



KELLERWILLIAMS.

South Orange

February 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26-40 Church Street	TwnIntUn	2	2.1	24	\$319,000	\$319,000	\$319,000	100.00%	\$350,900	0.91
2	17-25 Church Street Unit 7	TwnIntUn	2	2.1	35	\$359,000	\$349,000	\$345,000	98.85%	\$315,900	1.09
3	8 Lackawanna Place	Colonial	4	2.0	35	\$549,900	\$549,900	\$549,900	100.00%		
4	515 Hillside Terrace	Colonial	5	2.0	47	\$475,000	\$475,000	\$550,000	115.79%	\$533,800	1.03
5	121 S Kingman Road	Colonial	4	1.2	12	\$600,000	\$549,000	\$570,000	103.83%	\$405,800	1.40
6	68 5th Street	Colonial	6	2.1	29	\$615,000	\$615,000	\$580,000	94.31%	\$417,900	1.39
7	109 Fairview Avenue	Victorian	5	2.1	10	\$739,000	\$739,000	\$823,000	111.37%	\$448,800	1.83
8	116 Turrell Avenue	Colonial	5	3.1	15	\$799,000	\$799,000	\$1,050,000	131.41%	\$761,600	1.38
9	181 Harding Drive	Tudor	4	2.1	21	\$899,000	\$899,000	\$1,122,000	124.81%	\$629,600	1.78
AVERAGE					25	\$594,989	\$588,211	\$656,544	108.93%		1.35

"Active" Listings in South Orange

Number of Units: 9
 Average List Price: \$818,778
 Average Days on Market: 18

"Under Contract" Listings in South Orange

Number of Units: 25
 Average List Price: \$719,112
 Average Days on Market: 39

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											24
List Price	\$700,627	\$588,211											\$650,040
Sales Price	\$772,618	\$656,544											\$720,385
SP:LP%	108.27%	108.93%											108.57%
SP to AV	1.42	1.35											1.39
# Units Sold	11	9											20
3 Mo Rate of Ab	0.42	0.41											0.42
Active Listings	11	9											10
Under Contracts	16	25											21

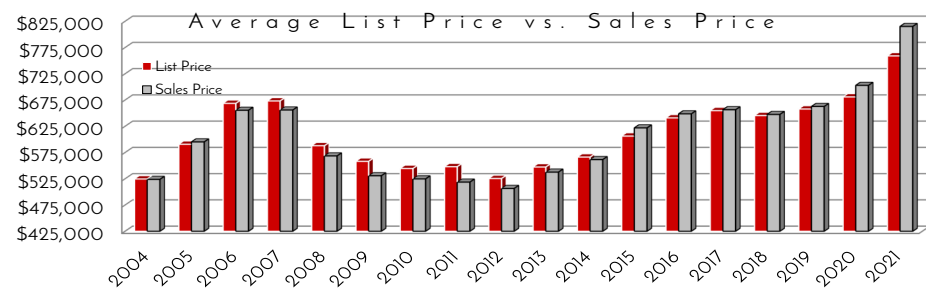
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	26	24	-8.07%
Sales Price	\$817,682	\$720,385	-11.90%
LP:SP	104.05%	108.57%	4.35%
SP:AV	1.322	1.389	5.03%

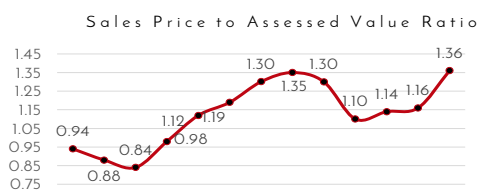


YTD	2021	2022	% Change
# Units Sold	38	20	-47.37%
Rate of Ab 3 Mo	0.94	0.41	-56.38%
Actives	18	9	-50.00%
Under Contracts	35	25	-28.57%

South Orange Yearly Market Trends

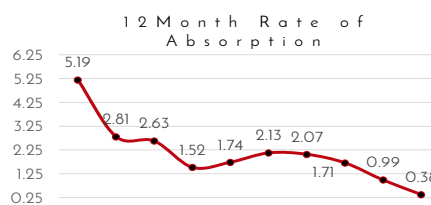


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321	\$657,860	\$680,887	\$759,018
SP	\$523,856	\$595,189	\$655,463	\$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



*2008 Tax Re-evaluation

*2012 Tax Re-evaluation



Data only available until 2012

South Orange Yearly Market Reports

