

South Orange

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	266 Waverly Place	Colonial	2	2.0	20	\$599,000	\$599,000	\$585,000	97.66%	\$570,200	1.03
2	227 Waverly Place	Colonial	5	2.0	37	\$599,000	\$599,000	\$590,000	98.50%	\$617,800	0.96
3	149 Reynolds Place	Colonial	5	3.1	17	\$829,000	\$829,000	\$851,000	102.65%	\$999,200	0.85
4	78 Massel Terrace	Colonial	3	1.1	9	\$850,000	\$850,000	\$982,000	115.53%	\$598,600	1.64
5	111 Second Street	Victrian	4	2.0	9	\$929,000	\$929,000	\$999,000	107.53%	\$668,700	1.49
6	390 Melrose Place	Ranch	3	2.2	11	\$925,000	\$925,000	\$1,175,000	127.03%	\$945,900	1.24
7	204 Raymond Avenue	SeeRem,	6	5.2	32	\$1,299,999	\$1,299,999	\$1,200,000	92.31%	\$1,378,500	0.87
8	460 Overhill Road	Tudor	4	2.2	20	\$1,199,000	\$1,199,000	\$1,203,000	100.33%	\$1,183,400	1.02
9	116 Raymond Avenue	SplitLev	5	3.1	16	\$1,195,000	\$1,195,000	\$1,210,000	101.26%	\$925,000	1.31
10	322 Beech Spring Road	Tudor	4	3.1	9	\$1,250,000	\$1,250,000	\$1,450,000	116.00%	\$1,111,900	1.30
11	21 Overhill Road	Colonial,	5	4.2	16	\$1,575,000	\$1,575,000	\$1,600,000	101.59%	\$1,475,400	1.08
12	61 Crest Drive	Colonial	6	5.1	21	\$1,685,000	\$1,685,000	\$1,712,000	101.60%	\$1,610,100	1.06
AVERAGE					18	\$1,077,917	\$1,077,917	\$1,129,750	105.17%		1.15

"Active" Listings in South Orange

Number of Units: 21
Average List Price: \$910,329
Average Days on Market: 37

"Under Contract" Listings in South Orange

Number of Units: 20
Average List Price: \$954,714
Average Days on Market: 28

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	17	13	15	17	20	16	24	18		20
List Price	\$968,444	\$752,375	\$650,300	\$989,000	\$1,044,295	\$830,476	\$870,538	\$962,813	\$1,079,833	\$1,023,700	\$1,077,917		\$951,134
Sales Price	\$1,066,222	\$784,813	\$712,400	\$1,154,500	\$1,176,200	\$946,338	\$980,309	\$1,041,193	\$1,151,917	\$1,104,554	\$1,129,750		\$1,050,621
SP:LP%	110.56%	105.67%	107.46%	114.87%	112.71%	113.04%	110.02%	108.36%	106.36%	108.78%	105.17%		110.09%
SP to AV	1.37	1.29	0.95	1.33	1.31	1.24	1.26	1.26	1.23	1.20	1.15		1.26
# Units Sold	9	8	5	16	20	21	13	16	12	11	12		143
3 Mo Rate of Ab	0.89	1.10	2.35	2.04	1.58	1.30	0.94	1.02	1.57	1.85	1.75		1.49
Active Listings	10	10	17	20	21	26	16	21	24	20	21		19
Under Contracts	12	14	29	34	32	26	28	18	17	23	20		23

Flashback! YTD 2024 vs YTD 2025

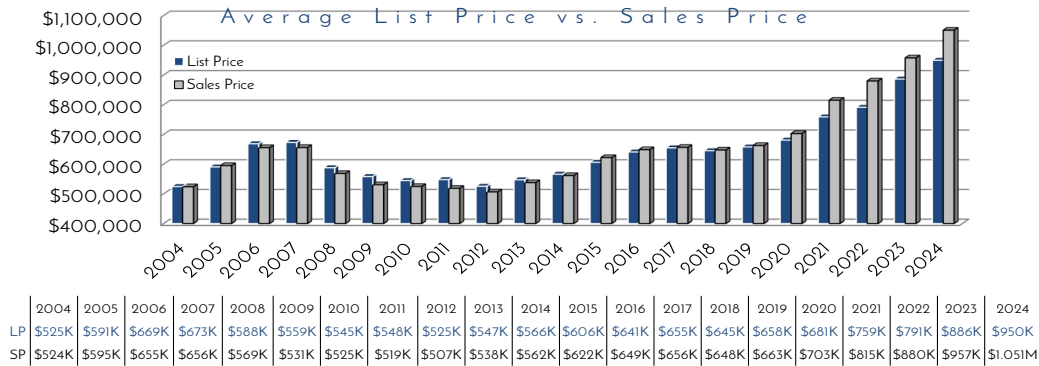
YTD	2024	2025	% Change
DOM	19	20	4.66%
Sales Price	\$1,045,085	\$1,050,621	0.53%
LP:SP	111.04%	110.09%	-0.86%
SP:AV	1.66	1.26	-24.10%

Prominent
Properties

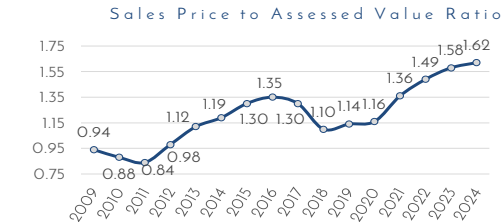
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YTD	2024	2025	% Change
# Units Sold	154	143	-7.14%
Rate of Ab 3 Mo	1.35	1.46	8.66%
Actives	17	19	10.60%
Under Contracts	20	23	17.57%

South Orange Yearly Market Trends

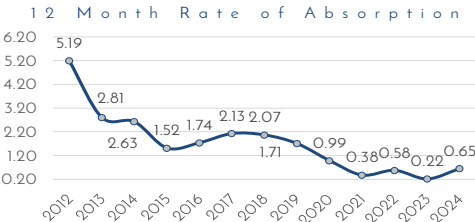


2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP \$525K	\$591K	\$669K	\$673K	\$588K	\$559K	\$545K	\$548K	\$525K	\$547K	\$566K	\$606K	\$641K	\$655K	\$645K	\$658K	\$681K	\$759K	\$791K	\$886K	\$950K
SP \$524K	\$595K	\$655K	\$656K	\$569K	\$531K	\$525K	\$519K	\$507K	\$538K	\$562K	\$622K	\$649K	\$656K	\$648K	\$663K	\$703K	\$815K	\$880K	\$957K	\$1,051M



*2008 Tax Re-evaluation

*2012 Tax Re-evaluation



Data only available until 2012

South Orange Yearly Market Reports

