

West Orange

February 2023 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	21	\$169,000	\$169,000	\$177,000	104.73%	\$141,000	1.26
2	3 Hooper Avenue	CapeCod	4	2.0	50	\$475,000	\$449,900	\$415,000	92.24%	\$232,900	1.78
3	5 Orange Heights Avenue	Colonial	3	1.1	51	\$449,000	\$449,000	\$470,000	104.68%	\$272,100	1.73
4	22 Woodhull Avenue	Split Level	3	2.0	14	\$490,000	\$490,000	\$511,000	104.29%	\$309,300	1.65
5	151 Gregory Avenue	Colonial	5	2.2	30	\$539,000	\$539,000	\$517,500	96.01%	\$357,700	1.45
6	102 Barringer Court	MultiFlr	4	3.1	26	\$530,000	\$530,000	\$521,000	98.30%	\$317,700	1.64
7	8 Fairway Avenue	Split Level	3	2.2	44	\$599,999	\$574,999	\$575,000	100.00%	\$319,400	1.80
8	217 Pleasant Valley Way	CapeCod	4	3.1	29	\$610,000	\$610,000	\$610,000	100.00%	\$288,800	2.11
9	39 Orange Heights Avenue	Colonial	4	1.1	1	\$625,000	\$625,000	\$625,000	100.00%	\$335,000	1.87
10	10 Beech Road	Ranch	3	2.0	8	\$610,000	\$610,000	\$650,000	106.56%		
11	6 Nance Road	Split Level	4	2.1	90	\$699,000	\$699,000	\$675,000	96.57%	\$363,200	1.86
12	8 Gavin Road	Colonial	4	2.2	60	\$729,000	\$729,000	\$700,000	96.02%	\$560,000	1.25
13	7 Parson Drive	Bi-Level	3	2.1	6	\$625,000	\$625,000	\$700,000	112.00%	\$341,300	2.05
14	203 Metzger Drive	OneFloor	3	3.0	70	\$825,000	\$825,000	\$750,000	90.91%	\$765,000	0.98
15	72 Winding Way	Colonial	4	2.2	15	\$699,900	\$699,900	\$750,000	107.16%	\$390,000	1.92
16	27 Connel Drive	Colonial	4	2.1	16	\$745,000	\$745,000	\$751,000	100.81%	\$383,500	1.96
17	4 Ash Avenue	Contemp	5	4.1	29	\$789,000	\$789,000	\$780,000	98.86%	\$748,800	1.04
18	217 Metzger Drive	OneFloor	2	2.1	34	\$849,000	\$849,000	\$790,000	93.05%	\$799,000	0.99
19	19 Merklin Avenue	Colonial	5	3.1	38	\$875,000	\$875,000	\$875,000	100.00%		
20	723 Eagle Rock Avenue	Colonial	6	4.1	61	\$1,199,000	\$1,099,000	\$1,099,000	100.00%		
AVERAGE					35	\$656,595	\$649,090	\$647,075	100.11%		1.61

"Active" Listings in West Orange

Number of Units: 46
 Average List Price: \$756,602
 Average Days on Market: 69

"Under Contract" Listings in West Orange

Number of Units: 64
 Average List Price: \$569,666
 Average Days on Market: 37

West Orange 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43	35											39
List Price	\$530,220	\$649,090											\$578,738
Sales Price	\$549,093	\$647,075											\$589,085
SP:LP%	103.98%	100.11%											102.40%
SP to AV	1.67	1.61											1.65
# Units Sold	29	20											49
3 Mo Rate of Ab	1.42	1.28											1.35
Active Listings	51	46											49
Under Contracts	46	64											55

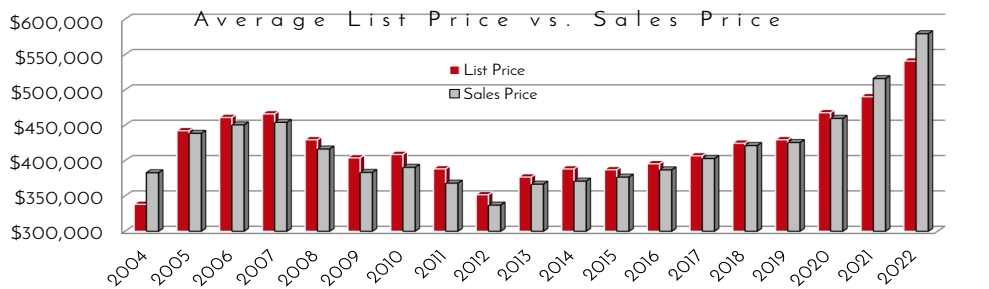
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	42	39	-5.81%
Sales Price	\$514,707	\$589,085	14.45%
LP:SP	105.71%	102.40%	-3.13%
SP:AV	1.59	1.65	3.80%

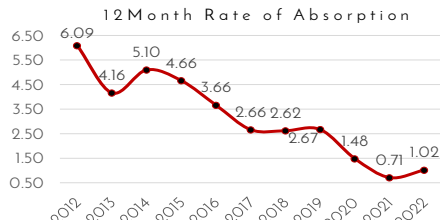
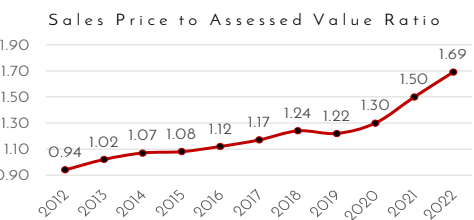


YTD	2022	2023	% Change
# Units Sold	75	49	-34.67%
Rate of Ab 3 Mo	0.86	1.35	57.89%
Actives	40	49	22.78%
Under Contracts	75	55	-26.67%

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	\$356,635
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



West Orange Yearly Market Trends

