

# West Orange

## March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	10 Smith Manor Boulevard	OneFloor	1	1.0	9	\$239,900	\$239,900	\$251,000	104.63%	\$150,400	1.67
2	56 Hazel Avenue	Colonial	3	1.0	5	\$415,000	\$415,000	\$365,000	87.95%	\$258,700	1.41
3	19 Colton Circle	OneFloor	2	2.0	9	\$369,900	\$369,900	\$420,000	113.54%	\$258,900	1.62
4	54 William Street	Colonial	3	1.0	7	\$424,000	\$424,000	\$450,000	106.13%	\$178,000	2.53
5	58 Lindsley Avenue	Colonial	2	1.1	15	\$445,500	\$445,500	\$500,000	112.23%	\$230,000	2.17
6	94 Giordano Drive	TwnIntUn	3	2.1	20	\$514,999	\$499,900	\$501,000	100.22%	\$461,200	1.09
7	158 Old Indian Road	LogHome	3	2.1	0	\$440,000	\$440,000	\$510,000	115.91%	\$275,300	1.85
8	25 Erwin Place	Colonial	4	1.1	20	\$475,000	\$475,000	\$535,000	112.63%	\$236,000	2.27
9	9 Pitney Street	Colonial	2	1.1	6	\$485,000	\$485,000	\$556,000	114.64%	\$236,100	2.35
10	5 Parson Drive	Bi-Level	3	2.1	114	\$634,000	\$599,000	\$575,000	95.99%	\$309,500	1.86
11	19 Hooper Avenue	Custom	4	2.0	28	\$599,000	\$600,000	\$600,000	100.00%	\$327,900	1.83
12	47 Morris Road	Ranch	3	2.0	10	\$515,000	\$515,000	\$600,000	116.50%	\$261,300	2.30
13	15 Quinby Place	Colonial	4	2.0	53	\$625,000	\$585,000	\$608,400	104.00%	\$272,500	2.23
14	13 Pitney Street	Colonial	3	1.1	7	\$529,000	\$529,000	\$615,000	116.26%	\$266,200	2.31
15	63 Cummings Circle	TwnIntUn	3	3.1	8	\$619,000	\$619,000	\$630,000	101.78%	\$380,300	1.66
16	53 Lapis Circle	TwnEndUn	4	2.1	10	\$499,000	\$499,000	\$630,000	126.25%	\$351,300	1.79
17	120 S Valley Road	Custom	5	3.0	136	\$649,900	\$649,800	\$645,000	99.26%	Renovated	
18	221 Saint Cloud Avenue	SplitLev	3	2.0	11	\$600,000	\$600,000	\$660,000	110.00%	\$285,600	2.31
19	207 Clarken Drive	TwnIntUn	2	2.1	10	\$580,000	\$580,000	\$661,000	113.97%	\$588,700	1.12
20	72 Oconnor Circle	TwnIntUn	3	3.1	10	\$669,000	\$669,000	\$735,000	109.87%	\$425,000	1.73

