

Mountainside

December 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	343 Darby Lane	CapeCod	3	2.0	39	\$699,000	\$675,000	\$680,000	100.74%	\$569,500	1.19
2	1071 Summit Lane	Bi-Level	3	3.1	28	\$799,999	\$759,900	\$759,000	99.88%	\$602,700	1.26
3	6 Endor Lane	Colonial	3	2.0	18	\$799,000	\$799,000	\$789,000	98.75%	\$535,000	1.47
4	253 Holly Hill	Ranch	3	3.0	15	\$825,000	\$825,000	\$850,000	103.03%	\$600,400	1.42
5	1415 Coles Avenue	Colonial	6	3.0	14	\$899,900	\$899,900	\$899,900	100.00%	\$752,300	1.20
6	1103 Miami Court	Contemp	4	2.1	42	\$1,175,000	\$1,095,000	\$1,050,000	95.89%	\$742,300	1.41
7	1138 Ridge Drive	Colonial	4	3.1	9	\$1,049,000	\$1,049,000	\$1,100,000	104.86%	\$762,500	1.44
Averages					24	\$892,414	\$871,829	\$875,414	100.45%		1.34

"Active" Listings in Mountainside

Number of Units: 4
Average List Price: \$906,245
Average Days on Market: 85

"Under Contract" Listings in Mountainside

Number of Units: 4
Average List Price: \$824,495
Average Days on Market: 65

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	26	17	32	26	24	28
List Price	\$791,380	\$832,271	\$885,333	\$886,690	\$774,875	\$879,557	\$822,286	\$789,363	\$787,250	\$691,333	\$827,333	\$871,829	\$828,594
Sales Price	\$810,200	\$787,714	\$900,833	\$921,123	\$799,125	\$902,857	\$812,429	\$783,363	\$780,375	\$686,667	\$830,833	\$875,414	\$835,816
SP:LP%	101.22%	95.52%	101.48%	104.16%	103.26%	103.35%	99.28%	100.69%	98.89%	100.88%	99.44%	100.45%	100.94%
SP to AV	1.25	1.21	1.22	1.51	1.29	1.44	1.30	1.35	1.29	1.25	1.42	1.34	1.34
# Units Sold	5	7	6	10	8	7	7	8	4	3	6	7	78
3 Mo Rate of Ab	0.94	0.83	1.00	1.36	1.56	1.69	1.71	1.26	1.76	3.21	1.62	0.75	1.47
Active Listings	2	4	4	11	14	13	12	9	10	14	5	4	9
Under Contracts	15	15	16	14	13	11	8	9	10	10	11	4	11

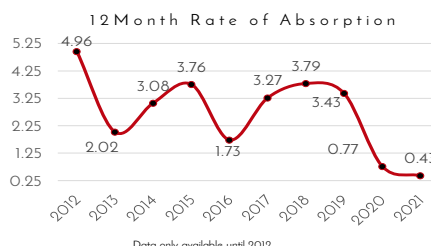
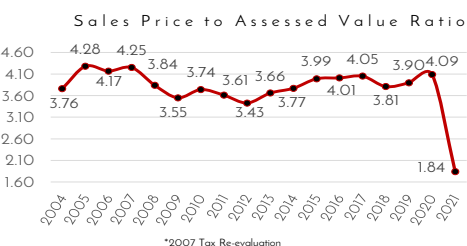
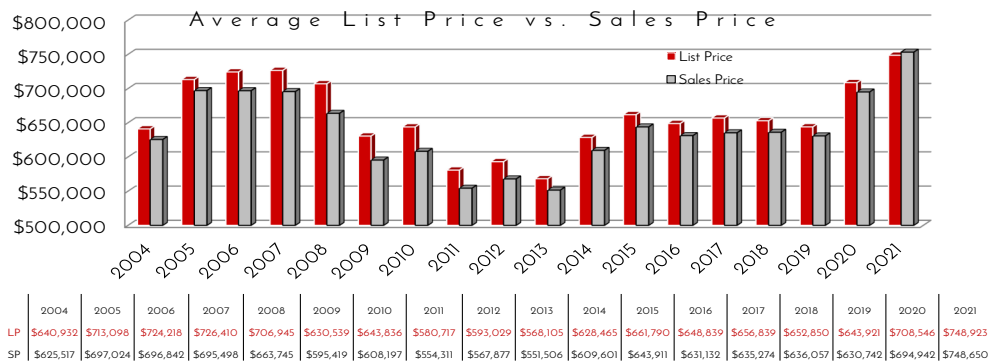
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	33	28	-14.25%
Sales Price	\$753,149	\$835,816	10.98%
LP:SP	100.66%	100.94%	0.28%
SP:AV	1.84	1.34	-27.37%



YTD	2021	2022	% Change
# Units Sold	107	78	-27.10%
Rate of Ab 3 Mo	1.23	1.34	8.82%
Actives	11	9	-25.55%
Under Contracts	18	11	-37.61%

Mountainside Yearly Market Trends



Mountainside Yearly Market Trends

