

# Mountainside

## September 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	348 Briar Patch	Ranch	2	1.0	6	\$429,000	\$429,000	\$440,500	102.68%	\$113,500	3.88
2	1238 Cedar Avenue	RanchRas	4	3.0	292	\$535,000	\$453,500	\$452,000	99.67%	\$150,200	3.01
3	284 Bridle Path	Colonial	5	2.1	29	\$575,000	\$575,000	\$565,000	98.26%	\$161,300	3.50
4	312 New Providence Road	Colonial	4	3.1	49	\$679,900	\$659,900	\$588,000	89.10%	\$250,700	2.35
5	248 Pembroke Road	CapeCod	4	2.0	46	\$729,000	\$650,000	\$600,000	92.31%	\$187,700	3.20
6	205 Echo Ridge Way	TwnEndUn	3	2.1	1	\$768,000	\$768,000	\$768,000	100.00%		
AVERAGE					71	\$619,317	\$589,233	\$568,917	97.00%		3.19

### "ACTIVE" Listings in Mountainside

**Number of Units:** 43  
**Average List Price:** \$778,142  
**Average Days on Market:** 43

### "UNDER CONTRACT" Listings in Mountainside

**Number of Units:** 15  
**Average List Price:** \$602,760  
**Average Days on Market:** 64

# 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	34	71				51
List Price	\$549,480	\$687,633	\$588,971	\$653,738	\$634,482	\$746,254	\$731,967	\$666,862	\$589,233				\$663,080
Sales Price	\$507,300	\$686,167	\$564,643	\$641,125	\$623,702	\$728,091	\$720,533	\$649,125	\$568,917				\$646,725
Sales Price as a % of List Price	93.51%	100.83%	96.09%	98.19%	98.90%	97.24%	98.56%	96.68%	97.00%				97.65%
Sales Price to Assessed Value	3.76	3.36	4.00	3.96	3.94	3.76	3.71	4.60	3.19				3.85
# Units Sold	5	6	7	8	11	11	12	8	6				74
Active Listings	31	35	35	34	33	37	37	36	43				36
Under Contracts	11	17	20	22	25	19	14	18	15				18

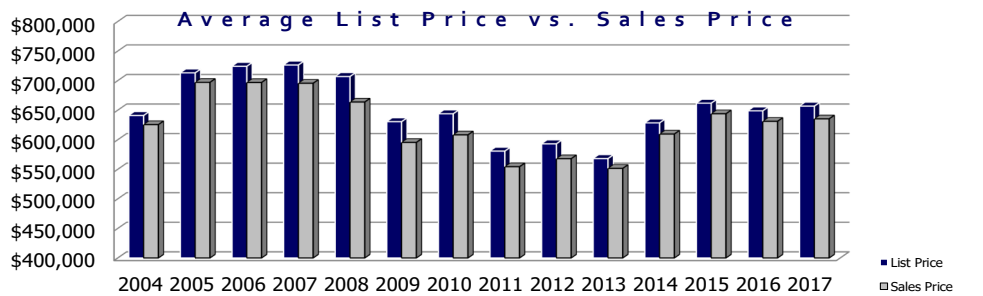
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	50	51	3.59%
Sales Price	\$634,228	\$646,725	1.97%
Sales Price to Assessed Value	4.05	3.85	-4.80%



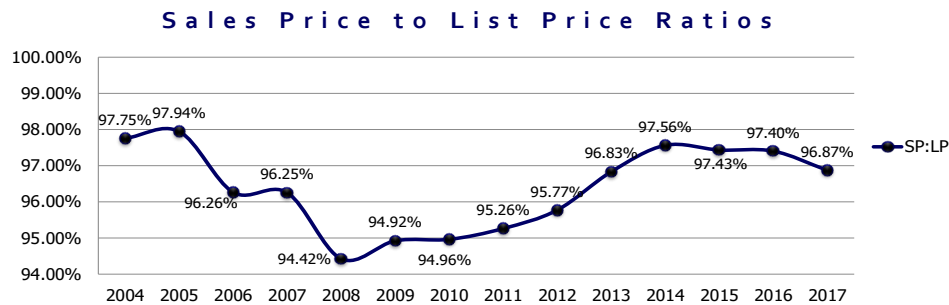
YTD	2017	2018	% Change
# Units Sold	53	74	39.62%
Active Listings	34	43	26.47%
Under Contracts	18	15	-16.67%

### Mountainside Yearly Market Trends

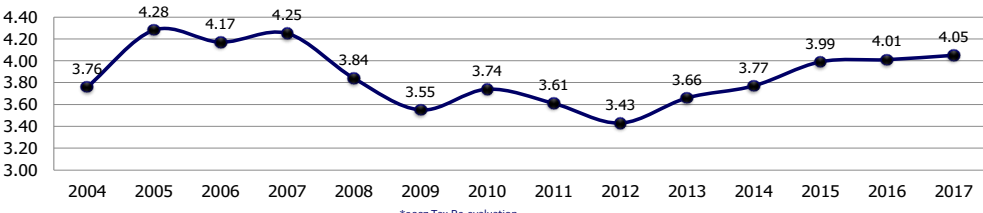


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$640,932	\$713,098	\$724,218	\$726,410	\$706,945	\$630,539	\$643,836	\$580,717	\$593,029	\$568,105	\$628,465	\$661,790	\$648,839	\$656,839
SP	\$625,517	\$697,024	\$696,842	\$695,498	\$663,745	\$595,419	\$608,197	\$554,311	\$567,877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

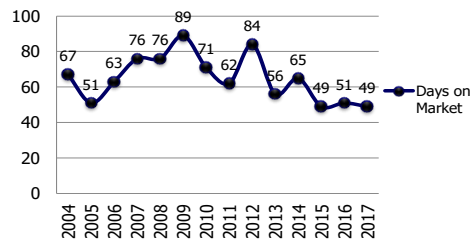
### Mountainside Yearly Market Trends



### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

