

# Mountain Lakes

## December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	130 Morris Avenue	Colonial	6	2.1	11	\$625,000	\$625,000	\$705,000	112.80%	\$718,600	0.98
2	9 Lakeland Court	TwndUn	3	2.1	19	\$970,000	\$970,000	\$960,000	98.97%	\$783,400	1.23
Averages					15	\$797,500	\$797,500	\$832,500	105.88%		1.10

### "Active" Listings in Mountain Lakes

Number of Units: 1  
Average List Price: \$1,915,000  
Average Days on Market: 65

### "Under Contract" Listings in Mountain Lakes

Number of Units: 5  
Average List Price: \$1,159,800  
Average Days on Market: 88



# 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	68	19	31	15	26
List Price	\$779,000	No Sales	\$1,850,000	\$791,000	\$925,500	\$1,351,143	\$1,612,800	\$1,008,143	\$1,184,000	\$1,080,000	\$1,088,225	\$797,500	\$1,141,607
Sales Price	\$777,500	No Sales	\$2,137,000	\$832,417	\$1,037,250	\$1,422,897	\$1,659,000	\$1,033,714	\$1,194,333	\$1,081,600	\$1,075,000	\$832,500	\$1,181,925
SP:LP%	99.83%	No Sales	115.51%	105.43%	111.73%	105.05%	103.57%	102.13%	100.48%	102.15%	98.86%	105.88%	103.64%
SP to AV	1.38	No Sales	1.60	1.29	1.37	1.39	1.39	1.26	1.40	1.10	1.10	1.10	1.30
# Units Sold	2	0	1	3	4	7	5	7	6	5	4	2	46
3 Mo Rate of Ab	0.69	2.56	7.00	10.45	5.58	2.08	2.00	1.50	1.69	1.00	0.80	0.54	2.99
Active Listings	3	5	7	7	12	9	9	9	8	7	4	1	7
Under Contracts	0	2	6	15	10	11	12	7	4	3	5	5	7

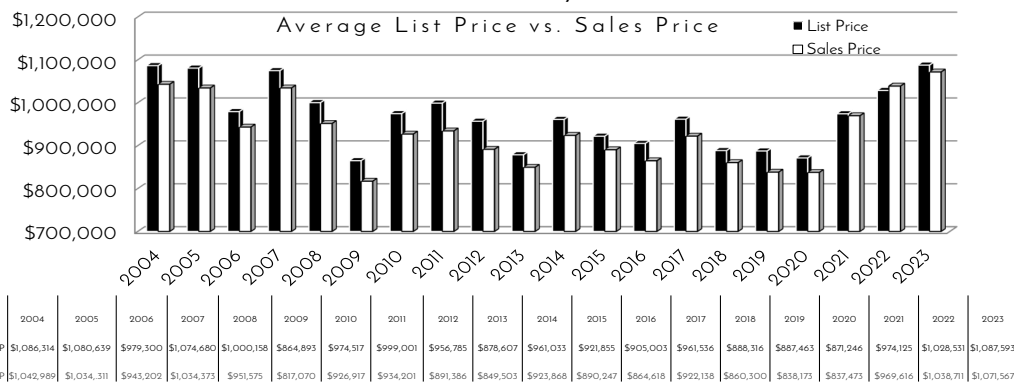
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	36	26	-28.72%
Sales Price	\$1,071,567	\$1,181,925	10.30%
LP:SP	100.36%	103.64%	3.26%
SP:AV	1.25	1.30	4.18%

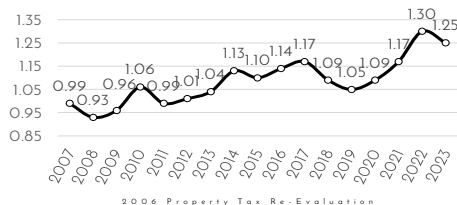


YTD	2023	2024	% Change
# Units Sold	60	46	-23.33%
Rate of Ab 3 Mo	1.66	2.99	80.44%
Actives	5	7	26.56%
Under Contracts	8	7	-15.79%

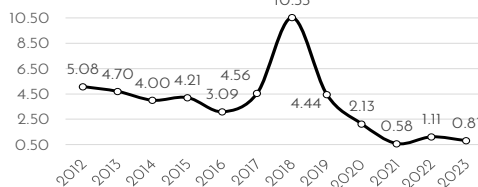
## Mountain Lakes Yearly Market Trends



### Sales Price to Assessed Value Ratio



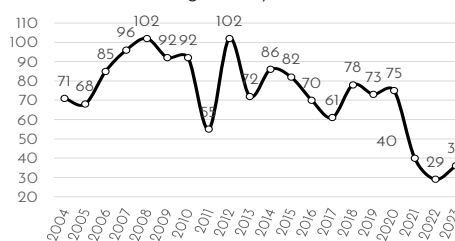
### 12 Month Rate of Absorption



## Mountain Lakes Yearly Market Trends



### Average Days on Market



### Number of Units Sold

