

# West Orange

## June 2019 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	75	\$134,900	\$134,900	\$128,000	94.89%	\$114,600	1.12
2	2 Nassau Street	Colonial	3	1.0	254	\$229,900	\$144,995	\$150,000	103.45%	\$259,800	0.58
3	43 Conforti Avenue 84	OneFloor	1	1.0	113	\$165,000	\$165,000	\$165,000	100.00%	\$120,000	1.38
4	45 Wilfred Street	OneFloor	2	2.0	21	\$198,000	\$198,000	\$195,000	98.48%	\$168,500	1.16
5	45 Wilfred Street	OneFloor	2	2.0	13	\$208,888	\$208,888	\$210,000	100.53%	\$140,000	1.50
6	254 Watchung Avenue	Colonial	3	1.0	51	\$225,000	\$225,000	\$220,000	97.78%	\$176,100	1.25
7	400 Main Street	MultiFlr	2	1.1	13	\$199,000	\$199,000	\$230,000	115.58%	\$203,500	1.13
8	67 Llewellyn Avenue	Colonial	3	2.0	15	\$249,900	\$249,900	\$256,000	102.44%	\$211,600	1.21
9	10 Central Place	Colonial	3	2.0	89	\$289,000	\$270,000	\$268,000	99.26%	\$164,800	1.63
10	21 Karam Circle	FirstFlr	2	2.1	56	\$284,900	\$284,900	\$280,000	98.28%	\$270,000	1.04
11	4 Ronald Terrace	Split Level	3	2.0	175	\$299,900	\$289,950	\$285,000	98.29%	\$298,800	0.95
12	126 Coccio Drive	TwnIntUn	3	2.1	77	\$329,000	\$319,000	\$300,000	94.04%	\$293,500	1.02
13	10 Elmwood Avenue	CapeCod	2	1.1	87	\$299,000	\$299,000	\$310,000	103.68%	\$245,000	1.27
14	55 Manger Road	Ranch	3	2.0	55	\$329,900	\$319,900	\$320,000	100.03%	\$284,400	1.13
15	43 Viginia Avenue	Colonial	3	1.1	13	\$285,000	\$285,000	\$330,000	115.79%	\$250,000	1.32
16	18 Mountain View Street	Colonial	4	1.0	14	\$319,000	\$319,000	\$335,000	105.02%	\$248,400	1.35
17	26 Babcock Place	Colonial	5	2.0	16	\$349,000	\$349,000	\$347,000	99.43%	\$216,900	1.60
18	177 Clarcken Drive	TwnIntUn	2	2.1	43	\$385,000	\$385,000	\$370,000	96.10%	\$332,000	1.11
19	45 Seaman Road	Colonial	4	3.0	113	\$399,900	\$384,900	\$375,000	97.43%	\$332,000	1.13
20	34 Buckingham Road	Victorian	3	2.0	34	\$389,000	\$389,000	\$377,500	97.04%	\$301,300	1.25
21	66 Fairview Avenue	Colonial	3	1.1	10	\$379,000	\$379,000	\$379,100	100.03%	\$264,300	1.43
22	19 Birch Street	Colonial	4	3.0	144	\$399,900	\$399,000	\$380,000	95.24%	\$327,800	1.16
23	60 Gregory Avenue	Colonial	5	3.1	15	\$400,000	\$400,000	\$410,000	102.50%	\$650,000	0.63
24	6 Orange Heights Avenue	Tudor	3	1.2	37	\$438,000	\$424,000	\$424,000	100.00%	\$279,800	1.52
25	381 Saint Cloud Avenue	Colonial	3	1.1	14	\$405,000	\$405,000	\$432,000	106.67%	\$297,300	1.45

