

# South Orange

## January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	229 Lindsley Avenue	Colonial	3	2.0	22	\$399,999	\$379,999	\$380,000	100.00%	\$356,400	1.07
2	262 Waverly Place	Victorian	4	1.1	9	\$475,000	\$475,000	\$492,500	103.68%	\$388,200	1.27
3	365 Wilden Place	Colonial	3	1.1	7	\$399,000	\$399,000	\$500,000	125.31%	\$311,400	1.61
4	324 Vose Avenue	RanchExp	4	3.0	114	\$559,900	\$549,900	\$545,000	99.11%	\$580,800	0.94
5	383 Wilden Place	Colonial	4	2.1	23	\$589,000	\$589,000	\$600,000	101.87%		
6	504 Vose Avenue	Split Level	4	2.1	11	\$658,000	\$658,000	\$700,000	106.38%	\$439,400	1.59
7	188 Village Road	Victorian	5	3.1	10	\$725,000	\$725,000	\$750,000	103.45%	\$561,600	1.34
8	357 Hillside Place	Bi-Level	4	3.0	9	\$699,000	\$699,000	\$756,000	108.15%	\$597,200	1.27
9	18 University Court	Colonial	4	3.0	11	\$695,000	\$695,000	\$760,000	109.35%	\$530,300	1.43
10	200 Coudert Place	RanchRas	3	2.0	10	\$779,000	\$779,000	\$830,000	106.55%	\$515,500	1.61
11	258 Kingsland Terrace	Colonial	5	3.1	13	\$759,000	\$759,000	\$862,000	113.57%	\$661,400	1.30
12	18 Allen Court	Colonial	4	3.1	0	\$900,000	\$900,000	\$911,000	101.22%	\$739,200	1.23
13	672 Brentwood Drive	Ranch	4	3.0	33	\$949,000	\$915,000	\$915,000	100.00%	\$664,200	1.38
14	4 Tillow Road West	TwnEndUn	4	4.1	19	\$900,000	\$900,000	\$915,000	101.67%		
15	228 Thorden Street	Tudor	4	3.1	0	\$939,000	\$939,000	\$930,000	99.04%	\$717,800	1.30
16	356 Prospect Street	Colonial	4	3.1	9	\$879,000	\$879,000	\$931,000	105.92%	\$619,900	1.50
17	555 Centre Street	Colonial	5	3.1	7	\$899,000	\$899,000	\$950,000	105.67%	\$637,100	1.49
18	112 Connett Place	Colonial	6	4.0	7	\$995,000	\$995,000	\$1,151,000	115.68%	\$735,000	1.57
19	377 North Wyoming Avenue	Contemp	5	5.1	15	\$1,249,000	\$1,249,000	\$1,200,000	96.08%	\$1,008,400	1.19
20	276 Tillou Road	Colonial	6	3.1	12	\$1,085,000	\$1,089,000	\$1,201,000	110.28%	\$955,400	1.26
21	330 Cumberland Road	Colonial	6	6.1	13	\$1,395,000	\$1,395,000	\$1,350,000	96.77%	\$918,300	1.47
22	685 Longview Road	Ranch	4	4.1	9	\$1,600,000	\$1,600,000	\$1,650,000	103.13%	\$1,118,500	1.48
23	243 Irving Avenue	Colonial	5	5.2	15	\$1,849,000	\$1,849,000	\$1,795,000	97.08%	\$1,406,400	1.28
<b>AVERAGE</b>					16	\$885,952	\$883,343	\$916,283	104.78%		1.36

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

Number of Units: 17  
 Average List Price: \$819,184  
 Average Days on Market: 67

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

Number of Units: 37  
 Average List Price: \$692,608  
 Average Days on Market: 38

# 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	16												16
List Price	\$883,343												\$883,343
Sales Price	\$916,283												\$916,283
SP:LP%	104.78%												104.78%
SP to AV	1.36												1.36
# Units Sold	23												23
3 Mo Rate of Ab	0.97												0.97
Active Listings	17												17
Under Contracts	37												37

