

C r a n f o r d

J u l 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	115 Bryant Avenue	Bi-Level	3	2.0	33	\$375,000	\$349,900	\$320,000	91.45%	\$146,900	2.18
2	46 Elizabeth Avenue	CapeCod	4	1.0	9	\$375,000	\$375,000	\$380,000	101.33%	\$128,200	2.96
3	24 Ramapo Road	CapeCod	3	2.0	11	\$418,000	\$418,000	\$418,000	100.00%	\$132,800	3.15
4	121 Retford Avenue	Colonial	4	2.1	30	\$510,750	\$510,750	\$460,000	90.06%	\$180,800	2.54
5	57 Wall Street	SplitLev	3	2.0	5	\$469,000	\$469,000	\$480,000	102.35%	\$140,700	3.41
6	107 Beech Street	CapeCod	4	2.0	12	\$535,000	\$535,000	\$536,000	100.19%	\$180,600	2.97
7	3 Burnside Avenue	Colonial	3	2.1	16	\$525,000	\$525,000	\$560,000	106.67%	\$186,600	3.00
8	21 Georgia Street	SplitLev	4	2.1	11	\$585,000	\$585,000	\$595,000	101.71%	\$194,300	3.06
9	1112 Raritan Raod	Colonial	3	2.2	23	\$619,000	\$619,000	\$625,000	100.97%	\$142,100	4.40
10	130 Lexington Avenue	TwnEndUn	4	2.2	58	\$679,900	\$679,900	\$650,000	95.60%	\$145,500	4.47
11	128 Lexington Avenue	TwnEndUn	4	2.2	70	\$679,900	\$679,900	\$650,000	95.60%	\$145,500	4.47
12	101 Hering Avenue	Colonial	4	2.1	13	\$669,000	\$669,000	\$683,000	102.09%	\$212,900	3.21
13	18 Dartmouth Road	Colonial	6	2.1	35	\$799,000	\$750,000	\$750,000	100.00%	\$230,000	3.26
14	30 Cornell Road	Colonial	4	2.2	84	\$849,000	\$799,000	\$770,000	96.37%	\$232,900	3.31
15	5 Hampton Street	Victrian	5	4.1	95	\$899,700	\$875,000	\$860,000	98.29%	\$265,600	3.24
16	120 Cranford Avenue	Victrian	6	3.1	46	\$925,000	\$925,000	\$895,000	96.76%	\$265,800	3.37
AVERAGES					34	\$619,578	\$610,278	\$602,000	98.71%		3.31

"ACTIVE" Listings in Cranford

Number of Units: 55
Average List Price: \$581,324
Average Days on Market: 45

"UNDER CONTRACT" Listings in Cranford

Number of Units: 37
Average List Price: \$486,935
Average Days on Market: 48

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	30	41	29	34						38
List Price	\$542,767	\$516,045	\$508,089	\$480,981	\$454,512	\$544,639	\$610,278						\$520,972
Sales Price	\$527,308	\$503,365	\$470,878	\$478,431	\$455,917	\$550,987	\$602,000						\$516,148
Sales Price as a % of List Price	96.45%	97.41%	94.91%	99.42%	100.79%	100.82%	98.71%						99.18%
Sales Price to Assessed Value	2.50	2.85	2.50	2.85	3.01	2.92	3.31						2.97
# Units Sold	12	11	9	16	25	33	16						122
Active Listings	21	33	42	40	42	54	55						41
Under Contracts	28	30	40	52	52	26	37						38

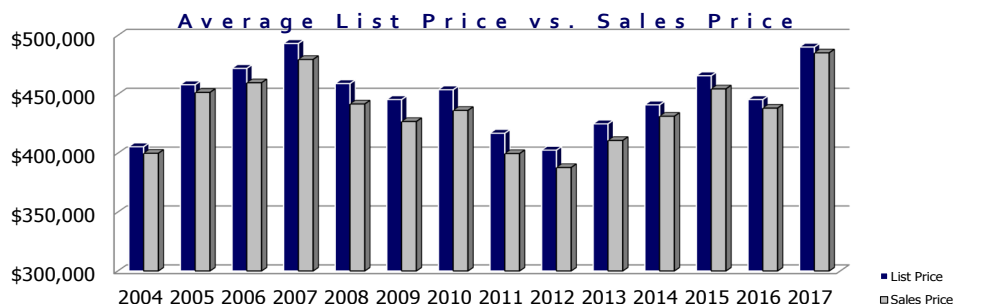
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	38	38	1.80%
Sales Price	\$482,310	\$516,148	7.02%
Sales Price to Assessed Value	2.734	2.973	8.74%



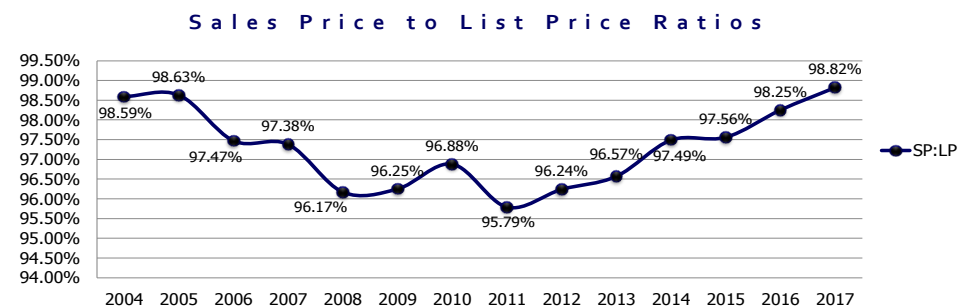
YTD	2017	2018	% Change
# Units Sold	153	122	-20.26%
Active Listings	58	55	-5.17%
Under Contracts	41	37	-9.76%

Cranford Yearly Market Trends

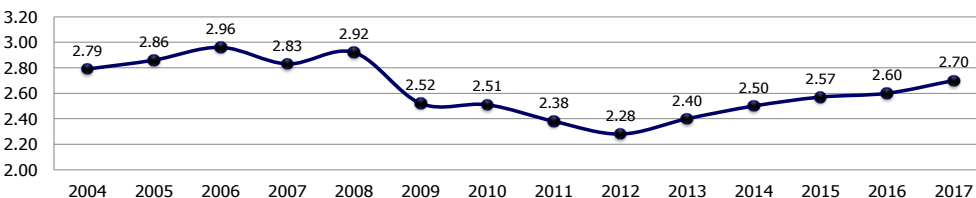


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$405,457	\$458,137	\$472,019	\$493,201	\$459,091	\$445,535	\$453,899	\$416,943	\$400,582	\$424,907	\$441,034	\$465,754	\$445,550	\$490,120
SP	\$399,932	\$451,611	\$459,842	\$479,623	\$441,793	\$426,905	\$435,337	\$399,663	\$387,864	\$410,836	\$431,369	\$454,625	\$438,277	\$485,202

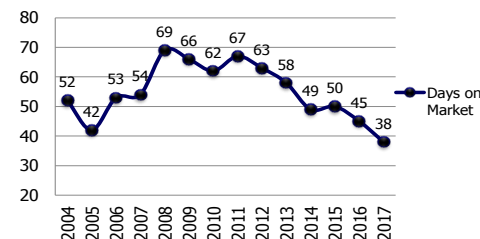
Cranford Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

