

South Orange

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	57 Church Street U C	TwnIntUn	2	1.1	24	\$475,000	\$475,000	\$475,000	100.00%	\$330,200	1.44
2	68 Mews Lane	TwnIntUn	2	2.1	9	\$529,000	\$529,000	\$580,000	109.64%	\$503,800	1.15
3	229 Lindsley Avenue	Colonial	3	2.0	11	\$599,000	\$599,000	\$599,000	100.00%	\$636,700	0.94
4	23 Eder Terrace	Colonial	5	2.1	38	\$650,000	\$650,000	\$660,000	101.54%	\$601,900	1.10
5	51 Meadowbrook Place	Colonial	3	1.1	12	\$725,000	\$725,000	\$905,000	124.83%	\$639,900	1.41
6	263 Gardner Avenue	Ranch	3	1.1	21	\$750,000	\$750,000	\$910,000	121.33%	\$546,900	1.66
7	122 Milligan Place	Victrian	11	3.0	125	\$995,000	\$995,000	\$950,000	95.48%	\$779,700	1.22
8	400 Irving Avenue	Colonial	3	1.1	15	\$869,000	\$869,000	\$999,999	115.07%	\$762,700	1.31
9	435 Meeker Street	Colonial	3	2.1	9	\$899,000	\$899,000	\$999,999	111.23%	\$782,100	1.28
10	121 Kenneth Terrace	Colonial	4	2.1	8	\$795,000	\$795,000	\$1,050,000	132.08%	\$714,700	1.47
11	160 Glenview Road	Ranch	3	2.0	29	\$1,200,000	\$1,125,000	\$1,060,000	94.22%	\$862,100	1.23
12	284 Winthrop Terrace	Colonial	4	2.1	14	\$859,000	\$859,000	\$1,060,000	123.40%	\$816,900	1.30
13	2 Halsey Place	Colonial	8	3.1	36	\$1,125,000	\$1,125,000	\$1,125,000	100.00%	\$1,063,400	1.06
14	24 Mayhew Drive	Colonial	4	2.1	9	\$999,000	\$999,000	\$1,160,000	116.12%	\$1,024,100	1.13
15	165 N Wyoming Avenue	RanchExp	5	3.2	23	\$1,425,000	\$1,299,000	\$1,250,000	96.23%	\$1,300,200	0.96
16	73 Harding Drive	Tudor	4	3.1	14	\$1,095,000	\$1,095,000	\$1,262,000	115.25%	\$813,000	1.55
17	2 Kendall Avenue	Colonial	4	2.1	13	\$899,000	\$899,000	\$1,268,000	141.05%	\$794,400	1.60
18	263 Richmond Avenue	Tudor	4	2.1	12	\$989,000	\$989,000	\$1,275,000	128.92%	\$872,200	1.46
19	49 Rynda Road	Colonial	4	2.2	9	\$859,000	\$859,000	\$1,275,000	148.43%	\$733,000	1.74
20	570 Sinclair Terrace	Colonial	5	2.1	9	\$1,095,000	\$1,095,000	\$1,315,000	120.09%	\$882,200	1.49



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21	60 Stanley Road	Colonial	6	4.1	30	\$1,249,000	\$1,249,000	\$1,325,000	106.08%	\$855,300	1.55
22	289 Western Drive S	Colonial	4	3.1	16	\$1,195,000	\$1,195,000	\$1,350,000	112.97%	\$917,800	1.47
23	224 Walton Avenue	Victrian	5	3.1	8	\$1,149,000	\$1,149,000	\$1,600,000	139.25%	\$959,300	1.67
24	237 Underhill Road	Colonial	5	3.2	9	\$1,395,000	\$1,395,000	\$1,625,000	116.49%	\$1,295,700	1.25
25	459 Overhill Road	Colonial	5	3.1	8	\$1,379,000	\$1,379,000	\$1,825,000	132.34%	\$1,140,200	1.60
26	416 Twin Oak Road	Tudor	5	3.2	21	\$1,875,000	\$1,750,000	\$1,950,000	111.43%	\$1,498,700	1.30
AVERAGE					20	\$1,002,808	\$990,269	\$1,148,231	115.90%		1.36

