

# 145 Melrose Ave Irvington, NJ 07111

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## Patrick Rumore

REALTOR / Sales Associate

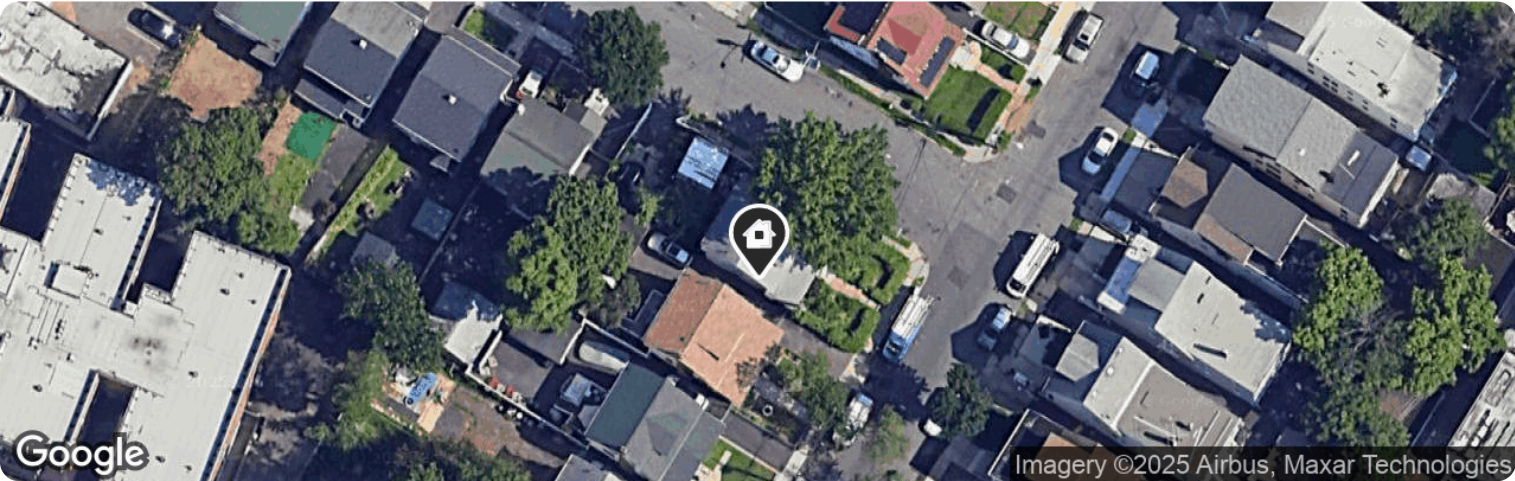
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**145 Melrose Ave,** Irvington, NJ 07111



**Off Market / Public Record** • Sold Date: 6/2/2005, Public Record

Closed Price

**\$165,000**

Off Market Date 6/2/2005

RVM®

**\$361,490**

RVM® Updated 2/23/2025

RVM® Estimated Range

\$329K      \$394K

RVM® Confidence



RVM® Month Change

↑ \$8,430

RVM® Year Change

↓ 20.66%

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# Property Information

## Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	–
Property Subtype	Single Family Residential	–
Bedrooms	–	–
Total Baths	–	–
Full Baths	–	–
Partial Baths	–	–
Living Area (sq ft)	1,328	–
Building Area (sq ft)	1,328	–
Lot Size	2,801 sq ft	–
Lot Dimensions	2801 SF	–
Garage (spaces)	0	–
Year Built	1927	–
Number of Units	0	–
Number of Stories	1	–

## Exterior Features

PUBLIC			
Lot Size - Square Feet	2,801 sq ft	Lot Size - Frontage Feet	30 sq ft
Lot Size - Depth Feet	95 sq ft	Lot Size - Acres	0.06 acres

## Legal Description

Parcel Number	09 00066-0000-00015	Tax ID	04009900
County	Essex County	City/Municipality/Township	IRVINGTON TWP
Census Tract	340130125.003005	Carrier Route	C031

