

West Orange

March 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	77 Vacca Drive	TwnIntUn	2	2.1	290	\$329,900	\$249,900	\$249,900	100.00%	\$252,800	0.99
2	141 Elm Street	Aframe	3	2.0	231	\$359,000	\$349,000	\$353,000	101.15%	\$269,300	1.31
3	10 Smith Manor Boulevard	HighRise	2	2.1	148	\$379,000	\$299,900	\$290,000	96.70%	\$376,000	0.77
4	319 Araneo Drive	TwnIntUn	3	2.1	122	\$485,000	\$485,000	\$465,000	95.88%	\$342,900	1.36
5	157 Dezenzo Road	TwnIntUn	2	2.1	69	\$329,900	\$305,000	\$305,000	100.00%	\$269,300	1.13
6	1066 Smith Manor Boulevard	TwnEndUn	4	3.1	99	\$490,000	\$490,000	\$490,000	100.00%	\$385,000	1.27
7	22 Luth Terrace	TwnIntUn	4	3.1	35	\$649,000	\$649,000	\$635,000	97.84%	\$680,500	0.93
8	70 Vacca Drive	TwnEndUn	2	2.0	135	\$329,000	\$328,900	\$323,000	98.21%	\$255,900	1.26
9	59 Perkins Drive	TwnEndUn	2	2.0	92	\$299,990	\$299,990	\$281,000	93.67%	\$258,700	1.09
10	4 Moran Road	TwnIntUn	5	3.1	121	\$650,000	\$640,000	\$600,000	93.75%	\$390,800	1.54
11	2 Cerone Court	TwnEndUn	2	2.0	95	\$339,000	\$329,000	\$329,000	100.00%	\$270,800	1.21
12	248 Gregory Avenue	Colonial	5	3.1	115	\$540,000	\$540,000	\$540,000	100.00%	\$359,100	1.50
13	19 Calvin Terrace	Colonial	4	2.0	21	\$419,900	\$419,900	\$450,000	107.17%	\$274,300	1.64
14	17 Currey Lane	TwnIntUn	3	2.1	75	\$395,000	\$379,000	\$395,000	104.22%	\$321,100	1.23
15	47 Perkins Drive	OneFloor	2	2.0	91	\$295,000	\$289,000	\$295,000	102.08%	\$245,000	1.20
16	5 Reid Street	Custom	4	2.1	14	\$700,000	\$700,000	\$700,000	100.00%	\$570,000	1.23
17	29 Mullarkey Drive	TwnEndUn	2	2.1	71	\$385,000	\$385,000	\$375,000	97.40%	\$309,900	1.21
18	48 Highwood Road	Colonial	5	3.0	49	\$695,000	\$695,000	\$701,000	100.86%	\$577,000	1.21
19	12 Lonergan Lane	TwnIntUn	4	4.1	65	\$648,900	\$635,000	\$598,000	94.17%	\$660,000	0.91
20	15 Knutsen Drive	TwnIntUn	3	2.1	34	\$429,000	\$429,000	\$435,000	101.40%	\$351,300	1.24
21	724 Eagle Rock Avenue	Tudor	3	3.0	63	\$409,000	\$399,000	\$420,000	105.26%	\$242,700	1.73
22	55 Stanford Avenue	RanchRas	3	2.1	16	\$425,000	\$425,000	\$460,000	108.24%	\$323,600	1.42
23	40 Suburban Drive	Split Level	3	2.1	14	\$539,000	\$539,000	\$550,000	102.04%	\$301,500	
24	11 Perkins Drive	OneFloor	2	2.0	55	\$289,000	\$279,000	\$280,000	100.36%	\$240,000	1.17
25	35 Llewellyn Avenue	CapeCod	3	1.1	47	\$259,900	\$259,900	\$244,400	94.04%	\$191,100	1.28

