

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	43 Conforti Avenue	OneFloor	1	1.0	131	\$216,000	\$205,000	\$200,000	97.56%	\$120,000	1.67
2	10 Smith Manor Boulevard U719	HighRise	1	1.0	33	\$210,000	\$210,000	\$215,000	102.38%	\$150,400	1.43
3	10 Smith Manor Boulevard U219	OneFloor	1	1.0	12	\$210,000	\$210,000	\$215,000	102.38%	\$150,400	1.43
4	378 Valley Road	Aframe	2	2.0	26	\$305,000	\$305,000	\$320,000	104.92%	\$203,700	1.57
5	124 Marion Drive	TwnIntUn	1	2.1	28	\$299,000	\$299,000	\$322,000	107.69%	\$249,700	1.29
6	533 Valley Road	Ranch	2	2.0	177	\$299,900	\$299,900	\$325,000	108.37%	\$164,700	1.97
7	14 Belle Terre Road	Ranch	2	1.0	8	\$329,900	\$329,900	\$370,000	112.16%	\$239,800	1.54
8	3 James Court	Colonial	3	1.1	27	\$369,900	\$369,900	\$390,000	105.43%	\$238,700	1.63
9	16 Park Drive	Colonial	3	1.0	20	\$365,000	\$365,000	\$390,000	106.85%	\$196,400	1.99
10	77 Larkin Circle	TwnEndUn	3	3.1	26	\$405,000	\$405,000	\$405,000	100.00%	\$364,300	1.11
11	23 Deerfield Drive	CapeCod	3	2.0	116	\$350,000	\$375,000	\$410,000	109.33%	\$255,700	1.60
12	36 Moore Terrace	Colonial	3	1.1	8	\$379,000	\$379,000	\$440,000	116.09%	\$214,900	2.05
13	48 Fowler Drive	TwnIntUn	3	2.1	10	\$399,000	\$399,000	\$445,000	111.53%	\$322,000	1.38
14	47 Oakridge Road	Colonial	3	1.1	13	\$419,999	\$419,999	\$450,000	107.14%	\$305,000	1.48
15	161 Franklin Avenue	Colonial	3	1.1	7	\$448,000	\$448,000	\$460,000	102.68%		
16	67 Garfield Avenue	SplitLev	4	1.1	28	\$465,787	\$465,787	\$470,000	100.90%	\$281,900	1.67
17	11 Mount Vernon Avenue	Colonial	4	2.0	14	\$425,000	\$425,000	\$475,000	111.76%	\$295,900	1.61
18	10 Orange Heights Avenue	Colonial	3	1.0	17	\$429,000	\$429,000	\$480,000	111.89%	\$274,400	1.75
19	683 Prospect Avenue	CapeCod	4	2.0	105	\$530,000	\$530,000	\$500,000	94.34%	\$272,200	1.84
20	29 Rock Spring Avenue	RanchRas	4	2.1	137	\$560,000	\$560,000	\$515,000	91.96%	\$345,700	1.49

West Orange

February 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	18 Suburban Drive	Ranch	3	2.0	67	\$519,900	\$519,900	\$515,000	99.06%	\$337,500	1.53
22	14 Crestmont Road	SplitLev	3	1.1	13	\$499,900	\$499,900	\$525,500	105.12%	\$347,200	1.51
23	18 Cheshire Terrace	Bi-Level	5	3.0	18	\$540,000	\$540,000	\$585,000	108.33%	\$325,300	1.80
24	44 Ridgeway Avenue	SplitLev	3	2.1	13	\$499,500	\$499,500	\$600,000	120.12%	\$353,900	1.70
25	27 Dawson Avenue	SplitLev	4	2.1	1	\$549,000	\$549,900	\$600,000	109.11%	\$306,300	1.96
26	3 Colony Drive East	Colonial	5	3.2	146	\$655,000	\$675,000	\$665,000	98.52%	\$433,700	1.53
27	34 Luddington Road	Tudor	5	3.1	157	\$799,000	\$765,000	\$728,000	95.16%	\$525,000	1.39
28	12 Kovach Court	TwnIntUn	4	3.1	1	\$745,000	\$745,000	\$745,000	100.00%	\$630,000	1.18
29	4 Allsop Court	Contemp	4	2.2	23	\$750,000	\$750,000	\$760,000	101.33%	\$550,000	1.38
30	45 Highwood Road	Colonial	4	2.1	190	\$785,000	\$775,000	\$775,000	100.00%	\$545,000	1.42
31	1 Vossler Court	Ranch	5	3.1	10	\$680,000	\$680,000	\$782,500	115.07%	\$378,500	2.07
32	203 Gregory Avenue	Victrian	7	2.2	8	\$799,000	\$799,000	\$910,000	113.89%		
AVERAGE					50	\$476,150	\$475,865	\$499,625	105.35%		1.60

