

West Orange

February 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7D1 Robert Court	FirstFlr	2	1.0	193	\$98,900	\$90,000	\$85,000	94.44%		
2	78 Mitchell Street	Colonial	2	1.0	42	\$124,900	\$124,900	\$106,000	84.87%	\$184,000	0.58
3	61 Herbert Terrace	TwnIntUn	2	2.1	85	\$200,000	\$200,000	\$190,000	95.00%	\$267,000	0.71
4	10 Paris Circle	FirstFlr	1	1.1	9	\$200,000	\$200,000	\$209,000	104.50%	\$240,300	0.87
5	29 Central Place	Colonial	2	2.0	30	\$235,000	\$234,900	\$235,000	100.04%	\$148,800	1.58
6	126 Rollinson Street	Colonial	3	1.1	46	\$305,000	\$260,000	\$255,000	98.08%	\$183,600	1.39
7	121 Marion Drive	TwnIntUn	2	3.0	20	\$299,000	\$299,000	\$280,000	93.65%	\$258,200	1.08
8	63 Stanford Avenue	RanchExp	3	2.1	54	\$306,000	\$291,000	\$290,000	99.66%	\$340,100	0.85
9	70 Roosevelt Avenue	CapeCod	3	1.0	27	\$320,000	\$320,000	\$295,000	92.19%	\$251,700	1.17
10	109 Coccio Drive	TwnIntUn	2	2.1	66	\$349,000	\$349,000	\$333,000	95.42%	\$311,200	1.07
11	10 Whitman Street	CapeCod	3	3.0	34	\$339,000	\$339,000	\$335,000	98.82%	\$288,300	1.16
12	33 Greenwood Avenue	Colonial	3	1.1	22	\$335,000	\$335,000	\$339,000	101.19%	\$287,200	1.18
13	523 Mount Pleasant Avenue	Colonial	3	2.1	20	\$348,989	\$348,989	\$345,000	98.86%	\$215,000	1.60
14	45 Glenview Drive	TwnIntUn	2	2.0	106	\$369,900	\$359,900	\$347,500	96.55%	\$270,400	1.29
15	42 Blackburne Terrace	CapeCod	3	2.0	38	\$399,000	\$389,000	\$384,000	98.71%	\$268,700	1.43
16	15 Schindler Terrace	TwnEndUn	3	2.1	42	\$409,000	\$409,000	\$392,000	95.84%	\$343,700	1.14
17	5 Sheridan Avenue	Split Level	4	2.1	22	\$399,000	\$399,000	\$399,000	100.00%	\$293,200	1.36
18	12 Yale Terrace	Colonial	3	2.1	37	\$449,000	\$424,000	\$415,000	97.88%	\$373,500	1.11
19	340 Walker Road	Split Level	3	2.1	33	\$440,000	\$440,000	\$415,000	94.32%	\$353,600	1.17
20	362 Walker oad	Colonial	3	2.1	60	\$439,900	\$422,000	\$422,000	100.00%	\$387,700	1.09

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21	265 Mt Pleasant Ave Unit C	TwnIntUn	3	3.1	318	\$529,900	\$489,900	\$475,000	96.96%	\$475,000	1.00
22	2 Reid Street	Contemp	4	2.1	137	\$529,900	\$514,900	\$514,900	100.00%	\$561,500	0.92
23	19 Cliff Street	Colonial	4	4.1	102	\$640,000	\$640,000	\$590,000	92.19%	\$733,900	0.80
24	8 Hage Terrace	TwnEndUn	4	3.2	26	\$799,000	\$799,000	\$775,000	97.00%	\$646,000	1.20
AVERAGE					65	\$369,391	\$361,604	\$351,100	96.92%		1.12

"ACTIVE" Listings in West Orange

Number of Units: 199
Average List Price: \$610,662
Average Days on Market: 74

"UNDER CONTRACT" Listings in West Orange

Number of Units: 124
Average List Price: \$397,470
Average Days on Market: 61

West Orange 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	78	65											73
List Price	\$453,959	\$361,604											\$418,209
Sales Price	\$452,650	\$351,100											\$413,340
Sales Price as a % of List Price	100.17%	96.92%											98.91%
Sales Price to Assessed Value	1.21	1.12											1.18
# Units Sold	38	24											62
Active Listings	177	199											188
Under Contracts	99	124											112

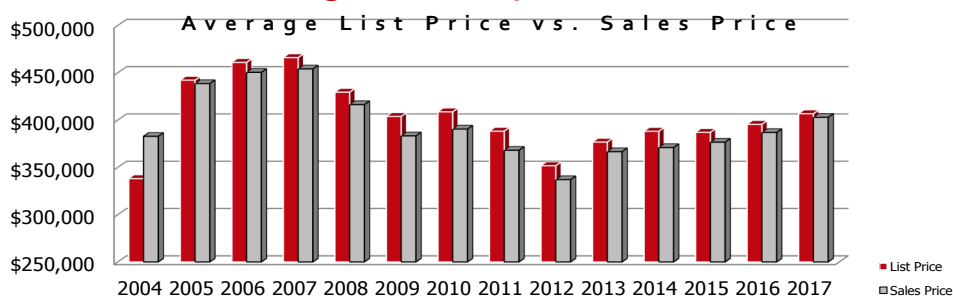
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	86	73	-14.46%
Sales Price	\$345,406	\$413,340	19.67%
Sales Price to Assessed Value	1.10	1.18	6.98%



YTD	2017	2018	% Change
# Units Sold	74	62	-16.22%
Active Listings	193	199	3.11%
Under Contracts	125	124	-0.80%

West Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
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	\$406,718
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	\$402,913

West Orange Yearly Market Trends

