

# West Orange

August 2017 Market Snapshot

Total Assess-  
ment

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	43 Conforti Avenue 45	FirstFlr	1	1.0	8	\$120,000	\$120,000	\$122,000	101.67%	\$120,000	1.02
2	14 Undercliff Terrace S	RanchRas	3	2.1	64	\$375,000	\$190,000	\$190,000	100.00%	\$330,400	0.58
3	38 Elm Street	Colonial	3	1.1	35	\$201,900	\$201,900	\$201,900	100.00%	\$203,800	0.99
4	9 Karam Circle	TwnIntUn	2	1.1	28	\$230,000	\$230,000	\$215,000	93.48%	\$240,300	0.89
5	65 Park Terrace	Colonial	4	2.0	26	\$199,999	\$199,999	\$220,000	110.00%	\$250,100	0.88
6	15 Ridgeview Avenue	Colonial	4	1.1	1	\$249,900	\$249,900	\$225,000	90.04%	\$325,300	0.69
7	8 Woods End Road	Colonial	3	1.1	15	\$235,000	\$235,000	\$241,000	102.55%	\$285,100	0.85
8	1 Roosevelt Avenue	Colonial	3	4.0	268	\$290,000	\$261,725	\$252,000	96.28%	\$311,600	0.81
9	29 Rollinson Street	Colonial	3	2.1	38	\$274,999	\$249,999	\$255,000	102.00%	\$267,100	0.95
10	26 Randolph Place	Colonial	3	1.0	26	\$259,900	\$259,900	\$259,900	100.00%	\$232,700	1.12
11	86 Leonardo Drive	TwnEndUn	3	2.1	49	\$329,500	\$299,000	\$270,000	90.30%	\$312,000	0.87
12	328 Araneo Drive	TwnEndUn	3	2.1	81	\$334,900	\$309,900	\$280,000	90.35%	\$288,900	0.97
13	514 Eagle Rock Avenue	Ranch	2	1.0	14	\$271,000	\$271,000	\$286,000	105.54%	\$206,300	1.39
14	31 Bradley Terrace	Colonial	3	1.1	25	\$309,900	\$309,900	\$301,900	97.42%	\$283,300	1.07
15	34 Buchanan Court	TwnEndUn	2	2.1	23	\$339,900	\$319,900	\$307,500	96.12%	\$275,000	1.12
16	6 Harriet Street	Ranch	4	1.0	12	\$310,000	\$310,000	\$310,000	100.00%	\$241,500	1.28
17	31 Kenz Terrace	CapeCod	4	2.0	6	\$318,000	\$318,000	\$320,000	100.63%	\$226,300	1.41
18	142 Querques Lane	MultiFlr	2	2.1	19	\$349,900	\$349,900	\$325,000	92.88%	\$270,300	1.20
19	19 Helen Avenue	Colonial	4	2.1	24	\$349,500	\$349,500	\$340,000	97.28%	\$319,800	1.06
20	24 Rutgers Street	Split Level	3	2.0	21	\$345,000	\$345,000	\$342,000	99.13%	\$270,300	1.27
21	8 Forest Avenue	Colonial	5	4.0	26	\$423,200	\$423,200	\$357,200	84.40%	\$436,800	0.82
22	46 Clarcken Drive	TwnIntUn	2	2.1	11	\$365,000	\$365,000	\$360,000	98.63%	\$305,000	1.18
23	157 Clarcken Drive	TwnEndUn	2	2.1	25	\$357,500	\$357,500	\$360,500	100.84%	\$317,500	1.14
24	18 Currey Lane	TwnIntUn	2	2.1	29	\$349,000	\$349,000	\$362,000	103.72%	\$330,100	1.10
25	2 Harvard Terrace	Colonial	3	1.1	9	\$389,000	\$389,000	\$369,000	94.86%	\$293,400	1.26

