

South Orange

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	372 Valley Street F6	OneFloor	1	1.0	8	\$225,000	\$225,000	\$225,000	100.00%	\$146,200	1.54
2	609 W South Orange Ave 5H	HighRise	2	2.1	35	\$395,000	\$395,000	\$430,000	108.86%	\$385,300	1.12
3	17-25 Church Street	TwnEndUn	3	2.1	9	\$565,000	\$565,000	\$652,000	115.40%	\$515,100	1.27
4	385 Turrell Avenue	Tudor	4	2.0	49	\$549,000	\$659,000	\$675,000	102.43%	\$665,500	1.01
5	179 W Fairview Avenue	Colonial	3	1.1	27	\$675,000	\$675,000	\$700,000	103.70%	\$659,900	1.06
6	543 Hartford Court	Colonial	3	2.1	20	\$799,000	\$725,000	\$715,000	98.62%	\$689,200	1.04
7	265 Village Road	Colonial	3	1.2	13	\$829,000	\$829,000	\$839,781	101.30%	\$658,900	1.27
8	311 Centre Street	Colonial	5	3.0	30	\$799,000	\$799,000	\$860,000	107.63%	\$1,044,900	0.82
9	35 Elm Court	Colonial	5	2.1	36	\$825,000	\$825,000	\$945,000	114.55%	\$663,000	1.43
10	541 Grove Terrace	Colonial	3	2.2	14	\$850,000	\$850,000	\$990,000	116.47%	\$892,500	1.11
11	40 Stanley Road	Colonial	6	4.0	7	\$1,099,000	\$1,099,000	\$1,226,500	111.60%	\$809,900	1.51
12	436 Summit Avenue	Contemp	4	3.0	16	\$1,200,000	\$1,200,000	\$1,250,800	104.23%	\$749,500	1.67
13	329 W End Road	Colonial	5	3.1	6	\$969,000	\$969,000	\$1,315,000	135.71%	\$900,500	1.46
14	75 Crest Drive	Colonial	5	6.1	22	\$1,395,000	\$1,395,000	\$1,410,000	101.08%	\$1,264,100	1.12
15	397 Charlton Avenue	Tudor	8	5.1	11	\$1,895,000	\$1,895,000	\$2,125,000	112.14%	\$1,615,900	1.32
16	303 Montrose Avenue	Colonial	6	5.2	22	\$2,300,000	\$2,300,000	\$2,300,000	100.00%	\$1,712,000	1.34
AVERAGE					20	\$960,563	\$962,813	\$1,041,193	108.36%		1.26

"Active" Listings in South Orange

Number of Units: 21
Average List Price: \$940,357
Average Days on Market: 41

"Under Contract" Listings in South Orange

Number of Units: 18
Average List Price: \$1,016,328
Average Days on Market: 23



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	17	20					20
List Price	\$968,444	\$752,375	\$650,300	\$989,000	\$1,044,295	\$830,476	\$870,538	\$962,813					\$915,356
Sales Price	\$1,066,222	\$784,813	\$712,400	\$1,154,500	\$1,176,200	\$946,338	\$980,309	\$1,041,193					\$1,025,081
SP:LP%	110.56%	105.67%	107.46%	114.87%	112.71%	113.04%	110.02%	108.36%					111.18%
SP to AV	1.37	1.29	0.95	1.33	1.31	1.24	1.26	1.26					1.28
# Units Sold	9	8	5	16	20	21	13	16					108
3 Mo Rate of Ab	0.89	1.10	2.35	2.04	1.58	1.30	0.94	1.02					1.40
Active Listings	10	10	17	20	21	26	16	21					18
Under Contracts	12	14	29	34	32	26	28	18					24

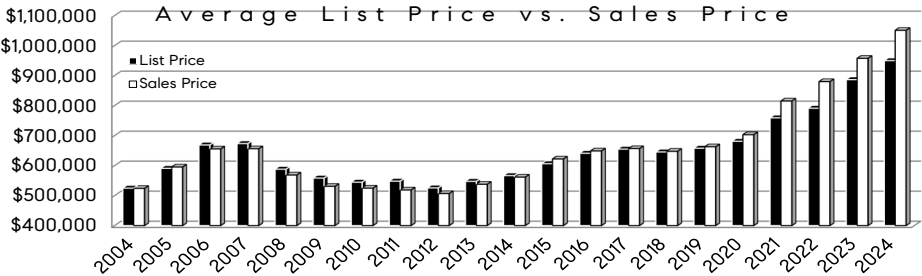
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	18	20	12.58%
Sales Price	\$1,052,931	\$1,025,081	-2.65%
LP:SP	112.03%	111.18%	-0.75%
SP:AV	1.75	1.28	-27.11%

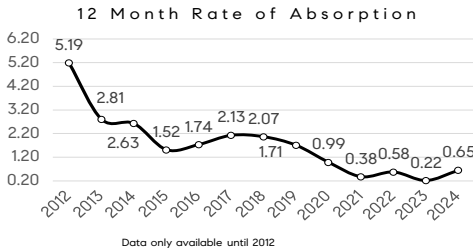
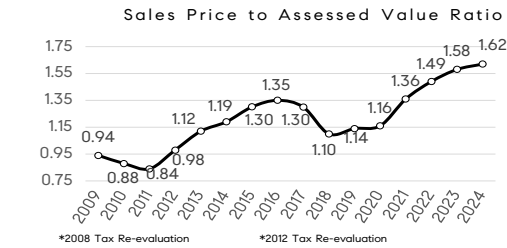


YTD	2024	2025	% Change
# Units Sold	123	108	-12.20%
Rate of Ab 3 Mo	1.16	1.40	20.78%
Actives	15	18	16.53%
Under Contracts	21	24	16.27%

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

