

West Orange

July 2023 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	OneFloor	1	1.0	23	\$224,900	\$224,900	\$230,000	102.27%	\$150,400	1.53
2	45 Wilfred Street	TwnIntUn	2	2.0	21	\$225,000	\$225,000	\$235,000	104.44%	\$181,200	1.30
3	45 Wilfred Street	FirstFlr	1	1.0	13	\$199,000	\$199,000	\$240,000	120.60%	\$125,000	1.92
4	8 Prospect Place	Colonial	2	1.0	23	\$299,900	\$299,900	\$300,000	100.03%	\$180,100	1.67
5	10 Smith Manor Boulevard	HighRise	2	2.0	18	\$350,000	\$350,000	\$350,000	100.00%	\$213,900	1.64
6	45 Wilfred Street	OneFloor	2	2.0	24	\$334,999	\$334,999	\$365,000	108.96%	\$168,500	2.17
7	41 Musano Court	TwnIntUn	2	2.1	14	\$399,900	\$399,900	\$430,000	107.53%	\$208,000	2.07
8	6 Davey Drive	TwnIntUn	3	2.1	28	\$389,000	\$389,000	\$450,000	115.68%	\$311,100	1.45
9	34 Cerone Court	TwnEndUn	2	2.0	9	\$399,900	\$399,900	\$455,000	113.78%	\$244,200	1.86
10	54 Mississippi Avenue	Colonial	3	2.1	53	\$450,000	\$450,000	\$460,000	102.22%	\$266,400	1.73
11	351 Stiles Court	TwnEndUn	3	3.1	15	\$459,900	\$459,900	\$475,500	103.39%	\$300,000	1.59
12	18 Belle Terre Road	Colonial	3	2.1	38	\$479,900	\$479,900	\$495,000	103.15%	\$343,000	1.44
13	194 Clarken Drive	TwnEndUn	2	2.1	10	\$450,000	\$450,000	\$500,000	111.11%	\$320,900	1.56
14	214 Cerrutti Court	TwnEndUn	2	2.1	17	\$500,000	\$500,000	\$510,000	102.00%	\$299,300	1.70
15	139 Gregory Avenue	Colonial	6	3.1	38	\$499,000	\$499,000	\$513,600	102.93%	\$421,600	1.22
16	59 Sunnyside Road	CapeCod	4	2.0	13	\$435,000	\$435,000	\$525,000	120.69%	\$254,000	2.07
17	8 Rand Drive	Bi-Level	4	2.1	91	\$580,000	\$569,000	\$532,000	93.50%	\$381,300	1.40
18	10 Bayowski Road	TwnIntUn	3	3.1	14	\$480,000	\$480,000	\$534,500	111.35%	\$342,600	1.56
19	20 Fitzrandolph Road	CapeCod	3	2.1	29	\$499,000	\$499,000	\$543,000	108.82%	\$257,900	2.11
20	34 Belgrade Terrace	Custom	4	2.1	11	\$495,000	\$495,000	\$560,000	113.13%	\$379,300	1.48

