

Bloomfield

February 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	172 Belleville Avenue	OneFloor	1	1.0	32	\$72,900	\$76,500	\$75,000	98.04%		
2	378 Hoover Avenue Unit 149	FirstFlr	1	1.0	32	\$139,900	\$139,900	\$139,900	100.00%	\$107,000	1.31
3	152 Belleville Avenue Apt 14	OneFloor	1	1.0	12	\$149,922	\$149,922	\$147,000	98.05%	\$91,100	1.61
4	26 Cedar Street	Colonial	3	1.1	793	\$239,999	\$165,000	\$150,000	90.91%	\$231,800	0.65
5	37 Elston Street	CapeCod	2	1.1	1	\$169,900	\$169,900	\$160,000	94.17%	\$216,800	0.74
6	26 John Street Apt 3A	OneFloor	2	1.0	108	\$169,900	\$169,900	\$175,000	103.00%	\$149,600	1.17
7	107 Renner Avenue	Colonial	4	2.1	101	\$254,800	\$189,900	\$207,000	109.00%	\$267,300	0.77
8	47 La France Avenue	Colonial	3	2.0	6	\$249,900	\$249,900	\$255,566	102.27%	\$192,600	1.33
9	37 Lexington Avenue	Colonial	4	1.1	103	\$289,900	\$269,900	\$268,000	99.30%	\$234,700	1.14
10	31 Fritz Street	Colonial	4	2.0	55	\$275,000	\$275,000	\$275,000	100.00%	\$257,800	1.07
11	43 Carlton Terrace	CapeCod	3	1.1	50	\$279,000	\$279,000	\$276,000	98.92%	\$257,100	1.07
12	40 Ivanhoe Terrace	CapeCod	4	2.0	140	\$299,900	\$299,900	\$285,000	95.03%	\$275,400	1.03
13	131 Waldo Avenue	Colonial	3	2.0	62	\$289,000	\$289,000	\$289,000	100.00%	\$223,000	1.30
14	326 Watchung Avenue	Colonial	3	1.1	21	\$325,000	\$325,000	\$295,000	90.77%	\$276,500	1.07
15	23 Stockton Street	Colonial	3	2.0	27	\$288,999	\$288,999	\$310,000	107.27%	\$244,700	1.27
16	38 Donna Drive	CapeCod	3	1.0	16	\$339,900	\$339,900	\$344,000	101.21%	\$307,400	1.12
17	44 Mohr Avenue	Colonial	3	1.1	21	\$349,900	\$349,900	\$360,000	102.89%	\$288,900	1.25
18	183-185 Sadler Road	RanchExp	4	2.0	23	\$385,000	\$385,000	\$375,000	97.40%	\$360,600	1.04
19	89 Mountain Avenue	Colonial	3	2.0	15	\$399,000	\$399,000	\$405,000	101.50%	\$359,700	1.13
20	28 Comley Place	Colonial	3	2.0	17	\$399,900	\$399,900	\$430,000	107.53%	\$443,000	0.97
AVERAGE					82	\$268,386	\$260,571	\$261,073	99.86%		1.11

"ACTIVE" Listings in Bloomfield

Number of Units: 74
Average List Price: \$318,979
Average Days on Market: 80

"UNDER CONTRACT" Listings in Bloomfield

Number of Units: 65
Average List Price: \$284,787
Average Days on Market: 96

Bloomfield 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	49	82											66
List Price	\$314,416	\$260,571											\$286,077
Sales Price	\$312,986	\$261,073											\$285,664
Sales Price as a % of List Price	99.52%	99.86%											99.70%
Sales Price to	1.06	1.11											1.08
# Units Sold	18	20											38
Active Listings	54	74											64
Under Contracts	59	65											62

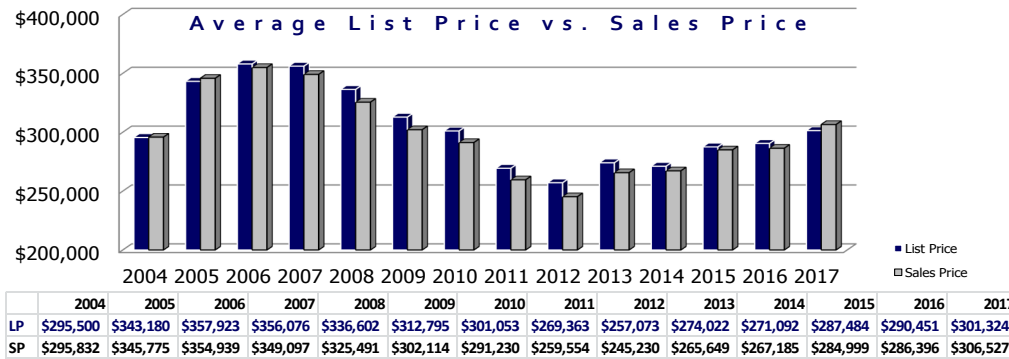
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	93	66	-28.81%
Sales Price	\$251,118	\$285,664	13.76%
Sales Price to Assessed Value	0.96	1.08	12.39%

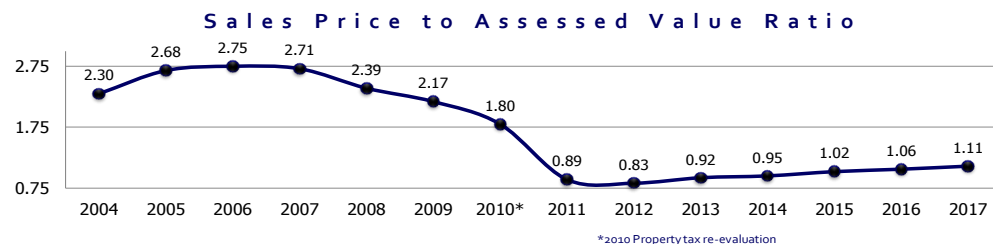
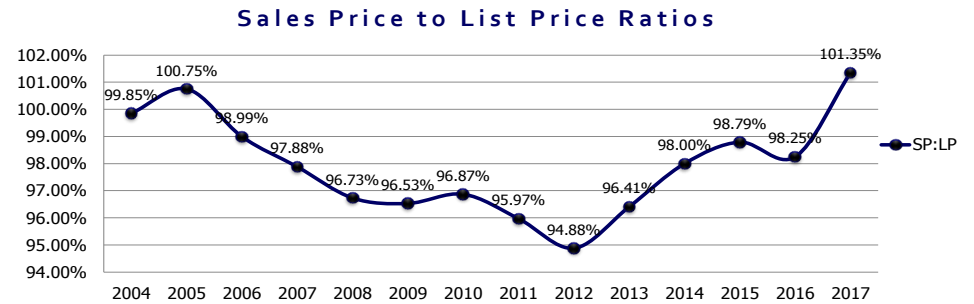


YTD	2017	2018	% Change
# Units Sold	55	38	-30.91%
Active Listings	103	74	-28.16%
Under Contracts	80	65	-18.75%

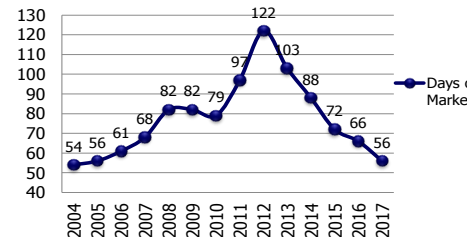
Bloomfield Yearly Market Trends



Bloomfield Yearly Market Trends



Average Days on Market



Number of Units Sold

