

South Orange

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	60 Mews Lane	TwnIntUn	2	2.1	29	\$430,000	\$430,000	\$400,000	93.02%	\$485,500	0.82
2	44 Mews Lane	TwnIntUn	2	2.1	17	\$549,000	\$549,000	\$540,000	98.36%	\$554,200	0.97
3	400 Irving Avenue	Colonial	3	1.2	29	\$849,900	\$699,000	\$705,000	100.86%	\$762,700	0.92
4	233 Ward Place	Colonial	3	1.1	21	\$699,000	\$699,000	\$740,000	105.87%	\$543,300	1.36
5	58 Stewart Place	Colonial	3	2.1	39	\$800,000	\$800,000	\$820,000	102.50%	\$780,800	1.05
6	457 Academy Street	Colonial	4	2.1	15	\$850,000	\$799,000	\$850,000	106.38%	\$543,500	1.56
7	226 Lenox Avenue	Colonial	4	2.0	9	\$849,000	\$849,000	\$880,000	103.65%	\$735,500	1.20
8	155 Ward Place	Colonial	5	3.2	15	\$829,000	\$829,000	\$950,000	114.60%	\$673,900	1.41
9	29 Glenside Road	Colonial	4	2.1	9	\$1,075,000	\$1,075,000	\$1,208,000	112.37%	\$910,300	1.33
10	4 Kingsland Court	Colonial	4	2.2	9	\$1,095,000	\$1,095,000	\$1,265,000	115.53%	\$900,500	1.40
11	11 Hart Drive North	Ranch	4	2.2	8	\$1,049,000	\$1,049,000	\$1,335,000	127.26%	\$995,000	1.34
12	186 Mayhew Drive	Colonial	4	3.2	9	\$1,249,000	\$1,249,000	\$1,520,000	121.70%	\$1,014,900	1.50
13	63 Duffield Drive	RanchExp	4	3.1	12	\$1,195,000	\$1,195,000	\$1,531,016	128.12%	\$1,040,300	1.47
AVERAGE					17	\$886,069	\$870,538	\$980,309	110.02%		1.26

"Active" Listings in South Orange

Number of Units: 16
Average List Price: \$820,261
Average Days on Market: 40

"Under Contract" Listings in South Orange

Number of Units: 28
Average List Price: \$1,039,889
Average Days on Market: 25

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	17	13	15	17						20
List Price	\$968,444	\$752,375	\$650,300	\$989,000	\$1,044,295	\$830,476	\$870,538						\$907,102
Sales Price	\$1,066,222	\$784,813	\$712,400	\$1,154,500	\$1,176,200	\$946,338	\$980,309						\$1,022,278
SP:LP%	110.56%	105.67%	107.46%	114.87%	112.71%	113.04%	110.02%						111.67%
SP to AV	1.37	1.29	0.95	1.33	1.31	1.24	1.26						1.28
# Units Sold	9	8	5	16	20	21	13						92
3 Mo Rate of Ab	0.89	1.10	2.35	2.04	1.58	1.30	0.94						1.46
Active Listings	10	10	17	20	21	26	16						17
Under Contracts	12	14	29	34	32	26	28						25

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	17	20	13.90%
Sales Price	\$1,083,450	\$1,022,278	-5.65%
LP:SP	112.96%	111.67%	-1.14%
SP:AV	1.75	1.28	-26.94%

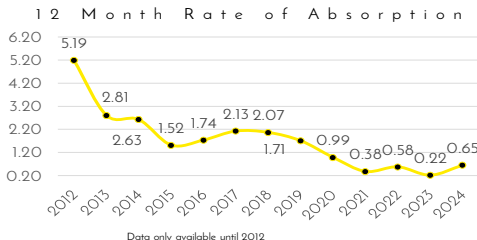
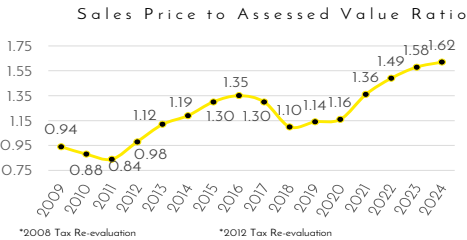


YTD	2024	2025	% Change
# Units Sold	108	92	-14.81%
Rate of Ab 3 Mo	1.25	1.46	16.44%
Actives	15	17	11.11%
Under Contracts	22	25	11.46%

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
SP	\$524K	\$595K	\$655K	\$656K	\$569K	\$531K	\$525K	\$519K	\$507K	\$538K	\$562K	\$622K	\$649K	\$656K	\$648K	\$663K	\$703K	\$815K	\$880K	\$957K	\$1,051M



South Orange Yearly Market Reports

