

WEST ORANGE

Market Snapshot

SOLD in May 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	403 Metzger Drive	OneFloor	3	3.1	24	\$1,600,000	\$1,600,000	\$1,425,000	89.06%	\$1,401,400
2	65 Haggerty Drive	Colonial	4	2.1	272	\$689,000	\$689,000	\$670,000	97.24%	\$196,000
3	12 Whalen Court	TwnEndUn	3	3.1	30	\$629,000	\$629,000	\$617,000	98.09%	\$568,100
4	56 Benvenue Avenue	Colonial	4	2.1	27	\$624,900	\$624,900	\$600,000	96.02%	\$520,600
5	92 Terrace Avenue	Colonial	4	2.1	12	\$600,000	\$600,000	\$656,000	109.33%	\$469,000
6	26 O'Connor Circle	TwnEndUn	3	3.1	139	\$599,900	\$585,000	\$570,000	97.44%	\$492,800
7	33 Ferris Drive	Colonial	5	3	37	\$599,000	\$599,000	\$599,000	100.00%	\$535,200
8	26 Nance Road	Bi-Level	3	3	161	\$569,900	\$514,900	\$510,000	99.05%	\$325,000
9	60 Terrace Avenue	Colonial	5	2.1	68	\$550,000	\$520,000	\$480,000	92.31%	\$604,500
10	26 Undercliff Terrace	Colonial	3	3.1	9	\$550,000	\$550,000	\$635,000	115.45%	\$402,800
11	53 Boland Drive	TwnIntUn	3	3.1	37	\$520,000	\$520,000	\$520,000	100.00%	\$450,500
12	26 Conforti Avenue	Bi-Level	4	2.1	16	\$500,000	\$500,000	\$510,000	102.00%	\$316,300
13	68 Sheridan Avenue	SplitLev	4	3	57	\$499,000	\$499,000	\$495,000	99.20%	\$362,200
14	34 Brookside Road	SplitLev	4	3	15	\$479,900	\$479,900	\$479,900	100.00%	\$359,300
15	25 Linden Avenue, A	Contemp	3	2	10	\$475,000	\$475,000	\$600,000	126.32%	\$399,500
16	22 Dogwood Drive	Colonial	3	2.1	11	\$475,000	\$475,000	\$480,000	101.05%	\$381,700
17	5 Cherrywood Circle	SplitLev	3	3	15	\$475,000	\$475,000	\$393,750	82.89%	\$441,700
18	15 Buckingham Road	SplitLev	3	2	14	\$462,900	\$462,900	\$490,000	105.85%	\$264,500
19	7 Oakridge Road	Colonial	3	2.1	18	\$459,000	\$471,000	\$471,000	100.00%	\$314,700
20	10 Old Salem Road	Colonial	3	1.1	16	\$450,000	\$450,000	\$457,000	101.56%	\$300,100
21	23 Osborne Place	Colonial	4	2.1	20	\$449,000	\$449,000	\$490,000	109.13%	\$225,900
22	40 Thorn Terrace	Bi-Level	4	2	14	\$437,000	\$437,000	\$428,000	97.94%	\$321,800
23	229 Crescenzi Court	TwnEndUn	3	2.1	143	\$435,000	\$399,900	\$385,000	96.27%	\$350,900
24	23 Ronald Terrace	Colonial	4	3.2	58	\$429,000	\$429,000	\$429,000	100.00%	\$388,100
25	106 Forest Hill Road	Victrian	6	2.02	46	\$429,000	\$429,000	\$390,000	90.91%	\$450,300
26	8 Kingwood Road	Colonial	2	1.2	31	\$425,000	\$425,000	\$425,000	100.00%	\$336,500
27	1091 Smith Manor Boulevard	TwnEndUn	3	2.1	35	\$419,000	\$419,000	\$410,000	97.85%	\$413,500
28	20 Crestmont Road	Colonial	3	2	16	\$419,000	\$419,000	\$421,500	100.60%	\$319,800
29	11 Roosevelt Avenue	SplitLev	3	2.1	99	\$399,000	\$399,000	\$450,000	112.78%	\$335,400
30	14 Crestmont Road	SplitLev	3	1.1	2	\$399,000	\$399,000	\$405,000	101.50%	\$288,700
31	54 Colonial Woods Drive	Bi-Level	4	3	15	\$389,900	\$389,900	\$395,900	101.54%	\$316,100

