

West Orange

December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Smith Manor Boulevard 105	OneFloor	2	2.0	306	\$326,700	\$265,362	\$265,352	100.00%	\$206,200	1.29
2	43 Conforti Avenue U34	OneFloor	1	1.0	16	\$235,000	\$235,000	\$285,000	121.28%	Renovated	
3	31 Ridgeview Avenue	Colonial	4	1.0	49	\$399,000	\$399,000	\$401,000	100.50%	\$292,800	1.37
4	663 Mount Pleasant Avenue	CapeCod	2	1.0	27	\$425,000	\$425,000	\$410,000	96.47%	\$207,200	1.98
5	32 Karam Circle	TwnEndUn	2	2.0	19	\$410,000	\$410,000	\$440,000	107.32%	\$240,000	1.83
6	274 Saint Cloud Avenue	CapeCod	3	1.0	60	\$439,000	\$439,000	\$444,000	101.14%	\$203,000	2.19
7	52 High Street	Colonial	3	2.1	12	\$399,000	\$399,000	\$450,000	112.78%	\$222,300	2.02
8	56 Larkin Circle	TwnIntUn	2	2.0	14	\$425,888	\$425,888	\$451,000	105.90%	\$258,900	1.74
9	71 Perkins Drive	OneFloor	2	2.0	26	\$425,000	\$425,000	\$483,000	113.65%	\$255,800	1.89
10	26 Morris Road	Ranch	3	1.0	121	\$409,999	\$409,999	\$490,000	119.51%	\$227,500	2.15
11	1 Schmitt Road	Colonial	4	2.0	10	\$469,000	\$469,000	\$495,000	105.54%	\$289,900	1.71
12	376 Digaetano Terrace	TwnIntUn	3	2.1	13	\$450,000	\$450,000	\$510,000	113.33%	\$288,900	1.77
13	19 Currey Lane	TwnIntUn	2	2.1	2	\$539,000	\$539,000	\$522,000	96.85%	\$321,800	1.62
14	185 Clarcken Drive	TwnEndUn	2	2.2	30	\$549,000	\$549,000	\$549,000	100.00%	\$290,000	1.89
15	38 Clarcken Drive	TwnIntUn	2	2.2	36	\$549,000	\$549,000	\$550,000	100.18%	\$375,700	1.46
16	33 Bayowski Rdoad	TwnEndUn	3	2.1	19	\$515,000	\$515,000	\$550,000	106.80%	\$332,800	1.65
17	672 Eagle Rock Avenue	CapeCod	3	2.0	12	\$499,000	\$499,000	\$570,000	114.23%	\$232,300	2.45
18	53 Roosevelt Avenue	Custom	4	2.0	102	\$615,000	\$580,000	\$575,000	99.14%	Renovated	
19	52 Fowler Drive	MultiFlr	3	2.1	12	\$498,000	\$498,000	\$584,000	117.27%	\$342,200	1.71
20	8 Phyllis Road	CapeCod	4	1.1	14	\$549,000	\$549,000	\$589,000	107.29%	\$250,700	2.35
21	53 Elm Street	Colonial	3	2.0	13	\$485,000	\$485,000	\$605,000	124.74%	Renovated	
22	55 Rock Spring Avenue	Colonial	3	1.1	11	\$600,000	\$600,000	\$610,000	101.67%	\$356,700	1.71
23	213 Metzger Drive	OneFloor	2	2.1	51	\$675,000	\$629,000	\$619,000	98.41%	\$650,000	0.95
24	12 Hartshorn Terrace	Tudor	4	2.0	10	\$500,000	\$500,000	\$625,000	125.00%	\$266,600	2.34
25	12 High Street	Colonial	3	2.1	12	\$525,000	\$525,000	\$628,000	119.62%	\$244,200	2.57
26	1087 Smith Manor Boulevard	TwnIntUn	3	3.1	38	\$625,000	\$625,000	\$630,000	100.80%	\$413,500	1.52
27	91 Mitchell Street	SplitLev	3	2.0	20	\$600,000	\$600,000	\$635,000	105.83%	\$268,600	2.36
28	63 Whittingham Place	Colonial	4	2.1	49	\$789,000	\$699,000	\$650,000	92.99%	\$278,300	2.34
29	1016 Smith Manor Boulevard	TwnEndUn	3	2.1	10	\$599,000	\$599,000	\$650,000	108.51%	\$413,500	1.57
30	59 Rosemont Terrace	SplitLev	3	2.1	19	\$624,000	\$624,000	\$651,000	104.33%	\$325,000	2.00

