

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Hutton Avenue U3	OneFloor	1	1.0	8	\$175,000	\$175,000	\$185,000	105.71%	\$122,300	1.51
2	10 Smith Manor Boulevard U408	HighRise	1	1.0	23	\$190,000	\$190,000	\$192,000	101.05%	\$150,400	1.28
3	10 Smith Manor Boulevard U319	HighRise	0	1.0	156	\$220,000	\$215,000	\$215,000	100.00%	\$150,400	1.43
4	43 Conforti Avenue Unit 87	FirstFlr	2	1.0	28	\$215,000	\$215,000	\$215,000	100.00%	\$176,300	1.22
5	10 Smith Manor Boulevard U310	HighRise	2	2.0	42	\$365,000	\$365,000	\$365,000	100.00%	\$209,600	1.74
6	12 Mcchesney Court	OneFloor	2	2.0	8	\$365,000	\$365,000	\$390,000	106.85%	\$245,000	1.59
7	28 Park Terrace	Colonial	3	2.0	22	\$400,000	\$400,000	\$400,000	100.00%		
8	37 Park Terrace	Colonial	3	1.0	8	\$399,999	\$399,999	\$420,000	105.00%	\$263,500	1.59
9	40 Morris Road	Ranch	3	1.0	14	\$429,900	\$429,900	\$420,000	97.70%	\$255,400	1.64
10	33 Liberty Street	Colonial	3	2.0	26	\$439,900	\$439,900	\$450,000	102.30%		
11	17 Lapis Circle	TwnIntUn	3	2.1	28	\$469,000	\$469,000	\$475,000	101.28%	\$322,500	1.47
12	2 Bongart Drive	TwnEndUn	3	2.1	16	\$420,000	\$420,000	\$475,000	113.10%	\$360,400	1.32
13	250 Clarken Drive	TwnEndUn	2	2.1	10	\$415,000	\$415,000	\$485,000	116.87%	\$321,700	1.51
14	168 Dezenzo Lane	TwnIntUn	3	2.1	0	\$489,000	\$489,000	\$513,000	104.91%	\$287,700	1.78
15	24 Carolina Avenue	CapeCod	4	1.1	17	\$465,000	\$465,000	\$515,000	110.75%	\$250,600	2.06
16	11 High Street	Colonial	3	2.0	7	\$489,000	\$489,000	\$515,000	105.32%		
17	15 High Street	Colonial	4	2.0	82	\$559,000	\$559,000	\$542,500	97.05%	\$241,400	2.25
18	32 Freeman Place	Bi-Level	3	2.0	113	\$579,999	\$549,000	\$545,000	99.27%	\$270,600	2.01
19	11 Terrace Avenue	Split Level	3	1.1	10	\$449,000	\$449,000	\$549,000	122.27%	\$282,700	1.94
20	89 Mayfair Drive	CapeCod	4	2.0	13	\$539,000	\$539,000	\$555,000	102.97%		
21	12 Arverne Road	Ranch	3	2.1	40	\$551,200	\$551,200	\$560,000	101.60%	\$419,500	1.33
22	21 Tenney Road	Contemp	4	2.1	17	\$488,880	\$488,880	\$576,000	117.82%	\$376,700	1.53
23	1264 Pleasant Valley Way	Split Level	3	2.1	13	\$539,000	\$539,000	\$579,000	107.42%	\$258,400	2.24
24	9 Mellon Avenue	Split Level	4	2.1	16	\$500,000	\$500,000	\$591,000	118.20%	\$332,700	1.78
25	1097 Smith Manor Boulevard	TwnEndUn	3	3.1	10	\$575,000	\$575,000	\$600,000	104.35%	\$429,300	1.40

West Orange

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	81 Lessing Road	RanchRas	3	1.1	6	\$575,000	\$625,000	\$625,000	100.00%	\$301,600	2.07
27	56 Rosemont Terrace	Split Level	3	2.1	12	\$589,000	\$589,000	\$627,900	106.60%	\$352,900	1.78
28	37 Seaman Road	Custom	4	2.1	104	\$575,000	\$624,900	\$650,000	104.02%		
29	23 Hickory Road	Split Level	3	2.2	49	\$599,000	\$599,000	\$650,000	108.51%	\$328,400	1.98
30	66 Crestmont Road	Split Level	4	2.1	4	\$599,000	\$599,000	\$660,000	110.18%	\$358,400	1.84
31	305 Metzger Drive	MultiFlr	2	2.1	133	\$725,000	\$699,000	\$699,000	100.00%	\$890,000	0.79
32	4 Hundt Place	TwnEndUn	3	3.1	25	\$799,000	\$799,000	\$780,000	97.62%	\$600,000	1.30
33	24 Highwood Road	Contemp	4	2.1	2	\$775,000	\$775,000	\$875,000	112.90%	\$490,000	1.79
34	526 Wyoming Avenue	Colonial	3	3.2	8	\$795,000	\$795,000	\$910,000	114.47%	\$583,900	1.56
35	4 Reid Street	Custom	5	3.0	41	\$850,000	\$815,000	\$913,000	112.02%	\$515,000	1.77
36	44 Haggerty Drive	Colonial	4	4.1	9	\$899,900	\$899,900	\$929,000	103.23%	\$545,400	1.70
37	8 Ash Avenue	Contemp	4	2.1	12	\$797,000	\$797,000	\$943,500	118.38%	\$520,800	1.81
38	12 Mountain Way	RanchExp	4	3.0	8	\$750,000	\$750,000	\$976,000	130.13%		
39	1 Howell Drive	Contemp	5	4.0	15	\$945,000	\$945,000	\$1,220,000	129.10%	\$590,100	2.07
AVERAGE					30	\$538,481	\$538,556	\$584,254	107.41%		1.67

