

Clark Township

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	492 Raritan Road	Custom	4	2.1	183	\$425,000	\$335,000	\$250,000	74.63%	\$127,000	1.97
2	494 Oak Ridge Road	CapeCod	4	2.0	10	\$385,000	\$385,000	\$370,000	96.10%	\$108,300	3.42
3	102 Schwinn Drive	Ranch	3	2.1	36	\$422,900	\$399,900	\$398,000	99.52%	\$154,400	2.58
4	211 Oak Ridge Road	Ranch	3	2.0	73	\$449,000	\$449,000	\$415,000	92.43%	\$138,600	2.99
5	46 Fairview Road	Ranch	3	2.1	73	\$469,000	\$469,000	\$440,000	93.82%	\$189,600	2.32
6	295 Laurel Lane	Custom	4	2.1	98	\$819,000	\$819,000	\$790,000	96.46%	\$220,000	3.59
AVERAGE					79	\$494,983	\$476,150	\$443,833	92.16%		2.81

"ACTIVE" Listings in Clark

Number of Units: 38
Average List Price: \$609,657
Average Days on Market: 60

"UNDER CONTRACT" Listings in Clark

Number of Units: 38
Average List Price: \$479,699
Average Days on Market: 41

Clark Township 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	41	123	79										85
List Price	\$432,411	\$394,876	\$476,150										\$426,624
Sales Price	\$423,722	\$385,909	\$443,833										\$412,365
Sales Price as a % of List Price	98.01%	97.49%	92.16%										96.44%
Sales Price to Assessed Value	3.72	3.64	2.81										3.48
# Units Sold	9	11	6										26
Active Listings	37	36	38										37
Under Contracts	24	28	38										30

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	53	85	59.80%
Sales Price	\$397,708	\$412,365	3.69%
Assessed Value to Sales Price	3.21	3.48	8.31%

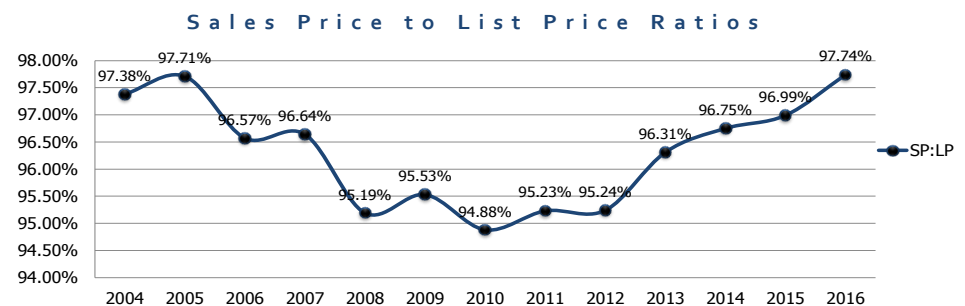


YTD	2016	2017	% Change
# Units Sold	26	26	0.00%
Active Listings	53	38	-28.30%
Under Contracts	36	38	5.56%

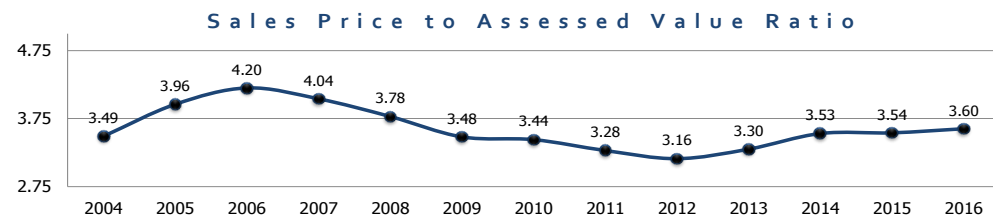
Clark Township Yearly Market Trends



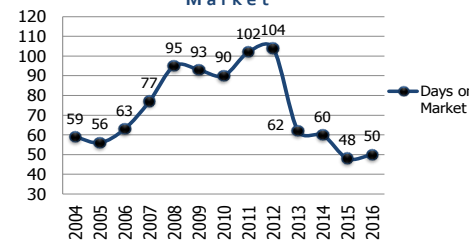
Clark Township Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$411,092	\$458,027	\$475,903	\$492,085	\$450,429	\$421,094	\$418,314	\$381,980	\$377,008	\$393,912	\$433,485	\$428,584	\$445,794
SP	\$400,115	\$447,101	\$459,314	\$475,593	\$428,304	\$402,407	\$398,239	\$365,354	\$359,457	\$377,912	\$419,312	\$415,121	\$434,337



Average Days on Market



Number of Units Sold

