

Bloomfield

July 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	296 Hoover Avenue Unit 18	OneFloor	1	1.0	7	\$139,900	\$139,900	\$155,000	110.79%	\$107,000	1.45
2	45 Park Avenue Unit 45	OneFloor	1	1.0	14	\$139,900	\$139,900	\$167,000	119.37%	\$119,400	1.40
3	375 Berkeley Avenue	Colonial	3	1.2	33	\$249,000	\$249,000	\$195,000	78.31%	\$229,200	0.85
4	228 N Seventeenth Street	HalfDupl	2	1.0	87	\$210,000	\$210,000	\$200,000	95.24%	\$149,500	1.34
5	243 Newark Avenue	Colonial	3	1.0	15	\$189,000	\$189,000	\$203,000	107.41%	\$215,300	0.94
6	168 Ampere Parkway	Colonial	4	2.0	76	\$259,000	\$239,000	\$210,000	87.87%	\$221,300	0.95
7	1161 Broad Street	SplitLev	3	2.0	9	\$210,000	\$210,000	\$210,000	100.00%	\$297,400	0.71
8	324 Sylvan Road	Colonial	3	1.1	219	\$255,000	\$240,000	\$230,000	95.83%	\$317,400	0.72
9	103 Thomas Street	Colonial	3	3.0	238	\$293,500	\$249,000	\$235,000	94.38%	\$314,900	0.75
10	424 E Passaic Avenue	CapeCod	3	2.0	181	\$258,000	\$235,000	\$235,500	100.21%	\$241,600	0.97
11	26 John Street Apt 2C	OneFloor	2	1.0	48	\$249,000	\$249,000	\$249,000	100.00%	\$149,600	1.66
12	80 Willet Street	Colonial	3	1.0	16	\$249,900	\$249,900	\$265,000	106.04%	\$218,700	1.21
13	19 Plymouth Court	CapeCod	3	1.0	20	\$299,000	\$299,000	\$265,000	88.63%	\$237,300	1.12
14	11 Pine Street	Colonial	3	1.0	34	\$279,000	\$274,500	\$270,000	98.36%	\$275,600	0.98
15	28 Grace Street	Colonial	5	1.1	101	\$272,000	\$272,000	\$272,000	100.00%	\$242,100	1.12
16	42 Ella Street	Colonial	3	1.0	23	\$289,900	\$289,900	\$273,500	94.34%	\$204,200	1.34
17	110 N 16th Street	Colonial	4	2.1	64	\$299,000	\$285,000	\$280,000	98.25%	\$217,300	1.29
18	74 Montgomery Street	Colonial	5	1.1	101	\$279,000	\$279,000	\$280,000	100.36%	\$250,500	1.12
19	2 Clark Avenue	Ranch	2	1.0	26	\$279,900	\$279,900	\$280,000	100.04%	\$208,700	1.34
20	52 Jacob Street	CapeCod	2	2.0	57	\$299,900	\$299,900	\$290,000	96.70%	\$247,700	1.17
21	60 Birch Street	CapeCod	2	1.1	16	\$289,000	\$289,000	\$297,000	102.77%	\$213,200	1.39
22	808 Broad Street	Colonial	3	1.2	113	\$324,800	\$315,000	\$300,000	95.24%	\$317,300	0.95
23	9 Carteret Street	Colonial	3	2.0	12	\$334,000	\$334,000	\$305,000	91.32%	\$252,300	1.21
24	25 Coeyman Avenue	CapeCod	3	1.0	40	\$324,900	\$324,900	\$310,000	95.41%	\$235,000	1.32
25	127 Grove Street	Colonial	3	2.1	8	\$299,000	\$299,000	\$310,000	103.68%	\$206,400	1.50
26	30 Grove Street	Colonial	3	2.0	29	\$330,000	\$330,000	\$315,000	95.45%	\$203,500	1.55
27	747 Broad Street	Tudor	4	1.1	16	\$299,000	\$299,000	\$325,000	108.70%	\$274,700	1.18
28	11 Jacob Street	Colonial	3	1.1	9	\$325,000	\$325,000	\$325,000	100.00%	\$276,800	1.17
29	110 Mohr Avenue	Colonial	3	1.0	56	\$350,000	\$334,000	\$326,000	97.60%	\$282,000	1.16
30	2 Mountain Avenue	Ranch	2	1.0	39	\$399,000	\$349,000	\$330,000	94.56%	\$243,000	1.36

