



# West Orange

## December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	64 Kayser Lane	OneFloor	2	2.0	34	\$435,000	\$435,000	\$415,000	95.40%	\$245,000	1.69
2	25 Lapis Circle	TwnIntUn	3	2.1	65	\$444,950	\$427,900	\$420,000	98.15%	\$330,100	1.27
3	54 Hunterdon Road	Ranch	3	1.0	20	\$425,000	\$425,000	\$420,000	98.82%	\$227,700	1.84
4	2 Schmitt Road	Custom	4	2.1	50	\$499,000	\$499,000	\$425,000	85.17%	\$318,300	1.34
5	51 Ridgehurst Road	Colonial	3	2.0	37	\$400,000	\$400,000	\$425,000	106.25%	\$205,000	2.07
6	43 Lapis Circle	TwnEndUn	4	3.1	241	\$439,900	\$439,900	\$440,000	100.02%	\$373,700	1.18
7	32 Watson Avenue	CapeCod	4	3.0	147	\$435,000	\$419,000	\$440,000	105.01%		
8	5 Knutsen Drive	TwnIntUn	3	2.1	12	\$429,000	\$429,000	\$450,000	104.90%	\$320,100	1.41
9	123 Fairview Avenue	Colonial	3	1.1	12	\$475,000	\$475,000	\$452,000	95.16%	\$300,300	1.51
10	29 Valley Way	Colonial	3	2.1	63	\$483,000	\$483,000	\$483,000	100.00%	\$248,400	1.94
11	28 Hunterdon Road	CapeCod	4	1.1	48	\$475,000	\$475,000	\$489,479	103.05%	\$255,400	1.92
12	40 Harriet Street	RanchRas	3	2.0	86	\$550,000	\$486,000	\$495,000	101.85%	\$332,800	1.49
13	58 Whittingham Place	Colonial	3	3.0	29	\$499,900	\$499,900	\$495,000	99.02%	\$286,900	1.73
14	14 Pillot Place	Colonial	4	2.0	8	\$475,000	\$475,000	\$537,000	113.05%	\$216,300	2.48
15	27 Rosemont Terrace	Split Level	3	2.0	59	\$500,000	\$500,000	\$550,000	110.00%	\$280,000	1.96
16	63 Davey Drive	TwnEndUn	3	2.1	10	\$495,000	\$495,000	\$553,000	111.72%	\$352,900	1.57
17	55 Kirk Street	Colonial	3	2.0	25	\$525,000	\$525,000	\$553,000	105.33%	\$272,900	2.03
18	549 Mt Pleasant Avenue	Colonial	4	2.2	101	\$580,000	\$555,000	\$557,500	100.45%	\$260,800	2.14
19	8 Barry Drive	Split Level	3	2.0	16	\$549,000	\$549,000	\$560,000	102.00%	\$281,900	1.99
20	2 Gregory Avenue	Cottage	2	1.0	13	\$588,000	\$588,000	\$600,000	102.04%	\$281,300	2.13

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	178 Watson Avenue	Colonial	4	4.0	32	\$655,000	\$590,000	\$610,000	103.39%	\$252,000	2.42
22	223 Pleasant Valley Way	SeeRem	4	3.0	12	\$530,000	\$530,000	\$610,000	115.09%	\$278,500	2.19
23	35 Crestmont Road	Split Level	3	1.1	9	\$569,000	\$569,000	\$651,000	114.41%	\$325,100	2.00
24	31 Lowell Avenue	Colonial	3	2.1	21	\$499,000	\$499,000	\$655,000	131.26%		
25	38 Fairway Drive	Colonial	4	3.2	22	\$625,000	\$625,000	\$659,000	105.44%	\$387,500	1.70
26	24 Connel Drive	Split Level	4	3.1	31	\$765,000	\$745,000	\$726,500	97.52%	\$415,600	1.75
27	10 Thorn Terrace	Colonial	5	3.0	30	\$699,900	\$699,900	\$730,000	104.30%	\$420,300	1.74
28	26 Oakridge Road	Colonial	3	2.0	13	\$599,000	\$599,000	\$777,000	129.72%	\$343,200	2.26
29	36 Aspen Road	Split Level	3	2.1	22	\$745,000	\$745,000	\$785,000	105.37%	\$306,700	2.56
30	21 Spring Hill Drive	Ranch	3	2.0	13	\$725,000	\$725,000	\$865,000	119.31%	\$453,400	1.91
31	71 Maple Avenue	Colonial	6	4.0	10	\$875,000	\$875,000	\$915,000	104.57%		
32	8 Himsl Court	Colonial	4	5.0	21	\$1,149,000	\$1,149,000	\$1,225,000	106.61%	\$795,000	1.54
33	79 Haggerty Drive	Colonial	5	4.1	35	\$1,100,000	\$1,100,000	\$1,250,000	113.64%	\$697,000	1.79
34	57 Mountain Avenue	Colonial	5	7.1	35	\$1,390,000	\$1,325,000	\$1,300,000	98.11%	\$1,400,000	0.93
AVERAGE					41	\$606,725	\$598,724	\$632,896	105.48%		1.82

