

# West Orange

## July 2025 Market Snapshot

| Units | Address             | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP   | Total Assess-<br>ment | SP:AV |
|-------|---------------------|----------|--------|-------|-----|------------------|------------|-------------|---------|-----------------------|-------|
| 1     | 24 Hutton Avenue    | OneFloor | 2      | 2.0   | 26  | \$299,900        | \$299,900  | \$347,000   | 115.71% | \$261,800             | 1.33  |
| 2     | 65 Colton Circle    | TwnIntUn | 1      | 1.1   | 15  | \$424,900        | \$424,900  | \$440,000   | 103.55% | \$436,100             | 1.01  |
| 3     | 18 Meeker Street    | Colonial | 3      | 1.1   | 5   | \$455,000        | \$455,000  | \$455,000   | 100.00% | \$405,100             | 1.12  |
| 4     | 23 Johnson Road     | Cottage  | 2      | 2.0   | 17  | \$449,900        | \$449,900  | \$480,000   | 106.69% | \$459,100             | 1.05  |
| 5     | 51 Park Terrace     | Colonial | 3      | 2.1   | 20  | \$449,000        | \$449,000  | \$495,000   | 110.24% | \$425,900             | 1.16  |
| 6     | 27 Valley Way       | Colonial | 3      | 2.0   | 237 | \$525,000        | \$499,999  | \$540,000   | 108.00% | \$261,900             | 2.06  |
| 7     | 31 Phyllis Road     | CapeCod  | 4      | 1.0   | 21  | \$550,000        | \$550,000  | \$550,000   | 100.00% | \$472,200             | 1.16  |
| 8     | 27 Cerone Court     | TwnIntUn | 4      | 3.1   | 152 | \$549,000        | \$549,000  | \$555,000   | 101.09% | \$245,100             | 2.26  |
| 9     | 51 Nestro Road      | CapeCod  | 3      | 2.0   | 19  | \$559,000        | \$559,000  | \$559,000   | 100.00% | \$478,100             | 1.17  |
| 10    | 302 Barringer Court | TwnIntUn | 2      | 2.0   | 51  | \$574,500        | \$574,500  | \$560,000   | 97.48%  | \$302,500             | 1.85  |
| 11    | 29 S Valley Road    | Colonial | 4      | 2.0   | 28  | \$489,900        | \$489,900  | \$560,000   | 114.31% | \$741,800             | 0.75  |
| 12    | 17 Davey Drive      | TwnIntUn | 3      | 2.1   | 72  | \$509,000        | \$509,000  | \$575,000   | 112.97% | \$474,100             | 1.21  |
| 13    | 27 Condit Terrace   | Colonial | 4      | 3.1   | 44  | \$570,000        | \$550,000  | \$575,000   | 104.55% | \$482,600             | 1.19  |
| 14    | 56 Ashland Avenue   | Colonial | 4      | 2.0   | 42  | \$549,900        | \$549,900  | \$580,000   | 105.47% | \$485,300             | 1.20  |
| 15    | 66 Rollinson Street | Colonial | 4      | 2.1   | 52  | \$625,000        | \$599,000  | \$600,000   | 100.17% | \$239,500             | 2.51  |
| 16    | 15 Parkside Avenue  | CapeCod  | 3      | 2.1   | 16  | \$575,000        | \$575,000  | \$600,000   | 104.35% | \$596,200             | 1.01  |
| 17    | 9 Elmwood Avenue    | CapeCod  | 2      | 2.0   | 9   | \$529,000        | \$529,000  | \$600,000   | 113.42% | \$462,400             | 1.30  |
| 18    | 403 Barringer Court | MultiFlr | 3      | 3.1   | 8   | \$629,000        | \$629,000  | \$606,000   | 96.34%  | \$601,100             | 1.01  |
| 19    | 9 Lapis Circle      | TwnEndUn | 3      | 2.1   | 17  | \$545,000        | \$545,000  | \$645,000   | 118.35% | \$528,900             | 1.22  |
| 20    | 76 Davey Drive      | TwnEndUn | 3      | 2.1   | 9   | \$599,000        | \$599,000  | \$660,000   | 110.18% | \$505,000             | 1.31  |

