

West Orange

August 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Cerone Court	TwnEndUn	2	2.0	59	\$215,000	\$199,900	\$149,888	74.98%	\$271,900	0.55
2	24 Hutton Avenue	OneFloor	2	1.1	13	\$159,900	\$159,900	\$159,900	100.00%	\$163,800	0.98
3	10 Virginia Avenue	Detached	3	2.2	10	\$174,500	\$174,500	\$163,000	93.41%	\$56,700	2.87
4	352 Valley Road	Colonial	3	1.1	9	\$170,000	\$160,000	\$164,800	103.00%	\$225,800	0.73
5	29 Park Terrace	Colonial	3	1.0	5	\$177,000	\$177,000	\$177,000	100.00%	\$190,300	0.93
6	649 Mt Pleasant Avenue	CapeCod	3	1.0	158	\$194,900	\$194,900	\$215,000	110.31%	\$210,600	1.02
7	26 Hart Drive	TwnIntUn	1	1.1	22	\$239,000	\$239,000	\$222,500	93.10%	\$218,000	1.02
8	1 Skyline Drive	Split Level	3	1.2	21	\$230,000	\$230,000	\$233,100	101.35%	\$285,900	0.82
9	75 Vacca Drive	TwnEndUn	2	2.0	23	\$235,900	\$235,900	\$236,000	100.04%	\$260,600	0.91
10	16 Glenview Drive	CapeCod	3	1.0	16	\$239,000	\$239,000	\$249,000	104.18%	\$225,100	1.11
11	37 Condit Terrace	Colonial	4	1.0	26	\$249,500	\$249,500	\$249,500	100.00%	\$238,500	1.05
12	63 Rock Spring Avenue	RanchExp	4	3.0	0	\$250,000	\$250,000	\$250,000	100.00%	\$334,600	0.75
13	21 Morris Road	Ranch	3	1.0	12	\$259,000	\$259,000	\$260,000	100.39%	\$243,700	1.07
14	904 Pleasant Valley Way	Ranch	3	2.1	15	\$269,900	\$264,900	\$262,000	98.91%	\$236,400	1.11
15	12 Swaine Place	Colonial	3	2.1	104	\$259,000	\$259,000	\$262,000	101.16%	\$290,900	0.90
16	87 Forest Hill Road	Split Level	3	2.1	36	\$300,000	\$265,000	\$265,000	100.00%	\$315,100	0.84
17	10 Kirk Street	Colonial	3	1.1	43	\$269,900	\$269,900	\$270,000	100.04%	\$239,500	1.13
18	6 Stuart Terrace	Colonial	3	1.1	79	\$229,500	\$265,000	\$275,000	103.77%	\$252,700	1.09
19	67 Roosevelt Avenue	CapeCod	3	2.0	184	\$325,000	\$289,990	\$280,000	96.56%	\$266,000	1.05
20	29 Valley Way	Colonial	3	2.0	56	\$289,000	\$279,000	\$285,000	102.15%	\$248,400	1.15
21	41 Larkin Circle	MultiFlr	2	1.1	43	\$289,999	\$289,999	\$289,000	99.66%	\$249,500	1.16
22	8 Seaman Road	CapeCod	3	2.0	210	\$339,900	\$299,999	\$290,000	96.67%	\$273,200	1.06
23	4 Devore Drive	Split Level	3	1.1	91	\$329,000	\$329,000	\$295,000	89.67%	\$342,200	0.86
24	1 Powell Drive	RanchExp	4	2.1	1	\$355,000	\$355,000	\$295,000	83.10%	\$489,100	0.60
25	39 Mayfair Drive	CapeCod	3	1.1	32	\$289,000	\$289,000	\$298,000	103.11%	\$188,500	1.58

