

# West Orange

## October 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	30 Lincoln Avenue	Colonial	4	2.0	801	\$299,999	\$224,000	\$198,000	88.39%	\$88,100	2.25
2	52 Watson Avenue	CapeCod	3	1.0	108	\$135,000	\$135,000	\$135,000	100.00%	\$198,300	0.68
3	44 Musano Court	TwnIntUn	3	2.1	250	\$249,900	\$208,000	\$210,000	100.96%	\$244,400	0.86
4	24 Suburban Drive	Split Level	3	2.1	57	\$392,000	\$375,000	\$370,000	98.67%	\$311,800	1.19
5	36 Westminster Terrace	Colonial	3	2.1	161	\$365,000	\$365,000	\$375,000	102.74%	\$232,900	1.61
6	74 Harrison Avenue	Colonial	3	1.1	12	\$120,000	\$120,000	\$120,000	100.00%	\$186,900	0.64
7	18 Karam Circle	OneFloor	1	1.1	172	\$220,000	\$210,000	\$205,000	97.62%	\$240,300	0.85
8	192 Clarcken Drive	TwnEndUn	2	2.1	159	\$365,000	\$349,700	\$328,000	93.79%	\$326,400	1.00
9	10 Cliff Street	Colonial	2	1.1	78	\$249,000	\$249,000	\$205,000	82.33%	\$238,900	0.86
10	33 Mullarkey Drive	TwnEndUn	2	2.1	161	\$425,000	\$399,000	\$365,000	91.48%	\$322,400	1.13
11	9 Marmon Terrace	CapeCod	4	2.0	96	\$349,900	\$324,900	\$324,900	100.00%	\$281,100	1.16
12	1 Steven Terrace	Split Level	3	2.1	94	\$379,000	\$349,900	\$330,000	94.31%	\$296,900	1.11
13	25 Bongart Drive	TwnEndUn	3	2.1	81	\$420,000	\$411,500	\$399,000	96.96%	\$361,400	1.10
14	28 Westwood Drive S	CapeCod	4	2.0	111	\$359,900	\$349,900	\$337,500	96.46%	\$263,200	1.28
15	62 Davey Drive	TwnEndUn	4	3.1	118	\$449,000	\$424,900	\$400,000	94.14%	\$325,000	1.23
16	411 Metzger Drive	OneFloor	3	3.1	92	\$1,695,000	\$1,695,000	\$1,650,000	97.35%	\$1,416,500	1.16
17	65 Cherry Street	Colonial	5	4.0	43	\$219,000	\$199,000	\$190,000	95.48%	\$239,200	0.79
18	8 Davey Drive	TwnIntUn	4	3.1	59	\$389,000	\$389,500	\$384,000	98.59%	\$343,500	1.12
19	27 McGuire Drive	Colonial	5	4.0	73	\$650,000	\$650,000	\$650,000	100.00%	\$700,600	0.93
20	11 Ardmore Road	SplitLev	3	3.1	58	\$499,000	\$479,000	\$470,000	98.12%	\$378,900	1.24
21	165 Clarcken Drive	TwnIntUn	2	2.1	59	\$425,000	\$414,000	\$400,000	96.62%	\$385,100	1.04
22	150 Gregory Avenue	Split Level	2	2.1	69	\$419,000	\$365,000	\$350,090	95.92%	\$298,200	1.17
23	510 Smith Manor Boulevard	HighRise	2	2.0	99	\$319,000	\$319,000	\$300,000	94.04%	\$206,200	1.45
24	43 Conforti Avenue	OneFloor	1	1.0	100	\$105,000	\$95,000	\$87,000	91.58%	\$120,000	0.73
25	67 Crystal Avenue	TwnEndUn	3	2.1	66	\$450,000	\$450,000	\$445,000	98.89%	\$385,300	1.15

