



West Orange

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Hutton Avenue	OneFloor	1	1.0	26	\$225,000	\$225,000	\$235,000	104.44%	\$117,500	2.00
2	17 Westwood Drive South	CapeCod	2	1.0	1	\$400,000	\$400,000	\$350,000	87.50%	\$236,100	1.48
3	70 Vacca Drive	TwnEndUn	2	2.0	17	\$375,000	\$375,000	\$385,000	102.67%	\$240,000	1.60
4	54 Glenview Drive	TwnIntUn	2	2.1	43	\$399,000	\$399,000	\$410,000	102.76%	\$241,500	1.70
5	536 Eagle Rock Avenue	Colonial	2	2.0	15	\$450,000	\$450,000	\$425,000	94.44%	\$252,300	1.68
6	571 Eagle Rock Avenue	CapeCod	2	1.1	14	\$419,000	\$419,000	\$430,111	102.65%	\$204,800	2.10
7	261 De Rose Court	TwnIntUn	2	2.1	90	\$430,000	\$430,000	\$440,000	102.33%	\$250,000	1.76
8	58 Herbert Terrace	TwnEndUn	3	2.0	8	\$399,000	\$399,000	\$441,000	110.53%	\$309,100	1.43
9	68 Hart Drive	TwnIntUn	2	2.0	7	\$399,000	\$399,000	\$452,500	113.41%		
10	33 Mckinley Avenue	Bi-Level	3	2.0	113	\$495,000	\$475,000	\$475,000	100.00%	\$253,000	1.88
11	39 Lapis Circle	TwnIntUn	3	2.1	30	\$459,711	\$459,711	\$490,000	106.59%	\$330,100	1.48
12	37 Davey Drive	TwnIntUn	2	2.1	14	\$435,000	\$435,000	\$495,000	113.79%	\$326,500	1.52
13	8 Currey Lane	TwnEndUn	3	2.1	13	\$449,000	\$449,000	\$500,000	111.36%	\$357,600	1.40
14	109 Coccio Drive	TwnIntUn	2	2.1	10	\$475,000	\$475,000	\$525,000	110.53%	\$311,200	1.69
15	21 Davey Drive	TwnEndUn	3	2.1	13	\$495,000	\$495,000	\$535,000	108.08%	\$357,900	1.49
16	6 Wakeman Street	CapeCod	3	2.0	27	\$499,999	\$499,999	\$536,000	107.20%	\$258,800	2.07
17	38 Clarken Drive	TwnIntUn	2	2.2	7	\$549,000	\$549,000	\$550,000	100.18%	\$375,700	1.46
18	12 Parkside Avenue	Colonial	3	2.0	7	\$479,888	\$479,888	\$560,000	116.69%	\$265,800	2.11
19	52 Blackburne Terrace	Colonial	3	2.1	14	\$499,000	\$499,000	\$565,000	113.23%	\$327,600	1.72
20	16 Woodhull Avenue	Bi-Level	4	2.0	108	\$515,000	\$535,000	\$575,000	107.48%	\$292,300	1.97



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21	6 Beverly Road	RanchRas	4	2.2	34	\$549,000	\$549,000	\$575,000	104.74%	\$425,000	1.35
22	32 Fairmount Terrace	Colonial	4	2.0	11	\$595,000	\$595,000	\$602,000	101.18%	\$301,100	2.00
23	17 Gregory Avenue	SplitLev	3	1.2	26	\$550,000	\$550,000	\$606,000	110.18%	\$336,300	1.80
24	6 Eagle Terrace	Colonial	4	1.1	14	\$570,000	\$570,000	\$619,000	108.60%	\$318,200	1.95
25	41 Lenox Terrace	Colonial	3	1.1	12	\$618,000	\$618,000	\$655,000	105.99%	\$327,500	2.00
26	6 Oconnor Circle	TwEndUn	3	3.1	5	\$599,000	\$599,000	\$660,000	110.18%	\$471,600	1.40
27	77 Crystal Avenue	SplitLev	3	2.1	39	\$599,999	\$599,999	\$682,000	113.67%	\$310,900	2.19
28	28 Cleveland Terrace	Colonial	4	2.2	12	\$715,000	\$715,000	\$682,000	95.38%	\$352,100	1.94
29	307 Metzger Drive	OneFloor	3	3.0	36	\$699,000	\$699,000	\$700,000	100.14%	\$925,000	0.76
30	65 Rosemont Terrace	RanchRas	4	2.0	12	\$649,999	\$649,999	\$725,023	111.54%	\$360,700	2.01
31	38 Marmon Terrace	Custom	4	3.0	10	\$749,900	\$749,900	\$745,000	99.35%	\$528,700	1.41
32	89 Nestro Road	Colonial	4	2.1	10	\$559,000	\$559,000	\$747,000	133.63%	\$277,700	2.69
33	27 Stanford Avenue	Colonial	4	3.1	16	\$749,900	\$749,900	\$754,900	100.67%	\$335,000	2.25
34	24 Sheridan Avenue	SplitLev	4	3.1	14	\$778,000	\$740,000	\$765,000	103.38%	\$397,200	1.93
35	40 Oak Crest Road	Custom	3	3.0	14	\$689,000	\$689,000	\$800,000	116.11%	\$381,800	2.10
36	19 Club Boulevard	Tudor	4	2.1	10	\$689,000	\$689,000	\$806,000	116.98%	\$347,500	2.32
37	1 Lenox Terrace	Custom	5	2.1	21	\$799,000	\$799,000	\$825,500	103.32%	\$360,000	2.29
38	25 Connel Drive	Custom	4	4.0	16	\$830,000	\$830,000	\$860,000	103.61%	\$482,300	1.78
39	15 E Colony Drive	Colonial	5	3.1	13	\$649,000	\$649,000	\$865,000	133.28%	\$467,400	1.85
40	14 Rappleye Court	Colonial	3	2.1	12	\$775,000	\$775,000	\$875,000	112.90%	\$560,000	1.56

