



# West Orange

## November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Smith Manor Boulevard U709	OneFloor	2	2.0	46	\$410,000	\$335,000	\$325,000	97.01%	\$219,500	1.48
2	58 Hart Drive	OneFloor	1	1.1	29	\$339,900	\$339,900	\$375,000	110.33%	\$140,100	2.68
3	294 Araneo Drive	TwnIntUn	3	2.1	24	\$399,900	\$379,900	\$380,000	100.03%	\$288,900	1.32
4	54 Hart Drive	OneFloor	1	1.1	16	\$349,999	\$349,999	\$403,000	115.14%	\$140,100	2.88
5	7 Park Drive	Ranch	2	1.0	89	\$360,000	\$360,000	\$420,000	116.67%	\$199,700	2.10
6	52 Liberty Street	Colonial	3	2.1	15	\$399,000	\$399,000	\$424,000	106.27%	\$178,600	2.37
7	140 Franklin Avenue	Colonial	2	1.0	21	\$419,900	\$419,900	\$425,000	101.21%	\$132,000	3.22
8	63 Herbert Terrace	TwnIntUn	2	2.1	29	\$450,000	\$430,000	\$430,000	100.00%	\$283,800	1.52
9	42 Collamore Terrace	Tudor	4	3.0	8	\$499,900	\$499,900	\$462,000	92.42%	\$500,000	0.92
10	298 Araneo Drive	TwnIntUn	3	2.1	23	\$459,900	\$459,900	\$500,000	108.72%	\$293,500	1.70
11	92 Clarken Drive	TwnIntUn	2	2.1	15	\$450,000	\$450,000	\$505,000	112.22%	\$315,000	1.60
12	11 Nestro Road	CapeCod	3	1.1	16	\$460,000	\$460,000	\$505,000	109.78%	\$216,900	2.33
13	1284 Pleasant Valley Way	Split Level	3	1.1	59	\$524,900	\$499,900	\$515,000	103.02%	\$231,300	2.23
14	32 Bayowski Road	TwnEndUn	3	2.1	20	\$449,900	\$449,900	\$516,000	114.69%	\$336,500	1.53
15	176 Dezenzo Lane	TwnIntUn	2	2.1	11	\$479,000	\$479,000	\$520,000	108.56%	\$270,300	1.92
16	230 Crescenzi Court	Ranch	3	2.0	10	\$460,000	\$460,000	\$530,000	115.22%	\$270,000	1.96
17	22 Davey Drive	TwnEndUn	3	3.1	12	\$499,000	\$499,000	\$544,000	109.02%	\$355,000	1.53
18	69 Seaman Road	CapeCod	3	2.0	21	\$499,000	\$499,000	\$555,000	111.22%	\$266,100	2.09
19	25 Cheshire Terrace	Split Level	3	2.1	8	\$550,000	\$550,000	\$579,500	105.36%	\$288,400	2.01
20	25 Kenz Terrace	CapeCod	4	3.0	91	\$650,000	\$589,000	\$600,000	101.87%	\$227,200	2.64
21	23 Ridgeview Avenue	Colonial	3	1.0	8	\$549,000	\$549,000	\$612,000	111.48%	\$288,600	2.12
22	60 Lessing Road	RanchRas	3	2.0	20	\$625,000	\$625,000	\$625,000	100.00%	\$340,000	1.84
23	18 Cullen Drive	Ranch	4	3.1	59	\$675,000	\$675,000	\$630,000	93.33%	\$385,000	1.64
24	58 Sullivan Drive	MultiFlr	2	2.1	14	\$635,000	\$635,000	\$635,000	100.00%	\$368,800	1.72
25	27 Wellington Avenue	Colonial	4	2.1	69	\$599,999	\$599,999	\$640,000	106.67%	\$295,000	2.17

