

# WEST ORANGE

## Market Snapshot

SOLD in June 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	41 Carteret Street	Colonial	5	4	11	\$789,000	\$789,000	\$789,000	100.00%	\$253,100
2	11 Himsl Court	Colonial	5	4.1	13	\$779,900	\$779,900	\$779,900	100.00%	\$689,200
3	67 Haggerty Drive	Colonial	4	3.1	353	\$749,000	\$749,000	\$739,000	98.66%	\$196,300
4	70 Winding Way	Colonial	5	4.3	77	\$740,000	\$740,000	\$725,000	97.97%	\$590,000
5	4 Hundt Place	TwnEndUn	3	3.1	69	\$729,000	\$699,000	\$700,000	100.14%	\$657,300
6	1 Edgehill Road	Victrian	5	3.2	61	\$700,000	\$700,000	\$657,500	93.93%	\$584,500
7	5 Wadams Court	Colonial	4	2.1	96	\$674,000	\$674,000	\$914,000	135.61%	\$193,200
8	182 Forest Hill Road	Colonial	5	3	20	\$639,000	\$639,000	\$650,000	101.72%	\$550,000
9	88 Edgewood Avenue	Custom	4	3.1	14	\$599,000	\$599,000	\$599,000	100.00%	\$564,900
10	41 Highwood Road	Colonial	4	3.1	35	\$589,000	\$589,000	\$585,000	99.32%	\$565,500
11	16 Highwood Road	RanchExp	4	3.1	12	\$570,000	\$570,000	\$610,000	107.02%	\$469,700
12	25 Spring Hill Drive	SplitLev	4	3.1	58	\$560,000	\$540,000	\$535,000	99.07%	\$472,500
13	53 Belgrade Terrace	Colonial	3	2.1	11	\$559,000	\$559,000	\$578,000	103.40%	\$375,000
14	40 Herbert Terrace	Contemp	3	3.1	7	\$559,000	\$559,000	\$564,000	100.89%	\$407,300
15	40 Clonavor Road	Colonial	5	3.1	16	\$550,000	\$550,000	\$550,000	100.00%	\$336,500
16	9 Rock Spring Road	Ranch	3	2.1	12	\$550,000	\$550,000	\$589,000	107.09%	\$426,800
17	120 Forest Hill Road	Colonial	3	2.1	18	\$549,000	\$549,000	\$554,000	100.91%	\$375,000
18	61 Crystal Avenue	Colonial	4	2.1	22	\$539,000	\$539,000	\$570,000	105.75%	\$425,000
19	32 Ferris Drive	Ranch	3	2.1	35	\$525,000	\$525,000	\$560,000	106.67%	\$410,600
20	5 Cunningham Drive	Colonial	4	2.2	48	\$500,000	\$500,000	\$480,000	96.00%	\$586,200
21	6 Steven Terrace	SplitLev	4	4.1	13	\$500,000	\$500,000	\$550,000	110.00%	\$358,400
22	2 Moran Road	TwnEndUn	3	2.1	71	\$499,000	\$499,000	\$490,000	98.20%	\$367,400
23	19 Waldeck Court	TwnEndUn	3	2.1	23	\$499,000	\$499,000	\$475,000	95.19%	\$377,500
24	36 Brookside Road	SplitLev	3	3.1	51	\$490,000	\$475,000	\$445,000	93.68%	\$354,100
25	17 Gavin Road	SplitLev	4	2.1	15	\$489,900	\$489,900	\$485,000	99.00%	\$355,300
26	79 Lawrence Avenue	Colonial	4	2.1	17	\$489,000	\$489,000	\$489,000	100.00%	\$307,400
27	16 Carter Road	Colonial	3	2.2	9	\$489,000	\$489,000	\$550,000	112.47%	\$411,900
28	6 Fernwood Circle	Ranch	3	2	13	\$479,900	\$479,900	\$550,000	114.61%	\$410,300
29	30 Ralph Road	RanchRas	3	3	22	\$475,000	\$475,000	\$460,000	96.84%	\$347,600
30	29 Undercliff Terrace	RanchExp	4	2.1	40	\$470,000	\$470,000	\$455,000	96.81%	\$400,000
31	11 Bromley Drive	SplitLev	3	2.1	32	\$459,000	\$436,000	\$425,000	97.48%	\$301,000

