

# South Orange

## December 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 S Orange Avenue	OneFloor	2	2.1	27	\$299,000	\$299,000	\$265,000	88.63%	\$250,300	1.06
2	551 S Orange Avenue	Custom	2	1.3	91	\$499,000	\$499,000	\$457,500	91.68%	\$393,600	1.16
3	351 Radel Terrace	Colonial	3	1.1	10	\$500,000	\$500,000	\$515,000	103.00%	\$468,400	1.10
4	346 South Ridgewood Road	OneFloor	2	1.1	24	\$529,000	\$529,000	\$530,000	100.19%	\$422,300	1.26
5	56 Warren Court	Colonial	4	3.1	322	\$684,950	\$569,900	\$566,000	99.32%	\$539,700	1.05
6	185 Village Road	Colonial	7	2.1	31	\$614,900	\$599,900	\$577,500	96.27%	\$617,600	0.94
7	112 Fairview Avenue	Victrian	6	2.1	48	\$625,000	\$625,000	\$625,000	100.00%	\$567,600	1.10
8	8 E Clark Place	Victorian	5	2.1	9	\$605,000	\$605,000	\$661,500	109.34%	\$569,900	1.16
9	373 Melrose Place	Colonial	4	3.2	67	\$750,000	\$750,000	\$732,500	97.67%	\$733,000	1.00
10	343 Richmond Avenue	Colonial	5	2.1	13	\$725,000	\$725,000	\$753,000	103.86%	\$587,200	1.28
11	9 Tillou Road W	TwnEndUn	4	5.1	455	\$850,000	\$799,000	\$800,000	100.13%	\$894,900	0.89
12	222 Conway Court	Colonial	4	4.1	14	\$779,000	\$779,000	\$800,000	102.70%	\$652,800	1.23
13	22 Hart Drive North	Ranch	4	2.2	11	\$775,000	\$775,000	\$800,000	103.23%	\$608,300	1.32
14	3 Tillou Road W	TwnIntUn	3	5.1	50	\$800,000	\$840,000	\$825,000	98.21%	\$947,700	0.87
15	9 Lenox Terrace	Colonial	4	4.2	86	\$889,000	\$849,000	\$856,000	100.82%	\$694,000	1.23
<b>AVERAGE</b>					84	\$661,657	\$649,587	\$650,933	99.67%		1.11

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

Number of Units: 37  
 Average List Price: \$606,249  
 Average Days on Market: 102

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

Number of Units: 30  
 Average List Price: \$559,585  
 Average Days on Market: 53

# 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	43	43	27	16	31	30	31	44	25	84	33
List Price	\$638,945	\$688,342	\$558,328	\$665,565	\$700,359	\$622,823	\$687,622	\$667,569	\$661,533	\$655,267	\$664,129	\$649,587	\$657,860
Sales Price	\$629,323	\$687,825	\$565,361	\$663,193	\$701,654	\$644,391	\$704,675	\$671,014	\$657,400	\$656,233	\$657,261	\$650,933	\$662,663
SP:LP%	98.37%	99.62%	100.76%	100.59%	100.28%	104.10%	102.08%	100.78%	98.89%	100.20%	99.07%	99.67%	100.78%
SP to AV	1.15	1.14	1.08	1.11	1.12	1.18	1.13	1.17	1.18	1.07	1.14	1.11	1.14
# Units Sold	20	12	18	20	37	35	36	26	15	15	14	15	263
3 Mo Rate of Ab	2.00	3.52	4.19	3.98	3.30	2.25	2.39	1.86	2.29	3.16	3.50	2.59	2.92
Active Listings	41	64	60	67	82	68	67	64	62	58	45	37	60
Under Contracts	39	45	65	66	64	56	39	27	33	38	38	30	45

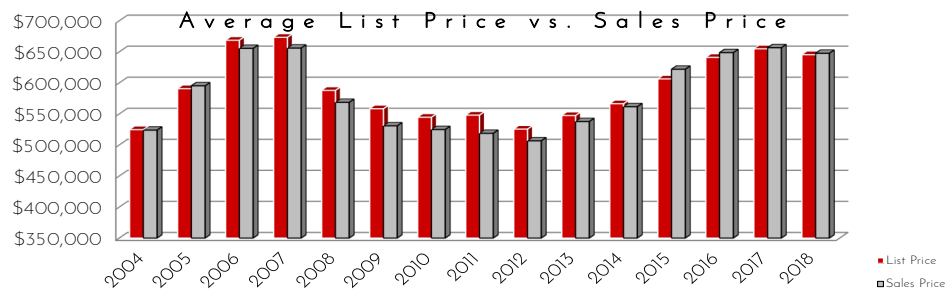
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	43	33	-22.94%
Sales Price	\$647,569	\$662,663	2.33%
LP:SP	100.16%	100.78%	0.62%
SP:AV	1.103	1.135	2.94%



YTD	2018	2019	% Change
# Units Sold	237	263	10.97%
Rate of Ab 3 Mo	2.22	2.59	16.67%
Actives	35	37	5.71%
Under Contracts	43	30	-30.23%

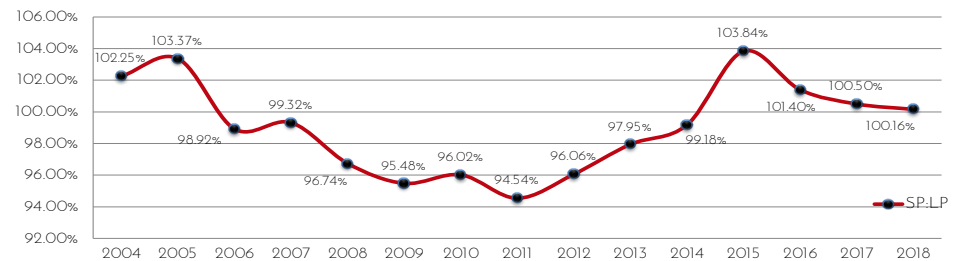
## South Orange Yearly Market Trends



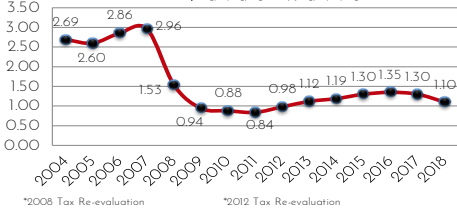
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747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

## South Orange Yearly Market Reports

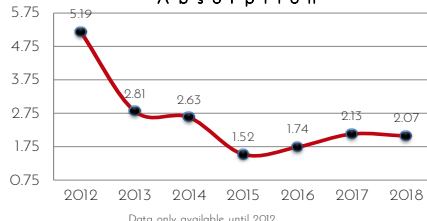
### Sales Price to List Price Ratios



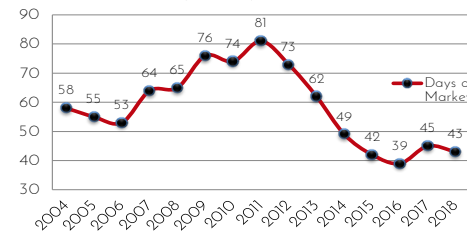
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

