

West Orange

July 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	43 Conforti	OneFloor	2	1.0	30	\$199,000	\$199,000	\$199,000	100.00%	\$176,300	1.13
2	14 Park Terrace	Colonial	3	1.1	9	\$205,000	\$205,000	\$207,000	100.98%	\$177,100	1.17
3	2 Crestmont Road	Ranch	4	2.0	188	\$229,900	\$229,900	\$215,000	93.52%	\$274,800	0.78
4	81 Mitchell Street	Colonial	3	2.0	14	\$215,000	\$215,000	\$220,000	102.33%	\$188,600	1.17
5	150 Watson Avenue	Colonial	3	2.0	14	\$215,000	\$215,000	\$225,000	104.65%	\$182,000	1.24
6	24 Hutton Avenue Unit 73	FirstFlr	2	2.0	53	\$238,900	\$238,900	\$240,000	100.46%	\$173,000	1.39
7	59 Whittlesley Avenue	Colonial	3	1.1	55	\$258,000	\$254,000	\$256,000	100.79%	\$196,100	1.31
8	33 Colton Circle	TwnIntUn	2	2.1	39	\$299,000	\$299,000	\$285,000	95.32%	\$296,700	0.96
9	8 Barry Drive	Split Level	3	1.1	16	\$295,000	\$295,000	\$295,000	100.00%	\$281,900	1.05
10	14 Osborne Place	Split Level	3	2.0	7	\$299,000	\$299,000	\$299,000	100.00%	\$239,800	1.25
11	753 Eagle Rock Avenue	Ranch	3	2.0	9	\$252,000	\$252,000	\$300,000	119.05%	\$239,300	1.25
12	73 Nestro Road	CapeCod	4	1.1	10	\$310,000	\$310,000	\$310,000	100.00%	\$208,300	1.49
13	28 Hart Drive	TwnIntUn	2	2.0	44	\$319,000	\$317,999	\$312,500	98.27%	\$245,000	1.28
14	1 Bradley Terrace	Colonial	4	2.0	75	\$350,000	\$325,000	\$314,000	96.62%	\$303,200	1.04
15	4 Orange Place	Colonial	3	1.1	115	\$325,000	\$315,000	\$315,000	100.00%	\$220,200	1.43
16	14 Westover Terrace	CapeCod	4	1.0	72	\$325,000	\$325,000	\$322,500	99.23%	\$269,400	1.20
17	10 Smith Manor Bouelvard	HighRise	2	2.0	0	\$325,000	\$325,000	\$322,500	99.23%	\$223,200	1.44
18	36 Kingsley Street	Colonial	3	1.0	10	\$309,900	\$309,900	\$325,000	104.87%	\$261,000	1.25
19	247 Gregory Avenue	Colonial	4	2.2	93	\$379,900	\$335,000	\$329,000	98.21%	\$391,500	0.84
20	19 Ridgehurst Road	Colonial	3	1.1	15	\$310,000	\$310,000	\$330,000	106.45%	\$222,100	1.49
21	160 Clarken Drive	TwnEndUn	2	2.1	14	\$334,900	\$334,900	\$334,900	100.00%	\$295,000	1.14
22	16 Ashwood Terrace	Colonial	3	1.0	99	\$345,000	\$330,000	\$335,000	101.52%	\$193,100	1.73
23	6 Crestmont Road	Bi-Level	3	2.0	59	\$369,000	\$350,000	\$340,000	97.14%	\$298,200	1.14
24	7 Marshall Street	CapeCod	4	1.0	37	\$349,900	\$349,900	\$347,000	99.17%	\$224,500	1.55
25	28 Robertson Road	CapeCod	4	1.0	14	\$339,000	\$339,000	\$350,000	103.24%	\$244,100	1.43
26	2 Meyer Court	TwnEndUn	4	3.1	30	\$399,999	\$399,999	\$352,000	88.00%	\$300,000	1.17
27	18 Edisionia Terrace	Colonial	7	2.1	36	\$369,000	\$369,000	\$355,000	96.21%	\$285,400	1.24
28	34 Morris Road	RanchExp	3	2.0	89	\$379,900	\$369,900	\$360,000	97.32%	\$261,400	1.38
29	18 Bongart Drive	TwnIntUn	3	2.1	70	\$369,900	\$363,000	\$363,000	100.00%	\$321,100	1.13
30	15 Sherwood Place	CapeCod	3	2.1	15	\$367,000	\$367,000	\$365,000	99.46%	\$249,000	1.47