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26	9 Mt Vernon Avenue	CapeCod	3	2.0	61	\$319,000	\$309,000	\$319,000	103.24%	\$230,400	1.38
27	28 Manchester Road	CapeCod	3	1.1	77	\$310,000	\$293,000	\$293,000	100.00%	\$230,700	1.27
28	12 Abington Road	CapeCod	4	2.0	65	\$225,000	\$225,000	\$200,000	88.89%	\$259,000	0.77
29	6 Wilson Terrace	Colonial	4	1.0	48	\$269,999	\$269,999	\$258,500	95.74%	\$221,600	1.17
30	67 Dogwood Road	RanchRas	4	3.0	26	\$429,000	\$429,000	\$420,000	97.90%	\$350,600	1.20
31	116 Maple Street	Colonial	3	2.0	42	\$335,000	\$335,000	\$310,000	92.54%	\$258,000	1.20
32	2 Stuart Terrace	Colonial	5	2.0	35	\$379,000	\$379,000	\$375,000	98.94%	\$295,800	1.27
33	25 Bayowski Road	TwnEndUn	3	2.1	49	\$399,000	\$369,900	\$355,500	96.11%	\$340,500	1.04
34	6 Knutsen Drive	TwnIntUn	3	3.1	31	\$349,999	\$349,999	\$340,000	97.14%	\$336,100	1.01
35	15 Luth Terrace	TwnEndUn	4	5.0	38	\$655,000	\$655,000	\$580,000	88.55%	\$671,600	0.86
36	29 Greenwood Avenue	Colonial	4	2.1	35	\$535,000	\$535,000	\$517,500	96.73%	\$358,300	1.44
37	11 Byrne Road	Colonial	3	1.0	53	\$319,900	\$319,900	\$310,000	96.91%	\$266,500	1.16
38	37 Larkin Circle	TwnIntUn	3	2.1	36	\$309,000	\$309,000	\$292,000	94.50%	\$250,000	1.17
39	20 Curtis Avenue	Colonial	4	3.0	38	\$499,000	\$499,000	\$490,000	98.20%	\$369,600	1.33
40	34 Colony Drive E	Tudor	4	2.1	12	\$550,000	\$550,000	\$551,000	100.18%	\$416,900	1.32
41	9 Linclon Avenue	Colonial	3	1.1	15	\$279,900	\$279,900	\$270,000	96.46%	\$276,300	0.98
42	15 Freeman Place	Colonial	3	1.0	28	\$229,900	\$229,900	\$215,000	93.52%	\$166,000	1.30
43	39 Harriet Street	Colonial	3	2.1	24	\$364,900	\$364,900	\$371,000	101.67%	\$285,900	1.30
44	6 Grand View Avenue	Colonial	5	3.1	15	\$450,000	\$450,000	\$449,000	99.78%	\$362,200	1.24
45	32 Boland Drive	TwnEndUn	3	2.1	46	\$415,000	\$415,000	\$390,000	93.98%	\$448,800	0.87
46	19 Luth Terrace	TwnEndUn	4	3.1	44	\$525,000	\$525,000	\$489,000	93.14%	\$638,500	0.77
47	16 Schindler Terrace	TwnIntUn	3	2.1	20	\$399,000	\$399,000	\$389,000	97.49%	\$340,000	1.14
48	10 Smith Manor Boulevard	HighRise	1	1.0	31	\$179,000	\$179,000	\$174,000	97.21%	\$150,400	1.16
49	53 Benvenue Avenue	Split Level	3	2.1	12	\$425,000	\$425,000	\$425,000	100.00%	\$346,300	1.23
50	10 Essex Terrace	Ranch	5	2.1	21	\$479,900	\$479,900	\$521,000	108.56%	\$393,600	1.32
51	43 Conforti Avenue	TwnIntUn	1	1.0	42	\$112,000	\$112,000	\$106,000	94.64%	\$141,000	0.75

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52	35 Crestmont Road	Split Level	3	1.1	13	\$359,000	\$359,000	\$380,000	105.85%	\$325,100	1.17
53	17 Colony Drive W	Colonial	3	2.1	30	\$379,000	\$359,000	\$316,000	88.02%	\$382,700	0.83
54	17 Morris Road	Ranch	3	2.0	19	\$275,000	\$275,000	\$283,000	102.91%	\$251,100	1.13
AVERAGE					77	\$383,430	\$374,661	\$363,296	96.73%		1.12

