



# West Orange

## January 2019 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	TwndEndUn	1	1.0	46	\$159,000	\$159,000	\$159,000	100.00%	\$120,000	1.33
2	40 Johnson Road	Colonial	3	2.0	686	\$280,000	\$270,000	\$170,000	62.96%	\$265,200	0.64
3	53 Kirk Street	Colonial	3	2.0	27	\$199,000	\$199,000	\$175,000	87.94%	\$219,300	0.80
4	10 Smith Manor Boulevard	HighRise	2	2.0	60	\$220,000	\$220,000	\$220,000	100.00%	\$206,200	1.07
5	24 Hutton Avenue	OneFloor	3	2.0	41	\$259,900	\$249,900	\$245,000	98.04%	\$195,000	1.26
6	6 Orange Heights Avenue	Tudor	3	1.2	15	\$279,000	\$279,000	\$290,000	103.94%	\$279,800	1.04
7	41 Musano Court	TwndIntUn	2	2.1	7	\$305,000	\$305,000	\$306,000	100.33%	\$208,000	1.47
8	52 Fairway Avenue	Split Level	4	2.0	91	\$359,000	\$339,000	\$319,000	94.10%	\$276,000	1.16
9	37 Moore Terrace	Colonial	4	3.0	78	\$359,000	\$339,000	\$336,000	99.12%	\$285,100	1.18
10	40 Porter Road	Split Level	3	2.0	13	\$350,000	\$350,000	\$355,000	101.43%	\$310,200	1.14
11	54 Phyllis Road	CapeCod	4	1.1	7	\$359,000	\$359,000	\$365,000	101.67%	\$252,400	1.45
12	78 Hillside Avenue	Victorian	4	2.1	20	\$339,000	\$339,000	\$365,300	107.76%	\$370,400	0.99
13	18 S Undercliff Terrace	Ranch	3	2.0	12	\$375,000	\$375,000	\$375,000	100.00%	\$348,400	1.08
14	11 Davey Drive	TwndEndUn	3	3.0	36	\$399,000	\$399,000	\$389,000	97.49%	\$402,300	0.97
15	31 Dartmouth Road	Colonial	3	2.1	168	\$434,000	\$399,000	\$392,000	98.25%	\$375,000	1.05
16	47 Mullarkey Drive	TwndIntUn	2	3.1	1	\$425,000	\$425,000	\$407,500	95.88%	\$366,700	1.11
17	150 Mitchell Street	Colonial	3	2.0	12	\$415,000	\$415,000	\$408,000	98.31%	\$357,200	1.14
18	104 Barringer Court	TwndIntUn	3	3.0	1	\$449,500	\$449,500	\$425,000	94.55%	\$317,700	1.34
19	4 Chestnut Road	Colonial	3	1.1	118	\$499,000	\$449,000	\$429,000	95.55%	\$333,200	1.29
20	16 Mc Manus Court	TwndEndUn	3	2.1	47	\$449,000	\$449,000	\$430,000	95.77%	\$371,100	1.16

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	1 Roosevelt Avenue	Colonial	4	3.1	17	\$469,000	\$469,000	\$475,000	101.28%	\$311,600	1.52
22	10 Mullarkey Drive	TwnEndUn	2	3.1	15	\$559,000	\$559,000	\$500,000	89.45%	\$343,500	1.46
23	70 Colonial Woods Drive	Colonial	4	2.1	71	\$599,900	\$599,900	\$514,900	85.83%		
24	26 Overlook Avenue	Colonial	4	2.2	19	\$559,000	\$549,000	\$533,500	97.18%	\$317,900	1.68
25	10 Edgehill Court	Colonial	3	2.1	69	\$574,000	\$574,000	\$550,000	95.82%	\$407,500	1.35
26	7 Ash Avenue	Contemp	3	3.0	63	\$599,000	\$599,000	\$590,000	98.50%	\$450,000	1.31
27	54 Whalen Court	TwnEndUn	3	4.1	41	\$672,000	\$672,000	\$651,500	96.95%	\$541,700	1.20
28	19 Fredericks Street	TwnEndUn	3	4.1	35	\$674,900	\$674,900	\$655,000	97.05%	\$726,200	0.90
29	24 Eagle Rdige Way	Contemp	4	3.0	149	\$1,150,000	\$899,900	\$820,000	91.12%	\$477,300	1.72
30	84 Mountain Avenue	Colonial	4	5.1	47	\$849,000	\$849,000	\$830,000	97.76%	\$810,000	1.02
AVERAGE					67	\$453,973	\$440,470	\$422,690	96.13%		1.20

