

Mountainside

December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	357 Forest Hill Way	Ranch	2	1.1	20	\$499,000	\$499,000	\$455,000	91.18%	\$155,000	2.94
2	226 Oak Tree Road	Ranch	2	1.1	15	\$475,000	\$475,000	\$475,000	100.00%	\$114,700	4.14
3	204 Robin Hood Road	RanchRas	3	1.1	61	\$539,900	\$489,999	\$490,000	100.00%	\$134,100	3.65
4	127 New Providence Road	Custom	3	3.0	11	\$499,000	\$499,000	\$520,000	104.21%	\$167,600	3.10
5	1399 Birch Hill Road	Custom	3	2.0	91	\$600,000	\$600,000	\$575,000	95.83%	\$123,600	4.65
6	1168 Ridge Drive	SplitLev	5	2.1	40	\$619,000	\$619,000	\$620,000	100.16%	\$175,000	3.54
7	1429 Woodacres Drive	SplitLev	3	2.1	32	\$725,000	\$675,000	\$635,000	94.07%	\$145,100	4.38
8	1403 Coles Avenue	RanchRas	3	2.1	11	\$629,900	\$629,900	\$650,000	103.19%	\$202,300	3.21
9	1407 Orchard Road	Colonial	3	1.1	22	\$750,000	\$699,000	\$705,000	100.86%	\$120,400	5.86
10	1009 Charles Street	SplitLev	4	3.0	14	\$649,000	\$649,000	\$756,000	116.49%	\$150,600	5.02
11	390 Summit Road	Ranch	4	3.0	9	\$799,000	\$799,000	\$799,000	100.00%	\$210,300	3.80
12	148 Greenwood Road	Colonial	3	2.2	40	\$899,000	\$899,000	\$860,000	95.66%	\$169,200	5.08
13	1 Egan Court	Colonial	5	3.1	102	\$995,000	\$925,000	\$875,000	94.59%	\$275,500	3.18
14	10 Tanglewood Lane	Colonial	5	4.1	10	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$182,800	6.29
15	1024 Mary Allen Lane	Colonial	5	4.0	84	\$1,095,000	\$1,095,000	\$1,152,000	105.21%	\$309,000	3.73
16	1008 Mary Allen Lane	Custom	4	3.1	6	\$1,225,000	\$1,225,000	\$1,200,000	97.96%	\$255,900	4.69
AVERAGE					36	\$759,300	\$745,494	\$744,813	99.96%		4.20

"Active" Listings in Mountainside

Number of Units: 7
Average List Price: \$873,700
Average Days on Market: 65

"Under Contract" Listings in Mountainside

Number of Units: 14
Average List Price: \$718,606
Average Days on Market: 75

Mountainside 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	76	72	72	50	38	73	65	29	30	45	39	36	49
List Price	\$710,890	\$672,500	\$699,450	\$652,856	\$604,271	\$721,658	\$675,733	\$669,800	\$736,590	\$775,931	\$737,333	\$745,494	\$708,546
Sales Price	\$693,300	\$617,500	\$657,175	\$640,167	\$601,143	\$694,600	\$659,167	\$668,731	\$729,400	\$761,413	\$724,911	\$744,813	\$694,942
SP:LP%	97.90%	90.77%	95.02%	98.43%	99.80%	96.50%	97.73%	100.00%	99.53%	97.99%	99.27%	99.96%	98.36%
SP to AV	4.02	5.39	3.71	3.96	3.61	4.21	4.00	4.04	4.10	3.99	4.70	4.20	4.09
# Units Sold	10	2	8	9	7	12	12	16	10	16	9	16	127
3 Mo Rate of Ab	3.08	4.80	5.17	5.00	3.13	3.24	3.00	2.38	2.08	1.64	1.29	0.62	2.95
Active Listings	40	34	29	33	25	54	27	28	24	18	14	7	28
Under Contracts	12	17	14	16	23	22	20	17	22	22	23	14	19