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26	598 Prospect Avenue	Tudor	4	4.1	23	\$799,000	\$799,000	\$820,000	102.63%	\$849,000	0.97
27	1117 Smith Manor Boulevard	TwndEndUn	3	2.1	55	\$519,000	\$509,000	\$509,000	100.00%	\$365,800	1.39
28	21 Central Place	Colonial	2	1.1	39	\$329,000	\$329,000	\$347,500	105.62%	\$150,800	
29	10 Smith Manor Boulevard	HighRise	3	3.0	51	\$335,000	\$335,000	\$320,000	95.52%	\$267,800	1.19
30	861 Pleasant Valley Way	Colonial	3	1.0	19	\$299,000	\$299,000	\$335,000	112.04%	\$211,100	1.59
31	1 Colony Drive E	Contemp	4	3.0	32	\$629,000	\$629,000	\$630,000	100.16%	\$198,100	
32	22 Karam Circle	FirstFlr	1	1.1	6	\$275,000	\$275,000	\$275,000	100.00%	\$230,000	1.20
33	20 Karam Circle	TwndIntUn	2	2.0	14	\$310,000	\$310,000	\$320,000	103.23%	\$258,900	1.24
34	23 Dawson Avenue	RanchExp	4	3.0	64	\$444,000	\$439,000	\$475,000	108.20%	\$322,000	1.48
35	405 DiGaetano Terrace	TwndIntUn	3	3.1	35	\$449,900	\$449,900	\$475,000	105.58%	\$327,700	1.45
36	51 Crestmont Road	Split Level	4	1.1	3	\$475,000	\$475,000	\$512,500	107.89%	\$321,100	1.60
37	41 Virginia Avenue	Colonial	3	2.0	8	\$420,000	\$420,000	\$455,000	108.33%	\$213,800	
38	75 Nichols Avenue	Bi-Level	4	3.0	8	\$519,000	\$519,000	\$550,000	105.97%	\$312,000	1.76
39	227 Clarcken Drive	TwndEndUn	2	2.1	8	\$374,900	\$374,900	\$375,000	100.03%	\$320,200	1.17
40	67 Warren Road	Colonial	6	4.1	19	\$689,000	\$689,000	\$680,000	98.69%	\$464,300	1.46
41	44 Woodland Avenue	Split Level	3	3.0	19	\$495,000	\$495,000	\$555,000	112.12%	\$335,000	1.66
42	25 Gregory Avenue	RanchRas	3	2.1	12	\$499,000	\$499,000	\$580,000	116.23%	\$302,300	
43	43 Conforti Avenue	OneFloor	1	1.0	36	\$174,900	\$169,900	\$170,000	100.06%	\$141,600	1.20
44	10 Smith Manor Boulevard	HighRise	2	2.0	28	\$200,000	\$200,000	\$225,500	112.75%	\$206,200	1.09
45	22 Sunnyside Road	CapeCod	4	1.0	23	\$399,999	\$399,999	\$440,000	110.00%	\$237,100	
46	23 OConnor Circle	TwndEndUn	3	3.1	11	\$545,000	\$545,000	\$575,000	105.50%	\$519,800	1.11
47	45 Clarcken Drive	TwndEndUn	2	2.1	6	\$429,000	\$429,000	\$429,000	100.00%	\$330,100	1.30
48	36 Valley Way	Colonial	3	1.1	14	\$399,000	\$399,000	\$399,000	100.00%	\$241,900	1.65
49	38-40 Crystal Avenue	Ranch	2	1.0	11	\$349,000	\$349,000	\$370,000	106.02%	\$239,700	1.54
50	12 Belle Terre Road	Custom	3	2.0	14	\$395,000	\$395,000	\$420,000	106.33%	\$247,500	1.70

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51	382 DiGaetano Terrace	TwnIntUn	3	2.1	12	\$420,000	\$420,000	\$445,250	106.01%	\$320,000	1.39
52	76 Burnett Terrace	Colonial	4	3.1	7	\$689,000	\$689,000	\$735,000	106.68%	\$510,000	1.44
53	50 Fairway Avenue	Colonial	3	3.1	19	\$499,000	\$499,000	\$551,500	110.52%	\$298,300	
54	67 Edgewood Avenue	Ranch	3	2.1	11	\$555,000	\$555,000	\$611,000	110.09%	\$340,000	1.80
55	6 Larkin Circle	FirstFlr	1	1.1	7	\$255,000	\$255,000	\$255,000	100.00%	\$240,300	1.06
56	75 Luddington Road	Tudor	4	2.1	25	\$499,000	\$499,000	\$605,000	121.24%	\$350,700	1.73
57	654 Prospect Avenue	Custom	4	2.1	12	\$622,400	\$622,400	\$625,000	100.42%	\$282,300	
58	47 Thorn Terrace	CapeCod	3	1.0	7	\$325,000	\$325,000	\$351,000	108.00%	\$228,800	1.53
59	53 Elm Street	Colonial	3	2.0	7	\$415,000	\$415,000	\$490,000	118.07%	\$285,700	1.72
60	40 Glenview Drive	TwnIntUn	2	2.0	11	\$325,000	\$325,000	\$325,000	100.00%	\$262,300	1.24
61	10 Silver Spring Road	Colonial	3	2.2	1	\$650,000	\$650,000	\$701,000	107.85%	\$311,900	
62	16 Currey Lane	TwnIntUn	3	3.1	9	\$405,000	\$405,000	\$410,000	101.23%	\$324,000	1.27
63	15 Kenz Terrace	Colonial	3	2.1	1	\$475,000	\$475,000	\$455,000	95.79%	\$252,200	1.80
AVERAGE					45	\$443,755	\$439,152	\$453,437	103.23%		1.34

