

West Orange

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	58 Kayser Lane	TwnIntUn	1	1.1	10	\$369,900	\$369,900	\$395,000	106.79%	\$389,700	1.01
2	326 Saint Cloud Avenue	CapeCod	4	2.0	10	\$275,000	\$275,000	\$408,000	148.36%	\$556,500	0.73
3	6 Cerone Court	OneFloor	3	2.0	23	\$479,000	\$448,000	\$460,000	102.68%	\$450,300	1.02
4	27 Oakridge Road	Colonial	3	2.1	15	\$549,900	\$549,900	\$475,000	86.38%	\$260,600	1.82
5	73 Herbert Terrace	TwnIntUn	2	2.1	37	\$449,900	\$449,900	\$475,000	105.58%	\$440,300	1.08
6	14 Park Drive South	Colonial	2	1.1	46	\$480,000	\$480,000	\$515,000	107.29%	\$217,800	2.36
7	52 Hillside Avenue	Tudor	4	1.1	52	\$525,000	\$525,000	\$535,000	101.90%	\$323,900	1.65
8	256 Gregory Avenue	Aframe	3	1.2	14	\$549,000	\$549,000	\$535,000	97.45%	\$636,300	0.84
9	44 Virginia Avenue	Colonial	3	1.1	11	\$515,000	\$515,000	\$560,000	108.74%	\$409,600	1.37
10	19 Wellington Avenue	Colonial	3	2.0	21	\$475,000	\$475,000	\$560,000	117.89%	\$506,800	1.10
11	24 Morris Road	Ranch	3	1.0	22	\$510,000	\$510,000	\$565,000	110.78%	\$471,000	1.20
12	30 Park Drive S	Colonial	4	3.0	106	\$699,000	\$599,999	\$600,000	100.00%	Renovated	
13	8 Davey Drive	TwnIntUn	4	3.1	9	\$549,000	\$549,000	\$625,000	113.84%	\$343,500	1.82
14	44 Oakridge Road	Colonial	3	1.0	29	\$549,900	\$549,900	\$625,000	113.66%	\$558,700	1.12
15	47 Sunnyside Road	CapeCod	4	2.0	12	\$519,000	\$519,000	\$625,000	120.42%	\$485,900	1.29
16	153 Clarken Drive	TwnEndUn	3	2.1	67	\$629,000	\$640,000	\$640,000	100.00%	\$396,700	1.61
17	12 Lapis Circle	TwnIntUn	3	2.1	12	\$525,000	\$525,000	\$640,000	121.90%	\$491,600	1.30
18	18 Oak Avenue	Ranch	3	2.0	15	\$699,000	\$699,000	\$649,000	92.85%	\$290,000	2.24
19	5 Abington Road	CapeCod	4	2.0	1	\$650,000	\$650,000	\$650,000	100.00%	\$497,800	1.31
20	93 Lessing Road	RanchRas	3	1.1	14	\$619,000	\$619,000	\$680,000	109.85%	\$493,600	1.38
21	18 Marie Terrace	RanchRas	3	2.0	8	\$609,000	\$609,000	\$680,000	111.66%	\$642,700	1.06
22	102 Fairview Avenue	CapeCod	3	2.1	13	\$650,000	\$650,000	\$689,000	106.00%	\$653,600	1.05
23	7 Hickory Road	SplitLev	3	2.0	9	\$629,000	\$629,000	\$695,000	110.49%	\$634,800	1.09
24	48 Manger Road	Ranch	3	2.0	29	\$699,000	\$699,000	\$700,000	100.14%	\$683,700	1.02
25	35 Yale Terrace	CapeCod	3	2.0	15	\$699,000	\$699,000	\$710,000	101.57%	\$547,800	1.30

