South Orange July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	60 Mews Lane	TwnIntUn	2	2.1	29	\$430,000	\$430,000	\$400,000	93.02%	\$485,500	0.82
2	44 Mews Lane	TwnIntUn	2	2.1	17	\$549,000	\$549,000	\$540,000	98.36%	\$554,200	0.97
3	400 Irving Avenue	Colonial	3	1.2	29	\$849,900	\$699,000	\$705,000	100.86%	\$762,700	0.92
4	233 Ward Place	Colonial	3	1.1	21	\$699,000	\$699,000	\$740,000	105.87%	\$543,300	1.36
5	58 Stewart Place	Colonial	3	2.1	39	\$800,000	\$800,000	\$820,000	102.50%	\$780,800	1.05
6	457 Academy Street	Colonial	4	2.1	15	\$850,000	\$799,000	\$850,000	106.38%	\$543,500	1.56
7	226 Lenox Avenue	Colonial	4	2.0	9	\$849,000	\$849,000	\$880,000	103.65%	\$735,500	1.20
8	155 Ward Place	Colonial	5	3.2	15	\$829,000	\$829,000	\$950,000	114.60%	\$673,900	1.41
9	29 Glenside Road	Colonial	4	2.1	9	\$1,075,000	\$1,075,000	\$1,208,000	112.37%	\$910,300	1.33
10	4 Kingsland Court	Colonial	4	2.2	9	\$1,095,000	\$1,095,000	\$1,265,000	115.53%	\$900,500	1.40
11	11 Hart Drive North	Ranch	4	2.2	8	\$1,049,000	\$1,049,000	\$1,335,000	127.26%	\$995,000	1.34
12	186 Mayhew Drive	Colonial	4	3.2	9	\$1,249,000	\$1,249,000	\$1,520,000	121.70%	\$1,014,900	1.50
13	63 Duffield Drive	RanchExp	4	3.1	12	\$1,195,000	\$1,195,000	\$1,531,016	128.12%	\$1,040,300	1.47
	AVERAGE				17	\$886,069	\$870,538	\$980,309	110.02%		1.26

