

Mountainside

October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	132 Parkway	CapeCod	4	2.0	21	\$399,000	\$399,000	\$425,000	106.52%	\$344,300	1.23
2	281 Friar Lane	RanchRas	4	3.0	22	\$725,000	\$725,000	\$735,000	101.38%	\$592,600	1.24
3	1068 Saddlebrook Road	Colonial	4	3.1	54	\$999,000	\$950,000	\$900,000	94.74%	\$699,000	1.29
Averages					32	\$707,667	\$691,333	\$686,667	100.88%		1.25

Active Listings in Mountainside

Number of Units: 14
 Average List Price: \$854,846
 Average Days on Market: 36

Under Contract Listings in Mountainside

Number of Units: 10
 Average List Price: \$898,798
 Average Days on Market: 32

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	32			29
List Price	\$791,380	\$832,271	\$885,333	\$886,690	\$774,875	\$879,557	\$822,286	\$789,363	\$787,250	\$691,333			\$824,054
Sales Price	\$810,200	\$787,714	\$900,833	\$921,123	\$799,125	\$902,857	\$812,429	\$783,363	\$780,375	\$686,667			\$832,011
SP:LP%	101.22%	95.52%	101.48%	104.16%	103.26%	103.35%	99.28%	100.69%	98.89%	100.88%			101.13%
SP to AV	1.25	1.21	1.22	1.51	1.29	1.44	1.30	1.35	1.29	1.25			1.33
# Units Sold	5	7	6	10	8	7	7	8	4	3			65
3 Mo Rate of Ab	0.94	0.83	1.00	1.36	1.56	1.69	1.71	1.26	1.76	3.21			1.53
Active Listings	2	4	4	11	14	13	12	9	10	14			9
Under Contracts	15	15	16	14	13	11	8	9	10	10			12

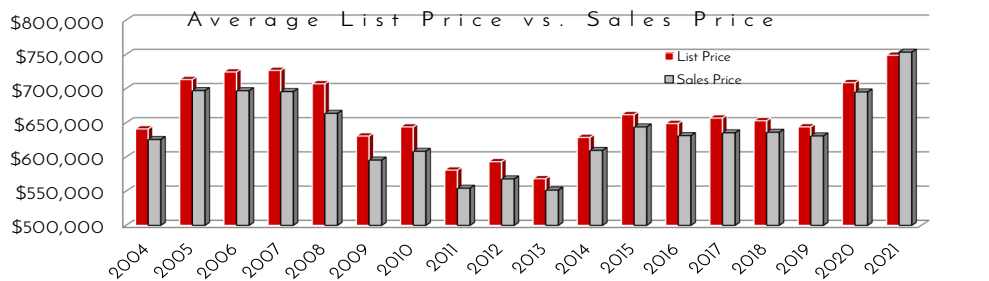
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	30	29	-2.86%
Sales Price	\$768,798	\$832,011	8.22%
LP:SP	100.79%	101.13%	0.34%
SP:AV	1.91	1.33	-30.43%

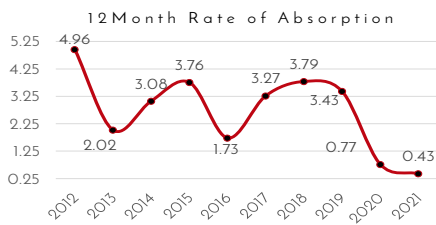
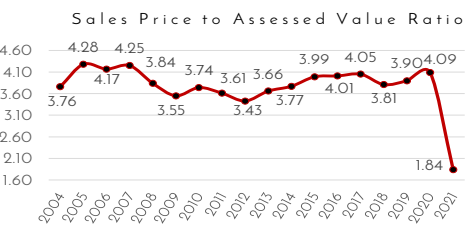


YTD	2021	2022	% Change
# Units Sold	97	65	-32.99%
Rate of Ab 3 Mo	1.12	3.21	186.61%
Actives	9	14	55.56%
Under Contracts	12	10	-16.67%

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	\$697,024	\$696,842	\$695,498	\$663,745	\$595,419	\$608,197	\$554,311	\$677,877	\$551,506	\$609,601	\$643,911	\$631,132	\$635,274	\$636,057	\$630,742	\$694,942	\$748,650



Mountainside Yearly Market Trends

