

West Orange

March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 Paris Circle	TwnIntUn	2	2.1	6	\$375,000	\$375,000	\$340,000	90.67%	\$460,100	0.74
2	10 Larkin Circle	OneFloor	1	1.1	40	\$379,500	\$379,500	\$380,000	100.13%	\$393,900	0.96
3	20 Valley Way	Colonial	3	2.0	35	\$475,000	\$475,000	\$475,000	100.00%	\$408,400	1.16
4	29 White Street	Bi-Level	3	2.1	24	\$519,000	\$519,000	\$480,000	92.49%	\$418,300	1.15
5	9 Cerone Court	TwnIntUn	2	2.1	16	\$435,000	\$435,000	\$495,000	113.79%	\$468,300	1.06
6	10 Johnson Road	Colonial	2	1.2	19	\$449,000	\$449,000	\$500,000	111.36%	\$404,500	1.24
7	41 Robertson Road	Colonial	3	2.0	7	\$550,000	\$550,000	\$590,000	107.27%	\$410,000	1.44
8	23 Bayowski Road	TwnIntUn	3	2.1	16	\$529,000	\$529,000	\$590,000	111.53%	\$491,600	1.20
9	157 Clarken Drive	TwnIntUn	2	2.1	9	\$579,000	\$579,000	\$605,000	104.49%	\$497,900	1.22
10	20 Fowler Drive	TwnEndUn	3	2.1	12	\$549,000	\$549,000	\$640,000	116.58%	\$506,100	1.26
11	31 Randolph Place	SplitLev	3	1.1	15	\$599,000	\$599,000	\$652,000	108.85%	\$512,700	1.27
12	7 Buckingham Road	SplitLev	4	2.1	78	\$699,900	\$699,900	\$690,000	98.59%	\$570,700	1.21
13	14 Lenox Terrace	SplitLev	4	2.1	11	\$675,000	\$675,000	\$700,000	103.70%	\$630,600	1.11
14	10 Maple Avenue	Colonial	3	2.0	13	\$650,000	\$650,000	\$710,000	109.23%	\$580,200	1.22
15	80 Lessing Road	CapeCod	4	2.0	16	\$690,000	\$690,000	\$725,000	105.07%	\$658,000	1.10
16	33 Robertson Road	Colonial	5	2.1	14	\$699,900	\$699,900	\$750,000	107.16%	\$575,500	1.30
17	346 Gregory Avenue	Tudor	3	1.1	1	\$699,000	\$699,000	\$755,000	108.01%	\$590,600	1.28
18	31 Collamore Terrace	CapeCod	5	3.0	125	\$789,000	\$750,000	\$760,000	101.33%	\$778,500	0.98
19	157 Gregory Avenue	Colonial	4	2.1	18	\$759,000	\$759,000	\$835,000	110.01%	\$623,800	1.34
20	173 Gregory Avenue	Tudor	4	3.1	14	\$749,000	\$749,000	\$863,000	115.22%	\$703,800	1.23

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21	15 Stone Drive	SplitLev	4	3.1	105	\$995,000	\$995,000	\$950,000	95.48%	\$856,700	1.11
22	3 Mcneal Court	Victrian	4	2.1	33	\$949,000	\$949,000	\$998,750	105.24%	\$829,200	1.20
23	22 Dartmouth Road	Colonial	4	3.1	17	\$989,000	\$989,000	\$1,151,500	116.43%	Renovated	
24	1 Elm Court Way	SeeRem	4	3.1	7	\$1,195,000	\$1,195,000	\$1,265,000	105.86%	\$1,229,200	1.03
25	55 Haggerty Drive	Colonial	4	2.1	15	\$1,300,000	\$1,300,000	\$1,340,000	103.08%	\$1,082,000	1.24
26	21 Glen Avenue	SeeRem	6	5.1	118	\$1,795,000	\$1,795,000	\$1,950,000	108.64%	\$1,547,600	1.26
27	60 Wildwood Avenue	Colonial	9	5.2	21	\$1,999,000	\$1,999,000	\$2,200,000	110.06%	\$2,412,700	0.91
AVERAGE					30	\$780,419	\$778,974	\$829,269	105.94%		1.16

"Active" Listings in West Orange

Number of Units: 55
 Average List Price: \$704,201
 Average Days on Market: 39

"Under Contract" Listings in West Orange

Number of Units: 67
 Average List Price: \$718,818
 Average Days on Market: 30

West Orange 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	36	70	30										42
List Price	\$600,462	\$756,779	\$778,974										\$707,279
Sales Price	\$618,615	\$781,706	\$829,269										\$739,475
SP:LP%	102.77%	104.25%	105.94%										104.35%
SP to AV	1.10	1.31	1.16										1.18
# Units Sold	26	17	27										70
3 Mo Rate of Ab	1.66	1.64	2.49										1.93
Active Listings	48	43	55										49
Under Contracts	38	59	67										55

