



# South Orange

## November 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 S Orange Avenue	OneFloor	2	2.1	15	\$249,900	\$249,900	\$240,000	96.04%	\$251,600	0.95
2	609 S Orange Avenue	OneFloor	2	2.1	552	\$339,000	\$249,000	\$245,000	98.39%	\$273,900	0.89
3	70 Mews Lane	TwnIntUn	1	1.1	12	\$299,000	\$299,000	\$285,000	95.32%	\$333,800	0.85
4	307 Vose Avenue	Victorian	3	1.1	131	\$284,900	\$284,900	\$354,375	124.39%	\$422,700	0.84
5	167 Holland Road	Colonial	3	1.2	323	\$425,000	\$415,000	\$397,000	95.66%	\$332,800	1.19
6	609 S Orange Avenue 6JK	OneFloor	3	2.1	23	\$450,000	\$450,000	\$420,000	93.33%	\$501,800	0.84
7	16 Mews Lane	TwnIntUn	2	2.0	9	\$419,000	\$419,000	\$431,050	102.88%	\$379,000	1.14
8	63 Mews Lane	TwnIntUn	2	2.1	36	\$425,000	\$425,000	\$440,000	103.53%	\$374,100	1.18
9	25 Elm Court	Colonial	4	2.3	7	\$550,000	\$550,000	\$553,000	100.55%	\$448,200	1.23
10	194 W Fairview Avenue	Colonial	4	2.0	16	\$545,000	\$545,000	\$555,000	101.83%	\$467,300	1.19
11	209 Kingsland Terrace	Colonial	4	1.2	19	\$675,000	\$625,000	\$625,000	100.00%	\$524,300	1.19
12	386 Irving Avenue	Colonial	5	3.0	12	\$525,000	\$525,000	\$626,000	119.24%	\$551,500	1.14
13	4 E Clark Place	Colonial	4	2.0	56	\$640,000	\$632,000	\$632,000	100.00%	\$474,100	1.33
14	59 Stewart Place	CapeCod	4	2.0	11	\$619,000	\$619,000	\$666,000	107.59%	\$530,400	1.26
15	340 Radel Terrace	Colonial	3	1.1	7	\$600,000	\$600,000	\$670,000	111.67%	\$500,800	1.34
16	88 Harding Drive	Colonial	3	3.0	1	\$699,000	\$699,000	\$699,000	100.00%	\$618,400	1.13
17	271 Vose Avenue	Tudor	4	1.1	8	\$629,900	\$629,900	\$700,000	111.13%	\$495,600	1.41
18	32 Rynda Road	Colonial	4	1.1	8	\$635,000	\$635,000	\$730,000	114.96%	\$521,700	1.40
19	175 Scotland Road	Victorian	6	3.1	143	\$849,000	\$769,000	\$742,000	96.49%	\$579,300	1.28
20	22 Riggs Place	Colonial	4	3.1	23	\$849,000	\$799,000	\$799,000	100.00%		

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21	267 Tichenor Avenue	RanchRas	4	3.0	10	\$720,000	\$720,000	\$842,000	116.94%		
22	465 Prospect Street	Victorian	5	3.2	18	\$875,000	\$875,000	\$907,000	103.66%	\$693,300	1.31
23	126 Mayhew Drive	Tudor	3	3.1	15	\$875,000	\$875,000	\$925,000	105.71%	\$696,100	1.33
24	25 Mayhew Drive	Tudor	6	5.1	22	\$925,000	\$925,000	\$970,000	104.86%	\$762,700	1.27
25	45 Speir Drive	Colonial	4	4.2	71	\$1,150,000	\$975,000	\$975,000	100.00%	\$879,600	1.11
26	7 E Clark Place	Victorian	5	3.0	9	\$929,000	\$929,000	\$980,000	105.49%	\$706,200	1.39
27	229 Crest Wood Drive	Ranch	4	4.1	14	\$1,050,000	\$1,050,000	\$1,150,000	109.52%	\$782,100	1.47
28	65 North Wyoming Avenue	Colonial	5	4.1	13	\$1,275,000	\$1,225,000	\$1,200,000	97.96%	\$1,090,500	1.10
<b>AVERAGE</b>					57	\$660,954	\$642,632	\$669,944	104.18%		1.18

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

Number of Units: 34  
 Average List Price: \$713,769  
 Average Days on Market: 54

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

Number of Units: 44  
 Average List Price: \$740,834  
 Average Days on Market: 29

