

West Orange

August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	45 Valley Way	SeeRem	3	1.1	1	\$300,000	\$300,000	\$305,000	101.67%	\$237,100	1.29
2	8 Mitchell Street	Colonial	2	1.0	17	\$369,900	\$369,900	\$369,900	100.00%	\$150,100	2.46
3	10 Smith Manor Boulevard U112	HighRise	2	2.0	73	\$425,000	\$425,000	\$415,000	97.65%	\$211,700	1.96
4	17 Paris Circle	TwnIntUn	2	2.1	15	\$399,000	\$399,000	\$430,000	107.77%	\$246,000	1.75
5	16 Park Drive	Colonial	3	2.0	26	\$425,888	\$425,888	\$435,000	102.14%	\$209,600	2.08
6	8 Westwood Drive	CapeCod	4	1.1	9	\$399,000	\$399,000	\$478,000	119.80%	\$280,900	1.70
7	35 Fitzrandolph Road	Ranch	2	2.0	10	\$400,000	\$400,000	\$485,000	121.25%	\$207,100	2.34
8	23 Perkins Drive	OneFloor	2	2.0	16	\$399,000	\$399,000	\$490,000	122.81%	\$258,900	1.89
9	3 Westwood Drive North	CapeCod	3	1.0	38	\$489,900	\$489,900	\$505,000	103.08%	\$243,600	2.07
10	30 Erwin Place	Colonial	3	1.1	13	\$450,000	\$450,000	\$526,000	116.89%	\$240,300	2.19
11	145 Clarken Drive	TwnIntUn	2	2.1	11	\$419,000	\$419,000	\$535,000	127.68%	\$321,500	1.66
12	350 Northfield Avenue	Colonial	3	2.1	95	\$579,000	\$549,000	\$549,000	100.00%	\$289,800	1.89
13	30 Manchester Road	CapeCod	4	2.0	61	\$570,000	\$560,000	\$550,000	98.21%	\$305,000	1.80
14	64 Conforti Avenue	CapeCod	4	2.0	23	\$540,000	\$540,000	\$555,000	102.78%	\$242,800	2.29
15	85 Franklin Avenue	SeeRem	3	3.1	35	\$599,000	\$599,000	\$565,000	94.32%	\$196,500	2.88
16	15 Schindler Terrace	TwnEndUn	3	2.1	21	\$575,000	\$575,000	\$565,000	98.26%	\$343,700	1.64
17	93 Riggs Place	Colonial	4	1.1	16	\$525,000	\$525,000	\$565,000	107.62%	\$241,200	2.34
18	10 Smith Manor Blvd PH 815	HighRise	3	3.1	6	\$520,000	\$520,000	\$575,000	110.58%	\$350,400	1.64
19	222 Clarken Drive	TwnIntUn	3	3.1	34	\$599,999	\$579,999	\$580,000	100.00%	\$325,000	1.78
20	32 Clarken Drive	TwnEndUn	2	2.1	14	\$540,000	\$540,000	\$580,000	107.41%	\$321,600	1.80
21	11 Collamore Terrace	Bi-Level	4	2.1	49	\$575,000	\$575,000	\$581,500	101.13%	\$374,200	1.55
22	3 Lorelei Road	CapeCod	4	1.1	12	\$499,000	\$499,000	\$591,423	118.52%	\$250,600	2.36
23	62 Conforti Avenue	CapeCod	4	2.0	15	\$580,000	\$580,000	\$600,000	103.45%	\$282,200	2.13
24	6 Rosemont Lane	Ranch	3	1.2	8	\$599,000	\$599,000	\$620,033	103.51%	\$349,600	1.77
25	14 Belle Terre Road	Ranch	2	1.0	78	\$549,000	\$649,000	\$625,000	96.30%	\$239,800	2.61

