

# South Orange

## August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	169 Tichenor Avenue	Ranch	3	2.0	22	\$479,900	\$479,900	\$465,000	96.90%	\$379,400	1.23
2	463 Redmond Road	Tudor	6	2.2	12	\$550,000	\$550,000	\$575,000	104.55%	\$784,300	0.73
3	180 Tichenor Avenue	Detached	5	2.0	22	\$679,000	\$679,000	\$650,000	95.73%	\$453,300	1.43
4	388 Irving Avenue	Ranch	3	3.0	24	\$675,000	\$675,000	\$699,000	103.56%	\$460,500	1.52
5	228 Edgewood Terrace	Colonial	3	1.0	38	\$745,000	\$745,000	\$720,000	96.64%	\$500,000	1.44
6	466 Academy Street	Victorian	5	1.1	10	\$699,000	\$699,000	\$725,000	103.72%		
7	26 Village Green Court	TwnIntUn	2	2.1	19	\$649,000	\$649,000	\$750,000	115.56%		
8	220 W South Orange Avenue	Colonial	4	2.1	23	\$799,000	\$699,000	\$799,000	114.31%	\$547,400	1.46
9	29 Ward Place	Victorian	5	2.2	9	\$779,000	\$779,000	\$830,000	106.55%		
10	505 Hartford Court	Colonial	4	3.2	19	\$799,000	\$799,000	\$855,000	107.01%	\$620,600	1.38
11	292 Walton Avenue	Colonial	4	2.2	8	\$769,000	\$769,000	\$969,000	126.01%	\$553,900	1.75
12	301 Western Drive S	Colonial	5	3.1	9	\$899,000	\$899,000	\$980,000	109.01%	\$642,400	1.53
13	63 Whiteoak Drive	Custom	4	3.2	24	\$999,000	\$999,000	\$999,000	100.00%	\$907,700	1.10
14	106 Scotland Road	Custom	3	3.1	19	\$949,000	\$949,000	\$1,100,000	115.91%		
15	560 Centre Street	Meditter	7	3.3	21	\$1,199,000	\$1,199,000	\$1,215,000	101.33%	\$881,500	1.38
16	271 Raymond Court	Custom	5	4.2	22	\$1,450,000	\$1,450,000	\$1,425,500	98.31%	\$1,101,900	1.29
17	325 Ravine Drive	Contemp	5	3.1	7	\$1,369,000	\$1,369,000	\$1,600,000	116.87%		
18	365 Warwick Avenue	Meditter	5	3.1	9	\$1,500,000	\$1,500,000	\$1,700,000	113.33%	\$1,055,400	1.61
<b>AVERAGE</b>					18	\$888,217	\$882,661	\$947,583	106.96%		1.37

### *"Active"* Listings in South Orange

Number of Units: 12  
 Average List Price: \$533,567  
 Average Days on Market: 38

### *"Under Contract"* Listings in South Orange

Number of Units: 22  
 Average List Price: \$738,577  
 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
List Price	\$700,627	\$588,211	\$735,091	\$756,587	\$922,159	\$781,889	\$819,310	\$882,661					\$797,643
Sales Price	\$772,618	\$656,544	\$823,444	\$885,140	\$1,067,721	\$895,207	\$893,121	\$947,583					\$897,189
SP:LP%	108.27%	108.93%	112.90%	117.94%	115.78%	114.44%	109.08%	106.96%					112.25%
SP to AV	1.42	1.35	1.38	1.48	1.59	1.68	1.51	1.37					1.51
# Units Sold	11	9	11	15	22	27	19	18					132
3 Mo Rate of Ab	0.42	0.41	0.77	1.59	1.09	1.29	0.85	0.55					0.87
Active Listings	11	9	9	14	15	21	18	12					14
Under Contracts	16	25	34	33	35	33	30	22					29

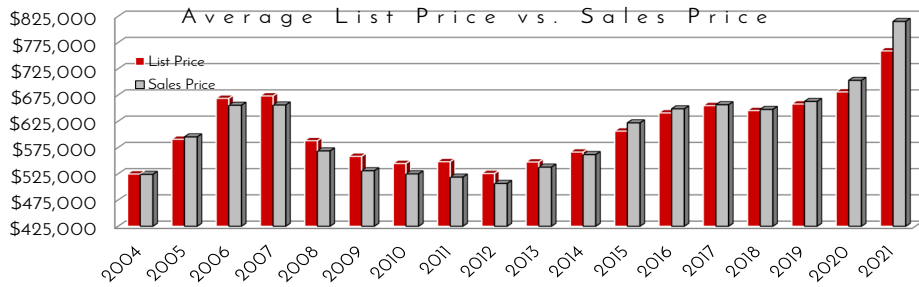
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	23	22	-3.68%
Sales Price	\$830,711	\$897,189	8.00%
LP:SP	108.12%	112.25%	3.82%
SP:AV	1.374	1.513	10.15%

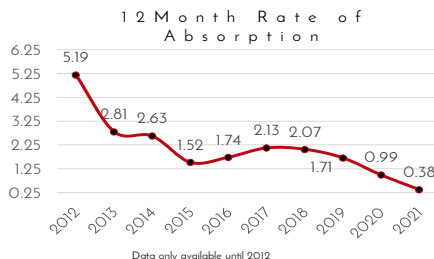
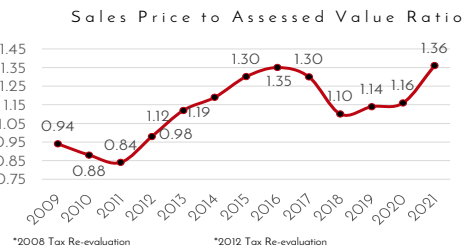


YTD	2021	2022	% Change
# Units Sold	196	132	-32.65%
Rate of Ab 3 Mo	0.77	0.55	-28.57%
Actives	22	12	-45.45%
Under Contracts	25	22	-12.00%

## South Orange Yearly Market Trends



Year	LP	SP
2004	\$524,620	\$523,856
2005	\$590,659	\$595,189
2006	\$668,613	\$655,463
2007	\$673,249	\$655,966
2008	\$587,878	\$568,500
2009	\$558,258	\$530,707
2010	\$544,578	\$524,747
2011	\$547,959	\$518,639
2012	\$525,460	\$506,572
2013	\$547,351	\$537,641
2014	\$566,327	\$561,563
2015	\$606,289	\$621,912
2016	\$640,953	\$648,659
2017	\$654,787	\$656,486
2018	\$645,321	\$647,569
2019	\$657,860	\$662,663
2020	\$680,887	\$702,884
2021	\$799,018	\$815,150



## South Orange Yearly Market Reports

