

Bloomfield

November 2018 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|-------|------------------------------|----------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 1 | 218 Broad Street Apt 3B | OneFloor | 1 | 1.0 | 22 | \$98,000 | \$98,000 | \$110,500 | 112.76% | \$110,400 | 1.00 |
| 2 | 380 Hoover Avenue Unit 147 | OneFloor | 1 | 1.0 | 13 | \$159,000 | \$159,000 | \$159,000 | 100.00% | \$115,800 | 1.37 |
| 3 | 404 Abington Avenue | Colonial | 3 | 1.0 | 182 | \$180,000 | \$180,000 | \$185,000 | 102.78% | \$242,400 | 0.76 |
| 4 | 162 Belleville Avenue Apt 3B | OneFloor | 2 | 1.0 | 90 | \$248,900 | \$182,488 | \$185,000 | 101.38% | \$144,900 | 1.28 |
| 5 | 16 Halcyon Place | Colonial | 3 | 1.1 | 10 | \$225,000 | \$225,000 | \$200,000 | 88.89% | \$194,200 | 1.03 |
| 6 | 226 N Seventeenth Street | HalfDupl | 2 | 2.0 | 20 | \$219,900 | \$219,900 | \$229,000 | 104.14% | \$155,000 | 1.48 |
| 7 | 53 Greenbrook Drive | OneFloor | 2 | 1.0 | 62 | \$262,500 | \$238,888 | \$238,888 | 100.00% | \$229,900 | 1.04 |
| 8 | 19 Davey Street | Colonial | 3 | 1.2 | 9 | \$247,500 | \$247,500 | \$240,000 | 96.97% | \$257,000 | 0.93 |
| 9 | 55 Park Avenue Unit 21 | OneFloor | 2 | 1.0 | 26 | \$249,900 | \$249,900 | \$250,000 | 100.04% | \$181,800 | 1.38 |
| 10 | 30 Olive Street | Colonial | 3 | 1.0 | 14 | \$249,000 | \$249,000 | \$259,900 | 104.38% | \$186,300 | 1.40 |
| 11 | 136 Leslie Street | Colonial | 3 | 1.0 | 57 | \$290,000 | \$265,000 | \$265,000 | 100.00% | \$165,200 | 1.60 |
| 12 | 26 Lindbergh Bouelvard | Colonial | 3 | 1.1 | 165 | \$299,900 | \$279,900 | \$270,000 | 96.46% | \$319,000 | 0.85 |
| 13 | 26 Cedar Street | Colonial | 3 | 1.1 | 56 | \$289,000 | \$289,000 | \$280,000 | 96.89% | \$231,800 | 1.21 |
| 14 | 186 Walnut Street Unit 110 | TwnIntUn | 2 | 2.0 | 18 | \$279,000 | \$279,000 | \$288,500 | 103.41% | \$213,100 | 1.35 |
| 15 | 96 Curtis Street | CapeCod | 2 | 2.0 | 62 | \$320,000 | \$294,900 | \$290,000 | 98.34% | \$226,000 | 1.28 |
| 16 | 57 Ernst Avenue | Colonial | 3 | 2.1 | 8 | \$329,900 | \$329,900 | \$320,000 | 97.00% | \$342,100 | 0.94 |
| 17 | 76 Franklin Street | Colonial | 3 | 2.0 | 15 | \$298,920 | \$298,920 | \$321,000 | 107.39% | \$228,800 | 1.40 |
| 18 | 155 Lindberg Boulevard | CapeCod | 3 | 1.1 | 11 | \$269,000 | \$269,000 | \$321,000 | 119.33% | \$302,400 | 1.06 |
| 19 | 89 Mohr Avenue | Colonial | 3 | 2.0 | 140 | \$364,900 | \$326,900 | \$326,900 | 100.00% | \$281,000 | 1.16 |
| 20 | 49 Greenbrook Drive | TwnIntUn | 2 | 2.1 | 11 | \$335,000 | \$335,000 | \$335,000 | 100.00% | \$270,200 | 1.24 |
| 21 | 15 Douglas Street | Ranch | 3 | 2.0 | 17 | \$325,000 | \$325,000 | \$338,000 | 104.00% | \$270,100 | 1.25 |
| 22 | 67 Collins Avenue | Colonial | 3 | 1.0 | 35 | \$349,000 | \$335,000 | \$340,000 | 101.49% | \$330,100 | 1.03 |
| 23 | 25 Davey Street | Colonial | 4 | 2.1 | 147 | \$399,900 | \$349,900 | \$345,000 | 98.60% | \$301,300 | 1.15 |
| 24 | 534 E Passaic Avenue | Colonial | 3 | 2.0 | 55 | \$374,900 | \$369,900 | \$350,000 | 94.62% | \$230,600 | 1.52 |
| 25 | 30 Ella Street | Colonial | 3 | 2.0 | 41 | \$369,900 | \$349,900 | \$355,000 | 101.46% | \$259,100 | 1.37 |

