

Scotch Plains

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	187 William Street	Colonial	3	2.0	122	\$303,500	\$249,900	\$237,500	95.04%	\$84,900	2.80
2	1715 Mountain Avenue	CapeCod	3	1.1	453	\$275,000	\$239,900	\$239,900	100.00%	\$58,900	4.07
3	315 Victor Street	CapeCod	4	1.0	30	\$359,999	\$344,000	\$330,000	95.93%	\$78,300	4.21
4	30 Harwich	TwnEndUn	2	2.1	175	\$379,900	\$359,000	\$340,000	94.71%	\$87,300	3.89
5	8 Tisbury	TwnEndUn	2	2.1	26	\$339,000	\$339,000	\$340,000	100.29%	\$85,600	3.97
6	409 Willow Avenue	CapeCod	4	1.0	12	\$399,000	\$399,000	\$390,000	97.74%	\$77,200	5.05
7	402 Donato Circle	TwnIntUn	3	2.1	35	\$399,000	\$399,000	\$395,000	99.00%	\$88,300	4.47
8	2511 Tack Circle	CapeCod	3	1.0	43	\$399,000	\$389,000	\$395,000	101.54%	\$85,500	4.62
9	806 Donato Circle	TwnIntUn	2	2.1	22	\$405,000	\$405,000	\$398,000	98.27%	\$96,300	4.13
10	2293 Stocker Lane	SplitLev	4	3.0	127	\$600,000	\$499,900	\$399,000	79.82%	\$143,000	2.79
11	2208 Paff Place	CapeCod	3	2.0	11	\$399,900	\$399,900	\$405,000	101.28%	\$80,000	5.06
12	2318 Belvedere Drive	CapeCod	4	1.1	20	\$415,000	\$415,000	\$422,000	101.69%	\$75,700	5.57
13	241 Hawthorne Street	CapeCod	4	2.0	6	\$425,000	\$425,000	\$428,241	100.76%	\$79,900	5.36
14	2007 Portland Avenue	CapeCod	4	2.0	14	\$459,999	\$459,999	\$440,000	95.65%	\$88,500	4.97
15	2033 W Broad Street	CapeCod	4	2.0	24	\$419,000	\$419,000	\$446,500	106.56%	\$104,200	4.29
16	594 West Court	Colonial	3	1.1	11	\$439,000	\$439,000	\$450,000	102.51%	\$105,600	4.26
17	1950 Grenville Road	Ranch	3	2.0	85	\$534,900	\$499,000	\$485,000	97.19%	\$114,000	4.25
18	1231 Sunnyfield Lane	Bi-Level	4	2.1	21	\$499,000	\$499,000	\$499,000	100.00%	\$172,700	2.89
19	1189 Washington Avenue	Colonial	4	2.0	105	\$510,000	\$510,000	\$500,000	98.04%	\$97,800	5.11
20	201 Harding Road	Colonial	4	2.1	59	\$635,000	\$549,000	\$520,000	94.72%	\$120,000	4.33
21	54 Canterbury Drive	Colonial	4	2.1	105	\$550,000	\$535,000	\$525,000	98.13%	\$148,900	3.53
22	387 Montague Avenue	Colonial	3	2.1	13	\$505,000	\$505,000	\$526,000	104.16%	\$99,000	5.31
23	336 Stout Avenue	Colonial	4	2.0	50	\$534,900	\$534,900	\$534,900	100.00%	\$117,900	4.54
24	1361 Cooper Road	CapeCod	4	2.0	11	\$549,900	\$549,900	\$549,000	99.84%	\$125,600	4.37
25	9 Gary Court	Colonial	4	3.0	55	\$649,000	\$600,000	\$605,000	100.83%	\$155,300	3.90

