

Scotch Plains

February 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	321 Hunter Avenue	CapeCod	3	1.0	66	\$137,800	\$137,800	\$182,000	132.08%	\$71,100	2.56
2	1538 Front Street	HalfDupl	2	1.1	363	\$275,000	\$239,999	\$225,000	93.75%	\$63,000	3.57
3	1628 Front Street	Bi-Level	3	2.1	64	\$230,000	\$230,000	\$235,000	102.17%	\$86,400	2.72
4	505 Jerusalem Road	CapeCod	3	1.1	28	\$294,900	\$294,900	\$326,000	110.55%	\$87,700	3.72
5	1311 Hetfield Avenue	CapeCod	4	1.0	171	\$375,000	\$360,000	\$330,000	91.67%	\$89,700	3.68
6	2409 Hamlette Place	Colonial	3	2.1	6	\$329,900	\$329,900	\$357,000	108.21%	\$85,900	4.16
7	11 Burnham Village	TwnIntUn	2	2.1	14	\$369,900	\$369,900	\$365,000	98.68%	\$82,200	4.44
8	40 Maddaket Village	TwnEndUn	2	2.1	143	\$429,888	\$388,000	\$370,000	95.36%	\$90,200	4.10
9	703 Donato Circle	TwnIntUn	2	2.1	19	\$405,000	\$405,000	\$403,000	99.51%	\$93,000	4.33
10	1 Maddaket Village	TwnEndUn	2	2.1	15	\$410,000	\$410,000	\$405,000	98.78%	\$79,700	5.08
11	522 Cicilia Place	CapeCod	4	3.0	56	\$439,900	\$439,900	\$420,000	95.48%	\$69,000	6.09
12	2306 Lyde Place	Colonial	3	1.1	49	\$459,000	\$459,000	\$437,000	95.21%	\$82,700	5.28
13	187 William Street	Colonial	3	2.0	8	\$459,316	\$459,316	\$455,000	99.06%	\$84,900	5.36
14	1 Malanga Court	Colonial	4	2.1	26	\$479,999	\$479,999	\$465,000	96.88%	\$103,000	4.51
15	2220 Elizabeth Avenue	SplitLev	3	1.1	2	\$469,900	\$469,900	\$469,900	100.00%	\$85,100	5.52
16	1501 Terrill Road	Colonial	4	2.0	80	\$584,900	\$549,900	\$500,000	90.93%	\$104,800	4.77
17	220 Harding Road	CapeCod	3	2.0	13	\$494,900	\$494,900	\$515,000	104.06%	\$87,400	5.89
18	1291 Martine Avenue	SplitLev	3	2.1	21	\$529,900	\$529,900	\$529,900	100.00%	\$96,600	5.49
19	3 Copperfield Road	Bi-Level	4	2.1	5	\$495,000	\$495,000	\$540,000	109.09%	\$106,300	5.08
20	1471 Cooper Road	Colonial	4	2.1	58	\$589,999	\$589,999	\$562,000	95.25%	\$116,100	4.84

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21	1701 Cooper Road	Colonial	4	2.1	30	\$599,900	\$599,900	\$575,000	95.85%	\$160,200	3.59
22	1945 Grenville Road	Ranch	4	2.1	19	\$599,000	\$599,000	\$615,000	102.67%	\$115,600	5.32
23	1820 Quimby Lane	Colonial	4	2.1	64	\$664,900	\$650,000	\$632,500	97.31%	\$131,300	4.82
24	1010 Raritan Road	Colonial	4	2.1	69	\$699,900	\$679,900	\$657,500	96.71%	\$167,100	3.93
25	2365 Whittier Avenue	Colonial	4	2.1	53	\$725,000	\$699,000	\$685,000	98.00%	\$129,000	5.31
26	2084 Church Avenue	Colonial	4	3.1	24	\$749,000	\$749,000	\$749,000	100.00%		
27	2636 Farview Drive	Colonial	5	3.1	49	\$799,900	\$799,900	\$775,000	96.89%	\$235,400	3.29
28	1221 Rahway Road	Colonial	5	3.1	173	\$999,888	\$895,000	\$875,000	97.77%	\$243,000	3.60
AVERAGE					60	\$503,489	\$493,036	\$487,707	100.07%		4.48

