

# West Orange

## July 2022 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	17	\$200,000	\$200,000	\$212,000	106.00%	\$120,000	1.77
2	24 Hutton Avenue	OneFloor	2	2.0	15	\$234,900	\$234,900	\$240,000	102.17%	\$176,700	1.36
3	83 Maple Avenue	CapeCod	3	1.1	1	\$350,000	\$350,000	\$340,000	97.14%	\$228,800	1.49
4	78 Mitchell Street	Colonial	2	1.0	11	\$340,000	\$340,000	\$355,000	104.41%	\$184,000	1.93
5	25 Kenz Terrace	CapeCod	4	2.0	25	\$349,000	\$349,000	\$390,000	111.75%	\$227,200	1.72
6	15 Franklin Avenue	Colonial	3	1.1	11	\$400,000	\$400,000	\$410,000	102.50%	\$221,400	1.85
7	47 William Street	Colonial	3	1.0	6	\$430,000	\$430,000	\$432,500	100.58%	\$196,900	2.20
8	40 Lawrence Avenue	Colonial	3	1.1	28	\$459,000	\$436,050	\$446,060	102.30%	\$279,400	1.60
9	18 Mountainview Street	Colonial	4	1.0	21	\$414,999	\$450,000	\$450,000	100.00%	\$249,800	1.80
10	58 Glenview Drive	TwEndUn	3	2.0	17	\$399,000	\$399,000	\$455,000	114.04%	\$285,500	1.59
11	313 Araneo Drive	TwIntUn	3	3.1	10	\$429,000	\$429,000	\$475,000	110.72%	\$315,700	1.50
12	889 Pleasant Valley Way	Colonial	3	2.1	9	\$399,000	\$399,000	\$475,000	119.05%	\$281,100	1.69
13	8 Lapis Circle	TwIntUn	3	2.1	10	\$420,000	\$420,000	\$480,000	114.29%	\$350,300	1.37
14	190 Clarken Drive	TwEndUn	2	2.1	13	\$469,000	\$469,000	\$483,000	102.99%	\$330,900	1.46
15	51 Sunnyside Road	CapeCod	4	1.1	13	\$399,900	\$399,900	\$485,000	121.28%	\$246,100	1.97
16	6 Winding Way	Tudor	3	2.1	16	\$499,000	\$429,000	\$490,000	114.22%	\$350,000	1.40
17	11 Lorelei Road	CapeCod	4	2.0	15	\$459,900	\$459,900	\$495,000	107.63%	\$249,100	1.99
18	379 Northfield Avenue	Colonial	3	3.0	16	\$485,000	\$485,000	\$500,000	103.09%	\$278,400	1.80
19	99 Maple Street	Colonial	3	2.1	22	\$484,900	\$484,900	\$500,000	103.11%	\$281,200	1.78
20	9 Phyllis Road	CapeCod	4	1.0	22	\$425,000	\$425,000	\$500,000	117.65%	\$251,000	1.99
21	357 Stiles Court	TwIntUn	3	2.1	7	\$399,900	\$399,900	\$500,000	125.03%	\$289,700	1.73
22	22 Normandy Terrace	CapeCod	4	2.0	12	\$450,000	\$450,000	\$502,500	111.67%	\$307,000	1.64
23	71 Davey Drive	TwEndUn	4	2.1	9	\$499,000	\$499,000	\$505,000	101.20%	\$354,400	1.42
24	76 Blackburne Terrace	TwEndUn	2	2.1	12	\$475,000	\$475,000	\$506,000	106.53%	\$318,300	1.59
25	11 Caldwell Terrace	CapeCod	4	2.0	13	\$449,999	\$449,999	\$510,000	113.33%	\$255,600	2.00

