

WEST ORANGE January 2010 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
10 Smith Manor Blvd	\$169,000	\$169,000	\$150,000	81	1	1	HighRise
18 Ashwood Ter	\$219,000	\$219,000	\$214,000	39	3	1	Colonial
478 Eagle Rock Ave	\$231,000	\$231,000	\$225,000	57	3	1	CapeCod
10 Smith Manor Blvd	\$239,000	\$239,000	\$225,000	24	2	1.1	HighRise
323 Smith Manor Blvd	\$290,000	\$255,000	\$218,000	123	2	2	HighRise
171 Dezenzo Rd	\$339,000	\$324,000	\$315,000	128	3	2.1	TwnIntUn
262 Derose Court	\$359,000	\$324,900	\$320,000	119	3	2.1	TwnEndUn
12 Karam Cir	\$334,900	\$334,900	\$302,500	85	2	2	OneFloor
15 Fundus Rd	\$339,900	\$339,900	\$332,000	61	4	2	Bi-Level
14 Edgemont Rd	\$349,000	\$349,000	\$344,500	17	4	2.1	CapeCod
25 Arverne Road	\$395,000	\$369,900	\$359,000	119	4	3	RanchExp
9 Highland Pl	\$429,000	\$399,000	\$375,500	96	4	3.1	Ranch
31 Rutgers Street	\$415,000	\$415,000	\$385,000	69	3	3	SplitLev
132 Forest Hill Rd.	\$425,000	\$425,000	\$400,000	126	3	1.1	Colonial
25 Rosemont Terrace	\$489,000	\$469,000	\$450,000	53	3	2.1	RanchExp
22 Colony Dr E	\$543,000	\$515,000	\$500,000	49	5	3.1	Colonial
18 Beverly Rd	\$625,000	\$575,000	\$540,000	162	5	3.2	Colonial
16 Grandview Avenue	\$589,000	\$589,000	\$574,000	11	4	3.1	Colonial
5 Faas Ct	\$725,000	\$699,900	\$678,000	154	4	3.1	Colonial
753 Northfield Ave	\$1,056,990	\$1,064,990	\$961,757	408	3	3	OneFloor

AVERAGE DAYS ON MARKET:102 AVERAGE LISTING PRICE: **\$471,844**
 AVERAGE SALE PRICE:**\$402,908** % SALE PRICE / LIST PRICE: 95%

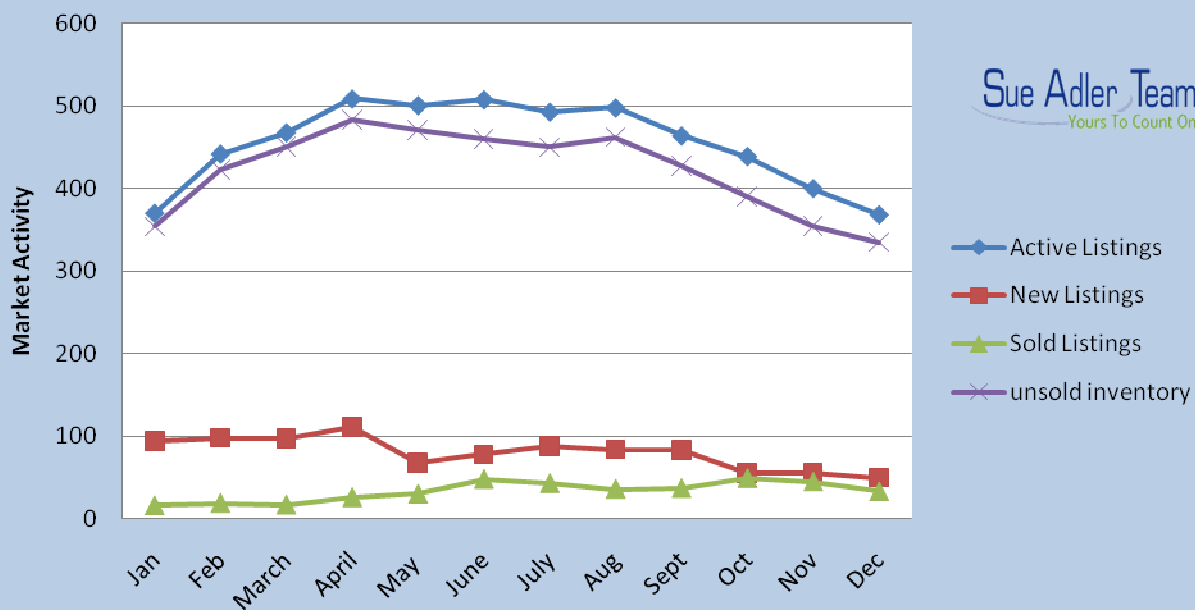
WEST ORANGE HOME SALE TRENDS January 2009 thru January 2010

	Jan.2009	Feb.	March	April	May	June	July
Average Listing Price	\$547,485	\$543,881	\$535,477	\$527,507	\$507,631	\$546,669	\$503,673
Average Sale Price	\$470,877	\$394,824	\$309,193	\$367,226	\$841,100	\$347,247	\$364,726
%Sale Price to List Price Ratio	95%	93%	95%	93%	208%	92%	95%
Days on Market	111	112	90	78	83	80	65
# of Active Listings	380	418	449	493	481	488	475
# of Closed Listings	15	17	15	24	29	44	43

	Aug	Sept.	Oct.	Nov.	Dec.	Jan.2010
Average Listing Price	\$500,245	\$487,987	\$491,470	\$489,781	\$480,200	\$471,844
Average Sale Price	\$470,680	\$398,452	\$396,276	\$328,768	\$414,678	\$402,908
%Sale Price to List Price Ratio	95%	96%	95%	96%	94%	95%
Days On Market	88	102	117	81	91	102
# of Active Listing	477	445	426	386	358	394
# of Closed Listings	33	35	48	45	29	20

Jan. 2010	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$190,737	\$216,700	\$211,950	\$150,000	81	89%
2	\$290,812	\$258,500	\$275,200	\$248,500	77	90%
3	\$386,502	\$396,670	\$345,000	\$436,680	137	94%
4	\$452,231	\$377,265	\$338,760	\$443,833	76	97%
5	\$948,453	\$758,425	\$463,000	\$520,000	106	95%
TOWN	\$471,844	\$402,200	\$336,100	\$402,908	102	95%

West Orange Market Activity 2009



Sue Adler Team
Yours To Count On

Active Listings
New Listings
Sold Listings
unsold inventory



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