

West Orange

February 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	587-591 Valley Road	OneFloor	1	1.0	1	\$110,000	\$110,000	\$90,000	81.82%	\$116,000	0.78
2	564 Eagle Rock Avenue	FixrUppr	3	1.1	51	\$165,000	\$165,000	\$155,000	93.94%	\$248,000	0.63
3	10 Whittseley Avenue	Colonial	3	1.0	8	\$184,900	\$184,900	\$190,000	102.76%	\$198,500	0.96
4	49 Musano Court	TwnIntUn	3	2.1	227	\$275,000	\$215,000	\$193,725	90.10%	\$248,100	0.78
5	61 Watchung Avenue	Colonial	3	2.0	83	\$209,900	\$201,500	\$201,500	100.00%	\$210,000	0.96
6	32 Hunterdon Road	CapeCod	2	1.0	26	\$229,900	\$229,900	\$230,000	100.04%	\$240,900	0.95
7	1306 Pleasant Valley Way	FixrUppr	2	2.0	119	\$260,000	\$260,000	\$240,000	92.31%	\$232,500	1.03
8	10 Spring Hill Drive	Ranch	2	2.0	378	\$290,000	\$290,000	\$247,000	85.17%	\$350,000	0.71
9	38 Park Terrace	Colonial	2	2.1	10	\$249,000	\$249,000	\$249,000	100.00%	\$158,700	1.57
10	10 Cliff Street	Colonial	2	1.0	100	\$279,000	\$250,000	\$250,000	100.00%	\$238,900	1.05
11	64 Kayser Lane	TwnEndUn	2	2.0	5	\$260,000	\$260,000	\$260,000	100.00%	\$245,000	1.06
12	1336 Pleasant Valley Way	Ranch	4	1.1	60	\$269,000	\$269,000	\$260,000	96.65%	\$235,600	1.10
13	28 Birch Street	CapeCod	4	3.0	122	\$319,900	\$275,000	\$262,000	95.27%	\$325,700	0.80
14	24 Cornell Street	Split Level	3	2.1	73	\$299,000	\$279,000	\$263,000	94.27%	\$270,500	0.97
15	1-3-5 Maple Avenue	Tudor	3	2.0	83	\$269,900	\$269,900	\$265,000	98.18%	\$330,400	0.80
16	65 Herbert Terrace	TwnIntUn	2	2.0	78	\$299,500	\$279,900	\$265,000	94.68%	\$303,400	0.87
17	51 Fitzrandolph Road	Colonial	3	2.1	67	\$329,000	\$306,000	\$275,000	89.87%	\$307,300	0.89
18	14 Hunterdon Road	CapeCod	4	1.1	16	\$279,900	\$279,900	\$279,900	100.00%	\$249,000	1.12
19	26 Belgrade Terrace	Colonial	3	2.1	165	\$329,900	\$329,900	\$280,000	84.87%	\$349,200	0.80
20	33 Cerone Court	TwnEndUn	2	2.0	51	\$329,000	\$299,000	\$290,000	96.99%	\$211,000	1.37
21	178 Mount Pleasant Avenue	CapeCod	3	2.0	83	\$309,000	\$309,000	\$307,000	99.35%	\$218,200	1.41
22	69 Colton Circle	TwnEndUn	3	3.1	116	\$359,000	\$315,000	\$308,000	97.78%	\$358,300	0.86
23	18 Kenz Terrace	CapeCod	3	2.0	20	\$319,000	\$319,000	\$319,000	100.00%	\$210,200	1.52
24	2 Meyer Court	TwnEndUn	4	3.1	16	\$325,000	\$325,000	\$320,000	98.46%	\$300,000	1.07
25	77 Forest Hill Road	Colonial	4	3.1	166	\$349,000	\$329,000	\$327,000	99.39%	\$333,800	0.98

