

South Orange

March 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	72 Arnold Terrace	Colonial	3	1.1	8	\$439,000	\$439,000	\$552,000	125.74%	\$361,900	1.53
2	215 Coudert Place	Colonial	4	1.0	1	\$625,000	\$625,000	\$647,500	103.60%	\$495,400	1.31
3	61 Hixon Place	Colonial	4	2.1	56	\$699,000	\$675,000	\$650,000	96.30%	\$334,700	1.94
4	36 Fielding Court	Colonial	3	2.1	70	\$610,000	\$759,900	\$759,000	99.88%	\$485,900	1.56
5	305 Montague Place	Colonial	3	2.1	54	\$799,900	\$789,900	\$789,900	100.00%	\$458,300	1.72
6	31 Kingman Road	Colonial	3	2.1	50	\$799,000	\$799,000	\$800,000	100.13%		
7	121 2nd Street	Colonial	5	3.1	15	\$749,000	\$749,000	\$852,500	113.82%		
8	445 W So Orange Avenue	Colonial	5	4.1	7	\$799,000	\$799,000	\$950,000	118.90%	\$541,300	1.76
9	415 Thornden Street	Colonial	4	3.0	14	\$1,020,000	\$1,020,000	\$999,999	98.04%	\$626,700	1.60
10	341 N Wyoming Avenue	Colonial	7	4.1	58	\$1,250,000	\$1,195,000	\$1,095,000	91.63%	\$925,600	1.18
11	114 Prospect Place	Victorian	5	3.1	10	\$985,000	\$985,000	\$1,150,000	116.75%	\$636,400	1.81
12	121 Irving Avenue	Colonial	6	3.2	17	\$1,378,000	\$1,378,000	\$1,378,000	100.00%	\$827,100	1.67
13	201 N Ridgewood Road	Colonial	6	5.1	48	\$1,750,000	\$1,695,000	\$1,775,000	104.72%		
AVERAGE					31	\$915,608	\$916,062	\$953,761	105.35%		1.61

"Active" Listings in South Orange

Number of Units: 10
 Average List Price: \$733,990
 Average Days on Market: 33

"Under Contract" Listings in South Orange

Number of Units: 20
 Average List Price: \$828,370
 Average Days on Market: 26

South Orange 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	43	31										33
List Price	\$709,557	\$881,257	\$916,062										\$853,500
Sales Price	\$722,428	\$948,229	\$953,761										\$892,352
SP:LP%	101.38%	106.23%	105.35%										104.55%
SP to AV	1.37	1.46	1.61										1.50
# Units Sold	7	7	13										27
3 Mo Rate of Ab	2.42	1.96	1.44										1.94
Active Listings	17	12	10										13
Under Contracts	17	22	20										20

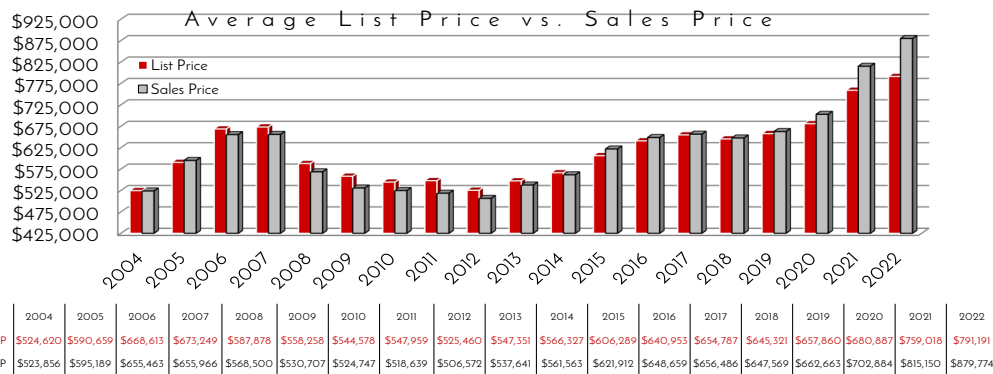
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	22	33	52.41%
Sales Price	\$756,954	\$892,352	17.89%
LP:SP	110.11%	104.55%	-5.05%
SP:AV	1.387	1.498	7.99%



YTD	2022	2023	% Change
# Units Sold	31	27	-12.90%
Rate of Ab 3 Mo	0.53	1.94	263.75%
Actives	10	13	34.48%
Under Contracts	25	20	-21.33%

South Orange Yearly Market Trends



South Orange Yearly Market Reports

