

# West Orange

## July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	43 Conforti Avenue	OneFloor	2	1.0	78	\$202,000	\$202,000	\$203,500	100.74%	\$176,300	1.15
2	10 Smith Manor Boulevard	MultiFlr	2	2.0	123	\$259,000	\$270,000	\$270,000	100.00%	\$206,200	1.31
3	43 Maple Street	Colonial	3	1.0	88	\$330,000	\$299,500	\$305,000	101.84%	\$180,800	1.69
4	106 Marion Drive	MultiFlr	1	2.1	4	\$295,000	\$295,000	\$310,000	105.08%	\$210,000	1.48
5	5 Wheeler Street	Colonial	3	2.1	294	\$298,800	\$318,800	\$320,000	100.38%	\$193,600	1.65
6	115 Marion Drive	TwnIntUn	2	2.1	8	\$300,000	\$300,000	\$321,000	107.00%	\$246,100	1.30
7	28 Kayser Lane	OneFloor	2	2.0	21	\$319,000	\$319,000	\$339,000	106.27%	\$245,000	1.38
8	269 Derose Court	TwnIntUn	3	2.1	25	\$349,900	\$349,900	\$360,000	102.89%	\$288,900	1.25
9	4 Buchanan Court	OneFloor	2	2.0	17	\$339,000	\$339,000	\$365,000	107.67%	\$250,000	1.46
10	7 Robertson Road	Ranch	2	1.1	7	\$337,000	\$337,000	\$367,549	109.06%	\$220,000	1.67
11	24 Hunterdon Road	CapeCod	4	1.0	82	\$375,000	\$375,000	\$370,000	98.67%	\$257,900	1.43
12	8 Meeker Street	Colonial	3	1.1	15	\$315,000	\$315,000	\$370,000	117.46%	\$201,300	1.84
13	31 Lowell Avenue	Colonial	3	1.1	4	\$365,000	\$365,000	\$370,000	101.37%	\$250,000	1.48
14	292 Araneo Drive	TwnIntUn	2	2.1	16	\$339,000	\$339,000	\$372,417	109.86%	\$270,300	1.38
15	723 Eagle Rock Avenue	Split Level	3	2.0	21	\$369,000	\$369,000	\$387,000	104.88%	\$290,800	1.33
16	12 Crystal Avenue	CapeCod	3	2.0	18	\$399,900	\$399,900	\$399,900	100.00%	\$276,000	1.45
17	40 Fowler Drive	TwnIntUn	3	2.1	28	\$399,900	\$399,900	\$400,000	100.03%	\$308,400	1.30
18	81 Maple Avenue	Ranch	3	2.0	15	\$399,000	\$399,000	\$400,000	100.25%	\$250,300	1.60
19	78 Nestro Road	CapeCod	4	2.0	57	\$379,000	\$379,000	\$410,000	108.18%	\$219,200	1.87
20	16 Pitney Street	CapeCod	3	2.0	14	\$420,000	\$420,000	\$420,000	100.00%	\$264,500	1.59
21	76 Davey Drive	TwnEndUn	3	2.1	18	\$429,000	\$429,000	\$429,000	100.00%	\$353,900	1.21
22	1 Bayowski Road	TwnEndUn	3	2.1	14	\$438,000	\$438,000	\$445,000	101.60%	\$336,500	1.32
23	33 Bongart Drive	TwnEndUn	3	2.1	1	\$450,000	\$450,000	\$450,000	100.00%	\$357,900	1.26
24	16 Bayowski Road	MultiFlr	3	2.1	27	\$459,000	\$459,000	\$459,000	100.00%	\$371,500	1.24
25	36 Gregory Avenue	Ranch	3	1.1	14	\$429,000	\$429,000	\$465,000	108.39%	\$253,400	1.84
26	26 Watson Avenue	Colonial	3	2.1	17	\$435,000	\$435,000	\$470,000	108.05%	\$245,400	1.92
27	22 Garfield Avenue	Ranch	3	2.1	6	\$445,000	\$445,000	\$477,500	107.30%	\$259,100	1.84
28	52 Edgewood Avenue	Colonial	3	2.1	18	\$465,000	\$465,000	\$480,000	103.23%	\$318,300	1.51
29	3 Shrump Place	Bi-Level	3	2.0	21	\$474,900	\$474,900	\$480,000	101.07%	\$277,700	1.73
30	8 Devonshire Terrace	RanchRas	3	3.0	9	\$440,000	\$440,000	\$485,000	110.23%	\$297,200	1.63

