



# West Orange

## March 2022 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	6	\$180,000	\$180,000	\$200,000	111.11%	\$120,000	1.67
2	76 Glenview Drive	TwnEndUn	2	2.0	1	\$300,000	\$300,000	\$312,500	104.17%	\$264,600	1.18
3	163 Marion Drive	TwnIntUn	2	2.1	158	\$315,000	\$320,000	\$320,000	100.00%	\$262,500	1.22
4	11 Edisonia Terrace	Colonial	5	2.0	319	\$297,900	\$324,999	\$325,000	100.00%	\$252,900	1.29
5	125 Rollinson Street	Colonial	2	1.0	103	\$375,000	\$375,000	\$350,000	93.33%	\$200,000	1.75
6	23 Oxford Terrace	Colonial	4	1.1	70	\$400,000	\$400,000	\$375,000	93.75%	\$330,500	1.13
7	515 Pleasant Valley Way	Colonial	3	1.1	89	\$375,000	\$387,000	\$380,000	98.19%	\$273,200	1.39
8	1H Buckingham Road	Bi-Level	4	2.1	38	\$315,000	\$315,000	\$385,000	122.22%	\$302,200	1.27
9	4 James Court	Colonial	3	1.2	24	\$369,000	\$369,000	\$415,000	112.47%	\$204,200	2.03
10	71 Vacca Drive	Meditter	2	2.1	108	\$389,000	\$399,000	\$425,000	106.52%	\$253,100	1.68
11	67 Hazel Avenue	Colonial	3	1.1	6	\$399,900	\$399,900	\$430,000	107.53%	\$265,300	1.62
12	31 Freeman Place	Ranch	3	1.1	14	\$385,000	\$385,000	\$445,000	115.58%	\$221,900	2.01
13	58 Sullivan Drive	TwnIntUn	2	2.1	23	\$449,000	\$449,000	\$449,000	100.00%	\$368,800	1.22
14	1 Sussex Road	Ranch	3	1.0	13	\$379,000	\$379,000	\$452,000	119.26%	\$233,300	1.94
15	45 Burnett Terrace	RanchRas	3	2.1	95	\$565,000	\$425,000	\$455,000	107.06%	\$338,900	1.34
16	11 Devonshire Terrace	Colonial	4	2.1	105	\$500,000	\$500,000	\$470,000	94.00%	\$374,900	1.25
17	6 McGuirk Lane	TwnIntUn	2	3.1	89	\$479,000	\$479,000	\$470,000	98.12%	\$280,000	1.68
18	22 Kirk Street	Colonial	3	2.1	85	\$438,900	\$438,900	\$475,000	108.23%	\$245,500	1.93
19	3 Schmitt Road	Split Level	3	1.1	14	\$475,000	\$475,000	\$480,000	101.05%	\$289,600	1.66
20	27 Lincoln Avenue	Colonial	3	1.1	14	\$399,999	\$399,999	\$498,000	124.50%	\$249,800	1.99
21	219 Clarken Drive	MultiFlr	2	2.1	10	\$479,000	\$479,000	\$505,000	105.43%	\$323,100	1.56
22	30 Randolph Place	Colonial	3	3.0	10	\$480,000	\$480,000	\$550,000	114.58%	\$243,500	2.26
23	14 Eagle Terrace	Colonial	3	2.0	18	\$495,000	\$495,000	\$555,000	112.12%	\$268,300	2.07
24	3 Wildwood Avenue	Tudor	5	3.1	144	\$650,000	\$599,900	\$585,000	97.52%	\$706,000	0.83
25	37 Sheridan Avenue	Tudor	5	2.1	14	\$638,700	\$638,700	\$600,000	93.94%	\$313,900	1.91

