

# West Orange

## December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	3 Winfield Street	Colonial	3	1.0	30	\$474,900	\$474,900	\$475,000	100.02%	\$369,600	1.29
2	145 Marion Drive	MultiFlr	2	2.0	11	\$489,000	\$489,000	\$490,000	100.20%	\$377,800	1.30
3	35 Fitzrandolph Road	Ranch	3	1.1	44	\$520,000	\$495,000	\$498,800	100.77%	\$379,700	1.31
4	66 Vacca Drive	TwnIntUn	3	2.1	24	\$499,000	\$485,000	\$510,000	105.15%	\$473,000	1.08
5	37 Kingsley Street	Colonial	3	1.1	14	\$520,000	\$520,000	\$545,000	104.81%	\$458,000	1.19
6	129 Clarken Drive	TwnEndUn	2	2.1	6	\$549,000	\$549,000	\$552,750	100.68%	\$588,400	0.94
7	33 Knutsen Drive	TwnIntUn	3	2.1	19	\$549,900	\$549,900	\$570,000	103.66%	\$528,900	1.08
8	36 William Street	Colonial	3	3.0	37	\$599,000	\$585,000	\$575,000	98.29%	\$450,700	1.28
9	34 Silver Spring Road	CapeCod	2	2.1	1	\$525,000	\$525,000	\$575,000	109.52%	\$651,100	0.88
10	34 Silver Spring Road	Bungalow	2	1.2	7	\$525,000	\$525,000	\$575,000	109.52%	\$651,100	0.88
11	29 Crestmont Road	Ranch	2	2.0	14	\$575,000	\$575,000	\$585,800	101.88%	\$589,200	0.99
12	6 Bayowski Road	TwnEndUn	3	2.1	22	\$565,000	\$565,000	\$590,000	104.42%	\$530,500	1.11
13	3 Davey Drive	TwnIntUn	3	2.1	17	\$549,000	\$549,000	\$595,000	108.38%	\$491,600	1.21
14	59 Oakridge Road	Colonial	3	1.1	15	\$579,900	\$579,900	\$601,000	103.64%	\$530,600	1.13
15	31 Currey Lane	TwnIntUn	4	3.1	30	\$659,000	\$629,000	\$607,500	96.58%	\$495,100	1.23
16	5 Whitman Street	CapeCod	4	3.1	28	\$635,000	\$635,000	\$610,000	96.06%	\$586,500	1.04
17	17 Parkside Avenue	CapeCod	3	2.0	45	\$629,000	\$599,999	\$610,000	101.67%	\$512,600	1.19
18	712 Northfield Avenue	Ranch	3	2.1	15	\$599,000	\$599,000	\$610,000	101.84%	\$575,100	1.06
19	80 Blackburne Terrace	MultiFlr	2	2.1	47	\$629,000	\$609,000	\$630,000	103.45%	\$538,100	1.17
20	1104 Smith Manor Boulevard	TwnEndUn	3	2.1	25	\$625,000	\$625,000	\$645,000	103.20%	\$609,000	1.06
21	97 Fairview Avenue	Colonial	3	1.1	30	\$599,000	\$599,000	\$650,000	108.51%	\$610,400	1.06
22	1-3 Birchwood Avenue	Ranch	3	2.0	54	\$699,000	\$699,000	\$685,000	98.00%	\$521,700	1.31
23	24 Suburban Drive	SplitLev	3	2.1	19	\$695,000	\$695,000	\$695,000	100.00%	\$583,100	1.19
24	15 Aspen Road	Custom	5	3.0	34	\$699,000	\$699,000	\$699,000	100.00%	\$740,400	0.94
25	544 Hillside Terrace	SplitLev	4	2.1	23	\$699,999	\$699,999	\$710,000	101.43%	\$547,400	1.30
26	8 Benvenue Avenue	Tudor	3	1.1	8	\$599,000	\$599,000	\$711,000	118.70%	\$607,400	1.17
27	31 Rosemont Terrace	SplitLev	3	2.1	45	\$699,900	\$699,900	\$715,000	102.16%	\$723,300	0.99
28	52 Robertson Road	Colonial	3	2.1	8	\$675,000	\$675,000	\$730,000	108.15%	\$499,900	1.46
29	19 Cobane Terrace	Colonial	5	3.2	10	\$800,000	\$800,000	\$750,000	93.75%	\$750,000	1.00
30	14 Maple Avenue	CapeCod	4	2.1	10	\$649,000	\$649,000	\$751,000	115.72%	\$551,600	1.36

