

West Orange

September 2017 Market Snapshot

Total Assess-

ment

SP:AV

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	13 White Street	Colonial	3	2.0	9	\$112,000	\$112,000	\$95,000	84.82%	\$170,000	0.56
2	38 Paris Circle	TwnIntUn	1	1.1	23	\$179,000	\$179,000	\$179,000	100.00%	\$240,300	0.74
3	24 Hutton Avenue	OneFloor	3	2.0	55	\$192,900	\$184,900	\$181,000	97.89%	\$195,000	0.93
4	13 Whittlesley Avenue	Bi-Level	3	1.0	131	\$194,000	\$194,000	\$195,000	100.52%	\$195,400	1.00
5	23 Osborne Place	Colonial	3	1.1	25	\$229,500	\$229,500	\$200,000	87.15%	\$225,900	0.89
6	537 Hillside Terrace	Split Level	3	2.1	51	\$214,900	\$214,900	\$215,000	100.05%	\$270,800	0.79
7	22 Phyllis Road	CapeCod	4	2.0	117	\$284,900	\$249,900	\$223,000	89.24%	\$271,300	0.82
8	4 Wellington Avenue	Colonial	3	2.0	778	\$269,900	\$224,900	\$224,900	100.00%	\$205,000	1.10
9	44 Crestmont Road	Split Level	3	1.1	172	\$249,000	\$249,000	\$225,000	90.36%	\$245,000	0.92
10	28 Ridgehurst Road	CapeCod	3	2.0	18	\$219,000	\$219,000	\$225,000	102.74%	\$199,700	1.13
11	2 Rosemont Court	Split Level	3	2.1	3	\$285,000	\$285,000	\$245,000	85.96%	\$331,000	0.74
12	12 Wildwood Avenue	Ranch	3	2.0	286	\$418,900	\$399,900	\$250,000	62.52%	\$444,400	0.56
13	46 Mountain View Street	Colonial	3	1.0	29	\$234,900	\$234,900	\$260,000	110.69%	\$201,800	1.29
14	18 McKinley Avenue	Colonial	4	1.1	26	\$249,900	\$249,900	\$265,000	106.04%	\$234,600	1.13
15	68 Davey Drive	TwnIntUn	3	2.1	178	\$364,950	\$289,900	\$281,500	97.10%	\$310,000	0.91
16	8 Haller Road	Split Level	3	2.1	143	\$320,000	\$299,900	\$285,000	95.03%	\$384,500	0.74
17	62 Larkin Circle	TwnEndUn	2	2.1	76	\$310,000	\$300,000	\$285,000	95.00%	\$257,700	1.11
18	49 Park Drive S	CapeCod	3	1.0	33	\$299,000	\$299,000	\$290,000	96.99%	\$271,600	1.07
19	43 Nestro Road	CapeCod	4	2.0	96	\$329,900	\$327,900	\$311,000	94.85%	\$226,800	1.37
20	38 Randolph Place	Colonial	3	1.1	19	\$299,000	\$299,000	\$326,000	109.03%	\$216,300	1.51
21	51 Sunnyside Road	CapeCod	4	1.1	77	\$329,000	\$329,000	\$327,000	99.39%	\$246,100	1.33
22	4 Seaman Road	CapeCod	4	2.1	14	\$340,000	\$340,000	\$330,000	97.06%	\$241,400	1.37
23	2 Sunnyside Road	CapeCod	3	2.0	11	\$322,900	\$322,900	\$330,000	102.20%	\$257,900	1.28
24	12 Phyllis Road	CapeCod	4	2.0	42	\$345,000	\$339,000	\$337,500	99.56%	\$254,900	1.32
25	9 Bayowski Road	TwnIntUn	3	2.1	67	\$369,900	\$359,888	\$350,000	97.25%	\$324,300	1.08

