

# West Orange

## December 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	200 S Valley Road	Bi-Level	3	2.0	177	\$239,900	\$199,000	\$185,000	92.96%	\$278,000	0.67
2	61 Whittlesey Avenue	Colonial	4	2.0	187	\$229,000	\$199,000	\$185,750	93.34%	\$191,000	0.97
3	4 Harvard Terrace	Colonial	3	1.1	79	\$219,900	\$219,900	\$205,000	93.22%	\$338,400	0.61
4	114 Marion Drive	TwndEndUn	1	2.1	32	\$224,500	\$224,500	\$205,000	91.31%	\$242,900	0.84
5	3 Orange Heights Avenue	Colonial	3	1.1	42	\$227,900	\$227,900	\$210,000	92.15%	\$277,800	0.76
6	23 Kenz Terrace	FixrUppr	3	2.0	28	\$228,500	\$228,500	\$211,023	92.35%	\$269,600	0.78
7	38 Cerone Court	OneFloor	3	2.0	8	\$215,000	\$215,000	\$215,000	100.00%	\$211,000	1.02
8	6 Barry Drive	Split Level	4	2.0	181	\$265,000	\$224,900	\$222,400	98.89%	\$291,700	0.76
9	43 Wilfred Street	Colonial	3	2.0	53	\$243,000	\$233,000	\$225,000	96.57%	\$254,500	0.88
10	23 Erwin Place	Colonial	3	1.1	14	\$249,000	\$229,000	\$229,000	100.00%	\$247,800	0.92
11	24 Hutton Avenue	OneFloor	3	2.0	0	\$239,000	\$239,000	\$235,000	98.33%	\$195,000	1.21
12	6 Stanley Road	CapeCod	4	2.0	313	\$319,900	\$299,800	\$250,000	83.39%	\$297,000	0.84
13	91 Swaine Place	Colonial	3	1.0	136	\$289,900	\$249,900	\$251,025	100.45%	\$257,800	0.97
14	15 Birch Street	Colonial	4	2.1	79	\$290,000	\$260,000	\$260,000	100.00%	\$324,300	0.80
15	250 Gregory Avenue	Colonial	6	2.1	94	\$339,000	\$279,000	\$260,000	93.19%	\$429,300	0.61
16	623 Smith Manor Boulevard	OneFloor	2	2.0	22	\$269,900	\$269,900	\$265,000	98.18%	\$206,200	1.29
17	22 Westminster Terrace	CapeCod	4	2.1	115	\$289,000	\$289,000	\$282,500	97.75%	\$317,000	0.89
18	7 Carolina Avenue	CapeCod	3	1.1	70	\$298,000	\$285,000	\$285,500	100.18%	\$300,600	0.95
19	210 Cerrutti Court	TwndIntUn	3	2.1	63	\$320,000	\$299,000	\$291,000	97.32%	\$285,000	1.02
20	184 Clarken Drive	TwndIntUn	3	2.1	507	\$429,900	\$294,900	\$295,000	100.03%	\$376,500	0.78
21	7 Colony Drive W	Tudor	5	4.0	342	\$449,000	\$360,000	\$300,000	83.33%	\$407,600	0.74
22	38 Hillside Avenue	Colonial	3	2.1	51	\$345,000	\$329,000	\$305,000	92.71%	\$300,400	1.02
23	30 Lawrence Avenue	Colonial	4	1.1	82	\$347,500	\$330,000	\$315,000	95.45%	\$327,900	0.96
24	28 Westminster Terrace	CapeCod	4	2.0	100	\$349,900	\$324,900	\$320,000	98.49%	\$303,800	1.05
25	14 Knollwood Drive	Bi-Level	3	1.1	89	\$350,000	\$325,000	\$325,000	100.00%	\$326,300	1.00

