

# West Orange

## February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17 Karam Circle	OneFloor	1	1.1	43	\$325,000	\$325,000	\$325,000	100.00%	\$225,000	1.44
2	133 Watchung Avenue	HalfDupl	3	2.1	29	\$389,999	\$389,999	\$413,000	105.90%	\$172,000	2.40
3	58 Paris Circle	OneFloor	1	1.1	31	\$339,900	\$339,900	\$418,000	122.98%	\$200,000	2.09
4	45 Lorelei Road	CapeCod	4	1.1	214	\$450,000	\$439,900	\$439,900	100.00%	\$245,600	1.79
5	34 Swaine Place	SeeRem	3	1.1	86	\$499,000	\$475,000	\$440,000	92.63%	\$294,300	1.50
6	8 Mcchesney Court	TwnIntUn	2	2.0	13	\$389,000	\$389,000	\$451,000	115.94%	\$245,000	1.84
7	49 Riggs Place	Colonial	3	2.0	57	\$499,000	\$475,000	\$475,000	100.00%	\$237,400	2.00
8	185 Zeppi Lnane	TwnIntUn	3	2.1	9	\$475,000	\$475,000	\$520,000	109.47%	\$288,900	1.80
9	282 Gregory Avenue	Colonial	4	2.0	22	\$589,000	\$550,000	\$535,000	97.27%	\$305,700	1.75
10	31 Overlook Avenue	Colonial	5	3.1	87	\$549,000	\$549,000	\$555,000	101.09%	\$348,400	1.59
11	88 Carteret Street	Ranch	3	2.1	35	\$499,900	\$499,900	\$590,000	118.02%	\$284,600	2.07
12	107 Roosevelt Avenue	Split Level	4	2.1	22	\$588,000	\$588,000	\$620,000	105.44%	\$291,300	2.13
13	1096 Smith Manor Boulevard	TwnEndUn	3	3.1	14	\$599,000	\$599,000	\$630,000	105.18%	\$427,200	1.47
14	26 Brook Place	Bi-Level	4	2.0	147	\$650,000	\$625,000	\$640,000	102.40%	\$335,000	1.91
15	21 Pitney Street	Colonial	3	1.1	8	\$599,000	\$599,000	\$675,000	112.69%	\$309,800	2.18
16	18 Ronald Terrace	Split Level	4	3.1	19	\$600,000	\$600,000	\$720,000	120.00%	\$340,400	2.12
17	45 Mullarkey Drive	TwnEndUn	4	4.1	10	\$789,000	\$789,000	\$750,000	95.06%	\$383,900	1.95
18	25 Carter Road	Colonial	3	2.1	44	\$789,000	\$699,900	\$750,000	107.16%	\$337,800	2.22
19	77 Rollinson Street	Colonial	4	3.0	14	\$799,999	\$799,999	\$825,000	103.13%		
AVERAGE					48	\$548,358	\$537,242	\$566,942	106.02%		1.90

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

Number of Units: 32  
 Average List Price: \$865,272  
 Average Days on Market: 63

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

Number of Units: 60  
 Average List Price: \$602,933  
 Average Days on Market: 39

# West Orange 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	54	48											51
List Price	\$604,635	\$537,242											\$574,148
Sales Price	\$623,207	\$566,942											\$597,754
SP:LP%	103.58%	106.02%											104.69%
SP to AV	1.68	1.90											1.79
# Units Sold	23	19											42
3 Mo Rate of Ab	1.47	1.44											1.46
Active Listings	39	32											36
Under Contracts	53	60											57

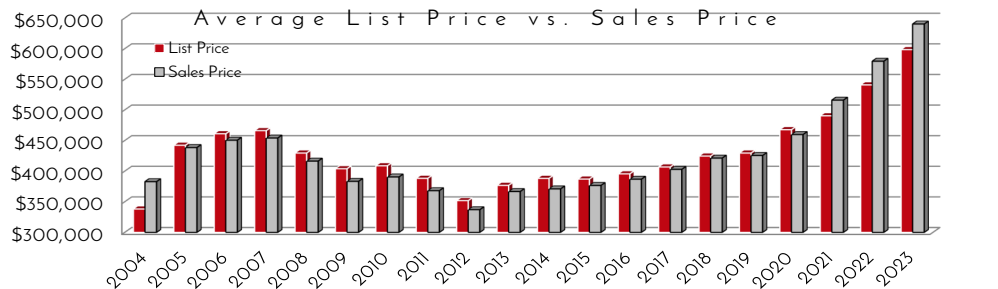
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	39	51	29.84%
Sales Price	\$589,085	\$597,754	1.47%
LP:SP	102.40%	104.69%	2.23%
SP:AV	1.65	1.79	8.26%



YTD	2023	2024	% Change
# Units Sold	49	42	-14.29%
Rate of Ab 3 Mo	1.35	1.46	7.78%
Actives	49	36	-26.80%
Under Contracts	55	57	2.73%

## West Orange Yearly Market Trends



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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
2023	\$598,359	\$640,223

