

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

N o v e m b e r 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	197 Chipmunk Hill	SplitLev	4	2.1	51	\$489,000	\$474,000	\$420,000	88.61%	\$122,400	3.43
2	1322 Wood Valley Road	CapeCod	3	1.0	13	\$450,000	\$450,000	\$464,000	103.11%	\$112,800	4.11
3	180 Sunrise Parkway	CapeCod	4	2.0	53	\$499,000	\$499,000	\$470,000	94.19%	\$89,500	5.25
4	1062 Sunny View Road	Ranch	3	2.0	18	\$549,000	\$549,000	\$475,000	86.52%	\$166,800	2.85
5	1266 Knollwood Road	CapeCod	4	2.0	28	\$539,000	\$539,000	\$520,000	96.47%	\$115,100	4.52
6	1591 Rising Way	Bi-Level	3	2.1	18	\$519,000	\$519,000	\$521,500	100.48%	\$142,400	3.66
7	1575 Brookside Road	Ranch	3	2.1	11	\$619,000	\$619,000	\$610,000	98.55%	\$145,400	4.20
8	1285 Knollwood Road	Colonial,	5	3.0	91	\$819,000	\$769,000	\$750,000	97.53%	\$162,200	4.62
9	558 Pheasant Hill Road	Ranch	4	4.0	37	\$739,888	\$739,888	\$750,000	101.37%	\$199,800	3.75
10	1131 Ridge Drive	Colonial	5	4.1	55	\$879,900	\$879,900	\$865,000	98.31%	\$216,500	4.00
AVERAGE					38	\$610,279	\$603,779	\$584,550	96.51%		4.04

"ACTIVE" Listings in Mountainside

Number of Units: 27
Average List Price: \$825,085
Average Days on Market: 83

"UNDER CONTRACT" Listings in Mountainside

Number of Units: 15
Average List Price: \$657,237
Average Days on Market: 87

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	58	70	38		50
List Price	\$627,500	\$719,450	\$718,986	\$689,450	\$547,212	\$632,817	\$775,786	\$619,560	\$622,390	\$735,300	\$603,779		\$656,149
Sales Price	\$582,500	\$670,000	\$695,857	\$665,000	\$539,219	\$612,500	\$741,905	\$612,000	\$617,100	\$703,375	\$584,550		\$635,022
Sales Price as a % of List Price	90.88%	93.58%	97.46%	96.96%	98.66%	97.59%	95.60%	98.86%	99.33%	95.48%	96.51%		96.92%
Sales Price to Assessed Value	3.39	3.63	4.05	3.90	4.45	3.87	3.99	4.59	4.00	4.12	4.04		4.05
# Units Sold	4	2	7	4	8	6	7	5	10	8	10		71
Active Listings	20	28	36	40	46	52	44	30	34	30	27		35
Under Contracts	10	13	14	13	11	11	16	21	18	16	15		14

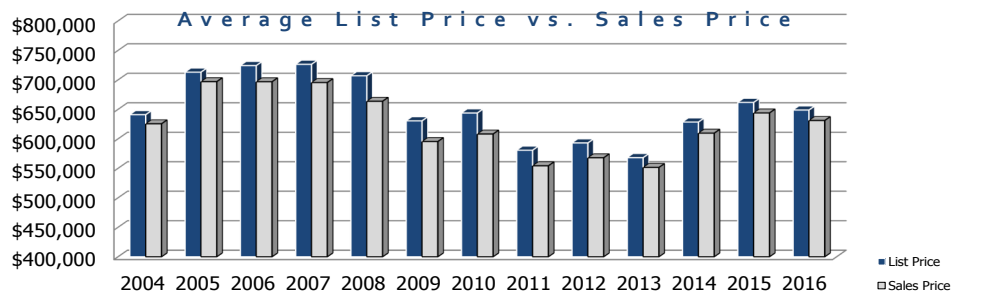
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	52	50	-4.05%
Sales Price	\$630,286	\$635,022	0.75%
Sales Price to Assessed Value	3.96	4.05	2.37%

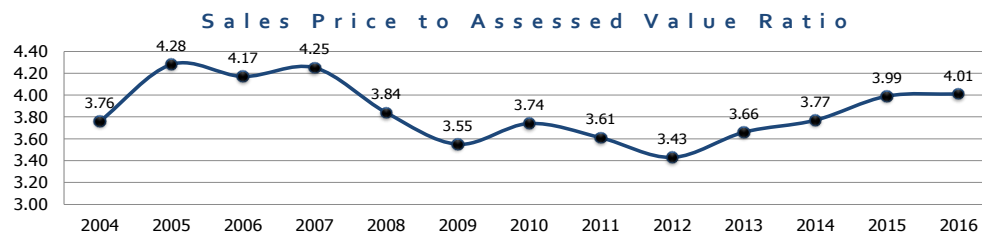


YTD	2016	2017	% Change
# Units Sold	88	71	-19.32%
Active Listings	16	27	68.75%
Under Contracts	16	15	-6.25%

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

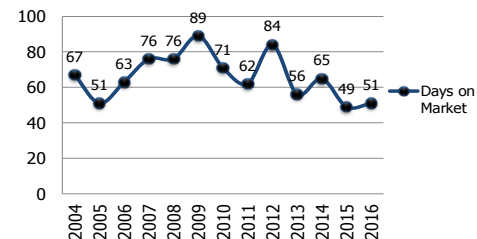


*2007 Tax Re-evaluation

Mountainside Yearly Market Trends



Average Days on Market



Number of Units Sold

