

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Hutton Avenue	FirstFlr	1	1.0	22	\$160,000	\$160,000	\$180,000	112.50%	\$117,500	1.53
2	33 Liberty Street	Colonial	3	2.0	23	\$260,000	\$260,000	\$260,000	100.00%	\$185,100	1.40
3	303 Smith Manor Boulevard	HighRise	2	2.0	10	\$295,000	\$295,000	\$295,000	100.00%	\$192,000	1.54
4	24 Hutton Avenue	TwnIntUn	3	2.0	14	\$299,900	\$299,900	\$325,000	108.37%	\$215,000	1.51
5	39 Watchung Avenue	Aframe	3	3.0	30	\$270,000	\$270,000	\$330,000	122.22%	\$198,700	1.66
6	66 Vacca Drive	OneFloor	2	2.0	19	\$375,000	\$375,000	\$375,000	100.00%	\$294,400	1.27
7	39 Wilfred Street	Ranch	3	2.0	80	\$375,000	\$375,000	\$390,000	104.00%	\$217,100	1.80
8	84 Park Terrace	Colonial	3	2.0	30	\$379,900	\$379,900	\$393,000	103.45%	\$215,500	1.82
9	49 Park Terace	Colonial	3	2.0	70	\$369,000	\$349,000	\$395,000	113.18%	\$205,400	1.92
10	10 Beech Road	Ranch	3	2.0	0	\$365,000	\$365,000	\$400,000	109.59%	\$242,800	1.65
11	10 Fowler Drive	TwnEndUn	3	2.1	62	\$455,900	\$455,900	\$410,000	89.93%	\$360,000	1.14
12	38 Cerone Court	TwnEndUn	3	2.0	18	\$430,000	\$430,000	\$415,000	96.51%	\$211,000	1.97
13	7 Lorelei Road	CapeCod	4	2.0	14	\$365,000	\$365,000	\$420,000	115.07%	\$249,500	1.68
14	162 Clarken Drive	TwnEndUn	2	2.1	14	\$415,000	\$415,000	\$435,800	105.01%	\$317,000	1.37
15	24 Birch Street	Colonial	3	2.1	180	\$550,000	\$479,000	\$440,000	91.86%	\$321,700	1.37
16	121 Clarken Drive	TwnEndUn	3	2.1	24	\$435,000	\$435,000	\$440,000	101.15%	\$322,500	1.36
17	25 Fitzrandolph Road	Ranch	3	2.0	3	\$399,900	\$399,900	\$450,000	112.53%	\$244,500	1.84
18	33 Sunnyside Road	CapeCod	4	1.0	9	\$395,000	\$395,000	\$453,000	114.68%	\$236,300	1.92
19	19 Glenview Drive	CapeCod	3	1.0	23	\$429,000	\$429,000	\$460,000	107.23%	\$238,500	1.93
20	49 Johnson Road	Colonial	3	2.1	17	\$429,000	\$429,000	\$460,000	107.23%	\$280,500	1.64
21	51 Forest Hill Road	Colonial	3	2.0	36	\$439,900	\$439,900	\$460,000	104.57%	\$235,000	1.96
22	16 Cerone Court	MultiFlr	2	2.1	9	\$439,000	\$439,000	\$470,000	107.06%	\$256,700	1.83
23	26 Mayfair Drive	CapeCod	4	1.0	26	\$485,000	\$450,000	\$472,777	105.06%	\$224,700	2.10
24	260 Clarken Drive	TwnIntUn	2	2.1	27	\$425,000	\$425,000	\$475,000	111.76%	\$339,000	1.40
25	222 Cerrutti Court	TwnEndUn	3	2.1	12	\$450,000	\$450,000	\$476,000	105.78%	\$314,100	1.52

