

West Orange

August 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 U60	OneFloor	1	1.0	12	\$240,000	\$240,000	\$261,500	108.96%	\$226,300	1.16
2	24 Hutton Avenue B3 U35	OneFloor	2	2.0	46	\$325,000	\$323,000	\$345,000	106.81%	\$269,200	1.28
3	10 Smith Manor Boulevard	OneFloor	2	2.0	43	\$329,000	\$329,000	\$350,000	106.38%	\$351,100	1.00
4	50 Kayser Lane	MultiFlr	1	1.1	13	\$365,000	\$365,000	\$365,000	100.00%	\$393,900	0.93
5	26 Hart Drive	OneFloor	1	1.1	44	\$395,000	\$375,000	\$375,000	100.00%	\$393,900	0.95
6	9 Paris Circle	TwnIntUn	2	2.1	13	\$425,000	\$425,000	\$450,000	105.88%	\$460,100	0.98
7	48 Liberty Street	Colonial	2	2.0	57	\$475,000	\$449,999	\$470,000	104.44%	\$373,400	1.26
8	112 Rollinson Street	Colonial	3	1.2	30	\$399,900	\$399,900	\$470,000	117.53%	\$376,400	1.25
9	65 Perkins Drive	TwnIntUn	2	1.1	16	\$495,000	\$495,000	\$495,000	100.00%	\$393,900	1.26
10	95 Mitchell Street	Ranch	3	1.0	25	\$525,000	\$500,000	\$510,000	102.00%	\$347,800	1.47
11	121 Coccio Drive	TwnIntUn	3	2.1	75	\$499,000	\$499,000	\$522,000	104.61%	\$457,400	1.14
12	104 Riggs Place	Colonial	4	3.0	203	\$589,900	\$549,900	\$530,000	96.38%	\$453,200	1.17
13	17 Wellington Avenue	Colonial	3	2.0	25	\$468,880	\$468,880	\$555,000	118.37%	\$486,000	1.14
14	51 Crystal Avenue	Ranch	3	2.0	15	\$499,000	\$499,000	\$555,000	111.22%	\$557,200	1.00
15	8 Pine Street	RanchRas	3	2.0	15	\$525,000	\$525,000	\$578,000	110.10%	\$511,400	1.13
16	54 Oak Crest Road	Ranch	2	1.1	21	\$485,000	\$485,000	\$586,000	120.82%	\$585,400	1.00
17	47 Davey Drive	TwnIntUn	3	2.1	18	\$550,000	\$550,000	\$590,000	107.27%	\$491,600	1.20
18	70 Harrison Avenue	Colonial	4	3.0	30	\$599,999	\$599,999	\$590,000	98.33%	\$468,700	1.26
19	37 Schmitt Road	CapeCod	4	2.0	47	\$599,999	\$599,999	\$600,000	100.00%	\$556,100	1.08
20	242 Clarken Drive	TwnEndUn	2	2.1	10	\$579,000	\$579,000	\$600,000	103.63%	\$493,200	1.22
21	3 Fowler Drive	TwnIntUn	3	2.1	12	\$550,000	\$550,000	\$600,000	109.09%	\$491,600	1.22
22	51 Ridgehurst Road	Colonial	3	2.0	13	\$585,000	\$585,000	\$603,000	103.08%	\$420,500	1.43
23	182 Clarken Drive	TwnEndUn	2	2.1	9	\$599,000	\$599,000	\$605,000	101.00%	\$516,700	1.17
24	70 Clarken Drive	MultiFlr	2	2.1	10	\$589,900	\$589,900	\$610,000	103.41%	\$487,400	1.25
25	18 Dockery Drive	TwnEndUn	2	2.1	15	\$574,999	\$574,999	\$617,000	107.30%	\$501,300	1.23

