

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	231 New Providence Road	Colonial	3	1.0	15	\$445,000	\$445,000	\$436,000	97.98%	\$441,200	0.99
2	499 Bayberry Lane	RanchRas	3	3.0	1	\$540,000	\$540,000	\$540,000	100.00%	\$536,600	1.01
3	1301 Cedar Avenue	Ranch	3	1.1	1	\$575,000	\$575,000	\$575,000	100.00%	\$407,700	1.41
4	1090 Sunny Slope Drive	CapeCod	4	2.0	6	\$699,000	\$699,000	\$740,000	105.87%	\$565,400	1.31
5	345 Creek Bed Road	SplitLev	4	4.0	99	\$839,000	\$749,000	\$745,000	99.47%	\$597,700	1.25
6	286 Ravenswood Street	Bi-Level	4	3.0	34	\$839,999	\$795,900	\$820,422	103.08%	\$617,300	1.33
7	1085 Willow Road	SplitLev	4	3.0	15	\$799,000	\$799,000	\$850,000	106.38%	\$577,400	1.47
8	34 Park West	TwnIntUn	3	2.1	1	\$999,990	\$999,990	\$999,990	100.00%		
9	1125 Ridge Drive	RanchRas	4	3.1	15	\$1,150,000	\$1,150,000	\$1,120,222	97.41%	\$951,000	1.18
10	338 Rolling Rock Road	Custom	4	3.1	20	\$1,199,000	\$1,199,000	\$1,268,000	105.75%	\$963,600	1.32
11	306 Old Tote Road	Colonial	4	4.1	1	\$1,500,000	\$1,500,000	\$1,530,000	102.00%		
AVERAGE					19	\$871,454	\$859,263	\$874,967	101.63%		1.25

Active Listings in Mountainside

Number of Units: 11
 Average List Price: \$1,049,179
 Average Days on Market: 60

Under Contract Listings in Mountainside

Number of Units: 16
 Average List Price: \$887,117
 Average Days on Market: 43

Mountainside 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	61	No Sales	21	21	16	31	66	24	19				30
List Price	\$699,000	No Sales	\$689,967	\$798,250	\$884,571	\$810,297	\$1,045,360	\$903,078	\$859,263				\$876,697
Sales Price	\$700,000	No Sales	\$688,333	\$848,000	\$920,714	\$856,490	\$1,056,581	\$935,722	\$874,967				\$902,851
SP:LP%	100.14%	No Sales	100.33%	106.63%	104.65%	105.07%	103.22%	103.58%	101.63%				103.40%
SP to AV	1.32	No Sales	1.26	1.47	1.31	1.36	1.34	1.48	1.25				1.35
# Units Sold	1	0	3	4	7	6	8	9	11				49
3 Mo Rate of Ab	1.40	2.67	5.99	3.00	1.85	1.59	1.86	1.14	1.07				2.29
Active Listings	7	10	11	7	8	10	11	11	11				10
Under Contracts	4	9	14	16	16	18	19	18	16				14

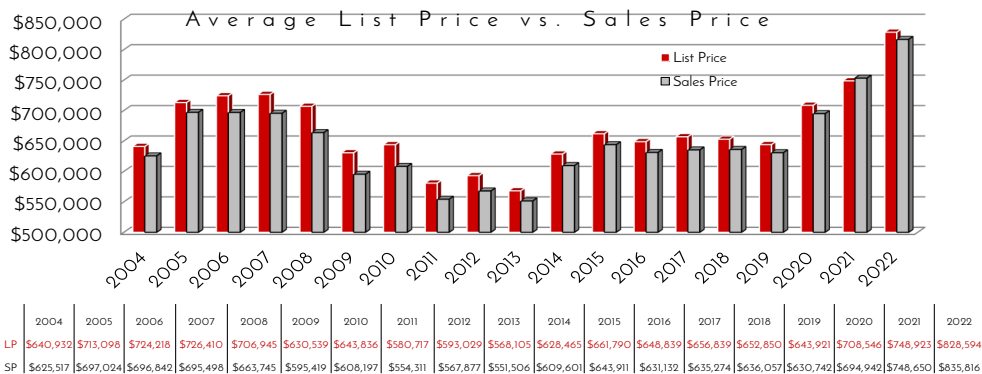
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	29	30	2.22%
Sales Price	\$839,044	\$902,851	7.60%
LP:SP	101.14%	103.40%	2.23%
SP:AV	1.334	1.355	1.54%



YTD	2022	2023	% Change
# Units Sold	62	49	-20.97%
Rate of Ab 3 Mo	1.35	2.29	69.86%
Actives	9	10	8.86%
Under Contracts	12	14	17.12%

Mountainside Yearly Market Trends



Mountainside Yearly Market Trends

