



West Orange

March 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	75 Nance Road	Colonial	4	2.1	49	\$709,900	\$799,900	\$813,460	101.70%		
2	53 Gilbert Place	CapeCod	3	3.0	88	\$514,900	\$489,900	\$475,000	96.96%	\$450,900	1.05
3	4 Pen Bryn Road	Colonial	3	1.2	119	\$350,000	\$350,000	\$342,000	97.71%	\$269,800	1.27
4	51 Oconnor Circle	TwnEndUn	4	3.1	85	\$599,000	\$560,000	\$527,000	94.11%	\$452,700	1.16
5	62 Maple Avenue	Colonial	2	2.0	111	\$519,900	\$429,900	\$470,000	109.33%		
6	10 Mountainview Street	Colonial	3	1.1	34	\$399,900	\$399,900	\$440,000	110.03%	\$205,400	2.14
7	8 Lincoln Avenue	Colonial	3	2.0	78	\$499,000	\$499,000	\$490,000	98.20%	\$282,200	1.74
8	55 Nance Road	Bi-Level	4	2.1	72	\$775,000	\$775,000	\$780,000	100.65%	\$362,700	2.15
9	233 Clarcken Drive	TwnEndUn	2	2.1	13	\$475,000	\$475,000	\$480,000	101.05%	\$323,800	1.48
10	33 Woodside Terrace	Colonial	3	1.1	46	\$425,000	\$425,000	\$440,000	103.53%	\$264,000	1.67
11	23 Devonshire Terrace	Split Level	5	3.1	47	\$570,000	\$570,000	\$555,000	97.37%	\$329,900	1.68
12	81 Lowell Avenue	Ranch	3	2.1	65	\$63,999	\$559,999	\$541,327	96.67%	\$267,500	2.02
13	35 Aspen Road	Split Level	3	2.1	26	\$584,500	\$584,500	\$594,500	101.71%	\$327,400	1.82
14	38 Korwel Circle	Split Level	3	2.0	56	\$475,000	\$475,000	\$465,000	97.89%	\$320,500	1.45
15	5 Colonial Woods Drive	Split Level	4	3.0	22	\$699,000	\$699,000	\$699,000	100.00%	\$339,400	2.06
16	27 Sheridan Avenue	CapeCod	3	2.0	8	\$549,000	\$549,000	\$636,000	115.85%	\$281,000	2.26
17	20 Gavin Road	Bi-Level	4	2.1	28	\$675,000	\$675,000	\$690,000	102.22%	\$343,300	2.01
18	81 Riggs Place	Colonial	5	4.2	14	\$600,000	\$600,000	\$589,550	98.26%	\$267,500	2.20
19	83 Maple Avenue	CapeCod	3	2.0	16	\$549,900	\$549,900	\$552,000	100.38%	\$228,800	2.41
20	60 Valley Way	Colonial	4	1.1	26	\$549,000	\$519,000	\$540,000	104.05%	\$265,100	2.04

