

West Orange

December 2017 Market Snapshot

Total Assessment

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2-E Buckingham Road	RanchRas	4	3.0	111	\$350,000	\$350,000	\$340,000	97.14%	\$339,600	1.00
2	42 Larkin Circle	TwnIntUn	1	1.1	334	\$205,000	\$190,000	\$190,000	100.00%	\$240,300	0.79
3	7 Knutsen Drive	TwnIntUn	3	2.1	239	\$325,000	\$298,000	\$285,000	95.64%	\$307,300	0.93
4	58 Colonial Woods Drive	Colonial	4	2.1	148	\$534,900	\$534,900	\$537,650	100.51%		
5	71 Old Short Hills Road	Split Level	4	3.0	181	\$399,000	\$374,900	\$410,000	109.36%	\$376,900	1.09
6	12 Fariway Drive	Tudor	4	3.2	24	\$475,000	\$399,999	\$389,000	97.25%	\$376,000	1.03
7	40 Whittingham Place	Victorian	5	2.0	21	\$330,500	\$330,500	\$300,000	90.77%	\$249,400	1.20
8	22 Bakley Terrace	Colonial	5	4.1	101	\$779,900	\$759,900	\$733,000	96.46%	\$745,700	0.98
9	5 McGuire Drive	Colonial	5	4.1	95	\$699,000	\$649,999	\$630,000	96.92%	\$550,100	1.15
10	144 Marion Drive	TwnIntUn	2	2.1	98	\$305,000	\$295,000	\$280,000	94.92%	\$283,300	0.99
11	60 Buchanan Court	TwnIntUn	2	2.0	90	\$299,900	\$275,000	\$264,000	96.00%	\$255,900	1.03
12	6 Karam Circle	FirstFlr	1	1.1	91	\$209,000	\$209,000	\$195,000	93.30%	\$240,300	0.81
13	10 Forest Avenue	CapeCod	4	3.0	45	\$359,000	\$359,000	\$370,000	103.06%	\$262,700	1.41
14	3 Yale Terrace	Victorian	5	4.1	48	\$585,000	\$585,000	\$570,000	97.44%	\$453,900	1.26
15	16 Colonial Woods Drive	Bi-Level	4	3.0	36	\$479,000	\$479,000	\$465,000	97.08%	\$287,600	1.62
16	28 Harriet Street	CapeCod	3	2.0	58	\$349,000	\$349,000	\$341,000	97.71%	\$271,300	1.26
17	11 Nymph Road	Colonial	5	2.2	83	\$625,000	\$625,000	\$606,000	96.96%	\$469,400	1.29
18	36 Rosemont Terrace	Split Level	3	2.1	21	\$400,000	\$400,000	\$415,000	103.75%	\$355,700	1.17
19	31 Haggerty Drive	Colonial	5	4.1	53	\$750,000	\$735,000	\$720,000	97.96%	\$673,700	1.07
20	643 Mount Pleasant Avenue	CapeCod	4	2.1	10	\$355,000	\$355,000	\$365,000	102.82%	\$255,400	1.43

West Orange

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	26 Belgrade Terrace	Tudor	4	2.1	43	\$549,000	\$539,000	\$539,100	100.02%	\$349,200	1.54
22	10 Mountain Avenue	Split Level	3	2.0	52	\$321,500	\$309,900	\$314,900	101.61%	\$272,100	1.16
23	19 Hickory Road	Split Level	3	2.1	14	\$425,000	\$425,000	\$435,000	102.35%	\$276,500	1.57
24	233 Crescenzi Court	TwnIntUn	3	2.1	15	\$325,000	\$325,000	\$320,000	98.46%	\$295,300	1.08
25	6 Chestnut Road	Colonial	3	1.1	36	\$499,000	\$475,000	\$475,000	100.00%		
26	232 Eagle Rock Avenue	Colonial	3	2.0	46	\$385,000	\$360,000	\$330,000	91.67%	\$241,600	1.37
27	20 Meeker Street	Colonial	3	1.0	9	\$279,900	\$279,900	\$290,000	103.61%	\$202,400	1.43
28	298 Araneo Drive	TwnIntUn	3	2.1	21	\$424,900	\$424,900	\$425,000	100.02%	\$293,500	1.45
29	21 Haggerty Drive	Colonial	4	3.1	21	\$749,999	\$749,999	\$760,000	101.33%	\$678,400	1.12
30	45 Wilfred Street	OneFloor	1	1.0	31	\$129,000	\$129,000	\$126,000	97.67%	\$125,000	1.01
31	1107 Smith Manor Boulevard	MultiFlr	3	3.1	36	\$475,000	\$465,000	\$457,500	98.39%	\$428,100	1.07
32	19 Buckingham Road	Tudor	5	3.1	13	\$400,000	\$400,000	\$405,000	101.25%	\$298,900	1.35
33	4 Merklin Avenue	CapeCod	6	2.0	21	\$399,000	\$399,000	\$390,000	97.74%	\$349,000	1.12
34	31 Morris Road	Ranch	3	1.0	41	\$310,000	\$310,000	\$320,000	103.23%	\$234,700	1.36
35	41 Lowell Avenue	Bi-Level	4	3.0	4	\$399,000	\$399,000	\$416,000	104.26%	\$328,500	1.27
36	8 Waddington Avenue	RanchRas	3	3.0	9	\$499,000	\$499,000	\$490,000	98.20%	\$330,900	1.48
37	99 Rollinson Street	CapeCod	3	2.0	15	\$277,000	\$277,000	\$350,000	126.35%		
38	65 Lessing Road	Ranch	4	3.0	22	\$499,000	\$499,000	\$500,000	100.20%	\$387,800	1.29
39	146 Forest Hill Road	Colonial	3	2.1	10	\$490,000	\$490,000	\$490,000	100.00%	\$363,900	1.35
40	296 Araneo Drive	TwnEndUn	3	2.1	19	\$389,900	\$389,900	\$369,000	94.64%	\$312,000	1.18