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26	154 Old Indian Road	SplitLev	3	2.0	21	\$649,999	\$649,999	\$625,000	96.15%	\$328,700	1.90
27	28 Colonial Woods Drive	Bi-Level	4	3.0	69	\$629,999	\$629,999	\$630,000	100.00%	\$344,000	1.83
28	10 Davey Drive	TwndEndUn	4	3.1	21	\$539,999	\$539,999	\$635,000	117.59%	\$348,400	1.82
29	1274 Pleasant Valley Way	SplitLev	3	2.0	12	\$575,000	\$575,000	\$640,000	111.30%	\$236,900	2.70
30	17 Mountain Drive	SplitLev	3	2.1	6	\$749,999	\$749,999	\$650,000	86.67%	\$365,500	1.78
31	37 Boland Drive	TwndEndUn	3	3.1	15	\$649,900	\$649,900	\$665,000	102.32%	\$428,000	1.55
32	58 Oconnor Circle	TwndIntUn	3	3.2	1	\$650,000	\$650,000	\$668,000	102.77%	\$452,700	1.48
33	6 Ahern Way	SplitLev	3	3.0	22	\$799,900	\$799,900	\$799,900	100.00%	\$415,600	1.92
34	7 Overlook Avenue	Colonial	4	2.0	13	\$719,000	\$719,000	\$800,000	111.27%	\$396,500	2.02
35	34 Greenwood Avenue	Colonial	4	3.1	10	\$640,000	\$640,000	\$810,000	126.56%	\$394,200	2.05
36	174 Gregory Avenue	Tudor	4	3.1	15	\$729,000	\$729,000	\$850,000	116.60%	\$368,800	2.30
37	25 Greenwood Avenue	Custom	3	3.0	10	\$649,000	\$649,000	\$875,000	134.82%	Renovated	
38	3 Kovach Court	TwndIntUn	4	3.1	24	\$900,000	\$900,000	\$875,000	97.22%	\$663,400	1.32
39	344 Gregory Avenue	Colonial	5	3.1	7	\$799,000	\$799,000	\$900,000	112.64%	\$421,800	2.13
40	2 Luth Terrace	TwndEndUn	4	3.1	23	\$975,000	\$975,000	\$940,000	96.41%	\$671,800	1.40
41	17 Helen Avenue	Colonial	4	2.1	14	\$799,000	\$799,000	\$950,000	118.90%	\$371,000	2.56
42	24 Beverly Road	Contemp	4	3.1	21	\$850,000	\$850,000	\$955,000	112.35%	\$538,700	1.77
43	43 Lowell Avenue	Custom	5	3.1	19	\$875,000	\$875,000	\$961,000	109.83%	\$277,000	3.47
44	43 Highwood Road	Colonial	5	2.1	9	\$975,000	\$975,000	\$990,000	101.54%	\$692,600	1.43
45	170 Forest Hill Road	RanchExp	5	3.1	9	\$825,000	\$825,000	\$999,999	121.21%	\$419,400	2.38
46	10 Keimel Court	TwndIntUn	3	4.1	13	\$875,000	\$875,000	\$1,000,000	114.29%	\$775,000	1.29
47	54 Fairway Avenue	Custom	4	3.0	10	\$889,000	\$889,000	\$1,035,000	116.42%	\$301,200	3.44
48	34 Oak Crest Road	Colonial	5	4.0	20	\$1,075,000	\$1,075,000	\$1,075,000	100.00%	New	
49	23 Beaumont Terrace	Colonial	4	3.1	12	\$995,000	\$995,000	\$1,100,000	110.55%	\$530,100	2.08
50	9 Himsl Court	Colonial	3	2.1	7	\$1,075,000	\$1,075,000	\$1,125,000	104.65%	\$727,800	1.55

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51	31 Fredericks Street	TwnIntUn	4	4.1	22	\$958,000	\$958,000	\$1,201,000	125.37%	\$600,000	2.00
52	536 Melrose Place	Colonial	5	3.2	9	\$945,000	\$945,000	\$1,252,000	132.49%	\$469,100	2.67
53	35 Glen Avenue	Custom	4	5.1	122	\$1,499,000	\$1,499,000	\$1,325,000	88.39%	\$963,900	1.37
54	45 Wildwood Avenue	Meditter	6	4.2	9	\$1,599,000	\$1,599,000	\$1,760,500	110.10%	\$757,100	2.33
AVERAGE					23	\$689,194	\$689,935	\$743,857	108.17%		2.01

"Active" Listings in West Orange

Number of Units: 52
 Average List Price: \$791,445
 Average Days on Market: 50

"Under Contract" Listings in West Orange

Number of Units: 57
 Average List Price: \$625,689
 Average Days on Market: 34

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	24	23	17	31	23					30
List Price	\$604,635	\$537,242	\$638,957	\$554,874	\$591,335	\$639,747	\$638,648	\$689,935					\$623,195
Sales Price	\$623,207	\$566,942	\$694,930	\$621,476	\$661,262	\$725,073	\$678,206	\$743,857					\$678,518
SP:LP%	103.58%	106.02%	108.91%	112.18%	112.12%	113.65%	108.20%	108.17%					109.48%
SP to AV	1.68	1.90	1.89	2.00	2.09	2.11	1.98	2.01					1.98
# Units Sold	23	19	33	34	34	40	44	54					281
3 Mo Rate of Ab	1.47	1.44	1.30	1.76	1.71	1.60	1.66	1.18					1.52
Active Listings	39	32	35	52	51	54	50	52					46
Under Contracts	53	60	68	69	77	72	74	57					66