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26	5 Wedgewood Drive	Split Level	4	2.1	169	\$389,900	\$379,900	\$370,000	97.39%	\$375,800	0.98
27	18 Shelley Terrace	Split Level	3	2.1	32	\$390,000	\$390,000	\$380,000	97.44%	\$313,900	1.21
28	27 Lawrence Avenue	Colonial	4	1.1	16	\$359,000	\$359,000	\$380,000	105.85%	\$316,000	1.20
29	50 Johnson Road	Tudor	4	2.1	70	\$389,000	\$384,998	\$385,100	100.03%	\$359,200	1.07
30	6 Fairview Avenue	Victorian	6	3.0	76	\$359,900	\$334,900	\$388,500	116.00%	\$668,400	0.58
31	180 Clarcken Drive	TwnEndUn	2	2.1	32	\$399,900	\$399,900	\$390,000	97.52%	\$326,500	1.19
32	44 Schindler Terrace	TwnEndUn	3	2.1	22	\$399,000	\$399,000	\$399,000	100.00%	\$366,400	1.09
33	40 Lenox Terrace	Bi-Level	3	2.1	7	\$375,000	\$375,000	\$400,000	106.67%	\$345,200	1.16
34	175 S Valley Road	Split Level	3	2.1	40	\$399,000	\$375,000	\$401,000	106.93%	\$352,700	1.14
35	10 Virginia Avenue	Colonial	4	2.2	10	\$369,900	\$369,900	\$401,000	108.41%	\$244,500	1.64
36	12 Harrington Terrace	Split Level	4	2.1	3	\$424,900	\$424,900	\$416,000	97.91%	\$320,000	1.30
37	1001 Smith Manor Blvd	TwnEndUn	3	3.1	78	\$435,000	\$425,000	\$420,000	98.82%	\$385,000	1.09
38	11 Luddington Road	Ranch	3	2.0	12	\$419,000	\$419,000	\$420,000	100.24%	\$344,500	1.22
39	14 E Korwel Circle	Split Level	4	2.1	10	\$415,000	\$415,000	\$422,000	101.69%	\$311,400	1.36
40	1087 Smith Manor Blvd	TwnEndUn	3	2.1	72	\$437,000	\$437,000	\$422,000	96.57%	\$413,500	1.02
41	31 Rosemont Terrace	Split Level	3	2.1	14	\$394,900	\$394,900	\$425,000	107.62%	\$372,800	1.14
42	11 Colonial Woods Drive	Bi-Level	3	3.0	87	\$469,000	\$469,000	\$435,000	92.75%	\$332,800	1.31
43	26 Gilbert Place	Colonial	3	3.1	49	\$475,000	\$438,500	\$438,500	100.00%	\$333,400	1.32
44	15 Beaumont Terrace	RanchRas	3	2.1	160	\$449,000	\$439,000	\$441,000	100.46%	\$395,900	1.11
45	16 Harvard Terrace	Colonial	5	2.1	27	\$467,000	\$449,000	\$442,000	98.44%	\$334,900	1.32
46	9 Dogwood Road	Colonial	3	2.1	25	\$429,000	\$429,000	\$445,000	103.73%	\$349,600	1.27
47	10 Ridgeview Avenue	Colonial	6	2.1	15	\$439,000	\$439,000	\$455,000	103.64%	\$400,800	1.14
48	7 Sylvan Place	Split Level	3	2.0	16	\$450,000	\$450,000	\$465,000	103.33%	\$350,400	1.33
49	8 Carter Road	Colonial	3	2.1	15	\$479,900	\$479,900	\$485,000	101.06%	\$402,000	1.21
50	51 Lessing Road	RanchRas	3	2.1	33	\$475,000	\$475,000	\$485,000	102.11%	\$383,500	1.26

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
51	35 Birchwood Avenue	Colonial	4	2.1	4	\$495,000	\$495,000	\$495,000	100.00%	\$369,200	1.34
52	255 Gregory Avenue	Colonial	6	3.1	16	\$489,000	\$489,000	\$501,000	102.45%	\$433,800	1.15
53	317 Gregory Avenue	Colonial	4	2.1	12	\$465,000	\$465,000	\$502,000	107.96%	\$305,900	1.64
54	4 Collamore Terrace	Colonial	4	3.1	14	\$465,000	\$465,000	\$505,000	108.60%	\$418,100	1.21
55	34 Rock Spring Avenue	RanchRas	5	3.1	11	\$519,000	\$519,000	\$519,000	100.00%	\$376,900	1.38
56	14 McGuire Drive	Colonial	4	3.1	10	\$535,000	\$535,000	\$535,000	100.00%	\$523,400	1.02
57	15 Fairview Avenue	Colonial	4	2.1	55	\$600,000	\$570,000	\$550,000	96.49%	\$439,800	1.25
58	93 Sullivan Drive	TwnEndUn	3	3.1	3	\$550,000	\$550,000	\$550,000	100.00%	\$350,500	1.57
59	25 Underwood Drive	Colonial	5	3.1	14	\$549,000	\$549,000	\$554,000	100.91%	\$512,100	1.08
60	4 Galloway Court	Colonial	4	2.1	35	\$569,000	\$569,000	\$560,000	98.42%	\$466,100	1.20
61	16 Howell Drive	Colonial	5	2.1	62	\$599,900	\$599,900	\$578,000	96.35%	\$595,000	0.97
62	46 Fairway Avenue	Colonial	3	3.0	11	\$489,000	\$489,000	\$578,000	118.20%	\$371,300	1.56
63	1 Ashley Road	Split Level	4	3.0	20	\$580,000	\$580,000	\$580,000	100.00%	\$525,500	1.10
64	28 Wildwood Avenue	Colonial	4	3.0	123	\$674,000	\$599,000	\$585,000	97.66%	\$674,300	0.87
65	28 Rock Spring Road	Colonial	4	2.1	67	\$699,900	\$629,000	\$600,000	95.39%	\$605,600	0.99
66	25 Cliff Street	Colonial	5	3.1	87	\$700,000	\$650,000	\$600,000	92.31%	\$764,100	0.79
67	15 Skyline Drive	Colonial	5	3.1	25	\$649,900	\$649,900	\$625,000	96.17%	\$659,000	0.95
68	20 Lonergan Lane	TwnIntUn	4	4.1	57	\$675,000	\$649,000	\$649,000	100.00%	\$699,300	0.93
69	9 Suburban Drive	Custom	6	4.1	100	\$775,000	\$690,000	\$650,000	94.20%	\$460,500	1.41
70	21 Skyline Drive	Colonial	5	3.1	15	\$669,000	\$669,000	\$670,000	100.15%	\$690,000	0.97
71	11 Efstis Court	Colonial	4	4.1	8	\$750,000	\$750,000	\$750,000	100.00%	\$663,300	1.13
72	33 Glen Avenue	Carriage	4	3.1	47	\$925,000	\$925,000	\$865,000	93.51%	\$585,900	1.48
AVERAGE					38	\$437,361	\$426,414	\$424,792	99.88%		1.13