"Active" Listings in West Orange

Number of Units: 61
 Average List Price: \$569,198
 Average Days on Market: 79

"Under Contract" Listings in West Orange

Number of Units: 139
 Average List Price: \$507,282
 Average Days on Market: 32

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	45										41
List Price	\$475,251	\$427,212	\$439,152										\$449,201
Sales Price	\$486,046	\$450,795	\$453,437										\$464,360
SP:LP%	103.31%	105.19%	103.23%										103.70%
SP to AV	1.36	1.44	1.34										1.37
# Units Sold	53	34	63										150
3 Mo Rate of Ab	1.32	1.31	1.29										1.31
Active Listings	67	70	61										66
Under Contracts	112	120	139										124

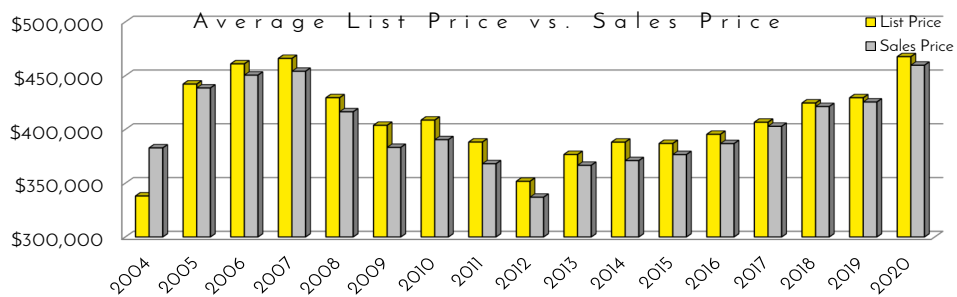
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	59	41	-30.90%
Sales Price	\$423,992	\$464,360	9.52%
LP:SP	98.31%	103.70%	5.48%
SP:AV	1.21	1.37	13.90%



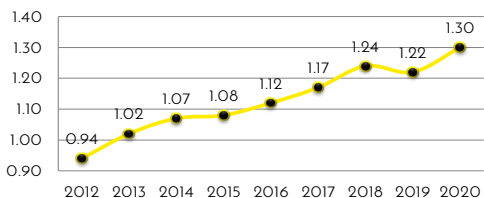
YTD	2020	2021	% Change
# Units Sold	117	150	28.21%
Rate of Ab 3 Mo	3.55	1.29	-63.66%
Actives	132	61	-53.79%
Under Contracts	125	139	11.20%

West Orange Yearly Market Trends

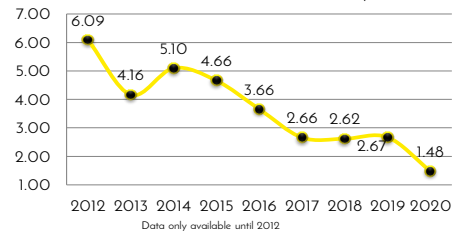


Year	LP	SP
2004	\$338,108	\$382,805
2005	\$442,208	\$438,534
2006	\$460,981	\$450,493
2007	\$466,047	\$454,083
2008	\$429,481	\$416,376
2009	\$403,847	\$383,302
2010	\$408,694	\$390,469
2011	\$388,271	\$368,090
2012	\$351,758	\$336,975
2013	\$376,734	\$366,635
2014	\$388,179	\$378,978
2015	\$386,990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

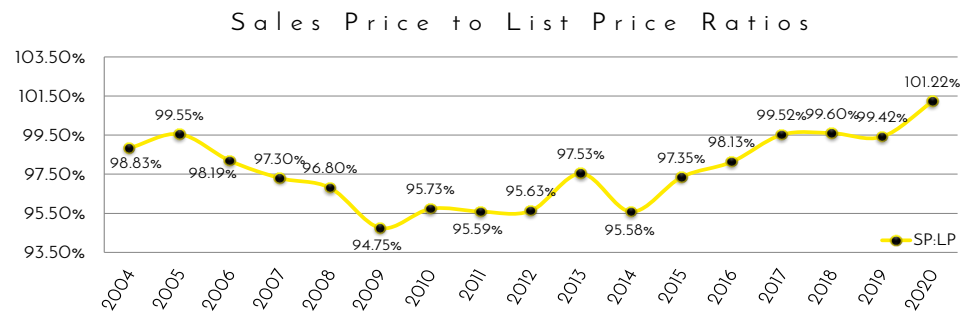
Sales Price to Assessed Value Ratio



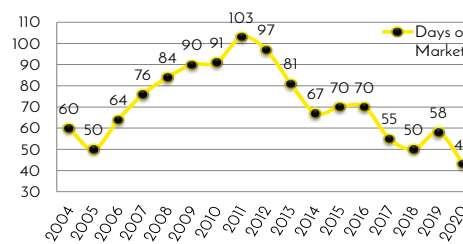
12Month Rate of Absorption



West Orange Yearly Market Trends



Average Days on Market



Number of Units Sold

