

West Orange

July 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	49 Forest Avenue	RanchRas	4	3.1	659	\$499,000	\$469,000	\$404,000	86.14%	\$405,000	1.00
2	90 Clarcken Drive	TwnIntUn	3	3.1	13	\$469,000	\$469,000	\$469,000	100.00%	\$379,600	1.24
3	63 Haggerty Drive	Colonial	4	3.1	336	\$710,000	\$710,000	\$699,000	98.45%		
4	16 Normandy Terrace	CapeCod	4	2.0	44	\$325,000	\$325,000	\$275,000	84.62%	\$291,300	0.94
5	26 Cornell Street	Split Level	4	3.0	269	\$460,000	\$460,000	\$445,000	96.74%	\$323,700	1.37
6	33 Ralph Road	Colonial	4	2.1	238	\$620,000	\$579,000	\$565,000	97.58%	\$430,000	1.31
7	60 Colonial Woods Drive	Colonial	4	2.1	67	\$499,900	\$499,900	\$499,900	100.00%		
8	16 Kinzel Lane	Custom	5	5.1	203	\$779,900	\$699,900	\$688,000	98.30%	\$756,300	0.91
9	210 Metzger Drive	OneFloor	2	2.1	131	\$990,000	\$985,000	\$800,000	81.22%	\$913,900	0.88
10	40 Baxter Lane	TwnEndUn	4	4.1	156	\$779,999	\$765,000	\$738,300	96.51%	\$715,100	1.03
11	22 Kayser Lane	MultiFlr	1	1.1	127	\$220,000	\$220,000	\$200,000	90.91%	\$243,000	0.82
12	122 Watchung Avenue	SeeRem	3	1.1	53	\$229,900	\$219,900	\$222,000	100.95%	\$176,500	1.26
13	65 Park Way	Custom	5	4.2	63	\$1,150,000	\$1,150,000	\$1,100,000	95.65%	\$1,050,000	1.05
14	27 Ralph Road	Bi-Level	4	3.0	21	\$505,000	\$505,000	\$500,000	99.01%	\$399,200	1.25
15	24 Hutton Avenue	OneFloor	2	1.1	107	\$210,000	\$199,000	\$187,500	94.22%	\$163,800	1.14
16	88 Leonardo Court	TwnIntUn	2	2.1	89	\$299,000	\$299,000	\$299,000	100.00%	\$228,700	1.31
17	552 Hillside Terrace	CapeCod	3	2.1	19	\$375,000	\$375,000	\$395,000	105.33%	\$230,500	1.71
18	36 Greenwood Avenue	Colonial	3	1.1	11	\$348,000	\$348,000	\$412,000	118.39%	\$279,100	1.48
19	18 Westover Terrace	CapeCod	3	2.0	61	\$399,999	\$379,999	\$380,000	100.00%	\$284,100	1.34
20	739 Eagle Rock Avenue	Colonial	3	2.0	31	\$450,000	\$425,000	\$420,000	98.82%	\$281,800	1.49
21	319 Araneo Drive	TwnIntUn	3	2.1	34	\$429,000	\$429,000	\$420,000	97.90%	\$342,900	1.22
22	11 Birch Street	CapeCod	4	2.1	56	\$399,000	\$389,500	\$375,000	96.28%	\$296,700	1.26
23	10 Oak Bend Road	Custom	5	7.2	65	\$1,999,000	\$1,650,000	\$1,500,000	90.91%		
24	18 Boland Drive	TwnEndUn	3	3.1	37	\$585,000	\$585,000	\$572,500	97.86%	\$542,500	1.06
25	59 Glen Avenue	Colonial	4	3.2	38	\$699,000	\$699,000	\$680,000	97.28%	\$693,900	0.98

