

Mountainside

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	255 Hickory Lane	Custom	4	2.1	12	\$775,000	\$775,000	\$854,280	110.23%	\$550,900	1.55
2	1124 Summit Lane	RanchExp	3	2.1	7	\$775,000	\$775,000	\$865,000	111.61%	\$611,700	1.41
3	1242 Knollwood Road	Colonial	3	3.1	8	\$799,000	\$799,000	\$900,000	112.64%	\$622,500	1.45
4	1542 Deer Path	Contemp	5	3.0	10	\$849,000	\$849,000	\$935,000	110.13%	\$623,500	1.50
5	30 Park West Drive U604	TwnIntUn	3	2.1	158	\$1,024,990	\$1,024,990	\$989,264	96.51%		
6	525 Hillside Avenue	Bi-Level	4	2.1	1	\$1,850,000	\$1,850,000	\$1,850,000	100.00%	\$1,326,700	1.39
7	153 Wild Hedge Lane	Custom	6	6.1	1	\$2,850,000	\$2,850,000	\$2,600,000	91.23%		
AVERAGE					28	\$1,274,713	\$1,274,713	\$1,284,792	104.62%		1.46

Active Listings in Mountainside

Number of Units: **7**
 Average List Price: **\$878,410**
 Average Days on Market: **68**

Under Contract Listings in Mountainside

Number of Units: **7**
 Average List Price: **\$967,426**
 Average Days on Market: **53**

Mountainside 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28												28
List Price	\$1,274,713												\$1,274,713
Sales Price	\$1,284,792												\$1,284,792
SP:LP%	104.62%												104.62%
SP to AV	1.46												1.46
# Units Sold	7												7
3 Mo Rate of Ab	0.43												0.43
Active Listings	7												7
Under Contracts	7												7

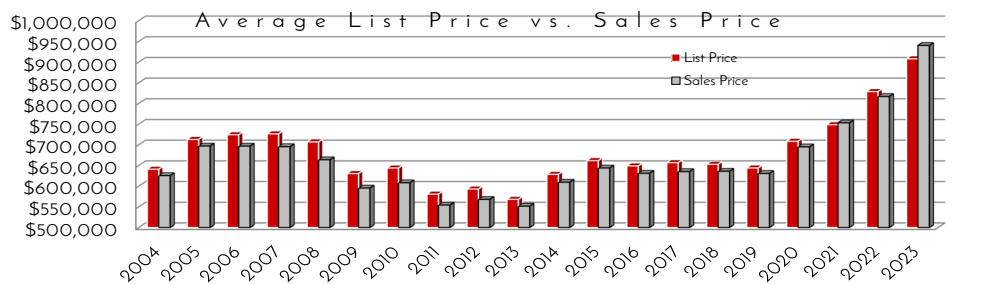
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	61	28	-53.86%
Sales Price	\$700,000	\$1,284,792	83.54%
LP:SP	100.14%	104.62%	4.47%
SP:AV	1.316	1.461	11.05%



YTD	2023	2024	% Change
# Units Sold	1	7	600.00%
Rate of Ab 3 Mo	1.40	1.46	4.35%
Actives	7	7	0.00%
Under Contracts	4	7	75.00%

Mountainside Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$640,932	\$713,098	\$724,218	\$726,410	\$706,945	\$630,539	\$643,836	\$580,717	\$593,029	\$568,105	\$628,465	\$661,790	\$648,839	\$656,839	\$652,850	\$643,921	\$708,546	\$748,923	\$828,594	\$907,887
SP	\$625,517	\$697,024	\$696,842	\$695,498	\$663,745	\$595,419	\$608,197	\$554,311	\$567,877	\$551,506	\$609,601	\$643,911	\$631,132	\$635,274	\$636,057	\$630,742	\$694,942	\$748,650	\$835,816	\$940,115

Mountainside Yearly Market Trends