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21	38 Mountain Avenue	Ranch	2	1.1	7	\$425,000	\$425,000	\$567,500	133.53%	\$265,400	2.14
22	77 Mayfair Drive	CapeCod	3	2.0	33	\$529,000	\$529,000	\$575,000	108.70%	\$226,600	
23	1A Buckingham Road	Bi-Level	4	3.0	35	\$550,000	\$580,000	\$595,000	102.59%	\$269,300	2.21
24	12 Pitney Street	Colonial	3	1.1	7	\$495,000	\$495,000	\$600,000	121.21%	\$285,700	2.10
25	131 Clarken Drive	TwnEndUn	3	2.1	8	\$529,900	\$529,900	\$601,000	113.42%	\$328,500	1.83
26	33 Oak Crest Road	Split Level	3	2.1	15	\$499,000	\$499,000	\$607,000	121.64%	\$301,600	2.01
27	23 Rollinson Street	Colonial	3	2.0	11	\$525,000	\$525,000	\$609,000	116.00%	\$316,500	1.92
28	315 Araneo Drive	TwnEndUn	4	3.1	183	\$720,000	\$675,000	\$615,000	91.11%	\$368,600	1.67
29	105 Barringer Court	TwnIntUn	3	3.1	1	\$625,000	\$625,000	\$625,000	100.00%	\$325,100	1.92
30	3 Rosemont Drive	RanchExp	5	3.1	14	\$599,000	\$599,000	\$632,000	105.51%	\$402,700	1.57
31	53 Sheridan Avenue	Colonial	3	1.1	17	\$550,000	\$550,000	\$632,000	114.91%	\$340,700	1.86
32	25 Bradley Terrace	Colonial	4	1.1	9	\$525,000	\$525,000	\$643,000	122.48%	\$275,000	
33	242 Gregory Avenue	Colonial	3	2.0	9	\$595,000	\$595,000	\$650,000	109.24%	\$243,800	
34	24 Westminster Terrace	Tudor	4	2.0	30	\$599,000	\$599,000	\$669,000	111.69%	\$274,300	2.44
35	4 Rosemont Drive	RanchRas	4	2.0	5	\$649,000	\$649,000	\$680,000	104.78%	\$334,000	2.04
36	27 Kenz Terrace	CapeCod	4	3.0	24	\$730,000	\$700,000	\$720,000	102.86%	\$226,800	
37	131 Gregory Avenue	Colonial	6	3.2	21	\$749,000	\$749,000	\$735,000	98.13%	\$468,800	1.57
38	45 Stanford Avenue	Split Level	4	4.0	6	\$725,000	\$725,000	\$760,000	104.83%	\$315,000	
39	51 Edgewood Avenue	Split Level	3	2.2	7	\$699,000	\$699,000	\$765,000	109.44%	\$368,000	2.08
40	49 Maple Avenue	RanchExp	5	3.0	7	\$689,000	\$689,000	\$780,000	113.21%	\$259,700	

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41	65 Warren Road	Ranch	4	3.1	36	\$724,900	\$724,900	\$805,000	111.05%	\$430,000	1.87
42	23 Linden Avenue	Ranch	3	2.1	29	\$849,000	\$849,000	\$850,000	100.12%	\$435,000	1.95
43	45 Lincoln Avenue	Colonial	4	2.1	32	\$799,000	\$799,000	\$850,000	106.38%	\$521,000	1.63
44	12 Arverne Road	Ranch	3	3.1	18	\$799,000	\$799,000	\$852,000	106.63%	\$419,500	2.03
45	3 Dogwood Drive	Colonial	4	2.1	12	\$725,000	\$725,000	\$880,000	121.38%	\$467,000	1.88
46	4 Hage Terrace	TwnIntUn	4	3.1	8	\$899,000	\$899,000	\$900,000	100.11%	\$600,000	1.50
47	39 Fredericks Street	TwnIntUn	4	3.1	9	\$899,000	\$899,000	\$925,000	102.89%	\$660,100	1.40
48	24 Mcguire Drive	Colonial	6	3.0	41	\$949,000	\$949,000	\$930,000	98.00%	\$654,900	1.42
49	45 Haggerty Drive	Colonial	4	3.1	13	\$979,000	\$979,000	\$990,000	101.12%	\$685,400	1.44
50	69 Haggerty Drive	Colonial	5	5.1	25	\$1,099,900	\$1,099,900	\$1,145,000	104.10%	\$735,000	1.56
AVERAGE					23	\$577,602	\$576,482	\$617,822	108.05%		1.76

"Active" Listings in West Orange

Number of Units: 63
 Average List Price: \$749,571
 Average Days on Market: 40

"Under Contract" Listings in West Orange

Number of Units: 74
 Average List Price: \$633,993
 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						27
List Price	\$530,220	\$649,090	\$556,494	\$538,556	\$636,459	\$623,674	\$576,482						\$586,859
Sales Price	\$549,093	\$647,075	\$578,924	\$584,254	\$682,203	\$695,026	\$617,822						\$628,123
SP:LP%	103.98%	100.11%	103.72%	107.41%	108.22%	111.19%	108.05%						107.10%
SP to AV	1.67	1.61	1.84	1.67	1.81	1.88	1.76						1.78
# Units Sold	29	20	34	39	32	61	50						265
3 Mo Rate of Ab	1.42	1.28	1.50	1.75	1.49	1.88	1.05						1.48
Active Listings	51	46	43	55	57	48	63						52
Under Contracts	46	64	84	87	100	92	74						78

