



REAL ESTATE REPORT

Q2 2026

WEST ORANGE



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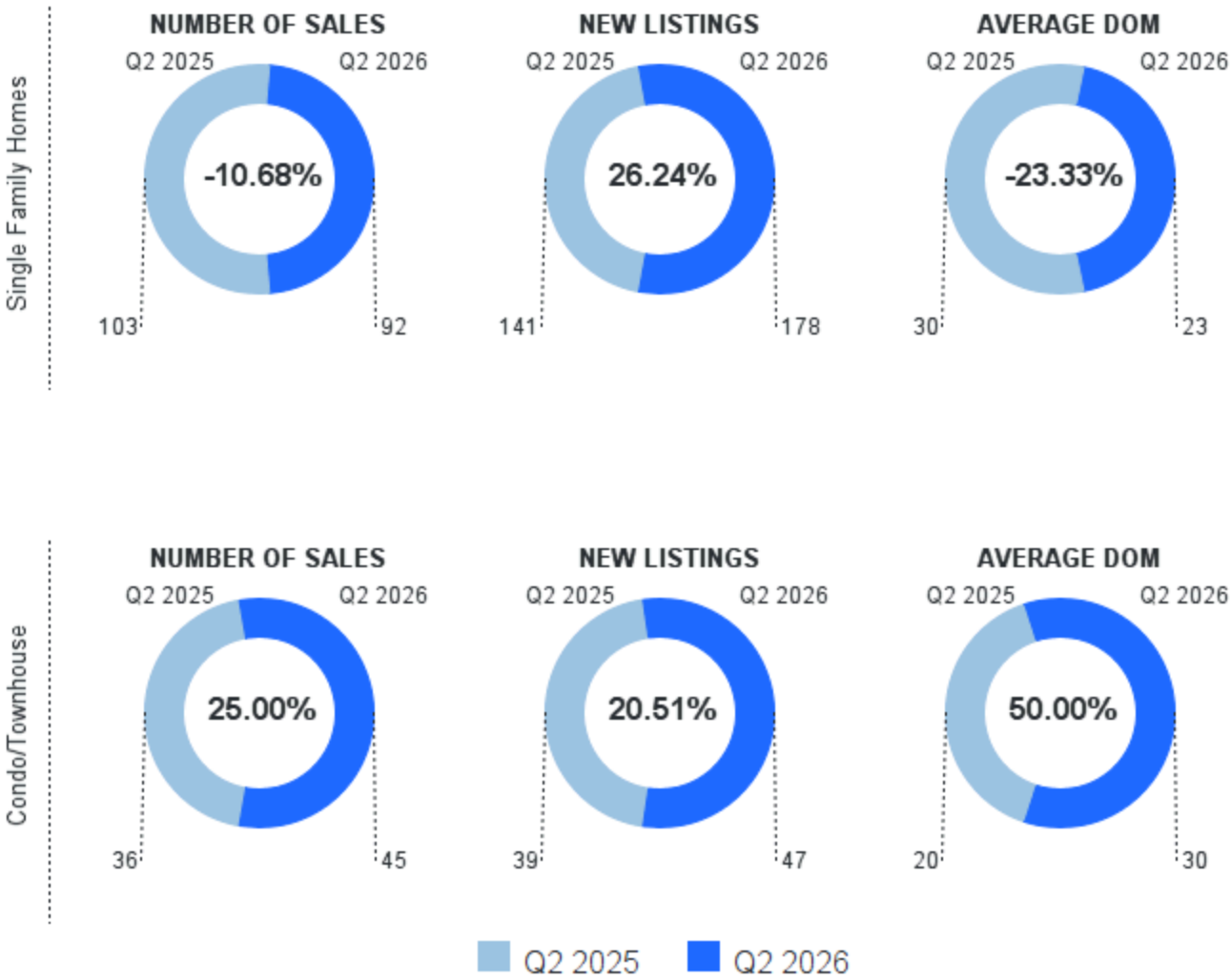
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**COLDWELL BANKER
REALTY**

WEST ORANGE | Q2 2026

REAL ESTATE SNAPSHOT - Change since this time last year



REAL ESTATE SNAPSHOT

ESSEX COUNTY | WEST ORANGE

MARKET OVERVIEW

Q2 2026 | Single Family Homes ?

