

Mountainside

January 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	214 Oak Tree Road	Ranch	3	2.0	58	\$499,000	\$450,000	\$440,000	97.78%	\$101,300	4.34
2	1055 Summit Lane	RanchRas	4	3.0	46	\$450,000	\$450,000	\$450,000	100.00%	\$161,400	2.79
3	1252 Knollwood Road	CapeCod	4	2.0	21	\$499,900	\$499,900	\$460,000	92.02%	\$116,400	3.95
4	1251 Poplar Avenue	SplitLev	3	2.0	49	\$519,000	\$489,900	\$480,000	97.98%	\$105,400	4.55
5	1088 Saddle Brook Road	SplitLev	3	2.1	32	\$649,000	\$599,000	\$590,000	98.50%	\$142,600	4.14
6	297 Indian Trail	Custom	4	3.1	44	\$639,000	\$599,000	\$592,000	98.83%	\$139,600	4.24
7	414 Echo Ridge Way	TwnEndUn	3	2.1	0	\$738,000	\$738,000	\$735,000	99.59%		
8	264 Apple Tree Lane	Colonial	6	5.1	64	\$1,199,900	\$1,199,900	\$1,150,000	95.84%	\$310,300	3.71
AVERAGE					39	\$649,225	\$628,213	\$612,125	97.57%		3.96

"Active" Listings in Mountainside

Number of Units: 39
 Average List Price: \$721,390
 Average Days on Market: 65

"Under Contract" Listings in Mountainside

Number of Units: 9
 Average List Price: \$740,322
 Average Days on Market: 60

Mountainside 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39												39
List Price	\$628,213												\$628,213
Sales Price	\$612,125												\$612,125
SP:LP%	97.57%												97.57%
SP to AV	3.96												3.96
# Units Sold	8												8
3 Mo Rate of Ab	5.37												5.37
Active Listings	39												39
Under Contracts	9												9

Flashback! YTD 2018 vs YTD 2019

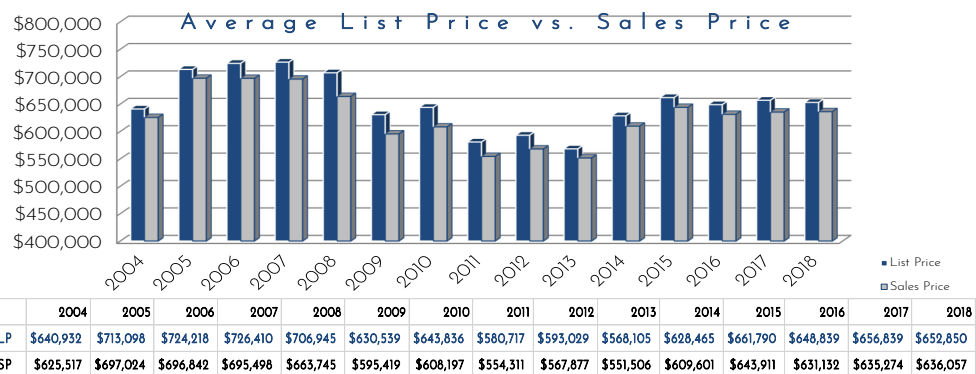
YTD	2018	2019	% Change
DOM	109	39	-63.86%
Sales Price	\$507,300	\$612,125	20.66%
LP:SP	93.51%	97.57%	4.34%
SP:AV	3.76	3.96	5.20%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2018	2019	% Change
# Units Sold	5	8	60.00%
Rate of Ab 3 Mo	4.58	5.37	17.25%
Actives	31	39	25.81%
Under Contracts	11	9	-18.18%

Mountainside Yearly Market Trends



Mountainside Yearly Market Trends

