

West Orange

June 2026 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 804	HighRise	2	2.0	19	\$315,000	\$315,000	\$250,000	79.37%	\$362,300	0.69
2	10 Smith Manor Boulevard 114	HighRise	2	2.0	39	\$385,000	\$385,000	\$375,000	97.40%	\$371,300	1.01
3	10 Smith Manor Boulevard 418	HighRise	2	2.0	23	\$399,000	\$399,000	\$418,000	104.76%	\$351,100	1.19
4	16 Hart Drive	TwnEndUn	2	2.0	9	\$430,000	\$430,000	\$450,000	104.65%	\$422,900	1.06
5	5 Park Drive South	Colonial	3	1.1	37	\$480,000	\$419,000	\$475,000	113.37%	\$347,000	1.37
6	48 Buchanon Court	MultiFlr	2	2.0	14	\$449,900	\$449,900	\$485,000	107.80%	\$423,100	1.15
7	113 Coccio Drive	TwnIntUn	2	2.1	42	\$489,000	\$489,000	\$505,000	103.27%	\$457,400	1.10
8	48 Elm Street	Colonial	3	1.1	9	\$399,000	\$399,000	\$507,000	127.07%	\$418,200	1.21
9	154 Marion Drive	MultiFlr	2	2.1	13	\$499,999	\$499,999	\$509,000	101.80%	\$383,000	1.33
10	48 Musano Court	MultiFlr	2	2.1	9	\$470,000	\$470,000	\$510,000	108.51%	\$438,500	1.16
11	45 Colton Circle	MultiFlr	4	3.1	8	\$515,000	\$515,000	\$515,454	100.09%	\$507,700	1.02
12	258 De Rose Court	TwnIntUn	3	2.1	22	\$550,000	\$550,000	\$550,000	100.00%	\$461,200	1.19
13	38 Hazel Avenue	Colonial	3	1.1	14	\$525,000	\$525,000	\$560,000	106.67%	\$505,000	1.11
14	42 Hazel Avenue	Colonial	3	2.0	25	\$499,900	\$499,900	\$575,000	115.02%	\$535,200	1.07
15	68 William Street	Colonial	3	2.0	15	\$550,000	\$550,000	\$588,000	106.91%	\$456,800	1.29
16	9 Kirk Street	Colonial	3	2.0	57	\$599,000	\$579,000	\$590,000	101.90%	\$425,700	1.39
17	12 Orange Heights Avenue	Colonial	3	1.1	16	\$589,000	\$589,000	\$600,000	101.87%	\$514,800	1.17
18	397 Digaetano Terrace	TwnIntUn	3	2.1	0	\$640,000	\$640,000	\$640,000	100.00%	\$496,000	1.29
19	17 Morris Road	Ranch	3	2.0	9	\$590,000	\$590,000	\$640,000	108.47%	\$565,900	1.13
20	2 Meyer Court	TwnEndUn	5	3.1	147	\$685,000	\$685,000	\$653,500	95.40%	\$507,700	1.29
21	67 Sullivan Drive	TwnIntUn	2	3.1	44	\$649,000	\$649,000	\$654,000	100.77%	\$581,900	1.12
22	89 Leonardo Court	OneFloor	3	2.0	4	\$579,000	\$579,000	\$675,000	116.58%	\$503,400	1.34
23	229 Saint Cloud Avenue	SplitLev	3	2.0	21	\$699,000	\$699,000	\$700,000	100.14%	\$563,800	1.24
24	1044 Smith Manor Boulevard	TwnEndUn	3	3.1	6	\$695,000	\$695,000	\$715,000	102.88%	\$592,400	1.21
25	5 Swayze Street	Colonial	4	3.0	10	\$690,000	\$690,000	\$718,500	104.13%	\$648,800	1.11