West Orange

December 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
41	65 Colton Circle	TwnIntUn	1	1.1	33	\$225,000	\$225,000	\$220,000	97.78%	\$212,000	1.04
42	126 Walker Road	Colonial	4	1.1	20	\$459,000	\$459,000	\$446,000	97.17%	\$340,400	1.31
43	45 Robertson Road	Colonial	3	1.1	10	\$389,000	\$389,000	\$389,000	100.00%	\$285,800	1.36
44	159 Gregory Avenue	Colonial	4	2.1	13	\$229,000	\$299,000	\$280,000	93.65%	\$341,200	0.82
45	84 Cobane Terrace	Colonial	4	1.1	8	\$369,500	\$369,500	\$355,000	96.08%	\$365,200	0.97
46	2 Belgrade Terrace	Colonial	3	2.0	5	\$240,000	\$240,000	\$240,000	100.00%	\$328,200	0.73
AVERAGE					53	\$411,998	\$406,115	\$403,003	99.36%		1.18

"ACTIVE" Listings in West Orange

Number of Units: 151
Average List Price: \$572,304
Average Days on Market: 99

"UNDER CONTRACT" Listings in West Orange

Number of Units: 103
Average List Price: \$396,317
Average Days on Market: 80

West Orange 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	103	69	69	75	47	39	44	38	58	61	49	53	55
List Price	\$370,136	\$329,703	\$366,603	\$420,404	\$400,644	\$418,067	\$422,743	\$426,414	\$448,349	\$363,096	\$454,040	\$406,115	\$406,718
Sales Price	\$371,554	\$320,635	\$362,258	\$411,654	\$400,238	\$419,635	\$424,057	\$424,792	\$443,417	\$358,758	\$434,512	\$403,003	\$402,913
Sales Price as a % of List Price	103.26%	96.77%	98.64%	99.64%	100.22%	100.22%	100.03%	99.88%	98.89%	99.46%	97.57%	99.36%	99.52%
Sales Price to	1.13	1.07	1.13	1.14	1.22	1.17	1.21	1.13	1.20	1.18	1.15	1.18	1.17
# Units Sold	36	38	48	39	54	91	65	72	67	62	51	46	669
Active Listings	191	193	200	211	227	221	204	198	194	190	175	151	196
Under Contracts	114	125	159	178	195	178	165	157	145	130	124	103	148

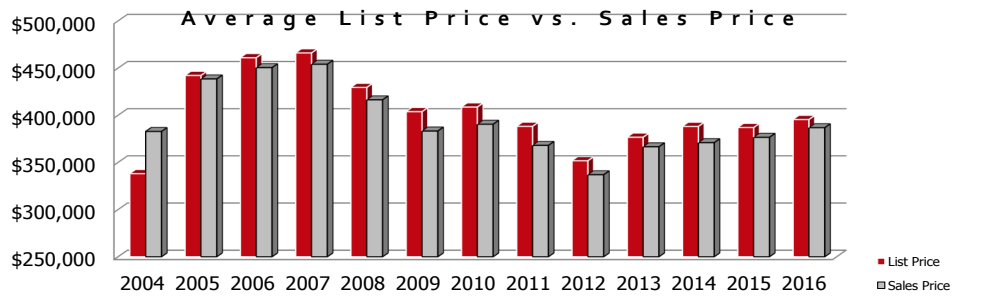
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	70	55	-21.62%
Sales Price	\$386,821	\$402,913	4.16%
Sales Price to Assessed Value	1.12	1.17	3.75%

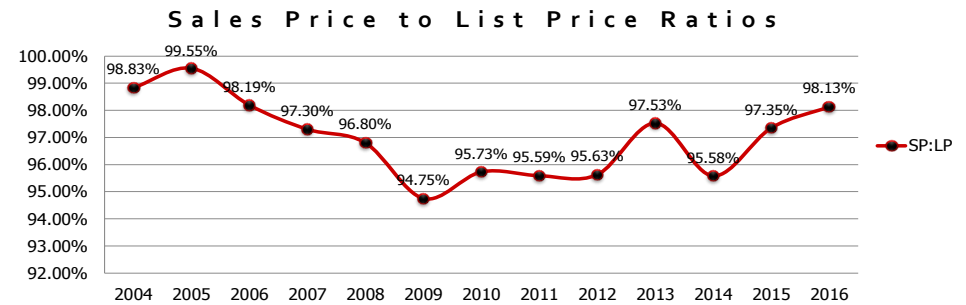


	2016	2017	% Change
# Units Sold	662	669	1.06%
Active Listings	202	151	-25.25%
Under Contracts	112	103	-8.04%

West Orange Yearly Market Trends



West Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
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	\$395,480
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	\$386,821

