

West Orange

August 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	8 Kling Street	Colonial	4	2.0	20	\$176,490	\$166,500	\$151,185	90.80%	\$322,500	0.47
2	53 Elm Street	Colonial	3	1.0	130	\$179,900	\$179,900	\$170,000	94.50%	\$169,500	1.00
3	43 Maple Street	Colonial	3	1.0	37	\$195,000	\$195,000	\$195,500	100.26%	\$180,800	1.08
4	14 Wellington Avenue	Cape Cod	2	2.0	69	\$231,000	\$231,000	\$212,716	92.08%	\$270,300	0.79
5	86 Herbert Terrace	TwnIntUn	2	2.1	34	\$249,900	\$249,900	\$228,000	91.24%	\$274,000	0.83
6	28 McChesney Court	OneFloor	2	2.0	35	\$250,000	\$250,000	\$245,000	98.00%	\$258,900	0.95
7	23 N Westwood Drive	Cape Cod	4	1.0	271	\$315,000	\$269,000	\$260,930	97.00%	\$234,600	1.11
8	28 Oxford Terrace	Colonial	4	1.1	1	\$338,000	\$338,000	\$280,000	82.84%	\$313,800	0.89
9	40 Sunnyside Road	Cape Cod	4	1.0	118	\$299,000	\$279,000	\$281,000	100.72%	\$248,800	1.13
10	39 S Park Drive	Colonial	3	1.0	11	\$269,000	\$269,000	\$305,000	113.38%	\$197,900	1.54
11	41 Musano Court	TwnIntUn	2	2.1	12	\$329,500	\$329,500	\$329,500	100.00%	\$208,000	1.58
12	29 N Park Drive	Cape Cod	3	2.0	10	\$299,000	\$299,000	\$330,000	110.37%	\$180,000	1.83
13	8 Hoover Avenue	Split Level	3	2.0	46	\$359,900	\$349,900	\$332,500	95.03%	\$341,100	0.97
14	84 Leonardo Drive	TwnIntUn	3	2.1	8	\$349,900	\$349,900	\$345,000	98.60%	\$288,900	1.19
15	65 Llewellyn Avenue	Colonial	3	2.0	15	\$349,900	\$349,900	\$352,000	100.60%	\$206,900	
16	353 Stiles Court	TwnIntUn	3	2.1	21	\$375,000	\$375,000	\$355,000	94.67%	\$320,600	1.11
17	5 Alan Street	Colonial	3	1.1	11	\$350,000	\$350,000	\$360,000	102.86%	\$222,500	1.62
18	278 De Rose Court	TwnEndUn	3	2.1	40	\$399,000	\$399,000	\$365,000	91.48%	\$315,200	1.16
19	58 Mississippi Avenue	Colonial	4	1.1	15	\$349,900	\$349,900	\$365,000	104.32%	\$220,000	1.66
20	370 Digaetano Terrace	TwnEndUn	3	2.1	30	\$380,000	\$380,000	\$365,000	96.05%	\$310,700	1.17
21	19 Hunterdon Road	Cape Cod	5	2.1	49	\$389,000	\$389,000	\$372,000	95.63%	\$267,000	1.39
22	58 Davey Drive	TwnIntUn	4	2.1	48	\$429,900	\$399,900	\$375,000	93.77%	\$331,600	1.13
23	16 Morris Road	Ranch	3	1.0	14	\$339,000	\$339,000	\$378,000	111.50%	\$241,800	1.56
24	50 Ridgehurst Road	Custom	3	2.1	128	\$385,000	\$385,000	\$379,000	98.44%	\$278,500	1.36
25	106 Clarken Drive	TwnEndUn	2	2.1	164	\$399,000	\$399,000	\$380,000	95.24%	\$326,400	1.16

