

West Orange

May 2017 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	OneFloor	1	1.0	64	\$128,900	\$128,900	\$125,000	96.97%	\$130,000	0.96
2	24 Hutton Avenue	FirstFlr	2	1.1	126	\$159,900	\$152,000	\$155,500	102.30%	\$135,000	1.15
3	58 Rollinson Street	Colonial	3	1.1	113	\$259,900	\$239,900	\$228,000	95.04%	\$239,200	0.95
4	47 Johnson Road	Colonial	3	1.0	117	\$275,000	\$275,000	\$236,500	86.00%	\$257,300	0.92
5	554 Eagle Rock Avenue	CapeCod	4	2.0	12	\$239,000	\$239,000	\$239,000	100.00%	\$251,100	0.95
6	1 Paris Circle	TwnEndUn	2	2.1	136	\$299,000	\$279,000	\$250,000	89.61%	\$323,100	0.77
7	114 Garfield Avenue	FixrUppr	3	2.1	27	\$285,000	\$285,000	\$270,000	94.74%	\$297,100	0.91
8	181 Marion Drive	TwnEndUn	2	2.1	75	\$275,500	\$275,500	\$270,000	98.00%	\$288,500	0.94
9	10 Hickory Road	Ranch	2	1.1	12	\$199,000	\$199,000	\$271,000	136.18%	\$240,000	1.13
10	51 Moore Terrace	Colonial	3	2.0	137	\$319,000	\$299,000	\$275,000	91.97%	\$256,800	1.07
11	50 Buchanon Court	MultiFlr	2	2.1	154	\$289,000	\$279,000	\$280,000	100.36%	\$292,500	0.96
12	2 Hart Drive	TwnEndUn	2	2.1	17	\$289,000	\$289,000	\$285,000	98.62%	\$247,500	1.15
13	159 Marion Drive	TwnEndUn	2	2.1	21	\$299,000	\$299,000	\$285,000	95.32%	\$285,000	1.00
14	1 Bongart Drive	TwnIntUn	2	2.1	62	\$339,900	\$319,900	\$317,000	99.09%	\$353,800	0.90
15	17 Ridgeview Avenue	Colonial	3	1.0	6	\$320,000	\$320,000	\$325,000	101.56%	\$298,000	1.09
16	1 Sussex Road	Ranch	2	1.0	16	\$319,900	\$319,900	\$325,500	101.75%	\$233,300	1.40
17	13 Mayfair Drive	CapeCod	3	2.0	23	\$350,000	\$350,000	\$338,500	96.71%	\$213,700	1.58
18	34 Korwel Cir West	Split Level	3	3.0	53	\$350,000	\$350,000	\$341,250	97.50%	\$343,700	0.99
19	10 Seaman Road	CapeCod	3	2.0	6	\$329,000	\$329,000	\$342,000	103.95%	\$257,200	1.33
20	18 Marie Terrace	Ranch	3	2.0	18	\$324,999	\$324,999	\$342,000	105.23%	\$334,700	1.02

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21	29 Bayowski Road	TwndEndUn	3	2.1	53	\$369,900	\$355,000	\$350,000	98.59%	\$373,900	0.94
22	27 Sheridan Avenue	CapeCod	3	2.0	7	\$339,000	\$339,000	\$350,000	103.24%	\$281,000	1.25
23	174 Mount Pleasant Avenue	Colonial	4	2.2	184	\$399,000	\$399,000	\$370,000	92.73%	\$370,600	1.00
24	388 Digaetano Terrace	TwndEndUn	3	2.1	47	\$399,000	\$389,000	\$372,000	95.63%	\$343,300	1.08
25	69 Carteret Street	Ranch	3	2.0	15	\$375,000	\$375,000	\$380,000	101.33%	\$296,400	1.28
26	22 Pine Street	CapeCod	4	2.0	8	\$375,000	\$375,000	\$380,000	101.33%	\$300,800	1.26
27	23 Westview Road	Colonial	3	1.1	13	\$375,000	\$375,000	\$380,000	101.33%	\$280,100	1.36
28	9 Ronald Terrace	Split Level	3	2.1	39	\$389,000	\$389,000	\$385,000	98.97%	\$313,200	1.23
29	47 Fairmount Terrace	Tudor	4	1.1	13	\$395,000	\$395,000	\$387,500	98.10%	\$314,600	1.23
30	9 Coolidge Avenue	Colonial	4	4.0	210	\$459,900	\$399,900	\$390,000	97.52%	\$420,200	0.93
31	33 Devonshire Terrace	CapeCod	3	3.0	8	\$379,000	\$379,000	\$390,000	102.90%	\$309,700	1.26
32	14 Winding Way	Colonial	4	2.0	26	\$409,000	\$409,000	\$402,500	98.41%	\$415,300	0.97
33	670 Prospect Avenue	CapeCod	4	2.1	29	\$357,000	\$357,000	\$405,000	113.45%	\$343,400	1.18
34	13 Cornell Street	Split Level	3	1.1	84	\$415,000	\$415,000	\$410,000	98.80%	\$301,000	1.36
35	141 Mount Pleasant Avenue	Colonial	4	3.1	12	\$389,000	\$389,000	\$420,000	107.97%	\$301,200	1.39
36	28 Porter Road	Split Level	4	2.0	8	\$419,000	\$419,000	\$426,000	101.67%	\$301,600	1.41
37	207 Clarcken Drive	TwndIntUn	2	2.1	10	\$439,000	\$439,000	\$439,000	100.00%	\$370,900	1.18
38	11 Abington Road	Colonial	4	3.0	13	\$450,000	\$450,000	\$450,000	100.00%	\$276,600	1.63
39	25 Gilbert Place	Colonial	4	2.0	12	\$395,000	\$395,000	\$453,600	114.84%	\$337,300	1.34
40	62 Rock Spring Avenue	Bi-Level	4	2.1	11	\$449,900	\$449,900	\$455,000	101.13%	\$275,000	1.65

