

Mountainside

June 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1368 Route 22	Colonial	3	2.0	23	\$399,000	\$399,000	\$380,000	95.24%	\$364,400	1.04
2	273 Woodacres Court	Ranch	3	2.0	55	\$549,000	\$549,000	\$542,500	98.82%	\$541,300	1.00
3	1070 Sunny View Road	Ranch	4	3.0	132	\$639,000	\$575,000	\$570,000	99.13%		
4	1242 Poplar Avenue	Colonial	4	2.1	17	\$600,000	\$600,000	\$601,000	100.17%	\$541,400	1.11
5	1347 Stony Brook Lane	Colonial	4	2.1	12	\$629,000	\$629,000	\$650,000	103.34%	\$469,400	1.38
6	1075 Saddlebrook Road	Ranch	3	2.1	20	\$699,000	\$699,000	\$650,000	92.99%	\$637,300	1.02
7	1461 Force Drive	Ranch	3	2.0	14	\$615,000	\$615,000	\$660,000	107.32%	\$475,600	1.39
8	1366 Mohawk Drive	CapeCod	4	2.0	10	\$679,000	\$679,000	\$675,000	99.41%	\$497,000	1.36
9	1088 Saddlebrook Road	SplitLev	3	2.1	8	\$665,000	\$665,000	\$710,000	106.77%	\$559,500	1.27
10	1645 Nottingham Way	Ranch	4	3.0	15	\$775,000	\$775,000	\$785,000	101.29%	\$692,500	1.13
11	1189 Puddingstone Road	Bi-Level	4	2.1	15	\$775,000	\$775,000	\$830,000	107.10%	\$587,200	1.41
12	9 Mountainview Drive	Colonial	3	2.1	11	\$900,000	\$900,000	\$930,000	103.33%	\$628,300	1.48
13	232 Juniper Way	RanchExp	4	3.1	7	\$945,000	\$945,000	\$955,000	101.06%	\$644,700	1.48
AVERAGE					26	\$682,231	\$677,308	\$687,577	101.23%		1.26

"Active" Listings in Mountainside

Number of Units: 18
Average List Price: \$781,267
Average Days on Market: 23

"Under Contract" Listings in Mountainside

Number of Units: 25
Average List Price: \$777,780
Average Days on Market: 26

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	50	15	24	26							37
List Price	\$757,300	\$874,975	\$744,817	\$739,286	\$844,421	\$677,308							\$756,104
Sales Price	\$748,750	\$854,375	\$745,206	\$735,143	\$869,291	\$687,577							\$760,012
SP:LP%	98.46%	98.35%	100.40%	99.87%	102.93%	101.23%							100.60%
SP to AV	4.39	3.95	4.08	1.73	1.29	1.26							2.60
# Units Sold	6	4	12	7	9	13							51
3 Mo Rate of Ab	0.50	0.58	1.56	1.69	1.50	1.90							1.29
Active Listings	5	4	9	13	17	18							11
Under Contracts	18	17	18	27	23	25							21

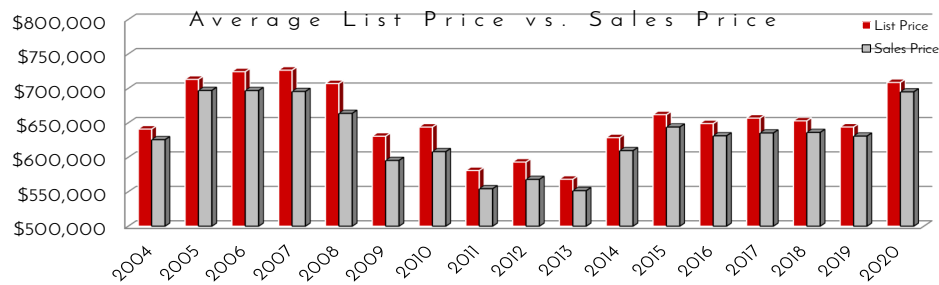
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	64	37	-42.14%
Sales Price	\$661,044	\$760,012	14.97%
LP:SP	97.15%	100.60%	3.55%
SP:AV	3.99	2.60	-34.87%

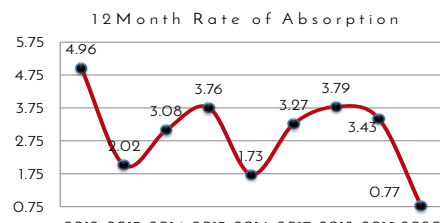
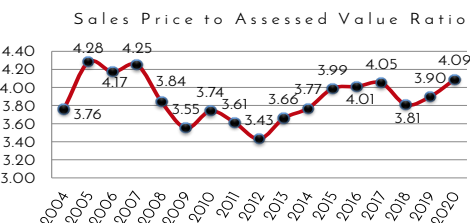


YTD	2020	2021	% Change
# Units Sold	48	51	6.25%
Rate of Ab 3 Mo	3.24	1.90	-41.36%
Actives	28	18	-35.71%
Under Contracts	25	25	0.00%

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