West Orange

August 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	52 Davey Drive	TwnEndUn	3	2.1	23	\$390,000	\$390,000	\$380,000	97.44%	\$371,200	1.02
27	7 Greenwood Avenue	Colonial	3	1.0	14	\$389,900	\$389,900	\$391,778	100.48%	\$303,000	1.29
28	1 Oak Terrace	Custom	3	2.1	126	\$389,900	\$389,900	\$399,000	102.33%	\$274,000	1.46
29	61 Larkin Circle	MultiFlr	3	3.1	11	\$399,000	\$399,000	\$399,000	100.00%	\$257,700	1.55
30	18 Harriet Street	Cape Cod	4	2.0	12	\$399,000	\$399,000	\$399,100	100.03%	\$300,200	1.33
31	158 Dezenzo Road	TwnIntUn	3	2.1	4	\$400,000	\$400,000	\$400,000	100.00%	\$293,500	1.36
32	25 Nottingham Road	Cape Cod	5	2.0	19	\$425,000	\$425,000	\$400,000	94.12%	\$278,700	1.44
33	15 Hillside Avenue	Colonial	3	1.1	9	\$350,000	\$350,000	\$403,000	115.14%	\$283,800	1.42
34	11 Hooper Avenue	Colonial	3	1.1	9	\$394,000	\$394,000	\$415,000	105.33%	\$266,400	1.56
35	19 Knutsen Drive	TwnEndUn	3	2.1	11	\$425,000	\$425,000	\$427,500	100.59%	\$363,900	1.17
36	10 Waldeck Court	TwnIntUn	3	2.1	33	\$469,000	\$449,000	\$430,000	95.77%	\$397,500	1.08
37	94 Sullivan Drive	TwnIntUn	2	3.1	93	\$429,000	\$429,000	\$430,000	100.23%	\$355,700	1.21
38	11 Ronald Terrace	Colonial	3	1.1	16	\$419,900	\$419,900	\$430,000	102.41%	\$274,900	1.56
39	327 Gregory Avenue	Colonial	3	1.1	42	\$465,000	\$455,000	\$432,500	95.05%	\$315,400	1.37
40	133 Clarken Drive	TwnEndUn	2	3.1	12	\$429,000	\$429,000	\$435,000	101.40%	\$330,500	1.32
41	23-25 Coolidge Avenue	Split Level	3	2.0	56	\$450,000	\$439,000	\$439,000	100.00%	\$274,900	1.60
42	13 Shrumpp Place	Split Level	4	2.1	34	\$459,000	\$459,000	\$459,000	100.00%	\$251,300	1.83
43	40 Oak Crest Road	Split Level	3	3.0	11	\$399,900	\$399,900	\$463,000	115.78%	\$317,600	1.46
44	20 Lincoln Avenue	Colonial	3	2.1	14	\$459,000	\$459,000	\$467,000	101.74%	\$361,200	1.29
45	21 Curtis Avenue	Cape Cod	4	2.1	6	\$499,000	\$499,000	\$482,000	96.59%	\$331,000	1.46
46	8 Spring Hill Drive	Ranch	3	3.0	106	\$352,500	\$352,500	\$504,000	142.98%	\$417,900	1.21
47	7 Bromley Drive	Split Level	3	2.1	15	\$460,000	\$460,000	\$512,000	111.30%	\$320,600	1.60
48	57 High Street	Cape Cod	4	3.1	14	\$499,000	\$499,000	\$516,000	103.41%	\$302,100	1.71
49	24 Whalen Court	TwnEndUn	3	3.1	31	\$535,000	\$535,000	\$520,000	97.20%	\$541,700	0.96
50	77 Cobane Terrace	Colonial	5	2.1	42	\$520,000	\$520,000	\$520,000	100.00%	\$442,700	1.17

West Orange

August 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
51	29 Bradford Avenue	Ranch	3	2.0	8	\$475,000	\$475,000	\$525,000	110.53%	\$367,000	1.43
52	41 Burnett Terrace	AFrme	5	3.2	22	\$515,000	\$515,000	\$527,000	102.33%	\$505,000	1.04
53	4 Dockery Drive	Ranch	4	3.0	49	\$549,000	\$539,018	\$529,000	98.14%	\$310,400	1.70
54	37 Fairway Avenue	RanchExp	4	2.1	17	\$499,000	\$499,000	\$530,000	106.21%	\$332,400	1.59
55	14 Byrne Road	Colonial	4	1.1	14	\$499,900	\$499,900	\$540,000	108.02%	\$378,600	1.43
56	21 Holmes Street	Split Level	3	2.1	46	\$599,000	\$549,000	\$549,000	100.00%	\$344,500	1.59
57	49 Laurel Avenue	Custom	4	3.0	80	\$629,000	\$599,000	\$550,000	91.82%	\$492,600	1.12
58	54 Rosemont Terrace	Split Level	4	2.1	8	\$539,900	\$539,900	\$550,000	101.87%	\$362,300	1.52
59	132 Forest Hill Road	Colonial	3	1.2	8	\$500,000	\$500,000	\$550,000	110.00%	\$335,800	1.64
60	29 Morris Road	Colonial	4	3.0	10	\$499,000	\$499,000	\$551,000	110.42%		
61	51 Lessing Road	Ranch	3	2.1	15	\$529,000	\$529,000	\$575,000	108.70%	\$384,500	1.50
62	17 Cleveland Terrace	Colonial	5	3.1	8	\$549,000	\$549,000	\$580,000	105.65%	\$515,000	1.13
63	41 Ralph Road	Bi-Level	4	3.0	5	\$570,000	\$570,000	\$610,000	107.02%	\$358,300	1.70
64	76 Colonial Woods Drive	Colonial	4	2.1	162	\$524,900	\$589,900	\$615,455	104.33%	\$29,000	
65	62 Burnett Terrace	Contemp	3	2.1	6	\$595,000	\$595,000	\$621,000	104.37%	\$355,500	1.75
66	1 Merrywood Drive	Colonial	6	4.1	14	\$625,000	\$625,000	\$625,000	100.00%	\$789,100	0.79
67	24 Lonergan Lane	TwnEndUn	3	4.1	19	\$692,000	\$692,000	\$645,000	93.21%	\$695,300	0.93
68	106 Forest Hill Road	Victorian	6	2.2	11	\$549,900	\$549,900	\$650,500	118.29%	\$450,300	1.44
69	2 Hundt Place	TwnEndUn	4	3.1	95	\$685,000	\$685,000	\$660,000	96.35%	\$658,400	1.00
70	3 Ashley Road	Colonial	3	3.1	170	\$739,000	\$699,000	\$665,000	95.14%	\$566,800	1.17
71	74 Walker Road	Colonial	6	4.1	111	\$639,000	\$650,000	\$675,000	103.85%	\$173,300	
72	166 Forest Hill Road	Colonial	4	3.1	11	\$595,000	\$595,000	\$676,000	113.61%	\$503,800	1.34
73	15 Ardmore Terrace	RanchExp	5	5.0	14	\$675,000	\$675,000	\$680,000	100.74%	\$517,500	1.31
74	11 Edgehill Road	Cape Cod	3	2.0	22	\$699,000	\$699,000	\$699,000	100.00%	\$537,800	1.30
75	29 Gregory Avenue	Custom	5	4.1	166	\$799,000	\$749,000	\$715,000	95.46%	\$631,500	1.13

