

# South Orange

## February 2021 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	HighRise	2	2.1	90	\$249,999	\$249,999	\$225,000	90.00%	\$354,700	0.63
2	26-40 Church Street Unit 8	TwnIntUn	2	2.1	133	\$319,000	\$319,000	\$317,000	99.37%	\$338,200	0.94
3	9 2nd Street	Colonial	2	1.0	34	\$310,000	\$310,000	\$322,000	103.87%	\$244,800	1.32
4	420 Academy Street	HalfDupl	2	1.1	61	\$379,000	\$379,000	\$381,000	100.53%	\$270,800	1.41
5	65 Mews Lane	TwnIntUn	3	2.1	41	\$429,000	\$429,000	\$429,000	100.00%	\$388,400	1.10
6	216 Kingsland Terrace	Colonial	3	1.0	51	\$550,000	\$550,000	\$520,000	94.55%	\$501,200	1.04
7	28 Village Green Court	TwnEndUn	2	2.1	13	\$549,000	\$549,000	\$620,000	112.93%	\$379,800	1.63
8	470 Prospect Street	Colonial	3	1.1	14	\$599,000	\$599,000	\$687,000	114.69%	\$477,900	1.44
9	435 Meeker Street	Colonial	3	2.1	11	\$639,000	\$639,000	\$701,000	109.70%	\$568,200	1.23
10	212 Vose Avenue	Ranch,	3	2.1	13	\$669,000	\$669,000	\$790,420	118.15%	\$444,800	1.78
11	270 Highland Road	Colonial	4	4.1	104	\$950,000	\$849,000	\$825,000	97.17%	\$721,900	1.14
12	391 Thornden Street	Colonial	5	3.1	3	\$875,000	\$875,000	\$890,000	101.71%	\$685,900	1.30
13	621 Mountain Drive	Ranch	3	2.1	9	\$949,000	\$949,000	\$955,000	100.63%	\$771,200	1.24
14	50 Mayhew Drive	Colonial	6	5.1	21	\$1,000,050	\$1,050,000	\$1,050,000	100.00%	\$985,400	1.07
15	44 Crest Drive	Colonial	6	4.1	14	\$1,279,000	\$1,279,000	\$1,285,000	100.47%	\$718,500	1.79
<b>AVERAGE</b>					41	\$649,737	\$646,333	\$666,495	102.92%		1.27

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

Number of Units: 18  
 Average List Price: \$722,785  
 Average Days on Market: 42

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

Number of Units: 35  
 Average List Price: \$774,586  
 Average Days on Market: 34

# 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	17	41											26
List Price	\$883,343	\$646,333											\$789,787
Sales Price	\$916,283	\$666,495											\$817,682
SP:LP%	104.78%	102.92%											104.05%
SP to AV	1.36	1.27											1.32
# Units Sold	23	15											38
3 Mo Rate of Ab	0.97	0.94											0.96
Active Listings	17	18											18
Under Contracts	37	35											36

## Flashback! YTD 2020 vs YTD 2021

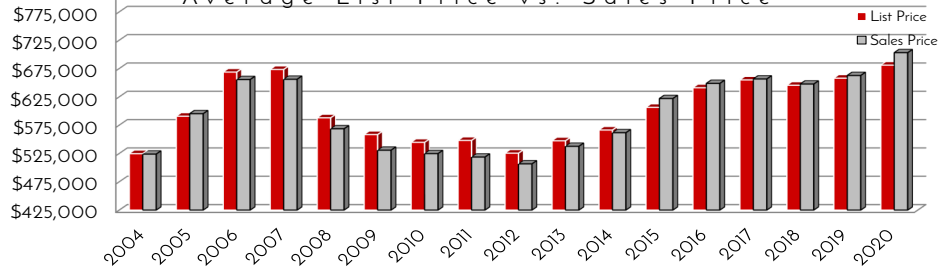
YTD	2020	2021	% Change
DOM	43	26	-38.98%
Sales Price	\$563,705	\$817,682	45.05%
LP:SP	100.04%	104.05%	4.00%
SP:AV	0.999	1.322	32.30%



YTD	2020	2021	% Change
# Units Sold	36	38	5.56%
Rate of Ab 3 Mo	3.68	0.94	-74.46%
Actives	55	18	-67.27%
Under Contracts	31	35	12.90%

## South Orange Yearly Market Trends

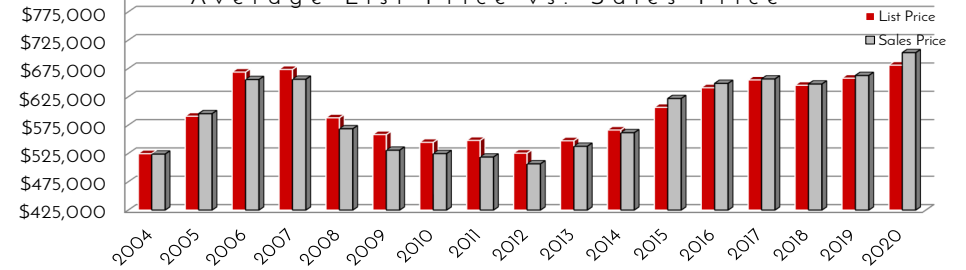
Average List Price vs. Sales Price



Year	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

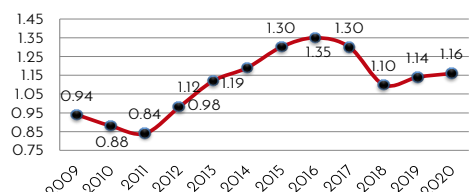
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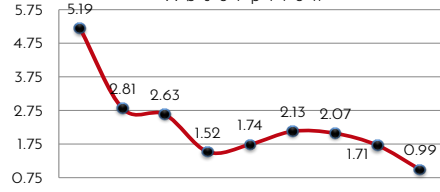
Sales Price to Assessed Value Ratio



\*2008 Tax Re-evaluation

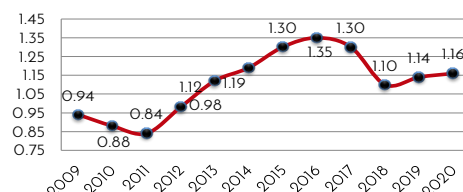
\*2012 Tax Re-evaluation

12 Month Rate of Absorption



Data only available until 2012

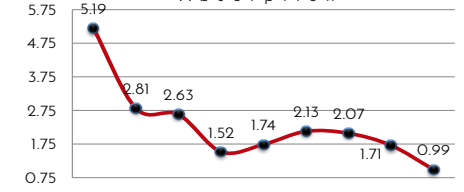
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12 Month Rate of Absorption



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