

# West Orange

## May 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 Watchung Avenue	Aframe	2	1.1	256	\$124,400	\$91,100	\$92,000	100.99%	\$212,800	0.43
2	16 Edisonia Terrace	Colonial	3	1.0	260	\$199,900	\$119,900	\$120,000	100.08%	\$224,800	0.53
3	24 Hutton Avenue	OneFloor	1	1.0	10	\$139,000	\$139,000	\$135,000	97.12%	\$100,000	1.35
4	10 Virginia Avenue	Colonial	3	1.0	26	\$143,300	\$143,300	\$142,000	99.09%	\$244,500	0.58
5	24 Hutton Avenue	OneFloor	2	2.0	23	\$169,000	\$169,000	\$169,000	100.00%	\$175,300	0.96
6	61 Forest Hill Road	Colonial	4	3.1	29	\$244,900	\$244,900	\$180,025	73.51%	\$406,200	0.44
7	4 Ashwood Terrace	Bi-Level	3	1.1	181	\$159,500	\$159,500	\$182,000	114.11%	\$218,800	0.83
8	150 Watson Avenue	Colonial	3	2.0	38	\$178,000	\$178,000	\$182,000	102.25%	\$193,000	0.94
9	48 Park Terrace	Colonial	3	1.0	89	\$220,000	\$199,900	\$185,000	92.55%	\$208,700	0.89
10	115 Forest Hill Road	Colonial	3	2.0	19	\$200,000	\$200,000	\$205,000	102.50%	\$320,800	0.64
11	25 Gregory Avenue	Split Level	3	1.1	171	\$329,000	\$299,900	\$206,000	68.69%	\$302,300	0.68
12	101 Cherry Street	Colonial	3	1.1	16	\$219,000	\$219,000	\$208,000	94.98%	\$212,800	0.98
13	49 Llewellyn Avenue	RanchRas	3	2.0	19	\$180,000	\$180,000	\$220,000	122.22%	\$254,800	0.86
14	10 Smith Manor Boulevard	HighRise	1	1.1	47	\$230,000	\$230,000	\$225,000	97.83%	\$212,700	1.06
15	29 Morris Road	Ranch	3	1.0	54	\$225,000	\$225,000	\$230,000	102.22%	\$225,300	1.02
16	26 Lorelei Road	CapeCod	4	2.0	7	\$204,000	\$204,000	\$230,000	112.75%	\$291,000	0.79
17	75 Nestro Road	CapeCod	3	2.0	132	\$280,500	\$247,000	\$235,000	95.14%	\$214,600	1.10
18	18 Park Terrace	Colonial	2	2.0	15	\$239,900	\$239,900	\$240,900	100.42%	\$174,400	1.38
19	11 Beechwood Terrace	RanchRas	3	2.1	358	\$250,000	\$250,000	\$250,000	100.00%	\$276,600	0.90
20	5 Rollinson Street	Colonial	4	3.0	267	\$339,000	\$319,000	\$250,000	78.37%	\$280,700	0.89

