

# West Orange

## November 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	17A S Valley Road	OneFloor	1	1.0	13	\$125,000	\$125,000	\$120,000	96.00%	\$107,500	1.12
2	24 Hutton Avenue	OneFloor	3	2.0	59	\$190,000	\$190,000	\$180,000	94.74%	\$195,000	0.92
3	14 Dawes Avenue	Colonial	4	1.1	73	\$270,000	\$260,000	\$250,000	96.15%	\$289,400	0.86
4	10 Smoth Mano Boulevard	HighRise	2	2.0	70	\$279,000	\$259,000	\$259,000	100.00%	\$206,200	1.26
5	11 Merklin Avenue	CapeCod	4	2.1	366	\$387,500	\$259,950	\$260,000	100.02%	\$334,800	0.78
6	589 Pleasant Valley Way	Colonial	3	1.2	62	\$269,000	\$269,000	\$265,000	98.51%	\$241,600	1.10
7	32 Kayser Lane	OneFloor	2	2.0	30	\$280,000	\$280,000	\$280,000	100.00%	\$258,700	1.08
8	37 Nestro Road	CapeCod	3	1.0	61	\$299,000	\$289,000	\$282,500	97.75%	\$181,400	1.56
9	52 Buchanan Court	OneFloor	2	2.0	42	\$325,000	\$325,000	\$302,000	92.92%	\$245,000	1.23
10	18 Fundus Road	Ranch	3	1.1	74	\$325,000	\$315,000	\$304,000	96.51%	\$251,200	1.21
11	28 Morris Road	Ranch	3	1.0	10	\$299,000	\$299,000	\$305,000	102.01%	\$225,600	1.35
12	162 Marion Drive	TwnIntUn	2	2.1	19	\$305,000	\$305,000	\$311,000	101.97%	\$288,500	1.08
13	42 Musano Court	TwnEndUn	3	2.1	21	\$319,000	\$319,000	\$319,000	100.00%	\$237,300	1.34
14	275 De Rose Court	TwnIntUn	3	2.1	44	\$339,900	\$329,900	\$329,900	100.00%	\$291,600	1.13
15	11 Franklin Avenue	Colonial	3	2.0	108	\$285,000	\$285,000	\$339,000	118.95%	\$225,100	1.51
16	65 Vacca Drive	TwnEndUn	3	2.1	53	\$369,990	\$349,990	\$340,000	97.15%	\$286,800	1.19
17	21 Rollinson Street	Colonial	3	2.1	18	\$349,000	\$349,000	\$345,000	98.85%	\$229,200	1.51
18	37 Thorn Terrace	RanchRas	3	2.0	84	\$365,000	\$365,000	\$350,000	95.89%	\$245,000	1.43
19	15 Alan Street	Colonial	4	2.1	82	\$359,900	\$359,900	\$350,000	97.25%	\$258,500	1.35
20	14 Woodhull Avenue	Bi-Level	3	1.1	27	\$369,000	\$369,000	\$350,000	94.85%	\$302,900	1.16
21	55 Forest Hill Road	Colonial	3	2.0	17	\$365,000	\$365,000	\$355,000	97.26%	\$287,100	1.24
22	12 Beechwood Terrace	Split Level	3	2.0	49	\$349,000	\$349,000	\$359,000	102.87%	\$339,400	1.06
23	8 Lincoln Avenue	Colonial	3	2.0	26	\$349,000	\$349,000	\$360,000	103.15%	\$282,200	1.28
24	20 Freeman Place	Bi-Level	3	2.0	30	\$395,000	\$379,000	\$360,000	94.99%	\$236,800	1.52
25	107 Forest Hill Road	Colonial	2	2.1	19	\$339,900	\$339,900	\$361,000	106.21%	\$289,200	1.25

