

West Orange

June 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	43 Conforti Avenue	FirstFlr	1	1.0	151	\$155,000	\$110,000	\$106,000	96.36%	\$141,000	0.75
2	8 Llewellyn Avenue	Colonial	3	2.0	469	\$190,000	\$180,000	\$150,000	83.33%	\$210,100	0.71
3	62 High Street	Colonial	3	1.0	124	\$194,900	\$159,900	\$159,000	99.44%	\$197,300	0.81
4	44 Ridgehurst Road	Colonial	3	1.1	139	\$199,000	\$199,000	\$168,000	84.42%	\$182,500	0.92
5	23 Lorelei Road	CapeCod	4	1.1	80	\$300,000	\$275,000	\$225,000	81.82%	\$249,900	0.90
6	23 Perkins Drive	OneFloor	2	2.0	11	\$265,000	\$265,000	\$270,000	101.89%	\$258,900	1.04
7	39 Oakridge Road	Colonial	3	2.0	143	\$305,000	\$279,000	\$273,000	97.85%	\$276,800	0.99
8	25 Ashwood Terrace	Colonial	4	1.1	184	\$259,000	\$279,000	\$275,000	98.57%	\$249,500	1.10
9	31 Perkins Drive	TwnEndUn	2	2.0	26	\$288,000	\$288,000	\$276,000	95.83%	\$255,800	1.08
10	28 Larkin Circle	TwnEndUn	2	2.0	11	\$279,000	\$279,000	\$280,000	100.36%	\$258,700	1.08
11	4 Pitney Street	Split Level	3	2.1	105	\$295,000	\$285,000	\$285,000	100.00%	\$321,300	0.89
12	6 Seaman Road	CapeCod	3	2.0	56	\$304,900	\$289,900	\$290,000	100.03%	\$240,900	1.20
13	82 Nestro Road	CapeCod	4	1.0	12	\$289,900	\$289,900	\$292,000	100.72%	\$199,400	1.46
14	10 Smith Manor Boulevard	HighRise	2	2.0	74	\$310,000	\$310,000	\$300,000	96.77%	\$208,300	1.44
15	15 Virginia Avenue	CapeCod	3	2.1	78	\$299,000	\$299,000	\$308,000	103.01%	\$275,000	1.12
16	17 Cornell Street	Split Level	3	2.1	127	\$389,000	\$309,000	\$310,000	100.32%	\$285,200	1.09
17	17 Wessman Drive	Split Level	3	2.1	66	\$325,000	\$325,000	\$310,000	95.38%	\$334,200	0.93
18	217 Saint Cloud Avenue	Ranch	3	2.0	6	\$315,000	\$315,000	\$315,000	100.00%	\$246,000	1.28
19	30 Glenview Drive	Bi-Level	4	3.0	145	\$379,900	\$329,900	\$320,000	97.00%	\$362,400	0.88
20	19 Mullarkey Drive	TwnEndUn	2	2.1	23	\$339,000	\$339,000	\$325,000	95.87%	\$290,300	1.12
21	19 Holmes Street	Split Level	3	1.0	13	\$339,000	\$339,000	\$328,650	96.95%	\$259,300	1.27
22	9 Lawrence Avenue	Colonial	4	2.0	34	\$339,900	\$339,900	\$330,000	97.09%	\$332,400	0.99
23	15 Seaman Road	CapeCod	4	2.0	25	\$339,900	\$339,900	\$335,000	98.56%	\$271,300	1.23
24	71 Mayfair Drive	CapeCod	4	2.0	19	\$375,000	\$339,000	\$335,000	98.82%	\$219,900	1.52
25	76 Ridgeway Avenue	Colonial	4	2.2	150	\$399,900	\$399,900	\$340,000	85.02%	\$452,200	0.75

