

West Orange

May 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 14A	OneFloor	1	1.0	38	\$149,900	\$149,900	\$155,000	103.40%	\$170,000	0.91
2	43 Conforti Avenue Unit 32	OneFloor,	1	1.0	73	\$165,000	\$165,000	\$161,710	98.01%	\$120,000	1.35
3	43 Conforti Avenue	TwnEndUn	1	1.0	83	\$169,000	\$169,000	\$162,000	95.86%	\$120,000	1.35
4	18 Karam Circle	TwnIntUn	1	11.1	12	\$210,000	\$210,000	\$212,000	100.95%	\$240,300	0.88
5	50 Kingsley Street	Cottage	6	2.0	352	\$125,000	\$250,000	\$223,500	89.40%	\$263,700	0.85
6	19 Wheatland Avenue	CapeCod	4	1.1	13	\$259,000	\$259,000	\$245,000	94.59%	\$337,500	0.73
7	261 De Rose Court	TwnIntUn	2	2.1	54	\$299,000	\$274,000	\$260,000	94.89%	\$269,300	0.97
8	43 Colton Circle	OneFloor	2	2.0	60	\$279,000	\$270,000	\$260,000	96.30%	\$255,900	1.02
9	60 High Street	Colonial	3	1.1	13	\$264,900	\$264,900	\$271,500	102.49%	\$196,000	1.39
10	8 Crestmont Road	Ranch	4	3.0	110	\$325,000	\$273,000	\$273,000	100.00%	\$280,200	0.97
11	98 Whittingham Place	Colonial	3	2.0	57	\$259,900	\$249,900	\$275,000	110.04%	\$250,200	1.10
12	71 Perkins Drive	OneFloor	2	2.0	28	\$289,000	\$289,000	\$284,000	98.27%	\$255,800	1.11
13	39 Larkin Circle	OneFloor	2	2.0	6	\$289,000	\$289,000	\$284,500	98.44%	\$245,000	1.16
14	41 Oakridge Road	Colonial	2	2.1	11	\$265,000	\$265,000	\$285,000	107.55%	\$251,100	1.14
15	180 Marion Drive	TwnIntUn	2	2.1	35	\$305,000	\$299,999	\$285,000	95.00%	\$260,000	1.10
16	8 Pillot Place	Colonial	3	1.0	75	\$289,900	\$289,900	\$289,900	100.00%	\$200,100	1.45
17	20 Ashwood Terrace	Colonial	3	1.1	14	\$325,000	\$325,000	\$325,000	100.00%	\$240,100	1.35
18	51 Maple Avenue	CapeCod	2	2.0	15	\$265,000	\$265,000	\$325,000	122.64%	\$214,800	1.51
19	10 Whittesley Avenue	Colonial	3	2.0	24	\$320,000	\$320,000	\$330,000	103.13%	\$198,500	1.66
20	39 Glen View Drive	OneFloor	2	2.0	8	\$339,000	\$339,000	\$330,000	97.35%	\$260,000	1.27
21	6 Pitney Street	Colonial	3	1.1	131	\$327,900	\$327,900	\$335,000	102.17%	\$300,000	1.12
22	29 Phyllis Road	CapeCod	4	1.0	23	\$348,000	\$339,000	\$339,000	100.00%	\$236,600	1.43
23	29 Waldeck Court	TwnEndUn	3	2.1	52	\$359,900	\$359,900	\$345,000	95.86%	\$376,100	0.92
24	571 Pleasant Valley Way	Colonial	4	1.2	85	\$367,500	\$357,500	\$350,000	97.90%	\$258,800	1.35
25	7 Bayowski Road	TwnIntUn	2	2.1	112	\$370,000	\$370,000	\$360,000	97.30%	\$338,900	1.06
26	51 Nestro Road	CapeCod	3	2.0	13	\$350,000	\$350,000	\$360,000	102.86%	\$199,200	1.81
27	43 Sullivan Drive	TwnIntUn	2	2.1	1	\$375,900	\$375,900	\$365,000	97.10%	\$297,400	1.23
28	53 Burnett Terrace	RanchRas	3	2.0	23	\$369,000	\$369,000	\$369,000	100.00%	\$381,600	0.97
29	108 Clarcken Drive	TwnEndUn	2	2.1	41	\$375,000	\$375,000	\$370,000	98.67%	\$323,300	1.14
30	19 Moran Road	TwnIntUn	3	3.1	9	\$419,900	\$419,900	\$373,000	88.83%	\$330,500	1.13