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	69 Nestro Road	CapeCod	3	2.0	10	\$419,000	\$419,000	\$481,000	114.80%	\$218,600	2.20
27	396 Digaetano Terrace	TwnIntUn	3	2.1	10	\$479,900	\$479,900	\$483,000	100.65%	\$336,600	1.43
28	346 Gregory Avenue	Tudor	3	1.1	44	\$519,000	\$499,000	\$500,000	100.20%	\$288,600	1.73
29	50 Thorn Terrace	CapeCod	5	2.1	26	\$500,000	\$500,000	\$510,000	102.00%	\$298,600	1.71
30	28 Westwood Drive South	CapeCod	4	2.0	25	\$450,000	\$450,000	\$520,000	115.56%	\$263,200	1.98
31	4 Cummings Circle	TwnIntUn	3	3.1	12	\$569,000	\$549,000	\$525,000	95.63%	\$383,800	1.37
32	3 Clarken Drive	TwnEndUn	2	2.1	13	\$469,000	\$469,000	\$525,000	111.94%	\$375,300	1.40
33	26 Lawrence Avenue	SeeRem	4	1.1	25	\$515,000	\$515,000	\$525,000	101.94%	\$304,000	1.73
34	34 Manchester Road	Split Level	3	1.1	31	\$500,000	\$500,000	\$530,000	106.00%	\$252,500	2.10
35	21 Roosevelt Avenue	Split Level	4	2.1	10	\$550,000	\$550,000	\$550,000	100.00%	\$315,800	1.74
36	5 Normandy Terrace	CapeCod	4	2.0	14	\$495,000	\$495,000	\$550,000	111.11%	\$290,400	1.89
37	1009 Smith Manor Boulevard	TwnEndUn	3	2.1	12	\$535,000	\$535,000	\$550,000	102.80%	\$375,000	1.47
38	1 Stuart Terrace	Colonial	4	2.0	19	\$525,000	\$525,000	\$560,000	106.67%	\$283,800	1.97
39	17 Mellon Avenue	Split Level	3	2.1	6	\$599,000	\$599,000	\$599,000	100.00%	\$312,000	1.92
40	15 Waldeck Court	TwnIntUn	3	2.1	17	\$499,000	\$499,000	\$601,000	120.44%	\$401,100	1.50
41	14 Devonshire Terrace	Split Level	4	2.1	130	\$699,000	\$600,000	\$610,000	101.67%	\$330,600	1.85
42	26 Old Salem Road	Colonial	3	3.0	4	\$545,000	\$545,000	\$610,000	111.93%	\$338,700	1.80
43	5 Rutgers Street	Split Level	3	2.1	11	\$499,000	\$499,000	\$610,000	122.24%	\$312,800	1.95
44	23 Conforti Avenue	Split Level	4	2.1	7	\$599,000	\$599,000	\$610,000	101.84%	\$359,300	1.70
45	1023 Smith Manor Boulevard	MultiFlr	3	3.1	14	\$599,000	\$599,000	\$619,000	103.34%	\$390,000	1.59
46	71 Fitzrandolph Road	CapeCod	3	2.0	9	\$515,000	\$515,000	\$620,000	120.39%	\$326,200	1.90
47	265 Mt Pleasant Ave Unit C	TwnIntUn	3	3.1	14	\$600,000	\$600,000	\$640,000	106.67%	\$475,000	1.35
48	37 Hooper Avenue	Custom	6	3.1	30	\$649,900	\$649,900	\$650,000	100.02%	\$413,900	1.57
49	57 High Street	CapeCod	4	3.1	18	\$649,000	\$649,000	\$650,000	100.15%	\$352,600	1.84
50	7 Boland Drive	TwnEndUn	3	3.1	4	\$659,000	\$659,000	\$660,000	100.15%	\$455,000	1.45

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
51	2 Llewellyn Place	Victorian	5	2.2	35	\$679,000	\$757,000	\$665,000	87.85%	\$417,300	1.59
52	238 S Valley Road	Colonial	5	3.1	17	\$669,000	\$669,000	\$680,000	101.64%	\$368,800	1.84
53	14 Amos Street	Colonial	3	3.1	15	\$649,000	\$649,000	\$705,000	108.63%	\$419,400	1.68
54	32 Arverne Road	Colonial	4	2.1	13	\$711,000	\$711,000	\$735,000	103.38%	\$381,000	1.93
55	41 Underwood Drive	Colonial	4	2.1	41	\$750,000	\$725,000	\$745,000	102.76%	\$431,000	1.73
56	16 Knollwood Drive	Ranch	3	2.1	7	\$649,000	\$649,000	\$750,000	115.56%	\$420,000	1.79
57	2 Dogwood Drive	Colonial	4	2.0	10	\$629,000	\$629,000	\$752,000	119.55%	\$350,300	2.15
58	10 Devon Drive	Split Level	4	3.0	17	\$699,000	\$699,000	\$755,000	108.01%	\$393,800	1.92
59	11 Galloway Court	Colonial	5	2.1	18	\$760,000	\$760,000	\$760,000	100.00%	\$517,800	1.47
60	5 Fredericks Street	TwnIntUn	5	4.1	88	\$789,000	\$789,000	\$765,000	96.96%	\$703,700	1.09
61	16 Hage Terrace	TwnEndUn	4	3.1	12	\$769,000	\$769,000	\$775,000	100.78%	\$620,000	1.25
62	66 Colonial Woods Drive	Colonial	5	3.1	20	\$785,000	\$785,000	\$785,000	100.00%	\$410,000	1.91
63	29 Oak Avenue	Colonial	5	3.1	10	\$699,000	\$699,000	\$805,000	115.16%	\$525,200	1.53
64	68 Terrace Avenue	Colonial	6	3.0	29	\$949,900	\$949,900	\$910,000	95.80%	\$585,000	1.56
65	15 Benvenue Avenue	Colonial	5	5.1	15	\$899,000	\$899,000	\$925,000	102.89%	\$575,000	1.61
AVERAGE					25	\$529,465	\$526,203	\$552,009	105.63%		1.68

