

West Orange

September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Hutton Avenue	MultiFlr	1	1.0	42	\$265,000	\$265,000	\$262,040	98.88%	\$211,700	1.24
2	10 Smith Manor Boulevard	HighRise	2	2.0	95	\$375,000	\$360,000	\$360,000	100.00%	\$351,100	1.03
3	9 Kirk Street	Colonial	3	2.0	15	\$399,999	\$399,999	\$370,000	92.50%	\$425,700	0.87
4	60 Musano Court	TwndEndUn	2	2.0	24	\$439,500	\$439,500	\$460,000	104.66%	\$450,300	1.02
5	39 Musano Court	TwndEndUn	2	2.1	10	\$425,000	\$425,000	\$480,000	112.94%	\$450,800	1.06
6	58 Ridgeway Avenue	Victrian	3	2.0	155	\$599,000	\$525,000	\$495,000	94.29%	\$607,200	0.82
7	150 Marion Drive	TwndIntUn	2	3.1	28	\$460,000	\$460,000	\$510,000	110.87%	\$387,300	1.32
8	4 Buchanon Court	TwndEndUn	2	2.0	14	\$420,000	\$420,000	\$510,000	121.43%	\$422,900	1.21
9	6 Dawes Avenue	Colonial	3	1.1	25	\$479,900	\$479,900	\$520,000	108.36%	\$570,100	0.91
10	12 Valley Way	CapeCod	3	1.1	13	\$484,900	\$484,900	\$520,000	107.24%	\$384,600	1.35
11	1 Whittlesey Avenue	Colonial	3	2.0	43	\$540,000	\$525,000	\$560,000	106.67%	\$425,900	1.31
12	56 Hazel Avenue	Colonial	4	2.0	40	\$599,999	\$599,999	\$560,000	93.33%	\$474,300	1.18
13	33 Lorelei Road	CapeCod	3	2.0	35	\$500,000	\$500,000	\$580,000	116.00%	\$474,200	1.22
14	4 Yale Terrace	Colonial	3	1.1	25	\$450,000	\$450,000	\$590,000	131.11%	\$615,800	0.96
15	22 Marmon Terrace	Ranch	3	2.0	34	\$649,000	\$624,000	\$600,000	96.15%	\$573,700	1.05
16	4 Pleasant Valley Way	Colonial	3	1.1	14	\$575,000	\$575,000	\$620,000	107.83%	\$591,000	1.05
17	8 Mullarkey Drive	MultiFlr	2	3.1	18	\$620,000	\$599,000	\$620,000	103.51%	\$581,900	1.07
18	16 Fundus Road	Bi-Level	3	1.1	6	\$599,000	\$599,000	\$625,000	104.34%	\$527,100	1.19
19	173 Clarken Drive	TwndEndUn	2	2.1	13	\$599,000	\$599,000	\$665,000	111.02%	\$505,100	1.32
20	50 Nestro Road	CapeCod	4	2.0	8	\$599,000	\$599,000	\$675,000	112.69%	\$522,700	1.29
21	57 Rosemont Terrace	SplitLev	3	2.1	17	\$690,000	\$690,000	\$685,000	99.28%	\$671,800	1.02
22	96 Giordano Drive	TwndEndUn	3	2.1	41	\$700,000	\$700,000	\$700,000	100.00%	\$529,000	1.32
23	56 Crystal Avenue	TwndEndUn	4	2.1	36	\$749,000	\$699,000	\$710,000	101.57%	\$604,100	1.18
24	158 Old Indian Road	SplitLev	3	2.1	20	\$699,999	\$699,999	\$710,000	101.43%	\$551,800	1.29
25	5 Terrace Avenue	CapeCod	4	3.0	27	\$679,900	\$679,900	\$736,000	108.25%	\$527,600	1.39

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26	45 Valley Way	CapeCod	3	2.0	12	\$649,000	\$649,000	\$740,000	114.02%	\$471,300	1.57
27	21 Burnett Terrace	Tudor	3	3.1	17	\$699,000	\$699,000	\$780,000	111.59%	\$675,700	1.15
28	7 Whalen Court	TwnIntUn	3	3.1	16	\$699,900	\$699,900	\$801,111	114.46%	\$648,100	1.24
29	5 Rand Drive	Custom	4	2.1	11	\$725,000	\$725,000	\$827,000	114.07%	\$662,000	1.25
30	74 Manger Road	Ranch	4	3.1	32	\$849,900	\$849,900	\$850,000	100.01%	\$1,025,400	0.83
31	70 Warren Road	Colonial	4	2.1	25	\$849,000	\$849,000	\$880,000	103.65%	\$646,300	1.36
32	43 Crystal Avenue	Colonial	4	3.1	24	\$888,000	\$888,000	\$890,888	100.33%	\$560,400	1.59
33	608 Mount Pleasant Avenue	Colonial	4	3.1	84	\$850,000	\$850,000	\$956,000	112.47%	\$513,500	1.86
34	15 Ridgeway Avenue	RanchExp	6	3.2	121	\$1,150,000	\$1,150,000	\$960,000	83.48%	\$1,362,600	0.70
35	57 Terrace Avenue	Colonial	5	3.1	22	\$999,000	\$999,000	\$1,050,000	105.11%	\$974,400	1.08
36	15 Beverly Road	Colonial	5	3.1	25	\$989,000	\$989,000	\$1,200,000	121.33%	\$989,900	1.21
37	6 Galloway Court	Colonial	5	3.1	8	\$985,000	\$985,000	\$1,238,000	125.69%	\$872,200	1.42
38	50 Baxter Lane	TwnIntUn	4	4.0	21	\$1,200,000	\$1,200,000	\$1,275,000	106.25%	\$868,900	1.47
39	34 Oak Bend Road	Custom	6	8.3	41	\$2,999,999	\$2,999,999	\$3,200,000	106.67%	\$2,625,500	1.22
AVERAGE					32	\$721,308	\$716,179	\$763,360	106.76%		1.19

