

South Orange

May 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	26-40 Church Street U16	TwnIntUn	2	2.1	10	\$489,000	\$489,000	\$510,000	104.29%	\$418,200	1.22
2	184 W Fairview Avenue	Colonial	3	1.1	15	\$575,000	\$575,000	\$545,000	94.78%	\$733,000	0.74
3	44 Eder Terrace	Aframe	3	1.2	28	\$599,900	\$599,900	\$685,000	114.19%	\$572,200	1.20
4	407 Stirling Avenue	Colonial	3	4.0	42	\$759,000	\$675,000	\$690,000	102.22%	\$589,900	1.17
5	183 W Fairview Avenue	Colonial	4	2.0	9	\$825,000	\$825,000	\$915,000	110.91%	\$830,400	1.10
6	74 Ralston Avenue	Victrian	4	1.1	1	\$950,000	\$950,000	\$965,000	101.58%	\$863,500	1.12
7	435 Clark Street	Colonial	4	2.1	15	\$929,000	\$929,000	\$999,000	107.53%	\$836,700	1.19
8	357 Hillside Place	Bi-Level	4	3.0	9	\$925,000	\$925,000	\$1,020,000	110.27%	\$785,300	1.30
9	225 Kingsland Terrace	Colonial	5	1.1	9	\$825,000	\$825,000	\$1,052,000	127.52%	\$708,000	1.49
10	242 Audley Street	Colonial	4	2.1	10	\$899,000	\$899,000	\$1,155,000	128.48%	\$741,700	1.56
11	631 Hamilton Road	Colonial	4	3.1	12	\$959,000	\$959,000	\$1,200,000	125.13%	\$818,800	1.47
12	189 Tichenor Avenue	Duplex	8	2.2	27	\$1,275,000	\$1,275,000	\$1,239,000	97.18%	\$921,200	1.34
13	3 Glenside Road	Colonial	6	3.1	16	\$1,195,000	\$1,195,000	\$1,310,000	109.62%	\$950,700	1.38
14	115 Connett Place	Colonial	4	2.2	8	\$1,025,000	\$1,025,000	\$1,372,000	133.85%	\$1,080,600	1.27
15	12 Wesley Court	SplitLev	4	2.2	9	\$1,100,000	\$1,100,000	\$1,405,000	127.73%	\$981,800	1.43
16	134 Ward Place	Victrian	6	3.2	8	\$1,250,000	\$1,250,000	\$1,410,000	112.80%	\$848,000	1.66
17	52 Duffield Drive	Colonial	5	3.2	12	\$1,295,000	\$1,295,000	\$1,506,000	116.29%	\$1,228,500	1.23
18	231 Prospect Street	Colonial	6	4.1	8	\$1,650,000	\$1,650,000	\$1,701,000	103.09%	\$1,273,100	1.34
19	528 Melrose Place	Tudor	5	3.0	9	\$1,495,000	\$1,495,000	\$1,895,000	126.76%	Renovated	
20	290 Redmond Road	Colonial	6	3.2	10	\$1,950,000	\$1,950,000	\$1,950,000	100.00%	\$1,201,300	1.62
AVERAGE					13	\$1,048,495	\$1,044,295	\$1,176,200	112.71%		1.31

"Active" Listings in South Orange

Number of Units: 21
Average List Price: \$882,043
Average Days on Market: 20

"Under Contract" Listings in South Orange

Number of Units: 32
Average List Price: \$928,781
Average Days on Market: 18



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	40	17	13								22
List Price	\$968,444	\$752,375	\$650,300	\$989,000	\$1,044,295								\$943,041
Sales Price	\$1,066,222	\$784,813	\$712,400	\$1,154,500	\$1,176,200								\$1,059,181
SP:LP%	110.56%	105.67%	107.46%	114.87%	112.71%								111.55%
SP to AV	1.37	1.29	0.95	1.33	1.31								1.30
# Units Sold	9	8	5	16	20								58
3 Mo Rate of Ab	0.89	1.10	2.35	2.04	1.58								1.59
Active Listings	10	10	17	20	21								16
Under Contracts	12	14	29	34	32								24

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	19	22	16.92%
Sales Price	\$1,042,630	\$1,059,181	1.59%
LP:SP	112.36%	111.55%	-0.72%
SP:AV	1.73	1.30	-24.84%

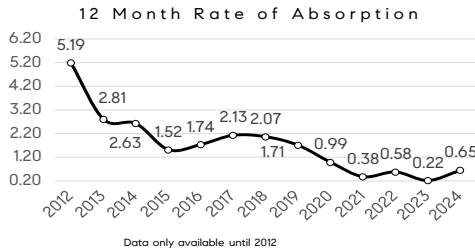
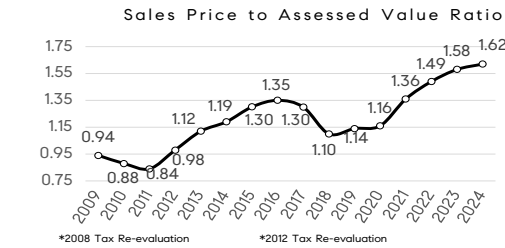


YTD	2024	2025	% Change
# Units Sold	54	58	7.41%
Rate of Ab 3 Mo	1.46	1.59	9.04%
Actives	16	16	0.00%
Under Contracts	24	24	0.00%

South Orange Yearly Market Trends



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
\$525K	\$591K	\$669K	\$673K	\$588K	\$559K	\$545K	\$548K	\$525K	\$547K	\$566K	\$606K	\$641K	\$655K	\$645K	\$658K	\$681K	\$759K	\$791K	\$886K	\$950K
\$524K	\$595K	\$655K	\$656K	\$569K	\$531K	\$525K	\$519K	\$507K	\$538K	\$562K	\$622K	\$649K	\$656K	\$648K	\$663K	\$703K	\$815K	\$880K	\$957K	\$1.051M



South Orange Yearly Market Reports

