



# West Orange

## August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Hutton Avenue U15	OneFloor	1	1.0	148	\$199,000	\$237,500	\$262,000	110.32%	\$122,300	2.14
2	24 Hutton Avenue U32	OneFloor	3	2.0	11	\$349,000	\$349,000	\$349,000	100.00%	\$195,400	1.79
3	35 Cerone Court	TwnIntUn	2	2.1	36	\$385,000	\$385,000	\$390,000	101.30%	\$253,100	1.54
4	65 Ashland Avenue	Colonial	5	3.0	14	\$449,000	\$449,000	\$425,000	94.65%	\$200,000	2.13
5	24 Edisonia Terrace	Colonial	3	1.1	13	\$399,000	\$399,000	\$461,000	115.54%	\$238,500	1.93
6	21 Knutsen Drive	TwnIntUn	3	3.1	15	\$459,000	\$459,000	\$480,000	104.58%	\$331,300	1.45
7	28 Cerone Court	TwnEndUn	3	2.1	38	\$499,900	\$499,900	\$490,000	98.02%	\$241,500	2.03
8	61 Winding Way	Colonial	3	1.1	35	\$549,000	\$549,000	\$510,000	92.90%	\$391,400	1.30
9	57 Sunnyside Road	CapeCod	4	2.0	15	\$480,000	\$480,000	\$520,000	108.33%	\$247,300	2.10
10	336 Northfield Avenue	Ranch	3	2.1	40	\$539,000	\$539,000	\$530,000	98.33%	\$309,700	1.71
11	150 Dezenzo Lane	TwnEndUn	3	2.1	17	\$449,900	\$449,900	\$550,000	122.25%	\$312,000	1.76
12	36 Porter Road	Ranch	3	1.1	7	\$535,000	\$535,000	\$570,000	106.54%	\$275,000	2.07
13	258 Clarken Drive	TwnIntUn	2	2.1	6	\$525,000	\$525,000	\$575,000	109.52%	\$318,600	1.80
14	12 Rutgers Street	Split Level	3	1.1	6	\$515,000	\$515,000	\$580,000	112.62%	\$288,000	2.01
15	17 Elmwood Avenue	CapeCod	3	2.0	30	\$539,000	\$539,000	\$582,100	108.00%	\$222,600	2.62
16	6 Glen Road	Colonial	3	1.1	28	\$499,000	\$499,000	\$600,000	120.24%	\$302,600	1.98
17	47 Clarken Drive	TwnEndUn	2	2.1	9	\$549,999	\$549,999	\$625,000	113.64%	\$335,600	1.86
18	316 Gregory Avenue	Bungalow	3	1.1	34	\$565,000	\$565,000	\$630,000	111.50%	\$312,700	2.01
19	24 Buckingham Road	Split Level	3	2.0	12	\$575,000	\$575,000	\$630,000	109.57%	\$269,600	2.34
20	5 N Koewing Place	Colonial	3	2.1	23	\$635,000	\$635,000	\$645,000	101.57%	\$331,600	1.95



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21	257 De Rose Court	TwnEndUn	3	2.1	15	\$575,000	\$575,000	\$651,000	113.22%	\$315,200	2.07
22	327 Gregory Avenue	Colonial	4	1.1	19	\$649,000	\$649,000	\$652,500	100.54%	\$315,400	2.07
23	87 Sullivan Drive	TwnIntUn	3	3.1	12	\$575,000	\$575,000	\$655,000	113.91%	\$362,300	1.81
24	115 Forest Hill Road	Colonial	3	2.0	9	\$579,000	\$579,000	\$655,819	113.27%	\$320,800	2.04
25	24 O'Connor Circle	TwnEndUn	3	3.1	22	\$579,000	\$579,000	\$660,000	113.99%	\$425,000	1.55
26	3 Linden Court	Ranch	4	3.0	23	\$649,900	\$649,900	\$675,000	103.86%	\$349,000	1.93
27	8 Rosney Terrace	Split Level	4	2.1	19	\$599,900	\$599,900	\$675,000	112.52%	\$336,100	2.01
28	20 Glenside Drive	Split Level	4	3.1	33	\$699,000	\$699,000	\$690,000	98.71%	\$454,000	1.52
29	87 Terrace Avenue	Colonial	4	3.1	64	\$799,000	\$759,000	\$700,000	92.23%	\$480,000	1.46
30	409 Walker Road	Tudor	3	1.1	10	\$549,000	\$549,000	\$710,000	129.33%		
31	21 Hickory Road	Split Level	4	3.0	71	\$725,000	\$725,000	\$725,000	100.00%	\$293,700	2.47
32	1022 Smith Manor Boulevard	TwnEndUn	3	3.1	12	\$599,000	\$615,000	\$739,888	120.31%	\$401,400	1.84
33	22 Hickory Road	Split Level	3	2.1	10	\$595,000	\$595,000	\$752,000	126.39%		
34	21 Fairway Drive	Ranch	3	3.1	13	\$629,000	\$629,000	\$775,000	123.21%	\$393,300	1.97
35	38 Korwel Circle	Split Level	4	3.0	17	\$749,000	\$749,000	\$780,000	104.14%	\$320,500	2.43
36	31 Fairview Avenue	Colonial	4	2.1	14	\$600,000	\$600,000	\$785,000	130.83%	\$342,000	2.30
37	30 Dogwood Drive	Colonial	3	3.1	12	\$625,000	\$625,000	\$795,000	127.20%	\$335,000	2.37
38	17 Silver Spring Road	Colonial	3	2.1	8	\$635,000	\$635,000	\$805,000	126.77%	\$322,800	2.49
39	276 Gregory Avenue	Colonial	5	3.1	10	\$775,000	\$775,000	\$811,000	104.65%	\$467,600	1.73
40	7 Valley View Street	Bi-Level	4	3.0	56	\$749,000	\$749,000	\$815,000	108.81%		