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21	10 Bryn Mawr Road	RanchRas	4	2.0	11	\$250,000	\$250,000	\$251,000	100.40%	\$310,000	0.81
22	156 Marion Drive	TwnIntUn	2	2.1	15	\$244,800	\$244,800	\$255,000	104.17%	\$280,300	0.91
23	37 Ridgehurst Road	Colonial	4	2.1	13	\$274,900	\$274,900	\$265,000	96.40%	\$242,900	1.09
24	22 Buchanon Court	Ranch	2	2.1	7	\$279,000	\$279,000	\$275,000	98.57%	\$250,000	1.10
25	5 Rainbow Terrace	Colonial	3	1.1	25	\$279,900	\$279,900	\$278,000	99.32%	\$275,200	1.01
26	2 Greentree Road	CapeCod	4	2.1	63	\$334,000	\$310,000	\$300,000	96.77%	\$385,000	0.78
27	107 Forest Hill Road	Colonial	3	2.1	13	\$319,000	\$319,000	\$312,000	97.81%	\$289,200	1.08
28	38 Sheridan Avenue	CapeCod	2	1.1	99	\$314,900	\$314,900	\$314,000	99.71%	\$251,800	1.25
29	9 Holmes Street	CapeCod	4	2.0	197	\$339,000	\$319,000	\$315,000	98.75%	\$214,400	1.47
30	31 Oakridge Road	Colonial	3	2.1	309	\$324,900	\$317,500	\$325,000	102.36%	\$312,400	1.04
31	26 Fowler Drive	TwnIntUn	3	2.1	193	\$365,000	\$345,000	\$330,000	95.65%	\$329,200	1.00
32	26 Terrace Avenue	Colonial	2	2.0	57	\$329,999	\$329,999	\$330,000	100.00%	\$252,800	1.31
33	31 Woodhull Avenue	Split Level	3	2.0	29	\$334,000	\$334,000	\$333,000	99.70%	\$328,500	1.01
34	247 Pleasant Valley Way	Split Level	3	2.1	178	\$360,000	\$350,000	\$340,000	97.14%	\$225,000	1.51
35	29 Rosemont Terrace	Ranch	4	2.1	179	\$329,900	\$308,000	\$341,250	110.80%	\$326,500	1.05
36	179 Dezenzo Lane	TwnEndUn	3	2.1	16	\$338,880	\$338,880	\$345,000	101.81%	\$317,300	1.09
37	257 De Rose Court	TwnEndUn	3	2.1	9	\$365,000	\$365,000	\$345,000	94.52%	\$315,200	1.09
38	43 Crystal Avenue	CapeCod	3	2.0	123	\$349,000	\$329,000	\$348,000	105.78%	\$267,100	1.30
39	52 Glenview Drive	TwnIntUn	2	2.1	21	\$369,900	\$369,900	\$350,000	94.62%	\$242,300	1.44
40	8 Wakeman Street	CapeCod	3	3.0	18	\$335,000	\$335,000	\$350,000	104.48%	\$267,900	

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41	233 Mount Pleasant Avenue	Colonial	3	2.1	20	\$359,900	\$359,900	\$350,000	97.25%	\$229,400	1.53
42	47 Orange Heights Avenue	Colonial	4	2.0	42	\$359,900	\$359,900	\$359,900	100.00%	\$334,800	1.07
43	1 Stuart Terrace	Colonial	4	2.0	13	\$365,000	\$365,000	\$361,000	98.90%	\$283,800	1.27
44	55 Davey Drive	TwnIntUn	3	2.1	88	\$389,000	\$379,000	\$361,500	95.38%	\$305,000	1.19
45	220 Cerutti Court	TwnEndUn	3	3.1	24	\$369,000	\$369,000	\$361,500	97.97%	\$319,100	1.13
46	12 Overlook Avenue	Colonial	3	1.2	153	\$385,000	\$368,000	\$364,000	98.91%	\$320,300	1.14
47	20 Rosney Terrace	Split Level	3	2.1	126	\$364,000	\$364,000	\$366,000	100.55%	\$298,000	1.23
48	31 Harriet Street	Colonial	4	3.1	165	\$419,000	\$368,900	\$370,000	100.30%	\$404,100	0.92
49	9 Buckingham Road	Split Level	4	2.1	22	\$395,000	\$395,000	\$390,000	98.73%	\$295,000	1.32
50	88 Fairview Avenue	Colonial	3	1.1	93	\$399,000	\$399,000	\$399,000	100.00%	\$308,600	1.29
51	28 Maple Avenue	RanchRas	4	2.0	4	\$399,900	\$399,900	\$399,900	100.00%	\$309,700	1.29
52	6 Powell Drive	Colonial	5	2.1	0	\$399,900	\$399,900	\$400,000	100.03%	\$550,000	0.73
53	12 Hillside	Colonial	4	2.0	21	\$415,000	\$415,000	\$406,000	97.83%	\$358,100	1.13
54	1078 Smith Manor Blvd	TwnEndUn	3	3.1	83	\$460,000	\$415,000	\$410,000	98.80%	\$413,500	0.99
55	8 Underwood Drive	Split Level	4	2.1	44	\$440,000	\$440,000	\$430,000	97.73%	\$424,300	1.01
56	262 Northfield Avenue	Tudor	4	2.2	150	\$595,000	\$450,000	\$435,000	96.67%	\$408,900	1.06
57	58 Nance Road	Split Level	3	2.1	18	\$430,900	\$430,900	\$436,000	101.18%	\$340,600	1.28
58	38 Burnett Terrace	Tudor	4	2.1	13	\$400,000	\$400,000	\$438,500	109.63%	\$371,600	1.18
59	67 Sullivan Drive	TwnIntUn	2	3.1	10	\$449,000	\$449,000	\$449,000	100.00%	\$298,000	1.51
60	18 Gilbert Place	Colonial	3	2.1	19	\$415,000	\$415,000	\$451,000	108.67%	\$340,000	1.33

