

# West Orange

## December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20 Llewellyn Avenue	Colonial	3	1.1	80	\$210,000	\$199,000	\$199,000	100.00%	\$220,200	0.90
2	8 Karam Circle	OneFloor	2	2.0	30	\$200,000	\$200,000	\$200,000	100.00%	\$255,900	0.78
3	24 Hutton Avenue	OneFloor	3	2.0	1	\$240,000	\$240,000	\$225,000	93.75%	\$200,000	1.13
4	205 Barringer Court	TwnIntUn	4	3.1	66	\$299,900	\$299,900	\$226,100	75.39%	\$340,600	0.66
5	24 Sunnyside Road	CapeCod	4	1.1	10	\$285,900	\$285,900	\$228,720	80.00%	\$242,100	0.94
6	140 Franklin Avenue	CapeCod	2	1.0	21	\$245,000	\$245,000	\$236,200	96.41%		
7	18 S Westwood Drive	CapeCod	3	1.0	11	\$270,000	\$270,000	\$260,000	96.30%	\$230,400	1.13
8	127 Marion Drive	TwnIntUn	1	2.1	12	\$280,000	\$280,000	\$270,000	96.43%	\$235,000	1.15
9	26 Larkin Circle	OneFloor	2	2.1	14	\$289,000	\$289,000	\$280,000	96.89%	\$285,700	0.98
10	4 Cassien Terrace	Ranch	2	1.1	80	\$315,000	\$300,000	\$288,000	96.00%	\$241,500	1.19
11	602 Eagle Rock Avenue	Colonial	3	1.0	173	\$349,990	\$299,990	\$290,000	96.67%	\$255,200	1.14
12	23 Ridgehurst Road	Colonial	3	2.0	16	\$279,000	\$279,000	\$290,000	103.94%	\$210,000	1.38
13	127 Coccio Drive	TwnIntUn	2	2.1	69	\$324,900	\$324,900	\$295,000	90.80%	\$270,300	1.09
14	81 Valley Way	Colonial	3	1.0	19	\$285,000	\$285,000	\$295,000	103.51%	\$231,600	1.27
15	354 Gregory Avenue	Colonial	3	1.1	12	\$289,500	\$289,500	\$305,100	105.39%	\$310,400	0.98
16	46 Glenview Drive	OneFloor	3	2.0	62	\$334,900	\$334,900	\$320,000	95.55%	\$276,300	1.16
17	789 Pleasant Valley Way	Colonial	3	1.1	26	\$325,000	\$325,000	\$320,000	98.46%	\$228,000	1.40
18	20 Mayfair Drive	CapeCod	4	2.0	44	\$330,000	\$330,000	\$323,000	97.88%		
19	48 Davey Drive	TwnIntUn	3	2.1	169	\$337,900	\$327,900	\$324,900	99.09%	\$323,400	1.00
20	6 Elliot Place	Colonial	3	1.1	22	\$324,900	\$324,900	\$324,900	100.00%	\$289,400	1.12
21	163 High Street	Colonial	3	1.0	17	\$295,000	\$295,000	\$326,000	110.51%	\$227,900	1.43
22	27 Maple Avenue	Split Level	4	3.0	226	\$370,000	\$340,000	\$335,000	98.53%	\$269,700	1.24
23	41 Johnson Road	Ranch	3	1.0	32	\$339,900	\$339,900	\$335,000	98.56%	\$243,600	1.38
24	25 Park Terrace	Colonial	4	1.1	35	\$340,000	\$340,000	\$341,000	100.29%		
25	103 Elm Street	Colonial	3	2.1	25	\$347,000	\$347,000	\$355,000	102.31%		