-10.68% ↓ PROPERTIES SOLD SINGLE FAMILY HOMES	14.09% ↑ AVERAGE SOLD PRICE SINGLE FAMILY HOMES	7.81% ↑ MEDIAN SOLD PRICE SINGLE FAMILY HOMES
26.24% ↑ NEW LISTINGS SINGLE FAMILY HOMES	14.01% ↑ AVERAGE LIST PRICE SINGLE FAMILY HOMES	4.93% ↑ MEDIAN LIST PRICE SINGLE FAMILY HOMES
0.86% ↑ LIST/SELL PRICE RATIO SINGLE FAMILY HOMES	-23.33% ↓ AVERAGE DAYS ON MARKET SINGLE FAMILY HOMES	0.00% MEDIAN DAYS ON MARKET SINGLE FAMILY HOMES

LISTING INVENTORY AND NUMBER OF SALES

Q2 2026 | Single Family Homes ?

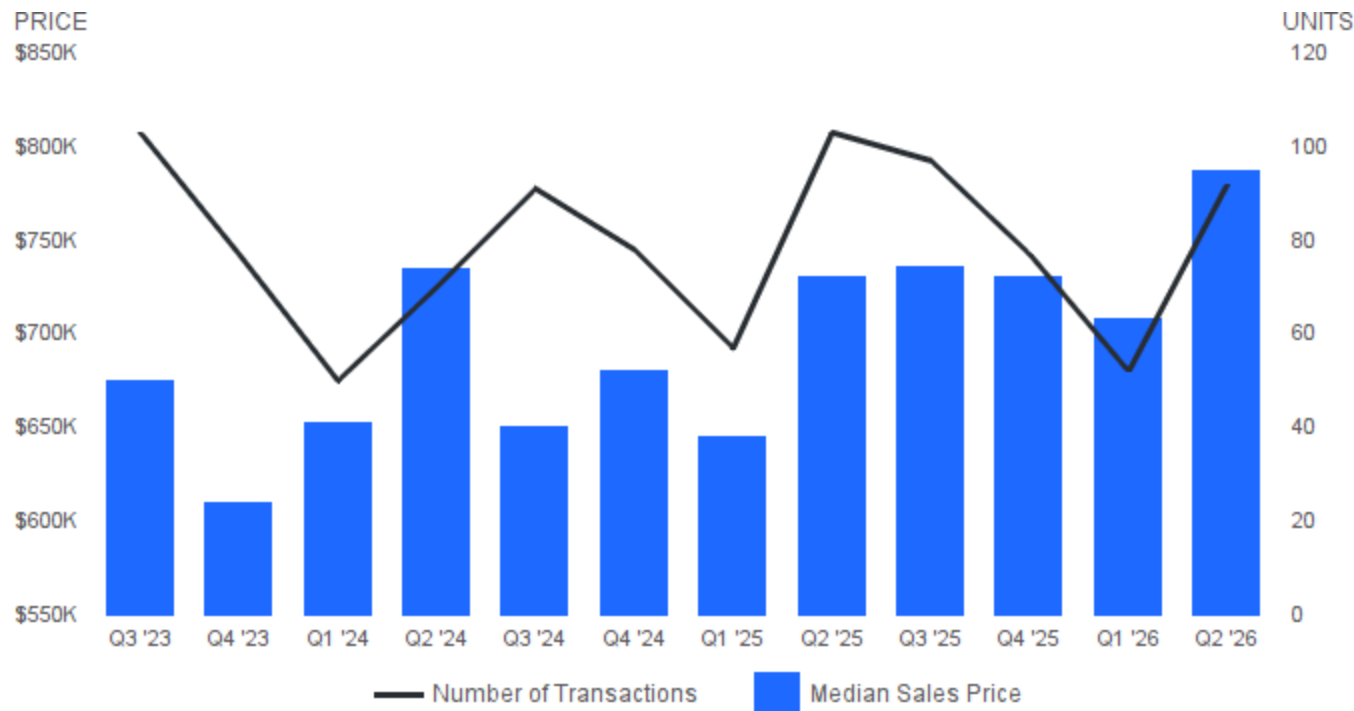
Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

Q2 2026 | Single Family Homes ?

Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q2 2026 | Single Family Homes ?

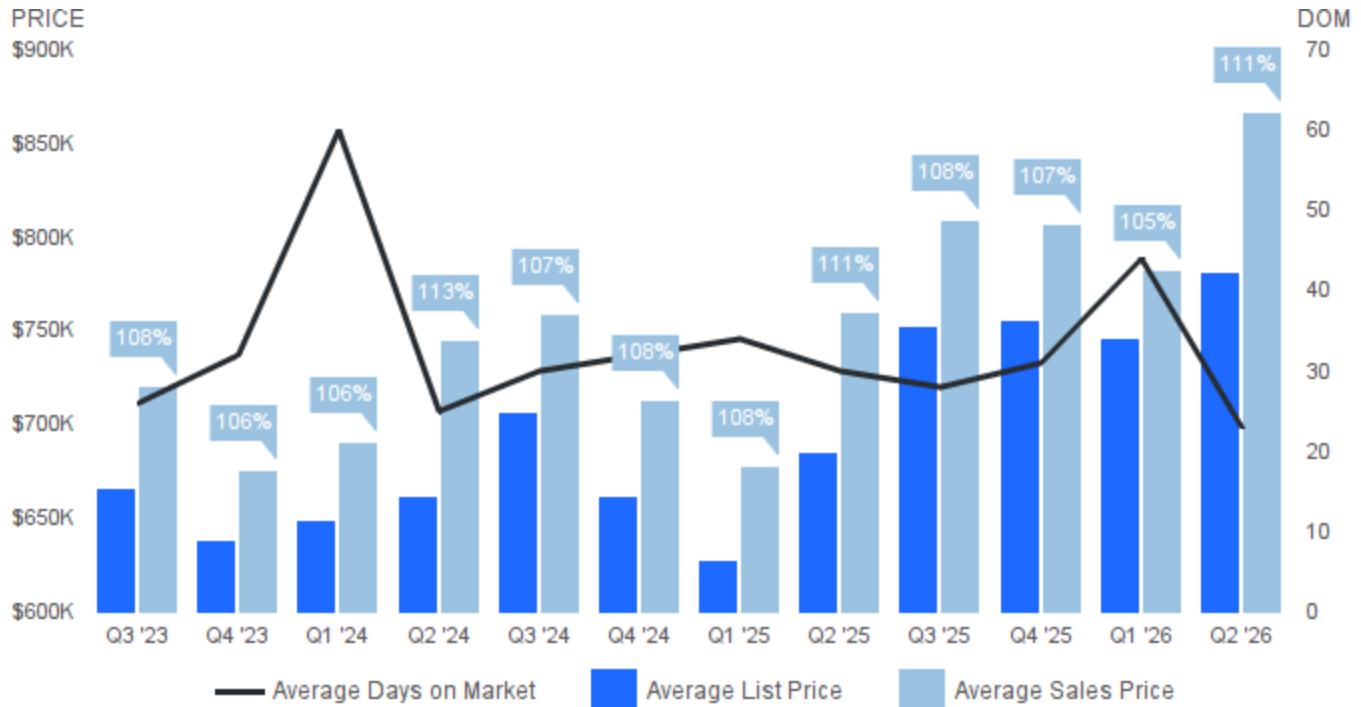
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q2 2026 | Single Family Homes ?