*West Orange May SOLDS Continued on Next Page

"ACTIVE" Listings in West Orange

as of 05/31/2018

Number of Units: 210
 Average List Price: \$631,928
 Average Days on Market: 97

"UNDER CONTRACT" Listings in West Orange

as of 05/31/2018

Number of Units: 128
 Average List Price: \$428,081
 Average Days on Market: 50

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
32	45 Roosevelt Avenue	Colonial	3	2.1	13	\$389,000	\$389,000	\$389,000	100.00%	\$301,000
33	18 Lapis Circle	TwnIntUn	3	2.1	16	\$365,000	\$365,000	\$365,000	100.00%	\$327,800
34	18 Westwood Drive N.	CapeCod	3	1.1	52	\$359,000	\$359,000	\$355,000	98.89%	\$274,700
35	722 Prospect Avenue	Colonial	3	2	10	\$359,000	\$359,000	\$359,000	100.00%	\$274,400
36	215 St.Cloud Avenue	SplitLev	3	2.1	178	\$349,000	\$349,000	\$365,000	104.58%	\$288,700
37	386 Digaetano Terrace	TwnIntUn	3	2.1	44	\$349,000	\$338,000	\$338,000	100.00%	\$328,400
38	142 Mount Pleasant Avenue	Colonial	4	1.1	8	\$345,000	\$345,000	\$405,000	117.39%	\$223,300
39	184 Zeppi Lane	MultiFlr	3	2.1	59	\$340,000	\$340,000	\$315,000	92.65%	\$287,700
40	5 Fitzrandolph Road	Colonial	3	2	13	\$340,000	\$340,000	\$360,000	105.88%	\$242,000
41	271 De Rose Court	MultiFlr	3	2.1	9	\$338,192	\$338,192	\$318,000	94.03%	\$288,900
42	316 Araneo Drive	TwnEndUn	3	2.1	10	\$338,000	\$438,000	\$438,000	100.00%	\$371,300
43	248 Crescenzi Court	TwnIntUn	2	2.1	26	\$329,995	\$329,995	\$333,000	100.91%	\$275,000
44	21 Colton Circle	TwnEndUn	2	2.1	7	\$329,000	\$329,000	\$341,000	103.65%	\$292,000
45	68 Vacca Drive	TwnEndUn	4	3.1	75	\$324,900	\$299,900	\$298,000	99.37%	\$298,800
46	68 Hart Drive	TwnIntUn	2	2	44	\$309,000	\$309,000	\$299,000	96.76%	\$245,000
47	14 Schmitt Road	SplitLev	3	2.1	188	\$301,000	\$301,000	\$265,000	88.04%	\$301,500
48	27 Barry Drive	Bi-Level	4	1.1	68	\$299,900	\$285,000	\$260,000	91.23%	\$279,700
49	22 McChesney Court	TwnIntUn	2	1.1	13	\$299,900	\$299,900	\$295,000	98.37%	\$250,000
50	22 Cerone Court	TwnIntUn	2	2.1	28	\$299,000	\$299,000	\$315,000	105.35%	\$256,700
51	123 Marion Drive	TwnEndUn	2	3	34	\$295,000	\$295,000	\$285,000	96.61%	\$260,000
52	115 Marion Drive	TwnIntUn	1	2.1	34	\$275,000	\$275,000	\$275,000	100.00%	\$246,100
53	52 Paris Circle	OneFloor	2	2	64	\$269,000	\$269,000	\$264,500	98.33%	\$258,900
54	16 Llewellyn Avenue	Colonial	3	1.1	32	\$239,000	\$239,000	\$239,000	100.00%	\$0
55	43 Conforti Avenue, Unit 89	TwnIntUn	1	1	99	\$169,990	\$159,990	\$147,500	92.19%	\$141,600

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West Orange 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	39	24	48	65	55								46
Active Listings	48	74	109	169	81								96
Avg List Price	\$688,824	\$750,506	\$686,487	\$651,776	\$583,532								\$672,225
Avg Sales Price	\$444,248	\$351,100	\$389,951	\$409,843	\$434,764								\$405,981
Days on Market	77	65	60	44	47								59
Sales Price as % of List Price	64.49%	46.78%	56.80%	62.88%	74.51%								61%
Under Contract	23	29	64	128	66								62

1 YEAR FLASHBACK

01/01/2017-05/31/2017 vs 01/01/2018-05/31/2018

	2017	2018	% Change
# Units Sold	222	231	4.05%
Avg. Days on Market	71	56	-21.13%
Avg. Sales Price	\$358,734	\$411,349	14.67%



West Orange Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
LP	\$387,935	\$389,102	\$394,215	\$402,627
SP	\$378,875	\$378,157	\$385,879	\$398,823
LP to SP Ratio	97.66%	97.19%	97.89%	99.06%

