



West Orange

January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17A S Valley Road 10	OneFloor	1	1.0	29	\$135,000	\$135,000	\$134,000	99.26%	\$100,000	1.34
2	43 Conforti Avenue	OneFloor	2	1.0	17	\$190,000	\$190,000	\$207,000	108.95%	\$176,300	1.17
3	24 Hutton Avenue	OneFloor	2	2.0	35	\$235,000	\$235,000	\$230,000	97.87%	\$140,000	1.64
4	36 Cerone Court	TwnIntUn	2	2.1	21	\$299,000	\$299,000	\$276,000	92.31%	\$253,100	1.09
5	75 Herbert Terrace	TwnIntUn	2	2.1	14	\$295,000	\$295,000	\$295,000	100.00%	\$265,000	1.11
6	119 Marion Drive	TwnIntUn	2	3.0	12	\$288,000	\$288,000	\$299,000	103.82%	\$266,600	1.12
7	10 Smith Manor Boulevard	HighRise	2	2.0	13	\$285,000	\$285,000	\$300,000	105.26%	\$206,200	1.45
8	192 Gregory Place	Colonial	3	1.1	210	\$235,000	\$300,000	\$314,000	104.67%	\$329,200	0.95
9	168 Marion Drive	TwnEndUn	3	3.1	30	\$335,000	\$335,000	\$330,000	98.51%	\$285,000	1.16
10	326 Araneo Drive	TwnIntUn	3	2.1	13	\$340,000	\$340,000	\$337,500	99.26%	\$288,900	1.17
11	138 Clarcken Drive	TwnEndUn	2	2.1	47	\$360,000	\$345,000	\$346,000	100.29%	\$315,200	1.10
12	210 Clarcken Drive	TwnEndUn	2	2.1	225	\$389,900	\$359,999	\$350,000	97.22%	\$327,100	1.07
13	19 Wakeman Street	CapeCod	3	2.0	35	\$349,000	\$349,000	\$359,000	102.87%	\$254,400	1.41
14	52 Glen View Drive	TwnIntUn	2	2.1	29	\$365,000	\$365,000	\$360,000	98.63%	\$242,300	1.49
15	19 Kenz Terrace	Colonial	3	1.1	7	\$299,000	\$299,000	\$370,000	123.75%	\$221,500	1.67
16	29 Hunterdon Road	CapeCod	4	1.0	77	\$379,900	\$379,900	\$379,900	100.00%	\$257,400	1.48
17	19 Nestro Road	CapeCod	3	2.0	13	\$385,000	\$385,000	\$401,000	104.16%	\$221,300	
18	38 Schindler Terrace	TwnIntUn	3	2.1	49	\$432,900	\$419,900	\$410,000	97.64%	\$324,600	1.26
19	248 Clarcken Drive	TwnEndUn	2	2.1	12	\$395,000	\$399,900	\$410,000	102.53%	\$334,300	1.23
20	80 Davey Drive	TwnIntUn	4	3.1	29	\$410,000	\$410,000	\$411,000	100.24%	\$346,100	1.19



West Orange

January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	10 Glenside Drive	Colonial	3	3.0	60	\$489,000	\$399,000	\$415,000	104.01%	\$343,200	1.21
22	53 Lapis Circle	TwnEndUn	4	2.1	10	\$375,000	\$375,000	\$420,000	112.00%	\$351,300	1.20
23	246 Crescenzi Court	TwnEndUn	4	3.0	0	\$399,000	\$399,000	\$425,000	106.52%	\$302,500	1.40
24	25 Quarry Terrace	Split Level	3	2.0	11	\$414,900	\$414,900	\$435,000	104.84%	\$290,700	1.50
25	28 Blackburne Terrace	Colonial	3	1.1	8	\$399,000	\$399,000	\$435,000	109.02%	\$285,300	1.52
26	15 S Valley Road	Colonial	3	2.0	30	\$399,999	\$399,999	\$440,000	110.00%	\$190,800	
27	26 Marmon Terrace	Colonial	3	1.1	11	\$449,900	\$449,900	\$450,026	100.03%	\$294,600	1.53
28	1123 Smith Manor Boulevard	TwnEndUn	4	2.1	88	\$469,900	\$449,900	\$455,000	101.13%	\$350,000	1.30
29	37 Conforti Avenue	Split Level	4	2.1	29	\$455,000	\$449,000	\$455,000	101.34%	\$327,000	1.39
30	91 Clarken Drive	TwnEndUn	3	2.1	10	\$419,000	\$419,000	\$455,000	108.59%	\$333,200	1.37
31	181 Mitchell Street	Tudor	4	3.0	29	\$459,000	\$459,000	\$475,000	103.49%	\$367,700	1.29
32	1120 Smith Manor Boulevard	TwnEndUn	3	2.1	31	\$499,000	\$499,000	\$490,000	98.20%	\$426,800	1.15
33	290 St Cloud Avenue	Colonial	4	3.0	16	\$479,000	\$479,000	\$495,000	103.34%	\$348,300	1.42
34	5 Nance Road	Split Level	4	2.1	6	\$475,000	\$475,000	\$500,000	105.26%	\$310,500	1.61
35	48 Nance Road	Split Level	4	2.1	24	\$475,000	\$475,000	\$500,000	105.26%	\$331,100	1.51
36	52 Greenwood Avenue	CapeCod	3	2.0	6	\$420,000	\$420,000	\$501,000	119.29%	\$291,300	1.72
37	24 Buckingham Road	Split Level	3	2.0	80	\$469,000	\$469,000	\$511,000	108.96%	\$269,600	1.90
38	1399 Pleasant Valley Way	RanchExp	3	3.0	76	\$549,900	\$525,000	\$515,000	98.10%	\$375,000	1.37
39	6 Ellison Avenue	Bi-Level	4	2.1	17	\$499,000	\$499,000	\$536,000	107.41%	\$319,500	1.68
40	12 Burnett Terrace	Colonial	3	2.1	45	\$475,000	\$475,000	\$550,000	115.79%	\$332,900	1.65

