

# South Orange

## May 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	505 S Orange Avenue	Colonial	4	0.2	29	\$225,000	\$225,000	\$210,000	93.33%	\$282,700	0.74
2	18 Prospect Street C1C	HighRise	2	2.0	49	\$285,000	\$285,000	\$265,000	92.98%	\$186,900	1.42
3	71 Mews Lane	OneFloor	2	2.0	22	\$359,000	\$359,000	\$350,000	97.49%	\$278,300	1.26
4	19 Mews Lane	TwnIntUn	2	2.1	9	\$359,000	\$359,000	\$363,500	101.25%	\$301,400	1.21
5	141 College Place	Colonial	4	2.1	14	\$399,000	\$399,000	\$399,000	100.00%	\$320,000	1.25
6	109 Kenneth Terrace	Colonial	4	1.1	16	\$400,000	\$400,000	\$420,000	105.00%	\$304,600	1.38
7	75 5th Street	Colonial	3	1.1	16	\$465,000	\$465,000	\$484,000	104.09%	\$307,500	1.57
8	128 Prospect Place	Victrian	4	2.0	30	\$519,000	\$519,000	\$501,250	96.58%	\$374,800	1.34
9	106 Roland Avenue	Victrian	5	2.0	16	\$509,000	\$509,000	\$502,500	98.72%	\$368,900	1.36
10	334 Radel Terrace	Colonial	3	3.1	8	\$465,000	\$465,000	\$512,000	110.11%	\$385,300	1.33
11	365 S Ridgewood Road	Colonial	4	4.1	15	\$565,000	\$565,000	\$528,000	93.45%	\$455,300	1.16
12	271 Tichenor Avenue	Colonial	4	2.1	28	\$509,000	\$509,000	\$541,000	106.29%	\$343,500	1.57
13	181 Mayhew Drive	Colonial	4	3.2	18	\$549,000	\$549,000	\$547,000	99.64%	\$527,900	1.04
14	340 Vose Avenue	Colonial	4	3.1	102	\$600,000	\$600,000	\$590,000	98.33%	\$419,900	1.41
15	384 W End Road	Colonial	4	3.1	17	\$595,000	\$595,000	\$607,500	102.10%	\$529,000	1.15
16	18 Harding Drive	Tudor	5	3.2	15	\$619,000	\$619,000	\$610,000	98.55%	\$508,000	1.20
17	12 Fielding Court	Colonial	4	2.1	15	\$465,000	\$465,000	\$635,000	136.56%	\$433,900	1.46
18	668 Brentwood Drive	Custom	5	2.2	17	\$685,000	\$685,000	\$657,000	95.91%	\$511,800	1.28
19	15 Stonehill Road	Ranch	3	2.1	101	\$649,750	\$629,000	\$670,000	106.52%	\$594,300	1.13
20	187 Great Hills Drive	Colonial	4	3.2	8	\$749,000	\$749,000	\$744,500	99.40%	\$599,000	1.24

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	123 Wyoming avenue	Tudor	3	2.2	119	\$790,000	\$785,000	\$760,000	96.82%	\$721,900	1.05
22	257 Warwick Avenue	Colonial	6	4.1	13	\$745,000	\$745,000	\$760,000	102.01%	\$644,000	1.18
23	464 Lenox Avenue	Tudor	4	3.2	18	\$770,000	\$770,000	\$770,000	100.00%	\$639,100	1.20
24	415 Lenox Place	Colonial	5	3.1	7	\$769,000	\$769,000	\$780,000	101.43%	\$559,900	1.39
25	367 Hartford Court	Victrian	7	3.1	6	\$795,000	\$795,000	\$867,325	109.10%	\$602,900	1.44
26	59 Whiteoak Drive	Colonial	5	3.1	22	\$879,000	\$879,000	\$879,000	100.00%	\$546,800	1.61
27	353 Tillou Road	Tudor	4	3.1	54	\$899,000	\$899,000	\$899,000	100.00%	\$575,700	1.56
28	2 Tillou Court	TwnEndUn	3	3.1	74	\$899,000	\$899,000	\$899,000	100.00%	\$811,800	1.11
AVERAGE					31	\$589,884	\$588,964	\$598,271	101.63%		1.29