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

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26	114 Garfield Avenue	Bi-Level	4	2.1	26	\$599,000	\$599,000	\$736,000	122.87%	\$602,100	1.22
27	62 Blackburne Terrace	TwnEndUn	3	2.1	8	\$647,312	\$647,312	\$750,000	115.86%	\$611,400	1.23
28	84 Lawrence Avenue	Colonial	3	1.1	15	\$749,000	\$749,000	\$760,000	101.47%	\$572,900	1.33
29	11 Caldwell Terrace	CapeCod	4	2.0	10	\$589,000	\$589,000	\$761,000	129.20%	\$516,500	1.47
30	20 Edgar Road	SplitLev	5	2.2	34	\$799,900	\$755,000	\$765,000	101.32%	\$674,000	1.14
31	63 Crestmont Road	SplitLev	3	2.0	23	\$750,000	\$750,000	\$775,000	103.33%	\$602,000	1.29
32	279 De Rose Court	TwnEndUn	3	2.1	75	\$827,000	\$795,000	\$820,000	103.14%	\$529,000	1.55
33	16 Jones Place	Colonial	5	3.1	23	\$736,000	\$736,000	\$820,000	111.41%	\$757,900	1.08
34	44 Pine Street	Colonial	3	2.1	8	\$769,000	\$769,000	\$835,000	108.58%	\$639,200	1.31
35	29 Lenox Terrace	CapeCod	4	2.0	10	\$699,000	\$699,000	\$846,000	121.03%	\$707,300	1.20
36	10 Benvenue Avenue	Colonial	3	1.2	8	\$724,900	\$724,900	\$850,000	117.26%	\$631,000	1.35
37	15 Greenwood Avenune	Colonial	3	2.2	10	\$729,000	\$729,000	\$865,000	118.66%	\$647,000	1.34
38	17 Arverne Road	Ranch	4	3.1	18	\$799,000	\$799,000	\$875,000	109.51%	\$654,900	1.34
39	20 Cleveland Terrace	SplitLev	6	4.1	19	\$879,000	\$879,000	\$900,000	102.39%	\$808,500	1.11
40	1 Rand Drive	Custom	4	3.0	8	\$725,000	\$725,000	\$900,000	124.14%	\$669,800	1.34
41	9 Dogwood Road	Colonial	3	2.1	14	\$799,000	\$799,000	\$905,000	113.27%	\$578,600	1.56
42	44 Woodland Avenue	SplitLev	3	3.0	9	\$699,000	\$699,000	\$905,000	129.47%	\$597,200	1.52
43	91 Warren Road	Bi-Level	4	3.0	62	\$959,000	\$959,000	\$930,000	96.98%	\$703,100	1.32
44	149 E Montrose Avenue	Colonial	4	3.0	27	\$899,000	\$899,000	\$949,000	105.56%	\$597,700	1.59
45	17 Wessman Drive	SplitLev	4	2.1	7	\$799,000	\$799,000	\$950,000	118.90%	\$624,500	1.52
46	326 Saint Cloud Avenue	Colonial	4	3.1	15	\$799,000	\$799,000	\$979,000	122.53%	\$556,500	1.76
47	6 Sheridan Avenue	SplitLev	3	2.1	9	\$799,000	\$799,000	\$995,222	124.56%	\$588,200	1.69
48	29 Bradford Avenue	Ranch	3	2.0	9	\$769,000	\$769,000	\$999,999	130.04%	\$669,000	1.49
49	1 Oakridge Road	Tudor	3	2.0	9	\$849,000	\$849,000	\$999,999	117.79%	\$653,400	1.53
50	23 Powell Drive	Colonial	4	3.1	12	\$759,000	\$759,000	\$1,050,000	138.34%	\$848,300	1.24

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51	51 Edgewood Avenue	SplitLev	3	2.1	9	\$795,000	\$795,000	\$1,054,000	132.58%	\$704,100	1.50
52	3 West Road	Ranch	5	3.1	11	\$975,000	\$975,000	\$1,110,000	113.85%	\$905,100	1.23
53	8-10 Lessing Road	Colonial	3	2.1	21	\$799,000	\$799,000	\$1,150,000	143.93%	\$829,100	1.39
54	2 Himsl Court	Colonial	4	4.1	11	\$1,200,000	\$1,200,000	\$1,326,000	110.50%	\$1,042,900	1.27
55	55 Highwood Road	Colonial	5	3.1	9	\$1,079,000	\$1,079,000	\$1,357,900	125.85%	\$954,200	1.42
56	11 Cobane Terrace	SplitLev	5	4.0	8	\$1,249,000	\$1,249,000	\$1,377,000	110.25%	\$769,500	1.79
57	8 Rand Drive	Custom	4	4.0	8	\$1,299,000	\$1,299,000	\$1,413,500	108.81%	\$890,400	1.59
58	16 Baxter Lane	TwEndUn	4	3.1	43	\$1,375,000	\$1,375,000	\$1,425,000	103.64%	\$891,700	1.60
59	37 Gregory Avenue	Colonial	5	3.1	15	\$1,995,000	\$1,995,000	\$1,995,000	100.00%	\$1,685,700	1.18
AVERAGE					21	\$733,727	\$731,051	\$813,357	110.95%		1.30

