

West Orange

November 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	87 Valley Way	Colonial	4	2.1	139	\$189,000	\$189,000	\$122,000	64.55%	\$290,500	0.42
2	24 Hutton Avenue	OneFloor	1	1.0	151	\$150,000	\$129,000	\$124,000	96.12%	\$118,900	1.04
3	5 Ridgehurst Road	Colonial	2	2.0	74	\$159,000	\$159,000	\$148,000	93.08%	\$180,200	0.82
4	2 Park Drive W	Colonial	3	1.0	11	\$179,900	\$179,900	\$179,000	99.50%	\$183,400	0.98
5	64 Rollinson Street	Colonial	3	1.0	165	\$240,000	\$200,000	\$200,000	100.00%	\$223,500	0.89
6	54 Kayser Lane	FirstFlr	1	1.1	134	\$233,000	\$224,000	\$205,100	91.56%	\$240,300	0.85
7	42 Musano Court	TwnIntUn	2	2.1	40	\$269,000	\$249,900	\$242,000	96.84%	\$219,200	1.10
8	66 Walker Road	Split Level	3	2.1	28	\$249,900	\$249,900	\$245,000	98.04%	\$331,600	0.74
9	12 Morris Road	Ranch	3	1.0	26	\$259,900	\$259,900	\$246,000	94.65%	\$236,400	1.04
10	43 Roosevelt Avenue	CapeCod	2	2.0	84	\$289,000	\$275,000	\$254,000	92.36%	\$217,300	1.17
11	79 Larkin Circle	OneFloor	2	2.0	14	\$255,000	\$255,000	\$255,000	100.00%	\$255,800	1.00
12	712 Northfield Avenue	Ranch	2	1.1	141	\$297,000	\$274,900	\$260,000	94.58%	\$235,600	1.10
13	113 Coccio Drive	TwnIntUn	2	2.1	52	\$299,000	\$269,000	\$269,000	100.00%	\$242,500	1.11
14	10 Smith Manor Boulevard	HighRise	2	2.0	28	\$299,000	\$299,000	\$270,000	90.30%	\$206,200	1.31
15	52 Thorn Terrace	CapeCod	4	1.1	75	\$290,000	\$290,000	\$272,000	93.79%	\$263,600	1.03
16	227 Clarcken Drive	TwnEndUn	2	2.1	98	\$325,000	\$299,000	\$286,000	95.65%	\$320,200	0.89
17	9 Deerfield Drive	CapeCod	4	1.0	112	\$329,000	\$300,000	\$287,000	95.67%	\$245,000	1.17
18	357 Stiles Court	TwnIntUn	3	2.1	17	\$315,000	\$315,000	\$312,000	99.05%	\$289,700	1.08
19	12 Shrump Place	Split Level	3	1.1	69	\$319,000	\$319,000	\$315,000	98.75%	\$264,200	1.19
20	27 Cerone Court	TwnIntUn	3	2.1	12	\$325,000	\$325,000	\$315,000	96.92%	\$245,100	1.29
21	4 Bongart Drive	TwnIntUn	3	2.1	121	\$419,900	\$359,900	\$323,000	89.75%	\$351,900	0.92

