

# West Orange

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	31 Liberty Street	Colonial	2	1.1	185	\$150,000	\$120,612	\$120,000	99.49%	\$178,300	0.67
2	135 Chestnut Street	Colonial	4	2.1	33	\$179,000	\$179,000	\$190,000	106.15%	\$235,800	0.81
3	19 Carolina Avenue	CapeCod	3	1.1	150	\$239,900	\$239,900	\$250,000	104.21%	\$242,800	1.03
4	20 Fitzrandolph Road	RanchExp	3	1.1	15	\$249,900	\$249,900	\$252,500	101.04%	\$257,900	0.98
5	5 Jones Place	Colonial	3	2.0	15	\$259,900	\$259,900	\$279,000	107.35%	\$256,600	1.09
6	232 Crescenzi Court	TwnIntUn	2	2.1	43	\$299,900	\$285,000	\$280,000	98.25%	\$272,800	1.03
7	25 Oxford Terrace	Colonial	4	1.2	20	\$299,000	\$299,000	\$290,000	96.99%	\$302,800	0.96
8	14 Curtis Avenue	Custom	4	1.2	41	\$349,900	\$349,900	\$300,000	85.74%	\$339,700	0.88
9	56 Davey Drive	TwnIntUn	3	2.1	61	\$340,000	\$315,000	\$305,000	96.83%	\$329,900	0.92
10	79 Vacca Drive	TwnEndUn	2	2.0	9	\$299,000	\$299,000	\$310,000	103.68%	\$220,000	1.41
11	5 Fowler Drive	TwnIntUn	3	2.1	105	\$370,000	\$325,000	\$315,000	96.92%	\$318,100	0.99
12	346 Gregory Avenue	Tudor	3	1.1	29	\$349,000	\$325,000	\$320,000	98.46%	\$288,600	1.11
13	250 Clarken Drive	TwnEndUn	2	2.1	22	\$330,000	\$330,000	\$325,000	98.48%	\$321,700	1.01
14	366 Stiles Court	TwnIntUn	3	2.1	30	\$345,000	\$319,000	\$325,000	101.88%	\$288,900	1.12
15	55 Laurel Avenue	Colonial	3	1.1	16	\$339,900	\$339,900	\$330,000	97.09%	\$305,000	1.08
16	491 Mount Pleasant Avenue	Custom	3	2.1	12	\$335,000	\$335,000	\$335,000	100.00%	\$376,700	0.89
17	35 Nestro Road	CapeCod	4	1.1	82	\$359,000	\$359,000	\$340,000	94.71%	\$236,300	1.44
18	17 Beech Road	Ranch	3	2.0	11	\$339,000	\$339,000	\$350,527	103.40%	\$269,700	1.30
19	57 Maple Avenue	Ranch	3	2.1	24	\$349,000	\$349,000	\$352,500	101.00%	\$292,300	1.21
20	15 Rutgers Street	Split Level	3	2.0	55	\$350,000	\$350,000	\$355,000	101.43%	\$278,300	1.28
21	8 Holmes Street	CapeCod	4	2.0	65	\$370,000	\$370,000	\$360,000	97.30%	\$228,400	1.58
22	46 Robertson Road	CapeCod	5	2.0	22	\$379,000	\$379,000	\$364,000	96.04%	\$281,200	1.29
23	57 Rollinson Street	Colonial	3	1.1	12	\$329,000	\$329,000	\$365,000	110.94%	\$255,300	1.43
24	242 Crescenzi Court	TwnIntUn	3	2.2	59	\$399,000	\$374,000	\$365,000	97.59%	\$330,000	1.11
25	3 Mount Pleasant Place	Colonial	3	1.2	8	\$350,000	\$350,000	\$365,000	104.29%	\$269,200	1.36

