

South Orange

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	378 Valley Street UB3	OneFloor	1	1.0	48	\$195,000	\$195,000	\$190,000	97.44%	\$140,100	1.36
2	22 Village Green Court	TwnIntUn	2	2.1	9	\$525,000	\$525,000	\$608,000	115.81%	\$679,900	0.89
3	279 Scotland Road	Victrian	7	3.1	30	\$849,000	\$849,000	\$620,000	73.03%	\$1,201,800	0.52
4	7 Rynda Road	Colonial	5	2.1	9	\$799,000	\$799,000	\$999,999	125.16%	\$689,100	1.45
5	346 Harding Drive	Colonial	6	3.2	18	\$1,099,900	\$1,099,900	\$1,050,000	95.46%	\$1,014,600	1.03
6	555 Cameron Road	Colonial	4	2.1	13	\$985,000	\$985,000	\$1,165,000	118.27%	Renovated	
7	345 Radel Terrace	Colonial	4	2.1	9	\$1,200,000	\$1,200,000	\$1,276,000	106.33%	\$711,800	1.79
8	209 Grove Road	Colonial	6	3.1	9	\$1,095,000	\$1,095,000	\$1,510,000	137.90%	\$938,700	1.61
9	343 Forest Road	Colonial	5	4.2	28	\$1,650,000	\$1,650,000	\$1,600,000	96.97%	\$1,415,800	1.13
10	411 N Ridgewood Road	Colonial	5	3.2	14	\$1,495,000	\$1,495,000	\$1,650,000	110.37%	\$1,073,200	1.54
AVERAGE					19	\$989,290	\$989,290	\$1,066,900	107.67%		1.26

"Active" Listings in South Orange

Number of Units	26
Average List Price	\$830,692
Average Days on Market	30

"Under Contract" Listings in South Orange

Number of Units	20
Average List Price	\$1,137,426
Average Days on Market	24



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	16	19				22
List Price	\$764,400	\$888,974	\$927,917	\$883,636	\$1,085,125	\$1,175,877	\$990,269	\$990,941	\$989,290				\$1,010,374
Sales Price	\$837,200	\$1,043,400	\$1,041,733	\$972,909	\$1,224,314	\$1,386,811	\$1,148,231	\$1,149,294	\$1,066,900				\$1,157,081
SP:LP%	108.24%	116.28%	110.41%	109.04%	112.60%	117.01%	115.90%	115.15%	107.67%				113.63%
SP to AV	1.22	1.33	1.23	1.27	1.34	1.42	1.36	1.39	1.26				1.34
# Units Sold	5	8	12	11	18	26	26	17	10				133
3 Mo Rate of Ab	1.87	1.50	1.11	2.42	0.98	1.44	0.63	0.53	1.39				1.32
Active Listings	20	12	6	17	12	22	13	12	26				16
Under Contracts	14	17	27	38	47	33	27	19	20				27

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	20	22	11.86%
Sales Price	\$1,037,764	\$1,157,081	11.50%
LP:SP	110.70%	113.63%	2.65%
SP:AV	1.27	1.34	5.46%



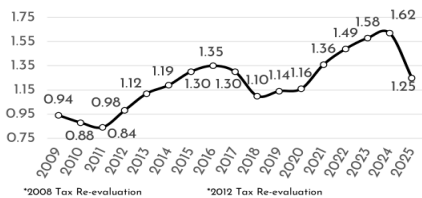
YTD	2025	2026	% Change
# Units Sold	120	133	10.83%
Rate of Ab 3 Mo	1.42	1.32	-7.19%
Actives	18	16	-15.15%
Under Contracts	23	27	15.24%

South Orange Yearly Market Trends

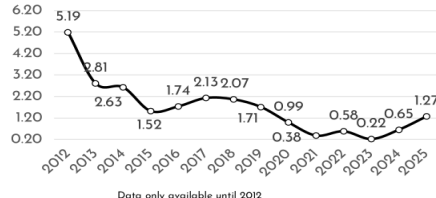


LP	\$525K	\$591K	\$669K	\$673K	\$588K	\$559K	\$545K	\$548K	\$525K	\$547K	\$566K	\$606K	\$641K	\$655K	\$645K	\$658K	\$681K	\$759K	\$791K	\$886K	\$950K	\$995K
SP	\$524K	\$595K	\$655K	\$656K	\$569K	\$531K	\$525K	\$519K	\$507K	\$538K	\$562K	\$622K	\$649K	\$656K	\$648K	\$663K	\$703K	\$815K	\$880K	\$957K	\$1,051M	\$1,056

Sales Price to Assessed Value Ratio

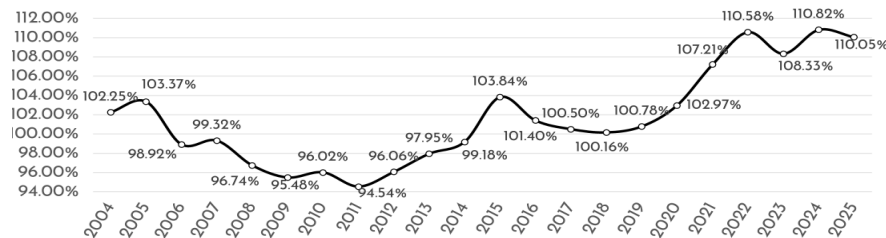


12 Month Rate of Absorption

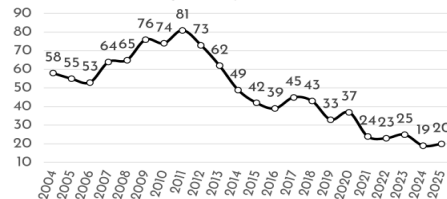


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

