

South Orange

November 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 South Orange Avenue 4F	OneFloor	2	2.1	14	\$375,000	\$375,000	\$385,250	102.73%	\$350,500	1.10
2	157 Ward Place	Colonial	3	2.0	27	\$529,000	\$529,000	\$529,000	100.00%	\$469,400	1.13
3	121 S Kingman Road	Colonial	4	1.2	51	\$650,000	\$643,000	\$620,000	96.42%	\$600,900	1.03
4	108 Mountain House Road	Colonial	3	1.1	20	\$680,000	\$680,000	\$710,000	104.41%	\$634,400	1.12
5	467 Prospect Street	Colonial	3	1.2	10	\$687,000	\$687,000	\$730,000	106.26%	Renovated	
6	156 Academy Street	Colonial	4	2.1	9	\$869,000	\$869,000	\$919,000	105.75%	Renovated	
7	335 Harding Drive	Colonial	4	4.0	9	\$899,000	\$899,000	\$950,000	105.67%	\$912,600	1.04
8	227 Walton Avenue	Colonial	4	2.1	11	\$799,000	\$799,000	\$955,000	119.52%	\$743,600	1.28
9	270 Walton Avenue	Colonial	5	2.2	41	\$1,179,000	\$1,139,000	\$1,139,270	100.02%	\$909,400	1.25
10	158 Mayhew Drive	Colonial	6	4.2	18	\$989,000	\$989,000	\$1,150,000	116.28%	\$1,212,600	0.95
11	60 Mayhew Drive	RanchExp	4	2.2	10	\$980,000	\$980,000	\$1,200,200	122.47%	\$986,400	1.22
12	139 Turrell Avenue	Victrian	6	5.2	9	\$1,150,000	\$1,150,000	\$1,272,000	110.61%	\$1,387,300	0.92
13	54 Tillou Road West	TwnEndUn	3	4.1	21	\$1,350,000	\$1,350,000	\$1,365,000	101.11%	\$1,220,200	1.12
14	276 N Western Drive	Tudor	4	3.2	1	\$1,250,000	\$1,250,000	\$1,417,000	113.36%	Renovated	
15	147 Ralston Avenue	Victrian	8	3.1	44	\$1,645,900	\$1,499,000	\$1,550,000	103.40%	\$1,645,900	0.94
16	322 Hartford Road	Victrian	6	5.0	21	\$1,795,000	\$1,795,000	\$1,795,000	100.00%	\$1,920,500	0.93
AVERAGE					20	\$989,181	\$977,063	\$1,042,920	106.75%		1.08

"Active" Listings in South Orange

Number of Units: 19
 Average List Price: \$922,316
 Average Days on Market: 108

"Under Contract" Listings in South Orange

Number of Units: 16
 Average List Price: \$1,066,744
 Average Days on Market: 32

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	20		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	\$977,063		\$941,486
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	\$1,042,920		\$1,045,085
SP:LP%	104.52%	108.26%	108.04%	119.95%	114.02%	114.30%	109.70%	111.81%	109.24%	106.01%	106.75%		111.04%
SP to AV	1.54	1.64	1.46	1.83	1.83	1.80	1.81	1.60	1.32	1.49	1.08		1.66
# Units Sold	7	7	8	11	21	24	30	15	7	8	16		154
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	1.80		1.35
Active Listings	6	12	18	29	15	11	17	13	22	22	19		17
Under Contracts	9	11	21	35	42	25	14	9	17	19	16		20

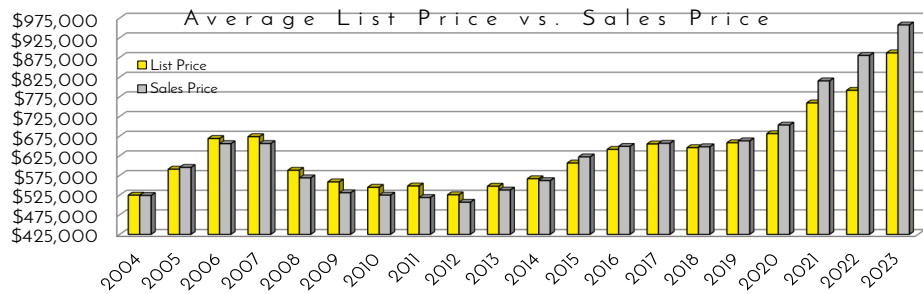
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	25	19	-24.15%
Sales Price	\$949,133	\$1,045,085	10.11%
LP:SP	108.24%	111.04%	2.59%
SP:AV	1.58	1.655	4.59%

