

WEST ORANGE March 2009 Home Sales Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in West Orange, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
23 MEADE ST	\$171,500	\$129,900	\$120,000	79	2	2	Colonial
47 WATCHUNG AVE	\$255,000	\$204,000	\$155,000	90	3	1	Colonial
2 FAIRMOUNT TER	\$262,000	\$230,000	\$230,000	90	3	2	Colonial
43 Conforti Avenue 18	\$237,000	\$237,000	\$225,000	73	2	1	OneFloor
252 Gregory Ave	\$239,900	\$239,900	\$239,900	23	2	1	RanchExp
14 SAMUEL ST	\$410,000	\$265,000	\$265,000	402	4	1.1	Colonial
35 BELGRADE TER.	\$274,500	\$274,500	\$250,000	31	3	2.1	Colonial
30 QUINBY PLACE	\$309,900	\$309,900	\$310,000	12	5	1.1	Colonial
40 OAKRIDGE ROAD	\$319,000	\$319,000	\$303,000	84	3	1.1	Colonial
19 Larkin Circle	\$349,000	\$329,000	\$320,000	51	2	2	TwnEndUn
78 LAWRENCE AVENUE-	\$399,000	\$375,000	\$350,000	98	5	2.1	Colonial
31 LAPIS CIRCLE	\$445,000	\$375,000	\$360,000	179	3	3.1	TwnIntUn
55 DAVEY DRIVE	\$389,000	\$389,000	\$370,000	44	3	2.1	TwnIntUn
147 Dezenzo Lane	\$425,000	\$390,000	\$375,000	160	3	2.1	TwnEndUn
55 Old Short Hills Road	\$425,000	\$395,000	\$360,000	107	4	3	SplitLev
51 FREDERICKS ST	\$799,900	\$799,900	\$765,000	0	3	3.1	TwnEndUn

AVERAGE DAYS ON MARKET: 90
 AVERAGE LISTING PRICE: \$535,477
 AVERAGE SALE PRICE: \$309,193
 % SALE PRICE / LIST PRICE: 95%

WEST ORANGE HOME SALE TRENDS March 2008 thru March 2009

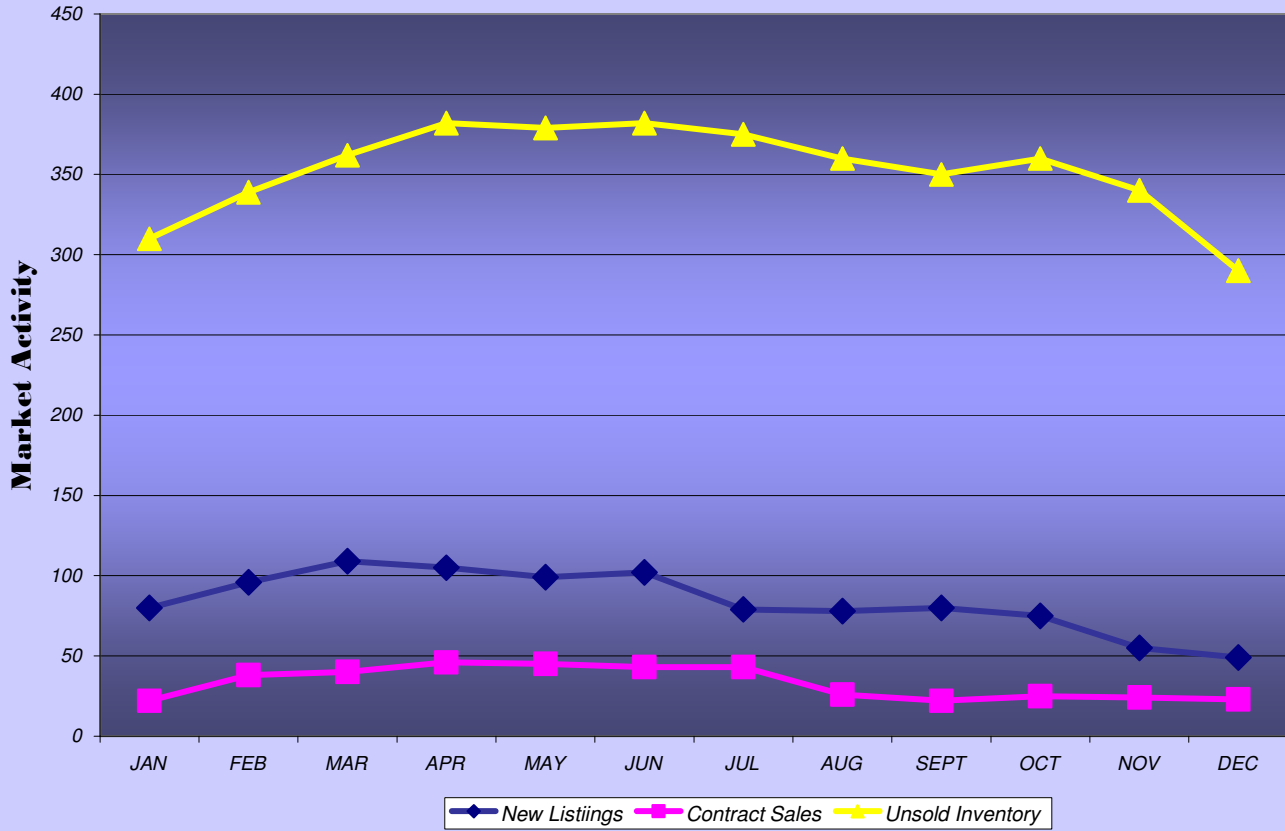
	Mar.2008	April	May	June	July	Aug	Sept.
Average Listing Price	\$526,999	\$538,347	\$522,230	\$532,538	\$526,929	\$523,320	\$521,920
Average Sale Price	\$557,500	\$455,311	\$459,120	\$430,544	\$374,016	\$377,618	\$414,282
%Sale Price to List Price Ratio	97%	98%	98%	97%	97%	96%	97%
Days on Market	124	90	126	69	91	83	52
# of Active Listings	442	466	482	495	465	454	445
# of Closed Listings	21	22	40	62	53	53	37

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar. 2009
Average Listing Price	\$522,008	\$541,678	\$546,669	\$547,485	\$543,881	\$535,477
Average Sale Price	\$382,176	\$420,260	\$405,330	\$470,877	\$394,824	\$309,193
%Sale Price to List Price Ratio	95%	95%	97%	95%	93%	95%
Days On Market	104	93	79	111	112	90
# of Active Listing	437	420	387	380	418	449
# of Closed Listings	33	15	34	15	17	15

March 2009	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$248,072	\$251,300	\$254,900	\$0	0	0%
2	\$358,451	\$376,414	\$234,450	\$226,225	57	97%
3	\$430,218	\$472,702	\$392,291	\$349,714	71	94%
4	\$518,097	\$528,628	\$604,075	\$312,500	255	95%
5	\$1,037,442	\$820,200	\$455,475	\$330,000	55	96%


TOWN	\$535,477	\$513,602	\$427,074	\$309,193	90	95%
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WEST ORANGE 2008



Susan Adler
Over 900 Homes Sold!
#1 Keller Williams Agent in NJ 2005, 2006, 2007
Cellular: (973) 464-9129
Office: (973) 376-0033 ext 101
Fax: (908) 273-2996
Certified Luxury Home Marketing Specialist (CI HMS)




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