

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17A South Valley Road	OneFloor	1	1.0	69	\$129,900	\$115,000	\$120,000	104.35%	\$105,000	1.14
2	17 South Valley Road	HighRise	1	1.0	15	\$129,000	\$129,000	\$130,000	100.78%	\$109,700	1.19
3	43 Conforti Avenue	TwnEndUn	1	1.0	32	\$169,900	\$169,900	\$162,500	95.64%	\$141,600	1.15
4	10 Smith Manor Boulevard	OneFloor	2	2.0	97	\$200,000	\$175,000	\$170,000	97.14%	\$206,200	0.82
5	10 Smith Manor Boulevard	HighRise	1	1.1	60	\$170,000	\$170,000	\$170,000	100.00%		
6	1306 Pleasant Valley Way	SeeRem	0	0.0	133	\$315,000	\$285,000	\$250,000	87.72%	\$232,500	1.08
7	6 Hart Drive	OneFloor	1	1.1	32	\$275,000	\$275,000	\$256,000	93.09%	\$225,000	1.14
8	26 Kayser Lane	TwnIntUn	1	1.1	18	\$260,000	\$260,000	\$260,000	100.00%	\$230,000	1.13
9	57 Mellon Avenue	CapeCod	3	3.0	152	\$299,000	\$299,000	\$280,000	93.65%	\$239,100	1.17
10	54 Larkin Circle	TwnIntUn	1	1.1	6	\$275,000	\$275,000	\$283,000	102.91%	\$241,400	1.17
11	62 Pillot Place	Colonial	3	1.0	9	\$299,000	\$299,000	\$285,000	95.32%	\$212,700	1.34
12	362 Stiles Court	TwnIntUn	2	2.1	6	\$299,000	\$299,000	\$331,000	110.70%	\$270,300	1.22
13	187 Clarcken Drive	TwnIntUn	2	2.1	110	\$350,000	\$335,000	\$335,000	100.00%	\$319,800	1.05
14	435 Mt Pleasant Avenue	Split Level	3	1.1	151	\$325,000	\$345,000	\$352,500	102.17%	\$256,900	1.37
15	172 Clarcken Drive	TwnEndUn	2	2.1	31	\$375,000	\$375,000	\$365,000	97.33%	\$320,900	1.14
16	144 High Street	Colonial	5	2.0	15	\$299,000	\$299,000	\$365,000	122.07%	\$227,800	1.60
17	46 Ridgehurst Road	CapeCod	3	1.1	13	\$369,000	\$369,000	\$375,000	101.63%	\$194,300	1.93
18	95 Clarcken Drive	TwnIntUn	2	2.1	15	\$349,900	\$349,900	\$376,000	107.46%	\$331,000	1.14
19	27 Randolph Place	SplitLev	3	1.1	12	\$379,000	\$379,000	\$380,000	100.26%	\$240,100	1.58
20	16 Clarcken Drive	TwnEndUn	2	2.1	14	\$379,000	\$379,000	\$390,000	102.90%	\$324,300	1.20
21	28 Phyllis Road	CapeCod	3	2.0	20	\$380,000	\$380,000	\$405,000	106.58%	\$245,400	1.65
22	119 Roosevelt Avenue	Split Level	3	2.1	18	\$338,900	\$338,900	\$410,000	120.98%	\$291,000	1.41
23	57 Nestro Road	CapeCod	4	2.0	68	\$369,000	\$369,000	\$425,000	115.18%	\$282,900	1.50
24	99-101 Elm Street	Colonial	3	2.0	8	\$400,000	\$400,000	\$427,000	106.75%	\$252,700	1.69
25	16 Nance Road	RanchRas	3	1.1	15	\$379,000	\$379,000	\$430,000	113.46%	\$278,000	1.55



