

# West Orange

## March 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	OneFloor	2	2.0	5	\$350,000	\$350,000	\$350,000	100.00%	\$213,200	1.64
2	50 Pillot Place	Colonial	3	1.1	82	\$380,000	\$361,000	\$370,000	102.49%	\$236,700	1.56
3	104 Marion Drive	TwnIntUn	2	2.1	7	\$349,000	\$349,000	\$390,000	111.75%	\$276,100	1.41
4	27 Ashwood Terrace	Colonial	3	1.1	71	\$499,000	\$469,000	\$438,000	93.39%	\$232,300	1.89
5	88 Herbert Terrace	TwnIntUn	2	2.1	30	\$450,000	\$450,000	\$445,000	98.89%	\$276,100	1.61
6	19 Valley Way	Colonial	4	1.1	41	\$455,000	\$455,000	\$465,000	102.20%	\$251,800	1.85
7	22 Cerone Court	TwnIntUn	2	2.1	12	\$449,000	\$449,000	\$480,000	106.90%	\$256,700	1.87
8	16 Currey Lane	TwnIntUn	3	3.1	21	\$479,900	\$479,900	\$498,000	103.77%	\$324,000	1.54
9	15 Westwood Drive South	CapeCod	4	1.1	124	\$500,000	\$490,000	\$500,000	102.04%	\$253,100	1.98
10	78 Whittlesey Avenue	Colonial	3	3.1	17	\$510,000	\$510,000	\$510,000	100.00%		
11	25 Park Terrace	Colonial	4	1.2	17	\$450,000	\$450,000	\$520,000	115.56%	\$267,800	1.94
12	532 Mt Pleasant Avenue	CapeCod	3	1.1	13	\$430,000	\$430,000	\$525,000	122.09%	\$209,700	2.50
13	17 Larkin Circle	TwnEndUn	3	3.1	68	\$530,000	\$530,000	\$550,000	103.77%	\$340,000	1.62
14	61 Larkin Circle	TwnEndUn	3	3.1	16	\$530,000	\$530,000	\$575,000	108.49%	\$257,700	2.23
15	2 Lapis Circle	TwnEndUn	3	3.1	7	\$499,000	\$499,000	\$580,000	116.23%	\$361,300	1.61
16	10 Schindler Terrace	TwnEndUn	3	2.1	16	\$499,999	\$499,999	\$587,000	117.40%	\$336,000	1.75
17	33 Freeman Place	RanchExp	3	3.0	116	\$675,000	\$599,000	\$640,000	106.84%		
18	10 Oak Avenue	Bi-Level	4	3.0	10	\$598,000	\$598,000	\$650,000	108.70%	\$353,100	1.84
19	40 Davey Drive	TwnEndUn	3	2.1	10	\$499,000	\$499,000	\$650,000	130.26%	\$371,200	1.75
20	12 Devonshire Terrace	Aframe	5	2.1	31	\$650,000	\$650,000	\$655,000	100.77%	\$314,900	2.08

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21	25 Tremont Avenue	Custom	4	2.1	15	\$620,000	\$620,000	\$685,000	110.48%		
22	9 Belleview Terrace	Colonial	3	1.1	11	\$549,000	\$549,000	\$686,000	124.95%	\$288,400	2.38
23	35 Seaman Road	RanchRas	4	2.1	9	\$699,000	\$699,000	\$799,000	114.31%	\$307,000	2.60
24	2 Lessing Road	Ranch	3	3.1	0	\$725,000	\$725,000	\$800,000	110.34%	\$409,900	1.95
25	38 Metzger Drive	TwnIntUn	4	4.1	49	\$889,000	\$889,000	\$865,000	97.30%	\$656,700	1.32
26	43 Glen Avenue	Colonial	5	4.3	353	\$1,099,990	\$980,000	\$945,000	96.43%	\$770,000	1.23
27	8 Fredericks Street	TwnEndUn	4	4.0	7	\$944,000	\$944,000	\$994,000	105.30%	\$650,300	1.53
28	6 Beverly Road	Custom	4	4.0	27	\$998,675	\$998,675	\$998,675	100.00%	\$425,000	2.35
29	5 Mcguire Drive	Colonial	5	4.1	110	\$1,168,900	\$999,000	\$1,000,000	100.10%	\$550,100	1.82
30	14 Powell Drive	Colonial	4	3.1	9	\$850,000	\$850,000	\$1,057,000	124.35%	\$522,400	2.02
31	58 Edgewood Avenue	Colonial	5	4.2	12	\$959,000	\$959,000	\$1,220,000	127.22%	\$460,000	2.65
32	1306 Pleasant Valley Way	Contemp	6	5.1	7	\$1,300,000	\$1,300,000	\$1,250,000	96.15%		
33	168 Forest Hill Road	Colonial	5	3.1	10	\$925,000	\$925,000	\$1,255,000	135.68%	\$550,000	2.28
AVERAGE					40	\$651,832	\$638,957	\$694,930	108.91%		1.89

