

Scotch Plains

March 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1011 Cellar Avenue	TwnIntUn	2	1.0	6	\$199,900	\$199,900	\$205,000	102.55%	\$45,400	4.52
2	410 Sycamore Avenue	Ranch	2	1.0	6	\$249,900	\$249,900	\$249,900	100.00%	\$55,800	4.48
3	2436 Mountain Avenue	CapeCod	3	2.0	6	\$369,000	\$369,000	\$381,000	103.25%	\$75,700	5.03
4	346 Farley Avenue	CapeCod	4	3.0	3	\$385,000	\$385,000	\$385,000	100.00%	\$73,300	5.25
5	4 Riga Court	TwnIntUn	2	2.2	74	\$392,000	\$392,000	\$397,000	101.28%	\$89,700	4.43
6	1548 Front Street	Bi-Level	5	3.0	37	\$459,900	\$429,000	\$399,000	93.01%	\$138,500	2.88
7	2645 Sky Top Drive	Colonial	3	1.1	64	\$415,000	\$415,000	\$400,000	96.39%	\$108,100	3.70
8	2278 Jersey Avenue	Bi-Level	3	1.0	16	\$399,900	\$399,900	\$410,000	102.53%	\$90,200	4.55
9	2424 Malcolm Place	SplitLev	3	2.0	31	\$439,900	\$439,900	\$418,000	95.02%	\$98,800	4.23
10	1748 King Street	CapeCod	4	2.0	89	\$415,500	\$425,000	\$420,000	98.82%	\$85,200	4.93
11	1470 Cooper Road	RanchExp	4	2.0	123	\$499,000	\$484,500	\$450,000	92.88%	\$152,100	2.96
12	2233 Old Farm Road	Colonial	4	2.1	15	\$469,900	\$469,900	\$489,900	104.26%	\$115,900	4.23
13	623 Westfield Road	Ranch	3	2.0	7	\$514,900	\$514,900	\$505,000	98.08%	\$135,500	3.73
14	314 Cedar Grove Terrace	Colonial	3	3.0	5	\$550,000	\$550,000	\$550,000	100.00%	\$96,900	5.68
15	427 Sycamore Avenue	Colonial	4	2.2	81	\$675,000	\$639,000	\$587,500	91.94%		
16	13 Chiplou Lane	SplitLev	5	3.0	8	\$699,900	\$699,900	\$685,000	97.87%	\$210,000	3.26
17	2082 Westfield Avenue	Colonial	4	2.1	40	\$759,900	\$749,900	\$710,000	94.68%	\$150,400	4.72
18	2228 Elizabeth Avenue	Colonial	4	3.1	32	\$749,900	\$739,900	\$730,000	98.66%		
19	1925 Evelyn Street	Colonial	5	4.1	31	\$888,777	\$888,777	\$872,000	98.11%		
20	8 Jacobs Lane	Ranch	4	4.1	41	\$899,000	\$899,000	\$890,000	99.00%	\$175,000	5.09
21	2130 Jersey Avenue	Colonial	5	3.1	1	\$899,999	\$899,999	\$900,000	100.00%		
AVERAGE					34	\$539,632	\$535,256	\$525,443	98.49%		4.33

"ACTIVE" Listings in Scotch Plains

Number of Units: 91
Average List Price: \$753,617
Average Days on Market: 74

"UNDER CONTRACT" Listings in Scotch Plains

Number of Units: 62
Average List Price: \$598,349
Average Days on Market: 47

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	34										57
List Price	\$554,600	\$493,036	\$535,256										\$522,327
Sales Price	\$531,273	\$487,707	\$525,443										\$510,935
Sales Price as a % of List Price	96.42%	100.07%	98.49%										98.63%
Sales Price to	4.60	4.48	4.33										4.47
# Units Sold	17	28	21										66
Active Listings	83	79	91										84
Under Contracts	45	55	62										54

