

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 2023 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

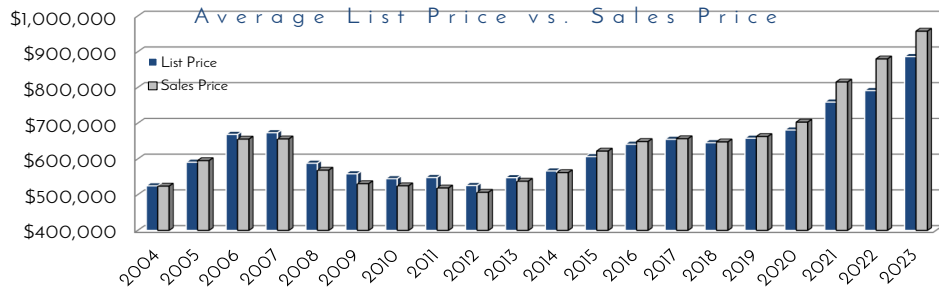
YTD	2023	2024	% Change
DOM	25	19	-22.40%
Sales Price	\$957,398	\$1,050,729	9.75%
LP:SP	108.33%	110.82%	2.29%
SP:AV	1.58	1.62	2.19%

Prominent Properties

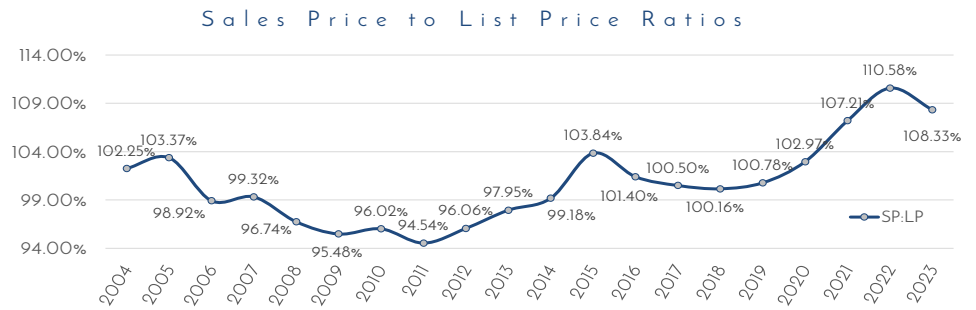
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YTD	2023	2024	% Change
# Units Sold	155	166	7.10%
Rate of Ab 3 Mo	1.160	1.299	12.00%
Actives	12	16	35.17%
Under Contracts	21	19	-8.84%

South Orange Yearly Market Trends



South Orange Yearly Market Reports



Year	LP	SP
2004	\$524,620	\$523,856
2005	\$590,659	\$595,189
2006	\$668,613	\$655,463
2007	\$673,249	\$655,966
2008	\$587,878	\$558,258
2009	\$558,258	\$550,707
2010	\$544,578	\$524,747
2011	\$547,959	\$518,639
2012	\$525,460	\$506,572
2013	\$547,351	\$537,641
2014	\$566,327	\$561,563
2015	\$606,289	\$621,912
2016	\$640,953	\$648,659
2017	\$654,787	\$656,486
2018	\$645,321	\$647,569
2019	\$657,860	\$662,663
2020	\$680,887	\$702,884
2021	\$759,018	\$815,150
2022	\$791,191	\$879,774
2023	\$886,297	\$957,398

