

West Orange

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	10 Smith Manor Boulevard U121	HighRise	3	3.0	129	\$425,000	\$349,000	\$349,000	100.00%	\$495,100	0.70
2	33 Cerone Court	OneFloor	2	2.0	24	\$429,000	\$409,000	\$440,000	107.58%	\$450,300	0.98
3	13 Cerone Court	FirstFlr	3	2.0	40	\$469,000	\$469,000	\$490,000	104.48%	\$450,300	1.09
4	42 Musano Court	MultiFlr	3	2.1	56	\$480,000	\$480,000	\$495,000	103.13%	\$465,300	1.06
5	2 McChesney Court	MultiFlr	3	3.1	19	\$529,000	\$529,000	\$495,000	93.57%	\$507,700	0.97
6	23 Ridgehurst Road	Colonial	3	2.0	0	\$500,000	\$500,000	\$515,000	103.00%	\$442,600	1.16
7	176 Mount Pleasant Avenue	CapeCod	4	1.1	27	\$549,900	\$549,900	\$550,000	100.02%	\$591,700	0.93
8	128 Rollinson Street	Colonial	3	2.1	15	\$525,000	\$525,000	\$580,000	110.48%	\$384,800	1.51
9	15 Belle Terre Road	Colonial	3	1.1	22	\$529,000	\$529,000	\$580,000	109.64%	\$569,900	1.02
10	581 Eagle Rock Avenue	Colonial	2	1.0	10	\$525,000	\$525,000	\$593,215	112.99%	\$511,400	1.16
11	389 Digaetano Terrace	TwndEndUn	3	2.1	10	\$550,000	\$550,000	\$600,000	109.09%	\$504,400	1.19
12	143 Clarken Drive	TwndEndUn	2	2.1	31	\$550,000	\$550,000	\$606,000	110.18%	\$499,400	1.21
13	13 Greenwood Avenue	Colonial	3	2.1	97	\$679,999	\$624,999	\$620,000	99.20%	\$603,800	1.03
14	33 Glenview Drive	CapeCod	4	2.0	26	\$610,000	\$610,000	\$630,000	103.28%	\$529,000	1.19
15	11 Lowell Avenue	Colonial	3	1.0	7	\$525,000	\$525,000	\$641,000	122.10%	\$568,000	1.13
16	19 Elmwood Avenue	CapeCod	3	3.0	10	\$589,000	\$589,000	\$650,000	110.36%	\$529,100	1.23
17	4 Greenwood Avenue	Colonial	3	2.1	17	\$638,000	\$638,000	\$655,000	102.66%	\$598,000	1.10
18	1108 Smith Manor Boulevard	MultiFlr	3	2.1	28	\$659,000	\$659,000	\$659,000	100.00%	\$588,800	1.12
19	10 Smith Manor Boulevard U815	HighRise	3	3.1	136	\$749,000	\$739,000	\$675,000	91.34%	\$557,600	1.21
20	22 Cheshire Terrace	Bi-Level	4	3.0	22	\$705,000	\$705,000	\$675,000	95.74%	\$624,800	1.08

