

West Orange

May 2024 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 U74	OneFloor	1	1.0	11	\$234,900	\$234,900	\$230,000	97.91%	\$120,000	1.92
2	43 Conforti Avenue U53	OneFloor	1	1.0	45	\$239,900	\$239,900	\$244,000	101.71%	\$120,000	2.03
3	43 Conforti Avenue U19	OneFloor	2	1.0	11	\$284,000	\$284,000	\$305,000	107.39%	\$177,400	1.72
4	69 Glenview Drive	Ranch	2	2.0	7	\$399,000	\$399,000	\$405,000	101.50%	\$257,000	1.58
5	65 Llewellyn Avenue	Colonial	3	2.0	21	\$469,999	\$469,999	\$450,000	95.74%	\$206,900	2.17
6	55 Sunnyside Road	CapeCod	4	1.0	21	\$499,900	\$479,900	\$479,900	100.00%	\$241,000	1.99
7	28 Hart Drive	TwnIntUn	2	2.0	14	\$409,000	\$409,000	\$497,000	121.52%	\$245,000	2.03
8	28 Phyllis Road	CapeCod	3	2.0	152	\$499,900	\$499,900	\$500,000	100.02%	\$245,400	2.04
9	16 Swaine Place	Colonial	3	2.0	17	\$475,000	\$475,000	\$530,000	111.58%	\$233,100	2.27
10	28 Hillside Avenue	CapeCod	4	1.1	36	\$535,000	\$535,000	\$545,000	101.87%	\$270,000	2.02
11	24 Cerone Court	TwnIntUn	2	2.0	17	\$480,000	\$480,000	\$556,500	115.94%	\$211,000	2.64
12	40 Morris Road	Ranch	4	2.0	51	\$628,000	\$599,000	\$585,000	97.66%	\$255,400	2.29
13	55 Rosemont Terrace	Ranch	3	2.0	25	\$519,000	\$519,000	\$585,000	112.72%	\$293,300	1.99
14	338 Araneo Drive	TwnEndUn	3	2.1	11	\$525,000	\$525,000	\$587,000	111.81%	\$312,000	1.88
15	202 Zeppi Lane	TwnIntUn	3	2.1	11	\$499,000	\$499,000	\$600,000	120.24%	\$291,600	2.06
16	103 Barringer Court	TwnIntUn	4	2.1	17	\$475,000	\$475,000	\$615,000	129.47%	\$310,000	1.98
17	18 Amelia Street	SplitLev	3	1.1	9	\$424,000	\$424,000	\$618,000	145.75%	\$224,000	2.76
18	88 Warren Road	SplitLev	3	1.1	16	\$620,000	\$620,000	\$623,000	100.48%	\$272,800	2.28
19	216 Clarken Drive	MultiFlr	3	2.1	8	\$569,000	\$569,000	\$650,000	114.24%	\$385,500	1.69
20	18 Fitzrandolph Road	CapeCod	4	2.1	19	\$649,995	\$649,900	\$650,000	100.02%	Renovated	

