

Bloomfield

October 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Salter Place	Ranch	2	1.0	155	\$149,000	\$149,000	\$130,000	87.25%	\$196,700	0.66
2	346 Hoover Avenue Unit 81	FirstFlr	1	1.0	110	\$174,999	\$170,000	\$165,000	97.06%	\$119,300	1.38
3	372 Hoover Avenue U 137	OneFloor	1	1.0	24	\$174,900	\$169,900	\$166,000	97.70%	\$107,000	1.55
4	137 Broughton Avenue	CapeCod	4	2.0	36	\$155,000	\$155,000	\$175,000	112.90%	\$230,800	0.76
5	275 N Seventeenth Street	HalfDupl	2	1.1	67	\$190,000	\$179,000	\$179,000	100.00%	\$155,300	1.15
6	246 N Seventeenth Street	HalfDupl	3	1.0	9	\$199,000	\$199,000	\$205,000	103.02%	\$149,000	1.38
7	254 Newark Avenue	Colonial	3	2.0	23	\$214,900	\$219,900	\$210,000	95.50%	\$253,600	0.83
8	256 N Seventeenth Street	Duplex	2	1.0	36	\$210,000	\$210,000	\$215,000	102.38%	\$143,400	1.50
9	18 Walnut Terrace	Colonial	3	1.0	13	\$225,000	\$225,000	\$232,000	103.11%	\$221,000	1.05
10	65 Bessida Street	Bi-Level	2	1.1	179	\$235,000	\$235,000	\$235,022	100.01%	\$252,400	0.93
11	19 Craig Place	CapeCod	5	2.0	1	\$260,000	\$260,000	\$240,000	92.31%	\$302,000	0.79
12	45 Park Avenue	OneFloor	2	1.0	16	\$239,000	\$239,000	\$265,000	110.88%	\$173,900	1.52
13	22 Daey Street	Colonial	3	2.0	17	\$275,900	\$275,900	\$270,000	97.86%	\$248,300	1.09
14	89 Clark Avenue	Aframe	2	1.1	31	\$275,000	\$275,000	\$270,000	98.18%	\$195,400	1.38
15	136 N Seventeenth Street	Colonial	3	1.1	32	\$275,000	\$275,000	\$271,000	98.55%	\$206,100	1.31
16	11 Maple Street	Colonial	3	1.0	22	\$275,000	\$275,000	\$285,000	103.64%	\$282,900	1.01
17	209 Sadler Road	CapeCod	3	1.0	17	\$289,000	\$289,000	\$296,000	102.42%	\$277,600	1.07
18	41 Rector Place	CapeCod	2	2.0	85	\$329,000	\$289,900	\$298,900	103.10%	\$276,500	1.08
19	73 Bryant Avenue	CapeCod	4	1.0	14	\$289,900	\$289,900	\$300,000	103.48%	\$238,500	1.26
20	58 Ridge Avenue	CapeCod	3	1.0	18	\$289,900	\$289,900	\$300,000	103.48%	\$225,600	1.33
21	389 Watsessing Avenue	CapeCod	3	1.1	64	\$329,900	\$319,000	\$307,500	96.39%	\$273,400	1.12
22	83 Waldo Avenue	Colonial	3	2.0	14	\$329,900	\$329,900	\$320,000	97.00%	\$197,500	1.62
23	36 Norwood Place	Colonial	3	2.0	7	\$349,900	\$349,900	\$362,000	103.46%	\$254,100	1.42
24	18 Palmer Street	Colonial	3	1.1	8	\$349,000	\$349,000	\$371,000	106.30%	\$251,400	1.48
25	45 Ella Street	Colonial	3	2.0	75	\$379,000	\$345,000	\$373,400	108.23%	\$239,100	1.56

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26	16 George Street	Colonial	4	2.1	70	\$420,000	\$399,000	\$375,000	93.98%	\$411,800	0.91
27	51 Newark Avenue	Colonial	4	3.1	2	\$379,000	\$379,000	\$375,000	98.94%	\$305,700	1.23
28	26 Skyview Road	SplitLev	3	2.1	48	\$439,900	\$399,900	\$385,000	96.27%	\$298,900	1.29
29	98 Beverly Road	Bi-Level	3	2.0	13	\$339,900	\$339,900	\$385,000	113.27%	\$254,000	1.52
30	99 Ferncliff Road	Colonial	3	1.1	105	\$419,000	\$399,900	\$390,000	97.52%	\$346,100	1.13
31	95 Ernst Avenue	Colonial	3	1.2	61	\$399,000	\$380,000	\$392,000	103.16%	\$335,400	1.17
32	320 Belleville Avenue	Colonial	4	1.2	57	\$459,900	\$459,900	\$400,000	86.98%	\$549,700	0.73
33	21 Leo Terrace	CapeCod	3	2.0	89	\$429,900	\$429,900	\$410,000	95.37%	\$315,300	1.30
34	24 Barnett Street	Colonial	3	1.1	17	\$399,000	\$399,000	\$415,000	104.01%	\$299,500	1.39
35	34 Beverly Road	SplitLev	4	2.0	14	\$349,900	\$349,900	\$432,000	123.46%	\$322,000	1.34
36	55 North Avenue	Colonial	3	2.0	12	\$398,900	\$398,900	\$445,000	111.56%	\$337,100	1.32
37	115 Byrd Avenue	SplitLev	3	2.1	16	\$449,000	\$449,000	\$459,000	102.23%	\$349,100	1.31
38	172 Whittle Avenue	Colonial	3	2.0	25	\$434,000	\$434,000	\$470,000	108.29%	\$347,500	1.35
39	69 Parkview Drive	Colonial	3	3.1	18	\$475,000	\$475,000	\$485,000	102.11%	\$352,700	1.38
40	84 High Street	Colonial	3	2.1	35	\$544,500	\$544,500	\$546,000	100.28%	\$411,700	1.33
41	48 Comley Place	Colonial	5	2.1	18	\$519,000	\$519,000	\$546,000	105.20%	\$335,000	1.63
AVERAGE					41	\$324,856	\$320,000	\$325,654	101.63%		1.23

