

South Orange

January 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	128 Holland Road	Colonial	3	1.1	23	\$599,000	\$599,000	\$599,000	100.00%	\$392,400	1.53
2	371 Franklin Place	Tudor	4	2.1	51	\$675,000	\$675,000	\$725,000	107.41%	\$549,600	1.32
3	219 Audley Street	Colonial	3	2.0	12	\$849,000	\$849,000	\$862,000	101.53%	\$799,100	1.08
4	514 Hartford Court	Colonial	4	3.1	51	\$899,000	\$899,000	\$975,000	108.45%	\$767,900	1.27
5	141 S Kingman Road	Colonial	4	2.1	9	\$899,000	\$899,000	\$1,140,000	126.81%	\$818,800	1.39
6	336 W End Road	Custom	5	2.1	48	\$999,999	\$999,999	\$1,150,000	115.00%	\$1,055,900	1.09
7	88 Riggs Place	Colonial	5	3.2	9	\$925,000	\$925,000	\$1,220,000	131.89%	\$778,200	1.57
8	16 Glenview Road	Custom	5	3.1	47	\$1,295,000	\$1,295,000	\$1,325,000	102.32%	\$899,100	1.47
9	420 W South Orange Avenue	Ranch	5	5.1	15	\$1,575,000	\$1,575,000	\$1,600,000	101.59%	\$993,700	1.61
AVERAGE					29	\$968,444	\$968,444	\$1,066,222	110.56%		1.37

"Active" Listings in South Orange

Number of Units:	10
Average List Price:	\$683,450
Average Days on Market:	124

"Under Contract" Listings in South Orange

Number of Units:	12
Average List Price:	\$784,167
Average Days on Market:	31

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												29
List Price	\$968,444												\$968,444
Sales Price	\$1,066,222												\$1,066,222
SP:LP%	110.56%												110.56%
SP to AV	1.37												1.37
# Units Sold	9												9
3 Mo Rate of Ab	0.89												0.89
Active Listings	10												10
Under Contracts	12												12

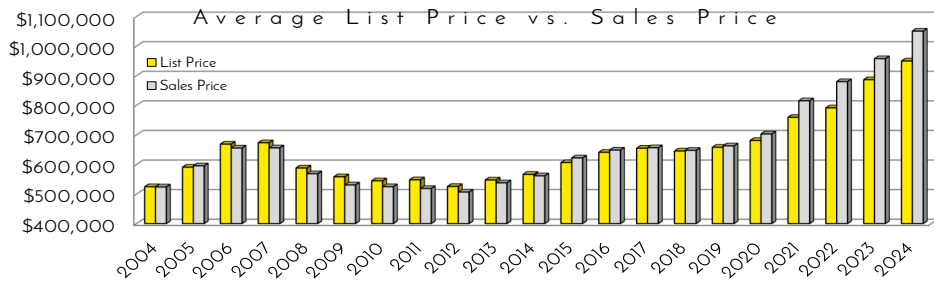
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	33	29	-10.00%
Sales Price	\$893,574	\$1,066,222	19.32%
LP:SP	104.52%	110.56%	5.77%
SP:AV	1.54	1.37	-11.16%



YTD	2024	2025	% Change
# Units Sold	7	9	28.57%
Rate of Ab 3 Mo	0.680	0.890	30.88%
Actives	6	10	66.67%
Under Contracts	9	12	33.33%

South Orange Yearly Market Trends



South Orange Yearly Market Reports



Year	LP	SP
2004	\$525K	\$524K
2005	\$591K	\$595K
2006	\$669K	\$655K
2007	\$673K	\$656K
2008	\$588K	\$569K
2009	\$559K	\$531K
2010	\$545K	\$525K
2011	\$548K	\$519K
2012	\$525K	\$507K
2013	\$547K	\$538K
2014	\$566K	\$562K
2015	\$606K	\$622K
2016	\$641K	\$649K
2017	\$655K	\$656K
2018	\$645K	\$648K
2019	\$658K	\$663K
2020	\$681K	\$703K
2021	\$759K	\$815K
2022	\$791K	\$880K
2023	\$886K	\$957K
2024	\$950K	\$1,051M

