



West Orange

December 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	67 Oakridge Road	Ranch	2	1.0	1	\$200,000	\$200,000	\$200,000	100.00%	\$225,000	0.89
2	10 Smith Manor Boulevard 311	HighRise	2	2.0	42	\$275,000	\$275,000	\$285,000	103.64%	\$206,200	1.38
3	4 Hart Drive	TwnEndUn	3	2.0	13	\$325,000	\$325,000	\$337,000	103.69%	\$255,800	1.32
4	52 Glenview Drive	TwnIntUn	2	2.1	63	\$370,000	\$349,000	\$340,000	97.42%	\$242,300	1.40
5	45 Ridgehurst Road	Colonial	3	1.0	40	\$370,000	\$350,000	\$350,000	100.00%	\$190,000	1.84
6	41 Glenview Drive	TwnIntUn	2	2.1	13	\$359,000	\$359,000	\$359,000	100.00%	\$245,200	1.46
7	226 Crescenzi Court	TwnEndUn	3	2.0	4	\$349,000	\$349,000	\$380,000	108.88%	\$297,300	1.28
8	9 Lincoln Avenue	Colonial	3	1.1	31	\$370,000	\$370,000	\$385,000	104.05%	\$276,300	1.39
9	12 Stuart Terrace	Colonial	4	2.0	13	\$385,000	\$385,000	\$385,000	100.00%	\$272,100	1.41
10	52 Musano Court	TwnIntUn	3	2.1	117	\$385,000	\$385,000	\$390,000	101.30%	\$244,600	1.59
11	8 Franklin Avenue	Colonial	3	2.1	4	\$399,900	\$399,900	\$399,000	99.77%	\$213,100	1.87
12	46 Watchung Avenue	Colonial	3	2.0	76	\$399,000	\$399,000	\$400,000	100.25%	\$208,200	1.92
13	692 Pleasant Valley Way	Ranch	3	2.0	10	\$335,000	\$335,000	\$400,000	119.40%	\$247,900	1.61
14	4 Cadmus Court	TwnEndUn	3	2.1	13	\$374,900	\$374,900	\$401,000	106.96%	\$335,300	1.20
15	13 Moore Terrace	Colonial	3	1.1	8	\$370,000	\$370,000	\$401,000	108.38%	\$224,300	1.79
16	384 Saint Cloud Avenue	Ranch	2	1.0	19	\$375,000	\$375,000	\$405,000	108.00%	\$248,000	1.63
17	361 Stiles Court	MultiFlr	3	2.1	9	\$350,000	\$350,000	\$410,000	117.14%	\$293,500	1.40
18	11 Hunterdon Road	CapeCod	4	1.1	19	\$375,000	\$375,000	\$410,000	109.33%	\$257,600	1.59
19	41 Clarken Drive	TwnIntUn	2	2.1	9	\$385,000	\$385,000	\$412,500	107.14%	\$327,200	1.26
20	2 Harrison Avenue	Colonial	4	2.0	25	\$419,900	\$419,900	\$419,900	100.00%	\$199,100	2.11
21	3 Schindler Terrace	MultiFlr	3	2.1	75	\$445,000	\$445,000	\$430,000	96.63%	\$335,000	1.28
22	36 Manger Road	Ranch	3	2.0	11	\$375,000	\$375,000	\$431,000	114.93%	\$260,400	1.66
23	25 Maple Avenue	Ranch	2	1.0	21	\$349,000	\$349,000	\$433,000	124.07%	\$223,500	1.94
24	39 Robertson Road	Colonial	3	1.1	20	\$449,900	\$429,900	\$435,000	101.19%	\$278,500	1.56
25	62 Whittingham Place	Colonial	4	2.2	10	\$425,000	\$425,000	\$440,000	103.53%	\$244,700	1.80



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26	138 Walker Court	Custom	3	2.1	29	\$450,000	\$450,000	\$450,000	100.00%	\$335,000	1.34
27	66 Nestro Road	CapeCod	4	2.0	16	\$399,000	\$399,000	\$450,000	112.78%	\$230,000	1.96
28	69 Roosevelt Avenue	CapeCod	3	2.1	14	\$424,500	\$424,500	\$455,000	107.18%	\$250,900	1.81
29	21 Calvin Terrace	Colonial	3	1.1	19	\$430,000	\$430,000	\$455,000	105.81%	\$276,000	1.65
30	19 Fundus Road	CapeCod	3	1.1	9	\$459,000	\$459,000	\$459,000	100.00%	\$261,100	1.76
31	24 Fairmount Terrace	Colonial	3	1.0	13	\$425,000	\$425,000	\$465,000	109.41%	\$277,700	1.67
32	309 Araneo Drive	TwnEndUn	4	4.1	1	\$470,000	\$470,000	\$470,000	100.00%	\$371,300	1.27
33	109 Forest Hill Road	Colonial	3	1.0	21	\$429,000	\$429,000	\$476,000	110.96%	\$244,000	1.95
34	89 Mayfair Drive	CapeCod	4	2.0	18	\$439,000	\$439,000	\$479,000	109.11%		
35	91 Valley Way	Colonial	4	2.0	9	\$450,000	\$450,000	\$490,000	108.89%	\$264,500	1.85
36	22 Fairway Drive	Colonial	3	1.1	16	\$479,000	\$479,000	\$495,000	103.34%	\$284,900	1.74
37	6 Cummings Circle	TwnIntUn	3	3.1	12	\$499,000	\$499,000	\$510,000	102.20%	\$346,000	1.47
38	162 Old Indian Road	Split Level	3	2.0	11	\$439,000	\$439,000	\$515,000	117.31%	\$266,900	1.93
39	61 Maple Avenue	Ranch	3	3.0	18	\$488,000	\$488,000	\$530,000	108.61%	\$324,700	1.63
40	1387 Pleasant Valley Way	Ranch	3	3.0	57	\$575,000	\$550,000	\$550,000	100.00%		
41	25 Burnett Terrace	Tudor	4	2.0	7	\$539,000	\$539,000	\$550,000	102.04%	\$278,500	1.97
42	81 Maple Avenue	CapeCod	3	2.0	19	\$549,000	\$549,000	\$550,000	100.18%		
43	2 Carolina Avenue	Colonial	3	2.1	12	\$495,000	\$495,000	\$560,000	113.13%	\$403,600	1.39
44	46 Mountain Avenue	Colonial	5	3.2	47	\$589,000	\$569,000	\$569,000	100.00%	\$375,000	1.52
45	12 Harrington Terrace	Split Level	4	2.1	39	\$599,000	\$599,000	\$600,000	100.17%	\$320,000	1.88
46	200 Gregory Avenue	Colonial	3	2.1	5	\$499,000	\$499,000	\$600,000	120.24%	\$317,300	1.89
47	112 Fairview Avenue	Colonial	3	2.0	17	\$495,000	\$495,000	\$602,750	121.77%	\$325,500	1.85
48	19 Rand Drive	Split Level	4	2.0	63	\$625,000	\$625,000	\$615,000	98.40%	\$377,600	1.63
49	17 Mountain Way	Ranch	3	3.0	94	\$680,000	\$640,000	\$635,000	99.22%	\$319,800	1.99
50	269 Mt Pleasant Avenue	TwnEndUn	3	3.1	11	\$630,000	\$630,000	\$640,000	101.59%	\$410,000	1.56

