

Scotch Plains

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1601 Front Street	CapeCod	4	2.0	87	\$245,900	\$245,900	\$222,000	90.28%	\$68,900	3.22
2	21 Maddaket Village	TwnIntUn	2	2.1	81	\$345,000	\$325,000	\$292,000	89.85%	\$78,000	3.74
3	329 Myrtle Avenue	Ranch	3	2.0	44	\$332,900	\$332,900	\$320,001	96.13%	\$100,900	3.17
4	344 Myrtle Avenue	Colonial	4	2.0	150	\$365,000	\$345,000	\$345,000	100.00%	\$68,200	5.06
5	6 Eastham	TwnEndUn	2	2.1	30	\$389,000	\$389,000	\$355,000	91.26%	\$86,200	4.12
6	531 Victor Street	SplitLev	3	1.1	31	\$399,999	\$399,999	\$385,000	96.25%	\$81,000	4.75
7	1578 Front Street	Colonial	3	1.1	27	\$397,500	\$397,500	\$405,000	101.89%	\$58,900	6.88
8	3 Yarmouth Court	TwnIntUn	2	2.1	23	\$399,999	\$399,999	\$407,495	101.87%	\$82,200	4.96
9	2116 Aldene Avenue	CapeCod	3	2.0	50	\$429,900	\$420,000	\$415,000	98.81%	\$93,100	4.46
10	405 Donato Circle	TwnIntUn	2	2.1	34	\$429,900	\$429,900	\$420,000	97.70%	\$96,300	4.36
11	2403 Richmond Street	SplitLev	3	2.0	87	\$430,000	\$419,999	\$425,000	101.19%	\$89,300	4.76
12	2110 Meadow View Road	SplitLev	3	1.1	40	\$449,000	\$449,000	\$432,000	96.21%	\$96,100	4.50
13	12 Unami Lane	SplitLev	4	2.1	69	\$524,900	\$524,900	\$485,000	92.40%	\$172,300	2.81
14	6 Manitou Way	Ranch	3	2.0	40	\$535,000	\$535,000	\$515,000	96.26%	\$160,100	3.22
15	823 O Donnell Avenue	Colonial	3	3.1	60	\$599,000	\$575,000	\$525,000	91.30%	\$109,400	4.80
16	2347 Gales Court	Colonial	3	2.0	13	\$509,900	\$509,900	\$525,000	102.96%	\$87,900	5.97
17	1614 Ramapo Way	Ranch	3	2.0	22	\$580,000	\$570,000	\$570,000	100.00%	\$110,000	5.18
18	2355 Seneca Road	Custom	4	2.1	8	\$679,900	\$679,900	\$679,900	100.00%	\$123,200	5.52
19	5 Aberdeen Road	CapeCod	4	3.0	5	\$699,999	\$699,999	\$688,500	98.36%	\$157,500	4.37
20	2022 Arrowwood Drive	SplitLev	4	4.0	57	\$759,000	\$729,000	\$729,000	100.00%	\$180,000	4.05
21	9 Green Hickory Hill	Colonial	5	3.1	94	\$849,000	\$824,999	\$780,000	94.55%	\$205,100	3.80
22	1266 Sleepy Hollow Lane	Colonial	5	3.1	27	\$860,000	\$860,000	\$820,000	95.35%	\$196,700	4.17
23	2009 Dogwood Drive	Colonial	5	4.1	30	\$990,000	\$950,000	\$910,000	95.79%	\$275,000	3.31
24	1311 Hetfield Avenue	Colonial	5	5.0	59	\$989,000	\$964,000	\$940,000	97.51%		
25	1949 Grenville Road	Colonial	6	4.0	13	\$1,095,000	\$1,095,000	\$1,030,000	94.06%		
26	25 Pheasant Lane	Colonial	5	6.1	29	\$1,549,000	\$1,549,000	\$1,449,000	93.54%	\$400,000	3.62
AVERAGE					47	\$608,992	\$600,804	\$579,611	96.67%		4.37

"ACTIVE" Listings in Scotch Plains

Number of Units: 72
Average List Price: \$648,248
Average Days on Market: 76

"UNDER CONTRACT" Listings in Scotch Plains

Number of Units: 39
Average List Price: \$554,292
Average Days on Market: 62

Scotch Plains 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	80	60	34	37	34	31	32	37	50	61	32	47	43
List Price	\$554,600	\$493,036	\$535,256	\$662,776	\$633,131	\$605,336	\$546,422	\$557,408	\$546,515	\$580,411	\$574,862	\$600,804	\$575,340
Sales Price	\$531,273	\$487,707	\$525,443	\$656,284	\$621,887	\$598,024	\$541,748	\$558,004	\$536,993	\$560,897	\$563,357	\$579,611	\$565,290
Sales Price as a % of List Price	96.42%	100.07%	98.49%	98.76%	99.07%	98.87%	100.00%	100.13%	98.48%	96.81%	98.47%	96.67%	98.64%
Sales Price to Assessed Value	4.60	4.48	4.33	4.43	4.57	4.77	4.82	4.92	4.49	4.71	4.27	4.37	4.60
# Units Sold	17	28	21	22	32	45	31	37	31	35	21	26	346
Active Listings	83	79	91	103	102	106	104	109	115	108	81	72	96
Under Contracts	45	55	62	81	79	64	59	55	52	37	44	39	56

