

West Orange 07052

ZIP code · NJ · New Jersey > Essex County

BALANCED MARKET

\$693K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

497

SALES (12 MO)

\$698K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



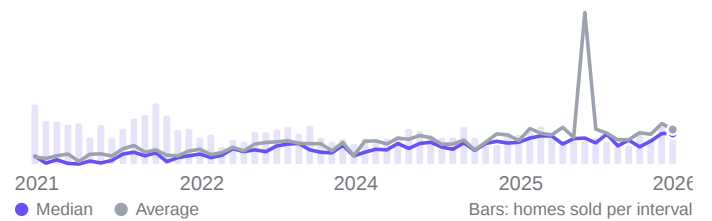
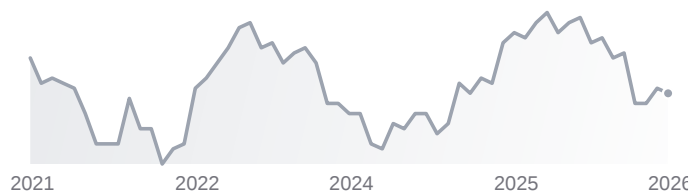
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$715K · Average \$749K

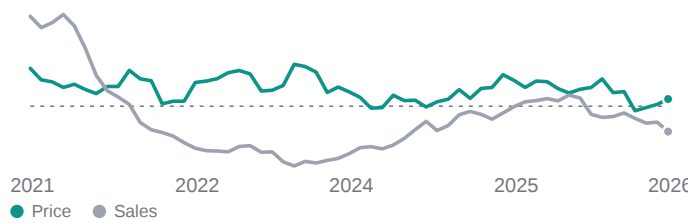


Growth (year over year)

Price +3.5% · Sales -12.2%

Price per square foot

\$394/ft²

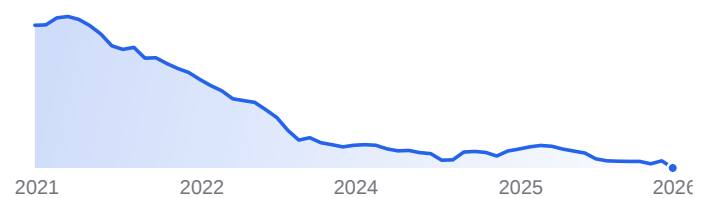
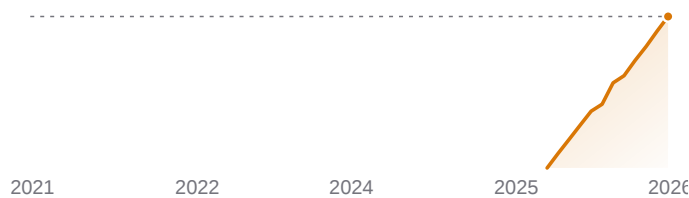


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

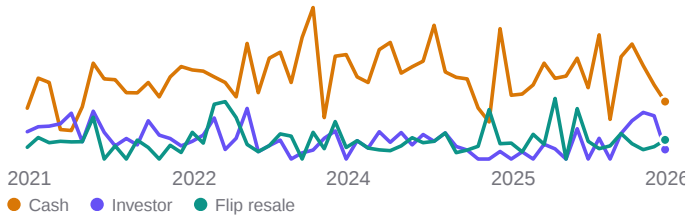
3.7%



BUYERS & OUTCOMES

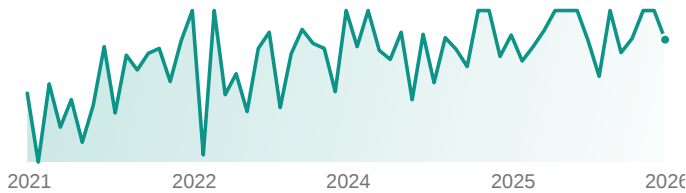
Buyer mix

Cash 15% · Investor 2.5% · Flip resale 5.0%



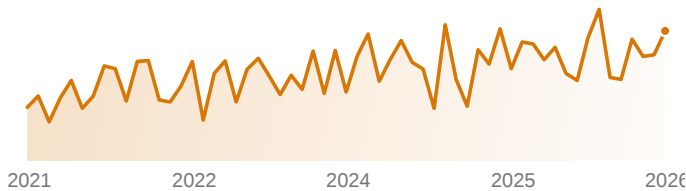
Sellers who sold at a gain

96%

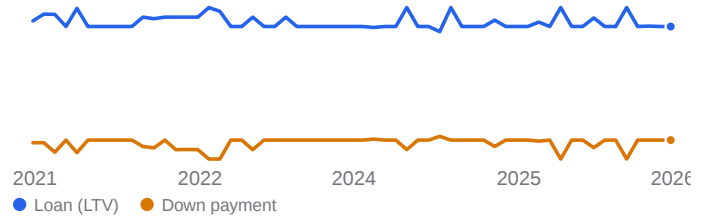


Median annualized return at resale

+9.6%

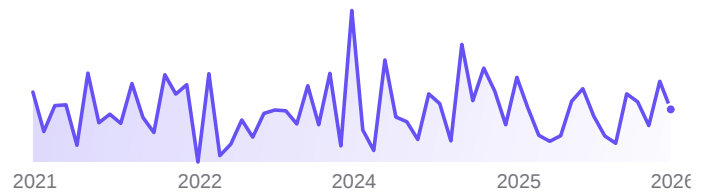


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



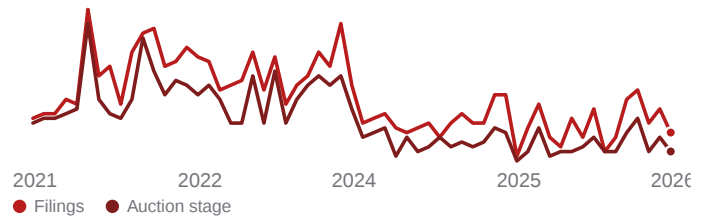
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	13,375
Median value (AVM)	\$698K
Median size	1,872 ft²
Median bedrooms	3
Median year built	1953
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.9%
Owner occupied	85%
Company owned	7.1%
Median loan-to-value	46%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	49,694
Density	3,963 / mi²
Median household income	\$132K
Average household income	\$163K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	108
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	5.8%
Unemployment	1.9%
Average temp	51°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.