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21	71 Elm Street	Colonial	3	2.0	34	\$399,000	\$399,000	\$399,900	100.23%	\$189,400	2.11
22	23 Whitman Street	Colonial	5	5.0	11	\$790,000	\$790,000	\$790,000	100.00%	\$399,500	1.98
23	20 Florence Place	Split Level	3	1.2	9	\$510,000	\$510,000	\$536,000	105.10%	\$322,300	1.66
24	2 Murphy Court	Colonial	4	2.2	9	\$825,000	\$825,000	\$925,000	112.12%	\$483,200	1.91
25	37 Fairmount Terrace	Colonial	3	3.0	10	\$550,000	\$550,000	\$650,000	118.18%	\$291,000	2.23
26	178 Mitchell Street	Colonial	3	2.1	9	\$629,000	\$629,000	\$725,000	115.26%	\$289,300	2.51
27	11 Cunningham Drive	Colonial	5	2.1	5	\$724,999	\$724,999	\$765,000	105.52%	\$507,000	1.51
28	176 Old Indian Road	Bi-Level	3	3.0	18	\$585,000	\$585,000	\$585,000	100.00%	\$289,300	2.02
29	155 Dezenzo Lane	TwnEndUn	3	2.1	9	\$535,000	\$535,000	\$635,000	118.69%	\$312,000	2.04
30	49 Maple Avenue	RanchExp	3	2.0	9	\$399,000	\$399,000	\$435,000	109.02%	\$259,700	1.68
31	23 Pleasant Valley Way	RanchRas	3	2.1	12	\$600,000	\$600,000	\$625,000	104.17%		
32	41 Harriet Street	Colonial	5	3.1	8	\$699,000	\$699,000	\$820,000	117.31%	\$368,700	2.22
33	25 Fairmount Terrace	CapeCod	2	2.0	13	\$389,900	\$389,900	\$402,674	103.28%	\$290,300	1.39
34	10 Smith Manor Boulevard	OneFloor	2	2.0	17	\$299,900	\$299,900	\$270,000	90.03%	\$206,200	1.31
AVERAGE					35	\$544,671	\$556,494	\$578,924	103.72%		1.84

Active Listings in West Orange

Number of Units:	43
Average List Price:	\$808,609
Average Days on Market:	62

Under Contract Listings in West Orange

Number of Units:	84
Average List Price:	\$616,694
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										37
List Price	\$530,220	\$649,090	\$556,494										\$569,626
Sales Price	\$549,093	\$647,075	\$578,924										\$584,923
SP:LP%	103.98%	100.11%	103.72%										102.94%
SP to AV	1.67	1.61	1.84										1.73
# Units Sold	29	20	34										83
3 Mo Rate of Ab	1.42	1.28	1.50										1.40
Active Listings	51	46	43										47
Under Contracts	46	64	84										65

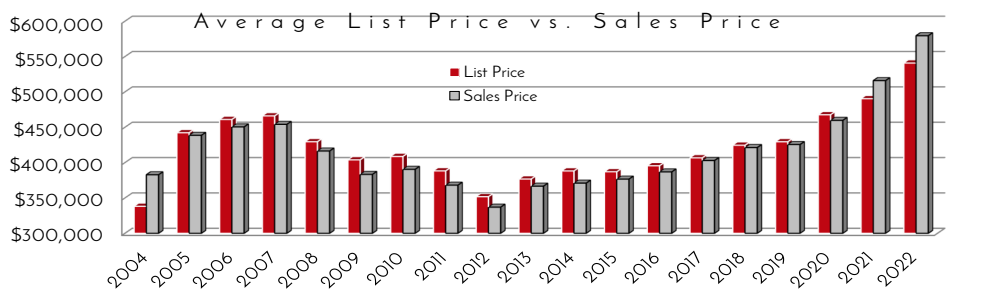
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	44	37	-14.18%
Sales Price	\$536,780	\$584,923	8.97%
LP:SP	106.67%	102.94%	-3.49%
SP:AV	1.62	1.73	6.73%

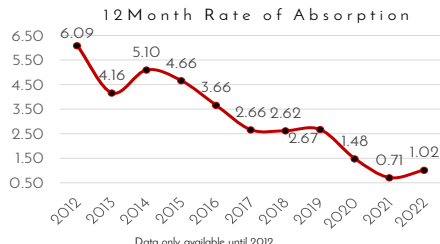
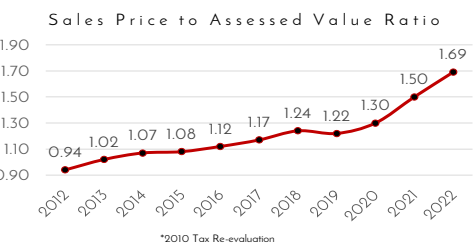


YTD	2022	2023	% Change
# Units Sold	118	83	-29.66%
Rate of Ab 3 Mo	1.07	1.40	30.84%
Actives	48	47	-3.45%
Under Contracts	79	65	-17.80%

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

