

South Orange

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	378 Valley Street U:A6	TwnInUn	1	1.0	97	\$199,000	\$199,000	\$187,000	93.97%	\$90,300	2.07
2	609 W South Orange Avenue U3F	HighRise	2	2.1	7	\$295,000	\$295,000	\$295,000	100.00%	\$283,200	1.04
3	448 Vose Avenue	Ranch	4	2.1	12	\$599,000	\$599,000	\$660,000	110.18%	\$451,900	1.46
4	321 Hartford Road	Colonial	6	4.2	17	\$899,000	\$899,000	\$900,000	100.11%	\$696,700	1.29
5	221 Highland Road	Colonial	4	2.2	19	\$875,000	\$875,000	\$950,000	108.57%	\$688,400	1.38
6	295 West End Road	Colonial	4	4.0	21	\$999,900	\$999,900	\$999,999	100.01%	\$708,300	1.41
7	265 Scotland Road	Colonial	6	4.1	20	\$1,100,000	\$1,100,000	\$1,065,000	96.82%	\$1,125,800	0.95
AVERAGE					28	\$709,557	\$709,557	\$722,428	101.38%		1.37

"Active" Listings in South Orange

Number of Units: 17
 Average List Price: \$876,976
 Average Days on Market: 22

"Under Contract" Listings in South Orange

Number of Units: 17
 Average List Price: \$842,035
 Average Days on Market: 46

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												28
List Price	\$709,557												\$709,557
Sales Price	\$722,428												\$722,428
SP:LP%	101.38%												101.38%
SP to AV	1.37												1.37
# Units Sold	7												7
3 Mo Rate of Ab	2.42												2.42
Active Listings	17												17
Under Contracts	17												17

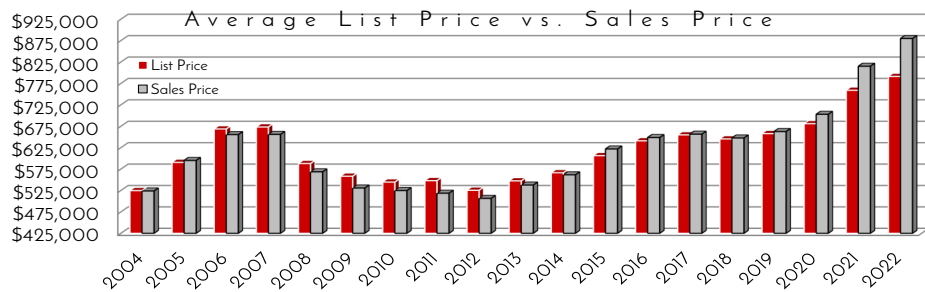
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	23	28	20.83%
Sales Price	\$772,618	\$722,428	-6.50%
LP:SP	108.27%	101.38%	-6.37%
SP:AV	1.415	1.372	-3.08%

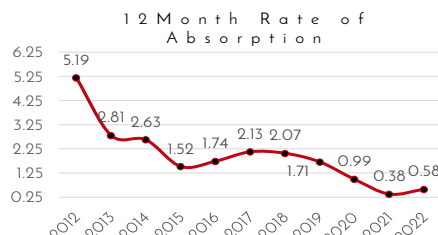
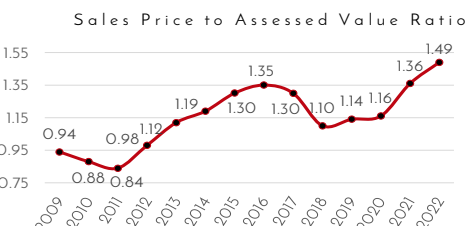


YTD	2022	2023	% Change
# Units Sold	11	7	-36.36%
Rate of Ab 3 Mo	0.42	2.42	476.19%
Actives	11	17	54.55%
Under Contracts	16	17	6.25%

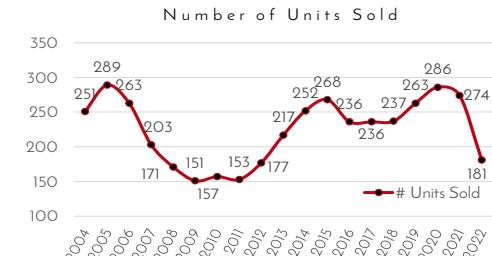
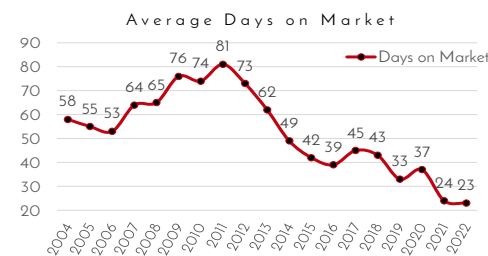
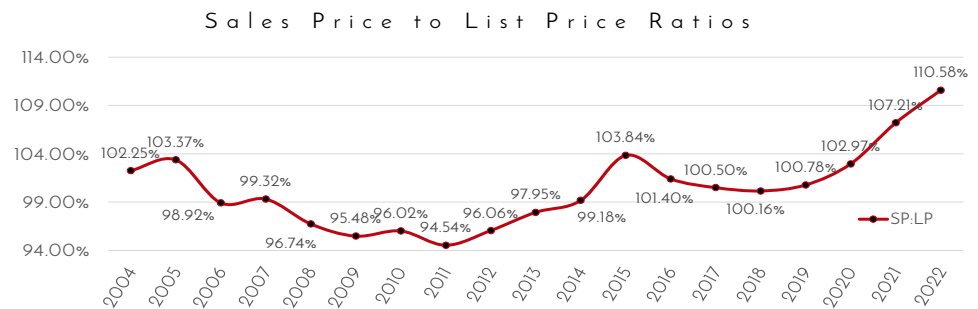
South Orange Yearly Market Trends



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	\$759,018	\$815,150
2022	\$791,191	\$879,774



South Orange Yearly Market Reports



*2008 Tax Re-evaluation

*2012 Tax Re-evaluation

Data only available until 2012