

# West Orange

## March 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	127 Mitchell Street	Tudor	3	1.1	283	\$299,000	\$225,000	\$155,000	68.89%	\$314,200	0.49
2	73 Herbert Terrace	TwnIntUn	2	2.1	236	\$284,900	\$179,900	\$190,000	105.61%	\$281,500	0.67
3	173 Gregory Avenue	Tudor	3	2.1	158	\$275,000	\$199,000	\$199,000	100.00%	\$363,300	0.55
4	571 Eagle Rock Avenue	CapeCod	2	1.1	24	\$219,000	\$219,000	\$205,000	93.61%	\$204,800	1.00
5	287 Prospect Avenue	Bi-Level	3	2.0	51	\$219,900	\$219,900	\$220,000	100.05%	\$271,900	0.81
6	602 Mt Pleasant Avenue	Colonial	3	1.0	50	\$239,900	\$239,900	\$230,000	95.87%	\$211,100	1.09
7	131 Elm Street	Colonial	4	3.0	34	\$234,600	\$234,600	\$235,000	100.17%	\$269,200	0.87
8	15 Oxford Terrace	Colonial	5	2.0	195	\$325,000	\$289,000	\$240,000	83.04%	\$340,800	0.70
9	17 Paris Circle	TwnIntUn	2	2.1	125	\$275,000	\$255,000	\$246,000	96.47%	\$296,700	0.83
10	62 Herbert Terrace	TwnIntUn	2	2.1	319	\$289,900	\$222,000	\$250,000	112.61%	\$283,000	0.88
11	59 Watchung Avenue	Colonial	3	2.0	95	\$249,000	\$245,000	\$250,000	102.04%	\$221,000	1.13
12	29 Maple Avenue	CapeCod	3	2.0	253	\$299,000	\$250,000	\$260,000	104.00%	\$240,100	1.08
13	36 Marmon Terrace	CapeCod	3	1.0	13	\$254,999	\$254,999	\$265,000	103.92%	\$227,200	1.17
14	128 Mitchell Street	Tudor	3	1.0	79	\$289,000	\$275,000	\$269,000	97.82%	\$367,400	0.73
15	11 Colton Circle	OneFloor	2	2.0	23	\$279,900	\$272,500	\$275,000	100.92%	\$255,900	1.07
16	108 Conforti Avenue	FixrUppr	3	2.0	167	\$300,000	\$298,500	\$280,000	93.80%	\$304,300	0.92
17	6 Meyer Court	MultiFlr	2	2.1	34	\$289,000	\$289,000	\$280,000	96.89%	\$255,000	1.10
18	201 Zeppi Lane	TwnIntUn	2	2.1	85	\$305,000	\$299,000	\$287,000	95.99%	\$270,300	1.06
19	7 Nestro Road	CapeCod	3	2.0	132	\$320,000	\$300,000	\$295,000	98.33%	\$221,100	1.33
20	23 Roosevelt Avenue	Split Level	3	2.1	68	\$305,000	\$305,000	\$305,000	100.00%	\$305,100	1.00
21	22 Sheridan Avenue	Colonial	3	1.1	39	\$318,000	\$318,000	\$315,000	99.06%	\$324,300	0.97
22	181 S Valley Road	Colonial	3	2.1	13	\$339,900	\$339,900	\$315,299	92.76%	\$453,700	0.69
23	25 Sheridan Avenue	Colonial	3	1.1	70	\$362,900	\$339,900	\$322,900	95.00%	\$293,100	1.10
24	76 Cummings Circle	TwnIntUn	2	3.1	106	\$359,000	\$339,900	\$325,000	95.62%	\$331,200	0.98
25	39 Lowell Avenue	CapeCod	3	2.0	14	\$335,000	\$335,000	\$330,000	98.51%	\$273,000	1.21
26	102 Giordano Drive	TwnEndUn	3	2.0	7	\$349,000	\$349,000	\$349,000	100.00%	\$265,000	1.32
27	5 Tenney Court	Ranch	3	2.1	67	\$359,000	\$349,800	\$355,000	101.49%	\$318,400	1.11
28	12 Linden Avenue	Split Level	3	3.0	149	\$465,000	\$398,888	\$384,000	96.27%	\$347,900	1.10
29	30 Lincoln Avenue	Colonial	3	2.0	24	\$389,000	\$389,000	\$389,000	100.00%	\$309,100	1.26
30	22 Knutsen Drive	TwnEndUn	3	3.1	35	\$399,000	\$399,000	\$395,000	99.00%	\$376,900	1.05

