

Mountainside

March 2015 Market Snapshot

From the Desk Of Susan Massa Broker CRS SRES ABR Keller Williams Premier Properties 908-400-0778

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	153 New Providence Road	SplitLev	3	1.1	34	\$435,000	\$435,000	\$420,000	96.55%	\$110,200	3.81
2	1048 Elston Drive	SplitLev	4	3.1	33	\$610,000	\$599,000	\$585,000	97.66%	\$160,100	3.65
3	1578 Brookside Road	Custom	5	5.0	124	\$1,149,000	\$999,000	\$951,000	95.20%		
4	1151 Wyoming Drive	Colonial	5	4.1	14	\$1,088,000	\$1,088,000	\$1,075,000	98.81%		
AVERAGE					51	\$820,500	\$780,250	\$757,750	97.05%		3.73

"ACTIVE" LISTINGS IN MOUNTAINSID

Number of Units: 35
 Average List Price: \$819,960
 Average Days on Market: 69

"UNDER CONTRACT" LISTINGS IN MOUNTAINSID

Number of Units: 17
 Average List Price: \$643,865
 Average Days on Market: 54

www.njhomeshowcase.com

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Not intended to solicit a property already listed.

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

Mountainside 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	80	12	51										55
List Price	\$691,175	\$550,000	\$780,250										\$698,570
Sales Price	\$686,250	\$561,500	\$757,750										\$689,900
Sales Price as a % of List Price	99.45%	102.58%	97.05%										99.12%
Sales Price to Assessed Value	3.26	4.03	3.73										3.57
# Units Sold	4	2	4										10
Active Listings	26	32	35										31
Under Contracts	7	10	17										11

Flashback! YTD 2014 vs YTD 2015

	2013	2014	% Change
Days on Market	56	65	16.47%
Sales Price	\$551,506	\$609,601	10.53%
Sales Price as a % of List Price	96.83%	97.56%	0.75%

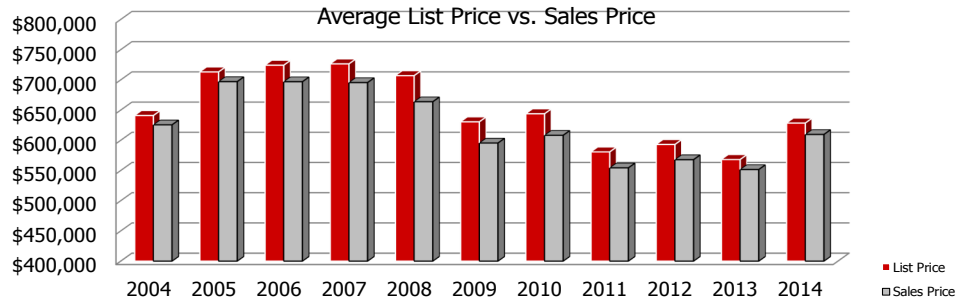
Susan Massa Broker



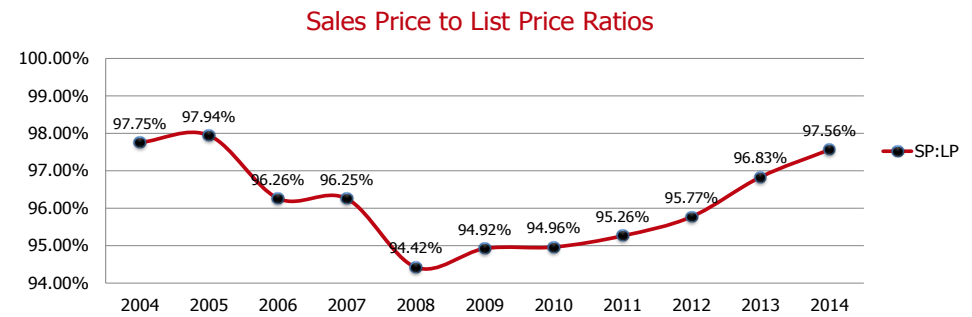
908-400-0778 cell

	2013	2014	% Change
# Units Sold	89	77	-13.48%
Active Listings	14	26	85.71%
Under Contracts	13	8	-38.46%

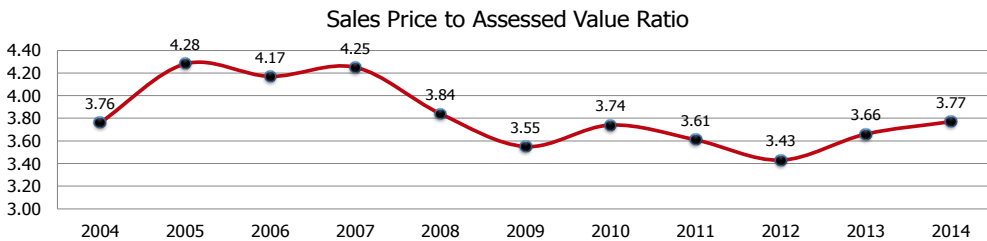
Mountainside Yearly Market Trends



Mountainside Yearly Market Trends

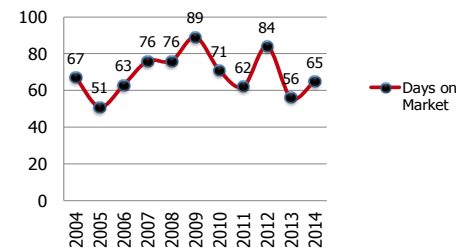


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$640,932	\$713,098	\$724,218	\$726,410	\$706,945	\$630,539	\$643,836	\$580,717	\$593,029	\$568,105	\$628,465
SP	\$625,517	\$697,024	\$696,842	\$695,498	\$663,745	\$595,419	\$608,197	\$554,311	\$567,877	\$551,506	\$609,601



*2007 Tax Re-evaluation

Average Days on Market



Number of Units Sold

