

Mountainside

May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	590 Woodland Avenue	Colonial	3	2.0	7	\$629,000	\$629,000	\$655,000	104.13%	\$450,800	1.45
2	1130 Wyoming Drive	Ranch	3	2.0	29	\$760,000	\$749,000	\$730,000	97.46%	\$484,500	1.51
3	6 Tanglewood Lane	CapeCod	4	2.0	16	\$799,000	\$799,000	\$790,000	98.87%	\$503,300	1.57
4	1375 Oak Tree Court	SplitLev	3	1.1	7	\$725,000	\$725,000	\$820,000	113.10%	\$469,200	1.75
5	1078 Sunny Slope Drive	RanchRas	4	2.1	28	\$929,000	\$899,000	\$930,000	103.45%	\$560,600	1.66
6	1181 Ridge Drive	SplitLev	4	3.1	11	\$919,000	\$919,000	\$1,128,000	122.74%	\$630,500	1.79
7	1004 Chimney Ridge Drive	Colonial	6	3.1	10	\$1,100,000	\$1,100,000	\$1,200,000	109.09%	\$769,100	1.56
AVERAGE					15	\$837,286	\$831,429	\$893,286	106.98%		1.61

Active Listings in Mountainside

Number of Units: 6
 Average List Price: \$839,500
 Average Days on Market: 17

Under Contract Listings in Mountainside

Number of Units: 18
 Average List Price: \$924,353
 Average Days on Market: 33

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	15								22
List Price	\$1,274,713	\$758,475	\$854,633	\$946,988	\$831,429								\$962,644
Sales Price	\$1,284,792	\$773,500	\$910,000	\$1,028,750	\$893,286								\$1,010,364
SP:LP%	104.62%	102.00%	106.07%	110.12%	106.98%								106.50%
SP to AV	1.46	1.43	1.49	1.50	1.61								1.51
# Units Sold	7	4	3	8	7								29
3 Mo Rate of Ab	0.43	1.14	1.25	0.94	1.40								1.03
Active Listings	7	5	8	3	6								6
Under Contracts	7	11	16	21	18								15

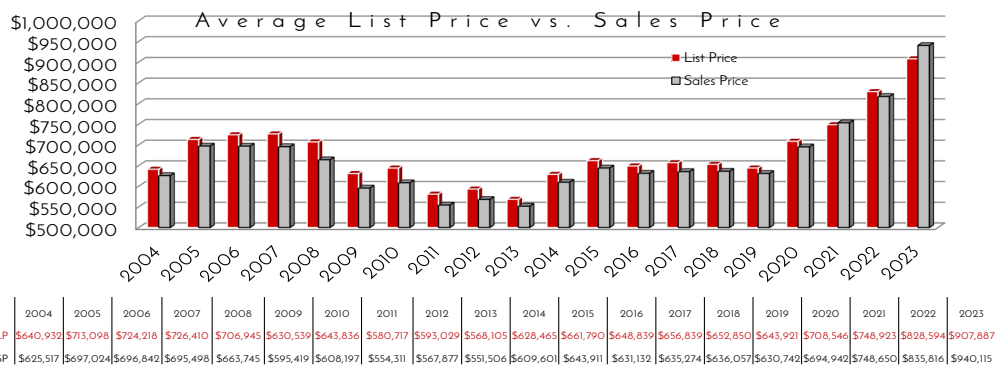
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	21	22	3.12%
Sales Price	\$840,133	\$1,010,364	20.26%
LP:SP	104.01%	106.50%	2.39%
SP:AV	1.343	1.510	12.48%



YTD	2023	2024	% Change
# Units Sold	15	29	93.33%
Rate of Ab 3 Mo	2.98	1.03	-65.39%
Actives	9	6	-32.56%
Under Contracts	12	15	23.73%

Mountainside Yearly Market Trends



Mountainside Yearly Market Trends

