

# Mountainside

## February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1074 Sunny View Road	Ranch	3	2.1	9	\$625,000	\$625,000	\$637,500	102.00%	\$163,300	3.90
2	375 Summit Road	Colonial	5	4.1	14	\$849,900	\$849,900	\$860,000	101.19%	\$224,700	3.83
3	1004 Sunny Slope Drive	Contemp	5	4.1	258	\$989,000	\$899,999	\$880,000	97.78%	\$220,700	3.99
4	4 Robbie Lane	Colonial	5	5.1	52	\$1,125,000	\$1,125,000	\$1,040,000	92.44%	\$255,600	4.07
AVERAGE					83	\$897,225	\$874,975	\$854,375	98.35%		3.95

### ***"Active"*** Listings in Mountainside

Number of Units: 4  
Average List Price: \$848,000  
Average Days on Market: 16

### ***"Under Contract"*** Listings in Mountainside

Number of Units: 17  
Average List Price: \$762,864  
Average Days on Market: 39

# Mountainside 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	51	83											64
List Price	\$757,300	\$874,975											\$804,370
Sales Price	\$748,750	\$854,375											\$791,000
SP:LP%	98.46%	98.35%											98.42%
SP to AV	4.39	3.95											4.22
# Units Sold	6	4											10
3 Mo Rate of Ab	0.50	0.58											0.54
Active Listings	5	4											5
Under Contracts	18	17											18

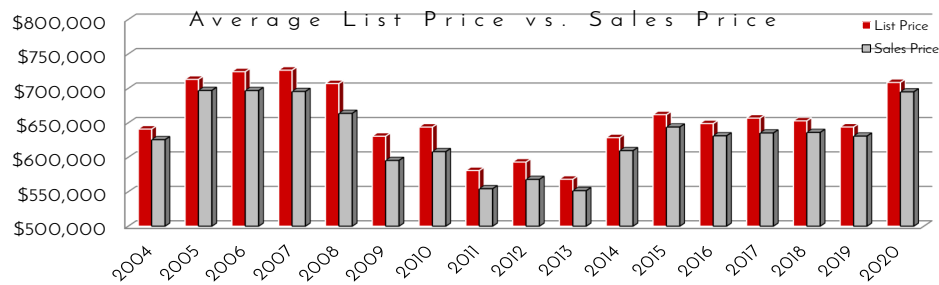
## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	76	64	-15.55%
Sales Price	\$680,667	\$791,000	16.21%
LP:SP	96.71%	98.42%	1.77%
SP:AV	4.25	4.22	-0.74%

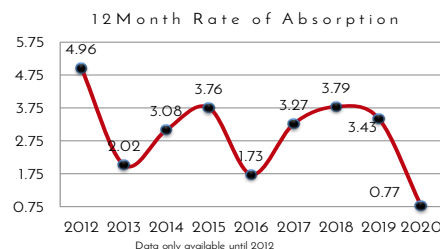
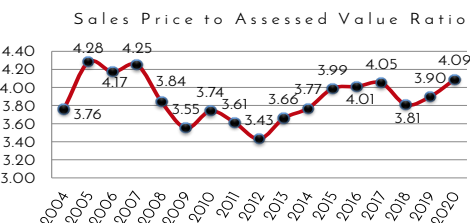


YTD	2020	2021	% Change
# Units Sold	12	10	-16.67%
Rate of Ab 3 Mo	5.10	0.58	-88.63%
Actives	34	4	-88.24%
Under Contracts	17	17	0.00%

## Mountainside Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
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
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



## Mountainside Yearly Market Trends

