

South Orange

May 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 5	TwnEndUn	2	2.1	15	\$450,000	\$450,000	\$511,000	113.56%	\$321,700	1.59
2	78 Roland Avenue	Colonial	3	1.1	8	\$625,000	\$625,000	\$730,000	116.80%	Renovated	
3	359 Wilden Place	Colonial	4	2.1	55	\$750,000	\$750,000	\$745,000	99.33%	\$368,100	2.02
4	23 Village Green Court	TwnIntUn	3	2.1	7	\$650,000	\$650,000	\$750,000	115.38%	\$460,200	1.63
5	120 Holland Road	Colonial	4	4.1	24	\$800,000	\$775,000	\$785,000	101.29%	\$360,300	2.18
6	418 Clark Street	Colonial	4	1.1	9	\$739,000	\$739,000	\$835,000	112.99%	\$517,700	1.61
7	340 Radel Terrace	Colonial	3	1.1	9	\$799,000	\$799,000	\$850,000	106.38%	\$500,800	1.70
8	26 Village Green Court	TwnEndUn	2	2.1	18	\$789,000	\$789,000	\$875,000	110.90%	\$407,600	2.15
9	619 Hamilton Road	Colonial	3	2.1	11	\$799,000	\$799,000	\$875,000	109.51%	\$438,400	2.00
10	311 Centre Street	Colonial	5	3.0	30	\$950,000	\$950,000	\$950,000	100.00%	\$707,100	1.34
11	574 Sinclair Terrace	Colonial	4	3.1	14	\$799,000	\$799,000	\$990,000	123.90%	\$491,200	2.02
12	116 Roland Avenue	Victrian	4	2.1	7	\$825,000	\$825,000	\$995,000	120.61%	\$625,400	1.59
13	377 Meadowbrook Lane	Colonial	5	2.1	14	\$929,000	\$929,000	\$999,999	107.64%	\$607,200	1.65
14	104 S Centre Street	Colonial	5	2.2	10	\$830,000	\$830,000	\$1,100,000	132.53%	\$470,300	2.34
15	240 Highland Road	Colonial	5	3.2	9	\$1,100,000	\$1,100,000	\$1,135,000	103.18%	\$672,600	1.69
16	115 S Wyoming Avenue	Colonial	6	3.1	12	\$1,150,000	\$1,150,000	\$1,266,000	110.09%	\$1,110,200	1.14
17	31 Glenside Road	Colonial	5	3.2	12	\$1,250,000	\$1,250,000	\$1,275,000	102.00%	\$761,300	1.67
18	179 Northwoods Drive	Ranch	4	3.1	9	\$1,169,000	\$1,169,000	\$1,510,000	129.17%	\$645,500	2.34
19	341 N Wyoming Avenue	Colonial	7	4.1	8	\$1,199,000	\$1,199,000	\$1,704,000	142.12%	\$925,600	1.84
20	310 Beech Spring Road	Custom	5	4.1	8	\$1,295,000	\$1,295,000	\$1,710,000	132.05%	\$758,500	2.25
21	305 Hartford Road	Colonial	7	3.2	15	\$1,700,000	\$1,700,000	\$1,785,000	105.00%	Renovated	
AVERAGE					14	\$933,190	\$932,000	\$1,065,524	114.02%		1.83

"Active" Listings in South Orange

Number of Units: 15
 Average List Price: \$963,333
 Average Days on Market: 22

"Under Contract" Listings in South Orange

Number of Units: 42
 Average List Price: \$1,018,686
 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	14								19
List Price	\$854,971	\$991,286	\$838,048	\$1,000,808	\$932,000								\$929,798
Sales Price	\$893,574	\$1,064,286	\$887,000	\$1,193,182	\$1,065,524								\$1,042,630
SP:LP%	104.52%	108.26%	108.04%	119.95%	114.02%								112.36%
SP to AV	1.54	1.64	1.46	1.83	1.83								1.73
# Units Sold	7	7	8	11	21								54
3 Mo Rate of Ab	0.68	1.57	2.05	1.78	1.22								1.46
Active Listings	6	12	18	29	15								16
Under Contracts	9	11	21	35	42								24

