

South Orange

February 2025 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|-----------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 18 Prospect Street 3E | OneFloor | 2 | 2.0 | 11 | \$305,000 | \$305,000 | \$355,000 | 116.39% | \$322,100 | 1.10 |
| 2 | 66 Mews Lane | OneFloor | 2 | 2.0 | 93 | \$495,000 | \$425,000 | \$452,500 | 106.47% | \$467,500 | 0.97 |
| 3 | 121 Mercer Place | Colonial | 4 | 1.2 | 23 | \$650,000 | \$650,000 | \$685,000 | 105.38% | \$737,600 | 0.93 |
| 4 | 112 Milligan Place | HalfDupl | 5 | 2.0 | 7 | \$689,500 | \$689,500 | \$700,000 | 101.52% | \$463,600 | 1.51 |
| 5 | 116 Milligan Place | HalfDupl | 5 | 2.0 | 7 | \$689,500 | \$689,500 | \$700,000 | 101.52% | \$398,300 | 1.76 |
| 6 | 108 Roland Avenue | Colonial | 3 | 2.0 | 8 | \$785,000 | \$785,000 | \$850,000 | 108.28% | \$577,600 | 1.47 |
| 7 | 30 Crest Drive | FixrUppr | 5 | 3.0 | 15 | \$1,050,000 | \$1,050,000 | \$1,111,000 | 105.81% | \$1,327,100 | 0.84 |
| 8 | 142 Prospect Street | Victrian | 5 | 3.1 | 125 | \$1,425,000 | \$1,425,000 | \$1,425,000 | 100.00% | \$814,900 | 1.75 |
| AVERAGE | | | | | 36 | \$761,125 | \$752,375 | \$784,813 | 105.67% | | 1.29 |

"Active" Listings in South Orange

Number of Units: 10
 Average List Price: \$988,750
 Average Days on Market: 99

"Under Contract" Listings in South Orange

Number of Units: 14
 Average List Price: \$878,107
 Average Days on Market: 31

South Orange 2025 Year to Date Market Trends

| YTD | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|-----------------|-------------|-----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-----------|
| Days on Market | 29 | 36 | | | | | | | | | | | 33 |
| List Price | \$968,444 | \$752,375 | | | | | | | | | | | \$866,765 |
| Sales Price | \$1,066,222 | \$784,813 | | | | | | | | | | | \$933,794 |
| SP:LP% | 110.56% | 105.67% | | | | | | | | | | | 108.26% |
| SP to AV | 1.37 | 1.29 | | | | | | | | | | | 1.33 |
| # Units Sold | 9 | 8 | | | | | | | | | | | 17 |
| 3 Mo Rate of Ab | 0.89 | 1.10 | | | | | | | | | | | 1.00 |
| Active Listings | 10 | 10 | | | | | | | | | | | 10 |
| Under Contracts | 12 | 14 | | | | | | | | | | | 13 |

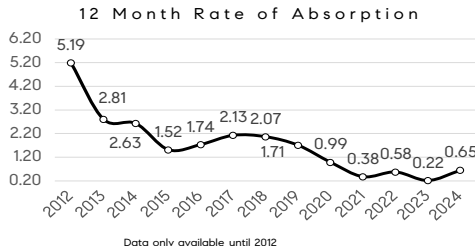
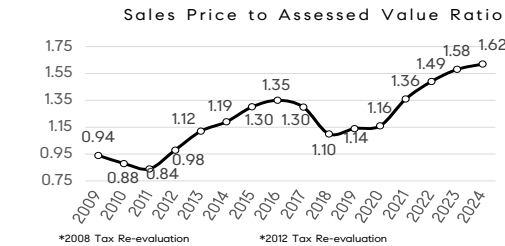
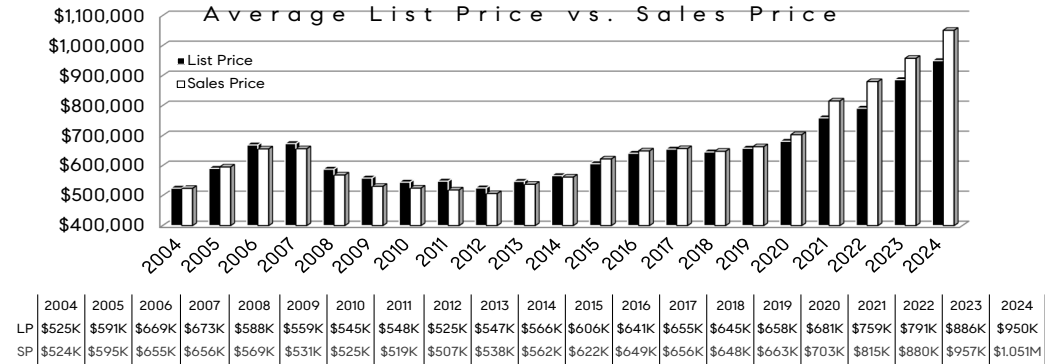
Flashback! YTD 2024 vs YTD 2025

| YTD | 2024 | 2025 | % Change |
|-------------|-----------|-----------|----------|
| DOM | 33 | 33 | -1.46% |
| Sales Price | \$978,930 | \$933,794 | -4.61% |
| LP:SP | 106.39% | 108.26% | 1.76% |
| SP:AV | 1.59 | 1.33 | -16.13% |



| YTD | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 14 | 17 | 21.43% |
| Rate of Ab 3 Mo | 1.13 | 1.00 | -11.56% |
| Actives | 9 | 10 | 11.11% |
| Under Contracts | 10 | 13 | 30.00% |

South Orange Yearly Market Trends



South Orange Yearly Market Reports

