

West Orange

August 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	45 Wilfred Street	FirstFlr	1	1.0	14	\$154,999	\$154,999	\$157,000	101.29%	\$125,000	1.26
2	43 Conforti Avenue	OneFloor	1	1.0	22	\$175,000	\$175,000	\$191,111	109.21%	\$120,000	1.59
3	30 Larkin Circle	FirstFlr	1	1.1	48	\$275,000	\$275,000	\$275,000	100.00%	\$240,300	1.14
4	10 Smith Manor Boulevard U618	HighRise	2	2.0	60	\$335,900	\$335,900	\$336,900	100.30%	\$206,200	1.63
5	32 Elm Street	Colonial	3	2.1	9	\$285,000	\$285,000	\$340,000	119.30%	\$193,000	1.76
6	190 Zeppi Lane	TwnIntUn	2	2.1	0	\$349,000	\$349,000	\$342,500	98.14%	\$270,300	1.27
7	10 Smith Manor Boulevard	HighRise	2	2.0	26	\$359,000	\$359,000	\$359,000	100.00%	\$231,400	1.55
8	225 Crescenzi Court	TwnEndUn	3	2.1	47	\$409,000	\$379,900	\$372,500	98.05%	\$312,000	1.19
9	30 Clarken Drive	MultiFlr	2	2.1	12	\$360,000	\$360,000	\$375,000	104.17%	\$321,400	1.17
10	27 Colton Circle	TwnEndUn	3	2.0	7	\$349,000	\$349,000	\$378,000	108.31%	\$255,800	1.48
11	23 Park Drive	Colonial	3	1.0	15	\$350,000	\$350,000	\$380,000	108.57%	\$189,800	2.00
12	20 Birch Street	Colonial	4	2.0	19	\$399,000	\$399,000	\$399,000	100.00%	\$308,800	1.29
13	41 Colton Circle	MultiFlr	2	2.1	12	\$349,999	\$349,999	\$406,000	116.00%	\$240,000	1.69
14	141 Clarken Drive	TwnEndUn	3	2.1	8	\$375,000	\$375,000	\$410,000	109.33%	\$322,000	1.27
15	291 Araneo Drive	TwnEndUn	3	2.1	9	\$399,000	\$399,000	\$410,000	102.76%	\$312,000	1.31
16	55 Davey Drive	TwnIntUn	3	2.1	27	\$415,000	\$415,000	\$415,000	100.00%	\$305,000	1.36
17	15 Lapis Circle	TwnIntUn	3	2.1	8	\$419,000	\$419,000	\$426,000	101.67%	\$327,500	1.30
18	75 Maple Avenue	Bi-Level	4	2.0	16	\$399,000	\$399,000	\$430,000	107.77%	\$320,500	1.34
19	6 Mullarkey Drive	TwnIntUn	2	3.1	19	\$425,000	\$425,000	\$430,000	101.18%	\$330,600	1.30
20	55 Lapis Circle	TwnEndUn	3	2.1	8	\$425,000	\$425,000	\$445,000	104.71%	\$335,300	1.33
21	10 Whittlesey Avenue	Colonial	3	2.0	9	\$415,000	\$415,000	\$450,000	108.43%	\$198,500	2.27
22	5 Pen Bryn Road	Colonial	3	1.1	8	\$415,000	\$415,000	\$460,000	110.84%	\$274,800	1.67
23	1 Carolina Avenue	CapeCod	4	2.1	35	\$459,000	\$440,000	\$460,000	104.55%	\$237,500	1.94
24	29 Bayowski Road	TwnEndUn	3	2.1	11	\$435,000	\$435,000	\$460,000	105.75%	\$350,000	1.31
25	33 Benvenue Avenue	Colonial	3	1.1	10	\$449,000	\$449,000	\$460,000	102.45%	\$307,400	1.50