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21	92 Sullivan Drive	TwnIntUn	2	3.1	25	\$699,000	\$699,000	\$710,000	101.57%	\$329,600	2.15
22	134 Walker Road	Colonial	3	2.1	9	\$650,000	\$650,000	\$720,000	110.77%	\$312,000	2.31
23	26 Keimel Court	MultiFlr	3	3.1	47	\$825,000	\$825,000	\$790,000	95.76%	\$831,600	0.95
24	73 Sullivan Drive	TwnEndUn	4	3.1	8	\$640,000	\$640,000	\$817,000	127.66%	\$350,000	2.33
25	26 Fairview Avenue	Bi-Level,	5	2.1	9	\$649,000	\$649,000	\$818,000	126.04%	\$393,500	2.08
26	90 Hillside Avenue	Colonial	4	2.1	14	\$650,000	\$650,000	\$818,000	125.85%	\$360,800	2.27
27	20 Nance Road	SplitLev	3	2.1	12	\$650,000	\$650,000	\$827,000	127.23%	Renovated	
28	280 Northfield Avenue	Colonial	5	4.1	49	\$799,900	\$799,900	\$840,000	105.01%	\$443,200	1.90
29	26 Ralph Road	SplitLev	4	2.1	9	\$665,000	\$665,000	\$850,000	127.82%	\$378,800	2.24
30	16 Undercliff Terrace	Colonial	4	2.1	7	\$699,000	\$699,000	\$855,000	122.32%	\$413,800	2.07
31	249 Gregory Avenue	Colonial	4	2.2	38	\$679,000	\$679,000	\$857,500	126.29%	\$403,300	2.13
32	35 Gilbert Place	Colonial	5	2.1	9	\$735,000	\$735,000	\$926,000	125.99%	\$428,100	2.16
33	18 Cullen Drive	Custom	5	3.1	27	\$979,000	\$979,000	\$999,999	102.14%	\$385,000	2.60
34	6 Fairview Avenue	Victrian	7	4.1	10	\$1,399,000	\$1,399,000	\$1,399,000	100.00%	\$593,400	2.36
AVERAGE					23	\$592,779	\$591,335	\$661,262	112.12%		2.09

"Active" Listings in West Orange

Number of Units: 51
 Average List Price: \$843,473
 Average Days on Market: 39

"Under Contract" Listings in West Orange

Number of Units: 77
 Average List Price: \$690,832
 Average Days on Market: 32

West Orange 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	54	48	40	24	23								36
List Price	\$604,635	\$537,242	\$638,957	\$554,874	\$591,335								\$588,607
Sales Price	\$623,207	\$566,942	\$694,930	\$621,476	\$661,262								\$640,919
SP:LP%	103.58%	106.02%	108.91%	112.18%	112.12%								109.21%
SP to AV	1.68	1.90	1.89	2.00	2.09								1.94
# Units Sold	23	19	33	34	34								143
3 Mo Rate of Ab	1.47	1.44	1.30	1.76	1.71								1.54
Active Listings	39	32	35	52	51								42
Under Contracts	53	60	68	69	77								65

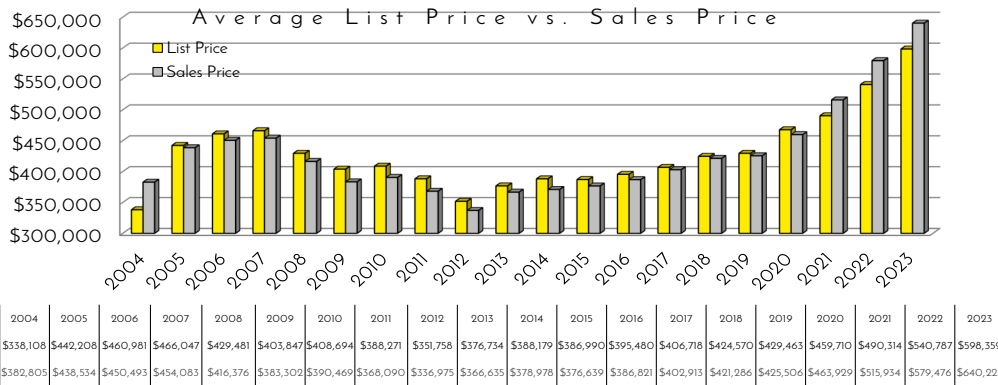
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	31	36	14.24%
Sales Price	\$604,968	\$640,919	5.94%
LP:SP	105.17%	109.21%	3.84%
SP:AV	1.73	1.94	11.81%



YTD	2023	2024	% Change
# Units Sold	154	143	-7.14%
Rate of Ab 3 Mo	1.49	1.54	3.23%
Actives	50	42	-17.06%
Under Contracts	76	65	-14.17%

West Orange Yearly Market Trends



West Orange Yearly Market Trends