### "Active" Listings in West Orange

Number of Units: 35  
 Average List Price: \$996,739  
 Average Days on Market: 40

### "Under Contract" Listings in West Orange

Number of Units: 68  
 Average List Price: \$633,448  
 Average Days on Market: 30

# 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										46
List Price	\$604,635	\$537,242	\$638,957										\$602,664
Sales Price	\$623,207	\$566,942	\$694,930										\$640,511
SP:LP%	103.58%	106.02%	108.91%										106.55%
SP to AV	1.68	1.90	1.89										1.83
# Units Sold	23	19	33										75
3 Mo Rate of Ab	1.47	1.44	1.30										1.40
Active Listings	39	32	35										35
Under Contracts	53	60	68										60

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	37	46	24.02%
Sales Price	\$584,923	\$640,511	9.50%
LP:SP	102.94%	106.55%	3.50%
SP:AV	1.73	1.83	5.87%

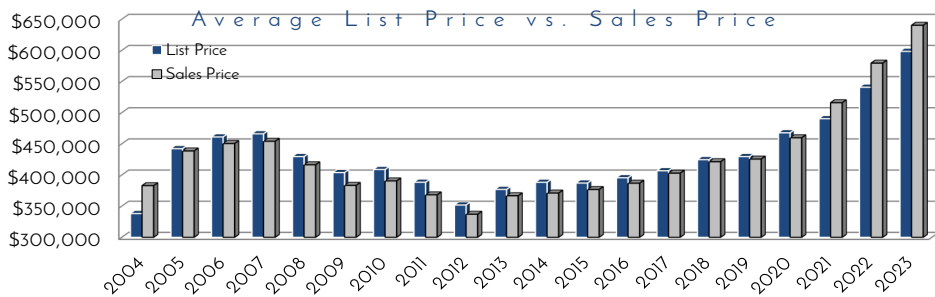
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	83	75	-9.64%
Rate of Ab 3 Mo	1.400	1.403	0.24%
Actives	47	35	-24.29%
Under Contracts	65	60	-6.70%

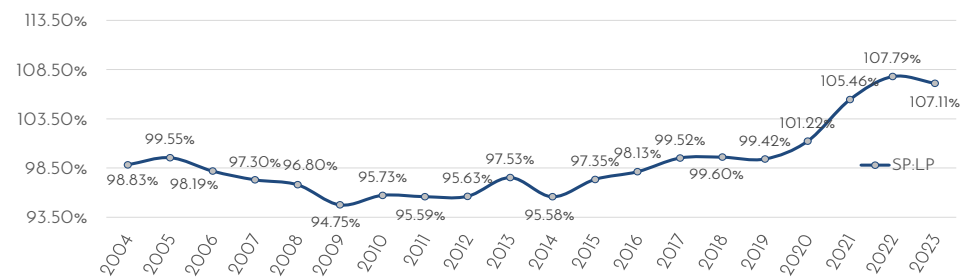
## West Orange Yearly Market Trends

Average List Price vs. Sales Price



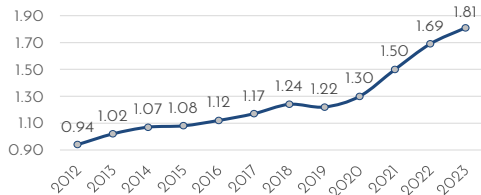
## West Orange Yearly Market Trends

Sales Price to List Price Ratios

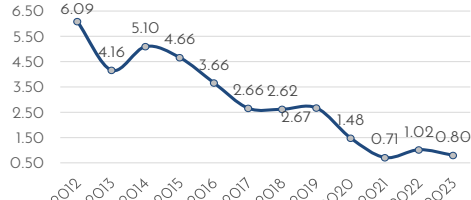


Year	LP	SP
2004	\$338,108	\$382,803
2005	\$442,208	\$438,534
2006	\$460,981	\$450,493
2007	\$466,047	\$454,083
2008	\$429,481	\$413,376
2009	\$403,847	\$383,302
2010	\$408,694	\$390,469
2011	\$388,271	\$368,090
2012	\$351,758	\$336,975
2013	\$376,734	\$366,635
2014	\$388,179	\$378,978
2015	\$386,990	\$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

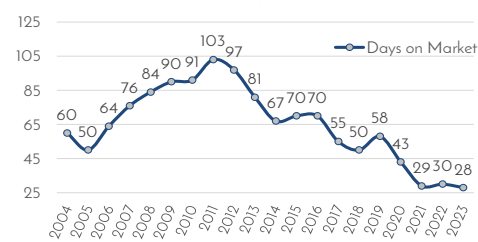
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

