

West Orange

October 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	3 Colton Circle	TwnIntUn	2	2.0	13	\$235,000	\$235,000	\$212,000	90.21%	\$255,800	0.83
2	42 Buchanan Court	TwnIntUn	2	2.0	97	\$258,900	\$230,900	\$220,000	95.28%	\$243,400	0.90
3	17 Lowell Avenue	Tudor	4	3.1	45	\$250,000	\$250,000	\$250,000	100.00%	\$418,600	0.60
4	21 Sunnyside Road	CapeCod	4	2.0	155	\$330,000	\$279,000	\$269,000	96.42%	\$249,800	1.08
5	143 Franklin Avenue	Colonial	3	1.1	16	\$245,000	\$245,000	\$275,000	112.24%	\$184,400	1.49
6	18 Pillot Place	Colonial	3	1.0	26	\$299,900	\$299,900	\$295,000	98.37%	\$188,300	1.57
7	69 Kirk Street	Colonial	3	1.0	14	\$299,000	\$299,000	\$306,000	102.34%	\$204,400	1.50
8	14 Mc Kinley Place	Colonial	3	1.1	15	\$315,000	\$315,000	\$338,000	107.30%	\$200,000	1.69
9	122 Coccio Drive	TwnIntUn	3	2.1	38	\$369,990	\$349,990	\$340,000	97.15%	\$293,500	1.16
10	20 Randolph Place	Colonial	4	1.0	12	\$339,000	\$339,000	\$345,000	101.77%	\$222,300	1.55
11	33 Llewellyn Avenue	CapeCod	5	2.0	7	\$349,000	\$349,000	\$350,000	100.29%	\$193,600	1.81
12	20 Devonshire Terrace	Split Level	3	2.1	18	\$365,000	\$365,000	\$357,000	97.81%	\$319,400	1.12
13	283 De Rose Court	TwnEndUn	3	2.1	104	\$395,000	\$385,000	\$367,500	95.45%	\$317,300	1.16
14	20 Burnett Terrace	Tudor	4	2.1	69	\$359,900	\$342,000	\$367,500	107.46%	\$368,700	1.00
15	10 Rutgers Street	Split Level	3	2.0	16	\$385,000	\$385,000	\$370,000	96.10%	\$252,100	1.47
16	56 Crestmont Road	Split Level	3	2.1	87	\$424,900	\$389,900	\$375,000	96.18%	\$338,500	1.11
17	118 Coccio Drive	TwnEndUn	3	2.1	13	\$384,000	\$384,000	\$378,000	98.44%	\$312,000	1.21
18	55 Blackburne Terrace	TwnEndUn	2	2.1	48	\$410,000	\$399,000	\$380,000	95.24%	\$337,200	1.13
19	116 Clarcken Drive	Detached	2	2.1	16	\$389,000	\$389,000	\$382,000	98.20%	\$342,700	1.11
20	44 Seaman Road	CapeCod	3	2.1	48	\$399,000	\$399,000	\$385,000	96.49%	\$342,600	1.12
21	6 Dockery Drive	RanchExp	3	2.0	111	\$435,000	\$399,900	\$390,000	97.52%	\$356,800	1.09
22	30 Quinby Place	Colonial	5	2.1	14	\$385,000	\$385,000	\$390,000	101.30%	\$258,700	1.51
23	7 Agington Road	CapeCod	3	3.0	22	\$369,500	\$369,500	\$395,500	107.04%	\$299,800	1.32
24	106 Conforti Avenue	Ranch	3	3.0	42	\$410,000	\$410,000	\$401,000	97.80%	\$298,400	1.34
25	20 Knutsen Drive	TwnIntUn	3	2.1	60	\$429,900	\$429,900	\$407,500	94.79%	\$354,700	1.15