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26	8 Kenz Terrace	CapeCod	4	2.0	19	\$305,000	\$305,000	\$335,000	109.84%	\$209,300	1.60
27	7 Fowler Drive	TwnEndUn	3	2.1	20	\$349,900	\$349,900	\$337,500	96.46%	\$332,800	1.01
28	22 Woods End Road	CapeCod	4	2.0	145	\$399,900	\$337,500	\$340,000	100.74%	\$352,400	0.96
29	38 Hunterdon Road	Ranch	4	2.0	100	\$368,000	\$358,000	\$344,000	96.09%	\$267,500	1.29
30	221 St Cloud Avenue	Split Level	3	2.0	42	\$379,000	\$349,000	\$349,000	100.00%	\$281,300	1.24
31	50 Greenwood Avenue	Ranch	3	2.0	270	\$395,000	\$354,000	\$354,000	100.00%	\$284,000	1.25
32	49 Fairway Avenue	Split Level	5	3.1	183	\$429,000	\$375,000	\$355,000	94.67%	\$367,400	0.97
33	78 Blackburne Terrace	TwnIntUn	2	2.1	25	\$368,000	\$368,000	\$358,000	97.28%	\$295,000	1.21
34	10 Fowler Drive	TwnEndUn	3	2.1	32	\$389,000	\$389,000	\$362,500	93.19%	\$368,300	0.98
35	3 Rutgers Street	Split Level	3	3.0	184	\$399,000	\$375,000	\$366,000	97.60%	\$285,300	1.28
36	14 Schindler Terrace	TwnIntUn	3	2.1	73	\$399,000	\$375,000	\$367,500	98.00%	\$340,000	1.08
37	18 Woods End Road	Cottage	4	2.0	11	\$375,000	\$375,000	\$377,000	100.53%	\$314,800	1.20
38	12 Cliff Street	Bi-Level	3	2.1	11	\$365,000	\$365,000	\$380,000	104.11%	\$325,000	1.17
39	9 Wakeman Street	CapeCod	4	3.0	45	\$399,000	\$399,000	\$395,000	99.00%	\$319,300	1.24
40	52 Fairview Avenue	Colonial	3	2.1	21	\$425,000	\$425,000	\$399,000	93.88%	\$369,700	1.08
41	48 Porter Road	Split Level	3	3.0	65	\$415,000	\$415,000	\$405,000	97.59%	\$327,200	1.24
42	65 Walker Road	Colonial	4	2.1	8	\$399,000	\$399,000	\$410,000	102.76%	\$440,600	0.93
43	150 Mitchell Street	Colonial	3	2.0	18	\$399,000	\$399,000	\$410,000	102.76%	\$310,000	1.32
44	19 Knutsen Drive	TwnEndUn	3	2.1	14	\$429,000	\$429,000	\$418,000	97.44%	\$363,900	1.15
45	35 Belgrade Terrace	Colonial	3	2.1	110	\$435,000	\$425,000	\$425,000	100.00%	\$339,700	1.25
46	20 Hillside Avenue	Victorian	4	2.2	169	\$459,000	\$439,000	\$430,000	97.95%	\$371,900	1.16
47	3 Bradford Avenue	CapeCod	3	2.0	18	\$419,000	\$419,000	\$431,000	102.86%	\$345,000	1.25
48	69 Burnett Terrace	Contemp	3	2.2	23	\$443,000	\$443,000	\$437,000	98.65%	\$377,500	1.16
49	11 Waddington Avenue	Split Level	3	2.1	20	\$450,000	\$450,000	\$445,000	98.89%	\$381,200	1.17
50	33 Winding Way	Ranch	3	3.0	89	\$490,000	\$470,000	\$450,000	95.74%	\$344,400	1.31

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51	25 Whalen Court	TwnIntUn	3	3.1	43	\$499,000	\$479,000	\$465,000	97.08%	\$448,800	1.04
52	76 Walker Road	Colonial	4	1.1	15	\$459,000	\$459,000	\$471,500	102.72%	\$247,100	1.91
53	1107 Smith Manor Boulevard	Colonial	3	3.1	34	\$495,000	\$479,000	\$479,000	100.00%	\$428,100	1.12
54	22 Old Salem Road	Colonial	3	1.1	84	\$525,000	\$515,000	\$490,000	95.15%	\$285,000	1.72
55	9 Gavin Road	Split Level	4	3.1	53	\$499,000	\$499,000	\$494,000	99.00%	\$345,900	1.43
56	2 Valley View Street	Colonial	4	3.1	34	\$550,000	\$550,000	\$535,000	97.27%		
57	15 Cliff Street	Colonial	4	3.1	49	\$580,000	\$580,000	\$562,000	96.90%	\$614,400	0.91
58	33 Haggerty Drive	Colonial	4	2.1	76	\$659,000	\$659,000	\$639,000	96.97%		
59	20 Witte Place	TwnIntUn	4	4.1	19	\$799,995	\$799,995	\$771,888	96.49%	\$669,400	1.15
60	63 Glen Avenue	Victorian	6	3.2	201	\$999,000	\$999,000	\$950,000	95.10%	\$1,073,100	0.89
61	405 Metzger Drive	OneFloor	3	3.1	163	\$1,998,000	\$1,998,000	\$1,800,000	90.09%	\$1,430,700	1.26
AVERAGE					88	\$416,615	\$400,647	\$388,051	97.25%		1.07

