

# West Orange

## April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	45 Wilfred Street	OneFloor	1	1.0	16	\$149,900	\$149,900	\$149,900	100.00%	\$130,000	1.15
2	43 Conforti Avenue Unit 60	OneFloor	1	1.0	53	\$165,000	\$165,000	\$150,000	90.91%	\$120,000	1.25
3	43 Conforti Avenue Unit 3	FirstFlr	1	1.0	27	\$165,000	\$165,000	\$162,000	98.18%	\$120,000	1.35
4	95 Whittlesey Avenue	Colonial	3	2.0	738	\$250,000	\$200,000	\$185,000	92.50%	\$181,600	1.02
5	3 Rose Terrace	Colonial	3	2.0	403	\$209,900	\$197,900	\$197,900	100.00%	\$217,100	0.91
6	196 Watchung Avenue	Colonial	3	1.0	20	\$199,900	\$199,900	\$199,900	100.00%	\$199,900	1.00
7	42 Maple Street	CapeCod	3	2.1	22	\$150,000	\$150,000	\$200,000	133.33%	\$228,700	0.87
8	580 Eagle Roack Avenue	Ranch	3	1.0	293	\$186,100	\$166,100	\$206,000	124.02%	\$259,000	0.80
9	24 Hutton Avenue	MultiFlr	2	2.0	5	\$220,000	\$220,000	\$225,000	102.27%	\$173,100	1.30
10	56 Valley Way	Colonial	3	2.0	83	\$230,000	\$230,000	\$230,000	100.00%	\$214,100	1.07
11	12 Swayze Street	CapeCod	3	2.1	7	\$225,000	\$225,000	\$236,000	104.89%	\$245,400	0.96
12	66 Hart Drive	FirstFlr	2	1.1	10	\$250,000	\$250,000	\$260,000	104.00%	\$242,000	1.07
13	47 Fitzrandolph Road	CapeCod	3	3.0	121	\$274,900	\$274,900	\$265,000	96.40%	\$251,900	1.05
14	13 Perkins Drive	MultiFlr	2	2.1	70	\$285,000	\$285,000	\$270,000	94.74%	\$255,000	1.06
15	141 Marion Drive	TwnIntUn	2	2.1	16	\$279,000	\$279,000	\$279,000	100.00%	\$273,900	1.02
16	257 De Rose Court	TwnEndUn	3	2.1	83	\$365,000	\$355,000	\$345,000	97.18%	\$315,200	1.09
17	11 Nance Road	SplitLev	3	2.1	104	\$385,000	\$350,000	\$355,000	101.43%	\$355,000	1.00
18	26 Manchester Road	Tudor	4	1.1	25	\$365,000	\$370,000	\$355,000	95.95%	\$293,000	1.21
19	7 Winfield Street	Tudor	5	3.0	181	\$399,900	\$374,900	\$365,000	97.36%	\$342,800	1.06
20	128 Clarken Drive	TwnIntUn	2	2.1	179	\$384,900	\$374,900	\$368,400	98.27%	\$345,000	1.07
21	7 Edisionia Terrace	Colonial	4	1.1	60	\$382,500	\$382,500	\$370,000	96.73%	\$280,100	1.32
22	41 Lorelei Road	CapeCod	3	2.0	15	\$380,000	\$380,000	\$380,000	100.00%	\$257,300	1.48
23	68 Mountain Avenue	CapeCod	4	3.1	29	\$399,900	\$399,900	\$385,000	96.27%	\$390,600	0.99
24	44 Sheridan Avenue	Colonial	3	1.0	21	\$360,000	\$360,000	\$385,000	106.94%	\$267,700	1.44
25	19 Dartmouth Road	Colonial	3	1.0	7	\$359,000	\$359,000	\$385,000	107.24%	\$280,200	1.37
26	5 Bradford Avenue	CapeCod	3	2.0	15	\$369,000	\$369,000	\$394,000	106.78%	\$310,100	1.27
27	27 Barry Drive	SplitLev	4	2.0	66	\$425,000	\$399,000	\$399,000	100.00%	\$279,700	1.43
28	1028 Smoth Manor Bouelvard	TwnEndUn	3	2.1	113	\$415,000	\$407,500	\$405,000	99.39%	\$387,900	1.04
29	19 Lorelei Road	CapeCod	3	2.1	0	\$400,000	\$400,000	\$407,000	101.75%		
30	17 Orange Heights Avenue	Colonial	4	3.0	20	\$400,000	\$400,000	\$420,000	105.00%	\$359,600	1.17

