

# South Orange

## March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40 Mews Lane	TwnIntUn	2	2.1	71	\$530,000	\$530,000	\$510,000	96.23%	\$554,100	0.92
2	18 S Stanley Road	Detached	5	1.0	79	\$608,000	\$608,000	\$527,800	86.81%	\$793,400	0.67
3	2 Village Green Court	TwnIntUn	2	2.1	76	\$735,000	\$709,999	\$695,000	97.89%	\$609,100	1.14
4	55 Hixon Place	Victrian	3	1.1	9	\$695,000	\$695,000	\$817,000	117.55%	\$562,600	1.45
5	70 Crest Drive	Custom	4	4.2	1	\$930,000	\$930,000	\$930,000	100.00%	\$1,545,700	0.60
6	60 3rd Street	Colonial	5	2.1	21	\$899,000	\$899,000	\$952,000	105.90%	Renovated	
7	28 S Centre Street	Colonial	6	4.1	21	\$985,000	\$985,000	\$1,089,000	110.56%	\$869,200	1.25
8	167 College Place	Colonial	4	3.1	76	\$1,039,000	\$1,039,000	\$1,100,000	105.87%	\$617,900	1.78
9	33 Warren Court	Colonial	4	2.1	8	\$899,000	\$899,000	\$1,352,000	150.39%	\$783,800	1.72
10	629 Hamilton Road	Colonial	5	4.1	9	\$1,195,000	\$1,195,000	\$1,405,000	117.57%	Renovated	
11	448 Prospect Street	Colonial	5	3.2	9	\$1,295,000	\$1,295,000	\$1,550,000	119.69%	\$1,037,200	1.49
12	105 Glenview Road	Ranch	4	3.1	9	\$1,350,000	\$1,350,000	\$1,573,000	116.52%	\$1,227,900	1.28
AVERAGE					32	\$930,000	\$927,917	\$1,041,733	110.41%		1.23

### *"Active"* Listings in South Orange

Number of Units: 6  
 Average List Price: \$1,168,150  
 Average Days on Market: 57

### *"Under Contract"* Listings in South Orange

Number of Units: 27  
 Average List Price: \$980,631  
 Average Days on Market: 36

# 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										33
List Price	\$764,400	\$888,974	\$927,917										\$882,751
Sales Price	\$837,200	\$1,043,400	\$1,041,733										\$1,001,360
SP:LP%	108.24%	116.28%	110.41%										111.86%
SP to AV	1.22	1.33	1.23										1.26
# Units Sold	5	8	12										25
3 Mo Rate of Ab	1.87	1.50	1.11										1.49
Active Listings	20	12	6										13
Under Contracts	14	17	27										19

## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	34	33	-2.42%
Sales Price	\$883,477	\$1,001,360	13.34%
LP:SP	108.08%	111.86%	3.50%
SP:AV	1.28	1.26	-0.90%

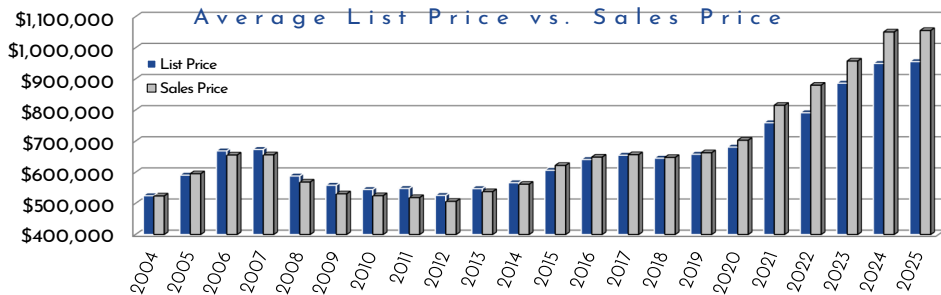
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	22	25	13.64%
Rate of Ab 3 Mo	1.45	1.49	3.23%
Actives	12	13	2.70%
Under Contracts	18	19	5.45%

## South Orange Yearly Market Trends

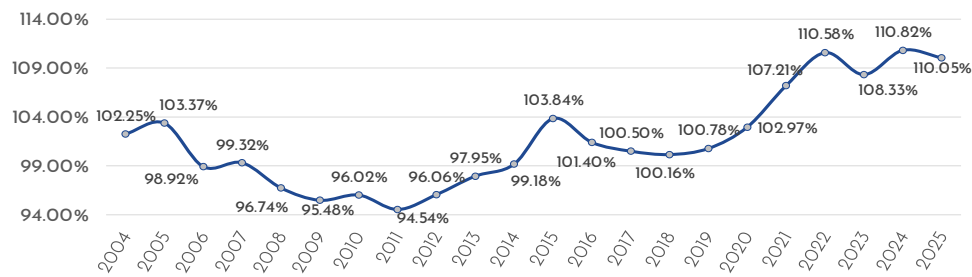
Average List Price vs. Sales Price



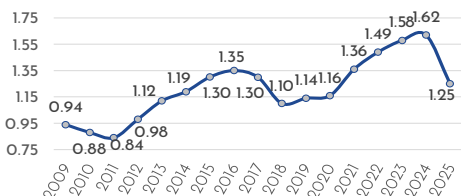
Year	LP	SP
2004	\$525K	\$524K
2005	\$591K	\$595K
2006	\$669K	\$655K
2007	\$673K	\$656K
2008	\$588K	\$569K
2009	\$559K	\$531K
2010	\$545K	\$525K
2011	\$548K	\$519K
2012	\$525K	\$507K
2013	\$547K	\$538K
2014	\$566K	\$562K
2015	\$606K	\$622K
2016	\$641K	\$649K
2017	\$655K	\$656K
2018	\$645K	\$648K
2019	\$658K	\$663K
2020	\$681K	\$703K
2021	\$759K	\$815K
2022	\$791K	\$880K
2023	\$886K	\$957K
2024	\$950K	\$1.05M
2025	\$995K	\$1.05M

## South Orange Yearly Market Reports

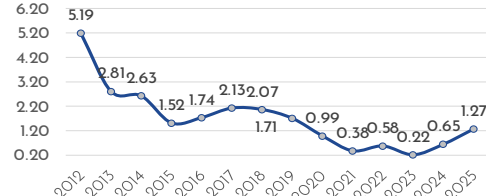
Sales Price to List Price Ratios



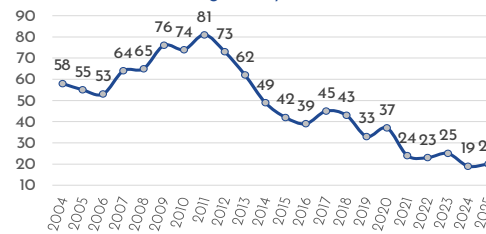
Sales Price to Assessed Value Ratio



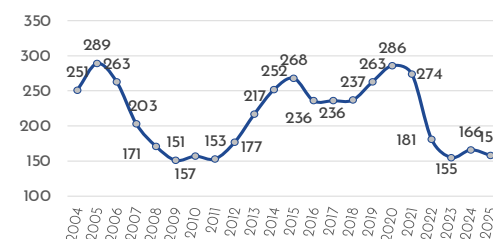
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



\*2008 Tax Re-evaluation

\*2012 Tax Re-evaluation

Data only available until 2012