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31	14 Oak Crest Road	CapeCod	3	1.1	9	\$349,900	\$349,900	\$367,000	104.89%	\$265,000	1.38
32	35 Deerfield Drive	CapeCod	3	2.0	30	\$395,000	\$385,000	\$375,000	97.40%	\$265,800	1.41
33	2 Wessman Drive	Split Level	3	2.1	15	\$365,000	\$365,000	\$376,000	103.01%	\$300,700	1.25
34	3 Harriet Street	Split Level	3	2.0	28	\$349,000	\$349,000	\$378,000	108.31%	\$284,000	1.33
35	34 Stanford Avenue	Colonial	3	2.0	72	\$399,000	\$395,000	\$395,000	100.00%	\$293,500	1.35
36	178 Clarken Drive	TwnEndUn	2	2.1	63	\$419,000	\$399,000	\$399,000	100.00%	\$359,500	1.11
37	17 Bradley Terrace	Colonial	4	1.1	38	\$399,000	\$379,000	\$400,000	105.54%	\$323,900	1.23
38	3 Wildwood Avenue	Colonial	5	3.0	156	\$465,000	\$430,000	\$400,000	93.02%	\$706,000	0.57
39	14 Beech Road	Ranch	4	2.1	17	\$409,900	\$409,900	\$401,000	97.83%	\$308,800	1.30
40	17 Sunnyside Road	CapeCod	4	2.0	33	\$399,900	\$399,900	\$401,000	100.28%	\$250,700	1.60
41	62 Conforti Avenue	CapeCod	4	2.0	14	\$399,000	\$399,000	\$408,000	102.26%	\$282,200	1.45
42	287 Araneo Drive	TwnEndUn	3	2.1	33	\$423,900	\$423,900	\$409,000	96.49%	\$311,700	1.31
43	1101 Smith Manor Boulevard	TwnEndUn	3	2.1	85	\$415,000	\$415,000	\$410,000	98.80%	\$385,000	1.06
44	216 Northfield Avenue	Bi-Level	4	2.1	53	\$434,900	\$434,900	\$410,000	94.27%	\$362,000	1.13
45	1460 Pleasant Valley Way	Ranch	3	2.0	16	\$398,500	\$398,500	\$410,000	102.89%	\$229,600	1.79
46	20 Woods End Road	Custom	3	1.1	8	\$415,000	\$415,000	\$415,000	100.00%	\$324,900	1.28
47	81 Carteret Street	Ranch	3	2.1	37	\$435,000	\$425,000	\$415,000	97.65%	\$269,300	1.54
48	36 Hopper Avenue	Split Level	3	2.1	16	\$419,000	\$419,000	\$419,000	100.00%	\$270,000	1.55
49	35 Bayowski Road	TwnEndUn	3	2.1	14	\$429,000	\$429,000	\$422,000	98.37%	\$355,300	1.19
50	18 Florence Place	Colonial	3	2.1	107	\$424,900	\$420,000	\$425,000	101.19%	\$320,900	1.32
51	30 Blackburne Terrace	CapeCod	3	2.1	11	\$399,000	\$399,000	\$425,000	106.52%	\$300,100	1.42
52	12 Westover Terrace	RanchExp	3	2.0	13	\$425,000	\$425,000	\$425,000	100.00%	\$283,700	1.50
53	1018 Smith Manor Boulevard	TwnEndUn	3	2.1	11	\$425,000	\$425,000	\$425,000	100.00%	\$385,000	1.10
54	3 Bradley Terrace	Tudor	4	2.1	13	\$400,000	\$400,000	\$425,000	106.25%	\$283,800	1.50
55	32 Colonial Woods Drive	Bi-Level	4	3.0	16	\$420,000	\$420,000	\$430,000	102.38%	\$334,500	1.29
56	25 Seaman Road	CapeCod	4	2.0	53	\$449,000	\$429,000	\$430,000	100.23%	\$280,700	1.53
57	39 Orange Heights Avenue	Colonial	4	1.1	16	\$415,000	\$415,000	\$431,000	103.86%	\$335,000	1.29
58	14 Waldeck Court	TwnEndUn	3	2.1	23	\$475,000	\$475,000	\$440,000	92.63%	\$376,100	1.17
59	7 Tenney Road	Split Level	3	1.1	9	\$419,000	\$419,000	\$441,000	105.25%	\$350,000	1.26
60	159 Gregory Avenue	Colonial	4	2.1	25	\$469,900	\$469,900	\$455,000	96.83%	\$341,200	1.33