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|---------|----------------------|----------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 26 | 49 Warren Street | Colonial | 4 | 1.1 | 11 | \$375,000 | \$375,000 | \$370,000 | 98.67% | \$332,500 | 1.11 |
| 27 | 79 Collins Avenue | Colonial | 3 | 1.1 | 72 | \$405,000 | \$369,900 | \$375,000 | 101.38% | \$323,500 | 1.16 |
| 28 | 34 Donna Drive | CapeCod | 4 | 2.0 | 17 | \$359,000 | \$359,000 | \$375,000 | 104.46% | \$299,900 | 1.25 |
| 29 | 41 Bellevue Terrace | CapeCod | 3 | 2.0 | 49 | \$399,900 | \$399,900 | \$385,000 | 96.27% | \$288,400 | 1.33 |
| 30 | 125 Parkway East | Colonial | 4 | 2.0 | 14 | \$399,000 | \$399,000 | \$395,000 | 99.00% | \$199,900 | 1.98 |
| 31 | 69 Golf Road | SplitLev | 3 | 2.1 | 17 | \$425,000 | \$425,000 | \$400,000 | 94.12% | \$346,700 | 1.15 |
| 32 | 21 Osborne Street | Colonial | 4 | 3.1 | 24 | \$399,000 | \$399,000 | \$416,000 | 104.26% | \$331,800 | 1.25 |
| 33 | 213 W Passaic Avenue | Colonial | 3 | 2.1 | 17 | \$419,000 | \$419,000 | \$419,000 | 100.00% | \$266,500 | 1.57 |
| 34 | 471 Essex Avenue | Colonial | 3 | 1.1 | 13 | \$449,000 | \$449,000 | \$456,500 | 101.67% | \$350,400 | 1.30 |
| 35 | 40 Pieretti Court | Contemp | 4 | 3.1 | 15 | \$449,000 | \$449,000 | \$460,000 | 102.45% | \$486,800 | 0.94 |
| 36 | 75 Beach Street | Colonial | 3 | 1.1 | 20 | \$442,000 | \$442,000 | \$465,000 | 105.20% | \$375,000 | 1.24 |
| 37 | 757 Broad Street | Colonial | 4 | 2.1 | 22 | \$479,000 | \$458,000 | \$470,000 | 102.62% | \$289,700 | 1.62 |
| 38 | 19 Stonehouse Road | Colonial | 4 | 2.1 | 16 | \$589,000 | \$589,000 | \$670,000 | 113.75% | \$451,000 | 1.49 |
| AVERAGE | | | | | 42 | \$332,182 | \$323,150 | \$327,873 | 101.43% | | 1.25 |

"ACTIVE" Listings in Bloomfield

Number of Units: 69
Average List Price: \$321,025
Average Days on Market: 83

"UNDER CONTRACT" Listings in Bloomfield

Number of Units: 73
Average List Price: \$315,915
Average Days on Market: 61

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 | 42 | | 45 |
| List Price | \$314,416 | \$260,571 | \$317,938 | \$351,652 | \$299,372 | \$316,443 | \$324,745 | \$330,506 | \$337,465 | \$320,000 | \$323,150 | | \$320,377 |
| Sales Price | \$312,986 | \$261,073 | \$323,495 | \$360,719 | \$311,639 | \$332,205 | \$332,385 | \$334,952 | \$346,591 | \$325,654 | \$327,873 | | \$328,167 |
| 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% | 101.43% | | 102.33% |
| 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 | 1.25 | | 1.22 |
| # Units Sold | 18 | 20 | 18 | 27 | 41 | 57 | 55 | 50 | 44 | 41 | 38 | | 409 |
| Active Listings | 54 | 74 | 76 | 100 | 92 | 96 | 83 | 84 | 94 | 83 | 69 | | 82 |
| Under Contracts | 59 | 65 | 96 | 108 | 123 | 102 | 94 | 84 | 74 | 83 | 73 | | 87 |

