

South Orange

September 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	714 Varsity Road	Colonial	2	2.0	14	\$539,000	\$539,000	\$619,000	114.84%	\$487,700	1.27
2	485 Page Terrace	Colonial	4	1.1	27	\$759,000	\$759,000	\$759,000	100.00%	\$558,400	1.36
3	414 Clark Street	Colonial	5	1.1	8	\$759,000	\$759,000	\$889,000	117.13%	\$803,800	1.11
4	4 Lenox Terrace	Tudor	3	2.1	8	\$895,000	\$895,000	\$1,119,000	125.03%	Renovated	
5	348 W South Orange Avenue	Tudor	4	3.1	19	\$1,100,000	\$1,100,000	\$1,150,000	104.55%	\$1,035,800	1.11
6	33 N Wyoming Avenue	Colonial	5	3.2	16	\$1,425,000	\$1,425,000	\$1,470,000	103.16%	Renovated	
7	424 Twin Oak Road	Colonial	6	4.2	19	\$1,795,000	\$1,795,000	\$1,795,000	100.00%	\$1,028,100	1.75
AVERAGE					16	\$1,038,857	\$1,038,857	\$1,114,429	109.24%		1.32

"Active" Listings in South Orange

Number of Units: 22
 Average List Price: \$980,995
 Average Days on Market: 65

"Under Contract" Listings in South Orange

Number of Units: 17
 Average List Price: \$928,876
 Average Days on Market: 25

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	18	16				18
List Price	\$854,971	\$991,286	\$838,048	\$1,000,808	\$932,000	\$1,023,663	\$931,900	\$858,400	\$1,038,857				\$945,246
Sales Price	\$893,574	\$1,064,286	\$887,000	\$1,193,182	\$1,065,524	\$1,175,296	\$1,020,537	\$959,024	\$1,114,429				\$1,056,243
SP:LP%	104.52%	108.26%	108.04%	119.95%	114.02%	114.30%	109.70%	111.81%	109.24%				111.88%
SP to AV	1.54	1.64	1.46	1.83	1.83	1.80	1.81	1.60	1.32				1.73
# Units Sold	7	7	8	11	21	24	30	15	7				130
3 Mo Rate of Ab	0.68	1.57	2.05	1.78	1.22	0.76	0.70	0.53	1.25				1.17
Active Listings	6	12	18	29	15	11	17	13	22				16
Under Contracts	9	11	21	35	42	25	14	9	17				20

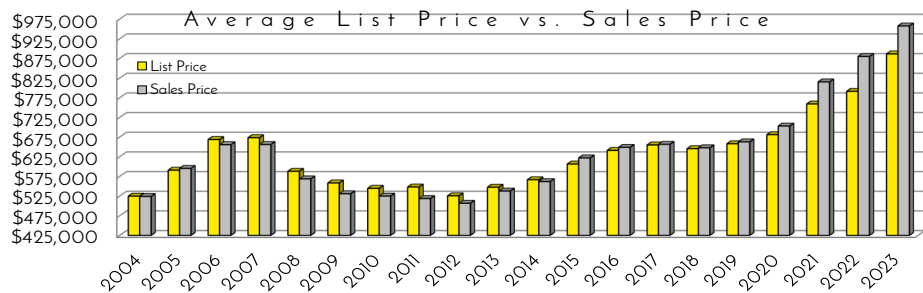
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	26	18	-32.56%
Sales Price	\$966,698	\$1,056,243	9.26%
LP:SP	108.11%	111.88%	3.48%
SP:AV	1.60	1.732	8.48%

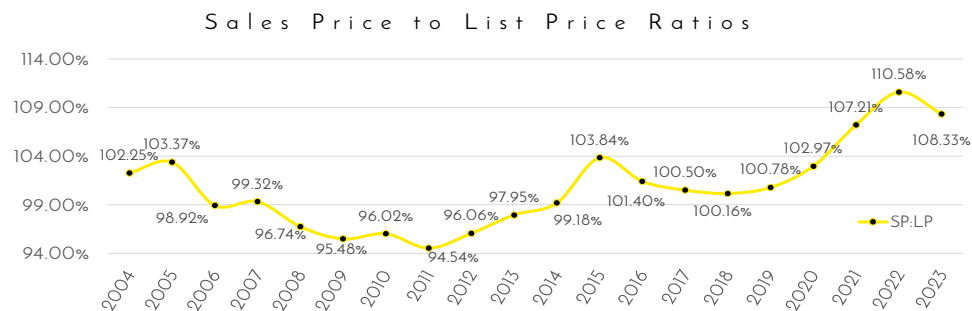


YTD	2023	2024	% Change
# Units Sold	124	130	4.84%
Rate of Ab 3 Mo	1.39	1.17	-15.88%
Actives	14	16	10.85%
Under Contracts	24	20	-14.49%

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