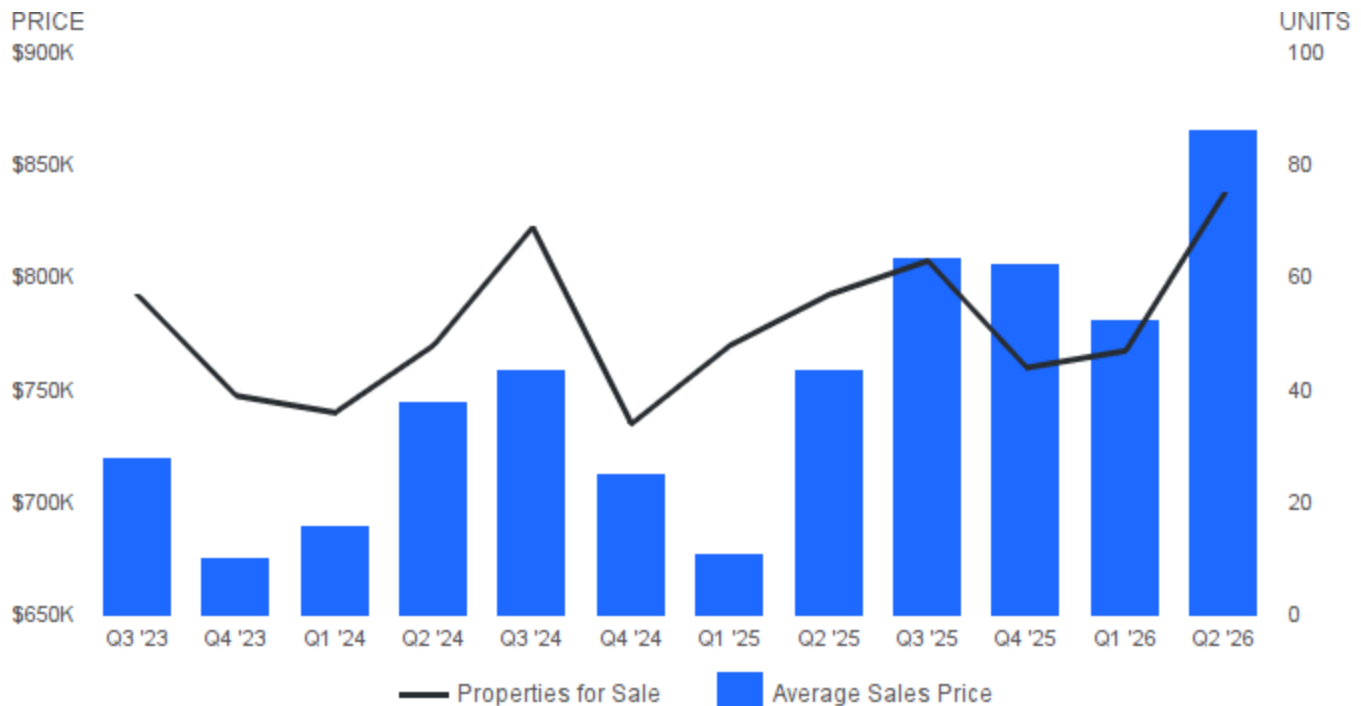
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q2 2026 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q2 2026 | Single Family Homes ?

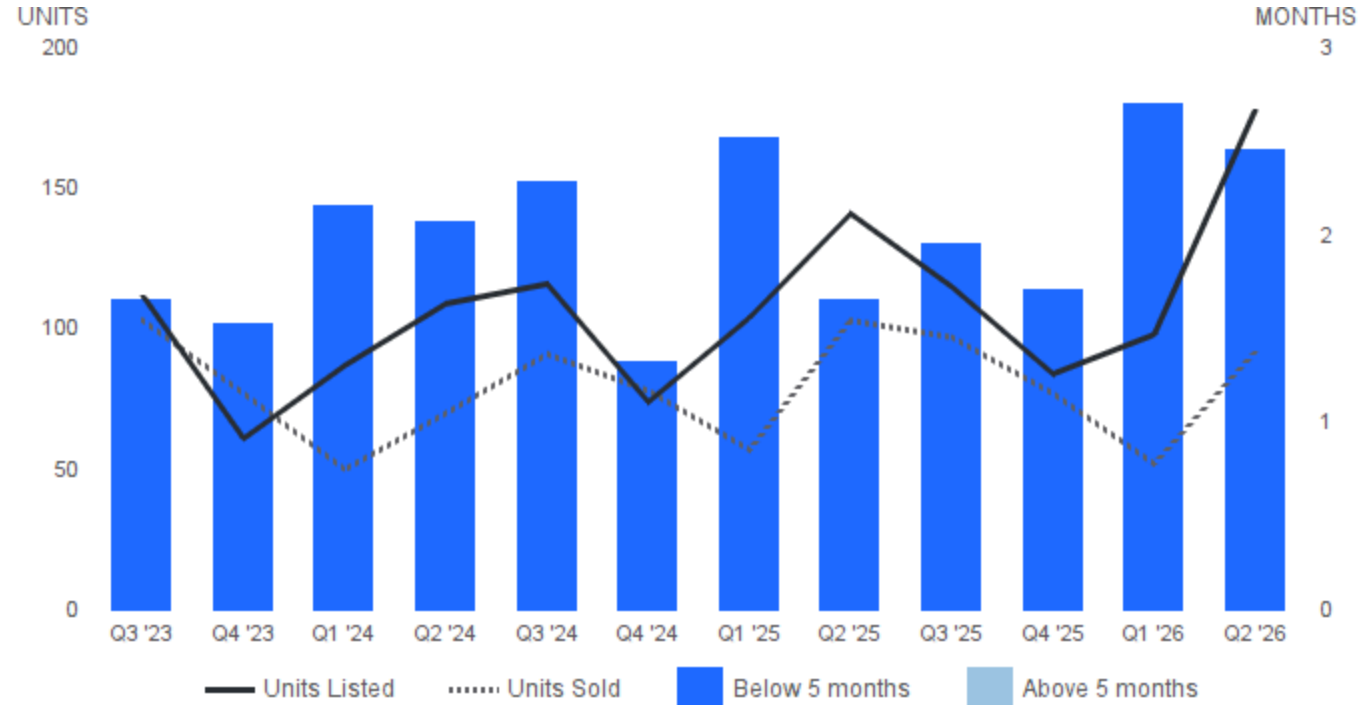
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