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26	81 Lapis Circle	TwnEndUn	3	2.1	40	\$355,000	\$355,000	\$370,000	104.23%	\$349,400	1.06
27	40 Moore Terrace	Colonial	3	1.1	68	\$419,000	\$379,000	\$374,000	98.68%	\$276,300	1.35
28	51 Davey Drive	TwnEndUn	3	2.1	115	\$405,000	\$399,900	\$375,000	93.77%	\$360,400	1.04
29	71 Glen View Drive	TwnEndUn	3	2.0	18	\$360,000	\$360,000	\$377,000	104.72%	\$280,600	1.34
30	189 Clarcken Drive	TwnEndUn	2	2.1	23	\$399,000	\$399,000	\$379,000	94.99%	\$327,600	1.16
31	241 Crescenzi Court	TwnIntUn	3	2.1	12	\$399,900	\$399,900	\$380,000	95.02%	\$313,300	1.21
32	38 Greenwood Avenue	Split Level	3	1.1	16	\$349,800	\$349,800	\$385,000	110.06%	\$323,300	1.19
33	18 Colonial Woods Drive	Bi-Level	4	3.0	13	\$364,000	\$364,000	\$390,000	107.14%	\$339,000	1.15
34	12 Westminster Terrace	Split Level	3	2.0	23	\$390,000	\$390,000	\$395,000	101.28%	\$272,800	1.45
35	65 Crestmont Road	Split Level	3	2.1	25	\$395,000	\$395,000	\$395,000	100.00%	\$318,500	1.24
36	174 Dezenzo Road	TwnEndUn	3	2.1	10	\$399,000	\$399,000	\$399,000	100.00%	\$314,800	1.27
37	80 Lessing Road	CapeCod	4	2.0	21	\$395,000	\$395,000	\$400,000	101.27%	\$306,100	1.31
38	28 Old Salem Road	CapeCod	3	1.1	9	\$389,000	\$389,000	\$401,709	103.27%	\$270,500	1.49
39	405 Digaetano Terrace	TwnIntUn	3	3.1	85	\$424,999	\$424,999	\$425,000	100.00%	\$327,700	1.30
40	165 Dezenzo Lane	TwnEndUn	3	2.1	65	\$450,000	\$425,000	\$430,000	101.18%	\$314,100	1.37
41	45 Lawrence Avenue	Colonial	3	1.1	15	\$425,000	\$425,000	\$430,000	101.18%	\$340,000	1.26
42	188 Zeppi Lane	TwnIntUn	3	2.1	49	\$449,999	\$449,999	\$440,000	97.78%	\$323,900	1.36
43	6 Blackburne Terrace	Bi-Level	4	2.0	14	\$439,000	\$439,000	\$440,000	100.23%	\$339,100	1.30
44	28 Schindler Terrace	TwnIntUn	2	2.1	19	\$429,000	\$429,000	\$445,000	103.73%	\$329,400	1.35
45	17 Gavin Road	Split Level	4	2.1	28	\$469,900	\$469,900	\$462,000	98.32%	\$355,300	1.30
46	10 Gavin Road	Bi-Level	4	2.1	16	\$475,000	\$475,000	\$475,000	100.00%	\$343,600	1.38
47	169 Clarcken Drive	TwnEndUn	3	3.1	9	\$429,000	\$429,000	\$485,000	113.05%	\$400,600	1.21
48	52 Wildwood Avenue	Ranch	3	2.1	343	\$519,000	\$519,000	\$490,000	94.41%	\$389,500	1.26
49	18 Arverne Road	Ranch	5	3.1	26	\$489,900	\$489,900	\$495,000	101.04%	\$455,800	1.09
50	47 Colony Drive E	Tudor	4	3.1	12	\$499,000	\$499,000	\$499,000	100.00%	\$404,900	1.23

