

South Orange

September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	200 Irvington Avenue 9B	OneFloor	0	1.0	27	\$165,000	\$150,000	\$150,000	100.00%	\$131,900	1.14
2	138 Roland Avenue	Colonial	3	1.1	18	\$675,000	\$675,000	\$730,000	108.15%	\$661,800	1.10
3	121 S Kingman Road	Colonial	4	2.3	35	\$939,000	\$925,000	\$930,000	100.54%	\$600,900	1.55
4	315 Montrose Avenue	Colonial	4	4.0	1	\$1,295,000	\$1,295,000	\$1,100,001	84.94%	\$1,727,800	0.64
5	232 W South Orange Avenue	Colonial	4	3.0	9	\$879,000	\$879,000	\$1,103,000	125.48%	\$736,800	1.50
6	371 Franklin Place	Tudor	4	3.1	49	\$1,195,000	\$1,150,000	\$1,130,000	98.26%	\$784,700	1.44
7	409 Hillside Place	Victrian	6	3.1	1	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$1,013,600	1.13
8	202 Lenox Avenue	Colonial	4	2.2	1	\$1,195,000	\$1,195,000	\$1,300,000	108.79%	\$866,800	1.50
9	388 Thornden Street	Colonial	6	4.1	14	\$1,295,000	\$1,295,000	\$1,435,000	110.81%	\$1,059,900	1.35
10	472 Vista Way	Custom	6	4.1	1	\$1,395,000	\$1,395,000	\$1,545,000	110.75%	\$1,493,400	1.03
11	385 Meadowbrook Lane	Victrian	5	3.1	13	\$1,350,000	\$1,350,000	\$1,600,000	118.52%	Renovated	
12	359 Hartford Road	Colonial	7	3.1	23	\$1,499,000	\$1,499,000	\$1,650,000	110.07%	\$1,492,000	1.11
AVERAGE					16	\$1,086,000	\$1,079,833	\$1,151,917	106.36%		1.23

"Active" Listings in South Orange

Number of Units: 24
Average List Price: \$893,321
Average Days on Market: 37

"Under Contract" Listings in South Orange

Number of Units: 17
Average List Price: \$1,082,165
Average Days on Market: 24

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	16				20
List Price	\$968,444	\$752,375	\$650,300	\$989,000	\$1,044,295	\$830,476	\$870,538	\$962,813	\$1,079,833				\$931,803
Sales Price	\$1,066,222	\$784,813	\$712,400	\$1,154,500	\$1,176,200	\$946,338	\$980,309	\$1,041,193	\$1,151,917				\$1,037,764
SP:LP%	110.56%	105.67%	107.46%	114.87%	112.71%	113.04%	110.02%	108.36%	106.36%				110.70%
SP to AV	1.37	1.29	0.95	1.33	1.31	1.24	1.26	1.26	1.23				1.27
# Units Sold	9	8	5	16	20	21	13	16	12				120
3 Mo Rate of Ab	0.89	1.10	2.35	2.04	1.58	1.30	0.94	1.02	1.57				1.42
Active Listings	10	10	17	20	21	26	16	21	24				18
Under Contracts	12	14	29	34	32	26	28	18	17				23

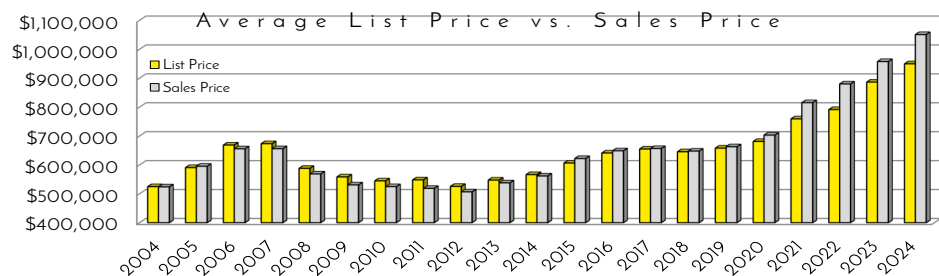
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	18	20	10.98%
Sales Price	\$945,246	\$1,037,764	9.79%
LP:SP	111.88%	110.70%	-1.05%
SP:AV	1.73	1.27	-26.59%

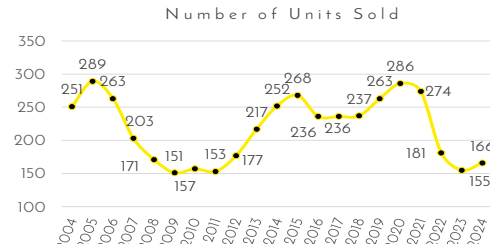
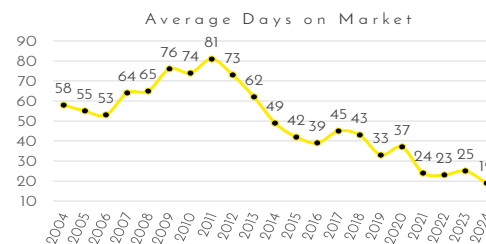
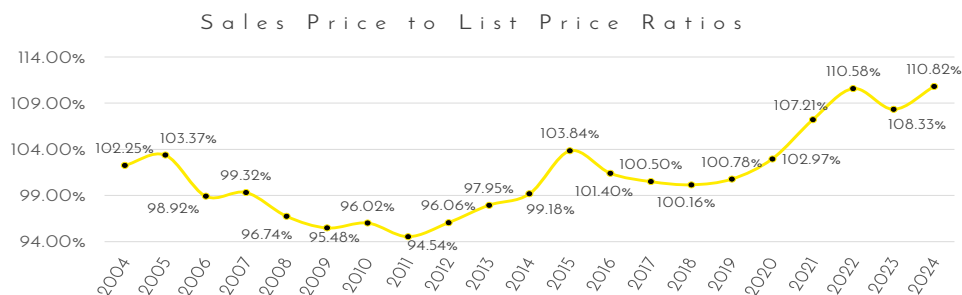
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YTD	2024	2025	% Change
# Units Sold	130	120	-7.69%
Rate of Ab 3 Mo	1.17	1.42	21.35%
Actives	16	18	15.38%
Under Contracts	20	23	14.75%

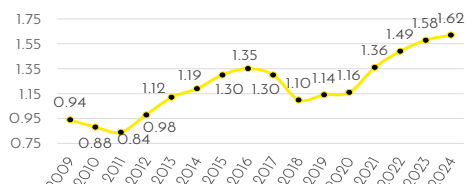
South Orange Yearly Market Trends



South Orange Yearly Market Reports



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