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61	37 Baxter Lane	TwnIntUn	4	3.0	0	\$660,000	\$660,000	\$451,500	68.41%	\$680,300	0.66
62	268 Gregory Avenue	Colonial	4	2.1	14	\$450,000	\$450,000	\$461,000	102.44%	\$252,300	1.83
63	9 Koewing Place	Split Level	5	3.0	60	\$519,000	\$519,000	\$528,000	101.73%	\$415,800	1.27
64	10 O'connor Circle	TwnIntUn	3	3.1	98	\$549,000	\$549,000	\$529,000	96.36%	\$462,600	1.14
65	314 Walker Road	Colonial	5	3.1	72	\$565,000	\$535,000	\$535,000	100.00%	\$537,600	1.00
66	9 Whalen Court	TwnEndUn	3	3.1	0	\$559,000	\$559,000	\$540,000	96.60%	\$541,700	1.00
67	3 Cannon Street	Bi-Level	5	3.0	15	\$569,000	\$569,000	\$555,000	97.54%	\$441,600	1.26
68	12 Ridgeview Avenue	Victorian	5	2.0	47	\$579,500	\$579,500	\$560,000	96.64%	\$424,300	1.32
69	41 Gilbert Place	Colonial	3	2.1	11	\$529,000	\$529,000	\$576,500	108.98%	\$393,200	1.47
70	6 Hage Terrace	TwnIntUn	4	3.1	36	\$689,900	\$689,900	\$675,000	97.84%	\$663,400	1.02
71	5 Roehm Court	TwnIntUn	4	3.1	126	\$829,900	\$779,900	\$748,000	95.91%	\$732,800	1.02
72	27 Witte Place	TwnIntUn	4	4.1	171	\$750,000	\$700,000	\$751,000	107.29%	\$698,700	1.07
73	24 Metzger Drive	TwnEndUn	3	4.1	78	\$795,000	\$795,000	\$795,000	100.00%		
74	24 Witte Place	TwnEndUn	4	5.0	9	\$799,000	\$799,000	\$800,000	100.13%	\$684,100	1.17
75	62 Undercliff Terrace S	Colonial	4	4.1	266	\$850,000	\$850,000	\$817,500	96.18%	\$800,000	1.02
76	10 Oak Bend	Custom	7	7.2	316	\$2,495,000	\$2,495,000	\$1,950,000	78.16%	\$950,000	2.05
AVERAGE					79	\$409,333	\$399,643	\$386,842	98.64%		1.09

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

**Number of Units:** 305  
**Average List Price:** \$532,206  
**Average Days on Market:** 80

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

**Number of Units:** 185  
**Average List Price:** \$394,119  
**Average Days on Market:** 73

# 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								82
List Price	\$374,111	\$371,708	\$410,370	\$366,559	\$399,643								\$388,593
Sales Price	\$359,090	\$365,667	\$398,445	\$356,532	\$386,842								\$377,301
Sales Price as a % of List Price	95.87%	98.36%	97.78%	97.21%	98.64%								97.82%
Sales Price to Assessed Value	1.00	1.08	1.09	1.09	1.09								1.08
# Units Sold	28	38	51	41	76								234
Active Listings	256	253	268	288	305								274
Under Contracts	124	141	170	180	185								160