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26	76 Cummings Circle	TwnIntUn	2	3.1	26	\$359,000	\$359,000	\$345,000	96.10%	\$331,200	1.04
27	69 Cobane Terrace	Ranch	3	1.1	66	\$350,000	\$350,000	\$350,000	100.00%	\$283,900	1.23
28	86 Clarken Drive	TwnEndUn	2	2.1	13	\$349,000	\$350,000	\$350,000	100.00%	\$314,300	1.11
29	24 Lapis Circle	Ranch	2	2.0	65	\$389,000	\$375,000	\$355,000	94.67%	\$335,000	1.06
30	2 Rainbow Terrace	Colonial	3	1.1	71	\$374,900	\$374,900	\$370,000	98.69%	\$297,300	1.24
31	40 Ridgeway Avenue	Ranch	3	2.0	22	\$399,000	\$399,000	\$390,000	97.74%	\$460,800	0.85
32	88 Cummings Circle	TwnIntUn	2	3.1	50	\$399,000	\$399,000	\$396,000	99.25%	\$331,500	1.19
33	24 Blackburne Terrace	Colonial	3	1.1	15	\$389,000	\$389,000	\$411,000	105.66%	\$306,000	1.34
34	231 Pleasant Valley Way	Custom	8	4.1	47	\$575,000	\$575,000	\$550,000	95.65%	\$449,700	1.22
35	27 Silver Spring Road	Colonial	4	3.0	10	\$525,000	\$525,000	\$550,000	104.76%	\$392,600	1.40
36	36 O'Connor Circle	TwnEndUn	3	2.1	36	\$599,000	\$599,000	\$585,000	97.66%	\$501,400	1.17
37	250 Gregory Avenue	Colonial	6	2.1	46	\$649,900	\$614,000	\$600,000	97.72%	\$429,300	1.40
38	30 Undercliff Terrace	Tudor	4	3.1	26	\$619,900	\$619,900	\$605,000	97.60%	\$427,700	1.41
AVERAGE					69	\$338,855	\$329,703	\$320,635	96.77%		1.07

"ACTIVE" Listings in West Orange

Number of Units: 193
Average List Price: \$528,638
Average Days on Market: 105

"UNDER CONTRACT" Listings in West Orange

Number of Units: 125
Average List Price: \$373,458
Average Days on Market: 95

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											86
List Price	\$370,136	\$329,703											\$349,373
Sales Price	\$371,554	\$320,635											\$345,406
Sales Price as a % of List Price	103.26%	96.77%											99.93%
Sales Price to Assessed Value	1.13	1.07											1.10
# Units Sold	36	38											74
Active Listings	191	193											192
Under Contracts	114	125											120

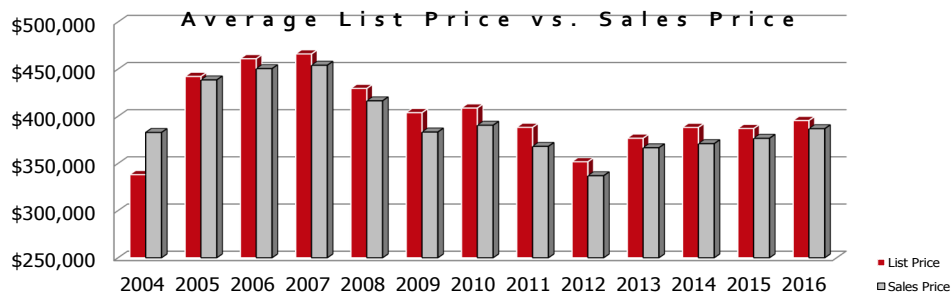
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	81	86	5.78%
Sales Price	\$362,877	\$345,406	-4.81%
Assessed Value to Sales Price	1.05	1.10	5.07%

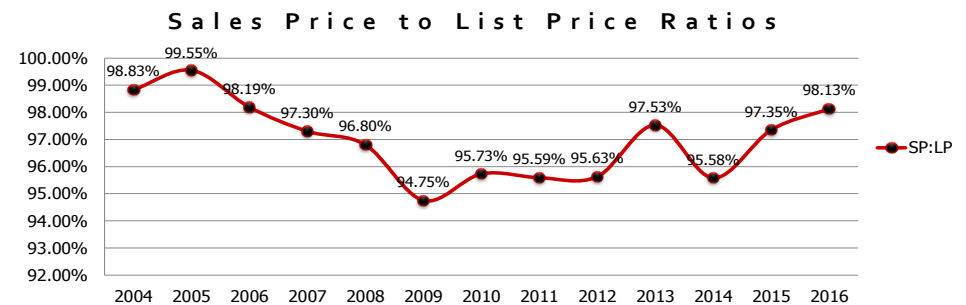


	2016	2017	% Change
# Units Sold	66	74	12.12%
Active Listings	253	193	-23.72%
Under Contracts	141	125	-11.35%

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