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
31	710 Eagle Rock Avenue	Tudor	3	2.1	21	\$459,000	\$439,000	\$435,000	99.09%	\$257,200	1.69
32	21 Winding Way	Colonial	5	3.1	226	\$556,000	\$515,300	\$449,500	87.23%	\$729,800	0.62
33	3 Oakridge Road	Colonial	3	2.0	11	\$459,000	\$459,000	\$490,000	106.75%	\$375,300	1.31
34	701 Prospect Avenue	Bi-Level	5	3.0	76	\$499,000	\$499,000	\$499,000	100.00%	\$422,100	1.18
35	26 Arverne Road	Colonial	5	2.1	47	\$549,900	\$499,900	\$516,000	103.22%	\$466,200	1.11
36	28 Mountain Way	SplitLev	3	2.1	10	\$489,900	\$489,900	\$516,000	105.33%	\$357,900	1.44
37	3 Ridgeview Avenue	Colonial	4	4.1	74	\$549,000	\$524,000	\$520,000	99.24%		
38	142 Walker Road	Colonial	4	2.1	136	\$575,000	\$540,000	\$530,000	98.15%	\$348,700	1.52
39	1005 Smith Manor Boulevard	TwnEndUn	3	3.1	136	\$559,000	\$539,000	\$530,000	98.33%	\$390,500	1.36
40	59-61 Laurel Avenue	CapeCod	5	3.1	17	\$499,000	\$499,000	\$530,000	106.21%	\$525,000	1.01
41	339 Northfield Avenue	Colonial	5	4.0	42	\$545,000	\$545,000	\$540,000	99.08%		
42	12 Mountain Way	Ranch	4	3.0	8	\$549,000	\$549,000	\$550,000	100.18%	\$381,700	1.44
43	18 O'Conor Circle	TwnEndUn	3	3.1	0	\$540,000	\$540,000	\$560,000	103.70%	\$472,300	1.19
44	3 West Road	Ranch	3	2.1	14	\$499,900	\$499,900	\$561,000	112.22%	\$394,200	1.42
45	21 Lowell Place	Colonial	3	2.1	0	\$555,000	\$575,000	\$570,000	99.13%		
46	45 Lessing Road	Colonial	5	4.1	132	\$660,000	\$583,500	\$583,500	100.00%	\$571,700	1.02
47	73 Burnett Terrace	Contemp	4	3.1	27	\$599,000	\$599,000	\$595,000	99.33%	\$530,000	1.12
48	12 Ashley Road	RanchExp	5	3.1	0	\$659,000	\$659,000	\$660,000	100.15%	\$605,000	1.09
49	7 Haggerty Drive	Colonial	5	4.0	74	\$719,000	\$719,000	\$710,000	98.75%	\$693,700	1.02
50	7 Peiker Way	TwnEndUn	4	4.1	126	\$749,900	\$749,900	\$749,900	100.00%	\$715,100	1.05
AVERAGE					80	\$406,010	\$397,256	\$400,580	101.35%		1.16

### "Active" Listings in West Orange

Number of Units: 188  
 Average List Price: \$548,953  
 Average Days on Market: 64

### "Under Contract" Listings in West Orange

Number of Units: 153  
 Average List Price: \$448,579  
 Average Days on Market: 50

# West Orange 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	67	60	64	80									68
List Price	\$440,470	\$442,433	\$399,718	\$397,256									\$416,363
Sales Price	\$422,690	\$430,549	\$399,902	\$400,580									\$411,402
SP:LP%	96.13%	97.25%	100.09%	101.35%									99.09%
SP to AV	1.20	1.16	1.20	1.16									1.18
# Units Sold	30	37	44	50									161
3 Mo Rate of Ab	3.45	3.98	4.89	4.75									4.27
Active Listings	165	174	172	188									175
Under Contracts	108	112	133	153									127

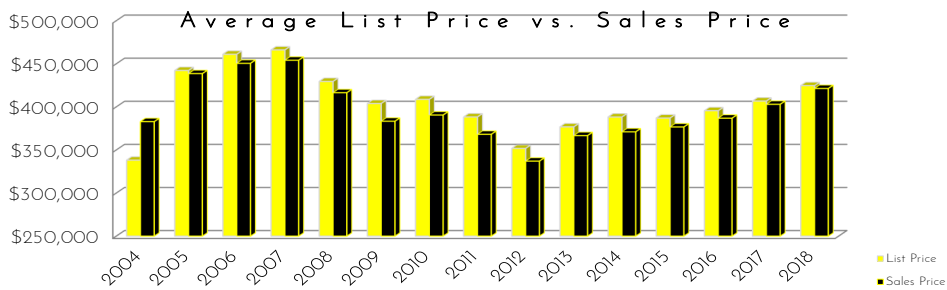
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	60	68	14.65%
Sales Price	\$405,527	\$411,402	1.45%
LP:SP	99.39%	99.09%	-0.30%
SP:AV	1.21	1.18	-2.54%

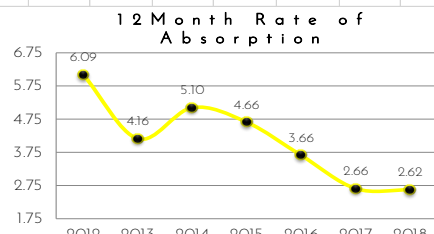
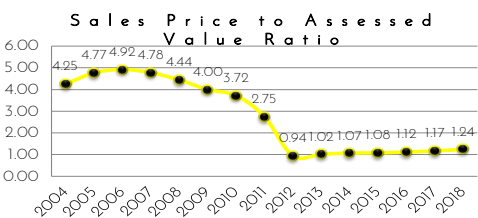


YTD	2018	2019	% Change
# Units Sold	173	161	-6.94%
Rate of Ab 3 Mo	4.90	4.50	-8.16%
Actives	226	188	-16.81%
Under Contracts	171	153	-10.53%

## West Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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
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	\$421,286



## West Orange Yearly Market Trends

