

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

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	1264 Wood Valley Road	Ranch	3	2.0	13	\$435,000	\$435,000	\$500,000	114.94%	\$144,700	3.46
2	236 Pembroke Road	Ranch	3	2.2	40	\$624,900	\$624,900	\$625,000	100.02%	\$154,200	4.05
3	1084 Sylvan Lane	Ranch	4	3.0	92	\$689,000	\$649,900	\$625,000	96.17%	\$186,100	3.36
4	450 Summit Road	Custom	6	4.0	181	\$849,000	\$799,000	\$750,000	93.87%	\$290,100	2.59
5	103 Echo Ridge Way	TwnIntUn	3	2.1	27	\$793,000	\$793,000	\$793,000	100.00%		
6	104 Echo Ridge Way	TwnEndUn	3	2.1	1	\$824,000	\$824,000	\$824,000	100.00%		
AVERAGE					59	\$702,483	\$687,633	\$686,167	100.83%	\$193,775	3.36

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

**Number of Units:** 35  
**Average List Price:** \$803,057  
**Average Days on Market:** 70

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

**Number of Units:** 17  
**Average List Price:** \$632,335  
**Average Days on Market:** 59

# Mountainside 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	109	59											82
List Price	\$549,480	\$687,633											\$624,836
Sales Price	\$507,300	\$686,167											\$604,864
Sales Price as a % of List Price	93.51%	100.83%											97.50%
Sales Price to Assessed Value	3.76	3.36											3.56
# Units Sold	5	6											11
Active Listings	31	35											33
Under Contracts	11	17											14

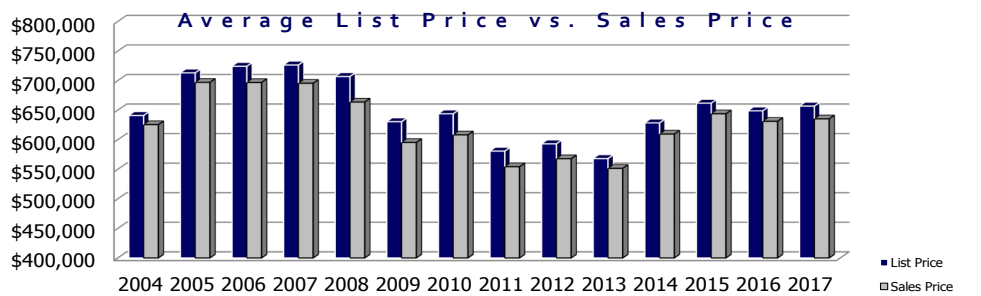
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	51	82	59.37%
Sales Price	\$611,667	\$604,864	-1.11%
Sales Price to Assessed Value	3.47	3.56	2.78%



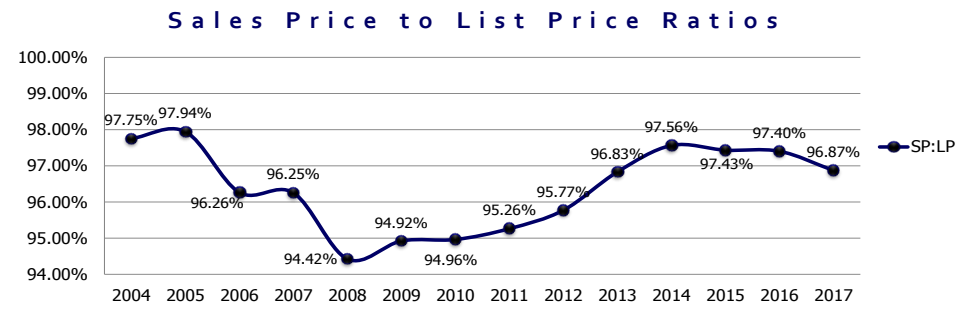
YTD	2017	2018	% Change
# Units Sold	6	11	83.33%
Active Listings	28	35	25.00%
Under Contracts	13	17	30.77%

## Mountainside Yearly Market Trends

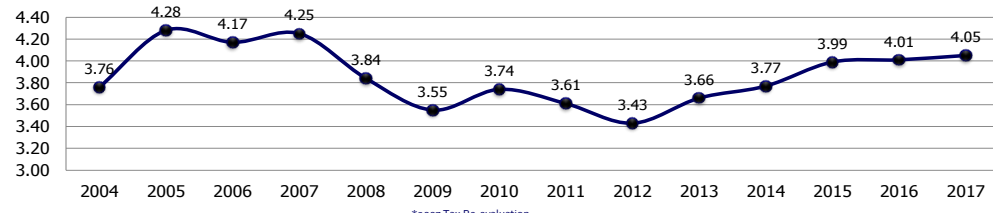


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$640,932	\$713,098	\$724,218	\$726,410	\$706,945	\$630,539	\$643,836	\$580,717	\$593,029	\$568,105	\$628,465	\$661,790	\$648,839	\$656,839
SP	\$625,517	\$697,024	\$696,842	\$695,498	\$663,745	\$595,419	\$608,197	\$554,311	\$567,877	\$551,506	\$609,601	\$643,911	\$631,132	\$635,274

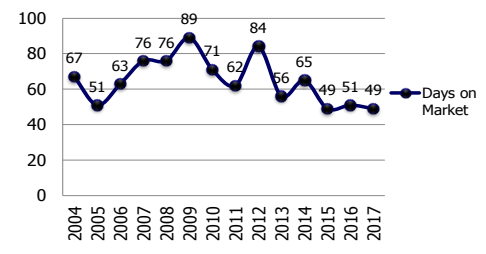
## Mountainside Yearly Market Trends



## Sales Price to Assessed Value Ratio



## Average Days on Market



## Number of Units Sold

