

Scotch Plains

August 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	343 William Street	SplitLev	3	1.1	9	\$269,000	\$269,000	\$243,000	90.33%	\$84,800	2.87
2	365 Valleyscent Avenue	CapeCod	3	1.0	111	\$305,000	\$299,900	\$266,000	88.70%	\$71,800	3.70
3	528 Farley Avenue	CapeCod	4	2.0	14	\$299,000	\$299,000	\$300,000	100.33%	\$69,800	4.30
4	447 Flanders Avenue	Colonial	3	1.1	76	\$360,000	\$329,000	\$320,000	97.26%	\$60,600	5.28
5	2323 Belvedere Drive	FixrUppr	4	2.0	23	\$349,999	\$349,999	\$330,000	94.29%	\$78,800	4.19
6	2536 Smith Street	Colonial	3	1.0	80	\$379,000	\$345,000	\$335,000	97.10%	\$60,600	5.53
7	26 Tisbury Court	TwnIntUn	3	2.1	24	\$355,000	\$355,000	\$350,000	98.59%	\$83,900	4.17
8	2315 Westfield Avenue	CapeCod	4	1.0	81	\$399,900	\$375,000	\$365,000	97.33%	\$93,500	3.90
9	183 William Street	SplitLev	3	1.1	39	\$389,900	\$389,900	\$377,000	96.69%	\$81,900	4.60
10	2209 Princeton Avenue	Ranch	3	1.0	41	\$387,000	\$387,000	\$387,000	100.00%	\$83,300	4.65
11	24 Maddaket Village	TwnEndUn	2	2.1	68	\$420,000	\$410,000	\$400,000	97.56%	\$83,500	4.79
12	236 Katherine Street	Colonial	3	2.0	13	\$439,000	\$439,000	\$430,000	97.95%	\$79,900	5.38
13	2309 Belvedere Drive	Custom	3	2.0	46	\$469,900	\$449,000	\$435,000	96.88%	\$85,800	5.07
14	515 Forest Road	Colonial	5	5.0	77	\$549,900	\$549,900	\$445,000	80.92%	\$153,800	2.89
15	2391 Monica Place	SplitLev	3	1.1	11	\$450,000	\$450,000	\$451,000	100.22%	\$93,500	4.82
16	23 Canterbury Drive	SplitLev	3	2.1	22	\$465,888	\$465,888	\$455,000	97.66%	\$109,600	4.15
17	347 Park View Drive	CapeCod	3	2.0	13	\$459,000	\$459,000	\$459,000	100.00%	\$88,300	5.20
18	2352 Channing Avenue	SplitLev	3	1.1	39	\$489,900	\$469,900	\$461,000	98.11%	\$91,600	5.03
19	2104 Shady Lane	SplitLev	3	2.0	15	\$475,000	\$475,000	\$475,000	100.00%	\$100,100	4.75
20	2656 Crest Lane	Colonial	4	2.1	139	\$549,900	\$499,900	\$485,000	97.02%	\$158,600	3.06
21	344 Roberts Lane	Ranch	3	2.0	21	\$525,000	\$525,000	\$529,000	100.76%	\$141,700	3.73
22	1895 Quimby Lane	Ranch	2	2.0	16	\$560,000	\$560,000	\$560,000	100.00%	\$130,500	4.29
23	331 Roberts Lane	Ranch	3	2.1	17	\$579,000	\$579,000	\$560,000	96.72%	\$120,000	4.67
24	2 Gary Court	Colonial	4	2.1	7	\$550,000	\$550,000	\$575,000	104.55%	\$145,300	3.96
25	711 Lamberts Mill Road	CapeCod	4	2.0	42	\$629,000	\$599,000	\$605,000	101.00%	\$105,600	5.73