Q2 2026 | Single Family Homes ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.
Units Listed | Number of properties listed for sale at the end of month.
Units Sold | Number of properties sold.



REAL ESTATE SNAPSHOT

ESSEX COUNTY | WEST ORANGE

MARKET OVERVIEW

Q2 2026 | Condo/Townhouse ?

25.00%  PROPERTIES SOLD CONDO/TOWNHOUSE	0.77%  AVERAGE SOLD PRICE CONDO/TOWNHOUSE	-1.35%  MEDIAN SOLD PRICE CONDO/TOWNHOUSE
20.51%  NEW LISTINGS CONDO/TOWNHOUSE	6.50%  AVERAGE LIST PRICE CONDO/TOWNHOUSE	4.52%  MEDIAN LIST PRICE CONDO/TOWNHOUSE
-4.97%  LIST/SELL PRICE RATIO CONDO/TOWNHOUSE	50.00%  AVERAGE DAYS ON MARKET CONDO/TOWNHOUSE	23.08%  MEDIAN DAYS ON MARKET CONDO/TOWNHOUSE

LISTING INVENTORY AND NUMBER OF SALES

Q2 2026 | Condo/Townhouse ?

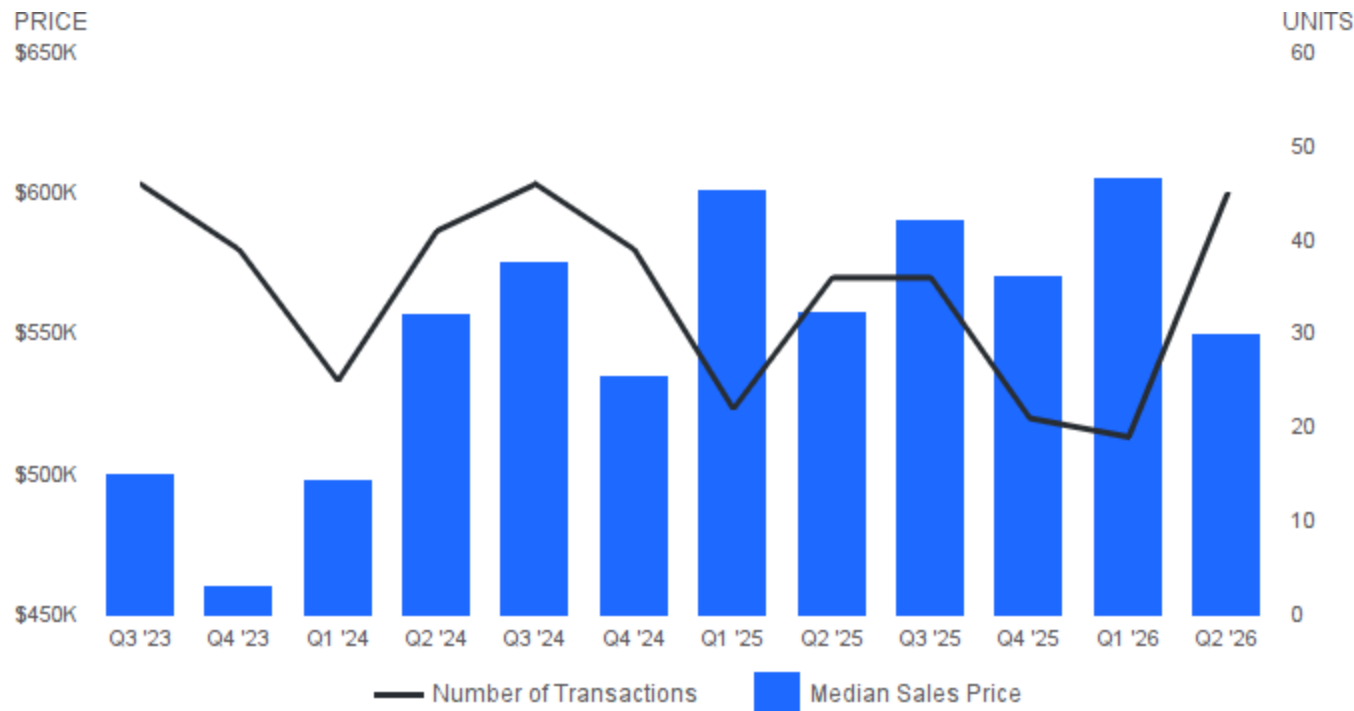
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Q2 2026 | Condo/Townhouse ?

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AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q2 2026 | Condo/Townhouse ?

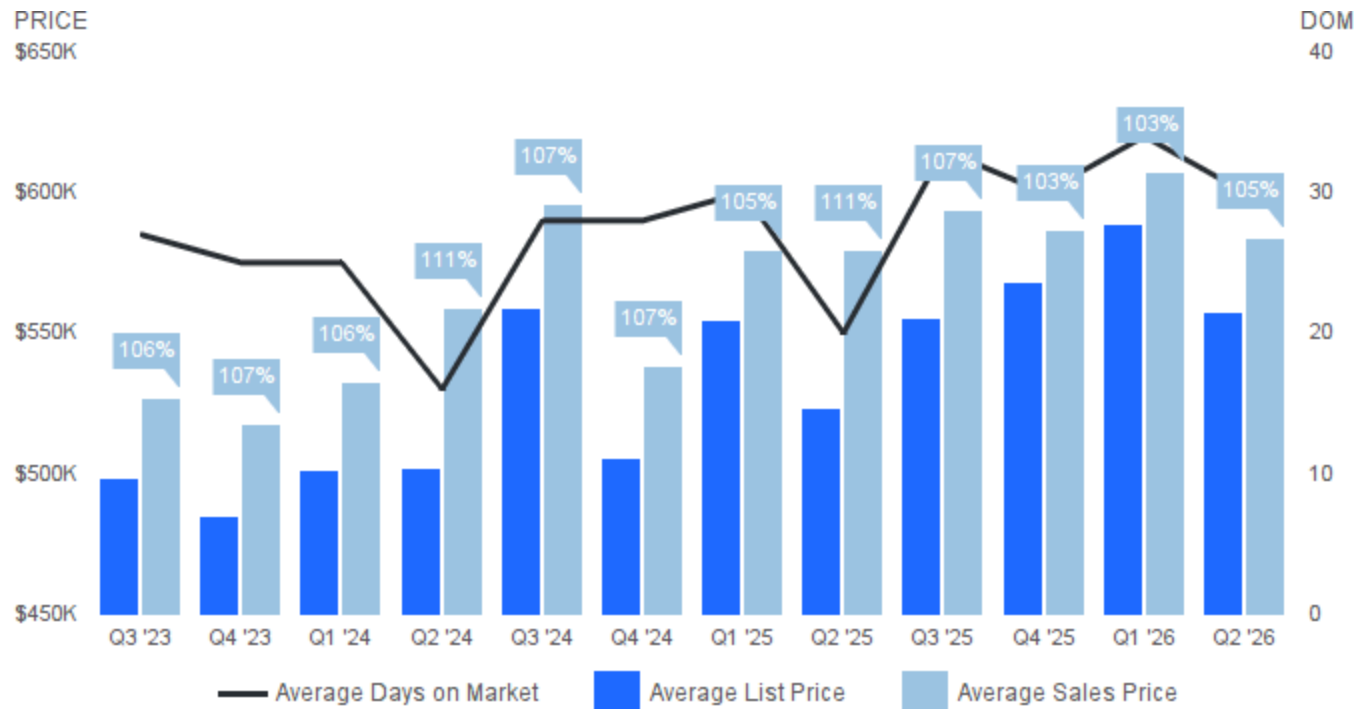
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SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

