



West Orange

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	43 Conforti Avenue B45	OneFloor	1	1.0	21	\$198,000	\$198,000	\$210,000	106.06%	\$120,000	1.75
2	43 Conforti Avenue U15	OneFloor	1	1.0	25	\$209,888	\$209,888	\$229,888	109.53%	\$120,000	1.92
3	10 Smith Manor Boulevard U118	OneFloor	2	2.0	87	\$294,900	\$294,900	\$295,000	100.03%	\$206,200	1.43
4	244 Clarken Drive	TwnEndUn	2	2.1	18	\$350,000	\$350,000	\$371,500	106.14%	\$339,700	1.09
5	10 Caldwell Terrace	CapeCod	4	1.0	161	\$439,000	\$389,900	\$380,000	97.46%	\$274,200	1.39
6	17 Freeman Place	Colonial	3	1.0	15	\$399,000	\$399,000	\$399,000	100.00%	\$192,900	2.07
7	77 Rollinson Street	Colonial	4	1.1	7	\$399,999	\$399,999	\$412,000	103.00%	\$264,100	1.56
8	38 Elm Street	Colonial	3	1.2	23	\$400,000	\$400,000	\$437,000	109.25%	\$203,800	2.14
9	21 Birchwood Avenue	Colonial	3	1.1	13	\$399,000	\$399,000	\$439,000	110.03%	\$292,000	1.50
10	672 Eagle Rock Avenue	CapeCod	3	2.0	11	\$449,900	\$449,900	\$460,000	102.24%	\$228,200	2.02
11	27 Stanford Avenue	Colonial	4	3.1	7	\$399,000	\$399,000	\$483,000	121.05%	\$335,000	1.44
12	4 Westwood Drive North	CapeCod	4	2.0	50	\$489,999	\$489,999	\$500,000	102.04%	\$244,100	2.05
13	5 Rainbow Terrace	Colonial	3	1.1	8	\$499,000	\$499,000	\$510,000	102.20%	\$280,500	1.82
14	295 Northfield Avenue	RanchExp	4	3.0	69	\$550,000	\$550,000	\$550,000	100.00%	\$283,800	1.94
15	148 Old Indian Road	Split Level	3	2.1	12	\$549,000	\$549,000	\$550,000	100.18%	\$293,700	1.87
16	37 Conforti Avenue	Split Level	4	2.1	13	\$525,000	\$525,000	\$550,000	104.76%	\$327,000	1.68
17	13 Collamore Terrace	RanchExp	4	3.1	86	\$575,000	\$550,000	\$551,000	100.18%	\$366,600	1.50
18	18 Gerdes Avenue	Colonial	3	2.1	14	\$549,900	\$549,900	\$562,000	102.20%	\$300,000	1.87
19	1021 Smith Manor Boulevard	TwnEndUn	3	2.1	12	\$599,000	\$599,000	\$610,000	101.84%	\$395,000	1.54
20	18 Hunterdon Road	Colonial	4	3.0	21	\$599,000	\$599,000	\$620,000	103.51%	\$321,200	1.93

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	38 Ferris Drive	Bi-Level	5	3.0	45	\$625,000	\$625,000	\$630,000	100.80%	\$351,900	1.79
22	37 Club Boulevard	Colonial	4	2.2	53	\$669,000	\$635,000	\$635,000	100.00%	\$435,200	1.46
23	2G Buckingham Road	Custom	6	4.1	42	\$699,000	\$674,900	\$675,000	100.01%	\$351,200	1.92
24	13 Colony Drive West	Tudor	4	2.2	9	\$625,000	\$625,000	\$680,000	108.80%	\$370,000	1.84
25	19 Underwood Drive	Colonial	4	2.1	26	\$649,000	\$649,000	\$760,000	117.10%	\$492,600	1.54
26	11 Bakley Terrace	Colonial	4	2.1	40	\$829,000	\$829,000	\$814,000	98.19%	\$538,100	1.51
27	6 Rosemont Drive	Ranch	4	3.0	18	\$789,000	\$789,000	\$835,300	105.87%		
28	4 Forest Drive	Colonial	4	4.0	16	\$850,000	\$850,000	\$870,000	102.35%	\$697,100	1.25
29	216 Metzger Drive	OneFloor	3	3.0	317	\$969,000	\$899,000	\$905,000	100.67%	\$875,000	1.03
AVERAGE					43	\$537,193	\$530,220	\$549,093	103.98%		1.67

Active Listings in West Orange

Number of Units: 51
 Average List Price: \$759,638
 Average Days on Market: 81

Under Contract Listings in West Orange

Number of Units: 46
 Average List Price: \$570,641
 Average Days on Market: 32

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												43
List Price	\$530,220												\$530,220
Sales Price	\$549,093												\$549,093
SP:LP%	103.98%												103.98%
SP to AV	1.67												1.67
# Units Sold	29												29
3 Mo Rate of Ab	1.42												1.42
Active Listings	51												51
Under Contracts	46												46

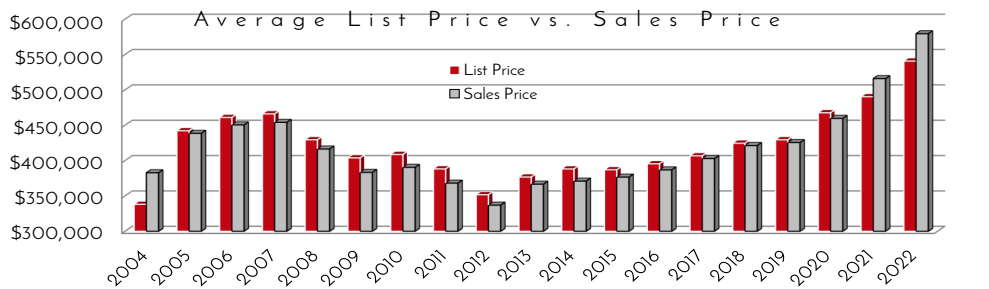
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	36.0	42.7	18.68%
Sales Price	\$525,930	\$549,093	4.40%
LP:SP	105.98%	103.98%	-1.89%
SP:AV	1.58	1.67	5.86%

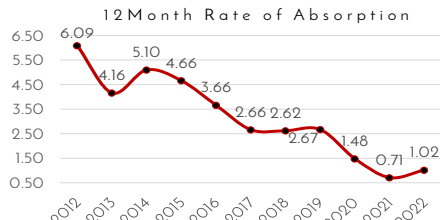
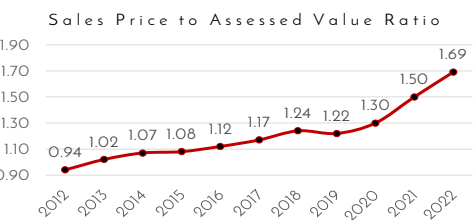


YTD	2022	2023	% Change
# Units Sold	43	29	-32.56%
Rate of Ab 3 Mo	0.80	1.42	77.50%
Actives	35	51	45.71%
Under Contracts	75	46	-38.67%

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

