

# West Orange

## June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	43 Conforti Avenue	OneFloor	1	1.0	7	\$209,000	\$209,000	\$260,000	124.40%	\$120,000	2.17
2	23 Erwin Place	Colonial	3	1.1	0	\$349,999	\$349,999	\$375,000	107.14%	\$239,000	1.57
3	15 Karam Circle	OneFloor	2	2.0	9	\$359,000	\$359,000	\$415,000	115.60%	\$255,900	1.62
4	150 Watson Avenue	Colonial	3	3.0	18	\$430,000	\$430,000	\$420,000	97.67%	\$182,000	2.31
5	35 Morris Road	Ranch	3	1.0	57	\$425,000	\$425,000	\$435,000	102.35%	\$261,500	1.66
6	28 Kayser Lane	MultiFlr	2	2.0	1	\$395,000	\$395,000	\$450,000	113.92%	\$245,000	1.84
7	371 Digaetano Terrace	TwnIntUn	3	2.1	9	\$450,000	\$450,000	\$470,000	104.44%	\$290,100	1.62
8	66 Larkin Circle	TwnEndUn	2	2.1	13	\$450,000	\$450,000	\$486,000	108.00%	\$323,100	1.50
9	210 Clarcken Drive	TwnEndUn	2	2.1	19	\$474,900	\$474,900	\$490,000	103.18%	\$327,100	1.50
10	56 Forest Hill Road	Colonial	3	1.1	16	\$499,000	\$499,000	\$500,000	100.20%	\$296,300	1.69
11	125 Clarcken Drive	TwnIntUn	2	2.1	33	\$450,000	\$450,000	\$500,000	111.11%	\$315,000	1.59
12	9 Central Place	Colonial	5	1.2	163	\$425,000	\$449,000	\$520,000	115.81%	\$240,700	2.16
13	228 Clarcken Drive	TwnEndUn	2	2.1	8	\$465,000	\$465,000	\$525,000	112.90%	\$323,900	1.62
14	9 Marcy Place	Split Level	3	2.1	21	\$475,000	\$475,000	\$530,000	111.58%	\$314,700	1.68
15	29 Westminster Terrace	RanchRas	3	2.0	34	\$549,000	\$549,000	\$530,000	96.54%	\$295,200	1.80
16	41 Virginia Avenue	Colonial	3	2.0	21	\$499,999	\$499,999	\$540,000	108.00%	\$213,800	2.53
17	16 Beech Road	Ranch	3	2.0	29	\$499,900	\$499,900	\$545,004	109.02%	\$278,000	1.96
18	62 Conforti Avenue	CapeCod	4	2.0	15	\$479,000	\$479,000	\$550,500	114.93%	\$282,200	1.95
19	19 Elmwood Avenue	CapeCod	3	3.0	11	\$525,000	\$525,000	\$560,000	106.67%	\$267,200	2.10
20	197 Clarcken Drive	MultiFlr	2	2.1	8	\$500,000	\$500,000	\$560,000	112.00%	\$320,600	1.75
21	1 Schindler Terrace	TwnEndUn	3	2.1	13	\$515,000	\$515,000	\$565,000	109.71%	\$335,000	1.69
22	29 Clarcken Drive	TwnEndUn	2	2.1	7	\$550,000	\$550,000	\$568,000	103.27%	\$357,300	1.59
23	88 Lawrence Avenue	Colonial	3	1.1	15	\$479,900	\$479,900	\$576,000	120.03%	\$317,200	1.82
24	9 Carolina Avenue	CapeCod	3	2.0	27	\$519,000	\$519,000	\$580,000	111.75%	\$230,000	2.52
25	24 Gilbert Place	Colonial	3	2.1	11	\$550,000	\$550,000	\$603,000	109.64%	\$300,300	2.01