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26	15 Westminster Terrace	Colonial	3	2.0	8	\$440,000	\$440,000	\$460,000	104.55%	\$266,000	1.73
27	7 Westwood Drive N	CapeCod	4	1.1	23	\$479,900	\$464,900	\$460,000	98.95%	\$238,000	1.93
28	16 Ronald Terrace	Split Level	3	3.0	11	\$409,000	\$409,000	\$460,000	112.47%	\$286,700	1.60
29	25 S Valley Road	Cottage	3	2.0	17	\$430,000	\$430,000	\$464,000	107.91%	\$259,000	1.79
30	7 Maple Avenue	Colonial	2	2.1	19	\$479,000	\$479,000	\$475,000	99.16%	\$255,300	1.86
31	38 Davey Drive	TwnEndUn	3	3.1	9	\$439,000	\$439,000	\$477,000	108.66%	\$374,600	1.27
32	10 Westview Road	Colonial	3	3.0	21	\$489,900	\$489,900	\$489,900	100.00%	\$271,300	1.81
33	11 Oxford Terrace	Colonial	3	1.0	6	\$429,000	\$429,000	\$490,000	114.22%	\$299,900	1.63
34	1028 Smith Manor Bouelvard	TwnEndUn	3	2.1	6	\$489,000	\$489,000	\$499,000	102.04%	\$387,900	1.29
35	1118 Smith Manor Boulevard	TwnEndUn	3	3.1	12	\$489,900	\$489,900	\$500,000	102.06%	\$365,000	1.37
36	26 Blackburne Terrace	Tudor	3	2.0	25	\$475,000	\$475,000	\$510,000	107.37%	\$278,900	1.83
37	191 Zeppi Lane	TwnEndUn	3	2.1	19	\$499,000	\$499,000	\$510,000	102.20%	\$314,800	1.62
38	29 Belgrade Terrace	Split Level	3	1.1	7	\$449,000	\$449,000	\$511,000	113.81%	\$312,300	1.64
39	13 Cornell Street	Split Level	3	1.1	15	\$485,000	\$485,000	\$515,000	106.19%	\$301,000	1.71
40	10 Rutgers Street	Split Level	3	2.0	12	\$459,000	\$459,000	\$515,000	112.20%	\$252,100	2.04
41	43 Rollinson Street	Colonial	4	1.1	22	\$459,900	\$459,900	\$515,420	112.07%		
42	142 Mitchell Street	Split Level	3	2.0	54	\$499,000	\$499,000	\$520,000	104.21%	\$363,500	1.43
43	19 Edgewood Avenue	Ranch	3	2.1	0	\$520,000	\$520,000	\$523,000	100.58%	\$382,500	1.37
44	17 Terrace Avenue	Colonial	3	2.2	16	\$525,000	\$520,000	\$525,000	100.96%	\$400,000	1.31
45	8 Kingwood Road	Colonial	2	1.1	14	\$475,000	\$475,000	\$525,000	110.53%	\$336,500	1.56
46	55 Lowell Avenue	CapeCod	4	2.1	15	\$529,000	\$499,900	\$529,000	105.82%	\$374,200	1.41
47	244 S Valley Road	Colonial	6	3.1	15	\$499,000	\$499,000	\$540,000	108.22%	\$345,000	1.57
48	140 Clarken Drive	TwnEndUn	3	2.1	6	\$475,000	\$475,000	\$540,000	113.68%	\$390,000	1.38
49	52 Forest Hill Road	Colonial	4	1.2	16	\$498,005	\$498,005	\$540,000	108.43%	\$280,000	1.93
50	194 Gregory Avenue	Colonial	4	1.1	27	\$499,999	\$499,999	\$540,000	108.00%	\$272,500	1.98

