West Orange

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	43 Conforti Avenue B45	OneFloor	1	1.0	21	$198,000	$198,000	$210,000	106.06%	$120,000	1.75
2	43 Conforti Avenue U15	OneFloor	1	1.0	25	$209,888	$209,888	$229,888	109.53%	$120,000	1.92
3	10 Smith Manor Boulevard U118	OneFloor	2	2.0	87	$294,900	$294,900	$295,000	100.03%	$206,200	1.43
4	244 Clarken Drive	TwnEndUn	2	2.1	18	$350,000	$350,000	$371,500	106.14%	$339,700	1.09
5	10 Caldwell Terrace	CapeCod	4	1.0	161	$439,000	$389,900	$380,000	97.46%	$274,200	1.39
6	17 Freeman Place	Colonial	3	1.0	15	$399,000	$399,000	$399,000	100.00%	$192,900	2.07
7	77 Rollinson Street	Colonial	4	1.1	7	$399,999	$399,999	$412,000	103.00%	$264,100	1.56
8	38 Elm Street	Colonial	3	1.2	23	$400,000	$400,000	$437,000	109.25%	$203,800	2.14
9	21 Birchwood Avenue	Colonial	3	1.1	13	$399,000	$399,000	$439,000	110.03%	$292,000	1.50
10	672 Eagle Rock Avenue	CapeCod	3	2.0	11	$449,900	$449,900	$460,000	102.24%	$228,200	2.02
11	27 Stanford Avenue	Colonial	4	3.1	7	$399,000	$399,000	$483,000	121.05%	$335,000	1.44
12	4 Westwood Drive North	CapeCod	4	2.0	50	$489,999	$489,999	$500,000	102.04%	$244,100	2.05
13	5 Rainbow Terrace	Colonial	3	1.1	8	$499,000	$499,000	$510,000	102.20%	$280,500	1.82
14	295 Northfield Avenue	RanchExp	4	3.0	69	$550,000	$550,000	$550,000	100.00%	$283,800	1.94
15	148 Old Indian Road	Split Level	3	2.1	12	$549,000	$549,000	$550,000	100.18%	$293,700	1.87
16	37 Conforti Avenue	Split Level	4	2.1	13	$525,000	$525,000	$550,000	104.76%	$327,000	1.68
17	13 Collamore Terrace	RanchExp	4	3.1	86	$575,000	$550,000	$551,000	100.18%	$366,600	1.50
18	18 Gerdes Avenue	Colonial	3	2.1	14	$549,900	$549,900	$562,000	102.20%	$300,000	1.87
19	1021 Smith Manor Boulevard	TwnEndUn	3	2.1	12	$599,000	$599,000	$610,000	101.84%	$395,000	1.54
20	18 Hunterdon Road	Colonial	4	3.0	21	$599,000	$599,000	$620,000	103.51%	$321,200	1.93

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
21	38 Ferris Drive	Bi-Level	5	3.0	45	$625,000	$625,000	$630,000	100.80%	$351,900	1.79
22	37 Club Boulevard	Colonial	4	2.2	53	$669,000	$635,000	$635,000	100.00%	$435,200	1.46
23	2G Buckingham Road	Custom	6	4.1	42	$699,000	$674,900	$675,000	100.01%	$351,200	1.92
24	13 Colony Drive West	Tudor	4	2.2	9	$625,000	$625,000	$680,000	108.80%	$370,000	1.84
25	19 Underwood Drive	Colonial	4	2.1	26	$649,000	$649,000	$760,000	117.10%	$492,600	1.54
26	11 Bakley Terrace	Colonial	4	2.1	40	$829,000	$829,000	$814,000	98.19%	$538,100	1.51
27	6 Rosemont Drive	Ranch	4	3.0	18	$789,000	$789,000	$835,300	105.87%		
28	4 Forest Drive	Colonial	4	4.0	16	$850,000	$850,000	$870,000	102.35%	$697,100	1.25
29	216 Metzger Drive	OneFloor	3	3.0	317	$969,000	$899,000	$905,000	100.67%	$875,000	1.03
	AVERAGE				43	$537,193	$530,220	$549,093	103.98%		1.67

"Active" Listings in West Orange

Number of Units:	51
Average List Price:	$759,638
Average Days on Market:	81

"Under Contract" Listings in West Orange

Number of Units:	46
Average List Price:	$570,641
Average Days on Market:	32

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West Orange 2023 Year to Date Market Trends

