

Mountainside

July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	1362 Wood Valley Road	Ranch	2	1.0	18	\$525,000	\$525,000	\$540,000	102.86%	\$421,500	1.28
2	1551 Long Meadow	Ranch	4	2.0	4	\$650,000	\$650,000	\$595,000	91.54%	\$521,600	1.14
3	1136 Peach Tree Lane	Custom	4	2.1	24	\$699,000	\$699,000	\$715,000	102.29%	\$516,600	1.38
4	101 Echo Ridge Way	TwndEndUn	3	2.1	22	\$899,000	\$865,000	\$845,000	97.69%	\$699,300	1.21
5	278 Ravenswood Street	SplitLev	4	2.0	58	\$899,000	\$899,000	\$850,000	94.55%	\$685,600	1.24
6	249 Holly Hill	SplitLev	3	2.1	33	\$819,000	\$819,000	\$912,000	111.36%	\$557,500	1.64
7	1550 Deer Path	Custom	4	4.1	13	\$1,299,000	\$1,299,000	\$1,230,000	94.69%	\$1,045,500	1.18
					25	\$827,143	\$822,286	\$812,429	99.28%		1.30

"Active" Listings in Mountainside

Number of Units: 12
Average List Price: \$854,846
Average Days on Market: 36

"Under Contract" Listings in Mountainside

Number of Units: 8
Average List Price: \$856,875
Average Days on Market: 22

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	19	17	16	25						31
List Price	\$791,380	\$832,271	\$885,333	\$886,690	\$774,875	\$879,557	\$822,286						\$841,472
Sales Price	\$810,200	\$787,714	\$900,833	\$921,123	\$799,125	\$902,857	\$812,429						\$851,625
SP:LP%	101.22%	95.52%	101.48%	104.16%	103.26%	103.35%	99.28%						101.40%
SP to AV	1.25	1.21	1.22	1.51	1.29	1.44	1.30						1.34
# Units Sold	5	7	6	10	8	7	7						50
3 Mo Rate of Ab	0.94	0.83	1.00	1.36	1.56	1.69	1.71						1.30
Active Listings	2	4	4	11	14	13	12						9
Under Contracts	15	15	16	14	13	11	8						13

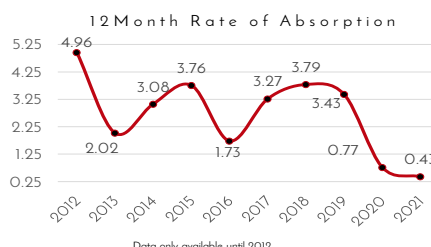
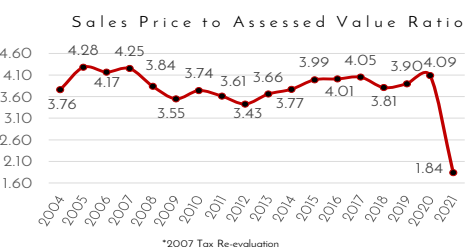
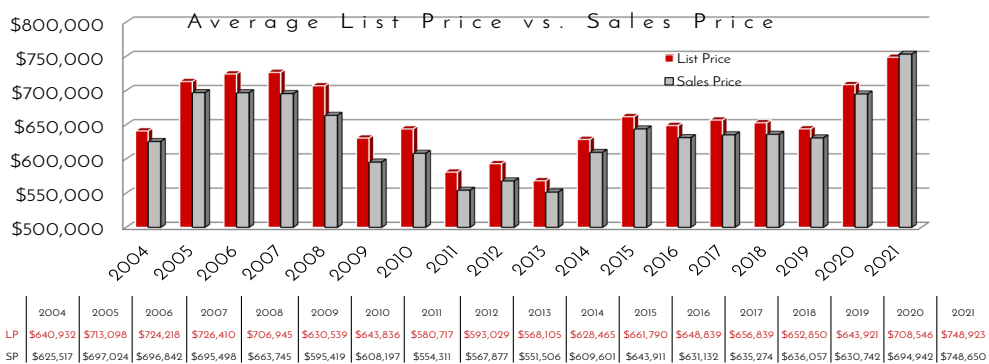
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	35	31	-12.69%
Sales Price	\$777,959	\$851,625	9.47%
LP:SP	100.83%	101.40%	0.56%
SP:AV	2.35	1.34	-43.28%



YTD	2021	2022	% Change
# Units Sold	61	50	-18.03%
Rate of Ab 3 Mo	1.84	1.71	-7.07%
Actives	20	12	-40.00%
Under Contracts	25	8	-68.00%

Mountainside Yearly Market Trends



Mountainside Yearly Market Trends