## Legal Description

Abbreviated Description	LOT:15 BLK:66 DIST:09 CITY/MUNI/TWP:IRVINGTON TWP	Current Use	Single Family Residential
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## Owner Facts

Owner Name (Public)	DANIEL SIMON	Owner Name 2 (Public)	ISLANDE CHARLES
Time Owned	15-20 Yrs	Mailing Address	145 Melrose Ave Irvington NJ 07111-2142
Owner Occupied	Yes		

## Location Details

Flood Zone	X (unshaded)
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## Market Trends

### Market Trends for Irvington, NJ 07111

Single Family + Condo/Townhouse/Apt.

January 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

2.49

↓ 31.59% MoM

Sold to List Price %

103.6%

↓ 0.34% MoM

Median Days in RPR

21

↓ 55.32% MoM

Median Sold Price

\$400,000

↓ 3.61% MoM



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## January 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

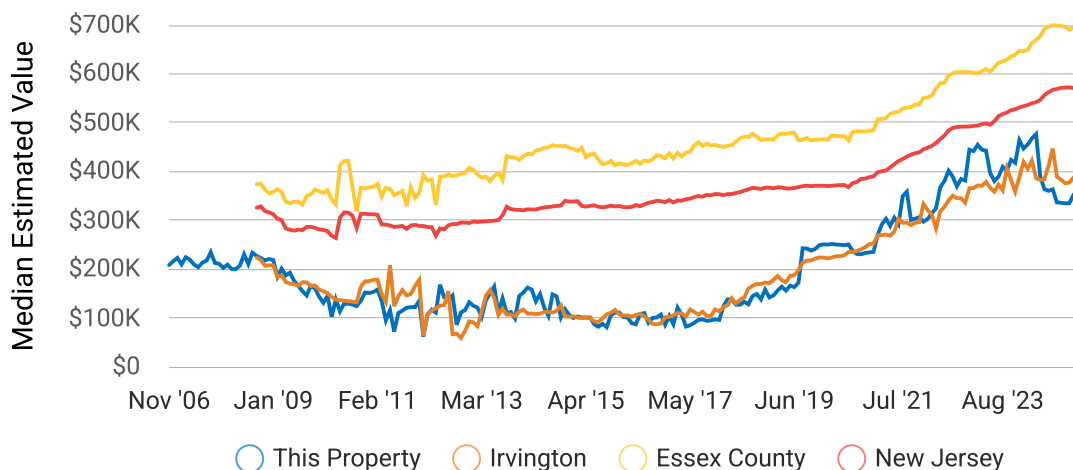
Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

**Median Estimated Value**  
**\$388,470**

**Last Month Change**  
**+2.9%**

**12 Month Change**  
**-7.5%**



## January 2025 Active Listings

Irvington, NJ 07111

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$364,999**

↓ 3.8% Month over Month



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## January 2025 Sold Listings

Irvington, NJ 07111

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month.