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26	42 Chestnut Road	Split Level	4	2.1	70	\$639,900	\$625,000	\$620,000	99.20%	\$371,200	1.67
27	20 Birch Street	Colonial	4	3.1	28	\$675,900	\$649,900	\$635,000	97.71%	\$308,800	2.06
28	77 Fairview Avenue	Ranch	3	2.1	9	\$550,000	\$550,000	\$640,000	116.36%	\$290,000	2.21
29	1 Cunningham Drive	Custom	5	3.1	15	\$525,000	\$525,000	\$650,000	123.81%	\$403,900	1.61
30	6 Bryn Mawr Road	CapeCod	4	2.0	8	\$549,000	\$549,000	\$651,999	118.76%	\$297,400	2.19
31	64 Oconnor Circle	TwndEndUn	3	3.1	18	\$655,000	\$655,000	\$659,000	100.61%	\$546,100	1.21
32	657 Mt Pleasant Avenue	Custom	5	2.0	11	\$625,000	\$625,000	\$670,000	107.20%	\$457,400	1.46
33	84 Maple Avenue	Ranch	3	2.1	10	\$539,000	\$539,000	\$680,000	126.16%	\$355,000	1.92
34	11 Luddington Road	Colonial	4	1.1	1	\$685,000	\$685,000	\$700,000	102.19%	\$344,500	2.03
35	47 Burnett Terrace	RanchRas	3	3.0	15	\$515,000	\$515,000	\$707,000	137.28%	\$377,200	1.87
36	368 Gregory Avenue	Colonial	3	1.1	10	\$600,000	\$625,000	\$715,000	114.40%		
37	54 Luddington Road	Ranch	3	3.0	13	\$589,000	\$589,000	\$725,000	123.09%	\$342,700	2.12
38	20 Curtis Avenue	RanchExp	5	3.0	13	\$625,000	\$625,000	\$730,000	116.80%	\$369,600	1.98
39	66 Fredericks Street	TwndEndUn	4	3.1	1	\$730,000	\$730,000	\$730,000	100.00%	\$590,000	1.24
40	33 Winding Way	Ranch	3	3.0	10	\$625,000	\$625,000	\$850,000	136.00%		
41	8 Galloway Court	Colonial	5	3.1	71	\$885,000	\$885,000	\$867,500	98.02%	\$575,000	1.51
42	6 Fairview Avenue	Colonial	7	4.1	42	\$1,199,000	\$1,199,000	\$1,200,000	100.08%	\$593,400	2.02
43	242 Saint Cloud Avenue	Split Level	5	4.1	94	\$1,399,900	\$1,399,900	\$1,400,000	100.01%		
<b>AVERAGE</b>					<b>47</b>	<b>\$538,165</b>	<b>\$534,633</b>	<b>\$575,279</b>	<b>108.33%</b>		<b>1.67</b>

### *"Active"* Listings in West Orange

Number of Units: 66  
 Average List Price: \$573,601  
 Average Days on Market: 33

### *"Under Contract"* Listings in West Orange

Number of Units: 86  
 Average List Price: \$594,436  
 Average Days on Market: 26

# West Orange 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	36	50	47										44
List Price	\$496,058	\$475,865	\$534,633										\$504,639
Sales Price	\$525,930	\$499,625	\$575,279										\$536,780
SP:LP%	105.98%	105.35%	108.33%										106.67%
SP to AV	1.58	1.60	1.67										1.62
# Units Sold	43	32	43										118
3 Mo Rate of Ab	0.80	0.91	1.50										1.07
Active Listings	35	44	66										48
Under Contracts	75	75	86										79

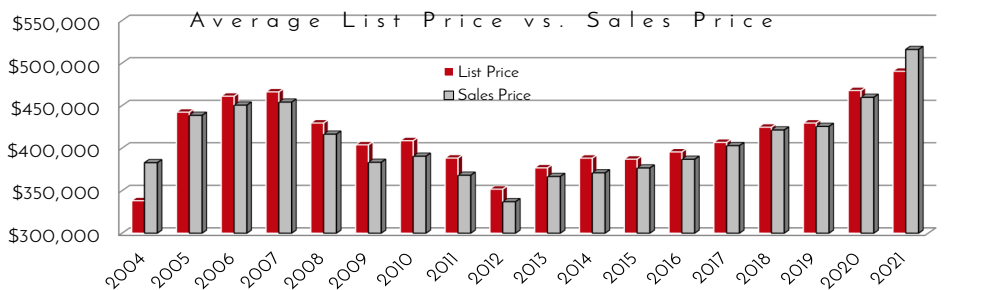
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	41	44	6.72%
Sales Price	\$464,360	\$536,780	15.60%
LP:SP	103.70%	106.67%	2.86%
SP:AV	1.37	1.62	17.99%



YTD	2021	2022	% Change
# Units Sold	150	118	-21.33%
Rate of Ab 3 Mo	1.29	1.50	16.28%
Actives	61	66	8.20%
Under Contracts	139	86	-38.13%

## West Orange Yearly Market Trends

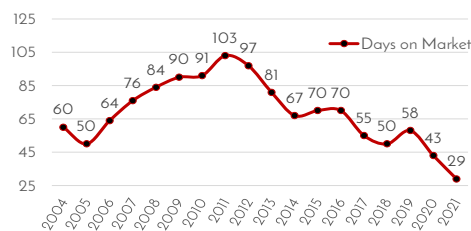


Year	LP	SP
2004	\$338,108	\$382,805
2005	\$442,208	\$438,534
2006	\$460,981	\$450,493
2007	\$466,047	\$454,083
2008	\$429,481	\$416,376
2009	\$403,847	\$383,302
2010	\$408,694	\$390,469
2011	\$388,271	\$336,975
2012	\$351,758	\$336,635
2013	\$376,734	\$378,978
2014	\$388,179	\$376,639
2015	\$386,990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

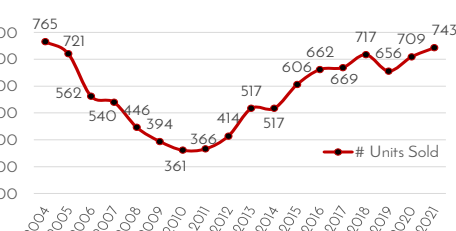
## West Orange Yearly Market Trends



### Average Days on Market



### Number of Units Sold



### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption

