

South Orange

February 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17-25 Church Street Unit 3	FirstFlr	2	2.0	29	\$325,000	\$325,000	\$318,500	98.00%	\$296,200	1.08
2	433 Wilden Place	Colonial	3	1.1	4	\$412,000	\$412,000	\$412,000	100.00%	\$371,100	1.11
3	505 Hartford Court	Colonial	4	3.2	62	\$650,000	\$650,000	\$630,000	96.92%	\$620,600	1.02
4	111 Glenview Road	Colonial	6	4.1	4	\$664,900	\$664,900	\$630,000	94.75%	\$1,301,400	0.48
5	292 Scotland Road	Colonial	6	3.2	7	\$635,500	\$635,500	\$631,500	99.37%	\$647,400	0.98
6	227 S Ridgewood Road	Colonial	3	2.1	47	\$650,000	\$639,900	\$635,000	99.23%	\$471,800	1.35
7	68 Riggs Place	Colonial	4	3.2	10	\$739,000	\$739,000	\$745,000	100.81%	\$382,400	1.95
8	2 Foster Court	Colonial	4	2.2	28	\$749,999	\$749,999	\$748,000	99.73%	\$687,400	1.09
9	35 Speir Drive	Colonial	5	4.2	36	\$895,000	\$795,000	\$800,000	100.63%	\$820,500	0.98
10	296 Underhill Road	Tudor	5	4.2	40	\$849,900	\$849,900	\$835,000	98.25%	\$928,200	0.90
11	540 Page Terrace	Colonial	5	4.1	18	\$899,900	\$899,900	\$899,900	100.00%	\$577,700	1.56
12	325 Ravine Drive	Contemp	4	2.1	42	\$989,000	\$899,000	\$969,000	107.79%	\$839,400	1.15
AVERAGE					27	\$705,017	\$688,342	\$687,825	99.62%		1.14

"Active" Listings in South Orange

Number of Units: **64**
 Average List Price: **\$720,576**
 Average Days on Market: **43**

"Under Contract" Listings in South Orange

Number of Units: **45**
 Average List Price: **\$562,044**
 Average Days on Market: **50**

South Orange 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32	27											30
List Price	\$638,945	\$688,342											\$657,469
Sales Price	\$629,323	\$687,825											\$651,261
SP:LP%	98.37%	99.62%											98.84%
SP to AV	1.15	1.14											1.14
# Units Sold	20	12											32
3 Mo Rate of Ab	2.00	3.52											2.76
Active Listings	41	64											53
Under Contracts	39	45											42

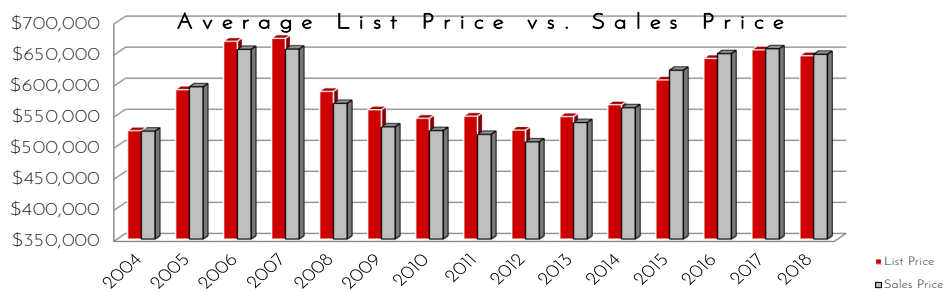
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	48	30	-37.10%
Sales Price	\$667,800	\$651,261	-2.48%
LP:SP	99.26%	98.84%	-0.42%
SP:AV	1.11	1.14	3.09%



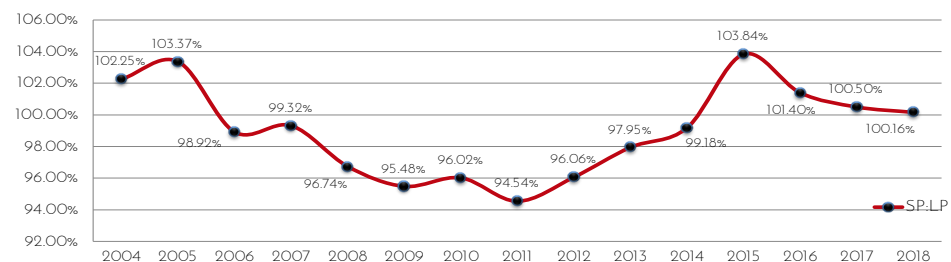
YTD	2018	2019	% Change
# Units Sold	28	32	14.29%
Rate of Ab 3 Mo	3.12	3.52	12.82%
Actives	58	64	10.34%
Under Contracts	42	45	7.14%

South Orange Yearly Market Trends

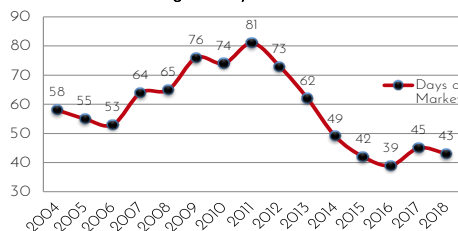


South Orange Yearly Market Reports

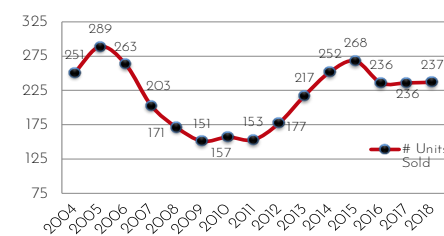
Sales Price to List Price Ratios



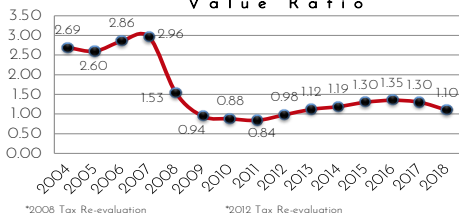
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

