

West Orange

April 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 U811	HighRise	1	1.0	4	\$275,000	\$275,000	\$300,000	109.09%	\$228,900	1.31
2	43 William Street	Colonial	4	1.1	12	\$419,000	\$419,000	\$419,000	100.00%	\$201,700	2.08
3	8 Amos Street	Colonial	2	1.1	135	\$499,000	\$399,000	\$441,000	110.53%	\$226,800	1.94
4	81 Whittlesey Avenue	Colonial	3	1.1	12	\$399,000	\$399,000	\$450,000	112.78%	\$200,000	2.25
5	42 Mountainview Street	Colonial	3	1.2	1	\$465,000	\$465,000	\$465,000	100.00%	\$194,600	2.39
6	21 Westwood Drive South	CapeCod	4	1.1	27	\$450,000	\$450,000	\$480,000	106.67%	\$253,000	1.90
7	40A Overlook Avenue	Bi-Level	3	1.1	23	\$495,000	\$495,000	\$495,000	100.00%	\$282,500	1.75
8	10 Smith Manor Boulevard 821	OneFloor	3	3.0	10	\$499,000	\$499,000	\$499,000	100.00%	\$309,300	1.61
9	50 Larkin Circle	TwnEndUn	2	2.1	10	\$389,000	\$389,000	\$510,000	131.11%	\$285,700	1.79
10	11 Davey Drive	TwnEndUn	3	3.0	33	\$519,000	\$519,000	\$550,000	105.97%	\$385,000	1.43
11	60 Clarken Drive	MultiFlr	2	2.1	8	\$475,000	\$475,000	\$550,000	115.79%	\$290,000	1.90
12	7 Sussex Road	Ranch	3	2.0	16	\$469,900	\$469,900	\$565,000	120.24%	\$241,100	2.34
13	151 Walker Road	CapeCod	4	1.1	13	\$460,000	\$460,000	\$565,000	122.83%	\$319,400	1.77
14	391 Digaetano Terrace	TwnIntUn	3	2.1	8	\$499,000	\$499,000	\$566,666	113.56%	\$294,800	1.92
15	37 Stanford Avenue	Split Level	4	3.0	135	\$699,000	\$624,000	\$575,000	92.15%	\$281,500	2.04
16	11 Cleveland Terrace	Ranch	3	2.0	19	\$575,000	\$575,000	\$575,000	100.00%	\$263,100	2.19
17	9 Brook Place	Split Level	3	3.0	17	\$540,000	\$540,000	\$580,000	107.41%	\$280,200	2.07
18	20 Brook Place	Split Level	3	2.1	13	\$519,000	\$519,000	\$580,000	111.75%	\$283,700	2.04
19	89 Valley Way	CapeCod	3	1.1	25	\$560,000	\$560,000	\$600,000	107.14%	\$267,400	2.24
20	62 Clarken Drive	TwnEndUn	3	2.1	11	\$549,900	\$549,900	\$600,000	109.11%	\$322,700	1.86

West Orange

April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	44 Mullarkey Drive	TwnIntUn	2	3.1	9	\$612,000	\$612,000	\$618,000	100.98%	\$345,800	1.79
22	11 Edgemont Road	CapeCod	2	1.2	9	\$475,000	\$475,000	\$661,015	139.16%	\$272,500	2.43
23	6 Highland Place	Split Level	3	2.1	76	\$660,000	\$660,000	\$665,000	100.76%	\$384,300	1.73
24	58 Oak Avenue	Custom	5	4.1	15	\$599,000	\$599,000	\$675,000	112.69%	\$367,400	1.84
25	5 Elliott Place	Colonial	4	1.2	12	\$625,000	\$625,000	\$675,000	108.00%	\$311,900	2.16
26	267B Mt Pleasant Avenue	TwnIntUn	3	3.1	39	\$699,000	\$699,000	\$699,000	100.00%	\$469,000	1.49
27	215 Cerrutti Court	TwnIntUn	3	2.1	11	\$599,000	\$599,000	\$721,000	120.37%	\$319,100	2.26
28	10 Smith Manor Boulevard U206	HighRise	3	3.0	15	\$475,000	\$475,000	\$725,000	152.63%	\$267,800	2.71
29	11 Nutwold Avenue	Colonial	3	3.1	15	\$659,900	\$659,900	\$755,000	114.41%	\$331,500	2.28
30	214 Gregory Avenue	Tudor	4	3.1	34	\$749,000	\$749,000	\$800,000	106.81%	\$437,100	1.83
31	36 Birchwood Avenue	CapeCod	4	2.0	7	\$699,000	\$699,000	\$801,999	114.74%	\$375,300	2.14
32	31 Glenside Drive	Split Level	3	2.1	9	\$735,000	\$735,000	\$905,000	123.13%	\$379,400	2.39
33	64 Gregory Avenue	Colonial	6	3.2	12	\$899,000	\$899,000	\$999,999	111.23%	\$516,600	1.94
34	46 Rock Spring Avenue	Colonial	5	4.0	10	\$799,000	\$799,000	\$1,063,500	133.10%	\$470,500	2.26
AVERAGE					24	\$560,021	\$554,874	\$621,476	112.18%		2.00

