

# Bloomfield

## September 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40 Mill Street Apt 6	OneFloor	2	1.0	37	\$169,000	\$169,000	\$165,000	97.63%	\$118,500	1.39
2	304 Hoover Avenue Unit 36	OneFloor	1	0.0	9	\$169,000	\$169,000	\$171,500	101.48%	\$109,500	1.57
3	12 Sycamore Street	Colonial	3	2.1	284	\$199,900	\$179,900	\$175,000	97.28%	\$208,300	0.84
4	187 Jerome Place	Colonial	3	1.1	38	\$192,000	\$192,000	\$185,000	96.35%	\$244,100	0.76
5	234 N Seventeenth Street	HalfDupl	2	1.0	54	\$195,000	\$195,000	\$195,000	100.00%	\$139,800	1.39
6	20 Orchard Street	Colonial	2	1.1	18	\$209,000	\$209,000	\$211,000	100.96%	\$209,700	1.01
7	84 Martin Street	CapeCod	3	1.0	28	\$195,000	\$195,000	\$250,000	128.21%	\$198,900	1.26
8	33 Martin Street	Colonial	3	1.0	31	\$249,900	\$249,900	\$255,000	102.04%	\$200,500	1.27
9	141 Hoover Avenue	CapeCod	3	2.0	166	\$294,000	\$255,000	\$260,000	101.96%	\$248,000	1.05
10	186 Walnit Street Unit 111	TwnIntUn	2	2.0	14	\$315,000	\$315,000	\$280,000	88.89%	\$215,100	1.30
11	83 Mill Street	Colonial	2	1.1	20	\$274,500	\$274,500	\$291,500	106.19%	\$222,700	1.31
12	38 Valentine Road	CapeCod	3	1.1	120	\$279,900	\$279,900	\$295,000	105.39%	\$239,900	1.23
13	34 Smith Street	Colonial	3	3.0	44	\$299,900	\$299,900	\$300,000	100.03%	\$264,800	1.13
14	21 Farmingdale Avenue	CapeCod	4	1.0	85	\$334,900	\$319,900	\$305,000	95.34%	\$272,600	1.12
15	63 Watsessing Avenue	Colonial	3	1.1	14	\$315,000	\$315,000	\$305,000	96.83%	\$251,200	1.21
16	176 Lindbergh Boulevard	FixrUppr	2	1.1	14	\$319,000	\$319,000	\$315,000	98.75%	\$312,700	1.01
17	201 Watchung Avenue C17	TwnIntUn	2	2.1	13	\$288,880	\$288,880	\$315,000	109.04%	\$282,000	1.12
18	31 Farrandale Avenue	Colonial	3	1.1	16	\$299,000	\$299,000	\$320,000	107.02%	\$265,100	1.21
19	7 Eaton Place	Colonial	3	1.0	19	\$340,000	\$340,000	\$325,000	95.59%	\$315,800	1.03
20	30 Darling Avenue	Colonial	3	1.0	41	\$340,000	\$340,000	\$340,000	100.00%	\$321,700	1.06
21	179 Sadler Road	CapeCod	3	2.0	42	\$349,000	\$349,000	\$340,000	97.42%	\$312,600	1.09
22	36 Beekman Street	Colonial	3	1.0	13	\$319,000	\$319,000	\$347,000	108.78%	\$252,000	1.38
23	22 Linden Avenue	Colonial	4	1.1	72	\$359,000	\$359,000	\$348,000	96.94%	\$269,400	1.29
24	166 Sadler Road	Colonial	3	1.1	9	\$299,000	\$299,000	\$350,000	117.06%	\$281,500	1.24
25	43 Fulton Street	Colonial	3	1.1	13	\$349,000	\$349,000	\$365,000	104.58%	\$269,100	1.36

