

Cranford

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	301 Lincoln Park E	OneFloor	2	1.0	62	\$260,000	\$259,000	\$250,000	96.53%	\$79,500	3.14
2	217 Prospect Avenue Apt 14-4C	OneFloor	1	1.0	23	\$279,900	\$279,900	\$280,000	100.04%	\$93,400	3.00
3	22 Cherokee Road	CapeCod	3	1.0	15	\$299,000	\$299,000	\$285,000	95.32%	\$132,200	2.16
4	15 Wade Avenue	CapeCod	4	2.1	17	\$429,000	\$429,000	\$420,000	97.90%	\$151,400	2.77
5	480 Brookside Place	Ranch	3	2.1	9	\$419,900	\$419,900	\$420,000	100.02%	\$202,800	2.07
6	26 John Street	CapeCod	4	2.0	11	\$459,000	\$459,000	\$459,000	100.00%	\$172,400	2.66
7	43B Hale Street	HalfDupl	3	2.1	93	\$499,000	\$499,000	\$479,000	95.99%	\$160,000	2.99
8	8 Cherokee Road	CapeCod	4	2.1	32	\$489,900	\$489,900	\$485,000	99.00%	\$147,300	3.29
9	704 Hory Street	Bi-Level	4	3.0	8	\$499,900	\$499,900	\$485,000	97.02%	\$191,900	2.53
10	12 Nomahegan Court	SplitLev	4	2.1	159	\$489,000	\$489,000	\$489,000	100.00%	\$195,500	2.50
11	319 Walnut Avenue	Colonial	5	1.1	5	\$459,000	\$459,000	\$490,000	106.75%	\$178,100	2.75
12	13 Algonquin Drive	CapeCod	3	3.0	15	\$509,000	\$509,000	\$509,000	100.00%	\$166,900	3.05
13	5 Concord Street	SplitLev	3	1.1	30	\$545,000	\$545,000	\$530,000	97.25%	\$195,100	2.72
14	18 Rutgers Road	SplitLev	4	2.1	10	\$599,000	\$599,000	\$610,600	101.94%	\$244,400	2.50
15	31 Dartmouth Road	SplitLev	4	3.0	95	\$699,000	\$649,000	\$649,000	100.00%	\$268,800	2.41
16	209 Thomas Street	Colonial	4	2.0	23	\$639,900	\$639,900	\$685,500	107.13%	\$212,900	3.22
17	410 Orchard Street	Colonial	4	2.2	67	\$825,000	\$800,000	\$760,000	95.00%	\$326,400	2.33
18	30 Central Avenue	Victrian	5	3.1	42	\$985,000	\$985,000	\$895,000	90.86%	\$298,000	3.00
AVERAGES					40	\$521,417	\$517,194	\$510,061	98.93%		2.73

"ACTIVE" Listings in Cranford

Number of Units: 47
Average List Price: \$513,502
Average Days on Market: 58

"UNDER CONTRACT" Listings in Cranford

Number of Units: 35
Average List Price: \$501,812
Average Days on Market: 64

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	31	55	37	29	40	38
List Price	\$542,767	\$516,045	\$508,089	\$480,981	\$454,512	\$544,639	\$610,278	\$497,143	\$487,880	\$479,606	\$521,989	\$517,194	\$512,568
Sales Price	\$527,308	\$503,365	\$470,878	\$478,431	\$455,917	\$550,987	\$602,000	\$496,662	\$483,711	\$471,323	\$513,511	\$510,061	\$507,405
Sales Price as a % of List Price	96.45%	97.41%	94.91%	99.42%	100.79%	100.82%	98.71%	100.86%	99.22%	98.17%	98.24%	98.93%	99.16%
Sales Price to Assessed Value	2.50	2.85	2.50	2.85	3.01	2.92	3.31	2.83	2.81	2.87	2.83	2.73	2.90
# Units Sold	12	11	9	16	25	33	16	21	15	18	19	18	213
Active Listings	21	33	42	40	42	54	55	61	67	72	61	47	50
Under Contracts	28	30	40	52	52	26	37	32	34	33	41	35	37

