

South Orange

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18 Prospect Street 4D	OneFloor	2	2.0	24	\$398,800	\$398,800	\$450,000	112.84%	\$339,400	1.33
2	17 Mews Lane	TwnIntUn	2	2.0	62	\$519,000	\$519,000	\$510,000	98.27%	\$479,800	1.06
3	26-40 Church Street U5	TwnIntUn	2	2.1	15	\$499,000	\$499,000	\$560,000	112.22%	\$406,400	1.38
4	8 Village Green Court	TwnIntUn	3	2.2	16	\$650,000	\$650,000	\$726,000	111.69%	\$620,400	1.17
5	235 Waverly Place	Colonial	4	3.0	10	\$725,000	\$725,000	\$965,000	133.10%	\$591,000	1.63
6	346 Academy Street	Colonial	3	1.2	20	\$850,000	\$850,000	\$997,346	117.33%	\$607,200	1.64
7	141 S Kingman Road	Tudor	4	2.1	16	\$1,095,000	\$1,095,000	\$1,150,000	105.02%	\$818,800	1.40
8	101 Ward Place	Colonial	5	3.2	13	\$899,000	\$899,000	\$1,160,000	129.03%	\$734,300	1.58
9	564 Sinclair Terrace	Colonial	4	3.0	9	\$995,000	\$995,000	\$1,170,000	117.59%	\$945,100	1.24
10	387 Beech Spring Road	Colonial	4	3.2	8	\$1,199,000	\$1,199,000	\$1,175,000	98.00%	\$1,112,700	1.06
11	63 Blanchard Road	Ranch	3	2.1	9	\$965,000	\$965,000	\$1,235,000	127.98%	\$959,400	1.29
12	17A Glenside Road	SplitLev	4	3.0	13	\$1,100,000	\$1,100,000	\$1,250,000	113.64%	\$815,800	1.53
13	395 Meadowbrook Lane	Colonial	3	1.2	10	\$985,000	\$985,000	\$1,270,000	128.93%	\$832,200	1.53
14	256 Prospect Street	Colonial	4	3.1	9	\$999,999	\$999,999	\$1,276,000	127.60%	\$746,900	1.71
15	7 N Wyoming Avenue	Colonial	5	4.1	9	\$1,250,000	\$1,250,000	\$1,299,000	103.92%	\$1,109,400	1.17
16	249 Kingsland Terrace	Colonial	4	3.1	8	\$1,050,000	\$1,050,000	\$1,381,000	131.52%	\$775,000	1.78
17	516 Centre Street	Colonial	5	3.2	3	\$1,299,000	\$1,299,000	\$1,425,000	109.70%	\$1,020,000	1.40
18	229 Lenox Avenue	Colonial	4	2.1	1	\$1,400,000	\$1,400,000	\$1,435,000	102.50%	\$823,500	1.74
19	2 Overhill Road	Tudor	5	3.1	16	\$1,375,000	\$1,375,000	\$1,460,000	106.18%	\$1,391,600	1.05
20	460 Overhill Road	Tudor	4	2.2	7	\$1,475,000	\$1,475,000	\$1,475,000	100.00%	\$1,183,400	1.25

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21	293 Western Drive S	Colonial	4	3.1	11	\$1,249,000	\$1,249,000	\$1,550,000	124.10%	\$894,500	1.73
22	64 Speir Drive	Colonial	5	3.2	9	\$1,525,000	\$1,525,000	\$1,805,000	118.36%	\$1,304,300	1.38
23	33 Stanley Road	Colonial	6	3.1	8	\$1,350,000	\$1,350,000	\$1,822,033	134.97%	\$1,007,600	1.81
24	206 Montrose Avenue	Victrian	8	6.2	8	\$1,895,000	\$1,895,000	\$2,274,206	120.01%	\$1,901,500	1.20
25	130 Ralston Avenue	Colonial	8	5.1	7	\$1,825,000	\$1,825,000	\$2,326,000	127.45%	\$1,598,200	1.46
26	588 Longview Road	Custom	4	3.1	7	\$3,000,000	\$3,000,000	\$3,910,500	130.35%	Renovated	
AVERAGE					13	\$1,175,877	\$1,175,877	\$1,386,811	117.01%		1.42

