

West Orange

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1 Rodman Place	CapeCod	3	2.1	293	\$347,500	\$299,500	\$305,000	101.84%	\$300,100	1.02
2	11 Coolidge Avenue	Colonial	4	3.0	256	\$423,000	\$399,000	\$390,000	97.74%	\$305,000	1.28
3	11 Meade Street	Colonial	3	1.2	108	\$239,000	\$209,900	\$210,000	100.05%	\$196,800	1.07
4	5 Schindler Terrace	TwnIntUn	3	2.1	44	\$389,000	\$389,000	\$401,000	103.08%	\$377,600	1.06
5	44 Phyllis Road	CapeCod	4	1.1	162	\$310,000	\$299,000	\$285,000	95.32%	\$253,100	1.13
6	45 Wilfred Street	OneFloor	1	1.0	130	\$99,000	\$99,000	\$90,000	90.91%	\$162,800	0.55
7	11 Park Terrace	Colonial	4	2.0	191	\$215,000	\$160,000	\$155,000	96.88%	\$237,700	0.65
8	20 Beasley Street	CapeCod	3	1.0	70	\$239,900	\$199,900	\$210,000	105.05%	\$281,000	0.75
9	64 Mountain Avenue	Colonial	3	1.1	203	\$349,900	\$349,900	\$340,000	97.17%	\$273,100	1.24
10	1 Bayowski Road	TwnEndUn	3	2.1	170	\$383,000	\$355,500	\$355,000	99.86%	\$336,500	1.05
11	19 Freeman Place	Colonial	2	1.1	142	\$380,000	\$350,000	\$333,000	95.14%	\$228,500	1.46
12	1122 Smith Manor Blvd	TwnEndUn	3	2.1	141	\$425,000	\$425,000	\$425,000	100.00%	\$387,900	1.10
13	77 Lapis Circle	TwnIntUn	3	3.1	174	\$429,000	\$375,000	\$360,000	96.00%	\$325,000	1.11
14	112 Marion Drive	TwnEndUn	2	3.0	138	\$274,900	\$274,900	\$265,000	96.40%	\$258,100	1.03
15	25 Park Terrace	Colonial	3	1.0	106	\$150,000	\$129,000	\$104,000	80.62%	\$207,500	0.50
16	2 Allsop Court	Colonial	4	2.1	50	\$519,900	\$519,900	\$451,000	86.75%	\$655,000	0.69
17	35 Club Boulevard	RanchExp	5	3.0	96	\$549,900	\$499,900	\$494,000	98.82%	\$412,600	1.20
18	178 Dezenzo Lane	TwnIntUn	2	2.1	92	\$299,000	\$299,000	\$299,000	100.00%	\$270,300	1.11
19	41 Ferris Drive	Custom	5	3.0	43	\$599,000	\$585,000	\$490,000	83.76%	\$359,100	1.36
20	151 Watson Avenue	Colonial	2	1.0	17	\$179,900	\$179,900	\$179,900	100.00%	\$240,700	0.75
21	281 Prospect Avenue	RanchRas	3	1.1	26	\$235,000	\$235,000	\$227,000	96.60%	\$225,800	1.01
22	20 Knutsen Drive	TwnEndUn	3	2.1	71	\$410,000	\$410,000	\$400,000	97.56%	\$354,700	1.13
23	55 Haggerty Drive	Colonial	4	2.1	72	\$695,000	\$669,000	\$665,000	99.40%	\$651,700	1.02
24	376 Valley Road	FixrUppr	2	3.0	50	\$120,000	\$120,000	\$125,000	104.17%	\$206,500	0.61
25	215 Cerutti Court	TwnIntUn	3	2.1	0	\$449,000	\$449,000	\$430,000	95.77%	\$319,100	1.35