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31	3 Collamore Terrace	Ranch	3	2.1	29	\$625,000	\$625,000	\$685,000	109.60%	\$306,500	2.23
32	18 Harvard Terrace	Colonial	4	1.1	21	\$679,000	\$679,000	\$710,000	104.57%	\$362,200	1.96
33	2 Schmitt Road	SplitLev	4	2.1	15	\$699,000	\$699,000	\$710,000	101.57%	\$318,300	2.23
34	20 Glenside Drive	SplitLev	4	3.1	83	\$735,000	\$710,000	\$715,000	100.70%	\$454,000	1.57
35	8 Marie Terrace	SplitLev	4	2.1	10	\$649,000	\$649,000	\$725,000	111.71%	\$327,500	2.21
36	4 Cliff Street	Colonial	3	1.1	14	\$625,000	\$625,000	\$729,000	116.64%	\$334,700	2.18
37	34 Collamore Terrace	Tudor	4	3.1	68	\$750,000	\$750,000	\$735,000	98.00%	\$424,800	1.73
38	33 Lenox Terrace	CapeCod	4	3.0	27	\$695,000	\$650,000	\$740,000	113.85%	\$352,000	2.10
39	26 Whitman Street	CapeCod	4	3.0	12	\$724,990	\$724,990	\$750,000	103.45%	\$358,600	2.09
40	22 Fairway Avenue	Colonial	4	3.2	8	\$679,000	\$679,000	\$750,000	110.46%	\$388,300	1.93
41	21 Belle Terre Road	Bi-Level	4	2.0	16	\$688,888	\$688,888	\$755,200	109.63%	Renovated	
42	41 Orange Heights Avenue	Colonial	4	1.1	9	\$659,000	\$659,000	\$768,000	116.54%	\$341,300	2.25
43	42 Sullivan Drive	TwnEndUn	3	3.1	29	\$765,000	\$765,000	\$781,088	102.10%	\$373,000	2.09
44	1 Roosevelt Avenue	Colonial	4	3.1	11	\$750,000	\$750,000	\$800,000	106.67%	\$380,700	2.10
45	11 Ardmore Road	SplitLev	4	3.1	20	\$799,000	\$799,000	\$825,000	103.25%	\$378,900	2.18
46	4 Pring Court	Colonial	5	4.1	65	\$1,075,000	\$1,075,000	\$1,065,000	99.07%	\$655,100	1.63
47	3 Honeysuckle Avenue	Colonial	3	2.1	28	\$1,150,000	\$1,150,000	\$1,135,000	98.70%	\$694,500	1.63
AVERAGE					34	\$593,542	\$587,109	\$623,290	106.97%		1.92

"Active" Listings in West Orange

Number of Units: 34
 Average List Price: \$868,541
 Average Days on Market: 64

"Under Contract" Listings in West Orange

Number of Units: 45
 Average List Price: \$564,009
 Average Days on Market: 46

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	48	40	24	23	17	31	23	35	23	35	34	31
List Price	\$604,635	\$537,242	\$638,957	\$554,874	\$591,335	\$639,747	\$638,648	\$689,935	\$613,871	\$594,287	\$647,189	\$587,109	\$618,483
Sales Price	\$623,207	\$566,942	\$694,930	\$621,476	\$661,262	\$725,073	\$678,206	\$743,857	\$655,887	\$647,020	\$699,976	\$623,290	\$670,253
SP:LP%	103.58%	106.02%	108.91%	112.18%	112.12%	113.65%	108.20%	108.17%	107.00%	108.43%	108.77%	106.97%	108.88%
SP to AV	1.68	1.90	1.89	2.00	2.09	2.11	1.98	2.01	1.79	1.85	1.99	1.92	1.96
# Units Sold	23	19	33	34	34	40	44	54	34	30	36	47	428
3 Mo Rate of Ab	1.47	1.44	1.30	1.76	1.71	1.60	1.66	1.18	1.70	1.74	1.47	0.85	1.49
Active Listings	39	32	35	52	51	54	50	52	61	61	46	34	47
Under Contracts	53	60	68	69	77	72	74	57	60	69	70	45	65

