

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	43 Conforti Avenue U58	TwnIntUn	1	1.0	46	\$235,000	\$235,000	\$235,000	100.00%	\$141,000	1.67
2	25 Central Place	Colonial	2	2.0	23	\$325,000	\$325,000	\$346,600	106.65%	\$160,300	2.16
3	10 Smith Manor Boulevard U317	HighRise	2	2.0	7	\$350,000	\$350,000	\$349,000	99.71%	\$206,200	1.69
4	65 Perkins Drive	TwnIntUn	2	1.1	10	\$379,000	\$379,000	\$410,000	108.18%	\$225,000	1.82
5	10 Smith Manor Boulevard U724	HighRise	2	2.0	4	\$430,000	\$430,000	\$430,000	100.00%	\$225,500	1.91
6	41 Hunterdon Road	CapeCod	3	1.0	63	\$399,000	\$399,000	\$432,000	108.27%	\$236,200	1.83
7	88 Leonardo Court	TwnIntUn	2	2.1	40	\$450,000	\$450,000	\$445,000	98.89%	\$228,700	1.95
8	25 Fowler Drive	TwnIntUn	3	2.1	14	\$429,000	\$429,000	\$448,626	104.57%	\$328,300	1.37
9	10 Smith Manor Boulevard U502	HighRise	2	2.0	23	\$449,000	\$449,000	\$449,000	100.00%	\$206,200	2.18
10	232 Crescenzi Court	TwnIntUn	2	2.1	27	\$435,000	\$435,000	\$450,000	103.45%	\$272,800	1.65
11	67 Vacca Drive	TwnIntUn	4	3.1	55	\$459,000	\$459,000	\$459,000	100.00%	\$295,200	1.55
12	195 Clarcken Drive	TwnEndUn	2	2.1	15	\$450,000	\$450,000	\$460,000	102.22%	\$323,200	1.42
13	11 Lapis Circle	TwnIntUn	3	2.1	14	\$419,900	\$419,900	\$470,000	111.93%	\$307,300	1.53
14	17 Helen Avenue	Colonial	4	2.0	34	\$549,900	\$549,900	\$485,000	88.20%	\$371,000	1.31
15	7 Bayowski Road	TwnIntUn	3	2.1	29	\$480,000	\$480,000	\$500,000	104.17%	\$338,900	1.48
16	4 Mcguirk Lane	TwnIntUn	2	3.1	18	\$489,000	\$489,000	\$510,000	104.29%	\$323,000	1.58
17	24 Mount Pleasant Place	CapeCod	4	2.1	19	\$500,000	\$500,000	\$525,000	105.00%	\$299,500	1.75
18	75 Mayfair Drive	MultiFlr	4	2.0	46	\$549,000	\$549,000	\$535,000	97.45%		
19	311 Araneo Drive	TwnIntUn	3	3.1	9	\$499,999	\$499,999	\$552,000	110.40%	\$303,400	1.82
20	40 Lawrence Avenue	Colonial	3	1.1	11	\$475,000	\$475,000	\$555,000	116.84%	\$279,400	1.99
21	31 Lincoln Avenue	Colonial	3	1.1	14	\$499,000	\$499,000	\$558,000	111.82%	\$287,700	1.94
22	67 Davey Drive	TwnIntUn	3	2.2	7	\$499,000	\$499,000	\$560,000	112.22%	\$365,900	1.53
23	23 Erwin Place	Colonial	3	2.0	18	\$524,900	\$524,900	\$579,000	110.31%	\$239,000	2.42
24	3 High Street	Colonial	4	3.1	81	\$649,000	\$599,000	\$600,000	100.17%		
25	322 Gregory Avenue	Colonial	4	2.1	11	\$599,000	\$599,000	\$600,000	100.17%	\$276,900	2.17

