

South Orange

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	55 2nd Street	TwnIntUn	3	2.1	49	\$575,000	\$575,000	\$565,000	98.26%	\$370,300	1.53
2	60 Arnold Terrace	Colonial	3	1.1	30	\$600,000	\$600,000	\$595,000	99.17%	\$484,400	1.23
3	64 Arnold Terrace	Colonial	3	2.0	21	\$550,000	\$550,000	\$600,000	109.09%	\$469,400	1.28
4	321 N Wyoming Avenue	TwnIntUn	3	3.1	9	\$799,000	\$799,000	\$830,000	103.88%	\$640,600	1.30
5	214 Conway Court	Colonial	5	2.1	4	\$995,000	\$995,000	\$995,000	100.00%	\$797,000	1.25
6	32 S Stanley Road	Colonial	3	2.1	13	\$949,000	\$949,000	\$999,000	105.27%	\$671,300	1.49
7	136 Ward Place	Colonial	3	2.0	14	\$750,000	\$750,000	\$999,999	133.33%	\$576,200	1.74
8	653 Hamilton Road	Colonial	4	3.2	37	\$1,049,000	\$999,000	\$1,102,000	110.31%	\$749,700	1.47
9	101 S Centre Street	Colonial	5	3.1	15	\$899,000	\$899,000	\$1,183,000	131.59%	\$1,016,200	1.16
10	269 Vose Avenue	Victrian	5	2.1	23	\$999,000	\$999,000	\$1,189,000	119.02%	\$1,019,400	1.17
11	170 North Woods Drive	Ranch	3	3.2	13	\$1,079,000	\$1,079,000	\$1,200,000	111.21%	\$1,135,000	1.06
12	282 Richmond Avenue	Colonial	4	2.1	9	\$959,000	\$959,000	\$1,260,000	131.39%	\$798,500	1.58
13	311 S Ridgewood Road	Colonial	6	4.1	8	\$975,000	\$975,000	\$1,300,000	133.33%	\$923,500	1.41
14	224 Thornden Street	Colonial	4	4.1	1	\$1,495,000	\$1,495,000	\$1,495,000	100.00%	\$900,600	1.66
15	621 Mountain Drive	Ranch	3	2.1	8	\$1,295,000	\$1,295,000	\$1,610,000	124.32%	\$1,144,500	1.41
16	63 Jessica Way	Colonial	4	2.1	11	\$1,379,000	\$1,379,000	\$1,765,000	127.99%	\$1,129,800	1.56
17	38 Glenside Road	Colonial	5	3.1	13	\$1,549,000	\$1,549,000	\$1,850,000	119.43%	\$1,365,200	1.36
AVERAGE					16	\$993,882	\$990,941	\$1,149,294	115.15%		1.39

"Active" Listings in South Orange

Number of Units: 12
Average List Price: \$1,081,742
Average Days on Market: 44

"Under Contract" Listings in South Orange

Number of Units: 19
Average List Price: \$973,812
Average Days on Market: 30

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	26	13	20	16					22
List Price	\$764,400	\$888,974	\$927,917	\$883,636	\$1,085,125	\$1,175,877	\$990,269	\$990,941					\$1,012,088
Sales Price	\$837,200	\$1,043,400	\$1,041,733	\$972,909	\$1,224,314	\$1,386,811	\$1,148,231	\$1,149,294					\$1,164,412
SP:LP%	108.24%	116.28%	110.41%	109.04%	112.60%	117.01%	115.90%	115.15%					114.11%
SP to AV	1.22	1.33	1.23	1.27	1.34	1.42	1.36	1.39					1.35
# Units Sold	5	8	12	11	18	26	26	17					123
3 Mo Rate of Ab	1.87	1.50	1.11	2.42	0.98	1.44	0.63	0.53					1.31
Active Listings	20	12	6	17	12	22	13	12					14
Under Contracts	14	17	27	38	47	33	27	19					28

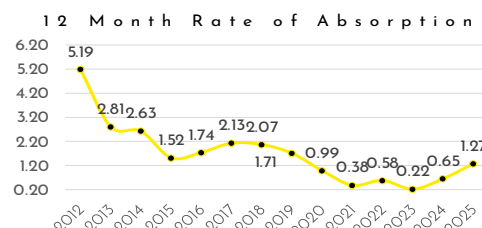
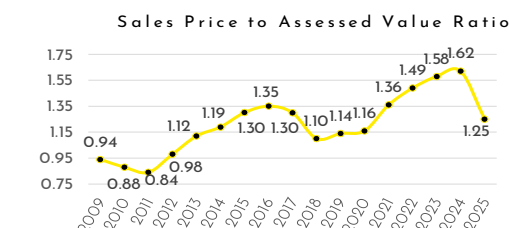
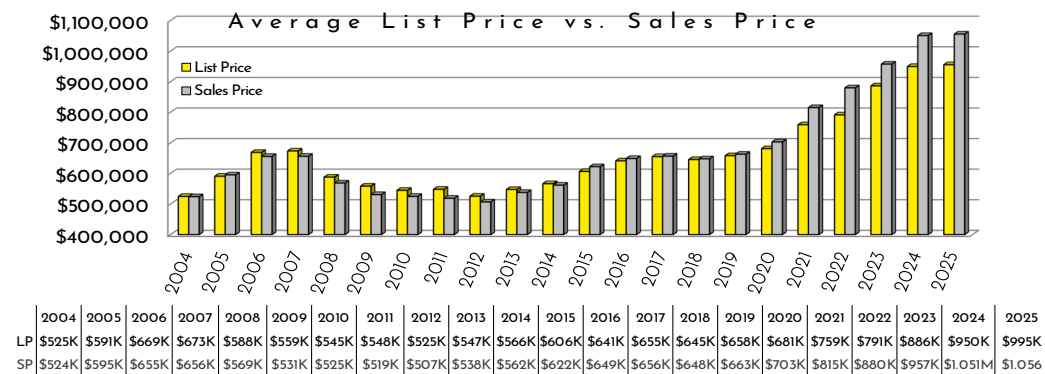
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	20	22	10.94%
Sales Price	\$1,025,081	\$1,164,412	13.59%
LP:SP	111.18%	114.11%	2.64%
SP:AV	1.28	1.35	5.56%



YTD	2025	2026	% Change
# Units Sold	108	123	13.89%
Rate of Ab 3 Mo	1.40	1.31	-6.60%
Actives	18	14	-19.15%
Under Contracts	24	28	15.03%

South Orange Yearly Market Trends



South Orange Yearly Market Reports

