

West Orange

May 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	43 Conforti Avenue	OneFloor	1	1.0	5	\$154,000	\$154,000	\$145,000	94.16%	\$141,000	1.03
2	140 Watchung Avenue	Colonial	4	2.1	21	\$249,900	\$249,900	\$230,000	92.04%	\$211,000	1.09
3	41 Valley Way	Victrian	5	2.0	60	\$329,000	\$329,000	\$285,000	86.63%	\$237,100	1.20
4	14 S Westwood Drive	CapeCod	4	2.0	56	\$339,900	\$299,900	\$295,000	98.37%	\$237,900	1.24
5	19 Schmitt Road	Split Level	3	1.1	275	\$280,000	\$300,000	\$300,000	100.00%	\$293,200	1.02
6	361 Northfield Avenue	Ranch	3	2.0	52	\$339,000	\$319,900	\$322,500	100.81%	\$214,200	1.51
7	1 E Colony Drive	Bi-Level	4	2.1	8	\$350,000	\$350,000	\$325,000	92.86%	\$198,100	1.64
8	348 Gregory Avenue	Tudor	4	1.1	39	\$319,000	\$319,000	\$325,000	101.88%	\$263,200	1.23
9	23 Davey Drive	TwnIntUn	3	2.1	6	\$349,000	\$349,000	\$349,000	100.00%	\$325,700	1.07
10	78 Davey Drive	TwnIntUn	4	3.1	223	\$399,000	\$349,000	\$350,000	100.29%	\$300,000	1.17
11	32 Moore Terrace	Colonial	3	1.1	40	\$359,900	\$359,900	\$355,000	98.64%	\$241,100	1.47
12	96 Clarken Drive	TwnEndUn	2	2.1	30	\$365,000	\$365,000	\$358,500	98.22%	\$317,200	1.13
13	53 Mayfair Drive	CapeCod	3	1.0	9	\$349,000	\$349,000	\$365,000	104.58%		
14	23 Knutsen Drive	TwnIntUn	3	2.1	43	\$385,000	\$385,000	\$379,000	98.44%	\$325,200	1.17
15	19 Mt Pleasant Place	CapeCod	2	1.0	44	\$350,000	\$350,000	\$382,000	109.14%	\$270,900	1.41
16	103 Hillside Avenue	Colonial	3	2.0	15	\$375,000	\$375,000	\$388,000	103.47%	\$296,000	1.31
17	399 Digaetano Terrace	TwnEndUn	3	2.1	62	\$399,000	\$399,000	\$388,000	97.24%	\$308,600	1.26
18	17 Devonshire Terrace	Colonial	4	2.1	191	\$415,000	\$399,000	\$390,000	97.74%	\$364,800	1.07
19	23 Bongart Drive	TwnEndUn	3	2.1	17	\$395,000	\$395,000	\$395,000	100.00%	\$355,200	1.11
20	1 Devore Drive	Split Level	4	2.0	125	\$439,000	\$439,000	\$405,000	92.26%	\$304,000	1.33
21	55 Riggs Place	Colonial	4	2.1	24	\$429,999	\$429,999	\$430,000	100.00%		
22	13 Caroline Avenue	CapeCod	4	2.0	39	\$435,000	\$435,000	\$435,000	100.00%	\$276,900	1.57
23	47 High Street	Colonial	4	2.1	30	\$455,000	\$445,000	\$440,000	98.88%		
24	18 Waldeck Court	TwnIntUn	3	2.1	118	\$479,000	\$479,000	\$450,000	93.95%	\$404,500	1.11
25	6 Valley Way	Colonial	3	3.1	8	\$409,000	\$409,000	\$455,000	111.25%	\$325,000	1.40

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26	18 Mc Manus Court	TwnEndUn	3	2.1	92	\$499,000	\$479,000	\$470,000	98.12%	\$385,100	1.22
27	15 W Korwel Circle	Split Level	4	2.1	13	\$477,900	\$477,900	\$470,000	98.35%	\$343,300	1.37
28	237 St Cloud Avenue	Split Level	3	2.0	17	\$450,000	\$500,000	\$484,500	96.90%		
29	38 Burnett Terrace	Tudor	4	2.1	15	\$498,500	\$498,500	\$498,500	100.00%	\$371,600	1.34
30	90 Lawrence Avenue	Colonial	6	2.1	13	\$499,999	\$499,999	\$521,500	104.30%	\$410,000	1.27
31	4 Florence Place	Colonial	4	3.0	10	\$509,000	\$509,000	\$551,000	108.25%		
32	17 Mountain Way	Ranch	3	3.0	17	\$549,000	\$549,000	\$552,000	100.55%		
33	78 Colonial Woods Drive	Colonial	4	2.1	1	\$579,900	\$579,900	\$579,900	100.00%		
34	3 Cunningham Place	Colonial	4	2.2	23	\$539,000	\$539,000	\$590,000	109.46%	\$490,000	1.20
35	89 Carteret Street	Ranch	5	3.0	13	\$630,000	\$630,000	\$630,000	100.00%		
36	92 Forest Hill Road	Victrian	6	2.1	18	\$599,000	\$599,000	\$650,000	108.51%		
37	20 Kovach Court	TwnIntUn	4	3.1	49	\$692,500	\$692,500	\$672,500	97.11%	\$625,000	1.08
38	52 Glen Avenue	Custom	4	4.2	13	\$799,000	\$799,000	\$750,000	93.87%	\$925,000	0.81
39	5 Honeysuckle Avenue	Colonial	6	3.1	71	\$945,000	\$945,000	\$898,000	95.03%	\$842,800	1.07
40	56-60 Old Indian Road	Colonial	5	4.1	85	\$999,000	\$999,000	\$999,000	100.00%	\$995,000	1.00
41	38 Eagle Ridge Way	Custom	6	5.2	108	\$1,899,900	\$1,795,000	\$1,675,000	93.31%	\$1,299,100	1.29
AVERAGE					51	\$495,498	\$490,863	\$486,193	99.38%		1.22

