

South Orange

June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18 Prospect Street 1E	OneFloor	1	1.0	27	\$199,900	\$199,900	\$225,000	112.56%	\$153,500	1.47
2	135 Milton Place	Colonial	4	2.0	14	\$610,000	\$610,000	\$675,000	110.66%	\$460,100	1.47
3	342 S Ridgewood Road	OneFloor	2	1.1	52	\$750,000	\$699,000	\$675,000	96.57%	\$368,400	1.83
4	611 Cameron Road	Custom	4	3.0	40	\$839,000	\$799,000	\$770,000	96.37%	\$425,400	1.81
5	251 Ward Place	Colonial	4	3.0	16	\$789,000	\$789,000	\$789,000	100.00%	\$515,200	1.53
6	539 Hartford Court	Colonial	4	3.0	8	\$800,000	\$800,000	\$830,000	103.75%	\$509,100	1.63
7	284 Meeker Street	Colonial	4	1.1	12	\$725,000	\$725,000	\$847,000	116.83%	\$454,500	1.86
8	227 S Ridgewood Road	Colonial	3	2.1	8	\$859,000	\$859,000	\$950,000	110.59%	\$570,800	1.66
9	40 Fielding Court	Colonial	4	2.1	9	\$779,000	\$779,000	\$950,000	121.95%	\$476,300	1.99
10	17 Riggs Place	Victrian	4	2.1	8	\$799,000	\$799,000	\$955,000	119.52%	Renovated	
11	34 Crest Drive	Ranch	4	6.2	1	\$1,100,000	\$1,100,000	\$1,150,000	104.55%	\$827,100	1.39
12	99 Harding Drive	Contemp	4	3.0	8	\$899,000	\$899,000	\$1,200,099	133.49%	\$642,400	1.87
13	131 Rynda Road	Colonial	4	3.1	12	\$975,000	\$975,000	\$1,200,500	123.13%	\$644,500	1.86
14	2 Overhill Road	Colonial	5	3.1	20	\$1,300,000	\$1,300,000	\$1,300,000	100.00%	\$869,100	1.50
15	206 Northwoods Drive	Colonial	5	3.2	10	\$1,175,000	\$1,175,000	\$1,310,000	111.49%	\$789,800	1.66
16	39 Stone Hill Road	Colonial	4	2.1	14	\$1,050,000	\$1,050,000	\$1,440,000	137.14%	\$684,200	2.10
17	1 Crest Circle	Colonial	5	4.1	16	\$1,525,000	\$1,299,000	\$1,530,000	117.78%	\$812,000	1.88
18	627 Mountain Drive	Ranch	5	4.0	8	\$1,275,000	\$1,275,000	\$1,533,500	120.27%	\$831,500	1.84
19	64 N Wyoming Avenue	Colonial	5	4.2	1	\$1,299,000	\$1,299,000	\$1,575,000	121.25%	\$940,000	1.68
20	4 Woodland Crescent	Colonial	5	3.1	17	\$1,399,000	\$1,399,000	\$1,600,000	114.37%	\$663,700	2.41
21	454 Tillou Road	Custom	5	4.0	1	\$1,195,000	\$1,195,000	\$1,600,000	133.89%	\$783,700	2.04
22	305 Prospect Street	Colonial	4	4.1	9	\$1,399,000	\$1,399,000	\$1,610,000	115.08%	\$752,300	2.14
23	196 N Wyoming Avenue	Colonial	6	4.1	8	\$1,549,000	\$1,549,000	\$1,642,000	106.00%	\$865,500	1.90
24	191 Great Hills Drive	RanchExp	7	5.0	9	\$1,595,000	\$1,595,000	\$1,850,000	115.99%	Renovated	
AVERAGE					14	\$1,036,871	\$1,023,663	\$1,175,296	114.30%		1.80

"Active" Listings in South Orange

Number of Units: 11
 Average List Price: \$1,025,536
 Average Days on Market: 45

"Under Contract" Listings in South Orange

Number of Units: 25
 Average List Price: \$963,840
 Average Days on Market: 12

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	14							17
List Price	\$854,971	\$991,286	\$838,048	\$1,000,808	\$932,000	\$1,023,663							\$958,679
Sales Price	\$893,574	\$1,064,286	\$887,000	\$1,193,182	\$1,065,524	\$1,175,296							\$1,083,450
SP:LP%	104.52%	108.26%	108.04%	119.95%	114.02%	114.30%							112.96%
SP to AV	1.54	1.64	1.46	1.83	1.83	1.80							1.75
# Units Sold	7	7	8	11	21	24							78
3 Mo Rate of Ab	0.68	1.57	2.05	1.78	1.22	0.76							1.34
Active Listings	6	12	18	29	15	11							15
Under Contracts	9	11	21	35	42	25							24

