

West Orange

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	45 Wilfred Street U6	OneFloor	1	1.0	141	\$270,000	\$249,000	\$240,000	96.39%	\$246,600	0.97
2	43 Conforti Avenue U83	OneFloor	1	1.0	54	\$249,000	\$249,000	\$275,000	110.44%	\$226,300	1.22
3	10 Smith Manor Boulevard U119	OneFloor	1	1.0	13	\$250,000	\$250,000	\$295,000	118.00%	\$213,500	1.38
4	10 Smith Manor Boulevard U820	OneFloor	1	1.1	13	\$275,000	\$275,000	\$305,000	110.91%	\$260,100	1.17
5	6 Buchanon Court	TwnIntUn	1	1.1	118	\$415,000	\$380,000	\$385,000	101.32%	\$427,300	0.90
6	58 Buchanon Court	FirstFlr	1	2.1	53	\$415,000	\$399,900	\$406,000	101.53%	\$460,100	0.88
7	57 Musano Court	TwnIntUn	2	2.1	38	\$434,900	\$434,900	\$434,900	100.00%	\$450,600	0.97
8	37 Cerone Court	TwnEndUn	2	2.0	17	\$435,000	\$435,000	\$455,000	104.60%	\$421,600	1.08
9	2 Hart Drive	TwnEndUn	2	2.1	9	\$475,000	\$475,000	\$500,000	105.26%	\$430,800	1.16
10	24 Robertson Road	CapeCod	3	1.1	59	\$550,000	\$499,900	\$505,000	101.02%	\$417,100	1.21
11	20 Whittlesey Avenue	Aframe	4	2.0	42	\$450,000	\$450,000	\$520,000	115.56%	\$421,800	1.23
12	167 Marion Drive	TwnEndUn	2	2.1	14	\$499,000	\$499,000	\$545,000	109.22%	\$381,600	1.43
13	109 High Street	Colonial	3	1.0	28	\$399,000	\$399,000	\$552,000	138.35%	\$432,900	1.28
14	30 Davey Drive	TwnIntUn	3	2.1	35	\$600,000	\$560,000	\$565,000	100.89%	\$492,200	1.15
15	4 James Court	Colonial	3	1.1	17	\$550,000	\$550,000	\$585,000	106.36%	\$400,800	1.46
16	59 Hillside Avenue	Colonial	3	1.1	13	\$579,000	\$579,000	\$600,000	103.63%	\$603,800	0.99
17	19 Glenview Drive	CapeCod	3	1.0	29	\$599,999	\$599,999	\$620,000	103.33%	\$556,500	1.11
18	69 Davey Drive	MultiFlr	3	3.0	7	\$575,000	\$575,000	\$620,000	107.83%	\$545,500	1.14
19	52 Manger Road	Ranch	2	2.0	58	\$700,000	\$700,000	\$635,000	90.71%	\$707,100	0.90
20	27 Glen Road	Colonial	5	2.1	65	\$649,900	\$649,900	\$649,000	99.86%	\$690,800	0.94