### *"Active"* Listings in West Orange

Number of Units: 31  
 Average List Price: \$787,658  
 Average Days on Market: 69

### *"Under Contract"* Listings in West Orange

Number of Units: 46  
 Average List Price: \$579,113  
 Average Days on Market: 63

# 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	23	30	41	28
List Price	\$530,220	\$649,090	\$556,494	\$538,556	\$636,459	\$623,674	\$576,482	\$677,458	\$594,577	\$596,961	\$579,543	\$598,724	\$598,359
Sales Price	\$549,093	\$647,075	\$578,924	\$584,254	\$682,203	\$695,026	\$617,822	\$735,547	\$636,683	\$632,954	\$617,068	\$632,896	\$640,223
SP:LP%	103.98%	100.11%	103.72%	107.41%	108.22%	111.19%	108.05%	109.37%	107.17%	106.16%	106.64%	105.48%	107.11%
SP to AV	1.67	1.61	1.84	1.67	1.81	1.88	1.76	1.87	1.79	1.81	1.96	1.82	1.81
# Units Sold	29	20	34	39	32	61	50	50	44	41	37	34	471
3 Mo Rate of Ab	1.42	1.28	1.50	1.75	1.49	1.88	1.05	1.11	1.19	1.22	1.00	0.86	1.31
Active Listings	51	46	43	55	57	48	63	53	54	53	40	31	50
Under Contracts	46	64	84	87	100	92	74	79	77	65	61	46	73

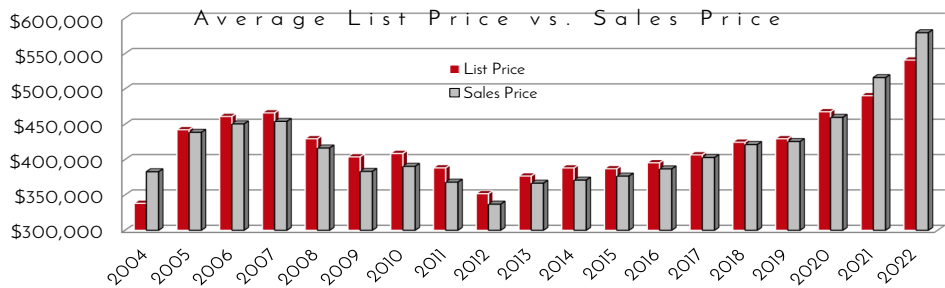
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	30	28	-5.87%
Sales Price	\$579,476	\$640,223	10.48%
LP:SP	107.79%	107.11%	-0.63%
SP:AV	1.69	1.81	7.09%

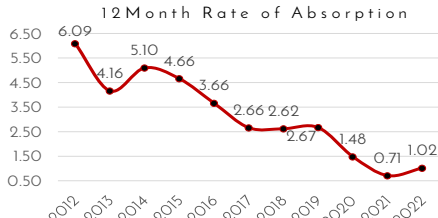
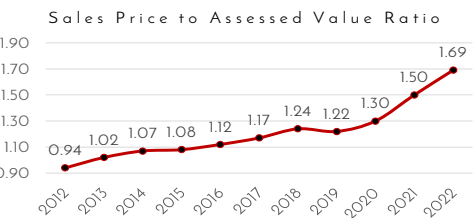


YTD	2022	2023	% Change
# Units Sold	599	471	-21.37%
Rate of Ab 3 Mo	1.38	1.31	-4.81%
Actives	65	50	-24.04%
Under Contracts	89	73	-17.84%

## 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	\$366,635
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