West Orange

September 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
51	8 Murphy Court	Colonial	4	3.1	26	\$649,000	\$599,000	\$550,000	91.82%	\$590,000	0.93
52	54 Dogwood Road	Colonial	3	2.1	10	\$525,000	\$525,000	\$551,000	104.95%	\$368,500	1.50
53	23 Fairway Drive	Colonial	4	2.1	23	\$569,000	\$549,000	\$560,000	102.00%	\$414,100	1.35
54	1 Powell Drive	RanchExp	4	2.1	11	\$577,000	\$577,000	\$590,000	102.25%	\$489,100	1.21
55	14 Rappleye Court	Colonial	3	2.1	39	\$619,000	\$619,000	\$600,000	96.93%	\$560,000	1.07
56	8 Clonavor Road	Colonial	4	2.1	8	\$545,000	\$545,000	\$600,000	110.09%	\$428,700	1.40
57	1 Luth Terrace	TwnEndUn	4	3.1	160	\$680,000	\$629,000	\$615,000	97.77%	\$638,500	0.96
58	2 Allsop Court	Colonial	4	3.1	46	\$649,000	\$629,000	\$627,000	99.68%	\$655,000	0.96
59	59 Beverly Road	Colonial	4	3.1	15	\$625,000	\$625,000	\$650,000	104.00%	\$444,200	1.46
60	6 Ash Avenue	Contemp	4	2.1	103	\$699,000	\$689,000	\$670,000	97.24%	\$525,000	1.28
61	14 Grand View Avenue	Colonial	5	3.1	9	\$629,000	\$629,000	\$675,000	107.31%	\$465,000	1.45
62	35 Baxter Lane	TwnIntUn	5	4.1	21	\$699,000	\$699,000	\$680,000	97.28%	\$663,400	1.03
63	4 Himsl Court	Colonial	4	3.1	30	\$689,000	\$689,000	\$689,000	100.00%	\$658,500	1.05
64	28 Kovach Court	MultiFlr	4	3.1	7	\$729,000	\$729,000	\$715,000	98.08%	\$680,500	1.05
65	22 Suburban Drive	Custom	5	4.0	55	\$750,000	\$750,000	\$740,000	98.67%	\$490,000	1.51
66	37 Glen Avenue	Colonial	4	4.1	68	\$899,000	\$899,000	\$850,000	94.55%	\$766,000	1.11
67	25-27 Sichel Court	TwnEndUn	5	4.1	49	\$1,995,000	\$1,695,000	\$1,600,000	94.40%	\$1,450,000	1.10
AVERAGE					58	\$459,484	\$448,349	\$443,417	98.89%		1.20

"ACTIVE" Listings in West Orange

Number of Units: 194
Average List Price: \$633,873
Average Days on Market: 84

"UNDER CONTRACT" Listings in West Orange

Number of Units: 145
Average List Price: \$381,494
Average Days on Market: 74

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	58				55
List Price	\$370,136	\$329,703	\$366,603	\$420,404	\$400,644	\$418,067	\$422,743	\$426,414	\$448,349				\$407,343
Sales Price	\$371,554	\$320,635	\$362,258	\$411,654	\$400,238	\$419,635	\$424,057	\$424,792	\$443,417				\$405,179
Sales Price as a % of List Price	103.26%	96.77%	98.64%	99.64%	100.22%	100.22%	100.03%	99.88%	98.89%				99.74%
Sales Price to	1.13	1.07	1.13	1.14	1.22	1.17	1.21	1.13	1.20				1.16
# Units Sold	36	38	48	39	54	91	65	72	67				510
Active Listings	191	193	200	211	227	221	204	198	194				204
Under Contracts	114	125	159	178	195	178	165	157	145				157

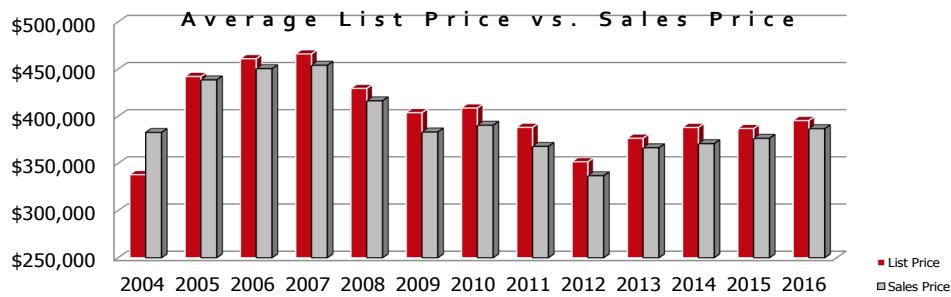
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	69	55	-19.36%
Sales Price	\$386,688	\$405,179	4.78%
Sales Price to Assessed Value	1.12	1.16	3.83%



	2016	2017	% Change
# Units Sold	509	510	0.20%
Active Listings	263	194	-26.24%
Under Contracts	128	145	13.28%

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

