

Bloomfield

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40 Lawrence Street	Colonial	5	2.0	84	\$114,900	\$114,900	\$99,589	86.67%	\$248,200	0.40
2	42 Ella Street	CapeCod	3	1.0	55	\$99,900	\$99,900	\$110,000	110.11%	\$227,500	0.48
3	210 N 17th Street	HalfDupl	2	1.0	40	\$114,900	\$114,900	\$113,900	99.13%	\$150,000	0.76
4	218 Broad Street Apt 5B	OneFloor	1	1.0	16	\$159,922	\$159,922	\$155,000	96.92%	\$111,700	1.39
5	84 Floyd Avenue	Colonial	3	1.0	52	\$189,900	\$179,900	\$160,000	88.94%	\$169,400	0.94
6	104 Johnson Avenue	Colonial	3	1.1	15	\$155,900	\$155,900	\$166,708	106.93%	\$279,700	0.60
7	131 Waldo Avenue	Colonial	3	1.0	85	\$218,900	\$179,900	\$170,000	94.50%	\$223,000	0.76
8	245 N 16th Street	HalfDupl	2	1.1	39	\$193,200	\$193,200	\$180,000	93.17%	\$146,800	1.23
9	46 Cleveland Terrace	Colonial	5	2.0	176	\$200,000	\$200,000	\$191,000	95.50%	\$338,100	0.56
10	10 Orange Street	OneFloor	2	1.0	104	\$185,900	\$219,900	\$199,900	90.90%	\$660,000	0.30
11	56 Elston Street	Colonial	3	1.1	357	\$239,000	\$209,999	\$208,000	99.05%	\$224,100	0.93
12	137 N 17th Street	Colonial	3	3.0	123	\$240,000	\$240,000	\$225,000	93.75%	\$218,000	1.03
13	56 Bellevue Terrace	CapeCod	4	2.0	72	\$265,500	\$249,900	\$230,000	92.04%	\$265,300	0.87
14	48 Mohr Avenue	Colonial	3	1.0	39	\$259,000	\$259,000	\$252,500	97.49%	\$254,900	0.99
15	802 Broad Street	Colonial	3	1.0	244	\$274,900	\$267,900	\$260,000	97.05%	\$262,100	0.99
16	182 Broughton Avenue	Colonial	2	2.0	17	\$269,000	\$269,000	\$269,000	100.00%	\$223,400	1.20
17	686 Broad Street	CapeCod	3	1.0	195	\$269,900	\$269,900	\$270,000	100.04%	\$245,200	1.10
18	31 Donna Drive	CapeCod	4	1.0	35	\$289,000	\$289,000	\$270,000	93.43%	\$274,200	0.98
19	145 N Seventeenth Street	Colonial	3	1.1	23	\$279,000	\$279,000	\$275,000	98.57%	\$237,600	1.16
20	15 Eaton Place	Colonial	3	1.1	74	\$279,000	\$279,000	\$285,000	102.15%	\$293,400	0.97
21	354 W Passaic Avenue	Colonial	3	1.1	256	\$320,000	\$320,000	\$307,500	96.09%	\$266,400	1.15
22	50 Newark Avenue	CapeCod	4	2.0	165	\$319,900	\$294,999	\$315,000	106.78%	\$262,200	1.20
23	66 W Passaic Avenue	Colonial	3	2.0	15	\$319,000	\$319,000	\$319,000	100.00%	\$266,500	1.20
24	36 Park Street	Colonial	4	2.2	86	\$339,900	\$339,900	\$325,000	95.62%	\$330,800	0.98
25	77 Yantecaw Avenue	Colonial	3	1.1	7	\$324,900	\$324,900	\$330,000	101.57%	\$296,200	1.11

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26	100 Williamson Avenue	Tudor	3	2.1	73	\$340,000	\$340,000	\$335,000	98.53%	\$276,600	1.21
27	93 Darling Avenue	Colonial	4	2.1	186	\$350,000	\$340,000	\$336,000	98.82%	\$321,500	1.05
28	103 Sylvan Road	Colonial	3	1.1	89	\$349,900	\$349,900	\$365,000	104.32%	\$311,700	1.17
29	31 Chestnut Terrace	CapeCod	4	2.0	14	\$339,000	\$339,000	\$365,000	107.67%	\$294,100	1.24
30	159-163 Garrabant Avenue	Colonial	3	3.0	213	\$449,000	\$399,900	\$380,000	95.02%	\$398,700	0.95
31	226 Sylvan Road	Colonial	4	2.1	59	\$399,900	\$349,990	\$380,000	108.57%	\$480,700	0.79
32	15 Poe Avenue	Colonial	3	1.1	20	\$399,999	\$399,999	\$420,000	105.00%	\$382,200	1.10
33	42 Main Terrace	Colonial	4	3.0	45	\$459,900	\$459,900	\$445,000	96.76%	\$334,500	1.33
34	32 Pieretti Court	Colonial	4	2.1	10	\$439,900	\$439,900	\$475,000	107.98%	\$452,500	1.05
35	61 Beach Street	Colonial	5	3.1	19	\$489,900	\$489,900	\$530,000	108.19%	\$489,900	1.08
36	19 Stonehouse Road	Colonial	4	2.1	16	\$545,000	\$545,000	\$600,000	110.09%	\$451,000	1.33
AVERAGE					87	\$291,220	\$285,650	\$286,614	99.37%		0.99

