

Mountainside

August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	971 Mountain Avenue	Colonial	4	2.1	85	\$574,900	\$526,900	\$505,000	95.84%	\$483,300	1.04
2	1500 Fox Trail	CapeCod	4	2.0	27	\$690,000	\$690,000	\$675,000	97.83%	\$545,400	1.24
3	289 Cherry Hill Road	Ranch	3	3.0	17	\$675,000	\$675,000	\$675,000	100.00%	\$502,100	1.34
4	1490 Woodacres Drive	Ranch	3	3.0	18	\$775,000	\$775,000	\$775,000	100.00%	\$551,500	1.41
5	273 Appletree Lane	CapeCod	3	3.0	8	\$735,000	\$735,000	\$780,000	106.12%	\$522,600	1.49
6	1626 Larkspur Drive	Bi-Level	4	3.0	15	\$799,000	\$799,000	\$830,000	103.88%	\$547,600	1.52
7	558 Pheasant Hill Road	RanchExp	5	4.0	16	\$867,000	\$867,000	\$893,000	103.00%	\$731,300	1.22
8	413 New Providence Road	Colonial	4	2.1	18	\$1,199,000	\$1,199,000	\$1,185,000	98.83%	\$776,400	1.53
Averages					26	\$789,363	\$783,363	\$789,750	100.69%		1.35

Active Listings in Mountainside

Number of Units: 9
 Average List Price: \$854,846
 Average Days on Market: 36

Under Contract Listings in Mountainside

Number of Units: 9
 Average List Price: \$759,667
 Average Days on Market: 27

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					30
List Price	\$791,380	\$832,271	\$885,333	\$886,690	\$774,875	\$879,557	\$822,286	\$789,363					\$833,457
Sales Price	\$810,200	\$787,714	\$900,833	\$921,123	\$799,125	\$902,857	\$812,429	\$783,363					\$843,090
SP:LP%	101.22%	95.52%	101.48%	104.16%	103.26%	103.35%	99.28%	100.69%					101.30%
SP to AV	1.25	1.21	1.22	1.51	1.29	1.44	1.30	1.35					1.34
# Units Sold	5	7	6	10	8	7	7	8					58
3 Mo Rate of Ab	0.94	0.83	1.00	1.36	1.56	1.69	1.71	1.26					1.29
Active Listings	2	4	4	11	14	13	12	9					9
Under Contracts	15	15	16	14	13	11	8	9					13

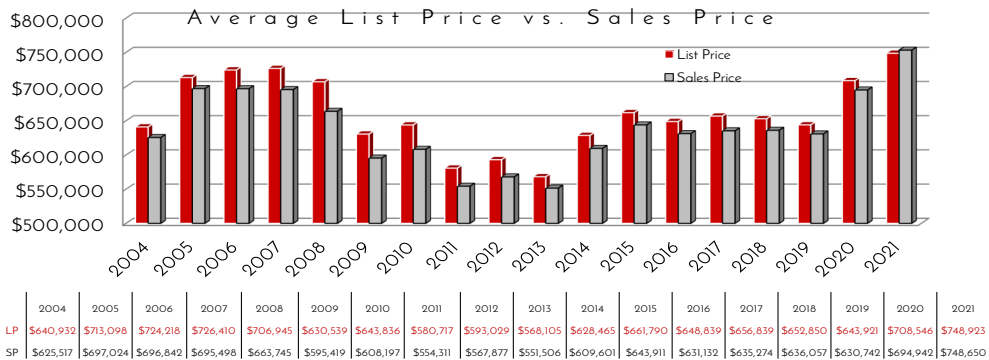
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	30	-7.96%
Sales Price	\$766,601	\$843,090	9.98%
LP:SP	100.95%	101.30%	0.35%
SP:AV	2.10	1.34	-36.19%



YTD	2021	2022	% Change
# Units Sold	77	58	-24.68%
Rate of Ab 3 Mo	1.54	1.26	-18.18%
Actives	19	9	-52.63%
Under Contracts	17	9	-47.06%

Mountainside Yearly Market Trends



Mountainside Yearly Market Trends