# West Orange

## November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
31	28 Blackburne Terrace	Colonial	4	2.1	7	\$650,000	\$650,000	\$768,500	118.23%	\$505,800	1.52
32	4 Mcmanus Court	TwnIntUn	3	2.1	23	\$749,900	\$749,900	\$772,500	103.01%	\$634,900	1.22
33	7 Wessman Drive	Custom	4	3.0	19	\$755,000	\$755,000	\$800,000	105.96%	\$681,500	1.17
34	356 Northfield Avenue	Colonial	3	3.1	62	\$849,000	\$849,000	\$825,000	97.17%	Renovated	
35	15 W Korwel Circle	SplitLev	4	2.1	116	\$899,000	\$850,000	\$840,000	98.82%	\$686,200	1.22
36	1 Schmitt Road	Colonial	4	3.1	14	\$798,000	\$798,000	\$860,000	107.77%	\$611,900	1.41
37	3 Clonavor Road	Colonial	4	1.2	12	\$789,000	\$789,000	\$900,000	114.07%	\$608,400	1.48
38	21 Glen Road	Tudor	4	3.1	9	\$725,000	\$725,000	\$900,000	124.14%	\$767,900	1.17
39	9 Bromley Drive	SplitLev	4	4.0	11	\$799,000	\$899,000	\$920,000	102.34%	Renovated	
40	6 Allsop Court	Colonial	4	2.1	12	\$799,000	\$799,000	\$1,100,000	137.67%	\$785,000	1.40
41	3 Bachman Terrace	Colonial	5	5.1	16	\$989,999	\$989,999	\$1,150,000	116.16%	\$1,320,200	0.87
42	23 Sheridan Avenue	Custom	6	4.0	142	\$1,200,000	\$1,200,000	\$1,175,000	97.92%	\$884,900	1.33
43	8 Colony Drive East	Colonial	6	3.2	14	\$865,000	\$865,000	\$1,178,000	136.18%	\$899,200	1.31
44	84 Gregory Avenue	Colonial	4	3.1	19	\$925,000	\$925,000	\$1,232,000	133.19%	Renovated	
45	28 Wildwood Avenue	Colonial	4	3.0	92	\$1,350,000	\$1,290,000	\$1,250,000	96.90%	\$1,148,100	1.09
46	2 Kinzel Lane	Custom	5	2.1	25	\$1,450,000	\$1,450,000	\$1,375,000	94.83%	\$1,004,600	1.37
47	6 Lynwood Way	Custom	4	2.2	36	\$2,499,000	\$2,499,000	\$2,100,000	84.03%	\$2,642,800	0.79
AVERAGE					28	\$748,989	\$745,989	\$780,699	105.71%		1.17

