

West Orange

November 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	45 Wilfred Street	OneFloor	1	1.0	64	\$109,000	\$99,500	\$99,799	100.30%	\$169,600	0.59
2	43 Conforti Avenue	OneFloor	1	1.0	13	\$119,000	\$119,000	\$117,000	98.32%	\$142,600	0.82
3	9 S Valley Road	Colonial	3	2.0	175	\$149,000	\$126,900	\$135,000	106.38%	\$218,700	0.62
4	43 Conforti Avenue	OneFloor	2	1.0	9	\$179,900	\$179,900	\$167,000	92.83%	\$176,300	0.95
5	45 Wilfred Street	OneFloor	2	2.0	266	\$185,000	\$169,500	\$167,500	98.82%	\$183,800	0.91
6	562 Mount Pleasant Avenue	Colonial	2	1.0	98	\$169,950	\$169,950	\$167,950	98.82%	\$188,400	0.89
7	34 Cerone Court	TwnEndUn	2	2.0	9	\$219,000	\$219,000	\$190,000	86.76%	\$271,900	0.70
8	31 Park Drive N	Colonial	2	1.0	21	\$199,900	\$199,900	\$199,900	100.00%	\$180,000	1.11
9	237 Mount Pleasant Avenue	CapeCod	3	3.0	115	\$234,950	\$215,000	\$210,000	97.67%	\$259,000	0.81
10	8 Meyer Court	TwnIntUn	2	2.0	194	\$258,900	\$258,900	\$245,000	94.63%	\$258,900	0.95
11	40 Lorelei Road	CapeCod	3	2.0	28	\$280,000	\$280,000	\$280,000	100.00%	\$256,800	1.09
12	92 Valley Way	Colonial	3	1.1	42	\$284,900	\$284,900	\$284,900	100.00%	\$226,900	1.26
13	20 Hart Drive	OneFloor	2	2.0	21	\$289,900	\$289,900	\$285,000	98.31%	\$258,700	1.10
14	36 Kirk Street	Colonial	2	1.0	35	\$205,000	\$205,000	\$292,000	142.44%	\$179,700	1.62
15	7 Hunterdon Road	CapeCod	4	1.0	212	\$325,000	\$309,900	\$300,000	96.81%	\$281,000	1.07
16	67 Blackburne Terrace	TwnEndUn	2	2.1	165	\$349,000	\$335,000	\$315,500	94.18%	\$329,600	0.96
17	2 Hartshorn Terrace	Ranch	2	1.0	8	\$309,000	\$309,000	\$319,000	103.24%	\$256,500	1.24
18	8 Schindler Terrace	TwnEndUn	3	2.1	45	\$350,000	\$325,000	\$320,000	98.46%	\$367,700	0.87
19	112 Conforti Avenue	Ranch	4	2.0	87	\$339,000	\$329,000	\$325,000	98.78%	\$286,400	1.13
20	10 Smith Manor Boulevard	OneFloor	2	2.0	32	\$340,000	\$340,000	\$325,000	95.59%	\$214,300	1.52
21	223 Pleasant Valley Way	CapeCod	4	3.0	25	\$360,000	\$349,000	\$325,000	93.12%	\$278,500	1.17
22	13 Lawrence Avenue	Colonial	4	1.1	80	\$359,900	\$345,000	\$335,000	97.10%	\$317,900	1.05
23	14 Midro Way	CapeCod	3	2.0	19	\$329,000	\$329,000	\$335,000	101.82%	\$222,800	1.50
24	73 Winding Way	Contemp	3	2.1	30	\$300,000	\$300,000	\$350,000	116.67%	\$363,300	0.96
25	11 Fitzrandolph Road	CapeCod	3	2.1	58	\$343,000	\$343,000	\$351,000	102.33%	\$220,000	1.60

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26	6 Mellon Avenue	Split Level	3	1.1	25	\$379,000	\$379,000	\$360,000	94.99%	\$312,000	1.15
27	68 Clarken Drive	TwnEndUn	2	2.1	35	\$369,000	\$369,000	\$360,000	97.56%	\$333,500	1.08
28	131 Mitchell Street	CapeCod	3	2.1	33	\$375,000	\$375,000	\$370,000	98.67%	\$306,300	1.21
29	127 Mitchell Street	Tudor	3	2.1	74	\$375,000	\$375,000	\$385,000	102.67%	\$314,200	1.23
30	2 Dogwood Drive	Colonial	4	2.0	35	\$390,000	\$390,000	\$390,000	100.00%	\$350,300	1.11
31	158 Mitchell Street	Colonial	5	2.0	15	\$399,000	\$399,000	\$405,000	101.50%	\$335,100	1.21
32	19 Gregory Avenue	Ranch	3	2.1	10	\$379,000	\$379,000	\$432,000	113.98%	\$309,400	1.40
33	330 Saint Cloud Avenue	Custom	4	2.0	49	\$449,000	\$424,900	\$435,000	102.38%	\$285,000	1.53
34	80 Winding Way	Ranch	3	2.1	58	\$440,000	\$440,000	\$440,000	100.00%	\$346,500	1.27
35	15(13) Bromley Drive	Split Level	5	2.1	22	\$449,900	\$449,900	\$441,000	98.02%	\$332,000	1.33
36	21 Edgewood Avenue	Colonial	3	1.1	50	\$499,000	\$499,000	\$499,000	100.00%	\$331,100	1.51
37	6 Forest Avenue	Colonial	4	2.1	412	\$575,000	\$535,000	\$514,000	96.07%	\$669,600	0.77
38	31 Underwood Drive	Ranch	4	3.1	11	\$525,000	\$525,000	\$525,000	100.00%	\$411,100	1.28
39	5 Murphy Court	Colonial	5	3.1	28	\$635,000	\$635,000	\$618,000	97.32%	\$547,700	1.13
40	30 Haggerty Drive	Colonial	5	3.1	5	\$709,000	\$709,000	\$675,000	95.20%	\$161,300	
41	45 Haggerty Drive	Colonial	4	2.1	38	\$719,000	\$719,000	\$699,000	97.22%	\$173,200	
42	6 Himsl Court	Colonial	4	4.1	41	\$750,000	\$750,000	\$710,000	94.67%	\$725,000	0.98
43	312 Metzger Drive	HighRise	2	2.1	78	\$1,299,000	\$1,299,000	\$1,215,000	93.53%	\$849,000	1.43
AVERAGE					67	\$379,167	\$374,024	\$370,106	99.93%		1.12

