

# M o u n t a i n s i d e

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	1620 Sky Top Drive	RanchExp	5	3.0	8	\$469,000	\$469,000	\$460,000	98.08%	\$182,200	2.52
2	209 Pembroke Road	Ranch	2	2.0	14	\$479,900	\$479,900	\$482,500	100.54%	\$124,300	3.88
3	1162 Blazo Terrace	SplitLev	3	3.0	65	\$550,000	\$499,000	\$495,000	99.20%	\$143,900	3.44
4	279 Ravens Wood	RanchRas	5	3.0	42	\$739,000	\$649,000	\$605,000	93.22%	\$175,000	3.46
5	2 Endor Lane	SplitLev	3	2.1	12	\$685,000	\$685,000	\$685,000	100.00%	\$146,700	4.67
6	1571 Coles Avenue	Custom	4	3.0	75	\$749,999	\$699,900	\$699,900	100.00%	\$168,600	4.15
7	1458 Orchard Road	CapeCod	4	2.1	14	\$729,900	\$729,900	\$725,000	99.33%	\$175,400	4.13
8	320 Cherry Hill Road	Ranch	4	2.1	29	\$789,000	\$749,900	\$755,000	100.68%	\$150,600	5.01
9	413 Echo Ridge Way	TwndEndUn	3	2.1	0	\$768,000	\$768,000	\$768,000	100.00%		
10	585 Hillside Avenue	Colonial	4	2.1	195	\$985,000	\$935,000	\$905,000	96.79%	\$209,900	4.31
11	126 Greenwood Road	Colonial	4	2.2	21	\$939,000	\$939,000	\$910,000	96.91%	\$220,900	4.12
12	1258 Virginia Avenue	Colonial	5	4.1	2	\$1,180,000	\$1,180,000	\$1,156,000	97.97%	\$999,999	1.16
AVERAGE					40	\$755,317	\$731,967	\$720,533	98.56%		3.71

## "ACTIVE" Listings in Mountainside

**Number of Units:** 37  
**Average List Price:** \$769,632  
**Average Days on Market:** 70

## "UNDER CONTRACT" Listings in Mountainside

**Number of Units:** 14  
**Average List Price:** \$663,914  
**Average Days on Market:** 55

# Mountainside 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	109	59	54	22	54	53	40						52
List Price	\$549,480	\$687,633	\$588,971	\$653,738	\$634,482	\$746,254	\$731,967						\$669,960
Sales Price	\$507,300	\$686,167	\$564,643	\$641,125	\$623,702	\$728,091	\$720,533						\$654,185
Sales Price as a % of List Price	93.51%	100.83%	96.09%	98.19%	98.90%	97.24%	98.56%						97.85%
Sales Price to Assessed Value	3.76	3.36	4.00	3.96	3.94	3.76	3.71						3.82
# Units Sold	5	6	7	8	11	11	12						60
Active Listings	31	35	35	34	33	37	37						35
Under Contracts	11	17	20	22	25	19	14						18

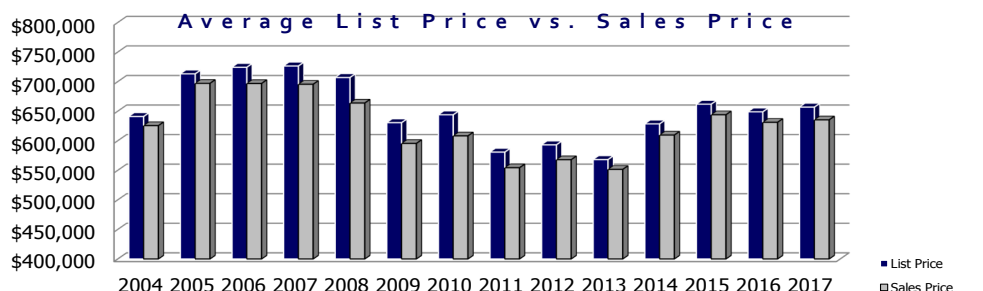
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	51	52	0.67%
Sales Price	\$641,660	\$654,185	1.95%
Sales Price to Assessed Value	3.99	3.82	-4.24%



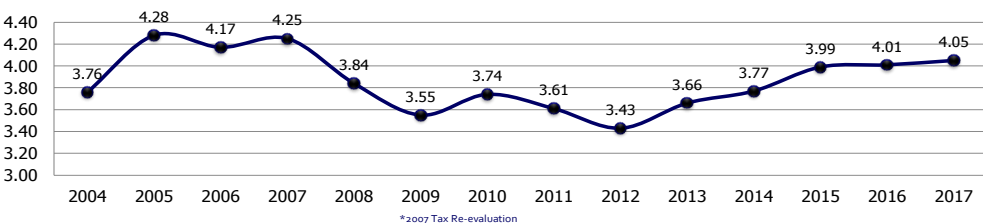
YTD	2017	2018	% Change
# Units Sold	38	60	57.89%
Active Listings	44	37	-15.91%
Under Contracts	16	14	-12.50%

## Mountainside Yearly Market Trends



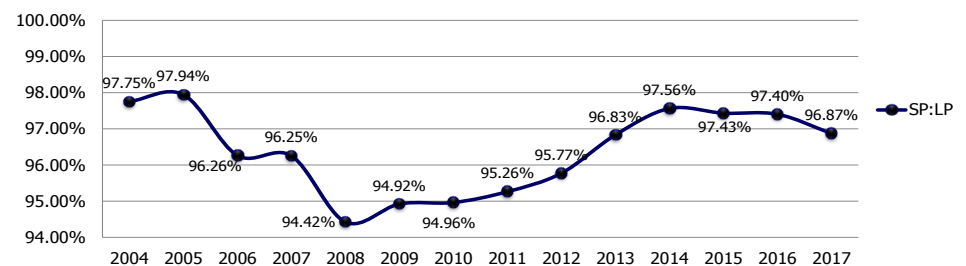
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$640,932	\$713,098	\$724,218	\$726,410	\$706,945	\$630,539	\$643,836	\$580,717	\$593,029	\$568,105	\$628,465	\$661,790	\$648,839	\$656,839
SP	\$625,517	\$697,024	\$696,842	\$695,498	\$663,745	\$595,419	\$608,197	\$554,311	\$567,877	\$551,506	\$609,601	\$643,911	\$631,132	\$635,274

## Sales Price to Assessed Value Ratio

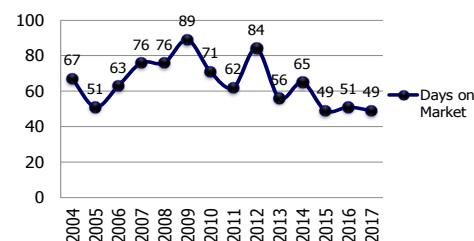


## Mountainside Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

