

## South Orange December 2008 Home Sales Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in South Orange, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	BA	Style
172 SETON PLACE	\$329,000	\$329,000	\$328,000	26	3	2	Colonial
73 Montrose	\$499,000	\$349,000	\$335,000	315	4	2.1	SplitLev
310 Meeker Street	\$400,000	\$365,000	\$335,500	71	4	1.1	Colonial
80 Roland Ave	\$395,000	\$375,000	\$315,000	56	3	2	Victrian
426 TILLOU RD	\$379,000	\$379,000	\$350,000	25	2	1	Colonial
31 FAIRVIEW AVE	\$389,999	\$389,999	\$350,000	206	6	1	Colonial
520 Centre St	\$529,900	\$499,900	\$455,000	145	5	3.1	Colonial
434 PROSPECT ST	\$519,000	\$519,000	\$498,000	14	3	1.1	Colonial
122 Rynda Road	\$569,000	\$569,000	\$580,000	8	5	2.2	Colonial
39 STONEHILL RD	\$763,500	\$575,000	\$500,000	195	5	2.2	Colonial,Custom
120 MAYHEW DR	\$629,000	\$629,000	\$615,000	15	4	3	Custom
215 Crest Wood Drive	\$699,000	\$699,000	\$670,000	127	4	3.1	Custom
275 BEECH SPRING RD.	\$759,000	\$759,000	\$763,500	15	5	4.1	Colonial
295 TILLOU RD	\$949,000	\$949,000	\$925,000	29	6	4.2	Colonial,Custom
345 Hillside Place	\$998,000	\$998,000	\$999,000	24	6	3.2	Colonial

**AVERAGE DAYS ON MARKET 85 AVERAGE LISTING PRICE: \$605,693**

**AVERAGE SALE PRICE: \$534,600 % SALE PRICE / LIST PRICE: 96%**

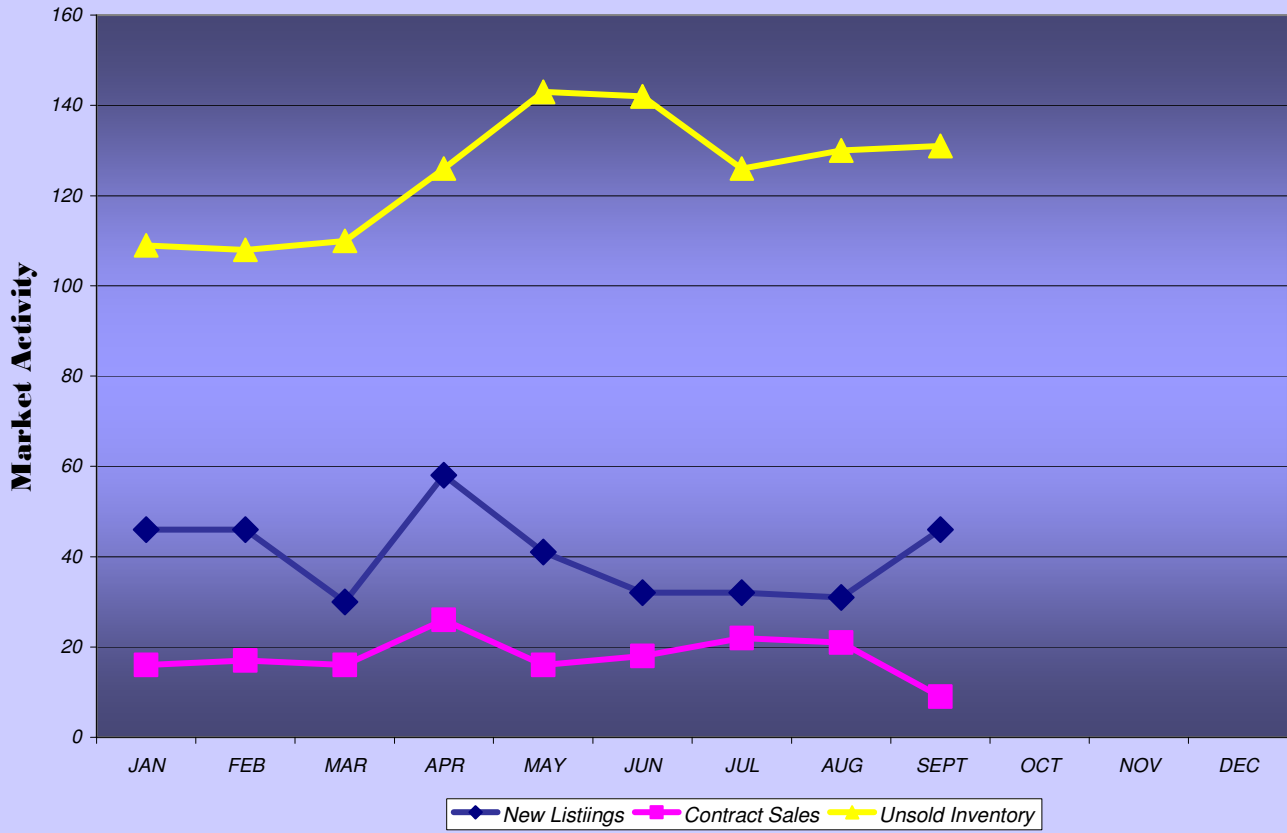
### South Orange Home Sale Trends December 2007 thru December 2008

	Dec.2007	Jan.	Feb.	Mar.	April	May	June
Average Listing Price	\$629,888	\$629,392	\$663,108	\$670,564	\$680,205	\$685,958	\$654,148
Average Sale Price	\$685,542	\$555,375	\$671,667	\$527,667	\$647,732	\$572,182	\$557,460
% Sale /Ratio	97%	98%	95%	98%	97%	96%	98%
DOM	80	66	81	60	37	48	109
#Active Listings	124	138	152	147	170	171	177
#Closed Listings	11	16	8	12	11	16	20

	July	Aug.	Sept.	Oct.	Nov.	Dec.2008
Average Listing Price	\$670,046	\$680,732	\$663,764	\$655,885	\$627,506	\$605,693
Average Sale Price	\$609,500	\$867,222	\$529,896	\$539,825	\$623,168	\$534,600
% Sale Price to List Price Ratio	97%	142%	95%	96%	95%	96%
Days On Market	62	66	64	78	52	85
# of Active Listings	172	174	177	180	160	136
# of Closed Listings	14	18	17	9	8	15

December 08	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$207,000	\$189,000	\$0	\$0	0	0%
2	\$396,882	\$374,450	\$346,950	\$350,000	25	92%
3	\$471,885	\$354,973	\$361,000	\$380,333	32	93%
4	\$552,954	\$712,967	\$320,000	\$488,875	132	96%
5	\$776,943	\$659,250	\$626,688	\$653,214	89	96%
TOWN	\$605,693	\$562,517	\$447,605	\$534,600	85	96%

# SOUTH ORANGE 2008



**Susan Adler**  
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**Cellular: (973) 464-9129**  
**Office: (973) 376-0033 ext 101**  
**Fax: (908) 273-2996**

**Certified Luxury Home Marketing Specialist (CLHMS)**