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26	99 Mayfair Drive	CapeCod	3	1.0	19	\$309,900	\$309,900	\$305,000	98.42%	\$204,500	1.49
27	97 Giordano Drive	TwnIntUn	2	2.1	23	\$299,900	\$299,900	\$290,000	96.70%	\$250,300	1.16
28	19 Conforti Avenue	Bi-Level	4	2.1	20	\$435,000	\$435,000	\$450,000	103.45%	\$322,600	1.39
29	119 Marion Drive	TwnIntUn	2	3.0	19	\$299,000	\$299,000	\$288,000	96.32%	\$266,600	1.08
30	45 Wilfred Street	OneFloor	1	1.0	20	\$129,000	\$129,000	\$126,000	97.67%	\$164,200	0.77
31	44 Virginia Avenue	CapeCod	3	1.1	72	\$310,000	\$299,000	\$299,000	100.00%	\$229,000	1.31
32	69 Lawrence Avenue	Colonial	3	2.0	14	\$399,000	\$399,000	\$415,000	104.01%	\$324,200	1.28
33	168 Mitchell Street	Colonial	5	3.1	58	\$359,900	\$359,900	\$350,000	97.25%	\$402,600	0.87
34	31 Central Place	Colonial	3	2.1	52	\$284,900	\$279,000	\$270,000	96.77%	\$226,600	1.19
35	145 Franklin Avenue	Colonial	3	1.0	71	\$249,950	\$249,950	\$249,000	99.62%	\$203,100	1.23
36	6 Grand View Avenue	Colonial	5	3.1	14	\$500,000	\$500,000	\$525,000	105.00%	\$362,200	1.45
37	2 Oxford Terrace	Bungalow	2	1.0	15	\$379,000	\$379,000	\$365,000	96.31%		
38	1016 Smith Manor Boulevard	TwnIntUn	3	2.1	43	\$435,000	\$425,000	\$415,000	97.65%	\$413,500	1.00
39	79 Luddington Road	Colonial	5	2.2	22	\$595,000	\$595,000	\$617,243	103.74%	\$435,500	1.42
40	5 Hage Terrace	TwnIntUn	4	4.1	70	\$685,000	\$685,000	\$646,000	94.31%	\$673,500	0.96
41	47 Oconnor Circle	TwnEndUn	3	2.1	9	\$509,000	\$509,000	\$500,000	98.23%	\$425,600	1.17
42	24 Hutton Avenue	FirstFlr	1	1.0	10	\$135,000	\$135,000	\$140,000	103.70%	\$122,300	1.14
43	32 Arverne Road	Split Level	4	2.1	47	\$449,900	\$399,000	\$381,000	95.49%	\$477,800	0.80
44	115 Garfield Avenue	Split Level	3	2.1	25	\$399,900	\$399,900	\$370,000	92.52%	\$335,800	1.10
45	55 Mullarkey Drive	TwnEndUn	3	3.1	1	\$519,000	\$519,000	\$513,000	98.84%	\$305,000	1.68
46	39 Knutsen Drive	TwnIntUn	3	3.1	15	\$399,000	\$399,000	\$382,500	95.86%	\$364,400	1.05
47	11 Lincoln Avenue	Colonial	3	1.2	12	\$399,000	\$399,000	\$399,000	100.00%	\$290,600	1.37
48	16 Fitzrandolph Road	Colonial	3	1.1	7	\$389,000	\$389,000	\$405,000	104.11%	\$278,500	1.45
49	38 Aspen Road	Split Level	4	2.1	44	\$589,000	\$535,000	\$535,000	100.00%	\$305,000	1.75
50	7 Oak Terrace	Tudor	3	1.1	13	\$340,000	\$340,000	\$352,000	103.53%	\$272,500	1.29

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51	154 Clarcken Drive	TwnIntUn	2	2.1	48	\$379,000	\$373,000	\$372,000	99.73%	\$319,200	1.17
52	27 Conforti Avenue	Split Level	4	2.1	26	\$450,000	\$425,000	\$418,000	98.35%	\$334,500	1.25
53	252 Crescenzi Court	TwnEndUn	3	2.1	10	\$375,000	\$375,000	\$375,000	100.00%	\$311,200	1.21
54	78-80 Oak Avenue	Bi-Level	5	3.0	30	\$565,000	\$565,000	\$555,000	98.23%	\$421,900	1.32
55	17 Dogwood Road	Tudor	3	1.1	28	\$429,000	\$429,000	\$435,000	101.40%	\$305,000	1.43
56	47 Maple Street	Colonial	3	1.0	14	\$269,000	\$269,000	\$277,000	102.97%	\$175,900	1.57
57	17 Freeman Place	Colonial	3	1.0	22	\$270,000	\$270,000	\$280,000	103.70%	\$192,900	1.45
58	8 Gregory Avenue	Colonial	4	2.0	35	\$499,000	\$499,000	\$475,000	95.19%		
59	23 Benvenue Avenue	Colonial	3	1.1	11	\$439,900	\$439,900	\$435,000	98.89%	\$309,600	1.41
60	36 Dogwood Road	CapeCod	3	1.1	8	\$425,000	\$425,000	\$450,018	105.89%	\$288,900	1.56
61	56 Mullarkey Drive	TwnEndUn	4	3.1	23	\$524,000	\$524,000	\$524,000	100.00%	\$366,900	1.43
62	8 Elliott Place	Colonial	3	2.0	18	\$379,999	\$379,999	\$380,000	100.00%	\$275,000	1.38
63	25 Whitman Street	Split Level	4	3.0	21	\$485,000	\$485,000	\$502,000	103.51%	\$306,600	1.64
64	48 Haggerty Drive	Colonial	4	3.1	13	\$680,000	\$680,000	\$680,000	100.00%	\$640,000	1.06
65	14 Lynwood Way	Contemp	4	5.0	30	\$849,000	\$849,000	\$785,000	92.46%	\$870,000	0.90
66	239 Clarcken Drive	TwnEndUn	2	2.1	16	\$359,000	\$359,000	\$358,000	99.72%	\$323,300	1.11
67	16 Ashwood Terrace	Colonial	3	1.0	5	\$205,000	\$205,000	\$205,000	100.00%	\$193,100	1.06
68	6 Greenwood Avenue	Colonial	3	2.0	45	\$325,000	\$325,000	\$328,000	100.92%	\$280,400	1.17
69	32 Cleveland Terrace	RanchExp	5	2.0	41	\$334,900	\$334,900	\$351,000	104.81%	\$534,100	0.66
70	74 Cobane Terrace	Colonial	4	1.1	14	\$474,900	\$474,900	\$472,500	99.49%	\$321,700	1.47
71	16 Belgrade Terrace	Tudor	4	2.1	15	\$475,000	\$475,000	\$475,000	100.00%	\$378,000	1.26
72	71 Winding Way	Colonial	4	1.1	22	\$459,000	\$459,000	\$457,000	99.56%	\$351,300	1.30
73	9 Lorelei	CapeCod	3	2.0	20	\$359,000	\$359,000	\$370,000	103.06%	\$251,600	1.47
74	11 Schmitt Road	Split Level	3	2.0	31	\$259,900	\$259,900	\$250,000	96.19%	\$276,100	0.91
75	9 Robertson Road	CapeCod	4	2.0	13	\$389,000	\$389,000	\$395,000	101.54%	\$303,000	1.30
76	13 Marshall Street	CapeCod	3	2.1	21	\$279,000	\$279,000	\$279,000	100.00%	\$234,800	1.19

