

# South Orange

## November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	156 Academy Street	Colonial	3	1.0	0	\$450,000	\$450,000	\$450,000	100.00%	\$378,900	1.19
2	171 Tichenor Avenue	FixrUppr	3	1.1	12	\$399,900	\$399,900	\$476,000	119.03%	\$337,900	1.41
3	112 Reynolds Place	Colonial	3	1.1	15	\$599,000	\$599,000	\$650,000	108.51%	\$399,200	1.63
4	273 Vose Avenue	Tudor	4	2.0	24	\$675,000	\$675,000	\$725,000	107.41%	\$502,000	1.44
5	3 Lenox Terrace	Tudor	3	2.1	17	\$925,000	\$925,000	\$999,999	108.11%	\$542,200	1.84
6	173 Village Road	Victorian	4	1.1	7	\$825,000	\$825,000	\$1,050,000	127.27%	\$598,700	1.75
7	66 Riggs Place	Victorian	4	3.1	14	\$925,000	\$925,000	\$1,078,000	116.54%	\$634,800	1.70
8	315 Lenox Avenue	Colonial	5	4.1	16	\$1,295,000	\$1,295,000	\$1,250,000	96.53%	\$535,900	
9	312 Lenox Avenue	Colonial	5	3.2	16	\$1,248,000	\$1,248,000	\$1,280,000	102.56%	\$535,100	
<b>AVERAGE</b>					13	\$815,767	\$815,767	\$884,333	109.55%		1.57

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

Number of Units: 5  
 Average List Price: \$877,600  
 Average Days on Market: 39

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

Number of Units: 12  
 Average List Price: \$937,890  
 Average Days on Market: 33

# South Orange 2023 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	42	23	31	18	17	27	22	13		25
List Price	\$709,557	\$881,257	\$916,062	\$756,340	\$923,556	\$958,700	\$944,217	\$987,676	\$779,831	\$780,421	\$815,767		\$879,742
Sales Price	\$722,428	\$948,229	\$953,761	\$787,600	\$1,019,781	\$1,093,542	\$1,007,667	\$1,080,380	\$832,156	\$835,216	\$884,333		\$949,133
SP:LP%	101.38%	106.23%	105.35%	104.82%	110.69%	113.08%	106.06%	111.70%	106.60%	108.47%	109.55%		108.24%
SP to AV	1.37	1.46	1.61	1.50	1.60	1.75	1.57	1.65	1.61	1.44	1.57		1.58
# Units Sold	7	7	13	10	16	12	18	25	16	14	9		147
3 Mo Rate of Ab	2.42	1.96	1.44	1.74	1.23	1.70	0.96	0.41	0.67	0.44	0.66		1.24
Active Listings	17	12	10	20	17	17	15	9	12	9	5		13
Under Contracts	17	22	20	25	30	34	28	18	20	13	12		22

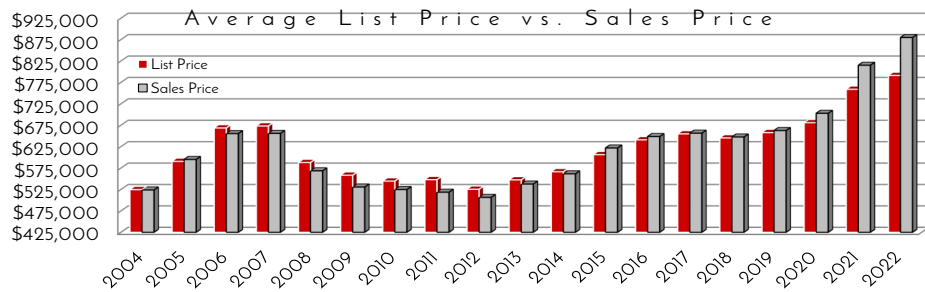
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	22	25	12.88%
Sales Price	\$882,404	\$949,133	7.56%
LP:SP	110.74%	108.24%	-2.26%
SP:AV	1.498	1.582	5.67%



YTD	2022	2023	% Change
# Units Sold	173	147	-15.03%
Rate of Ab 3 Mo	0.92	1.24	34.95%
Actives	14	13	-6.54%
Under Contracts	25	22	-14.03%

## 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