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26	314 Evergreen Boulevard	Colonial	4	2.0	15	\$599,000	\$599,000	\$614,124	102.52%	\$97,000	6.33
27	28 Fieldcrest Drive	SplitLev	3	2.0	5	\$648,000	\$648,000	\$665,000	102.62%	\$126,700	5.25
28	1680 Rahway Road	RanchExp	5	3.0	34	\$680,000	\$680,000	\$692,000	101.76%	\$180,000	3.84
29	1381 Rahway Road	Colonial	5	3.0	15	\$749,900	\$749,900	\$700,000	93.35%	\$141,400	4.95
30	21 Clydesdale Road	Colonial	5	2.1	25	\$729,000	\$719,000	\$705,000	98.05%	\$184,600	3.82
31	103 Briar Hill Drive	Colonial	4	2.1	15	\$729,000	\$729,000	\$739,000	101.37%	\$163,300	4.53
32	1549 Frank Street	Colonial	5	3.0	119	\$842,500	\$800,000	\$785,000	98.13%	\$174,900	4.49
33	2239 Edgewood Terrace	Colonial	5	2.1	72	\$919,000	\$899,500	\$895,000	99.50%	\$168,100	5.32
34	1302 Tillinghast Turn	TwnIntUn	3	3.1	17	\$899,995	\$899,995	\$899,995	100.00%		
35	1615 Ramapo Way	Colonial	4	2.1	105	\$975,000	\$950,000	\$930,000	97.89%	\$241,200	3.86
36	1002 Tillinghast Turn	TwnIntUn	3	2.1	65	\$784,520	\$783,670	\$990,034	126.33%		
AVERAGE					59	\$553,914	\$539,485	\$539,311	99.59%		4.42

"ACTIVE" Listings in Scotch Plains

Number of Units: 92
Average List Price: \$776,025
Average Days on Market: 71

"UNDER CONTRACT" Listings in Scotch Plains

Number of Units: 68
Average List Price: \$634,772
Average Days on Market: 47

Scotch Plains 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	60	51	74	65	75	58	59						63
List Price	\$506,985	\$533,018	\$681,055	\$505,422	\$533,668	\$595,068	\$539,485						\$565,414
Sales Price	\$486,936	\$528,364	\$657,802	\$500,766	\$526,286	\$589,237	\$539,311						\$556,537
Sales Price as a % of List Price	93.19%	99.29%	95.98%	98.89%	98.46%	99.59%	99.59%						98.10%
Sales Price to Assessed Value	4.23	4.05	4.56	4.33	4.46	4.47	4.42						4.40
# Units Sold	20	11	27	18	28	44	36						184
Active Listings	87	85	97	108	104	103	92						97
Under Contracts	40	54	54	71	89	77	68						65

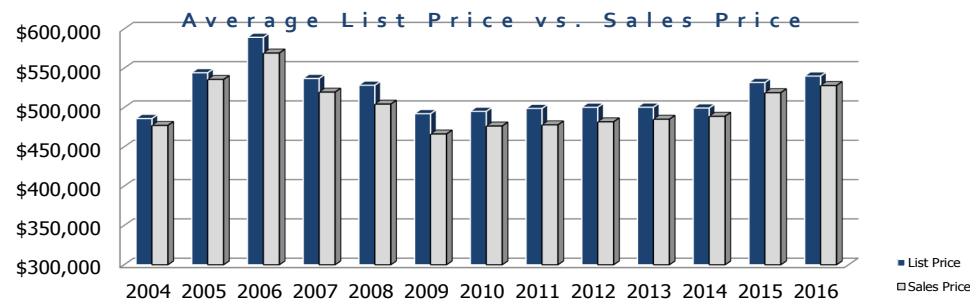
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	60	63	6.21%
Sales Price	\$526,731	\$556,537	5.66%
Sales Price to Assessed Value	4.44	4.40	-0.80%

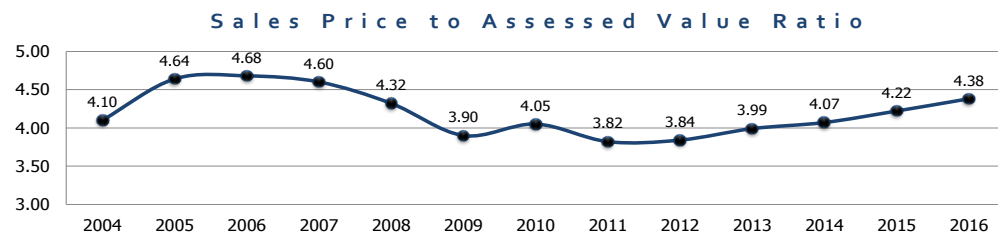


YTD	2016	2017	% Change
# Units Sold	170	184	8.24%
Active Listings	115	92	-20.00%
Under Contracts	72	68	-5.56%

Scotch Plains Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$485,986	\$544,238	\$589,314	\$536,982	\$528,385	\$492,127	\$495,126	\$498,809	\$500,326	\$500,393	\$499,401	\$531,872	\$540,025
SP	\$477,295	\$535,717	\$569,316	\$504,372	\$504,372	\$466,348	\$476,512	\$477,992	\$481,875	\$485,130	\$488,865	\$518,913	\$528,027



Scotch Plains Yearly Market Trends