# West Orange

## July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
31	97 Conforti Avenue	Split Level	3	2.1	8	\$500,000	\$500,000	\$500,000	100.00%	\$307,700	1.62
32	12 Samuel Street	Colonial	3	3.1	9	\$424,987	\$424,987	\$501,000	117.89%	\$268,000	1.87
33	161 Mt Pleasant Avenue	Custom	4	3.1	10	\$455,000	\$455,000	\$505,000	110.99%	\$393,800	1.28
34	123 S Valley Road	Split Level	4	3.0	13	\$499,000	\$499,000	\$505,000	101.20%	\$373,900	1.35
35	22 Birch Street	Colonial	3	1.1	15	\$449,000	\$449,000	\$512,000	114.03%	\$285,400	1.79
36	17 Dale Drive	Split Level	4	2.0	13	\$499,000	\$499,000	\$530,000	106.21%	\$316,900	1.67
37	19 O'Connor Circle	TwnIntUn	4	3.1	121	\$599,900	\$550,000	\$550,000	100.00%	\$486,100	1.13
38	52 Cummings Circle	TwnIntUn	2	3.1	54	\$550,000	\$550,000	\$550,000	100.00%	\$333,500	1.65
39	42 Greenwood Avenue	Split Level	3	3.0	12	\$500,000	\$500,000	\$550,000	110.00%	\$361,300	1.52
40	18 Edgewood Ave North	Ranch	3	2.2	12	\$445,000	\$445,000	\$550,000	123.60%	\$367,300	1.50
41	18 Eagle Terrace	Tudor	3	2.0	15	\$449,000	\$449,000	\$551,900	122.92%	\$282,600	1.95
42	22 Ronald Terrace	Split Level	4	2.1	10	\$534,900	\$534,900	\$557,000	104.13%	\$351,700	1.58
43	717 Eagle Rock Avenue	Bi-Level	7	4.0	18	\$579,000	\$579,000	\$560,000	96.72%	\$420,500	1.33
44	6 Bryn Mawr Road	CapeCod	4	2.0	7	\$529,876	\$529,876	\$561,000	105.87%	\$297,400	1.89
45	377 Saint Cloud Avenue	Colonial	3	1.1	6	\$489,900	\$489,900	\$567,500	115.84%	\$296,600	1.91
46	11 Nottingham Road	Colonial	3	2.1	21	\$499,000	\$499,000	\$575,000	115.23%	\$322,200	1.78
47	24 Suburban Drive	Split Level	3	2.1	28	\$572,900	\$572,900	\$580,000	101.24%	\$311,800	1.86
48	35 Seaman Road	RanchRas	4	2.1	12	\$599,000	\$599,000	\$590,000	98.50%	\$307,000	1.92
49	69 Colonial Woods Drive	Colonial	4	2.1	157	\$539,900	\$554,900	\$596,850	107.56%		
50	4 Fredericks Street	TwnIntUn	4	3.1	22	\$649,000	\$649,000	\$610,000	93.99%	\$660,100	0.92
51	11 Bryn Mawr Road	CapeCod	4	2.0	10	\$554,000	\$554,000	\$610,000	110.11%	\$312,200	1.95
52	20 Dogwood Drive	Colonial	3	4.0	12	\$525,000	\$525,000	\$618,000	117.71%	\$342,800	1.80
53	12 Stanford Court	Split Level	4	3.0	24	\$579,000	\$579,000	\$622,500	107.51%	\$356,900	1.74
54	11 Ridgeview Avenue	Colonial	3	3.1	9	\$559,000	\$559,000	\$625,000	111.81%	\$346,300	1.80
55	35 Rosemont Terrace	Split Level	3	3.0	15	\$579,000	\$579,000	\$626,000	108.12%	\$373,400	1.68
56	53 Benvenue Avenue	Split Level	3	2.1	7	\$579,000	\$579,000	\$640,000	110.54%	\$348,700	1.84
57	4 Parson Drive	Bi-Level	4	3.0	13	\$599,900	\$599,900	\$645,000	107.52%	\$333,300	1.94
58	192 Gregory Place	Colonial	4	2.1	8	\$550,000	\$550,000	\$660,000	120.00%	\$329,200	2.00
59	27 Lessing Road	RanchExp	4	3.0	12	\$549,000	\$549,000	\$668,000	121.68%	\$455,800	1.47
60	9 Lowell Avenue	Colonial	4	3.0	13	\$565,000	\$565,000	\$675,000	119.47%	\$344,600	1.96