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61	54 Maple Avenue	Split Level	3	2.1	29	\$469,000	\$469,000	\$470,000	100.21%	\$367,300	1.28
62	3 Dockery Drive	Ranch	3	3.0	55	\$525,000	\$499,000	\$476,000	95.39%	\$249,000	1.91
63	16 Kingwood Road	Split Level	4	2.0	63	\$525,000	\$499,900	\$490,000	98.02%	\$367,000	1.34
64	1 Carter Road	CapeCod	4	3.0	20	\$499,900	\$499,900	\$499,000	99.82%	\$383,400	1.30
65	16 Westover Terrace	Custom	6	3.1	41	\$549,000	\$499,900	\$500,000	100.02%	\$338,200	1.48
66	66 Nicholas Avenue	Split Level	4	2.1	110	\$525,000	\$499,900	\$505,000	101.02%	\$360,300	1.40
67	9 Barone Road	Split Level	4	2.1	71	\$535,000	\$535,000	\$530,000	99.07%	\$375,300	1.41
68	31 Cannon Street	Colonial	4	3.1	98	\$600,000	\$575,000	\$540,000	93.91%	\$541,000	1.00
69	23 Powell Drive	Colonial	4	3.1	39	\$569,000	\$569,000	\$540,000	94.90%	\$476,500	1.13
70	78 Terrace Avenue	Colonial	4	2.1	31	\$575,000	\$560,000	\$560,000	100.00%	\$527,900	1.06
71	2 Whalen Court	TwnEndUn	3	3.1	17	\$649,000	\$649,000	\$597,500	92.06%	\$541,700	1.10
72	88 Old Indian Road	Colonial	4	3.1	23	\$649,000	\$649,000	\$650,000	100.15%	\$690,000	0.94
73	8 Fredericks Street	TwnEndUn	4	4.0	21	\$669,000	\$669,000	\$667,000	99.70%	\$650,300	1.03
74	7 Mc Neal Court	Colonial	5	4.0	75	\$699,000	\$675,000	\$690,000	102.22%	\$545,500	1.26
75	15 Wadams Court	Colonial	4	4.1	57	\$774,900	\$749,900	\$749,000	99.88%	\$712,000	1.05
76	25 Mountain Avenue	Custom	5	4.1	83	\$999,000	\$999,000	\$935,000	93.59%	\$1,150,000	0.81
77	4 Rocky Way	Contemp	9	6.3	39	\$1,175,000	\$1,175,000	\$1,175,000	100.00%	\$895,000	1.31
AVERAGE					42	\$424,829	\$418,673	\$416,349	99.85%		1.27

"Active" Listings in West Orange

Number of Units: 195
 Average List Price: \$527,354
 Average Days on Market: 77

"Under Contract" Listings in West Orange

Number of Units: 124
 Average List Price: \$439,226
 Average Days on Market: 56

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	42						55
List Price	\$440,470	\$442,433	\$399,718	\$397,256	\$429,574	\$470,934	\$418,673						\$428,951
Sales Price	\$422,690	\$430,549	\$399,902	\$400,580	\$425,936	\$471,764	\$416,349						\$425,795
SP:LP%	96.13%	97.25%	100.09%	101.35%	99.55%	100.50%	99.85%						99.58%
SP to AV	1.20	1.16	1.20	1.16	1.23	1.28	1.27						1.23
# Units Sold	30	37	44	50	76	66	77						380
3 Mo Rate of Ab	3.45	3.98	4.89	4.75	3.89	3.41	3.21						3.94
Active Listings	165	174	172	188	184	196	195						182
Under Contracts	108	112	133	153	148	141	124						131

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	52	55	6.19%
Sales Price	\$421,301	\$425,795	1.07%
LP:SP	99.91%	99.58%	-0.33%
SP:AV	1.227	1.226	-0.10%



YTD	2018	2019	% Change
# Units Sold	389	380	-2.31%
Rate of Ab 3 Mo	3.50	3.21	-8.29%
Actives	242	195	-19.42%
Under Contracts	140	124	-11.43%

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

