

Mountainside

April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	237 Appletree Lane	Ranch	3	2.0	6	\$625,000	\$625,000	\$655,000	104.80%	\$467,700	1.40
2	331 Tanager Way	Colonial	4	2.1	11	\$799,000	\$799,000	\$813,000	101.75%	\$642,300	1.27
3	246 Fawn Ridge	Ranch	4	2.1	18	\$709,900	\$709,900	\$825,000	116.21%	\$561,600	1.47
4	260 Pembroke Road	RanchExp	3	2.1	10	\$750,000	\$750,000	\$875,000	116.67%	\$553,800	1.58
5	1000 Chimney Ridge Drive	Custom	5	2.1	5	\$939,000	\$939,000	\$955,000	101.70%	\$667,400	1.43
6	1437 Whipporwill Way	Colonial	4	2.1	11	\$1,025,000	\$1,025,000	\$1,107,000	108.00%	\$712,800	1.55
7	1395 Chapel Hill Road	Colonial	4	2.1	8	\$929,000	\$929,000	\$1,250,000	134.55%	\$736,900	1.70
8	1032 Prospect Avenue	Custom	4	3.2	148	\$1,999,000	\$1,799,000	\$1,750,000	97.28%	\$1,081,100	1.62
AVERAGE					27	\$971,988	\$946,988	\$1,028,750	110.12%		1.50

Active Listings in Mountainside

Number of Units: 3
 Average List Price: \$989,800
 Average Days on Market: 28

Under Contract Listings in Mountainside

Number of Units: 21
 Average List Price: \$878,517
 Average Days on Market: 30

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	14	27									24
List Price	\$1,274,713	\$758,475	\$854,633	\$946,988									\$1,004,395
Sales Price	\$1,284,792	\$773,500	\$910,000	\$1,028,750									\$1,047,616
SP:LP%	104.62%	102.00%	106.07%	110.12%									106.34%
SP to AV	1.46	1.43	1.49	1.50									1.47
# Units Sold	7	4	3	8									22
3 Mo Rate of Ab	0.43	1.14	1.25	0.94									0.94
Active Listings	7	5	8	3									6
Under Contracts	7	11	16	21									14

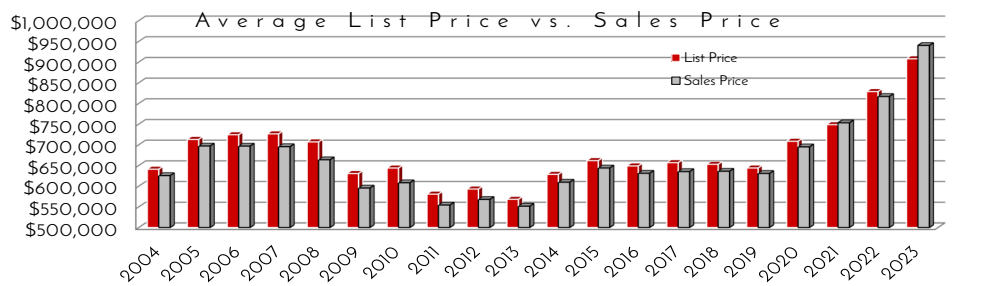
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	26	24	-8.04%
Sales Price	\$769,625	\$1,047,616	36.12%
LP:SP	103.46%	106.34%	2.79%
SP:AV	1.375	1.474	7.25%



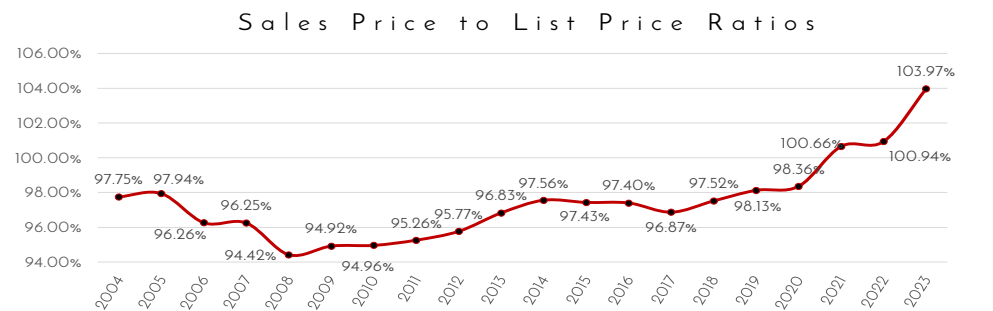
YTD	2023	2024	% Change
# Units Sold	8	22	175.00%
Rate of Ab 3 Mo	3.27	0.94	-71.21%
Actives	9	6	-34.29%
Under Contracts	11	14	27.91%

Mountainside Yearly Market Trends

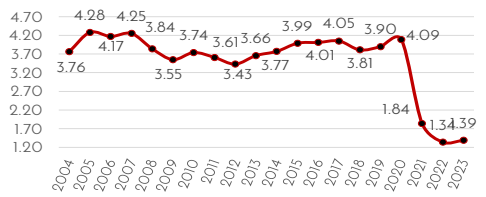


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$640,932	\$713,098	\$724,218	\$726,410	\$706,945	\$630,539	\$643,836	\$580,717	\$593,029	\$568,105	\$628,465	\$661,790	\$648,839	\$656,839	\$652,850	\$643,921	\$708,546	\$748,923	\$828,594	\$907,887
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

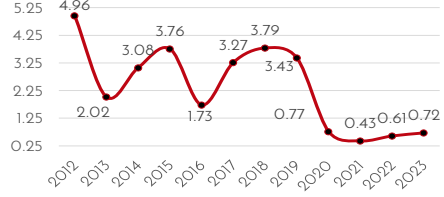
Mountainside Yearly Market Trends



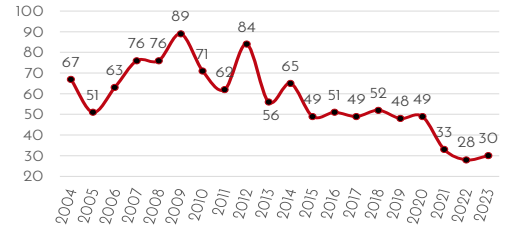
Sales Price to Assessed Value Ratio



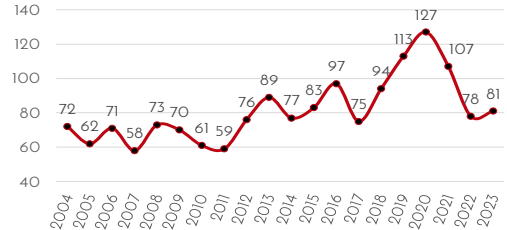
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.