# West Orange

## December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-	SP:AV
26	54 Whittingham Place	Colonial	4	3.0	28	\$365,000	\$365,000	\$357,000	97.81%	\$244,500	1.46
27	35 Robertson Road	Colonial	3	1.1	11	\$379,900	\$379,900	\$360,000	94.76%	\$260,000	1.38
28	12 High Street	Colonial	3	2.1	10	\$350,000	\$350,000	\$365,000	104.29%	\$190,700	1.91
29	33 Knutsen Drive	TwnIntUn	3	2.1	87	\$375,000	\$375,000	\$370,000	98.67%	\$360,700	1.03
30	47 Schindler Terrace	TwnIntUn	3	2.1	16	\$385,000	\$385,000	\$370,000	96.10%	\$335,000	1.10
31	75 Clarcken Drive	TwnEndUn	2	2.1	64	\$389,000	\$374,900	\$374,900	100.00%	\$344,800	1.09
32	161 Clarcken Drive	TwnEndUn	3	3.1	209	\$450,000	\$399,000	\$380,000	95.24%	\$328,900	1.16
33	18 Mc Guirk Lane	TwnIntUn	2	3.1	158	\$440,000	\$399,000	\$385,000	96.49%	\$336,500	1.14
34	39 Aspen Road	Split Level	3	3.0	19	\$379,000	\$379,000	\$386,000	101.85%	\$321,700	1.20
35	81 Leonardo Court	TwnEndUn	3	2.1	23	\$389,000	\$389,000	\$395,000	101.54%	\$321,500	1.23
36	15 Helen Avenue	Colonial	4	1.1	33	\$399,000	\$399,000	\$405,000	101.50%	\$322,700	1.26
37	34 Suburban Drive	Split Level	3	2.1	18	\$389,000	\$389,000	\$409,000	105.14%	\$304,700	1.34
38	12 Westwood Drive	CapeCod	4	1.1	33	\$425,000	\$425,000	\$415,000	97.65%	\$330,500	1.26
39	31 Mayfair Drive	CapeCod	3	2.0	11	\$399,000	\$399,000	\$415,000	104.01%		
40	5 Clearview Terrace	Custom	3	2.1	25	\$424,900	\$424,900	\$424,900	100.00%	\$370,100	1.15
41	316 Araneo Drive	TwnEndUn	3	2.1	35	\$438,000	\$438,000	\$438,000	100.00%	\$371,300	1.18
42	10 Garfield Avenue	Split Level	4	2.1	40	\$450,000	\$450,000	\$440,000	97.78%	\$315,500	1.39
43	27 Manger Road	Ranch	3	2.0	49	\$429,000	\$429,000	\$446,750	104.14%	\$333,700	1.34
44	1082 Smith Manor Blvd	TwnIntUn	3	2.1	16	\$484,900	\$484,900	\$455,000	93.83%	\$424,300	1.07
45	22 Hickory Road	Split Level	3	2.1	13	\$419,000	\$419,900	\$455,000	108.36%	\$297,200	1.53
46	14 Clarcken Drive	TwnIntUn	2	3.1	30	\$465,000	\$465,000	\$459,500	98.82%	\$385,500	1.19
47	7 Cheshire Terrace	Bi-Level	4	3.0	38	\$485,999	\$475,000	\$465,000	97.89%	\$321,200	1.45
48	41 W Korwel Circle	Ranch	4	3.0	24	\$499,900	\$499,900	\$470,000	94.02%	\$379,400	1.24
49	20 Gilbert Place	Colonial	4	2.0	21	\$469,000	\$469,000	\$483,000	102.99%	\$319,300	1.51
50	20 Blackstock Road	Split Level	4	3.0	31	\$529,000	\$519,000	\$500,000	96.34%	\$384,800	1.30

# West Orange

## December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
51	14 Boland Drive	TwnIntUn	3	2.1	42	\$530,000	\$530,000	\$520,000	98.11%	\$444,900	1.17
52	19 Lawrence Avenue	Colonial	4	2.2	34	\$550,000	\$550,000	\$525,000	95.45%		
53	6 Highwood Road	Tudor	4	3.1	221	\$599,900	\$560,000	\$540,000	96.43%	\$590,000	0.92
54	1 Undercliff Terrace	Colonial	4	2.2	9	\$624,900	\$624,900	\$624,900	100.00%	\$460,000	1.36
55	33 Edgar Road	Split Level	7	5.0	124	\$699,000	\$649,000	\$625,000	96.30%	\$415,400	1.50
56	57 Warren Road	Colonial	5	2.1	20	\$649,000	\$649,000	\$637,000	98.15%	\$450,000	1.42
57	61 Haggerty Drive	Colonial	4	2.1	567	\$699,000	\$679,000	\$664,000	97.79%		
58	10 Cliff Street	Colonial	5	2.2	46	\$749,900	\$749,900	\$710,000	94.68%		
59	60 Haggerty Drive	Colonial	5	4.1	49	\$759,000	\$759,000	\$719,000	94.73%	\$705,600	1.02
60	68 Haggerty Drive	Colonial	5	4.1	167	\$859,000	\$859,000	\$819,000	95.34%		
AVERAGE					60	\$413,935	\$408,067	\$400,015	98.15%		1.21

