

# South Orange

## March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 W South Orange Avenue 6Q	OneFloor	2	2.1	65	\$389,000	\$379,000	\$379,000	100.00%	\$439,000	0.86
2	57E Church Street	Duplex	2	1.1	29	\$449,999	\$429,999	\$458,000	106.51%		
3	26-40 Church Street Unit 10	TwnIntUn	2	2.1	77	\$465,000	\$455,000	\$475,000	104.40%	\$502,800	0.94
4	529 Henderson Drive	Ranch	4	3.1	15	\$988,000	\$988,000	\$1,100,000	111.34%	\$1,052,500	1.05
5	395 Stirling Avenue	Bi-Level	4	3.0	13	\$999,500	\$999,500	\$1,150,000	115.06%	Renovated	
<b>AVERAGE</b>					40	\$658,300	\$650,300	\$712,400	107.46%		0.95

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

Number of Units: 17  
 Average List Price: \$981,818  
 Average Days on Market: 16

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

Number of Units: 29  
 Average List Price: \$991,310  
 Average Days on Market: 16

# 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	40										34
List Price	\$968,444	\$752,375	\$650,300										\$817,568
Sales Price	\$1,066,222	\$784,813	\$712,400										\$883,477
SP:LP%	110.56%	105.67%	107.46%										108.08%
SP to AV	1.37	1.29	0.95										1.28
# Units Sold	9	8	5										22
3 Mo Rate of Ab	0.89	1.10	2.35										1.45
Active Listings	10	10	17										12
Under Contracts	12	14	29										18

## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	28	34	21.65%
Sales Price	\$945,501	\$883,477	-6.56%
LP:SP	106.99%	108.08%	1.02%
SP:AV	1.56	1.28	-18.09%

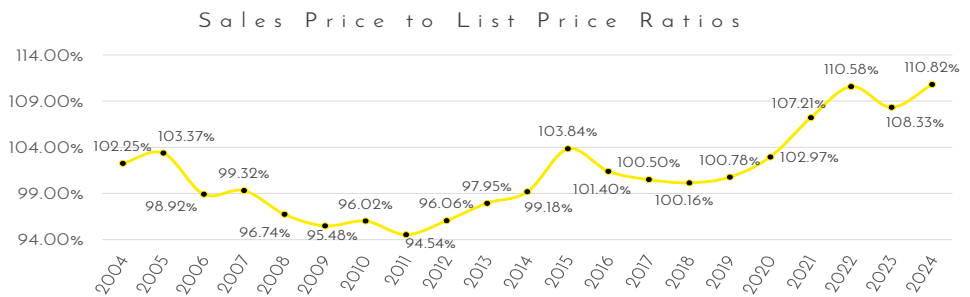


YTD	2024	2025	% Change
# Units Sold	22	22	0.00%
Rate of Ab 3 Mo	1.43	1.45	0.93%
Actives	12	12	0.00%
Under Contracts	14	18	34.15%

### 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