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31	75 Day Street	Colonial	3	1.1	27	\$325,000	\$325,000	\$330,000	101.54%	\$294,900	1.12
32	26 Foster Street	Ranch	3	2.1	16	\$325,000	\$325,000	\$345,000	106.15%	\$266,500	1.29
33	30 Donna Drive	CapeCod	3	2.1	23	\$359,000	\$359,000	\$349,000	97.21%	\$311,700	1.12
34	21 Fritz Street	Colonial	4	2.0	27	\$369,999	\$369,999	\$350,000	94.59%	\$280,800	1.25
35	47 Leo Terrace	CapeCod	3	2.0	14	\$315,000	\$315,000	\$350,000	111.11%	\$267,400	1.31
36	40 Fairway	Colonial	3	1.1	87	\$364,900	\$364,900	\$355,000	97.29%	\$354,600	1.00
37	13 Ridge Avenue	CapeCod	3	2.0	55	\$349,000	\$349,000	\$365,000	104.58%	\$230,800	1.58
38	118 Willard Avenue	Colonial	4	2.0	68	\$424,000	\$375,000	\$370,000	98.67%	\$252,600	1.46
39	18 Meadow Lane	CapeCod	4	2.0	67	\$379,000	\$379,000	\$370,000	97.63%	\$291,900	1.27
40	571 Broad Street	Colonial	4	2.1	39	\$399,000	\$369,000	\$372,000	100.81%	\$348,300	1.07
41	103 Hazelwood Road	Colonial	3	2.2	7	\$279,900	\$279,900	\$381,000	136.12%	\$390,400	0.98
42	7 Farmingdale Avenue	Custom	5	2.1	47	\$419,500	\$397,500	\$385,000	96.86%	\$324,100	1.19
43	347 Sylvan Road	Colonial	3	1.0	14	\$369,000	\$369,000	\$388,000	105.15%	\$283,600	1.37
44	193 W Passaic Avenue	Colonial	4	2.0	31	\$410,000	\$410,000	\$400,000	97.56%	\$283,300	1.41
45	54 Johnson Avenue	Colonial	3	2.0	9	\$359,000	\$359,000	\$413,000	115.04%	\$266,900	1.55
46	75 Laurel Avenue	Colonial	5	1.1	11	\$387,000	\$387,000	\$415,000	107.24%	\$282,200	1.47
47	24 Alyson Place	Ranch	3	1.1	28	\$363,000	\$363,000	\$425,000	117.08%	\$298,200	1.43
48	88 High Street	Colonial	3	2.0	17	\$399,000	\$399,000	\$430,000	107.77%	\$316,100	1.36
49	146 Orchard Street	Colonial	5	1.1	18	\$439,000	\$439,000	\$450,000	102.51%	\$369,300	1.22
50	76 Yantecaw Avenue	Colonial	3	2.1	15	\$443,000	\$443,000	\$475,000	107.22%	\$329,200	1.44
51	26 Osborne Street	Colonial	3	2.1	11	\$399,900	\$399,900	\$484,200	121.08%	\$355,700	1.36
52	162 Williamson Avenue	Colonial	4	3.2	25	\$499,000	\$499,000	\$509,000	102.00%	\$405,400	1.26
53	165 Whittle Avenue	Colonial	3	2.0	13	\$439,000	\$439,000	\$516,000	117.54%	\$346,800	1.49
54	32 Kinder Drive	Colonial	4	2.1	11	\$479,000	\$479,000	\$521,000	108.77%	\$447,100	1.17
55	107 Essex Avenue	Colonial	5	3.1	18	\$589,000	\$589,000	\$625,000	106.11%	\$383,400	1.63
AVERAGE					44	\$330,160	\$324,745	\$332,385	102.08%		1.24

"ACTIVE" Listings in Bloomfield

Number of Units: 83
Average List Price: \$337,625
Average Days on Market: 72

"UNDER CONTRACT" Listings in Bloomfield

Number of Units: 94
Average List Price: \$314,723
Average Days on Market: 46

Bloomfield 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	49	82	62	53	36	31	44						45
List Price	\$314,416	\$260,571	\$317,938	\$351,652	\$299,372	\$316,443	\$324,745						\$314,665
Sales Price	\$312,986	\$261,073	\$323,495	\$360,719	\$311,639	\$332,205	\$332,385						\$323,778
Sales Price as a % of List Price	99.52%	99.86%	102.05%	101.58%	103.86%	104.95%	102.08%						102.64%
Sales Price to Assessed Value	1.06	1.11	1.17	1.18	1.24	1.26	1.24						1.21
# Units Sold	18	20	18	27	41	57	55						236
Active Listings	54	74	76	100	92	96	83						82
Under Contracts	59	65	96	108	123	102	94						92

