

SOUTH ORANGE June 2006 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	List Price	Sale Price	DOM	BR	TBTH	Style
104 S. Kingman Rd.	\$409,000	\$414,000	27	3	1.1	Colonial
33 Mews Ln.	\$419,000	\$395,000	21	2	2.1	Twnhse-Int
16 Mews Ln.	\$439,000	\$425,000	66	2	2	One Fl. Unit
216 Montague Pl.	\$449,000	\$449,000	19	3	1	Colonial
195 W. Fairview Ave.	\$469,000	\$455,000	17	4	2	Bungalow, Colonial
294 Vose Ave.	\$479,000	\$512,000	21	3	1.1	Ranch
50 Park Pl.	\$498,000	\$525,000	16	4	1.1	Colonial
215 Conway Ct.	\$549,000	\$519,000	32	4	2.1	Colonial
117 Second St.	\$565,000	\$550,000	58	3	2	Colonial
216 Garfield Pl.	\$599,000	\$590,000	67	7	3	Tudor
195 Great Hills Dr.	\$615,000	\$581,000	125	4	3	Expanded Ranch
291 Redmond Rd.	\$629,000	\$680,000	17	4	2.1	Colonial
231 S. Ridgewood Rd.	\$639,000	\$640,000	27	5	3.2	Colonial
267 Highland Rd.	\$685,000	\$690,000	0	4	3.2	Colonial
631 Mountain Rd.	\$699,000	\$699,000	15	4	3	Expanded Ranch
42 Harding Dr.	\$699,000	\$620,000	39	4	3.1	Colonial
131 N. Wyoming Ave.	\$729,000	\$729,000	14	5	2.3	Colonial
215 Crestwood Dr.	\$775,000	\$800,000	50	4	3.1	Custom Home
66 Whiteoak Dr.	\$839,900	\$822,000	34	5	4	Expanded Ranch
25 Hoskier Rd.	\$845,000	\$846,000	10	4	3.1	Colonial
164 Glenview Rd.	\$879,000	\$879,000	18	6	4.1	Colonial
340 West End Rd.	\$889,000	\$899,503	27	4	2.3	Tudor
407 N. Ridgewood Rd.	\$899,000	\$885,000	32	6	3.1	Colonial
170 Harding Dr.	\$925,000	\$900,000	7	4	3.1	Colonial
46 Speir Dr.	\$995,000	\$950,000	21	4	3.1	Colonial
35 Tillou Rd. West	\$1,076,522	\$1,134,049	26	3	3.1	Twnhse-End
33 Tillou Rd. West	\$1,184,650	\$1,339,729	25	3	3.1	Twnhse-End
23 Tillou Rd. West	\$1,186,199	\$1,196,246	144	3	3.1	Twnhse-End
200 Crest Wood Dr.	\$1,399,000	\$1,399,000	41	5	4.2	Custom Home
227 Tillou Rd.	\$1,450,000	\$1,355,000	53	7	4.1	Colonial

AVERAGE DAYS ON MARKET:	36
AVERAGE LISTING PRICE:	\$714,741
AVERAGE SALE PRICE:	\$762,618
% SALE PRICE / LIST PRICE:	100%

SOUTH ORANGE HOMESALE TRENDS June 2005 – June 2006

	Jun. 05	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Average Listing Price	\$622,927	\$601,941	\$619,723	\$677,387	\$660,385	\$685,123	\$669,224
Average Sale Price	\$612,000	\$602,804	\$530,000	\$531,821	\$587,504	\$474,361	\$600,484
%Sale Price to List Price Ratio	102.39%	102.50%	99.62%	101.46%	99%	99%	100%
Days on Market	38	41	43	41	57	40	70
# of Active Listings	144	120	113	132	123	126	95

	Jan.	Feb.	Mar.	Apr.	May	Jun. 06
Average Listing Price	\$674,154	\$714,455	\$718,487	\$732,863	\$724,801	\$714,741
Average Sale Price	\$633,238	\$566,319	\$602,622	\$566,300	\$821,517	\$762,618
%Sale Price to List Price Ratio	99%	98%	98%	98%	101%	100%
Days On Market	39	65	80	58	47	36
# of Active Listings	94	110	120	131	157	172



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