

West Orange

April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Smith Manor Boulevard 107	OneFloor	1	1.1	16	\$239,000	\$239,000	\$237,500	99.37%	\$217,800	1.09
2	43 Conforti Avenue U:35	OneFloor	1	1.0	12	\$239,000	\$239,000	\$260,000	108.79%	\$226,300	1.15
3	41 Liberty Street	Colonial	3	2.0	70	\$325,000	\$325,000	\$320,000	98.46%	\$381,100	0.84
4	11 Cerone Court	MultiFlr	2	2.0	15	\$440,000	\$440,000	\$470,000	106.82%	\$421,600	1.11
5	63 High Street	CapeCod	3	2.0	9	\$419,000	\$419,000	\$495,000	118.14%	\$348,300	1.42
6	20 Mcchesney Court	OneFloor	2	2.0	9	\$489,000	\$489,000	\$499,000	102.04%	\$423,100	1.18
7	209 Cerrutti Court	TwnIntUn	3	2.1	12	\$475,000	\$475,000	\$510,000	107.37%	\$461,200	1.11
8	34 Fitzrandolph Road	SplitLev	3	3.0	103	\$600,000	\$550,000	\$525,000	95.45%	\$528,100	0.99
9	17 Maple Avenue	Colonial	2	1.1	10	\$499,000	\$499,000	\$525,000	105.21%	\$506,100	1.04
10	110 Whittlesey Avenue	Colonial	3	2.1	37	\$535,000	\$535,000	\$530,000	99.07%	\$432,100	1.23
11	40 Glenview Drive	TwnIntUn	2	2.0	0	\$499,000	\$499,000	\$535,000	107.21%	\$419,100	1.28
12	50 Glenview Drive	OneFloor	2	2.0	13	\$499,000	\$499,000	\$550,000	110.22%	\$412,500	1.33
13	64 Cummings Circle	TwnIntUn	2	2.1	8	\$499,000	\$499,000	\$550,000	110.22%	\$507,600	1.08
14	11 Fowler Drive	TwnIntUn	3	2.1	8	\$549,000	\$549,000	\$585,000	106.56%	\$506,600	1.15
15	285 Prospect Avenue	Ranch	4	2.0	134	\$575,000	\$575,000	\$600,000	104.35%	\$504,700	1.19
16	254 Crescenzi Court	OneFloor	2	2.0	13	\$625,000	\$625,000	\$600,000	96.00%	\$502,000	1.20
17	192 Clarcken Drive	TwnEndUn	2	2.1	21	\$545,000	\$545,000	\$601,000	110.28%	\$499,600	1.20
18	17 Porter Road	Colonial	4	2.1	18	\$629,900	\$629,900	\$629,000	99.86%	\$549,600	1.14
19	53 Forest Hill Road	CapeCod	3	2.0	10	\$549,000	\$549,000	\$632,147	115.15%	\$524,000	1.21
20	168 Maple Street	Colonial	3	1.0	10	\$550,000	\$550,000	\$650,000	118.18%	\$421,800	1.54

West Orange

April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	69 Lapis Circle	TwndEndUn	3	2.1	17	\$579,000	\$579,000	\$650,000	112.26%	\$529,900	1.23
22	132 Mitchell Street	Colonial	3	1.1	18	\$599,000	\$599,000	\$730,000	121.87%	\$551,200	1.32
23	11 Terrace Avenue	SplitLev	3	1.1	8	\$639,000	\$639,000	\$730,000	114.24%	\$492,200	1.48
24	13 Porter Road	CapeCod	3	2.1	13	\$649,000	\$649,000	\$795,000	122.50%	\$561,500	1.42
25	57 High Street	Colonial	4	3.1	8	\$749,000	\$749,000	\$810,000	108.14%	\$548,400	1.48
26	27 Oakridge Road	Colonial	3	2.1	8	\$739,000	\$739,000	\$837,000	113.26%	\$576,100	1.45
27	26 Crestmont Road	Custom	3	3.0	42	\$890,000	\$859,000	\$850,000	98.95%	\$571,200	1.49
28	4 Korwel Court	Ranch	4	2.1	24	\$750,000	\$750,000	\$853,000	113.73%	\$703,600	1.21
29	27 Fairview Avenue	Colonial	3	2.0	16	\$750,000	\$750,000	\$879,000	117.20%	\$675,600	1.30
30	103 Metzger Drive	HighRise	3	3.0	19	\$899,000	\$899,000	\$899,000	100.00%	\$753,700	1.19
31	27 Hartshorn Terrace	CapeCod	4	3.0	10	\$725,000	\$725,000	\$906,000	124.97%	\$576,200	1.57
32	35 Lenox Terrace	CapeCod	4	2.0	11	\$799,000	\$799,000	\$1,035,000	129.54%	\$686,500	1.51
33	19 Bradford Avenue	Colonial	4	3.2	13	\$900,000	\$900,000	\$1,100,200	122.24%	\$747,200	1.47
34	19 Skyline Drive	Contemp	5	4.0	13	\$1,249,000	\$1,249,000	\$1,375,000	110.09%	\$1,010,500	1.36
35	77 Haggerty Drive	Colonial	5	4.2	10	\$1,399,000	\$1,399,000	\$1,750,000	125.09%	\$1,151,800	1.52
AVERAGE					22	\$631,283	\$628,969	\$700,081	110.08%		1.27