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26	38 Aspen Road	Split Level	4	2.1	4	\$325,000	\$325,000	\$305,000	93.85%	\$348,800	0.87
27	22 Conforti Avenue	Split Level	3	2.1	15	\$306,900	\$306,900	\$307,000	100.03%	\$312,100	0.98
28	59 Oakridge Road	Colonial	3	1.1	21	\$319,000	\$319,000	\$311,000	97.49%	\$249,600	1.25
29	47 Lorelei Road	RanchRas	3	1.0	3	\$319,000	\$319,000	\$315,000	98.75%	\$253,600	1.24
30	28 Carteret Street	Split Level	3	2.1	83	\$375,000	\$350,000	\$326,500	93.29%	\$297,000	1.10
31	16 Sunnyside Road	CapeCod	4	2.0	65	\$349,000	\$335,000	\$335,000	100.00%	\$238,200	1.41
32	81 Lowell Avenue	Ranch	3	2.1	41	\$330,000	\$330,000	\$335,000	101.52%	\$267,500	1.25
33	19 Sunnyside Road	CapeCod	4	2.0	6	\$324,900	\$324,900	\$335,500	103.26%	\$246,100	1.36
34	10 Smith Manor Boulevard	OneFloor	2	2.0	58	\$349,500	\$349,500	\$340,000	97.28%	\$249,700	1.36
35	29 Larkin Circle	TwnEndUn	3	3.1	13	\$369,000	\$369,000	\$345,000	93.50%	\$359,100	0.96
36	803 Pleasant Valley Way	RanchRas	4	1.1	109	\$349,900	\$349,900	\$346,000	98.89%	\$285,000	1.21
37	71 Fairview Avenue	CapeCod	4	2.0	33	\$368,000	\$368,000	\$347,500	94.43%	\$297,400	1.17
38	83 Leonardo Court	TwnIntUn	3	2.1	24	\$349,000	\$349,000	\$355,000	101.72%	\$291,600	1.22
39	125 Clarcken Drive	TwnIntUn	2	2.1	41	\$369,000	\$369,000	\$360,000	97.56%	\$323,600	1.11
40	1 Sheridan Avenue	Colonial	4	1.1	21	\$369,900	\$369,900	\$361,000	97.59%	\$288,100	1.25
41	70 Fitzrandolph Road	CapeCod	4	2.0	13	\$349,000	\$349,000	\$361,000	103.44%	\$248,500	1.45
42	26 Lincoln Avenue	Colonial	3	2.0	36	\$375,000	\$375,000	\$363,500	96.93%	\$302,200	1.20
43	249 Crescenzi Court	TwnIntUn	3	2.1	41	\$389,000	\$389,000	\$365,000	93.83%	\$287,000	1.27
44	31 Randolph Place	Split Level	3	1.1	18	\$366,000	\$366,000	\$366,000	100.00%	\$221,300	1.65
45	11 Nottingham Road	Colonial	3	2.1	27	\$375,000	\$375,000	\$372,000	99.20%	\$315,100	1.18
46	7 Cleveland Terrace	Colonial	4	2.1	226	\$399,900	\$375,000	\$375,000	100.00%	\$368,200	1.02
47	43 Fairmount Terrace	Ranch	3	2.0	21	\$359,900	\$359,900	\$375,000	104.20%	\$242,800	1.54
48	21 Woods End Road	RanchExp	3	2.0	23	\$389,000	\$389,000	\$375,000	96.40%	\$313,600	1.20
49	5 Dogwood Drive	Colonial	3	1.1	42	\$399,000	\$379,000	\$377,000	99.47%	\$347,600	1.08
50	18 Beechwood Terrace	Colonial	3	2.1	41	\$389,000	\$389,000	\$380,000	97.69%	\$300,200	1.27

