

West Orange

May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	43 Conforti Avenue	OneFloor	2	1.0	13	\$299,999	\$299,999	\$327,000	109.00%	\$271,600	1.20
2	10 Smith Manor Boulevard	UI05TwnIntUn	2	2.0	156	\$449,900	\$439,900	\$430,000	97.75%	\$351,100	1.22
3	23 Karam Circle	OneFloor	3	2.0	11	\$420,000	\$420,000	\$435,000	103.57%	\$422,900	1.03
4	44 Hart Drive	OneFloor	2	2.0	16	\$439,000	\$439,000	\$455,000	103.64%	\$422,900	1.08
5	180 Marion Drive	TwnIntUn	2	2.1	19	\$485,000	\$485,000	\$495,000	102.06%	\$383,400	1.29
6	48 Wilfred Street	Colonial	3	1.1	14	\$468,888	\$468,888	\$523,000	111.54%	\$388,300	1.35
7	48 Clarken Drive	TwnIntUn	2	2.1	43	\$550,000	\$550,000	\$555,000	100.91%	\$500,800	1.11
8	55 Roosevelt Avenue	Colonial	3	3.0	52	\$599,000	\$579,000	\$560,000	96.72%	\$507,800	1.10
9	3 Glenview Drive	Ranch	2	1.0	12	\$529,000	\$529,000	\$560,000	105.86%	\$554,000	1.01
10	20 Maple Street	SeeRem	3	2.0	20	\$465,000	\$465,000	\$561,000	120.65%	\$447,500	1.25
11	38 Watchung Avenue	Colonial	3	2.0	41	\$585,000	\$585,000	\$575,000	98.29%	\$481,800	1.19
12	17 Erwin Place	Colonial	3	1.1	18	\$569,000	\$569,000	\$589,000	103.51%	\$435,300	1.35
13	55 Sunnyside Road	CapeCod	3	1.0	13	\$540,000	\$540,000	\$604,000	111.85%	\$492,000	1.23
14	4 Currey Lane	TwnIntUn	3	2.1	28	\$599,000	\$599,000	\$615,000	102.67%	\$524,800	1.17
15	21 Fowler Drive	TwnEndUn	3	2.1	23	\$579,000	\$579,000	\$635,000	109.67%	\$505,100	1.26
16	43 Ridgeview Avenue	Colonial	4	1.0	10	\$537,000	\$537,000	\$658,000	122.53%	\$597,600	1.10
17	27 Old Short Hills Road	SplitLev	5	2.1	14	\$679,990	\$679,990	\$659,999	97.06%	\$507,400	1.30
18	520 Eagle Rock Avenue	CapeCod	4	3.0	18	\$589,000	\$589,000	\$670,000	113.75%	\$468,000	1.43
19	22 Moran Road	TwnEndUn	4	4.1	70	\$725,000	\$725,000	\$690,000	95.17%	\$650,700	1.06
20	181 Pleasant Valley Way	Bi-Level	4	2.1	91	\$725,000	\$694,000	\$691,000	99.57%	\$696,000	0.99
21	27 Cleveland Terrace	SplitLev	4	2.1	23	\$650,000	\$650,000	\$708,000	108.92%	\$641,500	1.10
22	21 Hooper Avenue	SplitLev	4	2.0	8	\$658,000	\$658,000	\$710,000	107.90%	\$562,600	1.26
23	15 Nestro Road	CapeCod	4	2.0	15	\$599,000	\$599,000	\$720,000	120.20%	\$553,800	1.30
24	72 Valley Way	Colonial	4	2.1	23	\$765,000	\$745,000	\$735,000	98.66%	\$507,200	1.45
25	43 Birchwood Avenue	SplitLev	4	2.0	10	\$630,000	\$630,000	\$743,000	117.94%	\$592,400	1.25

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26	247 Crescenzi Court	TwnIntUn	3	2.1	3	\$650,000	\$650,000	\$751,000	115.54%	\$532,100	1.41
27	64 Greenwood Avenue	RanchExp	3	2.1	9	\$674,000	\$674,000	\$779,000	115.58%	\$678,700	1.15
28	163 Dezenzo Lane	TwnEndUn	3	2.1	15	\$685,000	\$685,000	\$797,000	116.35%	\$520,200	1.53
29	26 Dogwood Road	CapeCod	4	2.1	14	\$699,000	\$699,000	\$800,000	114.45%	\$582,500	1.37
30	181 Mitchell Street	Colonial	5	3.0	7	\$769,000	\$769,000	\$905,000	117.69%	\$678,200	1.33
31	6 Keimel Court	TwnIntUn	3	4.1	51	\$875,000	\$831,000	\$965,000	116.13%	\$895,200	1.08
32	6 Connel Drive	SplitLev	4	3.1	20	\$899,000	\$899,000	\$985,000	109.57%	\$766,700	1.28
33	2 Lowell Place	Colonial	4	2.1	6	\$795,000	\$795,000	\$999,000	125.66%	\$707,000	1.41
34	3 Brook Way	Colonial	5	3.2	139	\$1,499,999	\$1,399,999	\$1,450,000	103.57%	\$850,900	1.70
35	59 Edgewood Avenue	Colonial	5	5.1	10	\$1,950,000	\$1,950,000	\$1,999,999	102.56%	\$1,245,400	1.61
36	41 Park Way	Contemp	4	4.1	95	\$3,500,000	\$3,500,000	\$3,138,990	89.69%	Renovated	
AVERAGE					31	\$753,660	\$747,410	\$790,944	107.95%		1.26