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51	59 Gregory Avenue	Tudor	5	3.0	169	\$549,100	\$549,100	\$501,000	91.24%	\$790,100	0.63
52	249 Gregory Avenue	Colonial	4	2.2	22	\$515,000	\$515,000	\$510,000	99.03%	\$391,300	1.30
53	24 Blackstock Road	Split Level	4	2.1	28	\$595,000	\$595,000	\$572,000	96.13%	\$388,000	1.47
54	608 Mount Pleasant Avenue	Colonial	4	3.1	111	\$651,585	\$599,000	\$575,000	95.99%		
55	36 Underwood Drive	Colonial	4	2.1	24	\$589,000	\$589,000	\$575,000	97.62%	\$425,000	1.35
56	67 Burnett Terrace	RanchExp	4	3.0	15	\$569,900	\$569,900	\$581,900	102.11%	\$450,000	1.29
57	6 Essex Terrace	RanchRas	4	2.1	9	\$585,000	\$585,000	\$585,000	100.00%	\$500,000	1.17
58	1 Cummings Circle	TwnEndUn	4	3.1	0	\$585,000	\$585,000	\$585,000	100.00%	\$331,600	1.76
59	106 Edgewood Avenue	Ranch	4	2.1	4	\$589,900	\$589,900	\$589,000	99.85%	\$450,400	1.31
60	20 Cannon Street	Colonial	4	3.1	24	\$643,000	\$643,000	\$659,500	102.57%	\$540,300	1.22
61	10 Kovach Court	TwnIntUn	4	3.1	129	\$715,000	\$695,000	\$695,000	100.00%	\$666,400	1.04
62	2 Donlavage Way	TwnEndUn	4	4.1	82	\$769,000	\$720,000	\$698,000	96.94%	\$712,700	0.98
63	10 Wadams Court	Colonial	5	4.1	18	\$774,900	\$774,900	\$768,000	99.11%	\$679,400	1.13
64	41 Ridge Road	Colonial	6	5.1	17	\$999,000	\$999,000	\$965,000	96.60%	\$522,600	1.85
65	511 Smith Manor Boulevard	OneFloor	2	2.0	11	\$250,000	\$250,000			\$206,200	
AVERAGE					44	\$428,604	\$422,743	\$424,057	100.03%		1.21

## "ACTIVE" Listings in West Orange

Number of Units: **204**  
 Average List Price: **\$554,870**  
 Average Days on Market: **83**

## "UNDER CONTRACT" Listings in West Orange

Number of Units: **165**  
 Average List Price: **\$397,828**  
 Average Days on Market: **73**

# 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						58
List Price	\$370,136	\$329,703	\$366,603	\$420,404	\$400,644	\$418,067	\$422,743						\$396,236
Sales Price	\$371,554	\$320,635	\$362,258	\$411,654	\$400,238	\$419,635	\$424,057						\$394,438
Sales Price as a % of List Price	103.26%	96.77%	98.64%	99.64%	100.22%	100.22%	100.03%						99.86%
Sales Price to Assessed Value	1.13	1.07	1.13	1.14	1.22	1.17	1.21						1.16
# Units Sold	36	38	48	39	54	91	65						371
Active Listings	191	193	200	211	227	221	204						207
Under Contracts	114	125	159	178	195	178	165						159

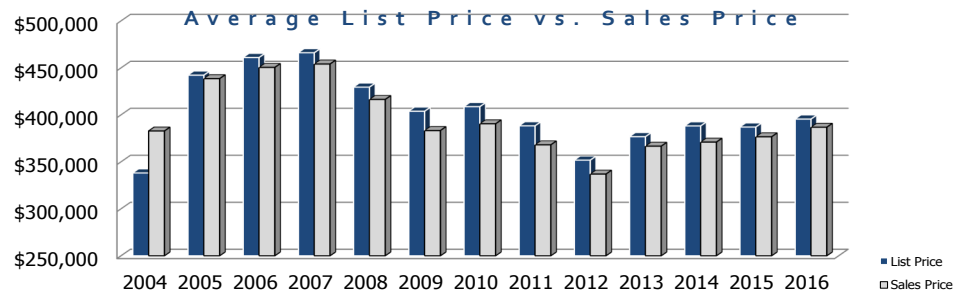
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	75	58	-22.14%
Sales Price	\$387,806	\$394,438	1.71%
Sales Price to Assessed Value	1.17	1.16	-0.98%

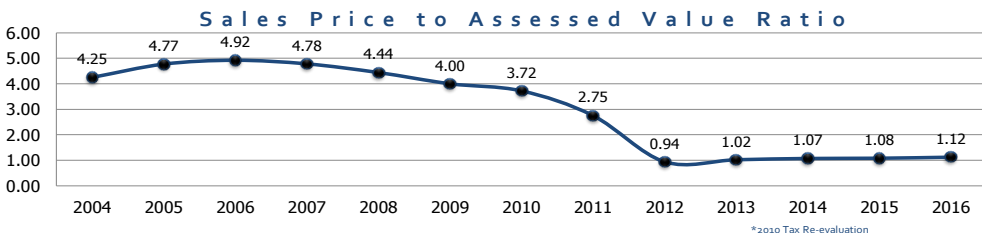


	2016	2017	% Change
# Units Sold	371	371	0.00%
Active Listings	270	204	-24.44%
Under Contracts	178	165	-7.30%

### 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



### West Orange Yearly Market Trends