"Active" Listings in West Orange

Number of Units: 52
 Average List Price: \$895,534
 Average Days on Market: 32

"Under Contract" Listings in West Orange

Number of Units: 69
 Average List Price: \$646,206
 Average Days on Market: 31

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									39
List Price	\$604,635	\$537,242	\$638,957	\$554,874									\$587,757
Sales Price	\$623,207	\$566,942	\$694,930	\$621,476									\$634,573
SP:LP%	103.58%	106.02%	108.91%	112.18%									108.30%
SP to AV	1.68	1.90	1.89	2.00									1.89
# Units Sold	23	19	33	34									109
3 Mo Rate of Ab	1.47	1.44	1.30	1.76									1.49
Active Listings	39	32	35	52									40
Under Contracts	53	60	68	69									63

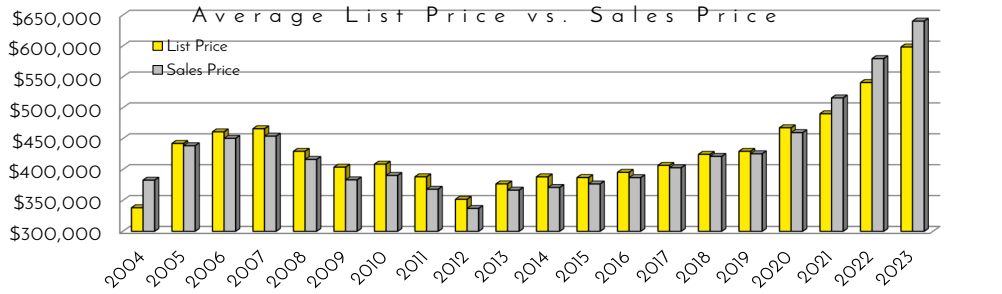
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	35	39	12.58%
Sales Price	\$584,709	\$634,573	8.53%
LP:SP	104.37%	108.30%	3.77%
SP:AV	1.71	1.89	10.35%

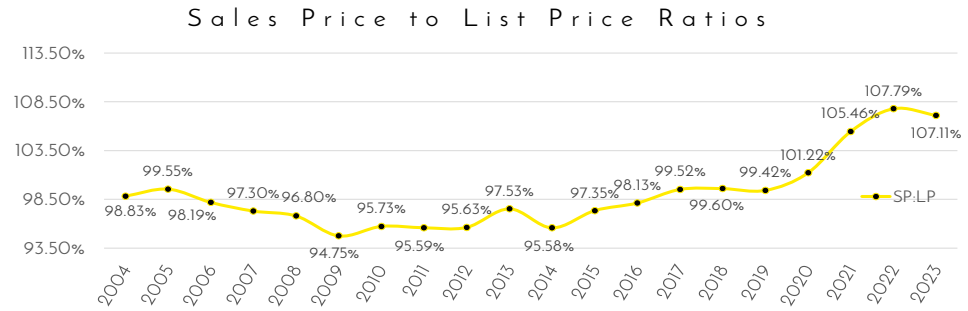


YTD	2023	2024	% Change
# Units Sold	122	109	-10.66%
Rate of Ab 3 Mo	1.488	1.493	0.34%
Actives	49	52	6.67%
Under Contracts	70	69	-1.78%

West Orange Yearly Market Trends



West Orange Yearly Market Trends



Year	LP	SP
2004	\$338,108	\$382,805
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