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
41	16 Luth Terrace	TwndEndUn	3	4.1	87	\$990,000	\$990,000	\$960,000	96.97%	\$630,000	1.52
42	16 Kinzel Lane	Colonial	5	5.1	10	\$950,000	\$950,000	\$965,000	101.58%	\$615,000	1.57
43	34 Underwood Drive	Colonial	4	2.1	25	\$949,000	\$949,000	\$985,000	103.79%	\$513,500	1.92
44	5 Slayback Terrace	Colonial	7	5.0	23	\$1,050,000	\$1,050,000	\$1,180,000	112.38%	\$600,000	1.97
AVERAGE					24	\$595,441	\$594,577	\$636,683	107.17%		1.79

Active Listings in West Orange

Number of Units: 54
 Average List Price: \$823,481
 Average Days on Market: 50

Under Contract Listings in West Orange

Number of Units: 77
 Average List Price: \$585,143
 Average Days on Market: 40

West Orange 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43	35	35	30	16	19	23	30	24				27
List Price	\$530,220	\$649,090	\$556,494	\$538,556	\$636,459	\$623,674	\$576,482	\$677,458	\$594,577				\$600,423
Sales Price	\$549,093	\$647,075	\$578,924	\$584,254	\$682,203	\$695,026	\$617,822	\$735,547	\$636,683				\$644,134
SP:LP%	103.98%	100.11%	103.72%	107.41%	108.22%	111.19%	108.05%	109.37%	107.17%				107.42%
SP to AV	1.67	1.61	1.84	1.67	1.81	1.88	1.76	1.87	1.79				1.79
# Units Sold	29	20	34	39	32	61	50	50	44				359
3 Mo Rate of Ab	1.42	1.28	1.50	1.75	1.49	1.88	1.05	1.11	1.19				1.41
Active Listings	51	46	43	55	57	48	63	53	54				52
Under Contracts	46	64	84	87	100	92	74	79	77				78

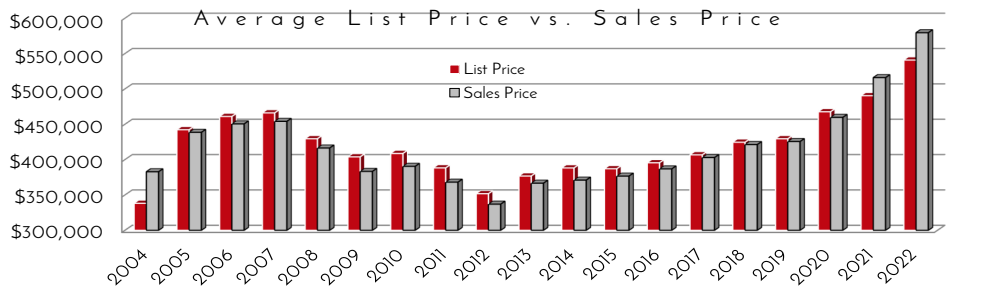
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	28	27	-4.55%
Sales Price	\$581,476	\$644,134	10.78%
LP:SP	108.91%	107.42%	-1.36%
SP:AV	1.71	1.79	4.71%

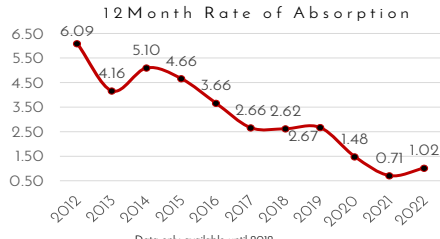
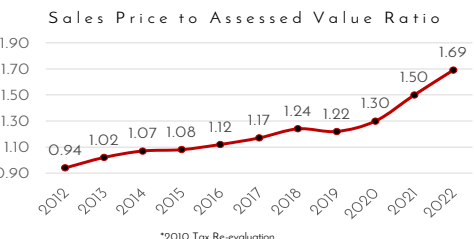


YTD	2022	2023	% Change
# Units Sold	478	359	-24.90%
Rate of Ab 3 Mo	1.42	1.41	-1.06%
Actives	68	52	-22.82%
Under Contracts	98	78	-20.39%

West Orange Yearly Market Trends



Year	LP	SP
2004	\$338,108	\$382,805
2005	\$442,208	\$438,534
2006	\$460,981	\$450,493
2007	\$466,047	\$454,083
2008	\$429,481	\$416,376
2009	\$403,847	\$383,302
2010	\$408,694	\$390,469
2011	\$388,271	\$368,090
2012	\$351,758	\$336,975
2013	\$376,734	\$356,635
2014	\$388,179	\$378,978
2015	\$386,990	\$376,639
2016	\$395,480	\$386,821
2017	\$406,718	\$402,913
2018	\$424,570	\$421,286
2019	\$429,463	\$425,506
2020	\$459,710	\$463,929
2021	\$490,314	\$515,934
2022	\$540,787	\$579,476



West Orange Yearly Market Trends