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31	61 Stanford Avenue	CapeCod	4	2.0	147	\$399,900	\$382,500	\$375,000	98.04%	\$303,500	1.24
32	46 Rock Spring Avenue	FixrUppr	4	2.1	9	\$350,000	\$350,000	\$375,000	107.14%	\$470,500	0.80
33	53 Mullarkey Drive	TwnIntUn	2	2.1	20	\$412,000	\$412,000	\$380,000	92.23%	\$327,900	1.16
34	43 Rollinson Street	Colonial	4	1.1	48	\$385,000	\$385,000	\$385,000	100.00%	\$233,400	1.65
35	8 Oak Crest Road	CapeCod	4	2.1	29	\$399,000	\$399,000	\$385,000	96.49%	\$297,200	1.30
36	13 Elmwood Avenue	CapeCod	4	1.0	13	\$385,000	\$385,000	\$402,000	104.42%	\$272,100	1.48
37	3 Harvard Terrace	Colonial	3	2.1	10	\$399,900	\$399,900	\$405,000	101.28%	\$312,000	1.30
38	122 Main Street	Victorian	6	2.0	66	\$450,000	\$450,000	\$415,000	92.22%	\$333,900	1.24
39	34 Schindler Terrace	TwnEndUn	3	2.1	12	\$449,000	\$449,000	\$420,000	93.54%	\$358,800	1.17
40	6 Rock Spring Avenue	Split Level	4	2.1	13	\$425,000	\$425,000	\$425,000	100.00%	\$394,400	1.08
41	149 Walker Road	CapeCod	4	3.0	57	\$250,000	\$425,000	\$425,000	100.00%	\$341,300	1.25
42	2 Underwood Drive	Contemp	5	3.0	27	\$475,000	\$475,000	\$445,000	93.68%	\$423,700	1.05
43	63 Stanford Avenue	CapeCod	4	3.1	75	\$459,000	\$459,000	\$445,000	96.95%	\$340,100	1.31
44	7 Sunnyside Road	Colonial	3	2.1	39	\$449,000	\$449,000	\$450,000	100.22%	\$332,300	1.35
45	10 Beaumont Terrace	Custom	5	3.1	27	\$499,000	\$499,000	\$450,000	90.18%	\$456,200	0.99
46	39 Ridgeview Avenue	Colonial	3	1.1	1	\$458,000	\$458,000	\$458,000	100.00%	\$304,900	1.50
47	10 Crystal Avenue	Colonial	3	2.0	8	\$429,000	\$429,000	\$460,000	107.23%	\$332,400	1.38
48	16 Nutwold Avenue	Colonial	4	2.1	13	\$465,000	\$465,000	\$475,000	102.15%	\$294,500	1.61
49	82 Winding Way	Ranch	3	2.1	13	\$435,000	\$435,000	\$480,000	110.34%	\$312,000	1.54
50	1 Glen Road	Colonial	3	1.1	9	\$420,000	\$420,000	\$481,000	114.52%	\$311,500	1.54
51	61 Forest Hill Road	Colonial	5	3.1	132	\$499,000	\$489,000	\$489,000	100.00%	\$406,200	1.20
52	2 S Mountain Way	Ranch	4	3.0	8	\$450,000	\$450,000	\$490,000	108.89%	\$351,200	1.40
53	34 W Korwel Circle	SplitLev,	3	3.0	35	\$519,000	\$519,000	\$490,000	94.41%	\$343,700	1.43
54	7 Ashley Road	Colonial	5	2.1	80	\$528,900	\$528,900	\$502,000	94.91%	\$539,000	0.93
55	3 Steven Terrace	SplitLev	4	2.1	6	\$499,000	\$499,000	\$509,000	102.00%	\$342,200	1.49
56	21 Glen Road	Tudor	4	3.1	20	\$499,000	\$499,000	\$515,000	103.21%	\$365,000	1.41
57	45 Nicolas Avenue	Split Level	3	2.1	1	\$532,900	\$532,900	\$518,000	97.20%	\$342,600	1.51
58	23 Mountain Way	Ranch	3	2.1	10	\$475,000	\$475,000	\$520,000	109.47%	\$374,800	1.39
59	30 Glenview Drive	Bi-Level	4	3.0	29	\$535,000	\$535,000	\$521,000	97.38%	\$362,400	1.44
60	5 Crestview Drive	Custom	5	3.0	11	\$484,900	\$484,900	\$522,000	107.65%	\$456,300	1.14

