

South Orange

October 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	372 Valley Street 6F	OneFloor	1	1.0	160	\$239,900	\$219,900	\$218,000	99.14%	\$89,900	2.42
2	2 Mews Lane	OneFloor	2	2.0	7	\$525,000	\$525,000	\$555,000	105.71%	\$502,500	1.10
3	166 S Ridgewood Road	Colonial	3	2.0	27	\$599,000	\$549,000	\$589,000	107.29%	\$375,600	1.57
4	223 Thornden Street	TwnEndUn	2	2.1	37	\$650,000	\$650,000	\$635,000	97.69%	\$403,700	1.57
5	135 Mercer Place	Colonial	4	2.1	24	\$685,000	\$685,000	\$715,000	104.38%	\$630,300	1.13
6	32 Rynda Road	Colonial	4	2.2	9	\$1,050,000	\$1,050,000	\$1,307,777	124.55%	\$872,500	1.50
7	131 N Wyoming Avenue	SeeRem	5	2.3	30	\$1,400,000	\$1,400,000	\$1,400,000	100.00%	\$1,055,700	1.33
8	15 Tillou Road West	TwnEndUn	4	5.1	12	\$1,395,000	\$1,395,000	\$1,525,000	109.32%	\$1,198,900	1.27
AVERAGE					38	\$817,988	\$809,238	\$868,097	106.01%		1.49

"Active" Listings in South Orange

Number of Units: 22
 Average List Price: \$950,864
 Average Days on Market: 80

"Under Contract" Listings in South Orange

Number of Units: 19
 Average List Price: \$1,008,784
 Average Days on Market: 22

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	38			19
List Price	\$854,971	\$991,286	\$838,048	\$1,000,808	\$932,000	\$1,023,663	\$931,900	\$858,400	\$1,038,857	\$809,238			\$937,361
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	\$868,097			\$1,045,336
SP:LP%	104.52%	108.26%	108.04%	119.95%	114.02%	114.30%	109.70%	111.81%	109.24%	106.01%			111.54%
SP to AV	1.54	1.64	1.46	1.83	1.83	1.80	1.81	1.60	1.32	1.49			1.72
# Units Sold	7	7	8	11	21	24	30	15	7	8			138
3 Mo Rate of Ab	0.68	1.57	2.05	1.78	1.22	0.76	0.70	0.53	1.25	2.48			1.30
Active Listings	6	12	18	29	15	11	17	13	22	22			17
Under Contracts	9	11	21	35	42	25	14	9	17	19			20

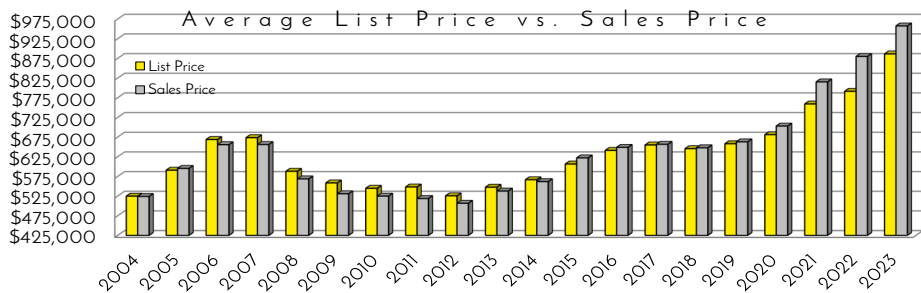
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	26	19	-26.74%
Sales Price	\$953,359	\$1,045,336	9.65%
LP:SP	108.15%	111.54%	3.13%
SP:AV	1.58	1.716	8.40%

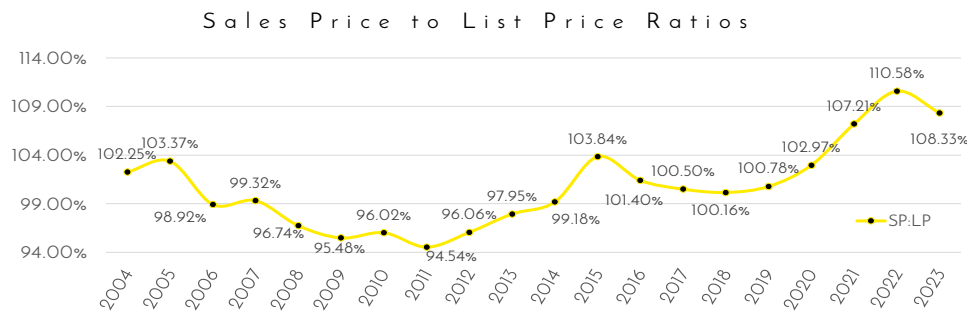


YTD	2023	2024	% Change
# Units Sold	138	138	0.00%
Rate of Ab 3 Mo	1.297	1.302	0.39%
Actives	14	17	19.57%
Under Contracts	23	19	-16.30%

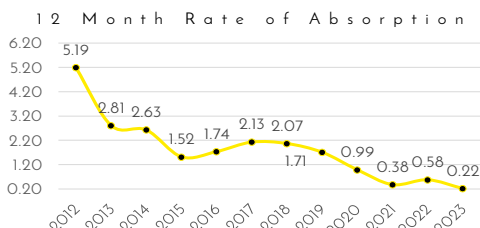
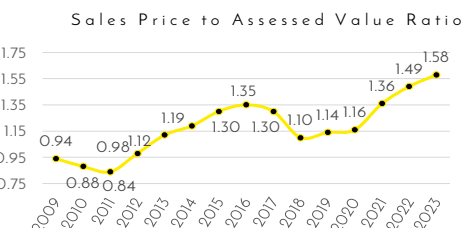
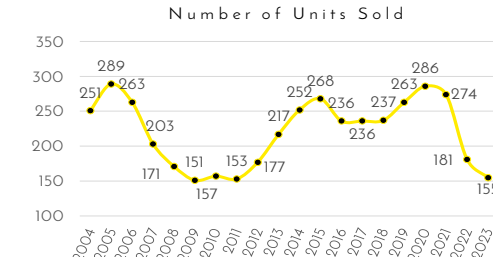
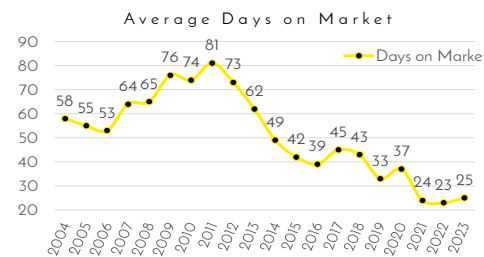
South Orange Yearly Market Trends



South Orange Yearly Market Reports



Year	LP	SP
2004	\$524,620	\$523,856
2005	\$590,659	\$595,189
2006	\$668,613	\$655,463
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



*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.