

West Orange

February 2021 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	14	\$165,000	\$165,000	\$175,000	106.06%	\$120,000	1.46
2	62 Mitchell Street	Colonial	2	1.1	105	\$250,000	\$250,000	\$248,464	99.39%	\$165,500	1.50
3	47 Colton Circle	TwnEndUn	2	2.0	10	\$299,999	\$299,999	\$299,999	100.00%	\$257,000	1.17
4	109 Marion Drive	TwnIntUn	3	3.0	37	\$329,700	\$329,700	\$329,700	100.00%	\$293,500	1.12
5	31 Llewellyn Road	Colonial	3	3.0	125	\$339,000	\$345,000	\$335,000	97.10%	\$242,000	1.38
6	142 Querques Lane	MultiFlr	2	2.1	27	\$339,000	\$339,000	\$342,500	101.03%	\$270,300	1.27
7	43 Pillot Place	Colonial	3	1.1	11	\$335,000	\$335,000	\$360,000	107.46%	\$240,600	1.50
8	33 Hunterdon Road	CapeCod	4	2.0	14	\$349,900	\$349,900	\$360,000	102.89%	\$267,500	1.35
9	263 De Rose Court	TwnEndUn	3	2.1	90	\$375,000	\$365,000	\$365,000	100.00%	\$312,000	1.17
10	79 Lapis Circle	TwnEndUn	4	2.1	23	\$365,000	\$365,000	\$365,000	100.00%	\$365,100	1.00
11	17 Valley Way	CapeCod	4	2.0	38	\$385,000	\$385,000	\$370,000	96.10%	\$269,200	1.37
12	17 Nutman Place	Colonial	4	2.0	23	\$375,000	\$375,000	\$375,000	100.00%	\$253,200	1.48
13	31 Bayowski Road	TwnEndUn	3	3.0	90	\$399,000	\$399,000	\$385,000	96.49%	\$408,600	0.94
14	5 Whitman Street	Split Level	4	2.1	16	\$379,900	\$379,900	\$410,000	107.92%	\$285,200	1.44
15	365 Northfield Avenue	Colonial	3	2.1	6	\$359,900	\$359,900	\$410,550	114.07%	\$272,800	1.50
16	71 Rollinson Street	MultiFlr	3	1.1	11	\$375,000	\$375,000	\$430,000	114.67%	\$273,300	1.57
17	11 Fundus Road	Colonial	3	1.1	34	\$445,000	\$445,000	\$435,000	97.75%	\$292,600	1.49
18	14 Porter Road	CapeCod	4	2.1	21	\$429,000	\$429,000	\$450,000	104.90%	\$271,700	1.66
19	30 Bayowski Road	TwnIntUn	3	2.1	3	\$419,000	\$419,000	\$461,000	110.02%	\$300,000	1.54
20	33 Oakridge Road	Colonial	3	2.1	18	\$449,000	\$449,000	\$482,585	107.48%	\$309,700	1.56
21	14-16 N Edgewood Avenue	RanchRas	5	3.1	200	\$520,000	\$499,000	\$485,000	97.19%	\$375,000	1.29
22	66 Roosevelt Avenue	Colonial	4	3.1	45	\$499,000	\$499,000	\$510,000	102.20%	\$425,000	1.20
23	100 Roosevelt Avenue	Split Level	4	2.1	7	\$349,000	\$449,000	\$515,000	114.70%	\$331,700	1.55
24	9 Devonshire Terrace	Split Level	4	2.1	61	\$529,000	\$499,000	\$517,000	103.61%	\$339,700	1.52
25	6 Oxford Terrace	Colonial	4	2.1	26	\$499,900	\$499,900	\$530,000	106.02%	\$331,200	1.60