"ACTIVE" Listings in Bloomfield

Number of Units: 83
Average List Price: \$319,000
Average Days on Market: 58

"UNDER CONTRACT" Listings in Bloomfield

Number of Units: 83
Average List Price: \$317,299
Average Days on Market: 59

Bloomfield 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	49	82	62	53	36	31	44	58	36	41			45
List Price	\$314,416	\$260,571	\$317,938	\$351,652	\$299,372	\$316,443	\$324,745	\$330,506	\$337,465	\$320,000			\$320,093
Sales Price	\$312,986	\$261,073	\$323,495	\$360,719	\$311,639	\$332,205	\$332,385	\$334,952	\$346,591	\$325,654			\$328,197
Sales Price as a % of List Price	99.52%	99.86%	102.05%	101.58%	103.86%	104.95%	102.08%	101.82%	102.68%	101.63%			102.42%
Sales Price to Assessed Value	1.06	1.11	1.17	1.18	1.24	1.26	1.24	1.19	1.26	1.23			1.21
# Units Sold	18	20	18	27	41	57	55	50	44	41			371
Active Listings	54	74	76	100	92	96	83	84	94	83			84
Under Contracts	59	65	96	108	123	102	94	84	74	83			89

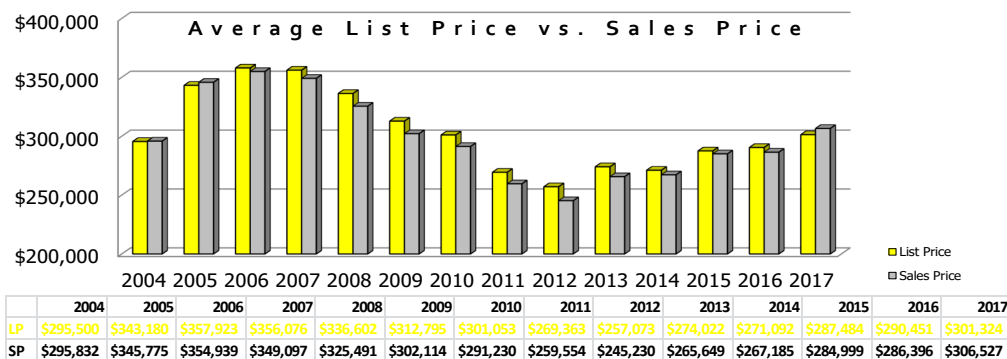
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	57	45	-20.41%
Sales Price	\$302,576	\$328,197	8.47%
Sales Price to Assessed Value	1.10	1.21	10.82%

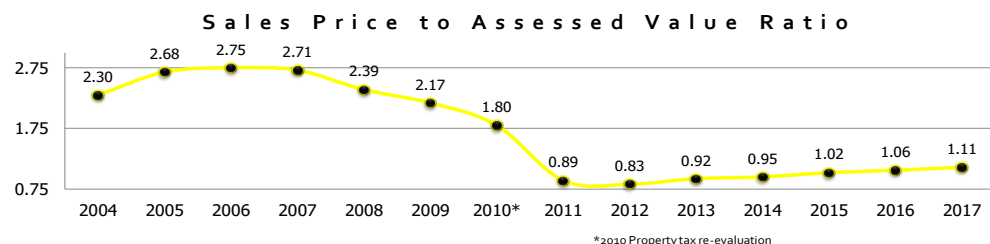
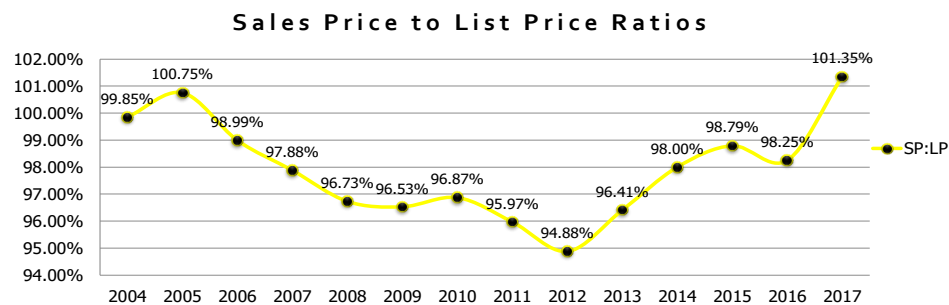
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YTD	2017	2018	% Change
# Units Sold	393	371	-5.60%
Active Listings	87	83	-4.60%
Under Contracts	74	83	12.16%

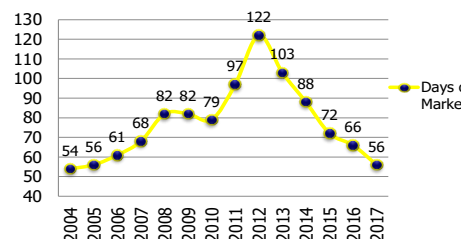
Bloomfield Yearly Market Trends



Bloomfield Yearly Market Trends



Average Days on Market



Number of Units Sold

