

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1506 Deer Path	Ranch	2	1.1	7	\$659,000	\$659,000	\$690,000	104.70%	\$503,500	1.37
2	451 New Providence Road	Ranch	3	2.1	21	\$799,000	\$799,000	\$832,000	104.13%	\$631,600	1.32
3	415 Echo Ridge Way	MultiFlr	3	2.1	30	\$850,000	\$825,000	\$835,000	101.21%	\$669,900	1.25
4	243 Old Tote Road	Ranch	5	3.0	45	\$899,900	\$899,900	\$854,000	94.90%	\$491,300	1.74
5	334 Rolling Rock Road	SplitLev	4	2.1	12	\$850,000	\$850,000	\$925,000	108.82%	\$571,200	1.62
6	101 Echo Ridge Way	TwndEndUn	3	2.1	11	\$929,000	\$929,000	\$935,000	100.65%	\$699,300	1.34
7	32 Park West Drive U603	TwndIntUn	3	2.1	266	\$949,990	\$949,990	\$995,000	104.74%		
8	1383 Chapel Hill Road	Colonial	4	2.1	15	\$974,900	\$974,900	\$999,999	102.57%	\$654,600	1.53
9	1131 Sawmill Road	Ranch	4	3.0	9	\$899,000	\$899,000	\$999,999	111.23%		
10	207 Pembroke Road	Colonial	5	4.1	90	\$1,159,000	\$1,050,000	\$1,050,000	100.00%	\$813,100	1.29
11	1597 Deer Path	Ranch	3	3.0	13	\$899,000	\$899,000	\$1,150,000	127.92%	\$575,300	2.00
12	4 Goldstar	Colonial	5	5.1	1	\$1,625,000	\$1,625,000	\$1,625,000	100.00%		
AVERAGE					43	\$957,816	\$946,649	\$990,917	105.07%		1.49

"Active" Listings in Mountainside

Number of Units: 5
 Average List Price: \$1,504,776
 Average Days on Market: 123

"Under Contract" Listings in Mountainside

Number of Units: 14
 Average List Price: \$931,641
 Average Days on Market: 45

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		31
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		\$888,199
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		\$922,313
SP:LP%	100.14%	No Sales	100.33%	106.63%	104.65%	105.07%	103.22%	103.58%	101.63%	108.14%	105.07%		104.30%
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		1.39
# Units Sold	1	0	3	4	7	6	8	9	11	9	12		70
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		2.03
Active Listings	7	10	11	7	8	10	11	11	11	10	5		9
Under Contracts	4	9	14	16	16	18	19	18	16	17	14		15

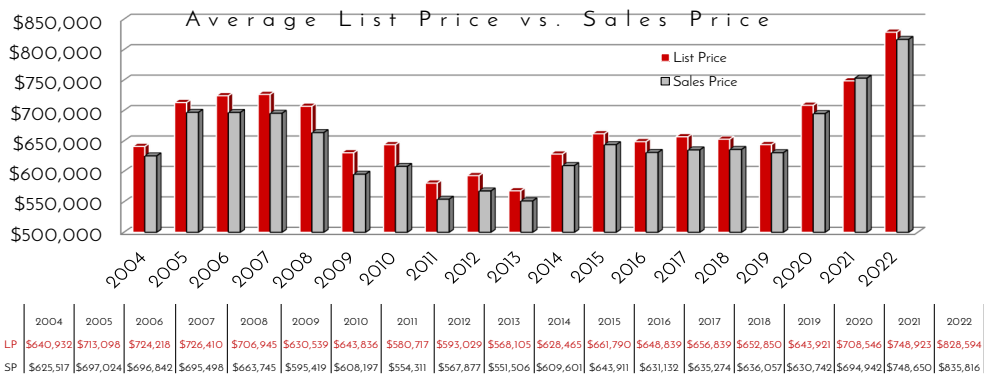
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	29	31	5.98%
Sales Price	\$831,912	\$922,313	10.87%
LP:SP	100.99%	104.30%	3.27%
SP:AV	1.338	1.385	3.52%



YTD	2022	2023	% Change
# Units Sold	71	70	-1.41%
Rate of Ab 3 Mo	1.54	2.03	31.58%
Actives	9	9	3.06%
Under Contracts	12	15	21.97%

Mountainside Yearly Market Trends



Mountainside Yearly Market Trends