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51	61 Rock Spring Avenue	Colonial	3	2.1	23	\$499,000	\$499,000	\$541,000	108.42%	\$361,200	1.50
52	16 Wedgewood Drive	Split Level	4	3.0	13	\$499,000	\$499,000	\$550,000	110.22%	\$360,200	1.53
53	46 Woodland Avenue	Split Level	4	3.0	16	\$549,000	\$549,000	\$560,000	102.00%	\$331,200	1.69
54	82 Lowell Avenue	Split Level	4	2.1	41	\$579,000	\$579,000	\$565,000	97.58%	\$340,900	1.66
55	39 Rosemont Terrace	RanchRas	4	2.1	14	\$560,000	\$560,000	\$593,500	105.98%	\$340,500	1.74
56	17 Old Salem Road	Colonial	3	2.1	29	\$594,900	\$594,900	\$605,000	101.70%	\$348,800	1.73
57	25 Silver Spring Road	Colonial	3	2.1	20	\$489,000	\$489,000	\$605,800	123.89%	\$346,300	1.75
58	144 Walker Road	Colonial	3	1.2	11	\$550,000	\$550,000	\$610,000	110.91%	\$355,200	1.72
59	24 Oxford Terrace	Colonial	4	1.2	12	\$499,000	\$499,000	\$618,000	123.85%	\$351,200	1.76
60	68 Sheridan Avenue	Split Level	4	3.0	16	\$559,999	\$559,999	\$620,000	110.71%	\$362,200	1.71
61	39 Colonial Woods Drive	Bi-Level	4	3.0	17	\$579,900	\$579,900	\$622,500	107.35%	\$361,000	1.72
62	94 Lessing Road	CapeCod	3	2.1	12	\$525,000	\$525,000	\$630,000	120.00%	\$344,200	1.83
63	23 Nance Road	Split Level	5	3.1	24	\$665,000	\$649,500	\$630,000	97.00%	\$382,400	1.65
64	6 Nymph Road	Tudor	4	2.1	9	\$365,000	\$635,000	\$635,000	100.00%	\$488,800	1.30
65	7 Rutgers Street	Split Level	3	2.1	7	\$499,000	\$499,000	\$641,000	128.46%	\$294,500	2.18
66	11 Kingwood Road	Colonial	4	2.1	46	\$629,000	\$629,000	\$645,000	102.54%	\$523,700	1.23
67	14 Colonial Woods Drive	Bi-Level	4	3.0	12	\$559,000	\$559,000	\$660,000	118.07%	\$343,700	1.92
68	3 Merrywood Drive	Colonial	4	3.2	17	\$650,000	\$650,000	\$663,000	102.00%	\$559,800	1.18
69	4 Undercliff Terrace	Split Level	3	3.0	8	\$600,000	\$600,000	\$665,000	110.83%	\$366,800	1.81
70	3 Rock Spring Road	Bi-Level	4	3.0	14	\$599,000	\$599,000	\$691,000	115.36%	\$368,800	1.87
71	44 Thorn Terrace	Colonial	4	3.1	13	\$668,000	\$668,000	\$705,000	105.54%	\$242,400	2.91
72	9 Club Boulevard	Colonial	4	3.1	13	\$689,000	\$689,000	\$719,000	104.35%	\$375,000	1.92
73	2 Donlavage Way	TwnEndUn	4	4.1	56	\$715,000	\$715,000	\$750,000	104.90%	\$685,000	1.09
74	9 Rappleye Court	Colonial	5	2.1	17	\$749,000	\$749,000	\$760,000	101.47%	\$608,600	1.25
75	184 Forest Hill Road	Colonial	4	2.1	13	\$689,000	\$689,000	\$778,000	112.92%	\$426,100	1.83

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76	41 Winding Way	Colonial	6	2.2	28	\$749,000	\$749,000	\$780,000	104.14%	\$583,500	1.34
77	10 Keimel Court	TwnIntUn	3	4.1	84	\$868,000	\$799,000	\$799,000	100.00%	\$775,000	1.03
78	22 Stone Drive	Colonial	4	3.1	13	\$749,000	\$749,000	\$800,000	106.81%	\$547,500	1.46
79	11 Highland Place	Colonial	5	4.1	14	\$700,000	\$700,000	\$800,000	114.29%	\$480,000	1.67
80	8 Murphy Court	Colonial	4	3.1	6	\$725,000	\$725,000	\$800,000	110.34%	\$531,200	1.51
81	61 Fredericks Street	TwnEndUn	4	4.1	14	\$798,000	\$798,000	\$832,000	104.26%	\$686,100	1.21
82	12 Fairview Avenue	Victorian	5	4.0	13	\$745,000	\$745,000	\$850,000	114.09%	\$484,700	1.75
83	6 Metzger Drive	TwnEndUn	3	4.1	21	\$949,000	\$949,000	\$900,000	94.84%	\$829,400	1.09
84	42 Fairview Avenue	Carriage	5	2.1	7	\$750,000	\$750,000	\$904,000	120.53%	\$475,000	1.90
85	4 Bakley Terrace	Colonial	5	3.1	6	\$829,900	\$829,900	\$953,000	114.83%	\$675,000	1.41
86	14 Efstis Court	Custom	5	5.1	44	\$1,124,900	\$1,124,900	\$1,125,000	100.01%	\$942,800	1.19
AVERAGE					18	\$519,187	\$520,214	\$555,897	106.94%		1.58

