

West Orange

January 2017 Market Snapshot

Total Assess-

ment

SP:AV

SP:LP

Sales Price

List Price

Orig. List Price

DOM

Baths

Bedrms

Style

Address

Units

SP:AV

SP:LP

Sales Price

List Price

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West Orange

January 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	1050 Smith Manor Boulevard	TwnEndUn	3	3.1	150	\$511,000	\$489,000	\$460,000	94.07%	\$441,600	1.04
27	15 Knollwood Drive	Ranch	3	2.1	40	\$489,000	\$489,000	\$479,000	97.96%	\$455,600	1.05
28	152 Forest Hill Road	Colonial	4	3.0	21	\$475,000	\$475,000	\$500,000	105.26%	\$429,900	1.16
29	32 Brookside Road	Colonial	4	3.0	27	\$479,000	\$465,000	\$500,000	107.53%	\$370,900	1.35
30	30 Glenview Drive	Bi-Level	4	3.0	25	\$529,000	\$515,000	\$500,000	97.09%	\$362,400	1.38
31	23 Nance Road	Split Level	5	3.1	11	\$520,000	\$520,000	\$502,000	96.54%	\$382,400	1.31
32	19 W View Road	Colonial	3	3.1	14	\$486,000	\$486,000	\$514,500	105.86%	\$380,000	1.35
33	30 Colony Drive E	Colonial	4	3.2	14	\$515,000	\$515,000	\$520,426	101.05%	\$384,900	1.35
34	31 Fairway Drive	Colonial	5	3.2	50	\$569,000	\$539,000	\$523,000	97.03%	\$374,000	1.40
35	42957 Lessing Road	Colonial	3	2.1	28	\$545,000	\$545,000	\$535,000	98.17%	\$451,600	1.18
36	24 Murray Street	Custom	4	2.1	66	\$699,000	\$699,000	\$685,000	98.00%	\$660,000	1.04
AVERAGE					103	\$383,056	\$370,136	\$371,554	103.26%		1.13

"ACTIVE" Listings in West Orange

Number of Units: 191
Average List Price: \$529,219
Average Days on Market: 115

"UNDER CONTRACT" Listings in West Orange

Number of Units: 114
Average List Price: \$335,150
Average Days on Market: 96

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												103
List Price	\$370,136												\$370,136
Sales Price	\$371,554												\$371,554
Sales Price as a % of List Price	103.26%												103.26%
Sales Price to	1.13												1.13
# Units Sold	36												36
Active Listings	191												191
Under Contracts	114												114

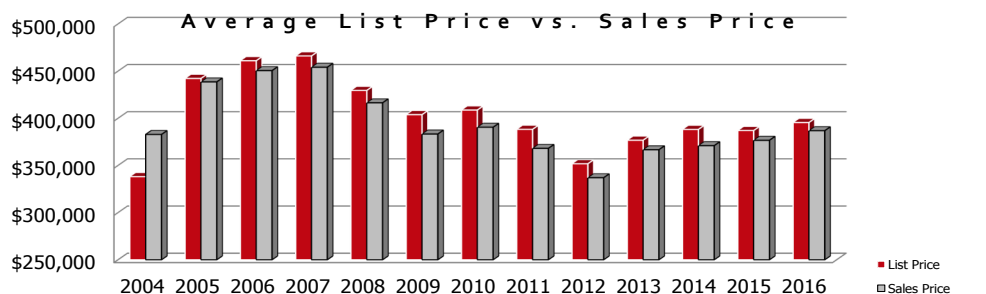
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	96	103	8.06%
Sales Price	\$359,090	\$371,554	3.47%
Assessed Value to Sales Price	1.00	1.13	12.60%

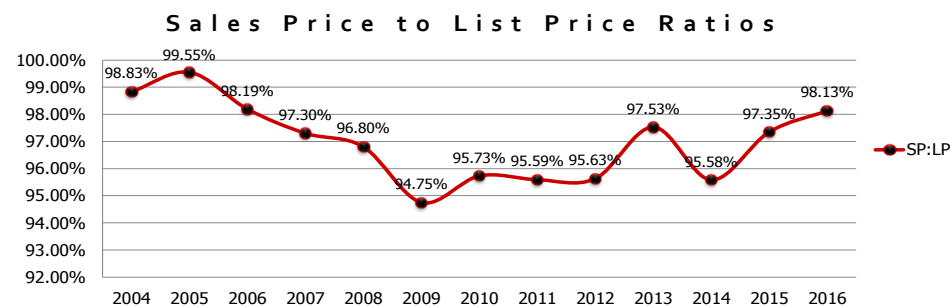


	2016	2017	% Change
# Units Sold	28	36	28.57%
Active Listings	256	191	-25.39%
Under Contracts	124	114	-8.06%

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

