

West Orange December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	587-591 Valley Road	OneFloor	1	1.0	74	\$109,000	\$109,000	\$102,000	93.58%	\$114,600	0.89
2	17A S Valley Road Unit 4	TwnIntUn	1	1.0	22	\$139,000	\$139,000	\$133,000	95.68%	\$100,000	1.33
3	30 Condit Terrace	Colonial	3	1.0	286	\$269,000	\$259,000	\$235,000	90.73%	\$197,500	1.19
4	10 Smith Manor Boulevard 422	HighRise	2	2.0	235	\$275,000	\$265,000	\$270,000	101.89%	\$206,200	1.31
5	8 Paris Circle	TwnIntUn	2	2.0	29	\$279,000	\$279,000	\$279,000	100.00%	\$245,000	1.14
6	44 Buchanan Court	TwnIntUn	2	2.0	31	\$325,000	\$325,000	\$325,000	100.00%	\$245,000	1.33
7	29 Wheatland Avenue	Colonial	4	2.1	54	\$329,999	\$329,999	\$330,000	100.00%	\$335,000	0.99
8	22 Helen Avenue	Colonial	3	3.0	8	\$350,000	\$350,000	\$340,000	97.14%	\$340,800	1.00
9	15 Hazel Avenue	Colonial	3	1.1	27	\$335,000	\$335,000	\$345,000	102.99%	\$240,200	1.44
10	6 Park Drive West	Colonial	3	1.0	10	\$349,000	\$349,000	\$350,000	100.29%	\$219,000	1.60
11	35 Fairway Drive	Split Level	4	2.1	1	\$360,000	\$360,000	\$356,000	98.89%	\$409,700	0.87
12	69 Davey Drive	TwnEndUn	3	3.0	59	\$369,000	\$369,000	\$358,000	97.02%	\$397,600	0.90
13	52 Oakridge Road	Colonial	3	2.0	131	\$350,000	\$369,000	\$370,000	100.27%	\$273,900	1.35
14	37 Larkin Circle	TwnIntUn	3	2.1	23	\$349,000	\$349,000	\$370,000	106.02%	\$250,000	1.48
15	8 Kling Street	Colonial	3	2.1	7	\$369,900	\$369,900	\$375,000	101.38%	\$322,500	1.16
16	180 Zeppi Lane	TwnEndUn	3	2.1	22	\$385,000	\$385,000	\$385,000	100.00%	\$311,700	1.24
17	702 Eagle Rock Avenue	Colonial	3	1.1	13	\$349,000	\$349,000	\$385,000	110.32%	\$270,200	1.42
18	3 Birch Street	Ranch	3	2.0	40	\$385,000	\$385,000	\$397,500	103.25%	\$282,300	1.41
19	9 Crestmont Road	CapeCod	3	1.1	21	\$385,000	\$385,000	\$410,000	106.49%	\$309,800	1.32
20	37 Lorelei Road	CapeCod	4	1.0	16	\$398,800	\$398,800	\$410,000	102.81%	\$245,600	1.67
21	23 Nutman Place	Colonial	3	2.1	101	\$425,000	\$425,000	\$420,000	98.82%	\$273,900	1.53
22	17 Waldeck Court	TwnIntUn	3	2.1	32	\$424,000	\$424,000	\$420,000	99.06%	\$397,600	1.06
23	18 Phyllis Road	CapeCod	4	3.0	13	\$399,900	\$399,900	\$420,000	105.03%	\$284,700	1.48
24	5 N Westwood Drive	CapeCod	3	2.0	24	\$450,000	\$450,000	\$425,000	94.44%	\$262,500	1.62
25	32 Osborne Place	Tudor	3	1.1	27	\$389,000	\$389,000	\$425,000	109.25%	\$273,900	1.55

