

Bloomfield

November 2017 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|-------|------------------------|-----------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 1 | 86 Birch Street | Colonial | 2 | 1.0 | 10 | \$130,000 | \$130,000 | \$156,000 | 120.00% | \$201,200 | 0.78 |
| 2 | 15 Fitzherbert Street | Ranch | 2 | 2.0 | 3 | \$159,000 | \$159,000 | \$159,000 | 100.00% | \$314,900 | 0.50 |
| 3 | 14 Pine Street | Colonial | 3 | 1.0 | 121 | \$185,000 | \$185,000 | \$230,000 | 124.32% | \$248,700 | 0.92 |
| 4 | 22 Mill Street | Colonial | 3 | 1.0 | 48 | \$225,000 | \$225,000 | \$230,001 | 102.22% | \$248,500 | 0.93 |
| 5 | 25 Valentine Road | Colonial | 3 | 1.1 | 33 | \$229,000 | \$229,000 | \$235,000 | 102.62% | \$239,800 | 0.98 |
| 6 | 472 Beardsley Avenue | Colonial | 3 | 1.2 | 14 | \$229,900 | \$229,900 | \$245,000 | 106.57% | \$204,100 | 1.20 |
| 7 | 55 Park Avenue Unit 36 | OneFloor | 2 | 1.0 | 13 | \$205,000 | \$205,000 | \$261,500 | 127.56% | \$178,400 | 1.47 |
| 8 | 74 Hill Street | Colonial | 3 | 2.0 | 17 | \$269,000 | \$269,000 | \$275,000 | 102.23% | \$189,300 | 1.45 |
| 9 | 122 Lexington Avenue | Colonial | 3 | 1.1 | 56 | \$279,000 | \$279,000 | \$280,000 | 100.36% | \$217,300 | 1.29 |
| 10 | 474 E Passaic Avenue | RanchExp | 2 | 2.0 | 21 | \$269,000 | \$269,000 | \$280,000 | 104.09% | \$199,300 | 1.40 |
| 11 | 178 Ampere Parkway | Tudor | 3 | 1.1 | 55 | \$279,900 | \$279,900 | \$285,000 | 101.82% | \$205,000 | 1.39 |
| 12 | 1 Carteret Street | MultiFlr | 3 | 1.1 | 315 | \$329,900 | \$289,900 | \$286,000 | 98.65% | \$285,700 | 1.00 |
| 13 | 100 Myrtle Street | Victrian | 3 | 2.0 | 24 | \$309,000 | \$309,000 | \$295,000 | 95.47% | \$239,600 | 1.23 |
| 14 | 42 Fritz Street | CapeCod | 2 | 2.0 | 101 | \$349,999 | \$329,900 | \$304,000 | 92.15% | \$246,200 | 1.23 |
| 15 | 703 Broad Street | CapeCod | 4 | 2.0 | 16 | \$299,900 | \$299,900 | \$307,000 | 102.37% | \$291,000 | 1.05 |
| 16 | 201 Watchung Avenue B5 | TwndEndUn | 2 | 2.1 | 63 | \$299,000 | \$299,000 | \$310,000 | 103.68% | \$285,800 | 1.08 |
| 17 | 33 Alyson Place | Ranch | 2 | 1.0 | 111 | \$329,000 | \$329,000 | \$315,000 | 95.74% | \$264,200 | 1.19 |
| 18 | 33 Walter Street | Colonial | 3 | 1.0 | 49 | \$324,000 | \$314,000 | \$315,000 | 100.32% | \$226,800 | 1.39 |
| 19 | 41 Norwood Place | Detached | 3 | 1.1 | 45 | \$349,900 | \$340,000 | \$315,000 | 92.65% | \$239,900 | 1.31 |
| 20 | 35 Martin Street | Colonial | 3 | 1.1 | 16 | \$299,000 | \$299,000 | \$315,120 | 105.39% | \$217,700 | 1.45 |
| 21 | 29 Merkel Drive | CapeCod | 4 | 2.0 | 88 | \$345,000 | \$335,000 | \$329,000 | 98.21% | \$265,000 | 1.24 |
| 22 | 26 Elston Street | Colonial | 3 | 2.0 | 19 | \$329,000 | \$329,000 | \$329,000 | 100.00% | \$253,100 | 1.30 |
| 23 | 176 Whittle Avenue | Colonial | 3 | 1.0 | 7 | \$339,000 | \$339,000 | \$339,000 | 100.00% | \$322,400 | 1.05 |
| 24 | 47 Fairway Street | Colonial | 3 | 1.1 | 29 | \$375,000 | \$375,000 | \$356,500 | 95.07% | \$330,200 | 1.08 |
| 25 | 63 Reigate Road | Custom | 4 | 2.0 | 101 | \$399,900 | \$374,900 | \$374,900 | 100.00% | \$296,000 | 1.27 |

