

West Orange

June 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	39 Quinby Place	Colonial	5	2.1	124	\$169,000	\$169,000	\$120,000	71.01%	\$249,900	0.48
2	24 Hutton Avenue	OneFloor	1	1.0	14	\$121,000	\$121,000	\$125,000	103.31%	\$117,500	1.06
3	14 Amos Street	Colonial	3	2.1	27	\$189,000	\$189,000	\$155,000	82.01%	\$236,800	0.65
4	79 Watchung Avenue	Colonial	4	1.0	21	\$165,000	\$165,000	\$165,000	100.00%	\$197,000	0.84
5	70 Watchung Avenue	Colonial	3	1.0	81	\$170,000	\$170,000	\$170,900	100.53%	\$246,000	0.69
6	4 Blackburne Terrace	Colonial	3	1.0	151	\$199,900	\$199,900	\$190,000	95.05%	\$275,200	0.69
7	125 Rollinson Street	Colonial	2	1.0	12	\$197,500	\$197,500	\$200,000	101.27%	\$205,000	0.98
8	20 Lincoln Avenue	Colonial	3	1.0	1	\$210,000	\$210,000	\$210,000	100.00%	\$276,600	0.76
9	39 Park Drive S	Colonial	3	1.0	113	\$239,000	\$229,000	\$217,000	94.76%	\$197,900	1.10
10	18 Hunterdon Road	CapeCod	4	2.0	72	\$255,000	\$220,000	\$220,000	100.00%	\$249,500	0.88
11	107 High Street	Colonial	3	1.0	61	\$239,000	\$239,000	\$250,000	104.60%	\$215,700	1.16
12	11 Elmwood Avenue	CapeCod	2	1.0	86	\$259,000	\$259,000	\$270,000	104.25%	\$274,300	0.98
13	532 Mount Pleasant Avenue	CapeCod	3	1.0	20	\$280,000	\$280,000	\$282,000	100.71%	\$209,700	1.34
14	15 Terrace Avenue	Split Level	3	1.1	12	\$290,000	\$290,000	\$284,000	97.93%	\$270,200	1.05
15	56 Paris Circle	OneFloor	2	2.0	11	\$289,000	\$289,000	\$285,000	98.62%	\$255,900	1.11
16	21 Carter Road	CapeCod	3	2.0	101	\$395,000	\$334,328	\$290,000	86.74%	\$385,300	0.75
17	51 Colton Circle	TwnIntUn	2	2.0	1	\$295,000	\$295,000	\$295,000	100.00%	\$257,600	1.15
18	40 Schindler Terrace	TwnIntUn	2	2.1	1	\$297,500	\$297,500	\$297,500	100.00%	\$335,000	0.89
19	23 Glenview Drive	CapeCod	3	2.0	62	\$329,000	\$315,000	\$300,000	95.24%	\$230,400	1.30
20	32 Marmon Terrace	Colonial	3	2.1	35	\$295,000	\$295,000	\$300,000	101.69%	\$290,700	1.03
21	10 Whittlesey Avenue	Colonial	3	2.0	11	\$289,000	\$289,000	\$300,000	103.81%	\$198,500	1.51
22	39 Porter Road	Split Level	3	2.1	35	\$325,000	\$325,000	\$310,000	95.38%	\$317,900	0.98
23	12 Fowler Drive	TwnIntUn	3	2.1	30	\$335,000	\$314,999	\$310,000	98.41%	\$330,000	0.94
24	19 Central Place	Colonial	3	2.0	10	\$299,000	\$299,000	\$315,000	105.35%	\$203,300	1.55
25	15 Hutton Avenue	Colonial	5	3.0	40	\$335,000	\$335,000	\$325,000	97.01%	\$358,400	0.91

