

# Bloomfield

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	172 Belleville Avenue A-203	OneFloor	1	1.0	18	\$109,900	\$109,900	\$95,000	86.44%	\$104,000	0.91
2	14 Waldo Avenue	Colonial	3	1.1	13	\$200,000	\$200,000	\$217,000	108.50%	\$204,900	1.06
3	98 Warwick Street	Colonial	3	1.0	13	\$225,000	\$225,000	\$217,000	96.44%	\$185,900	1.17
4	42 MacArthur Avenue	Colonial	4	1.0	30	\$230,000	\$230,000	\$226,000	98.26%	\$211,100	1.07
5	583 Broad Street	CapeCod	3	2.0	50	\$254,900	\$254,900	\$235,000	92.19%	\$302,100	0.78
6	43 Fritz Street	CapeCod	3	1.0	15	\$245,542	\$245,542	\$240,000	97.74%	\$227,100	1.06
7	128 Orchard Street	Colonial	3	1.0	55	\$269,900	\$249,900	\$244,000	97.64%	\$315,100	0.77
8	111 Warwick Street	Colonial	3	1.0	26	\$259,000	\$259,000	\$248,000	95.75%	\$204,300	1.21
9	239 Franklin Street	Colonial	4	2.1	29	\$253,000	\$253,000	\$250,000	98.81%	\$303,300	0.82
10	69 Gillespie Road	CapeCod	2	1.0	28	\$245,000	\$249,000	\$260,000	104.42%	\$223,400	1.16
11	42 Fulton Street	Colonial	3	1.0	12	\$239,000	\$239,000	\$266,000	111.30%	\$247,100	1.08
12	56 Lakewood Terrace	Colonial	3	1.0	15	\$239,900	\$239,900	\$272,000	113.38%	\$234,400	1.16
13	59 Spruce Street	Colonial	3	2.0	15	\$289,900	\$289,900	\$285,000	98.31%	\$147,800	1.93
14	764 Broad Street	Colonial	3	2.0	109	\$323,500	\$299,500	\$287,500	95.99%	\$279,700	1.03
15	29 Haines Drive	Colonial	3	1.1	127	\$275,000	\$290,000	\$290,000	100.00%	\$365,100	0.79
16	248 Broughton Avenue	CapeCod	3	1.0	20	\$299,000	\$299,000	\$298,000	99.67%	\$246,400	1.21
17	30 Palmer Street	Colonial	3	1.1	20	\$299,900	\$299,900	\$301,000	100.37%	\$225,800	1.33
18	16 Corsi Road	SplitLev	3	1.1	69	\$329,900	\$319,900	\$310,000	96.91%	\$244,800	1.27
19	65 Bryant Avenue	CapeCod	4	2.0	16	\$315,000	\$315,000	\$310,000	98.41%	\$222,000	1.40
20	43 Fairway	Colonial	3	1.1	11	\$335,000	\$335,000	\$320,000	95.52%	\$338,000	0.95
21	51 Overlook Terrace	Colonial	3	2.0	22	\$299,000	\$299,000	\$320,000	107.02%	\$331,400	0.97
22	1215 Broad Street	SplitLev	4	2.1	236	\$347,500	\$339,000	\$321,000	94.69%	\$339,800	0.94
23	31 Golf Road	CapeCod	4	1.0	15	\$325,000	\$325,000	\$323,777	99.62%	\$269,800	1.20
24	61 Mohr Avenue	Colonial	3	1.1	20	\$350,000	\$350,000	\$346,000	98.86%	\$286,900	1.21
25	20 Warren Street	Colonial	3	1.2	28	\$359,900	\$359,900	\$350,000	97.25%	\$324,300	1.08