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26	55 Greenwood Avenue	CapeCod	5	2.1	9	\$439,000	\$439,000	\$430,000	97.95%	\$336,700	1.28
27	5 Lincoln Avenue	Colonial	3	1.1	14	\$389,000	\$389,000	\$430,000	110.54%	\$285,000	1.51
28	9 N Westwood Drive	CapeCod	3	2.0	36	\$425,000	\$425,000	\$440,000	103.53%	\$269,000	1.64
29	17 Dartmouth Road	Colonial	3	1.1	11	\$409,000	\$409,000	\$440,000	107.58%	\$302,700	1.45
30	84 Warren Road	Split Level	3	2.1	5	\$459,900	\$459,900	\$449,500	97.74%	\$272,200	1.65
31	14 Wellington Avenue	Colonial	3	2.0	31	\$399,500	\$399,500	\$450,100	112.67%	\$270,300	1.67
32	21 Brookside Road	Split Level	3	2.1	19	\$425,000	\$425,000	\$455,000	107.06%	\$303,200	1.50
33	35 Yale Terrace	CapeCod	3	2.0	10	\$425,000	\$425,000	\$462,500	108.82%	\$279,400	1.66
34	9 Dawson Avenue	RanchExp	5	4.0	7	\$459,000	\$459,000	\$470,000	102.40%	\$427,800	1.10
35	122 Walker Road	Colonial	3	1.1	56	\$409,900	\$409,900	\$473,000	115.39%	\$314,000	1.51
36	102 Barringer Court	MultiFlr	4	3.1	8	\$499,000	\$499,000	\$475,000	95.19%	\$317,700	1.50
37	10 Maple Avenue	Colonial	3	2.0	11	\$375,000	\$375,000	\$476,000	126.93%	\$264,900	1.80
38	16 Hickory Road	Split Level	3	3.1	10	\$429,900	\$429,900	\$476,000	110.72%	\$338,000	1.41
39	14 Pitney Street	Colonial	3	2.1	7	\$375,000	\$375,000	\$480,000	128.00%	\$298,800	1.61
40	30 Yale Terrace	Colonial	3	1.1	14	\$465,000	\$465,000	\$495,000	106.45%	\$328,100	1.51
41	10 Powell Drive	Colonial	4	2.1	34	\$535,000	\$535,000	\$500,000	93.46%	\$575,000	0.87
42	2 Garfield Avenue	Ranch	3	2.0	42	\$419,000	\$419,000	\$500,000	119.33%		
43	1020 Smith Manor Boulevard	TwnEndUn	3	3.1	18	\$525,000	\$525,000	\$500,000	95.24%	\$444,200	1.13
44	1 Wedgewood Drive	Ranch	4	3.0	22	\$489,000	\$489,000	\$510,000	104.29%	\$326,900	1.56
45	41 Manger Road	Split Level	3	3.1	9	\$495,000	\$495,000	\$525,000	106.06%	\$299,000	1.76
46	18 Wildwood Avenue	Colonial	5	3.1	20	\$549,900	\$549,900	\$550,000	100.02%	\$467,000	1.18
47	17 Lawrence Avenue	Colonial	3	2.1	10	\$525,000	\$525,000	\$550,000	104.76%	\$318,000	1.73
48	202 Gregory Avenue	Colonial	4	3.0	11	\$515,000	\$515,000	\$555,000	107.77%	\$340,000	1.63
49	47 Orange Heights Avenue	Colonial	4	2.0	11	\$489,000	\$489,000	\$556,000	113.70%	\$334,800	1.66
50	8 Hoover Avenue	Split Level	3	3.0	13	\$549,000	\$549,000	\$565,000	102.91%	\$341,100	1.66

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51	1375 Pleasant Valley Way	Ranch	3	2.1	77	\$599,000	\$575,000	\$570,000	99.13%	\$354,600	1.61
52	260 S Valley Road	Colonial	5	3.1	13	\$545,000	\$545,000	\$575,575	105.61%	\$372,100	1.55
53	32 Dogwood Drive	CapeCod	4	3.0	28	\$570,000	\$570,000	\$592,000	103.86%	\$358,000	1.65
54	19 Powell Drive	Colonial	5	3.1	14	\$574,900	\$574,900	\$600,000	104.37%	\$516,000	1.16
55	59 Fairview Avenue	Colonial	3	2.1	9	\$545,000	\$545,000	\$601,000	110.28%	\$408,200	1.47
56	76 Walker Road	Colonial	4	1.1	10	\$550,000	\$550,000	\$602,800	109.60%	\$312,900	1.93
57	23 Rand Drive	Split Level	5	4.0	27	\$699,000	\$650,000	\$616,000	94.77%	\$462,300	1.33
58	91 Edgewood Avenue	RanchExp	4	3.0	15	\$625,000	\$625,000	\$625,000	100.00%	\$412,900	1.51
59	60 Burnett Terrace	Colonial	4	2.2	14	\$649,000	\$649,000	\$629,000	96.92%	\$435,100	1.45
60	34 Edgemont Road	Bi-Level	4	3.0	7	\$609,900	\$609,900	\$630,000	103.30%	\$377,400	1.67
61	181 S Valley Road	Colonial	3	2.1	10	\$599,000	\$599,000	\$676,000	112.85%	\$395,000	1.71
62	18 Luddington Terrace	Colonial	6	4.0	13	\$625,000	\$625,000	\$698,500	111.76%	\$482,700	1.45
63	35 Rock Spring Avenue	Custom	4	3.0	21	\$649,000	\$649,000	\$705,000	108.63%		
64	49 Winding Way	Colonial	5	3.1	28	\$719,000	\$719,000	\$750,000	104.31%	\$442,100	1.70
65	57 Haggerty Drive	Custom	4	4.1	49	\$799,000	\$799,000	\$760,000	95.12%	\$670,700	1.13
66	9 Wadams Court	Colonial	5	4.2	11	\$815,000	\$815,000	\$820,000	100.61%	\$747,600	1.10
67	40 Eagle Ridge Way	Colonial	7	6.2	165	\$1,995,000	\$1,895,000	\$1,737,000	91.66%	\$1,550,000	1.12
AVERAGE					34	\$480,470	\$477,873	\$493,082	103.68%		1.41

