



KELLERWILLIAMS.

# South Orange

## September 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	200 Irvington Avenue 5B	OneFloor	1	1.0	64	\$199,000	\$175,000	\$150,000	85.71%	\$91,300	1.64
2	372 Valley Street	OneFloor	2	1.0	27	\$199,000	\$199,000	\$210,000	105.53%	\$100,700	
3	121 Second Street	Colonial	4	2.1	32	\$450,000	\$399,900	\$370,000	92.52%	\$349,700	1.06
4	127 Seton Place	Colonial	3	2.0	16	\$529,000	\$529,000	\$512,000	96.79%	\$330,100	1.55
5	136 College Place	Colonial	4	1.1	20	\$475,000	\$475,000	\$560,000	117.89%	\$433,000	1.29
6	343 Warwick Avenue	Colonial	6	2.1	40	\$550,000	\$550,000	\$580,000	105.45%	\$637,400	0.91
7	232 Ward Place	Colonial	3	1.1	9	\$459,000	\$459,000	\$608,000	132.46%	\$401,800	1.51
8	88 Park Place	Colonial	4	1.1	12	\$599,900	\$599,900	\$675,000	112.52%	\$437,900	1.54
9	133 Mercer Place	Colonial	4	2.0	17	\$699,900	\$699,900	\$775,000	110.73%	\$394,200	1.97
10	86 Jessica Way	Colonial	3	2.1	16	\$849,000	\$849,000	\$901,000	106.12%	\$645,000	1.40
11	263 Kingsland Terrace	Colonial	4	2.1	9	\$825,000	\$825,000	\$995,500	120.67%	\$550,200	1.81
12	314 N Western Drive	Colonial	5	3.2	10	\$975,000	\$975,000	\$1,055,000	108.21%	\$675,100	1.56
13	8 Jessica Way	Colonial	3	2.2	15	\$900,000	\$900,000	\$1,075,000	119.44%	\$880,100	1.22
14	401 Harding Drive	Tudor	6	4.1	30	\$1,275,000	\$1,275,000	\$1,291,500	101.29%	\$807,000	1.60
15	42 Warren Court	Colonial	4	3.1	15	\$899,000	\$899,000	\$1,300,000	144.61%	\$614,700	
AVERAGE					22	\$658,920	\$653,980	\$737,200	110.66%		1.47

### "Active" Listings in South Orange

Number of Units: 13  
 Average List Price: \$658,892  
 Average Days on Market: 41

### "Under Contract" Listings in South Orange

Number of Units: 17  
 Average List Price: \$774,288  
 Average Days on Market: 22

# 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				22
List Price	\$700,627	\$588,211	\$735,091	\$756,587	\$922,159	\$781,889	\$819,310	\$882,661	\$653,980				\$782,984
Sales Price	\$772,618	\$656,544	\$823,444	\$885,140	\$1,067,721	\$895,207	\$893,121	\$947,583	\$737,200				\$880,864
SP:LP%	108.27%	108.93%	112.90%	117.94%	115.78%	114.44%	109.08%	106.96%	110.66%				112.09%
SP to AV	1.42	1.35	1.38	1.48	1.59	1.68	1.51	1.37	1.47				1.51
# Units Sold	11	9	11	15	22	27	19	18	15				147
3 Mo Rate of Ab	0.42	0.41	0.77	1.59	1.09	1.29	0.85	0.55	0.91				0.88
Active Listings	11	9	9	14	15	21	18	12	13				14
Under Contracts	16	25	34	33	35	33	30	22	17				27

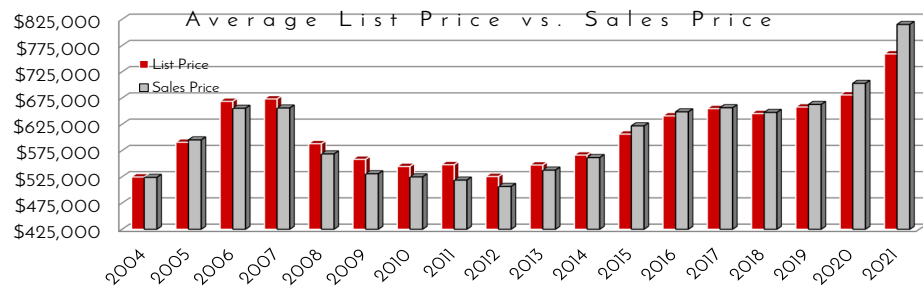
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	23	22	-4.04%
Sales Price	\$827,679	\$880,864	6.43%
LP:SP	107.77%	112.09%	4.00%
SP:AV	1.371	1.509	10.09%

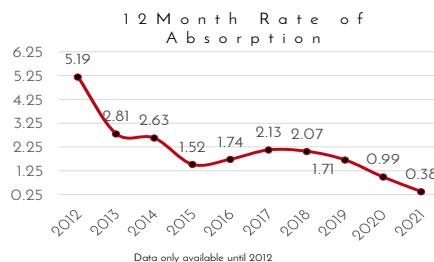
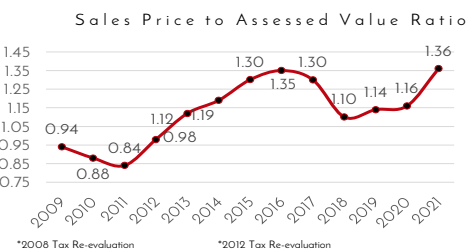


YTD	2021	2022	% Change
# Units Sold	209	147	-29.67%
Rate of Ab 3 Mo	0.95	0.91	-4.21%
Actives	23	13	-43.48%
Under Contracts	34	17	-50.00%

## 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

