

West Orange

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	6 Prospect Place	Colonial	2	1.1	49	\$440,000	\$350,000	\$320,000	91.43%	\$436,100	0.73
2	54 Mitchell Street	Colonial	3	2.1	157	\$499,900	\$460,000	\$410,000	89.13%	\$383,900	1.07
3	36 Larkin Circle	OneFloor	3	2.0	41	\$399,000	\$420,000	\$420,000	100.00%	\$423,100	0.99
4	190 Watchung Avenue	Colonial	3	2.0	8	\$439,900	\$439,900	\$430,000	97.75%	\$432,400	0.99
5	21 Robertson Road	Colonial	3	2.2	15	\$425,000	\$425,000	\$438,000	103.06%	\$564,000	0.78
6	17 Johnson Road	Ranch	3	1.0	14	\$419,000	\$419,000	\$485,000	115.75%	\$459,500	1.06
7	89 Clarcken Drive	TwnIntUn	2	2.1	20	\$500,000	\$500,000	\$500,000	100.00%	\$502,200	1.00
8	27 Morris Road	Ranch	3	1.0	15	\$490,000	\$490,000	\$505,000	103.06%	\$471,800	1.07
9	41 Hunterdon Road	CapeCod	3	2.0	29	\$499,000	\$499,000	\$525,000	105.21%	\$443,700	1.18
10	30 Fitzrandolph	Colonial	3	1.0	28	\$555,000	\$555,000	\$535,000	96.40%	\$484,600	1.10
11	37 Mayfair Drive	CapeCod	4	1.0	28	\$535,000	\$499,000	\$535,000	107.21%	\$491,800	1.09
12	304 Barringer Court	TwnEndUn	2	2.2	19	\$519,000	\$519,000	\$557,000	107.32%	\$599,600	0.93
13	37-39 Maple Avenue	CapeCod	3	1.0	22	\$629,900	\$629,900	\$575,000	91.28%	\$547,600	1.05
14	33 Clarcken Drive	TwnIntUn	3	2.1	40	\$650,000	\$635,000	\$620,000	97.64%	\$611,000	1.01
15	1078 Smith Manor Boulevard U40	TwnEndU	3	3.1	33	\$659,000	\$659,000	\$659,000	100.00%	\$592,400	1.11
16	45 Greenwood Avenue	Custom	3	2.0	21	\$600,000	\$600,000	\$680,000	113.33%	\$559,300	1.22
17	1 Rosemont Drive	RanchExp	3	2.1	20	\$649,000	\$649,000	\$680,000	104.78%	\$720,600	0.94
18	11 Gerdes Avenue	Bi-Level	3	2.1	81	\$689,900	\$689,900	\$705,000	102.19%	\$635,800	1.11
19	35 Waldeck Court	TwnIntUn	3	2.1	20	\$695,000	\$695,000	\$710,000	102.16%	\$634,900	1.12
20	1025 Smith Manor Boulevard	TwnEndUn	3	2.1	14	\$675,000	\$675,000	\$760,000	112.59%	\$631,600	1.20

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21	45 Blackburne Terrace	Bi-Level	4	3.0	14	\$699,500	\$699,500	\$785,000	112.22%	\$519,500	1.51
22	7 Cheshire Terrace	SplitLev	4	3.0	41	\$849,900	\$794,900	\$800,000	100.64%	\$639,700	1.25
23	11 Buckingham Road	SplitLev	3	2.1	72	\$749,999	\$774,000	\$805,000	104.01%	\$602,300	1.34
24	15 Edgar Road	Custom	4	2.1	16	\$799,900	\$799,900	\$821,000	102.64%	\$657,300	1.25
25	5 Korwel Circle East	Ranch	3	2.0	15	\$736,000	\$736,000	\$825,000	112.09%	\$657,000	1.26
26	302 Metzger Drive	OneFloor	2	3.0	94	\$1,250,000	\$999,000	\$999,000	100.00%	\$747,300	1.34
AVERAGE					36	\$617,458	\$600,462	\$618,615	102.77%		1.10

"Active" Listings in West Orange

Number of Units: 48
Average List Price: \$827,477
Average Days on Market: 54

"Under Contract" Listings in West Orange

Number of Units: 38
Average List Price: \$700,607
Average Days on Market: 56

West Orange 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	36												36
List Price	\$600,462												\$600,462
Sales Price	\$618,615												\$618,615
SP:LP%	102.77%												102.77%
SP to AV	1.10												1.10
# Units Sold	26												26
3 Mo Rate of Ab	1.66												1.66
Active Listings	48												48
Under Contracts	38												38

