

West Orange

May 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Hutton Avenue 67	OneFloor	2	2.0	12	\$179,000	\$179,000	\$181,000	101.12%	\$175,300	1.03
2	63 Quimby Place	Colonial	4	1.0	85	\$199,900	\$199,900	\$190,000	95.05%	\$236,200	0.80
3	39 Hazel Avenue	Colonial	3	1.0	13	\$210,000	\$210,000	\$215,000	102.38%	\$210,200	1.02
4	49 Forest Avenue	Ranch	3	3.0	1	\$219,000	\$219,000	\$190,000	86.76%	\$415,600	0.46
5	16 Erwin Place	Colonial	4	1.2	220	\$229,000	\$229,000	\$215,000	93.89%	\$265,200	0.81
6	208 Cerutti Court	TwnIntUn	2	2.1	239	\$239,000	\$239,000	\$239,000	100.00%	\$272,000	0.88
7	27 Fitzrandolph Road	CapeCod	2	1.0	166	\$259,000	\$239,000	\$230,000	96.23%	\$231,400	0.99
8	5 Highland Boulevard	Ranch	3	1.1	15	\$250,000	\$250,000	\$255,000	102.00%	\$311,700	0.82
9	12 Mountain View Street	Colonial	3	1.0	12	\$250,000	\$250,000	\$250,000	100.00%	\$233,900	1.07
10	73 Vacca Drive	TwnEndUn	2	2.0	10	\$255,000	\$255,000	\$278,000	109.02%	\$271,900	1.02
11	25 Hazel Avenue	Colonial	5	1.1	34	\$258,000	\$258,000	\$255,000	98.84%	\$246,400	1.03
12	11 Porter Road	Colonial	3	2.0	426	\$259,000	\$259,000	\$235,000	90.73%	\$290,200	0.81
13	66 Fitzrandolph Road	CapeCod	5	2.0	13	\$259,900	\$259,900	\$257,000	98.88%	\$231,700	1.11
14	4 Buchanan Court	OneFloor	2	2.0	9	\$265,000	\$265,000	\$250,000	94.34%	\$258,700	0.97
15	20 Club Boulevard	Colonial	3	2.1	13	\$267,000	\$267,000	\$232,000	86.89%	\$321,900	0.72
16	17 Maple Avenue	Colonial	2	1.1	99	\$269,000	\$269,000	\$260,000	96.65%	\$210,100	1.24
17	36 Lincoln Avenue	Colonial	3	1.0	54	\$310,000	\$310,000	\$310,000	100.00%	\$288,600	1.07
18	16 Osborne Place	SplitLev	3	1.1	19	\$325,000	\$325,000	\$316,000	97.23%	\$228,800	1.38
19	42 Pine Street	Colonial	3	2.0	8	\$329,000	\$329,000	\$406,000	123.40%	\$293,100	1.39
20	10 Hooper Avenue	Tudor	3	1.1	22	\$329,000	\$329,000	\$336,000	102.13%	\$311,500	1.08
21	31-33 Buckingham Road	SplitLev	3	2.1	11	\$334,900	\$334,900	\$335,000	100.03%	\$283,000	1.18
22	64 Vacca Drive	TwnEndUn	4	3.1	105	\$345,000	\$335,000	\$312,500	93.28%	\$280,100	1.12
23	46 Hunterdon Road	RanchExp	3	2.0	61	\$335,000	\$335,000	\$335,000	100.00%	\$290,200	1.15
24	115 Coccio Drive	TwnIntUn	3	2.1	45	\$339,900	\$339,900	\$337,000	99.15%	\$274,400	1.23
25	110 Roosevelt Avenue	SplitLev	3	2.1	13	\$369,000	\$369,000	\$369,000	100.00%	\$332,500	1.11
26	235 Mt Pleasant Avenue	Contemp	4	3.1	10	\$379,000	\$379,000	\$340,000	89.71%	\$326,800	1.04
27	35 Lenox Terrace	CapeCod	4	2.0	12	\$379,000	\$379,000	\$380,000	100.26%	\$319,300	1.19
28	16 Currey Lane	TwnIntUn	3	3.1	46	\$399,900	\$379,900	\$370,000	97.39%	\$326,100	1.13
29	213 Cerutti Court	TwnIntUn	3	3.1	22	\$389,900	\$379,900	\$375,000	98.71%	\$328,900	1.14
30	177 S Valley Road	Colonial	4	2.0	19	\$397,500	\$397,500	\$428,000	107.67%	\$288,300	1.48

