

West Orange

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	10 Smith Manor Boulevard U409	OneFloor	2	1.1	51	\$419,000	\$390,000	\$375,000	96.15%	\$368,800	1.02
2	23 Buckingham Road	Colonial	3	1.1	19	\$450,000	\$450,000	\$450,000	100.00%	\$519,900	0.87
3	40 Lorelei Road	CapeCod	3	2.0	9	\$399,000	\$399,000	\$455,000	114.04%	\$494,800	0.92
4	173 Marion Drive	TwnIntUn	2	3.1	23	\$485,000	\$449,900	\$465,000	103.36%	\$386,600	1.20
5	12 Amos Street	CapeCod	2	1.0	9	\$475,000	\$475,000	\$549,000	115.58%	\$524,700	1.05
6	76 Rollinson Street	Colonial	3	1.1	118	\$649,000	\$598,500	\$587,000	98.08%	\$389,600	1.51
7	11 Moore Terrace	Colonial	3	1.0	15	\$540,000	\$540,000	\$600,000	111.11%	\$493,100	1.22
8	537 Eagle Rock Avenue	Ranch	3	2.0	113	\$650,000	\$599,000	\$626,000	104.51%	\$541,000	1.16
9	14 Bongart Drive	SplitLev	3	3.0	14	\$549,000	\$549,000	\$661,000	120.40%	\$547,300	1.21
10	8 Lenox Terrace	Colonial	3	1.1	26	\$699,999	\$699,999	\$675,000	96.43%	\$649,400	1.04
11	491 Mount Pleasant Avenue	CapeCod	3	2.1	91	\$699,000	\$699,000	\$699,000	100.00%	\$617,000	1.13
12	18 Buckingham Road	Colonial	3	2.1	10	\$669,000	\$669,000	\$735,000	109.87%	\$570,600	1.29
13	50 Moore Terrace	Colonial	3	2.0	12	\$675,000	\$675,000	\$737,000	109.19%	\$625,400	1.18
14	12 Linden Avenue	SplitLev	3	3.0	125	\$800,000	\$775,000	\$750,000	96.77%	\$752,400	1.00
15	1102 Smith Manor Boulevard	TwnEndUn	3	3.1	15	\$650,000	\$650,000	\$760,000	116.92%	\$655,400	1.16
16	6 Byrne Road	Colonial	4	3.0	24	\$849,000	\$849,000	\$855,000	100.71%	\$587,000	1.46
17	31 Sheridan Avenue	Colonial	3	2.1	11	\$849,999	\$849,999	\$935,000	110.00%	Renovated	
18	51 Birchwood Avenue	Colonial	4	3.0	20	\$899,000	\$899,000	\$959,000	106.67%	\$883,500	1.09
19	24 Oak Avenue	Colonial	4	2.1	10	\$829,000	\$829,000	\$999,018	120.51%	\$935,000	1.07
20	8 Long Branch Way	Colonial	4	2.1	34	\$999,000	\$999,000	\$1,124,900	112.60%	\$1,123,900	1.00
21	54 Maple Avenue	Colonial	4	3.1	19	\$949,000	\$949,000	\$1,145,000	120.65%	\$733,600	1.56
22	9 Rappleye Court	Colonial	5	2.1	11	\$1,150,000	\$1,150,000	\$1,260,000	109.57%	\$843,100	1.49
23	50 Wildwood Avenue	Custom	6	7.1	22	\$1,999,000	\$1,999,000	\$2,300,000	115.06%	\$1,981,300	1.16
AVERAGE					35	\$753,609	\$745,322	\$813,127	108.18%		1.17

"Active" Listings in West Orange

Number of Units: 59
Average List Price: \$753,838
Average Days on Market: 53

"Under Contract" Listings in West Orange

Number of Units: 66
Average List Price: \$700,109
Average Days on Market: 35

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		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		\$659,525
Sales Price	\$615,042	\$653,632	\$688,700	\$738,568	\$654,829	\$739,557	\$744,939	\$745,510	\$763,360	\$664,626	\$813,127		\$716,412
SP:LP%	106.84%	105.08%	109.66%	111.78%	110.43%	109.95%	107.78%	107.94%	106.76%	106.41%	108.18%		108.61%
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		1.54
# Units Sold	23	21	32	47	45	44	49	41	39	27	23		391
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		1.58
Active Listings	41	43	47	57	58	56	56	49	61	68	59		54
Under Contracts	42	60	76	75	85	83	81	64	54	57	66		68

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	30	30	0.00%
Sales Price	\$676,046	\$716,412	5.97%
LP:SP	109.11%	108.61%	-0.46%
SP:AV	1.96	1.54	-21.43%

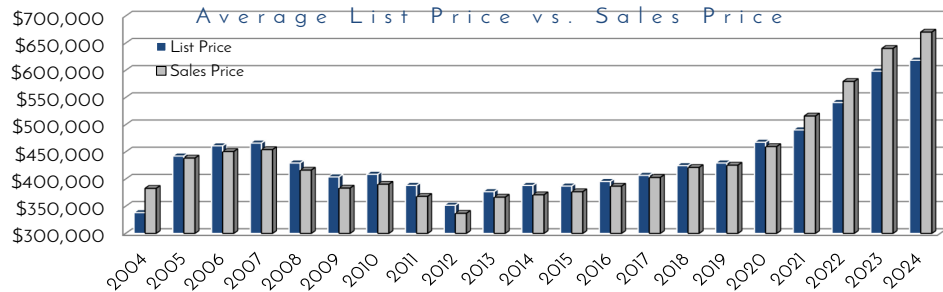
Prominent
Properties

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YTD	2024	2025	% Change
# Units Sold	381	391	2.62%
Rate of Ab 3 Mo	1.55	1.58	2.17%
Actives	48	54	11.63%
Under Contracts	66	68	1.92%

West Orange Yearly Market Trends

Average List Price vs. Sales Price

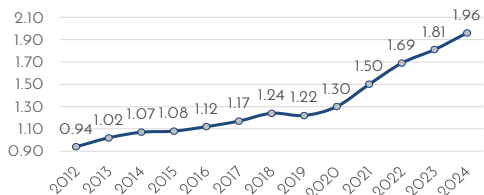


West Orange Yearly Market Trends

Sales Price to List Price Ratios

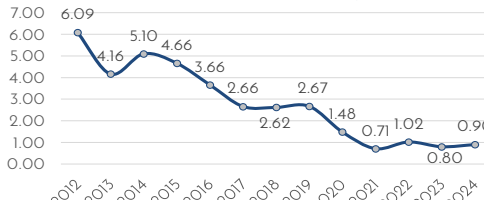


Sales Price to Assessed Value Ratio



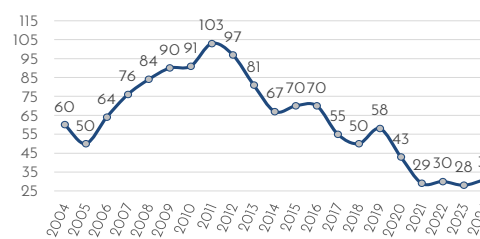
*2010 Tax Re-evaluation

12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

