

Bloomfield

December 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	251 N 16th Street	HalfDupl	2	1.0	145	\$99,900	\$89,900	\$85,000	94.55%	\$148,300	0.57
2	206 Broad Street Apt 14A	OneFloor	1	1.0	82	\$119,911	\$119,911	\$113,000	94.24%	\$116,500	0.97
3	110 Orange Street Unit 3	OneFloor	2	1.1	0	\$177,000	\$177,000	\$137,000	77.40%	\$173,600	0.79
4	390 Hoover Avenue Unit 169	OneFloor	1	1.0	80	\$149,900	\$149,900	\$145,000	96.73%	\$107,000	1.36
5	66 Floyd Avenue	HalfDupl	2	1.1	41	\$149,000	\$149,000	\$151,000	101.34%	\$137,600	1.10
6	2 Clark Avenue	Ranch	2	1.0	67	\$189,000	\$173,000	\$157,000	90.75%	\$208,700	0.75
7	45 Ella Street	Colonial	2	2.0	15	\$149,900	\$149,900	\$157,000	104.74%	\$239,100	0.66
8	15 Hoffman Boulevard	CapeCod	2	1.1	25	\$208,000	\$215,000	\$200,000	93.02%	\$184,100	1.09
9	33 Maolis Avenue	Colonial	2	1.0	16	\$229,000	\$229,000	\$260,000	113.54%	\$195,200	1.33
10	15 Baldwin Place	Colonial	2	1.0	11	\$235,000	\$235,000	\$265,000	112.77%	\$187,000	1.42
11	1689 Broad Street	SplitLev	4	2.0	118	\$285,000	\$259,000	\$265,010	102.32%	\$311,400	0.85
12	108 Thomas Street	Colonial	4	2.1	67	\$299,000	\$280,000	\$272,500	97.32%	\$240,200	1.13
13	466 E Passaic Avenue	CapeCod	3	1.0	19	\$289,000	\$289,000	\$275,000	95.16%	\$216,700	1.27
14	5 Ridge Avenue	CapeCod	3	2.0	129	\$319,000	\$289,900	\$282,000	97.27%	\$221,800	1.27
15	36 Willet Street	Colonial	3	1.1	21	\$284,000	\$284,000	\$284,000	100.00%	\$233,300	1.22
16	74 MacArthur Avenue	Colonial	4	2.0	110	\$335,000	\$320,000	\$290,000	90.63%		
17	756 Broad Street	CapeCod	2	1.1	59	\$294,000	\$294,000	\$294,000	100.00%	\$219,300	1.34
18	43 Garrabrant Avenue	FixrUppr	3	2.0	69	\$299,000	\$294,000	\$309,000	105.10%	\$325,000	0.95
19	14 Byrd Avenue	Colonial	3	2.0	150	\$329,000	\$325,000	\$310,000	95.38%	\$287,100	1.08
20	548 Broughton Avenue	CapeCod	4	2.0	77	\$349,000	\$329,000	\$310,825	94.48%	\$278,000	1.12
21	1145 Broad Street	Colonial	5	3.1	194	\$390,000	\$284,300	\$330,000	116.07%	\$443,800	0.74
22	129 Weaver Avenue	Colonial	4	3.0	21	\$343,000	\$343,000	\$338,000	98.54%	\$268,000	1.26
23	60 Lindbergh Boulevard	Colonial	4	1.1	22	\$349,000	\$349,000	\$349,000	100.00%	\$338,000	1.03
24	19 Leo Terrace	Custom	4	2.0	13	\$350,000	\$350,000	\$350,000	100.00%	\$300,200	1.17
25	86 Davis Avenue	Colonial	3	1.1	17	\$379,000	\$379,000	\$370,000	97.63%	\$269,100	1.37

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26	651 E Passaic Avenue	RanchExp	4	2.0	72	\$370,000	\$370,000	\$375,000	101.35%	\$346,200	1.08
27	19 Ernst Avenue	Colonial	4	2.0	66	\$419,000	\$385,000	\$385,000	100.00%	\$340,500	1.13
28	150 Byrd Avenue	SplitLev	3	2.1	149	\$434,000	\$419,000	\$415,000	99.05%	\$366,600	1.13
29	100 Overlook Terrace	Colonial	3	1.1	28	\$449,000	\$449,000	\$436,000	97.10%	\$358,500	1.22
30	12 Mountain Avenue	Colonial	3	1.1	13	\$449,900	\$449,900	\$449,900	100.00%	\$343,300	1.31
31	27 Willard Avenue	Colonial	5	2.0	16	\$425,000	\$425,000	\$460,000	108.24%	\$272,500	1.69
32	40 Hyde Road	Colonial	3	1.1	13	\$380,000	\$380,000	\$461,000	121.32%	\$349,100	1.32
33	71 Beach Street	Colonial	3	1.1	14	\$400,000	\$400,000	\$465,000	116.25%	\$357,300	1.30
34	46 Cleveland Terrace	Colonial	5	2.1	89	\$494,000	\$487,000	\$487,000	100.00%	\$338,100	1.44
35	160 Willard Avenue	Colonial	6	5.0	19	\$525,000	\$525,000	\$550,000	104.76%	\$309,200	1.78
36	131 Stonehouse Road	Colonial	4	4.1	19	\$559,900	\$559,900	\$610,000	108.95%	\$450,100	1.36
AVERAGE					57	\$319,595	\$311,295	\$316,479	100.72%		1.16

