South Orange

October 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	122 Holland Road	Colonial	3	2.0	14	$599,900	$599,900	$625,000	104.18%	$470,300	1.33
2	150 Fairview Avenue	Colonial	4	2.1	57	$875,000	$775,000	$670,000	86.45%	$728,100	0.92
3	165 College Place	Colonial	6	2.0	28	$775,000	$775,000	$785,000	101.29%	$787,100	1.00
4	321 N Wyoming Avenue	TwnIntUn	2	3.1	1	$849,000	$849,000	$820,000	96.58%	$634,400	1.29
5	73 Riggs Place	Colonial	3	2.0	8	$799,000	$799,000	$870,073	108.90%	$537,300	1.62
6	35 Glenside Road	Colonial	4	3.1	21	$1,049,000	$949,000	$949,000	100.00%	$891,800	1.06
7	119 Sherman Place	Colonial	3	2.0	9	$799,000	$799,000	$999,999	125.16%	$747,800	1.34
8	26 Hart Drive S	SplitLev	2	3.1	9	$850,000	$850,000	$1,110,036	130.59%	$799,700	1.39
9	475 Berkeley Avenue	Colonial	7	4.1	80	$1,450,000	$1,308,625	$1,114,300	85.15%	$1,610,700	0.69
10	209 Garfield Place	Victrian	4	2.0	9	$829,000	$829,000	$1,207,500	145.66%	$751,600	1.61
11	237 Raymond Avenue	Colonial	6	3.2	16	$1,325,000	$1,325,000	$1,515,000	114.34%	$1,226,000	1.24
12	363 Irving Avenue	Colonial	4	3.1	13	$1,200,000	$1,200,000	$1,572,000	131.00%	$924,900	1.70
13	138 Irving Avenue	Colonial	7	6.1	9	$1,825,000	$1,825,000	$1,999,999	109.59%	$1,678,800	1.19
14	323 Montrose Avenue	Colonial	6	4.2	25	$2,450,000	$2,450,000	$2,500,000	102.04%	$1,553,000	1.61
	AVERAGE				21	$1,119,636	$1,095,252	$1,195,565	110.07%		1.28

"Active" Listings in South Orange

Number of Units	23
Average List Price	$904,952
Average Days on Market	46

"Under Contract" Listings in South Orange

Number of Units	25
Average List Price	$968,680
Average Days on Market	18

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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	19	21			22
List Price	$764,400	$888,974	$927,917	$883,636	$1,085,125	$1,175,877	$990,269	$990,941	$989,290	$1,095,252			$1,018,458
Sales Price	$837,200	$1,043,400	$1,041,733	$972,909	$1,224,314	$1,386,811	$1,148,231	$1,149,294	$1,066,900	$1,195,565			$1,160,746
SP:LP%	108.24%	116.28%	110.41%	109.04%	112.60%	117.01%	115.90%	115.15%	107.67%	110.07%			113.29%
SP to AV	1.22	1.33	1.23	1.27	1.34	1.42	1.36	1.39	1.26	1.28			1.34
# Units Sold	5	8	12	11	18	26	26	17	10	14			147
3 Mo Rate of Ab	1.87	1.50	1.11	2.42	0.98	1.44	0.63	0.53	1.39	1.88			1.38
Active Listings	20	12	6	17	12	22	13	12	26	23			16
Under Contracts	14	17	27	38	47	33	27	19	20	25			27

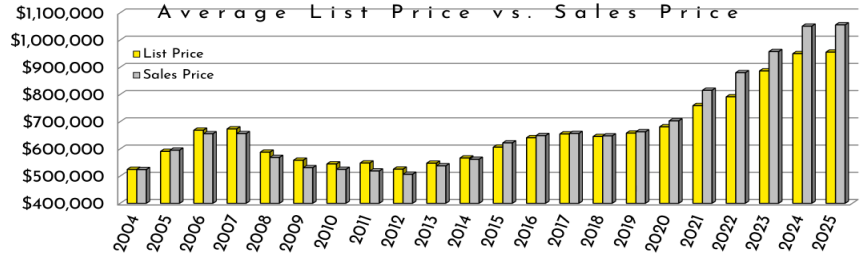
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	20	22	9.39%
Sales Price	$1,043,372	$1,160,746	11.25%
LP:SP	110.54%	113.29%	2.49%
SP:AV	1.27	1.34	5.50%

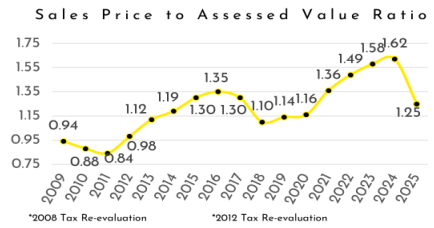
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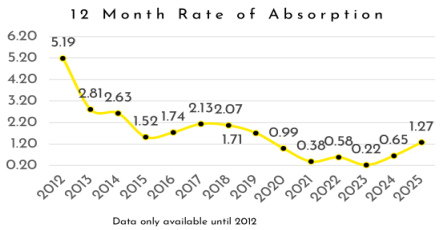
YTD	2025	2026	% Change
# Units Sold	131	147	12.21%
Rate of Ab 3 Mo	1.46	1.38	-6.08%
Actives	19	16	-11.89%
Under Contracts	23	27	14.59%

South Orange Yearly Market Trends



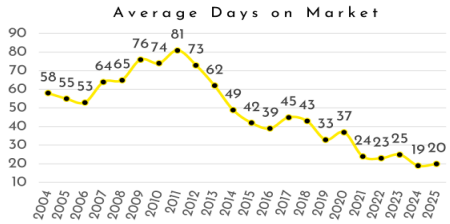
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	$525K	$591K	$669K	$673K	$588K	$559K	$545K	$548K	$525K	$547K	$566K	$606K	$641K	$655K	$645K	$658K	$681K	$759K	$791K	$886K	$950K	$995K
SP	$524K	$595K	$655K	$656K	$569K	$531K	$525K	$519K	$507K	$538K	$562K	$622K	$649K	$656K	$648K	$663K	$703K	$815K	$880K	$957K	$1.051M	$1.056

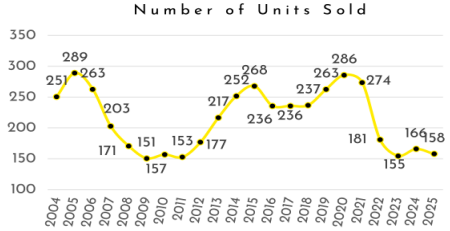




South Orange Yearly Market Reports







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Not intended to solicit a property already listed.