

Cranford

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	217 Prospect Avenue	OneFloor	1	1.0	6	\$299,900	\$299,900	\$315,000	105.04%	\$90,900	3.47
2	22B Parkway Village	TwnIntUn	2	1.1	12	\$329,000	\$329,000	\$330,000	100.30%	\$89,900	3.67
3	7 W End Place	TwnIntUn	2	1.0	6	\$419,000	\$419,000	\$419,000	100.00%	\$120,000	3.49
4	113 Glenwood Road	SplitLev	3	1.1	11	\$569,900	\$569,900	\$626,000	109.84%	\$173,300	3.61
5	431 S Union Avenue	CapeCod	4	2.0	8	\$589,000	\$589,000	\$640,000	108.66%	\$162,200	3.95
6	324 Retford Avenue	SplitLev	3	2.0	8	\$699,000	\$699,000	\$775,000	110.87%	\$161,600	4.80
7	322 Manor Avenue	Colonial	4	2.1	40	\$985,000	\$985,000	\$950,000	96.45%		
8	18 Oak Lane	Colonial	4	2.1	22	\$889,000	\$889,000	\$989,000	111.25%	\$224,000	4.42
AVERAGE					14	\$597,475	\$597,475	\$630,500	105.30%		3.91

"Active" Listings in Cranford

Number of Units: 18
 Average List Price: \$796,267
 Average Days on Market: 29

"Under Contract" Listings in Cranford

Number of Units: 31
 Average List Price: \$766,877
 Average Days on Market: 18

Cranford 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	18	44	14										27
List Price	\$509,475	\$709,445	\$597,475										\$613,463
Sales Price	\$521,625	\$728,110	\$630,500										\$634,542
SP:LP%	101.60%	103.30%	105.30%										103.39%
SP to AV	3.90	3.87	3.91										3.89
# Units Sold	8	10	8										26
3 Mo Rate of Ab	0.68	1.15	1.38										1.07
Active Listings	12	18	18										16
Under Contracts	15	24	31										23

Flashback! YTD 2023 vs YTD 2024

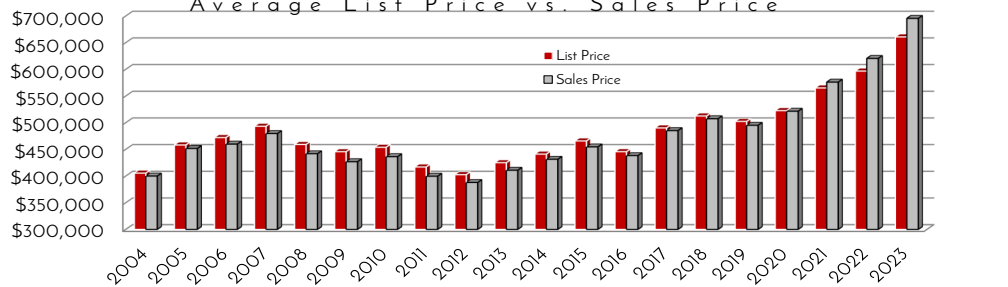
YTD	2023	2024	% Change
DOM	27	27	-0.57%
Sales Price	\$625,541	\$634,542	1.44%
LP:SP	103.50%	103.39%	-0.11%
SP:AV	3.41	3.89	14.28%



YTD	2023	2024	% Change
# Units Sold	32	26	-18.75%
Rate of Ab 3 Mo	1.11	1.07	-3.60%
Actives	14	16	14.29%
Under Contracts	18	23	29.63%

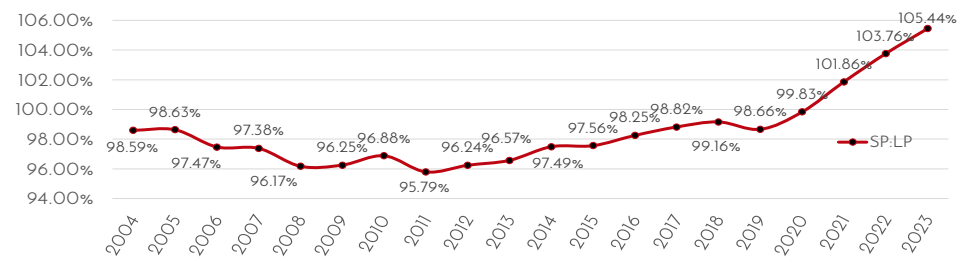
Cranford Yearly Market Trends

Average List Price vs. Sales Price



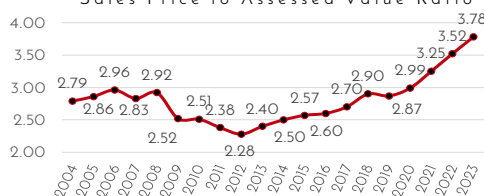
Cranford Yearly Market Trends

Sales Price to List Price Ratios

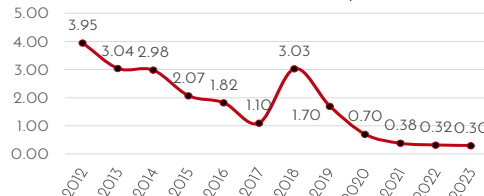


Year	LP	SP
2004	\$405,457	\$399,932
2005	\$458,137	\$451,611
2006	\$472,019	\$459,842
2007	\$493,201	\$479,623
2008	\$459,091	\$441,793
2009	\$445,535	\$426,903
2010	\$453,899	\$435,337
2011	\$416,943	\$399,663
2012	\$400,582	\$387,864
2013	\$424,907	\$410,836
2014	\$441,034	\$431,369
2015	\$445,550	\$454,625
2016	\$445,550	\$438,277
2017	\$490,120	\$485,202
2018	\$512,568	\$507,405
2019	\$502,068	\$495,112
2020	\$522,579	\$521,477
2021	\$565,043	\$576,013
2022	\$596,690	\$620,475
2023	\$660,678	\$695,522

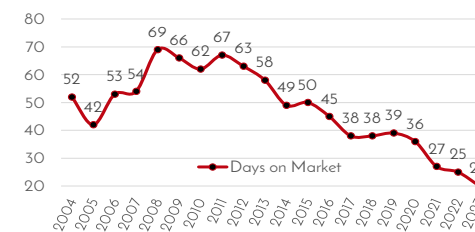
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

