



# West Orange

## November 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	17A S Valley Road	OneFloor	1	1.0	41	\$125,000	\$125,000	\$115,000	92.00%	\$96,300	1.19
2	24 Hutton Avenue	OneFloor	2	1.1	68	\$215,000	\$215,000	\$211,000	98.14%	\$163,800	1.29
3	40 Hart Drive	TwndEndUn	2	2.0	33	\$275,000	\$250,000	\$250,000	100.00%	\$255,800	0.98
4	34 Porter Road	Ranch	3	2.0	172	\$275,000	\$275,000	\$254,900	92.69%	\$304,300	0.84
5	103 Marion Drive	TwndIntUn	2	2.1	9	\$269,900	\$269,900	\$269,900	100.00%	\$276,800	0.98
6	114 Marion Drive	TwndEndUn	2	2.1	14	\$269,999	\$269,999	\$269,999	100.00%	\$205,000	1.32
7	54 Musano Court	TwndEndUn	2	2.1	16	\$295,000	\$295,000	\$280,000	94.92%	\$210,200	1.33
8	234 Crescenzi Terrace	TwndIntUn	2	2.1	13	\$293,999	\$293,999	\$283,000	96.26%	\$271,700	1.04
9	39 Hunterdon Road	CapeCod	2	1.0	118	\$299,000	\$299,000	\$295,000	98.66%	\$243,400	1.21
10	36 Condit Terrace	Colonial	3	1.2	37	\$319,999	\$319,999	\$305,000	95.31%	\$233,500	1.31
11	46 Valley Way	Colonial	3	1.0	10	\$278,000	\$278,000	\$305,000	109.71%	\$185,100	1.65
12	35 Hunterdon Road	CapeCod	3	2.0	15	\$309,000	\$309,000	\$306,000	99.03%	\$244,200	1.25
13	13 Dogwood Road	Colonial	4	2.1	154	\$369,000	\$340,000	\$315,000	92.65%	\$307,200	1.03
14	41 Brookside Road	Tudor	3	2.1	381	\$445,000	\$349,000	\$320,000	91.69%		
15	34 Lowell Avenue	Colonial	3	1.0	15	\$339,000	\$339,000	\$320,000	94.40%	\$252,300	1.27
16	17 Mountain Way	Ranch	3	2.1	52	\$319,000	\$319,000	\$325,000	101.88%	\$319,800	1.02
17	23 Marmon Terrace	Colonial	3	2.0	35	\$319,000	\$319,000	\$329,000	103.13%	\$256,200	1.28
18	343 Araneo Drive	TwndIntUn	2	3.1	27	\$325,000	\$325,000	\$334,000	102.77%	\$315,100	1.06
19	49 Longview Street	Colonial	5	3.0	41	\$349,000	\$349,000	\$335,000	95.99%	\$256,900	1.30
20	42 Lincoln Avenue	Ranch	4	4.0	18	\$365,200	\$365,200	\$337,000	92.28%	\$278,700	1.21
21	37 Nutman Place	Colonial	2	1.1	45	\$374,000	\$374,000	\$340,000	90.91%	\$252,700	1.35
22	371 Digaetano Terrace	TwndIntUn	3	2.1	8	\$345,000	\$345,000	\$340,000	98.55%	\$290,100	1.17
23	115 Coccio Drive	TwndIntUn	3	2.1	36	\$349,900	\$349,900	\$345,000	98.60%	\$260,000	1.33
24	219 Clarken Drive	MultiFlr	2	2.1	3	\$349,000	\$349,000	\$345,000	98.85%	\$323,100	1.07
25	18 Dogwood Road	Tudor	2	1.1	36	\$350,000	\$350,000	\$350,000	100.00%	\$380,000	0.92

