

West Orange

April 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	48 Elm Street	Colonial	4	1.2	84	\$174,900	\$154,900	\$150,000	96.84%	\$210,300	0.71
2	29 Park Drive N	CapeCod	2	1.1	10	\$166,000	\$166,000	\$188,000	113.25%	\$193,700	0.97
3	1274 Pleasant Valley Way	SplitLev	3	1.1	56	\$190,000	\$190,000	\$191,000	100.53%	\$228,000	0.84
4	19 Elmwood Avenue	CapeCod	4	1.2	24	\$215,000	\$215,000	\$208,000	96.74%	\$267,200	0.78
5	1 Buckingham Road	Colonial	3	1.1	184	\$179,000	\$179,000	\$235,000	131.28%	\$228,900	1.03
6	126 Walker Road	Tudor	3	1.1	64	\$335,000	\$299,999	\$240,000	80.00%	\$340,400	0.71
7	59 Herbert Terrace	TwnIntUn	2	2.0	244	\$274,900	\$269,500	\$250,000	92.76%	\$297,300	0.84
8	32 Nestro Road	CapeCod	2	1.0	13	\$254,500	\$254,500	\$254,500	100.00%	\$194,400	1.31
9	3 Ridgeview Avenue	Colonial	3	1.0	32	\$249,000	\$249,000	\$265,000	106.43%	\$303,400	0.87
10	10 McChesney Court	TwnIntUn	2	2.1	18	\$314,000	\$314,000	\$300,000	95.54%	\$255,000	1.18
11	71 Lowell Avenue	Ranch	2	1.2	11	\$299,900	\$299,900	\$300,000	100.03%	\$293,600	1.02
12	64 Oak Crest Road	Ranch	3	2.0	110	\$359,900	\$309,950	\$313,500	101.15%	\$293,000	1.07
13	25 Johnson Road	CapeCod	3	1.1	11	\$310,000	\$310,000	\$320,000	103.23%	\$288,200	1.11
14	12 Greenwood Avenue	Colonial	3	1.1	51	\$325,000	\$318,000	\$322,500	101.42%	\$264,100	1.22
15	289 Araneo Drive	TwnIntUn	3	2.1	42	\$335,000	\$335,000	\$325,000	97.01%	\$288,900	1.12
16	18 Fowler Drive	TwnIntUn	3	2.1	18	\$307,000	\$307,000	\$330,000	107.49%	\$321,100	1.03
17	15 Davey Drive	TwnEndUn	3	2.1	162	\$399,900	\$399,900	\$340,000	85.02%	\$325,000	1.05
18	87 Valley Way	Colonial	4	1.1	69	\$349,900	\$359,900	\$355,000	98.64%	\$290,500	1.22
19	9 Barry Drive	SplitLev	4	2.1	9	\$350,000	\$350,000	\$355,500	101.57%	\$310,700	1.14
20	19 Dockery Drive	TwnEndUn	2	2.1	570	\$394,000	\$369,000	\$372,000	100.81%	\$386,900	0.96
21	34 Suburban Drive	SplitLev	3	2.1	127	\$419,000	\$382,500	\$375,000	98.04%	\$304,700	1.23
22	17 Greenwood Avenue	Colonial	3	1.1	12	\$377,000	\$377,000	\$387,250	102.72%	\$310,500	1.25
23	42989 Westview Road	Colonial	6	3.0	70	\$439,900	\$425,900	\$410,000	96.27%	\$484,600	0.85
24	75 Ridgeway Avenue	SplitLev	4	2.1	15	\$435,000	\$435,000	\$422,500	97.13%	\$339,400	1.24
25	52 Cummings Circle	TwnIntUn	2	3.1	132	\$450,000	\$450,000	\$436,000	96.89%	\$333,500	1.31

