

# West Orange

## February 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	190 S Valley Road	Custom	3	1.0	195	\$291,000	\$210,000	\$145,000	69.05%	\$299,100	0.48
2	36 Condit Terrace	FixrUppr	3	1.0	29	\$199,000	\$199,000	\$150,000	75.38%	\$233,500	0.64
3	65 Llewellyn Avenue	Colonial	3	1.0	167	\$205,000	\$158,650	\$157,000	98.96%	\$206,900	0.76
4	47 High Street	Colonial	4	1.1	41	\$244,900	\$244,900	\$235,000	95.96%	\$246,600	0.95
5	72 Watson Avenue	Split Level	3	1.1	21	\$279,900	\$269,900	\$262,500	97.26%	\$225,700	1.16
6	15 Cerone Court	TwnIntUn	2	2.1	146	\$280,000	\$280,000	\$270,000	96.43%	\$256,700	1.05
7	187 Gregory Avenue	Colonial	4	3.1	15	\$299,000	\$299,000	\$285,000	95.32%	\$289,000	0.99
8	24 Lowell Place	Tudor	3	2.1	54	\$350,000	\$350,000	\$312,000	89.14%	\$196,300	1.59
9	32 Karam Circle	TwnEndUn	2	2.0	6	\$315,999	\$315,999	\$316,000	100.00%	\$255,800	1.24
10	75 Rollinson Street	Tudor	2	1.1	11	\$290,000	\$290,000	\$318,000	109.66%	\$196,300	1.62
11	45 Hoover Avenue	Split Level	4	1.1	39	\$350,000	\$350,000	\$345,000	98.57%	\$307,000	1.12
12	67 Hutton Avenue	Colonial	5	3.1	8	\$318,000	\$318,000	\$350,700	110.28%	\$476,900	0.74
13	51 Clarcken Drive	MultiFlr	2	2.1	37	\$348,880	\$348,880	\$355,000	101.75%	\$325,100	1.09
14	17 Currey Lane	TwnIntUn	3	2.1	42	\$374,900	\$374,900	\$360,000	96.03%	\$321,100	1.12
15	29 Deerfield Drive	CapeCod	4	2.0	7	\$365,000	\$365,000	\$365,000	100.00%	\$253,000	1.44
16	5 Essex Terrace	Ranch	3	1.1	82	\$400,680	\$400,680	\$370,650	92.51%	\$418,600	0.89
17	24 Cornell Street	Split Level	3	2.1	23	\$379,000	\$379,000	\$382,000	100.79%	\$313,300	1.22
18	47 Fairway Avenue	Colonial	3	1.1	15	\$389,900	\$389,900	\$389,900	100.00%	\$279,500	1.39
19	7 Westminster Terrace	Split Level	3	2.0	107	\$410,000	\$398,000	\$401,000	100.75%	\$264,600	1.52
20	29 W Korwel Circle	Split Level	4	3.0	23	\$399,900	\$399,900	\$405,000	101.28%	\$325,100	1.25
21	24 Buckingham Road	Split Level	3	2.0	59	\$429,000	\$419,900	\$410,000	97.64%	\$269,600	1.52
22	11 Suburban Drive	Ranch	3	2.1	41	\$415,000	\$415,000	\$410,000	98.80%	\$284,900	1.44
23	266 Clarcken Drive	TwnEndUn	4	2.1	38	\$425,000	\$425,000	\$418,000	98.35%	\$391,700	1.07
24	11 Ridgeview Avenue	Colonial	4	2.1	92	\$449,000	\$429,000	\$420,000	97.90%	\$346,300	1.21
25	7 Rutgers Street	Split Level	3	2.1	22	\$419,000	\$419,000	\$422,900	100.93%	\$294,500	1.44