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	338 Gregory Avenue	Colonial	3	2.1	25	\$399,000	\$369,900	\$365,000	98.68%	\$290,000	1.26
27	10 Smith Manor Boulevard	HighRise	2	2.0	52	\$399,900	\$399,900	\$370,000	92.52%	\$247,400	1.50
28	159 Maple Street	Colonial	3	2.1	52	\$379,000	\$379,000	\$390,000	102.90%	\$255,900	1.52
29	413 Mt Pleasant Avenue	Split Level	3	3.0	14	\$395,000	\$395,000	\$400,000	101.27%	\$287,300	1.39
30	22 Glen View Drive	Bi-Level	4	2.1	98	\$435,000	\$399,000	\$401,000	100.50%	\$352,400	1.14
31	19 Wheatland Avenue	CapeCod	4	2.0	16	\$419,000	\$419,000	\$413,000	98.57%	\$311,300	1.33
32	38 Hunterdon Road	Colonial	4	2.0	49	\$435,000	\$420,000	\$417,500	99.40%	\$267,500	1.56
33	17 Carolina Avenue	Custom	4	2.0	60	\$458,900	\$448,800	\$430,000	95.81%	\$334,000	1.29
34	1002 Smith Manor Boulevard	TwndUn	3	2.1	194	\$495,000	\$449,000	\$432,000	96.21%	\$390,000	1.11
35	25 Bradley Terrace	Colonial	4	1.1	17	\$399,999	\$399,999	\$435,000	108.75%	\$275,000	1.58
36	42 Oak Crest Road	SplitLev	3	2.1	27	\$449,000	\$449,000	\$449,000	100.00%	\$328,900	1.37
37	15 Yale Terrace	Colonial	5	2.0	29	\$475,000	\$475,000	\$515,000	108.42%	\$340,100	1.51
38	71 Colonial Woods Drive	Colonial	4	2.1	379	\$519,900	\$519,900	\$519,900	100.00%		
39	62 Rosemont Terrace	Split Level	3	3.0	8	\$525,000	\$525,000	\$540,000	102.86%	\$406,500	1.33
40	168 Mitchell Street	Colonial	5	3.2	90	\$649,000	\$609,000	\$605,000	99.34%	\$402,600	1.50
41	80 Colonial Woods Drive	Colonial	4	2.1	129	\$554,900	\$659,900	\$635,000	96.23%		
42	6 Wadams Court	Colonial	5	4.0	150	\$799,000	\$799,000	\$799,000	100.00%	\$700,000	1.14
43	66 Tulip Avenue	Custom	4	5.2	22	\$799,000	\$799,000	\$840,000	105.13%	\$1,200,000	0.70
AVERAGE					65	\$390,921	\$385,777	\$382,237	98.72%		1.24

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

Number of Units: 203  
 Average List Price: \$539,153  
 Average Days on Market: 78

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

Number of Units: 118  
 Average List Price: \$416,544  
 Average Days on Market: 75

# 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	60	64	80	46	49	42	53	49	56	65		55
List Price	\$440,470	\$442,433	\$399,718	\$397,256	\$429,574	\$470,934	\$418,673	\$429,526	\$419,722	\$452,334	\$385,777		\$427,225
Sales Price	\$422,690	\$430,549	\$399,902	\$400,580	\$425,936	\$471,764	\$416,349	\$425,382	\$416,316	\$446,765	\$382,237		\$423,690
SP:LP%	96.13%	97.25%	100.09%	101.35%	99.55%	100.50%	99.85%	99.65%	99.22%	99.54%	98.72%		99.49%
SP to AV	1.20	1.16	1.20	1.16	1.23	1.28	1.27	1.18	1.25	1.20	1.24		1.22
# Units Sold	30	37	44	50	76	66	77	61	56	56	43		596
3 Mo Rate of Ab	3.45	3.98	4.89	4.75	3.89	3.41	3.21	3.15	3.54	3.91	3.66		3.80
Active Listings	165	174	198	214	210	222	221	233	223	203	173		203
Under Contracts	108	112	133	153	148	141	124	116	102	118	104		124

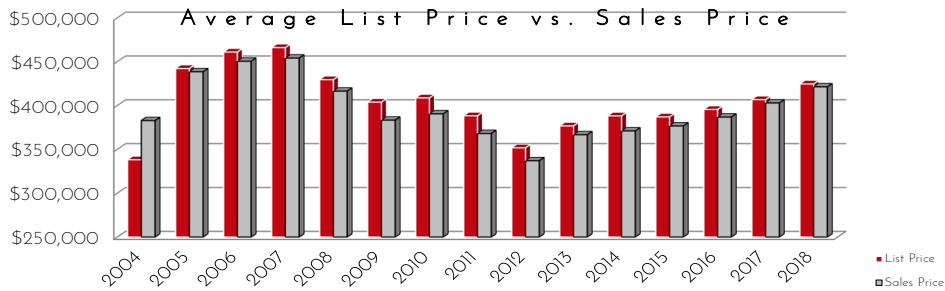
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	50	55	11.40%
Sales Price	\$423,228	\$423,690	0.11%
LP:SP	99.73%	99.49%	-0.24%
SP:AV	1.237	1.222	-1.22%

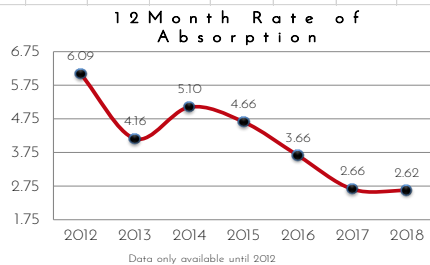
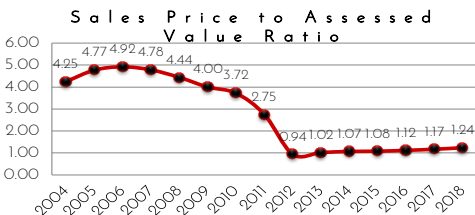


YTD	2018	2019	% Change
# Units Sold	657	596	-9.28%
Rate of Ab 3 Mo	3.46	3.66	5.78%
Actives	201	173	-13.93%
Under Contracts	105	104	-0.95%

## 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



## West Orange Yearly Market Trends