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-	SP:AV
26	11 Crystal Avenue	Colonial	5	2.1	40	\$699,900	\$699,900	\$650,000	92.87%	\$360,300	1.80
27	88 Fairview Avenue	Colonial	4	1.1	22	\$615,000	\$615,000	\$660,000	107.32%	\$308,600	2.14
28	21 Ralph Road	Ranch	3	2.0	12	\$625,000	\$625,000	\$751,000	120.16%	\$280,900	2.67
29	12 Fairway Drive	Tudor	3	3.1	17	\$685,000	\$685,000	\$775,000	113.14%	\$376,000	2.06
30	85 Lawrence Avenue	Colonial	5	3.0	20	\$689,000	\$689,000	\$795,000	115.38%	\$448,900	1.77
31	670 Prospect Avenue	CapeCod	4	2.1	15	\$849,900	\$849,900	\$850,000	100.01%	\$350,500	2.43
32	39 Baxter Lane	TwnEndUn	3	2.1	8	\$799,000	\$799,000	\$850,000	106.38%	\$600,000	1.42
33	36 Oconnor Circle	TwnEndUn	3	2.1	10	\$789,000	\$789,000	\$895,000	113.43%	\$545,000	1.64
34	84 Crystal Avenue	Split Level	6	3.1	48	\$899,000	\$899,000	\$900,000	100.11%	\$416,000	2.16
35	63 Fredericks Street	TwnEndUn	3	5.0	10	\$875,000	\$875,000	\$935,000	106.86%	\$630,000	1.48
36	5 Harper Street	Colonial	5	3.1	162	\$999,000	\$965,000	\$965,000	100.00%	\$675,000	1.43
37	27 Mcguire Drive	Colonial	5	4.1	29	\$959,000	\$959,000	\$1,150,000	119.92%	\$635,000	1.81
<b>AVERAGE</b>					30	\$585,895	\$579,543	\$617,068	106.64%		1.96

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

Number of Units: 40  
 Average List Price: \$812,474  
 Average Days on Market: 59

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

Number of Units: 61  
 Average List Price: \$599,069  
 Average Days on Market: 58

# 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	30		27
List Price	\$530,220	\$649,090	\$556,494	\$538,556	\$636,459	\$623,674	\$576,482	\$677,458	\$594,577	\$596,961	\$579,543		\$598,330
Sales Price	\$549,093	\$647,075	\$578,924	\$584,254	\$682,203	\$695,026	\$617,822	\$735,547	\$636,683	\$632,954	\$617,068		\$640,793
SP:LP%	103.98%	100.11%	103.72%	107.41%	108.22%	111.19%	108.05%	109.37%	107.17%	106.16%	106.64%		107.24%
SP to AV	1.67	1.61	1.84	1.67	1.81	1.88	1.76	1.87	1.79	1.81	1.96		1.81
# Units Sold	29	20	34	39	32	61	50	50	44	41	37		437
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	1.00		1.35
Active Listings	51	46	43	55	57	48	63	53	54	53	40		51
Under Contracts	46	64	84	87	100	92	74	79	77	65	61		75

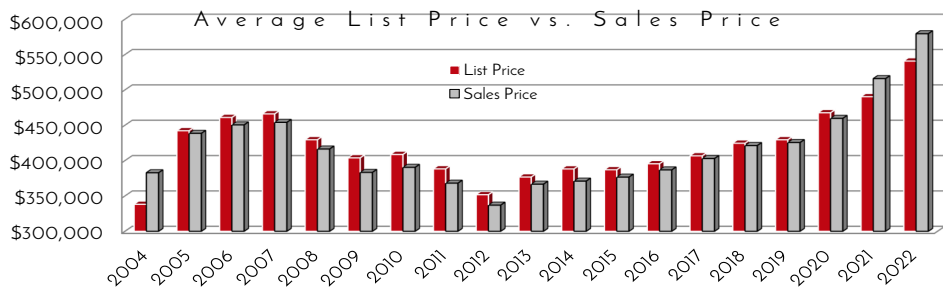
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	29	27	-8.62%
Sales Price	\$579,133	\$640,793	10.65%
LP:SP	108.10%	107.24%	-0.79%
SP:AV	1.69	1.81	6.80%

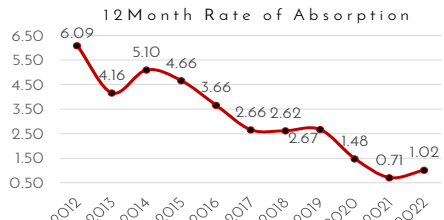
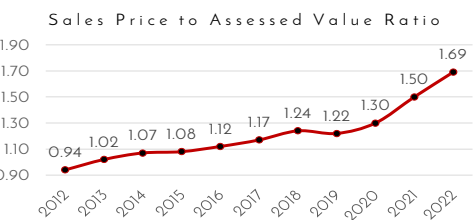


YTD	2022	2023	% Change
# Units Sold	556	437	-21.40%
Rate of Ab 3 Mo	1.39	1.35	-2.33%
Actives	66	51	-22.77%
Under Contracts	93	75	-18.73%

## 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