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31	2 Wedgewood Drive	Ranch	4	3.0	203	\$439,000	\$399,000	\$400,000	100.25%	\$258,700	1.55
32	20 Undercliff Terrace S	RanchRas	3	2.0	18	\$395,000	\$395,000	\$400,000	101.27%	\$306,700	1.30
33	24 Ralph Road	Ranch	4	3.0	112	\$450,000	\$425,000	\$415,000	97.65%	\$425,000	0.98
34	38 Colony Drive E	Tudor	3	3.0	119	\$399,900	\$399,900	\$415,000	103.78%	\$396,000	1.05
35	24 Ridgeview Avenue	Colonial	4	2.0	21	\$419,000	\$419,000	\$422,000	100.72%	\$315,900	1.34
36	11 Luft Lane	TwnEndUn	3	2.1	52	\$439,000	\$439,000	\$425,000	96.81%	\$350,800	1.21
37	9 Porter Road	RanchRas	4	3.0	68	\$435,800	\$424,900	\$425,000	100.02%	\$300,900	1.41
38	137 Mt Pleasant Avenue	Bi-Level	5	3.1	174	\$483,500	\$448,500	\$430,000	95.88%	\$358,300	1.20
39	1 Carlson Road	Bi-Level	4	3.0	57	\$445,000	\$445,000	\$435,000	97.75%	\$350,600	1.24
40	22 Rock Spring Road	Ranch	3	3.0	148	\$489,000	\$459,000	\$440,000	95.86%	\$346,500	1.27
41	10 Cobane Terrace	Colonial	5	3.2	14	\$444,900	\$444,900	\$442,000	99.35%	\$446,100	0.99
42	344 Gregory Avenue	Colonial	4	3.1	14	\$479,000	\$479,000	\$465,000	97.08%	\$421,800	1.10
43	57 Crystal Avenue	Colonial	4	2.1	14	\$489,000	\$489,000	\$495,000	101.23%	\$404,600	1.22
44	78-80 Oak Avenue	Bi-Level	5	3.0	33	\$529,000	\$529,000	\$523,000	98.87%	\$421,900	1.24
45	48 Ferris Drive	Custom	4	3.1	1	\$599,000	\$599,000	\$599,000	100.00%	\$389,400	1.54
46	2 Collamore Circle	Colonial	4	3.1	21	\$599,000	\$599,000	\$600,000	100.17%	\$440,000	1.36
47	4 Himsl Court	Colonial	4	3.1	48	\$699,000	\$699,000	\$659,000	94.28%		
48	15 Lonergan Lane	TwnIntUn	4	3.1	171	\$745,000	\$729,000	\$702,500	96.36%	\$648,500	1.08
49	17 Haggerty Drive	Colonial	5	3.1	220	\$849,900	\$799,999	\$800,000	100.00%	\$730,100	1.10
50	27 Glen Avenue	Tudor	6	3.2	175	\$1,189,000	\$999,000	\$935,000	93.59%	\$935,200	1.00
51	2 Forest Way	Custom	5	5.1	1	\$1,677,000	\$1,677,000	\$1,477,000	88.07%	\$741,600	1.99
AVERAGE					91	\$429,880	\$410,370	\$398,445	97.78%		1.09

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

Number of Units: 268  
 Average List Price: \$521,514  
 Average Days on Market: 96

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

Number of Units: 170  
 Average List Price: \$367,563  
 Average Days on Market: 89

