



Scotch Plains

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	39 Wareham Court	TwnIntUn	2	2.1	22	\$425,000	\$425,000	\$450,000	105.88%	\$83,900	5.36
2	2014 Valley Avenue	SplitLev	4	1.1	20	\$425,000	\$425,000	\$480,000	112.94%	\$94,800	5.06
3	321 Hunter Avenue	CapeCod	3	1.0	20	\$499,000	\$499,000	\$505,000	101.20%	\$71,100	7.10
4	2369 Whittier Avenue	CapeCod	4	1.1	5	\$469,000	\$469,000	\$525,000	111.94%	\$85,200	6.16
5	396 Park View Drive	CapeCod	4	2.0	11	\$519,000	\$519,000	\$537,500	103.56%	\$90,400	5.95
6	2227 Pine Terrace	CapeCod	3	2.0	12	\$485,000	\$485,000	\$542,400	111.84%	\$82,200	6.60
7	2125 Portland Avenue	CapeCod	4	1.0	11	\$525,000	\$525,000	\$624,234	118.90%	\$87,600	7.13
8	1796 Mountain Avenue	CapeCod	3	2.0	7	\$525,000	\$525,000	\$625,000	119.05%	\$67,700	9.23
9	2079 Westfield Avenue	Colonial	4	3.0	44	\$729,000	\$729,000	\$730,000	100.14%	\$82,300	8.87
10	5 Manitou Way	SplitLev	4	2.1	4	\$919,500	\$919,500	\$900,000	97.88%	\$146,600	6.14
11	1132 Jefferson Avenue	Colonial	6	3.1	14	\$999,900	\$999,900	\$999,900	100.00%	\$140,600	7.11
12	10 Homestead Terrace	Colonial	4	2.1	11	\$945,000	\$945,000	\$1,085,000	114.81%	\$150,500	7.21
AVERAGE					15	\$622,117	\$622,117	\$667,003	108.18%		6.83

“Active” Listings in Scotch Plains

Number of Units:	20
Average List Price:	\$1,021,245
Average Days on Market:	33

“Under Contract” Listings in Scotch Plains

Number of Units:	29
Average List Price:	\$791,783
Average Days on Market:	23

Scotch Plains 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	42	15										27
List Price	\$658,333	\$731,214	\$622,117										\$676,637
Sales Price	\$662,500	\$773,519	\$667,003										\$712,759
SP:LP%	101.49%	106.11%	108.18%										106.02%
SP to AV	5.88	6.53	6.83										6.56
# Units Sold	6	14	12										32
3 Mo Rate of Ab	1.27	1.17	1.69										1.38
Active Listings	13	19	20										17
Under Contracts	27	19	29										25

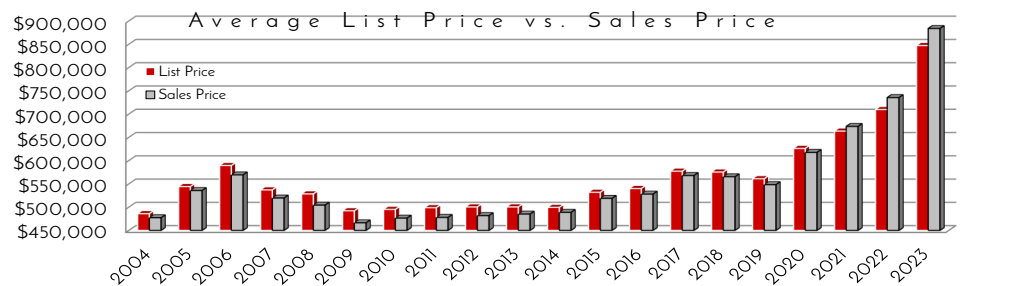
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	48	27	-43.49%
Sales Price	\$783,650	\$712,759	-9.05%
LP:SP	99.587%	106.018%	6.46%
SP:AV	5.39	6.56	21.70%



YTD	2023	2024	% Change
# Units Sold	50	32	-36.00%
Rate of Ab 3 Mo	1.34	1.38	2.74%
Actives	22	17	-20.00%
Under Contracts	37	25	-32.43%

Scotch Plains Yearly Market Trends



Year	LP	SP
2004	\$485,986	\$477,295
2005	\$544,238	\$535,717
2006	\$589,314	\$569,316
2007	\$536,982	\$504,372
2008	\$528,385	\$504,372
2009	\$492,127	\$466,348
2010	\$495,126	\$476,512
2011	\$498,809	\$477,992
2012	\$500,326	\$481,875
2013	\$500,393	\$485,130
2014	\$635,524	\$658,227
2015	\$531,872	\$518,913
2016	\$540,025	\$528,027
2017	\$577,215	\$567,965
2018	\$575,340	\$565,290
2019	\$561,034	\$548,349
2020	\$626,196	\$617,612
2021	\$663,335	\$673,441
2022	\$709,582	\$735,431
2023	\$847,131	\$883,825

Scotch Plains Yearly Market Trends

