

South Orange

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 W South Orange Avenue 6Q	OneFloor	2	2.1	65	\$389,000	\$379,000	\$379,000	100.00%	\$439,000	0.86
2	57E Church Street	Duplex	2	1.1	29	\$449,999	\$429,999	\$458,000	106.51%		
3	26-40 Church Street Unit 10	TwnIntUn	2	2.1	77	\$465,000	\$455,000	\$475,000	104.40%	\$502,800	0.94
4	529 Henderson Drive	Ranch	4	3.1	15	\$988,000	\$988,000	\$1,100,000	111.34%	\$1,052,500	1.05
5	395 Stirling Avenue	Bi-Level	4	3.0	13	\$999,500	\$999,500	\$1,150,000	115.06%	Renovated	
AVERAGE					40	\$658,300	\$650,300	\$712,400	107.46%		0.95

"Active" Listings in South Orange

Number of Units: 17
Average List Price: \$981,818
Average Days on Market: 16

"Under Contract" Listings in South Orange

Number of Units: 29
Average List Price: \$991,310
Average Days on Market: 16

South Orange 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29	36	40										34
List Price	\$968,444	\$752,375	\$650,300										\$817,568
Sales Price	\$1,066,222	\$784,813	\$712,400										\$883,477
SP:LP%	110.56%	105.67%	107.46%										108.08%
SP to AV	1.37	1.29	0.95										1.28
# Units Sold	9	8	5										22
3 Mo Rate of Ab	0.89	1.10	2.35										1.45
Active Listings	10	10	17										12
Under Contracts	12	14	29										18

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	28	34	21.65%
Sales Price	\$945,501	\$883,477	-6.56%
LP:SP	106.99%	108.08%	1.02%
SP:AV	1.56	1.28	-18.09%

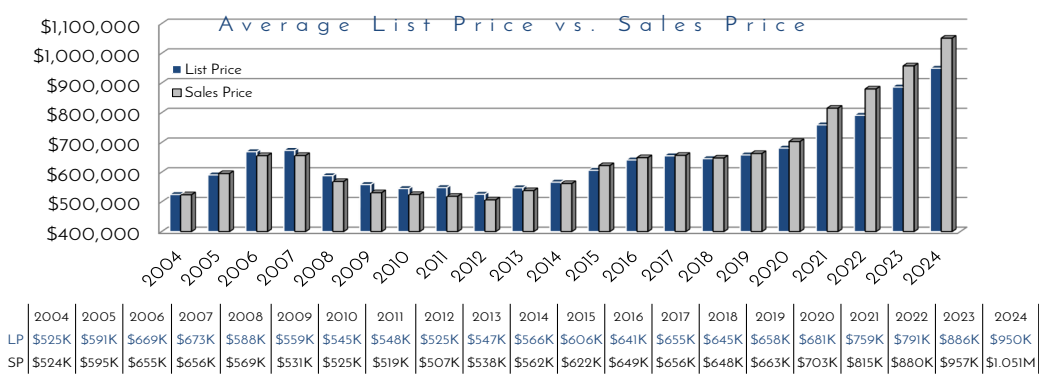
Prominent
Properties

Sotheby's

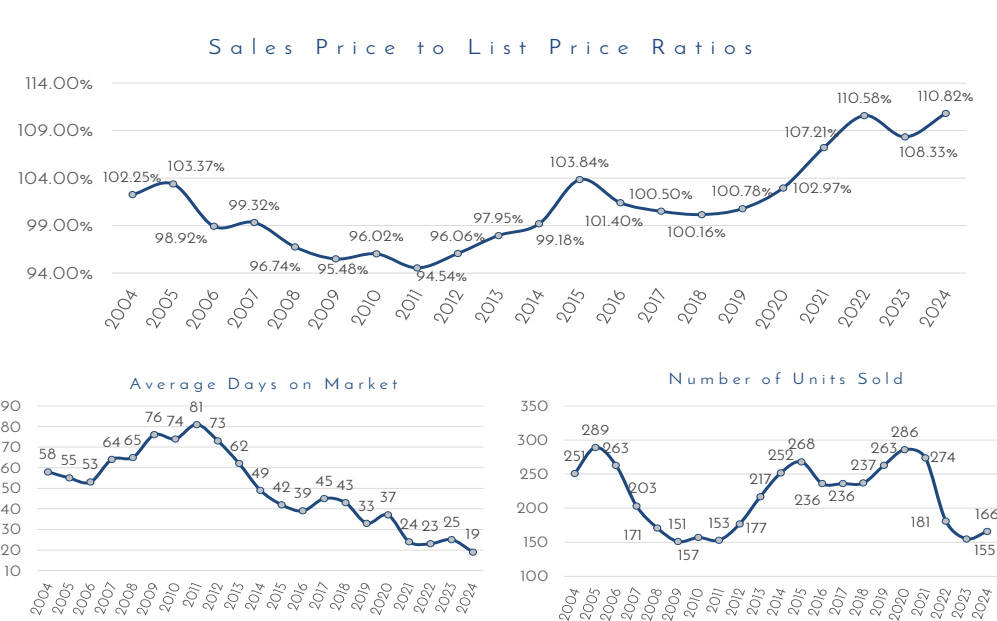
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	22	22	0.00%
Rate of Ab 3 Mo	1.43	1.45	0.93%
Actives	12	12	0.00%
Under Contracts	14	18	34.15%

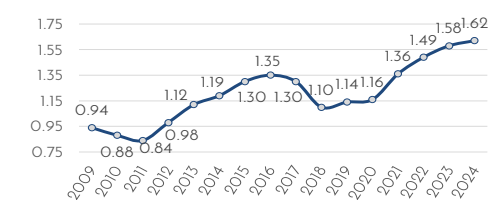
South Orange Yearly Market Trends



South Orange Yearly Market Reports



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