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41	325 Gregory Avenue	Colonial	4	1.1	11	\$459,000	\$459,000	\$459,000	100.00%	\$313,500	1.46
42	70 Burnett Terrace	RanchRas	4	2.1	5	\$499,000	\$499,000	\$465,000	93.19%	\$358,000	1.30
43	24 Harvard Terrace	Colonial	4	1.1	10	\$439,000	\$439,000	\$467,000	106.38%	\$332,500	1.40
44	41 Nance Road	Split Level	5	3.1	28	\$530,000	\$530,000	\$505,000	95.28%	\$369,300	1.37
45	44 Oconnor Circle	TwnEndUn	3	3.1	98	\$520,000	\$520,000	\$510,000	98.08%	\$452,700	1.13
46	705 Smith Manor Blvd	HighRise	2	3.1	35	\$549,000	\$549,000	\$530,000	96.54%	\$202,500	2.62
47	11 Cummings Circle	TwnEndUn	4	3.1	83	\$535,000	\$535,000	\$535,000	100.00%	\$319,000	1.68
48	7 Club Boulevard	Tudor	4	2.1	28	\$559,000	\$539,000	\$535,000	99.26%	\$450,100	1.19
49	45 Lincoln Avenue	Colonial	4	2.1	3	\$549,900	\$549,900	\$550,000	100.02%		
50	6 Powell Drive	Colonial	5	2.1	11	\$525,000	\$525,000	\$570,000	108.57%	\$550,000	1.04
51	33 Ferris Drive	Colonial	5	3.0	156	\$589,000	\$589,000	\$575,000	97.62%	\$535,200	1.07
52	42 Sullivan Drive	TwnEndUn	3	3.1	31	\$590,000	\$590,000	\$580,000	98.31%	\$373,000	1.55
53	12 Ridgeway Avenue	Colonial	4	3.1	9	\$600,000	\$600,000	\$625,000	104.17%	\$476,600	1.31
54	312 Metzger Drive	HighRise	2	2.1	41	\$1,265,000	\$1,265,000	\$1,210,000	95.65%	\$849,900	1.42
AVERAGE					47	\$404,400	\$400,644	\$400,238	100.22%		1.22

"ACTIVE" Listings in West Orange

Number of Units: 227
Average List Price: \$553,020
Average Days on Market: 75

"UNDER CONTRACT" Listings in West Orange

Number of Units: 195
Average List Price: \$395,345
Average Days on Market: 59

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								70
List Price	\$370,136	\$329,703	\$366,603	\$420,404	\$400,644								\$378,982
Sales Price	\$371,554	\$320,635	\$362,258	\$411,654	\$400,238								\$374,957
Sales Price as a % of List Price	103.26%	96.77%	98.64%	99.64%	100.22%								99.66%
Sales Price to Assessed Value	1.13	1.07	1.13	1.14	1.22								1.15
# Units Sold	36	38	48	39	54								215
Active Listings	191	193	200	211	227								204
Under Contracts	114	125	159	178	195								154

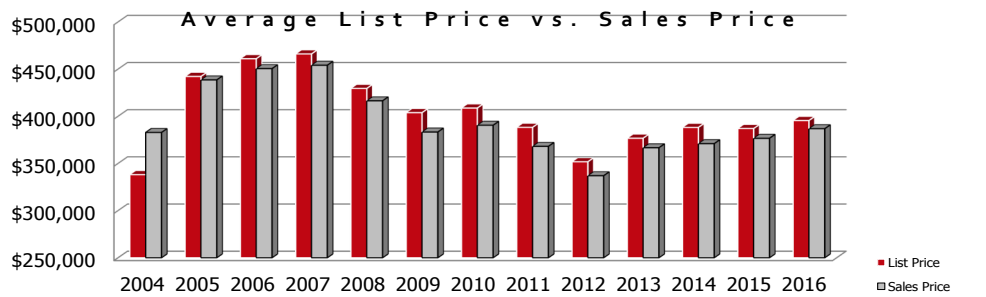
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	82	70	-14.38%
Sales Price	\$377,301	\$374,957	-0.62%
Assessed Value to Sales Price	1.08	1.15	6.30%

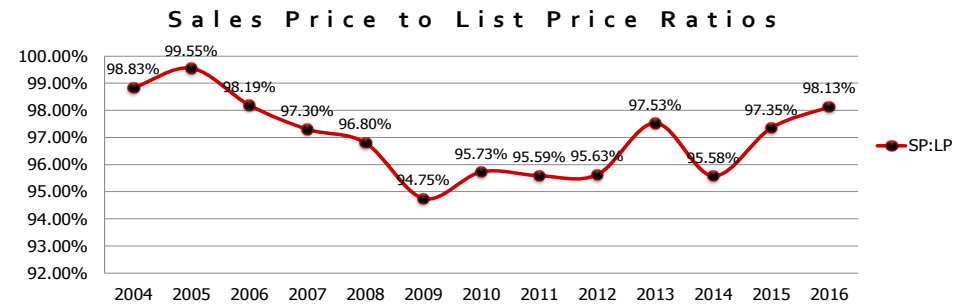


	2016	2017	% Change
# Units Sold	234	215	-8.12%
Active Listings	305	227	-25.57%
Under Contracts	185	195	5.41%

West Orange Yearly Market Trends



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