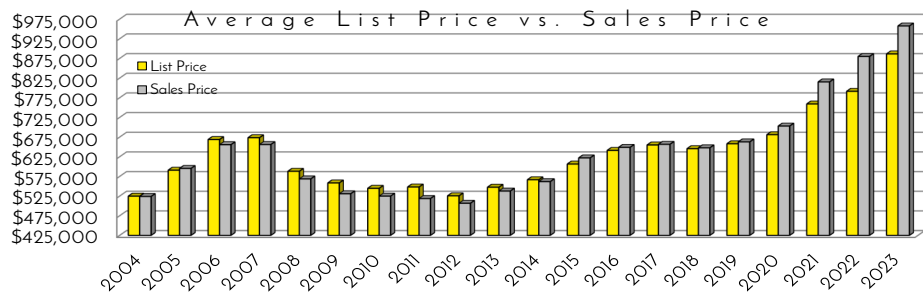
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	32	17	-45.25%
Sales Price	\$944,746	\$1,083,450	14.68%
LP:SP	107.68%	112.96%	4.91%
SP:AV	1.58	1.75	11.00%

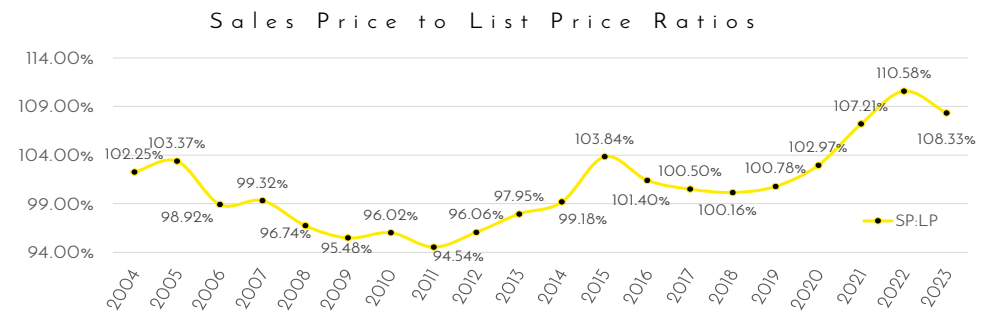


YTD	2023	2024	% Change
# Units Sold	65	78	20.00%
Rate of Ab 3 Mo	1.75	1.34	-23.16%
Actives	16	15	-2.15%
Under Contracts	25	24	-3.38%

South Orange Yearly Market Trends

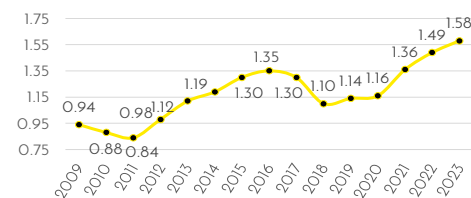


South Orange Yearly Market Reports

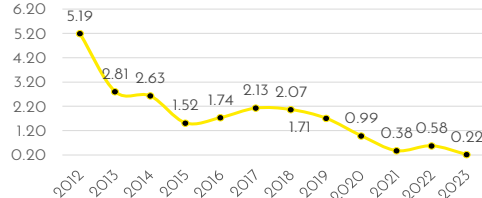


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321	\$657,860	\$680,887	\$759,018	\$791,191	\$886,297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

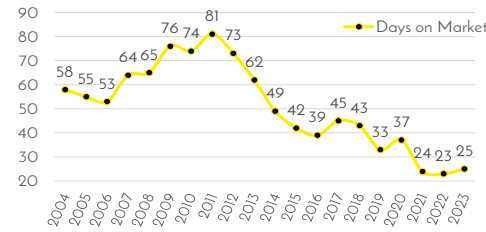
Sales Price to Assessed Value Ratio



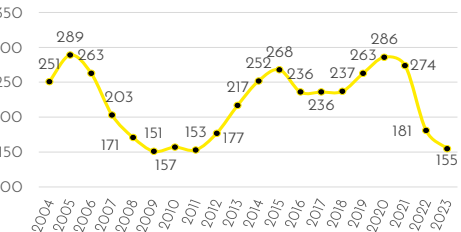
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*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.

© 2004-2024 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.