



West Orange

October 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	45 Wilfred Street	OneFloor	1	1.0	16	\$145,000	\$145,000	\$146,000	100.69%	\$125,000	1.17
2	10 Smith Manor Boulevard	HighRise	2	2.0	10	\$200,000	\$200,000	\$195,000	97.50%	\$219,100	0.89
3	10 Smith Manor Blvd Unit 319	HighRise	1	1.0	78	\$220,000	\$220,000	\$213,000	96.82%	\$150,000	1.42
4	1387 Pleasant Valley Way	Ranch	3	1.1	81	\$300,000	\$300,000	\$275,000	91.67%	\$212,400	1.29
5	58 Hart Drive	OneFloor	1	1.1	26	\$279,900	\$279,900	\$275,000	98.25%	\$243,000	1.13
6	35 Colton Circle	TwnIntUn	2	2.0	18	\$294,900	\$294,900	\$285,000	96.64%	\$255,900	1.11
7	24 Buchanan Court	TwnIntUn	2	2.0	14	\$295,000	\$295,000	\$290,000	98.31%	\$258,900	1.12
8	143 Marion Drive	MultiFlr	2	2.1	13	\$290,000	\$290,000	\$305,000	105.17%	\$250,000	1.22
9	9 Quarry Terrace	CapeCod	2	1.1	24	\$325,000	\$325,000	\$315,000	96.92%	\$222,800	1.41
10	107 Coccio Drive	TwnIntUn	2	2.1	22	\$349,900	\$335,000	\$330,000	98.51%	\$313,000	1.05
11	79 Vacca Drive	Colonial	2	2.0	24	\$350,000	\$335,000	\$335,000	100.00%	\$220,000	1.52
12	76 Cummings Circle	TwnIntUn	2	3.1	90	\$349,000	\$349,000	\$340,000	97.42%	\$325,000	1.05
13	16 Glen View Drive	RanchExp	3	1.0	17	\$315,000	\$315,000	\$340,600	108.13%	\$225,100	1.51
14	570 Eagle Rock Avenue	CapeCod	3	2.0	15	\$299,900	\$299,900	\$345,000	115.04%	\$213,400	1.62
15	654 Prospect Avenue	CapeCod	3	2.1	1	\$345,000	\$345,000	\$345,000	100.00%	\$282,300	1.22
16	41 Larkin Circle	TwnIntUn	2	1.1	40	\$374,000	\$359,000	\$355,000	98.89%	\$249,500	1.42
17	21 Marmon Terrace	CapeCod	4	1.0	4	\$339,000	\$339,000	\$365,000	107.67%	\$240,200	1.52
18	56 Roosevelt Avenue	CapeCod	3	2.1	23	\$380,000	\$380,000	\$370,000	97.37%	\$228,700	1.62
19	42 Glen View Drive	TwnIntUn	2	2.0	16	\$355,000	\$355,000	\$375,000	105.63%	\$266,500	1.41
20	85 Leonardo Court	TwnEndUn	2	2.0	60	\$399,000	\$399,000	\$375,000	93.98%	\$300,200	1.25
21	31 Hunterdon Road	CapeCod	4	1.1	42	\$379,900	\$379,900	\$379,900	100.00%	\$238,800	1.59
22	34 Davey Drive	MultiFlr	3	2.1	23	\$369,900	\$369,900	\$380,000	102.73%	\$325,000	1.17
23	37 Rollinson Street	Colonial	3	2.0	7	\$385,000	\$385,000	\$385,000	100.00%	\$266,200	1.45
24	16 Davey Drive	TwnIntUn	3	2.1	18	\$389,000	\$389,000	\$389,000	100.00%	\$343,100	1.13
25	544 Hillside Terrace	SplitLev	4	3.0	21	\$389,900	\$389,900	\$400,000	102.59%	\$277,700	1.44



