

# Mountainside

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	320 Summit Road	Custom	4	4.1	85	\$575,000	\$520,000	\$500,000	96.15%	\$156,800	3.19
2	1044 Elston Drive	SplitLev	4	2.1	34	\$595,900	\$595,900	\$575,000	96.49%	\$160,700	3.58
3	1587 Brookside Road	SplitLev	4	2.1	56	\$619,000	\$599,999	\$585,000	97.50%	\$162,700	3.60
4	1341 Hidden Circle	Ranch	3	3.0	8	\$649,000	\$649,000	\$650,000	100.15%	\$161,500	4.02
5	251 Hickory Lane	Ranch	4	2.1	7	\$649,000	\$649,000	\$655,000	100.92%	\$142,600	4.59
6	13 Endor Lane	Colonial	3	2.1	18	\$729,000	\$729,000	\$725,000	99.45%	\$148,300	4.89
7	7 Cory Court	Colonial	5	5.1	23	\$1,290,000	\$1,290,000	\$1,181,000	91.55%	\$265,300	4.45
AVERAGE					33	\$729,557	\$718,986	\$695,857	97.46%		4.05

## "ACTIVE" Listings in Mountainside

**Number of Units:** 36  
**Average List Price:** \$845,607  
**Average Days on Market:** 53

## "UNDER CONTRACT" Listings in Mountainside

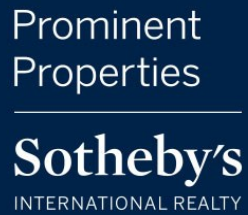
**Number of Units:** 14  
**Average List Price:** \$633,857  
**Average Days on Market:** 46

# Mountainside 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	47	60	33										41
List Price	\$627,500	\$719,450	\$718,986										\$690,908
Sales Price	\$582,500	\$670,000	\$695,857										\$657,000
Sales Price as a % of List Price	90.88%	93.58%	97.46%										94.84%
Sales Price to Assessed Value	3.39	3.63	4.05										3.78
# Units Sold	4	2	7										13
Active Listings	20	28	36										28
Under Contracts	10	13	14										12

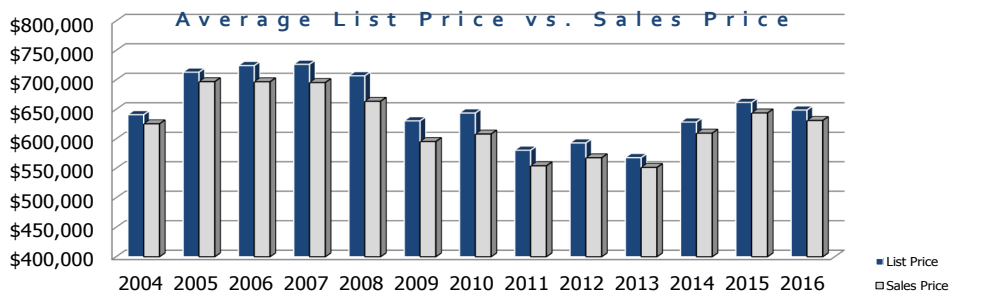
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	56	41	-26.41%
Sales Price	\$697,176	\$657,000	-5.76%
Assessed Value to Sales Price	3.73	3.78	1.27%

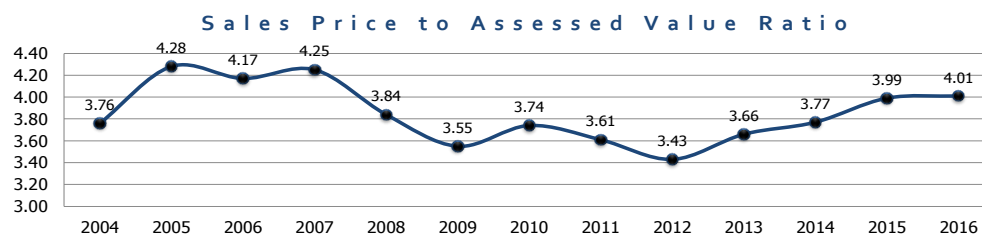


YTD	2016	2017	% Change
# Units Sold	17	13	-23.53%
Active Listings	28	36	28.57%
Under Contracts	16	14	-12.50%

## Mountainside Yearly Market Trends

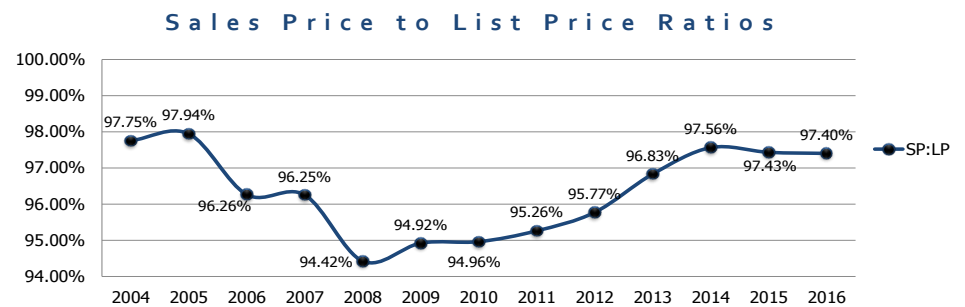


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$640,932	\$713,098	\$724,218	\$726,410	\$706,945	\$630,539	\$643,836	\$580,717	\$593,029	\$568,105	\$628,465	\$661,790	\$648,839
SP	\$625,517	\$697,024	\$696,842	\$695,498	\$663,745	\$595,419	\$608,197	\$554,311	\$567,877	\$551,506	\$609,601	\$643,911	\$631,132

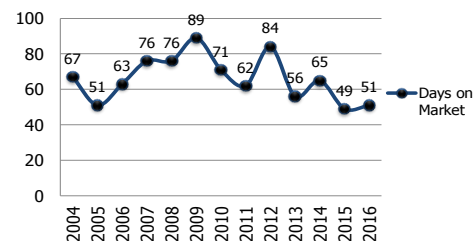


\*2007 Tax Re-evaluation

## Mountainside Yearly Market Trends



## Average Days on Market



## Number of Units Sold

