

WEST ORANGE June 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
48 High Street	\$239,900	\$124,900	\$105,000	344	3	1	Colonial
24 Hutton ave	\$124,900	\$124,900	\$100,000	86	2	1	OneFloor
26 Morris Rd.	\$259,900	\$239,900	\$241,000	78	3	1	Ranch
54 Kayser Ln	\$249,000	\$249,000	\$238,000	17	1	1.1	TwnIntUn
42 Paris Circle	\$279,900	\$249,900	\$249,900	46	1	1.1	OneFloor
20 Freeman Pl	\$289,000	\$269,000	\$258,000	64	3	2	SplitLev
81 Valley Way	\$275,000	\$275,000	\$283,000	17	3	1	Colonial
60 Paris Cir	\$320,000	\$279,000	\$250,000	177	2	2	OneFloor
28 Wedgewood Drive	\$359,000	\$279,000	\$260,000	186	3	2	Ranch
23 Nestro Road	\$279,000	\$279,000	\$245,000	234	3	1.1	CapeCod
25 Rock Spring Ave	\$367,900	\$308,900	\$308,000	107	3	2.1	Ranch
24 S Westwood Dr	\$310,000	\$310,000	\$315,000	12	4	1.1	CapeCod
6 Hooper Ave	\$319,000	\$319,000	\$310,000	15	3	1	Colonial
87 Leonardo Ct	\$349,000	\$325,000	\$307,500	133	3	2.1	TwnIntUn
337 Araneo Dr	\$327,500	\$327,500	\$290,000	52	3	2.1	TwnIntUn
371 Digaetano Terrace	\$329,900	\$329,900	\$322,000	43	3	2.1	TwnIntUn
20 Beechwood Terr	\$350,000	\$334,000	\$317,000	67	4	2.1	Colonial
177 Dezenzo Lane	\$344,900	\$334,000	\$331,500	82	3	2.1	TwnIntUn
31 Lawrence Ave	\$345,000	\$335,000	\$315,000	96	3	1.2	Colonial
105 Forest Hill Rd	\$345,000	\$335,000	\$300,000	120	3	2	Colonial
7 Virginia Ave	\$335,000	\$335,000	\$322,000	17	4	2	Colonial
98 Giordano Drive	\$342,000	\$337,000	\$322,500	44	3	2.1	TwnIntUn
149 Mt Pleasant Ave	\$344,900	\$344,900	\$330,665	63	3	2.1	Colonial
11 Caronlina Ave	\$349,000	\$349,000	\$330,000	11	3	2	CapeCod
25 Wessman Dr	\$389,000	\$349,900	\$349,000	176	3	2.1	Bi-Level
365 Gregory Avenue	\$369,000	\$369,000	\$368,000	33	4	1.1	Colonial
9 Rutgers St.	\$369,000	\$369,000	\$359,000	75	3	1.1	SplitLev
41 Thorn Terrace	\$373,000	\$373,000	\$360,000	35	3	2.1	Custom
19 Lincoln Avenue	\$378,500	\$378,500	\$373,000	30	3	1.1	Colonial
5 Sheffield Ter	\$409,000	\$389,900	\$380,000	39	3	3	Ranch
50 Winding Way	\$399,000	\$399,000	\$395,000	14	3	1.1	Colonial
69 Lapis Circle	\$409,000	\$409,000	\$365,000	99	3	2.1	TwnEndUn
65 Rosemont Ter	\$414,900	\$414,900	\$375,000	142	4	2	Ranch
119 Fairview Ave	\$429,900	\$429,900	\$402,000	55	3	2.1	Colonial
3 Bromley Drive	\$439,900	\$439,900	\$400,000	75	3	2.1	SplitLev
401 Barringer Ct	\$450,000	\$450,000	\$420,000	141	2	3.1	TwnEndUn
24 Bayowski Dr	\$489,000	\$489,000	\$462,500	83	3	3.1	TwnEndUn
56 Clarken Dr	\$525,000	\$509,000	\$485,000	81	3	2.1	TwnIntUn
61 Burnett Terrace	\$519,000	\$519,000	\$525,000	12	4	2.1	Contemp
47 Burnett Terrace	\$629,000	\$549,000	\$505,000	74	3	3	Contemp
14 Lonergan Ln	\$699,900	\$699,900	\$680,000	65	4	3.1	TwnIntUn
11 Whitbay Dr.	\$785,000	\$759,000	\$759,000	44	4	4.1	TwnIntUn
15 Haggerty Dr.	\$789,000	\$789,000	\$700,000	98	5	3.1	Colonial
16 Luth ter	\$799,900	\$799,900	\$730,000	0	3	3.1	TwnEndUn

