

# South Orange

## February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	129 Holland Road	Colonial	4	2.1	69	\$579,900	\$579,900	\$580,000	100.02%	\$486,100	1.19
2	520 Scotland Road	Ranch	2	2.1	22	\$699,000	\$699,000	\$699,000	100.00%	\$766,900	0.91
3	116 Seton Place	Colonial	4	2.1	24	\$715,000	\$715,000	\$730,000	102.10%	\$680,600	1.07
4	64 Scotland Road	Colonial	5	3.1	45	\$799,000	\$799,000	\$999,999	125.16%	\$894,000	1.12
5	472 Academy Street	Custom	4	2.0	11	\$745,000	\$745,000	\$999,999	134.23%	\$730,700	1.37
6	184 W Fairview Avenue	Colonial	4	4.1	9	\$1,075,000	\$1,075,000	\$1,325,000	123.26%	\$733,000	1.81
7	376 Melrose Place	Colonial	5	2.2	9	\$998,888	\$998,888	\$1,333,200	133.47%	\$986,200	1.35
8	80 Ralston Avenue	SplitLev	5	4.0	6	\$1,500,000	\$1,500,000	\$1,680,000	112.00%	\$939,600	1.79
<b>AVERAGE</b>					24	\$888,974	\$888,974	\$1,043,400	116.28%		1.33

### *"Active"* Listings in South Orange

Number of Units: 12  
 Average List Price: \$1,055,929  
 Average Days on Market: 63

### *"Under Contract"* Listings in South Orange

Number of Units: 17  
 Average List Price: \$949,823  
 Average Days on Market: 39

# South Orange 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	50	24											34
List Price	\$764,400	\$888,974											\$841,061
Sales Price	\$837,200	\$1,043,400											\$964,092
SP:LP%	108.24%	116.28%											113.19%
SP to AV	1.22	1.33											1.29
# Units Sold	5	8											13
3 Mo Rate of Ab	1.87	1.50											1.69
Active Listings	20	12											16
Under Contracts	14	17											16

## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	33	34	5.28%
Sales Price	\$933,794	\$964,092	3.24%
LP:SP	108.26%	113.19%	4.55%
SP:AV	1.33	1.29	-3.13%



YTD	2025	2026	% Change
# Units Sold	17	13	-23.53%
Rate of Ab 3 Mo	1.00	1.69	69.35%
Actives	10	16	60.00%
Under Contracts	13	16	19.23%

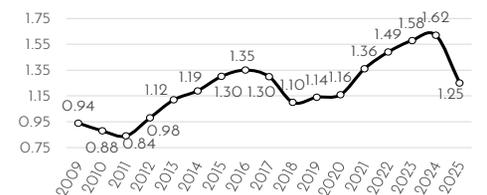
## South Orange Yearly Market Trends



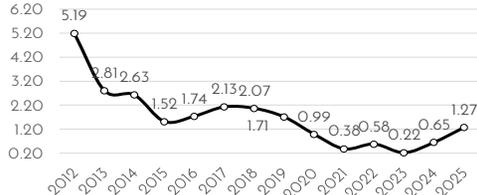
## South Orange Yearly Market Reports



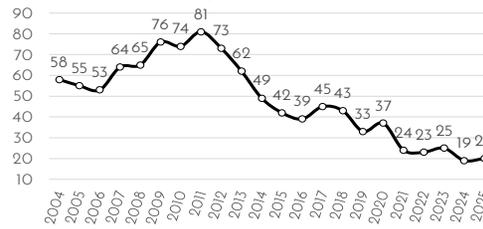
### Sales Price to Assessed Value Ratio



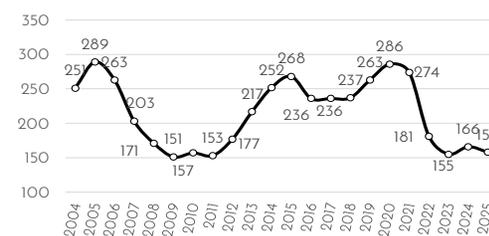
### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold



\*2008 Tax Re-evaluation

\*2012 Tax Re-evaluation

Data only available until 2012