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26	19 Korwell Circle	Split Level	3	3.0	7	\$489,000	\$489,000	\$540,000	110.43%	\$312,900	1.73
27	39 Harriet Street	Colonial	3	2.1	11	\$459,000	\$459,000	\$551,500	120.15%	\$285,900	1.93
28	26 Whitman Street	CapeCod	4	3.0	9	\$499,000	\$499,000	\$560,000	112.22%	\$358,600	1.56
29	15 Florence Place	Colonial	3	2.2	1	\$499,000	\$499,000	\$577,000	115.63%	\$335,000	1.72
30	28 Seaman Road	Colonial	5	4.0	42	\$610,000	\$599,000	\$600,000	100.17%		
31	79 Colonial Woods Drive	Colonial	4	2.1	85	\$589,900	\$599,900	\$622,740	103.81%		
32	17 Winding Way	Colonial	4	2.1	28	\$625,000	\$625,000	\$625,000	100.00%	\$437,600	1.43
33	13 Rock Spring Road	Ranch	3	2.1	13	\$550,000	\$550,000	\$629,000	114.36%	\$440,000	1.43
34	231 Pleasant Valley Way	Custom	7	4.1	11	\$600,000	\$600,000	\$675,000	112.50%	\$449,700	1.50
AVERAGE					37	\$425,918	\$427,212	\$450,795	105.19%		1.44

"Active" Listings in West Orange

Number of Units: 70
 Average List Price: \$598,374
 Average Days on Market: 68

"Under Contract" Listings in West Orange

Number of Units: 120
 Average List Price: \$463,523
 Average Days on Market: 50

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	37											38
List Price	\$475,251	\$427,212											\$456,477
Sales Price	\$486,046	\$450,795											\$472,270
SP:LP%	103.31%	105.19%											104.04%
SP to AV	1.36	1.44											1.39
# Units Sold	53	34											87
3 Mo Rate of Ab	1.32	1.31											1.32
Active Listings	67	70											69
Under Contracts	112	120											116

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	60	38	-36.84%
Sales Price	\$423,841	\$472,270	11.43%
LP:SP	97.47%	104.04%	6.74%
SP:AV	1.20	1.39	16.15%



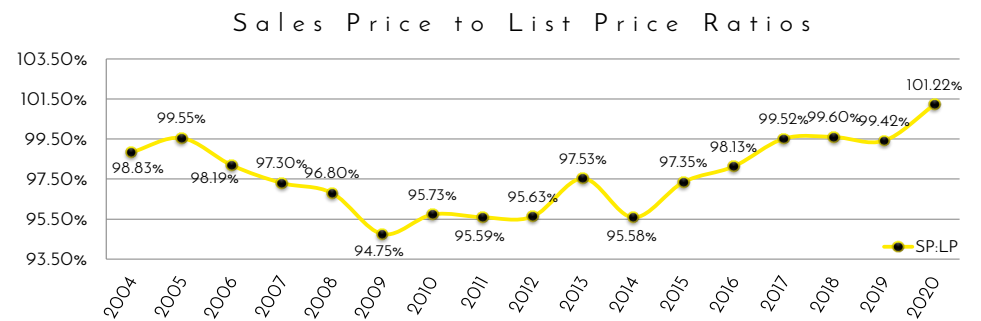
YTD	2020	2021	% Change
# Units Sold	69	87	26.09%
Rate of Ab 3 Mo	4.16	1.31	-68.51%
Actives	172	70	-59.30%
Under Contracts	122	120	-1.64%

West Orange Yearly Market Trends

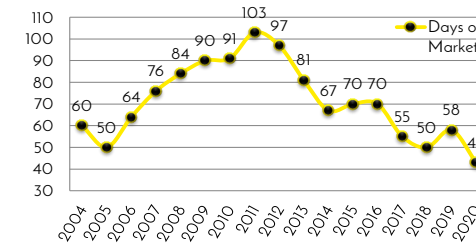


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$338,108	\$442,208	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990	\$395,480	\$406,718	\$424,570	\$429,463	\$459,710	\$472,270
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$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

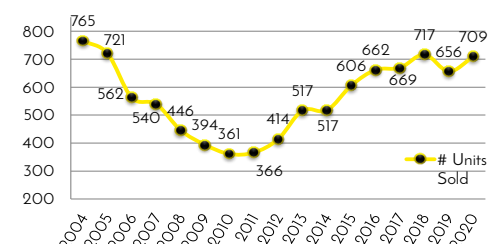
West Orange Yearly Market Trends



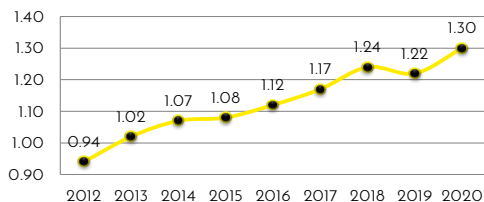
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

