

South Orange

April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26-40 Church Street U18	TwndEndUn	2	1.1	12	\$419,000	\$419,000	\$430,000	102.63%	\$302,100	1.42
2	86 Arnold Terrace	Colonial	3	1.0	15	\$429,888	\$429,888	\$565,000	131.43%	\$308,200	1.83
3	31-41 Church Street U306	OneFloor	2	2.0	11	\$575,000	\$575,000	\$605,000	105.22%	\$374,800	1.61
4	448 Hillside Place	Colonial	4	3.1	12	\$929,000	\$929,000	\$1,100,000	118.41%	\$673,300	1.63
5	7 Fielding Court	Colonial	4	3.1	8	\$925,000	\$925,000	\$1,200,000	129.73%	\$578,700	2.07
6	28 Hart Drive North	RanchExp	4	3.1	9	\$929,000	\$929,000	\$1,350,000	145.32%	Renovated	
7	356 Prospect Street	Colonial	4	3.1	10	\$989,000	\$989,000	\$1,360,000	137.51%	\$619,900	2.19
8	75 Ralston Avenue	Bi-Level	5	3.0	9	\$1,179,000	\$1,179,000	\$1,391,000	117.98%	Renovated	
9	327 Warwick Avenue	Victorian	7	3.1	8	\$1,489,000	\$1,489,000	\$1,569,000	105.37%	\$874,400	1.79
10	63 Whiteoak Drive	Custom	4	3.2	8	\$1,495,000	\$1,495,000	\$1,655,000	110.70%	\$907,700	1.82
11	349 Montrose Avenue	Victorian	8	3.1	7	\$1,650,000	\$1,650,000	\$1,900,000	115.15%	\$906,000	2.10
AVERAGE					10	\$1,000,808	\$1,000,808	\$1,193,182	119.95%		1.83

"Active" Listings in South Orange

Number of Units: 29
 Average List Price: \$948,683
 Average Days on Market: 20

"Under Contract" Listings in South Orange

Number of Units: 35
 Average List Price: \$1,033,286
 Average Days on Market: 17

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	20	10									22
List Price	\$854,971	\$991,286	\$838,048	\$1,000,808									\$928,396
Sales Price	\$893,574	\$1,064,286	\$887,000	\$1,193,182									\$1,028,061
SP:LP%	104.52%	108.26%	108.04%	119.95%									111.31%
SP to AV	1.54	1.64	1.46	1.83									1.66
# Units Sold	7	7	8	11									33
3 Mo Rate of Ab	0.68	1.57	2.05	1.78									1.52
Active Listings	6	12	18	29									16
Under Contracts	9	11	21	35									19

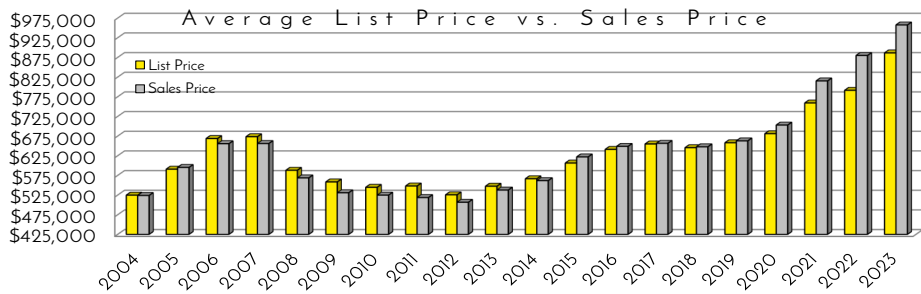
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	36	22	-38.35%
Sales Price	\$864,040	\$1,028,061	18.98%
LP:SP	104.62%	111.31%	6.39%
SP:AV	1.50	1.656	10.49%

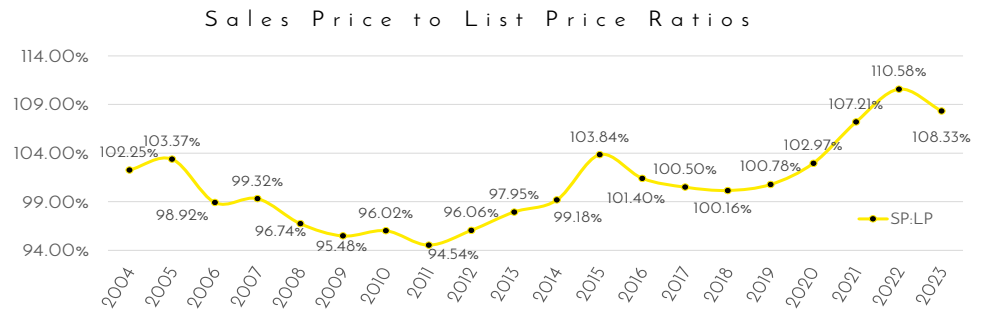


YTD	2023	2024	% Change
# Units Sold	37	33	-10.81%
Rate of Ab 3 Mo	1.89	1.52	-19.58%
Actives	15	16	10.17%
Under Contracts	21	19	-9.52%

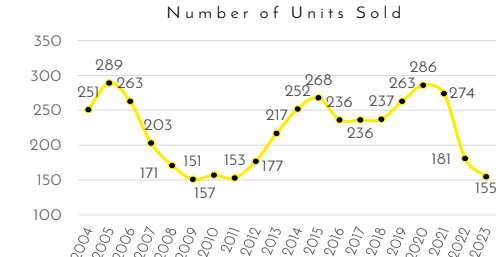
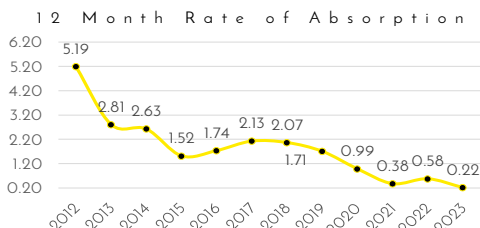
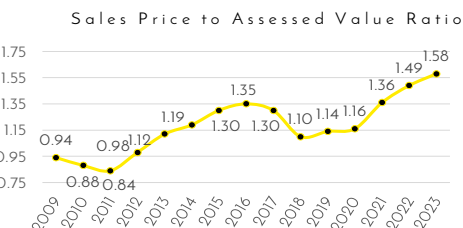
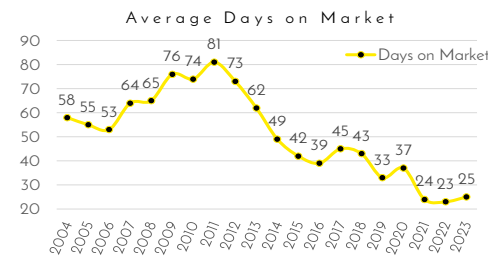
South Orange Yearly Market Trends



South Orange Yearly Market Reports



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
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	\$886,297
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	\$957,398



*2008 Tax Re-evaluation

*2012 Tax Re-evaluation

Data only available until 2012