

South Orange

February 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18 Prospect Street 3E	OneFloor	2	2.0	11	\$305,000	\$305,000	\$355,000	116.39%	\$322,100	1.10
2	66 Mews Lane	OneFloor	2	2.0	93	\$495,000	\$425,000	\$452,500	106.47%	\$467,500	0.97
3	121 Mercer Place	Colonial	4	1.2	23	\$650,000	\$650,000	\$685,000	105.38%	\$737,600	0.93
4	112 Milligan Place	HalfDupl	5	2.0	7	\$689,500	\$689,500	\$700,000	101.52%	\$463,600	1.51
5	116 Milligan Place	HalfDupl	5	2.0	7	\$689,500	\$689,500	\$700,000	101.52%	\$398,300	1.76
6	108 Roland Avenue	Colonial	3	2.0	8	\$785,000	\$785,000	\$850,000	108.28%	\$577,600	1.47
7	30 Crest Drive	FixrUppr	5	3.0	15	\$1,050,000	\$1,050,000	\$1,111,000	105.81%	\$1,327,100	0.84
8	142 Prospect Street	Victrian	5	3.1	125	\$1,425,000	\$1,425,000	\$1,425,000	100.00%	\$814,900	1.75
AVERAGE					36	\$761,125	\$752,375	\$784,813	105.67%		1.29

"Active" Listings in South Orange

Number of Units: 10
 Average List Price: \$988,750
 Average Days on Market: 99

"Under Contract" Listings in South Orange

Number of Units: 14
 Average List Price: \$878,107
 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	36											33
List Price	\$968,444	\$752,375											\$866,765
Sales Price	\$1,066,222	\$784,813											\$933,794
SP:LP%	110.56%	105.67%											108.26%
SP to AV	1.37	1.29											1.33
# Units Sold	9	8											17
3 Mo Rate of Ab	0.89	1.10											1.00
Active Listings	10	10											10
Under Contracts	12	14											13

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	33	33	-1.46%
Sales Price	\$978,930	\$933,794	-4.61%
LP:SP	106.39%	108.26%	1.76%
SP:AV	1.59	1.33	-16.13%

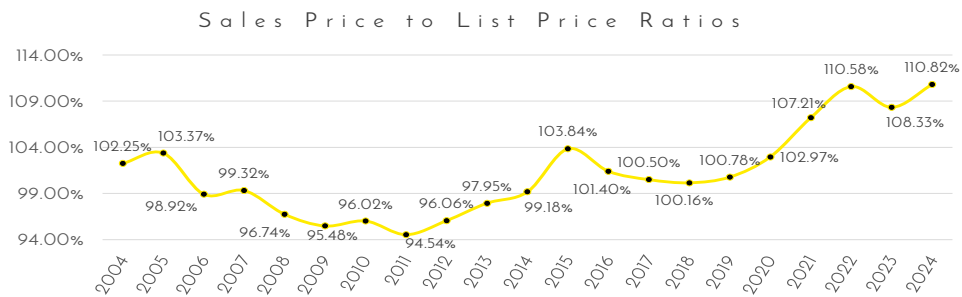


YTD	2024	2025	% Change
# Units Sold	14	17	21.43%
Rate of Ab 3 Mo	1.13	1.00	-11.56%
Actives	9	10	11.11%
Under Contracts	10	13	30.00%

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