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61	18 Mullarkey Drive	TwnIntUn	3	2.2	65	\$549,000	\$549,000	\$523,500	95.36%	\$309,000	1.69
62	29 Silver Spring Road	Custom	4	2.1	32	\$550,000	\$550,000	\$535,000	97.27%	\$491,700	1.09
63	63 Crystal Avenue	Colonial	4	2.1	22	\$539,000	\$539,000	\$539,000	100.00%	\$423,600	1.27
64	27 Moran Road	TwnEndUn	4	3.1	41	\$619,000	\$559,000	\$545,000	97.50%	\$379,500	1.44
65	100 Gregory Avenue	Tudor	6	3.1	101	\$699,000	\$699,000	\$585,000	83.69%	\$600,000	0.98
66	77 Stanford Avenue	Ranch	3	2.0	9	\$565,000	\$565,000	\$590,000	104.42%	\$380,400	1.55
67	76 Burnett Terrace	Colonial	4	3.1	51	\$599,999	\$599,999	\$605,000	100.83%	\$510,000	1.19
68	6 Baxter Lane	TwnIntUn	4	3.1	21	\$639,000	\$639,000	\$645,000	100.94%	\$673,500	0.96
69	21 Witte Place	TwnEndUn	4	3.1	178	\$695,000	\$645,000	\$650,000	100.78%	\$658,400	0.99
70	32 Baxter Lane	TwnEndUn	5	4.1	45	\$699,000	\$699,000	\$660,000	94.42%	\$699,400	0.94
71	65 Fredericks Street	TwnIntUn	4	3.1	181	\$695,000	\$675,000	\$667,500	98.89%	\$687,800	0.97
72	1 Fredericks Street	TwnEndUn	4	3.1	15	\$675,000	\$675,000	\$675,000	100.00%	\$698,900	0.97
73	49 Haggerty Drive	Colonial	4	3.0	22	\$699,999	\$699,999	\$678,000	96.86%	\$577,200	1.17
74	19 Skyline Drive	Colonial	5	4.0	39	\$719,900	\$699,900	\$679,000	97.01%	\$557,400	1.22
75	44 Rock Spring Road	Ranch	3	2.1	16	\$649,000	\$689,000	\$684,000	99.27%	\$496,300	1.38
76	17 Bakley Terrace	Colonial	4	3.1	97	\$739,900	\$739,900	\$695,000	93.93%	\$645,600	1.08
AVERAGE					46	\$429,013	\$429,574	\$425,936	99.55%		1.23

"Active" Listings in West Orange

Number of Units: 184
 Average List Price: \$555,117
 Average Days on Market: 67

"Under Contract" Listings in West Orange

Number of Units: 148
 Average List Price: \$448,407
 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	46								61
List Price	\$440,470	\$442,433	\$399,718	\$397,256	\$429,574								\$420,600
Sales Price	\$422,690	\$430,549	\$399,902	\$400,580	\$425,936								\$416,062
SP:LP%	96.13%	97.25%	100.09%	101.35%	99.55%								99.24%
SP to AV	1.20	1.16	1.20	1.16	1.23								1.20
# Units Sold	30	37	44	50	76								237
3 Mo Rate of Ab	3.45	3.98	4.89	4.75	3.89								4.19
Active Listings	165	174	172	188	184								177
Under Contracts	108	112	133	153	148								131

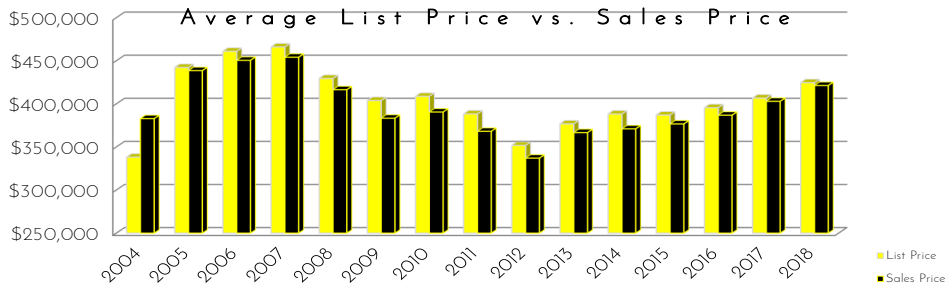
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	56	61	9.58%
Sales Price	\$411,452	\$416,062	1.12%
LP:SP	99.58%	99.24%	-0.34%
SP:AV	1.21	1.20	-1.55%

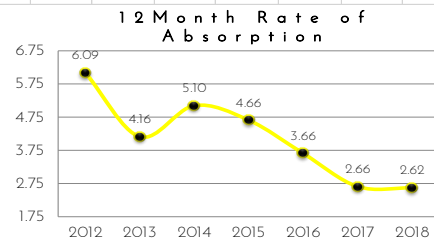
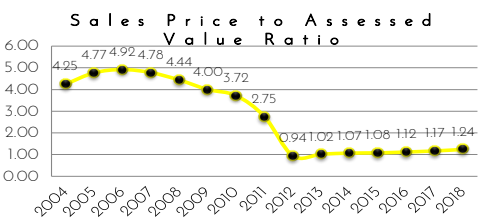


YTD	2018	2019	% Change
# Units Sold	226	237	4.87%
Rate of Ab 3 Mo	4.70	3.89	-17.23%
Actives	258	184	-28.68%
Under Contracts	171	148	-13.45%

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