### "ACTIVE" Listings in West Orange

**Number of Units:** 169  
**Average List Price:** \$556,110  
**Average Days on Market:** 95

### "UNDER CONTRACT" Listings in West Orange

**Number of Units:** 87  
**Average List Price:** \$448,634  
**Average Days on Market:** 95

# West Orange 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	78	65	60	46	43	40	54	45	47	50	43	60	50
List Price	\$453,959	\$361,604	\$389,756	\$412,509	\$431,271	\$422,160	\$448,473	\$439,079	\$420,262	\$451,064	\$414,734	\$408,067	\$424,570
Sales Price	\$452,650	\$351,100	\$389,952	\$409,703	\$430,793	\$430,030	\$440,068	\$438,238	\$413,308	\$442,339	\$409,343	\$400,015	\$421,286
Sales Price as a % of List Price	100.17%	96.92%	99.84%	99.51%	100.20%	101.73%	98.97%	100.90%	98.91%	98.56%	99.02%	98.15%	99.60%
Sales Price to Assessed Value	1.21	1.12	1.23	1.22	1.23	1.26	1.23	1.24	1.23	1.24	1.30	1.21	1.24
# Units Sold	38	24	48	63	53	83	80	82	64	56	66	60	717
Active Listings	177	199	197	226	258	251	242	234	246	223	201	169	219
Under Contracts	99	124	144	171	171	158	140	120	120	130	105	87	131

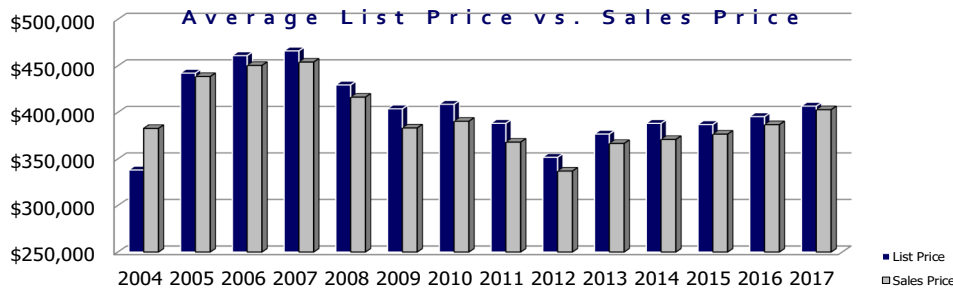
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	55	50	-8.72%
Sales Price	\$402,913	\$421,286	4.56%
Sales Price to Assessed Value	1.17	1.24	5.95%

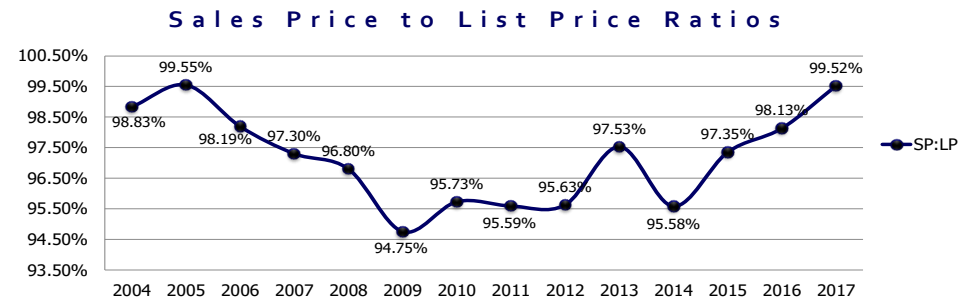


YTD	2017	2018	% Change
# Units Sold	669	717	7.17%
Active Listings	151	169	11.92%
Under Contracts	103	87	-15.53%

## West Orange Yearly Market Trends



## West Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
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
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