"Active" Listings in West Orange

Number of Units: 44
Average List Price: \$731,038
Average Days on Market: 53

"Under Contract" Listings in West Orange

Number of Units: 75
Average List Price: \$526,662
Average Days on Market: 39

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											44
List Price	\$496,058	\$475,865											\$850,000
Sales Price	\$525,930	\$499,625											\$875,000
SP:LP%	105.98%	105.35%											102.94%
SP to AV	1.58	1.60											1.15
# Units Sold	43	32											75
3 Mo Rate of Ab	0.80	0.91											0.86
Active Listings	35	44											40
Under Contracts	75	75											75

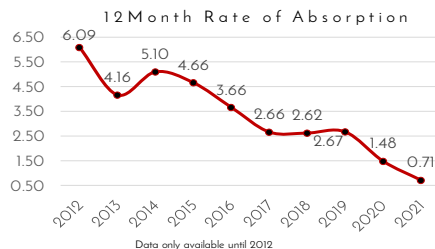
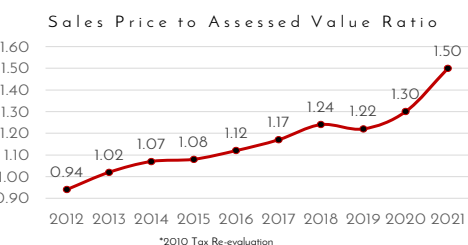
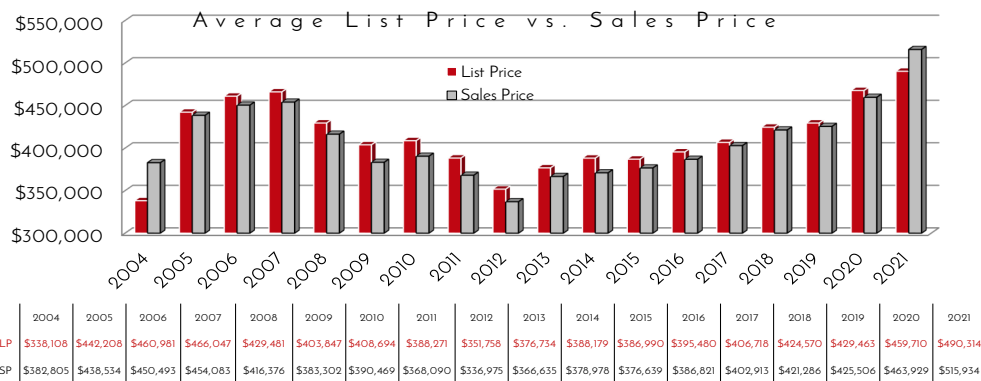
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	38	42	11.08%
Sales Price	\$472,270	\$514,707	8.99%
LP:SP	104.04%	105.71%	1.61%
SP:AV	1.39	1.59	14.11%



YTD	2021	2022	% Change
# Units Sold	87	75	-13.79%
Rate of Ab 3 Mo	1.31	0.91	-30.53%
Actives	70	44	-37.14%
Under Contracts	120	75	-37.50%

West Orange Yearly Market Trends



West Orange Yearly Market Trends