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26	86 Clarken Drive	TwndEndUn	2	2.1	6	\$385,000	\$385,000	\$400,000	103.90%	\$314,300	1.27
27	12 Shelley Terrace	Split Level	3	2.1	8	\$385,000	\$385,000	\$407,000	105.71%	\$315,000	1.29
28	211 Pleasant Valley Way	Colonial	3	2.1	17	\$389,000	\$389,000	\$416,500	107.07%	\$228,700	1.82
29	4 Brookside Road	Split Level	4	2.1	56	\$425,000	\$419,000	\$419,000	100.00%	\$322,500	1.30
30	5 Belle Terrace Road	Colonial	3	2.0	117	\$385,000	\$399,000	\$430,000	107.77%	\$294,400	1.46
31	39 Fitzrandolph Road	Colonial	3	1.1	20	\$424,900	\$424,900	\$435,000	102.38%	\$294,900	1.48
32	46 Suburban Drive	Split Level	4	1.1	9	\$400,000	\$400,000	\$450,000	112.50%	\$303,700	1.48
33	19 Coolidge Avenue	Aframe	5	2.0	15	\$439,000	\$439,000	\$450,000	102.51%	\$291,000	1.55
34	43 Oakridge Road	Colonial	3	1.1	13	\$350,000	\$350,000	\$451,500	129.00%	\$267,000	1.69
35	219 St Cloud Avenue	Split Level	3	2.0	97	\$480,000	\$465,000	\$455,000	97.85%	\$298,400	1.52
36	6 Cassien Terrace	CapeCod	4	2.1	48	\$425,000	\$425,000	\$457,500	107.65%	\$318,200	1.44
37	63 Quinby Place	Colonial	4	2.1	11	\$399,000	\$399,000	\$457,500	114.66%	\$241,200	1.90
38	23 Belle Terre Road	Colonial	4	2.1	20	\$425,000	\$425,000	\$460,000	108.24%	\$321,000	1.43
39	29 Collamore Terrace	Colonial	3	2.1	30	\$489,900	\$489,900	\$480,000	97.98%	\$434,600	1.10
40	18 Buckingham Road	Colonial	3	1.1	13	\$440,000	\$440,000	\$481,000	109.32%	\$266,300	1.81
41	25 Bongart Drive	TwndEndUn	3	2.1	5	\$450,000	\$450,000	\$485,000	107.78%	\$361,400	1.34
42	15 Coolidge Avenue	Ranch	3	3.0	24	\$499,000	\$499,000	\$499,000	100.00%	\$345,600	1.44
43	7 Whalen Court	MultiFlr	3	3.1	37	\$499,999	\$499,999	\$499,999	100.00%	\$454,800	1.10
44	7 Shelley Terrace	Split Level	3	2.1	15	\$500,000	\$500,000	\$510,000	102.00%	\$310,300	1.64
45	81 Lawrence Avenue	Colonial	4	1.1	19	\$524,999	\$524,999	\$512,000	97.52%	\$328,000	1.56
46	155 Waler Road	Colonial	4	2.1	12	\$475,000	\$475,000	\$515,000	108.42%	\$435,000	1.18
47	18 Conforti Avenue	Split Level	3	2.1	16	\$519,000	\$519,000	\$525,000	101.16%	\$312,900	1.68
48	15 Boland Drive	TwndEndUn	3	3.1	7	\$559,000	\$559,000	\$535,000	95.71%	\$494,800	1.08
49	383 St Cloud Avenue	Colonial	3	2.0	32	\$545,000	\$499,900	\$547,000	109.42%	\$361,600	1.51
50	3 Murphy Court	Colonial	5	3.1	4	\$575,000	\$575,000	\$550,000	95.65%	\$501,000	1.10

