

# M o u n t a i n s i d e

J u l y 2 0 1 7 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1057 Sunny Slope Drive	CapeCod	4	2.1	27	\$480,000	\$480,000	\$440,000	91.67%	\$128,400	3.43
2	1176 Ridge Drive	RanchRas	4	2.1	129	\$600,000	\$549,000	\$535,000	97.45%	\$150,200	3.56
3	260 Knollcrest Road	SplitLev	4	2.1	73	\$649,000	\$599,000	\$560,000	93.49%	\$137,600	4.07
4	310 Summit Road	Custom	4	3.0	23	\$739,500	\$739,500	\$725,000	98.04%	\$150,900	4.80
5	1473 Deer Path	Custom	5	3.0	97	\$789,000	\$789,000	\$775,837	98.33%	\$195,400	3.97
6	1331 Summit Lane	Colonial	5	4.1	34	\$999,000	\$999,000	\$970,000	97.10%	\$235,800	4.11
7	602 Sherwood Parkway	Colonial	6	3.1	161	\$1,325,000	\$1,275,000	\$1,187,500	93.14%		
AVERAGE					78	\$797,357	\$775,786	\$741,905	95.60%		3.99

## "ACTIVE" Listings in Mountainside

**Number of Units:** 4  
**Average List Price:** \$878,900  
**Average Days on Market:** 77

## "UNDER CONTRACT" Listings in Mountainside

**Number of Units:** 16  
**Average List Price:** \$578,238  
**Average Days on Market:** 54

# 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	116	34	24	78						51
List Price	\$627,500	\$719,450	\$718,986	\$689,450	\$547,212	\$632,817	\$775,786						\$666,966
Sales Price	\$582,500	\$670,000	\$695,857	\$665,000	\$539,219	\$612,500	\$741,905						\$641,660
Sales Price as a % of List Price	90.88%	93.58%	97.46%	96.96%	98.66%	97.59%	95.60%						96.44%
Sales Price to Assessed Value	3.39	3.63	4.05	3.90	4.45	3.87	3.99						3.99
# Units Sold	4	2	7	4	8	6	7						38
Active Listings	20	28	36	40	46	52	44						38
Under Contracts	10	13	14	13	11	11	16						13

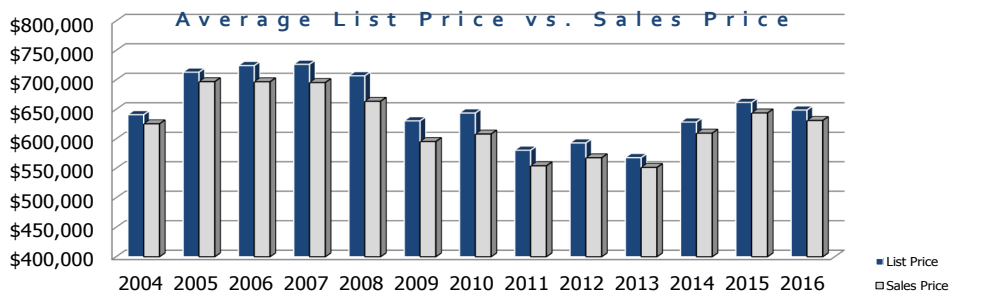
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	61	51	-16.20%
Sales Price	\$628,047	\$641,660	2.17%
Sales Price to Assessed Value	3.91	3.99	2.08%

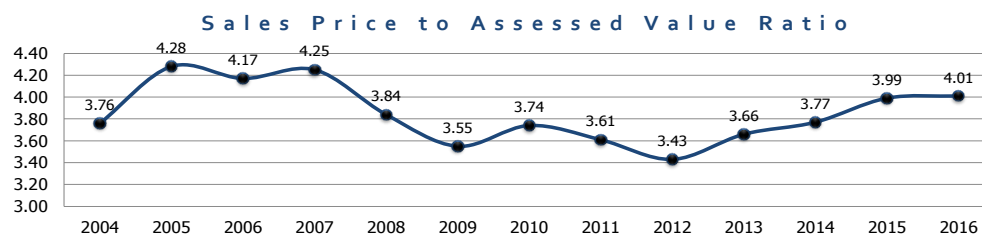


YTD	2016	2017	% Change
# Units Sold	55	38	-30.91%
Active Listings	34	44	29.41%
Under Contracts	12	16	33.33%

## Mountainside Yearly Market Trends

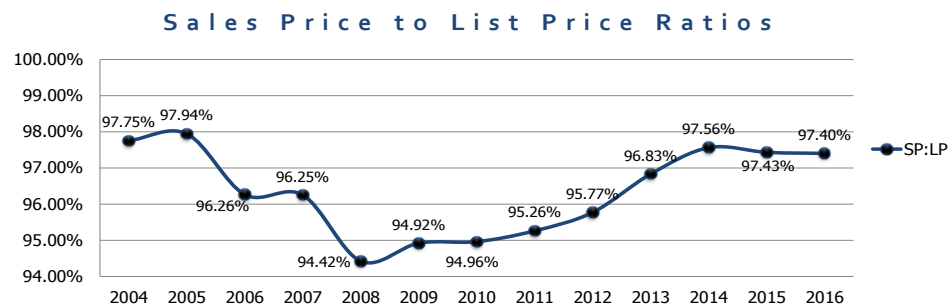


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$640,932	\$713,098	\$724,218	\$726,410	\$706,945	\$630,539	\$643,836	\$580,717	\$593,029	\$568,105	\$628,465	\$661,790	\$648,839
SP	\$625,517	\$697,024	\$696,842	\$695,498	\$663,745	\$595,419	\$608,197	\$554,311	\$567,877	\$551,506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

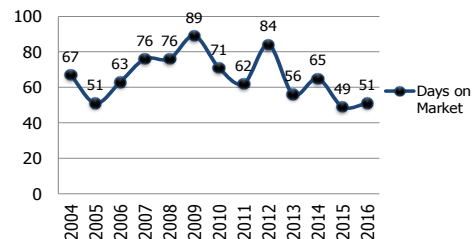


\*2007 Tax Re-evaluation

## Mountainside Yearly Market Trends



## Average Days on Market



## Number of Units Sold

