

South Orange

March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40 Mews Lane	TwnIntUn	2	2.1	71	\$530,000	\$530,000	\$510,000	96.23%	\$554,100	0.92
2	18 S Stanley Road	Detached	5	1.0	79	\$608,000	\$608,000	\$527,800	86.81%	\$793,400	0.67
3	2 Village Green Court	TwnIntUn	2	2.1	76	\$735,000	\$709,999	\$695,000	97.89%	\$609,100	1.14
4	55 Hixon Place	Victrian	3	1.1	9	\$695,000	\$695,000	\$817,000	117.55%	\$562,600	1.45
5	70 Crest Drive	Custom	4	4.2	1	\$930,000	\$930,000	\$930,000	100.00%	\$1,545,700	0.60
6	60 3rd Street	Colonial	5	2.1	21	\$899,000	\$899,000	\$952,000	105.90%	Renovated	
7	28 S Centre Street	Colonial	6	4.1	21	\$985,000	\$985,000	\$1,089,000	110.56%	\$869,200	1.25
8	167 College Place	Colonial	4	3.1	76	\$1,039,000	\$1,039,000	\$1,100,000	105.87%	\$617,900	1.78
9	33 Warren Court	Colonial	4	2.1	8	\$899,000	\$899,000	\$1,352,000	150.39%	\$783,800	1.72
10	629 Hamilton Road	Colonial	5	4.1	9	\$1,195,000	\$1,195,000	\$1,405,000	117.57%	Renovated	
11	448 Prospect Street	Colonial	5	3.2	9	\$1,295,000	\$1,295,000	\$1,550,000	119.69%	\$1,037,200	1.49
12	105 Glenview Road	Ranch	4	3.1	9	\$1,350,000	\$1,350,000	\$1,573,000	116.52%	\$1,227,900	1.28
AVERAGE					32	\$930,000	\$927,917	\$1,041,733	110.41%		1.23

"Active" Listings in South Orange

Number of Units: 6
 Average List Price: \$1,168,150
 Average Days on Market: 57

"Under Contract" Listings in South Orange

Number of Units: 27
 Average List Price: \$980,631
 Average Days on Market: 36

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	24	32										33
List Price	\$764,400	\$888,974	\$927,917										\$882,751
Sales Price	\$837,200	\$1,043,400	\$1,041,733										\$1,001,360
SP:LP%	108.24%	116.28%	110.41%										111.86%
SP to AV	1.22	1.33	1.23										1.26
# Units Sold	5	8	12										25
3 Mo Rate of Ab	1.87	1.50	1.11										1.49
Active Listings	20	12	6										13
Under Contracts	14	17	27										19

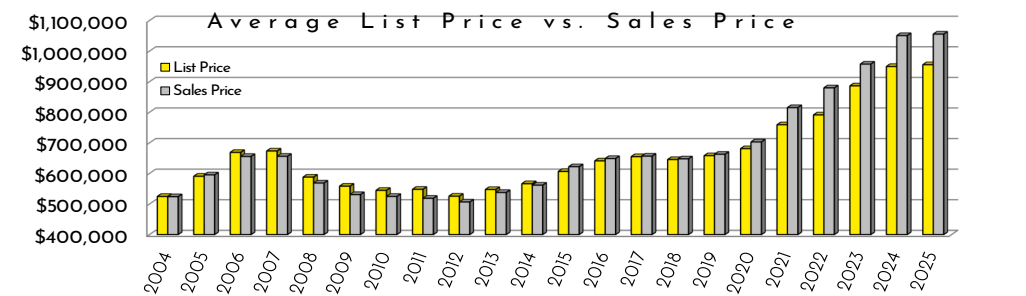
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	34	33	-2.42%
Sales Price	\$883,477	\$1,001,360	13.34%
LP:SP	108.08%	111.86%	3.50%
SP:AV	1.28	1.26	-0.90%



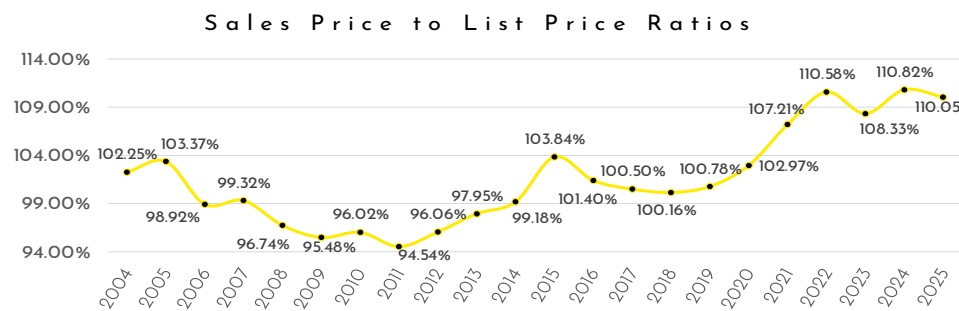
YTD	2025	2026	% Change
# Units Sold	22	25	13.64%
Rate of Ab 3 Mo	1.45	1.49	3.23%
Actives	12	13	2.70%
Under Contracts	18	19	5.45%

South Orange Yearly Market Trends

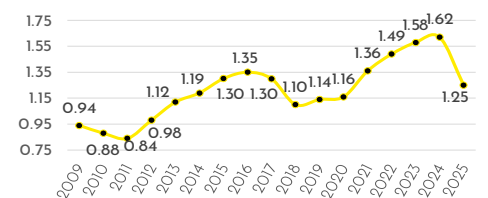


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$525K	\$591K	\$669K	\$673K	\$588K	\$559K	\$545K	\$548K	\$525K	\$547K	\$566K	\$606K	\$641K	\$655K	\$645K	\$658K	\$681K	\$759K	\$791K	\$886K	\$950K	\$995K
SP	\$524K	\$595K	\$655K	\$656K	\$569K	\$533K	\$525K	\$519K	\$507K	\$538K	\$562K	\$622K	\$649K	\$656K	\$648K	\$663K	\$703K	\$815K	\$880K	\$957K	\$1,051K	\$1,056K

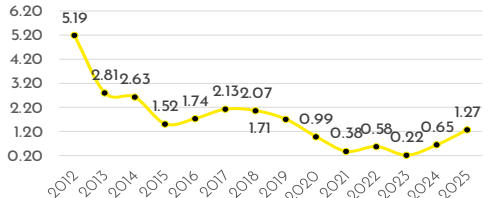
South Orange Yearly Market Reports



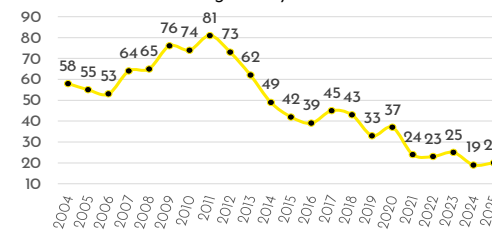
Sales Price to Assessed Value Ratio



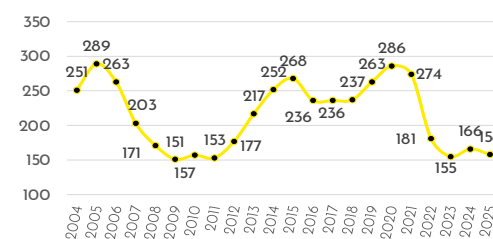
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2008 Tax Re-evaluation **2012 Tax Re-evaluation

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.