

West Orange June 2011 Market Activity

Want to know what your home is worth? Visit www.WOrangeHouseValues.com

Address	Style	Rooms	Bedrooms	Baths	List			SP:LP	SP:AV	Livable		DOM
					Price	Sales Price	Assessment			Area SF	Price per SF	
37 Whittlesey Avenue	Colonial	6	3	1.00	\$99,900	\$100,000	\$193,700	100%	52%	\$1,279	\$78	38
528 Mt Pleasant Avenue	CapeCod	8	4	1.10	\$175,000	\$170,000	\$222,700	97%	76%	\$1,296	\$131	137
51 Rollinson Street	Colonial	7	3	2.10	\$199,000	\$190,000	\$270,500	95%	70%	\$1,700	\$112	109
10 Smith Manor Boulevard	HighRise	5	2	2.00	\$199,000	\$195,000	\$206,200	98%	95%	\$1,425	\$137	242
505 Smith Manor Boulevard	Contemp	4	2	2.00	\$210,000	\$200,000	\$206,200	95%	97%	\$1,425	\$140	100
31 Morris Road	Ranch	6	3	1.00	\$232,000	\$231,600	\$234,700	100%	99%	\$1,050	\$221	112
10 Smith Manor Boulevard	HighRise	4	2	2.00	\$233,000	\$233,000	\$251,800	100%	93%	\$1,655	\$141	5
26 Meyer Court	TwnIntUn	7	2	2.10	\$249,000	\$230,000	\$295,100	92%	78%	\$1,098	\$209	2
10 Smith Manor Boulevard	HighRise	6	3	3.10	\$257,500	\$215,000	\$448,900	83%	48%	\$2,307	\$93	42
51 Nestro Road	CapeCod	7	3	2.00	\$264,900	\$260,000	\$199,200	98%	131%	\$1,336	\$195	31
130 Walker Road	Colonial	7	3	1.10	\$279,000	\$262,200	\$281,400	94%	93%	\$1,543	\$170	9
28 Meyer Court	TwnIntUn	6	2	2.00	\$289,900	\$280,000	\$255,900	97%	109%	\$1,305	\$215	60
36 Maple Avenue	Colonial	6	3	2.00	\$299,000	\$280,000	\$253,900	94%	110%	\$1,296	\$216	92
11 Osborne Place	SplitLev	9	3	2.00	\$310,000	\$285,000	\$293,000	92%	97%	\$1,764	\$162	0
153 Dezenzo Road	TwnIntUn	6	3	2.10	\$312,000	\$300,000	\$287,600	96%	104%	\$1,724	\$174	123
16 Clarcken Drive	TwnEndUn	6	2	2.10	\$329,900	\$315,000	\$318,700	95%	99%	\$1,736	\$181	47
48 Fowler Drive	TwnIntUn	7	3	2.10	\$336,000	\$319,000	\$332,000	95%	96%	\$1,850	\$172	78
1083 Pleasant Valley Way	SplitLev	8	4	2.10	\$339,000	\$320,000	\$308,800	94%	104%	\$2,028	\$158	132
28 Fowler Drive	TwnIntUn	10	3	2.10	\$339,000	\$322,000	\$352,000	95%	91%	\$1,850	\$174	85



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"Relax... You're with Maggee"

Average Days on Market

64

Average List Price

\$380,172

Average Sales Price

\$362,754

% of List Price to Sales Price

96%

Average Price per SF

\$176

of Sold Homes for the Month

36

Sales Price to Assessed Value Ratio

100%

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.
Liveable area square footage taken from 2011 Re-Evaluations.

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4 Sheridan Avenue	SplitLev	9	4	2.10	\$342,000	\$325,000	\$315,500	95%	103%	\$1,930	\$168	35
397 Digaetano Terrace	TwnIntUn	7	3	2.10	\$345,000	\$325,000	\$331,800	94%	98%	\$1,738	\$187	55
19 Bongart Drive	TwnIntUn	8	3	2.10	\$349,000	\$345,000	\$340,100	99%	101%	\$1,850	\$186	33
51 Lenox Terrace	Colonial	9	3	1.10	\$349,900	\$355,000	\$330,900	101%	107%	\$1,862	\$191	21
30 Nance Road	SplitLev	9	4	2.10	\$359,000	\$365,000	\$329,400	102%	111%	\$1,876	\$195	74
6 Knutsen Drive	TwnIntUn	10	2	2.10	\$364,500	\$347,000	\$346,100	95%	100%	\$1,850	\$188	14
8 Mellon Avenue	SplitLev	8	4	2.10	\$369,000	\$358,000	\$307,200	97%	117%	\$1,808	\$198	23
3 Wedgewood Drive	SplitLev	9	4	2.10	\$375,000	\$375,000	\$333,900	100%	112%	\$2,057	\$182	13
21 Fairway Drive	Ranch	9	4	3.10	\$379,000	\$375,000	\$389,400	99%	96%	\$2,071	\$181	26
65 Forest Hill Road	CapeCod	7	3	3.10	\$389,900	\$375,000	\$373,700	96%	100%	\$1,873	\$200	120
23 Nance Road	Custom	10	6	3.10	\$479,000	\$470,000	\$382,400	98%	123%	\$2,784	\$169	10
22 Suburban Drive	Colonial	10	6	4.00	\$499,000	\$435,000	\$429,300	87%	101%	\$3,125	\$139	102
2 Januson Court	Colonial	12	5	3.10	\$699,000	\$679,000	\$699,400	97%	97%	\$3,310	\$205	44
18 Witte Place	MultiFlr	9	4	3.10	\$799,900	\$703,910	\$609,400	88%	116%	\$3,287	\$214	23
24 Witte Place (Encino)	MultiFlr	9	4	3.10	\$809,900	\$798,432	\$632,600	99%	126%	\$3,679	\$217	2
65 Carteret Street	Colonial	11	6	3.10	\$825,000	\$770,000	\$598,900	93%	129%	\$3,301	\$233	124
4 Efstis Court Augusta	Colonial	12	5	4.10	\$999,000	\$950,000	\$807,000	95%	118%	\$4,364	\$218	156
Averages					\$381,172	\$362,754		96%	100%		\$176	64



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