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
51	285 Eagle Rock Avenue	Colonial	4	3.1	14	\$449,000	\$449,000	\$560,000	124.72%	\$355,000	1.58
52	29 Connel Drive	Colonial	3	2.1	15	\$534,900	\$534,900	\$560,000	104.69%	\$435,400	1.29
53	26 Grand View Avenue	Ranch	3	2.1	12	\$499,900	\$499,900	\$575,000	115.02%	\$358,900	1.60
54	28 Colony Drive	Colonial	4	2.1	12	\$549,900	\$549,900	\$605,000	110.02%	\$461,700	1.31
55	1 Syme Avenue	Split Level	5	3.0	20	\$599,900	\$599,900	\$615,000	102.52%	\$397,900	1.55
56	11 Rand Drive	Split Level	4	2.1	14	\$575,000	\$575,000	\$625,000	108.70%	\$385,200	1.62
57	37 Fredericks Street	TwnIntUn	4	3.1	47	\$650,000	\$650,000	\$645,000	99.23%	\$680,500	0.95
58	70 Burnett Terrace	RanchRas	4	2.1	14	\$599,000	\$599,000	\$662,000	110.52%	\$358,000	1.85
59	67 Burnett Terrace	RanchExp	4	3.0	12	\$625,000	\$625,000	\$665,000	106.40%	\$450,000	1.48
60	26 Witte Place	TwnEndUn	4	3.1	24	\$679,000	\$679,000	\$670,000	98.67%	\$671,800	1.00
61	6 Rappleye Court	Colonial	5	3.1	30	\$679,000	\$689,000	\$689,000	100.00%	\$599,600	1.15
62	41 Ferris Drive	Bi-Level	5	3.0	11	\$699,000	\$699,000	\$706,000	101.00%	\$505,600	1.40
63	69 Burnett Terrace	Custom	3	2.2	10	\$599,000	\$599,000	\$750,000	125.21%	\$377,500	1.99
64	1 Ridgeway Avenue	Victorian	5	2.2	20	\$749,000	\$749,000	\$775,000	103.47%	\$525,900	1.47
65	12 Spring Hill Drive	Contemp	5	4.0	15	\$750,000	\$750,000	\$800,000	106.67%	\$477,600	1.68
66	8 Keimel Court	TwnIntUn	4	4.1	16	\$859,000	\$859,000	\$836,600	97.39%	\$799,000	1.05
67	409 Metzger Drive	OneFloor	2	2.1	59	\$1,199,000	\$1,199,000	\$1,150,000	95.91%	\$1,200,000	0.96
AVERAGE					25	\$459,757	\$458,458	\$475,001	103.65%		1.39

"Active" Listings in West Orange

Number of Units: 128
 Average List Price: \$580,146
 Average Days on Market: 68

"Under Contract" Listings in West Orange

Number of Units: 156
 Average List Price: \$463,283
 Average Days on Market: 40

West Orange 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	60	59	58	35	51	51	53	47	35	25			48
List Price	\$454,051	\$407,197	\$426,276	\$457,177	\$490,863	\$456,980	\$476,482	\$503,071	\$443,674	\$458,458			\$461,387
Sales Price	\$441,942	\$402,913	\$424,209	\$459,118	\$486,193	\$451,853	\$480,474	\$496,378	\$455,836	\$475,001			\$460,717
SP:LP%	96.15%	98.99%	99.53%	100.56%	99.38%	99.08%	100.64%	100.54%	102.86%	103.65%			100.17%
SP to AV	1.19	1.21	1.21	1.28	1.22	1.25	1.30	1.27	1.29	1.39			1.26
# Units Sold	37	32	48	58	41	56	62	85	85	67			571
3 Mo Rate of Ab	3.85	4.05	3.55	2.59	2.83	2.67	2.52	1.92	1.63	1.75			2.74
Active Listings	165	172	132	119	127	136	132	122	124	128			136
Under Contracts	101	122	125	95	124	147	167	148	156	156			134

