

# West Orange

November 2017 Market Snapshot

Total Assessment

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	603 Smith Manor Boulevard	HighRise	2	2.0	60	\$359,000	\$295,000			\$206,200	
2	43 Conforti Avenue Bldg 1	OneFloor	1	1.0	17	\$116,500	\$116,500	\$117,000	100.43%	\$141,600	0.83
3	70 Whittlesey Avenue	Colonial	4	2.0	77	\$183,000	\$183,000	\$205,000	112.02%	\$231,900	0.88
4	42 Kayser Lane	MultiFlr	1	1.1	62	\$219,000	\$219,000	\$207,000	94.52%	\$225,000	0.92
5	20 Park Drive N	Colonial	3	1.1	8	\$209,000	\$209,000	\$230,000	110.05%	\$201,000	1.14
6	63 Oak Crest Road	Ranch	3	1.1	11	\$250,000	\$250,000	\$240,000	96.00%	\$268,700	0.89
7	106 Riggs Place	Colonial	4	1.0	14	\$280,000	\$280,000	\$250,000	89.29%	\$245,100	1.02
8	711 Pleasant Valley Way	Ranch	3	2.0	89	\$325,000	\$290,000	\$253,000	87.24%	\$252,100	1.00
9	41 Perkins Drive	TwnIntUn	2	1.1	39	\$279,000	\$279,000	\$264,000	94.62%	\$255,000	1.04
10	12 Gilbert Place	Tudor	4	3.0	5	\$289,000	\$289,000	\$275,000	95.16%	\$368,400	0.75
11	10 Smith Manor Boulevard	HighRise	2	2.0	70	\$270,000	\$270,000	\$285,000	105.56%	\$206,200	1.38
12	27 Larkin Circle	OneFloor	2	2.0	29	\$279,000	\$279,000	\$285,000	102.15%	\$255,900	1.11
13	12 Winfield Street	CapeCod	4	2.0	41	\$299,000	\$299,000	\$290,000	96.99%	\$271,300	1.07
14	45 Nutman Place	Colonial	3	1.1	17	\$299,900	\$299,900	\$294,900	98.33%	\$260,000	1.13
15	66 Vacca Drive	TwnIntUn	4	2.1	51	\$319,900	\$319,900	\$319,900	100.00%	\$294,400	1.09
16	89 Carteret Street	Ranch	3	2.1	0	\$324,900	\$324,900	\$320,000	98.49%	\$298,200	1.07
17	18 Rutgers Street	Split Level	4	2.0	132	\$359,900	\$335,000	\$330,000	98.51%	\$307,600	1.07
18	21 Devon Drive	Split Level	4	1.1	49	\$359,900	\$359,900	\$345,000	95.86%	\$383,500	0.90
19	20 Phyllis Road	CapeCod	4	2.0	28	\$349,000	\$349,000	\$349,000	100.00%	\$263,600	1.32
20	11 Cecil Lane Place	Cottage	2	2.0	7	\$329,000	\$329,000	\$350,000	106.38%	\$247,000	1.42

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21	26 Phyllis Road	CapeCod	4	2.0	7	\$359,000	\$359,000	\$355,000	98.89%	\$230,900	1.54
22	6 Caldwell Terrace	Colonial	4	2.0	124	\$389,000	\$365,000	\$360,000	98.63%	\$331,300	1.09
23	25 Mullarkey Drive	TwnIntUn	2	2.2	70	\$396,000	\$369,000	\$360,000	97.56%	\$331,500	1.09
24	26 Lowell Place	Colonial	5	3.1	82	\$418,000	\$399,900	\$362,700	90.70%	\$443,300	0.82
25	3 Flynn Terrace	Ranch	3	3.0	82	\$375,000	\$375,000	\$365,000	97.33%	\$306,900	1.19
26	35 Woodland Avenue	CapeCod	5	3.0	249	\$360,000	\$360,000	\$375,000	104.17%	\$246,900	1.52
27	5 Elliott Place	Colonial	3	1.1	12	\$369,000	\$369,000	\$375,000	101.63%	\$311,900	1.20
28	93 Giordano Drive	Ranch	3	2.0	8	\$365,000	\$365,000	\$380,000	104.11%	\$300,500	1.26
29	32 Blackburne Terrace	CapeCod	4	3.0	22	\$400,000	\$400,000	\$380,000	95.00%	\$285,600	1.33
30	51 Belgrade Terrace	Colonial	4	2.1	0	\$410,000	\$410,000	\$381,000	92.93%	\$422,900	0.90
31	30 Dartmouth Road	Colonial	3	2.1	29	\$387,500	\$387,500	\$387,500	100.00%	\$333,300	1.16
32	20 Cornell Street	Split Level	3	2.0	23	\$371,888	\$371,888	\$402,500	108.23%	\$252,000	1.60
33	67 Davey Drive	TwnIntUn	3	2.2	21	\$439,975	\$439,975	\$408,000	92.73%	\$365,900	1.12
34	7 Beechwood Terrace	Colonial	3	3.1	39	\$439,000	\$439,000	\$413,000	94.08%	\$340,900	1.21
35	88 Conforti Avenue	Split Level	3	2.1	67	\$449,000	\$429,000	\$420,000	97.90%	\$309,600	1.36
36	10 Lincoln Avenue	Colonial	3	2.1	105	\$439,000	\$415,000	\$421,000	101.45%	\$285,500	1.47
37	116 Fairview Avenue	RanchExp	3	3.0	38	\$549,900	\$499,900	\$476,500	95.32%	\$352,600	1.35
38	14 Underwood Drive	Contemp	3	3.0	49	\$599,000	\$550,000	\$512,500	93.18%	\$571,100	0.90
39	36 Edgemont Road	Split Level	3	2.1	22	\$539,000	\$539,000	\$530,000	98.33%	\$356,100	1.49
40	202 Barringer Court	TwnIntUn	2	3.1	13	\$499,000	\$499,000	\$530,000	106.21%	\$313,900	1.69

