

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

## A u g u s t 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	290 Summit Road	SplitLev	3	1.1	17	\$475,000	\$475,000	\$475,000	100.00%	\$99,700	4.76
2	1482 Barton Drive	Ranch	3	2.0	24	\$624,900	\$624,900	\$615,000	98.42%	\$134,800	4.56
3	1587 Rising Way	Ranch	3	2.0	14	\$629,000	\$629,000	\$625,000	99.36%	\$142,200	4.40
4	1103 Sawmill Road	SplitLev	4	2.1	28	\$679,900	\$679,900	\$670,000	98.54%	\$139,100	4.82
5	257 Friar Lane	SplitLev	3	2.1	12	\$689,000	\$689,000	\$675,000	97.97%	\$153,000	4.41
AVERAGE					19	\$619,560	\$619,560	\$612,000	98.86%		4.59

### **"ACTIVE"** Listings in Mountainside

**Number of Units:** 30  
**Average List Price:** \$927,850  
**Average Days on Market:** 101

### **"UNDER CONTRACT"** Listings in Mountainside

**Number of Units:** 21  
**Average List Price:** \$643,099  
**Average Days on Market:** 67

# 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	19					48
List Price	\$627,500	\$719,450	\$718,986	\$689,450	\$547,212	\$632,817	\$775,786	\$619,560					\$661,453
Sales Price	\$582,500	\$670,000	\$695,857	\$665,000	\$539,219	\$612,500	\$741,905	\$612,000					\$638,211
Sales Price as a % of List Price	90.88%	93.58%	97.46%	96.96%	98.66%	97.59%	95.60%	98.86%					96.72%
Sales Price to Assessed Value	3.39	3.63	4.05	3.90	4.45	3.87	3.99	4.59					4.06
# Units Sold	4	2	7	4	8	6	7	5					43
Active Listings	20	28	36	40	46	52	44	30					37
Under Contracts	10	13	14	13	11	11	16	21					14

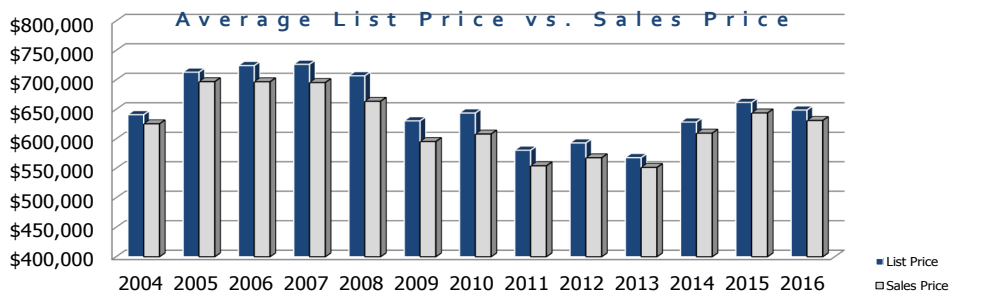
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	57	48	-16.90%
Sales Price	\$627,075	\$638,211	1.78%
Sales Price to Assessed Value	3.96	4.06	2.54%

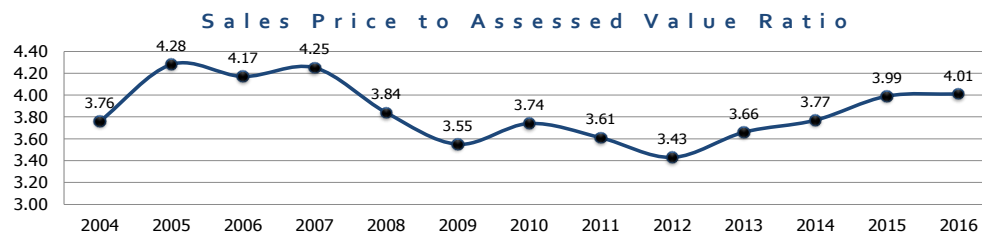


YTD	2016	2017	% Change
# Units Sold	62	43	-30.65%
Active Listings	28	30	7.14%
Under Contracts	20	21	5.00%

## Mountainside Yearly Market Trends

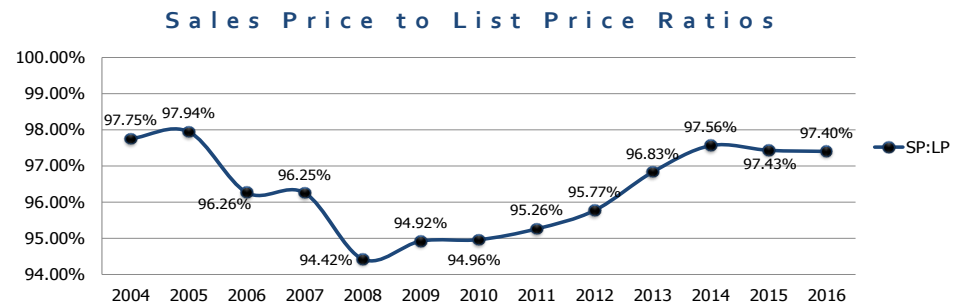


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$640,932	\$713,098	\$724,218	\$726,410	\$706,945	\$630,539	\$643,836	\$580,717	\$593,029	\$568,105	\$628,465	\$661,790	\$648,839
SP	\$625,517	\$697,024	\$696,842	\$695,498	\$663,745	\$595,419	\$608,197	\$554,311	\$567,877	\$551,506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

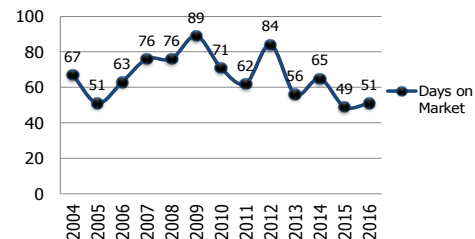


\*2007 Tax Re-evaluation

## Mountainside Yearly Market Trends



## Average Days on Market



## Number of Units Sold