### "Active" Listings in West Orange

Number of Units: 35  
Average List Price: \$847,134  
Average Days on Market: 72

### "Under Contract" Listings in West Orange

Number of Units: 47  
Average List Price: \$658,429  
Average Days on Market: 50

# West Orange 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32	45	24	44	19	21	32	26	32	33	35	28	30
List Price	\$575,074	\$624,271	\$628,740	\$656,521	\$591,348	\$677,100	\$694,953	\$686,290	\$716,179	\$625,733	\$745,322	\$745,989	\$668,803
Sales Price	\$615,042	\$653,632	\$688,700	\$738,568	\$654,829	\$739,557	\$744,939	\$745,510	\$763,360	\$664,626	\$813,127	\$780,699	\$723,310
SP:LP%	106.84%	105.08%	109.66%	111.78%	110.43%	109.95%	107.78%	107.94%	106.76%	106.41%	108.18%	105.71%	108.30%
SP to AV	2.02	2.10	2.09	2.00	1.62	1.36	1.31	1.23	1.19	1.18	1.17	1.17	1.50
# Units Sold	23	21	32	47	45	44	49	41	39	27	23	47	438
3 Mo Rate of Ab	1.29	1.57	2.08	1.64	1.41	1.29	1.35	1.17	1.50	2.13	1.97	1.22	1.55
Active Listings	41	43	47	57	58	56	56	49	61	68	59	35	53
Under Contracts	42	60	76	75	85	83	81	64	54	57	66	47	66

## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	31	30	-1.31%
Sales Price	\$670,253	\$723,310	7.92%
LP:SP	108.88%	108.30%	-0.53%
SP:AV	1.96	1.50	-23.23%

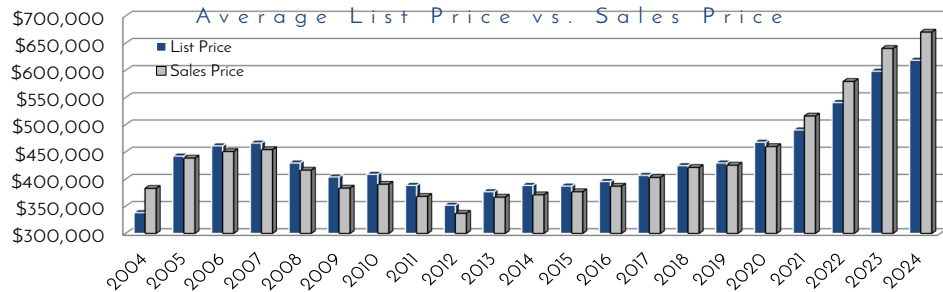
Prominent  
Properties

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INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	428	438	2.34%
Rate of Ab 3 Mo	1.49	1.55	4.14%
Actives	47	53	11.11%
Under Contracts	65	66	2.07%

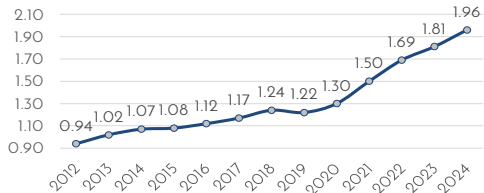
## West Orange Yearly Market Trends

Average List Price vs. Sales Price



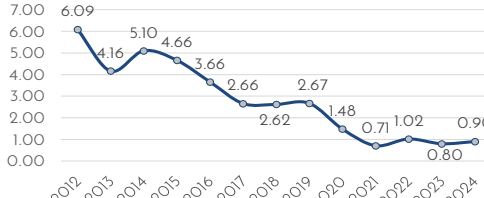
LP	\$338K	\$442K	\$461K	\$466K	\$429K	\$404K	\$409K	\$388K	\$352K	\$377K	\$388K	\$387K	\$395K	\$407K	\$425K	\$429K	\$460K	\$490K	\$541K	\$598K	\$618K
SP	\$383K	\$439K	\$450K	\$454K	\$416K	\$383K	\$390K	\$368K	\$337K	\$367K	\$379K	\$377K	\$387K	\$403K	\$421K	\$426K	\$464K	\$516K	\$579K	\$640K	\$670K

Sales Price to Assessed Value Ratio



\*2010 Tax Re-evaluation

12 Month Rate of Absorption



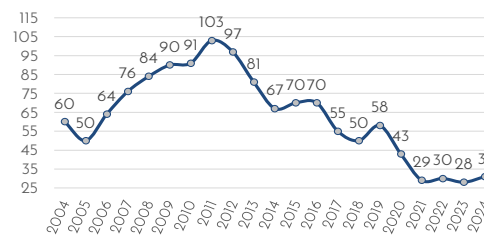
Data only available until 2012

## West Orange Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