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51	35 Porter Road	CapeCod	4	2.1	12	\$389,000	\$389,000	\$389,000	100.00%	\$324,500	1.20
52	31 Deerfield Drive	CapeCod	4	2.0	108	\$399,000	\$399,000	\$390,000	97.74%	\$292,600	1.33
53	26 Devonshire Terrace	Split Level	4	2.1	14	\$397,500	\$397,500	\$397,500	100.00%	\$315,700	1.26
54	10 Suburban Drive	RanchRas	3	2.1	30	\$385,000	\$385,000	\$400,000	103.90%	\$299,200	1.34
55	39 Clarcken Drive	TwnEndUn	2	2.1	22	\$435,000	\$435,000	\$400,000	91.95%	\$357,500	1.12
56	34 Conforti Avenue	Bi-Level	4	2.1	34	\$400,000	\$400,000	\$402,000	100.50%	\$309,900	1.30
57	7 Elliott Place	Colonial	4	1.1	58	\$445,000	\$424,900	\$404,000	95.08%	\$315,900	1.28
58	39 Moore Terrace	Colonial	4	2.0	22	\$390,000	\$390,000	\$408,000	104.62%	\$278,700	1.46
59	6 Dogwood Drive	Colonial	3	1.1	11	\$400,000	\$400,000	\$410,000	102.50%	\$334,900	1.22
60	118 Clarcken Drive	TwnEndUn	3	2.1	18	\$399,000	\$399,000	\$410,000	102.76%	\$336,500	1.22
61	1 Rollinson Street	Colonial	3	1.1	53	\$419,000	\$419,000	\$415,000	99.05%	\$279,800	1.48
62	16 Jones Place	Colonial	4	3.1	61	\$429,900	\$429,900	\$423,000	98.39%	\$337,500	1.25
63	25 Gregory Avenue	Ranch	3	2.1	1	\$399,900	\$399,900	\$425,000	106.28%	\$302,300	1.41
64	9 Edgemont Road	Colonial	4	2.1	9	\$419,000	\$419,000	\$431,000	102.86%	\$299,200	1.44
65	1084 Smith Manor Boulevard	TwnEndUn	3	2.1	108	\$457,500	\$434,750	\$432,000	99.37%	\$384,600	1.12
66	11 Highwood Road	Colonial	4	3.1	61	\$455,000	\$455,000	\$432,500	95.05%	\$400,000	1.08
67	27 Oak Crest Road	Split Level	3	2.1	17	\$425,000	\$425,000	\$435,000	102.35%	\$308,200	1.41
68	61 Warren Road	Colonial	4	2.1	75	\$459,900	\$439,900	\$442,000	100.48%	\$382,200	1.16
69	45 Ferris Drive	Bi-Level	4	3.0	98	\$489,000	\$465,900	\$445,000	95.51%	\$372,600	1.19
70	25 Glen Road	Colonial	4	3.1	36	\$480,000	\$449,000	\$445,000	99.11%	\$335,400	1.33
71	23 Hickory Road	Split Level	3	2.2	42	\$475,000	\$475,000	\$445,000	93.68%	\$328,400	1.36
72	96 Lessing Road	RanchRas	5	3.0	12	\$459,000	\$459,000	\$484,000	105.45%	\$430,000	1.13
73	22 Grand View Avenue	Tudor	4	2.1	14	\$515,000	\$515,000	\$521,500	101.26%	\$440,000	1.19
74	53 Belgrade Terrace	Colonial	3	2.1	33	\$549,000	\$549,000	\$550,000	100.18%	\$375,000	1.47
75	11 Faas Court	Colonial	4	2.1	60	\$568,000	\$550,000	\$555,000	100.91%	\$486,500	1.14

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76	126 Lowell Avenue	Colonial	5	3.1	29	\$599,000	\$599,000	\$590,000	98.50%	\$606,700	0.97
77	16 Oak Avenue	Colonial	4	2.2	38	\$610,900	\$610,900	\$599,000	98.05%	\$450,000	1.33
78	44 Haggerty Drive	Colonial	4	3.1	162	\$599,000	\$599,000	\$599,999	100.17%		
79	12 Whalen Court	TwnEndUn	3	3.1	16	\$620,000	\$620,000	\$600,000	96.77%	\$568,100	1.06
80	59 Colonial Woods Drive	Colonial	4	2.1	208	\$649,900	\$649,900	\$625,000	96.17%		
81	4 Januson Court	Colonial	5	3.0	42	\$639,000	\$625,000	\$625,000	100.00%	\$573,600	1.09
82	6 Ash Avenue	Contemp	4	2.1	49	\$669,000	\$669,000	\$635,000	94.92%	\$556,600	1.14
83	85 Terrace Avenue	Colonial	4	3.1	64	\$659,000	\$659,000	\$650,000	98.63%	\$520,800	1.25
84	9 Lonergan Lane	TwnEndUn	4	4.0	84	\$729,000	\$714,500	\$702,500	98.32%	\$646,500	1.09
85	4 Witte Place	TwnIntUn	4	3.1	0	\$747,500	\$747,500	\$747,500	100.00%	\$668,600	1.12
86	28 Witte Place	TwnIntUn	5	5.0	35	\$740,000	\$775,000	\$820,000	105.81%	\$719,700	1.14
87	2 Keimel Court	TwnEndUn	3	4.1	55	\$918,000	\$879,000	\$870,000	98.98%	\$829,400	1.05
88	64 Haggerty Drive	Colonial	5	4.1	126	\$1,050,000	\$1,050,000	\$950,000	90.48%	\$988,200	0.96
AVERAGE					48	\$404,236	\$400,079	\$394,718	98.77%		1.17

