

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Smith Manor Boulevard U417	HighRise	2	2.0	86	\$349,000	\$319,000	\$319,000	100.00%	\$208,300	1.53
2	10 Smith Manor Boulevard U304	HighRise	2	2.0	111	\$335,000	\$335,000	\$325,000	97.01%	\$208,300	1.56
3	34 Paris Circle	TwnEndUn	3	3.1	28	\$369,900	\$369,900	\$359,000	97.05%	\$378,300	0.95
4	604 Mt Pleasant Avenue	Colonial	3	1.1	58	\$360,000	\$380,000	\$385,000	101.32%	\$236,000	1.63
5	173 Marion Drive	TwnIntUn	2	3.1	28	\$345,000	\$345,000	\$391,000	113.33%	\$285,000	1.37
6	59 Park Terrace	Colonial	3	1.1	245	\$399,000	\$395,000	\$400,000	101.27%	\$208,000	1.92
7	55 Roosevelt Avenue	CapeCod	3	1.0	154	\$449,000	\$449,000	\$435,000	96.88%	\$261,100	1.67
8	9 Crestmont Road	Custom	3	1.1	77	\$499,900	\$479,900	\$495,000	103.15%	\$309,800	1.60
9	689 Pleasant Valley Way	CapeCod	3	2.0	34	\$519,000	\$519,000	\$525,000	101.16%		
10	332 Araneo Drive	TwnIntUn	3	2.1	16	\$469,000	\$469,000	\$530,000	113.01%	\$270,000	1.96
11	33 Lincoln Avenue	Split Level	3	1.1	8	\$560,000	\$560,000	\$600,000	107.14%	\$303,100	1.98
12	5 Cummings Circle	TwnIntUn	2	3.1	1	\$625,000	\$625,000	\$625,000	100.00%	\$325,400	1.92
13	2 Oak Crest Road	RanchExp	4	2.0	7	\$595,000	\$595,000	\$635,000	106.72%	\$330,300	1.92
14	6 Bradley Terrace	Colonial	3	1.1	8	\$500,000	\$560,000	\$655,250	117.01%		
15	55 Sheridan Avenue	Colonial	3	3.1	14	\$575,000	\$575,000	\$693,000	120.52%	\$356,600	1.94
16	6 Nance Road	Split Level	4	2.1	43	\$715,000	\$699,000	\$714,000	102.15%	\$363,200	1.97
17	42 Garfield Avenue	Colonial	4	2.1	44	\$789,900	\$739,900	\$746,000	100.82%	\$444,300	1.68
18	10 Edgehill Court	SeeRem	4	2.1	41	\$750,000	\$750,000	\$751,000	100.13%	\$475,400	1.58
19	14 Whitbay Drive	TwnEndUn	4	3.1	43	\$799,000	\$799,000	\$830,500	103.94%	\$620,000	1.34
20	75 Nance Road	Colonial	4	2.1	140	\$975,000	\$848,999	\$850,000	100.12%		
21	34 Belgrade Terrace	Custom	4	2.2	13	\$799,000	\$799,000	\$850,000	106.38%	\$379,300	2.24
22	2 Eagle Ridge Way	Ranch	5	4.2	22	\$1,095,000	\$1,095,000	\$1,040,000	94.98%	\$890,000	1.17
23	2 Bakley Terrace	Colonial	5	4.1	24	\$1,200,000	\$1,199,900	\$1,180,000	98.34%	\$720,000	1.64
AVERAGE					54	\$611,857	\$604,635	\$623,207	103.58%		1.68

"Active" Listings in West Orange

Number of Units: 39
 Average List Price: \$841,822
 Average Days on Market: 44

"Under Contract" Listings in West Orange

Number of Units: 53
 Average List Price: \$647,381
 Average Days on Market: 58

West Orange 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	54												54
List Price	\$604,635												\$604,635
Sales Price	\$623,207												\$623,207
SP:LP%	103.58%												103.58%
SP to AV	1.68												1.68
# Units Sold	23												23
3 Mo Rate of Ab	1.47												1.47
Active Listings	39												39
Under Contracts	53												53

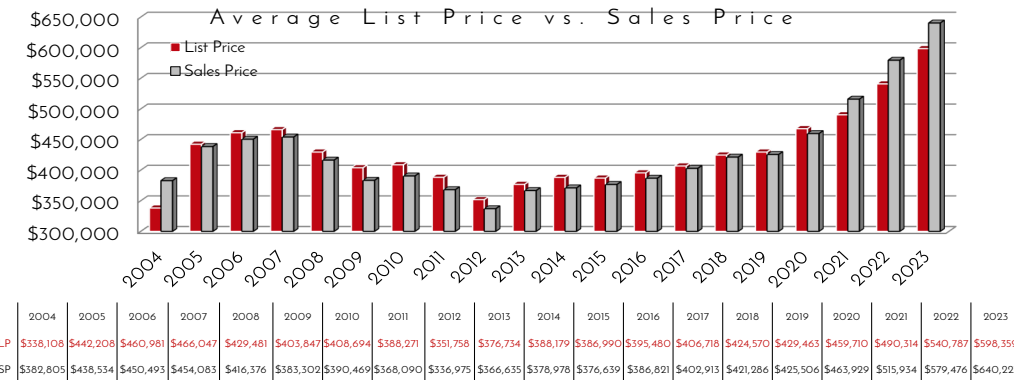
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	43	54	26.70%
Sales Price	\$549,093	\$623,207	13.50%
LP:SP	103.98%	103.58%	-0.38%
SP:AV	1.67	1.68	0.29%



YTD	2023	2024	% Change
# Units Sold	29	23	-20.69%
Rate of Ab 3 Mo	1.42	1.47	3.52%
Actives	51	39	-23.53%
Under Contracts	46	53	15.22%

West Orange Yearly Market Trends



West Orange Yearly Market Trends