© 2004-2015 Copyright Protected. All Rights Reserved

West Orange

November 2015 Market Snapshot

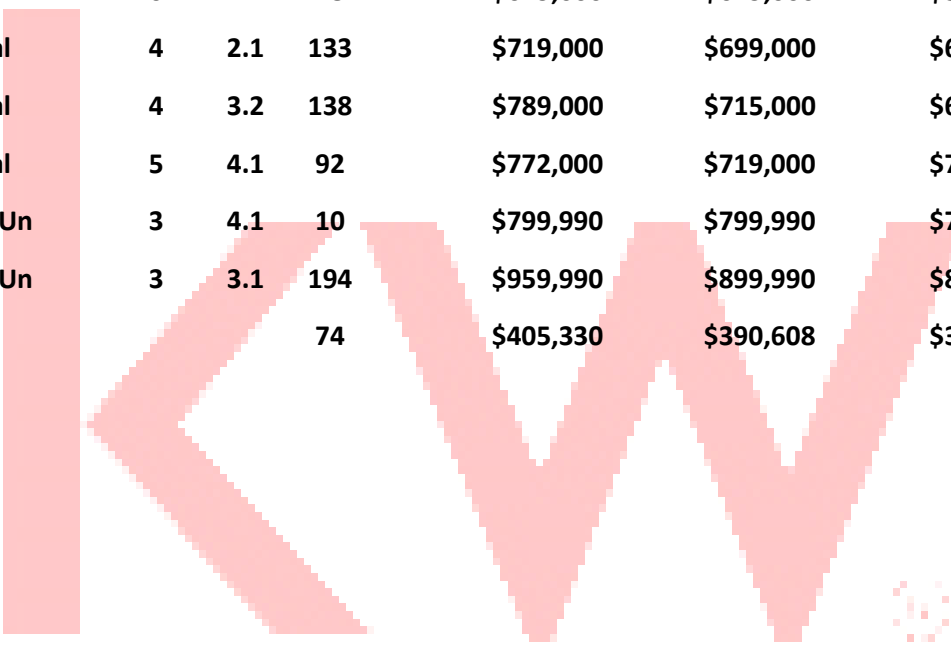
Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
22	37 Oakridge Road	Colonial	4	2.0	14	\$319,000	\$319,000	\$324,000	101.57%	\$281,900	1.15
23	31 Fitzrandolph Road	RanchRas	3	2.0	21	\$319,900	\$319,900	\$325,000	101.59%	\$247,300	1.31
24	47 Lapis Circle	TwnIntUn	3	2.1	152	\$389,900	\$379,900	\$340,000	89.50%	\$330,100	1.03
25	2 Harvard Terrace	Colonial	3	1.1	16	\$339,000	\$339,000	\$341,000	100.59%	\$293,400	1.16
26	36 Hillside Avenue	Colonial	3	1.1	21	\$352,900	\$349,000	\$345,000	98.85%	\$286,200	1.21
27	7 Beechwood Terrace	Colonial	3	3.1	110	\$399,000	\$349,999	\$348,000	99.43%	\$340,900	1.02
28	47 Collamore Terrace	RanchExp	4	2.1	96	\$415,000	\$369,000	\$357,000	96.75%	\$373,100	0.96
29	123 S Valley Road	Custom	4	3.0	52	\$374,900	\$374,900	\$370,000	98.69%	\$364,600	1.01
30	16 Benvenue Avenue	Mediterr	3	1.0	12	\$389,000	\$389,000	\$389,000	100.00%	\$337,800	1.15
31	11 Cullen Drive	Split Level	4	2.1	80	\$435,000	\$399,900	\$395,000	98.77%	\$386,200	1.02
32	2 Hoover Avenue	RanchRas	4	3.0	44	\$419,000	\$419,000	\$405,000	96.66%	\$276,700	1.46
33	42 Underwood Drive	Custom	3	2.2	69	\$449,000	\$418,000	\$413,000	98.80%	\$438,100	0.94
34	16 Kingwood Road	Split Level	4	2.0	35	\$425,000	\$425,000	\$415,000	97.65%	\$367,000	1.13
35	3 Rock Spring Road	Split Level	4	3.0	237	\$435,000	\$435,000	\$420,000	96.55%	\$368,800	1.14
36	21 Harvard Terrace	Colonial	4	2.2	22	\$420,000	\$420,000	\$420,000	100.00%	\$370,800	1.13
37	1 Belgrade Terrace	Colonial	4	3.0	52	\$524,900	\$475,000	\$435,000	91.58%	\$448,000	0.97
38	29 Clonavor Road	Split Level	4	2.0	15	\$449,000	\$449,000	\$449,000	100.00%	\$400,800	1.12
39	4 Old Salem Road	Colonial	3	2.1	16	\$397,500	\$397,500	\$452,500	113.84%	\$318,400	1.42
40	1 Vosseler Court	Ranch	3	3.1	99	\$499,000	\$480,000	\$485,000	101.04%	\$378,500	1.28
41	30 Whalen Court	TwnEndUn	3	2.1	97	\$510,000	\$495,000	\$487,500	98.48%	\$476,100	1.02

© 2004-2015 Copyright Protected. All Rights Reserved

West Orange

November 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
42	16 Colony Drive E	Colonial	5	3.0	92	\$515,000	\$515,000	\$500,000	97.09%	\$390,100	1.28
43	269 Mt Pleasant Avenue	TwnEndUn	3	3.1	78	\$539,000	\$539,000	\$525,000	97.40%	\$410,000	1.28
44	30 Stone Drive	Colonial	5	3.2	81	\$599,900	\$599,900	\$555,000	92.52%	\$568,600	0.98
45	2 Harper Street	Colonial	6	2.1	48	\$619,000	\$619,000	\$570,000	92.08%	\$729,800	0.78
46	5 Kinzel Lane	Colonial	4	2.1	133	\$719,000	\$699,000	\$675,000	96.57%	\$710,000	0.95
47	35 Old Indian Road	Colonial	4	3.2	138	\$789,000	\$715,000	\$680,000	95.10%	\$734,600	0.93
48	18 Bakley Terrace	Colonial	5	4.1	92	\$772,000	\$719,000	\$712,500	99.10%	\$725,000	0.98
49	20 Metzger Drive	TwnIntUn	3	4.1	10	\$799,990	\$799,990	\$780,000	97.50%		
50	4 Metzger Drive	TwnIntUn	3	3.1	194	\$959,990	\$899,990	\$879,990	97.78%	\$450,000	1.96
AVERAGE					74	\$405,330	\$390,608	\$378,452	96.53%		1.08