"Active" Listings in West Orange

Number of Units: 67
 Average List Price: \$778,695
 Average Days on Market: 51

"Under Contract" Listings in West Orange

Number of Units: 94
 Average List Price: \$704,775
 Average Days on Market: 23

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	31								34
List Price	\$600,462	\$756,779	\$778,974	\$628,969	\$747,410								\$698,087
Sales Price	\$618,615	\$781,706	\$829,269	\$700,081	\$790,944								\$742,837
SP:LP%	102.77%	104.25%	105.94%	110.08%	107.95%								106.69%
SP to AV	1.10	1.31	1.16	1.27	1.26								1.22
# Units Sold	26	17	27	35	36								141
3 Mo Rate of Ab	1.66	1.64	2.49	3.04	2.13								2.19
Active Listings	48	43	55	74	67								57
Under Contracts	38	59	67	79	94								67

Flashback! YTD 2025 vs YTD 2026

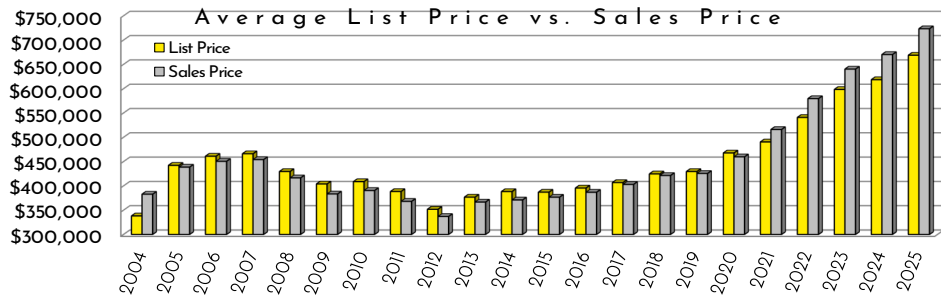
YTD	2025	2026	% Change
DOM	32	34	6.46%
Sales Price	\$679,111	\$742,837	9.38%
LP:SP	109.50%	106.69%	-2.57%
SP:AV	1.93	1.22	-36.88%



YTD	2025	2026	% Change
# Units Sold	168	141	-16.07%
Rate of Ab 3 Mo	1.60	2.19	37.17%
Actives	49	57	16.67%
Under Contracts	68	67	-0.30%

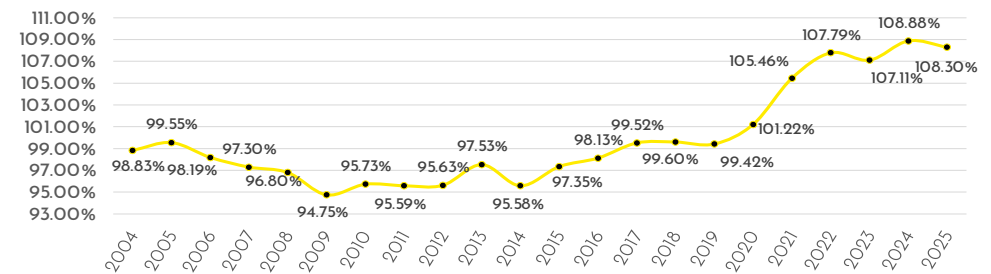
West Orange Yearly Market Trends

Average List Price vs. Sales Price

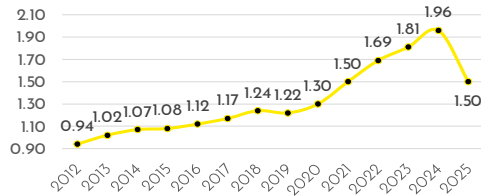


West Orange Yearly Market Trends

Sales Price to List Price Ratios



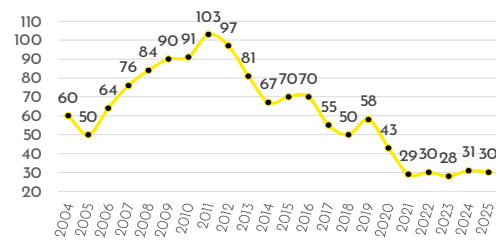
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

