

# C r a n f o r d

## J a n u a r y 2 0 1 8 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	55 Wall Street	Duplex	4	3.0	50	\$359,000	\$359,000	\$275,000	76.60%	\$144,500	1.90
2	617 Raritan Road	Colonial	3	2.1	127	\$395,000	\$369,900	\$358,000	96.78%	\$127,000	2.82
3	427 Lexington Avenue	SplitLev	3	1.1	63	\$427,000	\$399,000	\$395,000	99.00%	\$176,200	2.24
4	105 Glenwood Road	SplitLev	3	1.1	53	\$449,000	\$449,000	\$410,000	91.31%	\$178,500	2.30
5	5 Besler Avenue	Colonial	3	1.0	74	\$479,000	\$450,000	\$425,700	94.60%	\$157,700	2.70
6	48 Nomahegan Court	SplitLev	4	2.1	69	\$539,500	\$539,500	\$545,000	101.02%	\$208,600	2.61
7	105 Thomas Street	Colonial	3	1.1	26	\$579,000	\$579,000	\$569,000	98.27%	\$198,000	2.87
8	410 Prospect Avenue	Colonial	4	2.1	13	\$629,000	\$629,000	\$610,000	96.98%	\$280,000	2.18
9	8 Hickory Street	CapeCod	3	2.1	12	\$549,000	\$549,900	\$615,000	111.84%		
10	38 Balmiere Parkway	Colonial	5	2.1	93	\$689,000	\$650,000	\$630,000	96.92%	\$241,800	2.61
11	208 North Avenue W	Victrian	3	2.1	30	\$699,900	\$699,900	\$670,000	95.73%	\$240,100	2.79
12	110 Garden Street	Colonial	5	4.0	70	\$839,000	\$839,000	\$825,000	98.33%		
AVERAGES					57	\$552,783	\$542,767	\$527,308	96.45%		2.50

### "ACTIVE" Listings in Cranford

**Number of Units:** 21  
**Average List Price:** \$532,214  
**Average Days on Market:** 114

### "UNDER CONTRACT" Listings in Cranford

**Number of Units:** 28  
**Average List Price:** \$516,66  
**Average Days on Market:** 56

# Cranford 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	57												57
List Price	\$542,767												\$542,767
Sales Price	\$527,308												\$527,308
Sales Price as a % of List Price	96.45%												96.45%
Sales Price to Assessed Value	2.50												2.50
# Units Sold	12												12
Active Listings	21												21
Under Contracts	28												28

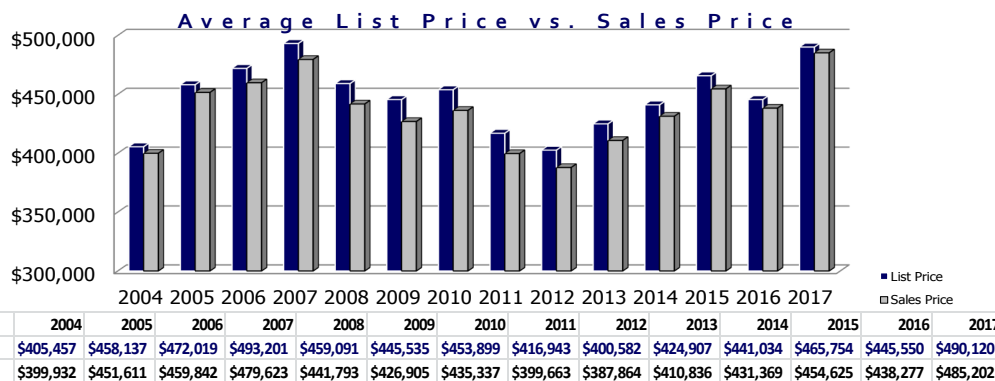
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	40	57	40.22%
Sales Price	\$485,497	\$527,308	8.61%
Sales Price to Assessed Value	2.499	2.502	0.11%

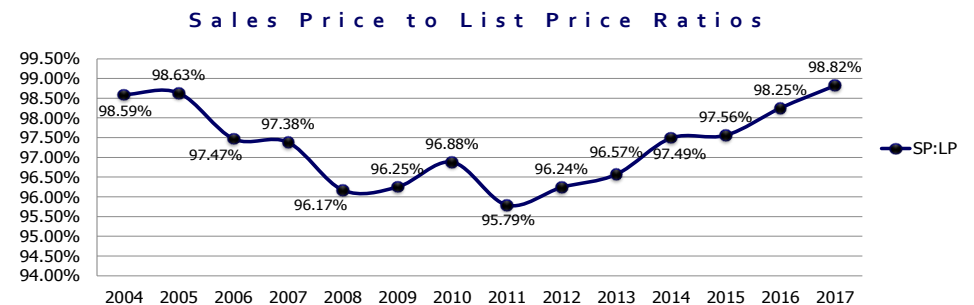


YTD	2017	2018	% Change
# Units Sold	17	12	-29.41%
Active Listings	42	21	-50.00%
Under Contracts	40	28	-30.00%

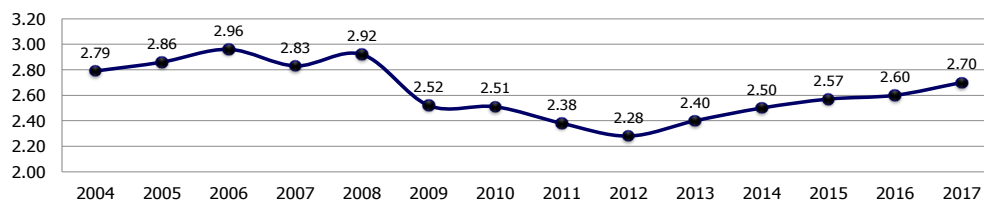
### Cranford Yearly Market Trends



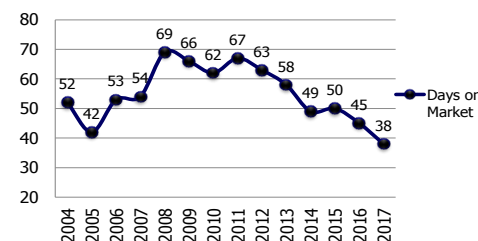
### Cranford Yearly Market Trends



### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

