



KELLERWILLIAMS.

South Orange

December 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	18 Prospect Street U:C4D	OneFloor	2	2.0	147	\$289,000	\$280,000	\$260,000	92.86%	\$259,900	1.00
2	20 Stanley Road	Ranch	2	1.1	14	\$409,000	\$409,000	\$450,241	110.08%	\$368,400	1.22
3	17 Eder Terrace	Colonial	3	1.2	15	\$529,000	\$529,000	\$565,500	106.90%	\$398,700	1.42
4	143 S Centre Street	Colonial	4	3.1	17	\$750,000	\$750,000	\$735,000	98.00%	\$502,100	1.46
5	287 Vose Avenue	Colonial	6	3.1	17	\$699,000	\$699,000	\$810,000	115.88%	\$506,700	1.60
6	5 Kingsland Court	Colonial	4	3.1	9	\$849,000	\$849,000	\$1,012,500	119.26%	\$661,700	1.53
7	167 N Ridgewood Road	Colonial	4	2.1	10	\$1,100,000	\$1,100,000	\$1,250,000	113.64%		
8	377 Irving Avenue	Colonial	6	3.1	28	\$1,495,000	\$1,495,000	\$1,500,000	100.33%		
AVERAGE					32	\$765,000	\$763,875	\$822,905	107.12%		1.37

"Active" Listings in South Orange

Number of Units: 10
 Average List Price: \$731,650
 Average Days on Market: 70

"Under Contract" Listings in South Orange

Number of Units: 11
 Average List Price: \$884,073
 Average Days on Market: 27

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	25	18	24	32	17	20	18	22	23	22	32	23
List Price	\$700,627	\$588,211	\$735,091	\$756,587	\$922,159	\$781,889	\$819,310	\$882,661	\$653,980	\$944,250	\$761,779	\$763,875	\$791,191
Sales Price	\$772,618	\$656,544	\$823,444	\$885,140	\$1,067,721	\$895,207	\$893,121	\$947,583	\$737,200	\$1,001,750	\$796,286	\$822,905	\$879,774
SP:LP%	108.27%	108.93%	112.90%	117.94%	115.78%	114.44%	109.08%	106.96%	110.66%	105.47%	101.03%	107.12%	110.58%
SP to AV	1.42	1.35	1.38	1.48	1.59	1.68	1.51	1.37	1.47	1.52	1.37	1.37	1.49
# Units Sold	11	9	11	15	22	27	19	18	15	12	14	8	181
3 Mo Rate of Ab	0.42	0.41	0.77	1.59	1.09	1.29	0.85	0.55	0.91	1.13	1.09	0.82	0.91
Active Listings	11	9	9	14	15	21	18	12	13	17	14	10	14
Under Contracts	16	25	34	33	35	33	30	22	17	18	15	11	24

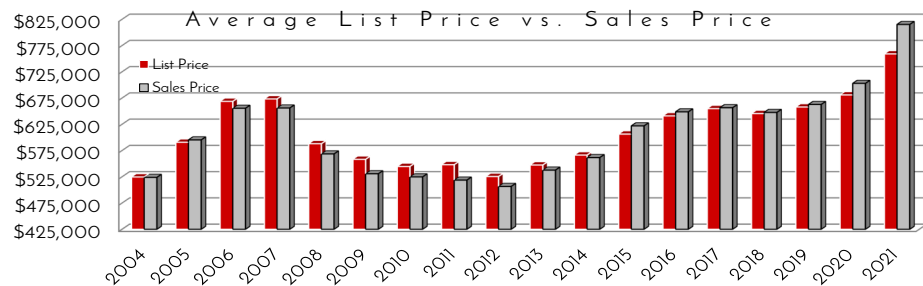
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	24	23	-5.31%
Sales Price	\$815,150	\$879,774	7.93%
LP:SP	107.21%	110.58%	3.14%
SP:AV	1.359	1.493	9.86%

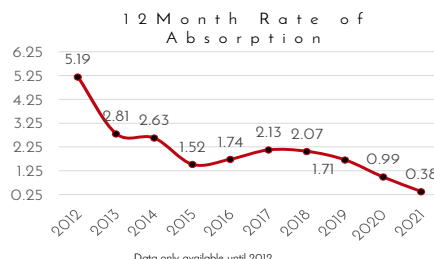
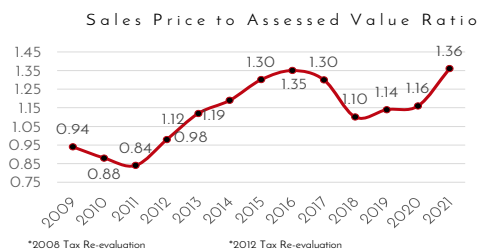


YTD	2021	2022	% Change
# Units Sold	274	181	-33.94%
Rate of Ab 3 Mo	1.02	0.91	-10.78%
Actives	22	14	-36.36%
Under Contracts	38	24	-36.84%

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