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51	1 Edgewood Avenue	Ranch	3	3.0	18	\$599,000	\$599,000	\$640,000	106.84%	\$322,300	1.99
52	16 Oxford Terrace	CapeCod	5	3.0	31	\$619,999	\$619,999	\$640,000	103.23%		
53	7 Ridgeway Court	Colonial	4	2.1	9	\$649,900	\$649,900	\$720,000	110.79%	\$436,000	1.65
54	81 Glen Avenue	Ranch	3	3.0	38	\$849,000	\$799,000	\$765,777	95.84%	\$703,200	1.09
55	34 Metzger Drive	TwnIntUn	3	4.1	46	\$825,000	\$825,000	\$800,000	96.97%	\$817,000	0.98
56	17 Kinzel Lane	Colonial	6	4.1	112	\$850,000	\$850,000	\$850,000	100.00%	\$609,000	1.40
57	4 Margulis Court	Colonial	5	5.1	1	\$989,000	\$989,000	\$989,000	100.00%		
58	5 Januson Court	Colonial	5	3.1	29	\$1,149,000	\$1,049,000	\$999,000	95.23%	\$713,900	1.40
AVERAGE					26	\$487,966	\$482,862	\$503,671	105.12%		1.60

Active Listings in West Orange

Number of Units:	43
Average List Price:	\$692,457
Average Days on Market:	77

Under Contract Listings in West Orange

Number of Units:	85
Average List Price:	\$493,624
Average Days on Market:	47

West Orange 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	38	37	45	38	23	28	25	18	26	26	26	26	29
List Price	\$475,251	\$427,212	\$439,152	\$464,443	\$502,896	\$517,526	\$513,752	\$520,214	\$491,972	\$493,267	\$495,464	\$482,862	\$490,314
Sales Price	\$486,046	\$450,795	\$453,437	\$482,013	\$533,118	\$544,525	\$552,493	\$555,897	\$524,907	\$512,172	\$520,409	\$503,671	\$515,934
SP:LP%	103.31%	105.19%	103.23%	104.22%	105.97%	105.86%	107.37%	106.94%	106.60%	104.61%	105.29%	105.12%	105.46%
SP to AV	1.36	1.44	1.34	1.38	1.40	1.53	1.60	1.58	1.55	1.51	1.62	1.60	1.50
# Units Sold	53	34	63	56	58	89	76	86	61	54	55	58	743
3 Mo Rate of Ab	1.32	1.31	1.29	1.69	1.71	1.58	1.41	1.16	1.45	1.42	1.45	0.82	1.38
Active Listings	67	70	61	75	95	91	98	87	95	84	73	43	78
Under Contracts	112	120	139	160	174	153	149	126	108	113	103	85	129

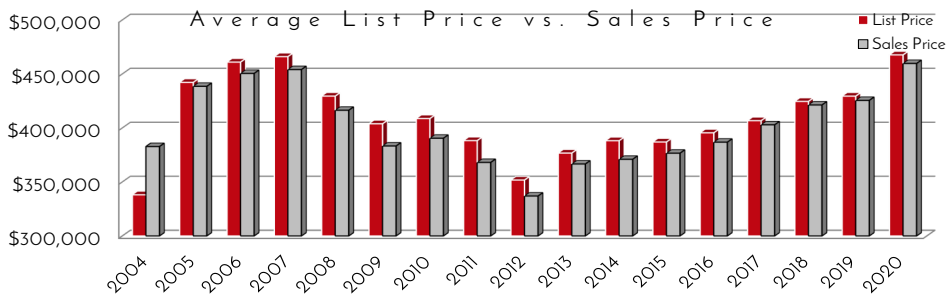
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	43	29	-31.84%
Sales Price	\$463,929	\$515,934	11.21%
LP:SP	101.22%	105.46%	4.19%
SP:AV	1.30	1.50	15.94%



YTD	2020	2021	% Change
# Units Sold	709	743	4.80%
Rate of Ab 3 Mo	1.33	0.82	-38.35%
Actives	78	43	-44.87%
Under Contracts	115	85	-26.09%

West Orange Yearly Market Trends



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

West Orange Yearly Market Trends