West Orange

August 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
76	4 Himsl Court	Colonial	4	4.1	35	\$725,000	\$725,000	\$715,000	98.62%	\$658,500	1.09
77	4 Haggerty Drive	Colonial	4	3.1	53	\$725,000	\$725,000	\$715,000	98.62%	\$659,900	1.08
78	18 Crestwood Drive	Colonial	6	5.2	68	\$849,000	\$849,000	\$725,000	85.39%	\$815,400	0.89
79	1 Efstis Court	Colonial	4	4.1	4	\$743,000	\$743,000	\$750,000	100.94%	\$670,800	1.12
80	73 Haggerty Drive	Colonial	4	3.1	271	\$750,000	\$769,000	\$760,000	98.83%	\$196,700	
81	2 Wildwood Avenue	Colonial	6	3.1	107	\$799,000	\$799,000	\$762,000	95.37%	\$762,400	1.00
82	70 Winding Way	Colonial	5	4.3	9	\$750,000	\$750,000	\$765,000	102.00%	\$590,000	1.30
83	7 Dockery Drive	Colonial	6	4.0	136	\$985,000	\$849,000	\$840,000	98.94%	\$650,000	1.29
84	10 Lynwood Way	Colonial	8	5.3	53	\$1,999,000	\$1,999,000	\$1,050,000	52.53%	\$2,499,800	0.42
85	100 Mountain Avenue	Colonial	5	4.1	47	\$1,249,000	\$1,249,000	\$1,251,000	100.16%	\$1,506,900	0.83
AVERAGE					47	\$507,518	\$503,071	\$496,378	100.54%		1.27

"Active" Listings in West Orange

Number of Units: 122
 Average List Price: \$566,917
 Average Days on Market: 62

"Under Contract" Listings in West Orange

Number of Units: 148
 Average List Price: \$445,450
 Average Days on Market: 38

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	53	47					51
List Price	\$454,051	\$407,197	\$426,276	\$457,177	\$490,863	\$456,980	\$476,482	\$503,071					\$464,981
Sales Price	\$441,942	\$402,913	\$424,209	\$459,118	\$486,193	\$451,853	\$480,474	\$496,378					\$461,707
SP:LP%	96.15%	98.99%	99.53%	100.56%	99.38%	99.08%	100.64%	100.54%					99.63%
SP to AV	1.19	1.21	1.21	1.28	1.22	1.25	1.30	1.27					1.25
# Units Sold	37	32	48	58	41	56	62	85					419
3 Mo Rate of Ab	3.85	4.05	3.55	2.59	2.83	2.67	2.52	1.92					3.00
Active Listings	165	172	132	119	127	136	132	122					138
Under Contracts	101	122	125	95	124	147	167	148					129

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	55	51	-7.81%
Sales Price	\$425,738	\$461,707	8.45%
LP:SP	99.59%	99.63%	0.04%
SP:AV	1.22	1.25	2.42%

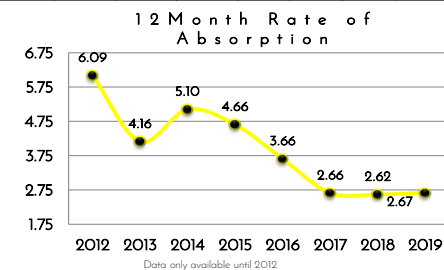
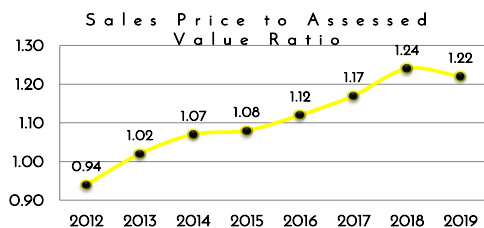


YTD	2019	2020	% Change
# Units Sold	441	419	-4.99%
Rate of Ab 3 Mo	3.15	1.92	-39.05%
Actives	233	122	-47.64%
Under Contracts	116	148	27.59%

West Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
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	\$429,463
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	\$425,506



West Orange Yearly Market Trends