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21	12 Overlook Avenue	Colonial	4	1.2	19	\$674,900	\$674,900	\$675,000	100.01%	\$621,100	1.09
22	158 Maple Street	Colonial	3	1.1	8	\$575,000	\$575,000	\$679,320	118.14%	\$424,900	1.60
23	58 Phyllis Road	CapeCod	4	2.0	28	\$649,000	\$649,000	\$680,000	104.78%	\$463,300	1.47
24	16 Winfield Street	Colonial	5	3.0	11	\$679,000	\$679,000	\$705,000	103.83%	\$443,300	1.59
25	19 Pine Street	Colonial	3	1.1	9	\$598,000	\$598,000	\$715,000	119.57%	\$575,200	1.24
26	362 Walker Road	Colonial	3	2.1	17	\$699,000	\$699,000	\$750,000	107.30%	\$780,300	0.96
27	7 Waddington Avenue	SplitLev	3	2.1	21	\$659,000	\$659,000	\$757,000	114.87%	\$673,000	1.12
28	24 Fairmount Terrace	Colonial	4	1.0	9	\$599,000	\$599,000	\$787,000	131.39%	\$609,000	1.29
29	211 Metzger Drive	OneFloor	2	2.0	48	\$795,000	\$795,000	\$795,000	100.00%	\$758,400	1.05
30	26 Devon Drive	Ranch	3	2.1	17	\$749,000	\$749,000	\$800,000	106.81%	\$805,500	0.99
31	27 Moran Road	TwEndUn	4	3.1	9	\$799,000	\$799,000	\$810,000	101.38%	\$598,100	1.35
32	2 Linden Avenue	SplitLev	4	3.1	13	\$675,000	\$675,000	\$812,500	120.37%	\$694,800	1.17
33	201 Metzger Drive	HighRise	3	3.0	52	\$849,000	\$849,000	\$849,000	100.00%	\$747,300	1.14
34	23 Benvenue Avenue	Colonial	3	1.1	15	\$689,000	\$689,000	\$880,000	127.72%	\$634,300	1.39
35	45 Lenox Terrace	Colonial	3	2.1	15	\$750,000	\$750,000	\$885,000	118.00%	\$622,900	1.42
36	7 Syme Avenue	SplitLev	3	2.1	13	\$729,000	\$729,000	\$899,000	123.32%	\$663,500	1.35
37	37 Seaman Road	CapeCod	4	2.1	11	\$749,900	\$749,900	\$956,000	127.48%	Renovated	
38	61 Luddington Road	Tudor	5	3.1	9	\$789,000	\$789,000	\$1,051,000	133.21%	\$679,900	1.55
39	32 Undercliff Terrace	Colonial	4	2.2	8	\$899,000	\$899,000	\$1,142,000	127.03%	\$754,800	1.51
40	5 Edgehill Road	Ranch	4	2.1	24	\$999,999	\$999,999	\$1,157,663	115.77%	\$1,311,300	0.88

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41	62 Colonial Woods Drive	Colonial	4	3.1	16	\$900,000	\$900,000	\$1,175,000	130.56%	\$793,700	1.48
42	4 Yale Terrace	Colonial	4	2.2	10	\$999,000	\$999,000	\$1,175,000	117.62%	Renovated	
43	61 Howell Drive	Colonial	6	3.1	47	\$1,250,000	\$1,100,000	\$1,180,000	107.27%	\$1,128,700	1.05
44	31 Ridgeview Avenue	Colonial	6	4.1	10	\$999,000	\$999,000	\$1,300,000	130.13%	Renovated	
45	8 Harper Street	Colonial	5	3.1	9	\$979,000	\$979,000	\$1,300,000	132.79%	\$928,000	1.40
46	5 Highland Boulevard	Colonial	5	3.0	9	\$950,000	\$950,000	\$1,303,000	137.16%	\$855,400	1.52
47	4 Ash Avenue	Contemp	5	4.1	14	\$1,299,000	\$1,299,000	\$1,450,000	111.62%	\$953,200	1.52
48	100 Gregory Avenue	Tudor	6	4.1	15	\$1,500,000	\$1,500,000	\$1,800,000	120.00%	\$1,320,900	1.36
AVERAGE					25	\$722,869	\$716,390	\$811,806	112.02%		1.21

"Active" Listings in West Orange

Number of Units: 65
Average List Price: \$732,110
Average Days on Market: 41

"Under Contract" Listings in West Orange

Number of Units: 99
Average List Price: \$695,122
Average Days on Market: 32

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	21	25						29
List Price	\$600,462	\$756,779	\$778,974	\$628,969	\$747,410	\$731,051	\$716,390						\$709,472
Sales Price	\$618,615	\$781,706	\$829,269	\$700,081	\$790,944	\$813,357	\$811,806						\$772,963
SP:LP%	102.77%	104.25%	105.94%	110.08%	107.95%	110.95%	112.02%						108.73%
SP to AV	1.10	1.31	1.16	1.27	1.26	1.30	1.21						1.24
# Units Sold	26	17	27	35	36	59	48						248
3 Mo Rate of Ab	1.66	1.64	2.49	3.04	2.13	2.03	1.48						2.07
Active Listings	48	43	55	74	67	81	65						62
Under Contracts	38	59	67	79	94	86	99						75

