

West Orange

October 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20 Llewellyn Avenue	Colonial	2	1.1	36	\$109,900	\$109,900	\$90,000	81.89%	\$220,200	0.41
2	592 Eagle Rock Avenue	SeeRem	2	1.0	110	\$125,000	\$99,900	\$92,000	92.09%	\$168,900	0.54
3	42 Blackburne Terrace	Tudor	2	1.1	499	\$229,000	\$179,999	\$158,500	88.06%	\$268,700	0.59
4	25 Fitzrandolph Road	Ranch	3	2.0	126	\$175,000	\$165,000	\$160,010	96.98%	\$241,000	0.66
5	619 Smith Manor Blvd	Contemp	1	1.0	51	\$195,000	\$184,995	\$190,200	102.81%	\$150,400	1.26
6	22 McChesney Court	FirstFlr	1	1.1	185	\$209,000	\$199,000	\$195,000	97.99%	\$292,500	0.67
7	26 Ashwood Terrace	Colonial	3	1.1	14	\$189,000	\$189,000	\$202,000	106.88%	\$211,100	0.96
8	22 Condit Terrace	Colonial	4	2.0	67	\$229,000	\$229,000	\$230,000	100.44%	\$237,200	0.97
9	47 Colton Circle	TwnEndUn	2	2.0	28	\$265,000	\$265,000	\$263,000	99.25%	\$257,000	1.02
10	14 Marshall Street	CapeCod	4	2.0	95	\$319,000	\$279,000	\$265,000	94.98%	\$249,200	1.06
11	15 Perkins Drive	TwnIntUn	2	2.0	51	\$275,000	\$268,900	\$265,000	98.55%	\$245,000	1.08
12	62 Stanford Avenue	Split Level	3	2.1	62	\$270,000	\$270,000	\$270,000	100.00%	\$311,900	0.87
13	36 Phyllis Road	CapeCod	4	2.0	83	\$295,000	\$295,000	\$280,000	94.92%	\$239,000	1.17
14	110 Coccio Drive	TwnIntUn	3	2.1	17	\$300,000	\$300,000	\$280,000	93.33%	\$330,300	0.85
15	42 Clarken Drive	TwnEndUn	2	2.1	319	\$359,900	\$296,900	\$285,000	95.99%	\$320,400	0.89
16	110 Lessing Road	CapeCod	3	2.1	96	\$367,900	\$330,000	\$290,000	87.88%	\$367,900	0.79
17	58 Buchanan Court	TwnIntUn	3	2.1	49	\$299,000	\$299,000	\$292,500	97.83%	\$262,400	1.11
18	33 Colton Circle	MultiFlr	2	2.1	30	\$299,000	\$299,000	\$293,000	97.99%	\$296,700	0.99
19	510 Mount Pleasant Avenue	CapeCod	4	3.0	65	\$299,000	\$299,000	\$307,000	102.68%	\$200,000	1.54
20	28 Chestnut Road	Split Level	4	2.1	337	\$440,000	\$326,000	\$320,000	98.16%	\$363,600	0.88

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21	8 Birch Street	Colonial	4	1.2	95	\$325,000	\$325,000	\$325,000	100.00%	\$291,000	1.12
22	29 Dogwood Drive	Split Level	3	2.1	0	\$345,000	\$345,000	\$335,000	97.10%	\$327,800	1.02
23	19 Knollwood Drive	Split Level	3	2.1	89	\$379,400	\$342,500	\$340,000	99.27%	\$383,900	0.89
24	64 Greenwood Avenue	RanchExp	3	2.1	22	\$345,000	\$345,000	\$345,000	100.00%	\$305,000	1.13
25	264 Clarken Drive	TwnEndUn	2	2.1	64	\$359,000	\$349,000	\$346,000	99.14%	\$318,600	1.09
26	58 Rosemont Terrace	Split Level	4	2.1	62	\$349,000	\$349,000	\$349,000	100.00%	\$377,800	0.92
27	8 Johnson Road	Colonial	3	2.1	124	\$379,000	\$359,000	\$350,000	97.49%	\$271,900	1.29
28	8 Crestview Drive	Colonial	4	3.1	88	\$530,000	\$325,000	\$353,000	108.62%	\$517,200	0.68
29	29 Robertson Road	CapeCod	4	2.0	43	\$369,000	\$349,000	\$357,000	102.29%	\$265,200	1.35
30	30 Garfield Avenue	Split Level	4	3.0	109	\$399,000	\$369,000	\$360,000	97.56%	\$336,300	1.07
31	16 Beech Road	Ranch	3	2.0	39	\$369,000	\$369,000	\$360,000	97.56%	\$278,000	1.29
32	11 Dockery Drive	Ranch	3	2.1	16	\$360,000	\$360,000	\$366,000	101.67%	\$285,500	1.28
33	18 Devon Drive	Ranch	3	3.1	16	\$395,000	\$395,000	\$375,000	94.94%	\$320,300	1.17
34	287 Prospect Avenue	Bi-Level	4	2.0	17	\$387,000	\$387,000	\$387,000	100.00%	\$271,900	1.42
35	1080 Smith Manor Blvd	MultiFlr	3	2.1	88	\$410,000	\$399,000	\$399,000	100.00%	\$335,000	1.19
36	10 Lawrence Avenue	Colonial	4	2.1	21	\$364,650	\$364,650	\$402,000	110.24%	\$335,000	1.20
37	45 Orange Heights Avenue	Colonial	4	2.1	71	\$459,000	\$419,900	\$419,000	99.79%	\$360,100	1.16
38	115 Forest Hill Road	Colonial	3	2.0	22	\$419,000	\$419,000	\$420,000	100.24%	\$320,800	1.31
39	27 Knutsen Drive	TwnEndUn	3	2.1	14	\$427,000	\$427,000	\$422,500	98.95%	\$371,200	1.14
40	23 Fairway Avenue	Split Level	3	2.1	52	\$339,000	\$439,000	\$424,000	96.58%	\$361,000	1.17