"ACTIVE" LISTINGS IN WEST ORANGE

Number of Units: 297
Average List Price: \$481,600
Average Days on Market: 114

"UNDER CONTRACT" LISTINGS IN WEST ORANGE

Number of Units: 127
Average List Price: \$382,765
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		68
List Price	\$409,290	\$328,900	\$334,816	\$423,169	\$368,139	\$379,855	\$401,424	\$381,569	\$417,193	\$374,661	\$390,608		\$385,461
Sales Price	\$400,080	\$317,256	\$324,933	\$407,879	\$357,513	\$373,851	\$393,395	\$371,906	\$407,573	\$363,296	\$378,452		\$375,362
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%		97.36%
Sales Price to	1.02	1.03	1.06	1.09	1.01	1.11	1.11	1.13	1.05	1.12	1.08		1.09
# Units Sold	21	27	37	52	43	64	79	74	44	54	50		545
Active Listings	235	236	282	323	361	373	356	337	343	330	297		316
Under Contracts	104	120	130	155	166	166	146	130	128	136	127		137

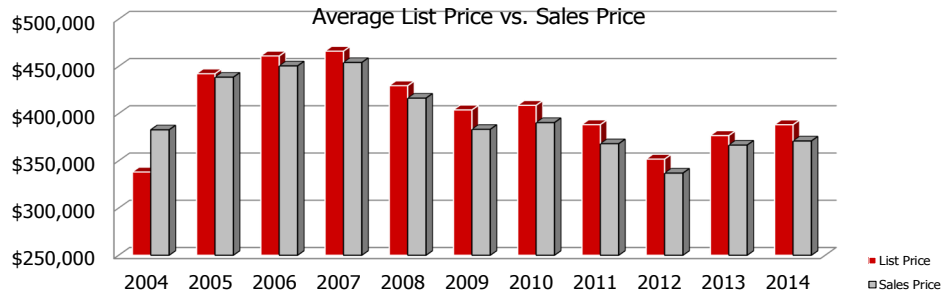
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	62	68	9.48%
Sales Price	\$380,680	\$375,362	-1.40%
Sales Price as a % of List Price	97.53%	97.36%	-0.18%

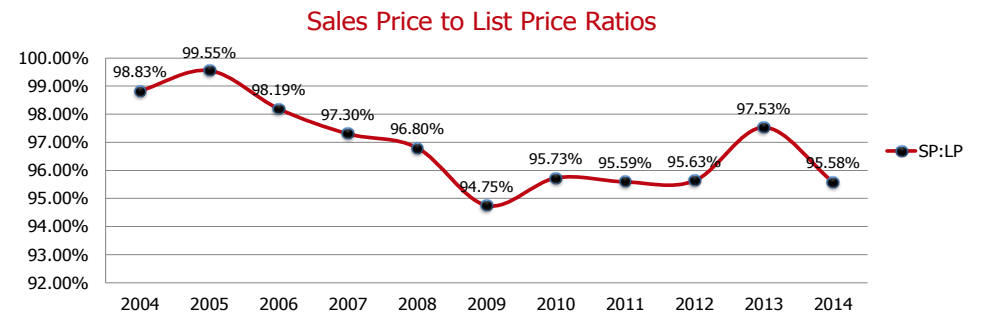


	2014	2015	% Change
# Units Sold	476	545	14.50%
Active Listings	265	297	12.08%
Under Contracts	91	127	39.56%

West Orange Yearly Market Trends

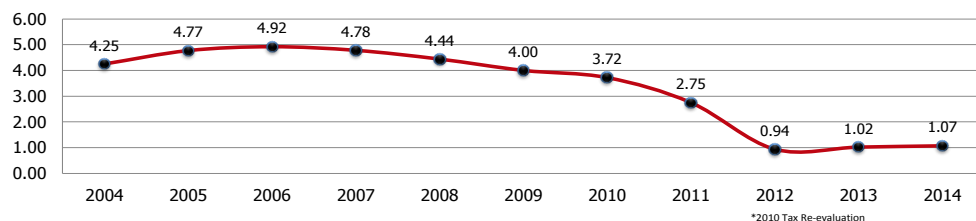


West Orange Yearly Market Trends

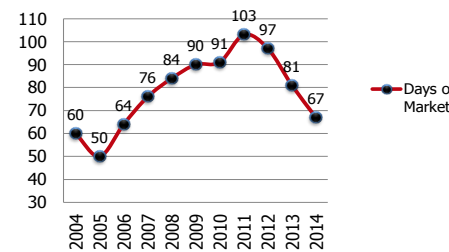


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