### **"Active" Listings in West Orange**

Number of Units: 165  
 Average List Price: \$577,771  
 Average Days on Market: 91

### **"Under Contract" Listings in West Orange**

Number of Units: 108  
 Average List Price: \$426,835  
 Average Days on Market: 78

# West Orange 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	67												67
List Price	\$440,470												\$ 440,470
Sales Price	\$422,690												\$ 422,690
SP:LP%	96.13%												96.13%
SP to AV	1.20												1.20
# Units Sold	30												30
3 Mo Rate of Ab	3.45												3.45
Active Listings	165												165
Under Contracts	108												108

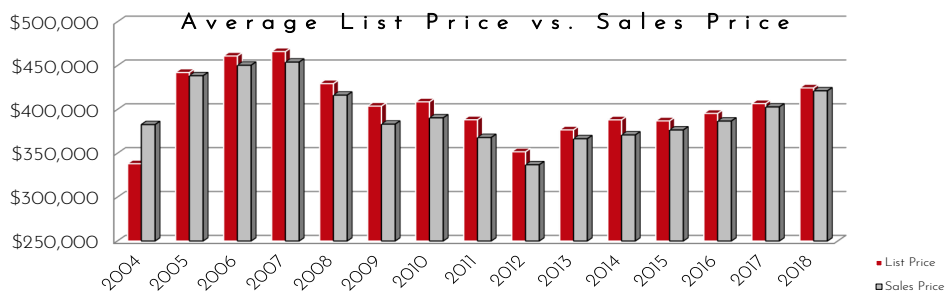
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	78	67	-14.31%
Sales Price	\$452,650	\$422,690	-6.62%
LP:SP	100.17%	96.13%	-4.03%
SP:AV	1.21	1.20	-1.20%



YTD	2018	2019	% Change
# Units Sold	38	30	-21.05%
Rate of Ab 3 Mo	4.12	3.45	-16.26%
Actives	177	165	-6.78%
Under Contracts	99	108	9.09%

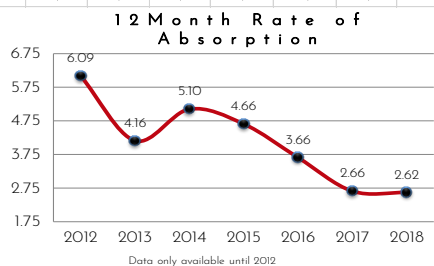
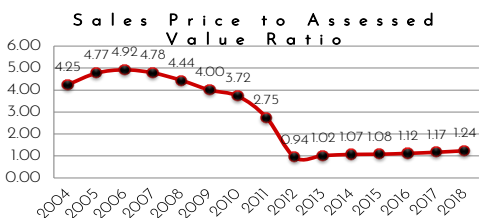
## West Orange Yearly Market Trends



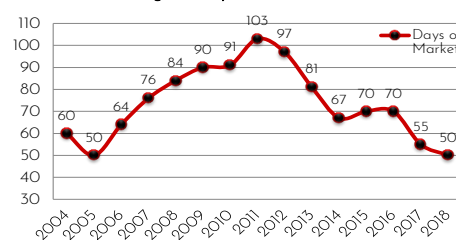
## West Orange Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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
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



### Average Days on Market



### Number of Units Sold