"Active" Listings in West Orange

Number of Units: 127
 Average List Price: \$544,071
 Average Days on Market: 68

"Under Contract" Listings in West Orange

Number of Units: 124
 Average List Price: \$453,872
 Average Days on Market: 55

West Orange 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	60	59	58	35	51								51
List Price	\$454,051	\$407,197	\$426,276	\$457,177	\$490,863								\$448,764
Sales Price	\$441,942	\$402,913	\$424,209	\$459,118	\$486,193								\$445,231
SP:LP%	96.15%	98.99%	99.53%	100.56%	99.38%								99.12%
SP to AV	1.19	1.21	1.21	1.28	1.22								1.22
# Units Sold	37	32	48	58	41								216
3 Mo Rate of Ab	3.85	4.05	3.55	2.59	2.83								3.37
Active Listings	165	172	132	119	127								143
Under Contracts	101	122	125	95	124								113

Flashback! YTD 2019 vs YTD 2020

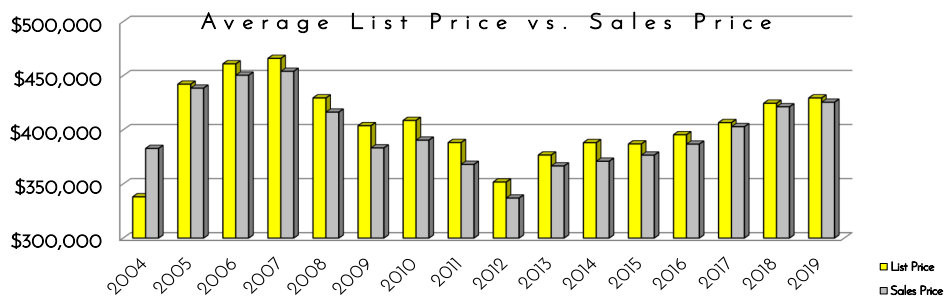
YTD	2019	2020	% Change
DOM	61	51	-16.20%
Sales Price	\$416,062	\$445,231	7.01%
LP:SP	99.24%	99.12%	-0.12%
SP:AV	1.20	1.22	1.89%



YTD	2019	2020	% Change
# Units Sold	237	216	-8.86%
Rate of Ab 3 Mo	3.89	2.83	-27.25%
Actives	210	127	-39.52%
Under Contracts	148	124	-16.22%

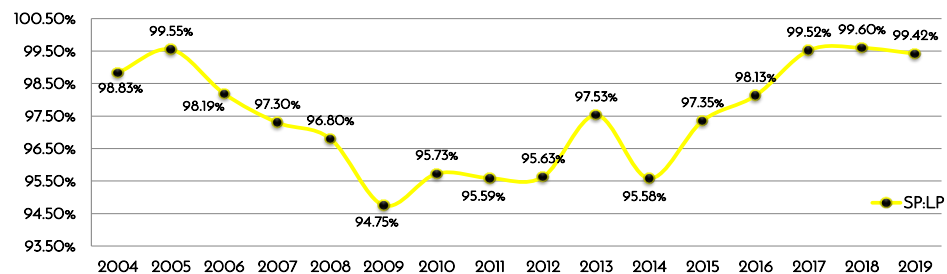
West Orange Yearly Market Trends

Average List Price vs. Sales Price

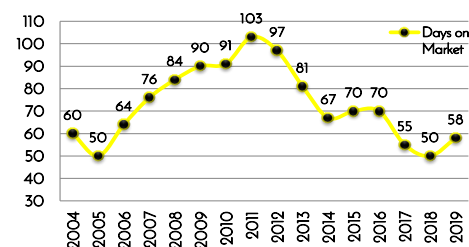


West Orange Yearly Market Trends

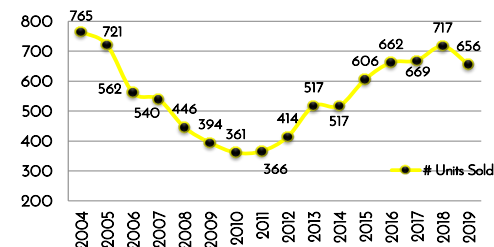
Sales Price to List Price Ratios



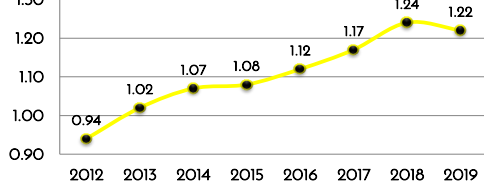
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