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|---------|-------------------------|----------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 26 | 124 Lindbergh Boulevard | Colonial | 3 | 1.1 | 17 | \$350,000 | \$350,000 | \$380,000 | 108.57% | \$342,200 | 1.11 |
| 27 | 567 E Passaic Avenue | Colonial | 3 | 2.1 | 69 | \$389,000 | \$389,000 | \$389,000 | 100.00% | \$284,500 | 1.37 |
| 28 | 17 Chestnut Terrace | Colonial | 3 | 1.1 | 15 | \$389,000 | \$389,000 | \$389,000 | 100.00% | \$284,900 | 1.37 |
| 29 | 43 Mohr Avenue | Colonial | 3 | 2.1 | 17 | \$349,000 | \$349,000 | \$395,000 | 113.18% | \$292,700 | 1.35 |
| 30 | 46 Bell Street | Colonial | 3 | 1.1 | 43 | \$389,000 | \$429,000 | \$410,000 | 95.57% | \$306,100 | 1.34 |
| 31 | 17 Warren Street | Colonial | 3 | 1.1 | 13 | \$379,900 | \$379,900 | \$412,000 | 108.45% | \$351,300 | 1.17 |
| 32 | 40 Comley Place | Colonial | 3 | 1.1 | 8 | \$399,000 | \$399,000 | \$429,000 | 107.52% | \$300,800 | 1.43 |
| 33 | 41 Osborne Street | Colonial | 4 | 1.1 | 16 | \$425,000 | \$425,000 | \$440,000 | 103.53% | \$344,600 | 1.28 |
| 34 | 199 Stonehouse Road | Colonial | 3 | 1.1 | 52 | \$429,000 | \$429,000 | \$445,000 | 103.73% | \$373,200 | 1.19 |
| 35 | 115 Stonehouse Road | Colonial | 3 | 1.2 | 31 | \$539,000 | \$499,900 | \$520,000 | 104.02% | \$419,800 | 1.24 |
| 36 | 14 Elm Street | Victrian | 6 | 4.1 | 16 | \$539,000 | \$539,000 | \$580,000 | 107.61% | \$430,900 | 1.35 |
| 37 | 10 Glenfield Road | CapeCod | 3 | 3.1 | 10 | \$550,000 | \$550,000 | \$620,000 | 112.73% | \$386,200 | 1.61 |
| AVERAGE | | | | | 45 | \$331,468 | \$328,384 | \$338,811 | 103.69% | | 1.22 |

