

South Orange January 2009 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
72 ROLAND AVE UNIT B	\$374,900	\$239,000	\$235,000	243	3	2.1	TwndEndUn
21 MEWS LN	\$314,900	\$314,900	\$290,000	32	2	2	OneFloor,TwnIntUn
60 3RD ST	\$319,000	\$319,000	\$300,000	116	6	1.1	Colonial,Victrian
116 FAIRVIEW AVE	\$419,000	\$419,000	\$405,000	32	3	1	Colonial
321 Wyoming Av C4A	\$479,000	\$425,000	\$428,000	69	3	3.1	TwndEndUn
441 Redmond Road	\$450,000	\$450,000	\$425,000	31	5	3.1	Colonial
210 LENOX AVE	\$475,000	\$475,000	\$505,000	13	4	1.1	Colonial
15 Harrison Court	\$575,000	\$575,000	\$565,000	19	4	2.2	Colonial
285 REDMOND RD	\$1,189,000	\$1,025,000	\$940,000	94	4	4.1	Colonial

AVERAGE DAYS ON MARKET 62 AVERAGE LISTING PRICE: \$622,425

AVERAGE SALE PRICE: \$458,500 % SALE PRICE / LIST PRICE: 97%

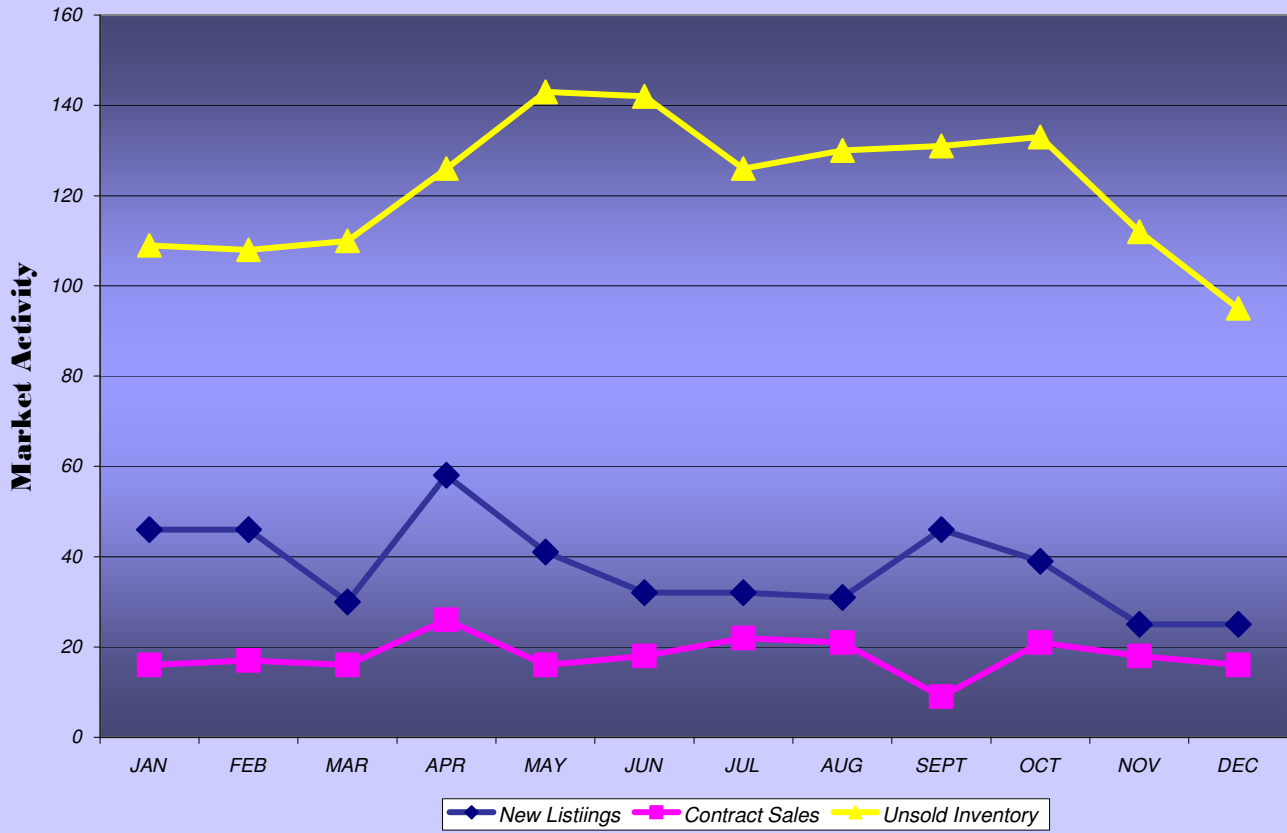
South Orange Home Sale Trends January 2008 thru January 2009

	Jan.2008	Feb.	Mar.	April	May	June	July
Average Listing Price	\$629,392	\$663,108	\$670,564	\$680,205	\$685,958	\$654,148	\$670,046
Average Sale Price	\$555,375	\$671,667	\$527,667	\$647,732	\$572,182	\$557,460	\$609,500
% Sale /Ratio	98%	95%	98%	97%	96%	98%	97%
DOM	66	81	60	37	48	109	62
#Active Listings	138	152	147	170	171	177	172
#Closed Listings	16	8	12	11	16	20	14

	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.2009
Average Listing Price	\$680,732	\$663,764	\$655,885	\$627,506	\$605,693	\$622,425
Average Sale Price	\$867,222	\$529,896	\$539,825	\$623,168	\$534,600	\$458,500
% Sale Price to List Price Ratio	142%	95%	96%	95%	96%	97%
Days On Market	66	64	78	52	85	77
# of Active Listings	174	177	180	160	136	120
# of Closed Listings	18	17	9	8	15	9

January 2009	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$207,000	\$0	\$0	\$0	0	0%
2	\$387,106	\$501,750	\$0	\$290,000	32	92%
3	\$504,037	\$541,843	\$442,450	\$356,000	115	99%
4	\$544,930	\$546,744	\$594,499	\$670,000	42	97%
5	\$819,975	\$1,064,000	\$499,000	\$300,000	116	94%
TOWN	\$622,425	\$701,119	\$514,579	\$458,500	77	97%

SOUTH ORANGE 2008



Susan Adler
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