

South Orange

September 2023 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|----------------|---------------------------|-----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 609 W So Orange Avenue 2J | OneFloor | 1 | 1.0 | 16 | \$245,000 | \$245,000 | \$290,000 | 118.37% | \$187,900 | 1.54 |
| 2 | 611 Cameron Road | CapeCod | 3 | 2.0 | 0 | \$482,500 | \$482,500 | \$482,500 | 100.00% | \$425,400 | 1.13 |
| 3 | 359 Wilden Place | Colonial | 4 | 2.0 | 30 | \$409,000 | \$469,900 | \$490,000 | 104.28% | \$368,100 | 1.33 |
| 4 | 307 Vose Avenue | Victorian | 3 | 2.1 | 64 | \$615,000 | \$615,000 | \$575,000 | 93.50% | \$422,700 | 1.36 |
| 5 | 705 Kenmore Avenue | Colonial | 4 | 2.1 | 71 | \$679,900 | \$639,900 | \$640,000 | 100.02% | \$352,900 | 1.81 |
| 6 | 609 W So Orange Avenue 6D | OneFloor | 2 | 3.1 | 96 | \$670,000 | \$670,000 | \$695,000 | 103.73% | \$550,000 | 1.26 |
| 7 | 60 4th Street | Custom | 3 | 3.1 | 16 | \$699,000 | \$699,000 | \$740,000 | 105.87% | \$381,900 | 1.94 |
| 8 | 365 Irving Avenue | Colonial | 3 | 2.1 | 8 | \$715,000 | \$715,000 | \$750,000 | 104.90% | \$453,600 | 1.65 |
| 9 | 315 Warwick Avenue | Colonial | 4 | 2.3 | 27 | \$799,999 | \$799,999 | \$815,000 | 101.88% | \$562,200 | 1.45 |
| 10 | 293 Vose Avenue | Cottage | 3 | 1.0 | 8 | \$675,000 | \$675,000 | \$825,000 | 122.22% | \$405,300 | 2.04 |
| 11 | 201 Underhill Road | RanchExp | 3 | 2.0 | 7 | \$850,000 | \$850,000 | \$906,000 | 106.59% | \$543,300 | 1.67 |
| 12 | 435 Prospect Street | Colonial | 5 | 3.1 | 11 | \$891,000 | \$891,000 | \$971,000 | 108.98% | | |
| 13 | 15 Glenside Road | Colonial | 6 | 3.1 | 19 | \$1,100,000 | \$1,100,000 | \$1,200,000 | 109.09% | \$621,600 | 1.93 |
| 14 | 373 Melrose Place | Colonial | 4 | 3.2 | 14 | \$1,180,000 | \$1,180,000 | \$1,275,000 | 108.05% | \$733,000 | 1.74 |
| 15 | 56 Glenview Road | Colonial | 4 | 3.2 | 23 | \$1,150,000 | \$1,150,000 | \$1,310,000 | 113.91% | \$738,700 | 1.77 |
| 16 | 179 Underhill Road | Colonial | 5 | 4.1 | 19 | \$1,295,000 | \$1,295,000 | \$1,350,000 | 104.25% | \$902,300 | 1.50 |
| AVERAGE | | | | | 27 | \$778,525 | \$779,831 | \$832,156 | 106.60% | | 1.61 |

"Active" Listings in South Orange

Number of Units: 12
 Average List Price: \$927,291
 Average Days on Market: 44

"Under Contract" Listings in South Orange

Number of Units: 20
 Average List Price: \$809,890
 Average Days on Market: 21

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 | | | | 26 |
| List Price | \$709,557 | \$881,257 | \$916,062 | \$756,340 | \$923,556 | \$958,700 | \$944,217 | \$987,676 | \$779,831 | | | | \$895,599 |
| Sales Price | \$722,428 | \$948,229 | \$953,761 | \$787,600 | \$1,019,781 | \$1,093,542 | \$1,007,667 | \$1,080,380 | \$832,156 | | | | \$966,698 |
| SP:LP% | 101.38% | 106.23% | 105.35% | 104.82% | 110.69% | 113.08% | 106.06% | 111.70% | 106.60% | | | | 108.11% |
| SP to AV | 1.37 | 1.46 | 1.61 | 1.50 | 1.60 | 1.75 | 1.57 | 1.65 | 1.61 | | | | 1.60 |
| # Units Sold | 7 | 7 | 13 | 10 | 16 | 12 | 18 | 25 | 16 | | | | 124 |
| 3 Mo Rate of Ab | 2.42 | 1.96 | 1.44 | 1.74 | 1.23 | 1.70 | 0.96 | 0.41 | 0.67 | | | | 1.39 |
| Active Listings | 17 | 12 | 10 | 20 | 17 | 17 | 15 | 9 | 12 | | | | 14 |
| Under Contracts | 17 | 22 | 20 | 25 | 30 | 34 | 28 | 18 | 20 | | | | 24 |

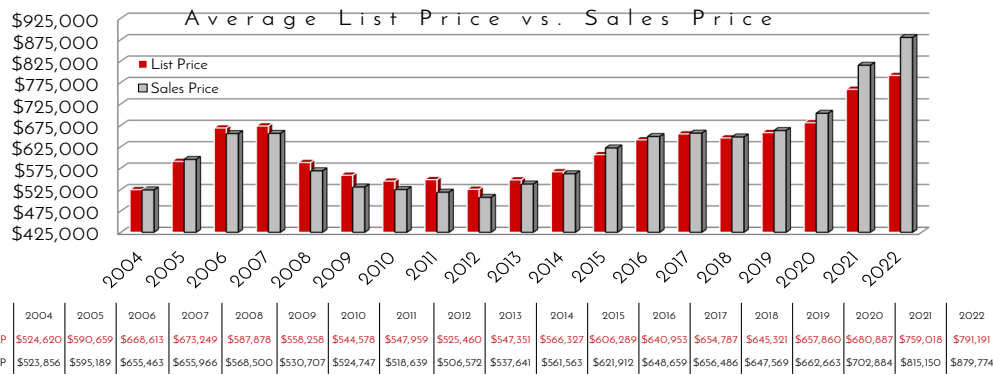
Flashback! YTD 2022 vs YTD 2023

| YTD | 2022 | 2023 | % Change |
|-------------|-----------|-----------|----------|
| DOM | 22 | 26 | 18.81% |
| Sales Price | \$880,864 | \$966,698 | 9.74% |
| LP:SP | 112.09% | 108.11% | -3.55% |
| SP:AV | 1.509 | 1.597 | 5.85% |



| YTD | 2022 | 2023 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 147 | 124 | -15.65% |
| Rate of Ab 3 Mo | 0.88 | 1.39 | 59.01% |
| Actives | 14 | 14 | 5.74% |
| Under Contracts | 27 | 24 | -12.65% |

South Orange Yearly Market Trends



South Orange Yearly Market Reports

