

South Orange

January 2026 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 Ave 6P	HighRise	1	1.1	16	\$265,000	\$265,000	\$265,000	100.00%	\$255,000	1.04
2	22 S Ridgewood Road	Contemp	3	3.1	132	\$899,000	\$899,000	\$875,000	97.33%	\$802,700	1.09
3	226 Waverly Place	Colonial	7	4.1	80	\$900,000	\$900,000	\$875,000	97.22%	\$823,700	1.06
4	83 Hixon Place	Colonial	5	2.1	12	\$859,000	\$859,000	\$995,000	115.83%	\$590,500	1.69
5	254 Academy Street	Colonial	5	3.1	11	\$899,000	\$899,000	\$1,176,000	130.81%	Renovated	
AVERAGE					50	\$764,400	\$764,400	\$837,200	108.24%		1.22

"Active" Listings in South Orange

Number of Units: 20
Average List Price: \$1,007,595
Average Days on Market: 52

"Under Contract" Listings in South Orange

Number of Units: 14
Average List Price: \$891.342
Average Days on Market: 28

South Orange 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	50												50
List Price	\$764,400												\$764,400
Sales Price	\$837,200												\$837,200
SP:LP%	108.24%												108.24%
SP to AV	1.22												1.22
# Units Sold	5												5
3 Mo Rate of Ab	1.87												1.87
Active Listings	20												20
Under Contracts	14												14

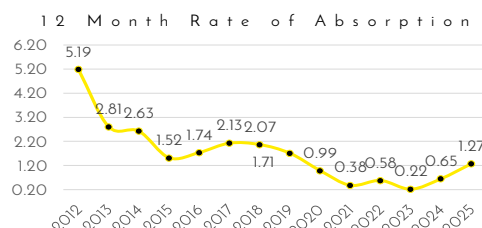
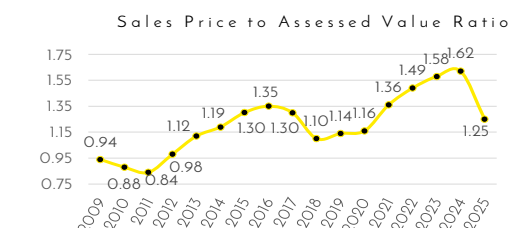
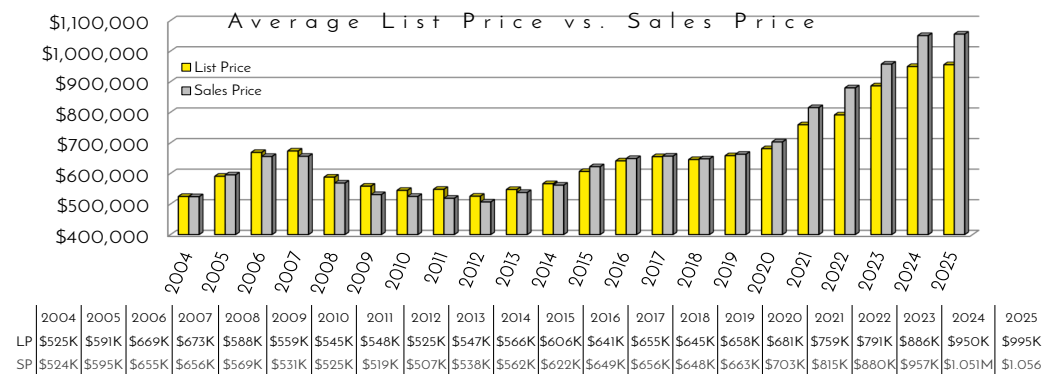
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	29	50	70.49%
Sales Price	\$1,066,222	\$837,200	-21.48%
LP:SP	110.56%	108.24%	-2.09%
SP:AV	1.37	1.22	-10.99%



YTD	2025	2026	% Change
# Units Sold	9	5	-44.44%
Rate of Ab 3 Mo	0.89	1.87	110.11%
Actives	10	20	100.00%
Under Contracts	12	14	16.67%

South Orange Yearly Market Trends



South Orange Yearly Market Reports

