

South Orange

December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	153 Irvington Avenue U102	OneFloor	1	1.0	29	\$335,000	\$335,000	\$366,000	109.25%	\$326,900	1.12
2	510 Finlay Place	Bi-Level	4	3.1	25	\$674,900	\$674,900	\$674,900	100.00%	\$694,900	0.97
3	522 Vose Avenue	Colonial	5	2.2	50	\$750,000	\$750,000	\$700,000	93.33%	\$853,500	0.82
4	153 Fairview Avenue	Colonial,	3	1.1	8	\$599,000	\$599,000	\$705,000	117.70%	\$584,700	1.21
5	469 Vose Avenue	Colonial	6	2.1	59	\$699,000	\$699,000	\$752,000	107.58%	\$883,800	0.85
6	159 Mercer Place	Colonial	4	2.2	9	\$995,000	\$995,000	\$999,000	100.40%	Renovated	
7	17 Glenside Road	Colonial	5	2.2	8	\$1,100,000	\$1,100,000	\$1,235,000	112.27%	\$963,000	1.28
8	22 Fielding Court	Colonial	5	3.2	9	\$922,000	\$922,000	\$1,331,000	144.36%	Renovated	
9	345 N Wyoming Avenue	Custom	5	5.2	20	\$1,499,000	\$1,499,000	\$1,600,000	106.74%	\$2,061,600	0.78
10	356 Harding Drive	Tudor	6	4.2	43	\$1,595,000	\$1,595,000	\$1,600,000	100.31%	\$1,418,600	1.13
11	59 Glenview Road	Colonial	5	3.1	12	\$1,595,000	\$1,595,000	\$1,715,000	107.52%	\$1,321,100	1.30
12	271 Raymond Court	Ranch	5	5.2	30	\$1,875,000	\$1,875,000	\$1,800,000	96.00%	\$1,387,000	1.30
AVERAGE					25	\$1,053,242	\$1,053,242	\$1,123,158	107.96%		1.07

"Active" Listings in South Orange

Number of Units: 12
 Average List Price: \$687,208
 Average Days on Market: 96

"Under Contract" Listings in South Orange

Number of Units: 9
 Average List Price: \$1,024,111
 Average Days on Market: 34

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	25	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	\$1,053,242	\$949,565
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	\$1,123,158	\$1,050,729
SP:LP%	104.52%	108.26%	108.04%	119.95%	114.02%	114.30%	109.70%	111.81%	109.24%	106.01%	106.75%	107.96%	110.82%
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	1.07	1.62
# Units Sold	7	7	8	11	21	24	30	15	7	8	16	12	166
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	0.77	1.30
Active Listings	6	12	18	29	15	11	17	13	22	22	19	12	16
Under Contracts	9	11	21	35	42	25	14	9	17	19	16	9	19

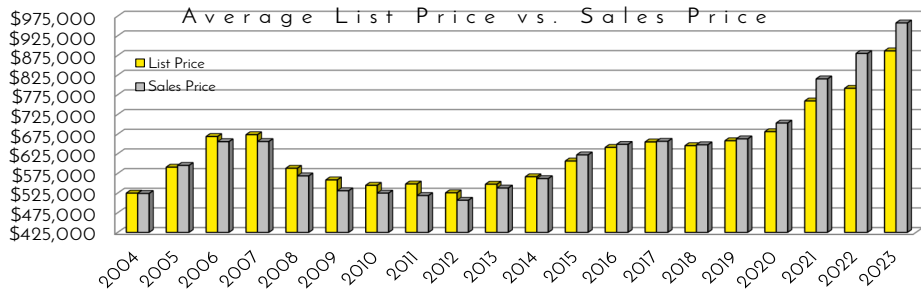
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	25	19	-22.40%
Sales Price	\$957,398	\$1,050,729	9.75%
LP:SP	108.33%	110.82%	2.29%
SP:AV	1.58	1.62	2.19%

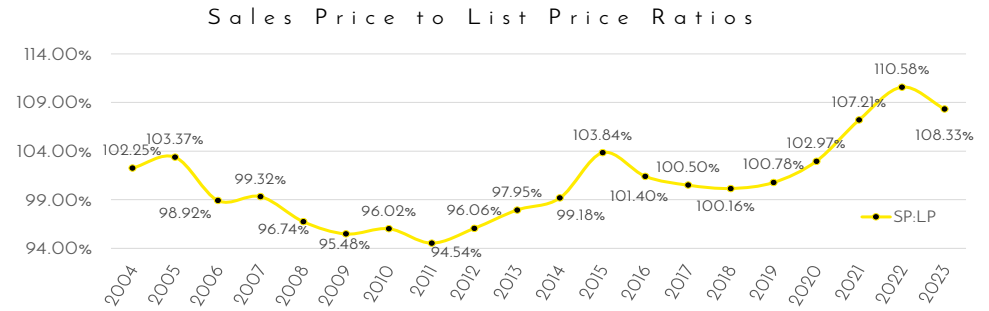


YTD	2023	2024	% Change
# Units Sold	155	166	7.10%
Rate of Ab 3 Mo	1.160	1.299	12.00%
Actives	12	16	35.17%
Under Contracts	21	19	-8.84%

South Orange Yearly Market Trends

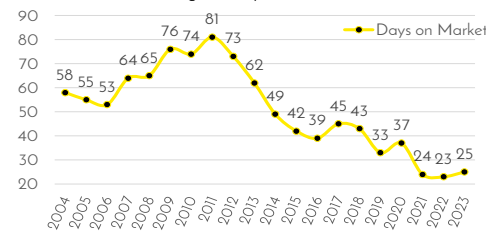


South Orange Yearly Market Reports

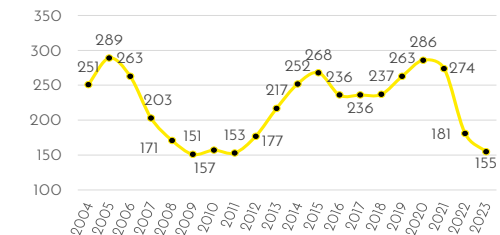


Year	LP	SP
2004	\$524,620	\$523,856
2005	\$590,659	\$595,189
2006	\$668,613	\$655,966
2007	\$673,249	\$658,500
2008	\$587,878	\$558,707
2009	\$558,258	\$524,747
2010	\$544,578	\$518,639
2011	\$547,959	\$525,460
2012	\$525,460	\$537,641
2013	\$547,351	\$561,563
2014	\$566,327	\$621,912
2015	\$606,289	\$648,659
2016	\$640,953	\$656,486
2017	\$654,787	\$647,569
2018	\$645,321	\$662,663
2019	\$657,860	\$702,884
2020	\$680,887	\$702,884
2021	\$759,018	\$815,150
2022	\$791,191	\$879,774
2023	\$886,297	\$957,398

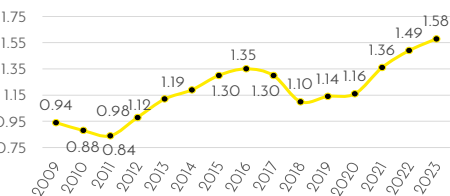
Average Days on Market



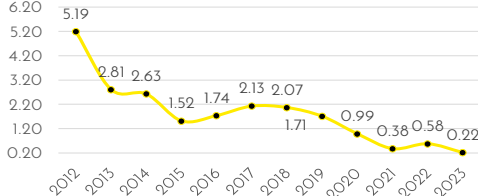
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2008 Tax Re-evaluation

*2012 Tax Re-evaluation

Data only available until 2012