

South Orange

July 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 Ave 6U	HighRise	2	2.1	1	\$370,000	\$370,000	\$370,000	100.00%	\$283,200	1.31
2	120 3rd Street	HalfDupl	2	1.1	48	\$450,000	\$450,000	\$450,000	100.00%	\$382,900	1.18
3	125 Holland Road	Colonial	3	2.0	9	\$525,000	\$525,000	\$600,000	114.29%	\$305,500	1.96
4	9 Holland Road	Colonial	4	2.1	9	\$599,000	\$599,000	\$610,000	101.84%	\$445,900	1.37
5	348 Tichenor Avenue	Colonial	4	2.0	18	\$675,000	\$650,000	\$650,000	100.00%	\$480,700	1.35
6	231 Lindsley Avenue	Colonial	3	2.1	9	\$625,000	\$625,000	\$675,000	108.00%	\$395,600	1.71
7	139 Mercer Place	Colonial	4	2.0	9	\$650,000	\$650,000	\$725,000	111.54%	\$473,600	1.53
8	48 Cottage Street	Victrian	3	1.1	13	\$699,000	\$699,000	\$770,000	110.16%	\$377,700	2.04
9	73 Riggs Place	Colonial	3	2.0	1	\$785,000	\$785,000	\$834,000	106.24%	\$366,500	2.28
10	453 Tillou Road	Colonial	3	3.1	15	\$875,000	\$799,000	\$885,000	110.76%	\$616,800	1.43
11	353 Meeker Street	Victrian	4	2.0	9	\$789,000	\$789,000	\$905,000	114.70%	\$443,800	2.04
12	78 Massel Terrace	Colonial	3	1.1	10	\$750,000	\$750,000	\$907,000	120.93%	\$365,900	2.48
13	504 Clark Street	SplitLev	4	2.1	8	\$799,000	\$799,000	\$918,000	114.89%	\$564,600	1.63
14	653 Hamilton Road	Colonial	4	3.2	21	\$939,000	\$939,000	\$949,000	101.06%	\$407,900	2.33
15	361 Walton Avenue	Colonial	4	2.0	16	\$875,000	\$845,000	\$978,000	115.74%	\$536,200	1.82
16	115 Rynda Road	Colonial	4	2.1	8	\$899,000	\$899,000	\$999,000	111.12%	\$607,000	1.65
17	394 Hall Court	Colonial	4	2.2	8	\$899,000	\$899,000	\$1,070,102	119.03%	\$556,000	1.92
18	223 Vose Avenue	Victrian	6	2.1	16	\$1,100,000	\$1,100,000	\$1,079,999	98.18%	\$694,200	1.56
19	287 Scotland Road	Ranch	4	3.0	12	\$899,000	\$899,000	\$1,100,000	122.36%	\$539,400	2.04
20	15 Glenview Road	RanchExp	5	3.2	10	\$1,050,000	\$1,050,000	\$1,125,000	107.14%	\$687,600	1.64

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21	124 S Wyoming Avenue	Colonial	5	3.2	14	\$1,049,000	\$1,049,000	\$1,200,000	114.39%	\$552,100	2.17
22	82 Blanchard Road	Contemp	3	2.0	14	\$1,199,000	\$1,199,000	\$1,251,000	104.34%	\$622,600	2.01
23	7 E Clark Place	Victrian	5	4.0	37	\$1,195,000	\$1,195,000	\$1,275,000	106.69%	\$706,200	1.81
24	270 West End Road	Colonial	7	2.3	9	\$1,175,000	\$1,175,000	\$1,305,000	111.06%	\$775,400	1.68
25	402 Thornden Street	Colonial	6	3.2	9	\$1,049,000	\$1,049,000	\$1,320,000	125.83%	\$729,000	1.81
26	15 Foster Court	Custom	6	3.2	28	\$1,495,000	\$1,495,000	\$1,400,000	93.65%	\$584,800	2.39
27	373 Woodland Place	Colonial	5	4.1	8	\$1,200,000	\$1,200,000	\$1,450,000	120.83%	\$610,500	2.38
28	492 Mayhew Court	Colonial	4	2.2	9	\$1,225,000	\$1,225,000	\$1,475,000	120.41%	\$860,100	1.71
29	224 Warwick Avenue	Colonial	6	4.1	9	\$1,550,000	\$1,550,000	\$1,650,000	106.45%	\$1,020,600	1.62
30	406 Centre Street	Victrian	5	5.1	159	\$1,699,000	\$1,699,000	\$1,690,000	99.47%	\$1,067,800	1.58
AVERAGE					18	\$936,267	\$931,900	\$1,020,537	109.70%		1.81