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26	1103 Smith Manor Boulevard	TwnEndUn	3	2.1	13	\$585,000	\$585,000	\$605,000	103.42%	\$436,200	1.39
27	118 Maple Street	Colonial	3	1.2	22	\$549,000	\$549,000	\$610,000	111.11%	\$242,500	2.52
28	2 Dartmouth Road	Colonial	3	2.1	36	\$625,000	\$625,000	\$625,000	100.00%	\$313,800	1.99
29	20 Waldeck Court	TwnIntUn	3	2.1	15	\$599,000	\$599,000	\$627,613	104.78%	\$404,600	1.55
30	4 Flynn Terrace	Split Level	3	1.1	14	\$599,000	\$599,000	\$635,000	106.01%	\$311,200	2.04
31	2 Glen Road	Colonial	4	3.1	31	\$724,900	\$724,900	\$650,000	89.67%	\$307,300	2.12
32	1440 Pleasant Valley Way	Colonial	4	2.1	34	\$749,000	\$699,000	\$660,000	94.42%	\$347,000	1.90
33	8 Syme Avenue	Bi-Level	4	2.1	8	\$649,900	\$649,900	\$675,000	103.86%	\$341,000	1.98
34	234 Gregory Avenue	Colonial	3	1.1	9	\$575,000	\$575,000	\$700,000	121.74%	\$281,100	2.49
35	356 Gregory Avenue	Colonial	4	1.1	13	\$585,000	\$585,000	\$705,000	120.51%	\$286,400	2.46
36	33 Moore Terrace	Colonial	4	3.1	19	\$659,900	\$659,900	\$715,000	108.35%	\$375,000	1.91
37	28 Burnett Terrace	Tudor	4	3.0	7	\$625,000	\$625,000	\$725,000	116.00%	\$413,700	1.75
38	202 Gregory Avenue	Colonial	4	3.0	6	\$699,000	\$699,000	\$750,000	107.30%	\$340,000	2.21
39	1 Hepworth Court	Colonial	4	3.0	20	\$749,900	\$749,900	\$758,935	101.20%	\$407,800	1.86
40	43 Old Short Hills Road	Colonial	4	2.1	13	\$650,000	\$650,000	\$765,000	117.69%	\$476,700	1.60
41	31 Baxter Lane	TwnEndUn	3	2.1	21	\$775,000	\$775,000	\$775,000	100.00%	\$607,000	1.28
42	21 Cullen Drive	Split Level	5	2.1	11	\$645,000	\$645,000	\$777,000	120.47%	\$358,500	2.17
43	30 Woodland Avenue	Colonial	4	3.0	8	\$650,000	\$650,000	\$782,000	120.31%	\$382,900	2.04
44	32 Metzger Drive	TwnEndUn	4	4.1	33	\$825,000	\$825,000	\$800,000	96.97%	\$725,000	1.10
45	1 Oakridge Road	Tudor	3	2.0	10	\$650,000	\$650,000	\$800,000	123.08%	\$366,100	2.19
46	27 Oak Avenue	Colonial	4	2.2	12	\$650,000	\$650,000	\$810,000	124.62%	\$440,000	1.84
47	11 Ashley Road	Split Level	4	3.1	14	\$749,000	\$749,000	\$810,000	108.14%	\$505,900	1.60
48	14 Silver Spring Road	Custom	4	3.2	6	\$675,000	\$675,000	\$812,500	120.37%	\$371,700	2.19
49	33 Fairway Drive	Colonial	4	3.1	9	\$619,000	\$619,000	\$820,000	132.47%	\$390,000	2.10
50	120 Forest Hill Road	Colonial	3	3.1	13	\$629,000	\$629,000	\$825,000	131.16%	\$375,000	2.20