"Active" Listings in West Orange

Number of Units: 77
Average List Price: \$698,922
Average Days on Market: 56

"Under Contract" Listings in West Orange

Number of Units: 74
Average List Price: \$556,006
Average Days on Market: 35

West Orange 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	36	50	47	20	19	24	18	29	25				28
List Price	\$496,058	\$475,865	\$534,633	\$536,477	\$551,398	\$556,462	\$551,383	\$552,847	\$526,203				\$536,207
Sales Price	\$525,930	\$499,625	\$575,279	\$593,394	\$618,861	\$613,314	\$603,281	\$598,462	\$552,009				\$581,476
SP:LP%	105.98%	105.35%	108.33%	111.12%	112.71%	110.83%	109.75%	109.10%	105.63%				108.91%
SP to AV	1.58	1.60	1.67	1.78	1.77	1.76	1.75	1.73	1.68				1.71
# Units Sold	43	32	43	36	55	63	63	78	65				478
3 Mo Rate of Ab	0.80	0.91	1.50	2.15	1.73	1.85	1.47	1.19	1.21				1.42
Active Listings	35	44	66	73	84	78	86	66	77				68
Under Contracts	75	75	86	104	126	130	116	97	74				98

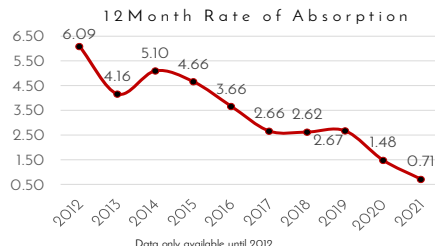
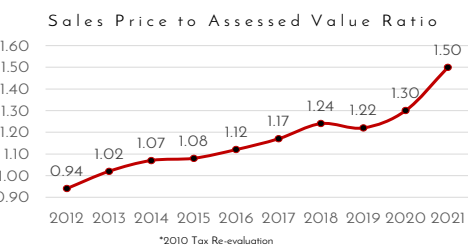
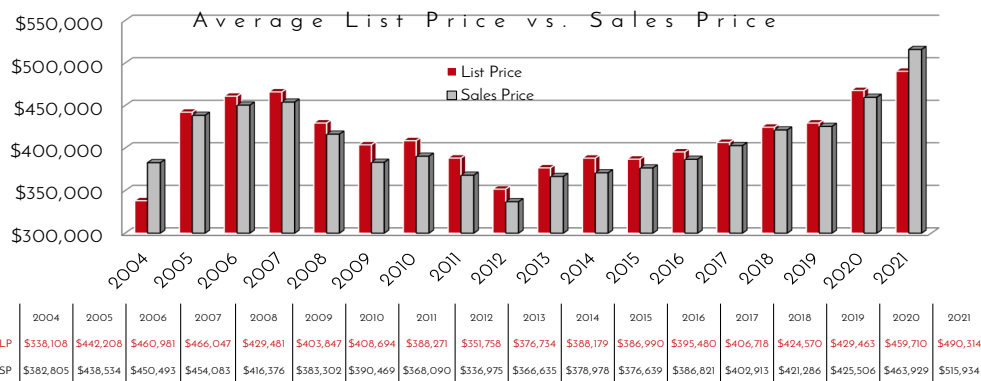
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	30	28	-5.65%
Sales Price	\$517,094	\$581,476	12.45%
LP:SP	105.59%	108.91%	3.14%
SP:AV	1.48	1.71	15.56%



YTD	2021	2022	% Change
# Units Sold	576	478	-17.01%
Rate of Ab 3 Mo	1.45	1.21	-16.55%
Actives	95	77	-18.95%
Under Contracts	108	74	-31.48%

West Orange Yearly Market Trends



West Orange Yearly Market Trends

