

Mountainside

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	261 Appletree Lane	Ranch	3	2.0	20	\$625,000	\$625,000	\$625,000	100.00%	\$518,400	1.21
2	1091 Sunny View Road	CapeCod	4	3.0	22	\$710,000	\$710,000	\$750,000	105.63%	\$576,700	1.30
3	1171 Puddingstone Road	Bi-Level	4	2.1	15	\$849,000	\$849,000	\$825,000	97.17%	\$544,500	1.52
4	340 Longview Drive	SplitLev	4	2.1	14	\$849,900	\$849,900	\$894,000	105.19%	\$528,300	1.69
AVERAGE					18	\$758,475	\$758,475	\$773,500	102.00%		1.43

Active Listings in Mountainside

Number of Units: 5
 Average List Price: \$953,598
 Average Days on Market: 34

Under Contract Listings in Mountainside

Number of Units: 11
 Average List Price: \$986,443
 Average Days on Market: 40

Mountainside 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	18											24
List Price	\$1,274,713	\$758,475											\$1,086,990
Sales Price	\$1,284,792	\$773,500											\$1,098,868
SP:LP%	104.62%	102.00%											103.67%
SP to AV	1.46	1.43											1.45
# Units Sold	7	4											11
3 Mo Rate of Ab	0.43	1.14											0.79
Active Listings	7	5											6
Under Contracts	7	11											9

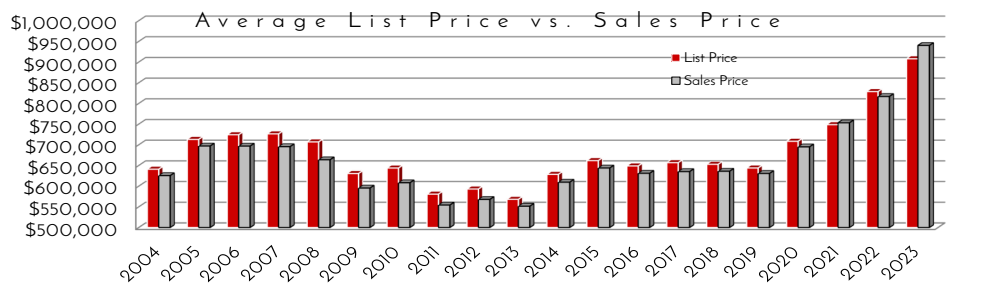
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	61	24	-60.06%
Sales Price	\$700,000	\$1,098,868	56.98%
LP:SP	100.14%	103.67%	3.52%
SP:AV	1.316	1.446	9.95%



YTD	2023	2024	% Change
# Units Sold	1	11	1000.00%
Rate of Ab 3 Mo	2.04	0.79	-61.43%
Actives	9	6	-29.41%
Under Contracts	7	9	38.46%

Mountainside Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$640,932	\$713,098	\$724,218	\$726,410	\$706,945	\$630,539	\$643,836	\$593,029	\$568,105	\$628,465	\$661,790	\$648,839	\$656,839	\$652,850	\$643,921	\$708,546	\$748,923	\$828,594	\$907,887	
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	\$940,115

Mountainside Yearly Market Trends

