



KELLERWILLIAMS.

# South Orange January 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	170 S Ridgewood Road	Colonial	2	1.0	18	\$259,000	\$259,000	\$240,000	92.66%	\$259,000	0.93
2	144 Seton Place	Colonial	3	1.1	66	\$300,000	\$300,000	\$287,000	95.67%	\$368,200	0.78
3	179 W Fairview Avenue	Colonial	2	1.1	50	\$399,000	\$399,000	\$400,000	100.25%	\$439,500	0.91
4	535 Scotland Road	Ranch	3	2.1	9	\$400,000	\$400,000	\$410,000	102.50%	\$347,200	1.18
5	112 S Kingman Road	Tudor	4	3.0	1	\$410,000	\$410,000	\$410,000	100.00%	\$459,400	0.89
6	350 Radel Terrace	Colonial	3	1.2	126	\$549,000	\$489,900	\$460,000	93.90%	\$498,800	0.92
7	574 Sinclair Terrace	Colonial	5	3.1	8	\$475,000	\$475,000	\$465,200	97.94%	\$491,200	0.95
8	243 Conway Court	Tudor	4	3.1	22	\$625,000	\$625,000	\$560,000	89.60%	\$721,100	0.78
9	134 Ward Place	Colonial	7	2.1	27	\$655,000	\$655,000	\$648,000	98.93%	\$436,700	1.48
10	416 Montague Place	Colonial	4	4.0	67	\$695,000	\$679,000	\$650,000	95.73%	\$406,600	1.60
11	64 W Montrose Avenue	Colonial	3	2.1	28	\$645,000	\$599,000	\$650,000	108.51%	\$534,000	1.22
12	155 Ward Place	Colonial	5	3.2	23	\$719,000	\$699,000	\$660,000	94.42%	\$391,000	1.69
13	340 Prospect Street	Victorian	4	2.1	14	\$669,000	\$669,000	\$680,000	101.64%	\$645,500	1.05
14	237 S Ridgewood Road	Colonial	5	3.1	70	\$759,000	\$729,000	\$720,000	98.77%	\$649,300	1.11
15	450 Hillside Place	Colonial	5	3.0	7	\$725,000	\$725,000	\$735,000	101.38%	\$589,900	1.25
16	365 Hillside Place	Colonial	7	4.1	0	\$799,000	\$799,000	\$815,000	102.00%	\$712,300	1.14
17	344 Ridgewood Road North	Colonial	6	3.2	41	\$929,000	\$929,000	\$888,750	95.67%	\$627,700	1.42
18	152 Prospect Street	Victorian	7	3.1	18	\$889,000	\$889,000	\$895,000	100.67%	\$762,100	1.17
19	217 Raymond Avenue	Tudor	5	3.2	9	\$950,000	\$950,000	\$987,500	103.95%	\$842,300	1.17
20	162 Irving Avenue	Tudor	6	3.1	28	\$1,099,000	\$1,099,000	\$1,025,000	93.27%	\$771,400	1.33
AVERAGE					32	\$647,500	\$638,945	\$629,323	98.37%		1.15

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

Number of Units: 41  
Average List Price: \$674,585  
Average Days on Market: 55

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

Number of Units: 39  
Average List Price: \$570,692  
Average Days on Market: 50

# South Orange 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32												32
List Price	\$638,945												\$ 638,945
Sales Price	\$629,323												\$ 629,323
SP:LP%	98.37%												98.37%
SP to AV	1.15												1.15
# Units Sold	20												20
3 Mo Rate of Ab	2.00												2.00
Active Listings	41												41
Under Contracts	39												39

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	58	32	-45.33%
Sales Price	\$662,620	\$629,323	-5.03%
LP:SP	99.59%	98.37%	-1.22%
SP:AV	1.12	1.15	2.97%

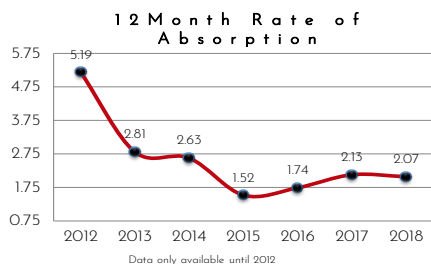
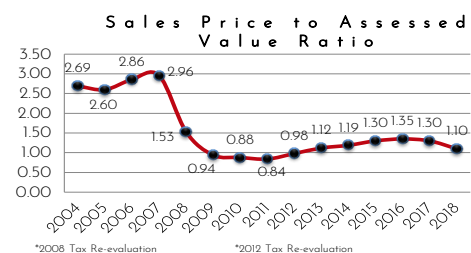


YTD	2018	2019	% Change
# Units Sold	20	20	0.00%
Rate of Ab 3 Mo	2.19	2.00	-8.68%
Actives	45	41	-8.89%
Under Contracts	34	39	14.71%

## South Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$516,639	\$506,572	\$537,641	\$561,563	\$621,912	\$648,659	\$656,486	\$647,569



## South Orange Yearly Market Reports