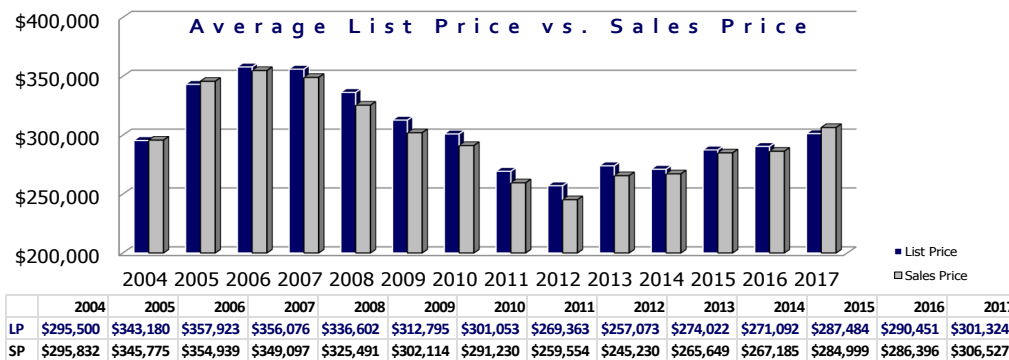
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	64	45	-29.29%
Sales Price	\$297,252	\$323,778	8.92%
Sales Price to Assessed Value	1.08	1.21	11.54%

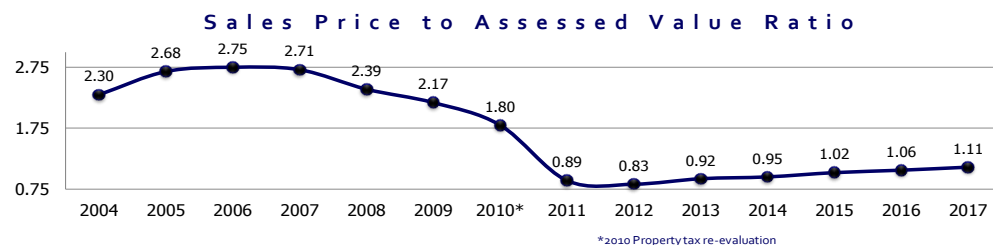
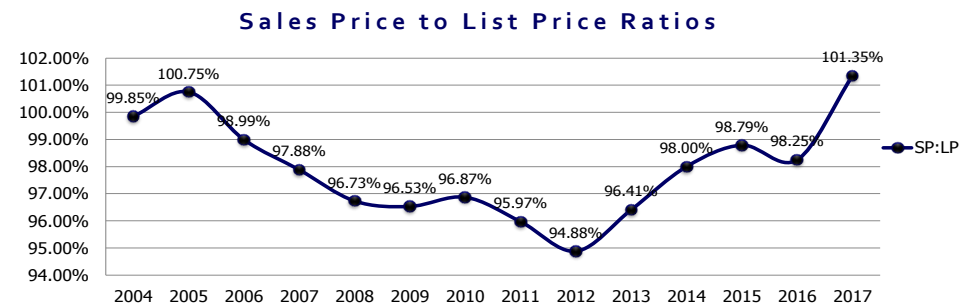


YTD	2017	2018	% Change
# Units Sold	263	236	-10.27%
Active Listings	114	83	-27.19%
Under Contracts	97	94	-3.09%

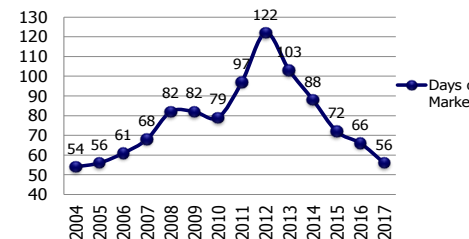
Bloomfield Yearly Market Trends



Bloomfield Yearly Market Trends



Average Days on Market



Number of Units Sold