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26	67 Maple Street	Colonial	3	1.1	34	\$399,000	\$399,000	\$370,000	92.73%	\$331,200	1.12
27	574 Broad Street	Colonial	3	2.0	5	\$349,000	\$349,000	\$380,000	108.88%	\$286,800	1.32
28	103 Ferncliff Road	Colonial	3	1.1	17	\$359,900	\$359,900	\$380,000	105.58%	\$306,000	1.24
29	107 Demarest Avenue	Colonial	3	1.1	8	\$379,999	\$379,999	\$385,000	101.32%	\$306,200	1.26
30	22 Golf Road	CapeCod	4	2.0	12	\$359,000	\$359,000	\$385,000	107.24%	\$272,700	1.41
31	20 Clover Lane	CapeCod	4	2.0	18	\$379,900	\$379,900	\$390,000	102.66%	\$300,300	1.30
32	46 Clair Street	SplitLev	3	2.0	13	\$369,000	\$369,000	\$390,000	105.69%	\$309,600	1.26
33	11 Eaton Place	Colonial	3	2.1	18	\$399,000	\$399,000	\$395,000	99.00%	\$318,400	1.24
34	25 Palmer Street	Colonial	4	2.0	12	\$399,000	\$399,000	\$399,000	100.00%	\$273,100	1.46
35	51 Ferncliff Road	SplitLev	3	1.1	28	\$415,000	\$415,000	\$405,000	97.59%	\$347,600	1.17
36	70 Mountain Avenue	Colonial	3	2.0	16	\$425,000	\$425,000	\$425,000	100.00%	\$348,800	1.22
37	729 Broad Street	Colonial	3	1.0	12	\$415,000	\$415,000	\$431,000	103.86%	\$294,000	1.47
38	62 Yantecaw Avenue	Colonial	3	2.0	25	\$459,000	\$459,000	\$455,000	99.13%	\$303,900	1.50
39	40 Brookdale Road	Colonial	3	2.1	29	\$449,900	\$449,900	\$460,000	102.24%	\$333,100	1.38
40	637 Broad Street	Colonial	3	2.1	12	\$449,000	\$449,000	\$466,000	103.79%	\$317,100	1.47
41	9 Oakridge Road	Colonial	3	2.1	11	\$479,000	\$479,000	\$515,000	107.52%	\$379,900	1.36
42	399 Essex Avenue	Colonial	3	1.1	11	\$475,000	\$475,000	\$520,000	109.47%	\$342,800	1.52
43	43 Haines Drive	Colonial	3	2.1	79	\$579,000	\$539,000	\$540,000	100.19%	\$376,600	1.43
44	33 Newell Drive	Colonial	3	2.1	12	\$468,880	\$468,880	\$550,000	117.30%	\$359,600	1.53
AVERAGE					36	\$340,056	\$337,465	\$346,591	102.68%		1.26

### "ACTIVE" Listings in Bloomfield

**Number of Units:** 84  
**Average List Price:** \$327,865  
**Average Days on Market:** 56

### "UNDER CONTRACT" Listings in Bloomfield

**Number of Units:** 84  
**Average List Price:** \$305,385  
**Average Days on Market:** 55

# 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	58	36				46
List Price	\$314,416	\$260,571	\$317,938	\$351,652	\$299,372	\$316,443	\$324,745	\$330,506	\$337,465				\$320,105
Sales Price	\$312,986	\$261,073	\$323,495	\$360,719	\$311,639	\$332,205	\$332,385	\$334,952	\$346,591				\$328,513
Sales Price as a % of List Price	99.52%	99.86%	102.05%	101.58%	103.86%	104.95%	102.08%	101.82%	102.68%				102.52%
Sales Price to Assessed Value	1.06	1.11	1.17	1.18	1.24	1.26	1.24	1.19	1.26				1.21
# Units Sold	18	20	18	27	41	57	55	50	44				330
Active Listings	54	74	76	100	92	96	83	84	94				84
Under Contracts	59	65	96	108	123	102	94	84	74				89