"Active" Listings in West Orange

Number of Units: 128
 Average List Price: \$580,146
 Average Days on Market: 68

"Under Contract" Listings in West Orange

Number of Units: 156
 Average List Price: \$463,283
 Average Days on Market: 40

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West Orange 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	60	59	58	35	51	51	53	47	35	25	30	34	43
List Price	\$454,051	\$407,197	\$426,276	\$457,177	\$490,863	\$456,980	\$476,482	\$503,071	\$443,674	\$458,458	\$431,850	\$477,873	\$459,710
Sales Price	\$441,942	\$402,913	\$424,209	\$459,118	\$486,193	\$451,853	\$480,474	\$496,378	\$455,836	\$475,001	\$448,770	\$493,082	\$463,929
SP:LP%	96.15%	98.99%	99.53%	100.56%	99.38%	99.08%	100.64%	100.54%	102.86%	103.65%	103.99%	103.68%	101.22%
SP to AV	1.19	1.21	1.21	1.28	1.22	1.25	1.30	1.27	1.29	1.39	1.37	1.41	1.30
# Units Sold	37	32	48	58	41	56	62	85	85	67	71	67	709
3 Mo Rate of Ab	3.85	4.05	3.55	2.59	2.83	2.67	2.52	1.92	1.63	1.75	1.57	1.33	2.52
Active Listings	165	172	132	119	127	136	132	122	124	128	114	78	129
Under Contracts	101	122	125	95	124	147	167	148	156	156	137	115	133

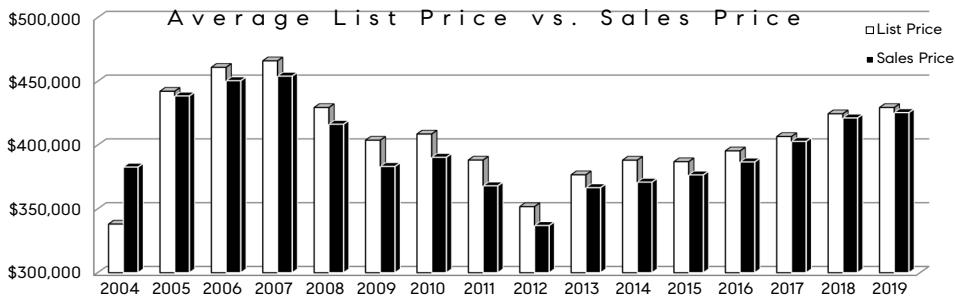
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	58	43	-25.87%
Sales Price	\$425,506	\$463,929	9.03%
LP:SP	99.42%	101.22%	1.80%
SP:AV	1.22	1.30	6.36%

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YTD	2019	2020	% Change
# Units Sold	656	709	8.08%
Rate of Ab 3 Mo	2.87	1.33	-53.66%
Actives	154	78	-49.35%
Under Contracts	84	115	36.90%

West Orange Yearly Market Trends

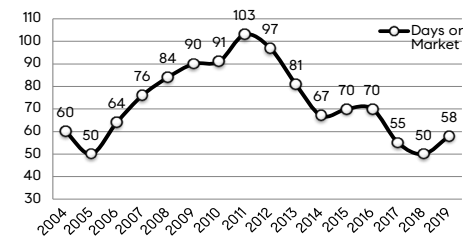


West Orange Yearly Market Trends

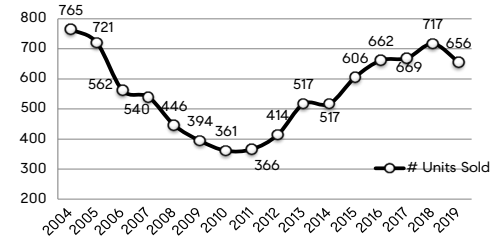


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990	\$395,480	\$406,718	\$424,570	\$429,463
SP	\$382,805	\$436,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639	\$386,821	\$402,913	\$421,286	\$425,506

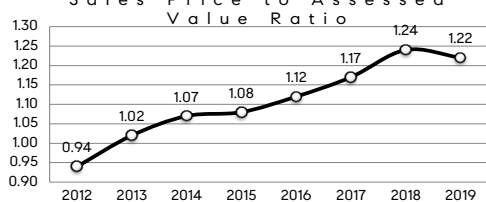
Average Days on Market



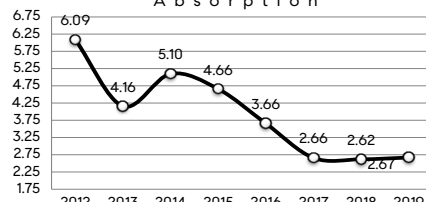
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2010 Tax Re-evaluation

Data only available until 2012