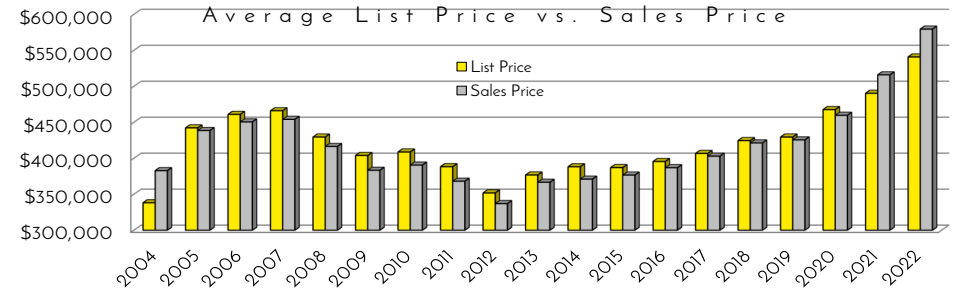
YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43												43
List Price	$530,220												$530,220
Sales Price	$549,093												$549,093
SP:LP%	103.98%												103.98%
SP to AV	1.67												1.67
# Units Sold	29												29
3 Mo Rate of Ab	1.42												1.42
Active Listings	51												51
Under Contracts	46												46

Flashback! YTD 2022 vs YTD 2023

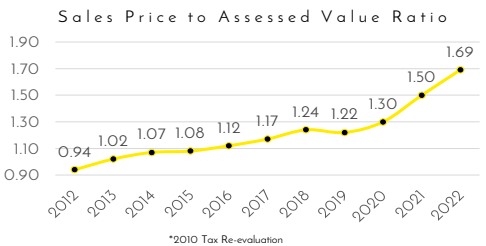
YTD	2022	2023	% Change
DOM	36.0	42.7	18.68%
Sales Price	$525,930	$549,093	4.40%
LP:SP	105.98%	103.98%	-1.89%
SP:AV	1.58	1.67	5.86%

YTD	2022	2023	% Change
# Units Sold	43	29	-32.56%
Rate of Ab 3 Mo	0.80	1.42	77.50%
Actives	35	51	45.71%
Under Contracts	75	46	-38.67%

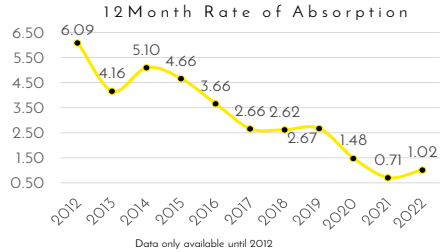
West Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	$338,108	$442,208	$460,981	$466,047	$429,481	$403,847	$408,694	$388,271	$351,758	$376,734	$388,179	$386,990	$395,480	$406,718	$424,570	$429,463	$459,710	$490,314	$540,787
SP	$382,805	$438,534	$450,493	$454,083	$416,376	$383,302	$390,469	$368,090	$336,975	$366,635	$378,978	$376,639	$386,821	$402,913	$421,286	$425,506	$463,929	$515,934	$579,476

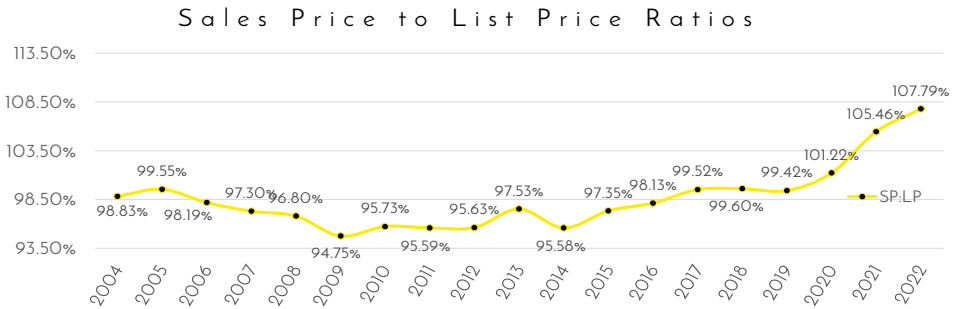


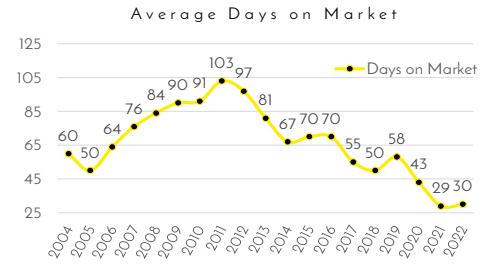
*2010 Tax Re-evaluation

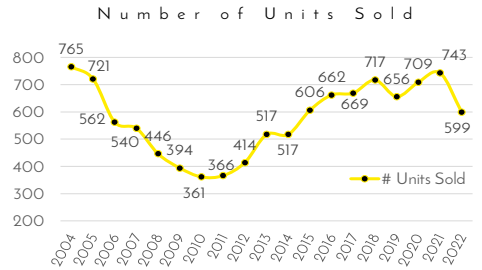


Data only available until 2012

West Orange Yearly Market Trends







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Not intended to solicit a property already listed.