"ACTIVE" Listings in Bloomfield

Number of Units: **107**
 Average List Price: **\$285,330**
 Average Days on Market: **89**

"UNDER CONTRACT" Listings in Bloomfield

Number of Units: **97**
 Average List Price: **\$283,480**
 Average Days on Market: **92**

Bloomfield 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	98	88	87										90
List Price	\$242,596	\$255,859	\$285,650										\$263,855
Sales Price	\$238,715	\$262,238	\$286,614										\$265,160
Sales Price as a % of List Price	97.71%	103.40%	99.37%										100.18%
Sales Price to Assessed Value	0.91	1.01	0.99										0.97
# Units Sold	26	29	36										91
Active Listings	102	103	107										104
Under Contracts	82	80	97										86

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	109	90	-17.16%
Sales Price	\$254,227	\$265,160	4.30%
Assessed Value to Sales Price	0.98	0.97	-0.34%

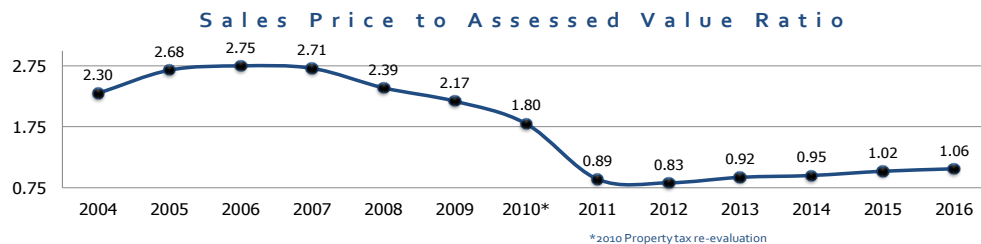


YTD	2016	2017	% Change
# Units Sold	67	91	35.82%
Active Listings	123	107	-13.01%
Under Contracts	69	97	40.58%

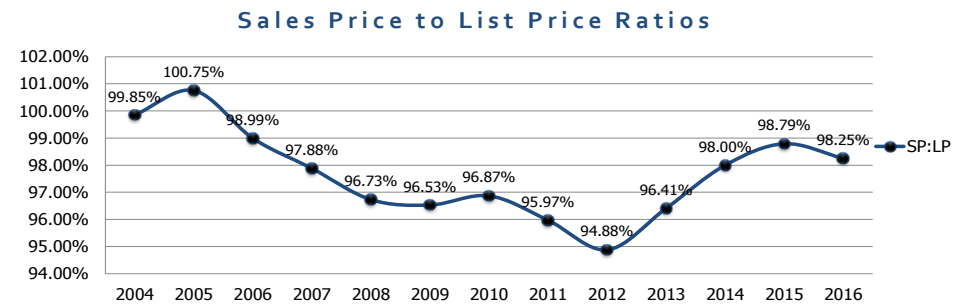
Bloomfield Yearly Market Trends



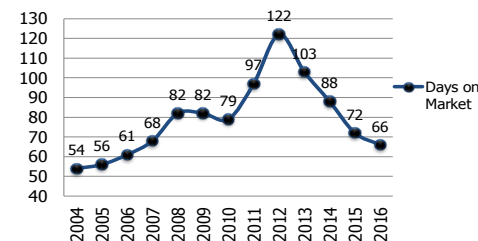
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$295,500	\$343,180	\$357,923	\$356,076	\$336,602	\$312,795	\$301,053	\$269,363	\$257,073	\$274,022	\$271,092	\$287,484	\$290,451
SP	\$295,832	\$345,775	\$354,939	\$349,097	\$325,491	\$302,114	\$291,230	\$259,554	\$245,230	\$265,649	\$267,185	\$284,999	\$286,396



Bloomfield Yearly Market Trends



Average Days on Market



Number of Units Sold

