

West Orange

January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17A S Valley Road 10	OneFloor	1	1.0	29	\$135,000	\$135,000	\$134,000	99.26%	\$100,000	1.34
2	43 Conforti Avenue	OneFloor	2	1.0	17	\$190,000	\$190,000	\$207,000	108.95%	\$176,300	1.17
3	24 Hutton Avenue	OneFloor	2	2.0	35	\$235,000	\$235,000	\$230,000	97.87%	\$140,000	1.64
4	36 Cerone Court	TwnIntUn	2	2.1	21	\$299,000	\$299,000	\$276,000	92.31%	\$253,100	1.09
5	75 Herbert Terrace	TwnIntUn	2	2.1	14	\$295,000	\$295,000	\$295,000	100.00%	\$265,000	1.11
6	119 Marion Drive	TwnIntUn	2	3.0	12	\$288,000	\$288,000	\$299,000	103.82%	\$266,600	1.12
7	10 Smith Manor Boulevard	HighRise	2	2.0	13	\$285,000	\$285,000	\$300,000	105.26%	\$206,200	1.45
8	192 Gregory Place	Colonial	3	1.1	210	\$235,000	\$300,000	\$314,000	104.67%	\$329,200	0.95
9	168 Marion Drive	TwnEndUn	3	3.1	30	\$335,000	\$335,000	\$330,000	98.51%	\$285,000	1.16
10	326 Araneo Drive	TwnIntUn	3	2.1	13	\$340,000	\$340,000	\$337,500	99.26%	\$288,900	1.17
11	138 Clarcken Drive	TwnEndUn	2	2.1	47	\$360,000	\$345,000	\$346,000	100.29%	\$315,200	1.10
12	210 Clarcken Drive	TwnEndUn	2	2.1	225	\$389,900	\$359,999	\$350,000	97.22%	\$327,100	1.07
13	19 Wakeman Street	CapeCod	3	2.0	35	\$349,000	\$349,000	\$359,000	102.87%	\$254,400	1.41
14	52 Glen View Drive	TwnIntUn	2	2.1	29	\$365,000	\$365,000	\$360,000	98.63%	\$242,300	1.49
15	19 Kenz Terrace	Colonial	3	1.1	7	\$299,000	\$299,000	\$370,000	123.75%	\$221,500	1.67
16	29 Hunterdon Road	CapeCod	4	1.0	77	\$379,900	\$379,900	\$379,900	100.00%	\$257,400	1.48
17	19 Nestro Road	CapeCod	3	2.0	13	\$385,000	\$385,000	\$401,000	104.16%	\$221,300	
18	38 Schindler Terrace	TwnIntUn	3	2.1	49	\$432,900	\$419,900	\$410,000	97.64%	\$324,600	1.26
19	248 Clarcken Drive	TwnEndUn	2	2.1	12	\$395,000	\$399,900	\$410,000	102.53%	\$334,300	1.23
20	80 Davey Drive	TwnIntUn	4	3.1	29	\$410,000	\$410,000	\$411,000	100.24%	\$346,100	1.19