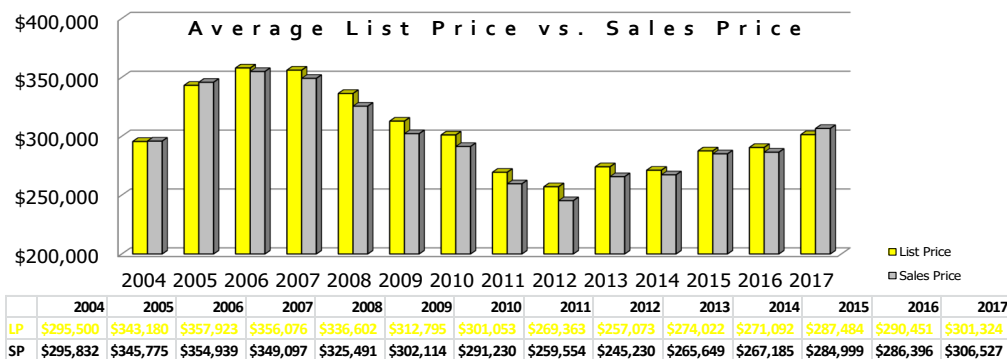
Flashback! YTD 2017 vs YTD 2018

| YTD | 2017 | 2018 | % Change |
|-------------------------------|-----------|-----------|----------|
| Days on Market | 56 | 45 | -19.57% |
| Sales Price | \$305,694 | \$328,167 | 7.35% |
| Sales Price to Assessed Value | 1.11 | 1.22 | 10.08% |

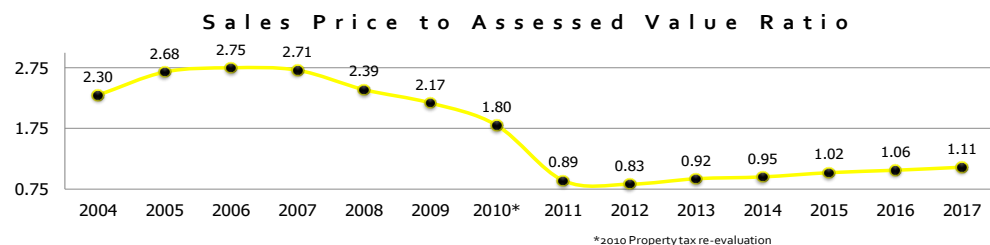
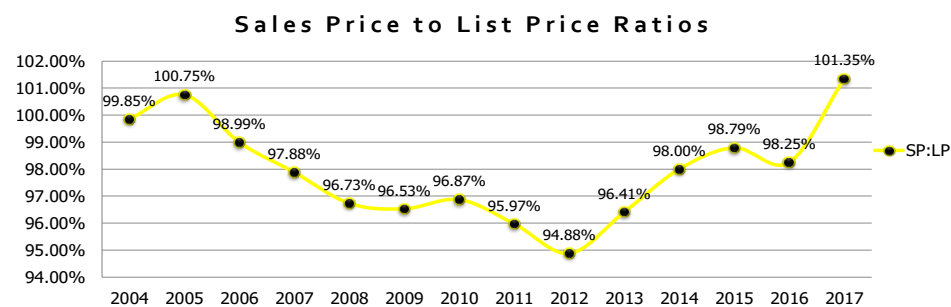
Weichert
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| YTD | 2017 | 2018 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 430 | 409 | -4.88% |
| Active Listings | 72 | 69 | -4.17% |
| Under Contracts | 73 | 73 | 0.00% |

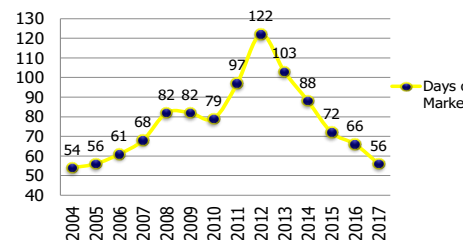
Bloomfield Yearly Market Trends



Bloomfield Yearly Market Trends



Average Days on Market



Number of Units Sold

