

West Orange

June 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	OneFloor	1	1.0	14	\$230,000	\$230,000	\$273,750	119.02%	\$120,000	2.28
2	24 Hutton Avenue	OneFloor	3	2.0	11	\$349,000	\$349,000	\$360,000	103.15%	\$153,300	2.35
3	22 Kayser Lane	MultiFlr	1	1.1	13	\$365,000	\$365,000	\$385,000	105.48%	\$243,000	1.58
4	10 Smith Manor Boulevard	OneFloor	2	2.0	14	\$365,000	\$365,000	\$400,000	109.59%	\$213,200	1.88
5	18 Larkin Circle	MultiFlr	1	1.1	24	\$377,777	\$377,777	\$403,000	106.68%	\$200,000	2.02
6	158 Marion Drive	TwnIntUn	2	2.1	37	\$380,000	\$380,000	\$415,000	109.21%	\$278,800	1.49
7	5 Cadmus Court	TwnIntUn	3	2.1	16	\$449,000	\$449,000	\$449,000	100.00%	\$320,100	1.40
8	2 Larkin Circle	OneFloor	2	2.1	11	\$399,000	\$399,000	\$485,000	121.55%	\$285,700	1.70
9	97 Elm Street	Colonial	4	2.1	31	\$429,000	\$429,000	\$500,000	116.55%	\$203,900	2.45
10	15 Freeman Place	Colonial	3	1.0	22	\$499,000	\$469,000	\$516,000	110.02%	\$166,000	3.11
11	74 Cummings Circle	TwnIntUn	2	3.1	28	\$555,000	\$530,000	\$550,000	103.77%	\$300,000	1.83
12	66 Cummings Circle	TwnIntUn	2	3.1	7	\$499,000	\$499,000	\$550,000	110.22%	\$291,300	1.89
13	65 Crystal Avenue	TwnEndUn	2	2.1	19	\$475,000	\$475,000	\$562,000	118.32%	\$313,400	1.79
14	109 Coccio Drive	TwnIntUn	2	2.1	0	\$525,000	\$525,000	\$600,000	114.29%	\$311,200	1.93
15	8 Fowler Drive	TwnEndUn	3	2.1	10	\$509,000	\$509,000	\$601,000	118.07%	\$354,700	1.69
16	10 Whalen Court	TwnEndUn	3	3.1	29	\$699,000	\$699,000	\$650,000	92.99%	\$449,700	1.45
17	168 Walker Road	Colonial	3	2.1	11	\$657,200	\$657,200	\$654,150	99.54%	\$484,900	1.35
18	40 Moore Terrace	Colonial	3	1.1	11	\$529,000	\$529,000	\$702,000	132.70%	\$276,300	2.54
19	539 Mt Pleasant Avenue	Custom	4	3.0	10	\$629,000	\$629,000	\$705,000	112.08%	\$292,500	2.41
20	379 Saint Cloud Avenue	Colonial	3	1.1	19	\$585,000	\$585,000	\$750,000	128.21%	\$293,900	2.55
21	123 Fairview Avenue	Colonial	4	2.1	47	\$779,000	\$779,000	\$750,000	96.28%	\$300,300	2.50
22	21 Cleveland Terrace	RanchRas	3	2.1	7	\$539,000	\$539,000	\$750,000	139.15%	\$326,100	2.30
23	1 Connel Drive	SplitLev	4	2.1	41	\$849,000	\$799,000	\$760,000	95.12%	\$381,000	1.99
24	8 Carter Road	Colonial	3	2.1	9	\$660,000	\$660,000	\$776,000	117.58%	\$402,000	1.93
25	11 Schmitt Road	SplitLev	3	2.0	10	\$619,000	\$619,000	\$781,000	126.17%	\$276,100	2.83

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26	161 Mitchell Street	Colonial	3	2.1	11	\$665,000	\$665,000	\$810,000	121.80%	\$453,900	1.78
27	61 Winding Way	Colonial	3	2.1	14	\$799,000	\$799,000	\$850,000	106.38%	\$391,400	2.17
28	38 Wildwood Avenue	Colonial	3	2.1	16	\$800,000	\$800,000	\$900,000	112.50%	\$573,800	1.57
29	45 Edgemont Road	SplitLev	4	3.0	17	\$799,000	\$799,000	\$905,000	113.27%	\$310,000	2.92
30	33 Oconnor Circle	TwnIntUn	2	3.1	8	\$789,000	\$789,000	\$912,000	115.59%	\$510,000	1.79
31	11 Oconnor Circle	TwnEndUn	3	3.1	11	\$765,000	\$765,000	\$917,000	119.87%	\$500,000	1.83
32	53 Gilbert Place	Custom	5	4.0	9	\$875,000	\$875,000	\$952,000	108.80%	\$450,900	2.11
33	15 Kovach Court	TwnIntUn	5	4.1	43	\$950,000	\$988,000	\$988,000	100.00%	\$713,900	1.38
34	46 Maple Avenue	CapeCod	4	3.1	8	\$739,000	\$739,000	\$990,000	133.96%	\$332,500	2.98
35	41 Birchwood Avenue	Colonial	3	2.1	9	\$799,000	\$799,000	\$999,000	125.03%	\$358,700	2.79
36	10 Edgewood Avenue	RanchRas	5	3.2	8	\$979,000	\$979,000	\$1,025,000	104.70%	\$375,100	2.73
37	23 Glenside Drive	Contemp	4	2.1	19	\$889,000	\$889,000	\$1,027,000	115.52%	\$554,600	1.85
38	2 Shady Glen	Ranch	3	2.0	14	\$799,000	\$799,000	\$1,100,000	137.67%	\$399,500	2.75
39	26 Lakeview Drive	Colonial	6	4.0	15	\$1,099,900	\$1,099,900	\$1,100,018	100.01%	\$600,000	1.83
40	12 Merrywood Drive	RanchExp	4	3.1	13	\$960,000	\$959,000	\$1,200,000	125.13%	\$445,300	2.69
AVERAGE					17	\$641,447	\$639,747	\$725,073	113.65%		2.11

