

West Orange

January 2018 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 Unit 31	OneFloor	1	1.0	22	\$149,877	\$149,877	\$155,000	103.42%	\$125,000	1.24
2	24 Cerone Court	TwnEndUn	2	2.0	74	\$238,880	\$238,880	\$247,200	103.48%	\$211,000	1.17
3	26 Valley Way	Colonial	3	1.0	315	\$255,000	\$239,900	\$265,000	110.46%	\$271,300	0.98
4	45 Hunterdon Road	Ranch	3	1.0	219	\$299,900	\$279,900	\$270,000	96.46%	\$233,600	1.16
5	36 Hunterdon Road	CapeCod	4	2.0	58	\$319,999	\$309,000	\$292,500	94.66%	\$249,700	1.17
6	19 Nottingham Road	Colonial	3	1.1	296	\$365,000	\$320,000	\$305,000	95.31%	\$280,000	1.09
7	161 Maple Street	Colonial	2	2.0	22	\$300,000	\$300,000	\$311,500	103.83%	\$248,600	1.25
8	392 Digaetano Terrace	TwnIntUn	3	2.1	135	\$329,900	\$329,900	\$312,500	94.73%	\$290,100	1.08
9	16 Cheshire Terrace	Bi-Level	4	3.0	152	\$364,000	\$327,600	\$320,000	97.68%	\$317,000	1.01
10	9 Larkin Circle	TwnIntUn	2	2.1	14	\$310,000	\$310,000	\$321,000	103.55%	\$295,000	1.09
11	3 Orange Heights Avenue	Colonial	3	1.1	38	\$349,000	\$329,000	\$329,000	100.00%	\$215,000	1.53
12	2&8 Edgemont Road	CapeCod	4	2.0	96	\$349,900	\$339,900	\$335,000	98.56%	\$301,000	1.11
13	15 Woodhull Avenue	Colonial	3	1.1	29	\$335,900	\$335,900	\$335,000	99.73%	\$308,000	1.09
14	46 Phyllis Road	CapeCod	4	2.0	67	\$359,000	\$359,000	\$340,000	94.71%	\$263,900	1.29
15	71 Clarcken Drive	MultiFlr	2	2.1	23	\$329,000	\$329,000	\$340,000	103.34%	\$285,000	1.19
16	194 Clarcken Drive	TwnIntUn	2	2.1	44	\$379,000	\$369,000	\$347,000	94.04%	\$320,900	1.08
17	4 Davey Drive	TwnEndUn	3	2.1	30	\$369,000	\$369,000	\$357,000	96.75%	\$361,600	0.99
18	4 Bongart Drive	TwnEndUn	3	2.1	53	\$400,000	\$400,000	\$385,000	96.25%	\$351,900	1.09
19	2 Caldwell Terrace	Colonial	3	1.2	82	\$419,000	\$399,000	\$389,000	97.49%	\$268,600	1.45
20	35 Lapis Circle	TwnEndUn	3	3.1	29	\$399,000	\$399,000	\$395,000	99.00%	\$364,300	1.08

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21	36 Birch Street	Colonial	3	2.1	14	\$374,900	\$374,900	\$399,000	106.43%	\$323,900	1.23
22	112 Fairview Avenue	CapeCod	3	2.0	30	\$389,900	\$389,900	\$406,000	104.13%	\$325,500	1.25
23	63 Garfield Avenue	Split Level	4	2.1	149	\$459,000	\$439,000	\$425,000	96.81%	\$326,600	1.30
24	13 Bradford Avenue	Colonial	5	2.1	6	\$395,000	\$395,000	\$440,000	111.39%	\$351,700	1.25
25	65 Cummings Circle	TwnEndUn	4	4.1	16	\$469,000	\$469,000	\$469,000	100.00%	\$396,500	1.18
26	15 Cullen Drive	Split Level	5	3.1	17	\$489,900	\$489,900	\$495,000	101.04%	\$392,200	1.26
27	1 Moran Road	TwnEndUn	3	3.1	40	\$499,000	\$499,000	\$499,000	100.00%	\$352,600	1.42
28	21 Fairview Avenue	Colonial	3	1.2	8	\$499,000	\$499,000	\$515,000	103.21%	\$335,100	1.54
29	2 Stone Drive	Colonial	4	4.0	178	\$569,000	\$549,000	\$520,000	94.72%	\$432,500	1.20
30	115 Gregory Avenue	Colonial	4	3.1	33	\$549,000	\$549,000	\$535,000	97.45%	\$393,000	1.36
31	78 Sullivan Drive	TwnIntUn	3	3.1	34	\$539,000	\$539,000	\$539,000	100.00%	\$345,100	1.56
32	46 Lincoln Avenue	Colonial	4	2.1	27	\$569,900	\$569,900	\$560,000	98.26%	\$303,700	1.84
33	11 Ashley Road	Split Level	4	3.1	141	\$624,000	\$598,000	\$585,000	97.83%	\$505,900	1.16
34	7 Wadams Court	Colonial	5	3.1	294	\$674,000	\$789,000	\$799,000	101.27%	\$171,500	
35	69 Haggerty Drive	Colonial	4	3.1	1	\$714,000	\$714,000	\$804,000	112.61%	\$196,600	
36	66 Haggerty Drive	Colonial	5	2.1	64	\$694,000	\$694,000	\$829,000	119.45%	\$160,100	
37	40 Ridge Road	Ranch	4	6.1	70	\$1,199,000	\$999,000	\$830,000	83.08%	\$1,000,000	0.83
38	17 Lynwood Way	Colonial	5	4.2	54	\$1,260,000	\$1,260,000	\$1,200,000	95.24%	\$1,220,000	0.98
AVERAGE					78	\$462,867	\$453,959	\$452,650	100.17%		1.21

