

# Mountainside

## September 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	153 New Providence Road	SplitLev	3	1.1	21	\$639,000	\$599,000	\$590,000	98.50%	\$453,200	1.30
2	1043 Sunny Slope Drive	RanchRas	4	2.1	20	\$675,000	\$675,000	\$650,000	96.30%	\$530,100	1.23
3	222 Pembroke Road	Ranch	4	3.0	14	\$850,000	\$850,000	\$856,500	100.76%	\$674,900	1.27
4	7 Tanglewood Lane	Colonial	5	3.1	12	\$1,025,000	\$1,025,000	\$1,025,000	100.00%	\$761,200	1.35
Averages					17	\$797,250	\$787,250	\$780,375	98.89%		1.29

### *"Active"* Listings in Mountainside

Number of Units: 10  
Average List Price: \$854,846  
Average Days on Market: 36

### *"Under Contract"* Listings in Mountainside

Number of Units: 10  
Average List Price: \$771,300  
Average Days on Market: 29

# 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				29
List Price	\$791,380	\$832,271	\$885,333	\$886,690	\$774,875	\$879,557	\$822,286	\$789,363	\$787,250				\$830,476
Sales Price	\$810,200	\$787,714	\$900,833	\$921,123	\$799,125	\$902,857	\$812,429	\$783,363	\$780,375				\$839,044
SP:LP%	101.22%	95.52%	101.48%	104.16%	103.26%	103.35%	99.28%	100.69%	98.89%				101.14%
SP to AV	1.25	1.21	1.22	1.51	1.29	1.44	1.30	1.35	1.29				1.33
# Units Sold	5	7	6	10	8	7	7	8	4				62
3 Mo Rate of Ab	0.94	0.83	1.00	1.36	1.56	1.69	1.71	1.26	1.76				1.35
Active Listings	2	4	4	11	14	13	12	9	10				9
Under Contracts	15	15	16	14	13	11	8	9	10				12

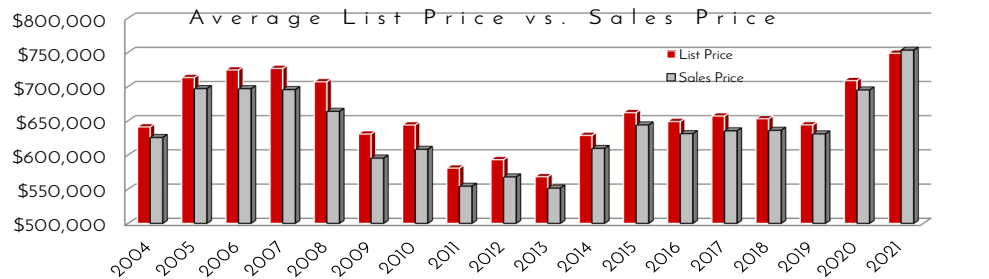
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	31	29	-7.87%
Sales Price	\$767,073	\$839,044	9.38%
LP:SP	100.82%	101.14%	0.32%
SP:AV	1.98	1.33	-32.69%

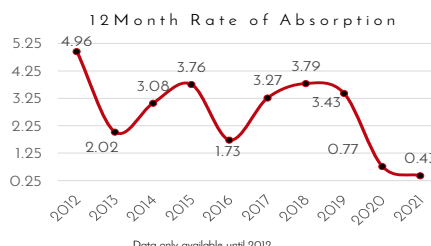
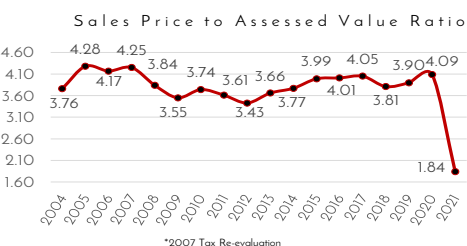


YTD	2021	2022	% Change
# Units Sold	88	62	-29.55%
Rate of Ab 3 Mo	1.17	1.76	50.43%
Actives	12	10	-16.67%
Under Contracts	13	10	-23.08%

## Mountainside Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
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
SP	\$625,517	\$697,094	\$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



## Mountainside Yearly Market Trends