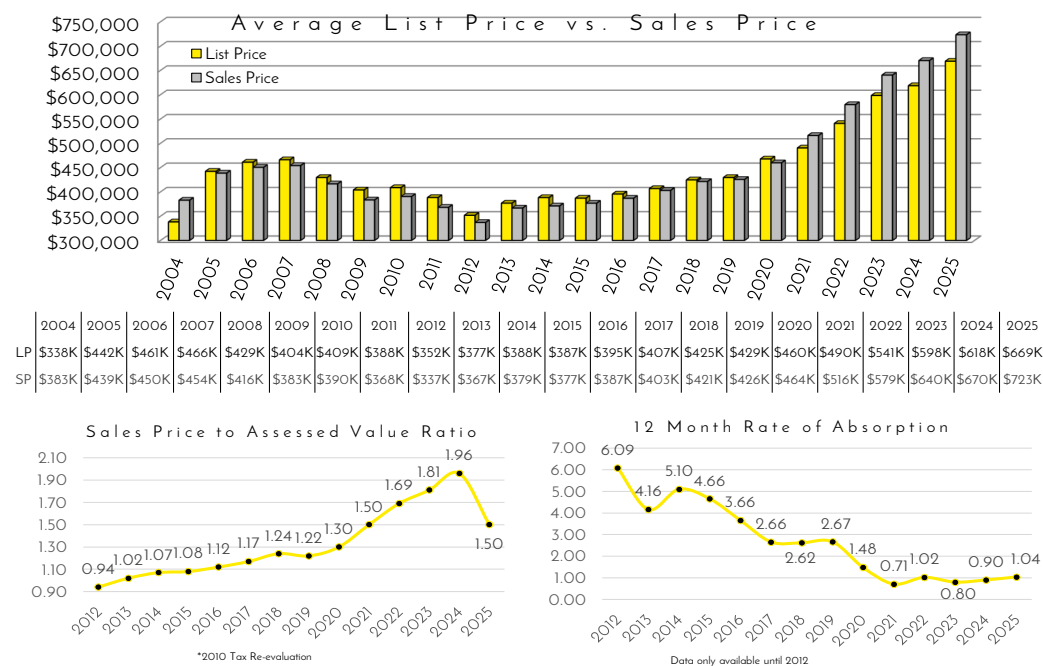
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	32	36	12.68%
Sales Price	\$615,042	\$618,615	0.58%
LP:SP	106.84%	102.77%	-3.82%
SP:AV	2.02	1.10	-45.27%

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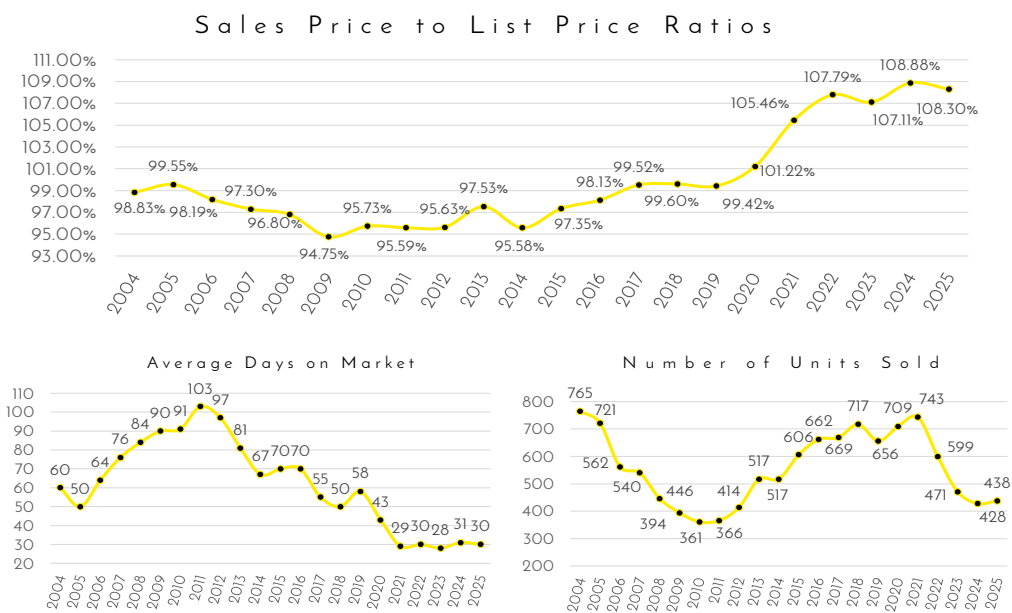
YTD	2025	2026	% Change
# Units Sold	23	26	13.04%
Rate of Ab 3 Mo	1.29	1.66	28.68%
Actives	41	48	17.07%
Under Contracts	42	38	-9.52%

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.