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26	91 Darling Avenue	Colonial	3	1.1	8	\$349,900	\$349,900	\$355,000	101.46%	\$300,200	1.18
27	345-347 Hoover Avenue	Colonial	4	2.0	18	\$349,900	\$349,900	\$355,000	101.46%	\$310,100	1.14
28	6 Bay Avenue	Colonial	4	1.1	9	\$370,000	\$370,000	\$370,000	100.00%	\$309,500	1.20
29	140 Berkeley Avenue	Colonial	4	2.1	21	\$349,000	\$349,000	\$371,000	106.30%	\$273,200	1.36
30	156 State Street	Colonial	5	2.1	13	\$349,000	\$349,000	\$375,000	107.45%	\$268,200	1.40
31	27 Ivanhoe Terrace	CapeCod	4	2.0	15	\$379,900	\$379,900	\$379,000	99.76%	\$280,900	1.35
32	40 Yantecaw Avenue	Colonial	3	1.1	15	\$349,000	\$349,000	\$391,600	112.21%	\$309,100	1.27
33	141 Williamson Avenue	Victrian	6	2.1	49	\$449,000	\$429,000	\$410,000	95.57%	\$374,800	1.09
34	71 W Passaic Avenue	Colonial	3	2.0	78	\$399,000	\$399,000	\$410,050	102.77%	\$309,500	1.32
35	122 Raab Avenue	Colonial	4	1.1	20	\$399,999	\$399,999	\$421,000	105.25%	\$347,100	1.21
36	45 N End Terrace	Colonial	3	1.1	12	\$397,000	\$397,000	\$427,000	107.56%	\$316,200	1.35
37	139 Garrabrant Avenue	CapeCod	4	2.1	16	\$399,000	\$399,000	\$438,600	109.92%	\$295,100	1.49
38	16 Rector Place	Colonial	5	2.1	12	\$419,900	\$419,900	\$440,000	104.79%	\$321,600	1.37
39	505 Watchung Avenue	Colonial	4	2.1	18	\$450,000	\$450,000	\$460,000	102.22%	\$314,000	1.46
40	76 Collins Avenue	Colonial	4	2.0	17	\$449,000	\$449,000	\$465,000	103.56%	\$390,700	1.19
41	61 Haines Drive	Tudor	3	2.1	21	\$499,000	\$499,000	\$510,000	102.20%	\$397,600	1.28
42	20 Emerson Terrace	Colonial	4	1.1	13	\$459,900	\$459,900	\$531,000	115.46%	\$378,400	1.40
AVERAGE					33	\$327,101	\$325,589	\$331,941	101.46%		1.18

## "ACTIVE" Listings in Bloomfield

**Number of Units:** 114  
**Average List Price:** \$305,052  
**Average Days on Market:** 89

## "UNDER CONTRACT" Listings in Bloomfield

**Number of Units:** 97  
**Average List Price:** \$286,286  
**Average Days on Market:** 49

# 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	69	63	45	33						64
List Price	\$242,596	\$255,859	\$285,650	\$303,827	\$290,127	\$309,906	\$325,589						\$292,717
Sales Price	\$238,715	\$262,238	\$286,614	\$309,307	\$292,129	\$319,271	\$331,941						\$297,252
Sales Price as a % of List Price	97.71%	103.40%	99.37%	101.22%	100.32%	102.51%	101.46%						101.06%
Sales Price to Assessed Value	0.91	1.01	0.99	1.13	1.13	1.13	1.18						1.08
# Units Sold	26	29	36	26	42	62	42						263
Active Listings	102	103	107	111	106	117	114						109
Under Contracts	82	80	97	118	124	106	97						101

## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	74	64	-13.66%
Sales Price	\$280,759	\$297,252	5.87%
Sales Price to Assessed Value	1.04	1.08	4.48%

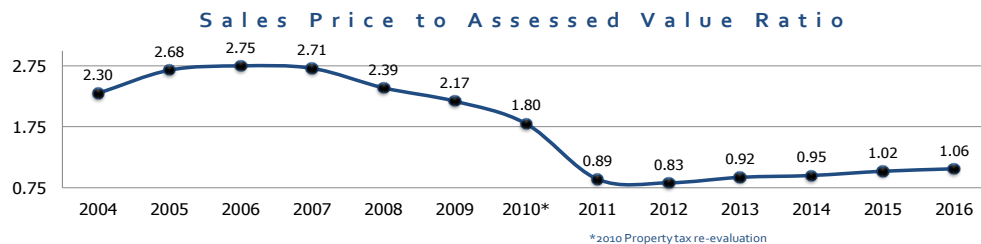


YTD	2016	2017	% Change
# Units Sold	218	263	20.64%
Active Listings	132	114	-13.64%
Under Contracts	107	97	-9.35%

## 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