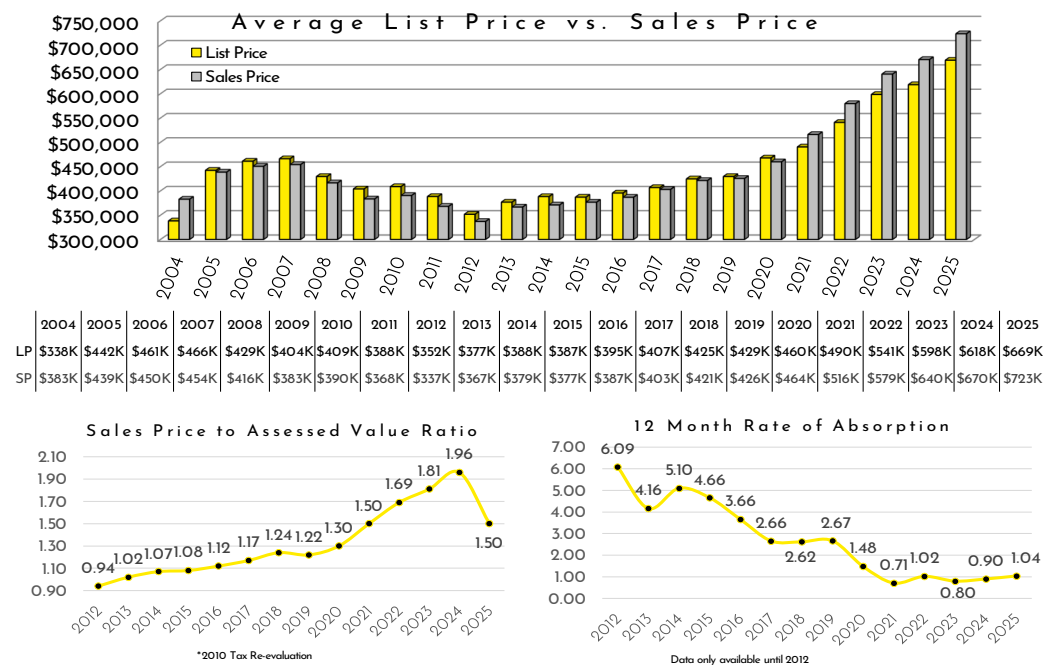
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	30	29	-3.78%
Sales Price	\$701,660	\$772,963	10.16%
LP:SP	109.26%	108.73%	-0.48%
SP:AV	1.72	1.24	-27.89%



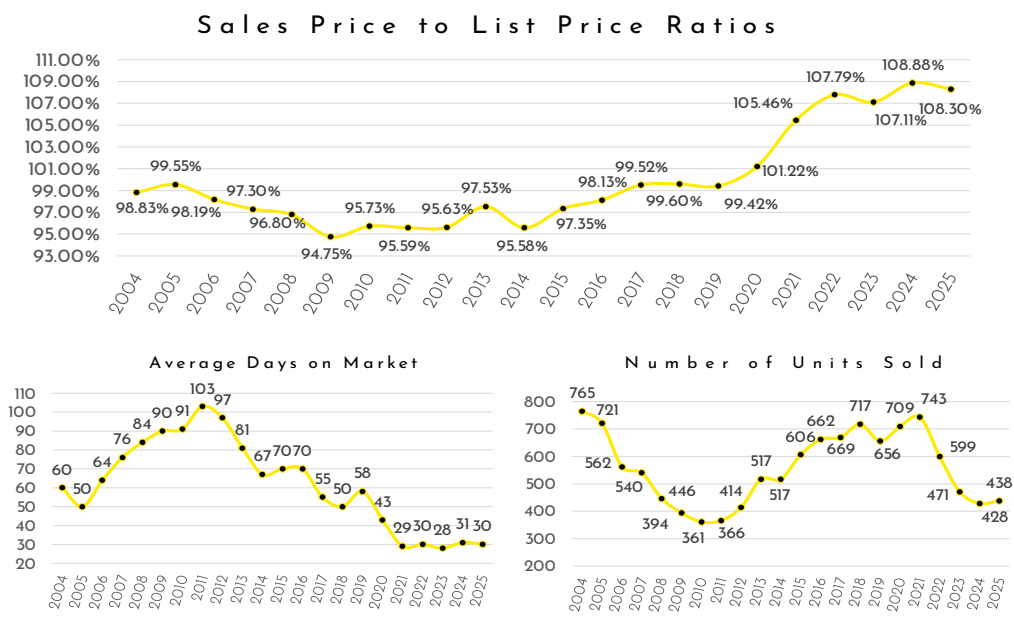
YTD	2025	2026	% Change
# Units Sold	261	248	-4.98%
Rate of Ab 3 Mo	1.52	2.07	36.12%
Actives	51	62	20.95%
Under Contracts	72	75	3.98%

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.