

Mountainside

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1548 Deer Path	Ranch	3	3.1	54	\$425,000	\$425,000	\$362,000	85.18%	\$258,800	1.40
2	369 Creek Bed Road	SplitLev	3	2.1	13	\$419,900	\$419,900	\$458,500	109.19%	\$138,600	3.31
3	1152 Iris Drive	SplitLev	3	2.0	37	\$499,900	\$499,900	\$485,000	97.02%	\$126,200	3.84
4	15 Tanglewood Lane	CapeCod	5	3.0	12	\$799,000	\$799,000	\$799,000	100.00%	\$149,400	5.35
AVERAGE					29	\$535,950	\$535,950	\$526,125	97.85%		3.47

"ACTIVE" Listings in Mountainside

Number of Units: **28**
Average List Price: **\$736,758**
Average Days on Market: **98**

"UNDER CONTRACT" Listings in Mountainside

Number of Units: **18**
Average List Price: **\$683,306**
Average Days on Market: **62**

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	85	33	29	52
List Price	\$549,480	\$687,633	\$588,971	\$653,738	\$634,482	\$746,254	\$731,967	\$666,862	\$589,233	\$663,711	\$597,543	\$535,950	\$652,850
Sales Price	\$507,300	\$686,167	\$564,643	\$641,125	\$623,702	\$728,091	\$720,533	\$649,125	\$568,917	\$644,194	\$575,643	\$526,125	\$636,057
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%	96.43%	97.26%	97.85%	97.52%
Sales Price to Assessed Value	3.76	3.36	4.00	3.96	3.94	3.76	3.71	4.60	3.19	3.64	3.75	3.47	3.81
# Units Sold	5	6	7	8	11	11	12	8	6	9	7	4	94
Active Listings	31	35	35	34	33	37	37	36	43	47	46	28	37
Under Contracts	11	17	20	22	25	19	14	18	15	18	14	18	18

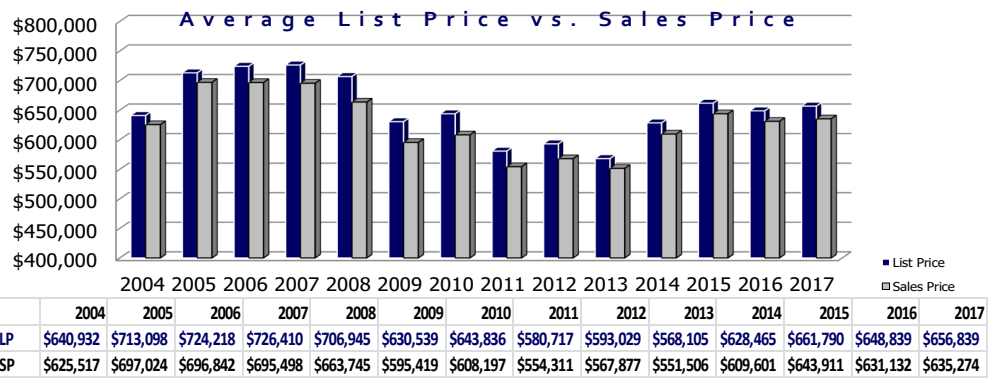
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	49	52	6.69%
Sales Price	\$635,274	\$636,057	0.12%
Sales Price to Assessed Value	4.05	3.81	-6.04%

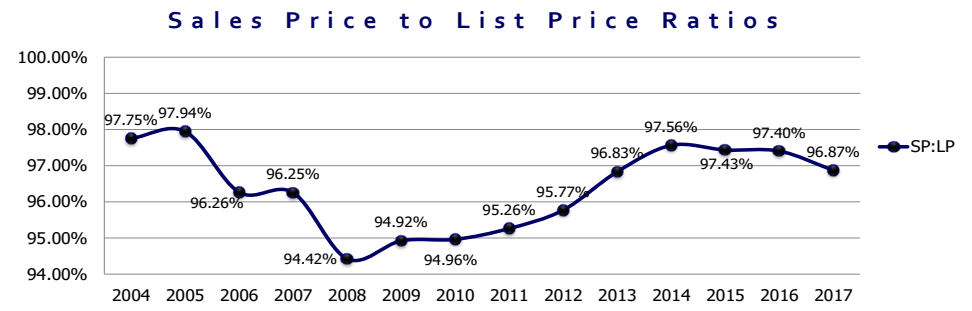


YTD	2017	2018	% Change
# Units Sold	75	94	25.33%
Active Listings	24	28	16.67%
Under Contracts	14	18	28.57%

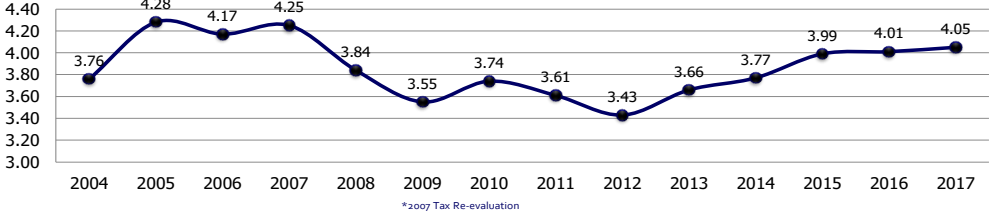
Mountainside Yearly Market Trends



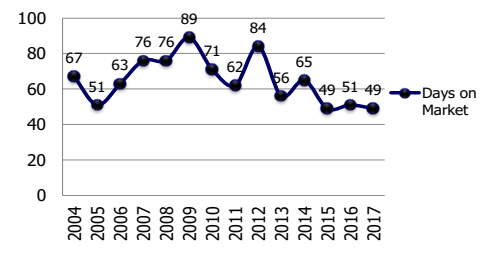
Mountainside Yearly Market Trends



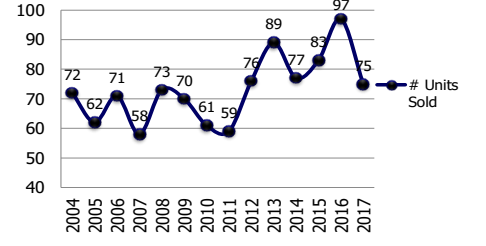
Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.