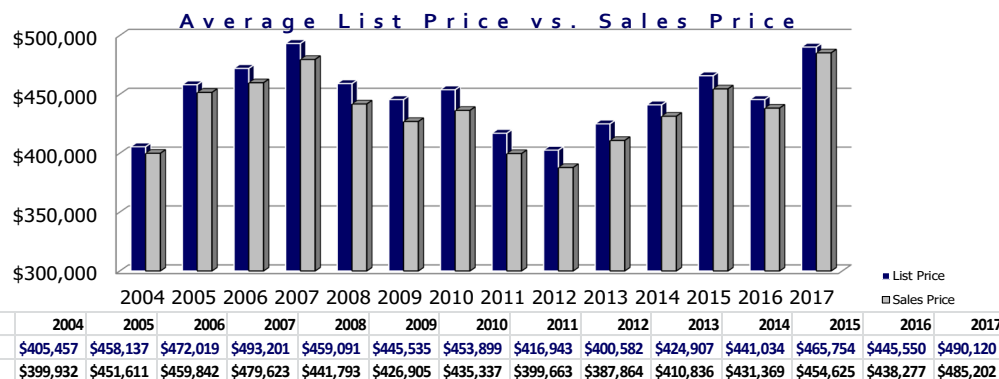
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	37.6	37.8	0.60%
Sales Price	\$485,202	\$507,405	4.58%
Sales Price to Assessed Value	2.70	2.90	7.45%

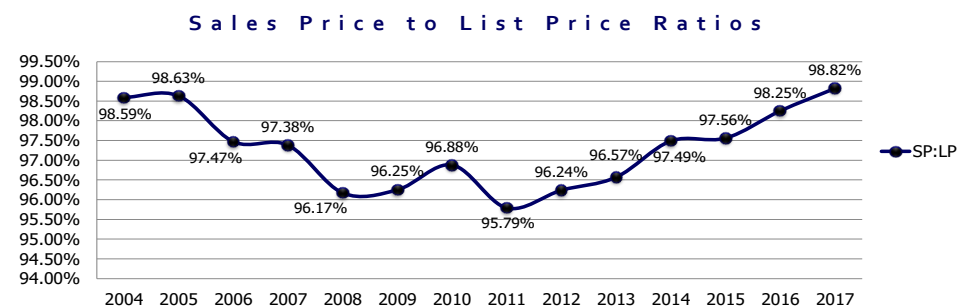


YTD	2017	2018	% Change
# Units Sold	265	213	-19.62%
Active Listings	29	47	62.07%
Under Contracts	22	35	59.09%

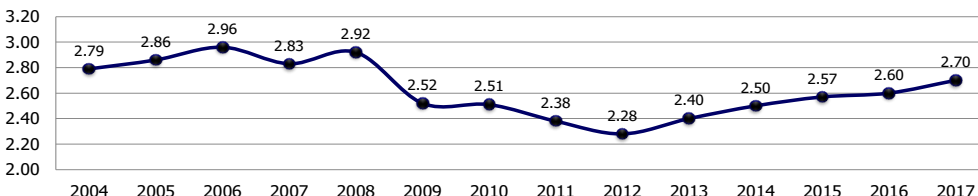
Cranford Yearly Market Trends



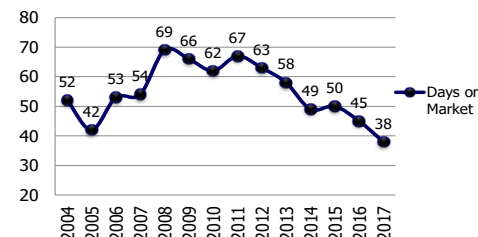
Cranford Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

