

# South Orange

## February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 S Stanley Road	Colonial	4	3.1	168	\$699,000	\$659,000	\$675,000	102.43%	\$504,700	1.34
2	541 Scotland Road	Split Level	5	2.1	8	\$750,000	\$750,000	\$805,000	107.33%	\$443,500	1.82
3	180 S Ridgewood Road	Colonial	4	3.0	9	\$810,000	\$810,000	\$950,000	117.28%	\$523,300	1.82
4	372 Hartford Road	Ranch	3	3.1	19	\$985,000	\$985,000	\$985,000	100.00%	\$667,500	1.48
5	31 Wesley Court	Custom	5	3.2	12	\$945,000	\$945,000	\$1,100,000	116.40%	\$570,900	1.93
6	452 S Ridgewood Road	Colonial	4	2.2	9	\$995,000	\$995,000	\$1,135,000	114.07%		
7	163 N Ridgewood Road	Colonial	6	5.1	9	\$1,795,000	\$1,795,000	\$1,800,000	100.28%	\$1,247,900	1.44
<b>AVERAGE</b>					33	\$997,000	\$991,286	\$1,064,286	108.26%		1.64

### *"Active"* Listings in South Orange

Number of Units: 12  
 Average List Price: \$985,667  
 Average Days on Market: 19

### *"Under Contract"* Listings in South Orange

Number of Units: 11  
 Average List Price: \$880,888  
 Average Days on Market: 15

# 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											33
List Price	\$854,971	\$991,286											\$923,129
Sales Price	\$893,574	\$1,064,286											\$978,930
SP:LP%	104.52%	108.26%											106.39%
SP to AV	1.54	1.64											1.59
# Units Sold	7	7											14
3 Mo Rate of Ab	0.68	1.57											1.13
Active Listings	6	12											9
Under Contracts	9	11											10

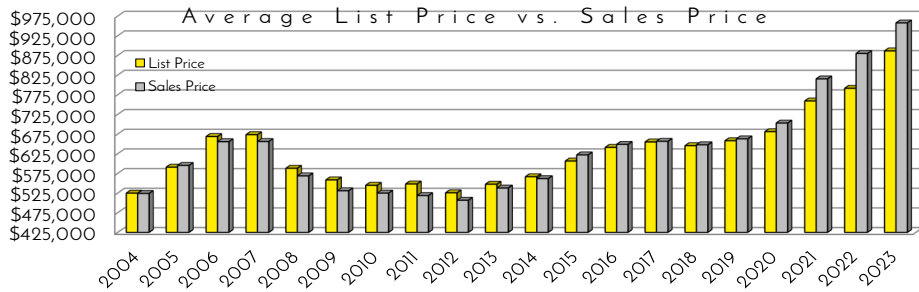
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	35	33	-6.65%
Sales Price	\$835,329	\$978,930	17.19%
LP:SP	103.80%	106.39%	2.49%
SP:AV	1.407	1.589	12.93%

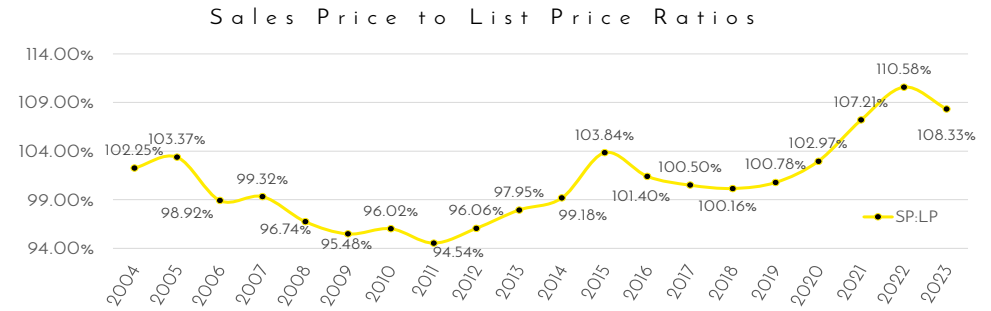


YTD	2023	2024	% Change
# Units Sold	14	14	0.00%
Rate of Ab 3 Mo	2.19	1.13	-48.63%
Actives	15	9	-37.93%
Under Contracts	20	10	-48.72%

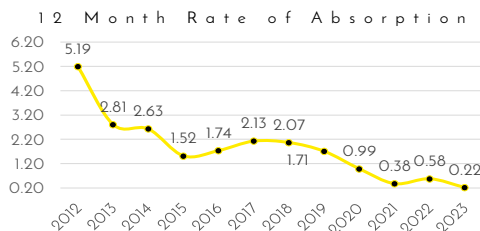
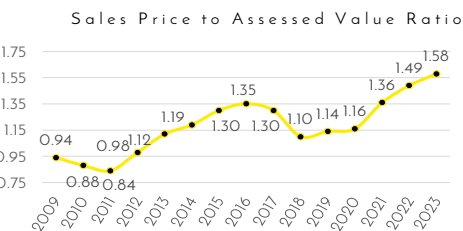
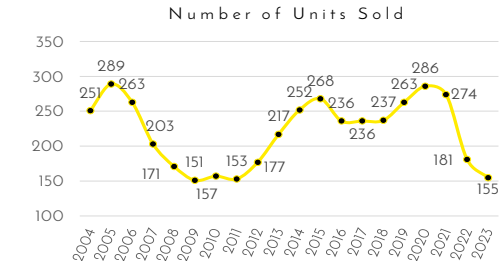
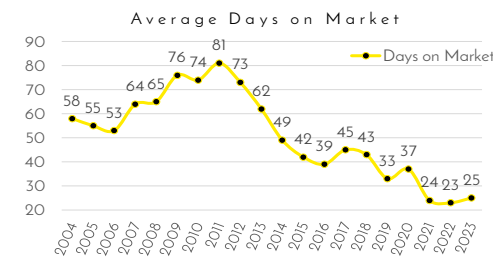
## South Orange Yearly Market Trends



## South Orange Yearly Market Reports



Year	LP	SP
2004	\$524,620	\$523,856
2005	\$590,659	\$595,189
2006	\$668,613	\$655,463
2007	\$673,249	\$655,966
2008	\$587,878	\$568,500
2009	\$558,258	\$530,707
2010	\$544,578	\$524,747
2011	\$547,959	\$518,639
2012	\$525,460	\$506,572
2013	\$547,351	\$537,641
2014	\$566,327	\$561,563
2015	\$606,289	\$621,912
2016	\$640,953	\$648,659
2017	\$654,787	\$656,486
2018	\$645,321	\$647,569
2019	\$657,860	\$662,663
2020	\$680,887	\$702,884
2021	\$759,018	\$815,150
2022	\$791,191	\$879,774
2023	\$886,297	\$957,398



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

Data only available until 2012