"Active" Listings in South Orange

Number of Units: 16
Average List Price: \$820,261

Average Days on Market: 40

"Under Contract" Listings in South Orange

Number of Units: 28

Average List Price: \$1,039,889

Average Days on Market: 25



South Orange 2025 Year to Date Market Trends

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January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
29	36	40	17	13	15	17						20
\$968,444	\$752,375	\$650,300	\$989,000	\$1,044,295	\$830,476	\$870,538						\$907,102
\$1,066,222	\$784,813	\$712,400	\$1,154,500	\$1,176,200	\$946,338	\$980,309				,		\$1,022,278
110.56%	105.67%	107.46%	114.87%	112.71%	113.04%	110.02%						111.67%
1.37	1.29	0.95	1.33	1.31	1.24	1.26						1.28
9	8	5	16	20	21	13						92
0.89	1.10	2.35	2.04	1.58	1.30	0.94						1.46
10	10	17	20	21	26	16						17
12	14	29	34	32	26	28		'				25
	29 \$968,444 \$1,066,222 110.56% 1.37 9 0.89	January February 29 36 \$968,444 \$752,375 \$1,066,222 \$784,813 110.56% 105.67% 1.37 1.29 9 8 0.89 1.10 10 10	January February March 29 36 40 \$968,444 \$752,375 \$650,300 \$1,066,222 \$784,813 \$712,400 110.56% 105.67% 107.46% 1.37 1.29 0.95 9 8 5 0.89 1.10 2.35 10 10 17	January February March April 29 36 40 17 \$968,444 \$752,375 \$650,300 \$989,000 \$1,066,222 \$784,813 \$712,400 \$1,154,500 110.56% 105.67% 107.46% 114.87% 1.37 1.29 0.95 1.33 9 8 5 16 0.89 1.10 2.35 2.04 10 10 17 20	January February March April May 29 36 40 17 13 \$968,444 \$752,375 \$650,300 \$989,000 \$1,044,295 \$1,066,222 \$784,813 \$712,400 \$1,154,500 \$1,176,200 110.56% 105.67% 107.46% 114.87% 112.71% 1.37 1.29 0.95 1.33 1.31 9 8 5 16 20 0.89 1.10 2.35 2.04 1.58 10 10 17 20 21	January February March April May June 29 36 40 17 13 15 \$968,444 \$752,375 \$650,300 \$989,000 \$1,044,295 \$830,476 \$1,066,222 \$784,813 \$712,400 \$1,154,500 \$1,176,200 \$946,338 110.56% 105.67% 107.46% 114.87% 112.71% 113.04% 1.37 1.29 0.95 1.33 1.31 1.24 9 8 5 16 20 21 0.89 1.10 2.35 2.04 1.58 1.30 10 10 17 20 21 26	January February March April May June July 29 36 40 17 13 15 17 \$968,444 \$752,375 \$650,300 \$989,000 \$1,044,295 \$830,476 \$870,538 \$1,066,222 \$784,813 \$712,400 \$1,154,500 \$1,176,200 \$946,338 \$980,309 110.56% 105.67% 107.46% 114.87% 112.71% 113.04% 110.02% 1.37 1.29 0.95 1.33 1.31 1.24 1.26 9 8 5 16 20 21 13 0.89 1.10 2.35 2.04 1.58 1.30 0.94 10 10 17 20 21 26 16	January February March April May June July August 29 36 40 17 13 15 17 \$968,444 \$752,375 \$650,300 \$989,000 \$1,044,295 \$830,476 \$870,538 \$1,066,222 \$784,813 \$712,400 \$1,154,500 \$1,176,200 \$946,338 \$980,309 110.56% 105.67% 107.46% 114.87% 112.71% 113.04% 110.02% 1.37 1.29 0.95 1.33 1.31 1.24 1.26 9 8 5 16 20 21 13 0.89 1.10 2.35 2.04 1.58 1.30 0.94 10 10 17 20 21 26 16	January February March April May June July August September 29 36 40 17 13 15 17 \$968,444 \$752,375 \$650,300 \$989,000 \$1,044,295 \$830,476 \$870,538 \$1,066,222 \$784,813 \$712,400 \$1,154,500 \$1,176,200 \$946,338 \$980,309 \$10.56% \$105.67% \$107.46% \$114.87% \$112.71% \$113.04% \$110.02% \$1.37 \$1.29 \$0.95 \$1.33 \$1.31 \$1.24 \$1.26 \$9 \$8 \$5 \$16 \$20 \$21 \$13 \$0.89 \$1.10 \$2.35 \$2.04 \$1.58 \$1.30 \$0.94 \$10 \$10 \$17 \$20 \$21 \$26 \$16 \$16	January February March April May June July August September October 29 36 40 17 13 15 17 \$968,444 \$752,375 \$650,300 \$989,000 \$1,044,295 \$830,476 \$870,538 \$1,066,222 \$784,813 \$712,400 \$1,154,500 \$1,176,200 \$946,338 \$980,309 \$10.56% 105.67% 107.46% 114.87% 112.71% 113.04% 110.02% \$1.37 1.29 0.95 1.33 1.31 1.24 1.26 \$9 8 5 16 20 21 13 0.89 1.10 2.35 2.04 1.58 1.30 0.94 10 10 17 20 21 26 16	January February March April May June July August September October November 29 36 40 17 13 15 17 November	January February March April May June July August September October November December 29 36 40 17 13 15 17

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change							
DOM	17	20	13.90%							
Sales Price	\$1,083,450	\$1,022,278	-5.65%							
LP:SP	112.96%	111.67%	-1.14%							
SP:AV	1.75	1.28	-26.94%							

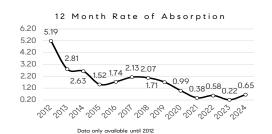


YTD	2024	2025	% Change			
# Units Sold	108	92	-14.81%			
Rate of Ab 3 Mo	1.25	1.46	16.44%			
Actives	15	17	11.11%			
Under Contracts	22	25	11.46%			

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	ı
LP	\$525K	\$591K	\$669K	\$673K	\$588K	\$559K	\$545K	\$548K	\$525K	\$547K	\$566K	\$606K	\$641K	\$655K	\$645K	\$658K	\$681K	\$759K	\$791K	\$886K	\$950K	l
SP	\$524K	\$595K	\$655K	\$656K	\$569K	\$531K	\$525K	\$519K	\$507K	\$538K	\$562K	\$622K	\$649K	\$656K	\$648K	\$663K	\$703K	\$815K	\$880K	\$957K	\$1.051M	l



South Orange Yearly Market Reports





