

# South Orange

## December 2024 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 U102	OneFloor	1	1.0	29	\$335,000	\$335,000	\$366,000	109.25%	\$326,900	1.12
2	510 Finlay Place	Bi-Level	4	3.1	25	\$674,900	\$674,900	\$674,900	100.00%	\$694,900	0.97
3	522 Vose Avenue	Colonial	5	2.2	50	\$750,000	\$750,000	\$700,000	93.33%	\$853,500	0.82
4	153 Fairview Avenue	Colonial,	3	1.1	8	\$599,000	\$599,000	\$705,000	117.70%	\$584,700	1.21
5	469 Vose Avenue	Colonial	6	2.1	59	\$699,000	\$699,000	\$752,000	107.58%	\$883,800	0.85
6	159 Mercer Place	Colonial	4	2.2	9	\$995,000	\$995,000	\$999,000	100.40%	Renovated	
7	17 Glenside Road	Colonial	5	2.2	8	\$1,100,000	\$1,100,000	\$1,235,000	112.27%	\$963,000	1.28
8	22 Fielding Court	Colonial	5	3.2	9	\$922,000	\$922,000	\$1,331,000	144.36%	Renovated	
9	345 N Wyoming Avenue	Custom	5	5.2	20	\$1,499,000	\$1,499,000	\$1,600,000	106.74%	\$2,061,600	0.78
10	356 Harding Drive	Tudor	6	4.2	43	\$1,595,000	\$1,595,000	\$1,600,000	100.31%	\$1,418,600	1.13
11	59 Glenview Road	Colonial	5	3.1	12	\$1,595,000	\$1,595,000	\$1,715,000	107.52%	\$1,321,100	1.30
12	271 Raymond Court	Ranch	5	5.2	30	\$1,875,000	\$1,875,000	\$1,800,000	96.00%	\$1,387,000	1.30
AVERAGE					25	\$1,053,242	\$1,053,242	\$1,123,158	107.96%		1.07

### "Active" Listings in South Orange

Number of Units: 12  
Average List Price: \$687,208  
Average Days on Market: 96

### "Under Contract" Listings in South Orange

Number of Units: 9  
Average List Price: \$1,024,111  
Average Days on Market: 34



# 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	25	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	\$1,053,242	\$949,565
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	\$1,123,158	\$1,050,729
SP:LP%	104.52%	108.26%	108.04%	119.95%	114.02%	114.30%	109.70%	111.81%	109.24%	106.01%	106.75%	107.96%	110.82%
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	1.07	1.62
# Units Sold	7	7	8	11	21	24	30	15	7	8	16	12	166
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	0.77	1.30
Active Listings	6	12	18	29	15	11	17	13	22	22	19	12	16
Under Contracts	9	11	21	35	42	25	14	9	17	19	16	9	19

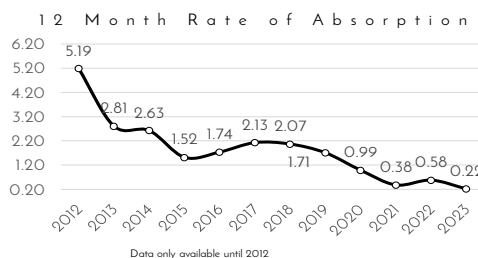
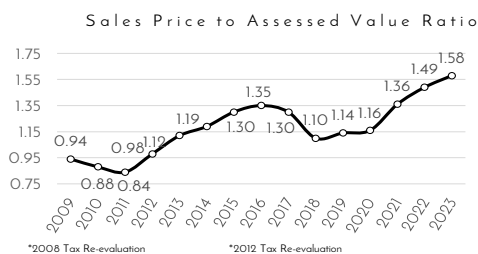
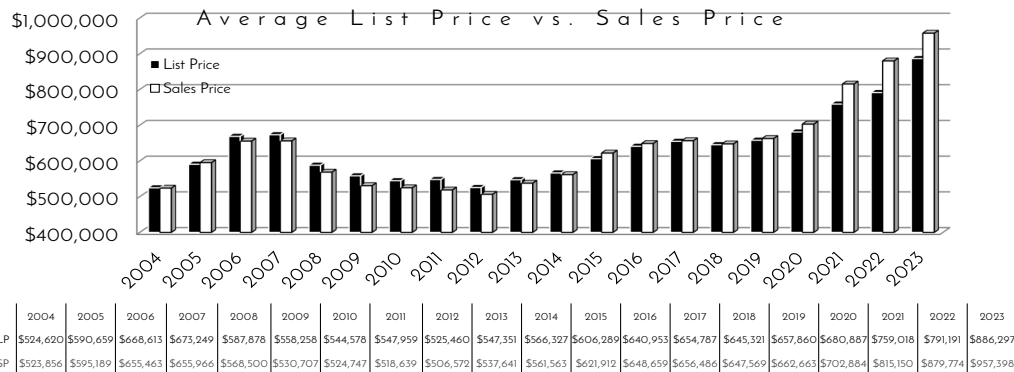
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	25	19	-22.40%
Sales Price	\$957,398	\$1,050,729	9.75%
LP:SP	108.33%	110.82%	2.29%
SP:AV	1.58	1.62	2.19%

**exp**<sup>®</sup>  
REALTY

YTD	2023	2024	% Change
# Units Sold	155	166	7.10%
Rate of Ab 3 Mo	1.160	1.299	12.00%
Actives	12	16	35.17%
Under Contracts	21	19	-8.84%

## South Orange Yearly Market Trends



## South Orange Yearly Market Reports

