

South Orange

February 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18 Prospect Street 3E	OneFloor	2	2.0	11	\$305,000	\$305,000	\$355,000	116.39%	\$322,100	1.10
2	66 Mews Lane	OneFloor	2	2.0	93	\$495,000	\$425,000	\$452,500	106.47%	\$467,500	0.97
3	121 Mercer Place	Colonial	4	1.2	23	\$650,000	\$650,000	\$685,000	105.38%	\$737,600	0.93
4	112 Milligan Place	HalfDupl	5	2.0	7	\$689,500	\$689,500	\$700,000	101.52%	\$463,600	1.51
5	116 Milligan Place	HalfDupl	5	2.0	7	\$689,500	\$689,500	\$700,000	101.52%	\$398,300	1.76
6	108 Roland Avenue	Colonial	3	2.0	8	\$785,000	\$785,000	\$850,000	108.28%	\$577,600	1.47
7	30 Crest Drive	FixrUppr	5	3.0	15	\$1,050,000	\$1,050,000	\$1,111,000	105.81%	\$1,327,100	0.84
8	142 Prospect Street	Victrian	5	3.1	125	\$1,425,000	\$1,425,000	\$1,425,000	100.00%	\$814,900	1.75
AVERAGE					36	\$761,125	\$752,375	\$784,813	105.67%		1.29

"Active" Listings in South Orange

Number of Units: 10
 Average List Price: \$988,750
 Average Days on Market: 99

"Under Contract" Listings in South Orange

Number of Units: 14
 Average List Price: \$878,107
 Average Days on Market: 31

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											33
List Price	\$968,444	\$752,375											\$866,765
Sales Price	\$1,066,222	\$784,813											\$933,794
SP:LP%	110.56%	105.67%											108.26%
SP to AV	1.37	1.29											1.33
# Units Sold	9	8											17
3 Mo Rate of Ab	0.89	1.10											1.00
Active Listings	10	10											10
Under Contracts	12	14											13

Flashback! YTD 2024 vs YTD 2025

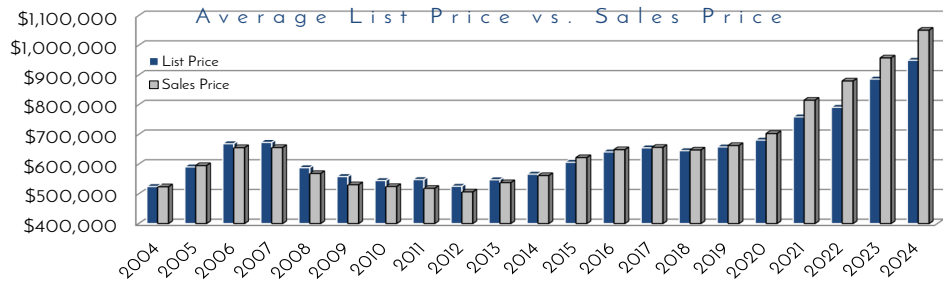
YTD	2024	2025	% Change
DOM	33	33	-1.46%
Sales Price	\$978,930	\$933,794	-4.61%
LP:SP	106.39%	108.26%	1.76%
SP:AV	1.59	1.33	-16.13%

Prominent
Properties

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YTD	2024	2025	% Change
# Units Sold	14	17	21.43%
Rate of Ab 3 Mo	1.13	1.00	-11.56%
Actives	9	10	11.11%
Under Contracts	10	13	30.00%

South Orange Yearly Market Trends

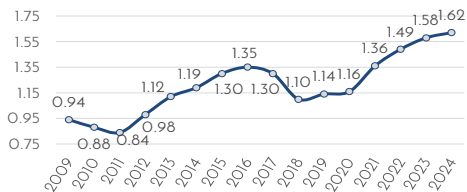


South Orange Yearly Market Reports



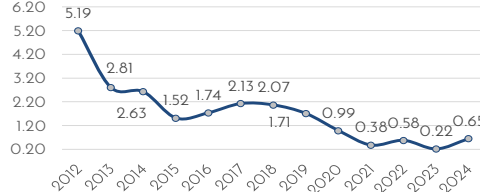
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$525K	\$591K	\$669K	\$673K	\$588K	\$559K	\$545K	\$548K	\$525K	\$547K	\$566K	\$606K	\$641K	\$655K	\$645K	\$658K	\$681K	\$759K	\$791K	\$886K	\$950K
SP	\$524K	\$595K	\$655K	\$656K	\$569K	\$531K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

Sales Price to Assessed Value Ratio



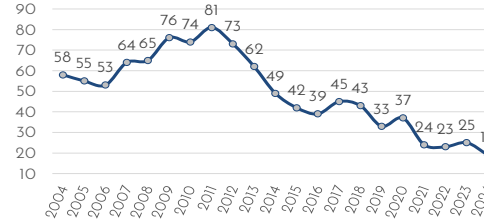
*2008 Tax Re-evaluation **2012 Tax Re-evaluation

12 Month Rate of Absorption

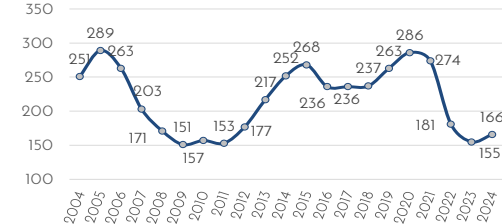


Data only available until 2012

Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.