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26	81 Clarken Drive	MultiFlr	3	2.1	14	\$619,000	\$619,000	\$723,000	116.80%	\$585,800	1.23
27	4 Korwel Circle	SplitLev	3	3.1	23	\$675,000	\$675,000	\$730,000	108.15%	\$687,600	1.06
28	62 Luddington Road	Tudor	4	2.1	16	\$745,000	\$745,000	\$745,000	100.00%	\$370,000	2.01
29	25 Birchwood Avenue	Contemp	3	3.0	15	\$725,000	\$725,000	\$785,000	108.28%	\$361,100	2.17
30	8 Woods End Road	CapeCod	3	2.1	11	\$599,000	\$599,000	\$801,000	133.72%	\$580,400	1.38
31	32 Harriet Street	Colonial	3	2.1	12	\$739,000	\$739,000	\$802,500	108.59%	\$602,600	1.33
32	8 Dartmouth Road	Colonial	4	3.2	8	\$735,000	\$735,000	\$810,000	110.20%	\$413,600	1.96
33	11 Collamore Terrace	Bi-Level	4	3.0	79	\$825,000	\$825,000	\$825,000	100.00%	Renovated	
34	26 Benvenue Avenue	Colonial	3	2.1	16	\$799,900	\$799,900	\$898,000	112.26%	\$694,200	1.29
35	12 Gregory Avenue	Tudor	4	2.1	14	\$795,000	\$795,000	\$905,000	113.84%	\$718,200	1.26
36	5 Greentree Road	RanchExp	4	3.0	20	\$795,000	\$795,000	\$920,000	115.72%	\$599,900	1.53
37	409 Metzger Drive	OneFloor	2	2.1	29	\$998,000	\$949,000	\$949,000	100.00%	\$965,000	0.98
38	25 Silver Spring Road	Colonial	3	2.1	12	\$789,000	\$789,000	\$951,000	120.53%	Renovated	
39	21 Lowell Place	Colonial	3	2.2	12	\$829,900	\$829,900	\$955,000	115.07%	\$690,500	1.38
40	53 Dogwood Road	Colonial	4	2.1	5	\$799,000	\$799,000	\$999,999	125.16%	\$814,700	1.23
41	33 Winding Way	Ranch	3	3.0	9	\$825,000	\$825,000	\$1,025,000	124.24%	\$732,300	1.40
42	34 Cannon Street	Colonial	4	2.1	30	\$995,000	\$995,000	\$1,050,000	105.53%	\$944,200	1.11
43	76 Colonial Woods Drive	Colonial	4	2.1	10	\$875,000	\$875,000	\$1,080,000	123.43%	\$801,700	1.35
44	15 Efstis Court	Colonial	4	4.1	6	\$1,895,000	\$1,895,000	\$1,895,000	100.00%	\$1,321,700	1.43
AVERAGE					21	\$680,918	\$677,100	\$739,557	109.95%		1.36

"Active" Listings in West Orange

Number of Units: 56
Average List Price: \$828,736
Average Days on Market: 40

"Under Contract" Listings in West Orange

Number of Units: 83
Average List Price: \$718,283
Average Days on Market: 30

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	44	19	21							30
List Price	\$575,074	\$624,271	\$628,740	\$656,521	\$591,348	\$677,100							\$630,734
Sales Price	\$615,042	\$653,632	\$688,700	\$738,568	\$654,829	\$739,557							\$691,656
SP:LP%	106.84%	105.08%	109.66%	111.78%	110.43%	109.95%							109.60%
SP to AV	2.02	2.10	2.09	2.00	1.62	1.36							1.82
# Units Sold	23	21	32	47	45	44							212
3 Mo Rate of Ab	1.29	1.57	2.08	1.64	1.41	1.29							1.55
Active Listings	41	43	47	57	58	56							50
Under Contracts	42	60	76	75	85	83							70

