

South Orange

December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Mews Lane	OneFloor	2	2.0	21	\$539,000	\$539,000	\$530,000	98.33%	\$505,800	1.05
2	60 Mews Lane	TwnIntUn	2	2.1	45	\$534,500	\$534,500	\$540,000	101.03%	\$485,500	1.11
3	32 S Stanley Road	Colonial	3	1.1	1	\$599,000	\$599,000	\$565,000	94.32%	\$671,300	0.84
4	11 S Stanley Road	Colonial	3	3.1	4	\$879,000	\$879,000	\$925,000	105.23%	\$703,600	1.31
5	331 Vose Avenue	Colonial	3	2.1	1	\$889,000	\$889,000	\$970,000	109.11%	\$825,300	1.18
6	311 Lenox Avenue	Colonial	5	2.2	15	\$899,000	\$899,000	\$975,000	108.45%	\$794,500	1.23
7	17 University Court	Colonial	6	3.2	80	\$1,150,000	\$1,035,000	\$991,500	95.80%	\$849,500	1.17
8	252 Raymond Court	Ranch	4	3.1	17	\$899,000	\$899,000	\$1,075,000	119.58%	\$995,100	1.08
9	205 Garfield Place	Colonial	7	3.1	13	\$999,900	\$999,900	\$1,142,200	114.23%	\$913,700	1.25
10	18 Overhill Road	Colonial	5	3.2	21	\$1,190,000	\$1,150,000	\$1,235,000	107.39%	\$1,051,400	1.17
11	118 Rynda Road	Colonial	4	2.1	12	\$999,000	\$999,000	\$1,292,000	129.33%	\$955,900	1.35
12	560 Berkeley Avenue	Colonial	4	3.1	9	\$1,175,000	\$1,175,000	\$1,385,000	117.87%	\$933,400	1.48
13	28 Wesley Court	SplitLev	4	3.2	10	\$1,249,000	\$1,249,000	\$1,575,000	126.10%	Renovated	
14	423 N Ridgewood Road	Colonial	7	5.1	9	\$1,295,000	\$1,295,000	\$1,580,000	122.01%	\$1,299,600	1.22
15	195 Crestwood Drive	Custom	5	3.1	21	\$1,800,000	\$1,800,000	\$1,750,000	97.22%	\$1,184,700	1.48
AVERAGE					19	\$1,006,427	\$996,093	\$1,102,047	109.73%		1.21

"Active" Listings in South Orange

Number of Units: 17
Average List Price: \$851,699
Average Days on Market: 51

"Under Contract" Listings in South Orange

Number of Units: 11
Average List Price: \$740,809
Average Days on Market: 30

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	24	18	19	20
List Price	\$968,444	\$752,375	\$650,300	\$989,000	\$1,044,295	\$830,476	\$870,538	\$962,813	\$1,079,833	\$1,023,700	\$1,077,917	\$996,093	\$955,402
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	\$1,104,554	\$1,129,750	\$1,102,047	\$1,055,503
SP:LP%	110.56%	105.67%	107.46%	114.87%	112.71%	113.04%	110.02%	108.36%	106.36%	108.78%	105.17%	109.73%	110.05%
SP to AV	1.37	1.29	0.95	1.33	1.31	1.24	1.26	1.26	1.23	1.20	1.15	1.21	1.25
# Units Sold	9	8	5	16	20	21	13	16	12	11	12	15	158
3 Mo Rate of Ab	0.89	1.10	2.35	2.04	1.58	1.30	0.94	1.02	1.57	1.85	1.75	1.40	1.48
Active Listings	10	10	17	20	21	26	16	21	24	20	21	17	19
Under Contracts	12	14	29	34	32	26	28	18	17	23	20	11	22

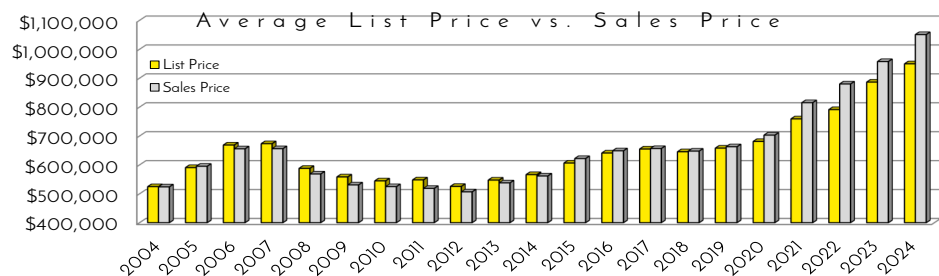
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	19	20	1.63%
Sales Price	\$1,050,729	\$1,055,503	0.45%
LP:SP	110.82%	110.05%	-0.69%
SP:AV	1.62	1.25	-22.50%

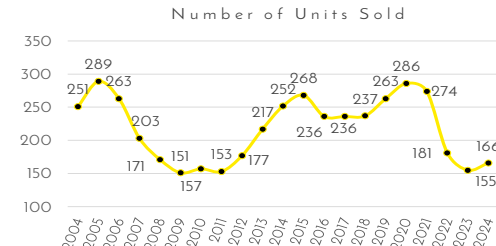
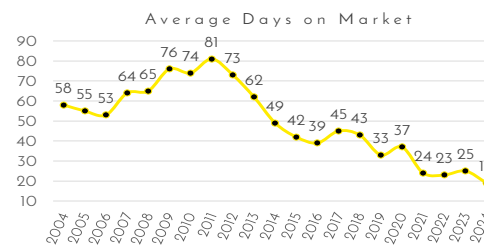
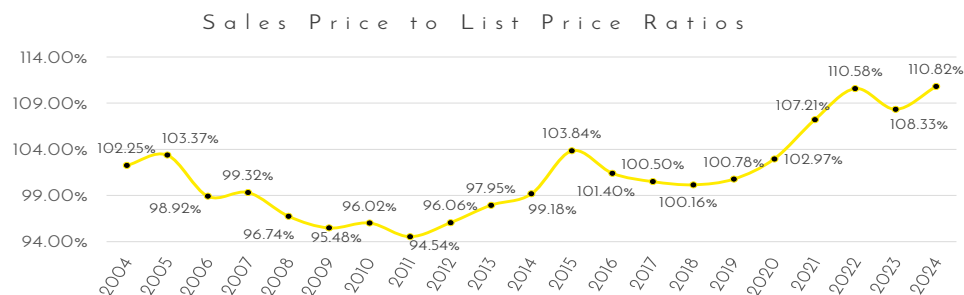


YTD	2024	2025	% Change
# Units Sold	166	158	-4.82%
Rate of Ab 3 Mo	1.30	1.48	14.11%
Actives	16	19	13.78%
Under Contracts	19	22	16.30%

South Orange Yearly Market Trends



South Orange Yearly Market Reports



LP	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
SP	\$524K	\$595K	\$655K	\$656K	\$569K	\$531K	\$525K	\$519K	\$507K	\$538K	\$562K	\$622K	\$649K	\$656K	\$648K	\$663K	\$703K	\$815K	\$880K	\$957K	\$1.051M