\*West Orange June SOLDS Continued on Next Page

### "ACTIVE" Listings in West Orange

as of 06/30/2018

Number of Units: 201  
 Average List Price: \$645,980  
 Average Days on Market: 103

### "UNDER CONTRACT" Listings in West Orange

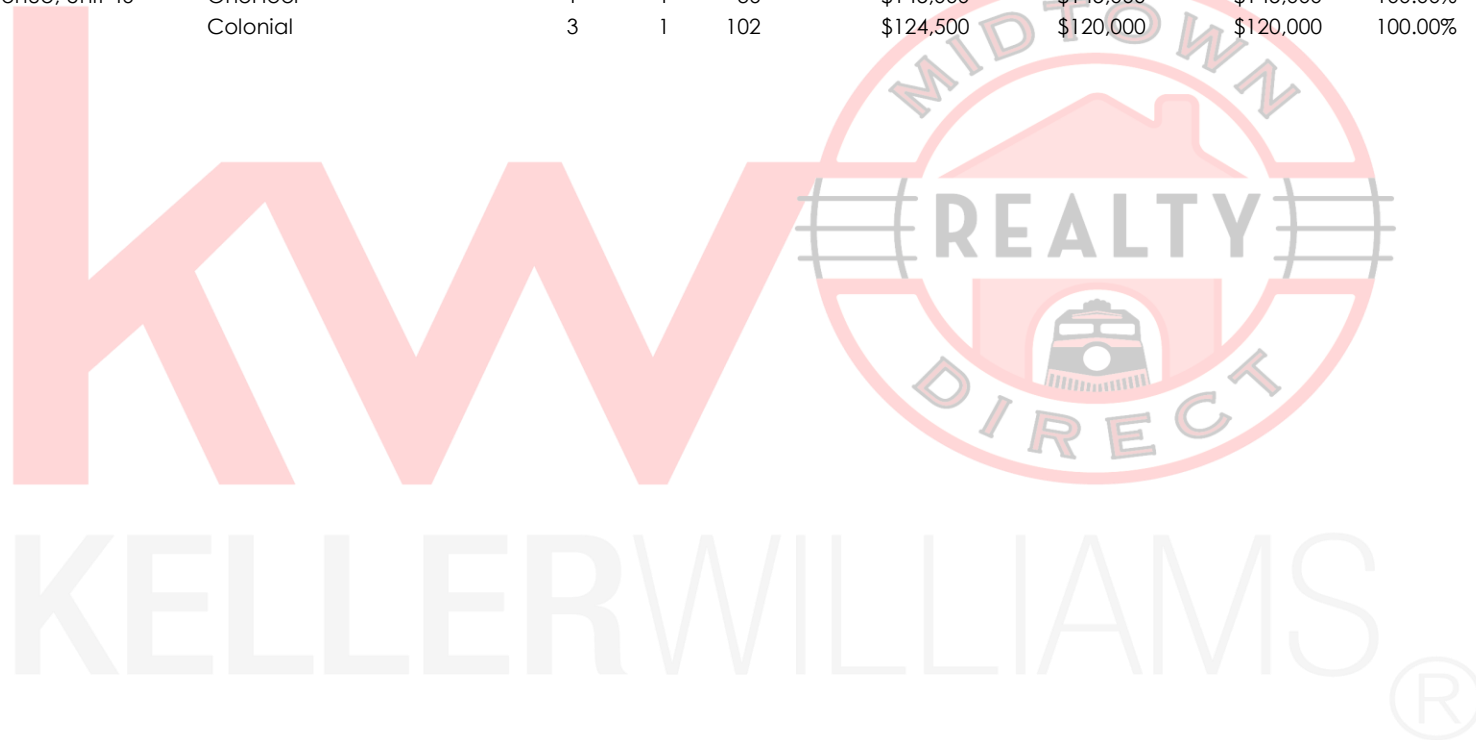
as of 06/30/2018

Number of Units: 127  
 Average List Price: \$424,419  
 Average Days on Market: 48

