

West Orange

January 2016 Market Snapshot

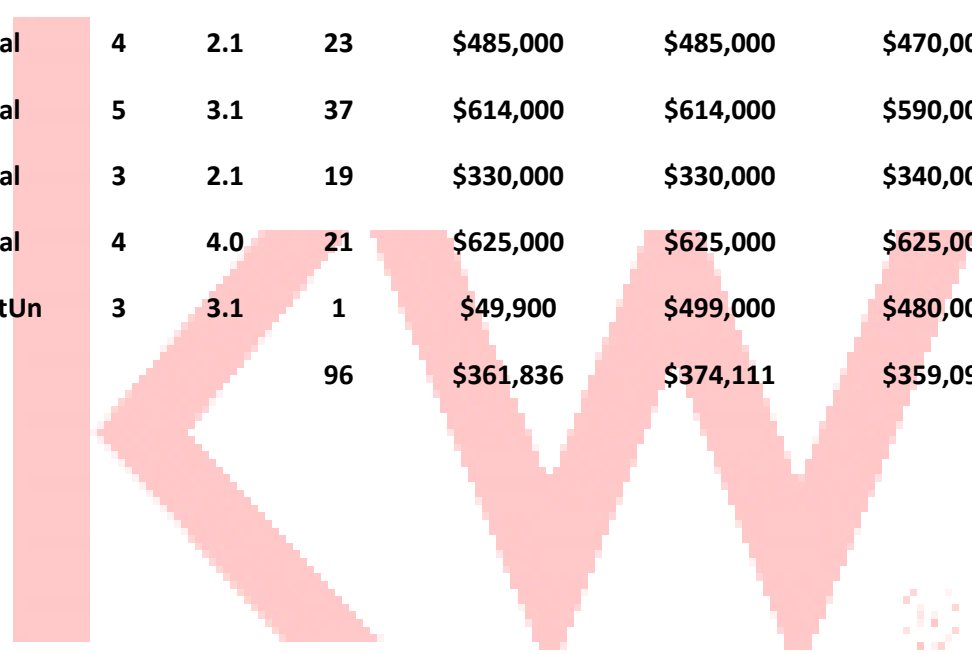
Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	42 Virginia Avenue	Colonial	3	1.1	582	\$190,000	\$189,900	\$179,000	94.26%	\$252,400	0.71
2	46-48 Lessing Road	Custom	4	3.1	223	\$375,000	\$419,000	\$395,000	94.27%	\$471,600	0.84
3	32 Robertson Road	Colonial	3	1.1	184	\$250,000	\$219,500	\$210,000	95.67%	\$263,000	0.80
4	57 Pillot Place	Colonial	3	2.0	168	\$279,900	\$265,000	\$250,000	94.34%	\$248,300	1.01
5	59 Whittlesey Avenue	Colonial	3	1.1	220	\$95,000	\$95,000	\$95,000	100.00%	\$196,100	0.48
6	155 Gregory Avenue	Colonial	4	1.2	77	\$415,000	\$405,000	\$410,000	101.23%	\$314,600	1.30
7	49 Collamore Terrace	FixrUppr	4	2.1	14	\$250,000	\$250,000	\$175,000	70.00%	\$424,900	0.41
8	96 Sullivan Drive	TwnEndUn	3	3.1	114	\$545,000	\$545,000	\$500,000	91.74%	\$382,300	1.31
9	3 Arverne Road	Colonial	5	2.1	152	\$474,000	\$458,500	\$445,000	97.06%	\$417,000	1.07
10	22 Fitzrandolph Road	CapeCod	4	3.0	112	\$349,000	\$334,000	\$330,000	98.80%	\$315,800	1.04
11	18 Yale Terrace	Colonial	3	1.1	92	\$384,900	\$375,000	\$365,000	97.33%	\$320,000	1.14
12	41 Ferris Drive	Bi-Level	4	3.0	78	\$399,900	\$399,900	\$285,000	71.27%	\$359,100	0.79
13	22 Normandy Terrace	CapeCod	4	2.0	103	\$349,000	\$341,500	\$335,000	98.10%	\$307,000	1.09
14	106 Elm Street	Ranch	2	1.0	91	\$129,900	\$114,000	\$108,519	95.19%	\$168,800	0.64
15	61-63 Oak Avenue	Colonial	4	3.0	29	\$700,000	\$700,000	\$692,000	98.86%	\$624,100	1.11
16	41 Perkins Drive	TwnIntUn	1	1.1	16	\$179,900	\$179,900	\$190,000	105.61%	\$255,000	0.75
17	19 Tenney Road	Custom	4	2.1	79	\$385,000	\$368,900	\$369,000	100.03%	\$327,600	1.13
18	10 Sheffield Terrace	Ranch	3	2.1	26	\$399,000	\$399,000	\$382,000	95.74%	\$349,000	1.09
19	25 Carteret Street	Split Level	3	2.1	32	\$349,000	\$349,000	\$340,000	97.42%	\$304,800	1.12
20	12 Silver Spring Road	Colonial	4	3.1	56	\$559,000	\$559,000	\$550,000	98.39%	\$390,600	1.41