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26	1571 Shackamaxon Drive	Colonial	4	2.1	14	\$575,000	\$575,000	\$639,000	111.13%	\$129,500	4.93
27	1311 Cooper Road	Ranch	3	2.1	28	\$639,900	\$639,900	\$639,900	100.00%	\$150,000	4.27
28	7 Short Hills Lane	Ranch	6	4.0	90	\$699,000	\$666,000	\$650,000	97.60%	\$201,100	3.23
29	2258 Woodland Terrace	SplitLev	3	3.1	130	\$749,000	\$725,000	\$717,500	98.97%	\$160,900	4.46
30	1254 Sleepy Hollow Lane	Ranch	4	3.0	0	\$730,000	\$730,000	\$725,000	99.32%	\$178,400	4.06
31	8 Greenbrier Lane	Colonial	4	2.1	24	\$754,900	\$754,900	\$749,000	99.22%	\$175,000	4.28
32	1166 Hetfield Avenue	Colonial	5	3.0	16	\$795,000	\$795,000	\$765,000	96.23%	\$91,900	8.32
33	2060 Brookside Drive	SplitLev	4	3.1	9	\$775,000	\$775,000	\$769,300	99.26%	\$150,500	5.11
34	1109 Raritan Road	Colonial	5	3.0	64	\$845,000	\$829,000	\$810,000	97.71%	\$219,500	3.69
35	1929 Evelyn Street	Colonial	5	4.1	0	\$900,000	\$860,000	\$860,000	100.00%		
36	9 Clinton Lane	Colonial	6	3.2	123	\$989,000	\$929,000	\$889,000	95.69%	\$269,300	3.30
37	1003 Tillinghast Turn	TwnEndUn	3	3.1	30	\$893,594	\$893,594	\$893,594	100.00%		
38	421 Pine Grove Circle	Colonial	5	4.0	50	\$929,900	\$929,900	\$910,000	97.86%	\$185,200	4.91
39	4 Huron Path	Custom	4	3.1	16	\$1,049,000	\$1,049,000	\$1,049,500	100.05%	\$192,600	5.45
40	24 Marion Lane	Colonial	5	4.1	8	\$1,169,000	\$1,169,000	\$1,149,000	98.29%	\$250,000	4.60
41	26 Black Birch Road	Colonial	6	4.3	79	\$1,289,000	\$1,239,000	\$1,180,000	95.24%	\$245,500	4.81
42	27 Eastham Village	TwnEndUn	2	2.1	1	\$380,000	\$380,000	\$370,000	97.37%	\$93,500	3.96
AVERAGE					41	\$601,609	\$590,921	\$580,090	97.95%		4.50

"ACTIVE" Listings in Scotch Plains

Number of Units: 106
Average List Price: \$726,981
Average Days on Market: 71

"UNDER CONTRACT" Listings in Scotch Plains

Number of Units: 49
Average List Price: \$603,394
Average Days on Market: 53

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	41					59
List Price	\$506,985	\$533,018	\$681,055	\$505,422	\$533,668	\$595,068	\$539,485	\$590,921					\$570,154
Sales Price	\$486,936	\$528,364	\$657,802	\$500,766	\$526,286	\$589,237	\$539,311	\$580,090					\$560,914
Sales Price as a % of List Price	93.19%	99.29%	95.98%	98.89%	98.46%	99.59%	99.59%	97.95%					98.08%
Sales Price to Assessed Value	4.23	4.05	4.56	4.33	4.46	4.47	4.42	4.50					4.42
# Units Sold	20	11	27	18	28	44	36	42					226
Active Listings	87	85	97	108	104	103	92	106					98
Under Contracts	40	54	54	71	89	77	68	49					63

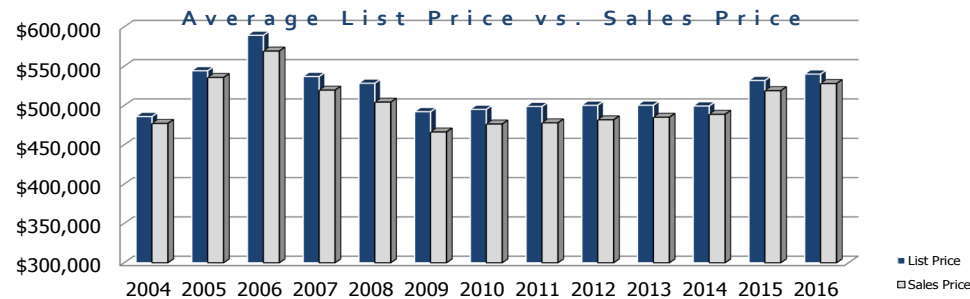
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	56	59	5.76%
Sales Price	\$539,317	\$560,914	4.00%
Sales Price to Assessed Value	4.43	4.42	-0.12%

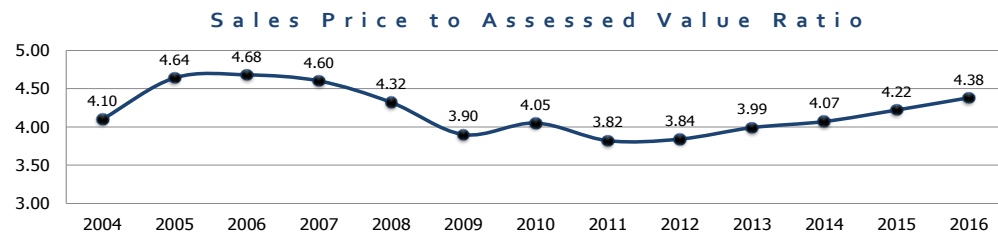


YTD	2016	2017	% Change
# Units Sold	209	226	8.13%
Active Listings	108	106	-1.85%
Under Contracts	63	49	-22.22%

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