"ACTIVE" LISTINGS IN WEST ORANGE

Number of Units: 275
Average List Price: \$533,692
Average Days on Market: 101

"UNDER CONTRACT" LISTINGS IN WEST ORANGE

Number of Units: 140
Average List Price: \$369,484
Average Days on Market: 88

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	91	79	79	62	62	48					70
List Price	\$374,111	\$371,708	\$410,370	\$366,559	\$399,643	\$407,953	\$416,040	\$400,079					\$397,789
Sales Price	\$359,090	\$365,667	\$398,445	\$356,532	\$386,842	\$404,116	\$407,361	\$394,718					\$389,131
Sales Price as a % of List Price	95.87%	98.36%	97.78%	97.21%	98.64%	98.75%	98.13%	98.77%					98.19%
Sales Price to Assessed Value	1.00	1.08	1.09	1.09	1.09	1.13	1.16	1.17					1.12
# Units Sold	28	38	51	41	76	68	69	88					459
Active Listings	256	253	268	288	305	321	270	275					280
Under Contracts	124	141	170	180	185	179	178	140					162

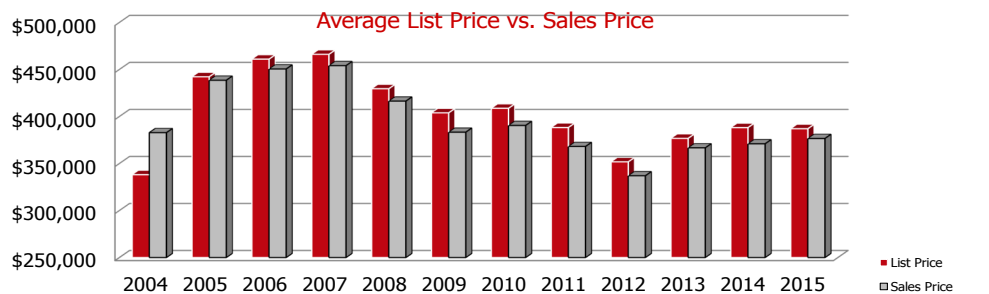
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	67	70	3.27%
Sales Price	\$373,044	\$389,131	4.31%
Assessed Value to Sales Price	1.08	1.12	3.01%

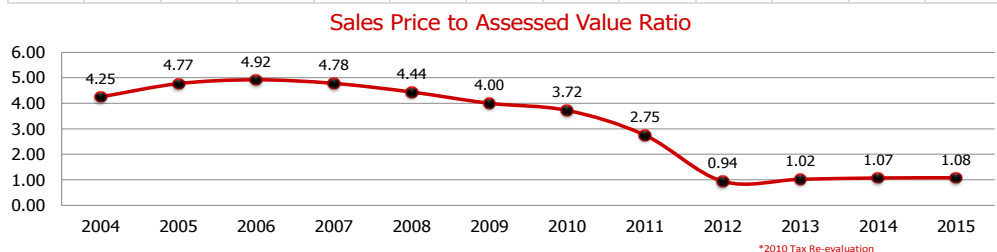


	2015	2016	% Change
# Units Sold	397	459	15.62%
Active Listings	337	275	-18.40%
Under Contracts	130	140	7.69%

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



West Orange Yearly Market Trends