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	37 Colonial Woods Drive	Bi-Level	4	3.0	8	\$750,000	\$750,000	\$780,000	104.00%	\$336,000	2.32
22	25 Mullarkey Drive	TwnIntUn	2	3.1	11	\$679,000	\$679,000	\$800,000	117.82%	\$331,500	2.41
23	279 De Rose Court	TwnEndUn	3	2.1	47	\$779,900	\$779,900	\$812,000	104.12%	\$311,700	2.61
24	17 Wessman Drive	SplitLev	4	2.1	15	\$800,000	\$800,000	\$840,000	105.00%	\$310,000	2.71
25	77 Winding Way	SplitLev	4	2.1	7	\$799,000	\$799,000	\$875,000	109.51%	\$391,800	2.23
26	46 Stanford Avenue	SplitLev	5	3.0	16	\$869,900	\$869,900	\$892,500	102.60%	\$321,000	2.78
27	36 Oak Avenue	Ranch	3	2.1	14	\$769,000	\$769,000	\$892,500	116.06%	\$390,000	2.29
28	43 Old Short Hills Road	Colonial	4	2.1	12	\$815,000	\$815,000	\$899,000	110.31%	\$476,700	1.89
29	45 Nicholas Avenue	SplitLev	3	2.1	10	\$780,000	\$780,000	\$902,000	115.64%	\$342,600	2.63
30	9 Lonergan Lane	TwnIntUn	4	4.0	75	\$1,200,000	\$1,200,000	\$1,050,000	87.50%	\$620,000	1.69
31	52 Lenox Terrace	Colonial	3	3.1	13	\$839,888	\$839,888	\$1,058,000	125.97%	Renovated	
32	12 Knollwood Drive	Ranch	3	2.2	49	\$799,000	\$799,000	\$1,190,000	148.94%	\$394,800	3.01
AVERAGE					24	\$631,528	\$628,740	\$688,700	109.66%		2.09

### "Active" Listings in West Orange

Number of Units: 47  
Average List Price: \$740,664  
Average Days on Market: 37

### "Under Contract" Listings in West Orange

Number of Units: 76  
Average List Price: \$606,889  
Average Days on Market: 35

# 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										32
List Price	\$575,074	\$624,271	\$628,740										\$611,264
Sales Price	\$615,042	\$653,632	\$688,700										\$656,719
SP:LP%	106.84%	105.08%	109.66%										107.54%
SP to AV	2.02	2.10	2.09										2.07
# Units Sold	23	21	32										76
3 Mo Rate of Ab	1.29	1.57	2.08										1.65
Active Listings	41	43	47										44
Under Contracts	42	60	76										59

## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	46	32	-30.76%
Sales Price	\$640,511	\$656,719	2.53%
LP:SP	106.55%	107.54%	0.94%
SP:AV	1.83	2.07	13.10%

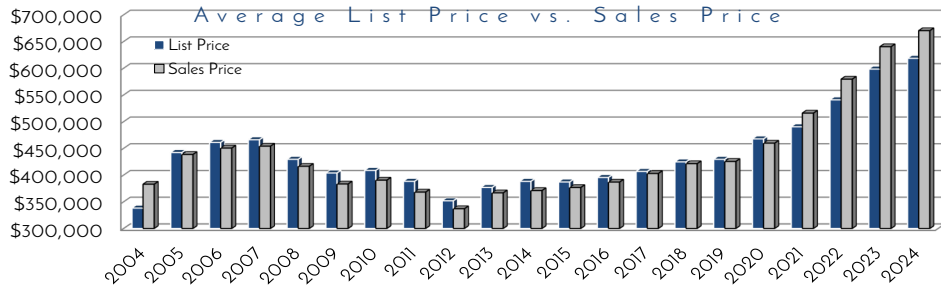
Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	75	76	1.33%
Rate of Ab 3 Mo	1.40	1.65	17.34%
Actives	35	44	23.58%
Under Contracts	60	59	-1.66%

## West Orange Yearly Market Trends

Average List Price vs. Sales Price

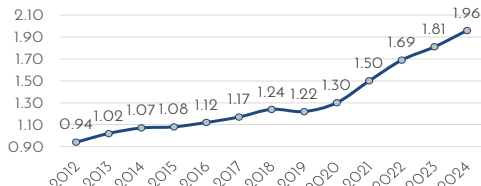


## West Orange Yearly Market Trends

Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio



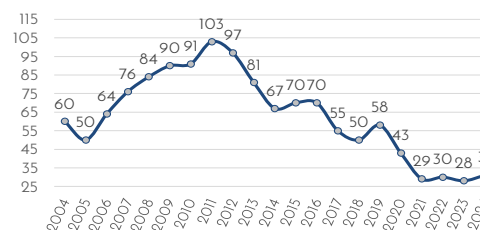
\*2010 Tax Re-evaluation

12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

