

South Orange

August 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	123 Prospect Place	Bungalow	2	1.0	10	\$230,000	\$229,000	\$260,000	113.54%	\$271,600	0.96
2	160 Seton Place	Colonial	3	2.0	33	\$365,000	\$365,000	\$360,000	98.63%	\$225,600	1.60
3	36 Mews Lane	TwnIntUn	2	2.0	16	\$379,000	\$379,000	\$367,000	96.83%	\$264,000	1.39
4	17-25 Church Street Unit 1	TwnIntUn	3	2.1	12	\$369,000	\$369,000	\$369,000	100.00%	\$386,100	0.96
5	221 Kingsland Terrace	Colonial	4	2.1	11	\$419,000	\$419,000	\$451,000	107.64%	\$404,000	1.12
6	269 Tichenor Avenue	Colonial	4	1.1	20	\$449,000	\$449,000	\$481,000	107.13%	\$349,700	1.38
7	321 Wyoming Avenue C3B	TwnIntUn	3	3.1	12	\$495,000	\$495,000	\$487,500	98.48%	\$365,000	1.34
8	6 Lenox Terrace	Tudor	3	3.1	41	\$549,000	\$519,000	\$510,000	98.27%	\$504,400	1.01
9	349 S Ridgewood Road	Colonial	5	4.1	106	\$589,000	\$575,000	\$515,000	89.57%	\$588,500	0.88
10	195 Crestwood Drive	RanchExp	3	2.2	10	\$525,000	\$525,000	\$529,500	100.86%	\$465,100	1.14
11	26 Glenview Road	Ranch	3	3.0	11	\$550,000	\$550,000	\$558,000	101.45%	\$423,300	1.32
12	266 Ward Place	Colonial	4	2.1	10	\$549,000	\$549,000	\$576,000	104.92%	\$347,800	1.66
13	266 Audley Street	Colonial	5	2.1	15	\$619,000	\$599,000	\$595,000	99.33%	\$347,900	1.71
14	320 Tichenor Avenue	Colonial	3	2.1	18	\$550,000	\$550,000	\$612,000	111.27%	\$391,600	1.56
15	82 Blanchard Road	Contemp	3	2.0	20	\$675,000	\$675,000	\$690,000	102.22%	\$382,900	1.80
16	420 Hillside Place	Mediterr	5	3.1	30	\$750,000	\$699,000	\$700,000	100.14%	\$644,400	1.09
17	247 Underhill Road	Colonial	5	2.1	30	\$799,000	\$799,000	\$775,000	97.00%	\$756,700	1.02
18	406 Hillside Place	Colonial	5	2.1	25	\$749,000	\$749,000	\$781,000	104.27%	\$566,700	1.38
19	178 Crestwood Drive	Ranch	4	2.1	14	\$789,000	\$789,000	\$789,000	100.00%	\$452,400	1.74
20	356 Warwick Avenue	Colonial	5	3.1	14	\$779,000	\$779,000	\$802,500	103.02%	\$541,400	1.48
21	55 Speir Drive	Custom	5	5.1	28	\$879,500	\$879,500	\$859,000	97.67%	\$615,900	1.39

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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22	341 Wyoming Avenue	Colonial	6	4.1	118	\$910,000	\$899,000	\$880,000	97.89%	\$813,500	1.08
23	151 Meadowbrook Place	Colonial	6	2.1	11	\$849,000	\$849,000	\$885,000	104.24%	\$637,400	1.39
24	123 Blanchard Road	Custom	4	3.1	26	\$925,000	\$925,000	\$925,000	100.00%	\$528,100	1.75
25	10 Crest Circle	Colonial	5	4.0	40	\$949,000	\$949,000	\$940,000	99.05%	\$644,400	1.46
26	218 Irving Avenue	Colonial	6	4.1	13	\$975,000	\$975,000	\$955,000	97.95%	\$608,200	1.57
27	142 Irving Avenue	Colonial	8	4.2	72	\$1,100,000	\$995,000	\$995,000	100.00%	\$895,800	1.11
28	152 Charlton Avenue	Tudor	6	4.1	0	\$1,650,000	\$1,650,000	\$1,650,000	100.00%	\$984,000	1.68
AVERAGE					27	\$693,411	\$685,125	\$689,196	101.12%		1.36