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|-------|----------------------------|-----------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 21    | 1009 Smith Manor Boulevard | TwndEndUn | 3      | 2.1   | 19  | \$649,900        | \$649,900  | \$675,000   | 103.86% | \$586,600        | 1.15  |
| 22    | 15 Lessing Road            | Ranch     | 3      | 2.1   | 13  | \$590,000        | \$610,000  | \$685,000   | 112.30% | \$605,900        | 1.13  |
| 23    | 26 Nutwold Avenue          | SplitLev  | 3      | 2.0   | 14  | \$699,000        | \$699,000  | \$699,000   | 100.00% | \$479,300        | 1.46  |
| 24    | 36 Harriet Street          | Colonial  | 3      | 2.1   | 145 | \$749,900        | \$699,000  | \$700,000   | 100.14% | Renovated        |       |
| 25    | 15 Woods End Road          | Colonial  | 4      | 2.0   | 15  | \$635,000        | \$635,000  | \$700,000   | 110.24% | \$604,000        | 1.16  |
| 26    | 6 Maple Avenue             | Colonial  | 4      | 2.0   | 27  | \$685,000        | \$685,000  | \$705,000   | 102.92% | \$599,000        | 1.18  |
| 27    | 14 Oxford Terrace          | Colonial  | 4      | 1.1   | 33  | \$689,900        | \$599,900  | \$710,000   | 118.35% | \$629,400        | 1.13  |
| 28    | 34 Robertson Road          | Colonial  | 3      | 2.1   | 12  | \$700,000        | \$700,000  | \$710,000   | 101.43% | \$556,400        | 1.28  |
| 29    | 23 Kenz Terrace            | Colonial  | 4      | 3.0   | 8   | \$729,000        | \$729,000  | \$735,000   | 100.82% | \$584,500        | 1.26  |
| 30    | 35 Cleveland Terrace       | Ranch     | 4      | 2.0   | 12  | \$625,000        | \$625,000  | \$750,000   | 120.00% | \$661,800        | 1.13  |
| 31    | 27 Belgrade Terrace        | RanchRas  | 3      | 2.1   | 13  | \$625,000        | \$625,000  | \$755,000   | 120.80% | \$597,300        | 1.26  |
| 32    | 8 Cornell Street           | SplitLev  | 4      | 2.0   | 26  | \$729,900        | \$729,900  | \$760,000   | 104.12% | \$636,000        | 1.19  |
| 33    | 17 Parson Drive            | Bi-Level  | 5      | 3.0   | 1   | \$699,999        | \$699,999  | \$799,999   | 114.29% | \$739,700        | 1.08  |
| 34    | 10 Highland Place          | Tudor     | 4      | 3.1   | 18  | \$725,000        | \$725,000  | \$825,000   | 113.79% | \$781,800        | 1.06  |
| 35    | 8 Boland Drive             | TwndIntUn | 3      | 3.1   | 10  | \$675,000        | \$675,000  | \$850,000   | 125.93% | \$639,700        | 1.33  |
| 36    | 11 Luth Terrace            | TwndIntUn | 3      | 2.1   | 22  | \$899,000        | \$899,000  | \$872,000   | 97.00%  | \$607,000        | 1.44  |
| 37    | 49 Mayfair Drive           | Colonial  | 4      | 2.1   | 1   | \$875,000        | \$875,000  | \$875,000   | 100.00% | \$665,100        | 1.32  |
| 38    | 59 Winding Way             | Colonial  | 4      | 3.1   | 10  | \$749,000        | \$749,000  | \$901,000   | 120.29% | \$678,100        | 1.33  |
| 39    | 162 Forest Hill Road       | Colonial  | 3      | 2.1   | 9   | \$759,000        | \$759,000  | \$930,000   | 122.53% | \$645,700        | 1.44  |
| 40    | 8 Hepworth Place           | SplitLev  | 5      | 3.1   | 23  | \$937,000        | \$937,000  | \$940,000   | 100.32% | \$882,000        | 1.07  |

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|---------|---------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 41      | 15 Glenside Drive   | Colonial | 3      | 2.1   | 12  | \$789,000        | \$789,000   | \$960,000   | 121.67% | \$683,400        | 1.40  |
| 42      | 12 Beaumont Terrace | SplitLev | 5      | 4.1   | 9   | \$825,000        | \$825,000   | \$976,000   | 118.30% | \$816,000        | 1.20  |
| 43      | 30 Mountain Way     | RanchExp | 5      | 3.0   | 10  | \$799,000        | \$799,000   | \$980,000   | 122.65% | \$587,300        | 1.67  |
| 44      | 4 Forest Drive      | RanchRas | 4      | 4.0   | 24  | \$999,000        | \$999,000   | \$1,025,000 | 102.60% | \$917,700        | 1.12  |
| 45      | 39 Cunningham Drive | Colonial | 5      | 3.1   | 20  | \$1,100,000      | \$1,100,000 | \$1,100,000 | 100.00% | \$588,200        | 1.87  |
| 46      | 4 Himsl Court       | Colonial | 4      | 4.1   | 27  | \$1,150,000      | \$1,150,000 | \$1,150,000 | 100.00% | \$1,015,900      | 1.13  |
| 47      | 17 Skyline Drive    | Colonial | 5      | 4.0   | 152 | \$1,150,000      | \$1,200,000 | \$1,180,000 | 98.33%  | \$996,800        | 1.18  |
| 48      | 16 Himsl Court      | Colonial | 5      | 4.0   | 30  | \$1,250,000      | \$1,250,000 | \$1,192,000 | 95.36%  | \$1,050,900      | 1.13  |
| 49      | 8 Rand Drive        | Custom   | 4      | 4.0   | 17  | \$1,249,000      | \$1,249,000 | \$1,380,000 | 110.49% | \$746,700        | 1.85  |
| AVERAGE |                     |          |        |       | 32  | \$697,849        | \$694,953   | \$744,939   | 107.78% |                  | 1.31  |

