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# THE BEST OF SOUTH ORANGE

REAL ESTATE MARKET REPORT | FOURTH QUARTER REVIEW

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In the ever-changing real estate market, choosing a Realtor<sup>®</sup> who has the knowledge, experience, and dedication to represent your home and community can be challenging. As your South Orange specialists, our services extend beyond the traditional in order for you to receive exceptional results on your home sale. When you hire us, we will become your:

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Ensure a smooth transition by providing all information in a timely manner and work closely with your closing team to resolve any issues that arise.

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Present and advise on the merits of each offer and negotiate with buyers on your behalf, keeping your best interests as our top priority.

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If you are considering selling, it is important to review the services each agent offers. For more information on our customized selling plan for South Orange, call us today at 973.376.8990.



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**Want to Know the Value  
of Your Home Today?**

Visit this website to get started:  
[www.PriceYourNJHome.com](http://www.PriceYourNJHome.com)



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*The following information is about Homes Sold and Closed in South Orange, October 2018*

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
76 Arnold Terrace	Colonial	10	5	2.0	\$299,000	\$343,000	114.72%	\$386,900	88.65%	11
137 College Place	Bungalow	8	3	2.0	\$399,000	\$400,000	100.25%	\$358,500	111.58%	14
6 Mews Lane	One Floor	4	2	2.0	\$420,000	\$416,000	99.05%	\$363,300	114.51%	13
2 Eder Terrace	Colonial	6	3	1.2	\$430,000	\$385,000	89.53%	\$374,700	102.75%	122
132 Seton Place	Colonial	6	3	1.0	\$435,000	\$370,000	85.06%	\$365,400	101.26%	79
354 Radel Terrace	Colonial	8	3	2.2	\$450,000	\$465,000	103.33%	\$355,000	130.99%	10
116 S. Centre Street	Colonial	6	3	2.1	\$469,000	\$474,000	101.07%	\$521,700	90.86%	17
152 Tichenor Avenue	Colonial	7	3	1.1	\$485,000	\$485,000	100.00%	\$426,900	113.61%	16
5 Kingsland Court	Colonial	8	3	1.2	\$506,000	\$425,000	83.99%	\$514,700	82.57%	10
307 Radel Terrace	Colonial	9	3	3.1	\$599,500	\$610,000	101.75%	\$495,800	123.03%	37
10 Warren Court	Colonial	14	5	3.2	\$599,900	\$550,000	91.68%	\$549,000	100.18%	108
385 Meadowbrook Lane	Victorian	9	6	2.1	\$600,000	\$515,000	85.83%	\$610,300	84.38%	103
270 W. End Road	Colonial	14	7	2.3	\$775,000	\$775,000	100.00%	\$775,400	99.95%	14
256 Underhill Road	Colonial	11	6	3.2	\$898,000	\$880,000	98.00%	\$789,500	111.46%	54
170 Glenview Road	Custom	11	4	3.0	\$950,000	\$980,000	103.16%	\$838,100	116.93%	201
587 Hamilton Road	Colonial	10	5	3.1	\$1,200,000	\$905,000	75.42%	\$617,000	146.68%	143
<b>TOTAL HOMES SOLD: 16</b>					<b>\$594,713</b>	<b>\$561,125</b>	<b>95.80%</b>	<b>\$521,388</b>	<b>107.46%</b>	<b>60</b>

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*The following information is about Homes Sold and Closed in South Orange, December 2018*

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
372 Valley Street C1F	One Floor	4	2	1.1	\$109,900	\$115,000	143.93%	\$80,600	142.68%	549
120 3rd Street Unit A	Half Duplex	4	2	1.1	\$280,000	\$285,000	101.79%	\$257,100	110.85%	14
25 Hollnad Road	Colonial	9	4	1.1	\$285,000	\$230,500	80.88%	\$358,100	64.37%	22
377 Wilden Place	Colonial	7	3	1.2	\$475,000	\$449,999	94.74%	\$402,500	111.80%	172
72 S. Centre Street	Colonial	8	4	1.1	\$485,000	\$520,000	107.22%	\$421,200	123.46%	22
139 Seton Place	Colonial	10	3	2.1	\$499,000	\$445,000	89.18%	\$375,100	118.64%	120
304 Radel Terrace	Ranch	8	3	2.1	\$595,000	\$611,500	102.77%	\$522,200	117.10%	23
417 Clark Street	Colonial	12	5	3.1	\$850,000	\$850,000	100.00%	\$776,700	109.44%	48
455 Twin Oak Road	Tudor	12	5	3.1	\$949,000	\$810,000	85.35%	\$759,700	106.62%	49
296 Melrose Place	Victorian	11	6	3.1	\$989,000	\$899,000	90.90%	\$693,700	129.59%	32
202 North Woods Drive	Colonial	9	5	3.0	\$995,000	\$880,000	88.44%	\$1,053,100	83.56%	65
<b>TOTAL HOMES SOLD: 11</b>					<b>\$591,991</b>	<b>\$554,182</b>	<b>98.65%</b>	<b>\$518,182</b>	<b>110.74%</b>	<b>101</b>