AVERAGE DAYS ON MARKET:80 AVERAGE LISTING PRICE: \$546,669
 AVERAGE SALE PRICE: \$347,247 % SALE PRICE / LIST PRICE: 92%

WEST ORANGE HOME SALE TRENDS June 2008 thru June 2009

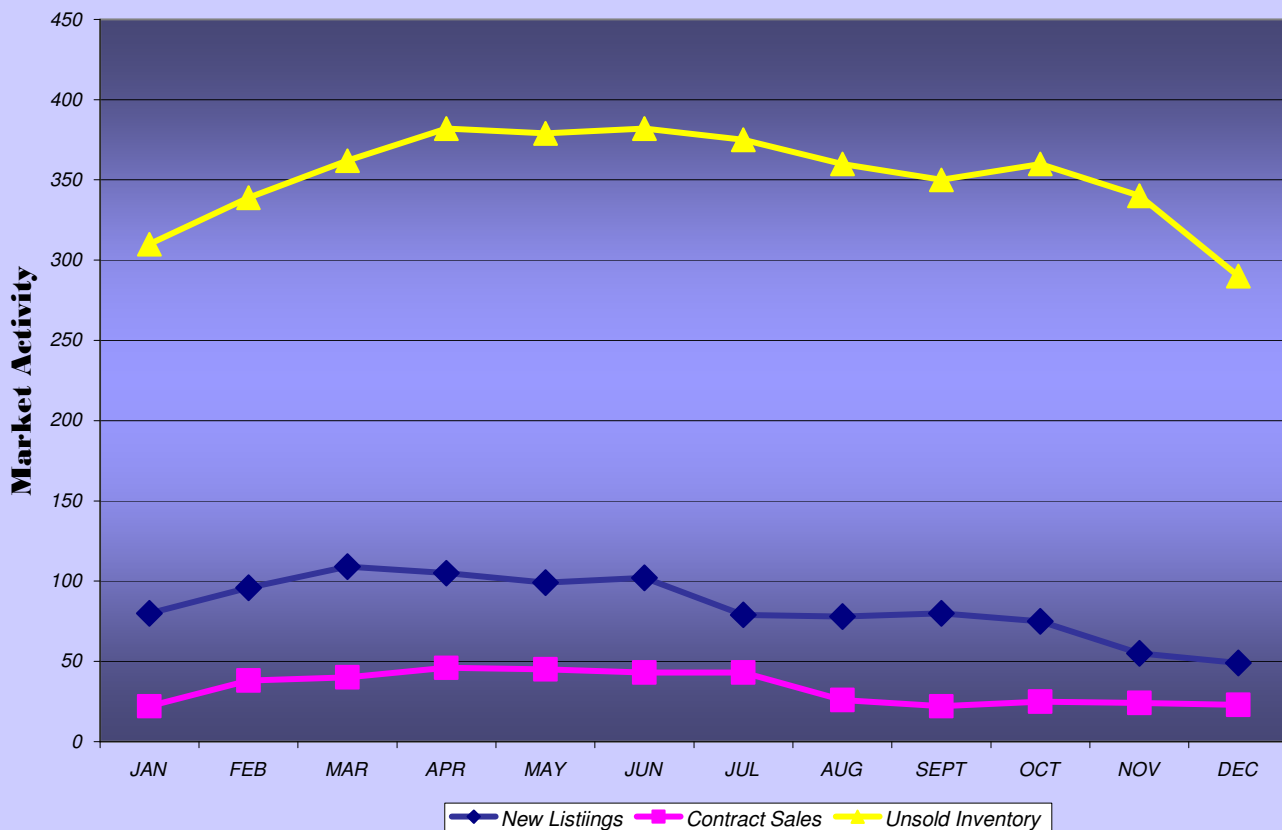
	June 2008	July	Aug	Sept.	Oct.	Nov.	Dec.
Average Listing Price	\$532,538	\$526,929	\$523,320	\$521,920	\$522,008	\$541,678	\$546,669
Average Sale Price	\$430,544	\$374,016	\$377,618	\$414,282	\$382,176	\$420,260	\$405,330
%Sale Price to List Price Ratio	97%	97%	96%	97%	95%	95%	97%
Days on Market	69	91	83	52	104	93	79
# of Active Listings	495	465	454	445	437	420	387

# of Closed Listings	62	53	53	37	33	15	34
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	Jan.	Feb.	March	April	May	June 2009
Average Listing Price	\$547,485	\$543,881	\$535,477	\$527,507	\$507,631	\$546,669
Average Sale Price	\$470,877	\$394,824	\$309,193	\$367,226	\$841,100	\$347,247
%Sale Price to List Price Ratio	95%	93%	95%	93%	208%	92%
Days On Market	111	112	90	78	83	80
# of Active Listing	380	418	449	493	481	488
# of Closed Listings	15	17	15	24	29	44

June 2009	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$225,878	\$182,500	\$250,000	\$243,950	32	98%
2	\$336,861	\$311,133	\$279,438	\$256,667	135	90%
3	\$424,183	\$388,980	\$354,471	\$348,027	86	95%
4	\$475,864	\$488,496	\$431,844	\$368,463	35	84%
5	\$1,027,096	\$1,050,757	\$542,348	\$700,000	98	89%
TOWN	\$518,496	\$465,397	\$388,346	\$347,247	80	92%

WEST ORANGE 2008



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