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	27	30	9.15%
Sales Price	\$645,175	\$678,518	5.17%
LP:SP	107.46%	109.48%	1.88%
SP:AV	1.79	1.98	10.64%

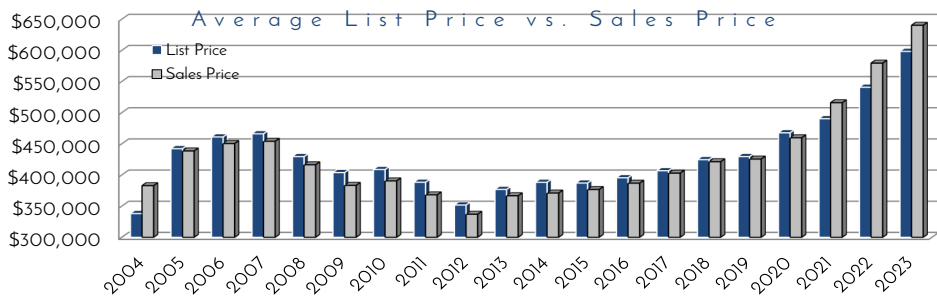
Prominent
Properties

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INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	315	281	-10.79%
Rate of Ab 3 Mo	1.44	1.52	5.53%
Actives	52	46	-12.26%
Under Contracts	78	66	-15.34%

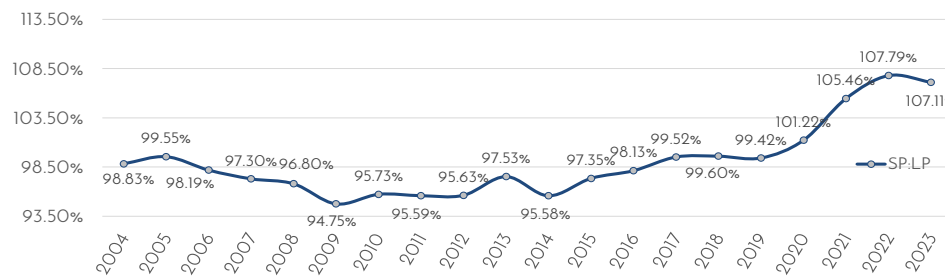
West Orange Yearly Market Trends

Average List Price vs. Sales Price



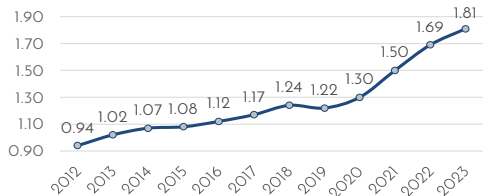
West Orange Yearly Market Trends

Sales Price to List Price Ratios

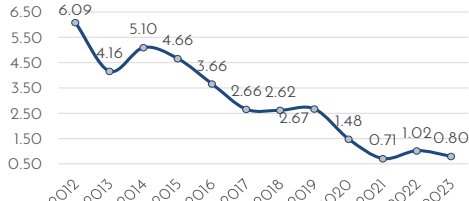


Year	LP	SP
2004	\$338,108	\$382,803
2005	\$442,208	\$438,534
2006	\$460,981	\$450,493
2007	\$466,047	\$454,083
2008	\$429,481	\$416,376
2009	\$403,847	\$383,302
2010	\$408,694	\$390,469
2011	\$388,271	\$368,090
2012	\$351,758	\$336,975
2013	\$376,734	\$366,635
2014	\$388,179	\$378,978
2015	\$386,990	\$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

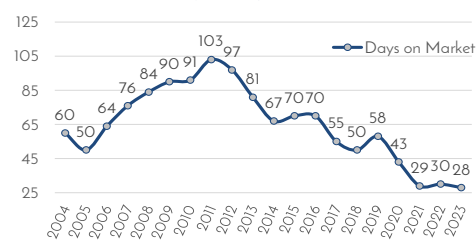
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

