



KELLERWILLIAMS.

South Orange

November 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 Unit 4-B	OneFloor	1	1.0	85	\$179,000	\$169,900	\$123,000	72.40%	\$151,600	0.81
2	609 W S Orange Avenue 2L	OneFloor	2	2.1	31	\$350,000	\$350,000	\$325,000	92.86%	\$340,900	0.95
3	401 Wilden Place	Colonial	3	1.1	55	\$499,000	\$449,999	\$440,000	97.78%	\$263,000	1.67
4	229 Ward Place	Colonial	3	2.0	17	\$579,000	\$579,000	\$550,000	94.99%	\$448,600	1.23
5	105 Thacher Lane	Ranch	3	2.0	14	\$550,000	\$550,000	\$575,000	104.55%	\$514,400	1.12
6	315 Lenox Avenue	Colonial	5	3.1	16	\$645,000	\$645,000	\$600,000	93.02%	\$535,900	1.12
7	338 W End Road	Ranch	4	2.1	13	\$829,000	\$829,000	\$829,000	100.00%	\$575,400	1.44
8	333 Meadowbrook Lane	Colonial	3	2.0	9	\$750,000	\$750,000	\$851,000	113.47%	\$500,900	1.70
9	46 Warren Court	Colonial	4	2.1	23	\$849,000	\$849,000	\$875,000	103.06%	\$577,500	1.52
10	395 N Wyoming Avenue	Colonial	3	3.1	15	\$875,000	\$875,000	\$925,000	105.71%	\$541,700	1.71
11	231 S Ridgewood Road	Colonial	5	4.1	0	\$985,000	\$985,000	\$1,050,000	106.60%	\$673,600	1.56
12	463 Twin Oak Road	RanchExp	4	4.0	12	\$1,039,000	\$1,039,000	\$1,140,000	109.72%	\$816,900	1.40
13	9 Tillou Road W	TwnEndUn	4	5.1	9	\$1,199,000	\$1,199,000	\$1,275,000	106.34%	\$843,000	1.51
14	340 Tillou Road	Colonial	6	3.2	9	\$1,395,000	\$1,395,000	\$1,590,000	113.98%	\$1,110,700	1.43
AVERAGE					22	\$765,929	\$761,779	\$796,286	101.03%		1.37

"Active" Listings in South Orange

Number of Units: 14
Average List Price: \$694,600
Average Days on Market: 45

"Under Contract" Listings in South Orange

Number of Units: 15
Average List Price: \$846,800
Average Days on Market: 31

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		22
List Price	\$700,627	\$588,211	\$735,091	\$756,587	\$922,159	\$781,889	\$819,310	\$882,661	\$653,980	\$944,250	\$761,779		\$792,454
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		\$882,404
SP:LP%	108.27%	108.93%	112.90%	117.94%	115.78%	114.44%	109.08%	106.96%	110.66%	105.47%	101.03%		110.74%
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		1.50
# Units Sold	11	9	11	15	22	27	19	18	15	12	14		173
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		0.92
Active Listings	11	9	9	14	15	21	18	12	13	17	14		14
Under Contracts	16	25	34	33	35	33	30	22	17	18	15		25

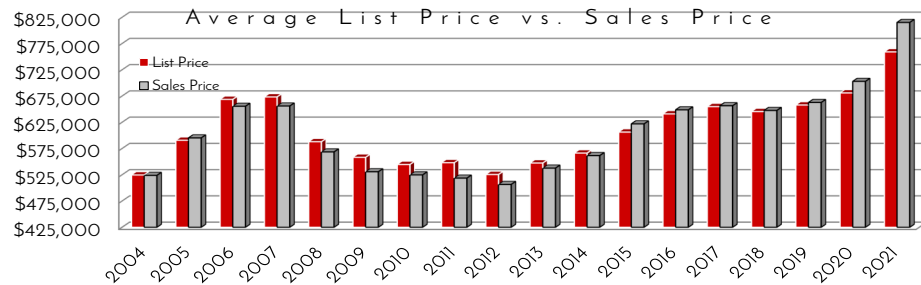
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	23	22	-5.61%
Sales Price	\$813,414	\$882,404	8.48%
LP:SP	107.36%	110.74%	3.15%
SP:AV	1.358	1.498	10.29%

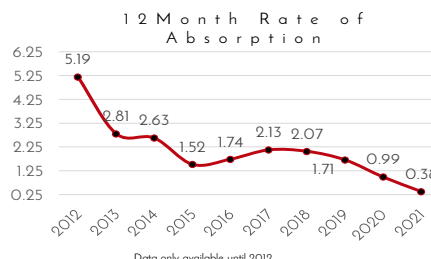
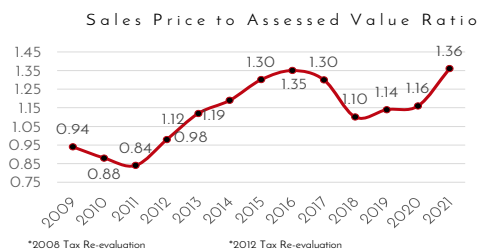


YTD	2021	2022	% Change
# Units Sold	249	173	-30.52%
Rate of Ab 3 Mo	0.65	1.09	67.69%
Actives	13	14	7.69%
Under Contracts	30	15	-50.00%

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