# South Orange 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	40	46	59	33	36	39	43	22	24	35	57		38
List Price	\$506,581	\$623,788	\$651,520	\$765,510	\$629,876	\$660,036	\$677,048	\$819,126	\$652,740	\$692,292	\$642,632		\$677,106
Sales Price	\$497,645	\$637,537	\$648,078	\$775,008	\$641,521	\$674,848	\$709,952	\$844,453	\$693,004	\$720,128	\$669,944		\$697,796
SP:LP%	98.43%	101.85%	99.01%	101.77%	102.26%	101.63%	104.25%	103.24%	105.42%	103.42%	104.18%		102.73%
SP to AV	1.03	0.96	0.96	1.11	1.16	1.19	1.24	1.21	1.20	1.17	1.18		1.15
# Units Sold	19	17	15	15	17	22	31	38	25	37	28		264
3 Mo Rate of Ab	2.80	3.51	2.58	2.45	3.00	2.44	1.74	1.38	1.30	1.33	1.25		2.16
Active Listings	43	55	38	34	42	36	35	39	37	39	34		39
Under Contracts	30	31	46	33	45	59	62	49	50	44	44		45

## Flashback! YTD 2019 vs YTD 2020

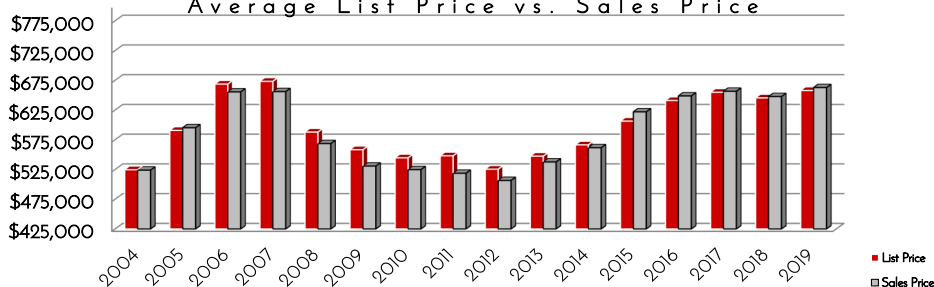
YTD	2019	2020	% Change
DOM	30	38	25.65%
Sales Price	\$663,373	\$697,796	5.19%
LP:SP	100.85%	102.73%	1.87%
SP:AV	1.137	1.151	1.26%



YTD	2019	2020	% Change
# Units Sold	248	264	6.45%
Rate of Ab 3 Mo	3.50	1.25	-64.29%
Actives	45	34	-24.44%
Under Contracts	38	44	15.79%

## South Orange Yearly Market Trends

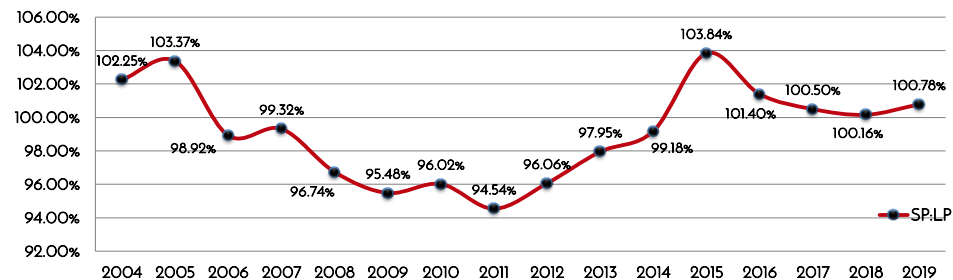
Average List Price vs. Sales Price



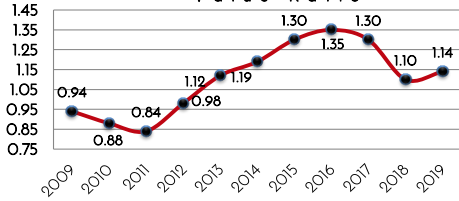
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787	\$645,321	\$657,860
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912	\$648,659	\$656,466	\$647,569	\$662,663

## South Orange Yearly Market Reports

Sales Price to List Price Ratios

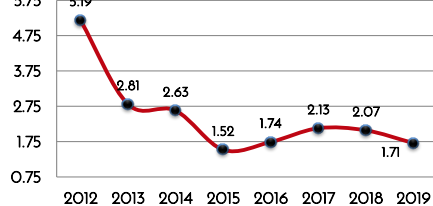


Sales Price to Assessed Value Ratio



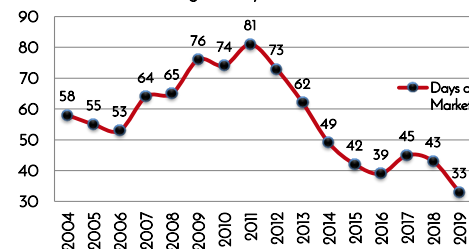
\*2008 Tax Re-evaluation \*2012 Tax Re-evaluation

12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