"Active" Listings in West Orange

Number of Units: 81
Average List Price: \$735,729
Average Days on Market: 42

"Under Contract" Listings in West Orange

Number of Units: 85
Average List Price: \$714,192
Average Days on Market: 28

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	22	31	21							30
List Price	\$600,462	\$756,779	\$778,974	\$628,969	\$747,410	\$731,051							\$707,811
Sales Price	\$618,615	\$781,706	\$829,269	\$700,081	\$790,944	\$813,357							\$763,641
SP:LP%	102.77%	104.25%	105.94%	110.08%	107.95%	110.95%							107.95%
SP to AV	1.10	1.31	1.16	1.27	1.26	1.30							1.24
# Units Sold	26	17	27	35	36	59							200
3 Mo Rate of Ab	1.66	1.64	2.49	3.04	2.13	2.03							2.17
Active Listings	48	43	55	74	67	81							61
Under Contracts	38	59	67	79	94	86							71

Flashback! YTD 2025 vs YTD 2026

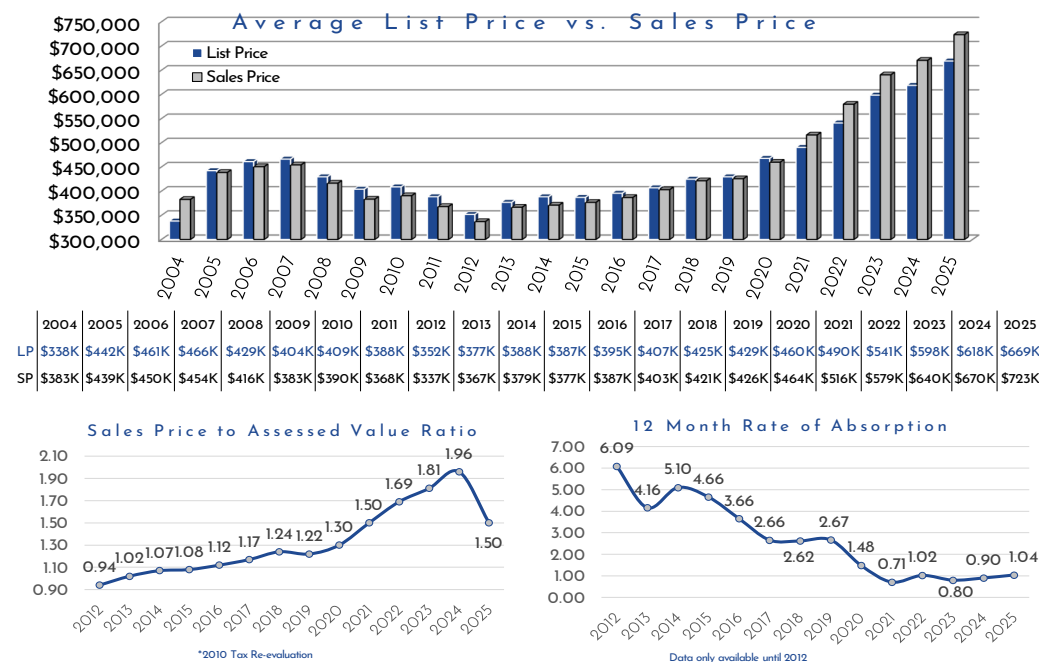
YTD	2025	2026	% Change
DOM	30	30	1.00%
Sales Price	\$691,656	\$763,641	10.41%
LP:SP	109.60%	107.95%	-1.50%
SP:AV	1.82	1.24	-31.49%

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YTD	2025	2026	% Change
# Units Sold	212	200	-5.66%
Rate of Ab 3 Mo	1.55	2.17	39.98%
Actives	50	61	21.85%
Under Contracts	70	71	0.48%

West Orange Yearly Market Trends



West Orange Yearly Market Trends