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26	76 Blackburne Terrace	TwndEndUn	2	2.1	13	\$550,000	\$550,000	\$618,000	112.36%	\$500,200	1.24
27	41 Sullivan Drive	TwndEndUn	2	3.1	8	\$589,000	\$589,000	\$635,000	107.81%	\$521,100	1.22
28	302 Gregory Avenue	Colonial	3	1.1	15	\$649,000	\$649,000	\$639,000	98.46%	\$654,800	0.98
29	46 Phyllis Road	CapeCod	3	2.0	14	\$595,000	\$595,000	\$650,000	109.24%	\$472,700	1.38
30	104 Clarken Drive	TwndEndUn	3	2.1	49	\$725,000	\$665,000	\$665,000	100.00%	\$597,300	1.11
31	40 Hunterdon Road	CapeCod	5	3.0	31	\$659,998	\$659,998	\$665,000	100.76%	\$519,700	1.28
32	43 Woodside Terrace	Colonial	4	1.0	21	\$665,000	\$665,000	\$667,000	100.30%	\$581,700	1.15
33	19 Robertson Road	CapeCod	4	2.0	8	\$549,000	\$549,000	\$675,000	122.95%	\$551,800	1.22
34	48 Sunnyside Road	CapeCod	4	3.0	64	\$639,000	\$639,000	\$677,000	105.95%	\$529,800	1.28
35	15 Elmwood Avenue	CapeCod	2	2.0	15	\$585,000	\$585,000	\$680,000	116.24%	\$543,600	1.25
36	32 Virginia Avenue	Colonial	3	2.1	17	\$499,000	\$499,000	\$685,000	137.27%	\$389,800	1.76
37	18 Aspen Road	Colonial	4	2.0	39	\$699,000	\$699,000	\$690,000	98.71%	\$703,500	0.98
38	22 Barry Drive	Colonial	3	1.1	75	\$699,000	\$699,000	\$699,000	100.00%	\$443,500	1.58
39	1098 Smith Manor Boulevard	TwndEndUn	3	3.1	8	\$690,000	\$690,000	\$710,000	102.90%	\$594,300	1.19
40	1 Merklin Avenue	Colonial	5	2.0	33	\$698,888	\$698,888	\$725,000	103.74%	\$647,900	1.12
41	192 Gregory Avenue	Colonial	4	3.1	46	\$735,000	\$735,000	\$735,000	100.00%	\$681,000	1.08
42	15 Winding Way	SplitLev	4	3.0	40	\$779,000	\$745,000	\$735,000	98.66%	\$621,800	1.18
43	77 Gregory Avenue	RanchRas	3	2.0	1	\$735,000	\$735,000	\$735,000	100.00%	\$1,043,100	0.70
44	9 Barry Drive	SplitLev	4	3.0	8	\$699,000	\$699,000	\$785,000	112.30%	\$643,400	1.22
45	19 Buckingham Road	Tudor	5	3.1	13	\$719,000	\$719,000	\$825,000	114.74%	\$638,200	1.29
46	7 Bradford Avenue	Colonial	4	2.2	17	\$729,000	\$729,000	\$844,000	115.78%	\$753,800	1.12
47	69 Cummings Circle	TwndIntUn	3	3.1	10	\$799,000	\$799,000	\$850,000	106.38%	\$625,600	1.36
48	17 Luddington Road	Ranch	4	3.0	26	\$789,000	\$789,000	\$910,000	115.34%	\$783,800	1.16
49	12 (14) Dale Drive	Custom	6	4.1	65	\$950,000	\$950,000	\$950,000	100.00%	\$865,600	1.10
50	142 Walker Road	Colonial	4	2.1	34	\$899,000	\$899,000	\$950,000	105.67%	\$834,800	1.14

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51	140 Walker Road	Colonial	4	3.1	15	\$949,000	\$949,000	\$987,000	104.00%	\$726,800	1.36
52	10 Fairway Avenue	Colonial	4	3.1	13	\$925,000	\$925,000	\$999,000	108.00%	\$802,700	1.24
53	2 Edgewood Avenue N	Colonial	5	3.1	15	\$899,000	\$899,000	\$1,035,000	115.13%	\$1,056,400	0.98
54	5 Fairview Avenue	SplitLev	4	2.1	20	\$899,999	\$899,999	\$1,058,000	117.56%	\$712,600	1.48
55	6 Mccune Court	Colonial	4	2.1	8	\$979,000	\$979,000	\$1,100,000	112.36%	\$873,000	1.26
56	3 Overlook Avenue	Colonial	4	4.1	23	\$1,050,000	\$1,050,000	\$1,110,000	105.71%	\$884,700	1.25
57	6 Powell Drive	Colonial	5	2.1	28	\$1,100,000	\$1,100,000	\$1,165,000	105.91%	\$964,100	1.21
58	107 Arverne Road	Ranch	3	4.0	10	\$875,000	\$875,000	\$1,200,000	137.14%	\$781,500	1.54
59	96 Lessing Road	Colonial	5	3.0	13	\$960,000	\$960,000	\$1,227,000	127.81%	\$860,000	1.43
60	21 Winding Way	Colonial	5	4.2	37	\$1,199,000	\$1,199,000	\$1,250,000	104.25%	\$977,100	1.28
61	7 Coggins Lane	Colonial	5	4.1	10	\$975,000	\$975,000	\$1,375,000	141.03%	\$1,069,700	1.29
62	21 Whitbay Drive	TwnIntUn	4	3.1	11	\$1,295,000	\$1,295,000	\$1,425,000	110.04%	\$911,300	1.56
63	74 Haggerty Drive	Colonial	5	4.1	30	\$1,550,000	\$1,550,000	\$1,550,000	100.00%	\$1,127,600	1.37
64	99 Gregory Avenue	RanchExp	6	5.2	16	\$1,650,000	\$1,650,000	\$1,715,000	103.94%	\$1,306,500	1.31
AVERAGE					27	\$701,554	\$698,335	\$756,680	108.20%		1.22