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26	34 Davey Drive	TwnIntUn	3	2.1	94	\$339,900	\$339,900	\$325,000	95.62%	\$339,500	0.96
27	56 Sunnyside Road	CapeCod	4	2.0	8	\$319,000	\$319,000	\$325,000	101.88%	\$248,700	1.31
28	69-71 Lessing Road	Ranch	3	1.1	166	\$315,000	\$315,000	\$326,000	103.49%	\$354,100	0.92
29	75 Forest Hill Road	Colonial	3	2.1	98	\$330,000	\$330,000	\$330,000	100.00%	\$290,000	1.14
30	8 Bayowski Road	TwnIntUn	4	2.1	68	\$345,000	\$345,000	\$330,000	95.65%	\$343,000	0.96
31	375 Digaetano Terrace	TwnIntUn	3	2.1	58	\$345,000	\$342,000	\$340,000	99.42%	\$294,800	1.15
32	8 Fairmount Terrace	Colonial	3	1.1	9	\$295,000	\$295,000	\$345,000	116.95%	\$274,000	1.26
33	99 Maple Street	Colonial	3	2.1	25	\$349,000	\$349,000	\$349,000	100.00%	\$281,200	1.24
34	21 Holmes Street	Split Level	3	2.1	151	\$380,000	\$369,000	\$350,000	94.85%	\$344,500	1.02
35	10 Bayowski Road	TwnIntUn	3	3.1	83	\$389,900	\$365,000	\$350,000	95.89%	\$342,600	1.02
36	12 Samuel Street	MultiFlr	3	3.1	22	\$329,900	\$329,900	\$360,000	109.12%	\$205,500	1.75
37	42 Mountain Avenue	CapeCod	4	2.0	7	\$345,000	\$345,000	\$360,000	104.35%	\$300,100	1.20
38	77 Carteret Street	Ranch	3	2.0	8	\$365,000	\$365,000	\$360,000	98.63%	\$282,600	1.27
39	145 Forest Hill Road	Colonial	5	4.1	132	\$380,000	\$380,000	\$365,350	96.14%	\$493,200	0.74
40	57 Blackburne Terrace	TwnIntUn	2	2.1	18	\$375,000	\$375,000	\$367,500	98.00%	\$320,000	1.15
41	16 Osborne Place	Split Level	3	1.1	9	\$375,000	\$375,000	\$371,000	98.93%	\$228,800	1.62
42	219 Cerutti Court	TwnIntUn	2	2.1	9	\$375,000	\$375,000	\$375,000	100.00%	\$299,900	1.25
43	13 Dale Drive	Split Level	3	2.0	10	\$352,000	\$352,000	\$375,000	106.53%	\$303,400	1.24
44	223 Cerutti Court	TwnEndUn	3	2.1	15	\$379,000	\$379,000	\$375,000	98.94%	\$315,200	1.19
45	45 Knutsen Drive	TwnEndUn	3	2.1	21	\$385,000	\$385,000	\$380,000	98.70%	\$335,300	1.13
46	86 Fairview Avenue	CapeCod	3	2.0	9	\$350,000	\$350,000	\$386,000	110.29%	\$343,900	1.12
47	41 Lenox Terrace	Colonial	3	1.1	46	\$449,000	\$399,000	\$390,000	97.74%	\$327,500	1.19
48	12 Gerdes Avenue	Split Level	3	2.0	14	\$389,000	\$389,000	\$390,000	100.26%	\$311,100	1.25
49	17 Fairmount Terrace	Colonial	4	1.1	9	\$395,000	\$395,000	\$400,000	101.27%	\$235,000	1.70
50	18 Wedgewood Drive	RanchRas	4	3.0	154	\$449,000	\$419,900	\$409,000	97.40%	\$368,700	1.11