"Active" Listings in West Orange

Number of Units: 61
Average List Price: \$844,900
Average Days on Market: 39

"Under Contract" Listings in West Orange

Number of Units: 54
Average List Price: \$683,539
Average Days on Market: 38

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	26	32				30
List Price	\$575,074	\$624,271	\$628,740	\$656,521	\$591,348	\$677,100	\$694,953	\$686,290	\$716,179				\$656,414
Sales Price	\$615,042	\$653,632	\$688,700	\$738,568	\$654,829	\$739,557	\$744,939	\$745,510	\$763,360				\$713,989
SP:LP%	106.84%	105.08%	109.66%	111.78%	110.43%	109.95%	107.78%	107.94%	106.76%				108.81%
SP to AV	2.02	2.10	2.09	2.00	1.62	1.36	1.31	1.23	1.19				1.59
# Units Sold	23	21	32	47	45	44	49	41	39				341
3 Mo Rate of Ab	1.29	1.57	2.08	1.64	1.41	1.29	1.35	1.17	1.50				1.48
Active Listings	41	43	47	57	58	56	56	49	61				52
Under Contracts	42	60	76	75	85	83	81	64	54				69

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	30	30	0.00%
Sales Price	\$676,075	\$713,989	5.61%
LP:SP	109.22%	108.81%	-0.37%
SP:AV	1.96	1.59	-18.80%

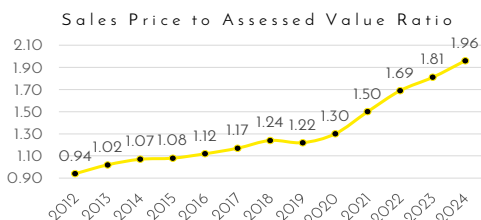


YTD	2024	2025	% Change
# Units Sold	315	341	8.25%
Rate of Ab 3 Mo	1.54	1.48	-3.76%
Actives	47	52	9.86%
Under Contracts	66	69	5.08%

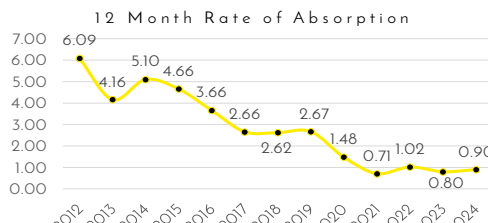
West Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$338K	\$442K	\$461K	\$466K	\$429K	\$404K	\$409K	\$388K	\$352K	\$377K	\$388K	\$387K	\$395K	\$407K	\$425K	\$429K	\$460K	\$490K	\$541K	\$598K	\$618K
SP	\$383K	\$439K	\$450K	\$454K	\$416K	\$383K	\$390K	\$368K	\$337K	\$367K	\$379K	\$377K	\$387K	\$403K	\$421K	\$426K	\$464K	\$516K	\$579K	\$640K	\$670K



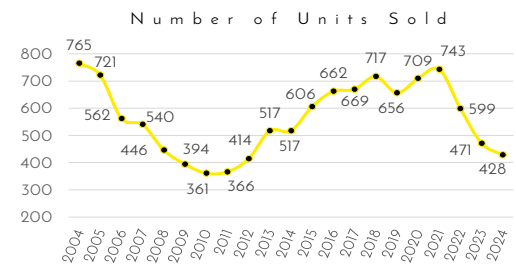
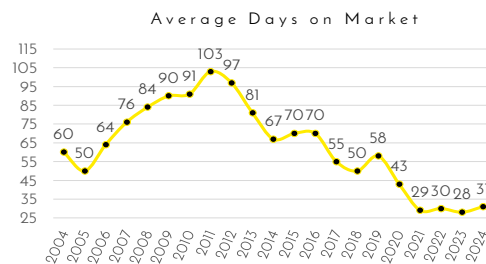
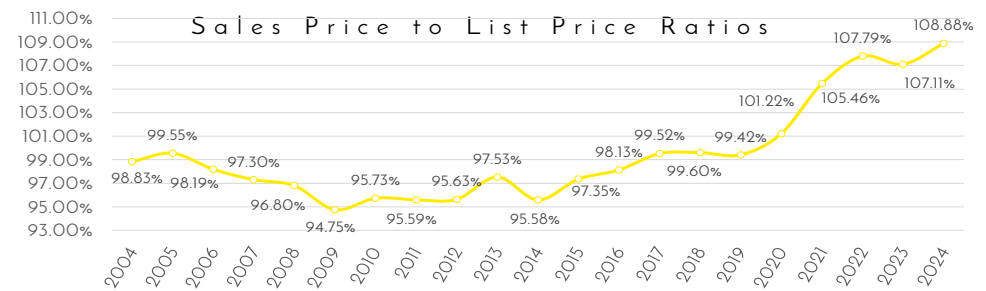
*2010 Tax Re-evaluation



Data only available until 2012

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

West Orange Yearly Market Trends



Not intended to solicit a property already listed.

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