



# South Orange

## January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 W South Orange Avenue 5B	HighRise	2	2.1	22	\$345,000	\$345,000	\$345,000	100.00%	\$256,500	1.35
2	157 Tichenor Avenue	Colonial	4	2.0	114	\$629,000	\$629,000	\$600,000	95.39%	\$348,600	1.72
3	429 Meeker Street	Colonial	4	1.2	21	\$789,000	\$789,000	\$808,000	102.41%	\$496,600	1.63
4	57 Fielding Court	Colonial	4	1.1	9	\$689,000	\$689,000	\$827,000	120.03%	\$470,300	1.76
5	278 Underhill Road	Colonial	6	4.2	10	\$888,800	\$888,800	\$954,018	107.34%	\$726,100	1.31
6	187 Crestwood Drive	RanchExp	5	3.2	20	\$1,050,000	\$1,050,000	\$1,101,000	104.86%	\$741,800	1.48
7	302 Grove Road	Tudor	6	4.1	33	\$1,689,000	\$1,594,000	\$1,620,000	101.63%		
<b>AVERAGE</b>					33	\$868,543	\$854,971	\$893,574	104.52%		1.54

### *Active* Listings in South Orange

Number of Units: 6  
 Average List Price: \$916,813  
 Average Days on Market: 11

### *Under Contract* Listings in South Orange

Number of Units: 9  
 Average List Price: \$945,833  
 Average Days on Market: 33

# 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
List Price	\$854,971												\$854,971
Sales Price	\$893,574												\$893,574
SP:LP%	104.52%												104.52%
SP to AV	1.54												1.54
# Units Sold	7												7
3 Mo Rate of Ab	0.68												0.68
Active Listings	6												6
Under Contracts	9												9

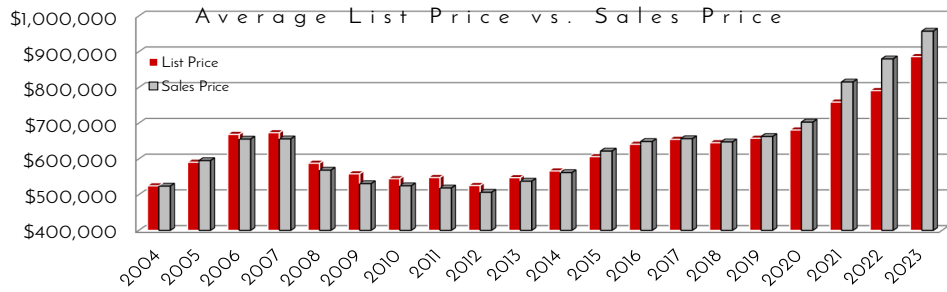
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	28	33	18.65%
Sales Price	\$722,428	\$893,574	23.69%
LP:SP	101.38%	104.52%	3.10%
SP:AV	1.372	1.542	12.38%



YTD	2023	2024	% Change
# Units Sold	7	7	0.00%
Rate of Ab 3 Mo	2.42	0.68	-71.90%
Actives	17	6	-64.71%
Under Contracts	17	9	-47.06%

## South Orange Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
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	\$791,191	\$886,297
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	\$879,774	\$957,398

## South Orange Yearly Market Reports