"ACTIVE" LISTINGS IN WEST ORANGE

Number of Units: 230
 Average List Price: \$548,803
 Average Days on Market: 104

"UNDER CONTRACT" LISTINGS IN WEST ORANGE

Number of Units: 127
 Average List Price: \$361,870
 Average Days on Market: 103

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	48	60	80	67		69
List Price	\$374,111	\$371,708	\$410,370	\$366,559	\$399,643	\$407,953	\$416,040	\$400,079	\$373,772	\$382,805	\$374,024		\$392,786
Sales Price	\$359,090	\$365,667	\$398,445	\$356,532	\$386,842	\$404,116	\$407,361	\$394,718	\$364,258	\$374,735	\$370,106		\$384,446
Sales Price as a % of List Price	95.87%	98.36%	97.78%	97.21%	98.64%	98.75%	98.13%	98.77%	97.15%	98.23%	99.93%		98.23%
Sales Price to Assessed Value	1.00	1.08	1.09	1.09	1.09	1.13	1.16	1.17	1.16	1.09	1.12		1.13
# Units Sold	28	38	51	41	76	68	69	88	50	54	43		606
Active Listings	256	253	268	288	305	321	270	275	263	250	230		271
Under Contracts	124	141	170	180	185	179	178	140	128	124	127		152

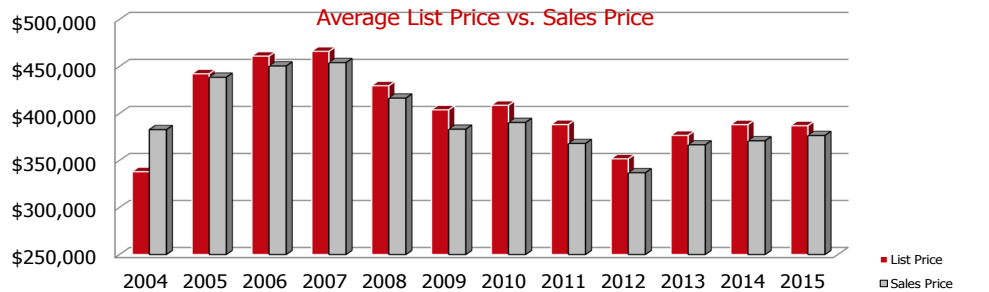
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	68	69	1.63%
Sales Price	\$375,362	\$384,446	2.42%
Assessed Value to Sales Price	1.09	1.13	4.00%

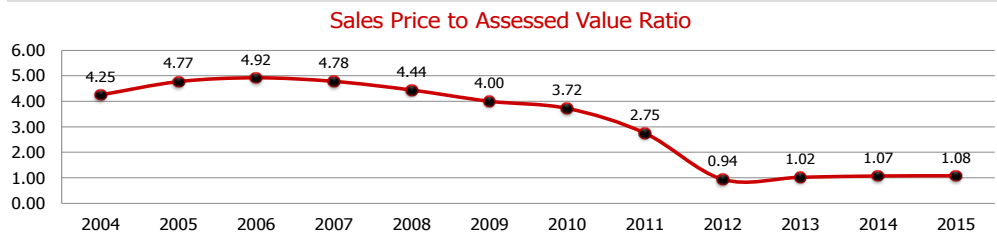


	2015	2016	% Change
# Units Sold	545	606	11.19%
Active Listings	297	230	-22.56%
Under Contracts	127	127	0.00%

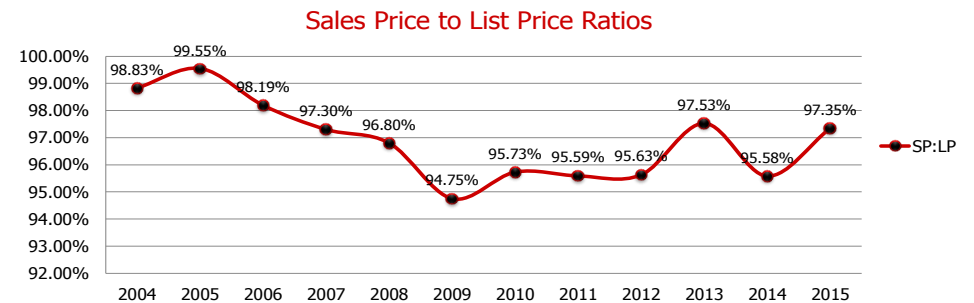
West Orange Yearly Market Trends



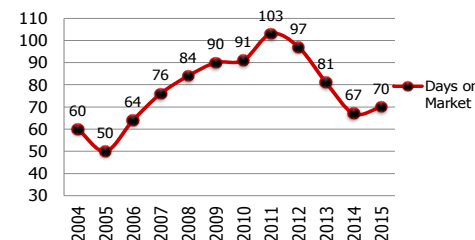
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639



West Orange Yearly Market Trends



Average Days on Market



Number of Units Sold

