

Mountainside

July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1376 Wood Valley Road	SplitLev	4	2.0	20	\$549,000	\$549,000	\$540,000	98.36%	\$476,700	1.13
2	1001 Charles Street	SplitLev	5	2.2	15	\$599,000	\$599,000	\$630,000	105.18%	\$590,300	1.07
3	1625 Nottingham Way	Ranch	3	3.0	8	\$679,000	\$679,000	\$700,000	103.09%	\$530,400	1.32
4	260 Hickory Lane	CapeCod	5	2.0	16	\$745,000	\$745,000	\$735,000	98.66%	\$490,800	1.50
5	1599 Grouse Lane	Colonial	5	4.1	24	\$849,000	\$849,000	\$840,000	98.94%	\$665,400	1.26
6	396 Ackerman Street	Ranch	3	2.1	9	\$749,000	\$749,000	\$850,000	113.48%	\$650,700	1.31
7	342 Forest Hill Way	SplitLev	4	3.0	9	\$829,000	\$829,000	\$880,000	106.15%	\$589,600	1.49
8	1104 Saddlebrook Road	Custom	5	4.0	98	\$1,075,000	\$929,900	\$929,900	100.00%	\$881,200	1.06
9	1567 Grouse Lane	Colonial	5	4.1	9	\$1,050,000	\$1,050,000	\$1,050,000	100.00%	\$809,500	1.30
10	467 Hillside Avenue	Custom	6	4.1	29	\$1,600,000	\$1,600,000	\$1,540,000	96.25%	\$1,419,300	1.09
AVERAGE					24	\$872,400	\$857,890	\$869,490	102.01%		1.25

"Active" Listings in Mountainside

Number of Units: 20
Average List Price: \$772,465
Average Days on Market: 35

"Under Contract" Listings in Mountainside

Number of Units: 25
Average List Price: \$746,188
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	24						35
List Price	\$757,300	\$874,975	\$744,817	\$739,286	\$844,421	\$677,308	\$857,890						\$772,790
Sales Price	\$748,750	\$854,375	\$745,206	\$735,143	\$869,291	\$687,577	\$869,490						\$777,959
SP:LP%	98.46%	98.35%	100.40%	99.87%	102.93%	101.23%	102.01%						100.83%
SP to AV	4.39	3.95	4.08	1.73	1.29	1.26	1.25						2.35
# Units Sold	6	4	12	7	9	13	10						61
3 Mo Rate of Ab	0.50	0.58	1.56	1.69	1.50	1.90	1.84						1.37
Active Listings	5	4	9	13	17	18	20						12
Under Contracts	18	17	18	27	23	25	25						22

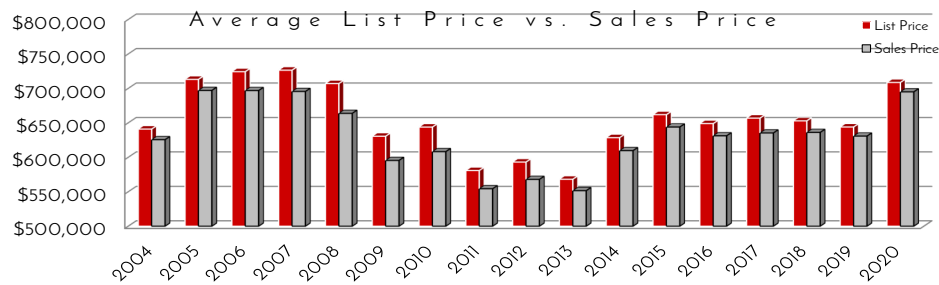
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	64	35	-45.73%
Sales Price	\$660,668	\$777,959	17.75%
LP:SP	97.27%	100.83%	3.66%
SP:AV	3.99	2.35	-41.05%

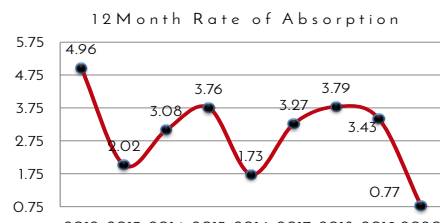
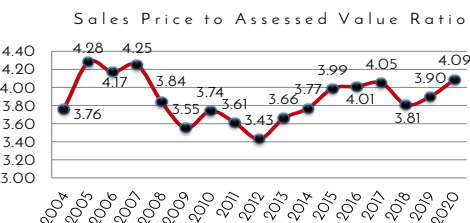


YTD	2020	2021	% Change
# Units Sold	60	61	1.67%
Rate of Ab 3 Mo	3.00	1.84	-38.67%
Actives	27	20	-25.93%
Under Contracts	20	25	25.00%

Mountainside Yearly Market Trends



Year	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