*The following information is about Homes Sold and Closed in South Orange, November 2018*

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
202 W. Fairview Avenue	Colonial	6	2	2.0	\$375,000	\$341,475	91.06%	\$411,900	82.90%	35
80 Roland Avenue	Colonial	7	2	2.0	\$375,000	\$372,000	99.20%	\$308,700	120.51%	13
7 Fielding Court	Colonial	9	4	2.1	\$389,900	\$400,000	102.59%	\$436,000	91.74%	94
166 College Place	Colonial	8	4	2.0	\$415,000	\$390,000	93.98%	\$374,100	104.25%	115
71 Mews Lane	Townhome End Unit	5	2	2.0	\$429,000	\$435,000	101.40%	\$383,400	113.46%	14
470 Lenox Avenue	Raised Ranch	6	3	2.0	\$439,900	\$439,900	100.00%	\$517,400	85.02%	182
24 Cottage Street	Colonial	10	5	2.1	\$450,000	\$436,000	96.89%	\$428,400	101.77%	28
9 Holland Road	Colonial	10	4	2.1	\$457,000	\$449,700	98.40%	\$445,900	100.85%	90
327 Meadowbrook Lane	Colonial	8	3	1.1	\$529,000	\$539,409	101.97%	\$483,200	111.63%	27
141 Reynolds Place	Colonial	9	4	2.1	\$549,000	\$600,000	109.29%	\$414,500	144.75%	14
310 Meeker Street	Colonial	8	4	2.0	\$565,000	\$565,000	100.00%	\$442,400	127.71%	1
261 Audley Street	Colonial	10	4	3.1	\$589,900	\$589,900	100.00%	\$543,800	108.48%	10
335 Harding Drive	Colonial	10	4	4.0	\$649,000	\$650,000	100.15%	\$647,600	100.37%	17
270 Walton Avenue	Colonial	10	4	2.2	\$695,000	\$650,000	93.53%	\$550,000	118.18%	51
214 Irving Avenue	Colonial	9	4	3.2	\$699,000	\$680,000	97.28%	\$605,000	112.40%	37
342 Meadowbrook Lane	Colonial	10	4	3.1	\$699,000	\$699,000	100.00%	Renovated	N/A	1
516 Hamilton Road	Split Level	11	5	3.1	\$725,000	\$725,000	100.00%	\$636,900	113.83%	86
224 Thornden Street	Colonial	10	4	3.1	\$739,000	\$770,000	104.19%	\$650,100	118.44%	22
120 Roland Avenue	Victorian	11	5	2.1	\$760,000	\$775,000	101.97%	\$573,000	135.25%	24
202 Great Hills Drive	Colonial	8	4	3.0	\$810,000	\$576,500	71.17%	\$764,300	75.43%	260
207 Edgewood Terrace	Colonial	10	4	3.2	\$825,000	\$893,000	108.24%	\$779,100	114.62%	8
48 Duffield Drive	Colonial	14	5	3.2	\$875,000	\$825,000	94.29%	\$793,300	104.00%	140
17 Foster Court	Ranch Expanded	8	4	3.1	\$875,000	\$895,000	102.29%	\$830,500	107.77%	8
312 Harding Drive	Custom	12	5	3.0	\$879,000	\$850,000	96.70%	\$647,200	131.33%	29
290 Forest Road	Colonial	11	5	3.2	\$899,000	\$987,500	109.84%	\$782,500	126.20%	21
350 Meadowbrook Lane	Colonial	10	4	2.2	\$989,000	\$899,000	90.90%	Renovated	N/A	76
151 Irving Avenue	Tudor	15	8	4.0	\$999,000	\$1,065,000	106.61%	\$1,039,200	102.48%	18
85 Arnold Terrace	Colonial	8	4	2.1	\$1,102,000	\$525,000	101.94%	Renovated	N/A	10
40 Crest Drive	Colonial	15	5	4.2	\$1,399,000	\$1,057,000	75.55%	\$826,100	127.95%	547
376 Forest Road	Tudor	14	5	4.2	\$1,850,000	\$865,000	46.76%	\$1,384,800	62.46%	836
<b>TOTAL HOMES SOLD: 30</b>					<b>\$734,390</b>	<b>\$664,846</b>	<b>96.54%</b>	<b>\$618,493</b>	<b>109.03%</b>	<b>94</b>

*Considering Selling? Call The Maggee Miggins Group at 973.376.8990 to learn how we make selling your home a breeze.*

**CALL OUR AREA EXPERTS TODAY!**



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The South Orange market is HOT! If you are thinking of listing your home, now is the time! Homes are selling quickly and above asking price. Call Maggee today at 973.879.9711 to find out the ideal price for your home.

*Visit: [www.PriceYourNJHome.com](http://www.PriceYourNJHome.com)*