

# West Orange

## February 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Hutton Avenue	OneFloor	1	1.0	31	\$91,900	\$81,900	\$76,250	93.10%	\$123,900	0.62
2	43 Conforti Avenue	OneFloor	1	1.0	19	\$109,000	\$109,000	\$112,000	102.75%	\$141,900	0.79
3	7 Orange Place	Colonial	3	1.0	37	\$189,900	\$189,900	\$189,900	100.00%	\$236,000	0.80
4	179 Gregory Avenue	Tudor	6	2.1	7	\$214,900	\$214,900	\$195,000	90.74%	\$316,500	0.62
5	54 Hazel Avenue	Colonial	3	2.1	37	\$210,000	\$210,000	\$210,000	100.00%	\$296,700	0.71
6	79 Cherry Street	Colonial	3	2.1	60	\$215,000	\$215,000	\$215,000	100.00%	\$229,700	0.94
7	21 Belle Terre Road	Split Level	3	1.1	1	\$215,000	\$275,000	\$220,000	80.00%	\$278,900	0.79
8	54 Valley Way	Colonial	3	1.0	90	\$219,000	\$219,000	\$221,450	101.12%	\$210,100	1.05
9	12 Lincoln Avenue	Ranch	2	2.0	142	\$239,900	\$239,900	\$240,000	100.04%	\$247,400	0.97
10	165 Mt Pleasant Avenue	FixrUppr	3	3.0	114	\$225,000	\$225,000	\$251,250	111.67%	\$277,900	0.90
11	50 Forest Hill Road	Colonial	3	3.0	18	\$289,900	\$289,900	\$255,000	87.96%	\$396,900	0.64
12	21 Cerone Court	TwnIntUn	2	2.1	131	\$275,000	\$265,000	\$263,000	99.25%	\$252,600	1.04
13	13 Marmon Terrace	Colonial	3	2.1	126	\$275,000	\$275,000	\$270,000	98.18%	\$318,300	0.85
14	20 Westwood Drive N	CapeCod	4	2.0	63	\$309,900	\$289,900	\$285,000	98.31%	\$260,500	1.09
15	31 Kirk Street	Colonial	4	2.1	110	\$310,000	\$299,000	\$290,000	96.99%	\$227,900	1.27
16	715 Smith Manor Boulevard	HighRise	2	2.0	43	\$325,000	\$300,000	\$305,000	101.67%	\$206,200	1.48
17	10 Smith Manor Boulevard	HighRise	2	2.0	50	\$304,900	\$304,900	\$305,000	100.03%	\$221,800	1.38
18	46 Phyllis Road	CapeCod	4	2.0	88	\$319,000	\$310,000	\$315,000	101.61%	\$263,900	1.19
19	5 Moran Road	TwnIntUn	2	2.2	107	\$369,000	\$339,000	\$335,000	98.82%	\$290,000	1.16
20	23 Moran Road	TwnIntUn	2	2.2	41	\$359,000	\$339,000	\$335,000	98.82%	\$330,800	1.01
21	11 Birch Street	CapeCod	4	2.1	50	\$355,000	\$337,500	\$337,500	100.00%	\$253,700	1.33
22	268 Clarcken Drive	TwnEndUn	2	2.1	53	\$355,000	\$355,000	\$340,000	95.77%	\$326,700	1.04
23	302 Gregory Avenue	Colonial	3	1.1	32	\$349,000	\$349,000	\$350,000	100.29%	\$332,900	1.05
24	20 Connel Drive	Split Level	3	2.1	48	\$369,900	\$369,900	\$352,500	95.30%	\$339,800	1.04
25	37 Birch Street	Colonial	3	2.1	30	\$389,000	\$389,000	\$390,000	100.26%	\$342,700	1.14

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26	7 Johnson Road	Ranch	3	2.0	36	\$399,900	\$399,900	\$390,000	97.52%	\$280,700	1.39
27	202 Gregory Avenue	Colonial	4	3.0	12	\$429,000	\$429,000	\$429,000	100.00%	\$340,000	1.26
28	47 Burnett Terrace	Contemp	3	3.0	118	\$479,000	\$464,900	\$452,000	97.23%	\$377,200	1.20
29	15 O'Connor Circle	TwnEndUn	3	2.1	161	\$595,000	\$499,999	\$505,000	101.00%	\$499,800	1.01
30	27 Moran Road	TwnEndUn	4	3.1	71	\$579,000	\$539,000	\$520,000	96.47%	\$347,300	1.50
31	32 Fairview Avenue	Victorian	3	2.1	41	\$495,000	\$495,000	\$525,000	106.06%	\$439,600	1.19
32	87 Sullivan Drive	TwnIntUn	3	3.1	3	\$537,500	\$537,500	\$537,500	100.00%	\$296,000	1.82
33	178 Forest Hill Road	Colonial	5	4.1	142	\$615,000	\$585,000	\$577,500	98.72%	\$520,000	1.11
34	38 Sullivan Drive	TwnEndUn	6	4.0	35	\$599,000	\$599,000	\$590,000	98.50%	\$385,000	1.53
35	5 Coggins Lane	Colonial	4	2.1	165	\$695,900	\$664,900	\$640,000	96.26%	\$562,500	1.14
36	70 Terrace Avenue	Colonial	6	3.0	17	\$685,000	\$685,000	\$672,500	98.18%	\$707,200	0.95
37	10 Donlavage Way	TwnEndUn	4	3.1	259	\$799,000	\$735,000	\$699,000	95.10%	\$671,800	1.04
38	14 Kinzel Lane	Colonial	6	5.1	78	\$699,000	\$699,000	\$699,000	100.00%	\$720,100	0.97
AVERAGE					70	\$381,355	\$371,708	\$365,667	98.36%		1.08

