

West Orange

August 2025 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 U10	HighRise	1	1.1	127	\$299,900	\$249,900	\$252,000	100.84%	\$165,000	1.53
2	43 Conforti Avenue U24	OneFloor	1	1.0	14	\$274,999	\$274,999	\$285,000	103.64%	\$226,300	1.26
3	10 Smith Manor Boulevard U222	HighRise	2	2.0	98	\$340,000	\$300,000	\$310,000	103.33%	\$351,100	0.88
4	10 Smith Manor Boulevard U514	HighRise	2	2.0	51	\$425,000	\$425,000	\$407,500	95.88%	\$361,300	1.13
5	34 Cerone Court	TwndEndUn	2	2.0	15	\$425,000	\$425,000	\$465,000	109.41%	\$436,100	1.07
6	7 Park Drive	Colonial	4	1.0	28	\$449,000	\$500,000	\$500,000	100.00%	\$440,600	1.13
7	64 Rollinson Street	Colonial	3	1.0	33	\$550,000	\$525,000	\$500,000	95.24%	\$388,100	1.29
8	107 Elm Street	Colonial	3	2.1	16	\$475,000	\$475,000	\$520,000	109.47%	\$394,400	1.32
9	204 Barringer Court	TwndIntUn	3	3.1	76	\$499,000	\$549,000	\$525,000	95.63%	\$619,300	0.85
10	117 Marion Drive	TwndIntUn	3	3.0	7	\$545,000	\$545,000	\$575,000	105.50%	\$412,900	1.39
11	8 Dawson Avenue	Colonial	4	2.0	10	\$499,000	\$499,000	\$600,000	120.24%	\$620,800	0.97
12	49 Rollinson Street	Colonial	3	1.1	20	\$549,999	\$549,999	\$603,000	109.64%	\$536,700	1.12
13	82 Davey Drive	TwndIntUn	3	2.1	19	\$599,000	\$599,000	\$610,000	101.84%	\$505,900	1.21
14	39 Johnson Road	Colonial	3	1.2	26	\$599,000	\$599,000	\$625,000	104.34%	\$475,200	1.32
15	18 Fundus Road	Ranch	3	1.1	45	\$599,000	\$599,000	\$625,000	104.34%	\$447,300	1.40
16	7 Woods End Road	CapeCod	3	2.0	59	\$635,000	\$635,000	\$635,000	100.00%	\$584,700	1.09
17	18 Westwood Drive North	CapeCod	3	1.1	6	\$574,000	\$574,000	\$635,000	110.63%	\$581,500	1.09
18	9 Bromley Drive	SplitLev	3	3.1	14	\$525,000	\$525,000	\$641,000	122.10%	\$557,100	1.15
19	10 Wilson Terrace	Colonial	4	1.1	9	\$549,000	\$549,000	\$662,000	120.58%	\$441,900	1.50
20	1054 Smith Manor Boulevard	TwndEndUn	3	2.1	1	\$670,000	\$670,000	\$670,000	100.00%	\$604,400	1.11
21	12 Davey Drive	TwndIntUn	3	3.1	11	\$597,000	\$597,000	\$676,925	113.39%	\$497,700	1.36
22	47 Sheridan Avenue	Tudor	3	2.0	24	\$695,000	\$695,000	\$690,000	99.28%	\$601,800	1.15
23	23 Schindler Terrace	MultiFlr	3	2.1	9	\$649,000	\$649,000	\$705,000	108.63%	\$470,000	1.50
24	44 Fitzrandolph Road	Bi-Level	5	3.0	45	\$795,000	\$749,000	\$750,000	100.13%	\$552,400	1.36
25	15 Ridgeview Avenue	Colonial	4	1.2	3	\$699,000	\$699,000	\$750,000	107.30%	\$620,000	1.21