"ACTIVE" Listings in Bloomfield

Number of Units: 72
Average List Price: \$291,098
Average Days on Market: 118

"UNDER CONTRACT" Listings in Bloomfield

Number of Units: 73
Average List Price: \$294,478
Average Days on Market: 71

Bloomfield 2017 Year to Date Market Trends

| | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|-----------|
| Days on Market | 98 | 88 | 87 | 69 | 63 | 45 | 33 | 36 | 50 | 46 | 45 | | 56 |
| List Price | \$242,596 | \$255,859 | \$285,650 | \$303,827 | \$290,127 | \$309,906 | \$325,589 | \$306,046 | \$298,059 | \$318,251 | \$328,384 | | \$300,489 |
| Sales Price | \$238,715 | \$262,238 | \$286,614 | \$309,307 | \$292,129 | \$319,271 | \$331,941 | \$312,814 | \$303,003 | \$321,298 | \$338,811 | | \$305,694 |
| Sales Price as a % of List Price | 97.71% | 103.40% | 99.37% | 101.22% | 100.32% | 102.51% | 101.46% | 101.92% | 101.45% | 100.87% | 103.69% | | 101.40% |
| Sales Price to Assessed Value | 0.91 | 1.01 | 0.99 | 1.13 | 1.13 | 1.13 | 1.18 | 1.10 | 1.13 | 1.14 | 1.22 | | 1.11 |
| # Units Sold | 26 | 29 | 36 | 26 | 42 | 62 | 42 | 55 | 31 | 44 | 37 | | 430 |
| Active Listings | 102 | 103 | 107 | 111 | 106 | 117 | 114 | 94 | 99 | 87 | 72 | | 101 |
| Under Contracts | 82 | 80 | 97 | 118 | 124 | 106 | 97 | 90 | 88 | 74 | 73 | | 94 |

Flashback! YTD 2016 vs YTD 2017

| YTD | 2016 | 2017 | % Change |
|-------------------------------|-----------|-----------|----------|
| Days on Market | 67 | 56 | -16.95% |
| Sales Price | \$288,378 | \$305,694 | 6.00% |
| Sales Price to Assessed Value | 1.06 | 1.11 | 4.67% |

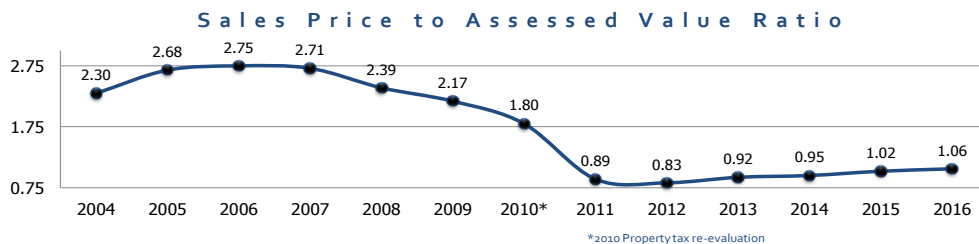


| YTD | 2016 | 2017 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 361 | 430 | 19.11% |
| Active Listings | 113 | 72 | -36.28% |
| Under Contracts | 105 | 73 | -30.48% |

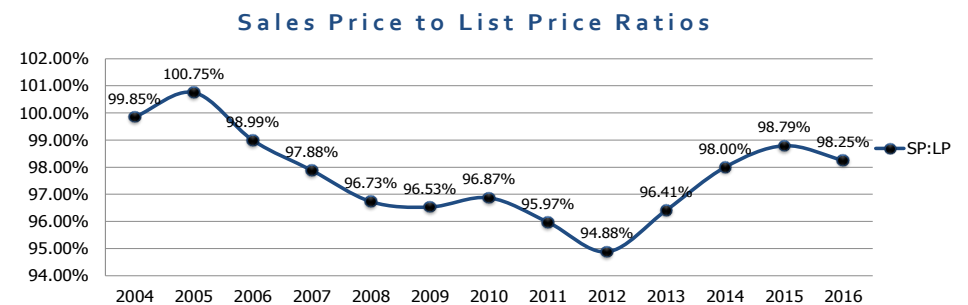
Bloomfield Yearly Market Trends



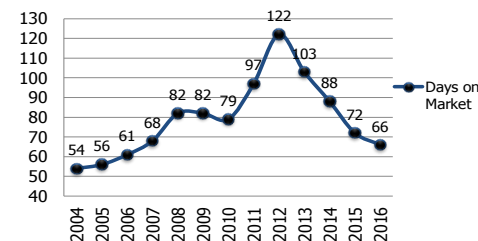
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| LP | \$295,500 | \$343,180 | \$357,923 | \$356,076 | \$336,602 | \$312,795 | \$301,053 | \$269,363 | \$257,073 | \$274,022 | \$271,092 | \$287,484 | \$290,451 |
| SP | \$295,832 | \$345,775 | \$354,939 | \$349,097 | \$325,491 | \$302,114 | \$291,230 | \$259,554 | \$245,230 | \$265,649 | \$267,185 | \$284,999 | \$286,396 |



Bloomfield Yearly Market Trends



Average Days on Market



Number of Units Sold