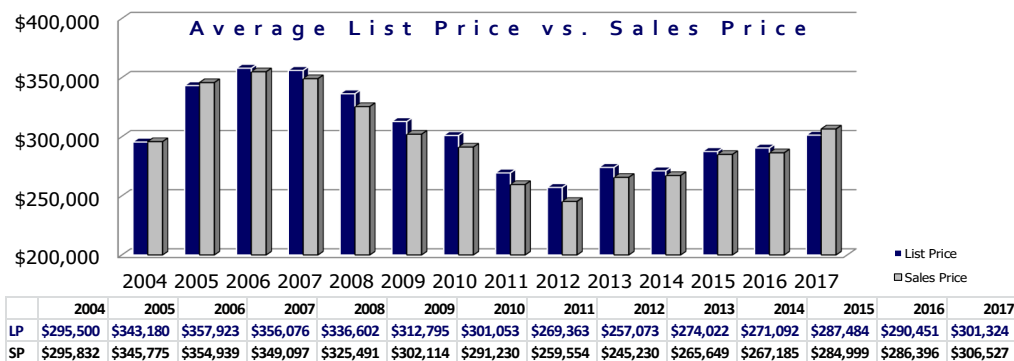
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	58	46	-21.27%
Sales Price	\$300,215	\$328,513	9.43%
Sales Price to Assessed Value	1.09	1.21	11.21%

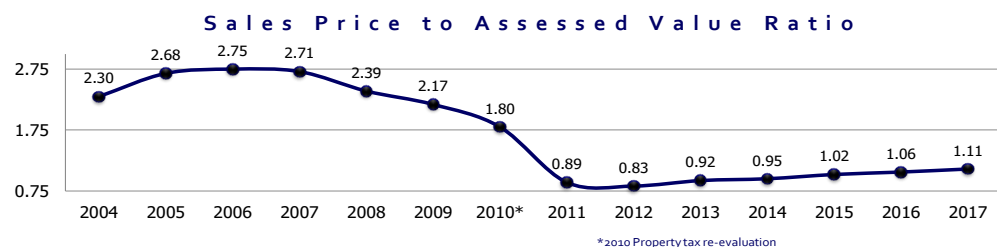
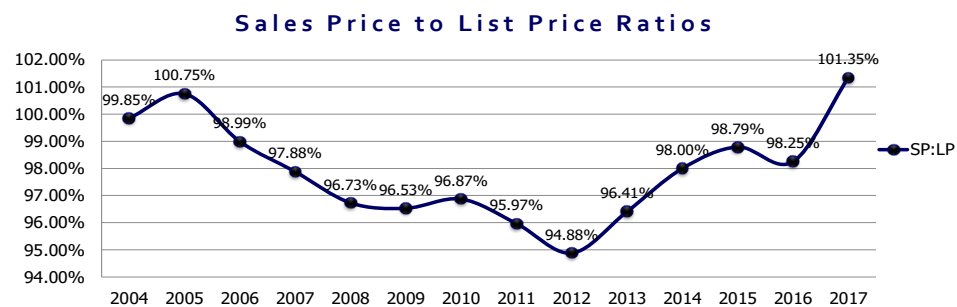


YTD	2017	2018	% Change
# Units Sold	349	330	-5.44%
Active Listings	99	94	-5.05%
Under Contracts	88	74	-15.91%

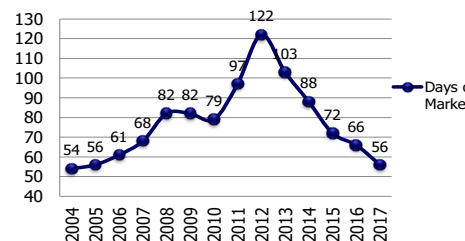
## Bloomfield Yearly Market Trends



## Bloomfield Yearly Market Trends



## Average Days on Market



## Number of Units Sold