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PROPERTIES FOR SALE AND SOLD PROPERTIES

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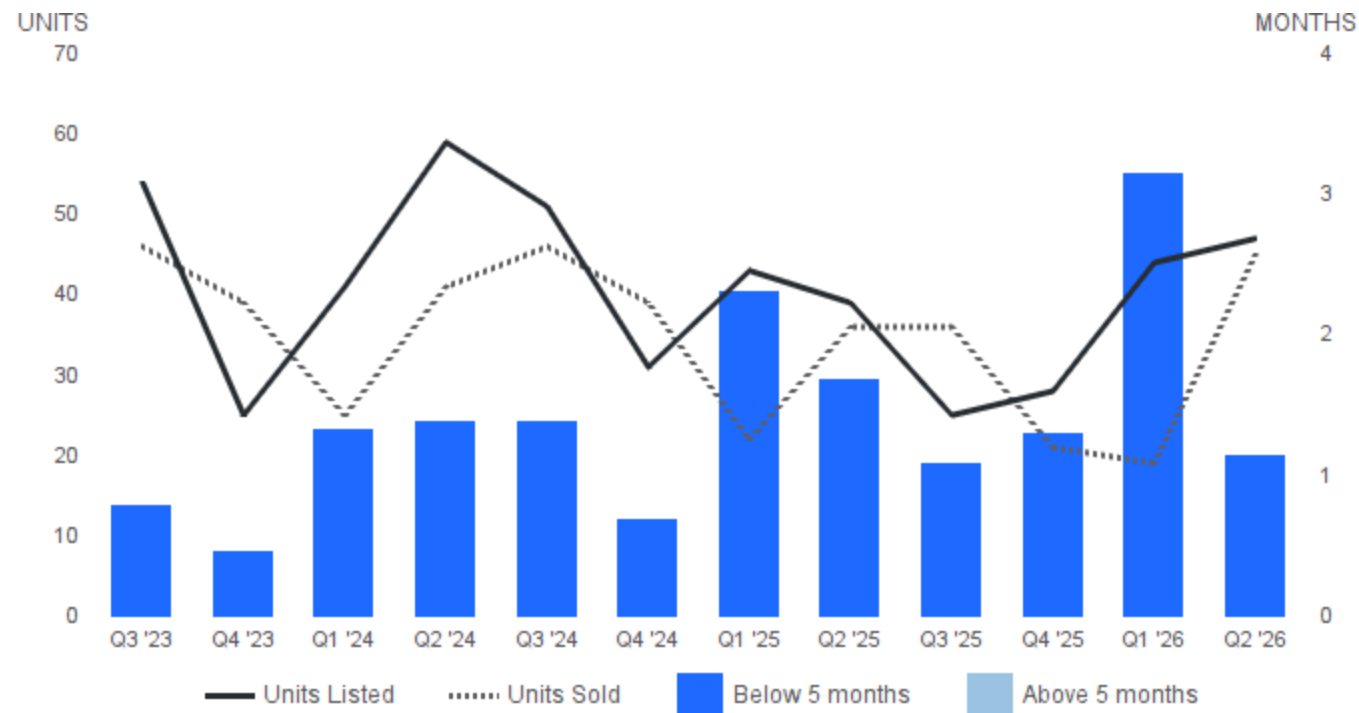
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