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

Number of Units: 253  
 Average List Price: \$519,270  
 Average Days on Market: 109

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

Number of Units: 141  
 Average List Price: \$381,675  
 Average Days on Market: 91

# West Orange 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	96	70											81
List Price	\$374,111	\$371,708											\$372,727
Sales Price	\$359,090	\$365,667											\$362,877
Sales Price as a % of List Price	95.87%	98.36%											97.30%
Sales Price to Assessed Value	1.00	1.08											1.05
# Units Sold	28	38											66
Active Listings	256	253											255
Under Contracts	124	141											133

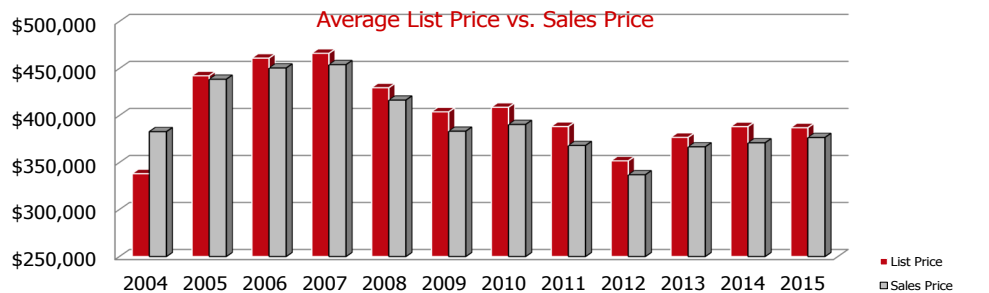
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	77	70	-8.76%
Sales Price	\$353,491	\$365,667	3.44%
Assessed Value to Sales Price	1.02	1.08	5.51%

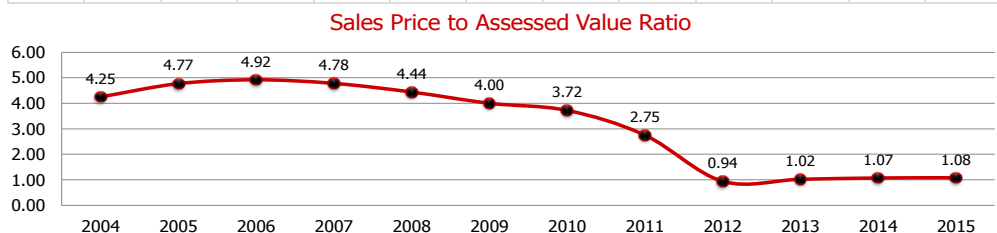


	2015	2016	% Change
# Units Sold	48	38	-20.83%
Active Listings	236	253	7.20%
Under Contracts	120	141	17.50%

## West Orange Yearly Market Trends

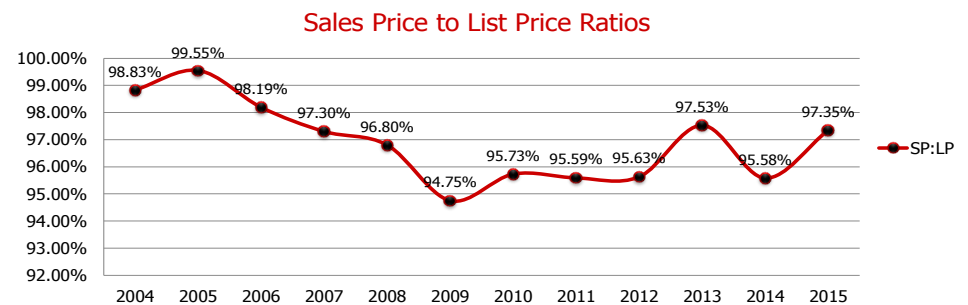


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639

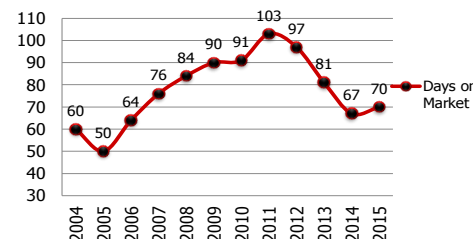


\*2010 Tax Re-evaluation

## West Orange Yearly Market Trends



### Average Days on Market



### Number of Units Sold

