

Bloomfield

January 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	935 Broad Street Apt 9D	OneFloor	1	1.0	22	\$135,000	\$135,000	\$130,000	96.30%	\$66,100	1.97
2	117 Orange Street	Colonial	3	2.1	104	\$290,000	\$249,900	\$224,000	89.64%	\$209,500	1.07
3	310 Hoover Avenue Unit 48	OneFloor	2	1.0	25	\$239,000	\$239,000	\$237,000	99.16%	\$135,500	1.75
4	383 E Passaic Avenue	CapeCod	2	1.0	15	\$240,000	\$240,000	\$240,000	100.00%	\$231,700	1.04
5	43719 Curtis Street	Colonial	3	1.0	126	\$269,000	\$245,900	\$246,000	100.04%	\$198,800	1.24
6	46 John Street Apt 2A	OneFloor	2	1.0	35	\$249,900	\$249,900	\$249,900	100.00%	\$146,200	1.71
7	738 Broad Street	Colonial	2	2.0	156	\$265,000	\$250,000	\$250,000	100.00%	\$261,700	0.96
8	138 Jerome Place	Colonial	4	2.0	26	\$265,000	\$265,000	\$250,000	94.34%	\$290,100	0.86
9	102 Summit Avenue	CapeCod	2	1.0	53	\$289,000	\$259,000	\$255,000	98.46%	\$217,700	1.17
10	97 Mohr Avenue	Colonial	3	2.0	112	\$349,900	\$309,000	\$285,000	92.23%	\$284,500	1.00
11	44 Greenbrook Drive	TwnIntUn	2	2.1	28	\$285,000	\$285,000	\$285,000	100.00%	\$270,600	1.05
12	106 Merkel Drive	CapeCod	3	2.0	80	\$314,000	\$309,400	\$290,000	93.73%	\$258,000	1.12
13	372 Broughton Avenue	Colonial	3	2.0	75	\$315,000	\$299,000	\$298,000	99.67%	\$237,000	1.26
14	65 Park Avenue	Colonial	5	2.0	67	\$299,000	\$299,000	\$300,000	100.33%	\$276,300	1.09
15	76 Baldwin Place	Colonial	4	2.0	142	\$309,000	\$296,400	\$309,000	104.25%	\$335,200	0.92
16	2 Grove Street	Colonial	4	2.0	38	\$329,500	\$329,500	\$314,500	95.45%	\$173,500	1.81
17	107 Lexington Avenue	Colonial	3	1.0	20	\$324,900	\$324,900	\$315,000	96.95%	\$208,900	1.51
18	39 New Street	Colonial	3	3.1	43	\$322,900	\$322,900	\$315,000	97.55%	\$272,600	1.16
19	51 Greenbrook Drive	TwnEndUn	3	2.1	91	\$359,000	\$345,000	\$330,000	95.65%	\$300,100	1.10
20	22 Berkeley Heights Park	Colonial	4	2.1	40	\$369,900	\$349,900	\$340,000	97.17%	\$353,500	0.96

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21	15 Este Place	SplitLev	3	1.1	53	\$369,000	\$349,000	\$349,000	100.00%	\$314,900	1.11
22	243 Newark Avenue	Colonial	3	1.1	26	\$359,900	\$359,900	\$352,500	97.94%	\$215,300	1.64
23	100 Willard Avenue	Colonial	3	1.0	23	\$339,000	\$339,000	\$355,000	104.72%	\$253,100	1.40
24	67 Greenbrook Drive	TwnEndUn	3	2.1	15	\$350,000	\$350,000	\$360,000	102.86%	\$320,900	1.12
25	15 Walnut Terrace	Colonial	4	2.1	73	\$405,000	\$395,000	\$380,000	96.20%	\$256,100	1.48
26	18 Ferncliff Road	Tudor	3	1.2	10	\$355,000	\$355,000	\$382,624	107.78%	\$351,400	1.09
27	86 Darling Avenue	Colonial	3	1.0	16	\$379,000	\$379,000	\$400,000	105.54%	\$278,100	1.44
28	20 Brighton Avenue	Colonial	3	2.1	27	\$399,000	\$399,000	\$415,000	104.01%	\$304,800	1.36
29	51 Mac Leod Lane	SplitLev	4	2.1	56	\$459,000	\$449,000	\$445,000	99.11%	\$308,100	1.44
30	11 Highfield Road	Colonial	3	1.1	37	\$435,000	\$435,000	\$465,000	106.90%	\$372,000	1.25
31	396 Essex Avenue	Colonial	5	2.2	57	\$539,000	\$539,000	\$520,000	96.47%	\$443,700	1.17
AVERAGE					55	\$329,319	\$321,052	\$318,952	99.11%		1.27