"Active" Listings in South Orange

Number of Units: 17
 Average List Price: \$1,025,614
 Average Days on Market: 35

"Under Contract" Listings in South Orange

Number of Units: 14
 Average List Price: \$930,000
 Average Days on Market: 16

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	18						17
List Price	\$854,971	\$991,286	\$838,048	\$1,000,808	\$932,000	\$1,023,663	\$931,900						\$958,679
Sales Price	\$893,574	\$1,064,286	\$887,000	\$1,193,182	\$1,065,524	\$1,175,296	\$1,020,537						\$1,083,450
SP:LP%	104.52%	108.26%	108.04%	119.95%	114.02%	114.30%	109.70%						112.96%
SP to AV	1.54	1.64	1.46	1.83	1.83	1.80	1.81						1.75
# Units Sold	7	7	8	11	21	24	30						108
3 Mo Rate of Ab	0.68	1.57	2.05	1.78	1.22	0.76	0.70						1.25
Active Listings	6	12	18	29	15	11	17						15
Under Contracts	9	11	21	35	42	25	14						22

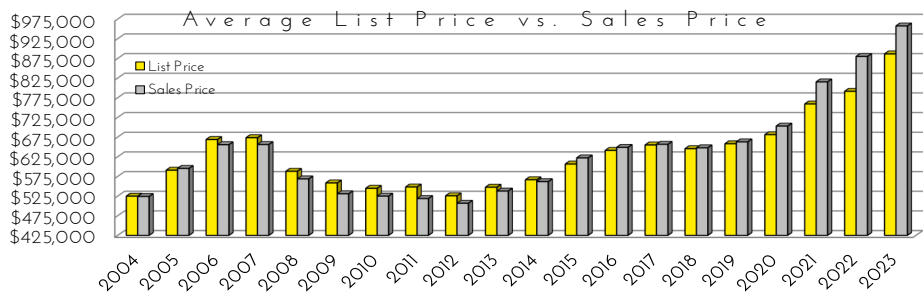
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	29	17	-39.52%
Sales Price	\$958,392	\$1,083,450	13.05%
LP:SP	107.33%	112.96%	5.25%
SP:AV	1.58	1.753	11.07%



YTD	2023	2024	% Change
# Units Sold	83	108	30.12%
Rate of Ab 3 Mo	1.64	1.25	-23.49%
Actives	15	15	0.00%
Under Contracts	25	22	-10.80%

South Orange Yearly Market Trends

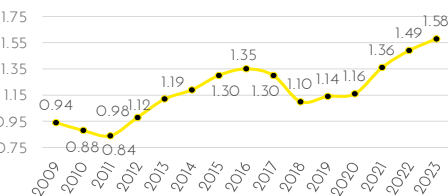


South Orange Yearly Market Reports

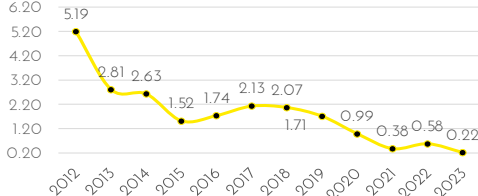


Year	LP	SP
2004	\$524,620	\$523,856
2005	\$590,659	\$595,189
2006	\$668,613	\$655,966
2007	\$673,249	\$655,966
2008	\$587,878	\$568,500
2009	\$558,258	\$530,707
2010	\$544,578	\$524,747
2011	\$547,959	\$518,639
2012	\$525,460	\$506,572
2013	\$547,351	\$537,641
2014	\$566,327	\$561,563
2015	\$606,289	\$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

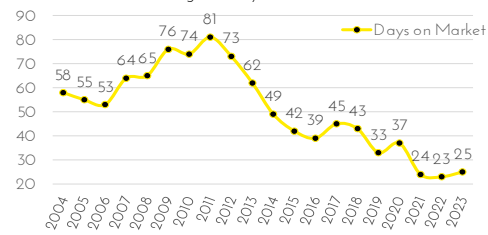
Sales Price to Assessed Value Ratio



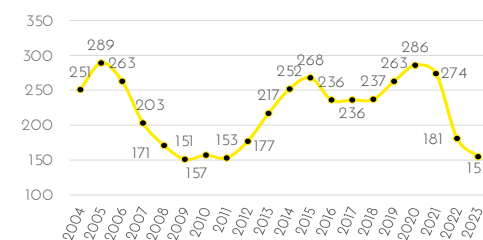
12 Month Rate of Absorption



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.

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Not intended to solicit a property already listed.