

Bloomfield

April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	172 Belleville Avenue A-102	OneFloor	1	1.0	72	\$120,000	\$120,000	\$90,000	75.00%	\$95,400	0.94
2	172 Belleville Avenue C-105	FirstFlr	1	10.0	21	\$139,000	\$139,000	\$112,000	80.58%	\$117,900	0.95
3	43506 Montgomery Street Apt 2B	OneFloor	1	1.0	311	\$143,900	\$143,900	\$115,000	79.92%	\$138,800	0.83
4	935 Broad Street Apt 78B	OneFloor	1	1.0	58	\$139,900	\$139,900	\$124,000	88.63%	\$66,100	1.88
5	15 Thomas Street	Colonial	3	1.0	83	\$258,900	\$220,000	\$205,000	93.18%	\$223,400	0.92
6	234 N Sixteenth Street	HalfDupl	3	1.0	52	\$215,000	\$215,000	\$225,000	104.65%	\$161,500	1.39
7	75 Woodland Road	Colonial	3	1.1	9	\$225,000	\$225,000	\$236,000	104.89%	\$266,800	0.88
8	50 John Street Apt 3A	OneFloor	2	1.0	22	\$249,500	\$249,000	\$238,000	95.58%	\$146,200	1.63
9	27 Greenbrook Drive	OneFloor	2	1.0	91	\$245,000	\$245,000	\$250,000	102.04%	\$226,200	1.11
10	54 La France Avenue	Colonial	3	1.1	322	\$300,000	\$269,000	\$269,000	100.00%	\$163,600	1.64
11	123 N 16th Street	Colonial	3	1.1	257	\$284,900	\$278,500	\$273,000	98.03%	\$237,300	1.15
12	171 N Seventeenth Street	Colonial	3	1.1	17	\$279,000	\$279,000	\$279,000	100.00%	\$230,300	1.21
13	33 Bellevue Avenue	Colonial	3	1.0	12	\$285,000	\$285,000	\$308,000	108.07%	\$318,500	0.97
14	171 Ampere Parkway	Colonial	3	2.0	48	\$324,900	\$319,900	\$310,000	96.91%	\$185,200	1.67
15	46 Oakridge Road	Colonial	3	1.2	22	\$307,900	\$307,900	\$311,000	101.01%	\$342,400	0.91
16	85 Lexington Avenue	Colonial	3	1.0	35	\$330,000	\$330,000	\$317,500	96.21%	\$175,500	1.81
17	28 Craig Place	Ranch	3	1.0	20	\$324,900	\$324,900	\$324,000	99.72%	\$276,100	1.17
18	16 Florence Avenue	Colonial	3	3.0	21	\$329,000	\$329,000	\$352,500	107.14%	\$235,700	1.50
19	156 Leslie Street	Colonial	3	1.1	23	\$375,000	\$375,000	\$360,000	96.00%	\$210,200	1.71
20	88 Renner Avenue	Colonial	3	1.0	13	\$349,900	\$349,900	\$380,000	108.60%	\$294,700	1.29

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21	15 Evergreen Avenue	Colonial	4	2.1	36	\$399,000	\$399,000	\$385,000	96.49%	\$287,800	1.34
22	92 Liberty Street	Colonial	5	2.0	22	\$350,224	\$350,224	\$395,000	112.78%	\$238,000	1.66
23	1 Fairway	Colonial	4	2.1	18	\$425,000	\$425,000	\$415,000	97.65%	\$349,900	1.19
24	34 N End Terrace	Colonial	3	1.1	18	\$399,000	\$399,000	\$426,000	106.77%	\$318,900	1.34
25	71 Yantecaw Avenue	Colonial	3	1.1	14	\$389,000	\$389,000	\$427,000	109.77%	\$294,100	1.45
26	34 Monroe Place	Colonial	14	5.1	37	\$550,000	\$550,000	\$525,000	95.45%	\$567,300	0.93
27	160 Thomas Street	Victrian	4	2.0	8	\$475,000	\$475,000	\$561,000	118.11%	\$279,000	2.01
28	65 Bellevue Avenue	Colonial	4	1.1	12	\$499,900	\$499,900	\$568,000	113.62%	\$400,000	1.42
AVERAGE					60	\$311,208	\$308,287	\$313,607	99.53%		1.32

"Active" Listings in Bloomfield

Number of Units: 81
 Average List Price: \$350,399
 Average Days on Market: 48

"Under Contract" Listings in Bloomfield

Number of Units: 83
 Average List Price: \$335,411
 Average Days on Market: 52

Bloomfield 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	55	43	40	60									50
List Price	\$321,052	\$290,935	\$340,115	\$308,287									\$316,988
Sales Price	\$318,952	\$286,068	\$343,913	\$313,607									\$317,782
SP:LP%	99.11%	98.10%	101.37%	99.53%									99.63%
SP to AV	1.27	1.24	1.34	1.32									1.29
# Units Sold	31	23	31	28									113
3 Mo Rate of Ab	1.72	1.92	1.94	2.68									2.07
Active Listings	58	64	72	81									69
Under Contracts	54	60	77	83									69

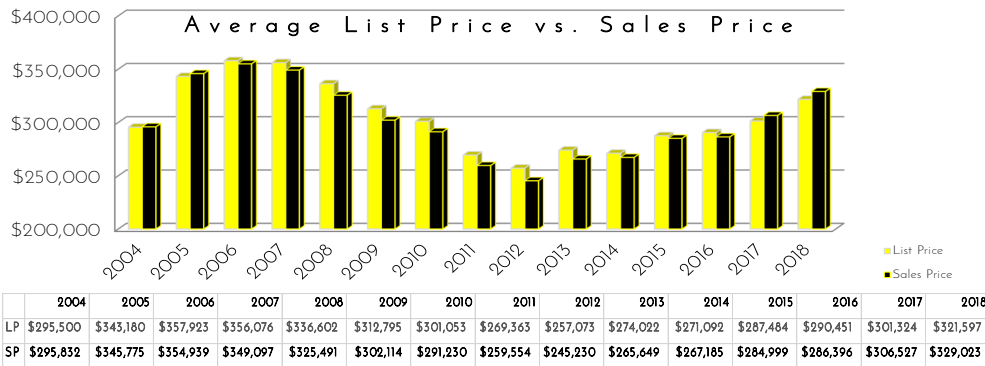
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	61	50	-18.48%
Sales Price	\$318,283	\$317,782	-0.16%
LP:SP	100.82%	99.63%	-1.19%
SP:AV	1.13	1.29	14.28%



YTD	2018	2019	% Change
# Units Sold	83	113	36.14%
Rate of Ab 3 Mo	4.01	2.68	-33.17%
Actives	100	81	-19.00%
Under Contracts	108	83	-23.15%

Bloomfield Yearly Market Trends



Bloomfield Yearly Market Trends