© 2004-2016 Copyright Protected. All Rights Reserved

West Orange

June 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	402 Digaetano Terrace	TwnIntUn	3	2.1	25	\$350,000	\$350,000	\$343,250	98.07%	\$319,200	1.08
27	1 Normandy Terrace	Colonial	3	1.1	13	\$335,000	\$335,000	\$348,000	103.88%	\$299,200	1.16
28	31 Mullarkey Drive	TwnIntUn	2	3.1	22	\$359,000	\$359,000	\$359,000	100.00%	\$331,900	1.08
29	10 Helen Avenue	Colonial	3	1.0	29	\$359,910	\$359,910	\$359,000	99.75%	\$312,200	1.15
30	7 Hooper Avenue	Split Level	4	2.1	13	\$350,000	\$350,000	\$361,000	103.14%	\$258,200	1.40
31	19 Rutgers Street	Split Level	3	2.0	14	\$339,900	\$339,900	\$365,000	107.38%	\$261,000	1.40
32	305 Araneo Drive	TwnIntUn	3	2.1	32	\$379,000	\$374,000	\$369,000	98.66%	\$338,500	1.09
33	28 Stanford Avenue	RanchRas	6	3.1	171	\$389,000	\$369,000	\$375,000	101.63%	\$395,000	0.95
34	29 S Valley Road	Victorian	4	2.0	452	\$399,000	\$399,000	\$385,000	96.49%	\$381,800	1.01
35	17 Terrace Avenue	Colonial	3	2.1	137	\$445,000	\$399,000	\$385,000	96.49%	\$488,700	0.79
36	61 Lapis Circle	TwnIntUn	3	2.1	16	\$389,900	\$389,900	\$385,000	98.74%	\$330,100	1.17
37	24 Overlook Avenue	Colonial	3	1.2	28	\$375,000	\$375,000	\$385,000	102.67%	\$348,200	1.11
38	381 Saint Cloud Avenue	Colonial	3	1.1	9	\$374,900	\$374,900	\$391,000	104.29%	\$297,300	1.32
39	116 Walker Road	Colonial	4	1.1	14	\$379,000	\$379,000	\$395,000	104.22%	\$329,500	1.20
40	236 S Valley Road	RanchExp	4	2.0	14	\$399,000	\$399,000	\$400,000	100.25%	\$340,500	1.17
41	22 Oakridge Road	Tudor	4	2.1	50	\$420,000	\$409,500	\$410,000	100.12%	\$384,400	1.07
42	39 Lapis Circle	TwnIntUn	3	2.1	23	\$414,900	\$414,900	\$410,000	98.82%	\$330,100	1.24
43	16 Bongart Drive	TwnEndUn	3	2.1	19	\$415,000	\$415,000	\$410,000	98.80%	\$368,100	1.11
44	227 Saint Cloud Avenue	Split Level	4	2.1	15	\$399,900	\$399,900	\$414,000	103.53%	\$314,400	1.32
45	1021 Smith Manor Boulevard	MultiFlr	3	2.1	13	\$419,000	\$419,000	\$415,000	99.05%	\$395,000	1.05
46	63 Blackburne Terrace	TwnEndUn	3	2.1	22	\$419,000	\$419,000	\$419,000	100.00%	\$344,300	1.22
47	46 Mountain Avenue	Colonial	5	3.2	17	\$429,900	\$429,900	\$420,000	97.70%	\$375,000	1.12
48	23 Oakridge Road	Colonial	3	1.1	18	\$415,000	\$415,000	\$432,000	104.10%	\$314,700	1.37
49	206 Clarcken Drive	TwnEndUn	3	2.1	19	\$449,000	\$449,000	\$437,000	97.33%	\$404,700	1.08
50	3 Devon Drive	Ranch	3	3.0	10	\$440,000	\$440,000	\$440,000	100.00%	\$345,000	1.28

© 2004-2016 Copyright Protected. All Rights Reserved

West Orange

June 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
51	175 Clarcken Drive	Contemp	3	2.1	49	\$459,000	\$459,000	\$445,000	96.95%	\$391,200	1.14
52	32 Waddington Avenue	Split Level	5	2.1	15	\$475,000	\$475,000	\$470,000	98.95%	\$385,500	1.22
53	349 Gregory Avenue	Colonial	5	2.0	22	\$439,000	\$439,000	\$479,000	109.11%	\$424,100	1.13
54	15 Waldeck Court	TwnIntUn	3	2.1	76	\$499,000	\$475,000	\$480,000	101.05%	\$401,100	1.20
55	1 Moran Road	TwnEndUn	2	3.1	1	\$500,000	\$500,000	\$500,000	100.00%	\$352,600	1.42
56	59 Fairview Avenue	Colonial	3	2.1	10	\$499,000	\$499,000	\$510,000	102.20%	\$362,700	1.41
57	24 Highwood Road	Contemp	4	2.1	66	\$599,000	\$559,000	\$521,000	93.20%	\$490,000	1.06
58	49 Winding Way	Colonial	5	3.1	38	\$569,999	\$569,999	\$522,000	91.58%	\$422,100	1.24
59	66 Walker Road	Split Level	4	2.1	35	\$499,900	\$499,900	\$523,000	104.62%	\$331,600	1.58
60	20 Whalen Court	TwnEndUn	3	3.1	30	\$535,000	\$535,000	\$535,000	100.00%	\$470,000	1.14
61	177 Mitchell Street	Tudor	5	3.1	15	\$525,000	\$529,000	\$550,000	103.97%	\$400,000	1.38
62	20 Cobane Terrace	Colonial	6	4.1	24	\$569,000	\$569,000	\$569,000	100.00%		
63	183 Forest Hill Road	Colonial	4	3.1	59	\$597,000	\$597,000	\$590,000	98.83%	\$465,000	1.27
64	37 Baxter Lane	TwnIntUn	4	3.0	21	\$689,900	\$689,900	\$650,000	94.22%	\$680,300	0.96
65	28 Haggerty Drive	Colonial	4	2.1	23	\$675,000	\$675,000	\$670,000	99.26%	\$619,700	1.08
66	2 Himsl Court	Colonial	4	3.1	8	\$674,900	\$674,900	\$680,000	100.76%	\$682,100	1.00
67	96 Old Indian Road	Colonial	6	4.1	28	\$969,000	\$969,000	\$969,000	100.00%	\$824,600	1.18
68	56-60 Old Indian Road	Colonial	5	4.1	223	\$1,299,000	\$1,099,000	\$1,099,000	100.00%	\$1,058,900	1.04
AVERAGE					62	\$417,563	\$407,953	\$404,116	98.75%		1.13

