

South Orange

April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	372 Valley Street U:G2	OneFloor	1	1.0	24	\$245,000	\$245,000	\$251,000	102.45%	\$143,900	1.74
2	6 Mews Lane	TwnIntUn	2	2.0	10	\$529,000	\$529,000	\$551,000	104.16%	\$498,200	1.11
3	31-41 Church Street U:306	OneFloor	2	2.0	16	\$575,000	\$575,000	\$575,000	100.00%	\$568,900	1.01
4	117 Reynolds Place	Colonial	4	1.1	12	\$599,000	\$599,000	\$640,000	106.84%	\$708,900	0.90
5	157 Church Street	Colonial	3	1.2	10	\$589,000	\$589,000	\$690,000	117.15%	\$469,900	1.47
6	570 Varsity Road	Tudor	3	1.2	54	\$735,000	\$735,000	\$735,000	100.00%	\$647,900	1.13
7	510 Finlay Place	Bi-Level	4	4.0	105	\$995,000	\$975,000	\$965,000	98.97%	\$694,900	1.39
8	16 Walnut Court	Colonial	4	3.1	12	\$979,000	\$979,000	\$1,302,000	132.99%	\$921,900	1.41
9	684 Longview Road	Ranch	5	4.2	9	\$1,300,000	\$1,300,000	\$1,425,000	109.62%	\$1,257,300	1.13
10	9 Harding Drive	Tudor	4	3.1	9	\$1,195,000	\$1,195,000	\$1,450,000	121.34%	\$1,065,800	1.36
11	58 Crest Drive	Tudor	5	4.1	22	\$1,999,000	\$1,999,000	\$2,118,000	105.95%	\$1,564,100	1.35
AVERAGE					26	\$885,455	\$883,636	\$972,909	109.04%		1.27

"Active" Listings in South Orange

Number of Units: 17
 Average List Price: \$1,089,694
 Average Days on Market: 24

"Under Contract" Listings in South Orange

Number of Units: 38
 Average List Price: \$1,078,738
 Average Days on Market: 25

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									31
List Price	\$764,400	\$888,974	\$927,917	\$883,636									\$883,022
Sales Price	\$837,200	\$1,043,400	\$1,041,733	\$972,909									\$992,667
SP:LP%	108.24%	116.28%	110.41%	109.04%									111.00%
SP to AV	1.22	1.33	1.23	1.27									1.27
# Units Sold	5	8	12	11									36
3 Mo Rate of Ab	1.87	1.50	1.11	2.42									1.73
Active Listings	20	12	6	17									14
Under Contracts	14	17	27	38									24

Flashback! YTD 2025 vs YTD 2026

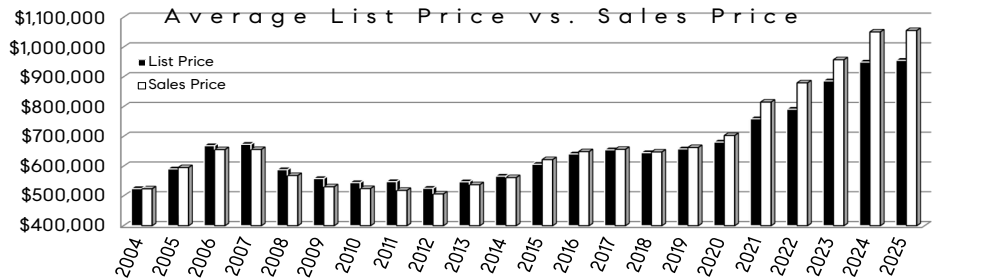
YTD	2025	2026	% Change
DOM	27	31	14.69%
Sales Price	\$997,592	\$992,667	-0.49%
LP:SP	110.94%	111.00%	0.05%
SP:AV	1.30	1.27	-2.32%



ALLISON ZIEFERT
REAL ESTATE GROUP

YTD	2025	2026	% Change
# Units Sold	38	36	-5.26%
Rate of Ab 3 Mo	1.60	1.73	8.15%
Actives	14	14	0.00%
Under Contracts	22	24	7.87%

South Orange Yearly Market Trends



South Orange Yearly Market Reports



Year	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	\$1,051K	\$1,056K