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21	10 Glenside Drive	Colonial	3	3.0	60	\$489,000	\$399,000	\$415,000	104.01%	\$343,200	1.21
22	53 Lapis Circle	TwnEndUn	4	2.1	10	\$375,000	\$375,000	\$420,000	112.00%	\$351,300	1.20
23	246 Crescenzi Court	TwnEndUn	4	3.0	0	\$399,000	\$399,000	\$425,000	106.52%	\$302,500	1.40
24	25 Quarry Terrace	Split Level	3	2.0	11	\$414,900	\$414,900	\$435,000	104.84%	\$290,700	1.50
25	28 Blackburne Terrace	Colonial	3	1.1	8	\$399,000	\$399,000	\$435,000	109.02%	\$285,300	1.52
26	15 S Valley Road	Colonial	3	2.0	30	\$399,999	\$399,999	\$440,000	110.00%	\$190,800	
27	26 Marmon Terrace	Colonial	3	1.1	11	\$449,900	\$449,900	\$450,026	100.03%	\$294,600	1.53
28	1123 Smith Manor Boulevard	TwnEndUn	4	2.1	88	\$469,900	\$449,900	\$455,000	101.13%	\$350,000	1.30
29	37 Conforti Avenue	Split Level	4	2.1	29	\$455,000	\$449,000	\$455,000	101.34%	\$327,000	1.39
30	91 Clarken Drive	TwnEndUn	3	2.1	10	\$419,000	\$419,000	\$455,000	108.59%	\$333,200	1.37
31	181 Mitchell Street	Tudor	4	3.0	29	\$459,000	\$459,000	\$475,000	103.49%	\$367,700	1.29
32	1120 Smith Manor Boulevard	TwnEndUn	3	2.1	31	\$499,000	\$499,000	\$490,000	98.20%	\$426,800	1.15
33	290 St Cloud Avenue	Colonial	4	3.0	16	\$479,000	\$479,000	\$495,000	103.34%	\$348,300	1.42
34	5 Nance Road	Split Level	4	2.1	6	\$475,000	\$475,000	\$500,000	105.26%	\$310,500	1.61
35	48 Nance Road	Split Level	4	2.1	24	\$475,000	\$475,000	\$500,000	105.26%	\$331,100	1.51
36	52 Greenwood Avenue	CapeCod	3	2.0	6	\$420,000	\$420,000	\$501,000	119.29%	\$291,300	1.72
37	24 Buckingham Road	Split Level	3	2.0	80	\$469,000	\$469,000	\$511,000	108.96%	\$269,600	1.90
38	1399 Pleasant Valley Way	RanchExp	3	3.0	76	\$549,900	\$525,000	\$515,000	98.10%	\$375,000	1.37
39	6 Ellison Avenue	Bi-Level	4	2.1	17	\$499,000	\$499,000	\$536,000	107.41%	\$319,500	1.68
40	12 Burnett Terrace	Colonial	3	2.1	45	\$475,000	\$475,000	\$550,000	115.79%	\$332,900	1.65

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41	30 Rock Spring Avenue	Split Level	4	2.1	36	\$575,000	\$525,000	\$550,000	104.76%	\$373,500	1.47
42	204 Gregory Avenue	Colonial	3	2.1	27	\$545,000	\$545,000	\$575,000	105.50%		
43	174 Gregory Avenue	Colonial	4	3.1	11	\$579,000	\$579,000	\$579,000	100.00%	\$368,800	1.57
44	1 Roosevelt Avenue	Colonial	4	3.1	9	\$525,000	\$525,000	\$590,000	112.38%	\$350,300	1.68
45	17 Stone Drive	Colonial	3	2.1	17	\$585,900	\$585,900	\$595,000	101.55%	\$461,700	1.29
46	25 Arverne Road	Custom	4	4.0	12	\$599,000	\$599,000	\$604,000	100.83%	\$359,000	1.68
47	43 Lincoln Avenue	Colonial	4	2.1	7	\$698,000	\$698,000	\$700,000	100.29%	\$477,300	1.47
48	5 Haggerty Drive	Colonial	5	4.1	44	\$809,000	\$809,000	\$745,000	92.09%	\$762,300	0.98
49	8 Jagger Court	Colonial	6	4.1	86	\$815,000	\$790,000	\$770,000	97.47%	\$725,000	1.06
50	42 Highwood Road	Colonial	4	3.1	21	\$725,000	\$725,000	\$770,000	106.21%	\$438,000	1.76
51	33 Mountain Drive	Colonial	5	3.1	19	\$749,000	\$749,000	\$790,000	105.47%	\$825,000	0.96
52	18 Himls Court	Custom	6	4.1	45	\$825,000	\$815,000	\$805,000	98.77%	\$785,000	1.03
53	11 Lynwood Way	Colonial	5	4.2	177	\$1,899,000	\$1,899,000	\$1,710,000	90.05%	\$1,250,000	1.37
AVERAGE					38	\$479,287	\$475,251	\$486,046	103.31%		1.36

