

South Orange 07079

ZIP code · NJ · New Jersey · Essex County

SELLER'S MARKET

\$1.3M

MEDIAN SALE PRICE

+28.6%

1-YR CHANGE

180

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



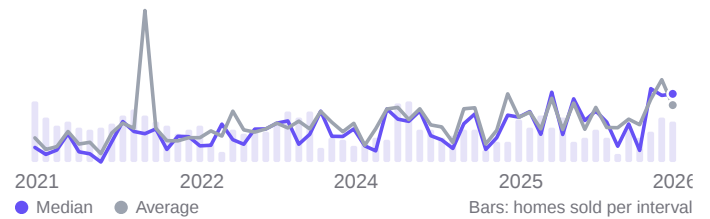
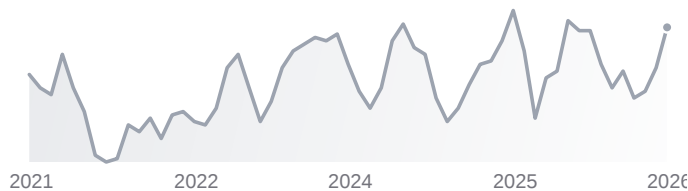
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$1.3M · Average \$1.1M

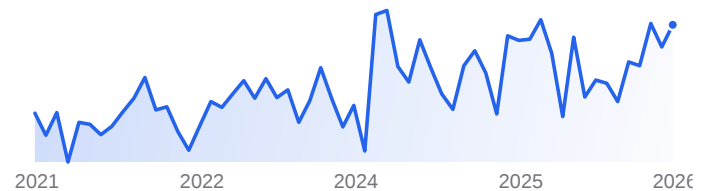
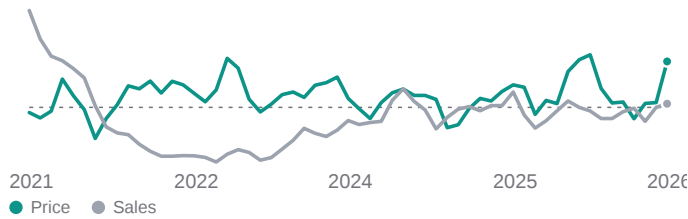


Growth (year over year)

Price +28.6% · Sales +2.3%

Price per square foot

\$472/ft²



Sale premium vs estimated value

+11.7%

Annual turnover (share of homes sold)

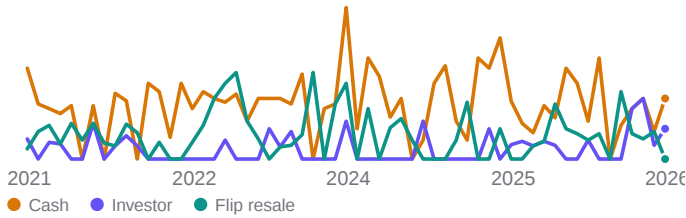
4.2%



BUYERS & OUTCOMES

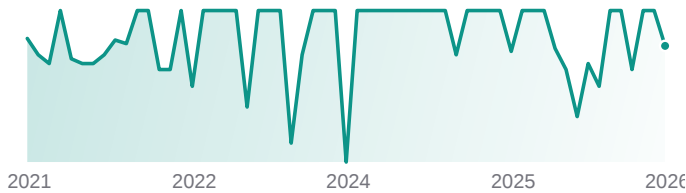
Buyer mix

Cash 20% · Investor 10% · Flip resale 0%



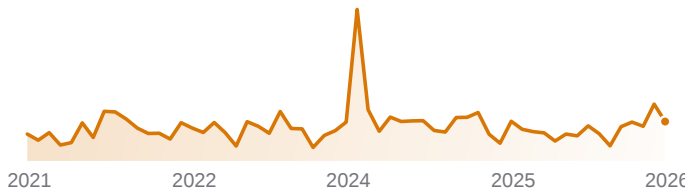
Sellers who sold at a gain

93%

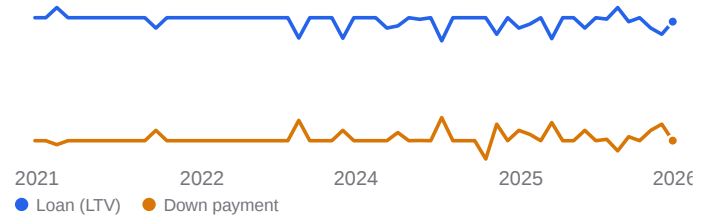


Median annualized return at resale

+7.7%

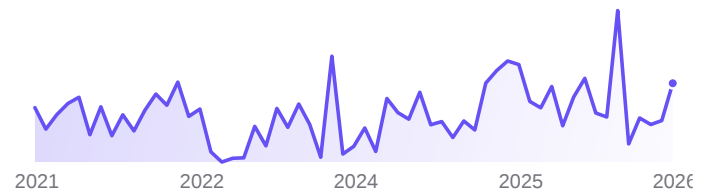


Financing (share of purchase price) Loan (LTV) 78% · Down payment 20%



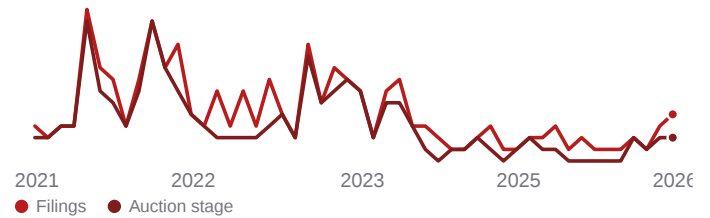
Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	4,270
Median value (AVM)	\$1.1M
Median size	2,404 ft²
Median year built	1928
Single family	99%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.5%
Owner occupied	88%
Company owned	6.3%
Median loan-to-value	42%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	18,760
Density	6,087 / mi²
Median household income	\$164K
Average household income	\$232K
Crime index (US avg 100)	45
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	112
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	5.2%
Unemployment	1.7%
Average temp	52°F
Annual precip	50 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.