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26	1 Rollison Street	Colonial	3	1.1	8	\$429,000	\$429,000	\$429,000	100.00%	\$279,800	1.53
27	267 Mt Pleasant Avenue	TwnIntUn	3	3.1	17	\$525,000	\$525,000	\$500,000	95.24%	\$469,000	1.07
28	29 Mountain Way	RanchRas	4	2.2	16	\$475,000	\$475,000	\$501,000	105.47%	\$378,100	1.33
29	6 Boland Drive	TwnEndUn	3	2.1	10	\$499,000	\$499,000	\$503,000	100.80%	\$497,600	1.01
30	42 Whalen Court	TwnEndUn	3	3.1	32	\$539,000	\$539,000	\$515,000	95.55%	\$542,500	0.95
31	14 Amos Street	Colonial	3	3.1	10	\$525,000	\$525,000	\$530,000	100.95%		
32	68 Colonial Woods Drive	Colonial	4	2.1	201	\$499,900	\$559,900	\$539,150	96.29%		
33	64 Cobane Terrace	Colonial	5	3.0	16	\$560,000	\$560,000	\$547,500	97.77%	\$359,200	1.52
34	89 Carteret Street	Ranch	5	3.0	99	\$699,000	\$629,000	\$625,000	99.36%		
35	7 Whitbnay Drive	TwnEndUn	3	4.1	181	\$799,000	\$709,000	\$650,000	91.68%	\$700,200	0.93
36	7 Fredericks Street	TwnEndUn	4	3.1	1	\$685,500	\$685,500	\$685,000	99.93%	\$671,800	1.02
37	405 Metzger Drive	HighRise	3	3.1	304	\$1,995,000	\$1,785,000	\$1,650,000	92.44%	\$1,430,700	1.15
AVERAGE					60	\$455,634	\$442,433	\$430,549	97.25%		1.16

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

**Number of Units:** 174  
**Average List Price:** \$549,042  
**Average Days on Market:** 84

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

**Number of Units:** 112  
**Average List Price:** \$421,344  
**Average Days on Market:** 71

# 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											63
List Price	\$440,470	\$442,433											\$ 441,554
Sales Price	\$422,690	\$430,549											\$ 427,030
SP:LP%	96.13%	97.25%											96.75%
SP to AV	1.20	1.16											1.18
# Units Sold	30	37											67
3 Mo Rate of Ab	3.45	3.98											3.72
Active Listings	165	174											170
Under Contracts	108	112											110

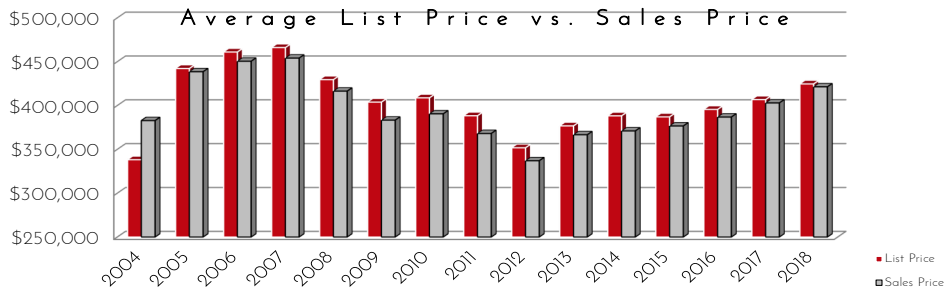
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	73	63	-13.90%
Sales Price	\$413,340	\$427,030	3.31%
LP:SP	98.91%	96.75%	-2.19%
SP:AV	1.177	1.178	0.12%

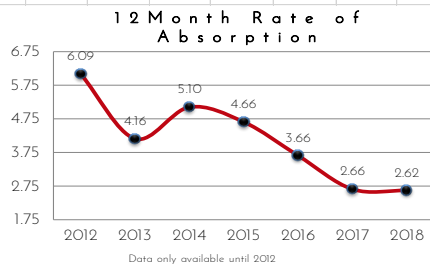
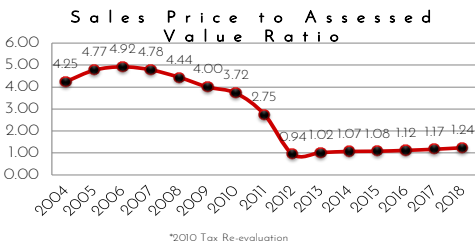


YTD	2018	2019	% Change
# Units Sold	62	67	8.06%
Rate of Ab 3 Mo	4.95	3.98	-19.60%
Actives	199	174	-12.56%
Under Contracts	124	112	-9.68%

## 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