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51	47 Crestmont Road	Split Level	3	1.1	14	\$388,900	\$388,900	\$410,000	105.43%	\$310,800	1.32
52	212 Clarcken Drive	TwnEndUn	3	2.1	120	\$450,000	\$410,000	\$410,000	100.00%	\$394,100	1.04
53	51 Lawrence Avenue	Contemp	3	2.0	6	\$399,999	\$399,999	\$420,000	105.00%	\$387,100	1.08
54	3 Thorn Terrace	RanchRas	4	3.0	93	\$424,900	\$424,900	\$424,500	99.91%	\$354,800	1.20
55	1099 Smith Manor Boulevard	Colonial	3	3.1	17	\$425,000	\$425,000	\$425,000	100.00%	\$420,400	1.01
56	25 Clarcken Drive	TwnEndUn	3	2.1	13	\$387,000	\$387,000	\$426,000	110.08%	\$326,200	1.31
57	12 Nance Road	Split Level	4	3.0	12	\$439,900	\$439,900	\$450,000	102.30%	\$339,700	1.32
58	161 Mitchell Street	Colonial	3	3.1	38	\$439,900	\$459,900	\$455,000	98.93%	\$438,900	1.04
59	55 Fairview Avenue	Colonial	3	1.2	11	\$439,000	\$439,000	\$460,000	104.78%	\$350,900	1.31
60	46 Nance Road	Split Level	4	3.1	12	\$460,000	\$460,000	\$460,000	100.00%	\$385,000	1.19
61	1436 Pleasant Valley Way	Colonial	4	2.1	37	\$489,000	\$489,000	\$465,000	95.09%	\$373,000	1.25
62	143 Walker Road	Ranch	3	3.0	10	\$429,000	\$429,000	\$467,000	108.86%	\$326,600	1.43
63	11 Glen Road	Colonial	4	2.1	10	\$449,000	\$449,000	\$470,000	104.68%	\$342,300	1.37
64	50 Lenox Terrace	Colonial	4	1.1	18	\$469,000	\$469,000	\$475,000	101.28%	\$309,200	1.54
65	13 Undercliff Terrace	Bi-Level	4	3.0	13	\$499,000	\$499,000	\$490,000	98.20%	\$431,800	1.13
66	16 Whalen Court	TwnIntUn	3	3.1	9	\$499,000	\$499,000	\$499,000	100.00%	\$449,700	1.11
67	17 Bradford Avenue	Tudor	4	3.1	10	\$469,000	\$469,000	\$500,000	106.61%	\$406,100	1.23
68	24 Yale Terrae	Colonial	4	1.2	1	\$499,000	\$499,000	\$505,000	101.20%	\$321,900	1.57
69	16 O'Connor Circle	TwnEndUn	3	3.1	9	\$500,000	\$500,000	\$516,000	103.20%	\$465,600	1.11
70	23 Old Salem Road	Colonial	3	2.1	22	\$515,000	\$515,000	\$520,000	100.97%	\$340,500	1.53
71	226 Saint Cloud Avenue	Split Level	5	2.1	132	\$525,000	\$525,000	\$530,000	100.95%	\$346,300	1.53
72	26 Yale Terrace	Colonial	4	2.1	21	\$539,000	\$539,000	\$530,000	98.33%	\$331,000	1.60
73	165 Walker Road	RanchExp	4	3.0	30	\$529,900	\$529,900	\$531,000	100.21%	\$282,000	1.88
74	41 Overlook Avenue	Victorian	5	2.1	16	\$539,000	\$539,000	\$540,000	100.19%	\$405,800	1.33
75	2 Lowell Place	Colonial	4	2.1	16	\$499,000	\$499,000	\$547,500	109.72%	\$343,500	1.59

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76	70 Oak Avenue	Colonial	4	4.0	24	\$599,000	\$599,000	\$570,000	95.16%	\$619,800	0.92
77	125 Forest Hill Road	Colonial	4	2.1	74	\$572,000	\$572,000	\$572,000	100.00%	\$450,000	1.27
78	169 Gregory Avenue	Colonial	4	2.2	16	\$537,000	\$537,000	\$575,000	107.08%	\$402,000	1.43
79	41 Lawrence Avenue	Colonial	5	3.1	9	\$549,000	\$549,000	\$575,014	104.74%	\$430,500	1.34
80	43 Chestnut Road	Split Level	4	2.1	9	\$569,900	\$579,900	\$579,900	100.00%	\$349,000	1.66
81	2 Essex Terrace	RanchExp	4	3.1	13	\$579,000	\$579,000	\$580,000	100.17%	\$544,600	1.07
82	32 Cannon Street	Colonial	5	3.1	39	\$629,000	\$629,000	\$595,000	94.59%	\$685,000	0.87
83	73 Winding Way	Contemp	3	2.1	18	\$589,900	\$589,900	\$604,900	102.54%	\$363,300	1.67
84	15 Oak Avenue	Colonial	4	3.1	13	\$629,000	\$629,000	\$637,000	101.27%	\$485,900	1.31
85	21 McGuire Drive	Colonial	4	2.1	10	\$649,900	\$649,900	\$665,000	102.32%	\$551,400	1.21
86	51 Forest Aveue	Custom	4	3.1	16	\$625,000	\$625,000	\$680,000	108.80%	\$538,800	1.26
87	2 Luth Terrace	TwnEndUn	4	3.1	89	\$729,000	\$729,000	\$711,700	97.63%	\$671,800	1.06
88	14 Witte Place	TwnIntUn	4	3.1	14	\$759,000	\$759,000	\$752,500	99.14%	\$700,600	1.07
89	11 Sichel Court	TwnIntUn	4	4.1	114	\$938,000	\$899,000	\$867,500	96.50%	\$742,200	1.17
90	31 Mountain Avenue	Colonial	5	4.1	7	\$875,000	\$875,000	\$875,000	100.00%	\$967,800	0.90
91	57 Old Indian Road	Colonial	6	5.1	54	\$1,250,000	\$1,250,000	\$1,200,000	96.00%	\$1,200,000	1.00
AVERAGE					39	\$421,437	\$418,067	\$419,635	100.22%		1.17