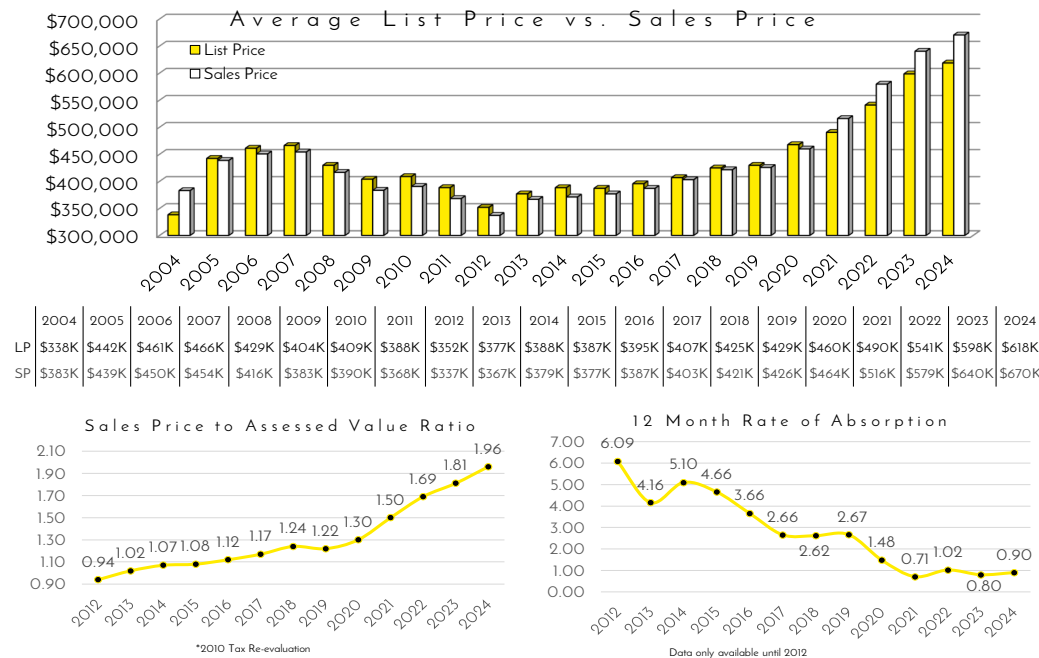
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	31	30	-5.13%
Sales Price	\$659,313	\$691,656	4.91%
LP:SP	110.18%	109.60%	-0.53%
SP:AV	1.98	1.82	-8.14%



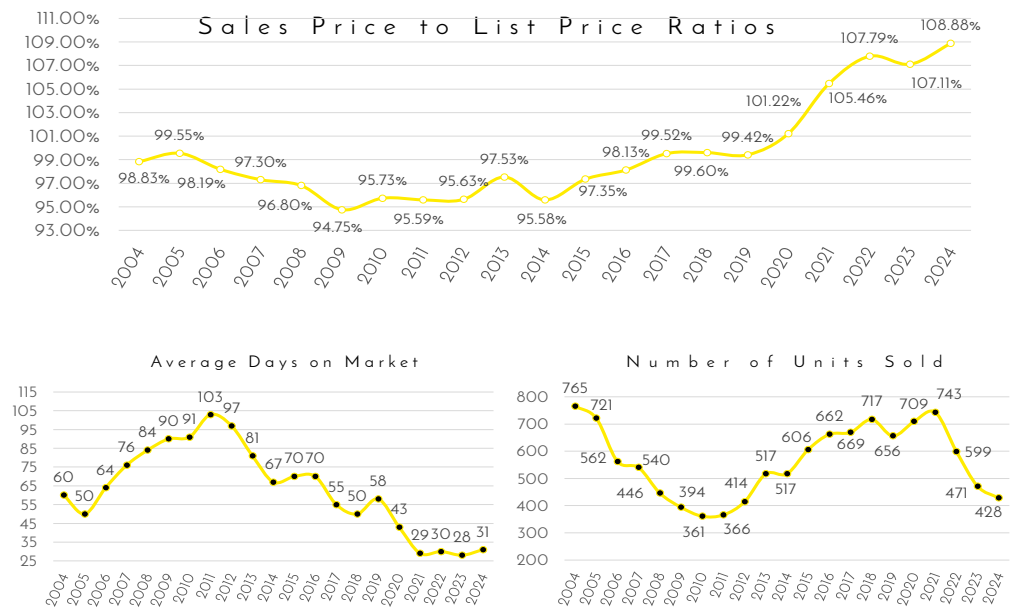
YTD	2024	2025	% Change
# Units Sold	183	212	15.85%
Rate of Ab 3 Mo	1.55	1.55	0.00%
Actives	44	50	14.83%
Under Contracts	67	70	5.51%

West Orange Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

West Orange Yearly Market Trends



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Not intended to solicit a property already listed.