

South Orange

January 2024 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 5B	HighRise	2	2.1	22	\$345,000	\$345,000	\$345,000	100.00%	\$256,500	1.35
2	157 Tichenor Avenue	Colonial	4	2.0	114	\$629,000	\$629,000	\$600,000	95.39%	\$348,600	1.72
3	429 Meeker Street	Colonial	4	1.2	21	\$789,000	\$789,000	\$808,000	102.41%	\$496,600	1.63
4	57 Fielding Court	Colonial	4	1.1	9	\$689,000	\$689,000	\$827,000	120.03%	\$470,300	1.76
5	278 Underhill Road	Colonial	6	4.2	10	\$888,800	\$888,800	\$954,018	107.34%	\$726,100	1.31
6	187 Crestwood Drive	RanchExp	5	3.2	20	\$1,050,000	\$1,050,000	\$1,101,000	104.86%	\$741,800	1.48
7	302 Grove Road	Tudor	6	4.1	33	\$1,689,000	\$1,594,000	\$1,620,000	101.63%		
AVERAGE					33	\$868,543	\$854,971	\$893,574	104.52%		1.54

"Active" Listings in South Orange

Number of Units: 6
 Average List Price: \$916,813
 Average Days on Market: 11

"Under Contract" Listings in South Orange

Number of Units: 9
 Average List Price: \$945,833
 Average Days on Market: 33

South Orange 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	33												33
List Price	\$854,971												\$854,971
Sales Price	\$893,574												\$893,574
SP:LP%	104.52%												104.52%
SP to AV	1.54												1.54
# Units Sold	7												7
3 Mo Rate of Ab	0.68												0.68
Active Listings	6												6
Under Contracts	9												9

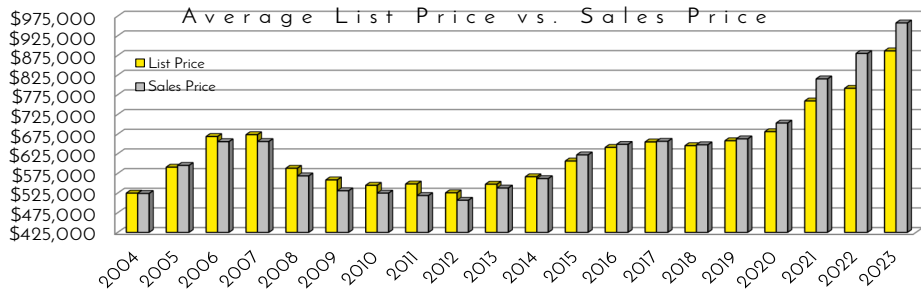
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	28	33	18.65%
Sales Price	\$722,428	\$893,574	23.69%
LP:SP	101.38%	104.52%	3.10%
SP:AV	1.372	1.542	12.38%

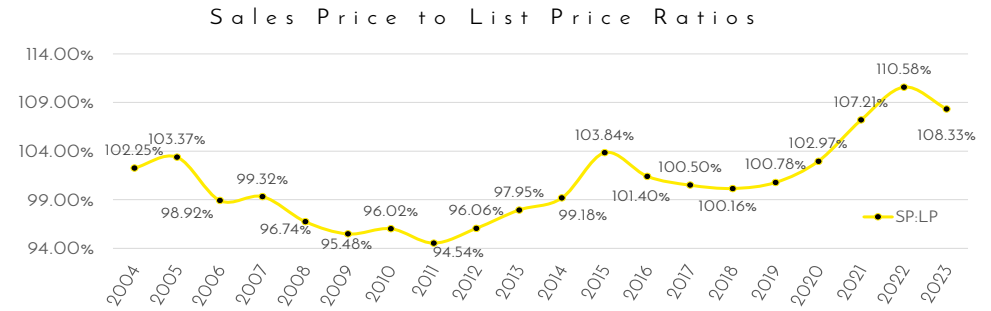


YTD	2023	2024	% Change
# Units Sold	7	7	0.00%
Rate of Ab 3 Mo	2.42	0.68	-71.90%
Actives	17	6	-64.71%
Under Contracts	17	9	-47.06%

South Orange Yearly Market Trends

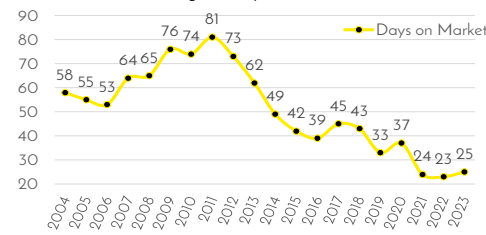


South Orange Yearly Market Reports

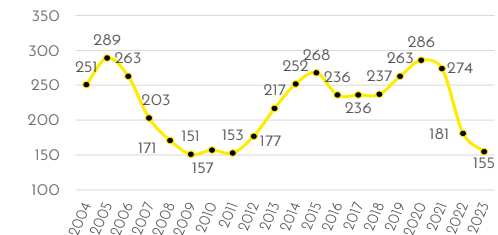


Year	LP	SP
2004	\$524,620	\$523,856
2005	\$590,659	\$595,189
2006	\$668,613	\$655,966
2007	\$673,249	\$658,500
2008	\$587,878	\$558,258
2009	\$558,258	\$544,578
2010	\$544,578	\$547,959
2011	\$547,959	\$525,460
2012	\$525,460	\$547,351
2013	\$547,351	\$566,327
2014	\$566,327	\$606,289
2015	\$606,289	\$640,953
2016	\$640,953	\$654,787
2017	\$654,787	\$645,321
2018	\$645,321	\$657,860
2019	\$657,860	\$680,887
2020	\$680,887	\$759,018
2021	\$759,018	\$791,191
2022	\$791,191	\$886,297
2023	\$886,297	\$893,574

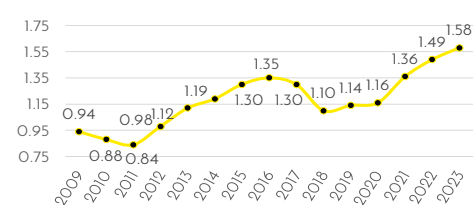
Average Days on Market



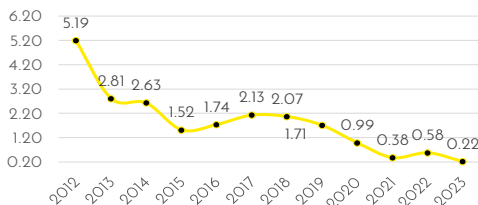
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



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

Data only available until 2012