

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	102 New Providence Road	Colonial	4	1.1	33	\$599,000	\$605,000	\$585,000	96.69%	\$403,500	1.45
2	246 Oak Tree Road	CapeCod	4	2.0	28	\$649,000	\$619,000	\$619,000	100.00%	\$452,700	1.37
3	1342 Birch Hill Road	CapeCod	4	3.0	21	\$799,000	\$749,000	\$730,000	97.46%	\$555,800	1.31
4	996 Chimney Ridge Drive	Ranch	3	3.1	79	\$828,000	\$828,000	\$796,000	96.14%	\$583,400	1.36
5	853 Hillside Avenue	RanchExp	4	3.0	19	\$750,000	\$750,000	\$810,000	108.00%	\$626,600	1.29
6	1607 Grouse Lane	SplitLev	4	2.1	49	\$879,000	\$879,000	\$900,000	102.39%	\$618,800	1.45
7	136 Locust Avenue	Colonial	4	2.1	8	\$924,900	\$924,900	\$999,800	108.10%	\$687,800	1.45
8	1087 Prospect Avenue	Ranch	4	4.0	13	\$1,195,000	\$1,195,000	\$1,350,000	112.97%	\$795,500	1.70
9	12 Gold Star	Colonial	5	5.1	58	\$1,590,000	\$1,590,000	\$1,575,000	99.06%		
10	8 Gold Star	Colonial	5	5.0	1	\$1,625,000	\$1,625,000	\$1,610,000	99.08%		
11	1054 Sunny Slope Drive	Colonial	5	4.1	9	\$1,600,000	\$1,600,000	\$1,612,600	100.79%		
AVERAGE					29	\$1,039,900	\$1,033,173	\$1,053,400	101.88%		1.42

"Active" Listings in Mountainside

Number of Units: 7
 Average List Price: \$840,710
 Average Days on Market: 54

"Under Contract" Listings in Mountainside

Number of Units: 8
 Average List Price: \$988,860
 Average Days on Market: 47

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	19	43	29	30
List Price	\$699,000	No Sales	\$689,967	\$798,250	\$884,571	\$810,297	\$1,045,360	\$903,078	\$859,263	\$872,889	\$946,649	\$1,033,173	\$907,887
Sales Price	\$700,000	No Sales	\$688,333	\$848,000	\$920,714	\$856,490	\$1,056,581	\$935,722	\$874,967	\$936,799	\$990,917	\$1,053,400	\$940,115
SP:LP%	100.14%	No Sales	100.33%	106.63%	104.65%	105.07%	103.22%	103.58%	101.63%	108.14%	105.07%	101.88%	103.97%
SP to AV	1.32	No Sales	1.26	1.47	1.31	1.36	1.34	1.48	1.25	1.42	1.49	1.42	1.39
# Units Sold	1	0	3	4	7	6	8	9	11	9	12	11	81
3 Mo Rate of Ab	1.40	2.67	5.99	3.00	1.85	1.59	1.86	1.14	1.07	1.14	0.58	0.47	1.90
Active Listings	7	10	11	7	8	10	11	11	11	10	5	7	9
Under Contracts	4	9	14	16	16	18	19	18	16	17	14	8	14

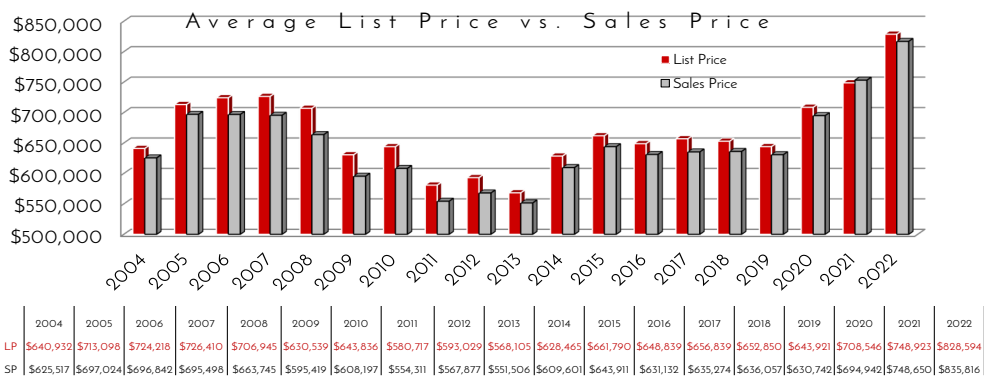
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	28	30	6.95%
Sales Price	\$835,816	\$940,115	12.48%
LP:SP	100.94%	103.97%	3.00%
SP:AV	1.339	1.390	3.84%



YTD	2022	2023	% Change
# Units Sold	78	81	3.85%
Rate of Ab 3 Mo	1.47	1.90	28.66%
Actives	9	9	5.88%
Under Contracts	11	14	24.26%

Mountainside Yearly Market Trends



Mountainside Yearly Market Trends