Flashback! YTD 2022 vs YTD 2023

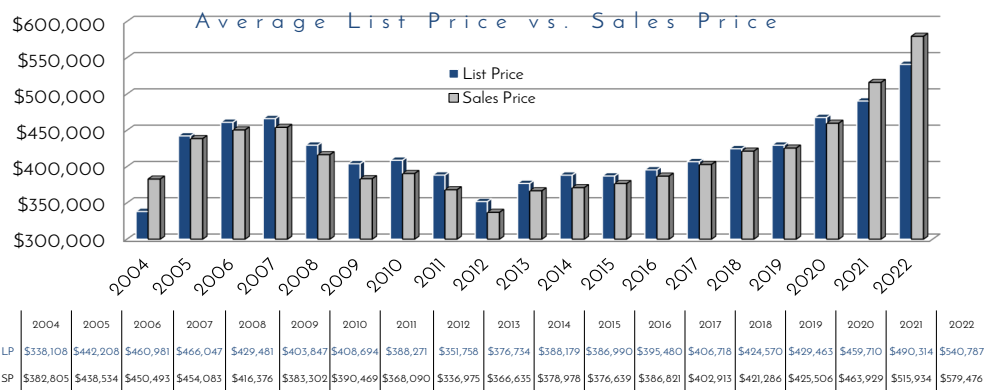
YTD	2022	2023	% Change
DOM	29	27	-6.14%
Sales Price	\$583,239	\$628,123	7.70%
LP:SP	109.50%	107.10%	-2.19%
SP:AV	1.71	1.78	3.74%

Prominent
Properties

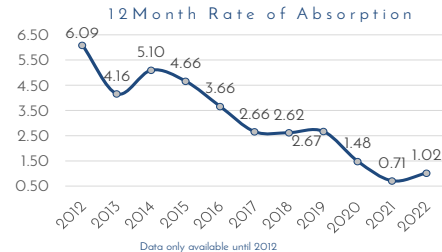
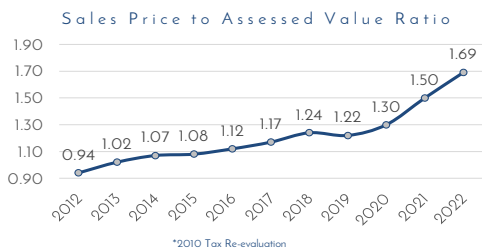
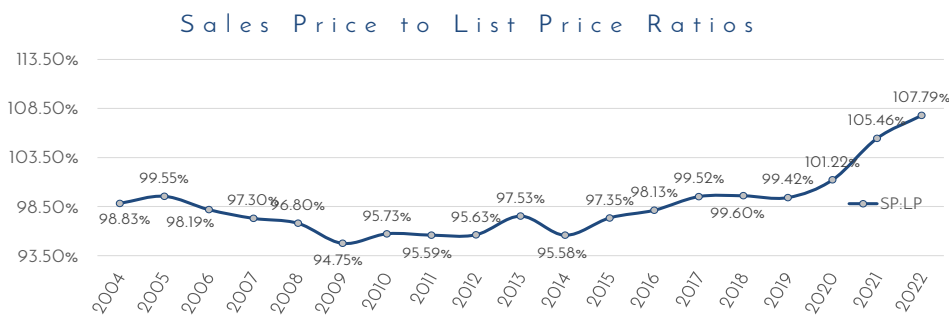
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INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	335	265	-20.90%
Rate of Ab 3 Mo	1.49	1.48	-0.34%
Actives	67	52	-22.10%
Under Contracts	102	78	-23.17%

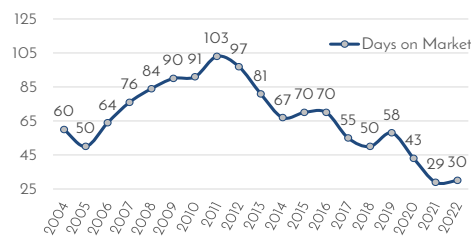
West Orange Yearly Market Trends



West Orange Yearly Market Trends



Average Days on Market



Number of Units Sold

