



West Orange

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 Harrison Avenue	Colonial	3	1.1	12	\$350,000	\$350,000	\$419,000	119.71%	\$225,900	1.85
2	11 Perkins Drive	TwnIntUn	2	2.0	11	\$389,900	\$389,900	\$440,000	112.85%	\$240,000	1.83
3	14 Ridge Avenue	Colonial	3	1.1	24	\$449,000	\$449,000	\$460,000	102.45%	\$213,300	2.16
4	124 Coccio Drive	TwnEndUn	3	2.1	18	\$499,900	\$489,900	\$460,000	93.90%	\$317,000	1.45
5	65 Oakridge Road	Colonial	3	2.0	17	\$455,000	\$455,000	\$465,000	102.20%	\$307,900	1.51
6	16 Lapis Circle	TwnEndUn	3	2.1	14	\$469,000	\$469,000	\$475,000	101.28%	\$335,300	1.42
7	308 Araneo Drive	TwnEndUn	3	2.1	5	\$535,000	\$535,000	\$505,000	94.39%	\$358,500	1.41
8	20 Knutsen Drive	TwnIntUn	3	2.1	12	\$485,000	\$495,000	\$513,000	103.64%	\$385,100	1.33
9	21 Meade Street	Colonial	2	2.0	11	\$469,000	\$469,000	\$515,000	109.81%	\$169,000	3.05
10	17 Pitney Street	Split Level	3	2.0	28	\$515,000	\$515,000	\$545,000	105.83%	\$297,700	1.83
11	205 Clarken Drive	TwnEndUn	2	2.1	3	\$485,000	\$485,000	\$550,000	113.40%	\$326,600	1.68
12	24 Lincoln Avenue	Colonial	3	2.1	15	\$519,888	\$519,888	\$550,000	105.79%	\$324,300	1.70
13	21 Dale Drive	Split Level	4	2.0	8	\$525,000	\$525,000	\$580,000	110.48%	\$322,500	1.80
14	16 Fitzrandolph Road	Colonial	3	1.1	12	\$499,000	\$499,000	\$615,000	123.25%	\$278,500	2.21
15	55 Oakridge Road	Colonial	3	1.2	7	\$519,000	\$519,000	\$620,000	119.46%	\$308,300	2.01
16	30 Fairmount Terrace	Colonial	4	2.0	14	\$550,000	\$550,000	\$625,000	113.64%	\$279,000	2.24
17	5 Waldeck Court	TwnIntUn	3	2.1	8	\$579,000	\$579,000	\$625,000	107.94%	\$397,800	1.57
18	22 Sheridan Avenue	Colonial	3	1.1	9	\$589,000	\$589,000	\$625,000	106.11%	\$315,000	1.98
19	5 Oconnor Circle	MultiFlr	3	3.1	20	\$615,000	\$615,000	\$630,000	102.44%	\$430,000	1.47
20	39 Boland Drive	TwnEndUn	3	3.1	9	\$599,999	\$599,999	\$650,000	108.33%	\$455,800	1.43

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21	12 Nymph Road	RanchExp	3	3.0	10	\$625,000	\$625,000	\$676,000	108.16%	\$453,000	1.49
22	17 Brookside Road	Split Level	3	2.1	14	\$675,000	\$675,000	\$725,000	107.41%	\$358,500	2.02
23	16 Mountain Avenue	CapeCod	4	1.1	7	\$579,000	\$579,000	\$735,000	126.94%	\$350,300	2.10
24	18 Hillcrest Avenue	Contemp	4	2.1	12	\$659,000	\$699,000	\$790,000	113.02%	\$561,200	1.41
25	5 Arverne Road	Colonial	5	2.1	7	\$729,000	\$729,000	\$810,000	111.11%	\$395,000	2.05
26	63 Crystal Avenue	Colonial	4	3.1	23	\$750,000	\$750,000	\$820,000	109.33%	\$430,100	1.91
27	19 Connel Drive	Split Level	4	3.0	8	\$749,000	\$749,000	\$852,500	113.82%	\$403,600	2.11
28	19 Spring Hill Drive	Split Level	4	3.0	5	\$839,000	\$839,000	\$935,000	111.44%	\$408,900	
29	47 Seaman Road	Custom	4	2.1	25	\$1,100,000	\$1,075,000	\$975,000	90.70%	\$152,000	
30	4 Baxter Lane	TwnEndUn	5	4.1	8	\$849,000	\$849,000	\$1,020,000	120.14%	\$590,000	1.73
31	51 Woodland Avenue	Custom	9	5.2	34	\$1,200,000	\$1,200,000	\$1,150,000	95.83%	\$563,500	2.04
32	2 Lynwood Way	Tudor	4	5.2	116	\$1,500,000	\$1,500,000	\$1,475,000	98.33%	\$984,900	1.50
AVERAGE					16	\$635,990	\$636,459	\$682,203	108.22%		1.81

"Active" Listings in West Orange

Number of Units: 57
 Average List Price: \$847,098
 Average Days on Market: 56

"Under Contract" Listings in West Orange

Number of Units: 100
 Average List Price: \$639,363
 Average Days on Market: 29

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								31
List Price	\$530,220	\$649,090	\$556,494	\$538,556	\$636,459								\$575,645
Sales Price	\$549,093	\$647,075	\$578,924	\$584,254	\$682,203								\$604,968
SP:LP%	103.98%	100.11%	103.72%	107.41%	108.22%								105.17%
SP to AV	1.67	1.61	1.84	1.67	1.81								1.73
# Units Sold	29	20	34	39	32								154
3 Mo Rate of Ab	1.42	1.28	1.50	1.75	1.49								1.49
Active Listings	51	46	43	55	57								50
Under Contracts	46	64	84	87	100								76

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	33	31	-5.92%
Sales Price	\$568,132	\$604,968	6.48%
LP:SP	109.02%	105.17%	-3.53%
SP:AV	1.69	1.73	2.57%

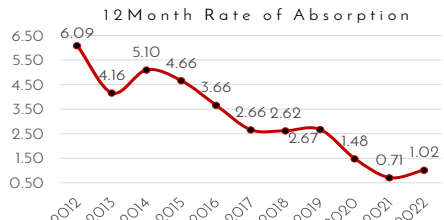
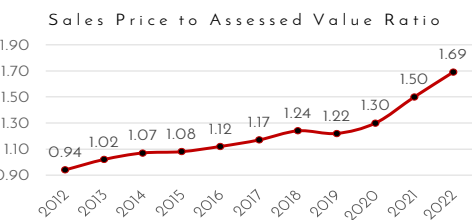


YTD	2022	2023	% Change
# Units Sold	209	154	-26.32%
Rate of Ab 3 Mo	1.42	1.49	4.94%
Actives	60	50	-16.56%
Under Contracts	93	76	-18.24%

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

