

# South Orange

## April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	372 Valley Street U:G2	OneFloor	1	1.0	24	\$245,000	\$245,000	\$251,000	102.45%	\$143,900	1.74
2	6 Mews Lane	TwnIntUn	2	2.0	10	\$529,000	\$529,000	\$551,000	104.16%	\$498,200	1.11
3	31-41 Church Street U:306	OneFloor	2	2.0	16	\$575,000	\$575,000	\$575,000	100.00%	\$568,900	1.01
4	117 Reynolds Place	Colonial	4	1.1	12	\$599,000	\$599,000	\$640,000	106.84%	\$708,900	0.90
5	157 Church Street	Colonial	3	1.2	10	\$589,000	\$589,000	\$690,000	117.15%	\$469,900	1.47
6	570 Varsity Road	Tudor	3	1.2	54	\$735,000	\$735,000	\$735,000	100.00%	\$647,900	1.13
7	510 Finlay Place	Bi-Level	4	4.0	105	\$995,000	\$975,000	\$965,000	98.97%	\$694,900	1.39
8	16 Walnut Court	Colonial	4	3.1	12	\$979,000	\$979,000	\$1,302,000	132.99%	\$921,900	1.41
9	684 Longview Road	Ranch	5	4.2	9	\$1,300,000	\$1,300,000	\$1,425,000	109.62%	\$1,257,300	1.13
10	9 Harding Drive	Tudor	4	3.1	9	\$1,195,000	\$1,195,000	\$1,450,000	121.34%	\$1,065,800	1.36
11	58 Crest Drive	Tudor	5	4.1	22	\$1,999,000	\$1,999,000	\$2,118,000	105.95%	\$1,564,100	1.35
AVERAGE					26	\$885,455	\$883,636	\$972,909	109.04%		1.27

### "Active" Listings in South Orange

Number of Units: 17  
 Average List Price: \$1,089,694  
 Average Days on Market: 24

### "Under Contract" Listings in South Orange

Number of Units: 38  
 Average List Price: \$1,078,738  
 Average Days on Market: 25

# 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	26									31
List Price	\$764,400	\$888,974	\$927,917	\$883,636									\$883,022
Sales Price	\$837,200	\$1,043,400	\$1,041,733	\$972,909									\$992,667
SP:LP%	108.24%	116.28%	110.41%	109.04%									111.00%
SP to AV	1.22	1.33	1.23	1.27									1.27
# Units Sold	5	8	12	11									36
3 Mo Rate of Ab	1.87	1.50	1.11	2.42									1.73
Active Listings	20	12	6	17									14
Under Contracts	14	17	27	38									24

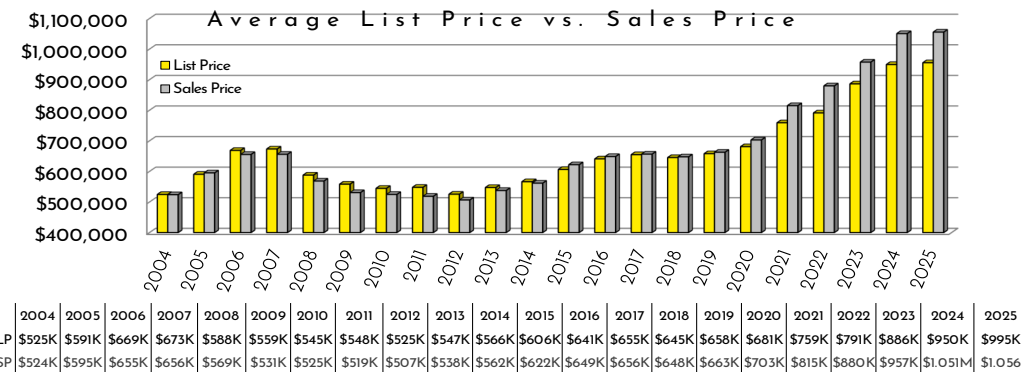
## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	27	31	14.69%
Sales Price	\$997,592	\$992,667	-0.49%
LP:SP	110.94%	111.00%	0.05%
SP:AV	1.30	1.27	-2.32%

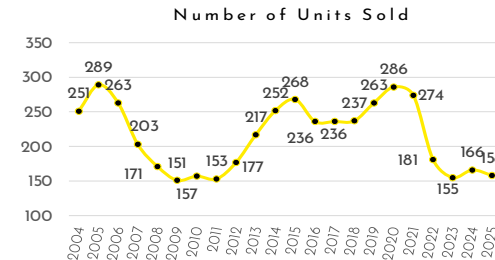
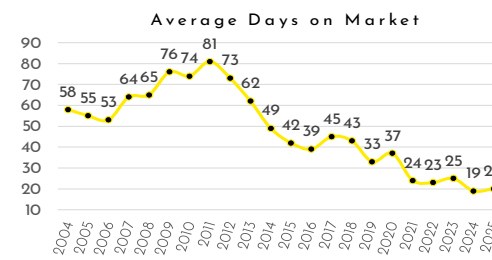
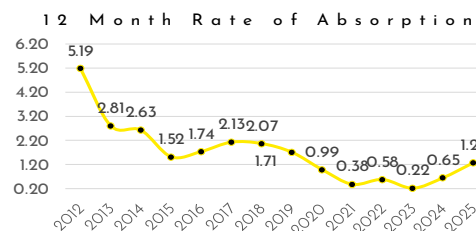
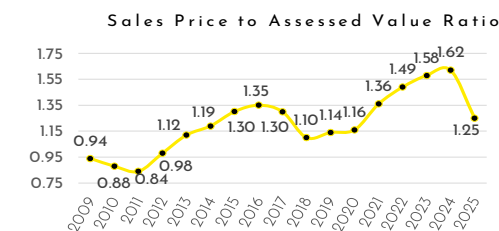
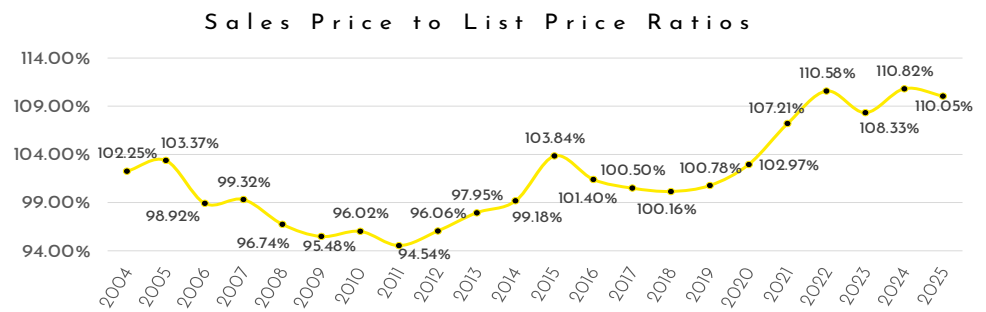


YTD	2025	2026	% Change
# Units Sold	38	36	-5.26%
Rate of Ab 3 Mo	1.60	1.73	8.15%
Actives	14	14	0.00%
Under Contracts	22	24	7.87%

### South Orange Yearly Market Trends



### South Orange Yearly Market Reports



\*2018 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.