### ***"ACTIVE"*** LISTINGS IN SOUTH ORANGE

**Number of Units:** 72  
**Average List Price:** \$713,889  
**Average Days on Market:** 69

### ***"UNDER CONTRACT"*** LISTINGS IN SOUTH ORANGE

**Number of Units:** 73  
**Average List Price:** \$623,741  
**Average Days on Market:** 35

# 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	58	31								52
List Price	\$522,223	\$649,063	\$634,011	\$511,433	\$588,964								\$583,687
Sales Price	\$526,038	\$630,969	\$625,386	\$513,542	\$598,271								\$582,648
Sales Price as a % of List Price	100.90%	97.64%	98.31%	99.89%	101.63%								99.86%
Sales Price to Assessed Value	1.40	1.17	1.17	1.28	1.29								1.26
# Units Sold	13	16	18	18	28								93
Active Listings	48	54	62	72	72								62
Under Contracts	38	43	55	70	73								56

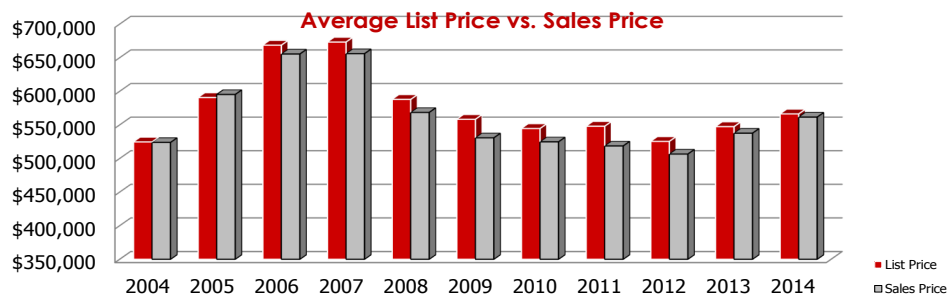
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	55	52	-4.44%
Sales Price	\$556,147	\$582,648	4.77%
Sales Price as a % of List Price	98.74%	99.86%	1.14%



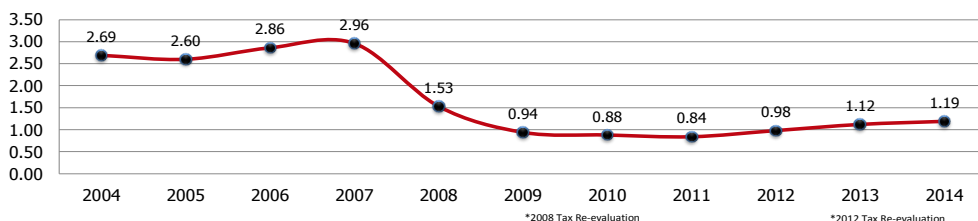
	2014	2015	% Change
# Units Sold	72	93	29.17%
Active Listings	82	72	-12.20%
Under Contracts	72	73	1.39%

## South Orange Yearly Market Trends



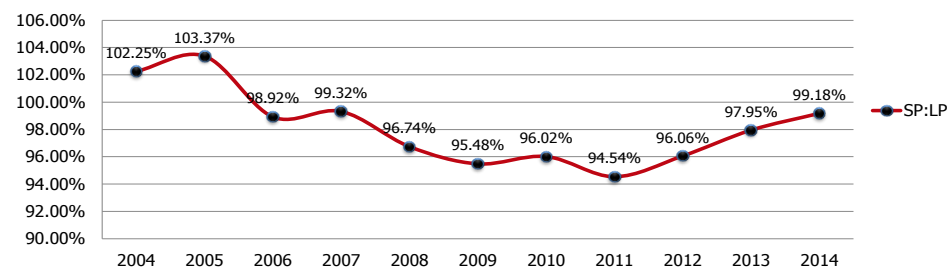
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327
\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563

### Sales Price to Assessed Value Ratio

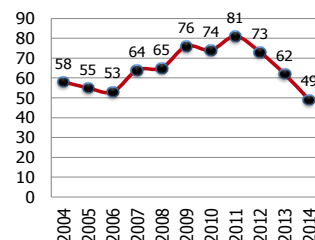


## South Orange Yearly Market Reports

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

