

West Orange

July 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20 Whittlesey Avenue	Aframe	4	2.1	112	\$189,000	\$168,500	\$155,000	91.99%	\$217,100	0.71
2	95 Franklin Avenue	Colonial	4	1.0	167	\$169,900	\$169,900	\$163,000	95.94%	\$161,300	1.01
3	143 Marion Drive	TwnIntUn	1	2.1	234	\$238,000	\$205,000	\$190,000	92.68%	\$279,100	0.68
4	26 McChesney Court	FirstFlr	1	1.1	72	\$209,000	\$199,000	\$195,000	97.99%	\$267,900	0.73
5	45 Wilfred Street	OneFloor	2	2.0	31	\$198,200	\$198,200	\$200,000	100.91%	\$176,900	1.13
6	14 Hartshorn Terrace	Ranch	2	1.1	17	\$209,900	\$209,900	\$210,000	100.05%	\$226,400	0.93
7	28 Central Place	Colonial	2	1.0	14	\$210,000	\$210,000	\$210,000	100.00%	\$162,200	1.29
8	137 Rollinson Street	Colonial	3	1.0	305	\$225,000	\$215,000	\$215,000	100.00%	\$225,800	0.95
9	32 Cerone Court	TwnEndUn	3	2.1	25	\$225,000	\$225,000	\$215,000	95.56%	\$244,000	0.88
10	66 Oakridge Road	Colonial	4	1.1	232	\$299,900	\$269,900	\$269,900	100.00%	\$268,200	1.01
11	43 Edgemont Road	Split Level	4	2.1	109	\$329,900	\$329,900	\$275,000	83.36%	\$336,400	0.82
12	82 Watson Avenue	Colonial	4	3.1	15	\$289,000	\$289,000	\$275,000	95.16%	\$315,200	0.87
13	147 Clarken Drive	TwnEndUn	2	2.1	40	\$315,000	\$299,990	\$299,990	100.00%	\$314,500	0.95
14	25 Cornell Street	Split Level	3	2.0	15	\$319,900	\$319,900	\$314,000	98.16%	\$270,400	1.16
15	45 Nestro Road	CapeCod	3	2.0	124	\$349,000	\$320,000	\$315,250	98.52%	\$208,400	1.51
16	79 Valley Way	CapeCod	3	1.2	84	\$339,900	\$339,900	\$315,500	92.82%	\$217,900	1.45
17	63 Fitzrandolph Road	Colonial	3	1.1	31	\$339,000	\$305,000	\$317,500	104.10%	\$264,300	1.20
18	74 Conforti Avenue	CapeCod	4	2.0	33	\$334,900	\$334,900	\$320,000	95.55%	\$227,500	1.41
19	50 Glenview Drive	Ranch	2	2.0	32	\$339,000	\$339,000	\$320,000	94.40%	\$256,900	1.25
20	55 Kirk Street	Colonial	3	2.0	162	\$373,500	\$355,000	\$325,000	91.55%	\$272,900	1.19
21	206 Barringer Court	TwnEndUn	2	2.1	70	\$325,000	\$325,000	\$325,000	100.00%	\$307,100	1.06
22	44 Woodland Avenue	Split Level	3	3.0	8	\$335,000	\$335,000	\$335,000	100.00%	\$360,700	0.93
23	25 Aspen Road	CapeCod	4	2.0	242	\$374,900	\$359,000	\$335,900	93.57%	\$273,300	1.23
24	30 Seaman Road	CapeCod	4	2.0	35	\$339,900	\$339,900	\$339,900	100.00%	\$290,100	1.17
25	71 Crestmont Road	Bi-Level	4	1.1	21	\$339,900	\$339,900	\$340,000	100.03%	\$303,000	1.12