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26	29 Brookside Road	Colonial	4	2.1	18	\$425,000	\$425,000	\$436,000	102.59%	\$325,800	1.34
27	11 Sheridan Avenue	Colonial	3	1.1	9	\$439,000	\$439,000	\$439,000	100.00%	\$291,100	1.51
28	51 Lenox Terrace	Colonial	3	1.1	9	\$439,000	\$439,000	\$439,000	100.00%	\$330,900	1.33
29	21 Undercliff Terrace	Bi-Level	4	3.0	12	\$430,000	\$430,000	\$440,000	102.33%	\$397,600	1.11
30	37 Benvenue Avenue	Colonial	3	1.1	14	\$425,000	\$425,000	\$445,000	104.71%	\$298,000	1.49
31	7 Collamore Terrace	Ranch	3	3.0	43	\$450,000	\$450,000	\$450,000	100.00%	\$267,000	1.69
32	18 Devonshire Terrace	Bi-Level	4	2.1	59	\$489,900	\$475,900	\$450,000	94.56%	\$362,500	1.24
33	15 Ralph Road	Ranch	4	3.0	8	\$475,000	\$440,000	\$450,000	102.27%	\$401,100	1.12
34	6 Schindler Terrace	TwnIntUn	3	2.1	7	\$449,000	\$449,000	\$454,000	101.11%	\$340,000	1.34
35	19 Mt Vernon Avenue	Colonial	4	3.0	9	\$444,000	\$444,000	\$464,000	104.50%	\$340,500	1.36
36	3 W Colony Drive	Colonial	4	2.1	109	\$499,500	\$489,900	\$465,000	94.92%	\$410,000	1.13
37	8 Mellon Avenue	Split Level	4	2.1	10	\$439,000	\$439,000	\$470,000	107.06%	\$307,200	1.53
38	267 Gregory Avenue	Colonial	3	3.1	36	\$499,000	\$485,000	\$472,000	97.32%	\$485,000	0.97
39	5 Weber Road	Bi-Level	4	2.1	278	\$499,000	\$485,000	\$475,000	97.94%	\$378,000	1.26
40	1072 Smith Manor Boulevard	Detached	3	2.1	14	\$490,000	\$490,000	\$475,000	96.94%	\$383,700	1.24
41	17 Edgar Road	Split Level	5	2.1	17	\$485,000	\$485,000	\$475,000	97.94%	\$357,500	1.33
42	157 Gregory Avenue	Colonial	4	2.1	22	\$499,000	\$499,000	\$488,000	97.80%	\$296,500	1.65
43	3 Bachman Terrace	Colonial	4	4.2	11	\$579,900	\$579,900	\$490,000	84.50%	\$1,215,700	0.40
44	194 Gregory PLace	Colonial	4	2.1	30	\$499,000	\$499,000	\$490,000	98.20%	\$330,400	1.48
45	35 Lenox Terrace	MultiFlr	4	2.0	10	\$449,000	\$449,000	\$495,000	110.24%	\$319,300	1.55
46	16 Normandy Terrace	CapeCod	5	2.1	30	\$499,000	\$499,000	\$500,000	100.20%		
47	31 Lakeview Drive	RanchExp	5	3.0	3	\$499,000	\$499,000	\$505,000	101.20%	\$416,000	1.21
48	19 Cornell Street	Split Level	4	3.0	15	\$510,000	\$510,000	\$510,000	100.00%	\$353,400	1.44
49	165 Gregory Avenue	Colonial	4	2.0	74	\$519,000	\$519,000	\$519,000	100.00%	\$308,400	1.68
50	61 Boland Drive	TwnEndUn	3	3.1	16	\$524,900	\$524,900	\$525,000	100.02%	\$552,600	0.95