# West Orange

## July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
61	10 Winding Way	Colonial	5	4.0	3	\$619,000	\$619,000	\$675,000	109.05%	\$308,400	2.19
62	25 Clonavor Road	Tudor	4	3.0	8	\$539,000	\$539,000	\$676,000	125.42%	\$380,000	1.78
63	15 Howell Drive	Colonial	5	3.1	25	\$725,000	\$725,000	\$695,000	95.86%	\$625,000	1.11
64	524 Hillside Terrace	Colonial	4	3.1	10	\$629,000	\$629,000	\$720,000	114.47%	\$349,000	2.06
65	23 Maple Avenue	Split Level	4	3.0	8	\$729,999	\$729,999	\$729,999	100.00%		
66	17 Howell Drive	Contemp	5	3.0	13	\$715,000	\$715,000	\$750,018	104.90%	\$574,300	1.31
67	66 Cobane Terrace	Colonial	4	2.2	8	\$595,000	\$595,000	\$755,000	126.89%	\$340,800	2.22
68	22 Colony Drive	Colonial	5	3.1	14	\$649,000	\$649,000	\$792,000	122.03%	\$453,600	1.75
69	48 Cobane Terrace	Tudor	4	3.1	12	\$685,000	\$685,000	\$808,000	117.96%	\$484,500	1.67
70	9 Efstis Court	Colonial	5	4.1	13	\$829,000	\$829,000	\$815,000	98.31%	\$676,300	1.21
71	10 Baxter Lane	TwnEndUn	4	4.1	11	\$799,000	\$799,000	\$815,000	102.00%	\$670,700	1.22
72	12 Grand View Avenue	Colonial	5	3.1	10	\$719,000	\$719,000	\$826,900	115.01%	\$392,600	2.11
73	2 Himsl Court	Colonial	4	4.1	9	\$850,000	\$850,000	\$830,000	97.65%	\$679,000	1.22
74	54 Warren Road	Colonial	5	3.1	8	\$789,000	\$789,000	\$844,000	106.97%	\$549,000	1.54
75	7 Galloway Court	Colonial	5	3.0	6	\$879,900	\$879,900	\$964,900	109.66%	\$614,200	1.57
76	1 Wadams Court	Colonial	6	5.1	7	\$1,069,000	\$1,069,000	\$1,200,000	112.25%	\$760,000	1.58
AVERAGE					25	\$514,205	\$513,752	\$552,493	107.37%		1.60

### *Active* Listings in West Orange

Number of Units: 98  
 Average List Price: \$663,335  
 Average Days on Market: 53

### *Under Contract* Listings in West Orange

Number of Units: 149  
 Average List Price: \$497,425  
 Average Days on Market: 22

# West Orange 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	38	37	45	38	23	28	25						33
List Price	\$475,251	\$427,212	\$439,152	\$464,443	\$502,896	\$517,526	\$513,752						\$484,060
Sales Price	\$486,046	\$450,795	\$453,437	\$482,013	\$533,118	\$544,525	\$552,493						\$508,204
SP:LP%	103.31%	105.19%	103.23%	104.22%	105.97%	105.86%	107.37%						105.17%
SP to AV	1.36	1.44	1.34	1.38	1.40	1.53	1.60						1.45
# Units Sold	53	34	63	56	58	89	76						429
3 Mo Rate of Ab	1.32	1.31	1.29	1.69	1.71	1.58	1.41						1.47
Active Listings	67	70	61	75	95	91	98						80
Under Contracts	112	120	139	160	174	153	149						144

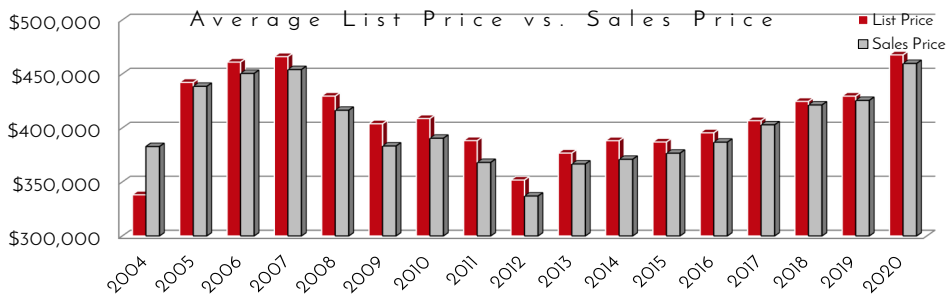
## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	52	33	-36.52%
Sales Price	\$452,883	\$508,204	12.22%
LP:SP	99.40%	105.17%	5.81%
SP:AV	1.24	1.45	16.78%



YTD	2020	2021	% Change
# Units Sold	334	429	28.44%
Rate of Ab 3 Mo	2.52	1.41	-44.05%
Actives	132	98	-25.76%
Under Contracts	167	149	-10.78%

## West Orange Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
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	\$429,463	\$459,710
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	\$425,506	\$463,929

## West Orange Yearly Market Trends