### ***"ACTIVE"*** LISTINGS IN WEST ORANGE

**Number of Units:** 256  
**Average List Price:** \$477,434  
**Average Days on Market:** 107

### ***"UNDER CONTRACT"*** LISTINGS IN WEST ORANGE

**Number of Units:** 110  
**Average List Price:** \$359,138  
**Average Days on Market:** 99

# West Orange 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	58	92	105	68	99	56	48	54	59	77	74	88	70
List Price	\$409,290	\$328,900	\$334,816	\$423,169	\$368,139	\$379,855	\$401,424	\$381,569	\$417,193	\$374,661	\$390,608	\$400,647	\$386,990
Sales Price	\$400,080	\$317,256	\$324,933	\$407,879	\$357,513	\$373,851	\$393,395	\$371,906	\$407,573	\$363,296	\$378,452	\$388,051	\$376,639
Sales Price as a % of List Price	97.41%	96.94%	96.99%	96.18%	96.89%	98.53%	98.25%	97.91%	97.20%	96.73%	96.53%	97.25%	97.35%
Sales Price to Assessed Value	1.02	1.03	1.06	1.09	1.01	1.11	1.11	1.13	1.05	1.12	1.08	1.07	1.08
# Units Sold	21	27	37	52	43	64	79	74	44	54	50	61	606
Active Listings	235	236	282	323	361	373	356	337	343	330	297	256	311
Under Contracts	104	120	130	155	166	166	146	130	128	136	127	110	135

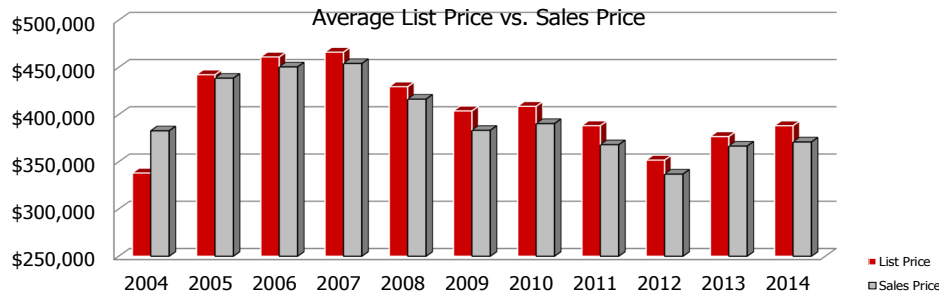
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	67	70	5.45%
Sales Price	\$378,978	\$376,639	-0.62%
Sales Price as a % of List Price	97.58%	97.35%	-0.24%

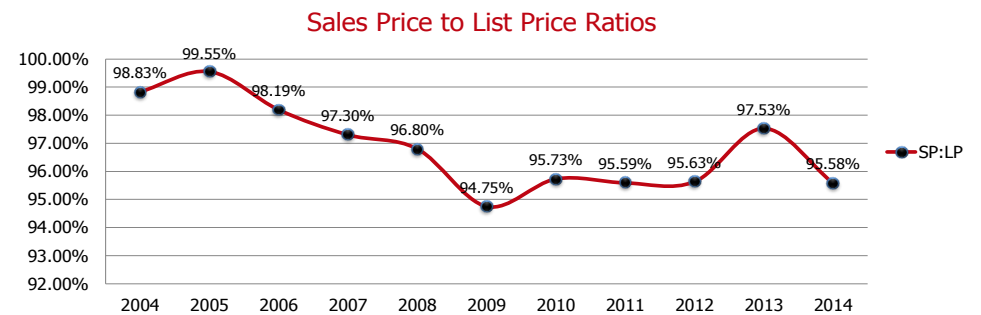


	2014	2015	% Change
# Units Sold	517	606	17.21%
Active Listings	231	256	10.82%
Under Contracts	84	110	30.95%

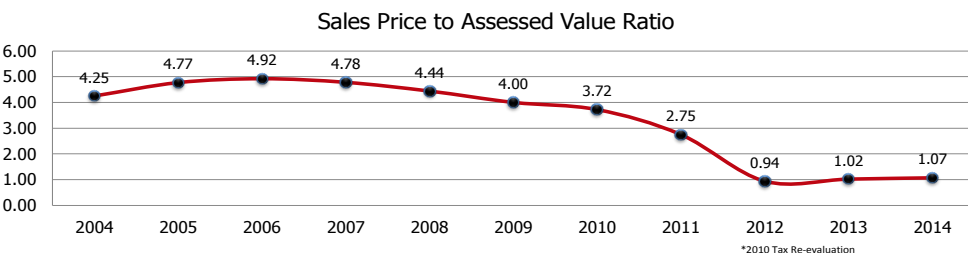
## West Orange Yearly Market Trends



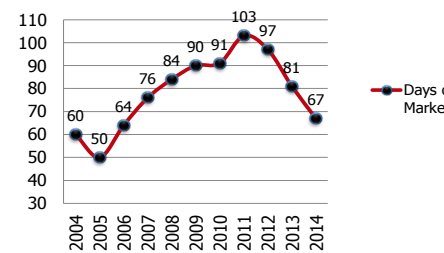
## West Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978



## Average Days on Market



## Number of Units Sold