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41	30 Keimel Court	TwnIntUn	3	3.1	73	\$869,000	\$869,000	\$825,000	94.94%	\$700,000	1.18
42	73 Terrace Avenue	Colonial	4	3.1	18	\$825,000	\$825,000	\$853,000	103.39%	\$533,400	1.60
43	74 Nance Road	Colonial	4	2.1	45	\$714,900	\$739,900	\$893,035	120.70%		
44	4 Ashley Road	Colonial	4	3.2	314	\$1,295,000	\$975,000	\$950,000	97.44%	\$1,319,500	0.72
45	62 Walker Road	Victorian	4	4.1	22	\$924,900	\$924,900	\$950,000	102.71%	\$636,900	1.49
46	41 Ferris Drive	Custom	5	3.0	10	\$849,000	\$849,000	\$1,060,000	124.85%	\$505,600	2.10
47	80 Terrace Avenue	Colonial	5	3.1	17	\$975,000	\$975,000	\$1,075,000	110.26%	\$615,500	1.75
48	15 Kinzel Lane	Colonial	6	5.1	20	\$1,275,000	\$1,275,000	\$1,200,000	94.12%	\$650,000	1.85
49	100 Mountain Avenue	Colonial	5	4.1	8	\$1,595,000	\$1,595,000	\$1,860,000	116.61%	\$1,200,000	1.55
50	49 Park Way	Colonial	9	7.2	1	\$2,200,000	\$2,200,000	\$2,200,000	100.00%	\$1,754,800	1.25
<b>AVERAGE</b>					30	\$683,068	\$677,458	\$735,547	109.37%		1.87

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

Number of Units: 53  
 Average List Price: \$785,740  
 Average Days on Market: 47

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

Number of Units: 79  
 Average List Price: \$624,616  
 Average Days on Market: 40

# 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					27
List Price	\$530,220	\$649,090	\$556,494	\$538,556	\$636,459	\$623,674	\$576,482	\$677,458					\$601,240
Sales Price	\$549,093	\$647,075	\$578,924	\$584,254	\$682,203	\$695,026	\$617,822	\$735,547					\$645,175
SP:LP%	103.98%	100.11%	103.72%	107.41%	108.22%	111.19%	108.05%	109.37%					107.46%
SP to AV	1.67	1.61	1.84	1.67	1.81	1.88	1.76	1.87					1.79
# Units Sold	29	20	34	39	32	61	50	50					315
3 Mo Rate of Ab	1.42	1.28	1.50	1.75	1.49	1.88	1.05	1.11					1.44
Active Listings	51	46	43	55	57	48	63	53					52
Under Contracts	46	64	84	87	100	92	74	79					78

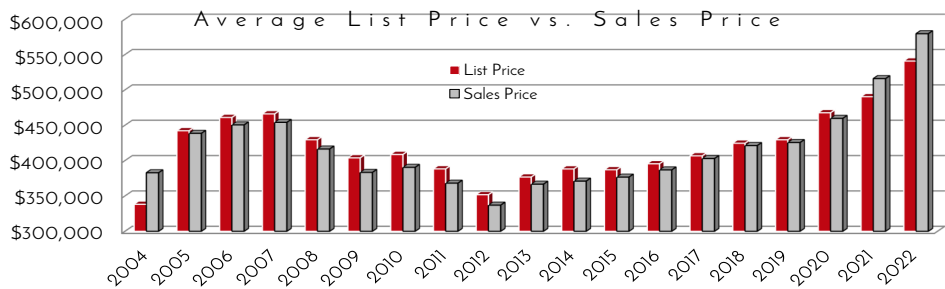
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	29	27	-4.21%
Sales Price	\$583,239	\$645,175	10.62%
LP:SP	109.50%	107.46%	-1.86%
SP:AV	1.71	1.79	4.61%

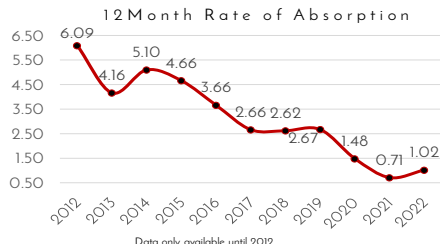
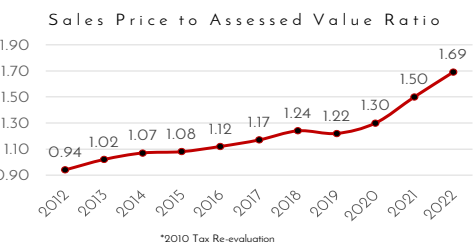


YTD	2022	2023	% Change
# Units Sold	413	315	-23.73%
Rate of Ab 3 Mo	1.45	1.44	-1.00%
Actives	67	52	-21.80%
Under Contracts	101	78	-22.62%

## 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	\$366,635
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