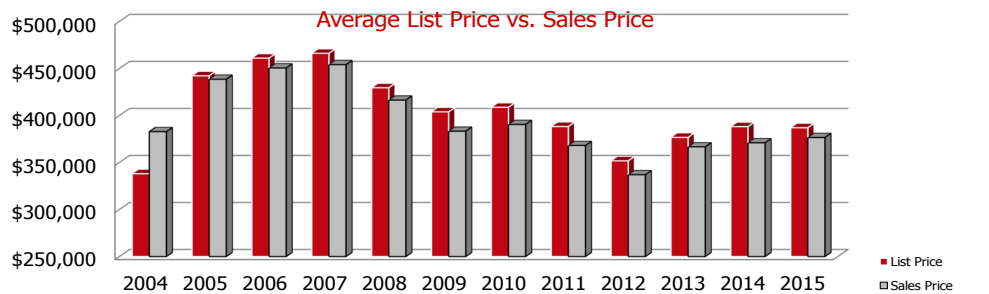
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	78	82	6.10%
Sales Price	\$366,801	\$377,301	2.86%
Assessed Value to Sales Price	1.06	1.08	1.41%

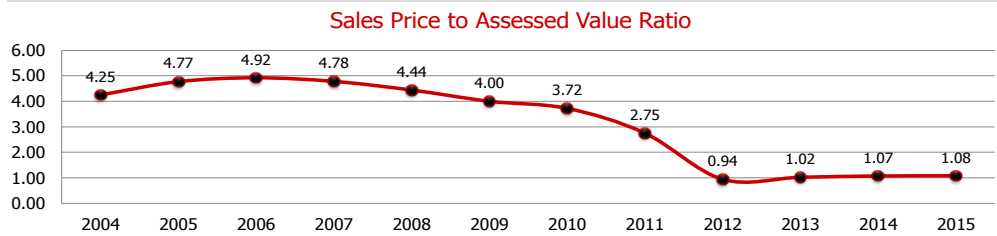


	2015	2016	% Change
# Units Sold	244	234	-4.10%
Active Listings	373	305	-18.23%
Under Contracts	166	185	11.45%

## West Orange Yearly Market Trends

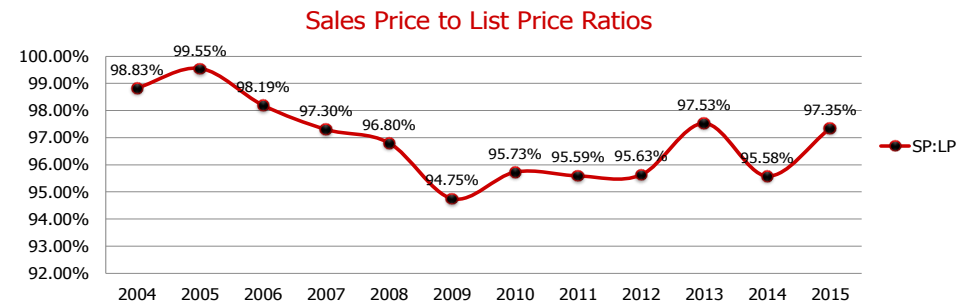


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639

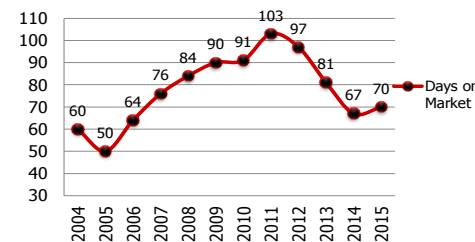


\*2010 Tax Re-evaluation

## West Orange Yearly Market Trends



### Average Days on Market



### Number of Units Sold