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21	26 Cornell Street	SplitLev	4	3.0	13	\$695,000	\$695,000	\$650,000	93.53%	\$699,300	0.93
22	12 Belle Terre Road	Colonial	3	2.0	7	\$599,000	\$599,000	\$653,000	109.02%	\$496,700	1.31
23	55 Luddington Road	Colonial	3	2.2	109	\$750,000	\$675,000	\$675,000	100.00%	\$647,100	1.04
24	8 Sheridan Avenue	CapeCod	4	1.1	30	\$675,000	\$675,000	\$675,000	100.00%	\$623,900	1.08
25	12 Brook Place	SplitLev	3	2.1	13	\$598,000	\$598,000	\$675,000	112.88%	\$538,900	1.25
26	8 Oak Crest Road	CapeCod	4	2.1	14	\$639,900	\$639,900	\$700,000	109.39%	\$610,700	1.15
27	15 Westminster Terrace	Tudor	3	2.0	12	\$649,000	\$649,000	\$705,000	108.63%	\$525,700	1.34
28	354 Stiles Court	TwndEndUn	3	2.1	46	\$775,000	\$775,000	\$720,000	92.90%	\$557,700	1.29
29	27 Valley Way	Colonial	4	2.0	52	\$749,000	\$724,000	\$724,000	100.00%	\$486,700	1.49
30	59 Sunnyside Road	CapeCod	4	2.0	34	\$749,000	\$749,000	\$730,000	97.46%	\$548,100	1.33
31	10 Bryn Mawr Road	CapeCod	4	2.0	30	\$675,000	\$675,000	\$737,000	109.19%	\$541,900	1.36
32	29 Woodhull Avenue	Ranch	3	2.2	21	\$699,000	\$699,000	\$740,000	105.87%	\$530,000	1.40
33	153 Clarken Drive	TwndEndUn	3	2.1	23	\$659,900	\$659,900	\$750,000	113.65%	\$613,500	1.22
34	47 Collamore Terrace	RanchExp	3	2.1	18	\$769,000	\$769,000	\$785,000	102.08%	\$716,200	1.10
35	11 Nottingham Road	Colonial	3	3.1	31	\$789,000	\$789,000	\$805,000	102.03%	\$561,000	1.43
36	40 Edgewood Avenue	Carriage	2	2.0	9	\$670,000	\$670,000	\$805,000	120.15%	\$571,500	1.41
37	27 Colonial Woods Drive	Bi-Level	4	3.0	18	\$795,000	\$795,000	\$830,000	104.40%	\$693,300	1.20
38	53 Nance Road	Colonial	4	2.1	28	\$785,000	\$785,000	\$850,000	108.28%	\$702,900	1.21
39	13 Arverne Road	Bi-Level	4	3.0	67	\$849,900	\$849,900	\$930,000	109.42%	\$662,200	1.40
40	25 Orange Heights Avenue	Victrian	6	2.1	16	\$799,900	\$799,900	\$970,000	121.27%	\$791,200	1.23

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41	6 Hepworth Court	SplitLev	5	2.1	14	\$875,000	\$875,000	\$975,000	111.43%	\$677,300	1.44
42	216 Gregory Avenue	Tudor	4	3.2	38	\$989,999	\$989,999	\$1,075,000	108.59%	Renovated	
43	21 Sheffield Terrace	SeeRem	4	3.0	19	\$1,299,000	\$1,299,000	\$1,299,000	100.00%	\$1,028,300	1.26
44	42 Metzger Drive	TwndEndUn	4	4.1	1	\$1,300,000	\$1,300,000	\$1,300,000	100.00%	\$916,200	1.42
45	49 Haggerty Drive	Colonial	4	3.0	19	\$1,195,000	\$1,195,000	\$1,350,000	112.97%	\$1,003,900	1.34
46	1 Roehm Court	TwndEndUn	3	4.1	15	\$1,500,000	\$1,500,000	\$1,700,000	113.33%	Renovated	
47	80 Glen Avenue	Colonial	9	7.2	208	\$2,500,000	\$2,500,000	\$2,500,000	100.00%	\$2,102,200	1.19
AVERAGE					37	\$710,647	\$705,089	\$744,679	106.21%		1.21

"Active" Listings in West Orange

Number of Units 76
Average List Price \$726,599
Average Days on Market 41

"Under Contract" Listings in West Orange

Number of Units 60
Average List Price \$693,208
Average Days on Market 34

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	37				30
List Price	\$600,462	\$756,779	\$778,974	\$628,969	\$747,410	\$731,051	\$716,390	\$698,335	\$705,089				\$706,913
Sales Price	\$618,615	\$781,706	\$829,269	\$700,081	\$790,944	\$813,357	\$811,806	\$756,680	\$744,679				\$766,357
SP:LP%	102.77%	104.25%	105.94%	110.08%	107.95%	110.95%	112.02%	108.20%	106.21%				108.31%
SP to AV	1.10	1.31	1.16	1.27	1.26	1.30	1.21	1.22	1.21				1.23
# Units Sold	26	17	27	35	36	59	48	64	47				359
3 Mo Rate of Ab	1.66	1.64	2.49	3.04	2.13	2.03	1.48	1.33	1.46				1.92
Active Listings	48	43	55	74	67	81	65	66	76				64
Under Contracts	38	59	67	79	94	86	99	68	60				72