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
31	76 Lawrence Avenue	Tudor	4	1.0	24	\$399,000	\$399,000	\$365,000	91.48%	\$307,000	1.19
32	9 Steven Terrace	SplitLev	3	2.1	18	\$399,999	\$399,999	\$417,613	104.40%	\$299,000	1.40
33	139 Clarken Drive	TwnEndUn	2	2.1	15	\$409,000	\$409,000	\$414,750	101.41%	\$391,600	1.06
34	20 Hillside Avenue	Victrian	4	2.2	15	\$419,000	\$419,000	\$409,000	97.61%	\$378,100	1.08
35	6 Chestnut Road	Colonial	3	1.1	14	\$424,000	\$424,000	\$422,000	99.53%	\$299,700	1.41
36	12 Belgrade Terrace	Colonial	3	2.1	10	\$435,000	\$435,000	\$465,000	106.90%	\$352,000	1.32
37	6 Clonavor Road	Colonial	5	3.1	7	\$449,000	\$449,000	\$449,000	100.00%	\$341,600	1.31
38	31 Oconnor Circle	TwnIntUn	3	2.1	1	\$449,999	\$449,999	\$449,999	100.00%	\$439,100	1.02
39	19 Colony Drive E	Tudor	5	3.2	9	\$450,000	\$450,000	\$470,000	99.03%	\$364,200	1.09
40	75 Lessing Road	RanchExp	3	2.2	22	\$465,000	\$465,000	\$450,000	98.97%	\$348,300	1.09
41	23 Linden Avenue	Ranch	3	2.1	278	\$499,900	\$469,900	\$435,000	99.08%	\$438,200	1.10
42	15 Colony Drive E	Colonial	5	3.1	16	\$515,000	\$515,000	\$557,000	98.99%	\$467,400	1.10
43	32 Undercliff Terrace	Colonial	4	2.2	10	\$530,000	\$530,000	\$530,000	99.31%	\$468,200	1.11
44	16 Oak Avenue	Colonial	4	3.1	222	\$599,000	\$549,000	\$510,000	99.45%	\$450,000	1.12
45	1 Undercliff Terrace	Colonial	4	2.2	28	\$549,000	\$549,000	\$535,000	99.44%	\$460,000	1.13
46	48 Whalen Court	TwnEndUn	3	3.1	160	\$599,000	\$585,900	\$555,000	99.52%	\$480,800	1.13
47	55 Haggerty Drive	Colonial	4	2.1	1	\$679,000	\$679,000	\$679,000	99.46%	\$199,500	1.14
48	59 Haggerty Drive	Colonial	5	2.1	1	\$695,000	\$695,000	\$695,000	99.45%	\$214,500	1.14
49	72 Fredericks Street	TwnEndUn	3	3.1	14	\$739,900	\$739,900	\$730,000	99.19%	\$687,600	1.15
50	34 Whitbay Drive	TwnEndUn	4	4.1	50	\$825,000	\$799,000	\$772,000	99.20%	\$681,900	1.15
51	58 Haggerty Drive	Colonial	4	3.1	172	\$799,000	\$809,000	\$809,000	99.43%	\$206,000	1.16
52	8 Efstis Court	Colonial	5	5.0	59	\$864,900	\$864,900	\$854,900	99.44%	\$685,200	1.16
53	14 Efstis Court	Colonial	5	4.1	8	\$899,900	\$899,900	\$877,000	99.57%	\$866,200	1.16
AVERAGE					56	\$413,670	\$410,479	\$406,279	99.11%		1.10

CURRENT **"ACTIVE"** LISTINGS IN WEST ORANGE

Number of Units: 270
 Average List Price: \$483,470
 Average Days on Market: 99

CURRENT **"UNDER CONTRACT"** LISTINGS IN WEST ORANGE

Number of Units: 153
 Average List Price: \$389,010
 Average Days on Market: 85

West Orange 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	73	83	80	53	56								66
List Price	\$325,696	\$385,061	\$380,268	\$358,858	\$410,479								\$378,226
Sales Price	\$322,754	\$362,400	\$366,188	\$351,803	\$406,279								\$369,000
Sales Price as a % of List Price	98.78%	96.03%	96.16%	97.88%	99.11%								97.75%
Sales Price to Assessed Value	1.00	0.97	1.03	1.09	1.10								1.05
# Units Sold	23	23	38	38	53								175
Active Listings	101	112	112	182	270								155
Under Contracts	103	115	115	138	153								125

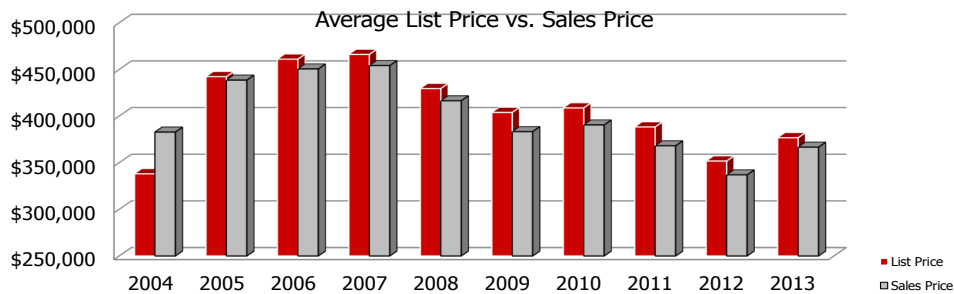
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	112	66	-40.66%
Sales Price	\$317,844	\$369,000	16.09%
Sales Price as a % of List Price	96.85%	97.75%	0.94%



	2013	2014	% Change
# Units Sold	146	175	19.86%
Active Listings	285	270	-5.26%
Under Contracts	183	175	-4.37%

West Orange 2004-2013

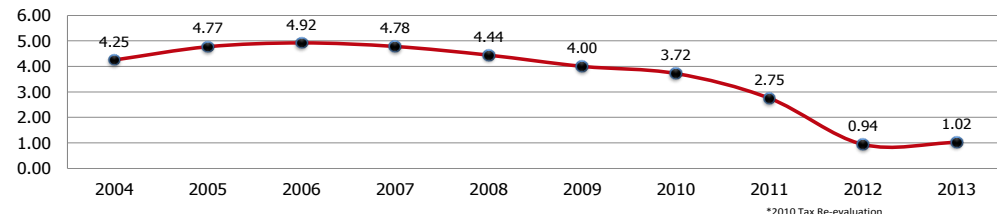


West Orange 2004-2013

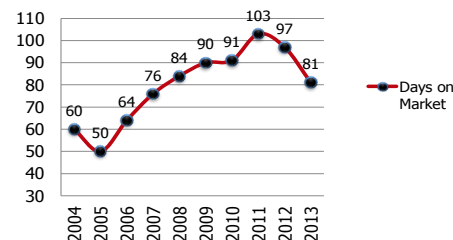


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635

Sales Price to Assessed Value Ratio



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