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41	31 Woodland Avenue	SeeRem	4	2.1	35	\$429,000	\$429,000	\$425,000	99.07%	\$351,300	1.21
42	7 Clearview Terrace	Colonial	4	2.2	182	\$470,000	\$430,000	\$430,000	100.00%	\$553,200	0.78
43	173 Gregory Avenue	Colonial	3	3.1	32	\$449,000	\$439,000	\$438,000	99.77%	\$363,300	1.21
44	4 Harvard Terrace	Colonial	3	1.1	13	\$449,000	\$449,000	\$450,000	100.22%	\$338,400	1.33
45	1048 Smith Manor Blvd	TwnEndUn	3	2.1	110	\$499,900	\$499,900	\$455,000	91.02%	\$386,400	1.18
46	50 Forest Hill Road	Colonial	4	3.1	43	\$464,900	\$449,900	\$455,000	101.13%	\$396,900	1.15
47	19 Oakridge Road	Tudor	4	2.0	13	\$445,000	\$445,000	\$455,000	102.25%	\$318,500	1.43
48	44 Gregory Avenue	Colonial	5	2.2	149	\$499,000	\$485,000	\$460,000	94.85%	\$381,300	1.21
49	12 Waldeck Court	TwnIntUn	3	2.1	76	\$495,000	\$485,000	\$475,000	97.94%	\$398,200	1.19
50	4 Korwel Court	Ranch	4	2.1	62	\$520,000	\$520,000	\$510,000	98.08%	\$330,200	1.54
51	524 Hillside Terrace	Colonial	4	3.1	16	\$498,000	\$498,000	\$510,000	102.41%	\$349,000	1.46
52	12 Ellison Avenue	Colonial	4	3.1	23	\$625,000	\$625,000	\$625,000	100.00%	\$540,000	1.16
53	2 Witte Place	TwnEndUn	5	4.1	106	\$779,000	\$750,000	\$735,000	98.00%	\$654,300	1.12
54	50 Oak Bend	Contemp	3	4.1	71	\$1,845,000	\$1,845,000	\$1,650,000	89.43%	\$1,100,000	1.50
AVERAGE					80	\$396,788	\$382,805	\$374,735	98.23%		1.09

"ACTIVE" LISTINGS IN WEST ORANGE

Number of Units: 250
Average List Price: \$542,529
Average Days on Market: 97

"UNDER CONTRACT" LISTINGS IN WEST ORANGE

Number of Units: 124
Average List Price: \$368,504
Average Days on Market: 90

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			70
List Price	\$374,111	\$371,708	\$410,370	\$366,559	\$399,643	\$407,953	\$416,040	\$400,079	\$373,772	\$382,805			\$394,219
Sales Price	\$359,090	\$365,667	\$398,445	\$356,532	\$386,842	\$404,116	\$407,361	\$394,718	\$364,258	\$374,735			\$385,542
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%			98.10%
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
# Units Sold	28	38	51	41	76	68	69	88	50	54			563
Active Listings	256	253	268	288	305	321	270	275	263	250			275
Under Contracts	124	141	170	180	185	179	178	140	128	124			155

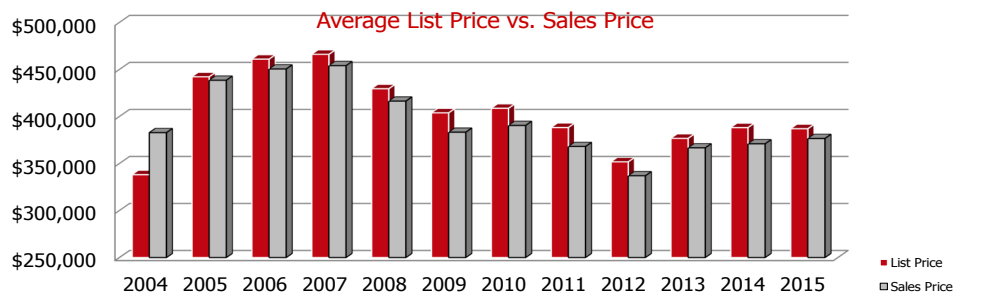
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	68	70	2.84%
Sales Price	\$375,050	\$385,542	2.80%
Assessed Value to Sales Price	1.09	1.12	2.99%

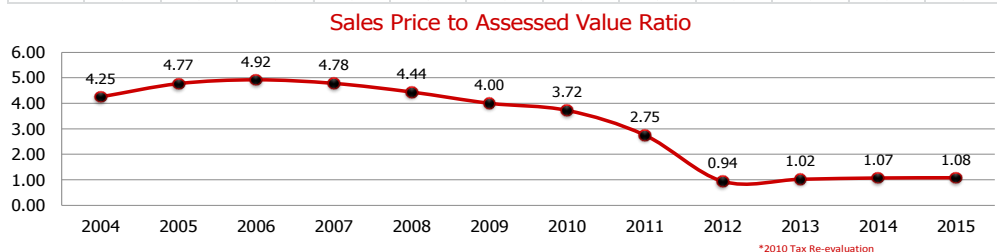


	2015	2016	% Change
# Units Sold	495	563	13.74%
Active Listings	330	250	-24.24%
Under Contracts	136	124	-8.82%

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