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26	31 Rutgers Street	Split Level	3	3.0	49	\$454,900	\$425,000	\$412,000	96.94%	\$310,800	1.33
27	291 Saint Cloud Avenue	Ranch	3	2.0	73	\$439,000	\$424,900	\$419,000	98.61%	\$307,900	1.36
28	6 Bromley Drive	Split Level	4	2.1	10	\$424,900	\$424,900	\$424,500	99.91%	\$304,700	1.39
29	14 Dogwood Road	Colonial	3	1.1	10	\$429,000	\$429,000	\$428,000	99.77%	\$353,400	1.21
30	26 S Undercliff Terrace	Bi-Level	4	2.0	38	\$425,000	\$425,000	\$430,000	101.18%	\$296,300	1.45
31	40 Birch Street	Colonial	3	2.1	21	\$439,000	\$439,000	\$435,000	99.09%	\$300,000	1.45
32	62 Hillside Avenue	Colonial	5	1.1	49	\$447,500	\$435,000	\$435,000	100.00%	\$396,200	1.10
33	28 W Korwel Circle	Split Level	4	3.0	53	\$449,000	\$449,000	\$440,000	98.00%	\$326,600	1.35
34	14 Devonshire Terrace	Split Level	4	2.1	14	\$450,000	\$449,000	\$440,000	98.00%	\$330,600	1.33
35	3 Oxford Terrace	Colonial	4	1.1	16	\$425,000	\$425,000	\$442,000	104.00%	\$353,400	1.25
36	40 Dogwood Road	SeeRem	5	2.1	43	\$535,000	\$535,000	\$450,000	84.11%	\$603,600	0.75
37	27 Collamore Terrace	Ranch	3	2.0	12	\$439,000	\$439,000	\$450,000	102.51%	\$319,000	1.41
38	77 Forest Hill Road	Colonial	4	3.1	90	\$469,000	\$469,000	\$455,000	97.01%	\$346,800	1.31
39	132 Forest Hill Road	Colonial	3	1.2	71	\$485,000	\$465,000	\$458,000	98.49%	\$335,800	1.36
40	33 Waldeck Court	TwnIntUn	4	2.1	46	\$485,000	\$485,000	\$460,000	94.85%	\$391,800	1.17
41	6 Sheridan Avenue	Split Level	3	2.1	14	\$450,000	\$450,000	\$462,000	102.67%	\$300,400	1.54
42	114 Clarken Drive	MultiFlr	3	2.1	85	\$479,900	\$479,900	\$470,000	97.94%	\$378,600	1.24
43	25 Oxford Terrace	Colonial	4	1.2	65	\$475,000	\$465,000	\$470,000	101.08%	\$302,800	1.55
44	20 Oakridge Road	Colonial	3	1.1	12	\$470,000	\$470,000	\$480,000	102.13%	\$360,600	1.33
45	62 Colonial Woods Drive	Colonial	3	2.1	58	\$509,900	\$509,900	\$485,000	95.12%		
46	45 Blonad Drive	TwnEndUn	3	3.1	62	\$565,000	\$539,000	\$520,000	96.47%	\$540,900	0.96
47	7 Tornillo Road	Colonial	4	2.1	109	\$599,000	\$529,000	\$529,000	100.00%	\$451,800	1.17
48	5 Howell Drive	Colonial	5	2.2	9	\$549,000	\$549,000	\$549,000	100.00%	\$630,000	0.87
49	16 Merrywood Drive	Ranch	4	3.1	70	\$640,000	\$660,000	\$580,000	87.88%	\$604,300	0.96
50	53 Highwood Road	Colonial	4	3.1	35	\$585,000	\$585,000	\$595,000	101.71%	\$543,600	1.09

