

South Orange

October 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 Unit G2	OneFloor	1	1.0	79	\$159,900	\$159,900	\$186,690	116.75%	\$143,900	1.30
2	170 S Ridgewood Road	Colonial	2	1.1	10	\$525,000	\$525,000	\$590,100	112.40%	\$514,700	1.15
3	28 S Centre Street	Colonial	5	4.1	7	\$679,000	\$679,000	\$705,000	103.83%	\$869,200	0.81
4	412 S Ridgewood Road	Colonial	3	1.1	15	\$699,000	\$699,000	\$755,000	108.01%	\$658,000	1.15
5	231 Ward Place	Colonial	4	3.2	20	\$999,999	\$999,999	\$950,000	95.00%	New	
6	44 Jessica Way	Colonial	4	3.1	9	\$1,189,000	\$1,189,000	\$1,201,000	101.01%	\$1,062,400	1.13
7	204 Crestwood Drive	OneFloor	4	4.2	74	\$1,450,000	\$1,350,000	\$1,250,000	92.59%	\$1,143,600	1.09
8	163 Garfield Place	Colonial	4	2.1	9	\$1,100,000	\$1,100,000	\$1,311,000	119.18%	\$917,700	1.43
9	129 Irving Avenue	Tudor	5	4.2	10	\$1,175,000	\$1,175,000	\$1,450,000	123.40%	\$1,181,800	1.23
10	373 Grove Road	Colonial	5	4.2	9	\$1,495,000	\$1,495,000	\$1,851,307	123.83%	\$1,431,600	1.29
11	30 Crest Drive	Custom	5	4.0	25	\$1,888,800	\$1,888,800	\$1,900,000	100.59%	\$1,327,100	1.43
AVERAGE						24	\$1,032,791	\$1,023,700	\$1,104,554	108.78%	1.20

"Active" Listings in South Orange

Number of Units: 20
 Average List Price: \$908,305
 Average Days on Market: 49

"Under Contract" Listings in South Orange

Number of Units: 23
 Average List Price: \$988,560
 Average Days on Market: 20



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	16	24			20
List Price	\$968,444	\$752,375	\$650,300	\$989,000	\$1,044,295	\$830,476	\$870,538	\$962,813	\$1,079,833	\$1,023,700			\$939,520
Sales Price	\$1,066,222	\$784,813	\$712,400	\$1,154,500	\$1,176,200	\$946,338	\$980,309	\$1,041,193	\$1,151,917	\$1,104,554			\$1,043,372
SP:LP%	110.56%	105.67%	107.46%	114.87%	112.71%	113.04%	110.02%	108.36%	106.36%	108.78%			110.54%
SP to AV	1.37	1.29	0.95	1.33	1.31	1.24	1.26	1.26	1.23	1.20			1.27
# Units Sold	9	8	5	16	20	21	13	16	12	11			131
3 Mo Rate of Ab	0.89	1.10	2.35	2.04	1.58	1.30	0.94	1.02	1.57	1.85			1.46
Active Listings	10	10	17	20	21	26	16	21	24	20			19
Under Contracts	12	14	29	34	32	26	28	18	17	23			23

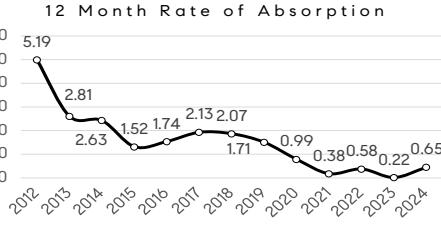
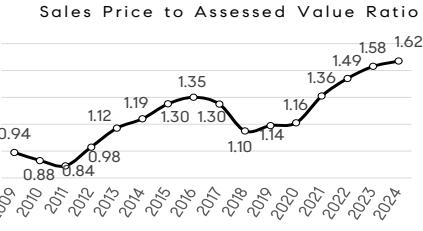
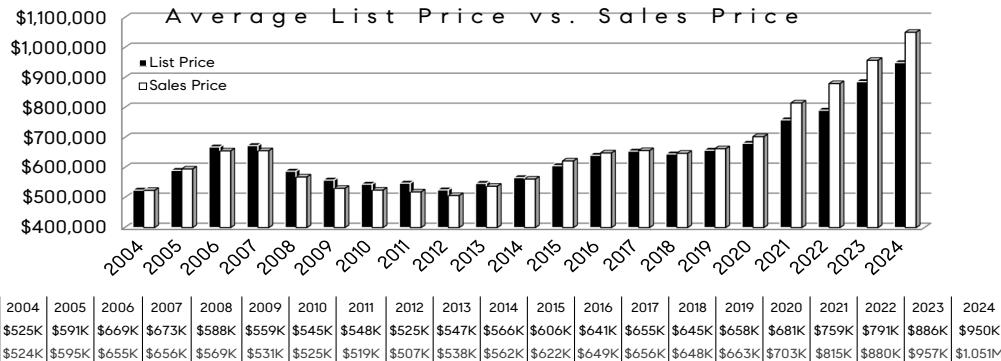
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	19	20	6.03%
Sales Price	\$1,045,336	\$1,043,372	-0.19%
LP:SP	111.54%	110.54%	-0.89%
SP:AV	1.72	1.27	-26.24%



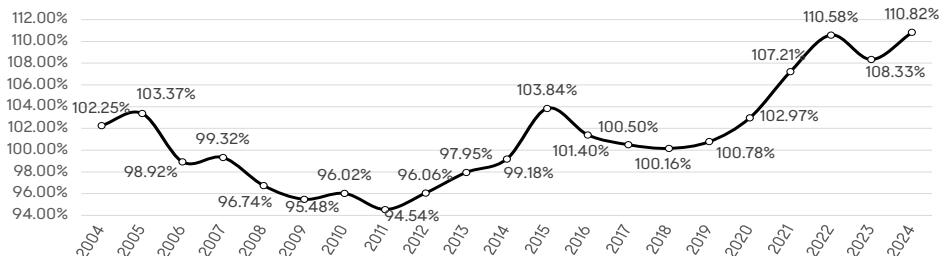
YTD	2024	2025	% Change
# Units Sold	138	131	-5.07%
Rate of Ab 3 Mo	1.30	1.46	12.44%
Actives	17	19	12.12%
Under Contracts	20	23	15.35%

South Orange Yearly Market Trends

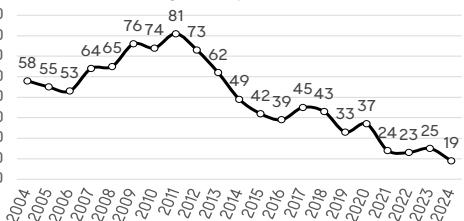


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