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	32	42	29.46%
Sales Price	\$656,719	\$739,475	12.60%
LP:SP	107.54%	104.35%	-2.97%
SP:AV	2.07	1.18	-43.19%

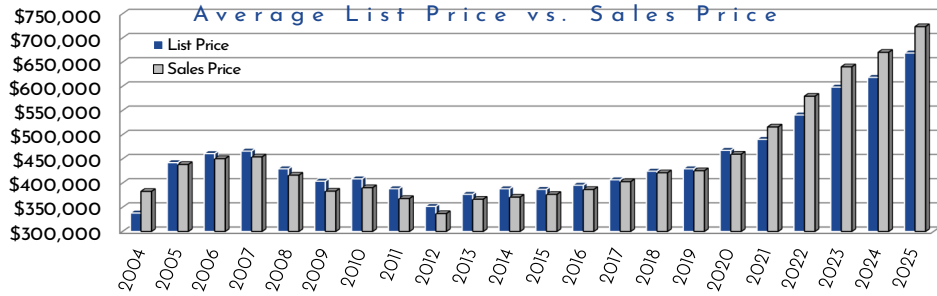
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	76	70	-7.89%
Rate of Ab 3 Mo	1.65	1.93	17.21%
Actives	44	49	11.45%
Under Contracts	59	55	-7.87%

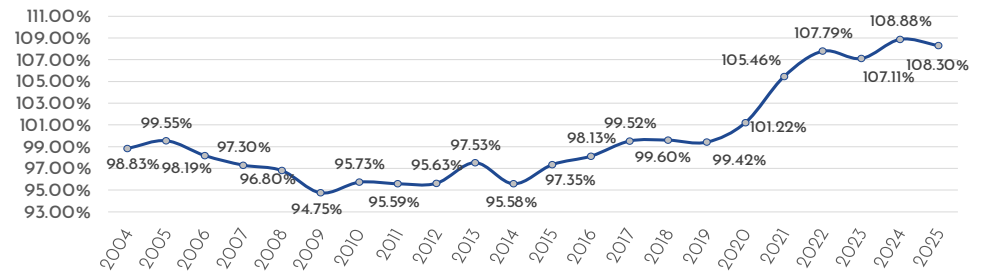
West Orange Yearly Market Trends

Average List Price vs. Sales Price



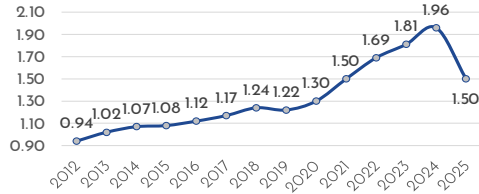
West Orange Yearly Market Trends

Sales Price to List Price Ratios

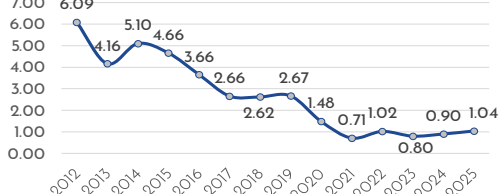


Year	LP	SP
2004	\$338K	\$383K
2005	\$442K	\$439K
2006	\$461K	\$450K
2007	\$466K	\$454K
2008	\$429K	\$416K
2009	\$404K	\$383K
2010	\$409K	\$390K
2011	\$388K	\$368K
2012	\$352K	\$337K
2013	\$377K	\$367K
2014	\$388K	\$379K
2015	\$387K	\$377K
2016	\$395K	\$387K
2017	\$407K	\$403K
2018	\$425K	\$421K
2019	\$429K	\$426K
2020	\$460K	\$464K
2021	\$490K	\$516K
2022	\$541K	\$579K
2023	\$598K	\$640K
2024	\$618K	\$670K
2025	\$669K	\$723K

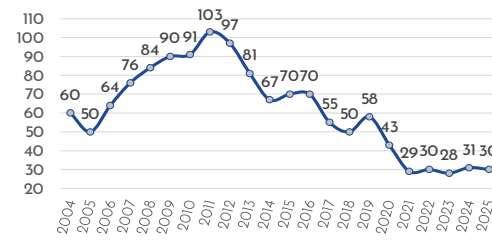
Sales Price to Assessed Value Ratio



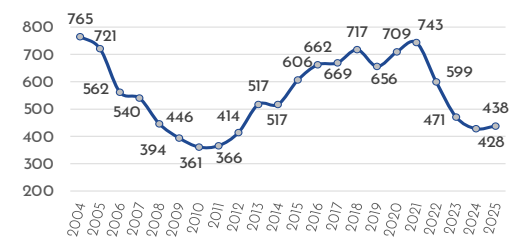
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2010 Tax Re-evaluation

Data only available until 2012