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51	19 Arverne Road	Colonial	4	2.1	14	\$489,000	\$489,000	\$530,300	108.45%	\$404,200	1.31
52	43 Nicholas Avenue	Colonial	4	3.1	7	\$539,000	\$539,000	\$539,000	100.00%	\$404,300	1.33
53	24 Ridgeview Avenue	Colonial	4	2.0	13	\$499,000	\$499,000	\$541,000	108.42%	\$354,500	1.53
54	3 Undercliff Terrace	Colonial	4	3.1	7	\$579,000	\$579,000	\$579,000	100.00%	\$455,800	1.27
55	15 E Colony Drive	Colonial	4	3.1	8	\$575,000	\$575,000	\$580,000	100.87%	\$467,400	1.24
56	16 Grand View Avenue	Colonial	4	3.1	21	\$599,000	\$599,000	\$595,000	99.33%	\$513,000	1.16
57	33 Ralph Road	Colonial	4	2.1	50	\$650,000	\$650,000	\$640,000	98.46%	\$430,000	1.49
58	8 Donlavage Way	TwnEndUn	3	3.1	19	\$689,000	\$689,000	\$670,000	97.24%	\$685,000	0.98
59	8 Linden Avenue	Split Level	5	3.0	16	\$649,900	\$649,900	\$675,000	103.86%	\$356,000	1.90
60	42 Fairview Avenue	Colonial	5	2.1	15	\$685,000	\$685,000	\$685,000	100.00%	\$475,000	1.44
61	28 Witte Place	TwnIntUn	5	5.0	59	\$749,000	\$749,000	\$735,000	98.13%	\$719,700	1.02
62	54 Warren Road	Colonial	5	3.1	16	\$688,800	\$688,800	\$752,500	109.25%	\$520,300	1.45
63	72 Haggerty Drive	Colonial	4	3.1	296	\$859,000	\$825,000	\$799,000	96.85%		
64	17 Kovach Court	TwnEndUn	4	4.1	88	\$888,000	\$839,000	\$803,000	95.71%	\$658,700	1.22
65	14 Long Branch Way	Colonial	5	3.1	18	\$879,000	\$879,000	\$865,000	98.41%	\$776,900	1.11
66	86 Mountain Avenue	Tudor	4	4.1	187	\$1,999,000	\$1,850,000	\$1,850,000	100.00%	\$1,134,500	1.63
AVERAGE					49	\$478,242	\$470,934	\$471,764	100.50%		1.28

### "Active" Listings in West Orange

Number of Units: 196  
 Average List Price: \$550,762  
 Average Days on Market: 73

### "Under Contract" Listings in West Orange

Number of Units: 141  
 Average List Price: \$430,583  
 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	49							59
List Price	\$440,470	\$442,433	\$399,718	\$397,256	\$429,574	\$470,934							\$431,563
Sales Price	\$422,690	\$430,549	\$399,902	\$400,580	\$425,936	\$471,764							\$428,195
SP:LP%	96.13%	97.25%	100.09%	101.35%	99.55%	100.50%							99.51%
SP to AV	1.20	1.16	1.20	1.16	1.23	1.28							1.21
# Units Sold	30	37	44	50	76	66							303
3 Mo Rate of Ab	3.45	3.98	4.89	4.75	3.89	3.41							4.06
Active Listings	165	174	172	188	184	196							180
Under Contracts	108	112	133	153	148	141							133

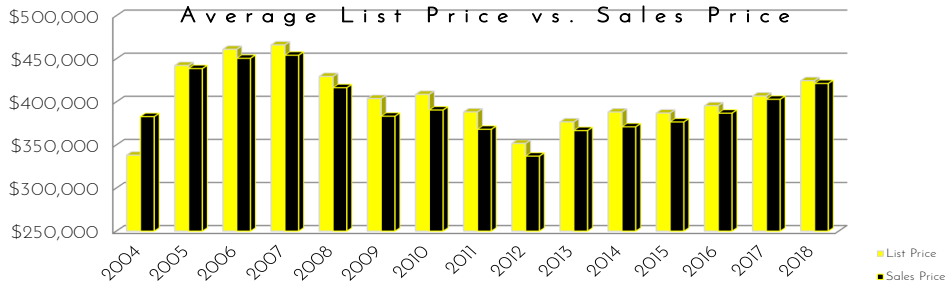
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	52	59	13.60%
Sales Price	\$416,442	\$428,195	2.82%
LP:SP	100.16%	99.51%	-0.64%
SP:AV	1.23	1.21	-0.93%

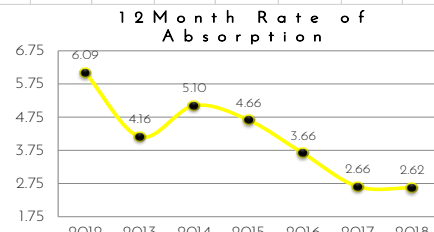
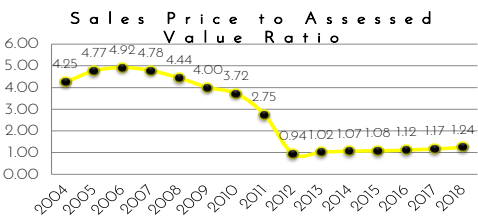


YTD	2018	2019	% Change
# Units Sold	309	303	-1.94%
Rate of Ab 3 Mo	3.97	3.41	-14.11%
Actives	251	196	-21.91%
Under Contracts	158	141	-10.76%

## 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