"Active" Listings in West Orange

Number of Units: 66
Average List Price: \$746,853
Average Days on Market: 38

"Under Contract" Listings in West Orange

Number of Units: 68
Average List Price: \$669,941
Average Days on Market: 40

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	27					29
List Price	\$600,462	\$756,779	\$778,974	\$628,969	\$747,410	\$731,051	\$716,390	\$698,335					\$707,187
Sales Price	\$618,615	\$781,706	\$829,269	\$700,081	\$790,944	\$813,357	\$811,806	\$756,680					\$769,623
SP:LP%	102.77%	104.25%	105.94%	110.08%	107.95%	110.95%	112.02%	108.20%					108.63%
SP to AV	1.10	1.31	1.16	1.27	1.26	1.30	1.21	1.22					1.23
# Units Sold	26	17	27	35	36	59	48	64					312
3 Mo Rate of Ab	1.66	1.64	2.49	3.04	2.13	2.03	1.48	1.33					1.98
Active Listings	48	43	55	74	67	81	65	66					62
Under Contracts	38	59	67	79	94	86	99	68					74

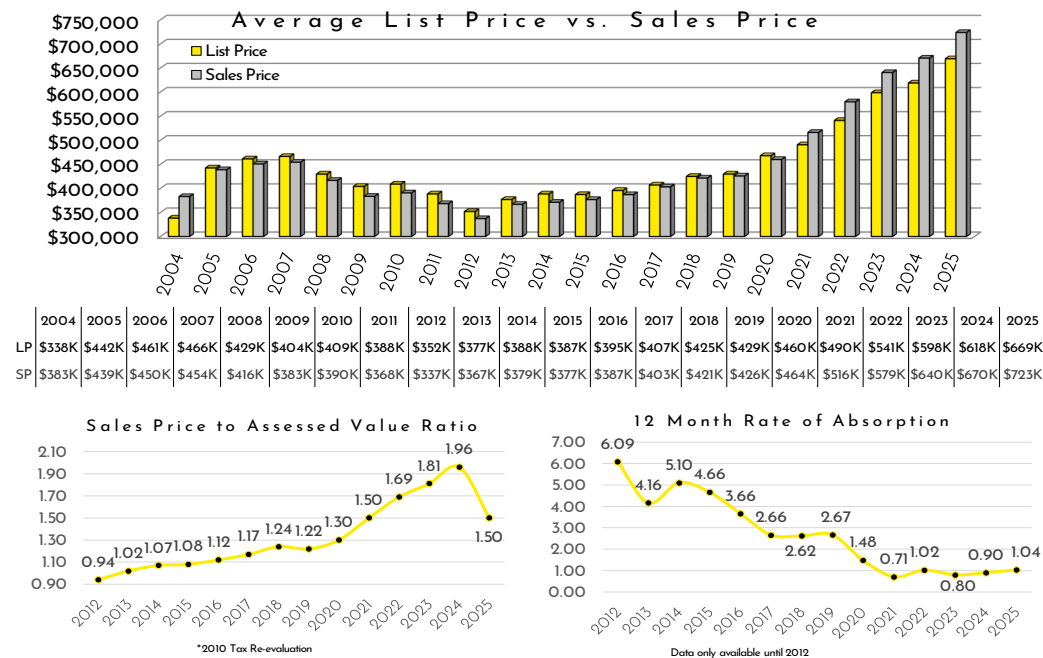
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	30	29	-3.19%
Sales Price	\$707,613	\$769,623	8.76%
LP:SP	109.08%	108.63%	-0.41%
SP:AV	1.65	1.23	-25.16%



YTD	2025	2026	% Change
# Units Sold	302	312	3.31%
Rate of Ab 3 Mo	1.48	1.98	33.90%
Actives	51	62	22.60%
Under Contracts	71	74	4.24%

West Orange Yearly Market Trends



West Orange Yearly Market Trends