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26	11 S Westwood Drive	CapeCod	3	2.1	40	\$375,000	\$375,000	\$365,000	97.33%	\$278,500	1.31
27	707 Pleasany Valley Way	Colonial	4	2.0	12	\$365,900	\$365,900	\$374,000	102.21%	\$281,200	1.33
28	22 Wellington Avenue	Colonial	4	1.1	71	\$385,000	\$385,000	\$375,000	97.40%	\$250,000	1.50
29	36 Belle Terre Road	Ranch	3	2.0	14	\$369,000	\$369,000	\$375,000	101.63%	\$251,100	1.49
30	260 Gregory Avenue	Colonial	4	2.0	122	\$450,000	\$385,000	\$378,000	98.18%	\$316,600	1.19
31	533 Mt Pleasant Avenue	CapeCod	4	2.0	20	\$369,900	\$369,900	\$380,000	102.73%	\$224,300	1.69
32	8 Rutgers Street	Split Level	3	2.1	56	\$419,000	\$399,000	\$395,000	99.00%	\$288,500	1.37
33	16 Bayowski Road	TwnEndUn	4	2.1	44	\$412,000	\$412,000	\$397,500	96.48%	\$371,500	1.07
34	415 Smith Manor Boulevard	OneFloor	2	2.0	3	\$425,000	\$425,000	\$405,000	95.29%	\$206,200	1.96
35	19 Rollinson Street	Colonial	3	2.0	9	\$399,000	\$399,000	\$405,000	101.50%	\$240,400	1.68
36	2 Belgrade Terrace	Colonial	3	3.0	17	\$399,900	\$399,900	\$412,750	103.21%	\$328,200	1.26
37	9 Oxford Terrace	Colonial	3	1.1	21	\$399,000	\$399,000	\$415,000	104.01%	\$291,900	1.42
38	11 Schmitt Road	Split Level	3	2.0	8	\$399,000	\$399,000	\$415,000	104.01%	\$276,100	1.50
39	215 Gregory Avenue	Victorian	7	5.1	27	\$414,900	\$414,900	\$416,000	100.27%	\$695,500	0.60
40	72 Valley Way	Colonial	4	2.1	15	\$420,000	\$420,000	\$420,000	100.00%	\$234,400	1.79
41	8 Clearview Terrace	Tudor	5	3.2	56	\$450,000	\$450,000	\$423,000	94.00%	\$458,900	0.92
42	24 Dogwood Road	Colonial	3	1.1	70	\$435,000	\$425,000	\$425,000	100.00%	\$337,800	1.26
43	20 Pitney Street	Split Level	4	3.0	16	\$425,000	\$425,000	\$425,000	100.00%	\$313,200	1.36
44	14 Schmitt Road	Split Level	3	2.1	12	\$424,800	\$424,800	\$430,000	101.22%	\$301,500	1.43
45	2 Harvard Terrace	Colonial	3	1.1	12	\$435,000	\$435,000	\$430,000	98.85%	\$293,400	1.47
46	23 Carter Road	Ranch	3	2.0	32	\$449,000	\$449,000	\$436,500	97.22%	\$328,100	1.33
47	6 Waldeck Court	TwnIntUn	3	2.1	28	\$485,000	\$449,000	\$440,000	98.00%	\$398,200	1.10
48	4 Gilbert Place	Tudor	3	1.1	9	\$415,000	\$415,000	\$445,000	107.23%	\$305,500	1.46
49	34 Devonshire Terrace	RanchRas	4	3.0	12	\$449,000	\$449,000	\$449,000	100.00%	\$309,800	1.45
50	537 Hillside Terrace	Split Level	3	3.0	18	\$469,900	\$469,900	\$472,000	100.45%	\$270,800	1.74

