

Mountain Lakes

August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 Vale Drive	CapeCod	4	1.1	42	\$730,000	\$699,000	\$620,000	88.70%	\$690,900	0.90
2	19 Rockaway Terrace	Ranch	3	2.0	17	\$665,000	\$665,000	\$701,000	105.41%	\$566,700	1.24
3	18 Robinhood Drive	TwndEndUn	3	2.1	11	\$870,000	\$870,000	\$850,000	97.70%	\$730,600	1.16
4	53 Crestview Road	RanchExp	4	3.0	13	\$799,000	\$799,000	\$905,000	113.27%	\$748,900	1.21
5	127 Morris Avenue	Colonial	5	4.1	30	\$1,199,000	\$1,099,000	\$1,100,000	100.09%	\$681,600	1.61
6	15 Barton Road	Colonial	3	2.1	17	\$1,375,000	\$1,375,000	\$1,500,000	109.09%	\$1,089,400	1.38
7	67 Briarcliff Road	Colonial	6	3.1	10	\$1,550,000	\$1,550,000	\$1,560,000	100.65%	\$1,207,000	1.29
Averages					20	\$1,026,857	\$1,008,143	\$1,033,714	102.13%		1.26

"Active" Listings in Mountain Lakes

Number of Units: 9
Average List Price: \$1,582,544
Average Days on Market: 67

"Under Contract" Listings in Mountain Lakes

Number of Units: 7
Average List Price: \$1,186,286
Average Days on Market: 61



Mountain Lakes 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	54	No Sales	11	9	15	12	20	20					18
List Price	\$779,000	No Sales	\$1,850,000	\$791,000	\$925,500	\$1,351,143	\$1,612,800	\$1,008,143					\$1,174,552
Sales Price	\$777,500	No Sales	\$2,137,000	\$832,417	\$1,037,250	\$1,422,897	\$1,659,000	\$1,033,714					\$1,235,501
SP:LP%	99.83%	No Sales	115.51%	105.43%	111.73%	105.05%	103.57%	102.13%					105.05%
SP to AV	1.38	No Sales	1.60	1.29	1.37	1.39	1.39	1.26					1.35
# Units Sold	2	0	1	3	4	7	5	7					29
3 Mo Rate of Ab	0.69	2.56	7.00	10.45	5.58	2.08	2.00	1.50					3.98
Active Listings	3	5	7	7	12	9	9	9					8
Under Contracts	0	2	6	15	10	11	12	7					8

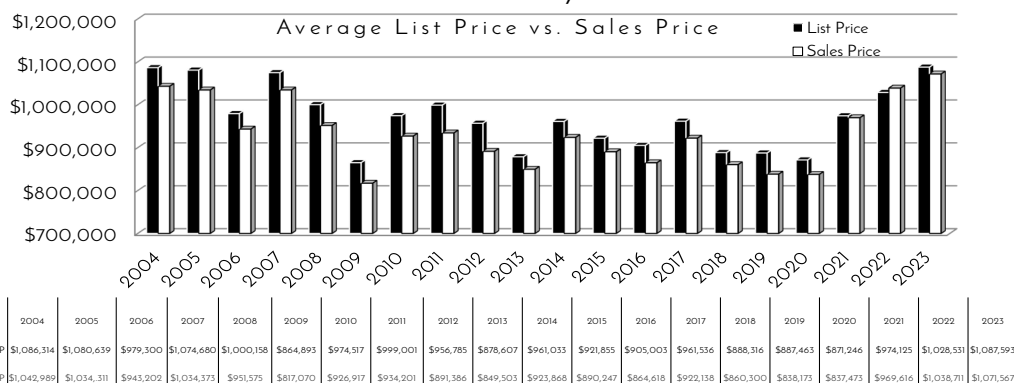
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	44	18	-58.51%
Sales Price	\$1,092,705	\$1,235,501	13.07%
LP:SP	98.98%	105.05%	6.13%
SP:AV	1.26	1.35	7.32%

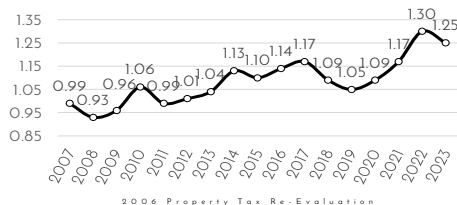


YTD	2023	2024	% Change
# Units Sold	41	29	-29.27%
Rate of Ab 3 Mo	1.89	3.98	110.58%
Actives	6	8	38.64%
Under Contracts	9	8	-8.70%

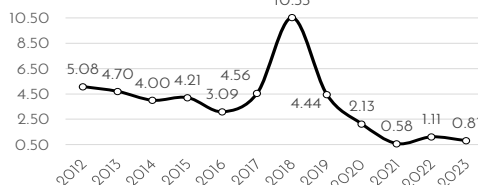
Mountain Lakes Yearly Market Trends



Sales Price to Assessed Value Ratio

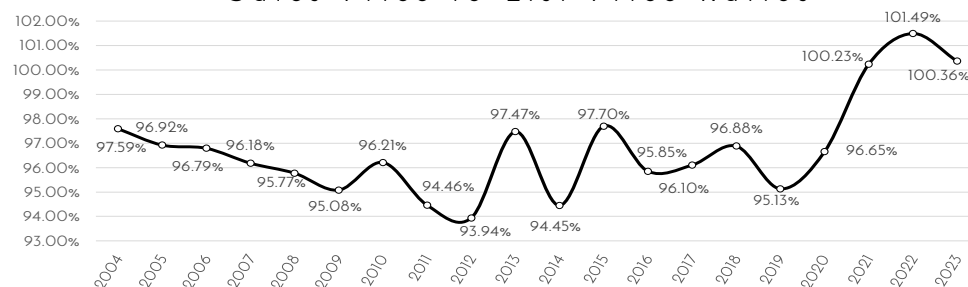


12 Month Rate of Absorption

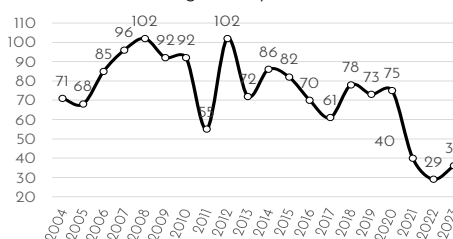


Mountain Lakes Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