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	28	31	9.93%
Sales Price	\$640,223	\$670,253	4.69%
LP:SP	107.11%	108.88%	1.65%
SP:AV	1.81	1.96	8.01%

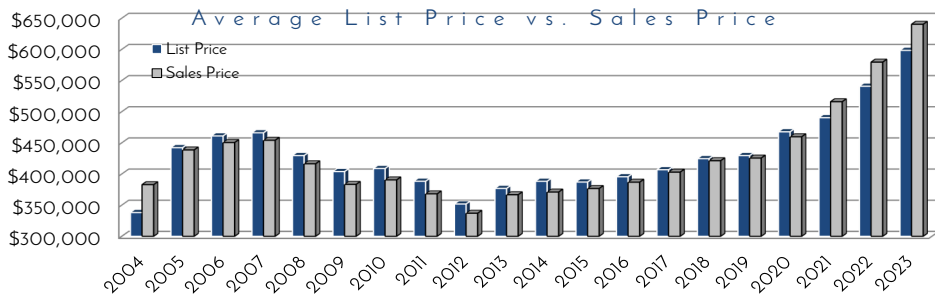
Prominent Properties

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INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	471	428	-9.13%
Rate of Ab 3 Mo	1.31	1.49	13.49%
Actives	50	47	-4.55%
Under Contracts	73	65	-11.54%

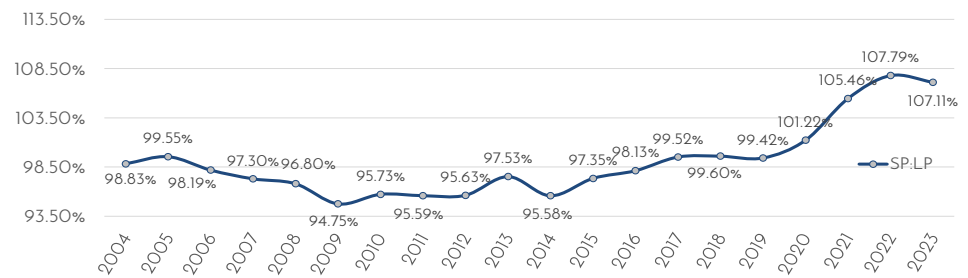
West Orange Yearly Market Trends

Average List Price vs. Sales Price



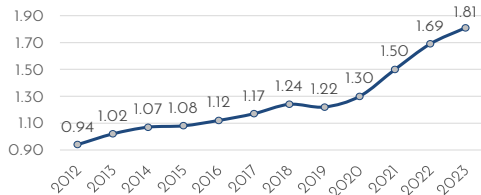
West Orange Yearly Market Trends

Sales Price to List Price Ratios

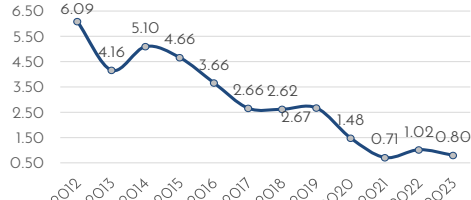


Year	LP	SP
2004	\$338,108	\$382,803
2005	\$442,208	\$438,534
2006	\$460,981	\$450,493
2007	\$466,047	\$454,083
2008	\$429,481	\$416,376
2009	\$403,847	\$383,302
2010	\$408,694	\$390,469
2011	\$388,271	\$368,090
2012	\$351,758	\$336,975
2013	\$376,734	\$366,635
2014	\$388,179	\$378,978
2015	\$386,990	\$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
2023	\$598,359	\$640,223

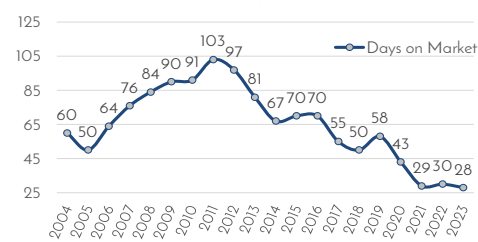
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