### "Active" Listings in West Orange

Number of Units: 56  
Average List Price: \$778,441  
Average Days on Market: 40

### "Under Contract" Listings in West Orange

Number of Units: 81  
Average List Price: \$706,160  
Average Days on Market: 31

# 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        | 32        |        |           |         |          |          | 30        |
| List Price      | \$575,074 | \$624,271 | \$628,740 | \$656,521 | \$591,348 | \$677,100 | \$694,953 |        |           |         |          |          | \$642,790 |
| Sales Price     | \$615,042 | \$653,632 | \$688,700 | \$738,568 | \$654,829 | \$739,557 | \$744,939 |        |           |         |          |          | \$701,660 |
| SP:LP%          | 106.84%   | 105.08%   | 109.66%   | 111.78%   | 110.43%   | 109.95%   | 107.78%   |        |           |         |          |          | 109.26%   |
| SP to AV        | 2.02      | 2.10      | 2.09      | 2.00      | 1.62      | 1.36      | 1.31      |        |           |         |          |          | 1.72      |
| # Units Sold    | 23        | 21        | 32        | 47        | 45        | 44        | 49        |        |           |         |          |          | 261       |
| 3 Mo Rate of Ab | 1.29      | 1.57      | 2.08      | 1.64      | 1.41      | 1.29      | 1.35      |        |           |         |          |          | 1.52      |
| Active Listings | 41        | 43        | 47        | 57        | 58        | 56        | 56        |        |           |         |          |          | 51        |
| Under Contracts | 42        | 60        | 76        | 75        | 85        | 83        | 81        |        |           |         |          |          | 72        |

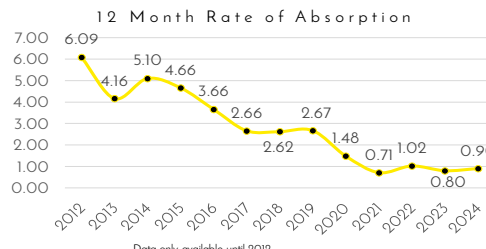
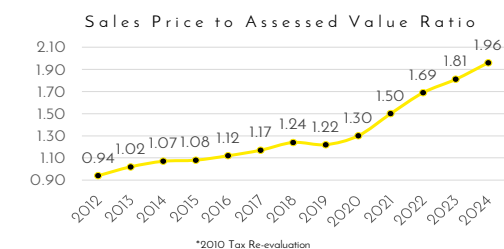
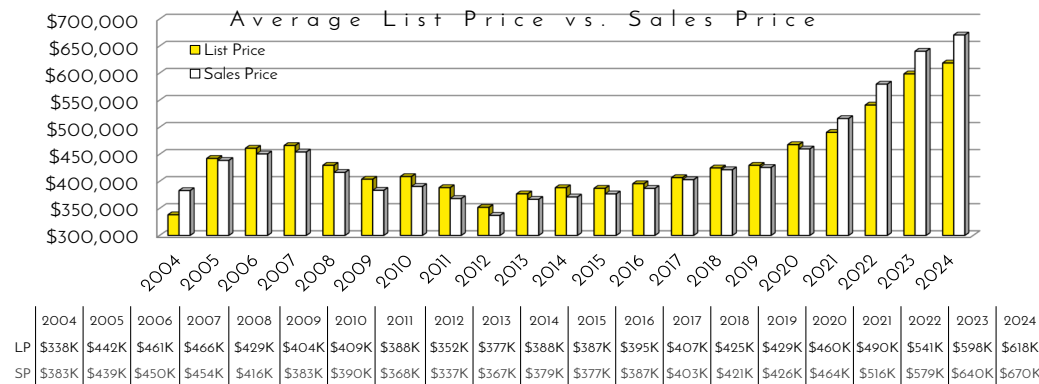
## Flashback! YTD 2024 vs YTD 2025

| YTD         | 2024      | 2025      | % Change |
|-------------|-----------|-----------|----------|
| DOM         | 31        | 30        | -3.56%   |
| Sales Price | \$662,975 | \$701,660 | 5.83%    |
| LP:SP       | 109.80%   | 109.26%   | -0.49%   |
| SP:AV       | 1.98      | 1.72      | -13.15%  |



| YTD             | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 227  | 261  | 14.98%   |
| Rate of Ab 3 Mo | 1.56 | 1.52 | -2.83%   |
| Actives         | 45   | 51   | 14.38%   |
| Under Contracts | 68   | 72   | 6.13%    |

## West Orange Yearly Market Trends



## West Orange Yearly Market Trends