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26	623 Smith Manor Blvd	HighRise	2	2.0	63	\$339,000	\$339,000	\$311,000	91.74%	\$206,200	1.51
27	1 Skyline Drive	Split Level	4	1.2	51	\$375,000	\$375,000	\$376,000	100.27%	\$285,900	1.32
28	54 Kirk Street	Colonial	3	2.0	61	\$350,000	\$350,000	\$323,000	92.29%	\$274,100	1.18
29	1123 Smith Manor Blvd	TwnEndUn	4	2.1	68	\$399,900	\$375,000	\$350,000	93.33%	\$379,900	0.92
30	10 Smith Manor Blvd 608	HighRise	1	1.0	15	\$179,500	\$179,500	\$191,500	106.69%	\$150,400	1.27
31	35 Cleveland Terrace	Ranch	4	2.0	34	\$415,000	\$415,000	\$410,000	98.80%	\$313,600	1.31
32	4 Bauer Drive	Split Level	3	2.1	12	\$418,000	\$418,000	\$425,500	101.79%	\$324,200	1.31
33	15 Edgemont Road	Colonial	3	2.1	10	\$412,000	\$412,000	\$426,500	103.52%	\$292,100	1.46
34	10 Westover Terrace	CapeCod	4	2.1	14	\$325,000	\$325,000	\$325,000	100.00%	\$264,300	1.23
35	35 Robertson Road	Colonial	3	1.1	18	\$299,000	\$299,000	\$292,000	97.66%	\$260,000	1.12
36	39 Oak Crest Road	Split Level	3	1.1	13	\$339,339	\$339,339	\$350,000	103.14%	\$255,700	1.37
37	48 Undercliff Terrace S	Ranch	4	3.0	14	\$549,000	\$549,000	\$510,000	92.90%	\$396,800	1.29
38	4 Stanley Road	CapeCod	4	2.0	10	\$399,900	\$399,900	\$451,000	112.78%	\$313,200	1.44
39	22 Colony Drive E	Colonial	5	3.1	14	\$549,000	\$549,000	\$581,000	105.83%	\$453,600	1.28
40	114 Walker Road	Colonial	3	1.1	9	\$359,000	\$359,000	\$375,000	104.46%	\$265,000	1.42
41	6 Mountain Way S	Split Level	4	2.0	8	\$450,000	\$450,000	\$495,000	110.00%	\$340,000	1.46
42	717 Prospect Avenue	Split Level	3	2.0	14	\$350,000	\$350,000	\$360,000	102.86%	\$261,000	1.38
43	2 Januson Court	Colonial	5	3.1	12	\$695,000	\$695,000	\$692,000	99.57%	\$691,900	1.00
44	110 Lessing Road	CapeCod	4	2.1	9	\$500,000	\$500,000	\$550,000	110.00%	\$367,900	1.49
45	7 Crestview Drive	Ranch	3	3.0	10	\$539,000	\$539,000	\$580,000	107.61%	\$506,700	1.14
46	54 Musano Court	TwnEndUn	2	2.1	2	\$254,900	\$254,900	\$245,000	96.12%	\$210,200	1.17
47	76 Manger Road	Colonial	4	3.1	0	\$574,000	\$574,000	\$535,000	93.21%	\$547,300	0.98
48	74 Nestro Road	Bungalow	4	2.0	9	\$269,000	\$269,000	\$245,000	91.08%	\$197,500	1.24
AVERAGE					69	\$376,072	\$366,603	\$362,258	98.64%		1.13

"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	69										79
List Price	\$370,136	\$329,703	\$366,603										\$356,152
Sales Price	\$371,554	\$320,635	\$362,258										\$352,036
Sales Price as a % of List Price	103.26%	96.77%	98.64%										99.42%
Sales Price to Assessed Value	1.13	1.07	1.13										1.11
# Units Sold	36	38	48										122
Active Listings	191	193	200										195
Under Contracts	114	125	159										133

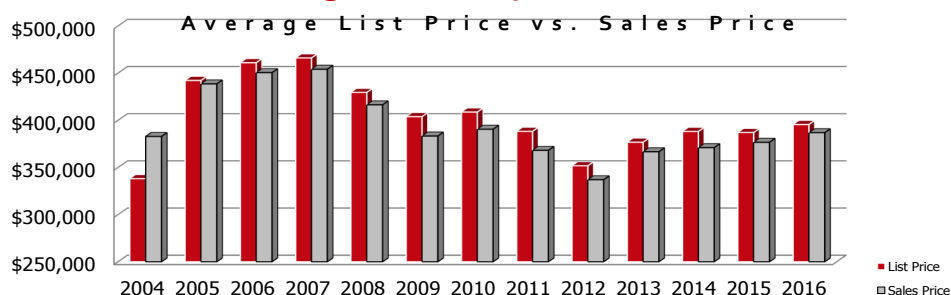
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	85	79	-7.20%
Sales Price	\$378,381	\$352,036	-6.96%
Assessed Value to Sales Price	1.07	1.11	4.55%



	2016	2017	% Change
# Units Sold	117	122	4.27%
Active Listings	268	200	-25.37%
Under Contracts	170	159	-6.47%

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