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26	19 Glen Road	Colonial	4	2.1	123	\$519,900	\$519,900	\$519,000	99.83%	\$303,200	1.71
27	9 Lorelei Road	CapeCod	3	2.0	16	\$450,000	\$450,000	\$520,000	115.56%	\$251,600	2.07
28	46 Whittingham Place	Colonial	3	2.1	12	\$479,000	\$479,000	\$525,000	109.60%	\$305,900	1.72
29	7-9 Morris Avenue	Ranch	3	1.1	13	\$479,000	\$479,000	\$525,000	109.60%	\$247,100	2.12
30	139 Clarken Drive	MultiFlr	2	2.1	47	\$500,000	\$515,000	\$540,000	104.85%	\$391,600	1.38
31	12 Elliott Place	Colonial	5	2.1	16	\$519,000	\$519,000	\$550,000	105.97%	\$308,700	1.78
32	35 Blackburne Terrace	Colonial	3	1.1	13	\$475,000	\$475,000	\$556,000	117.05%	\$287,900	1.93
33	549 Mt Pleasant Avenue	Colonial	4	2.2	44	\$519,900	\$519,900	\$565,000	108.67%	\$260,800	2.17
34	551 Mt Pleasant Avenue	Colonial	4	2.0	46	\$599,900	\$550,000	\$565,000	102.73%	\$326,300	1.73
35	15 Rock Spring Avenue	Ranch	3	2.0	12	\$499,000	\$499,000	\$565,000	113.23%	\$321,700	1.76
36	1115 Smith Manor Boulevard	TwEndUn	3	2.1	7	\$519,900	\$519,900	\$570,000	109.64%	\$374,300	1.52
37	39 Lorelei Road	Custom	3	2.1	12	\$499,000	\$499,000	\$575,000	115.23%	\$255,600	2.25
38	108 Coccio Drive	TwIntUn	3	2.1	5	\$525,000	\$525,000	\$575,000	109.52%	\$342,900	1.68
39	30 Overlook Avenue	Bi-Level	3	2.0	8	\$480,000	\$480,000	\$600,000	125.00%	\$301,900	1.99
40	31 Freeman Place	Ranch	3	2.0	10	\$575,000	\$575,000	\$600,000	104.35%	\$221,900	2.70
41	15 Cheshire Terrace	Bi-Level	4	3.0	23	\$560,000	\$560,000	\$600,000	107.14%	\$301,300	1.99
42	155 Walker Road	Colonial	4	2.1	21	\$625,000	\$625,000	\$625,000	100.00%	\$435,000	1.44
43	1 Flynn Terrace	Ranch	3	2.0	35	\$575,000	\$575,000	\$625,518	108.79%	\$289,200	2.16
44	9 Barry Drive	Split Level	4	3.0	13	\$599,000	\$599,000	\$630,000	105.18%	\$322,000	1.96
45	10 Eagle Terrace	Colonial	4	2.1	12	\$629,000	\$629,000	\$638,000	101.43%	\$298,200	2.14
46	733 Eagle Rock Avenue	Split Level	3	3.1	28	\$629,000	\$629,000	\$650,000	103.34%	\$375,400	1.73
47	12 Underwood Drive	Contemp	4	3.1	19	\$575,000	\$575,000	\$665,000	115.65%	\$555,000	1.20
48	8 Edgehill Court	RanchRas	4	2.1	13	\$599,000	\$599,000	\$685,000	114.36%	\$385,600	1.78
49	38 Baxter Lane	TwEndUn	4	4.0	13	\$729,000	\$729,000	\$750,000	102.88%	\$695,300	1.08
50	11 Colonial Woods Drive	Bi-Level	3	3.0	22	\$559,000	\$559,000	\$750,000	134.17%	\$331,800	2.26

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51	28 Fairview Avenue	Victorian	4	3.1	25	\$725,000	\$725,000	\$760,000	104.83%		
52	20 Gilbert Place	Colonial	4	3.1	18	\$650,000	\$650,000	\$800,000	123.08%		
53	51 Belgrade Terrace	Colonial	4	2.1	21	\$675,000	\$675,000	\$820,000	121.48%	\$400,000	2.05
54	27 Silver Spring Road	Colonial	4	3.0	8	\$645,000	\$645,000	\$822,000	127.44%	\$392,600	2.09
55	12 West Road	Colonial	3	3.1	30	\$899,900	\$899,900	\$825,000	91.68%	\$614,900	1.34
56	15 Bradford Avenue	Colonial	4	3.1	9	\$634,000	\$634,000	\$827,000	130.44%	\$384,200	2.15
57	114 Metzger Drive	HighRise	2	2.1	21	\$895,000	\$895,000	\$860,000	96.09%	\$775,000	1.11
58	22 Blackstock Road	Custom	5	4.1	9	\$785,000	\$785,000	\$902,800	115.01%	\$451,100	2.00
59	46 Clonavor Road	Colonial	3	3.1	9	\$799,000	\$799,000	\$905,000	113.27%		
60	9 Howell Drive	Colonial	5	3.1	7	\$799,000	\$799,000	\$915,000	114.52%	\$615,000	1.49
61	23 Haggerty Drive	Colonial	4	3.1	7	\$835,000	\$835,000	\$965,000	115.57%	\$676,200	1.43
62	407 Metzger Drive	OneFloor	3	3.1	48	\$1,249,000	\$1,249,000	\$1,249,000	100.00%	\$1,275,000	0.98
63	1 Wadams Court	Colonial	6	5.1	7	\$1,199,000	\$1,199,000	\$1,250,325	104.28%	\$735,000	1.70
AVERAGE					18	\$552,857	\$551,383	\$603,281	109.75%		1.75