# 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										85
List Price	\$374,111	\$371,708	\$410,370										\$389,136
Sales Price	\$359,090	\$365,667	\$398,445										\$378,381
Sales Price as a % of List Price	95.87%	98.36%	97.78%										97.51%
Sales Price to Assessed Value	1.00	1.08	1.09										1.07
# Units Sold	28	38	51										117
Active Listings	256	253	268										259
Under Contracts	124	141	170										145

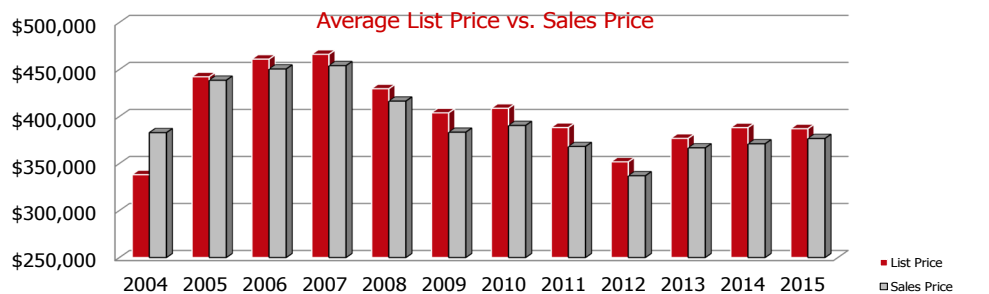
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	89	85	-4.14%
Sales Price	\$341,060	\$378,381	10.94%
Assessed Value to Sales Price	1.04	1.07	2.70%

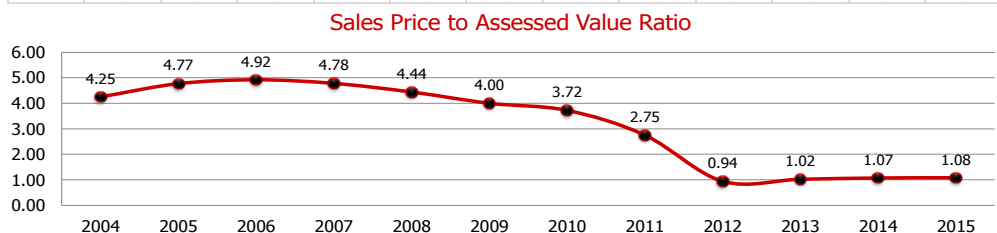


	2015	2016	% Change
# Units Sold	85	117	37.65%
Active Listings	282	268	-4.96%
Under Contracts	130	170	30.77%

## West Orange Yearly Market Trends

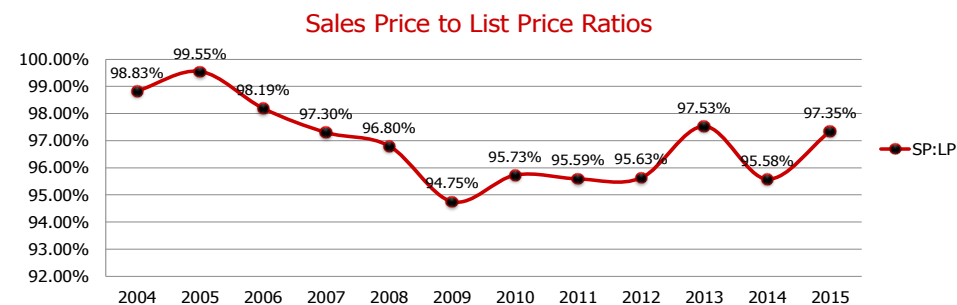


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639

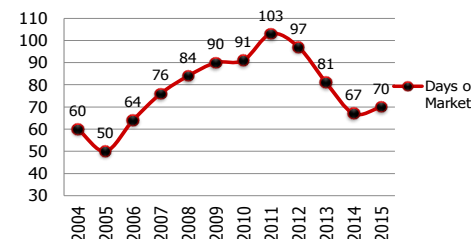


\*2010 Tax Re-evaluation

## West Orange Yearly Market Trends



### Average Days on Market



### Number of Units Sold