"Active" Listings in West Orange

Number of Units: 74
 Average List Price: \$730,750
 Average Days on Market: 41

"Under Contract" Listings in West Orange

Number of Units: 79
 Average List Price: \$766,362
 Average Days on Market: 28

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	30	22									35
List Price	\$600,462	\$756,779	\$778,974	\$628,969									\$681,176
Sales Price	\$618,615	\$781,706	\$829,269	\$700,081									\$726,344
SP:LP%	102.77%	104.25%	105.94%	110.08%									106.26%
SP to AV	1.10	1.31	1.16	1.27									1.21
# Units Sold	26	17	27	35									105
3 Mo Rate of Ab	1.66	1.64	2.49	3.04									2.21
Active Listings	48	43	55	74									55
Under Contracts	38	59	67	79									61

Flashback! YTD 2025 vs YTD 2026

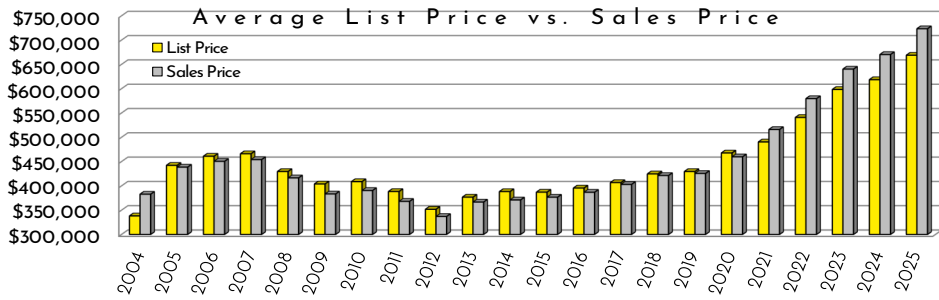
YTD	2025	2026	% Change
DOM	37	35	-4.80%
Sales Price	\$687,995	\$726,344	5.57%
LP:SP	109.16%	106.26%	-2.66%
SP:AV	2.04	1.21	-40.87%



YTD	2025	2026	% Change
# Units Sold	123	105	-14.63%
Rate of Ab 3 Mo	1.65	2.21	34.19%
Actives	47	55	17.02%
Under Contracts	63	61	-3.95%

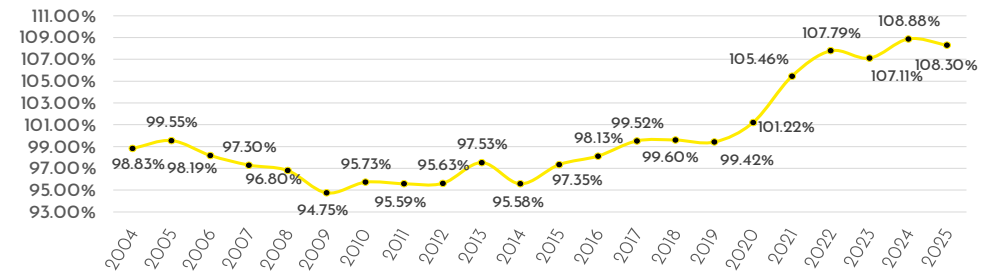
West Orange Yearly Market Trends

Average List Price vs. Sales Price

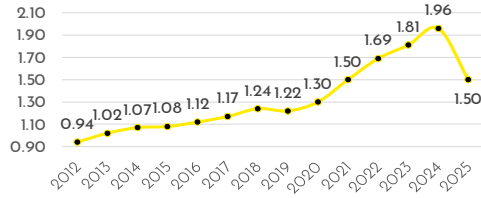


West Orange Yearly Market Trends

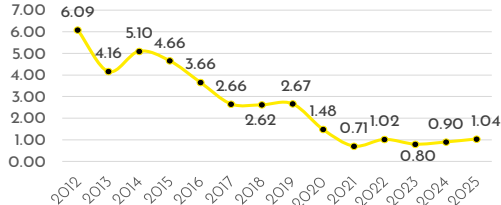
Sales Price to List Price Ratios



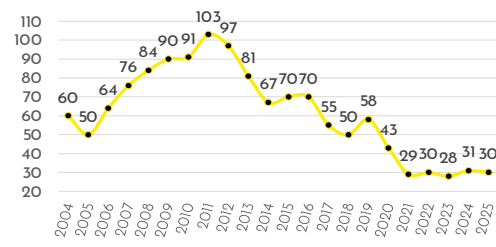
Sales Price to Assessed Value Ratio



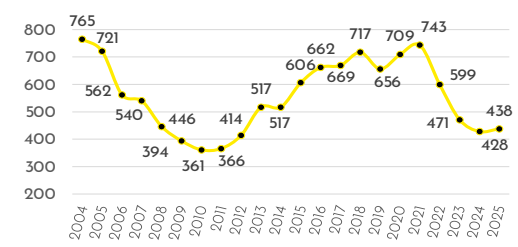
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2010 Tax Re-evaluation

Data only available until 2012