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

**Number of Units:** 330  
**Average List Price:** \$503,270  
**Average Days on Market:** 103

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

**Number of Units:** 136  
**Average List Price:** \$387,362  
**Average Days on Market:** 87

# 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			68
List Price	\$409,290	\$328,900	\$334,816	\$423,169	\$368,139	\$379,855	\$401,424	\$381,569	\$417,193	\$374,661			\$384,941
Sales Price	\$400,080	\$317,256	\$324,933	\$407,879	\$357,513	\$373,851	\$393,395	\$371,906	\$407,573	\$363,296			\$375,050
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%			97.44%
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			1.09
# Units Sold	21	27	37	52	43	64	79	74	44	54			495
Active Listings	235	236	282	323	361	373	356	337	343	330			318
Under Contracts	104	120	130	155	166	166	146	130	128	136			138

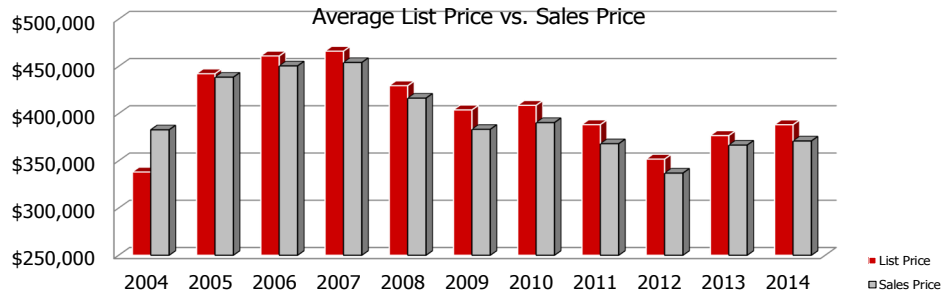
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	63	68	7.37%
Sales Price	\$378,790	\$375,050	-0.99%
Sales Price as a % of List Price	97.63%	97.44%	-0.19%

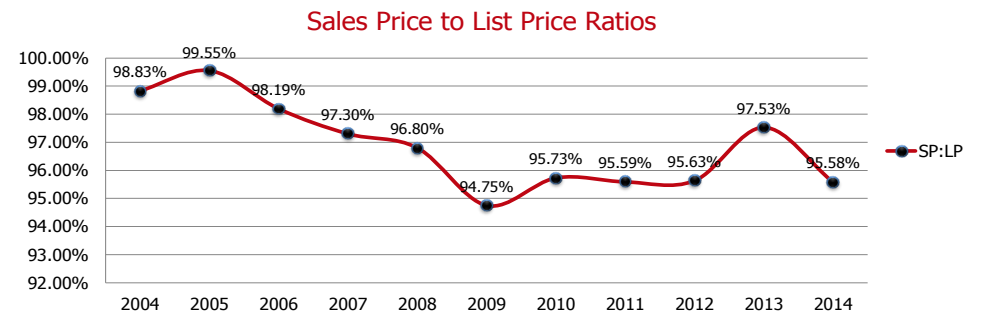


	2014	2015	% Change
# Units Sold	448	495	10.49%
Active Listings	300	330	10.00%
Under Contracts	93	136	46.24%

## West Orange Yearly Market Trends

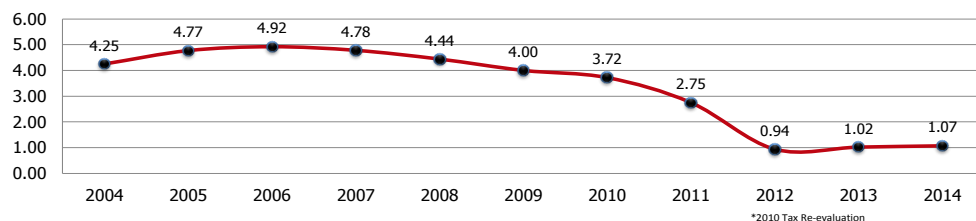


## West Orange Yearly Market Trends

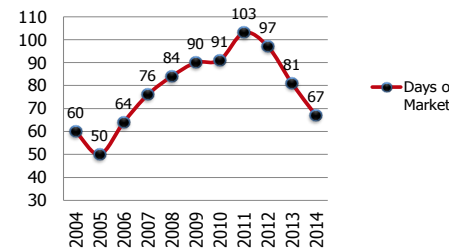


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978

### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

