

# West Orange

## February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Virginia Avenue	Colonial	4	2.0	302	\$574,900	\$460,350	\$461,000	100.14%	\$177,300	2.60
2	43 Colton Circle	OneFloor	2	2.0	18	\$449,000	\$449,000	\$475,000	105.79%	\$423,100	1.12
3	11 Meade Street	Bi-Level	3	1.2	34	\$490,000	\$490,000	\$520,000	106.12%	\$383,300	1.36
4	13 Arverne Road	RanchRas	4	2.1	294	\$700,000	\$700,000	\$586,000	83.71%	\$662,200	0.88
5	29 Carolina Avenue	SplitLev	3	1.1	17	\$599,000	\$599,000	\$625,000	104.34%	\$553,400	1.13
6	152 Mitchell Street	Colonial	3	1.1	18	\$600,000	\$600,000	\$630,000	105.00%	\$543,700	1.16
7	18 Sunnyside Road	Custom	4	2.1	28	\$545,000	\$545,000	\$632,000	115.96%	\$536,200	1.18
8	27 Bayowski Road	TwndEndUn	4	2.1	14	\$609,000	\$609,000	\$680,000	111.66%	\$527,900	1.29
9	7 Wedgewood Drive	SplitLev	4	3.1	33	\$699,999	\$699,999	\$765,000	109.29%	\$682,500	1.12
10	1030 Smith Manor Boulevard	Detached	3	2.1	98	\$789,000	\$789,000	\$775,000	98.23%	\$647,800	1.20
11	281 Gregory Avenue	Victrian	4	3.0	55	\$775,000	\$775,000	\$775,000	100.00%	\$772,100	1.00
12	28 Metzger Drive	TwndEndUn	3	4.1	73	\$990,000	\$990,000	\$935,000	94.44%	\$929,100	1.01
13	24 Lenox Terrace	CapeCod	4	2.1	21	\$779,000	\$779,000	\$950,000	121.95%	\$913,400	1.04
14	28 Mcguire Drive	Colonial	3	2.1	14	\$830,000	\$830,000	\$975,000	117.47%	\$831,100	1.17
15	45 Crystal Avenue	Colonial	5	4.1	56	\$999,999	\$999,999	\$1,055,000	105.50%	\$492,300	2.14
16	75 Nance Road	Colonial	4	2.1	55	\$1,249,900	\$1,199,900	\$1,200,000	100.01%	\$953,000	1.26
17	17 Mountain Drive	Custom	5	2.2	52	\$1,350,000	\$1,350,000	\$1,250,000	92.59%	\$801,500	1.56
AVERAGE					70	\$766,459	\$756,779	\$781,706	104.25%		1.31

### "Active" Listings in West Orange

Number of Units: 43  
 Average List Price: \$831,732  
 Average Days on Market: 45

### "Under Contract" Listings in West Orange

Number of Units: 59  
 Average List Price: \$696,510  
 Average Days on Market: 33

# 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	70											49
List Price	\$600,462	\$756,779											\$662,262
Sales Price	\$618,615	\$781,706											\$683,093
SP:LP%	102.77%	104.25%											103.35%
SP to AV	1.10	1.31											1.18
# Units Sold	26	17											43
3 Mo Rate of Ab	1.66	1.64											1.65
Active Listings	48	43											46
Under Contracts	38	59											49

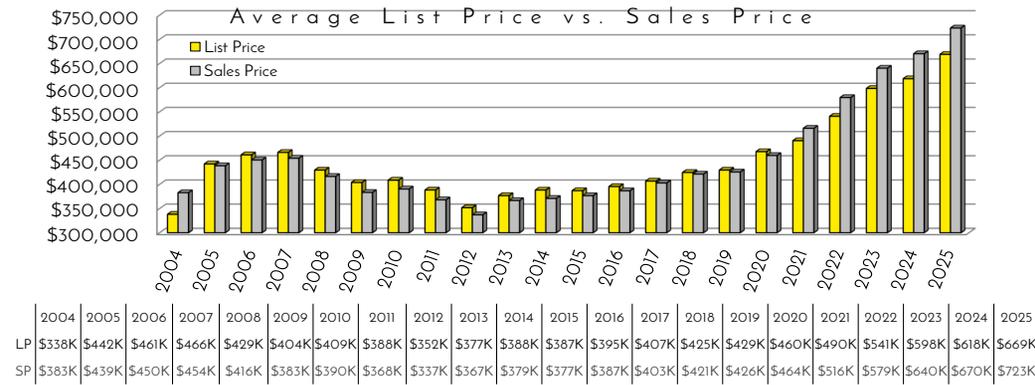
## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	38	49	28.55%
Sales Price	\$633,460	\$683,093	7.84%
LP:SP	106.00%	103.35%	-2.50%
SP:AV	2.06	1.18	-42.42%



YTD	2025	2026	% Change
# Units Sold	44	43	-2.27%
Rate of Ab 3 Mo	1.43	1.65	15.38%
Actives	42	46	8.33%
Under Contracts	51	49	-4.90%

### West Orange Yearly Market Trends



### West Orange Yearly Market Trends