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41	57 Boland Drive	TwnEndUn	3	2.1	9	\$569,900	\$569,900	\$570,000	100.02%	\$474,500	1.20
42	6 Galloway Court	Colonial	5	3.1	25	\$675,000	\$585,000	\$580,000	99.15%	\$515,800	1.12
43	6 Cullen Drive	Split Level	4	2.1	27	\$559,900	\$559,900	\$590,000	105.38%		
44	34 Fariway Drive	Colonial	5	3.2	13	\$620,000	\$620,000	\$620,000	100.00%	\$395,000	1.57
45	10 Fairway Avenue	Colonial	4	3.1	15	\$629,000	\$629,000	\$641,100	101.92%	\$406,600	1.58
46	8 Allsop Court	Colonial	5	3.0	161	\$699,000	\$685,000	\$650,000	94.89%	\$625,000	1.04
47	28 Keimel Court	TwnIntUn	3	3.1	118	\$819,990	\$819,990	\$705,000	85.98%	\$831,600	0.85
48	16 Bakley Terrace	Colonial	6	5.1	33	\$785,000	\$785,000	\$760,000	96.82%	\$756,500	1.00
49	80 Glen Avenue	Colonial	6	6.2	176	\$1,395,000	\$1,395,000	\$800,000	57.35%	\$1,600,000	0.50
50	12 Keimel Court	TwnEndUn	3	4.1	39	\$939,000	\$939,000	\$905,000	96.38%	\$829,400	1.09
51	415 Metzger Drive	OneFloor	3	3.1	17	\$1,650,000	\$1,650,000	\$1,500,000	90.91%	\$1,401,400	1.07
AVERAGE					49	\$462,668	\$454,040	\$434,512	97.57%		1.15

## "ACTIVE" Listings in West Orange

**Number of Units:** 175  
**Average List Price:** \$589,496  
**Average Days on Market:** 95

## "UNDER CONTRACT" Listings in West Orange

**Number of Units:** 124  
**Average List Price:** \$400,309  
**Average Days on Market:** 76

# 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	61	49		55
List Price	\$370,136	\$329,703	\$366,603	\$420,404	\$400,644	\$418,067	\$422,743	\$426,414	\$448,349	\$363,096	\$454,040		\$406,762
Sales Price	\$371,554	\$320,635	\$362,258	\$411,654	\$400,238	\$419,635	\$424,057	\$424,792	\$443,417	\$358,758	\$434,512		\$402,906
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%	99.46%	97.57%		99.54%
Sales Price to Assessed Value	1.13	1.07	1.13	1.14	1.22	1.17	1.21	1.13	1.20	1.18	1.15		1.16
# Units Sold	36	38	48	39	54	91	65	72	67	62	51		623
Active Listings	191	193	200	211	227	221	204	198	194	190	175		200
Under Contracts	114	125	159	178	195	178	165	157	145	130	124		152

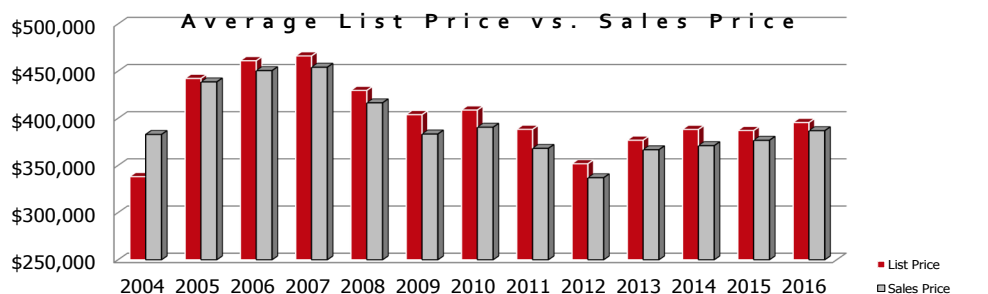
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	69	55	-20.23%
Sales Price	\$384,446	\$402,906	4.80%
Sales Price to Assessed Value	1.13	1.16	3.21%



	2016	2017	% Change
# Units Sold	606	623	2.81%
Active Listings	230	175	-23.91%
Under Contracts	127	124	-2.36%

## 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

