West Orange

October 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	23 Elm Street	Colonial	4	1.0	10	$369,999	$369,999	$393,000	106.22%	$377,000	1.04
2	3 Gilbert Place	SplitLev	3	2.1	1	$550,000	$550,000	$525,000	95.45%	$602,600	0.87
3	24 Kingsley Street	Colonial	4	2.0	25	$500,000	$500,000	$550,000	110.00%	$442,600	1.24
4	20 Woodside Terrace	Colonial	3	1.1	15	$575,000	$575,000	$585,000	101.74%	$606,800	0.96
5	35 Birch Street	Colonial	3	2.1	75	$590,000	$590,000	$590,000	100.00%	$630,000	0.94
6	162 Maple Street	Colonial	4	1.1	36	$549,000	$549,000	$590,000	107.47%	$413,100	1.43
7	164 Clarken Drive	MultiFlr	2	2.1	21	$579,000	$579,000	$600,000	103.63%	$482,700	1.24
8	14 Holmes Street	SplitLev	3	1.1	7	$599,000	$599,000	$610,000	101.84%	$461,400	1.32
9	25 Woodland Avenue	RanchRas	3	3.0	34	$655,000	$655,000	$622,000	94.96%	$598,700	1.04
10	29 Devonshire Terrace	SplitLev	4	2.1	65	$699,999	$649,998	$650,000	100.00%	$648,100	1.00
11	226 Crescenzi Court	OneFloor	3	2.0	17	$650,000	$650,000	$660,000	101.54%	$503,400	1.31
12	49 Crestmont Road	SplitLev	3	1.1	26	$669,000	$669,000	$685,000	102.39%	$624,000	1.10
13	717 Prospect Avenue	SplitLev	3	2.0	19	$649,000	$649,000	$700,000	107.86%	$509,600	1.37
14	12 Nottingham Road	SplitLev	3	2.1	41	$685,000	$685,000	$705,000	102.92%	$628,400	1.12
15	7 Rosemont Terrace	Colonial	4	2.2	12	$699,000	$699,000	$725,000	103.72%	$688,200	1.05
16	15 Crystal Avenue	Colonial	3	2.1	42	$688,777	$688,777	$728,000	105.69%	$494,800	1.47
17	1070 Smith Manor Boulevard	Colonial	3	2.1	80	$689,000	$699,900	$730,000	104.30%	$613,500	1.19
18	22 Sheridan Avenue	Colonial	3	1.1	23	$689,000	$689,000	$734,000	106.53%	$650,600	1.13
19	47 Fairmount Terrace	Tudor	4	1.1	9	$639,000	$639,000	$735,000	115.02%	$671,500	1.09
20	17 Edgewood Avenue N	SplitLev	4	3.0	17	$780,000	$780,000	$750,000	96.15%	$731,200	1.03

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	22 Ralph Road	Bi-Level	4	2.1	9	$748,000	$748,000	$775,000	103.61%	$656,800	1.18
22	13 Dogwood Road	Colonial	4	3.1	38	$775,000	$775,000	$800,000	103.23%	$618,000	1.29
23	112 Fairview Avenue	SplitLev	3	2.0	19	$725,000	$725,000	$800,000	110.34%	$623,800	1.28
24	14 Byrne Road	Colonial	4	1.1	19	$795,000	$795,000	$850,000	106.92%	$667,100	1.27
25	88 Lawrence Avenue	Colonial	4	1.1	9	$699,000	$699,000	$850,000	121.60%	$617,000	1.38
26	35 Herbert Terrace	Colonial	4	2.2	9	$850,000	$850,000	$850,000	100.00%	$787,800	1.08
27	40 Herbert Terrace	Custom	3	3.1	8	$749,000	$749,000	$860,000	114.82%	$788,000	1.09
28	28 Oxford Terrace	Colonial	4	2.1	19	$749,000	$749,000	$878,000	117.22%	$641,400	1.37
29	55 Rock Spring Avenue	RanchExp	4	3.1	26	$879,000	$879,000	$941,000	107.05%	$775,800	1.21
30	24 Stone Drive	Colonial	3	3.1	13	$1,250,000	$1,250,000	$1,300,000	104.00%	$934,000	1.39
31	53 Highwood Road	Colonial	5	3.1	10	$1,059,000	$1,059,000	$1,310,000	123.70%	$893,800	1.47
	AVERAGE				24	$702,670	$701,409	$744,548	105.80%		1.19

"Active" Listings in West Orange

Number of Units	85
Average List Price	$752,361
Average Days on Market	48

"Under Contract" Listings in West Orange

Number of Units	65
Average List Price	$655,901
Average Days on Market	35

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West Orange 2026 Year to Date Market Trends