"Active" Listings in West Orange

Number of Units: 87
 Average List Price: \$632,976
 Average Days on Market: 59

"Under Contract" Listings in West Orange

Number of Units: 126
 Average List Price: \$485,532
 Average Days on Market: 27

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	23	28	25	18					30
List Price	\$475,251	\$427,212	\$439,152	\$464,443	\$502,896	\$517,526	\$513,752	\$520,214					\$490,097
Sales Price	\$486,046	\$450,795	\$453,437	\$482,013	\$533,118	\$544,525	\$552,493	\$555,897					\$516,169
SP:LP%	103.31%	105.19%	103.23%	104.22%	105.97%	105.86%	107.37%	106.94%					105.47%
SP to AV	1.36	1.44	1.34	1.38	1.40	1.53	1.60	1.58					1.47
# Units Sold	53	34	63	56	58	89	76	86					515
3 Mo Rate of Ab	1.32	1.31	1.29	1.69	1.71	1.58	1.41	1.16					1.43
Active Listings	67	70	61	75	95	91	98	87					81
Under Contracts	112	120	139	160	174	153	149	126					142

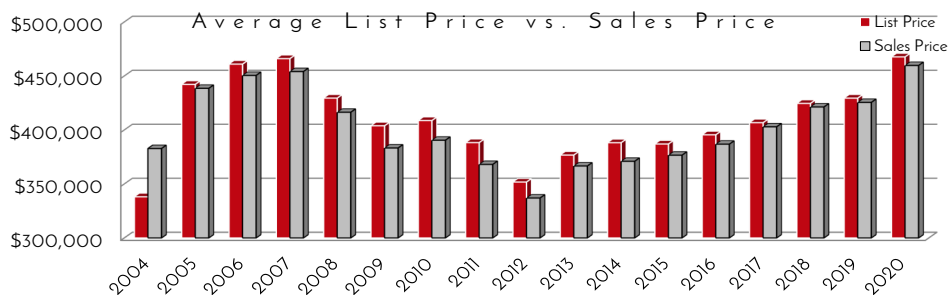
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	51	30	-40.04%
Sales Price	\$461,707	\$516,169	11.80%
LP:SP	99.63%	105.47%	5.86%
SP:AV	1.25	1.47	17.97%



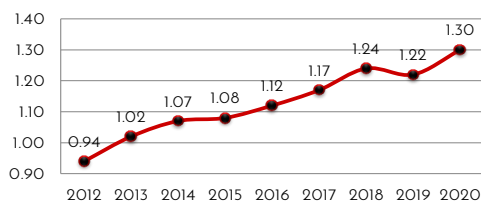
YTD	2020	2021	% Change
# Units Sold	419	515	22.91%
Rate of Ab 3 Mo	1.92	1.16	-39.58%
Actives	122	87	-28.69%
Under Contracts	148	126	-14.86%

West Orange Yearly Market Trends

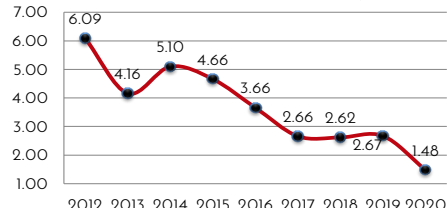


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990	\$395,480	\$406,718	\$424,570	\$429,463	\$459,710
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$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

Sales Price to Assessed Value Ratio

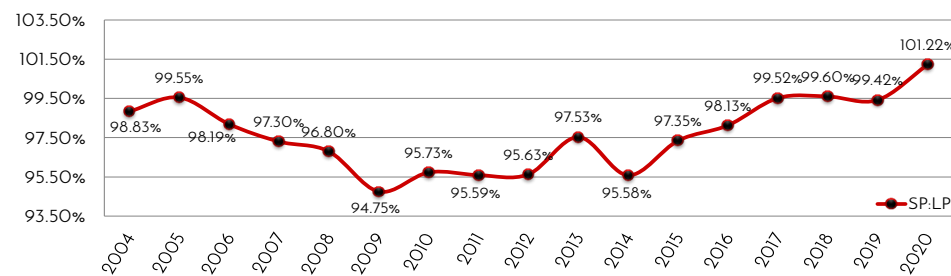


12 Month Rate of Absorption

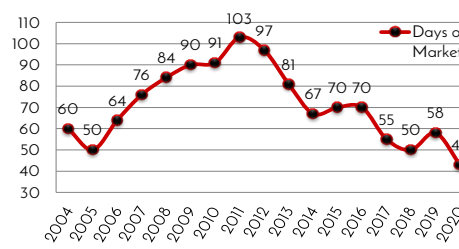


West Orange Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

