

South Orange

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 S Stanley Road	Colonial	4	3.1	168	\$699,000	\$659,000	\$675,000	102.43%	\$504,700	1.34
2	541 Scotland Road	Split Level	5	2.1	8	\$750,000	\$750,000	\$805,000	107.33%	\$443,500	1.82
3	180 S Ridgewood Road	Colonial	4	3.0	9	\$810,000	\$810,000	\$950,000	117.28%	\$523,300	1.82
4	372 Hartford Road	Ranch	3	3.1	19	\$985,000	\$985,000	\$985,000	100.00%	\$667,500	1.48
5	31 Wesley Court	Custom	5	3.2	12	\$945,000	\$945,000	\$1,100,000	116.40%	\$570,900	1.93
6	452 S Ridgewood Road	Colonial	4	2.2	9	\$995,000	\$995,000	\$1,135,000	114.07%		
7	163 N Ridgewood Road	Colonial	6	5.1	9	\$1,795,000	\$1,795,000	\$1,800,000	100.28%	\$1,247,900	1.44
AVERAGE					33	\$997,000	\$991,286	\$1,064,286	108.26%		1.64

Active Listings in South Orange

Number of Units: 12
 Average List Price: \$985,667
 Average Days on Market: 19

Under Contract Listings in South Orange

Number of Units: 11
 Average List Price: \$880,888
 Average Days on Market: 15

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											33
List Price	\$854,971	\$991,286											\$923,129
Sales Price	\$893,574	\$1,064,286											\$978,930
SP:LP%	104.52%	108.26%											106.39%
SP to AV	1.54	1.64											1.59
# Units Sold	7	7											14
3 Mo Rate of Ab	0.68	1.57											1.13
Active Listings	6	12											9
Under Contracts	9	11											10

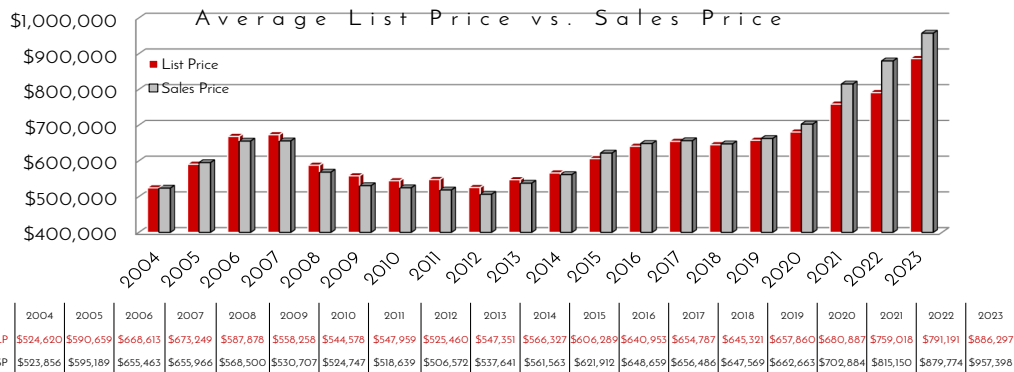
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	35	33	-6.65%
Sales Price	\$835,329	\$978,930	17.19%
LP:SP	103.80%	106.39%	2.49%
SP:AV	1.407	1.589	12.93%



YTD	2023	2024	% Change
# Units Sold	14	14	0.00%
Rate of Ab 3 Mo	2.19	1.13	-48.63%
Actives	15	9	-37.93%
Under Contracts	20	10	-48.72%

South Orange Yearly Market Trends



South Orange Yearly Market Reports