"Active" Listings in West Orange

Number of Units: 54
 Average List Price: \$813,690
 Average Days on Market: 48

"Under Contract" Listings in West Orange

Number of Units: 72
 Average List Price: \$721,154
 Average Days on Market: 30

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	17							31
List Price	\$604,635	\$537,242	\$638,957	\$554,874	\$591,335	\$639,747							\$599,786
Sales Price	\$623,207	\$566,942	\$694,930	\$621,476	\$661,262	\$725,073							\$659,313
SP:LP%	103.58%	106.02%	108.91%	112.18%	112.12%	113.65%							110.18%
SP to AV	1.68	1.90	1.89	2.00	2.09	2.11							1.98
# Units Sold	23	19	33	34	34	40							183
3 Mo Rate of Ab	1.47	1.44	1.30	1.76	1.71	1.60							1.55
Active Listings	39	32	35	52	51	54							44
Under Contracts	53	60	68	69	77	72							67

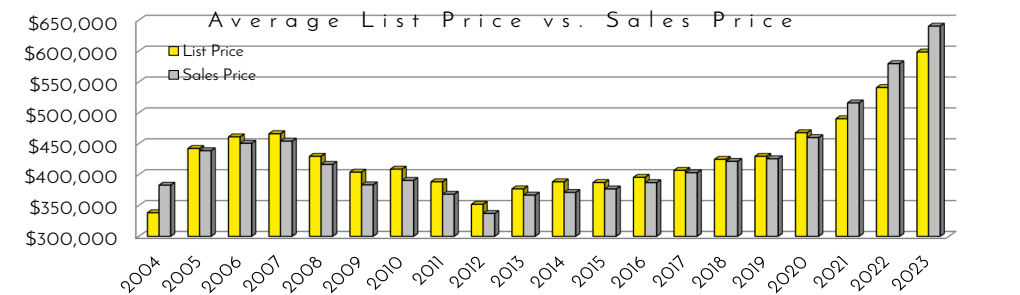
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	28	31	13.82%
Sales Price	\$630,519	\$659,313	4.57%
LP:SP	106.88%	110.18%	3.09%
SP:AV	1.78	1.98	11.18%

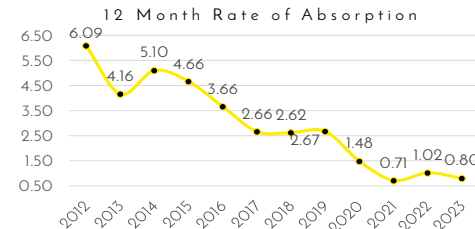
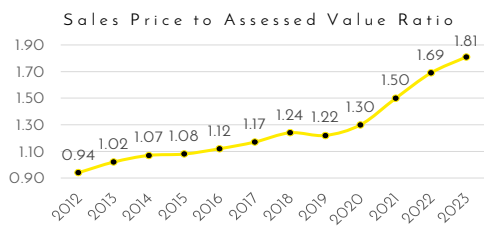


YTD	2023	2024	% Change
# Units Sold	215	183	-14.88%
Rate of Ab 3 Mo	1.554	1.547	-0.48%
Actives	50	54	8.00%
Under Contracts	79	72	-8.67%

West Orange Yearly Market Trends



Year	LP	SP
2004	\$338,108	\$382,805
2005	\$442,208	\$438,534
2006	\$460,981	\$450,493
2007	\$466,047	\$454,083
2008	\$429,481	\$416,376
2009	\$403,847	\$383,302
2010	\$408,694	\$390,469
2011	\$388,271	\$368,090
2012	\$351,758	\$336,975
2013	\$376,734	\$366,635
2014	\$388,179	\$378,978
2015	\$386,990	\$376,639
2016	\$395,480	\$386,821
2017	\$406,718	\$402,913
2018	\$424,570	\$421,286
2019	\$429,463	\$425,506
2020	\$459,710	\$463,929
2021	\$490,314	\$515,934
2022	\$540,787	\$579,476
2023	\$598,359	\$640,223



West Orange Yearly Market Trends