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26	11 Crystal Avenue	Colonial	5	2.1	15	\$750,000	\$750,000	\$750,000	100.00%	\$642,900	1.17
27	1436 Pleasant Valley Way	Colonial	4	2.1	30	\$749,000	\$749,000	\$775,000	103.47%	\$682,900	1.13
28	57 Woodland Avenue	SplitLev	5	2.3	14	\$800,000	\$800,000	\$800,000	100.00%	\$848,700	0.94
29	164 Forest Hill Road	Colonial	3	2.1	12	\$749,000	\$749,000	\$850,000	113.48%	\$676,100	1.26
30	10 Fowler Drive	TwndEndUn	3	2.1	9	\$649,000	\$649,000	\$852,000	131.28%	\$527,900	1.61
31	62 Mullarkey Drive	TwndEndUn	3	4.1	15	\$799,000	\$799,000	\$895,000	112.02%	\$666,200	1.34
32	12 Elf Road	SplitLev	4	3.1	10	\$760,000	\$760,000	\$901,000	118.55%	\$739,400	1.22
33	4 Galloway Court	Colonial	4	2.1	13	\$799,000	\$799,000	\$968,000	121.15%	\$764,600	1.27
34	5 Stone Drive	Ranch	4	3.1	49	\$1,100,000	\$990,000	\$1,000,000	101.01%	\$879,100	1.14
35	7-9 Highland Boulevard	Custom	5	3.0	21	\$975,000	\$975,000	\$1,052,500	107.95%	\$861,200	1.22
36	5 Jagger Court	Colonial	5	2.1	23	\$949,000	\$949,000	\$1,054,000	111.06%	\$820,100	1.29
37	41 Ferris Drive	Custom	5	3.0	23	\$979,000	\$979,000	\$1,060,000	108.27%	\$876,600	1.21
38	46 Haggerty Drive	Colonial	4	3.1	7	\$1,049,000	\$1,049,000	\$1,151,000	109.72%	\$1,021,700	1.13
39	17 Lowell Avenue	Colonial	4	4.0	18	\$989,000	\$989,000	\$1,215,000	122.85%	\$721,800	1.68
40	7 Efstis Court	Colonial	6	4.1	17	\$1,195,000	\$1,195,000	\$1,275,000	106.69%	\$1,036,400	1.23
41	100 Gregory Avenue	Tudor	6	4.1	15	\$1,500,000	\$1,500,000	\$1,750,000	116.67%	\$1,320,900	1.32
AVERAGE					26	\$690,437	\$686,290	\$745,510	107.94%		1.23

"Active" Listings in West Orange

Number of Units: 49
Average List Price: \$836,255
Average Days on Market: 44

"Under Contract" Listings in West Orange

Number of Units: 64
Average List Price: \$695,541
Average Days on Market: 33

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					30
List Price	\$575,074	\$624,271	\$628,740	\$656,521	\$591,348	\$677,100	\$694,953	\$686,290					\$648,696
Sales Price	\$615,042	\$653,632	\$688,700	\$738,568	\$654,829	\$739,557	\$744,939	\$745,510					\$707,613
SP:LP%	106.84%	105.08%	109.66%	111.78%	110.43%	109.95%	107.78%	107.94%					109.08%
SP to AV	2.02	2.10	2.09	2.00	1.62	1.36	1.31	1.23					1.65
# Units Sold	23	21	32	47	45	44	49	41					302
3 Mo Rate of Ab	1.29	1.57	2.08	1.64	1.41	1.29	1.35	1.17					1.48
Active Listings	41	43	47	57	58	56	56	49					51
Under Contracts	42	60	76	75	85	83	81	64					71

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	30	30	0.00%
Sales Price	\$678,518	\$707,613	4.29%
LP:SP	109.48%	109.08%	-0.37%
SP:AV	1.98	1.65	-16.89%

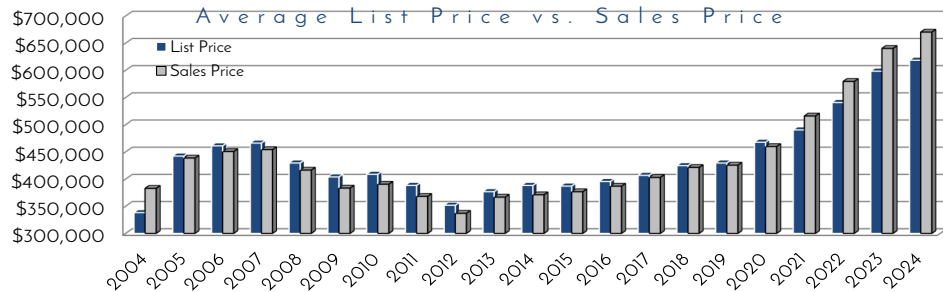
Prominent
Properties

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INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	281	302	7.47%
Rate of Ab 3 Mo	1.52	1.48	-2.64%
Actives	46	51	11.51%
Under Contracts	66	71	6.79%

West Orange Yearly Market Trends

Average List Price vs. Sales Price



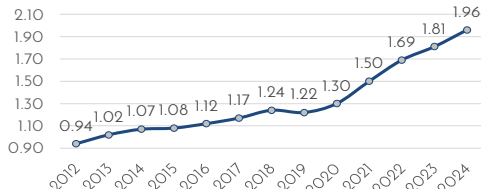
West Orange Yearly Market Trends

Sales Price to List Price Ratios



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



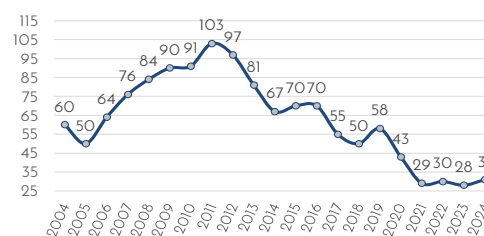
*2010 Tax Re-evaluation

12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