"ACTIVE" Listings in West Orange

Number of Units: 177
Average List Price: \$582,898
Average Days on Market: 80

"UNDER CONTRACT" Listings in West Orange

Number of Units: 99
Average List Price: \$377,145
Average Days on Market: 74

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												78
List Price	\$453,959												\$453,959
Sales Price	\$452,650												\$452,650
Sales Price as a % of List Price	100.17%												100.17%
Sales Price to Assessed Value	1.21												1.21
# Units Sold	38												38
Active Listings	177												177
Under Contracts	99												99

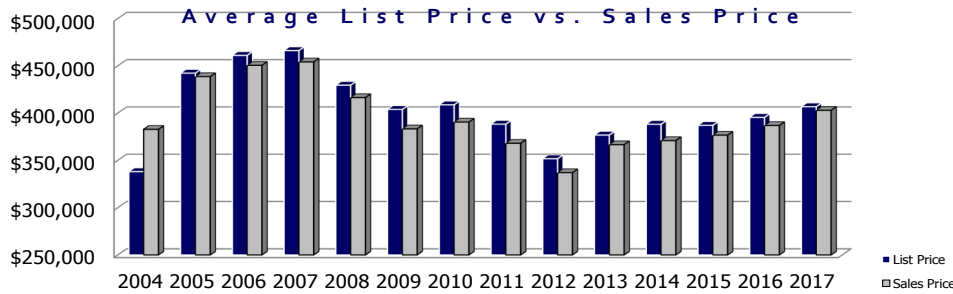
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	103	78	-24.30%
Sales Price	\$371,554	\$452,650	21.83%
Sales Price to Assessed Value	1.13	1.21	7.45%

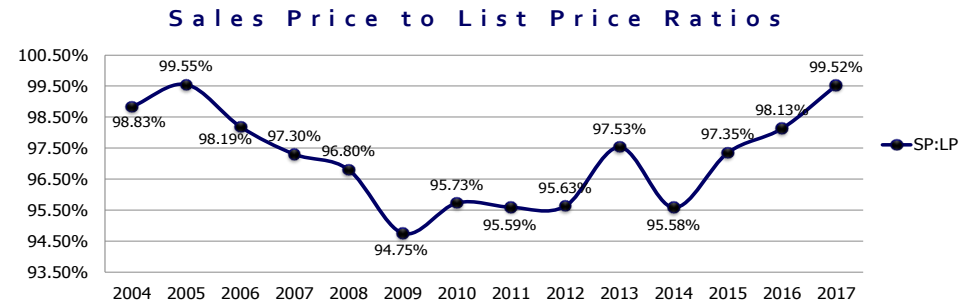


YTD	2017	2018	% Change
# Units Sold	36	38	5.56%
Active Listings	191	177	-7.33%
Under Contracts	114	99	-13.16%

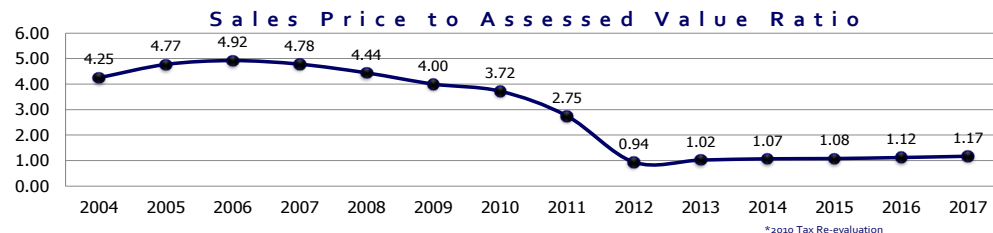
West Orange Yearly Market Trends



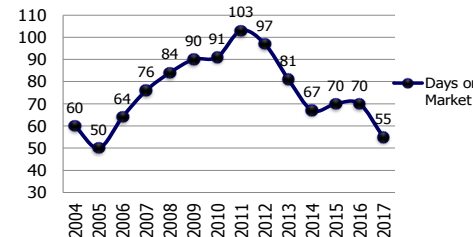
West Orange Yearly Market Trends



	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



Average Days on Market



Number of Units Sold

