

# Mountainside

## December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	261 Meeting House Lane	Ranch	3	2.0	21	\$799,000	\$799,000	\$945,000	118.27%	\$595,500	1.59
2	260 Hickory Lane	Custom	5	2.0	9	\$919,000	\$919,000	\$1,125,000	122.42%	Renovated	
3	238 Oak Tree Road	Colonial	4	3.1	56	\$1,150,000	\$1,150,000	\$1,175,000	102.17%	Renovated	
4	1120 Peach Tree Lane	Colonial	4	4.1	11	\$1,299,000	\$1,299,000	\$1,450,000	111.62%	\$858,800	1.69
AVERAGE					24	\$1,041,750	\$1,041,750	\$1,173,750	113.62%		1.64

### "Active" Listings in Mountainside

Number of Units: 1  
Average List Price: \$1,699,000  
Average Days on Market: 87

### "Under Contract" Listings in Mountainside

Number of Units: 9  
Average List Price: \$996,997  
Average Days on Market: 58



# Mountainside 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	18	14	27	15	14	24	37	22	31	32	24	24
List Price	\$1,274,713	\$758,475	\$854,633	\$946,988	\$831,429	\$821,945	\$921,374	\$1,072,414	\$925,150	\$829,580	\$837,983	\$1,041,750	\$930,654
Sales Price	\$1,284,792	\$773,500	\$910,000	\$1,028,750	\$893,286	\$916,500	\$987,609	\$1,161,086	\$974,833	\$843,400	\$847,376	\$1,173,750	\$990,208
SP:LP%	104.62%	102.00%	106.07%	110.12%	106.98%	112.26%	106.31%	108.31%	105.75%	102.08%	102.02%	113.62%	107.15%
SP to AV	1.46	1.43	1.49	1.50	1.61	1.60	1.56	1.75	1.58	1.55	1.31	1.64	1.55
# Units Sold	7	4	3	8	7	11	8	7	6	5	6	4	76
3 Mo Rate of Ab	0.43	1.14	1.25	0.94	1.40	1.08	0.81	0.48	0.77	1.00	0.35	0.20	0.82
Active Listings	7	5	8	3	6	9	7	6	4	7	2	1	5
Under Contracts	7	11	16	21	18	13	14	11	9	11	13	9	13

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	30	24	-20.94%
Sales Price	\$940,115	\$990,208	5.33%
LP:SP	103.97%	107.15%	3.06%
SP:AV	1.39	1.55	11.72%



YTD	2023	2024	% Change
# Units Sold	81	76	-6.17%
Rate of Ab 3 Mo	1.90	0.82	-56.72%
Actives	9	5	-39.81%
Under Contracts	14	13	-9.47%

## Mountainside Yearly Market Trends



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