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26	40 Blackburne Terrace	Bi-Level	4	2.0	9	\$349,000	\$349,000	\$344,000	98.57%	\$322,000	1.07
27	63 Seaman Road	CapeCod	4	3.0	18	\$349,000	\$349,000	\$349,000	100.00%	\$265,300	1.32
28	185 Clarken Drive	TwnEndUn	2	2.2	73	\$359,000	\$349,000	\$350,000	100.29%	\$290,000	1.21
29	102 Roosevelt Avenue	Split Level	3	2.0	10	\$349,999	\$349,999	\$350,000	100.00%	\$289,800	1.21
30	2 Belleview Terrace	CapeCod	4	2.1	16	\$339,900	\$339,900	\$354,250	104.22%	\$297,600	1.19
31	3 Davey Drive	TwnIntUn	3	2.1	48	\$369,900	\$364,900	\$355,000	97.29%	\$330,100	1.08
32	45 Glenview Drive	TwnEndUn	2	2.0	25	\$359,900	\$359,900	\$359,900	100.00%	\$270,400	1.33
33	22 Harrington Terrace	Split Level	3	2.1	16	\$349,900	\$349,900	\$365,000	104.32%	\$304,700	1.20
34	77-79 Lessing Road	Ranch	3	1.1	37	\$415,000	\$399,900	\$370,000	92.52%	\$298,900	1.24
35	290 Araneo Drive	TwnEndUn	3	2.1	11	\$370,000	\$370,000	\$370,000	100.00%	\$312,000	1.19
36	14 Hickory Road	Split Level	3	2.1	29	\$395,000	\$380,000	\$380,000	100.00%	\$286,400	1.33
37	82 Davey Drive	TwnIntUn	3	2.1	28	\$388,000	\$369,000	\$382,000	103.52%	\$349,200	1.09
38	181 S Valley Road	Colonial	3	2.1	12	\$399,000	\$399,000	\$385,000	96.49%	\$453,700	0.85
39	1 Glen Road	Colonial	3	1.1	36	\$375,000	\$375,000	\$390,000	104.00%	\$311,500	1.25
40	3 Hoover Avenue	Split Level	4	3.0	79	\$429,000	\$399,000	\$399,000	100.00%	\$338,600	1.18
41	23 Schindler Terrace	TwnIntUn	3	2.1	19	\$399,900	\$399,900	\$403,000	100.78%	\$335,000	1.20
42	21 Roosevelt Avenue	Split Level	3	2.1	56	\$419,000	\$419,000	\$405,000	96.66%	\$315,800	1.28
43	52 Davey Drive	TwnEndUn	3	2.1	75	\$425,000	\$425,000	\$410,000	96.47%	\$371,200	1.10
44	217 Pleasant Valley Way	CapeCod	4	3.1	9	\$369,000	\$369,000	\$414,000	112.20%	\$288,800	1.43
45	645 Mount Pleasant Avenue	Colonial	4	2.1	81	\$460,000	\$430,000	\$417,000	96.98%	\$282,900	1.47
46	1 Oakridge Road	Tudor	3	2.1	88	\$449,000	\$439,000	\$429,500	97.84%	\$366,100	1.17
47	12 Tenney Road	Split Level	3	1.1	15	\$429,900	\$429,900	\$429,900	100.00%	\$354,200	
48	23 Ralph Road	Bi-Level	4	2.1	2	\$445,000	\$445,000	\$438,000	98.43%	\$364,000	1.20
49	15 Silver Spring Road	Colonial	3	1.1	12	\$447,500	\$447,500	\$440,000	98.32%	\$301,700	1.46
50	29 Connel Drive	Colonial	3	2.1	51	\$472,900	\$472,900	\$445,000	94.10%	\$435,400	1.02

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51	13 Gavin Road	Split Level	4	2.1	17	\$469,900	\$469,900	\$469,900	100.00%	\$321,900	1.46
52	5 Waddington Avenue	Split Level	4	3.0	14	\$499,000	\$499,000	\$492,500	98.70%	\$374,300	1.32
53	64 Burnett Terrace	Custom	4	3.1	12	\$490,000	\$490,000	\$495,000	101.02%	\$450,000	1.10
54	14 Undercliff Terrace	Colonial	3	2.2	65	\$570,000	\$499,000	\$499,000	100.00%	\$416,900	1.20
55	151 Forest Hill Road	RanchRas	4	2.1	1	\$510,000	\$510,000	\$510,000	100.00%	\$380,000	1.34
56	41 Lincoln Avenue	Colonial	4	2.1	113	\$549,900	\$549,900	\$530,000	96.38%		
57	2 Galloway Court	Colonial	4	2.1	127	\$579,000	\$549,500	\$535,000	97.36%	\$455,000	1.18
58	23 Cullen Drive	Colonial	5	3.1	81	\$589,000	\$559,000	\$535,000	95.71%	\$483,600	1.11
59	70 O'Connor Circle	TwnEndUn	3	2.2	49	\$539,000	\$539,000	\$538,000	99.81%	\$455,000	1.18
60	11 Mt Pleasant Place	Colonial	5	3.1	214	\$609,900	\$565,000	\$540,000	95.58%	\$410,000	1.32
61	37 Beverly Road	Split Level	5	3.1	77	\$639,000	\$595,000	\$560,000	94.12%	\$465,700	1.20
62	42 Fairway Drive	Colonial	5	3.2	6	\$559,000	\$559,000	\$573,000	102.50%	\$420,800	1.36
63	27 Cannon Street	Colonial	5	3.1	52	\$659,999	\$659,999	\$640,000	96.97%	\$549,200	1.17
64	9 Kovach Court	TwnEndUn	4	3.1	77	\$719,000	\$685,000	\$670,000	97.81%	\$645,400	1.04
65	23 Witte Place	TwnEndUn	3	3.1	8	\$740,000	\$719,000	\$700,000	97.36%	\$657,300	1.06
66	11 Ridgeway Avenue	Colonial	4	2.1	10	\$729,000	\$729,000	\$720,000	98.77%	\$457,400	1.57
67	32 Donlavage Way	TwnEndUn	4	4.1	15	\$799,000	\$799,000	\$765,000	95.74%	\$711,800	1.07
68	22 Metzger Drive	TwnIntUn	4	4.1	43	\$899,000	\$899,000	\$880,000	97.89%	\$650,000	1.35
69	1 Wadams Court	Colonial	5	5.1	202	\$1,080,000	\$1,049,000	\$945,000	90.09%	\$776,000	1.22
AVERAGE					62	\$425,539	\$416,040	\$407,361	98.13%		1.16

