

Scotch Plains

November 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	550 Willow Avenue	Ranch	2	1.0	105	\$209,900	\$174,900	\$165,000	94.34%	\$38,800	4.25
2	1003 Cellar Avenue	TwnEndUn	2	1.0	21	\$245,000	\$245,000	\$245,000	100.00%	\$46,900	5.22
3	19 Maddaket Village	TwnIntUn	2	2.1	20	\$360,000	\$360,000	\$355,000	98.61%	\$78,000	4.55
4	16 Eastham	TwnIntUn	2	2.1	15	\$369,000	\$369,000	\$362,500	98.24%	\$82,100	4.42
5	2090 W Broad Street	Ranch	3	1.0	30	\$392,900	\$392,900	\$373,900	95.16%	\$119,100	3.14
6	2066 Nicholl Avenue	Colonial	3	2.0	134	\$454,888	\$399,900	\$380,000	95.02%	\$86,600	4.39
7	805 Donato Circle	TwnIntUn	3	2.1	66	\$405,000	\$399,000	\$399,000	100.00%	\$91,600	4.36
8	2208 Old Farm Road	RanchRas	4	2.1	8	\$435,000	\$435,000	\$400,000	91.95%	\$117,300	3.41
9	1996 Church Avenue	CapeCod	4	1.0	110	\$435,000	\$435,000	\$425,000	97.70%	\$84,400	5.04
10	2403 Hamlette Place	Colonial	5	3.0	19	\$439,900	\$439,900	\$440,000	100.02%	\$112,100	3.93
11	307 Roberts Lane	Ranch	3	2.0	180	\$469,000	\$455,000	\$442,500	97.25%	\$116,200	3.81
12	328 Fawnridge Drive	SplitLev	4	2.1	59	\$499,900	\$479,900	\$460,000	95.85%	\$120,200	3.83
13	2539 Smith Street	Bi-Level	4	2.1	34	\$459,888	\$447,500	\$465,000	103.91%	\$77,200	6.02
14	2353 Morse Avenue	Contemp	3	3.0	81	\$538,000	\$511,000	\$470,000	91.98%	\$100,800	4.66
15	795 Westfield Road	Colonial	4	2.1	116	\$499,000	\$499,000	\$500,000	100.20%	\$111,600	4.48
16	17 Fieldcrest Drive	SplitLev	3	1.2	27	\$555,000	\$555,000	\$540,000	97.30%	\$119,800	4.51
17	32 Fieldcrest Drive	SplitLev	3	1.2	4	\$539,000	\$539,000	\$545,000	101.11%	\$114,500	4.76
18	1260 Sunnyfield Lane	Ranch	3	2.0	71	\$625,000	\$599,000	\$580,000	96.83%	\$148,600	3.90
19	1709 Ramapo Way	SplitLev	3	2.1	18	\$634,000	\$634,000	\$635,000	100.16%	\$117,800	5.39
20	1118 Jefferson Avenue	Colonial	4	2.2	22	\$699,900	\$699,900	\$715,000	102.16%	\$133,200	5.37

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21	23 Treeview Circle	Colonial	4	3.1	21	\$725,000	\$725,000	\$730,000	100.69%	\$151,300	4.82
22	15 Traveller Way	Colonial	4	3.1	8	\$765,000	\$765,000	\$770,000	100.65%	\$169,500	4.54
23	1989 Church Avenue	Colonial	5	3.1	71	\$795,000	\$795,000	\$790,000	99.37%		
24	503 Tillinghast Turn	Carriage	3	2.1	31	\$859,900	\$859,900	\$850,000	98.85%		
25	702 Tillinghast Turn	TwnIntUn	3	3.1	35	\$932,370	\$932,370	\$1,022,158	109.63%	\$986,500	
26	2288 Redwood Road	Colonial	5	4.0	142	\$1,120,000	\$1,075,000	\$1,035,000	96.28%	\$200,000	5.18
AVERAGE					56	\$556,252	\$547,007	\$542,118	98.59%		4.52

"ACTIVE" Listings in Scotch Plains

Number of Units: 83
Average List Price: \$726,016
Average Days on Market: 86

"UNDER CONTRACT" Listings in Scotch Plains

Number of Units: 52
Average List Price: \$585,751
Average Days on Market: 63

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	48	48	56		57
List Price	\$506,985	\$533,018	\$681,055	\$505,422	\$533,668	\$595,068	\$539,485	\$590,921	\$619,324	\$549,126	\$547,007		\$569,851
Sales Price	\$486,936	\$528,364	\$657,802	\$500,766	\$526,286	\$589,237	\$539,311	\$580,090	\$605,105	\$542,995	\$542,118		\$560,888
Sales Price as a % of List Price	93.19%	99.29%	95.98%	98.89%	98.46%	99.59%	99.59%	97.95%	98.59%	98.75%	98.59%		98.20%
Sales Price to Assessed Value	4.23	4.05	4.56	4.33	4.46	4.47	4.42	4.50	4.83	4.67	4.52		4.46
# Units Sold	20	11	27	18	28	44	36	42	19	20	26		291
Active Listings	87	85	97	108	104	103	92	106	116	102	83		98
Under Contracts	40	54	54	71	89	77	68	49	46	47	52		59

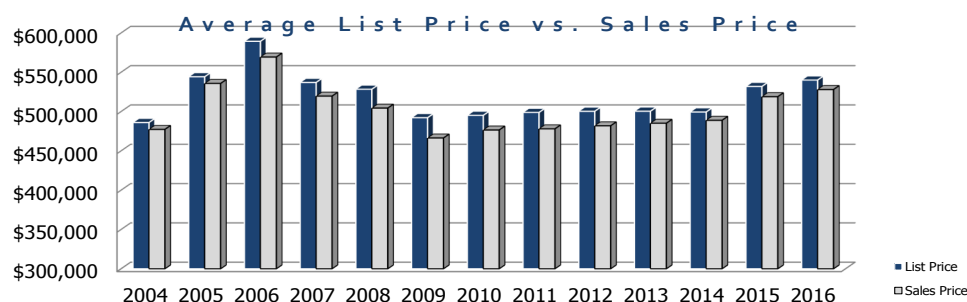
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	53	57	8.16%
Sales Price	\$527,862	\$560,888	6.26%
Sales Price to Assessed Value	4.39	4.46	1.74%

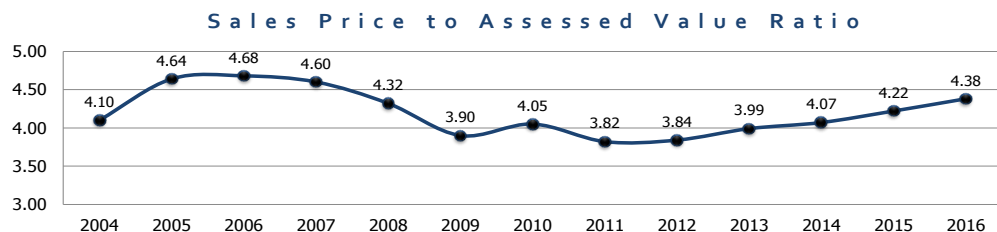


YTD	2016	2017	% Change
# Units Sold	296	291	-1.69%
Active Listings	104	83	-20.19%
Under Contracts	39	52	33.33%

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