"Active" Listings in South Orange

Number of Units: 22
Average List Price: \$1,118,114
Average Days on Market: 32

"Under Contract" Listings in South Orange

Number of Units: 33
Average List Price: \$951,512
Average Days on Market: 19

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							24
List Price	\$764,400	\$888,974	\$927,917	\$883,636	\$1,085,125	\$1,175,877							\$1,023,673
Sales Price	\$837,200	\$1,043,400	\$1,041,733	\$972,909	\$1,224,314	\$1,386,811							\$1,172,884
SP:LP%	108.24%	116.28%	110.41%	109.04%	112.60%	117.01%							113.31%
SP to AV	1.22	1.33	1.23	1.27	1.34	1.42							1.33
# Units Sold	5	8	12	11	18	26							80
3 Mo Rate of Ab	1.87	1.50	1.11	2.42	0.98	1.44							1.55
Active Listings	20	12	6	17	12	22							15
Under Contracts	14	17	27	38	47	33							29

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	20	24	17.38%
Sales Price	\$1,029,185	\$1,172,884	13.96%
LP:SP	111.95%	113.31%	1.22%
SP:AV	1.28	1.33	3.84%

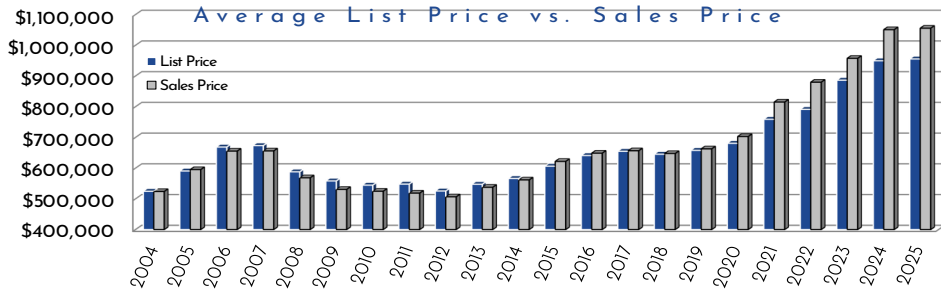
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	79	80	1.27%
Rate of Ab 3 Mo	1.54	1.55	0.65%
Actives	17	15	-14.42%
Under Contracts	25	29	19.73%

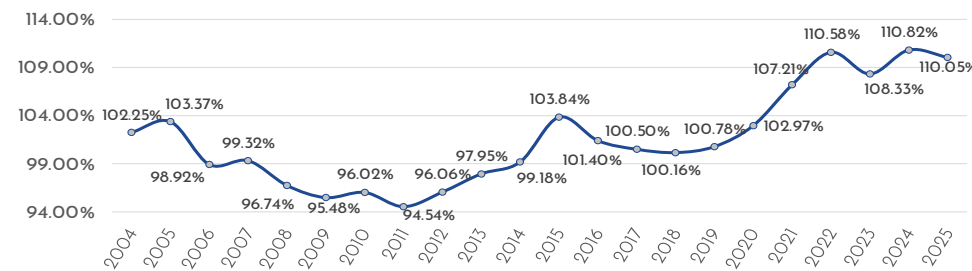
South Orange Yearly Market Trends

Average List Price vs. Sales Price

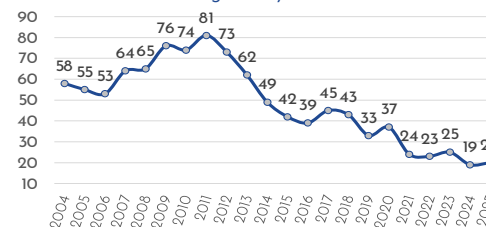


South Orange Yearly Market Reports

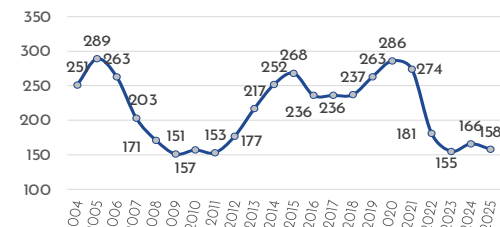
Sales Price to List Price Ratios



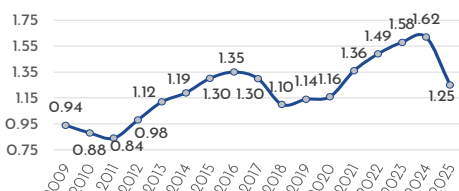
Average Days on Market



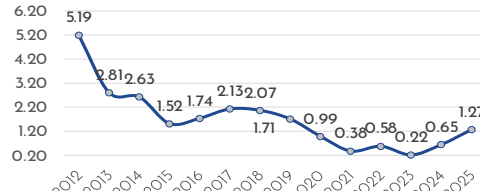
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2008 Tax Re-evaluation

*2012 Tax Re-evaluation

Data only available until 2012

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.