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

Number of Units: 86  
Average List Price: \$653,153  
Average Days on Market: 52

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

Number of Units: 116  
Average List Price: \$542,549  
Average Days on Market: 30

# 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	47	20	19	24	18						29
List Price	\$496,058	\$475,865	\$534,633	\$536,477	\$551,398	\$556,462	\$551,383						\$534,274
Sales Price	\$525,930	\$499,625	\$575,279	\$593,394	\$618,861	\$613,314	\$603,281						\$583,239
SP:LP%	105.98%	105.35%	108.33%	111.12%	112.71%	110.83%	109.75%						109.50%
SP to AV	1.58	1.60	1.67	1.78	1.77	1.76	1.75						1.71
# Units Sold	43	32	43	36	55	63	63						335
3 Mo Rate of Ab	0.80	0.91	1.50	2.15	1.73	1.85	1.47						1.49
Active Listings	35	44	66	73	84	78	86						67
Under Contracts	75	75	86	104	126	130	116						102

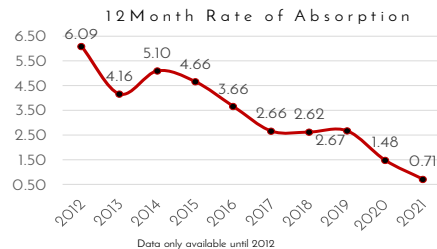
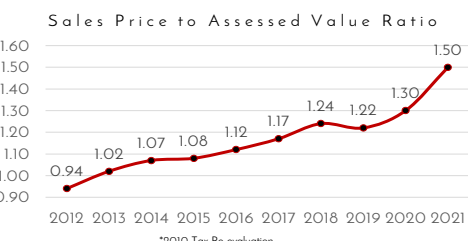
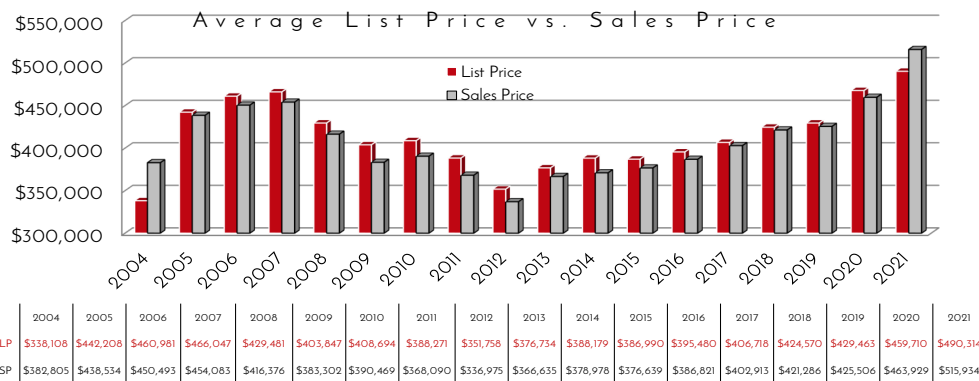
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	33	29	-12.88%
Sales Price	\$508,204	\$583,239	14.76%
LP:SP	105.17%	109.50%	4.11%
SP:AV	1.45	1.71	18.01%



YTD	2021	2022	% Change
# Units Sold	429	335	-21.91%
Rate of Ab 3 Mo	1.41	1.47	4.26%
Actives	98	86	-12.24%
Under Contracts	149	116	-22.15%

## West Orange Yearly Market Trends



## West Orange Yearly Market Trends

