

South Orange

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 W South Orange Avenue 4A	HighRise	2	2.0	13	\$350,000	\$350,000	\$355,000	101.43%	\$312,200	1.14
2	153 Irvington Avenue U101	OneFloor	2	2.0	12	\$385,000	\$385,000	\$425,000	110.39%	\$364,400	1.17
3	120 Third Street A	MultiFlr	2	1.1	20	\$499,000	\$499,000	\$480,000	96.19%	\$382,900	1.25
4	60 3rd Street	Colonial	6	1.1	1	\$520,000	\$520,000	\$520,000	100.00%	\$511,000	1.02
5	716 Varsity Road	Colonial	3	1.0	9	\$555,000	\$555,000	\$700,000	126.13%	\$560,500	1.25
6	382 Meeker Street	Victrian	5	1.0	9	\$699,000	\$699,000	\$750,000	107.30%	\$871,100	0.86
7	256 Tichenor Avenue	Cottage	3	1.1	9	\$699,000	\$699,000	\$751,000	107.44%	\$618,800	1.21
8	236 Irvington Avenue	Colonial	5	3.0	15	\$718,000	\$718,000	\$800,000	111.42%	\$613,600	1.30
9	107 Mercer Place	Colonial	4	2.1	23	\$750,000	\$750,000	\$856,000	114.13%	\$620,200	1.38
10	269 Tichenor Avenue	Colonial	4	1.1	50	\$850,000	\$850,000	\$900,000	105.88%	\$641,100	1.40
11	25 University Court	Colonial	5	2.2	10	\$799,000	\$799,000	\$999,999	125.16%	\$689,600	1.45
12	508 Clark Street	SplitLev	4	2.1	9	\$819,000	\$819,000	\$999,999	122.10%	\$804,100	1.24
13	210 Walton Avenue	Custom	4	1.1	10	\$825,000	\$825,000	\$1,075,000	130.30%	\$766,800	1.40
14	455 Redmond Road	Colonial	4	3.2	21	\$1,150,000	\$999,000	\$1,100,100	110.12%	\$1,189,500	0.92
15	475 Page Terrace	Colonial	4	2.1	12	\$929,000	\$929,000	\$1,115,000	120.02%	\$950,000	1.17
16	12 Glenview Road	SplitLev	4	4.1	36	\$1,285,000	\$1,250,000	\$1,165,000	93.20%	\$988,300	1.18
17	333 Turrell Avenue	Colonial	5	3.1	10	\$1,095,000	\$1,095,000	\$1,191,000	108.77%	\$843,000	1.41
18	287 N Western Drive	Colonial	4	3.1	15	\$1,150,000	\$1,150,000	\$1,273,000	110.70%	\$969,200	1.31
19	129 Prospect Place	Colonial	5	3.2	8	\$1,150,000	\$1,150,000	\$1,367,000	118.87%	\$986,800	1.39
20	587 Hamilton Road	Colonial	5	3.1	9	\$1,200,000	\$1,200,000	\$1,500,000	125.00%	\$1,093,400	1.37
21	320 N Ridgewood Road	Colonial	6	3.2	9	\$1,199,000	\$1,199,000	\$1,550,000	129.27%	\$1,203,800	1.29
AVERAGE					15	\$839,333	\$830,476	\$946,338	113.04%		1.24

"Active" Listings in South Orange

Number of Units: 26
Average List Price: \$917,873
Average Days on Market: 22

"Under Contract" Listings in South Orange

Number of Units: 26
Average List Price: \$1,000,769
Average Days on Market: 21



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	15							20
List Price	\$968,444	\$752,375	\$650,300	\$989,000	\$1,044,295	\$830,476							\$913,119
Sales Price	\$1,066,222	\$784,813	\$712,400	\$1,154,500	\$1,176,200	\$946,338							\$1,029,185
SP:LP%	110.56%	105.67%	107.46%	114.87%	112.71%	113.04%							111.95%
SP to AV	1.37	1.29	0.95	1.33	1.31	1.24							1.28
# Units Sold	9	8	5	16	20	21							79
3 Mo Rate of Ab	0.89	1.10	2.35	2.04	1.58	1.30							1.54
Active Listings	10	10	17	20	21	26							17
Under Contracts	12	14	29	34	32	26							25

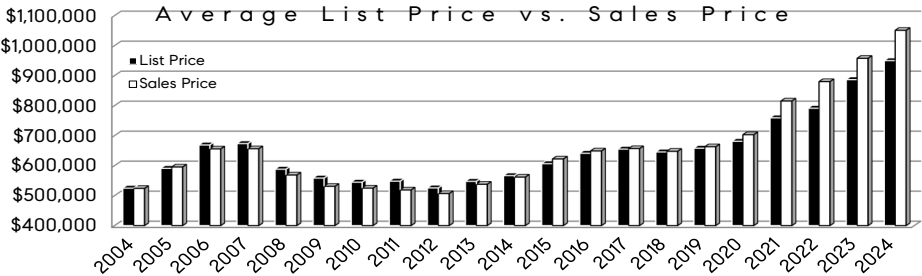
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	17	20	16.59%
Sales Price	\$1,083,450	\$1,029,185	-5.01%
LP:SP	112.96%	111.95%	-0.90%
SP:AV	1.75	1.28	-26.71%

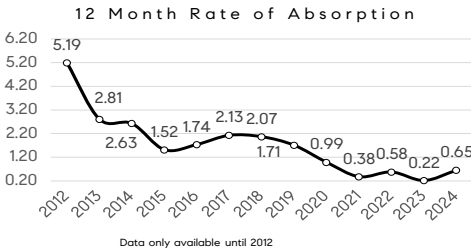
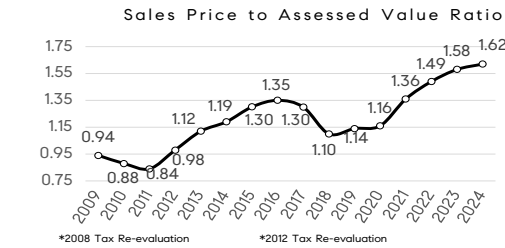


YTD	2024	2025	% Change
# Units Sold	78	79	1.28%
Rate of Ab 3 Mo	1.34	1.54	14.89%
Actives	15	17	0.00%
Under Contracts	24	25	2.80%

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
LP \$525K	\$591K	\$669K	\$673K	\$588K	\$559K	\$545K	\$548K	\$525K	\$547K	\$566K	\$606K	\$641K	\$655K	\$645K	\$658K	\$681K	\$759K	\$791K	\$886K	\$950K
SP \$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