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
32	19 Lenox Terrace	Colonial	4	2	28	\$450,000	\$450,000	\$435,000	96.67%	\$276,800
33	18 Hunterdon Road	Colonial	4	3	14	\$450,000	\$450,000	\$455,000	101.11%	\$249,500
34	12 Westview Road	Colonial	3	1.1	15	\$449,000	\$449,000	\$510,000	113.59%	\$298,300
35	15 Manger Road	SplitLev	4	2.1	12	\$449,000	\$449,000	\$460,000	102.45%	\$420,000
36	28 Sheridan Avenue	Colonial	4	1.1	10	\$425,000	\$425,000	\$450,000	105.88%	\$298,900
37	16 Harrington Terrace	Ranch	3	2.1	32	\$419,900	\$419,900	\$420,000	100.02%	\$327,700
38	1090 Smith Manor Boulevard	TwndUn	3	2.1	27	\$405,000	\$405,000	\$417,500	103.09%	\$335,000
39	21 Deerfield Drive	CapeCod	4	2	15	\$399,000	\$399,000	\$426,000	106.77%	\$265,200
40	291 Araneo Drive	TwndUn	3	2.1	19	\$395,000	\$395,000	\$385,000	97.47%	\$312,000
41	220 Clarken Drive	TwndUn	2	2.1	5	\$395,000	\$395,000	\$399,000	101.01%	\$320,300
42	2 Seaman Road	CapeCod	4	2	15	\$389,000	\$389,000	\$375,000	96.40%	\$255,500
43	29 Knutsen Drive	TwndUn	3	2.1	61	\$388,880	\$388,880	\$395,000	101.57%	\$364,200
44	13 Oxford Terrace	Colonial	4	1	17	\$385,000	\$385,000	\$415,000	107.79%	\$321,400
45	231 Crescenzi Court	TwndUn	3	2.1	46	\$380,000	\$360,000	\$340,000	94.44%	\$278,900
46	295 Araneo Drive	OneFloor	3	2	7	\$380,000	\$380,000	\$380,000	100.00%	\$297,600
47	22 Phyllis Road	CapeCod	4	2	111	\$379,500	\$379,500	\$370,000	97.50%	\$271,300
48	7 Watson Avenue	Colonial	4	2.1	33	\$375,000	\$375,000	\$385,000	102.67%	\$217,800
49	119 Coccio Drive	TwndUn	2	2.1	90	\$369,000	\$359,000	\$345,000	96.10%	\$274,400
50	23 Nutman Place	Colonial	3	2.1	23	\$369,000	\$369,000	\$385,000	104.34%	\$273,900
51	63 Lapis Circle	TwndUn	3	2.1	65	\$365,000	\$365,000	\$355,000	97.26%	\$307,300
52	55 Clarken Drive	MultiFlr	2	2.1	12	\$365,000	\$365,000	\$365,000	100.00%	\$326,300
53	52 Mountain Avenue	Colonial	3	2	15	\$364,000	\$364,000	\$425,000	116.76%	\$273,500
54	64 Conforti Avenue	CapeCod	4	1.1	39	\$363,591	\$363,591	\$363,600	100.00%	\$242,800
55	20 Knollwood Drive	Ranch	3	2.1	29	\$356,000	\$356,000	\$340,000	95.51%	\$384,200
56	143 Mount Pleasant Avenue	Colonial	3	3	63	\$354,900	\$354,900	\$340,000	95.80%	\$344,700
57	5 Schmitt Road	SplitLev	3	2	137	\$350,000	\$360,000	\$365,000	101.39%	\$328,400
58	11 Glenview Drive	CapeCod	4	2	12	\$350,000	\$350,000	\$387,500	110.71%	\$265,800
59	229 Clarken Drive	TwndUn	2	2.1	73	\$349,000	\$334,900	\$325,000	97.04%	\$300,000
60	24 Belgrade Terrace	Colonial	4	3.1	2	\$349,000	\$349,000	\$349,000	100.00%	\$350,700
61	16 Stanford Avenue	CapeCod	4	3.1	63	\$335,000	\$335,000	\$340,000	101.49%	\$230,000
62	30 Fitzrandolph Road	CapeCod	3	1	95	\$330,000	\$335,000	\$340,000	101.49%	\$225,000
63	258 De Rose Court	TwndUn	3	2.1	28	\$330,000	\$330,000	\$335,000	101.52%	\$288,900
64	68 Glenview Drive	OneFloor	2	2	55	\$329,000	\$319,000	\$314,000	98.43%	\$262,300
65	9 Midro Way	CapeCod	3	2	9	\$327,000	\$327,000	\$350,000	107.03%	\$234,800
66	44 Fitzrandolph Road	Bi-Level	4	2	13	\$325,000	\$325,000	\$325,000	100.00%	\$315,800
67	53 Mayfair Drive	CapeCod	3	1	10	\$320,000	\$320,000	\$329,500	102.97%	\$222,600
68	32 Mayfair Drive	CapeCod	3	2	14	\$319,000	\$319,000	\$345,000	108.15%	\$235,700
69	10 Glenview Drive	RanchExp	3	1	19	\$300,000	\$300,000	\$280,000	93.33%	\$221,500
70	97 Swaine Place	Colonial	3	2	25	\$289,900	\$289,900	\$315,000	108.66%	\$261,800
71	4 West Park Drive	Colonial	3	1	17	\$289,900	\$289,900	\$280,000	96.59%	\$209,700
72	274 De Rose Court	MultiFlr	2	2.1	68	\$289,000	\$329,999	\$300,000	90.91%	\$274,400