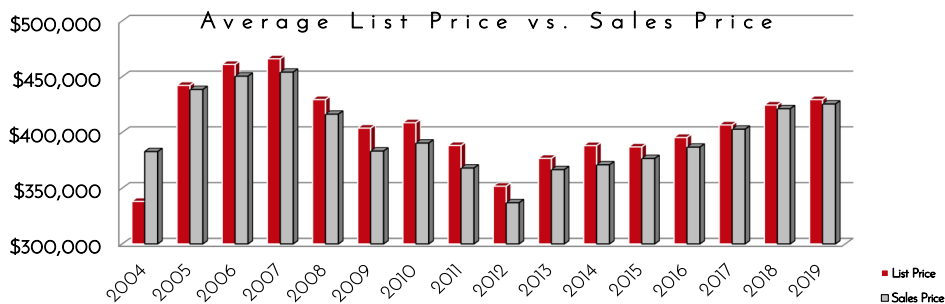
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	54	48	-11.83%
Sales Price	\$426,913	\$460,717	7.92%
LP:SP	99.55%	100.17%	0.63%
SP:AV	1.22	1.26	2.86%

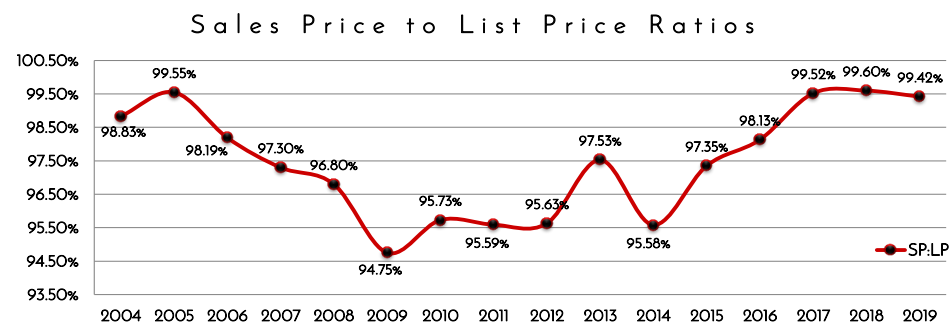


YTD	2019	2020	% Change
# Units Sold	553	504	-8.86%
Rate of Ab 3 Mo	3.91	1.75	-55.24%
Actives	203	128	-36.95%
Under Contracts	118	156	32.20%

West Orange Yearly Market Trends

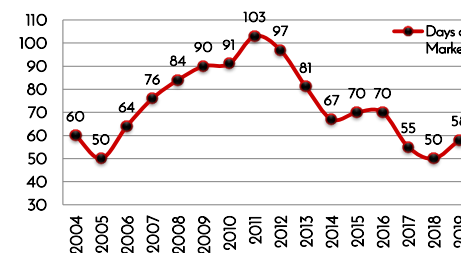


West Orange Yearly Market Trends

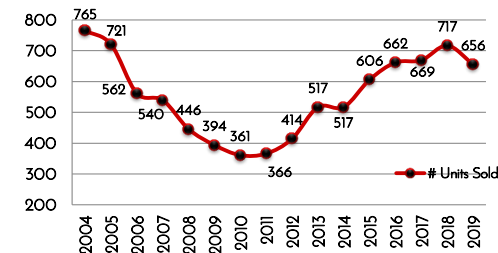


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$338,108	\$449,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271	\$351,758	\$376,734	\$388,179	\$386,990	\$395,480	\$406,718	\$424,570	\$429,463
SP	\$382,805	\$436,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090	\$336,975	\$366,635	\$378,978	\$376,639	\$366,821	\$402,913	\$421,086	\$425,506

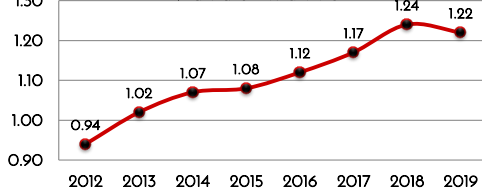
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