West Orange

April 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	795 Pleasant Valley Way	Colonial	4	1.2	16	\$429,000	\$429,000	\$445,000	103.73%	\$270,100	1.65
27	14 McManus Court	TwnIntUn	3	2.1	11	\$449,000	\$449,000	\$451,000	100.45%	\$405,200	1.11
28	403 Barringer Court	TwnIntUn	3	3.1	12	\$449,000	\$449,000	\$459,000	102.23%	\$313,800	1.46
29	523 Mt Pleasant Avenue	Colonial	3	2.1	11	\$400,000	\$400,000	\$460,500	115.13%	\$252,100	1.83
30	7 Beaumont Terrace	Colonial	4	2.1	100	\$470,000	\$480,000	\$480,000	100.00%	\$440,000	1.09
31	32 Fowler Drive	TwnEndUn	3	2.1	13	\$410,000	\$410,000	\$490,000	119.51%	\$373,000	1.31
32	25 Woodhull Avenue	Ranch	3	3.0	9	\$471,000	\$471,000	\$500,000	106.16%	\$336,500	1.49
33	691 Prospect Avenue	Colonial	5	3.1	285	\$499,000	\$499,000	\$501,000	100.40%	\$379,200	1.32
34	55 Rollinson Street	Colonial	3	1.1	9	\$429,900	\$429,900	\$515,000	119.80%	\$250,400	2.06
35	1 Bromley Drive	Split Level	3	2.1	13	\$489,000	\$489,000	\$526,000	107.57%	\$314,500	1.67
36	28 Oxford Terrace	Colonial	4	2.1	1	\$527,500	\$527,500	\$527,500	100.00%	\$313,800	1.68
37	6 Beech Road	RanchExp	5	2.1	31	\$500,000	\$500,000	\$528,450	105.69%	\$374,200	1.41
38	3 Hartshorn Terrace	Colonial	5	3.1	88	\$599,000	\$599,000	\$550,000	91.82%	\$500,000	1.10
39	264 Gregory Avenue	Colonial	4	2.0	13	\$499,000	\$499,000	\$575,123	115.26%	\$355,000	1.62
40	177 S Valley Road	CapeCod	4	2.0	11	\$519,000	\$519,000	\$581,000	111.95%	\$294,700	1.97
41	267 Mt Pleasant Avenue	TwnIntUn	3	3.1	14	\$595,000	\$595,000	\$595,000	100.00%	\$469,000	1.27
42	32 Whalen Court	TwnEndUn	3	3.1	8	\$545,900	\$545,900	\$600,000	109.91%	\$526,500	1.14
43	75 Colonial Woods Drive	Colonial	4	2.1	91	\$669,900	\$589,900	\$613,477	104.00%		
44	11 Overlook Avenue	Colonial	4	2.1	8	\$599,000	\$599,000	\$635,000	106.01%	\$350,900	1.81
45	21 Witte Place	TwnEndUn	4	3.1	8	\$670,000	\$670,000	\$640,000	95.52%	\$658,400	0.97
46	58 Hillside Avenue	Colonial	4	3.1	17	\$620,000	\$620,000	\$660,000	106.45%	\$384,100	1.72
47	14 Whitbay Drive	TwnEndUn	3	3.1	1	\$660,000	\$660,000	\$666,000	100.91%	\$645,400	1.03
48	6 Lonergan Lane	TwnIntUn	5	6.1	83	\$699,000	\$699,000	\$680,000	97.28%	\$739,100	0.92
49	4 Baxter Lane	TwnEndUn	4	3.1	1	\$685,000	\$685,000	\$685,000	100.00%	\$636,100	1.08
50	9 Edgewood Avenue N	Split Level	4	2.1	9	\$595,000	\$595,000	\$706,000	118.66%	\$397,500	1.78

West Orange

April 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
51	29 Greenwood Avenue	Colonial	4	2.1	14	\$599,000	\$599,000	\$737,500	123.12%	\$358,300	2.06
52	57 Fredericks Street	TwnIntUn	5	4.1	15	\$739,000	\$739,000	\$770,000	104.19%	\$706,300	1.09
53	39 Collamore Circle	Colonial	4	3.1	20	\$689,900	\$689,900	\$777,000	112.63%	\$440,000	1.77
54	304 Metzger Drive	OneFloor	3	3.0	1	\$849,000	\$849,000	\$800,000	94.23%	\$1,031,600	0.78
55	10 Cliff Street	Contemp	5	2.2	79	\$925,000	\$925,000	\$875,000	94.59%	\$424,500	2.06
56	77 Glen Avenue	SeeRem	6	5.1	44	\$1,349,000	\$1,349,000	\$1,230,156	91.19%	\$1,219,600	1.01
AVERAGE					38	\$466,852	\$464,443	\$482,013	104.22%		1.38

"Active" Listings in West Orange

Number of Units: 75
 Average List Price: \$649,422
 Average Days on Market: 59

"Under Contract" Listings in West Orange

Number of Units: 160
 Average List Price: \$501,1175
 Average Days on Market: 31

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	37	45	38									40
List Price	\$475,251	\$427,212	\$439,152	\$464,443									\$453,344
Sales Price	\$486,046	\$450,795	\$453,437	\$482,013									\$469,159
SP:LP%	103.31%	105.19%	103.23%	104.22%									103.84%
SP to AV	1.36	1.44	1.34	1.38									1.38
# Units Sold	53	34	63	56									206
3 Mo Rate of Ab	1.32	1.31	1.29	1.69									1.40
Active Listings	67	70	61	75									68
Under Contracts	112	120	139	160									133

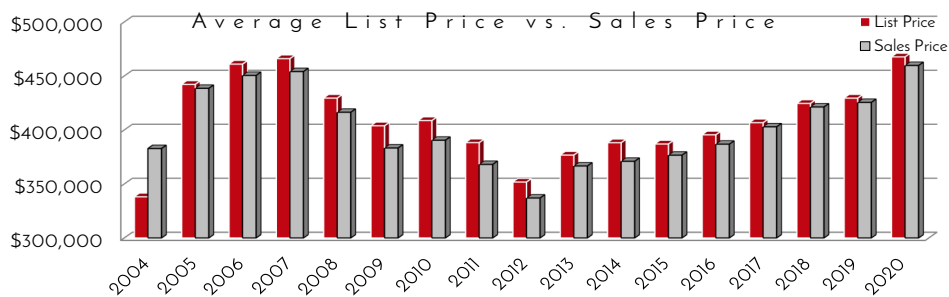
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	51	40	-21.59%
Sales Price	\$435,634	\$469,159	7.70%
LP:SP	99.06%	103.84%	4.83%
SP:AV	1.22	1.38	12.98%



YTD	2020	2021	% Change
# Units Sold	175	206	17.71%
Rate of Ab 3 Mo	2.53	1.69	-33.18%
Actives	119	75	-36.97%
Under Contracts	95	160	68.42%

West Orange Yearly Market Trends



	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

