

Garwood

December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment
1	660 Myrtle Avenue	Bi-Level	4	2.2	113	\$950,000	\$940,000	\$938,000	99.79%	Renovated
AVERAGE					113	\$950,000	\$940,000	\$938,000	99.79%	

"Active" Listings in Garwood

Number of Units: 3
Average List Price: \$974,600
Average Days on Market: 132

"Under Contract" Listings in Garwood

Number of Units: 3
Average List Price: \$623,000
Average Days on Market: 112



Garwood 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	37	21	59	71	47	9	67	37	13	14	13	113	36
List Price	\$527,000	\$642,400	\$777,417	\$722,000	\$622,725	\$559,225	\$797,500	\$656,500	\$648,400	\$749,000	\$616,200	\$940,000	\$669,308
Sales Price	\$535,000	\$676,350	\$763,717	\$766,000	\$613,750	\$652,250	\$840,500	\$657,000	\$666,900	\$800,000	\$679,606	\$938,000	\$696,292
SP:LP%	101.47%	105.47%	98.33%	107.76%	98.94%	116.62%	105.97%	99.89%	102.61%	106.81%	109.93%	99.79%	104.52%
SP to AV	1.46	1.88	1.38	1.58	1.56	1.82	1.37	1.54	1.59	1.64	1.66	No Data	1.62
# Units Sold	2	2	6	2	4	4	2	2	5	1	5	1	36
3 Mo Rate of Ab	2.99	1.72	1.00	0.60	1.09	1.36	2.33	1.87	1.58	1.12	1.20	1.39	1.52
Active Listings	4	3	3	2	3	5	5	6	5	4	4	3	4
Under Contracts	7	8	8	10	8	3	6	6	6	7	4	3	6

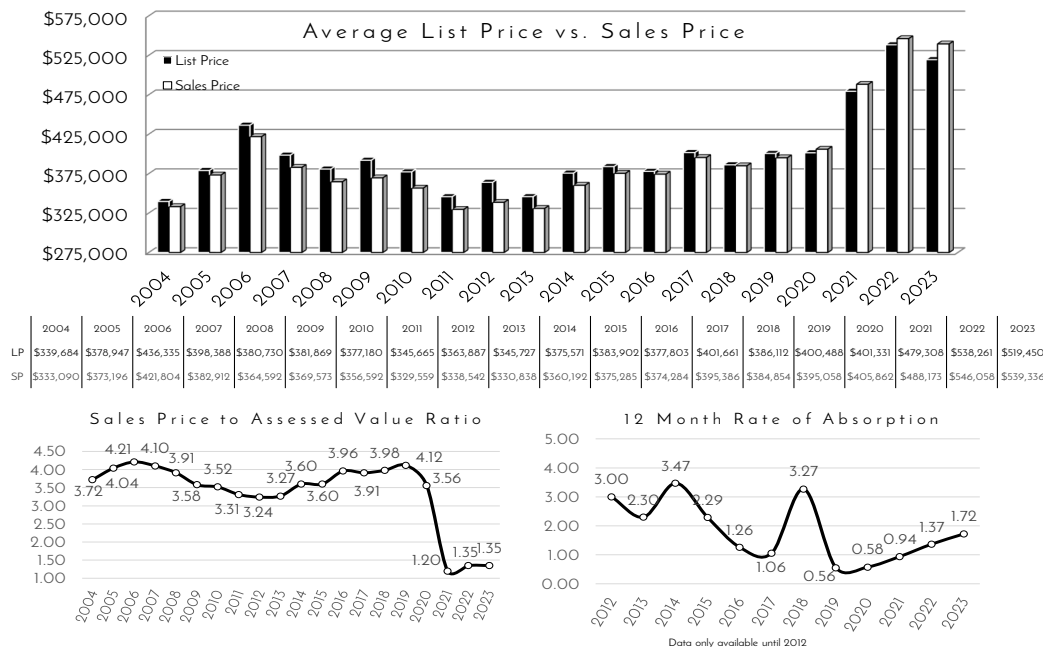
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	26	36	36.88%
Sales Price	\$539,336	\$696,292	29.10%
LP:SP	104.04%	104.52%	0.46%
SP:AV	1.353	1.615	19.39%



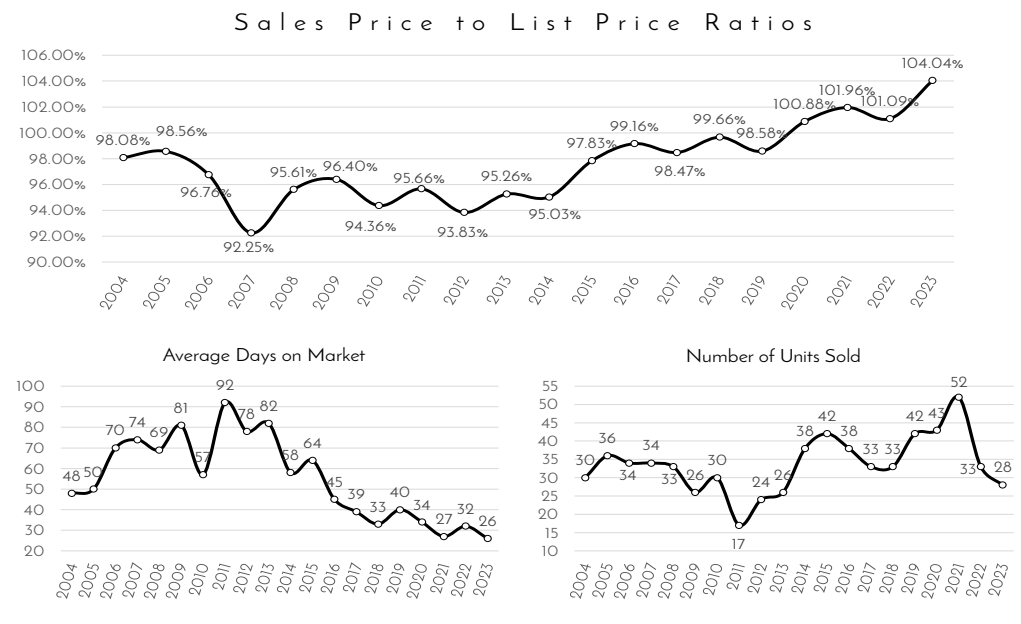
YTD	2023	2024	% Change
# Units Sold	28	36	28.57%
Rate of Ab 3 Mo	1.78	1.52	-14.60%
Actives	3	4	38.24%
Under Contracts	4	6	55.10%

Garwood Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.