

# West Orange

## December 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2 Park Drive S	Colonial	4	2.1	221	\$229,500	\$185,000	\$139,999	75.68%	\$270,600	0.52
2	19 Elm Street	Colonial	2	1.0	55	\$185,000	\$185,000	\$165,000	89.19%	\$140,500	1.17
3	18 Buchanan	FirstFlr	1	1.1	20	\$188,000	\$188,000	\$185,000	98.40%	\$259,800	0.71
4	24 Hutton Avenue	FirstFlr	3	2.0	149	\$225,000	\$225,000	\$195,000	86.67%	\$233,900	0.83
5	12 Orange Heights Avenue	Colonial	3	1.1	251	\$351,900	\$245,000	\$225,000	91.84%	\$270,400	0.83
6	35 Woodland Avenue	CapeCod	3	3.0	39	\$185,000	\$185,000	\$227,500	122.97%	\$246,900	0.92
7	149 Marion Drive	TwnIntUn	3	3.0	296	\$255,000	\$215,000	\$232,000	107.91%	\$299,100	0.78
8	22 Wellington Avenue	Colonial	4	1.1	64	\$308,000	\$259,000	\$240,000	92.66%	\$297,500	0.81
9	9 Rand Drive	Bi-Level	3	1.2	149	\$260,000	\$260,000	\$245,000	94.23%	\$324,900	0.75
10	56 Edgewood Avenue	Split Level	3	2.1	56	\$339,900	\$339,900	\$252,500	74.29%	\$381,000	0.66
11	249 Gregory Avenue	Colonial	4	2.2	150	\$399,000	\$299,000	\$265,000	88.63%	\$391,300	0.68
12	35 Cerone Court	TwnIntUn	2	2.1	168	\$349,000	\$279,900	\$270,000	96.46%	\$253,100	1.07
13	50 Hunterdon Road	Ranch	3	1.0	21	\$315,000	\$315,000	\$310,000	98.41%	\$243,400	1.27
14	4 Buchanan Court	TwnEndUn	2	2.0	19	\$319,000	\$319,000	\$310,000	97.18%	\$250,000	1.24
15	12 Shelley Terrace	Split Level	3	2.1	45	\$329,000	\$329,000	\$315,000	95.74%	\$323,500	0.97
16	149 Dezenzo Lane	TwnIntUn	3	2.1	43	\$315,000	\$315,000	\$316,000	100.32%	\$293,500	1.08
17	382 Digaetano Terrace	TwnIntUn	3	2.1	143	\$360,000	\$340,000	\$320,000	94.12%	\$330,500	0.97
18	8 Bradley Terrace	Colonial	3	1.1	0	\$315,000	\$315,000	\$320,515	101.75%	\$264,600	1.21
19	6 James Court	SeeRem	3	2.0	32	\$335,000	\$315,000	\$325,000	103.17%	\$259,400	1.25
20	2 Lowell Place	Tudor	4	2.2	102	\$398,000	\$360,000	\$328,000	91.11%	\$343,500	0.95

