

Mountainside

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	349 Ackerman Street	SplitLev	3	2.0	18	\$689,000	\$689,000	\$725,000	105.22%	\$459,000	1.58
2	383 Park Slope	Custom	4	3.0	16	\$775,000	\$775,000	\$805,000	103.87%	\$692,300	1.16
3	6 Farview Drive	CapeCod	4	3.1	7	\$1,099,900	\$1,099,900	\$1,200,000	109.10%	\$699,700	1.72
AVERAGE					14	\$854,633	\$854,633	\$910,000	106.07%		1.49

Active Listings in Mountainside

Number of Units: 8
 Average List Price: \$828,350
 Average Days on Market: 14

Under Contract Listings in Mountainside

Number of Units: 16
 Average List Price: \$937,054
 Average Days on Market: 42

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	18	14										22
List Price	\$1,274,713	\$758,475	\$854,633										\$1,037,199
Sales Price	\$1,284,792	\$773,500	\$910,000										\$1,058,396
SP:LP%	104.62%	102.00%	106.07%										104.18%
SP to AV	1.46	1.43	1.49										1.46
# Units Sold	7	4	3										14
3 Mo Rate of Ab	0.43	1.14	1.25										0.94
Active Listings	7	5	8										7
Under Contracts	7	11	16										11

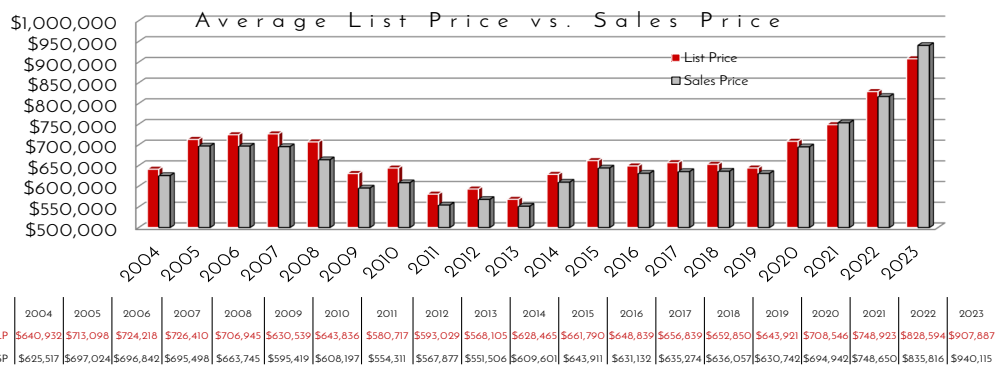
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	31	22	-29.37%
Sales Price	\$691,250	\$1,058,396	53.11%
LP:SP	100.28%	104.18%	3.89%
SP:AV	1.276	1.456	14.12%



YTD	2023	2024	% Change
# Units Sold	4	14	250.00%
Rate of Ab 3 Mo	3.35	0.94	-71.97%
Actives	9	7	-28.57%
Under Contracts	9	11	25.93%

Mountainside Yearly Market Trends



Mountainside Yearly Market Trends