\*West Orange June SOLDS Continued on Next Page

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
73	897 Pleasant Valley Way	Ranch	3	1	11	\$279,000	\$279,000	\$280,000	100.36%	\$239,100
74	51 Perkins Drive	OneFloor	2	2	22	\$277,000	\$277,000	\$268,000	96.75%	\$245,000
75	18 Crystal Avenue	Colonial	3	1.1	45	\$267,500	\$267,500	\$270,000	100.93%	\$280,000
76	1280 Pleasant Valley Way	SplitLev	3	1.1	6	\$244,900	\$244,900	\$270,000	110.25%	\$254,700
77	24 Hutton Avenue	OneFloor	3	2	25	\$239,900	\$239,900	\$232,000	96.71%	\$195,000
78	6 Cerone Court	OneFloor	2	2.1	23	\$219,990	\$219,990	\$219,000	99.55%	\$211,000
79	48 William Street	Colonial	3	1	70	\$214,000	\$214,000	\$210,000	98.13%	\$211,600
80	158 Maple Street	Colonial	4	1	38	\$176,800	\$176,800	\$210,000	118.78%	\$213,500
81	53 Mount Pleasant Avenue	Colonial	3	1	196	\$150,000	\$150,000	\$150,000	100.00%	\$149,000
82	43 Conforti Avenue, Unit 46	OneFloor	1	1	36	\$145,000	\$145,000	\$145,000	100.00%	\$143,200
83	21 Elm Street	Colonial	3	1	102	\$124,500	\$120,000	\$120,000	100.00%	\$164,600



## West Orange 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
<b># Units Sold</b>	39	25	48	65	56	83							39
<b>Active Listings</b>	48	74	109	169	81	59							80
<b>Avg List Price</b>	\$688,824	\$750,506	\$686,487	\$651,776	\$583,532	\$485,984							\$560,188
<b>Avg Sales Price</b>	\$444,248	\$359,056	\$389,951	\$409,843	\$433,340	\$430,030							\$339,406
<b>Days on Market</b>	77	63	60	44	46	39							48
<b>Sales Price as % of List Price</b>	64.49%	47.84%	56.80%	62.88%	74.26%	88.49%							51%
<b>Under Contract</b>	23	29	64	128	66	77							52

### 1 YEAR FLASHBACK

01/01/2017-06/30/2017 vs 01/01/2018-06/30/2018

	2017	2018	% Change
<b># Units Sold</b>	317	316	-0.32%
<b>Avg. Days on Market</b>	63	51	-19.05%
<b>Avg. Sales Price</b>	\$387,730	\$416,516	7.42%



### West Orange Yearly Market Trends

2014 to 2017

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