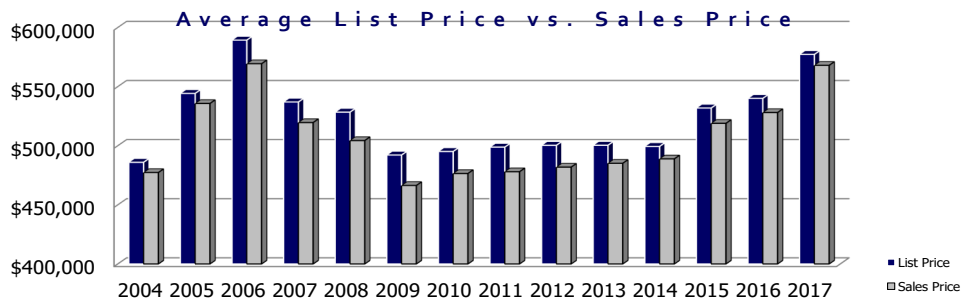
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	57	43	-23.94%
Sales Price	\$567,965	\$565,290	-0.47%
Sales Price to Assessed Value	4.46	4.60	3.21%

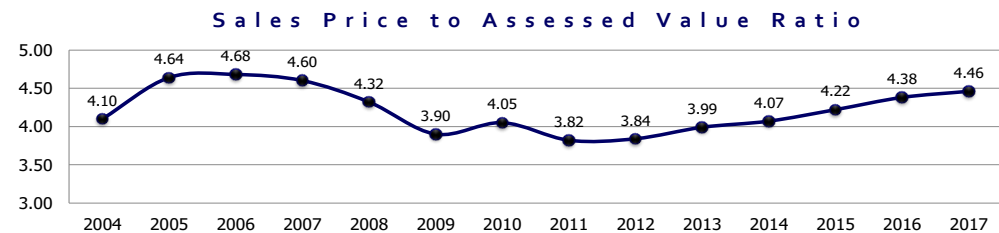


YTD	2017	2018	% Change
# Units Sold	312	346	10.90%
Active Listings	69	72	4.35%
Under Contracts	39	39	0.00%

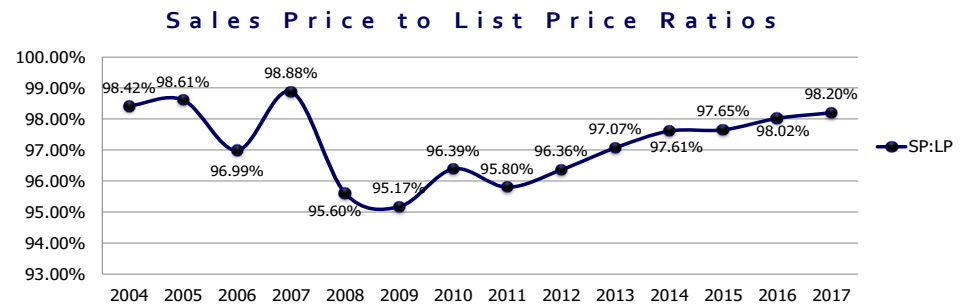
Scotch Plains Yearly Market Trends



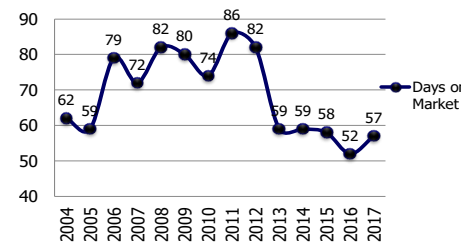
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$485,986	\$544,238	\$589,314	\$536,982	\$528,385	\$492,127	\$495,126	\$498,809	\$500,326	\$500,393	\$499,401	\$531,872	\$540,025	\$577,215
SP	\$477,295	\$535,717	\$569,316	\$504,372	\$504,372	\$466,348	\$476,512	\$477,992	\$481,875	\$485,130	\$488,865	\$518,913	\$528,027	\$567,965



Scotch Plains Yearly Market Trends



Average Days on Market



Number of Units Sold