"ACTIVE" LISTINGS IN WEST ORANGE

Number of Units: 270
Average List Price: \$528,350
Average Days on Market: 105

"UNDER CONTRACT" LISTINGS IN WEST ORANGE

Number of Units: 178
Average List Price: \$371,725
Average Days on Market: 69

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						75
List Price	\$374,111	\$371,708	\$410,370	\$366,559	\$399,643	\$407,953	\$416,040						\$397,246
Sales Price	\$359,090	\$365,667	\$398,445	\$356,532	\$386,842	\$404,116	\$407,361						\$387,806
Sales Price as a % of List Price	95.87%	98.36%	97.78%	97.21%	98.64%	98.75%	98.13%						98.05%
Sales Price to Assessed Value	1.00	1.08	1.09	1.09	1.09	1.13	1.16						1.10
# Units Sold	28	38	51	41	76	68	69						371
Active Listings	256	253	268	288	305	321	270						280
Under Contracts	124	141	170	180	185	179	178						165

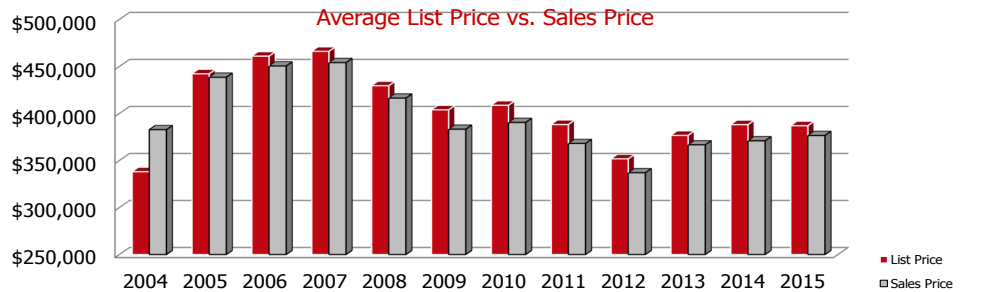
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	70	75	6.11%
Sales Price	\$373,305	\$387,806	3.88%
Assessed Value to Sales Price	1.07	1.10	2.77%

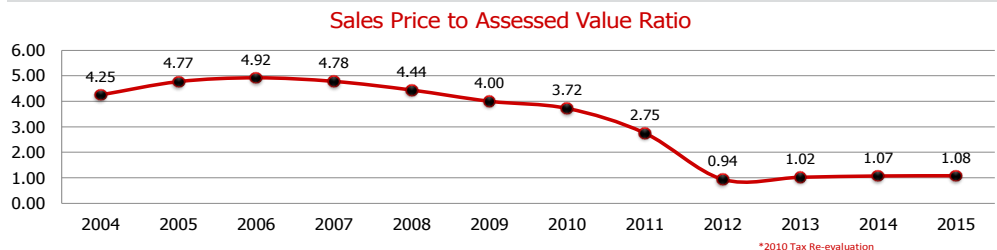


	2015	2016	% Change
# Units Sold	323	371	14.86%
Active Listings	356	270	-24.16%
Under Contracts	146	178	21.92%

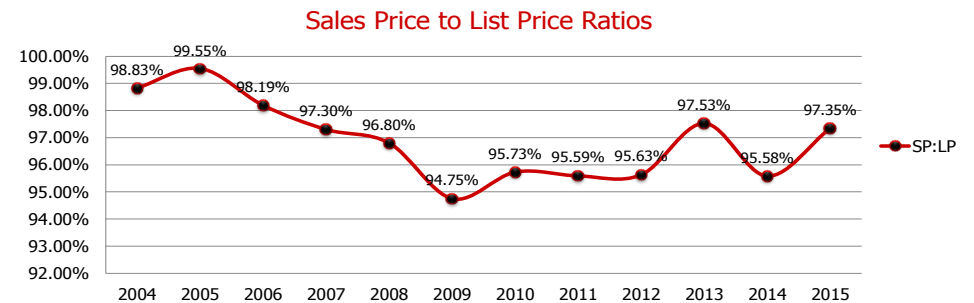
West Orange Yearly Market Trends



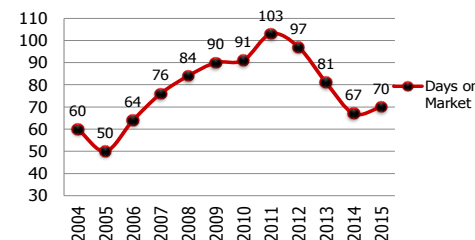
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639



West Orange Yearly Market Trends



Average Days on Market



Number of Units Sold

