

South Orange

March 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18 Prospect Street	MultiFlr	2	2.0	25	\$295,000	\$295,000	\$280,000	94.92%	\$259,900	1.08
2	609 W South Orange Avenue	HighRise	2	2.1	70	\$305,000	\$305,000	\$295,000	96.72%	\$251,600	1.17
3	17-25 Church Street	TwnIntUn	3	2.1	8	\$439,000	\$439,000	\$515,000	117.31%	\$348,900	1.48
4	339 Meadowbrook Lane	Colonial	3	3.0	41	\$650,000	\$650,000	\$705,000	108.46%	\$554,300	1.27
5	284 Richmond Avenue	Colonial	4	2.1	8	\$550,000	\$550,000	\$800,000	145.45%	\$526,300	1.52
6	205 Vose Avenue	Colonial	3	1.1	10	\$699,000	\$699,000	\$838,888	120.01%	\$452,900	1.85
7	77 S Wyoming Avenue	Colonial	5	3.2	13	\$725,000	\$725,000	\$850,000	117.24%	\$540,600	1.57
8	6 Tillou Road W	TwnEndUn	4	5.1	0	\$899,000	\$899,000	\$924,000	102.78%	\$804,700	1.15
9	560 Sinclair Terrace	Colonial	5	2.1	10	\$789,000	\$789,000	\$999,999	126.74%	\$595,100	1.68
10	237 Highland Road	Colonial	5	3.2	9	\$935,000	\$935,000	\$1,050,000	112.30%	\$773,700	1.36
11	151 Montrose Avenue	Custom	6	4.2	7	\$1,800,000	\$1,800,000	\$1,800,000	100.00%	\$1,656,400	1.09
AVERAGE					18	\$735,091	\$735,091	\$823,444	112.90%		1.38

"Active" Listings in South Orange

Number of Units: 9
Average List Price: \$654,978
Average Days on Market: 17

"Under Contract" Listings in South Orange

Number of Units: 34
Average List Price: \$847,232
Average Days on Market: 30

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										22
List Price	\$700,627	\$588,211	\$735,091										\$680,219
Sales Price	\$772,618	\$656,544	\$823,444										\$756,954
SP:LP%	108.27%	108.93%	112.90%										110.11%
SP to AV	1.42	1.35	1.38										1.39
# Units Sold	11	9	11										31
3 Mo Rate of Ab	0.42	0.41	0.77										0.53
Active Listings	11	9	9										10
Under Contracts	16	25	34										25

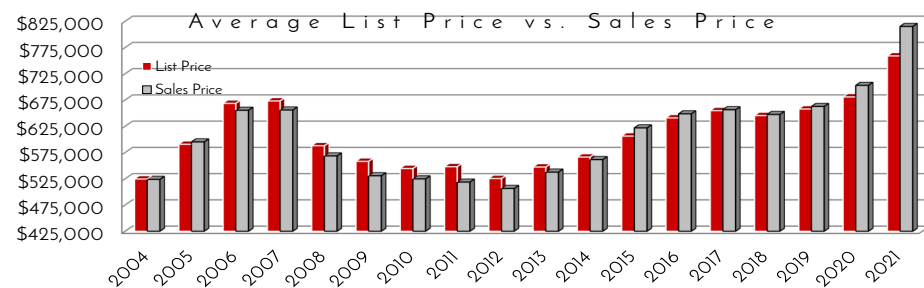
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	30	22	-26.96%
Sales Price	\$819,064	\$756,954	-7.58%
LP:SP	105.31%	110.11%	4.56%
SP:AV	1.329	1.387	4.31%

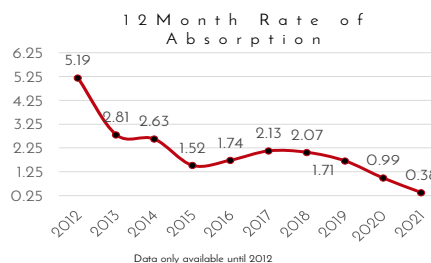
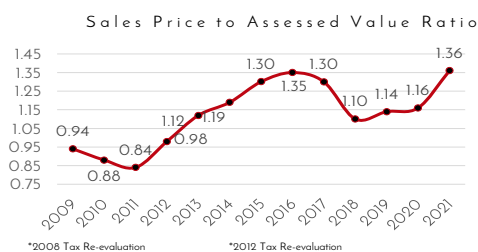


YTD	2021	2022	% Change
# Units Sold	65	31	-52.31%
Rate of Ab 3 Mo	1.31	0.77	-41.22%
Actives	25	9	-64.00%
Under Contracts	43	34	-20.93%

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	\$592,460	\$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

