

SOUTH ORANGE October 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
66 Mews Lane	\$335,000	\$335,000	\$327,000	33	2	2	OneFloor
31-41 Church St. Unit 203	\$429,000	\$389,000	\$379,000	152	2	2	OneFloor
64 Mews Lane	\$414,900	\$414,900	\$400,100	63	2	2	TwnIntUn
495 Page Ter	\$490,000	\$470,000	\$470,000	67	6	3	Colonial
17-25 Church St. Unit 5	\$498,800	\$498,800	\$465,000	39	3	2	TwnEndUn
31-41 Church St. Unit 207	\$499,000	\$499,000	\$455,000	26	3	2	OneFloor
332 Vose Avenue	\$589,000	\$529,000	\$502,500	66	3	2	Colonial
375 Irving Ave	\$549,000	\$549,000	\$515,000	38	5	2	Colonial
356 Forest Road	\$1,400,000	\$1,330,000	\$1,260,000	162	5	4	Colonial

AVERAGE DAYS ON MARKET: 78
 AVERAGE LISTING PRICE: \$655,885
 AVERAGE SALE PRICE: \$539,825
 % SALE PRICE / LIST PRICE: 96%

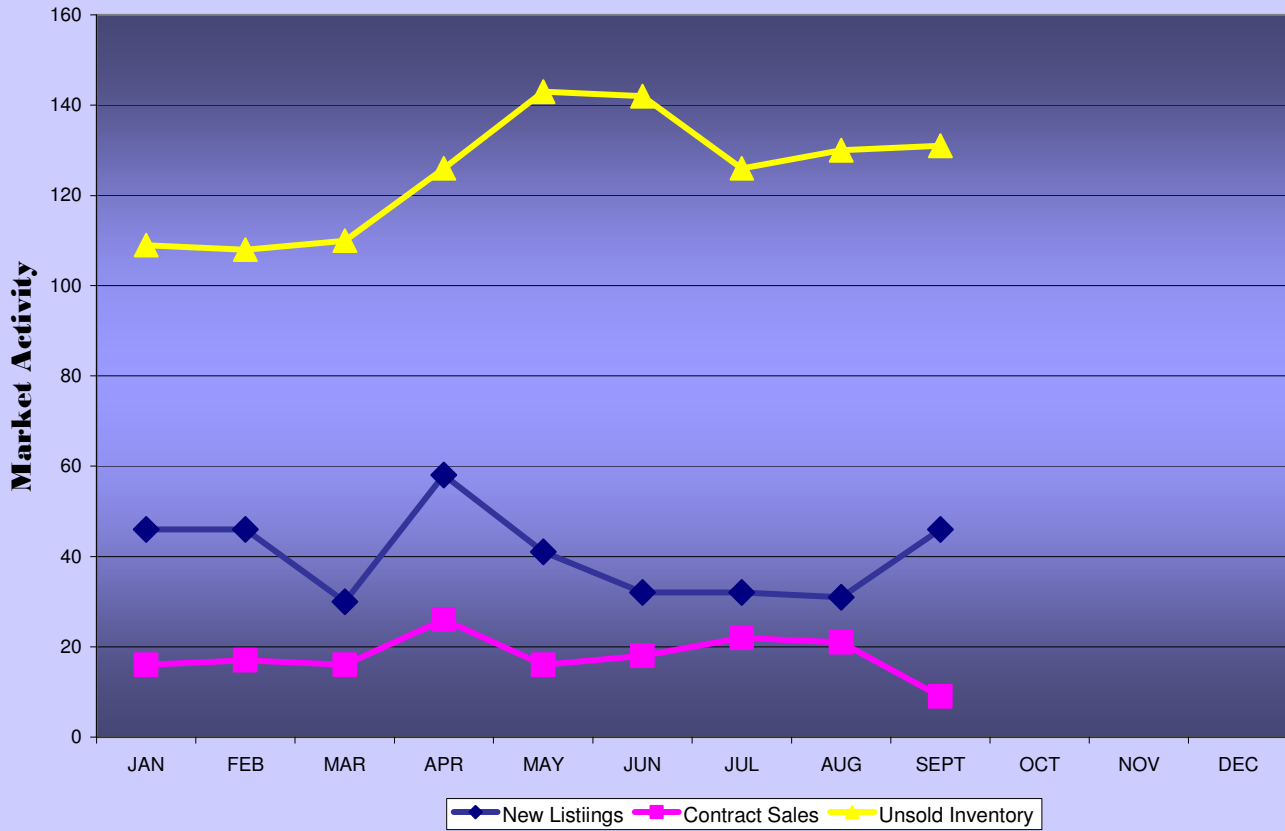
SOUTH ORANGE HOME SALE TRENDS October 2007 – October 2008

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

	April	May	June	July	Aug.	Sept.	Oct.2008
Average Listing Price	\$680,205	\$685,958	\$654,148	\$670,046	\$680,732	\$663,764	\$655,885
Average Sale Price	\$647,732	\$572,182	\$557,460	\$609,500	\$867,222	\$529,896	\$539,825
%Sale Price to List Price Ratio	97%	96%	98%	97%	142%	95%	96%
Days On Market	37	48	109	62	66	64	78
# of Active Listings	170	171	177	172	174	177	180
# of Closed Listings	11	16	20	14	18	17	9

Oct. 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$341,000	\$367,000	\$0	\$0	0	0%
2	\$401,253	\$352,667	\$412,667	\$368,700	83	97%
3	\$493,222	\$565,536	\$522,333	\$483,750	53	94%
4	\$623,912	\$564,333	\$784,500	\$0	0	0%
5	\$864,684	\$753,981	\$798,099	\$748,333	89	96%
TOWN	\$655,885	\$608,828	\$656,195	\$539,825	78	96%

SOUTH ORANGE 2008



Susan Adler

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