These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

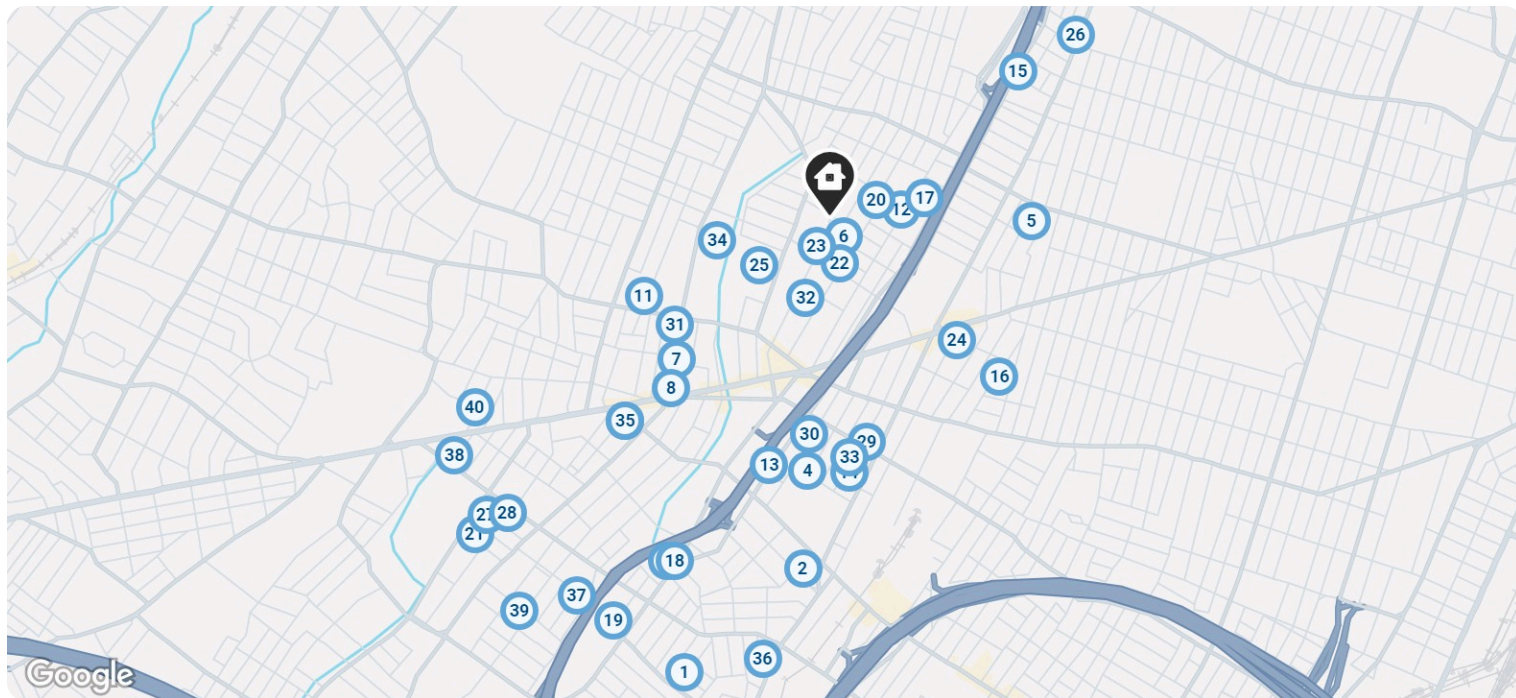
**Median Sold Price - \$400,000**

↓ 3.6% Month over Month



## Market Activity

### Recent Market Activity





# 145 Melrose Ave,

Irvington, NJ 07111

	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Total Number of Properties	8	8	8	8	8
Lowest Listing Price/Est. Value	\$299,000	\$200,000	\$322,000	\$299,000	\$320,000
Median Listing Price/Est. Value	\$429,999	\$315,000	\$380,420	\$375,000	\$410,000
Highest Listing Price/Est. Value	\$525,000	\$430,000	\$453,100	\$450,000	\$615,000
Median Living Area	1,396	1,056	1,388	1,352	1,308
Median Price per sq.ft.	\$323	\$269	\$301	\$266	\$309
Median Days in RPR	12	67	–	196	96
Median Age	79	102	72	86	78



# Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$299,000	\$200,000	\$322,000	\$299,000	\$320,000
Median Price	\$429,999	\$315,000	\$380,420	\$375,000	\$410,000
Highest Price	\$525,000	\$430,000	\$453,100	\$450,000	\$615,000
Median Price per sq.ft.	\$323	\$269	\$301	\$266	\$309
Median Days in RPR	12	67	–	196	96

## CMA Summary

This section compares prices of agent-selected properties sold recently with a similar number of beds and baths.

Average of Comps	–
Adjustments	–
Adjusted Value	– (or – per sq ft)

## Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$361,490
Changes Based on Home Facts	–
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	\$361,490 (or \$272 per sq ft)



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