

# Clark Township

August 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Cellar Avenue	OneFloor	2	1.0	66	\$325,000	\$325,000	\$315,000	96.92%	\$71,100	4.43
2	14 Broadway	SplitLev	4	2.0	93	\$449,000	\$399,999	\$410,000	102.50%	\$108,400	3.78
3	1016 Lake Avenue	Ranch	3	1.0	95	\$459,000	\$439,500	\$430,000	97.84%	\$109,300	3.93
4	4 Avon Road	Custom	4	3.0	35	\$890,000	\$859,000	\$835,000	97.21%	\$200,400	4.17
5	2 Pine Street	SplitLev	3	2.1	21	\$465,000	\$465,000	\$460,000	98.92%	\$124,800	3.69
6	18 Grand Street	SplitLev	3	1.1	4	\$459,000	\$459,000	\$438,000	95.42%	\$110,800	3.95
7	53 Fulton Street	Bi-Level	3	2.0	34	\$419,900	\$419,900	\$415,000	98.83%	\$125,100	3.32
8	140 Stemmer Drive	Colonial	4	2.1	20	\$599,000	\$599,000	\$595,000	99.33%	\$132,800	4.48
9	178 Lexington Boulevard	CapeCod	3	1.1	19	\$364,900	\$364,900	\$375,400	102.88%	\$85,000	4.42
10	8 Hollander Hill Court	Colonial	5	3.1	27	\$949,000	\$949,000	\$955,000	100.63%	\$250,000	3.82
11	30 James Avenue	CapeCod	4	1.1	33	\$419,000	\$419,000	\$400,000	95.47%	\$93,900	4.26
12	12 Douglas Drive	Bi-Level	4	3.0	50	\$499,000	\$499,000	\$472,500	94.69%	\$122,000	3.87
13	86 Meadow Road	Colonial	4	3.1	17	\$879,000	\$879,000	\$855,000	97.27%		
14	160 Broadway	Colonial	4	2.2	38	\$449,000	\$449,000	\$435,000	96.88%	\$130,800	3.33
AVERAGE					39	\$544,700	\$537,593	\$527,921	98.20%		3.96

## "ACTIVE" Listings in Clark

**Number of Units:** 47  
**Average List Price:** \$552,958  
**Average Days on Market:** 71

## "UNDER CONTRACT" Listings in Clark

**Number of Units:** 34  
**Average List Price:** \$490,268  
**Average Days on Market:** 36

# 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	51	29	50	29	39					52
List Price	\$432,411	\$394,876	\$476,150	\$454,863	\$456,143	\$531,853	\$464,047	\$537,593					\$475,078
Sales Price	\$423,722	\$385,909	\$443,833	\$440,419	\$442,793	\$514,175	\$456,517	\$527,921					\$461,723
Sales Price as a % of List Price	98.01%	97.49%	92.16%	96.65%	96.98%	97.21%	98.38%	98.20%					97.18%
Sales Price to Assessed Value	3.72	3.64	2.81	3.32	3.75	3.67	3.95	3.96					3.63
# Units Sold	9	11	6	16	15	20	13	14					104
Active Listings	37	36	38	40	49	47	53	47					43
Under Contracts	24	28	38	42	35	30	30	34					33

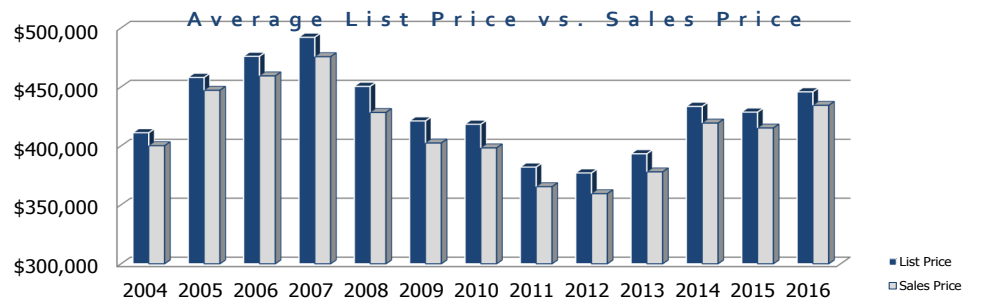
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	48	52	8.67%
Sales Price	\$428,229	\$461,723	7.82%
Sales Price to Assessed Value	3.60	3.63	1.05%



YTD	2016	2017	% Change
# Units Sold	106	104	-1.89%
Active Listings	50	47	-6.00%
Under Contracts	37	34	-8.11%

## 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

