

# Mountainside

## October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1235 Cedar Avenue	CapeCod	5	3.0	6	\$749,000	\$749,000	\$803,000	107.21%	\$563,100	1.43
2	1020 Summit Lane	Colonial	4	2.1	8	\$795,000	\$795,000	\$810,000	101.89%	\$617,500	1.31
3	190 New Providence Road	Colonial	4	3.1	8	\$749,999	\$749,999	\$838,000	111.73%	\$504,100	1.66
4	1335 Laurel Court	Ranch	3	2.2	12	\$665,000	\$665,000	\$890,000	133.83%	\$610,800	1.46
5	310 Echo Ridge Way	TwnIntUn	3	2.1	8	\$899,000	\$899,000	\$899,000	100.00%	\$664,200	1.35
6	274 Pembroke Road	Ranch	4	3.1	21	\$925,000	\$925,000	\$910,000	98.38%	\$748,400	1.22
7	1222 Wyoming Drive	SplitLev	4	3.0	10	\$899,000	\$899,000	\$945,000	105.12%	\$633,300	1.49
8	1393 Knightsbridge Road	Colonial	4	3.1	29	\$1,099,000	\$1,099,000	\$1,080,000	98.27%	\$753,000	1.43
9	7 Park West Drive U201	TwnEndUn	3	2.1	68	\$1,075,000	\$1,075,000	\$1,256,191	116.85%		
<b>AVERAGE</b>					19	\$872,889	\$872,889	\$936,799	108.14%		1.42

### *"Active"* Listings in Mountainside

Number of Units: 10  
 Average List Price: \$1,236,997  
 Average Days on Market: 80

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

Number of Units: 17  
 Average List Price: \$900,163  
 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			28
List Price	\$699,000	No Sales	\$689,967	\$798,250	\$884,571	\$810,297	\$1,045,360	\$903,078	\$859,263	\$872,889			\$876,106
Sales Price	\$700,000	No Sales	\$688,333	\$848,000	\$920,714	\$856,490	\$1,056,581	\$935,722	\$874,967	\$936,799			\$908,119
SP:LP%	100.14%	No Sales	100.33%	106.63%	104.65%	105.07%	103.22%	103.58%	101.63%	108.14%			104.13%
SP to AV	1.32	No Sales	1.26	1.47	1.31	1.36	1.34	1.48	1.25	1.42			1.37
# Units Sold	1	0	3	4	7	6	8	9	11	9			58
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			2.17
Active Listings	7	10	11	7	8	10	11	11	11	10			10
Under Contracts	4	9	14	16	16	18	19	18	16	17			15

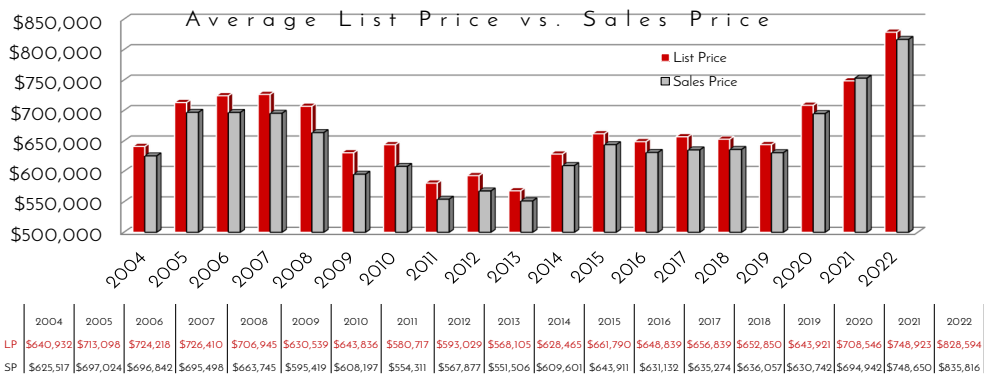
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	29	28	-4.03%
Sales Price	\$832,011	\$908,119	9.15%
LP:SP	101.13%	104.13%	2.97%
SP:AV	1.330	1.365	2.62%



YTD	2022	2023	% Change
# Units Sold	65	58	-10.77%
Rate of Ab 3 Mo	1.53	2.17	41.71%
Actives	9	10	3.23%
Under Contracts	12	15	21.49%

## Mountainside Yearly Market Trends



## Mountainside Yearly Market Trends