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26	67 Old Short Hills Road	Custom	4	2.1	155	\$449,900	\$449,900	\$442,500	98.36%	\$421,600	1.05
27	16 Nutwold Avenue	Colonial	4	2.1	24	\$449,000	\$449,000	\$445,000	99.11%	\$294,500	1.51
28	12 Moore Terrace	Colonial	3	2.0	23	\$450,000	\$450,000	\$450,000	100.00%	\$236,200	1.91
29	21 Powell Drive	Colonial	4	3.1	16	\$475,000	\$475,000	\$465,000	97.89%	\$455,000	1.02
30	1 Colony Drive W	Tudor	4	3.2	37	\$465,000	\$465,000	\$472,500	101.61%	\$395,000	1.20
31	2 McManus Court	TwnEndUn	3	2.1	49	\$499,000	\$499,000	\$480,000	96.19%	\$371,200	1.29
32	20 Beverly Road	Colonial	4	4.1	167	\$569,900	\$489,900	\$493,262	100.69%	\$580,400	0.85
33	15 Oxford Terrace	Colonial	6	3.0	11	\$500,000	\$500,000	\$520,000	104.00%	\$340,800	1.53
34	21 Old Salem Road	Colonial	3	2.1	45	\$529,000	\$529,000	\$544,000	102.84%	\$302,400	1.80
35	13 Glenside Drive	Colonial	3	3.1	10	\$525,000	\$525,000	\$595,000	113.33%	\$335,400	1.77
36	5 Highland Boulevard	Colonial	5	3.0	8	\$669,000	\$669,000	\$679,000	101.49%	\$496,400	1.37
37	40 Wildwood Avenue	Tudor	6	4.2	87	\$999,000	\$949,000	\$900,000	94.84%	\$1,125,000	0.80
38	103 Metzger Drive	OneFloor	2	3.0	71	\$975,000	\$975,000	\$937,500	96.15%	\$740,000	1.27
39	207 Metzger Drive	HighRise	2	2.1	99	\$1,250,000	\$1,250,000	\$985,000	78.80%	\$876,100	1.12
AVERAGE					75	\$428,426	\$420,404	\$411,654	99.64%		1.14

"ACTIVE" Listings in West Orange

Number of Units: 211
Average List Price: \$557,765
Average Days on Market: 70

"UNDER CONTRACT" Listings in West Orange

Number of Units: 178
Average List Price: \$398,778
Average Days on Market: 66

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									78
List Price	\$370,136	\$329,703	\$366,603	\$420,404									\$371,716
Sales Price	\$371,554	\$320,635	\$362,258	\$411,654									\$366,478
Sales Price as a % of List Price	103.26%	96.77%	98.64%	99.64%									99.47%
Sales Price to Assessed Value	1.13	1.07	1.13	1.14									1.12
# Units Sold	36	38	48	39									161
Active Listings	191	193	200	211									199
Under Contracts	114	125	159	178									144

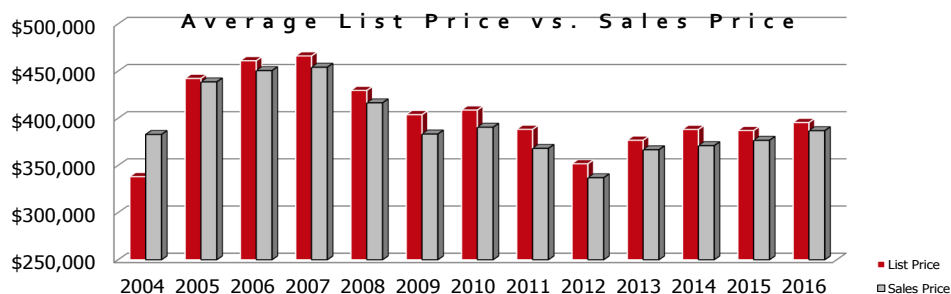
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	84	78	-6.56%
Sales Price	\$372,711	\$366,478	-1.67%
Assessed Value to Sales Price	1.07	1.12	4.49%



	2016	2017	% Change
# Units Sold	158	161	1.90%
Active Listings	288	211	-26.74%
Under Contracts	180	178	-1.11%

West Orange Yearly Market Trends

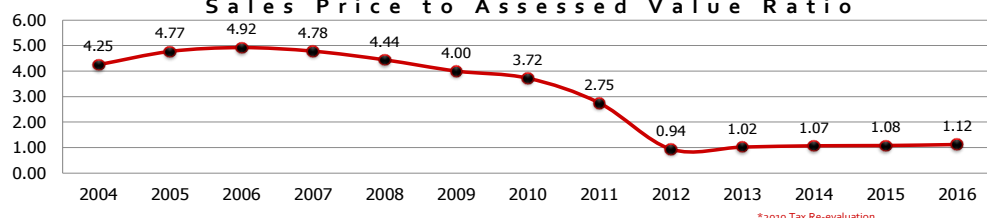


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990	\$395,480
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639	\$386,821

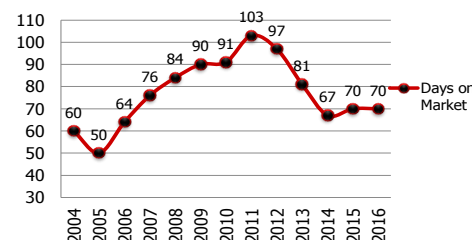
West Orange Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