"ACTIVE" Listings in Bloomfield

Number of Units: 57
Average List Price: \$288,898
Average Days on Market: 130

"UNDER CONTRACT" Listings in Bloomfield

Number of Units: 58
Average List Price: \$279,643
Average Days on Market: 75

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	57	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	\$311,295	\$301,324
Sales Price	\$238,715	\$262,238	\$286,614	\$309,307	\$292,129	\$319,271	\$331,941	\$312,814	\$303,003	\$321,298	\$338,811	\$316,479	\$306,527
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%	100.72%	101.35%
Sales Price to	0.91	1.01	0.99	1.13	1.13	1.13	1.18	1.10	1.13	1.14	1.22	1.16	1.11
# Units Sold	26	29	36	26	42	62	42	55	31	44	37	36	466
Active Listings	102	103	107	111	106	117	114	94	99	87	72	57	97
Under Contracts	82	80	97	118	124	106	97	90	88	74	73	58	91

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	66	56	-15.51%
Sales Price	\$286,396	\$306,527	7.03%
Sales Price to Assessed Value	1.06	1.11	5.15%

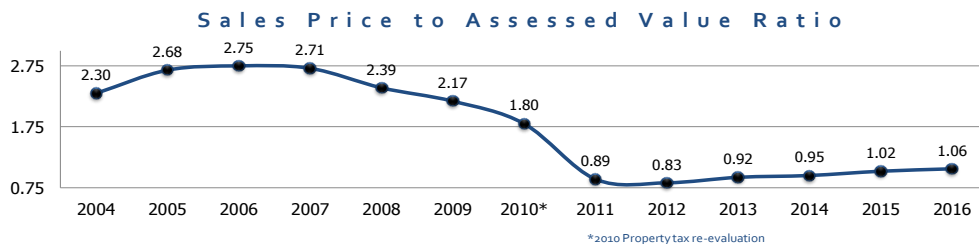


YTD	2016	2017	% Change
# Units Sold	402	466	15.92%
Active Listings	105	57	-45.71%
Under Contracts	76	58	-23.68%

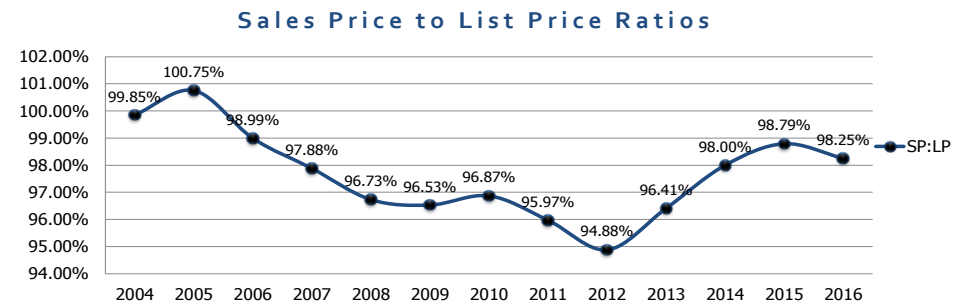
Bloomfield Yearly Market Trends



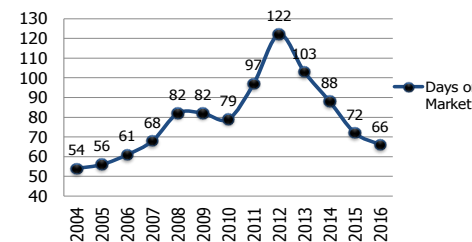
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$295,500	\$343,180	\$357,923	\$356,076	\$336,602	\$312,795	\$301,053	\$269,363	\$257,073	\$274,022	\$271,092	\$287,484	\$290,451
SP	\$295,832	\$345,775	\$354,939	\$349,097	\$325,491	\$302,114	\$291,230	\$259,554	\$245,230	\$265,649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



Bloomfield Yearly Market Trends



Average Days on Market



Number of Units Sold