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77	15 Raynor Road	RanchExp	4	3.0	13	\$569,000	\$569,000	\$560,000	98.42%	\$361,200	1.55
78	68 Rollinson Street	Colonial	3	1.2	17	\$325,000	\$325,000	\$338,000	104.00%	\$255,800	1.32
79	51 Musano Court	TwndEndUn	2	2.1	22	\$243,500	\$243,500	\$260,000	106.78%	\$210,200	1.24
80	11 Babcock Place	MultiFlr	4	2.1	22	\$330,000	\$330,000	\$330,000	100.00%	\$251,500	1.31
AVERAGE					54	\$457,952	\$448,473	\$440,068	98.97%		1.23

"ACTIVE" Listings in West Orange

Number of Units: 242
Average List Price: \$604,660
Average Days on Market: 83

"UNDER CONTRACT" Listings in West Orange

Number of Units: 140
Average List Price: \$429,722
Average Days on Market: 55

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	65	60	46	43	40	54						52
List Price	\$453,959	\$361,604	\$389,756	\$412,509	\$431,271	\$422,160	\$448,473						\$422,622
Sales Price	\$452,650	\$351,100	\$389,952	\$409,703	\$430,793	\$430,030	\$440,068						\$421,301
Sales Price as a % of List Price	100.17%	96.92%	99.84%	99.51%	100.20%	101.73%	98.97%						99.91%
Sales Price to	1.21	1.12	1.23	1.22	1.23	1.26	1.23						1.23
# Units Sold	38	24	48	63	53	83	80						389
Active Listings	177	199	197	226	258	251	242						221
Under Contracts	99	124	144	171	171	158	140						144

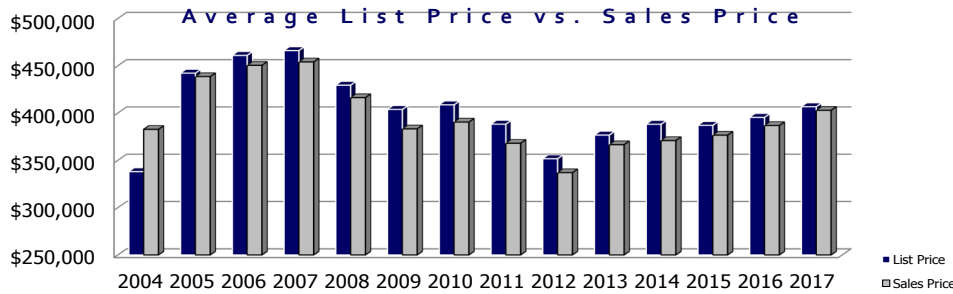
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	58	52	-10.64%
Sales Price	\$394,438	\$421,301	6.81%
Sales Price to Assessed Value	1.16	1.23	5.45%

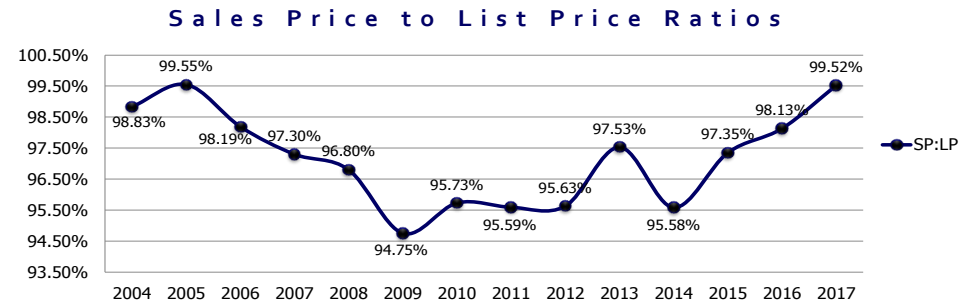


YTD	2017	2018	% Change
# Units Sold	371	389	4.85%
Active Listings	204	242	18.63%
Under Contracts	165	140	-15.15%

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