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21	35 Maple Avenue	CapeCod	3	2.0	105	\$359,000	\$329,000	\$329,000	100.00%	\$266,900	1.23
22	11 Gerdes Avenue	Bi-Level	3	2.1	60	\$379,900	\$348,900	\$338,000	96.88%	\$333,100	1.01
23	19 Brookside Road	Colonial	3	2.1	50	\$355,000	\$325,000	\$339,000	104.31%	\$253,900	1.34
24	14 Porter Road	Colonial	4	2.1	15	\$330,000	\$330,000	\$341,275	103.42%	\$270,000	1.26
25	9 Luddington Terrace	Colonial	5	3.1	124	\$425,000	\$359,000	\$349,000	97.21%	\$419,800	0.83
26	82 Hillside Avenue	Colonial	4	1.1	94	\$379,000	\$379,000	\$350,000	92.35%	\$300,000	1.17
27	10 Smith Manor Boulevard	HighRise	2	2.0	108	\$380,000	\$360,000	\$350,000	97.22%	\$214,600	1.63
28	235 Clarken Drive	MultiFlr	2	2.1	24	\$359,900	\$359,900	\$360,000	100.03%	\$321,300	1.12
29	38 Ridgeview Avenue	Colonial	4	2.1	110	\$384,500	\$364,500	\$364,500	100.00%	\$347,900	1.05
30	30 Manger Road	Custom	3	3.1	36	\$425,000	\$409,000	\$379,000	92.67%	\$461,900	0.82
31	49 Schindler Terrace	TwnEndUn	3	2.1	8	\$359,000	\$359,000	\$380,000	105.85%	\$355,000	1.07
32	33 Crestmont Road	Split Level	3	1.1	30	\$375,000	\$375,000	\$380,300	101.41%	\$293,400	1.30
33	10 Sherwood Place	Colonial	3	2.1	45	\$389,900	\$389,900	\$385,000	98.74%	\$299,500	1.29
34	36 Oak Avenue	Ranch	3	2.1	199	\$450,000	\$410,000	\$395,000	96.34%	\$403,500	0.98
35	218 Cerutti Court	TwnEndUn	3	2.0	23	\$399,000	\$399,000	\$399,000	100.00%	\$315,500	1.26
36	17 Osborne Place	Split Level	3	2.0	16	\$399,999	\$399,999	\$415,000	103.75%	\$301,300	1.38
37	87 Forest Hill Road	Split Level	3	2.1	0	\$409,000	\$409,000	\$419,000	102.44%	\$315,100	1.33
38	49 Korwel Circle West	Ranch	3	3.0	132	\$485,000	\$449,900	\$422,500	93.91%	\$357,200	1.18
39	169 Forest Hill Road	Tudor	4	3.2	101	\$429,000	\$429,000	\$429,000	100.00%	\$352,500	1.22
40	48 Edgemont Road	Ranch	3	2.2	81	\$569,000	\$499,900	\$460,000	92.02%	\$495,000	0.93

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41	15 Spring Hill Drive	Ranch	3	2.0	53	\$475,000	\$475,000	\$460,000	96.84%	\$327,400	1.41
42	53 Ridge Road	Ranch	3	2.1	157	\$674,900	\$599,900	\$475,000	79.18%	\$577,700	0.82
43	9 Lowell Place	Colonial	5	2.2	15	\$499,000	\$499,000	\$489,000	98.00%	\$382,400	1.28
44	4 Bachman Terrace	Colonial	4	2.1	35	\$545,000	\$499,000	\$495,000	99.20%	\$81,800	
45	5 West Road	Colonial	4	3.1	5	\$529,000	\$529,000	\$520,000	98.30%	\$475,500	1.09
46	38 Aspen Road	Split Level	4	2.1	16	\$525,000	\$525,000	\$525,000	100.00%	\$348,800	1.51
47	22 Cliff Street	Colonial	4	2.1	228	\$625,000	\$539,900	\$530,000	98.17%	\$659,100	0.80
48	14 Whalen Court	TwnEndUn	3	3.1	82	\$569,000	\$540,000	\$530,000	98.15%	\$541,700	0.98
49	23 Grand View Avenue	Colonial	6	3.2	153	\$589,900	\$550,000	\$550,000	100.00%	\$478,300	1.15
50	4 Donlavage Way	TwnIntUn	4	3.1	8	\$745,000	\$745,000	\$715,000	95.97%	\$677,500	1.06
51	18 Witte Place	TwnEndUn	5	4.1	0	\$755,000	\$755,000	\$755,000	100.00%	\$688,500	1.10
52	22 Baxter Lane	TwnEndUn	3	4.1	43	\$849,000	\$799,900	\$779,000	97.39%	\$707,600	1.10
53	29 Haggerty Drive	Colonial	4	4.1	66	\$815,000	\$815,000	\$810,000	99.39%	\$650,000	1.25
54	10 Bakley Terrace	Colonial	6	4.2	159	\$899,900	\$879,900	\$838,000	95.24%	\$791,100	1.06
55	3 Sichel Court	TwnIntUn	5	4.1	84	\$900,000	\$869,000	\$860,000	98.96%	\$781,100	1.10
56	18 Crestwood Drive	Custom	6	5.2	94	\$999,999	\$999,999	\$999,000	99.90%	\$815,400	1.23
<b>AVERAGE</b>					82	\$446,414	\$424,632	\$412,519	97.04%		1.07

