

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

## D e c 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	296 Cherry Hill Road	Colonial	4	3.1	15	\$560,000	\$560,000	\$547,500	97.77%	\$169,700	3.23
2	148 Force Drive	Ranch	4	2.0	16	\$599,000	\$599,000	\$599,000	100.00%	\$125,500	4.77
3	1042 Ledgewood Road	Colonial	4	2.2	64	\$769,000	\$739,000	\$675,000	91.34%	\$200,800	3.36
4	1606 Rising Way	Custom	4	2.1	16	\$778,350	\$778,350	\$737,500	94.75%	\$158,500	4.65
AVERAGE					28	\$676,588	\$669,088	\$639,750	95.96%		4.00

### **"ACTIVE"** Listings in Mountainside

**Number of Units:** 24  
**Average List Price:** \$846,088  
**Average Days on Market:** 96

### **"UNDER CONTRACT"** Listings in Mountainside

**Number of Units:** 14  
**Average List Price:** \$616,936  
**Average Days on Market:** 85

# 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	28	49
List Price	\$627,500	\$719,450	\$718,986	\$689,450	\$547,212	\$632,817	\$775,786	\$619,560	\$622,390	\$735,300	\$603,779	\$669,088	\$656,839
Sales Price	\$582,500	\$670,000	\$695,857	\$665,000	\$539,219	\$612,500	\$741,905	\$612,000	\$617,100	\$703,375	\$584,550	\$639,750	\$635,274
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%	95.96%	96.87%
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	4.00	4.05
# Units Sold	4	2	7	4	8	6	7	5	10	8	10	4	75
Active Listings	20	28	36	40	46	52	44	30	34	30	27	24	34
Under Contracts	10	13	14	13	11	11	16	21	18	16	15	14	14

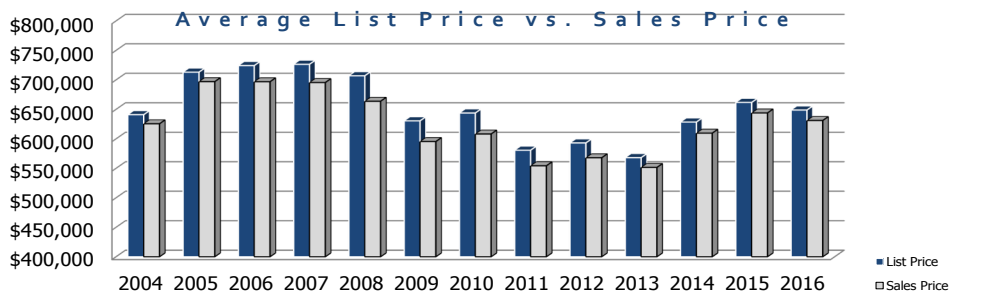
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	51	49	-4.29%
Sales Price	\$631,132	\$635,274	0.66%
Sales Price to Assessed Value	4.01	4.05	1.10%

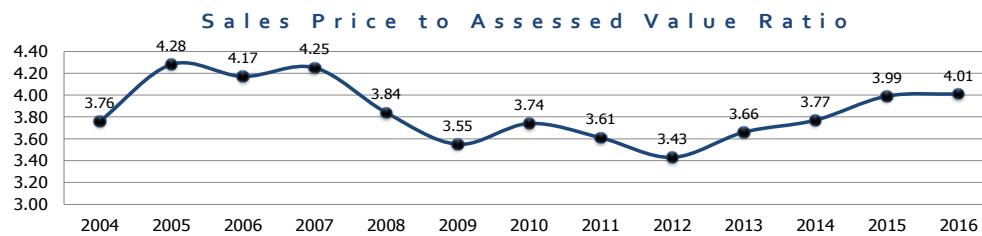


YTD	2016	2017	% Change
# Units Sold	97	75	-22.68%
Active Listings	15	24	60.00%
Under Contracts	7	14	100.00%

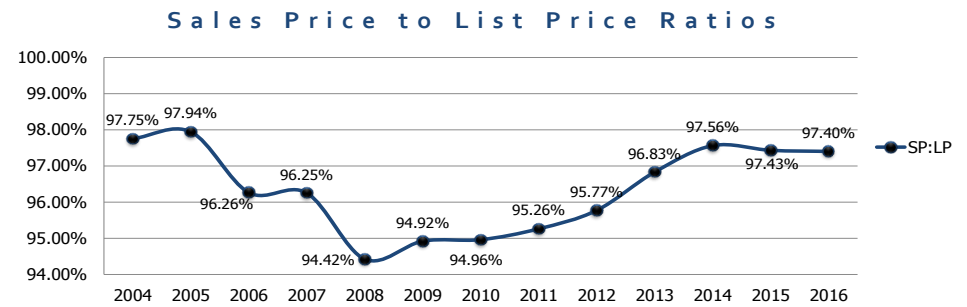
## Mountainside Yearly Market Trends



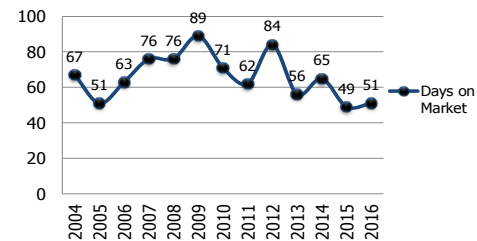
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$640,932	\$713,098	\$724,218	\$726,410	\$706,945	\$630,539	\$643,836	\$580,717	\$593,029	\$568,105	\$628,465	\$661,790	\$648,839
SP	\$625,517	\$697,024	\$696,842	\$695,498	\$663,745	\$595,419	\$608,197	\$554,311	\$567,877	\$551,506	\$609,601	\$643,911	\$631,132



## Mountainside Yearly Market Trends



## Average Days on Market



## Number of Units Sold