"ACTIVE" Listings in Scotch Plains

Number of Units: 79
Average List Price: \$762,431
Average Days on Market: 73

"UNDER CONTRACT" Listings in Scotch Plains

Number of Units: 55
Average List Price: \$593,665
Average Days on Market: 41

Scotch Plains 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	80	60											68
List Price	\$554,600	\$493,036											\$516,294
Sales Price	\$531,273	\$487,707											\$504,165
Sales Price as a % of List Price	96.42%	100.07%											98.69%
Sales Price to Assessed Value	4.60	4.48											4.52
# Units Sold	17	28											45
Active Listings	83	79											81
Under Contracts	45	55											50

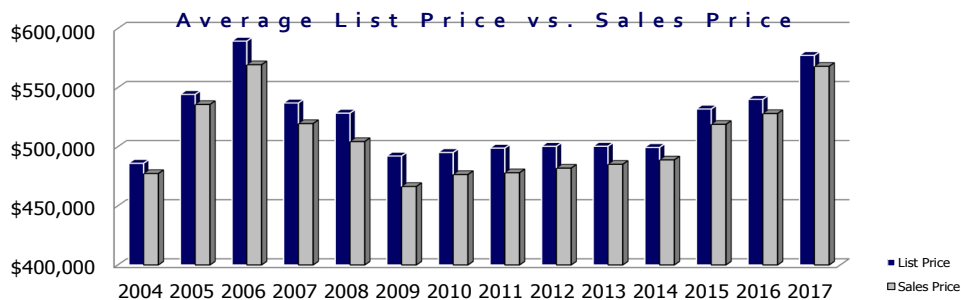
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	57	68	19.68%
Sales Price	\$501,636	\$504,165	0.50%
Sales Price to Assessed Value	4.17	4.52	8.59%

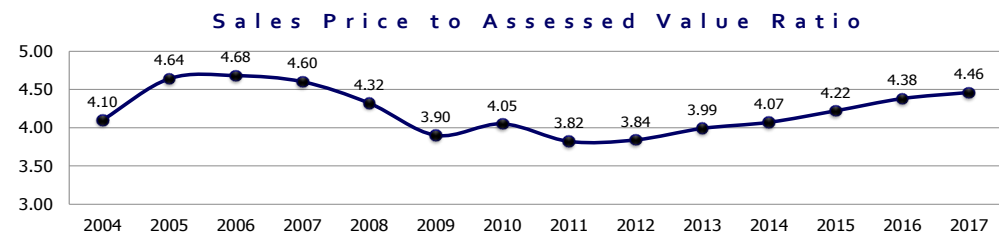


YTD	2017	2018	% Change
# Units Sold	31	45	45.16%
Active Listings	85	79	-7.06%
Under Contracts	54	55	1.85%

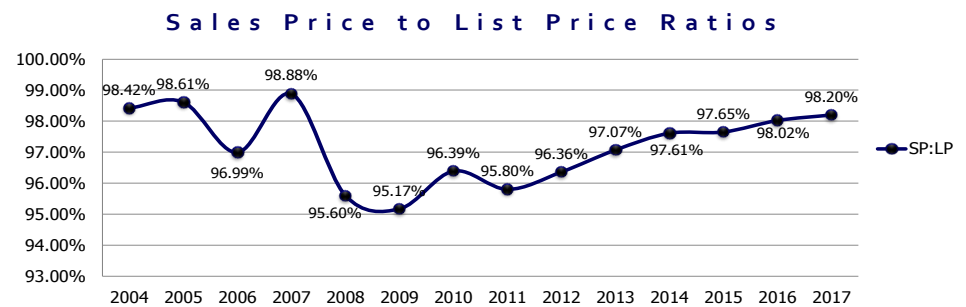
Scotch Plains Yearly Market Trends



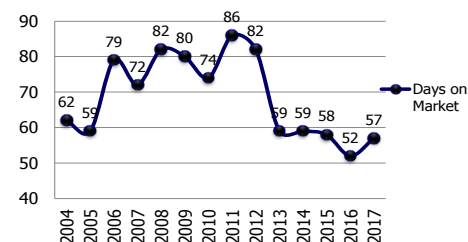
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$485,986	\$544,238	\$589,314	\$536,982	\$528,385	\$492,127	\$495,126	\$498,809	\$500,326	\$500,393	\$499,401	\$531,872	\$540,025	\$577,215
SP	\$477,295	\$535,717	\$569,316	\$504,372	\$504,372	\$466,348	\$476,512	\$477,992	\$481,875	\$485,130	\$488,865	\$518,913	\$528,027	\$567,965



Scotch Plains Yearly Market Trends



Average Days on Market



Number of Units Sold

