

# Bloomfield

## March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	396 Hoover Avenue U180	OneFloor	1	1.0	10	\$235,000	\$235,000	\$305,000	129.79%	\$151,100	2.02
2	30 Charles Street	Detached	4	2.0	28	\$419,000	\$419,000	\$430,000	102.63%	\$290,700	1.48
3	86 Sadler Road	Colonial	3	2.0	21	\$419,000	\$419,000	\$475,000	113.37%	\$362,500	1.31
4	62 Willet Street	Colonial	3	2.0	9	\$399,000	\$399,000	\$492,000	123.31%	\$291,200	1.69
5	678 Broad Street	CapeCod	3	1.0	123	\$574,900	\$549,500	\$520,000	94.63%	\$342,000	1.52
6	247 Broughton Avenue	Colonial	4	2.0	27	\$475,000	\$475,000	\$520,000	109.47%	\$280,400	1.85
7	10 Mountain Avenue	Colonial	3	1.1	18	\$499,000	\$499,000	\$575,000	115.23%	\$411,500	1.40
8	37 Day Street	Colonial	3	2.0	13	\$549,000	\$549,000	\$600,000	109.29%	\$342,300	1.75
9	65 Spruce Street	Colonial	4	2.1	53	\$649,900	\$649,900	\$649,900	100.00%	\$346,500	1.88
10	96 N Fulton Street	Colonial	3	1.0	28	\$599,000	\$599,000	\$706,000	117.86%	\$356,300	1.98
11	68 Ernst Avenue	Colonial	3	2.0	5	\$674,900	\$674,900	\$727,000	107.72%	\$373,500	1.95
12	29 Oakridge Road	Tudor	3	2.1	11	\$699,000	\$699,000	\$825,678	118.12%	\$442,200	1.87
<b>AVERAGE</b>					29	\$516,058	\$513,942	\$568,798	111.78%		1.72

### *"Active"* Listings in Bloomfield

Number of Units: 19  
 Average List Price: \$550,668  
 Average Days on Market: 51

### *"Under Contract"* Listings in Bloomfield

Number of Units: 39  
 Average List Price: \$542,238  
 Average Days on Market: 41

# Bloomfield 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	25	47	29										33
List Price	\$481,792	\$470,742	\$513,942										\$485,972
Sales Price	\$512,330	\$500,625	\$568,798										\$522,137
SP:LP%	106.67%	106.85%	111.78%										107.96%
SP to AV	1.52	1.54	1.72										1.58
# Units Sold	22	16	12										50
3 Mo Rate of Ab	0.92	1.13	1.35										1.13
Active Listings	17	19	19										18
Under Contracts	26	25	39										30

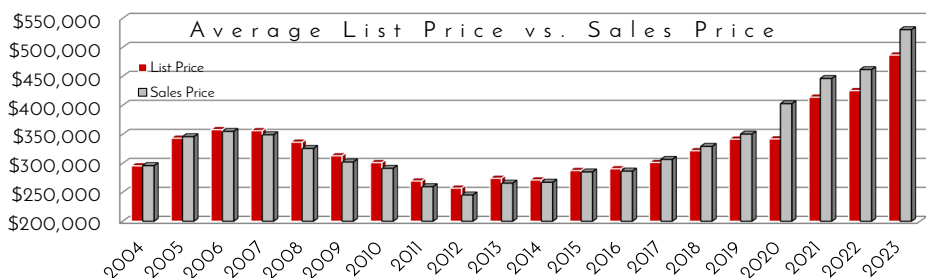
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	40	33	-18.45%
Sales Price	\$466,702	\$522,137	11.88%
LP:SP	104.74%	107.96%	3.07%
SP:AV	1.44	1.58	9.27%

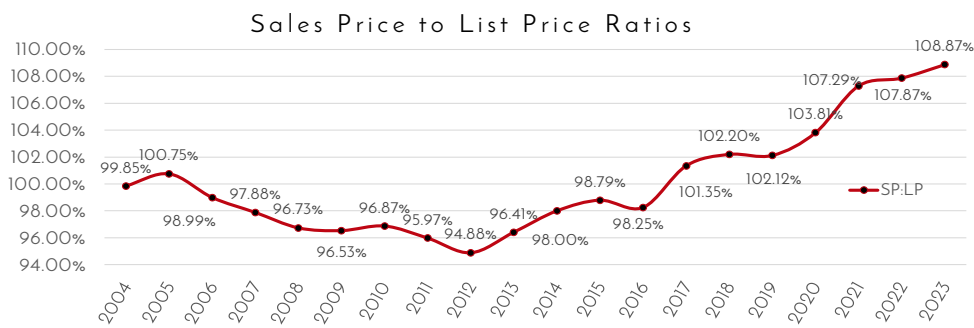


YTD	2023	2024	% Change
# Units Sold	46	50	8.70%
Rate of Ab 3 Mo	1.15	1.13	-1.16%
Actives	23	18	-20.29%
Under Contracts	29	30	2.27%

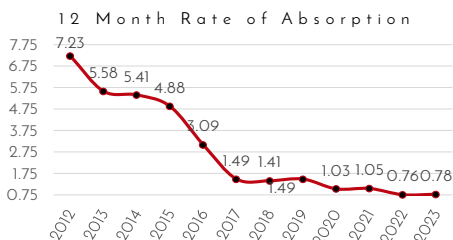
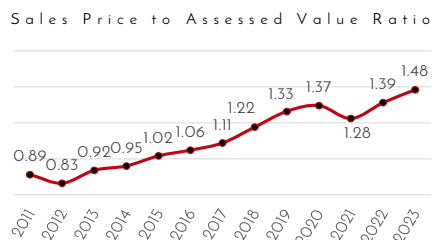
## Bloomfield Yearly Market Trends



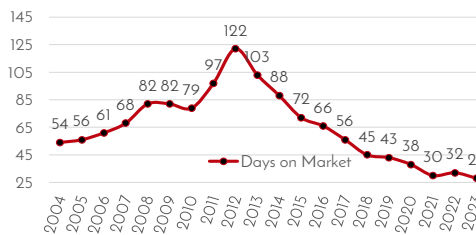
## Bloomfield Yearly Market Trends



Year	LP	SP
2004	\$295,500	\$295,832
2005	\$343,180	\$345,775
2006	\$357,923	\$354,939
2007	\$356,076	\$349,097
2008	\$336,602	\$325,491
2009	\$312,795	\$302,114
2010	\$301,053	\$291,230
2011	\$269,363	\$259,554
2012	\$257,073	\$245,230
2013	\$274,022	\$265,649
2014	\$271,092	\$267,185
2015	\$287,484	\$284,999
2016	\$290,451	\$286,396
2017	\$301,324	\$306,527
2018	\$321,597	\$329,023
2019	\$341,969	\$350,260
2020	\$385,423	\$402,649
2021	\$413,933	\$446,093
2022	\$425,187	\$461,403
2023	\$486,596	\$530,281



## Average Days on Market



## Number of Units Sold

