

SOUTH ORANGE November 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
310 Vose Avenue	\$509,000	\$499,000	\$470,000	81	3	2	Ranch
31-41 Church St Unit 301	\$531,000	\$514,000	\$480,000	162	2	2	OneFloor
299 Vose Ave	\$539,000	\$539,000	\$522,000	17	3	2.2	Colonial
380 W. South Orange Ave	\$544,000	\$544,000	\$520,000	21	4	2.2	Custom
562 Irving Terrace	\$545,900	\$545,900	\$520,000	13	5	3	Colonial
765 Mosswood Ave	\$689,000	\$689,000	\$689,000	8	6	2.1	Colonial,Victrian
684 Longview Rd.	\$739,000	\$739,000	\$649,100	101	5	3.2	Ranch
191 Charlton Ave	\$1,195,000	\$1,195,000	\$1,135,240	14	6	3.2	Colonial

AVERAGE DAYS ON MARKET: 52
 AVERAGE LISTING PRICE: \$680,205
 AVERAGE SALE PRICE: \$623,732
 % SALE PRICE / LIST PRICE: 95%

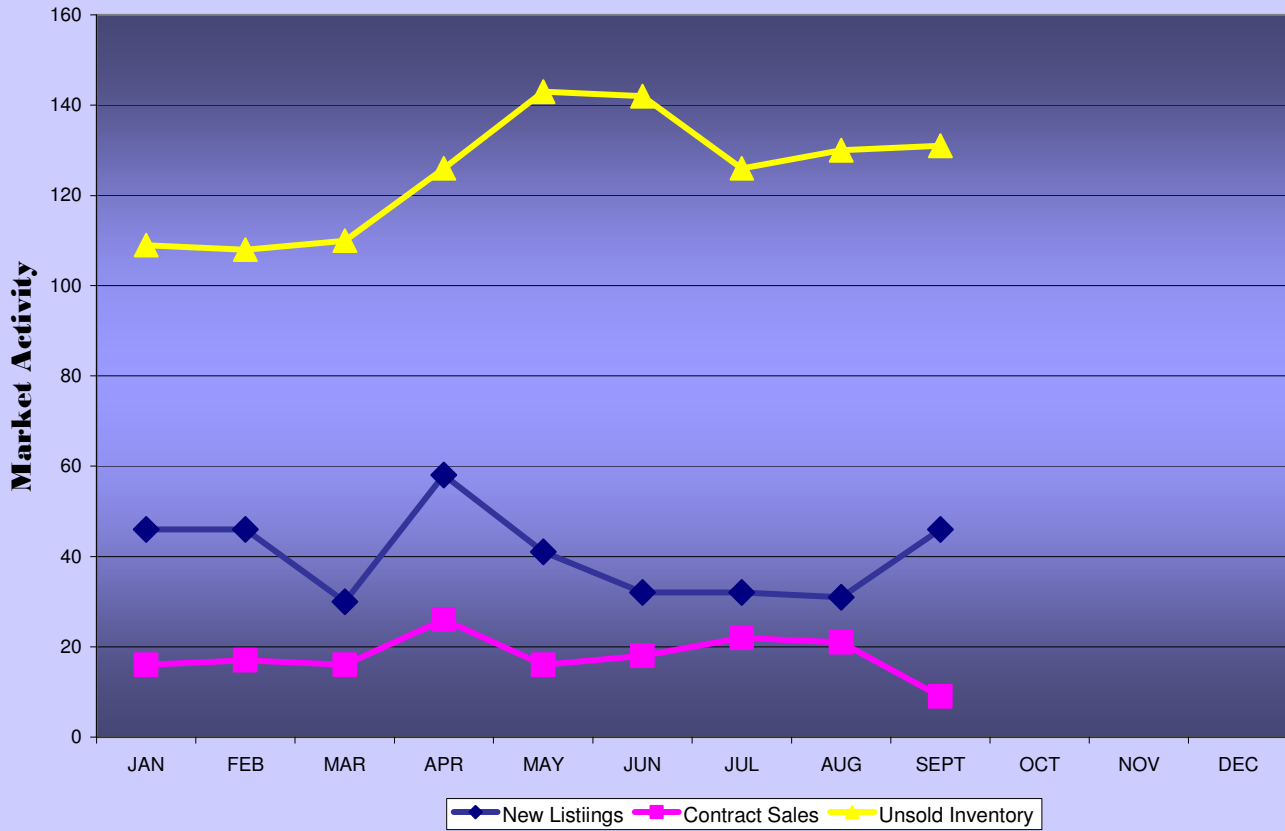
SOUTH ORANGE HOME SALE TRENDS November 2007 – November 2008

	Oct. 2007	Nov.	Dec.	Jan.	Feb.	Mar.	April
Average Listing Price	\$652,457	\$649,435	\$629,888	\$629,392	\$663,108	\$670,564	\$680,205
Average Sale Price	\$732,528	\$612,833	\$685,542	\$555,375	\$671,667	\$527,667	\$647,732
%Sale Price to List Price Ratio	93%	98%	97%	98%	95%	98%	97%
Days on Market	62	56	80	66	81	60	37
# of Active Listings	142	151	124	138	152	147	170
# of Closed Listings	16	6	11	16	8	12	11

	May	June	July	Aug.	Sept.	Oct.	Nov.2008
Average Listing Price	\$685,958	\$654,148	\$670,046	\$680,732	\$663,764	\$655,885	\$627,506
Average Sale Price	\$572,182	\$557,460	\$609,500	\$867,222	\$529,896	\$539,825	\$623,168
%Sale Price to List Price Ratio	96%	98%	97%	142%	95%	96%	95%
Days On Market	48	109	62	66	64	78	52
# of Active Listings	171	177	172	174	177	180	160
# of Closed Listings	16	20	14	18	17	9	8

November 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$319,667	\$367,000	\$0	\$0	0	0%
2	\$399,747	\$346,950	\$0	\$480,000	162	93%
3	\$490,292	\$487,540	\$480,500	\$496,000	49	96%
4	\$571,263	\$419,666	\$594,500	\$520,000	21	96%
5	\$814,325	\$783,333	\$668,963	\$748,335	34	94%
TOWN	\$627,506	\$535,830	\$593,841	\$623,168	52	95%

SOUTH ORANGE 2008



Susan Adler

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