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	31 Greenwood Avenue	Colonial	3	2.1	87	\$339,000	\$325,000	\$320,000	98.46%	\$320,800	1.00
22	51 Colton Circle	TwnEndUn	2	2.0	28	\$265,000	\$265,000	\$265,000	100.00%	\$257,600	1.03
23	13 Glenview Drive	Colonial	3	2.1	15	\$365,000	\$365,000	\$359,000	98.36%	\$260,800	1.38
24	29 Gilbert Place	Colonial	4	2.1	23	\$485,000	\$485,000	\$470,000	96.91%	\$382,500	1.23
25	26 Highwood Road	Colonial	5	3.1	37	\$614,000	\$614,000	\$590,000	96.09%	\$625,000	0.94
26	10 Sherwood Place	Colonial	3	2.1	19	\$330,000	\$330,000	\$340,000	103.03%	\$299,500	1.14
27	9 Faas Court	Colonial	4	4.0	21	\$625,000	\$625,000	\$625,000	100.00%	\$574,000	1.09
28	40 O'Connor Circle	TwnIntUn	3	3.1	1	\$49,900	\$499,000	\$480,000	96.19%	\$448,800	1.07
AVERAGE					96	\$361,836	\$374,111	\$359,090	95.87%		1.00



"ACTIVE" LISTINGS IN WEST ORANGE

Number of Units: 256
Average List Price: \$488,806
Average Days on Market: 102

"UNDER CONTRACT" LISTINGS IN WEST ORANGE

Number of Units: 124
Average List Price: \$353,789
Average Days on Market: 97

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												96
List Price	\$374,111												\$374,111
Sales Price	\$359,090												\$359,090
Sales Price as a % of List Price	95.87%												95.87%
Sales Price to Assessed Value	1.00												1.00
# Units Sold	28												28
Active Listings	256												256
Under Contracts	124												124

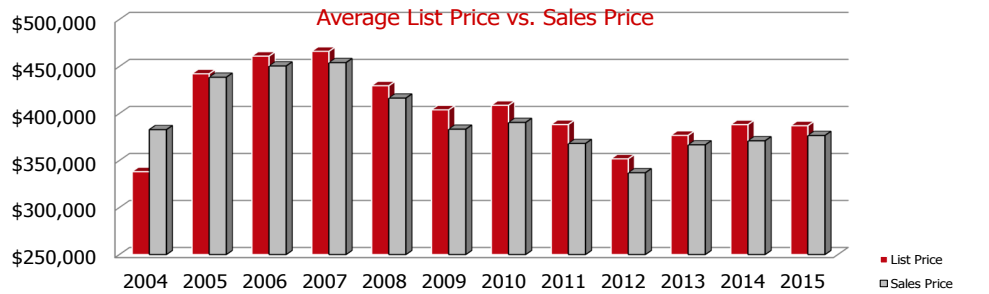
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	58	96	64.83%
Sales Price	\$400,080	\$359,090	-10.25%
Assessed Value to Sales Price	1.02	1.00	-1.52%

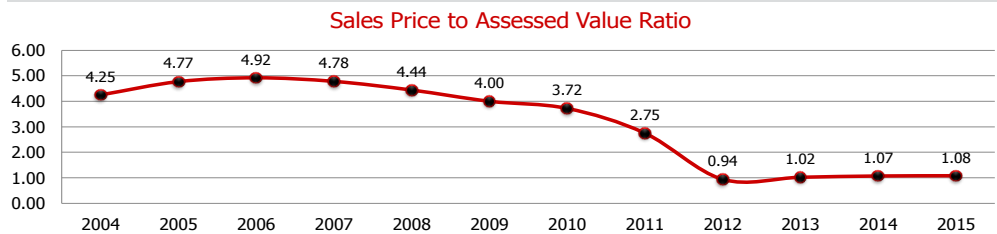


	2015	2016	% Change
# Units Sold	21	28	33.33%
Active Listings	235	256	8.94%
Under Contracts	104	124	19.23%

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