## Flashback! YTD 2020 vs YTD 2021

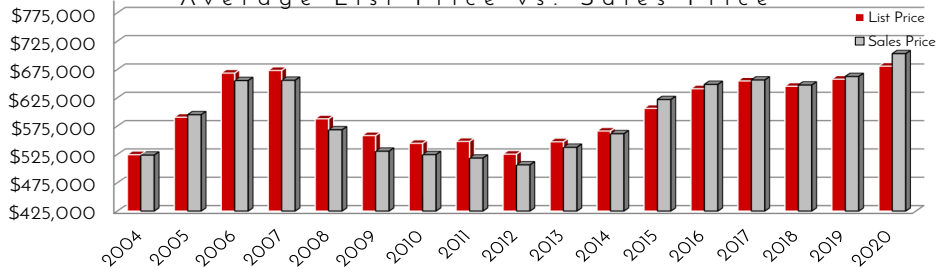
YTD	2020	2021	% Change
DOM	40	16	-59.02%
Sales Price	\$497,645	\$916,283	84.12%
LP:SP	98.43%	104.78%	6.45%
SP:AV	1.028	1.360	32.25%



YTD	2020	2021	% Change
# Units Sold	19	23	21.05%
Rate of Ab 3 Mo	2.80	0.97	-65.36%
Actives	43	17	-60.47%
Under Contracts	30	37	23.33%

## South Orange Yearly Market Trends

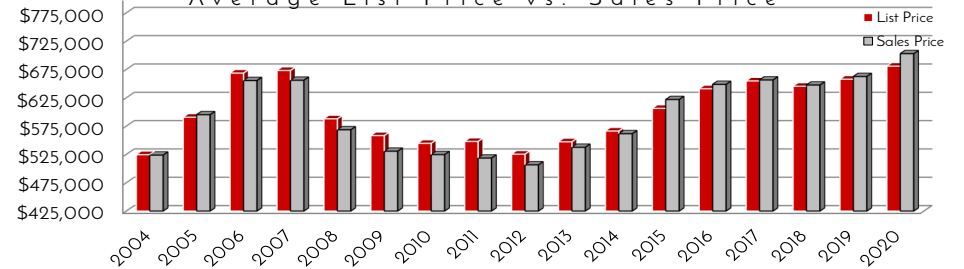
Average List Price vs. Sales Price



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
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
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

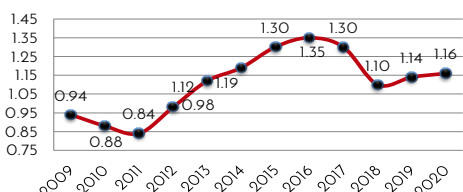
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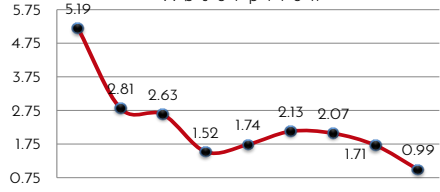
Sales Price to Assessed Value Ratio



\*2008 Tax Re-evaluation

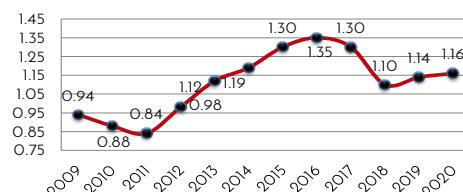
\*2012 Tax Re-evaluation

12 Month Rate of Absorption



Data only available until 2012

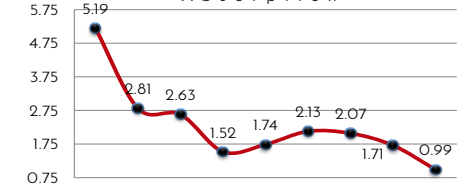
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