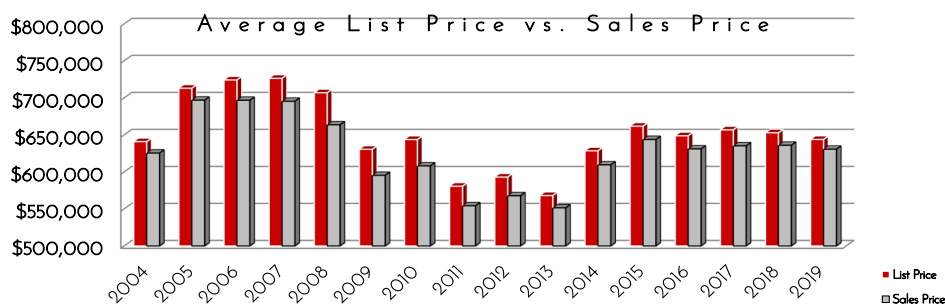
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	48	49	2.56%
Sales Price	\$630,742	\$694,942	10.18%
LP:SP	98.13%	98.36%	0.23%
SP:AV	3.90	4.09	4.85%

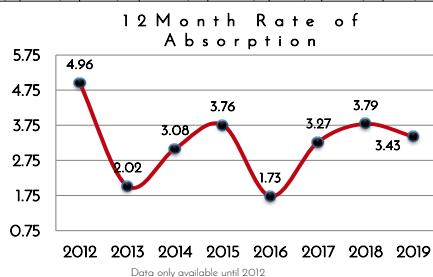
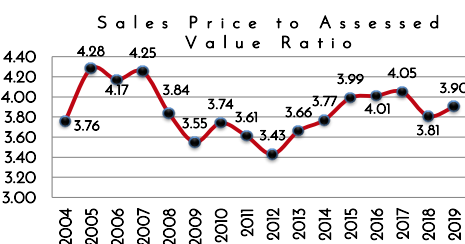


YTD	2019	2020	% Change
# Units Sold	113	127	12.39%
Rate of Ab 3 Mo	2.82	0.62	-78.01%
Actives	32	7	-78.13%
Under Contracts	10	14	40.00%

Mountainside Yearly Market Trends

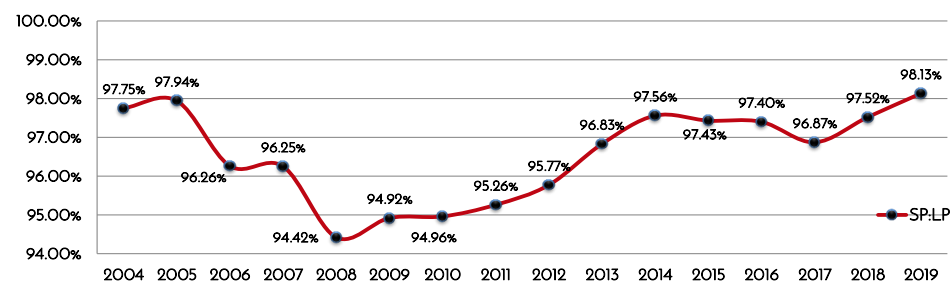


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$640,232	\$713,098	\$724,218	\$726,410	\$706,945	\$630,539	\$643,836	\$580,717	\$593,029	\$568,105	\$628,465	\$661,790	\$648,839	\$656,839	\$652,850	\$643,928
SP	\$625,517	\$697,024	\$696,842	\$695,498	\$663,745	\$595,419	\$608,197	\$554,311	\$567,877	\$551,506	\$609,601	\$643,911	\$631,132	\$635,274	\$636,057	\$630,742

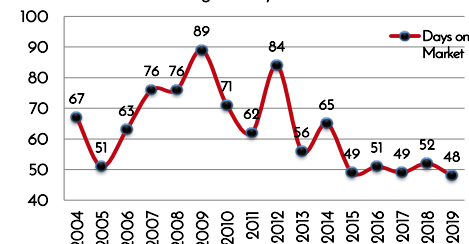


Mountainside Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

