

# Bloomfield

## December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	128 North 17th Street	Colonial	3	1.0	7	\$111,900	\$111,900	\$105,000	93.83%	\$194,400	0.54
2	258-A North 17th Street	HalfDupl	2	1.0	28	\$117,500	\$117,500	\$113,000	96.17%	\$145,700	0.78
3	162 Belleville Avenue 4B	OneFloor	2	1.0	21	\$140,000	\$140,000	\$140,000	100.00%	\$142,200	0.98
4	362 Hoover Avenue U115	OneFloor	1	1.0	15	\$159,999	\$159,999	\$170,000	106.25%	\$116,100	1.46
5	382 Hoover Avenue U148	TwndEndUn	1	1.0	116	\$179,900	\$169,900	\$175,000	103.00%	\$119,300	1.47
6	224 North 17th Street	Duplex	2	1.0	28	\$195,900	\$195,900	\$190,000	96.99%	\$136,800	1.39
7	7 Westcott Street	Colonial	3	1.0	37	\$199,000	\$199,000	\$210,000	105.53%	\$218,200	0.96
8	98 Merkel Drive	CapeCod	3	1.1	50	\$184,000	\$184,000	\$240,450	130.68%	\$235,400	1.02
9	24 Carlton Terrace	CapeCod	4	2.0	14	\$249,942	\$249,942	\$250,000	100.02%	\$252,000	0.99
10	186 Walnut Street U101	OneFloor	2	1.0	9	\$259,900	\$259,900	\$260,000	100.04%	\$196,900	1.32
11	147 Jerome Place	Colonial	2	1.0	27	\$259,000	\$259,000	\$262,000	101.16%	\$166,900	1.57
12	561 Broughton Avenue	Custom	4	1.0	36	\$279,900	\$279,900	\$276,500	98.79%	\$234,200	1.18
13	101 Irving Terrace	Ranch	2	1.1	48	\$294,900	\$294,900	\$294,900	100.00%	\$248,400	1.19
14	169 State Street	Colonial	3	1.1	12	\$305,000	\$305,000	\$318,000	104.26%	\$258,900	1.23
15	171 La France Avenue	Colonial	3	2.1	14	\$300,000	\$300,000	\$320,000	106.67%	\$214,300	1.49
16	29 Fritz Street	Colonial	4	2.0	28	\$335,000	\$335,000	\$325,000	97.01%	\$272,100	1.19
17	34 Valentine Road	CapeCod	4	1.2	9	\$349,000	\$349,000	\$325,000	93.12%	\$265,600	1.22
18	123 Demarest Street	Colonial	3	1.1	42	\$349,900	\$349,900	\$345,000	98.60%	\$302,400	1.14
19	39 Ketner Street	Colonial	4	2.1	95	\$339,900	\$339,900	\$350,000	102.97%	\$365,300	0.96
20	54 Yantecaw Avenue	Colonial	3	1.1	25	\$369,000	\$369,000	\$350,000	94.85%	\$344,500	1.02
21	70 Woodland Road	Colonial	3	2.1	62	\$360,000	\$360,000	\$350,000	97.22%	\$277,800	1.26
22	79 Johnson Avenue	Colonial	3	1.1	18	\$339,900	\$339,900	\$351,000	103.27%	\$276,300	1.27
23	19 Stone Street	CapeCod	4	2.1	80	\$409,000	\$369,000	\$365,000	98.92%	\$209,200	1.74
24	28 Willow Street	Colonial	3	2.0	87	\$369,900	\$369,900	\$370,000	100.03%	\$194,300	1.90
25	19 Rector Place	CapeCod	3	3.0	182	\$429,000	\$379,900	\$375,900	98.95%	\$343,100	1.10

# Bloomfield

## December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	135 W Passaic Avenue	Colonial	4	2.1	13	\$385,000	\$385,000	\$385,000	100.00%	\$340,000	1.13
27	33 Clarendon Place	Colonial	5	3.0	49	\$439,000	\$439,000	\$385,000	87.70%	\$437,400	0.88
28	71 Franklin Street	Colonial	4	2.0	30	\$389,900	\$389,900	\$385,000	98.74%	\$280,700	1.37
29	121 Birch Street	Colonial	3	2.0	9	\$389,000	\$389,000	\$390,000	100.26%	\$270,500	1.44
30	104 Johnson Avenue	Colonial	3	2.0	24	\$399,900	\$399,900	\$407,000	101.78%	\$279,700	1.46
31	36 Lindebergh Boulevard	Colonial	3	2.1	50	\$419,900	\$419,900	\$420,000	100.02%	\$354,100	1.19
32	1678 Broad Street	Colonial	3	2.0	17	\$399,000	\$399,000	\$425,000	106.52%	\$300,700	1.41
33	62 Morely Lane	SplitLev	4	2.2	16	\$400,000	\$400,000	\$435,000	108.75%	\$342,900	1.27
34	23 Carol Place	SplitLev	4	2.0	42	\$459,000	\$429,000	\$442,000	103.03%	\$365,000	1.21
35	14 Evergreen Avenue	Colonial	4	2.0	45	\$483,000	\$463,000	\$445,000	96.11%	\$292,200	1.52
36	13 Hyde Road	Tudor	3	1.1	16	\$400,000	\$400,000	\$450,000	112.50%	\$364,500	1.23
37	26 Aldon Terrace	Colonial	3	1.1	11	\$419,000	\$419,000	\$456,999	109.07%	\$332,300	1.38
38	12 High Street	Colonial	4	3.0	93	\$534,900	\$449,990	\$457,000	101.56%		
39	9 Davidson Road	Colonial	4	3.1	31	\$499,000	\$489,000	\$489,000	100.00%	\$372,300	1.31
40	324 Sylvan Road	Colonial	3	3.2	11	\$475,000	\$475,000	\$501,500	105.58%	\$317,400	1.58
41	29 Mountain Avenue	Colonial	4	3.2	69	\$589,500	\$549,500	\$535,000	97.36%	\$515,500	1.04
AVERAGE					39	\$340,696	\$333,769	\$337,567	101.40%		1.25