## "ACTIVE" Listings in West Orange

Number of Units: **198**  
 Average List Price: **\$568,226**  
 Average Days on Market: **89**

## "UNDER CONTRACT" Listings in West Orange

Number of Units: **157**  
 Average List Price: **\$399,483**  
 Average Days on Market: **77**

# 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					55
List Price	\$370,136	\$329,703	\$366,603	\$420,404	\$400,644	\$418,067	\$422,743	\$426,414					\$401,141
Sales Price	\$371,554	\$320,635	\$362,258	\$411,654	\$400,238	\$419,635	\$424,057	\$424,792					\$399,383
Sales Price as a % of List Price	103.26%	96.77%	98.64%	99.64%	100.22%	100.22%	100.03%	99.88%					99.86%
Sales Price to Assessed Value	1.13	1.07	1.13	1.14	1.22	1.17	1.21	1.13					1.16
# Units Sold	36	38	48	39	54	91	65	72					443
Active Listings	191	193	200	211	227	221	204	198					206
Under Contracts	114	125	159	178	195	178	165	157					159

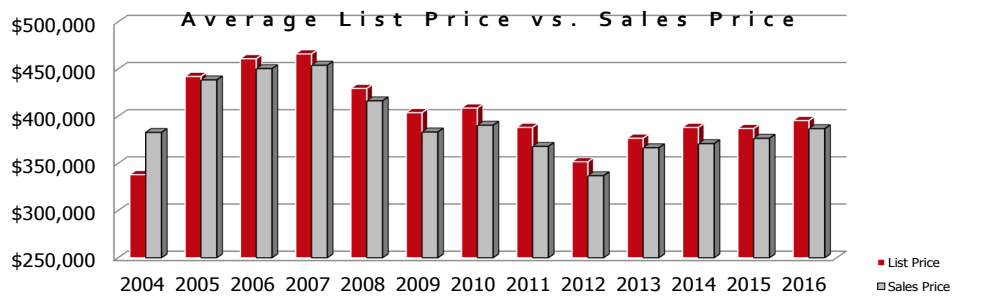
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	70	55	-20.98%
Sales Price	\$389,131	\$399,383	2.63%
Sales Price to Assessed Value	1.12	1.16	3.70%



	2016	2017	% Change
# Units Sold	459	443	-3.49%
Active Listings	275	198	-28.00%
Under Contracts	140	157	12.14%

## West Orange Yearly Market Trends

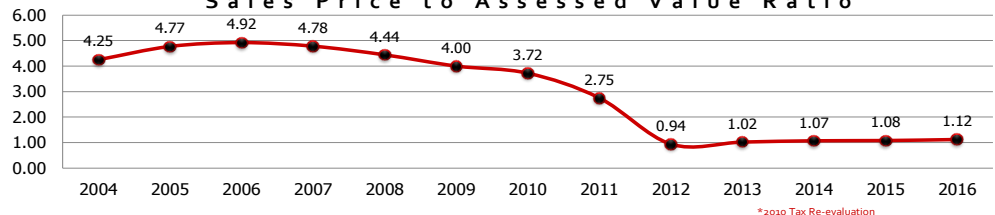


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990	\$395,480
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635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

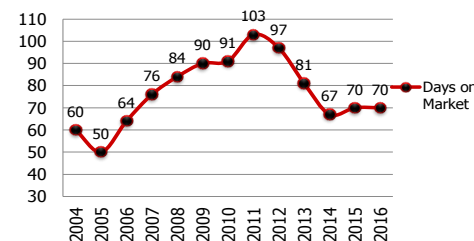
## West Orange Yearly Market Trends



## Sales Price to Assessed Value Ratio



## Average Days on Market



## Number of Units Sold