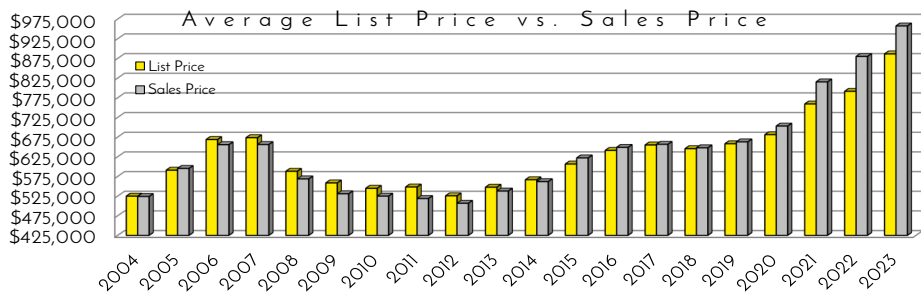
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	32	19	-40.21%
Sales Price	\$911,057	\$1,042,630	14.44%
LP:SP	106.45%	112.36%	5.55%
SP:AV	1.53	1.730	12.89%

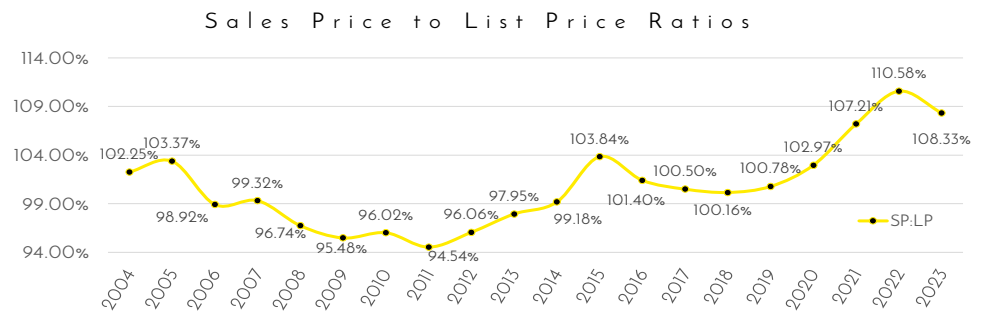


YTD	2023	2024	% Change
# Units Sold	53	54	1.89%
Rate of Ab 3 Mo	1.76	1.46	-16.95%
Actives	15	16	5.26%
Under Contracts	23	24	3.51%

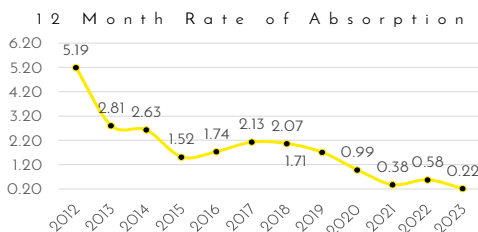
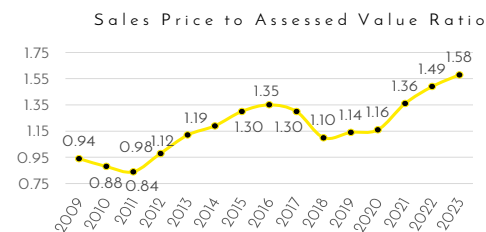
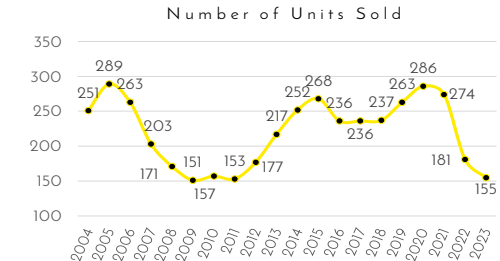
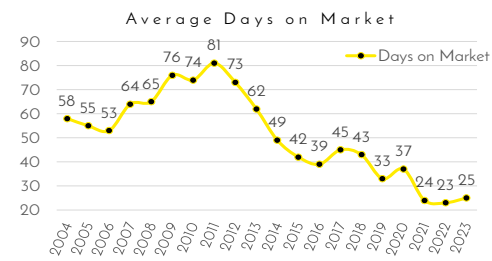
South Orange Yearly Market Trends



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	\$595,463	\$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

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.