"Active" Listings in West Orange

Number of Units: 67
 Average List Price: \$646,722
 Average Days on Market: 96

"Under Contract" Listings in West Orange

Number of Units: 112
 Average List Price: \$448,184
 Average Days on Market: 52

West Orange 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	38												38
List Price	\$475,251												\$475,251
Sales Price	\$486,046												\$486,046
SP:LP%	103.31%												103.31%
SP to AV	1.36												1.36
# Units Sold	53												53
3 Mo Rate of Ab	1.32												1.32
Active Listings	67												67
Under Contracts	112												112

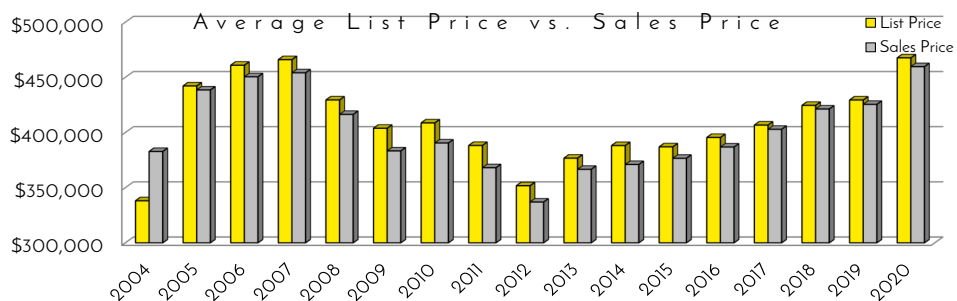
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	60	38	-36.43%
Sales Price	\$441,942	\$486,046	9.98%
LP:SP	96.15%	103.31%	7.44%
SP:AV	1.19	1.36	14.78%



YTD	2020	2021	% Change
# Units Sold	37	53	43.24%
Rate of Ab 3 Mo	3.85	1.32	-65.71%
Actives	165	67	-59.39%
Under Contracts	101	112	10.89%

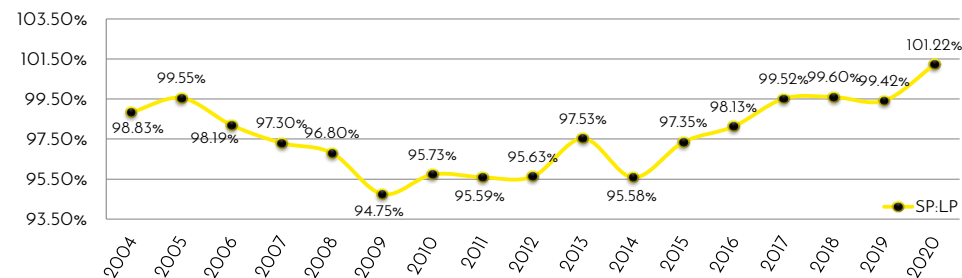
West Orange Yearly Market Trends



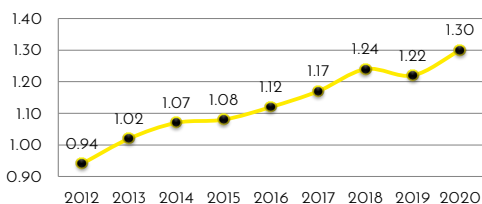
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990	\$395,480	\$406,718	\$424,570	\$429,463	\$459,710
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639	\$386,821	\$402,913	\$421,286	\$425,506	\$463,929

West Orange Yearly Market Trends

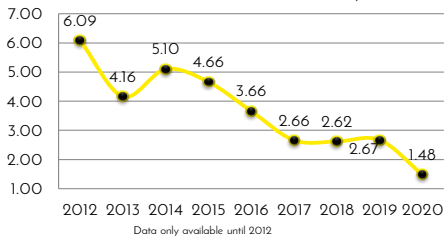
Sales Price to List Price Ratios



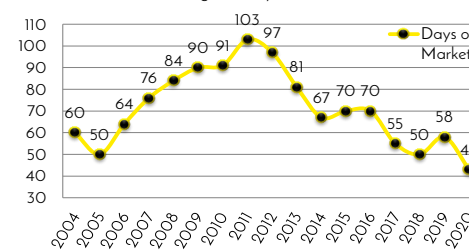
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