Active Listings in West Orange

Number of Units: 55
 Average List Price: \$849,098
 Average Days on Market: 47

Under Contract Listings in West Orange

Number of Units: 87
 Average List Price: \$632,248
 Average Days on Market: 26

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									35
List Price	\$530,220	\$649,090	\$556,494	\$538,556									\$559,694
Sales Price	\$549,093	\$647,075	\$578,924	\$584,254									\$584,709
SP:LP%	103.98%	100.11%	103.72%	107.41%									104.37%
SP to AV	1.67	1.61	1.84	1.67									1.71
# Units Sold	29	20	34	39									122
3 Mo Rate of Ab	1.42	1.28	1.50	1.75									1.49
Active Listings	51	46	43	55									49
Under Contracts	46	64	84	87									70

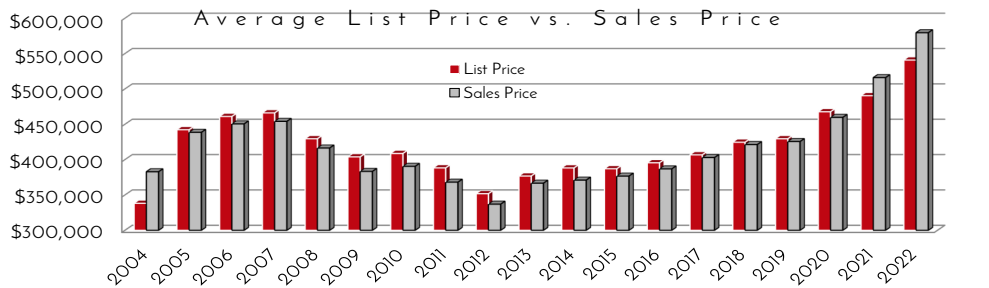
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	38	35	-8.41%
Sales Price	\$550,014	\$584,709	6.31%
LP:SP	107.71%	104.37%	-3.10%
SP:AV	1.66	1.71	3.08%



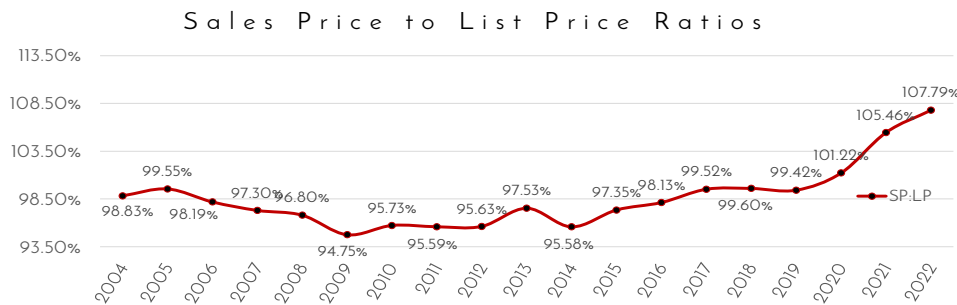
YTD	2022	2023	% Change
# Units Sold	154	122	-20.78%
Rate of Ab 3 Mo	1.34	1.49	11.01%
Actives	55	49	-10.55%
Under Contracts	85	70	-17.35%

West Orange Yearly Market Trends

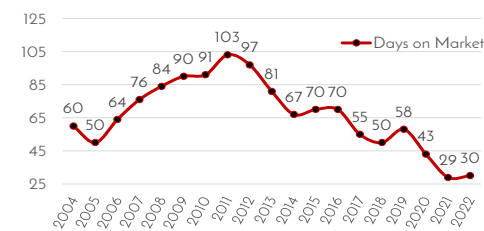


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990	\$395,480	\$406,718	\$424,570	\$429,463	\$459,710	\$490,314	\$540,787
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639	\$386,821	\$402,913	\$421,286	\$425,506	\$463,929	\$515,934	\$579,476

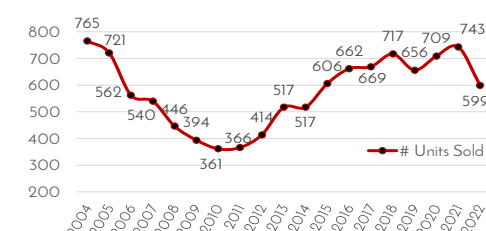
West Orange Yearly Market Trends



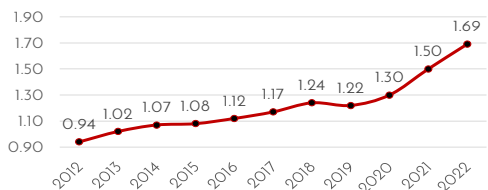
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12Month Rate of Absorption

