Mountainside

August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	1450 Deer Path	RanchRas	3	2.1	18	$629,900	$629,900	$640,000	101.60%	$508,400	1.26
2	263 Central Avenue	CapeCod	3	2.0	24	$649,999	$649,999	$660,000	101.54%	$444,300	1.49
3	1280 Virginia Avenue	Ranch	3	3.0	84	$849,900	$799,900	$750,000	93.76%	$527,600	1.42
4	1221 Beech Avenue	Colonial	3	3.0	11	$699,999	$699,999	$750,000	107.14%	$485,700	1.54
5	363 Short Drive	Ranch	3	3.0	17	$875,000	$875,000	$960,000	109.71%	$598,300	1.60
6	1535 Coles Avenue	Custom	5	2.2	20	$1,025,000	$1,025,000	$990,000	96.59%	$727,400	1.36
7	1448 Forest Court	Contemp	4	3.1	19	$1,149,000	$1,149,000	$1,149,000	100.00%	$700,500	1.64
8	1389 Outlook Drive W	Contemp	4	3.1	9	$999,000	$999,000	$1,200,000	120.12%	$685,500	1.75
9	375 Summit Road	Colonial	5	4.1	15	$1,299,900	$1,299,900	$1,322,500	101.74%	$1,018,600	1.30
	Averages				24	$908,633	$903,078	$935,722	103.58%		1.48

"Active" Listings in Mountainside

Number of Units:	11
Average List Price:	$1,096,725
Average Days on Market:	50

"Under Contract" Listings in Mountainside

Number of Units:	18
Average List Price:	$895,764
Average Days on Market:	46

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					33
List Price	$699,000	No Sales	$689,967	$798,250	$884,571	$810,297	$1,045,360	$903,078					$881,744
Sales Price	$700,000	No Sales	$688,333	$848,000	$920,714	$856,490	$1,056,581	$935,722					$910,923
SP:LP%	100.14%	No Sales	100.33%	106.63%	104.65%	105.07%	103.22%	103.58%					103.91%
SP to AV	1.32	No Sales	1.26	1.47	1.31	1.36	1.34	1.48					1.38
# Units Sold	1	0	3	4	7	6	8	9					38
3 Mo Rate of Ab	1.40	2.67	5.99	3.00	1.85	1.59	1.86	1.14					2.44
Active Listings	7	10	11	7	8	10	11	11					9
Under Contracts	4	9	14	16	16	18	19	18					14

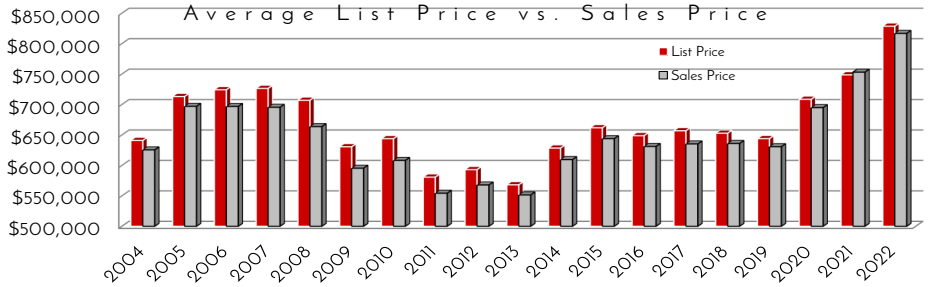
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	30	33	9.73%
Sales Price	$843,090	$910,923	8.05%
LP:SP	101.30%	103.91%	2.58%
SP:AV	1.338	1.384	3.47%

KELLERWILLIAMS.

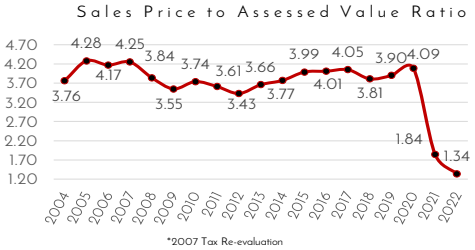
YTD	2022	2023	% Change
# Units Sold	58	38	-34.48%
Rate of Ab 3 Mo	1.29	2.44	88.41%
Actives	9	9	8.70%
Under Contracts	13	14	12.87%

Mountainside Yearly Market Trends

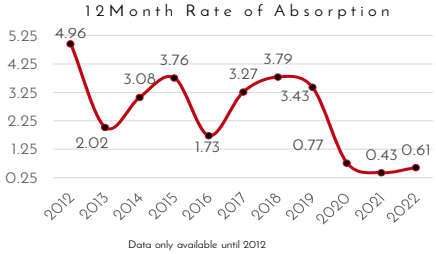


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	$640,932	$713,098	$724,218	$726,410	$706,945	$630,539	$643,836	$580,717	$593,029	$568,105	$628,465	$661,790	$648,839	$656,839	$652,850	$643,921	$708,546	$748,923	$828,594
SP	$625,517	$697,024	$696,842	$695,498	$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	$835,816

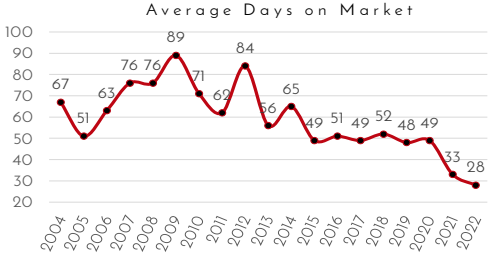
Mountainside Yearly Market Trends

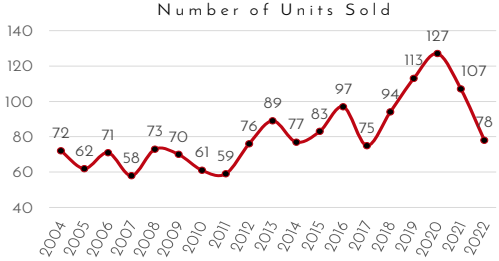


*2007 Tax Re-evaluation



Data only available until 2012





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Not intended to solicit a property already listed.