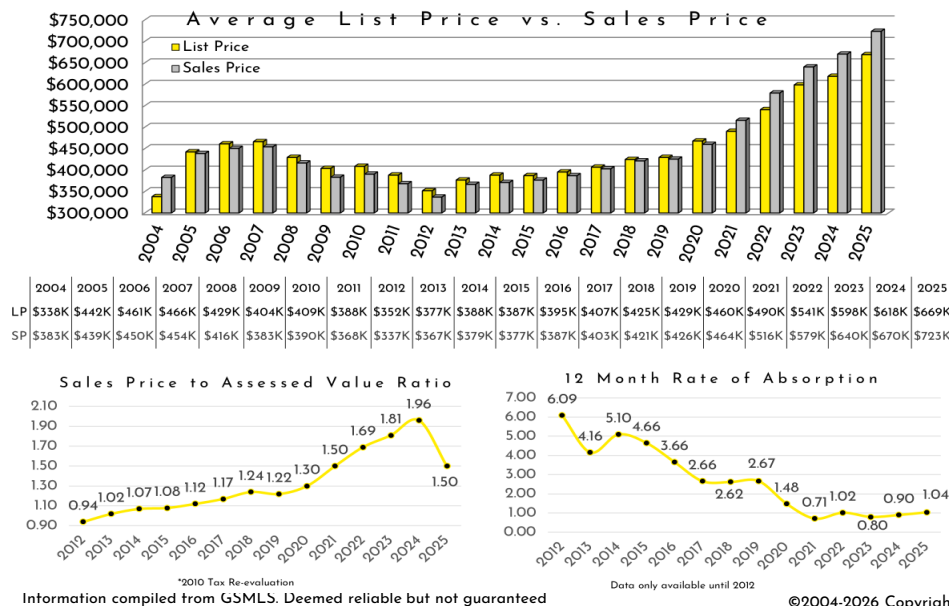
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	30	30	0.00%
Sales Price	\$713,989	\$766,357	7.33%
LP:SP	108.81%	108.31%	-0.46%
SP:AV	1.59	1.23	-22.82%

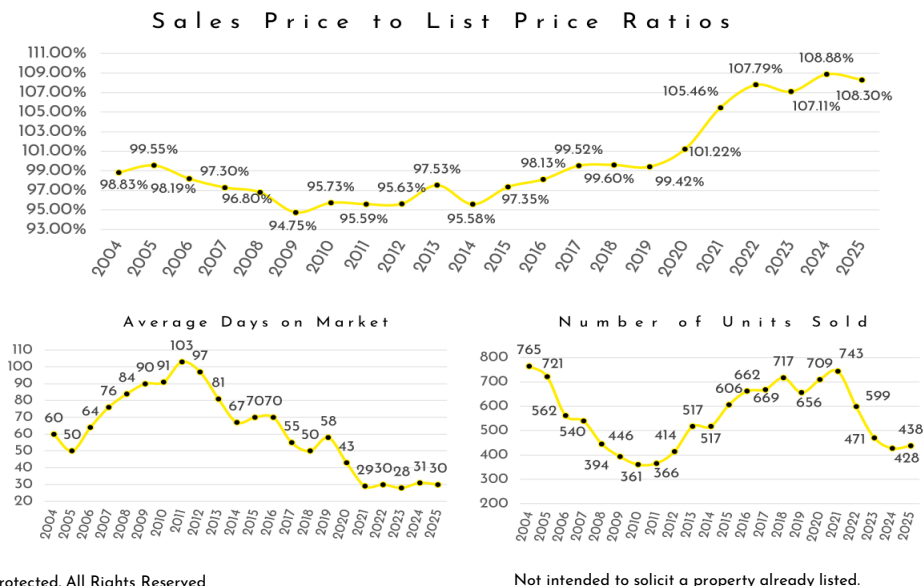
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YTD	2025	2026	% Change
# Units Sold	341	359	5.28%
Rate of Ab 3 Mo	1.48	1.92	29.77%
Actives	52	64	22.86%
Under Contracts	69	72	4.84%

West Orange Yearly Market Trends



West Orange Yearly Market Trends



Not intended to solicit a property already listed.