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

**Number of Units:** 202  
**Average List Price:** \$544,090  
**Average Days on Market:** 119

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

**Number of Units:** 112  
**Average List Price:** \$333,990  
**Average Days on Market:** 101

# 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	60	80	67	82	70
List Price	\$374,111	\$371,708	\$410,370	\$366,559	\$399,643	\$407,953	\$416,040	\$400,079	\$373,772	\$382,805	\$374,024	\$424,632	\$395,480
Sales Price	\$359,090	\$365,667	\$398,445	\$356,532	\$386,842	\$404,116	\$407,361	\$394,718	\$364,258	\$374,735	\$370,106	\$412,519	\$386,821
Sales Price as a % of List Price	95.87%	98.36%	97.78%	97.21%	98.64%	98.75%	98.13%	98.77%	97.15%	98.23%	99.93%	97.04%	98.13%
Sales Price to Assessed Value	1.00	1.08	1.09	1.09	1.09	1.13	1.16	1.17	1.16	1.09	1.12	1.07	1.12
# Units Sold	28	38	51	41	76	68	69	88	50	54	43	56	662
Active Listings	256	253	268	288	305	321	270	275	263	250	230	202	265
Under Contracts	124	141	170	180	185	179	178	140	128	124	127	112	149

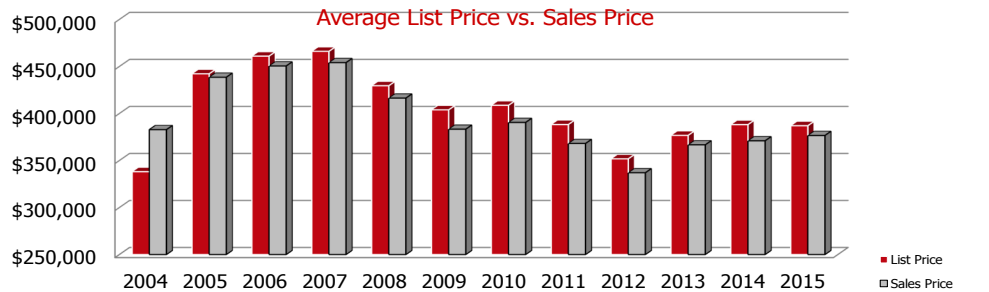
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	70	70	0.30%
Sales Price	\$376,639	\$386,821	2.70%
Assessed Value to Sales Price	1.08	1.12	3.69%

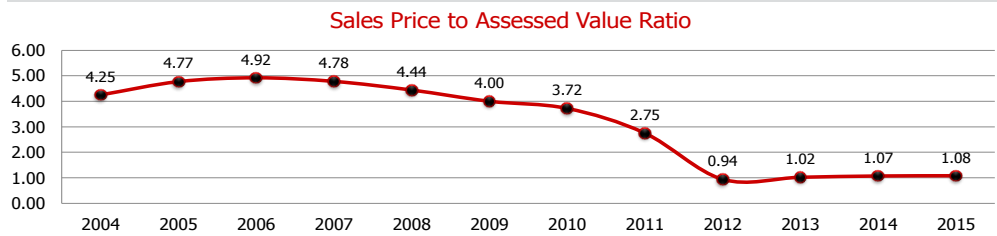


	2015	2016	% Change
# Units Sold	606	662	9.24%
Active Listings	256	202	-21.09%
Under Contracts	110	112	1.82%

## West Orange Yearly Market Trends

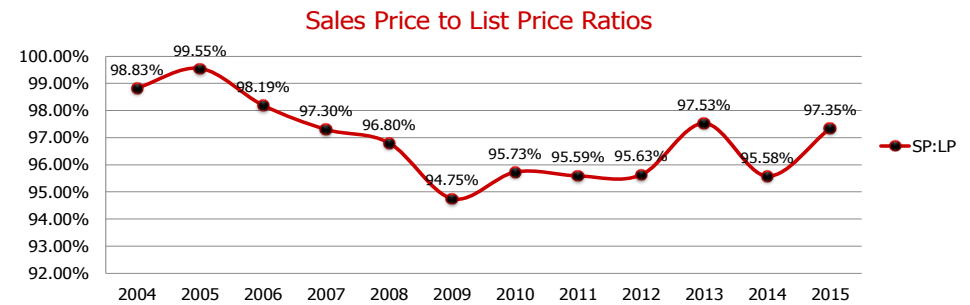


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639

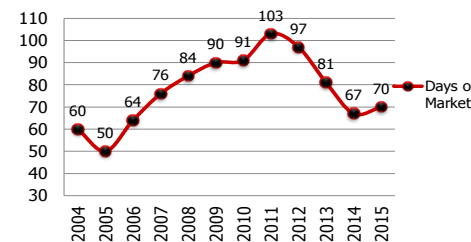


\*2010 Tax Re-evaluation

## West Orange Yearly Market Trends



### Average Days on Market



### Number of Units Sold