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 65
Average List Price: \$681,041
Average Days on Market: 79

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 39
Average List Price: \$565,905
Average Days on Market: 44

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	22	29	27					40
List Price	\$522,223	\$649,063	\$634,011	\$511,433	\$588,964	\$571,152	\$675,500	\$685,125					\$615,732
Sales Price	\$526,038	\$630,969	\$625,386	\$513,542	\$598,271	\$579,630	\$688,450	\$689,196					\$619,553
Sales Price as a % of List Price	100.90%	97.64%	98.31%	99.89%	101.63%	101.81%	101.97%	101.12%					100.74%
Sales Price to Assessed Value	1.40	1.17	1.17	1.28	1.29	1.39	1.37	1.36					1.31
# Units Sold	13	16	18	18	28	25	36	28					182
Active Listings	48	54	62	72	72	65	69	65					63
Under Contracts	38	43	55	70	73	69	54	39					55

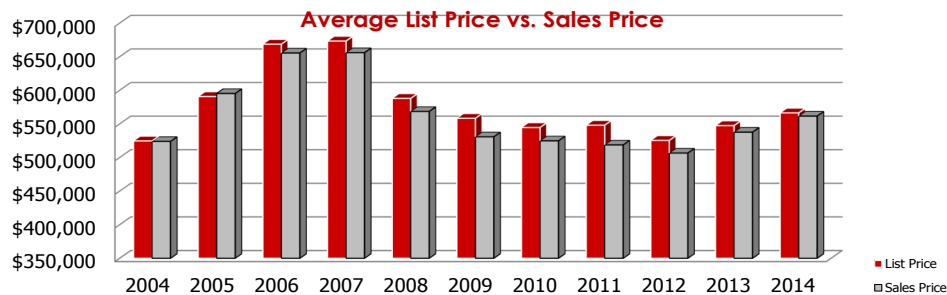
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	50	40	-21.12%
Sales Price	\$582,759	\$619,553	6.31%
Sales Price as a % of List Price	99.80%	100.74%	0.95%



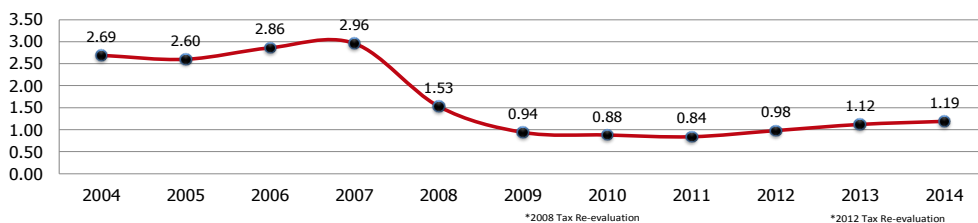
	2014	2015	% Change
# Units Sold	163	182	11.66%
Active Listings	88	65	-26.14%
Under Contracts	50	39	-22.00%

South Orange Yearly Market Trends



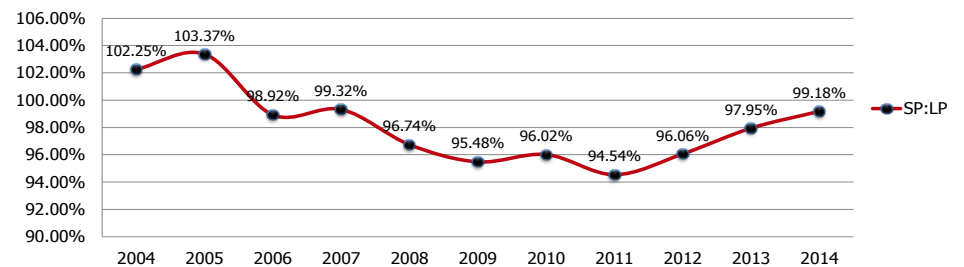
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327
\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563

Sales Price to Assessed Value Ratio

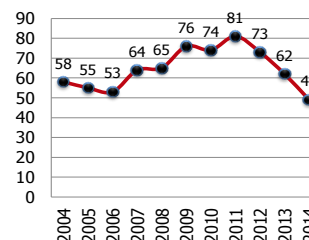


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

