

Mountainside

March 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1164 Ridge Drive	Bi-Level	4	3.0	104	\$699,000	\$699,000	\$650,000	92.99%	\$613,200	1.06
2	345 Forest Hill Way	Ranch	4	2.1	99	\$745,000	\$745,000	\$710,000	95.30%	\$596,100	1.19
3	254 Hickory Lane	Custom	4	3.0	3	\$799,000	\$799,000	\$860,000	107.63%	\$617,000	1.39
4	1413 Outlook Drive	RanchExp	5	3.1	6	\$845,000	\$845,000	\$887,000	104.97%	\$721,900	1.23
5	250 Hickory Lane	Colonial	4	2.2	6	\$925,000	\$925,000	\$999,000	108.00%		
6	273 Woodacres Court	Custom	5	4.2	66	\$1,299,000	\$1,299,000	\$1,299,000	100.00%		
					47	\$885,333	\$885,333	\$900,833	101.48%		1.22

"Active" Listings in Mountainside

Number of Units: 4
Average List Price: \$769,250
Average Days on Market: 18

"Under Contract" Listings in Mountainside

Number of Units: 16
Average List Price: \$818,744
Average Days on Market: 20

Mountainside 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	30	70	47										51
List Price	\$791,380	\$832,271	\$885,333										\$838,600
Sales Price	\$810,200	\$787,714	\$900,833										\$831,667
SP:LP%	101.22%	95.52%	101.48%										99.09%
SP to AV	1.25	1.21	1.22										1.22
# Units Sold	5	7	6										18
3 Mo Rate of Ab	0.94	0.83	1.00										0.92
Active Listings	2	4	4										3
Under Contracts	15	15	16										15

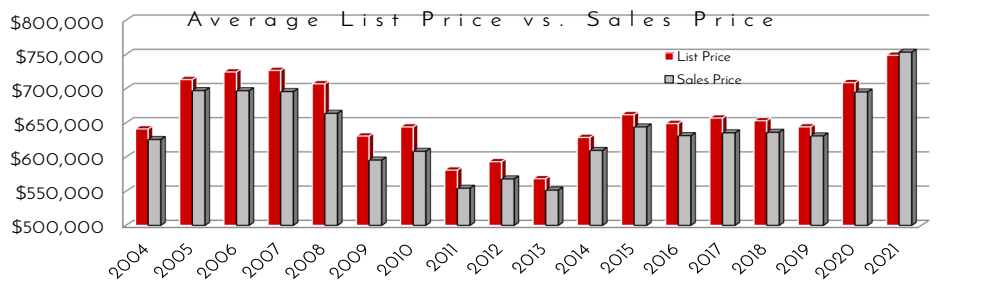
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	56	51	-8.98%
Sales Price	\$766,021	\$831,667	8.57%
LP:SP	99.50%	99.09%	-0.41%
SP:AV	4.15	1.22	-70.52%

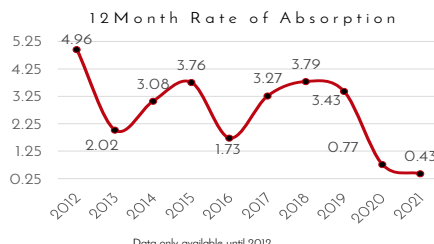
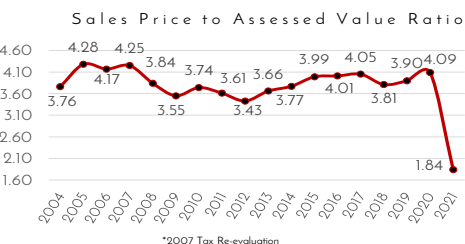


YTD	2021	2022	% Change
# Units Sold	22	18	-18.18%
Rate of Ab 3 Mo	1.56	1.00	-35.90%
Actives	9	4	-55.56%
Under Contracts	18	16	-11.11%

Mountainside Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
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
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



Mountainside Yearly Market Trends