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51	82 Cobane Terrace	Colonial	6	3.1	9	\$724,900	\$724,900	\$825,000	113.81%	\$425,900	1.94
52	72 Nance Road	Colonial	4	2.1	45	\$799,900	\$769,900	\$855,415	111.11%		
53	45 Colony Drive E	Tudor	4	2.1	8	\$649,000	\$649,000	\$863,000	132.97%	\$383,800	2.25
54	1 Undercliff Terrace	Colonial	4	2.2	15	\$775,000	\$775,000	\$889,000	114.71%	\$460,000	1.93
55	2 Burnett Terrace	Tudor	5	3.2	27	\$825,000	\$825,000	\$896,000	108.61%	\$435,000	2.06
56	53 Crestwood Drive	Custom	5	5.0	10	\$795,000	\$795,000	\$906,000	113.96%	\$459,000	1.97
57	5 Faas Court	Colonial	4	3.1	14	\$889,000	\$889,000	\$951,277	107.01%	\$620,600	1.53
58	12 Bakley Terrace	Colonial	6	5.1	20	\$949,999	\$949,999	\$1,025,000	107.89%	\$757,700	1.35
59	40 Haggerty Drive	Colonial	5	5.0	12	\$997,000	\$997,000	\$1,130,000	113.34%	\$700,000	1.61
60	11 Wadams Court	Custom	5	3.1	10	\$985,000	\$985,000	\$1,225,367	124.40%	\$700,000	1.75
61	16 Tulip Avenue	Custom	4	3.1	10	\$1,695,000	\$1,695,000	\$2,059,000	121.47%	\$1,041,400	1.98
AVERAGE					19	\$624,592	\$623,674	\$695,026	111.19%		1.88

***“Active”*** Listings in West Orange

Number of Units: 48  
 Average List Price: \$914,715  
 Average Days on Market: 65

***“Under Contract”*** Listings in West Orange

Number of Units: 92  
 Average List Price: \$621,855  
 Average Days on Market: 34

# 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							28
List Price	\$530,220	\$649,090	\$556,494	\$538,556	\$636,459	\$623,674							\$589,272
Sales Price	\$549,093	\$647,075	\$578,924	\$584,254	\$682,203	\$695,026							\$630,519
SP:LP%	103.98%	100.11%	103.72%	107.41%	108.22%	111.19%							106.88%
SP to AV	1.67	1.61	1.84	1.67	1.81	1.88							1.78
# Units Sold	29	20	34	39	32	61							215
3 Mo Rate of Ab	1.42	1.28	1.50	1.75	1.49	1.88							1.55
Active Listings	51	46	43	55	57	48							50
Under Contracts	46	64	84	87	100	92							79

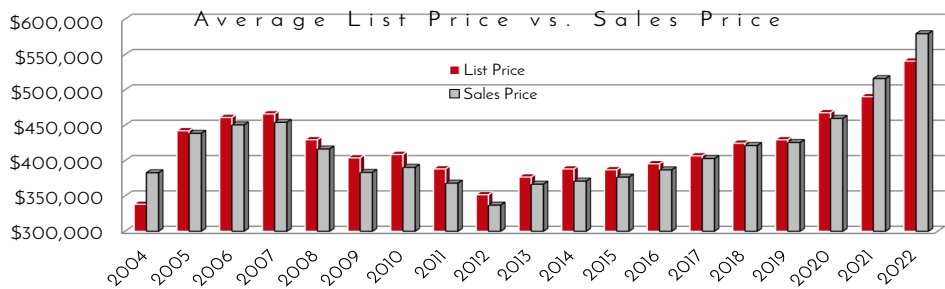
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	31	28	-10.86%
Sales Price	\$578,597	\$630,519	8.97%
LP:SP	109.44%	106.88%	-2.34%
SP:AV	1.70	1.78	4.31%

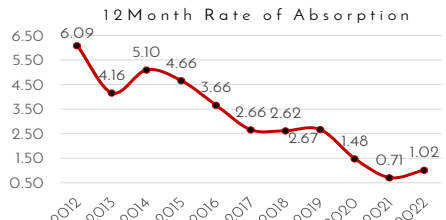
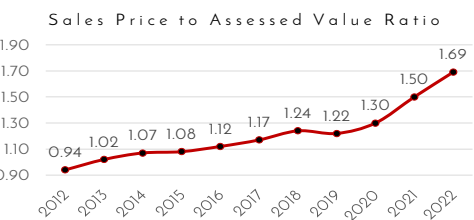


YTD	2022	2023	% Change
# Units Sold	272	215	-20.96%
Rate of Ab 3 Mo	1.49	1.55	4.30%
Actives	63	50	-21.05%
Under Contracts	99	79	-20.64%

## West Orange Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990	\$395,480	\$406,718	\$424,570	\$429,463	\$459,710	\$490,314	\$540,787
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639	\$386,821	\$402,913	\$421,286	\$425,506	\$463,929	\$515,934	\$579,476



## West Orange Yearly Market Trends

