

C r a n f o r d

M a r c h 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	10F Parkway Village	OneFloor	2	1.0	17	\$225,000	\$225,000	\$230,000	102.22%	\$76,800	2.99
2	124 Hillcrest Avenue	Colonial	4	2.1	55	\$369,000	\$369,000	\$335,000	90.79%	\$153,000	2.19
3	12 Ramapo Court	CapeCod	3	1.0	13	\$329,000	\$329,000	\$341,000	103.65%	\$112,800	3.02
4	218 Oak Lane	SplitLev	5	4.0	10	\$699,000	\$699,000	\$400,000	57.22%	\$310,400	1.29
5	706 Springfield Avenue	Colonial	3	1.0	26	\$439,000	\$439,000	\$455,000	103.64%	\$161,600	2.82
6	10 Blake Avenue	CapeCod	4	2.0	7	\$498,900	\$498,900	\$512,000	102.63%	\$176,900	2.89
7	15 Davis Street	Ranch	3	2.1	89	\$524,900	\$524,900	\$524,900	100.00%	\$192,300	2.73
8	21 Hampton Road	Colonial	4	2.1	162	\$679,900	\$639,000	\$630,000	98.59%	\$301,000	2.09
9	306 Lincoln Avenue E	Colonial	4	2.2	96	\$899,000	\$849,000	\$810,000	95.41%		
AVERAGES					53	\$518,189	\$508,089	\$470,878	94.91%		2.50

"ACTIVE" Listings in Cranford

Number of Units: 42
Average List Price: \$610,993
Average Days on Market: 44

"UNDER CONTRACT" Listings in Cranford

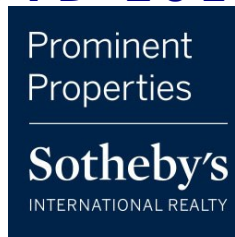
Number of Units: 40
Average List Price: \$475,218
Average Days on Market: 46

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	53										51
List Price	\$542,767	\$516,045	\$508,089										\$523,828
Sales Price	\$527,308	\$503,365	\$470,878										\$503,207
Sales Price as a % of List Price	96.45%	97.41%	94.91%										96.35%
Sales Price to Assessed Value	2.50	2.85	2.50										2.64
# Units Sold	12	11	9										32
Active Listings	21	33	42										32
Under Contracts	28	30	40										33

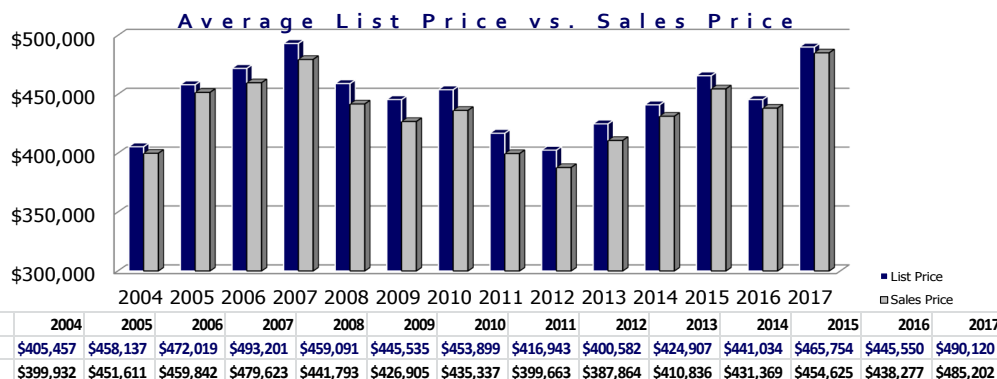
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	54	51	-4.95%
Sales Price	\$456,647	\$503,207	10.20%
Sales Price to Assessed Value	2.657	2.636	-0.81%

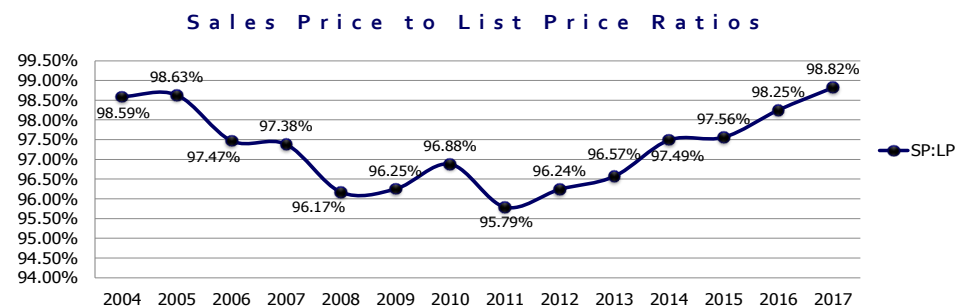


YTD	2017	2018	% Change
# Units Sold	48	32	-33.33%
Active Listings	44	42	-4.55%
Under Contracts	54	40	-25.93%

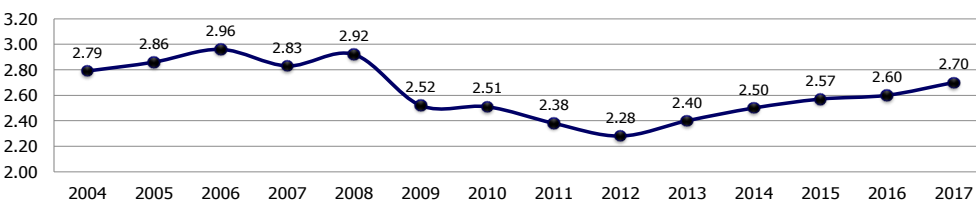
Cranford Yearly Market Trends



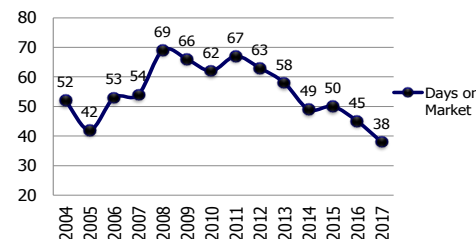
Cranford Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