"ACTIVE" Listings in West Orange

Number of Units: 221
Average List Price: \$563,181
Average Days on Market: 85

"UNDER CONTRACT" Listings in West Orange

Number of Units: 178
Average List Price: \$409,471
Average Days on Market: 65

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							61
List Price	\$370,136	\$329,703	\$366,603	\$420,404	\$400,644	\$418,067							\$390,605
Sales Price	\$371,554	\$320,635	\$362,258	\$411,654	\$400,238	\$419,635							\$388,244
Sales Price as a % of List Price	103.26%	96.77%	98.64%	99.64%	100.22%	100.22%							99.83%
Sales Price to	1.13	1.07	1.13	1.14	1.22	1.17							1.15
# Units Sold	36	38	48	39	54	91							306
Active Listings	191	193	200	211	227	221							207
Under Contracts	114	125	159	178	195	178							158

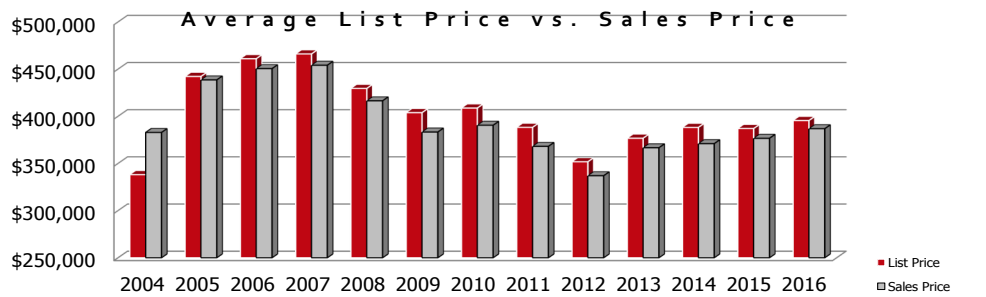
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	78	61	-21.21%
Sales Price	\$383,339	\$388,244	1.28%
Assessed Value to Sales Price	1.09	1.15	5.89%

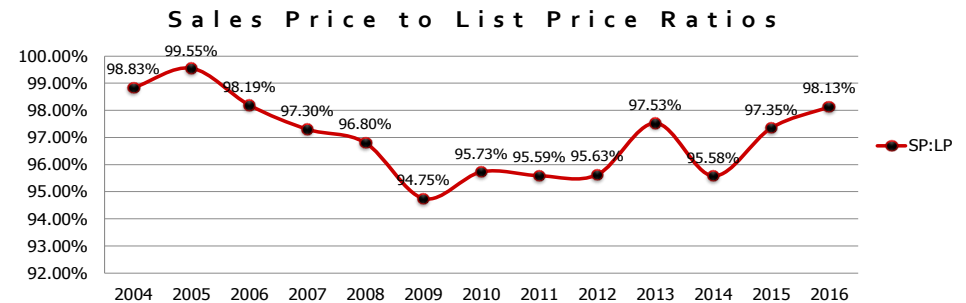


	2016	2017	% Change
# Units Sold	302	306	1.32%
Active Listings	321	221	-31.15%
Under Contracts	179	178	-0.56%

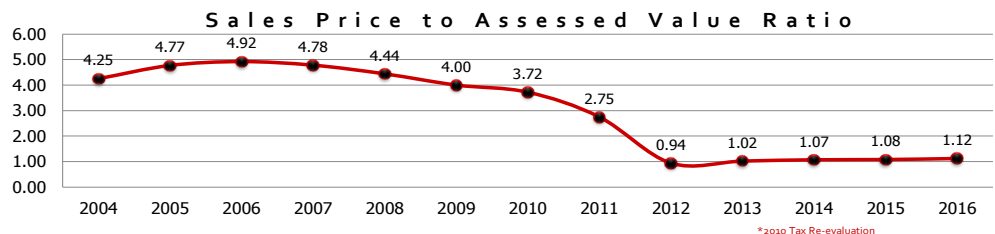
West Orange Yearly Market Trends



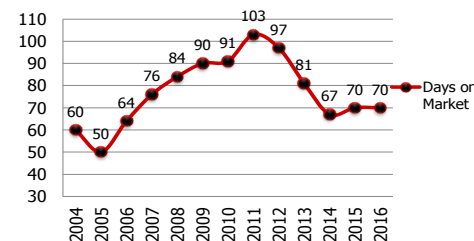
West Orange Yearly Market Trends



	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



Average Days on Market



Number of Units Sold

