

C r a n f o r d

F e b r 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	46 Johnson Avenue	Bungalow	2	2.0	63	\$259,900	\$259,900	\$240,000	92.34%	\$98,700	2.43
2	301 Centennial Avenue	HalfDupl	2	1.0	4	\$289,000	\$289,000	\$299,000	103.46%	\$100,800	2.97
3	316 Lincoln Avenue E	Cottage	2	1.0	63	\$399,900	\$374,900	\$370,000	98.69%	\$130,100	2.84
4	4 Heathermeade Place	CapeCod	3	1.0	133	\$439,000	\$424,000	\$392,000	92.45%	\$145,500	2.69
5	56 Johnson Avenue	Bi-Level	5	3.1	86	\$479,900	\$399,900	\$397,900	99.50%	\$217,000	1.83
6	21 Chippewa Way	Ranch	3	2.0	29	\$499,900	\$499,900	\$460,000	92.02%	\$183,300	2.51
7	707 Lincoln Avenue E	SplitLev	3	1.1	9	\$494,999	\$494,999	\$500,000	101.01%	\$155,900	3.21
8	27 Wade Avenue	Colonial	3	1.1	21	\$525,000	\$525,000	\$518,000	98.67%	\$157,200	3.30
9	30 Springfield Avenue COB5	TwnIntUn	3	2.1	16	\$549,900	\$549,900	\$549,000	99.84%	\$173,200	3.17
10	1 Harvard Road	RanchExp	5	3.0	45	\$749,000	\$749,000	\$700,000	93.46%	\$198,300	3.53
11	215 Orchard Street	Colonial	7	4.0	16	\$1,110,000	\$1,110,000	\$1,111,111	100.10%	\$382,900	2.90
AVERAGES					44	\$526,954	\$516,045	\$503,365	97.41%		2.85

"ACTIVE" Listings in Cranford

Number of Units: 33
Average List Price: \$558,591
Average Days on Market: 75

"UNDER CONTRACT" Listings in Cranford

Number of Units: 30
Average List Price: \$486,120
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	44											51
List Price	\$542,767	\$516,045											\$529,987
Sales Price	\$527,308	\$503,365											\$515,857
Sales Price as a % of List Price	96.45%	97.41%											96.91%
Sales Price to Assessed Value	2.50	2.85											2.69
# Units Sold	12	11											23
Active Listings	21	33											27
Under Contracts	28	30											29

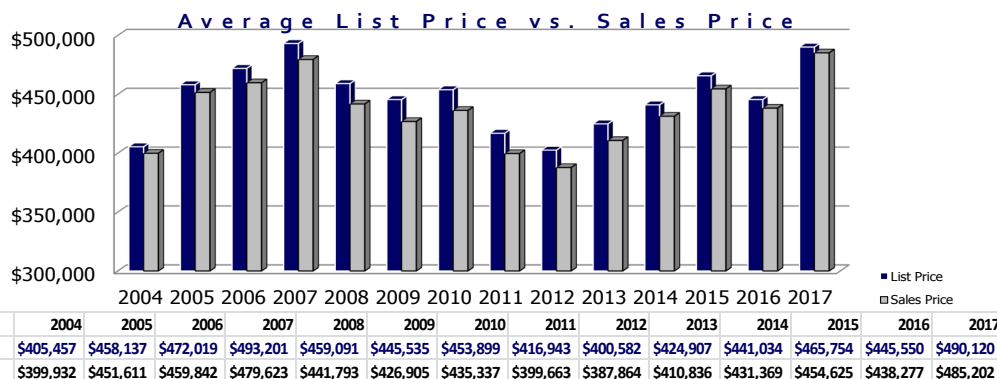
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	46	51	11.13%
Sales Price	\$458,082	\$515,857	12.61%
Sales Price to Assessed Value	2.577	2.686	4.22%

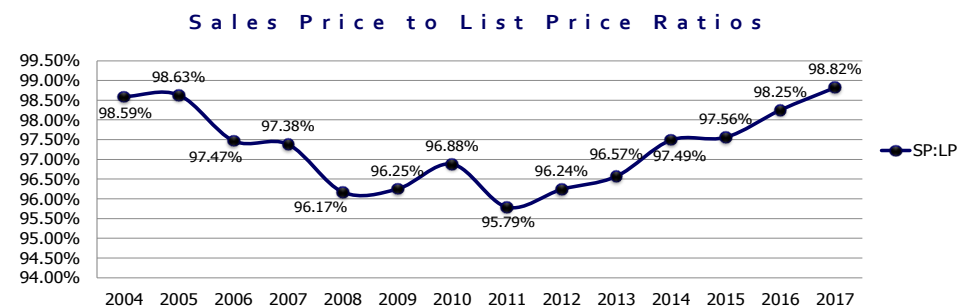


YTD	2017	2018	% Change
# Units Sold	31	23	-25.81%
Active Listings	49	33	-32.65%
Under Contracts	40	30	-25.00%

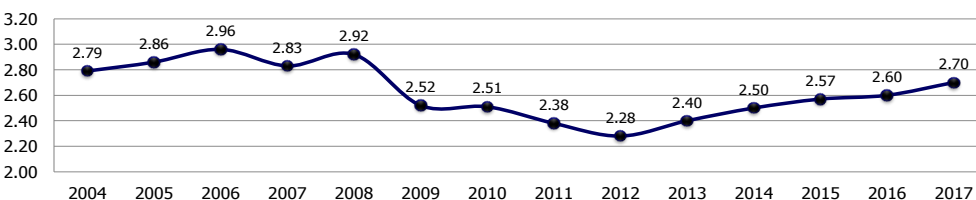
Cranford Yearly Market Trends



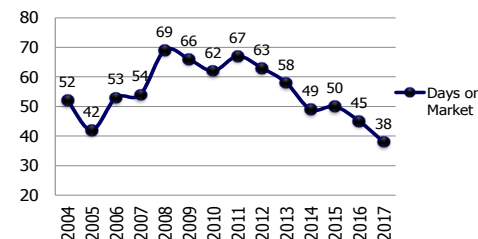
Cranford Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