"Active" Listings in Bloomfield

Number of Units: 58
 Average List Price: \$334,017
 Average Days on Market: 68

"Under Contract" Listings in Bloomfield

Number of Units: 54
 Average List Price: \$293,883
 Average Days on Market: 71

Bloomfield 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	55												55
List Price	\$321,052												\$321,052
Sales Price	\$318,952												\$318,952
SP:LP%	99.11%												99.11%
SP to AV	1.27												1.27
# Units Sold	31												31
3 Mo Rate of Ab	1.72												1.72
Active Listings	58												58
Under Contracts	54												54

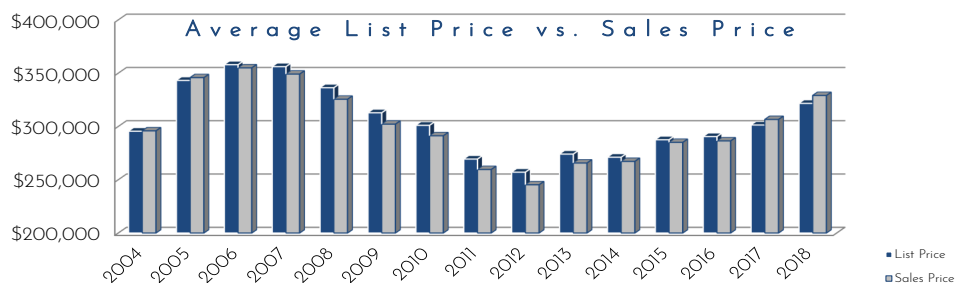
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	49	55	12.34%
Sales Price	\$312,986	\$318,952	1.91%
LP:SP	99.52%	99.11%	-0.41%
SP:AV	1.06	1.27	19.46%

Prominent Properties
Sotheby's
 INTERNATIONAL REALTY

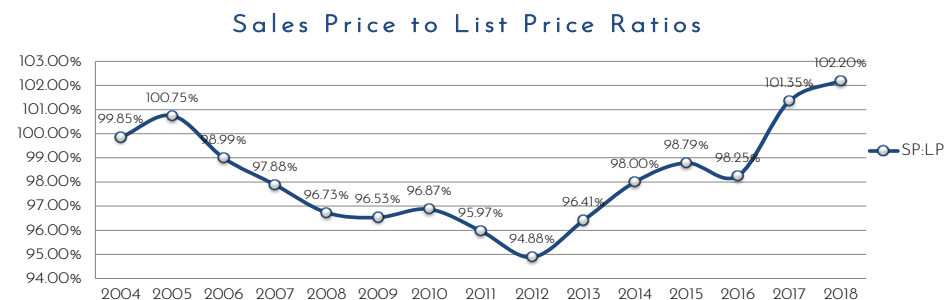
YTD	2018	2019	% Change
# Units Sold	18	31	72.22%
Rate of Ab 3 Mo	1.86	1.72	-7.53%
Actives	54	58	7.41%
Under Contracts	59	54	-8.47%

Bloomfield Yearly Market Trends

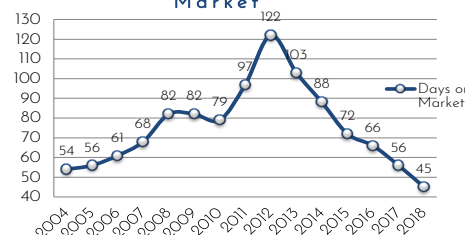


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$295,500	\$343,180	\$357,923	\$356,076	\$336,602	\$312,795	\$301,053	\$269,363	\$257,073	\$274,022	\$271,092	\$287,484	\$290,451	\$301,324	\$321,597
SP	\$295,832	\$345,775	\$354,939	\$349,097	\$325,491	\$302,114	\$291,230	\$259,554	\$245,230	\$265,649	\$267,185	\$284,999	\$286,396	\$306,527	\$329,023

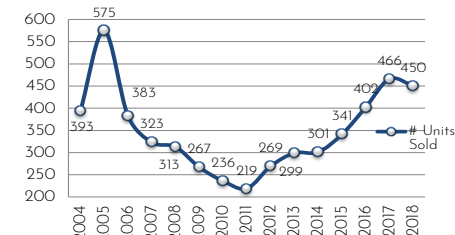
Bloomfield Yearly Market Trends



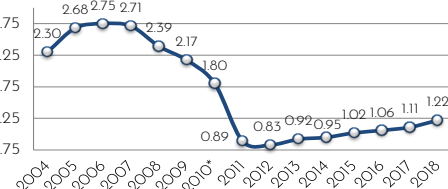
Average Days on Market



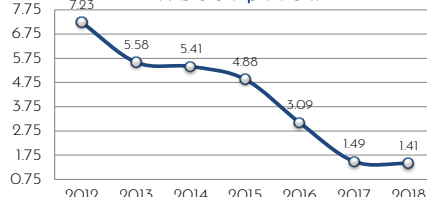
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2010 Property tax re-evaluation

Data only available until 2012