"Active" Listings in South Orange

Number of Units: 13
Average List Price: \$1,003,040
Average Days on Market: 35

"Under Contract" Listings in South Orange

Number of Units: 27
Average List Price: \$985,807
Average Days on Market: 19



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	32	26	26	13	20						23
List Price	\$764,400	\$888,974	\$927,917	\$883,636	\$1,085,125	\$1,175,877	\$990,269						\$1,015,480
Sales Price	\$837,200	\$1,043,400	\$1,041,733	\$972,909	\$1,224,314	\$1,386,811	\$1,148,231						\$1,166,837
SP:LP%	108.24%	116.28%	110.41%	109.04%	112.60%	117.01%	115.90%						113.95%
SP to AV	1.22	1.33	1.23	1.27	1.34	1.42	1.36						1.34
# Units Sold	5	8	12	11	18	26	26						106
3 Mo Rate of Ab	1.87	1.50	1.11	2.42	0.98	1.44	0.63						1.42
Active Listings	20	12	6	17	12	22	13						15
Under Contracts	14	17	27	38	47	33	27						29

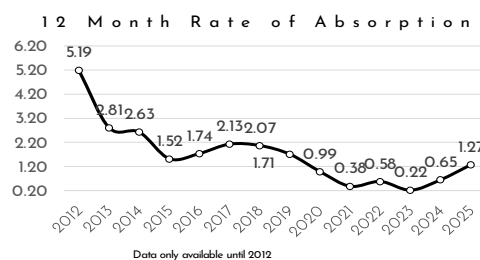
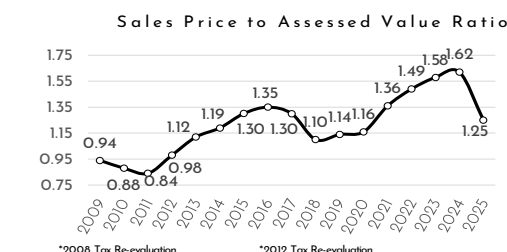
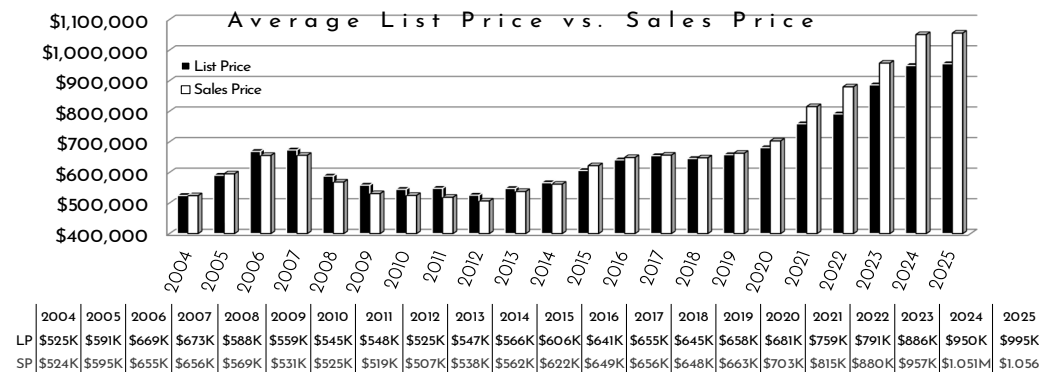
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	20	23	15.96%
Sales Price	\$1,022,278	\$1,166,837	14.14%
LP:SP	111.67%	113.95%	2.04%
SP:AV	1.28	1.34	4.68%



YTD	2025	2026	% Change
# Units Sold	92	106	15.22%
Rate of Ab 3 Mo	1.46	1.42	-2.45%
Actives	17	15	-15.00%
Under Contracts	25	29	16.00%

South Orange Yearly Market Trends



South Orange Yearly Market Reports

