751,500	1.89
8	262 Charlton Avenue	Colonial	6	5.3	21	\$1,650,000	\$1,650,000	\$1,690,000	102.42%	\$1,521,400	1.11
<b>AVERAGE</b>					25	\$1,014,235	\$1,006,735	\$1,109,274	110.08%		1.55

### "Active" Listings in South Orange

Number of Units: 2  
 Average List Price: \$679,500  
 Average Days on Market: 93

### "Under Contract" Listings in South Orange

Number of Units: 10  
 Average List Price: \$861,880  
 Average Days on Market: 30

# 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	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	\$1,006,735	\$886,297
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	\$1,109,274	\$957,398
SP:LP%	101.38%	106.23%	105.35%	104.82%	110.69%	113.08%	106.06%	111.70%	106.60%	108.47%	109.55%	110.08%	108.33%
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	1.55	1.58
# Units Sold	7	7	13	10	16	12	18	25	16	14	9	8	155
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	0.29	1.16
Active Listings	17	12	10	20	17	17	15	9	12	9	5	2	12
Under Contracts	17	22	20	25	30	34	28	18	20	13	12	10	21

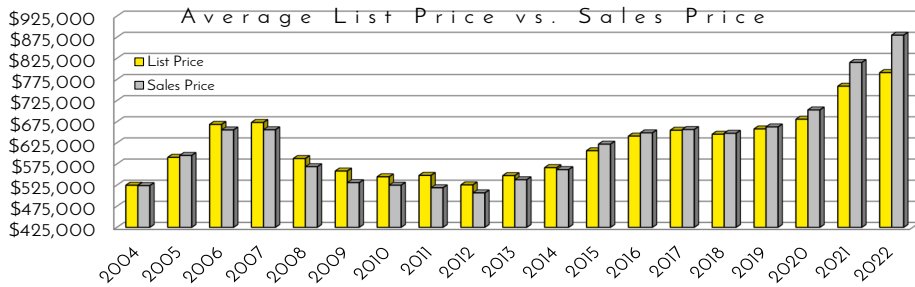
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	23	25	10.76%
Sales Price	\$879,774	\$957,398	8.82%
LP:SP	110.58%	108.33%	-2.03%
SP:AV	1.493	1.580	5.85%



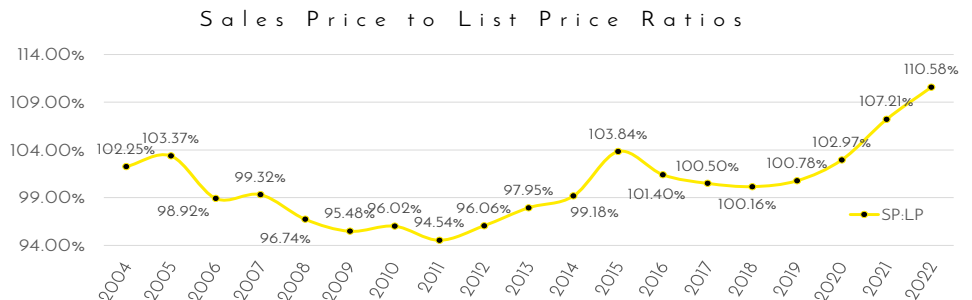
YTD	2022	2023	% Change
# Units Sold	181	155	-14.36%
Rate of Ab 3 Mo	0.91	1.16	27.47%
Actives	14	12	-11.04%
Under Contracts	24	21	-13.84%

## South Orange Yearly Market Trends

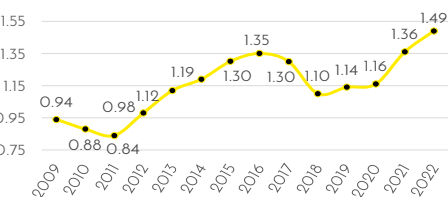


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321	\$657,860	\$680,887	\$759,018	\$791,191
SP	\$523,856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

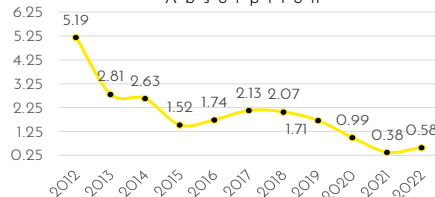


### Sales Price to Assessed Value Ratio



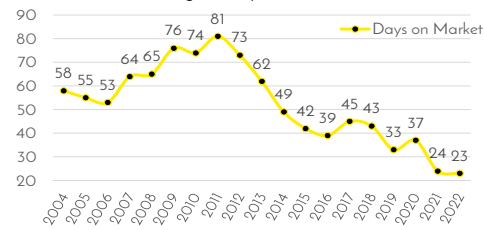
\*2008 Tax Re-evaluation      \*2012 Tax Re-evaluation

### 12 Month Rate of Absorption



Data only available until 2012

### Average Days on Market



### Number of Units Sold

