

South Orange

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	153 Irvington Avenue	OneFloor	1	1.0	36	\$325,000	\$325,000	\$307,500	94.62%	\$217,800	1.41
2	609 W South Orange Avenue	OneFloor	2	2.0	12	\$295,000	\$295,000	\$345,000	116.95%	\$232,800	1.48
3	64 Arnold Terrace	Colonial	3	2.0	125	\$494,900	\$459,900	\$435,000	94.59%	\$323,600	1.34
4	68 Mews Lane	TwnIntUn	2	2.1	9	\$399,000	\$399,000	\$454,000	113.78%	\$395,900	1.15
5	160 Garfield Place	Colonial	4	1.1	13	\$675,000	\$675,000	\$875,000	129.63%	\$467,600	1.87
6	206 Lenox Avenue	Colonial	4	2.2	4	\$900,000	\$900,000	\$900,000	100.00%	\$633,100	1.42
7	50 Fielding Court	Colonial	5	2.1	11	\$799,000	\$799,000	\$918,000	114.89%	\$508,300	1.81
8	108 Fairview Avenue	Victorian	5	2.0	9	\$799,000	\$799,000	\$956,000	119.65%	\$440,200	2.17
9	309 Franklin Place	Colonial	5	3.1	51	\$1,099,000	\$999,000	\$999,000	100.00%	\$595,500	1.68
10	418 Lenox Place	Colonial	5	3.2	21	\$1,195,000	\$1,195,000	\$1,200,000	100.42%		
11	635 Mountain Drive	Ranch	3	2.2	8	\$999,000	\$999,000	\$1,230,000	123.12%	\$654,200	1.88
12	257 Warwick Avenue	Victrian	6	4.1	9	\$999,000	\$999,000	\$1,300,000	130.13%	\$800,200	1.62
13	334 Warwick Avenue	Colonial	5	4.1	12	\$1,395,000	\$1,395,000	\$1,500,000	107.53%	\$915,900	1.64
14	39 Tillou Road W	TwnEndUn	4	4.1	35	\$1,589,000	\$1,548,000	\$1,548,000	100.00%	\$883,300	1.75
15	152 Charlton Avenue	Custom	6	4.1	6	\$1,595,000	\$1,595,000	\$1,599,000	100.25%	\$1,552,200	1.03
16	228 Raymond Avenue	Colonial	5	3.1	9	\$1,395,000	\$1,395,000	\$1,750,000	125.45%	\$993,200	1.76
AVERAGE					23	\$934,556	\$923,556	\$1,019,781	110.69%		1.60

"Active" Listings in South Orange

Number of Units: 17
Average List Price: \$1,014,329
Average Days on Market: 35

"Under Contract" Listings in South Orange

Number of Units: 30
Average List Price: \$928,763
Average Days on Market: 18



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	28	43	31	42	23								32
List Price	\$709,557	\$881,257	\$916,062	\$756,340	\$923,556								\$856,317
Sales Price	\$722,428	\$948,229	\$953,761	\$787,600	\$1,019,781								\$911,057
SP:LP%	101.38%	106.23%	105.35%	104.82%	110.69%								106.45%
SP to AV	1.37	1.46	1.61	1.50	1.60								1.53
# Units Sold	7	7	13	10	16								53
3 Mo Rate of Ab	2.42	1.96	1.44	1.74	1.23								1.76
Active Listings	17	12	10	20	17								15
Under Contracts	17	22	20	25	30								23

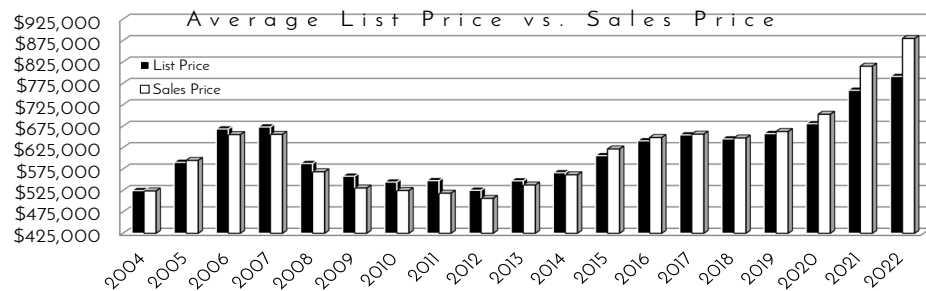
Flashback! YTD 2021 vs YTD 2022

YTD	2022	2023	% Change
DOM	25	32	25.41%
Sales Price	\$885,773	\$911,057	2.85%
LP:SP	113.67%	106.45%	-6.35%
SP:AV	1.474	1.533	3.96%

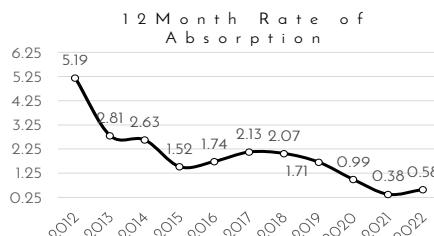
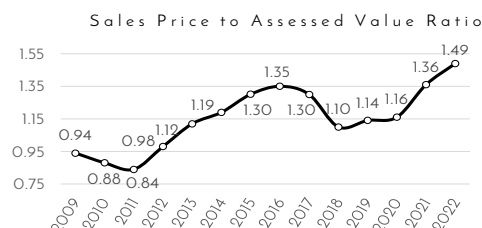


YTD	2022	2023	% Change
# Units Sold	68	53	-22.06%
Rate of Ab 3 Mo	0.86	1.76	105.37%
Actives	12	15	31.03%
Under Contracts	29	23	-20.28%

South Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
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	\$759,018	\$791,191
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	\$815,150	\$879,774



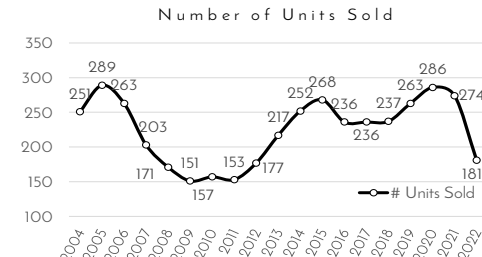
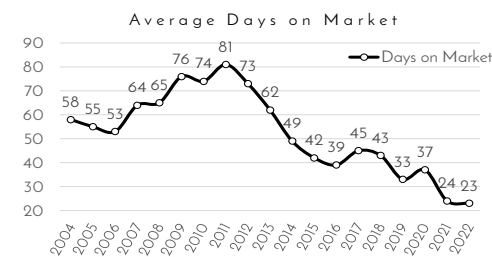
*2008 Tax Re-evaluation

*2012 Tax Re-evaluation

Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

South Orange Yearly Market Reports



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Not intended to solicit a property already listed.