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	9 Brook Drive	Colonial	4	2.1	21	\$599,000	\$599,000	\$615,000	102.67%	\$350,800	1.75
27	9 Waldeck Court	TwnEndUn	3	2.1	11	\$585,000	\$585,000	\$615,000	105.13%	\$371,200	1.66
28	17 Suburban Drive	Ranch	3	2.0	11	\$525,000	\$525,000	\$615,000	117.14%	\$288,900	2.13
29	11 Luddington Road	Ranch	3	2.0	28	\$599,000	\$599,000	\$630,000	105.18%	\$344,500	1.83
30	1393 Pleasant Valley Way	CapeCod	3	2.1	13	\$635,000	\$635,000	\$650,000	102.36%	\$297,800	2.18
31	1046 Smith Manor Boulevard	TwnEndUn	3	2.1	14	\$680,000	\$680,000	\$680,000	100.00%	\$437,100	1.56
32	117 Roosevelt Avenue	SplitLev	4	2.0	9	\$550,000	\$550,000	\$691,000	125.64%	\$317,600	2.18
33	36 Overlook Avenue	Colonial	3	2.0	12	\$600,000	\$600,000	\$715,000	119.17%	\$310,000	2.31
34	4 Linden Court	Bi-Level	3	3.1	24	\$699,900	\$699,900	\$727,000	103.87%	\$339,300	2.14
35	190 S Valley Road	Custom	3	2.1	16	\$675,000	\$675,000	\$850,000	125.93%	\$373,100	2.28
36	21 Winding Way	Colonial	5	3.1	24	\$809,000	\$809,000	\$900,000	111.25%	\$729,800	1.23
37	12 Ellison Avenue	Colonial	4	3.0	9	\$969,900	\$949,900	\$970,000	102.12%	\$540,000	1.80
38	9 Haggerty Drive	Ranch	4	4.1	42	\$1,100,000	\$999,888	\$979,888	98.00%	\$615,700	1.59
39	44 Baxter Lane	TwnEndUn	4	4.1	14	\$895,000	\$895,000	\$1,100,000	122.91%	\$640,000	1.72
40	38 Haggerty Drive	Colonial	6	4.1	57	\$1,100,000	\$1,100,000	\$1,170,000	106.36%	\$690,000	1.70
41	17 Lynwood Way	Colonial	5	4.2	1	\$2,100,000	\$2,100,000	\$2,100,000	100.00%	\$1,100,000	1.91
<b>AVERAGE</b>					23	\$601,110	\$596,961	\$632,954	106.16%		1.81

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

Number of Units: 53  
 Average List Price: \$753,220  
 Average Days on Market: 57

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

Number of Units: 65  
 Average List Price: \$590,872  
 Average Days on Market: 47

# 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	19	23	30	24	23			27
List Price	\$530,220	\$649,090	\$556,494	\$538,556	\$636,459	\$623,674	\$576,482	\$677,458	\$594,577	\$596,961			\$600,068
Sales Price	\$549,093	\$647,075	\$578,924	\$584,254	\$682,203	\$695,026	\$617,822	\$735,547	\$636,683	\$632,954			\$642,988
SP:LP%	103.98%	100.11%	103.72%	107.41%	108.22%	111.19%	108.05%	109.37%	107.17%	106.16%			107.30%
SP to AV	1.67	1.61	1.84	1.67	1.81	1.88	1.76	1.87	1.79	1.81			1.79
# Units Sold	29	20	34	39	32	61	50	50	44	41			400
3 Mo Rate of Ab	1.42	1.28	1.50	1.75	1.49	1.88	1.05	1.11	1.19	1.22			1.39
Active Listings	51	46	43	55	57	48	63	53	54	53			52
Under Contracts	46	64	84	87	100	92	74	79	77	65			77

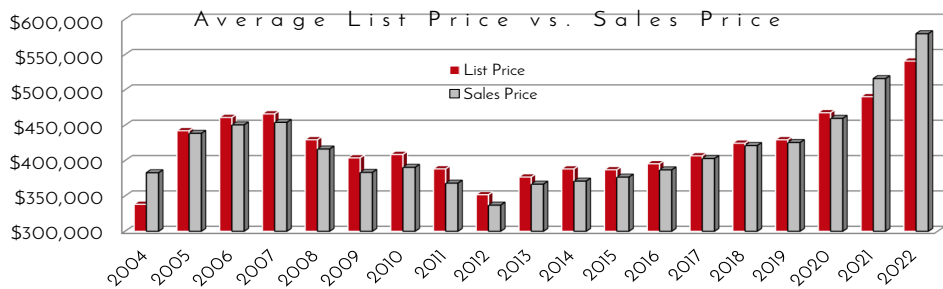
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	28	27	-6.08%
Sales Price	\$575,718	\$642,988	11.68%
LP:SP	108.59%	107.30%	-1.19%
SP:AV	1.70	1.79	5.44%

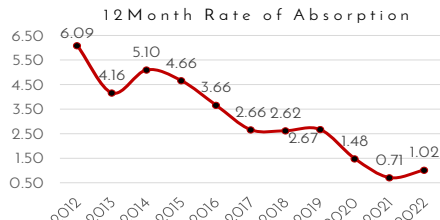
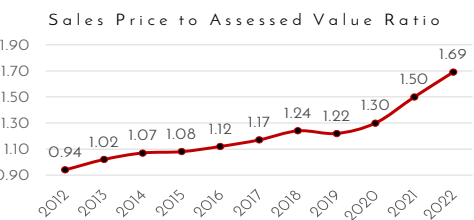


YTD	2022	2023	% Change
# Units Sold	515	400	-22.33%
Rate of Ab 3 Mo	1.41	1.39	-1.25%
Actives	68	52	-22.52%
Under Contracts	95	77	-19.50%

## 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

