

South Orange

March 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	366 Wilden Place	Bungalow	6	2.0	15	\$322,400	\$322,400	\$312,000	96.77%	\$361,500	0.86
2	73 Mews Lane	TwnIntUn	2	2.1	110	\$369,900	\$359,900	\$350,000	97.25%	\$291,800	1.20
3	36 Mews Lane	FirstFlr	2	2.0	48	\$379,000	\$359,000	\$359,000	100.00%	\$264,000	1.36
4	657 Cameron Road	Colonial	3	2.1	144	\$439,000	\$385,000	\$382,950	99.47%	\$387,800	0.99
5	260 Academy Street	Colonial	5	2.1	37	\$439,000	\$439,000	\$417,500	95.10%	\$285,400	1.46
6	612 Longview Road	Custom	4	3.1	53	\$549,900	\$549,900	\$450,000	81.83%	\$708,100	0.64
7	630 Mountain Drive	Ranch	4	4.1	115	\$500,000	\$479,000	\$465,000	97.08%	\$705,100	0.66
8	469 Prospect Street	Colonial	4	2.1	96	\$499,000	\$499,000	\$489,000	98.00%	\$371,900	1.31
9	28 Wesley Court	SplitLev	4	3.2	72	\$619,000	\$619,000	\$610,000	98.55%	\$533,700	1.14
10	228 Audley Street	Colonial	4	2.1	7	\$610,000	\$610,000	\$625,000	102.46%	\$519,600	1.20
11	391 Charlton Avenue	Colonial	5	3.1	171	\$725,000	\$725,000	\$675,000	93.10%	\$598,700	1.13
12	95 Harding Drive	Custom	5	3.1	24	\$749,000	\$729,000	\$717,500	98.42%	\$493,100	1.46
13	255 Warwick Avenue	Victrian	5	3.1	8	\$715,000	\$715,000	\$765,000	106.99%	\$456,500	1.68
14	235 Mayhew Drive	Tudor	4	3.1	61	\$824,000	\$824,000	\$825,000	100.12%	\$696,400	1.18
15	334 Warwick Avenue	Colonial	5	4.1	8	\$749,000	\$749,000	\$835,000	111.48%	\$705,000	1.18
16	350 Harding Drive	Tudor	5	4.2	121	\$950,000	\$950,000	\$930,000	97.89%	\$728,000	1.28
17	3 Tillou Court	TwnEndUn	4	5.1	140	\$1,049,000	\$999,000	\$950,000	95.10%	\$849,500	1.12
18	41 Tillou Road W	TwnEndUn	4	4.2	163	\$1,099,000	\$1,099,000	\$1,099,000	100.00%	\$910,600	1.21
AVERAGE					77	\$643,733	\$634,011	\$625,386	98.31%		1.17

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 62
Average List Price: \$631,008
Average Days on Market: 60

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 55
Average List Price: \$555,378
Average Days on Market: 45

South Orange 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48	59	77										63
List Price	\$522,223	\$649,063	\$634,011										\$608,215
Sales Price	\$526,038	\$630,969	\$625,386										\$599,807
Sales Price as a % of List Price	100.90%	97.64%	98.31%										98.80%
Sales Price to Assessed Value	1.40	1.17	1.17										1.24
# Units Sold	13	16	18										47
Active Listings	48	54	62										55
Under Contracts	38	43	55										45

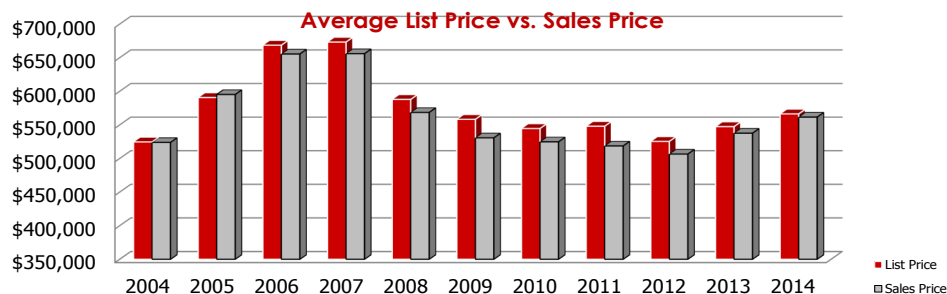
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	63	63	-0.52%
Sales Price	\$585,003	\$599,807	2.53%
Sales Price as a % of List Price	98.05%	98.80%	0.77%



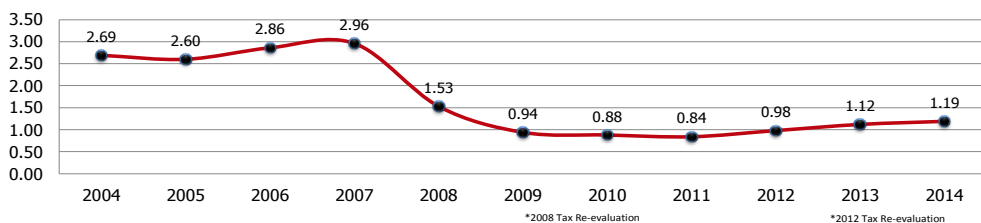
	2014	2015	% Change
# Units Sold	34	47	38.24%
Active Listings	69	62	-10.14%
Under Contracts	53	55	3.77%

South Orange Yearly Market Trends



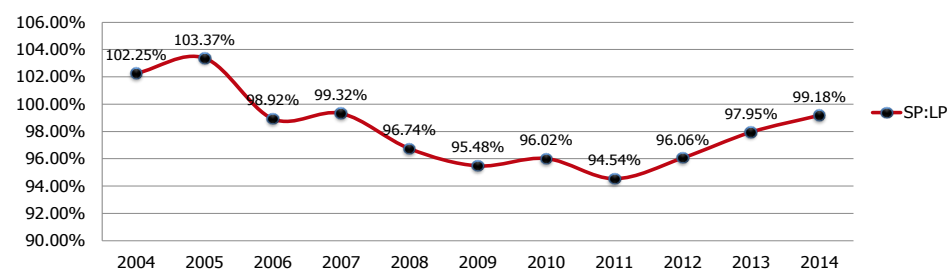
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327
\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563

Sales Price to Assessed Value Ratio

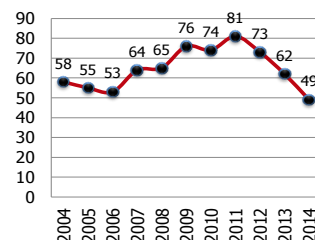


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

