

# South Orange

## November 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 South Orange Avenue 4F	OneFloor	2	2.1	14	\$375,000	\$375,000	\$385,250	102.73%	\$350,500	1.10
2	157 Ward Place	Colonial	3	2.0	27	\$529,000	\$529,000	\$529,000	100.00%	\$469,400	1.13
3	121 S Kingman Road	Colonial	4	1.2	51	\$650,000	\$643,000	\$620,000	96.42%	\$600,900	1.03
4	108 Mountain House Road	Colonial	3	1.1	20	\$680,000	\$680,000	\$710,000	104.41%	\$634,400	1.12
5	467 Prospect Street	Colonial	3	1.2	10	\$687,000	\$687,000	\$730,000	106.26%	Renovated	
6	156 Academy Street	Colonial	4	2.1	9	\$869,000	\$869,000	\$919,000	105.75%	Renovated	
7	335 Harding Drive	Colonial	4	4.0	9	\$899,000	\$899,000	\$950,000	105.67%	\$912,600	1.04
8	227 Walton Avenue	Colonial	4	2.1	11	\$799,000	\$799,000	\$955,000	119.52%	\$743,600	1.28
9	270 Walton Avenue	Colonial	5	2.2	41	\$1,179,000	\$1,139,000	\$1,139,270	100.02%	\$909,400	1.25
10	158 Mayhew Drive	Colonial	6	4.2	18	\$989,000	\$989,000	\$1,150,000	116.28%	\$1,212,600	0.95
11	60 Mayhew Drive	RanchExp	4	2.2	10	\$980,000	\$980,000	\$1,200,200	122.47%	\$986,400	1.22
12	139 Turrell Avenue	Victrian	6	5.2	9	\$1,150,000	\$1,150,000	\$1,272,000	110.61%	\$1,387,300	0.92
13	54 Tillou Road West	TwnEndUn	3	4.1	21	\$1,350,000	\$1,350,000	\$1,365,000	101.11%	\$1,220,200	1.12
14	276 N Western Drive	Tudor	4	3.2	1	\$1,250,000	\$1,250,000	\$1,417,000	113.36%	Renovated	
15	147 Ralston Avenue	Victrian	8	3.1	44	\$1,645,900	\$1,499,000	\$1,550,000	103.40%	\$1,645,900	0.94
16	322 Hartford Road	Victrian	6	5.0	21	\$1,795,000	\$1,795,000	\$1,795,000	100.00%	\$1,920,500	0.93
AVERAGE					20	\$989,181	\$977,063	\$1,042,920	106.75%		1.08

### "Active" Listings in South Orange

Number of Units: 19  
Average List Price: \$922,316  
Average Days on Market: 108

### "Under Contract" Listings in South Orange

Number of Units: 16  
Average List Price: \$1,066,744  
Average Days on Market: 32



# South Orange 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	33	33	20	10	14	14	18	18	16	38	20		19
List Price	\$854,971	\$991,286	\$838,048	\$1,000,808	\$932,000	\$1,023,663	\$931,900	\$858,400	\$1,038,857	\$809,238	\$977,063		\$941,486
Sales Price	\$893,574	\$1,064,286	\$887,000	\$1,193,182	\$1,065,524	\$1,175,296	\$1,020,537	\$959,024	\$1,114,429	\$868,097	\$1,042,920		\$1,045,085
SP:LP%	104.52%	108.26%	108.04%	119.95%	114.02%	114.30%	109.70%	111.81%	109.24%	106.01%	106.75%		111.04%
SP to AV	1.54	1.64	1.46	1.83	1.83	1.80	1.81	1.60	1.32	1.49	1.08		1.66
# Units Sold	7	7	8	11	21	24	30	15	7	8	16		154
3 Mo Rate of Ab	0.68	1.57	2.05	1.78	1.22	0.76	0.70	0.53	1.25	2.48	1.80		1.35
Active Listings	6	12	18	29	15	11	17	13	22	22	19		17
Under Contracts	9	11	21	35	42	25	14	9	17	19	16		20

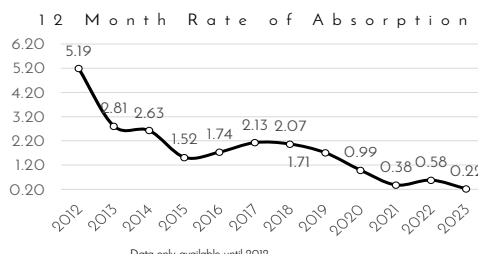
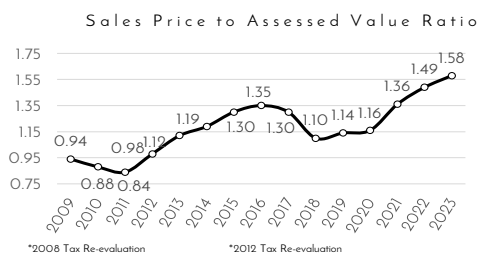
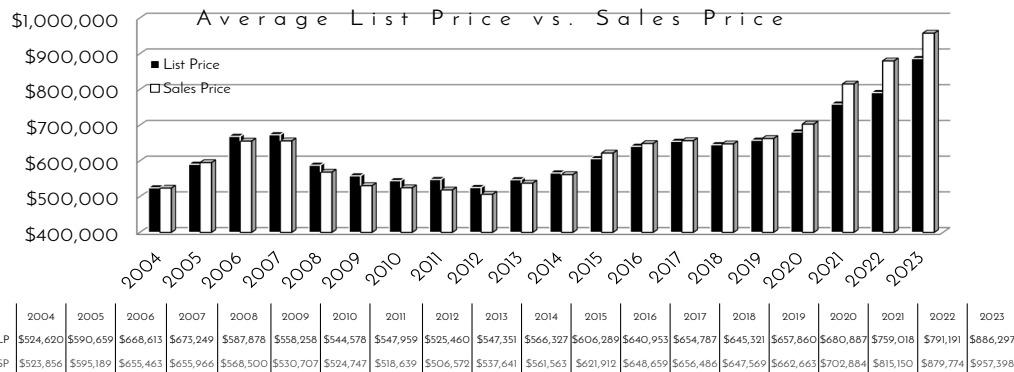
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	25	19	-24.15%
Sales Price	\$949,133	\$1,045,085	10.11%
LP:SP	108.24%	111.04%	2.59%
SP:AV	1.58	1.655	4.59%



YTD	2023	2024	% Change
# Units Sold	147	154	4.76%
Rate of Ab 3 Mo	1.239	1.347	8.73%
Actives	13	17	28.67%
Under Contracts	22	20	-8.79%

## South Orange Yearly Market Trends



## South Orange Yearly Market Reports