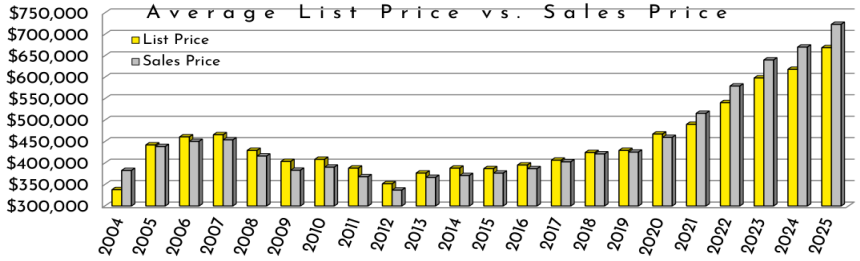
YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	36	70	30	22	31	21	25	27	37	24			29
List Price	$600,462	$756,779	$778,974	$628,969	$747,410	$731,051	$716,390	$698,335	$705,089	$701,409			$706,475
Sales Price	$618,615	$781,706	$829,269	$700,081	$790,944	$813,357	$811,806	$756,680	$744,679	$744,548			$764,624
SP:LP%	102.77%	104.25%	105.94%	110.08%	107.95%	110.95%	112.02%	108.20%	106.21%	105.80%			108.11%
SP to AV	1.10	1.31	1.16	1.27	1.26	1.30	1.21	1.22	1.21	1.19			1.23
# Units Sold	26	17	27	35	36	59	48	64	47	31			390
3 Mo Rate of Ab	1.66	1.64	2.49	3.04	2.13	2.03	1.48	1.33	1.46	1.84			1.91
Active Listings	48	43	55	74	67	81	65	66	76	85			66
Under Contracts	38	59	67	79	94	86	99	68	60	65			72

Flashback! YTD 2025 vs YTD 2026

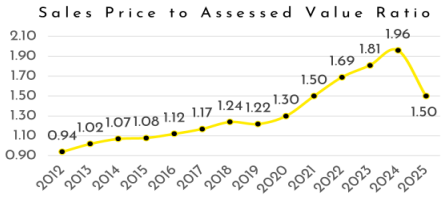
YTD	2025	2026	% Change
DOM	30	29	-2.90%
Sales Price	$710,367	$764,624	7.64%
LP:SP	108.64%	108.11%	-0.48%
SP:AV	1.56	1.23	-21.44%

YTD	2025	2026	% Change
# Units Sold	368	390	5.98%
Rate of Ab 3 Mo	1.54	1.91	23.78%
Actives	54	66	23.13%
Under Contracts	68	72	5.61%

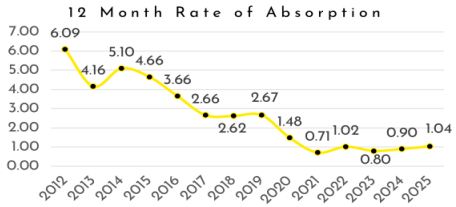
West Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	$338K	$442K	$461K	$466K	$429K	$404K	$409K	$388K	$352K	$377K	$388K	$387K	$395K	$407K	$425K	$429K	$460K	$490K	$541K	$598K	$618K	$669K
SP	$383K	$439K	$450K	$454K	$416K	$383K	$390K	$368K	$337K	$367K	$379K	$377K	$387K	$403K	$421K	$426K	$464K	$516K	$579K	$640K	$670K	$723K

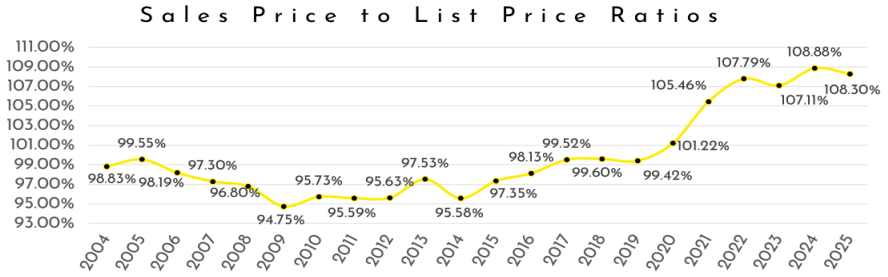


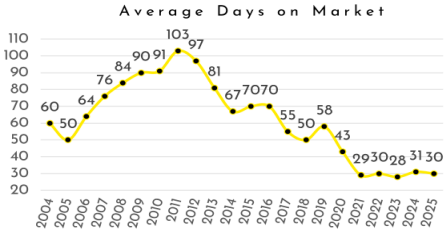
*2010 Tax Re-evaluation

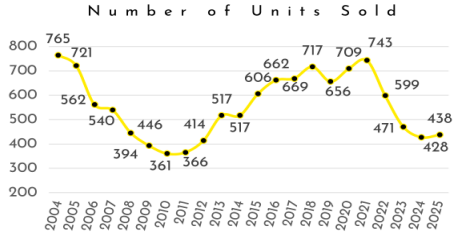


Data only available until 2012

West Orange Yearly Market Trends







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Not intended to solicit a property already listed.