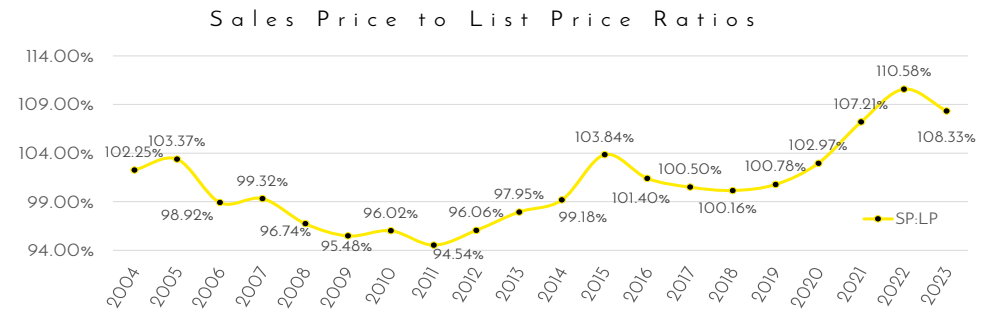


YTD	2023	2024	% Change
# Units Sold	147	154	4.76%
Rate of Ab 3 Mo	1.239	1.347	8.73%
Actives	13	17	28.67%
Under Contracts	22	20	-8.79%

South Orange Yearly Market Trends

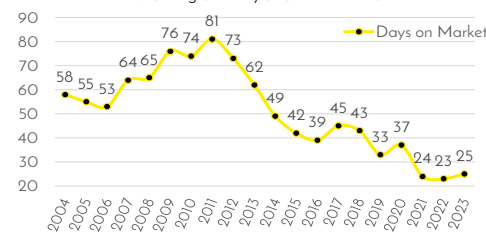


South Orange Yearly Market Reports

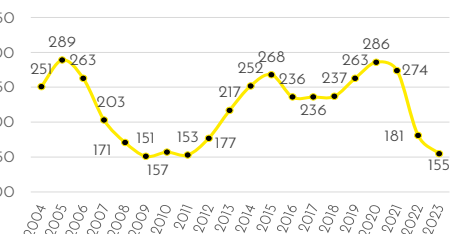


Year	LP	SP
2004	\$524,620	\$523,856
2005	\$590,659	\$595,189
2006	\$668,613	\$655,463
2007	\$673,249	\$655,966
2008	\$587,878	\$568,500
2009	\$558,258	\$530,707
2010	\$544,578	\$524,747
2011	\$547,959	\$518,639
2012	\$525,460	\$506,572
2013	\$547,351	\$537,641
2014	\$566,327	\$561,563
2015	\$606,289	\$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

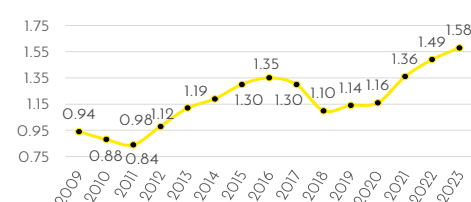
Average Days on Market



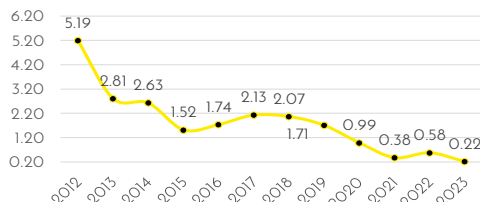
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2008 Tax Re-evaluation

*2012 Tax Re-evaluation

Data only available until 2012