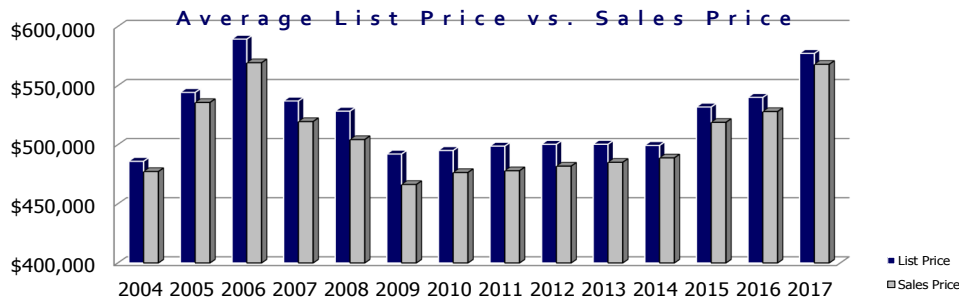
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	65	57	-11.56%
Sales Price	\$574,334	\$510,935	-11.04%
Sales Price to Assessed Value	4.33	4.47	3.23%

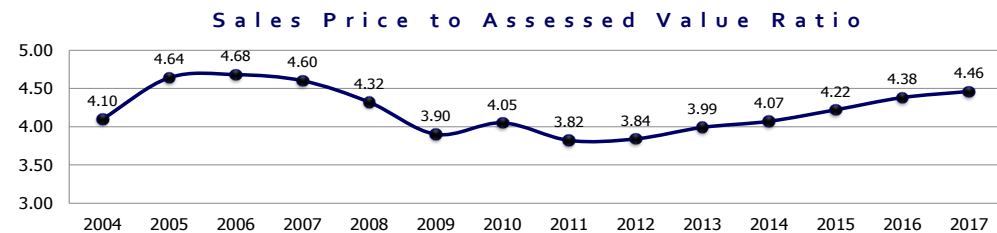


YTD	2017	2018	% Change
# Units Sold	58	66	13.79%
Active Listings	97	91	-6.19%
Under Contracts	54	62	14.81%

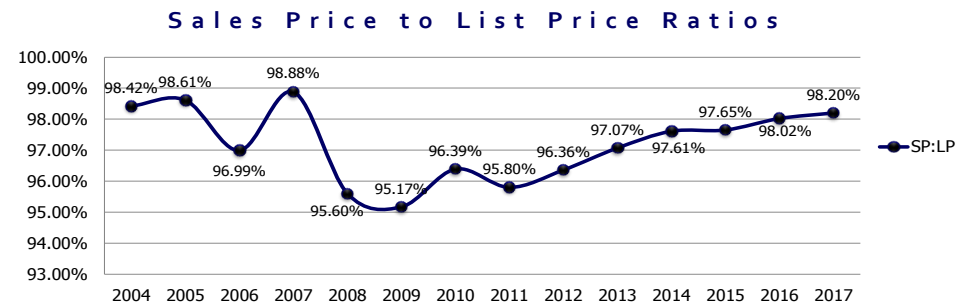
Scotch Plains Yearly Market Trends



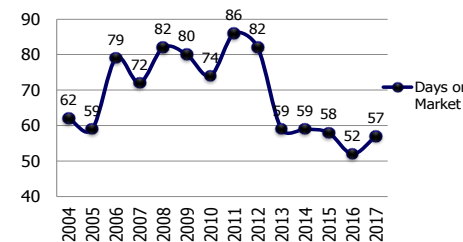
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$485,986	\$544,238	\$589,314	\$536,982	\$528,385	\$492,127	\$495,126	\$498,809	\$500,326	\$500,393	\$499,401	\$531,872	\$540,025	\$577,215
SP	\$477,295	\$535,717	\$569,316	\$504,372	\$504,372	\$466,348	\$476,512	\$477,992	\$481,875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



Scotch Plains Yearly Market Trends



Average Days on Market



Number of Units Sold