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
51	26 Lessing Road	Ranch	3	3.0	50	\$499,900	\$499,900	\$480,000	96.02%	\$412,500	1.16
52	17 Ralph Road	Ranch	5	3.0	21	\$499,000	\$499,000	\$485,000	97.19%	\$434,600	1.12
53	17 Burnett Terrace	Tudor	4	2.0	32	\$519,000	\$519,000	\$490,000	94.41%	\$320,200	1.53
54	44 Fitzrandolph Road	Bi-Level	5	3.0	25	\$524,000	\$524,000	\$500,000	95.42%	\$315,800	1.58
55	10 Faas Court	Colonial	5	3.0	18	\$539,900	\$539,900	\$512,500	94.92%	\$635,000	0.81
56	21 Devon Drive	Split Level	4	3.0	33	\$54,900	\$549,900	\$530,000	96.38%	\$383,500	1.38
57	52 Cobane Terrace	Colonial	3	2.2	9	\$499,000	\$499,000	\$536,000	107.41%	\$368,700	1.45
58	9 Forest Hill Road	Colonial	6	5.1	49	\$574,900	\$549,900	\$540,000	98.20%	\$335,800	1.61
59	803 Smith Manor Boulevard	HighRise	3	3.0	65	\$675,000	\$675,000	\$550,000	81.48%		
60	32 Waddington Avenue	Split Level	5	2.1	16	\$549,000	\$549,000	\$557,000	101.46%	\$385,500	1.44
61	5 Cherrywood Circle	Split Level	3	3.0	112	\$669,000	\$598,000	\$580,000	96.99%	\$441,700	1.31
62	5 West Road	Colonial	4	3.1	25	\$599,000	\$599,000	\$590,000	98.50%	\$501,900	1.18
63	10 Hickory Road	Colonial	4	2.2	80	\$649,000	\$649,000	\$630,000	97.07%		
64	56 Warren Road	Colonial	5	3.2	77	\$700,000	\$680,000	\$656,000	96.47%	\$500,000	1.31
65	24 Murray Street	Colonial	4	2.1	6	\$698,880	\$698,880	\$710,000	101.59%	\$660,000	1.08
66	5 Himsl Court	Colonial	5	4.0	37	\$749,000	\$749,000	\$730,000	97.46%	\$750,000	0.97
AVERAGE					43	\$414,363	\$414,734	\$409,343	99.02%		1.30

### "ACTIVE" Listings in West Orange

**Number of Units:** 201  
**Average List Price:** \$565,994  
**Average Days on Market:** 101

### "UNDER CONTRACT" Listings in West Orange

**Number of Units:** 105  
**Average List Price:** \$427,163  
**Average Days on Market:** 75

# 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	43		50
List Price	\$453,959	\$361,604	\$389,756	\$412,509	\$431,271	\$422,160	\$448,473	\$439,079	\$420,262	\$451,064	\$414,734		\$426,078
Sales Price	\$452,650	\$351,100	\$389,952	\$409,703	\$430,793	\$430,030	\$440,068	\$438,238	\$413,308	\$442,339	\$409,343		\$423,228
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%	99.02%		99.73%
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	1.30		1.24
# Units Sold	38	24	48	63	53	83	80	82	64	56	66		657
Active Listings	177	199	197	226	258	251	242	234	246	223	201		223
Under Contracts	99	124	144	171	171	158	140	120	120	130	105		135

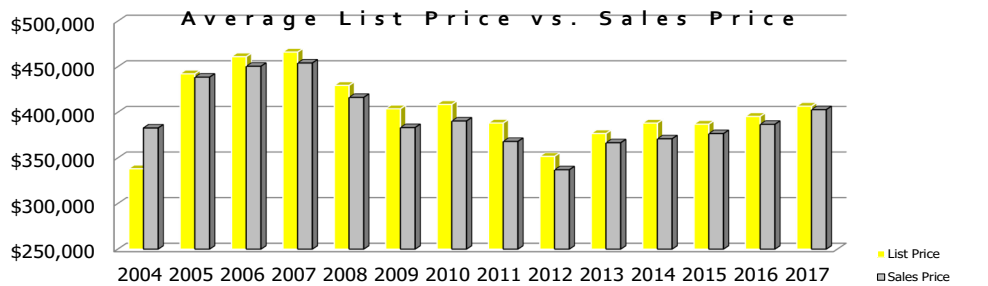
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	55	50	-10.51%
Sales Price	\$402,906	\$423,228	5.04%
Sales Price to Assessed Value	1.16	1.24	6.23%

**Weichert,**  
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YTD	2017	2018	% Change
# Units Sold	623	657	5.46%
Active Listings	175	201	14.86%
Under Contracts	124	105	-15.32%

### 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

### West Orange Yearly Market Trends