### "ACTIVE" Listings in Bloomfield

**Number of Units:** 60  
**Average List Price:** \$304,966  
**Average Days on Market:** 74

### "UNDER CONTRACT" Listings in Bloomfield

**Number of Units:** 53  
**Average List Price:** \$311,019  
**Average Days on Market:** 82

# 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	41	42	39	45
List Price	\$314,416	\$260,571	\$317,938	\$351,652	\$299,372	\$316,443	\$324,745	\$330,506	\$337,465	\$320,000	\$323,150	\$333,769	\$321,597
Sales Price	\$312,986	\$261,073	\$323,495	\$360,719	\$311,639	\$332,205	\$332,385	\$334,952	\$346,591	\$325,654	\$327,873	\$337,567	\$329,023
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%	101.63%	101.43%	101.40%	102.25%
Sales Price to Assessed Value	1.06	1.11	1.17	1.18	1.24	1.26	1.24	1.19	1.26	1.23	1.25	1.25	1.22
# Units Sold	18	20	18	27	41	57	55	50	44	41	38	41	450
Active Listings	54	74	76	100	92	96	83	84	94	83	69	60	80
Under Contracts	59	65	96	108	123	102	94	84	74	83	73	53	85

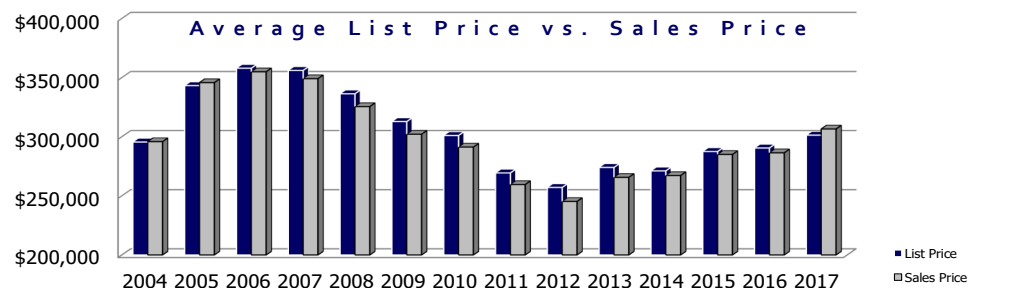
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	56	45	-20.64%
Sales Price	\$306,527	\$329,023	7.34%
Sales Price to Assessed Value	1.11	1.22	9.90%

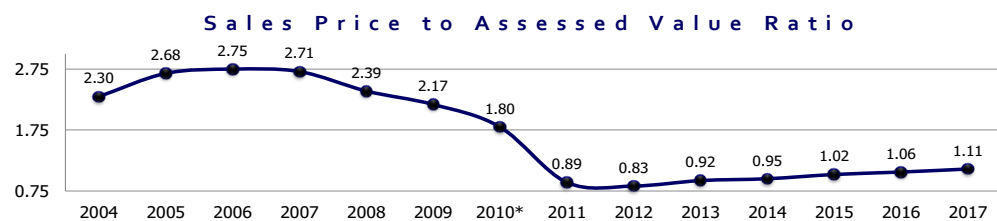


YTD	2017	2018	% Change
# Units Sold	466	450	-3.43%
Active Listings	57	60	5.26%
Under Contracts	58	53	-8.62%

### Bloomfield Yearly Market Trends

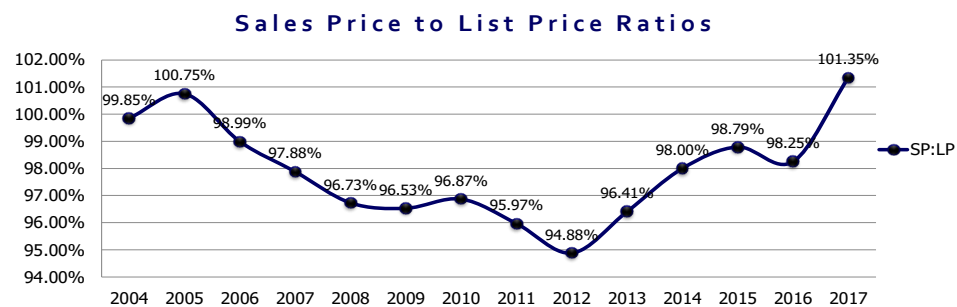


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$295,500	\$343,180	\$357,923	\$356,076	\$336,602	\$312,795	\$301,053	\$269,363	\$257,073	\$274,022	\$271,092	\$287,484	\$290,451	\$301,324
SP	\$295,832	\$345,775	\$354,939	\$349,097	\$325,491	\$302,114	\$291,230	\$259,554	\$245,230	\$265,649	\$267,185	\$284,999	\$286,396	\$306,527

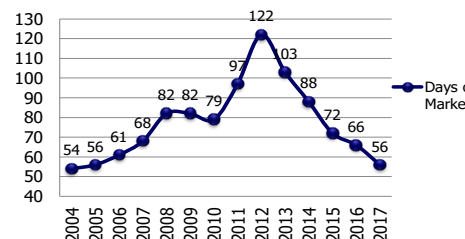


\*2010 Property tax re-evaluation

### Bloomfield Yearly Market Trends



### Average Days on Market



### Number of Units Sold

