

South Orange

May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 W S Orange Avenue 5Q	MultiFlr	2	2.1	203	\$375,000	\$356,250	\$356,250	100.00%	\$348,900	1.02
2	609 W S Orange Avenue 4U	HighRise	2	2.1	8	\$370,000	\$370,000	\$423,500	114.46%	Condo	
3	26 Mews Lane	OneFloor	2	2.0	7	\$499,000	\$499,000	\$505,000	101.20%	\$505,800	1.00
4	324 Academy Street	Colonial	5	1.0	15	\$689,999	\$689,999	\$630,000	91.30%	\$618,900	1.02
5	133 Mercer Place	Colonial	4	2.0	55	\$799,000	\$799,000	\$799,000	100.00%	\$604,000	1.32
6	66 Ralston Avenue	Victrian	5	2.0	1	\$975,000	\$975,000	\$955,000	97.95%	\$849,900	1.12
7	357 Tichenor Avenue	Colonial	4	1.1	10	\$825,000	\$825,000	\$1,088,888	131.99%	\$670,200	1.62
8	209 S Ridgewood Road	Colonial	4	2.1	8	\$950,000	\$950,000	\$1,123,000	118.21%	\$878,000	1.28
9	317 Richmond Avenue	Colonial	4	2.0	12	\$779,000	\$779,000	\$1,175,000	150.83%	\$737,200	1.59
10	333 Hillside Place	Colonial	3	3.1	9	\$975,000	\$975,000	\$1,325,000	135.90%	\$842,700	1.57
11	382 Meeker Street	Victrian	4	3.1	1	\$1,195,000	\$1,195,000	\$1,350,000	112.97%	\$871,100	1.55
12	138 Turrell Avenue	Ranch	3	3.0	13	\$1,400,000	\$1,400,000	\$1,407,000	100.50%	\$897,800	1.57
13	74 Duffield Drive	Colonial	5	4.1	60	\$1,595,000	\$1,495,000	\$1,475,000	98.66%	\$1,268,400	1.16
14	295 Western Drive South	Colonial	5	3.2	9	\$1,379,000	\$1,379,000	\$1,560,018	113.13%	\$968,700	1.61
15	637 Inwood Lane	Colonial	5	4.1	13	\$1,495,000	\$1,495,000	\$1,647,000	110.17%	\$1,215,500	1.35
16	330 Hartford Road	Colonial	7	4.1	21	\$1,850,000	\$1,850,000	\$1,850,000	100.00%	\$1,623,700	1.14
17	245 Montrose Avenue	Colonial	6	4.2	9	\$1,650,000	\$1,650,000	\$2,050,000	124.24%	\$1,646,400	1.25
18	605 Mountain Drive	Ranch	5	4.1	9	\$1,850,000	\$1,850,000	\$2,318,000	125.30%	\$1,512,800	1.53
AVERAGE					26	\$1,091,722	\$1,085,125	\$1,224,314	112.60%		1.34

"Active" Listings in South Orange

Number of Units: 12
 Average List Price: \$1,182,000
 Average Days on Market: 31

"Under Contract" Listings in South Orange

Number of Units: 47
 Average List Price: \$1,063,632
 Average Days on Market: 18

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								29
List Price	\$764,400	\$888,974	\$927,917	\$883,636	\$1,085,125								\$950,390
Sales Price	\$837,200	\$1,043,400	\$1,041,733	\$972,909	\$1,224,314								\$1,069,882
SP:LP%	108.24%	116.28%	110.41%	109.04%	112.60%								111.53%
SP to AV	1.22	1.33	1.23	1.27	1.34								1.29
# Units Sold	5	8	12	11	18								54
3 Mo Rate of Ab	1.87	1.50	1.11	2.42	0.98								1.58
Active Listings	20	12	6	17	12								13
Under Contracts	14	17	27	38	47								29

Flashback! YTD 2025 vs YTD 2026

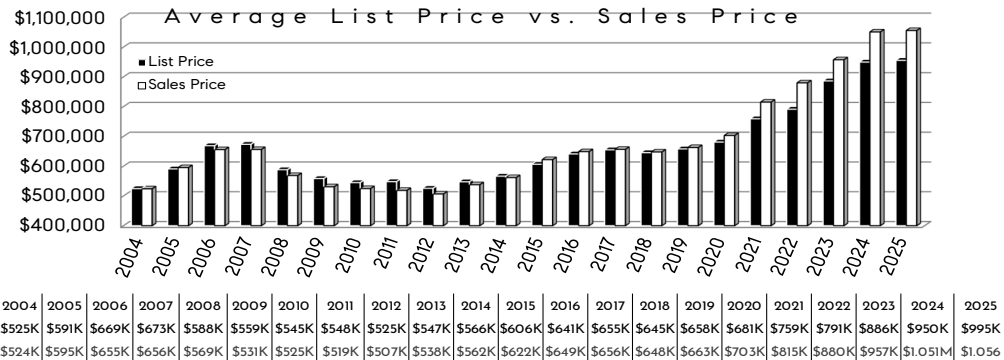
YTD	2025	2026	% Change
DOM	22	29	31.03%
Sales Price	\$1,059,181	\$1,069,882	1.01%
LP:SP	111.55%	111.53%	-0.02%
SP:AV	1.30	1.29	-0.76%



ALLISON ZIEFERT
REAL ESTATE GROUP

YTD	2025	2026	% Change
# Units Sold	58	54	-6.90%
Rate of Ab 3 Mo	1.59	1.58	-1.01%
Actives	16	13	-14.10%
Under Contracts	24	29	18.18%

South Orange Yearly Market Trends



South Orange Yearly Market Reports