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51	23 Spring Hill Drive	Custom	5	3.1	146	\$643,000	\$643,000	\$605,500	94.17%	\$466,100	1.30
52	13 Ridgeway Avenue	RanchRas	5	4.0	91	\$720,000	\$649,000	\$640,000	98.61%	\$546,900	1.17
53	2 Efstis Court	Colonial	4	2.1	155	\$730,000	\$675,000	\$670,000	99.26%	\$593,000	1.13
54	21 Whitbay Drive	TwnIntUn	4	3.1	23	\$719,000	\$719,000	\$715,000	99.44%	\$712,200	1.00
55	48 Old Indian Road	Victorian	4	3.1	30	\$799,000	\$799,000	\$776,000	97.12%	\$587,000	1.32
56	216 Metxger Drive	OneFloor	3	3.0	124	\$1,299,000	\$1,195,000	\$1,100,000	92.05%	\$875,000	1.26
AVERAGE					50	\$461,805	\$451,064	\$442,339	98.56%		1.24

"ACTIVE" Listings in West Orange

Number of Units: 223
Average List Price: \$591,587
Average Days on Market: 91

"UNDER CONTRACT" Listings in West Orange

Number of Units: 130
Average List Price: \$418,109
Average Days on Market: 62

West Orange 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	78	65	60	46	43	40	54	45	47	50			50
List Price	\$453,959	\$361,604	\$389,756	\$412,509	\$431,271	\$422,160	\$448,473	\$439,079	\$420,262	\$451,064			\$427,344
Sales Price	\$452,650	\$351,100	\$389,952	\$409,703	\$430,793	\$430,030	\$440,068	\$438,238	\$413,308	\$442,339			\$424,779
Sales Price as a % of List Price	100.17%	96.92%	99.84%	99.51%	100.20%	101.73%	98.97%	100.90%	98.91%	98.56%			99.81%
Sales Price to Assessed Value	1.21	1.12	1.23	1.22	1.23	1.26	1.23	1.24	1.23	1.24			1.23
# Units Sold	38	24	48	63	53	83	80	82	64	56			591
Active Listings	177	199	197	226	258	251	242	234	246	223			225
Under Contracts	99	124	144	171	171	158	140	120	120	130			138

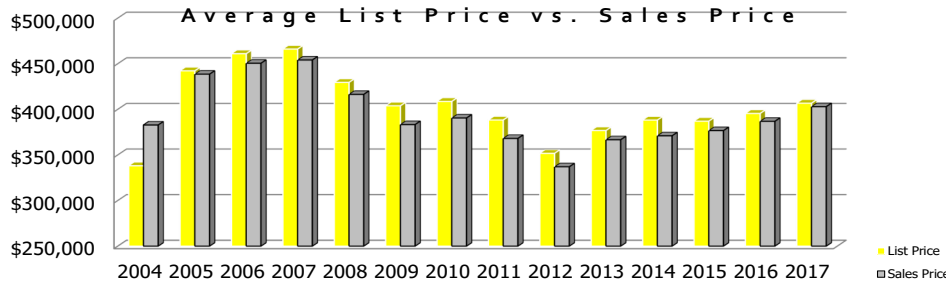
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	56	50	-10.16%
Sales Price	\$400,139	\$424,779	6.16%
Sales Price to Assessed Value	1.17	1.23	5.52%

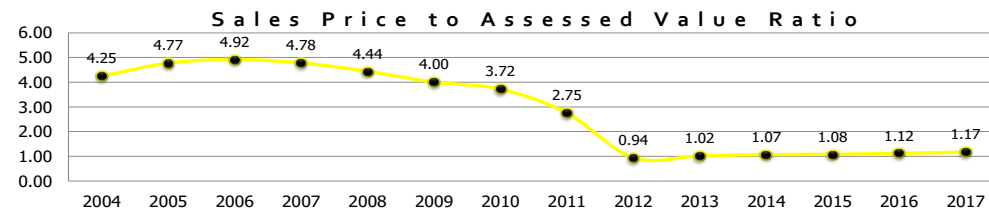
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YTD	2017	2018	% Change
# Units Sold	572	591	3.32%
Active Listings	190	223	17.37%
Under Contracts	130	130	0.00%

West Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
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
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	\$402,913



*2010 Tax Re-evaluation

West Orange Yearly Market Trends