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
41	30 Rock Spring Avenue	Split Level	4	2.1	36	\$575,000	\$525,000	\$550,000	104.76%	\$373,500	1.47
42	204 Gregory Avenue	Colonial	3	2.1	27	\$545,000	\$545,000	\$575,000	105.50%		
43	174 Gregory Avenue	Colonial	4	3.1	11	\$579,000	\$579,000	\$579,000	100.00%	\$368,800	1.57
44	1 Roosevelt Avenue	Colonial	4	3.1	9	\$525,000	\$525,000	\$590,000	112.38%	\$350,300	1.68
45	17 Stone Drive	Colonial	3	2.1	17	\$585,900	\$585,900	\$595,000	101.55%	\$461,700	1.29
46	25 Arverne Road	Custom	4	4.0	12	\$599,000	\$599,000	\$604,000	100.83%	\$359,000	1.68
47	43 Lincoln Avenue	Colonial	4	2.1	7	\$698,000	\$698,000	\$700,000	100.29%	\$477,300	1.47
48	5 Haggerty Drive	Colonial	5	4.1	44	\$809,000	\$809,000	\$745,000	92.09%	\$762,300	0.98
49	8 Jagger Court	Colonial	6	4.1	86	\$815,000	\$790,000	\$770,000	97.47%	\$725,000	1.06
50	42 Highwood Road	Colonial	4	3.1	21	\$725,000	\$725,000	\$770,000	106.21%	\$438,000	1.76
51	33 Mountain Drive	Colonial	5	3.1	19	\$749,000	\$749,000	\$790,000	105.47%	\$825,000	0.96
52	18 Himls Court	Custom	6	4.1	45	\$825,000	\$815,000	\$805,000	98.77%	\$785,000	1.03
53	11 Lynwood Way	Colonial	5	4.2	177	\$1,899,000	\$1,899,000	\$1,710,000	90.05%	\$1,250,000	1.37
AVERAGE					38	\$479,287	\$475,251	\$486,046	103.31%		1.36

"Active" Listings in West Orange

Number of Units: 67
 Average List Price: \$646,722
 Average Days on Market: 96

"Under Contract" Listings in West Orange

Number of Units: 112
 Average List Price: \$448,184
 Average Days on Market: 52

West Orange 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	38												38
List Price	\$475,251												\$475,251
Sales Price	\$486,046												\$486,046
SP:LP%	103.31%												103.31%
SP to AV	1.36												1.36
# Units Sold	53												53
3 Mo Rate of Ab	1.32												1.32
Active Listings	67												67
Under Contracts	112												112

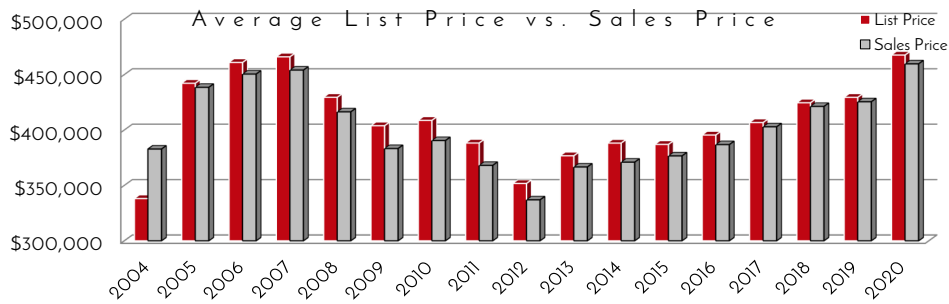
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	60	38	-36.43%
Sales Price	\$441,942	\$486,046	9.98%
LP:SP	96.15%	103.31%	7.44%
SP:AV	1.19	1.36	14.78%



YTD	2020	2021	% Change
# Units Sold	37	53	43.24%
Rate of Ab 3 Mo	3.85	1.32	-65.71%
Actives	165	67	-59.39%
Under Contracts	101	112	10.89%

West Orange Yearly Market Trends

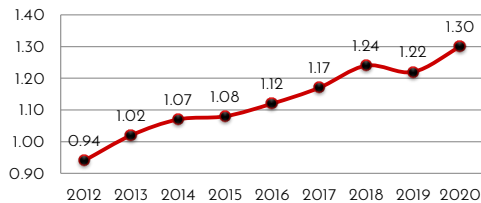


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990	\$395,480	\$406,718	\$424,570	\$429,463	\$459,710
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639	\$386,821	\$402,913	\$421,286	\$425,506	\$463,929

West Orange Yearly Market Trends



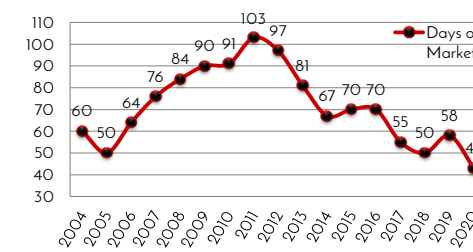
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

