

# South Orange

## October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	31-41 Church Street	OneFloor	2	2.0	52	\$549,000	\$530,000	\$525,000	99.06%	\$374,800	1.40
2	123 Roland Avenue	Colonial	5	2.1	25	\$599,000	\$599,000	\$561,000	93.66%	\$478,000	1.17
3	425 S Ridgewood Road	Colonial	4	1.1	8	\$675,000	\$675,000	\$750,000	111.11%	\$515,800	1.45
4	485 Mayhew Court	Colonial	5	3.2	15	\$829,000	\$829,000	\$829,000	100.00%	\$647,900	1.28
5	37 S Centre Street	Colonial	5	2.1	0	\$835,000	\$835,000	\$835,000	100.00%	\$561,000	1.49
6	511 Melrose Place	CapeCod	4	3.2	13	\$779,000	\$779,000	\$910,000	116.82%	\$597,400	1.52
7	33 Stanley Road	Colonial	8	2.0	62	\$1,050,000	\$1,050,000	\$1,075,000	102.38%	\$581,000	1.85
8	219 Conway Court	Colonial	4	2.1	15	\$995,000	\$995,000	\$1,100,000	110.55%	\$585,300	1.88
9	653 Mountain Drive	RanchExp	5	4.1	46	\$1,250,000	\$1,250,000	\$1,225,000	98.00%	\$869,100	1.41
10	75 Whiteoak Drive	Colonial	5	3.2	15	\$1,200,000	\$1,200,000	\$1,351,000	112.58%	\$843,000	1.60
11	18 Glenside Road	Colonial	6	3.3	8	\$1,189,000	\$1,189,000	\$1,355,000	113.96%	\$717,400	1.89
12	500 Grove Terrace	Colonial	5	3.1	22	\$1,400,000	\$1,400,000	\$1,505,000	107.50%	\$1,187,000	1.27
AVERAGE					23	\$945,833	\$944,250	\$1,001,750	105.47%		1.52

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

Number of Units: 17  
Average List Price: \$832,553  
Average Days on Market: 26

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

Number of Units: 18  
Average List Price: \$768,772  
Average Days on Market: 27

# South Orange 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	23	25	18	24	32	17	20	18	22	23			22
List Price	\$700,627	\$588,211	\$735,091	\$756,587	\$922,159	\$781,889	\$819,310	\$882,661	\$653,980	\$944,250			\$795,155
Sales Price	\$772,618	\$656,544	\$823,444	\$885,140	\$1,067,721	\$895,207	\$893,121	\$947,583	\$737,200	\$1,001,750			\$889,987
SP:LP%	108.27%	108.93%	112.90%	117.94%	115.78%	114.44%	109.08%	106.96%	110.66%	105.47%			111.59%
SP to AV	1.42	1.35	1.38	1.48	1.59	1.68	1.51	1.37	1.47	1.52			1.51
# Units Sold	11	9	11	15	22	27	19	18	15	12			159
3 Mo Rate of Ab	0.42	0.41	0.77	1.59	1.09	1.29	0.85	0.55	0.91	1.13			0.90
Active Listings	11	9	9	14	15	21	18	12	13	17			14
Under Contracts	16	25	34	33	35	33	30	22	17	18			26

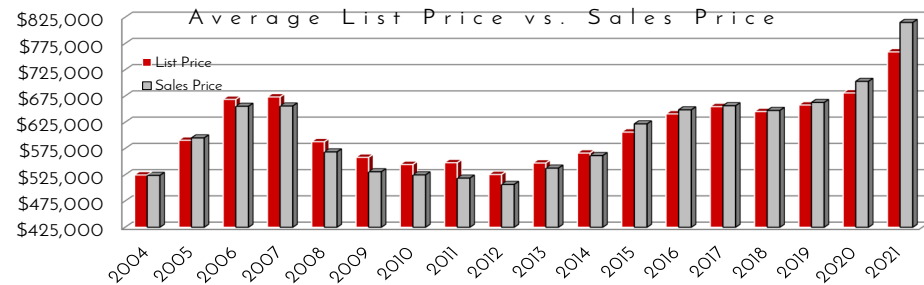
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	23	22	-4.60%
Sales Price	\$818,388	\$889,987	8.75%
LP:SP	107.38%	111.59%	3.92%
SP:AV	1.365	1.510	10.56%

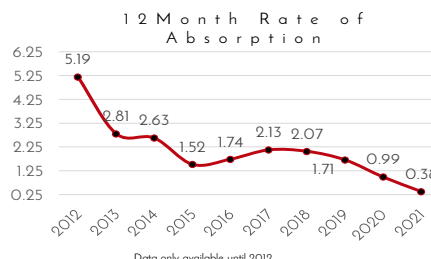
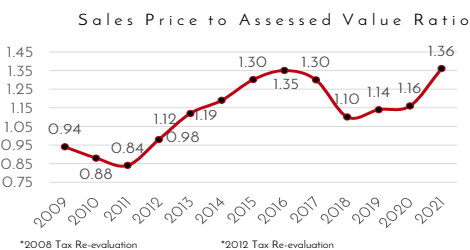


YTD	2021	2022	% Change
# Units Sold	228	159	-30.26%
Rate of Ab 3 Mo	1.10	1.13	2.73%
Actives	21	17	-19.05%
Under Contracts	34	18	-47.06%

## South Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
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	\$657,860	\$680,887	\$759,018
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	\$662,663	\$702,884	\$815,150



## South Orange Yearly Market Reports

