

South Orange

January 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18 Prospect Street	HighRise	2	2.0	43	\$297,000	\$297,000	\$298,000	100.34%	\$259,900	1.15
2	12 Mews Lane	OneFloor	2	2.0	73	\$449,000	\$449,000	\$449,000	100.00%	\$355,400	1.26
3	3 Kingsland Court	Colonial	3	1.1	1	\$450,000	\$450,000	\$485,000	107.78%	\$493,100	0.98
4	24 Holland Road	Colonial	3	2.1	16	\$550,000	\$550,000	\$589,300	107.15%	\$373,800	1.58
5	167 Tichenor Avenue	Colonial	3	2.0	25	\$589,900	\$589,900	\$605,000	102.56%	\$409,400	1.48
6	6 Village Green Court	TwEndUn	3	2.2	8	\$599,000	\$599,000	\$655,000	109.35%	\$507,200	1.29
7	35 University Court	Colonial	5	2.2	11	\$775,000	\$775,000	\$852,500	110.00%	\$564,400	1.51
8	187 Crestwood Drive	RanchExp	5	3.2	21	\$899,000	\$899,000	\$930,000	103.45%	\$741,800	1.25
9	705 Longview Road	RanchExp	4	3.0	29	\$899,000	\$899,000	\$975,000	108.45%	\$632,100	1.54
10	5 Brookside Road	Colonial	5	3.2	9	\$1,099,000	\$1,099,000	\$1,307,000	118.93%	\$683,300	1.91
11	104 Scotland Road	Victrian	7	3.1	16	\$1,100,000	\$1,100,000	\$1,353,000	123.00%	\$840,000	1.61
AVERAGE					23	\$700,627	\$700,627	\$772,618	108.27%		1.42

"Active" Listings in South Orange

Number of Units: 11
Average List Price: \$648,709
Average Days on Market: 27

"Under Contract" Listings in South Orange

Number of Units: 16
Average List Price: \$589,056
Average Days on Market: 49

South Orange 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	23												23
List Price	\$700,627												\$700,627
Sales Price	\$772,618												\$772,618
SP:LP%	108.27%												108.27%
SP to AV	1.42												1.42
# Units Sold	11												11
3 Mo Rate of Ab	0.42												0.42
Active Listings	11												11
Under Contracts	16												16

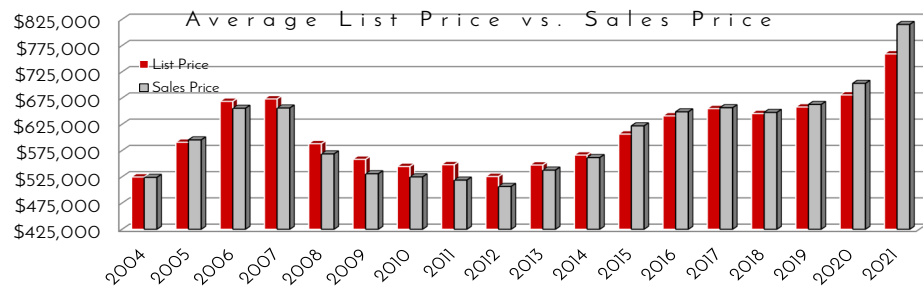
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	16	23	38.84%
Sales Price	\$916,283	\$772,618	-15.68%
LP:SP	104.78%	108.27%	3.33%
SP:AV	1.360	1.415	4.10%

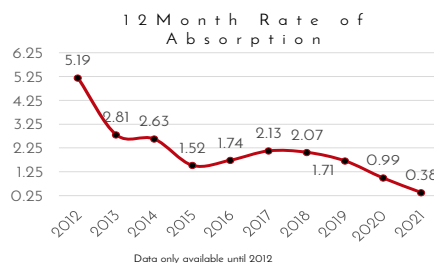
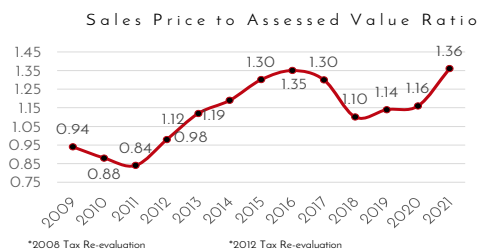


YTD	2021	2022	% Change
# Units Sold	23	11	-52.17%
Rate of Ab 3 Mo	0.97	0.42	-56.70%
Actives	17	11	-35.29%
Under Contracts	37	16	-56.76%

South Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321	\$657,860	\$680,887	\$759,018
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912	\$648,659	\$656,486	\$647,569	\$662,663	\$702,884	\$815,150



South Orange Yearly Market Reports