"ACTIVE" LISTINGS IN WEST ORANGE

Number of Units: 321
Average List Price: \$519,267
Average Days on Market: 88

"UNDER CONTRACT" LISTINGS IN WEST ORANGE

Number of Units: 179
Average List Price: \$376,320
Average Days on Market: 71

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							78
List Price	\$374,111	\$371,708	\$410,370	\$366,559	\$399,643	\$407,953							\$392,952
Sales Price	\$359,090	\$365,667	\$398,445	\$356,532	\$386,842	\$404,116							\$383,339
Sales Price as a % of List Price	95.87%	98.36%	97.78%	97.21%	98.64%	98.75%							98.03%
Sales Price to Assessed Value	1.00	1.08	1.09	1.09	1.09	1.13							1.09
# Units Sold	28	38	51	41	76	68							302
Active Listings	256	253	268	288	305	321							282
Under Contracts	124	141	170	180	185	179							163

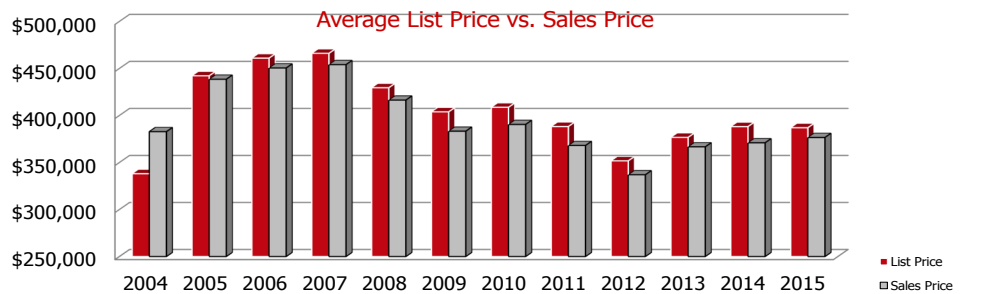
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	78	78	0.19%
Sales Price	\$366,801	\$383,339	4.51%
Assessed Value to Sales Price	1.06	1.09	2.58%

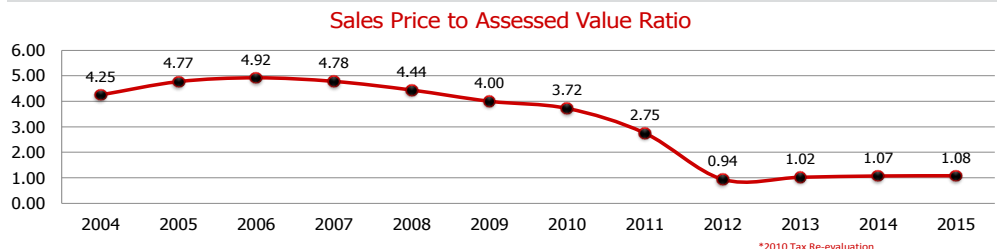


	2015	2016	% Change
# Units Sold	244	302	23.77%
Active Listings	373	321	-13.94%
Under Contracts	166	179	7.83%

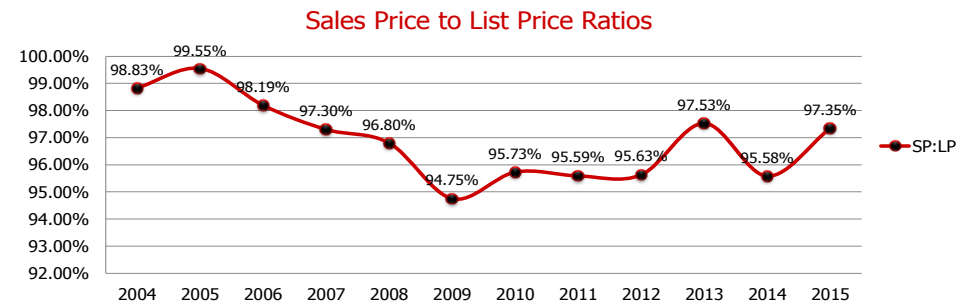
West Orange Yearly Market Trends



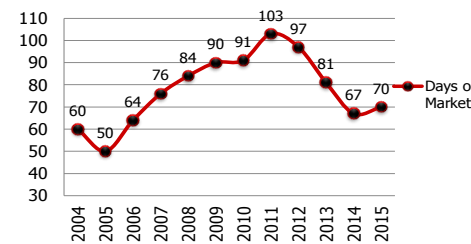
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639



West Orange Yearly Market Trends



Average Days on Market



Number of Units Sold

