

Bloomfield

May 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	55 Park Avenue Unit 45	OneFloor	2	1.0	8	\$139,931	\$139,931	\$140,000	100.05%	\$140,100	1.00
2	158 Glenwood Avenue	FixrUppr	3	1.0	17	\$149,000	\$149,000	\$160,000	107.38%	\$237,500	0.67
3	370 Hoover Avenue Unit 130	OneFloor	2	1.0	41	\$181,900	\$181,900	\$160,125	88.03%	\$140,300	1.14
4	378 Hoover Avenue Unit 145	FirstFlr	1	1.0	62	\$179,000	\$179,000	\$170,000	94.97%	\$107,000	1.59
5	40 Mill Street Apt 4	SeeRem	2	1.0	21	\$189,000	\$189,000	\$200,000	105.82%	\$146,800	1.36
6	42 John Street Apt 3A	OneFloor	2	1.0	11	\$235,000	\$245,000	\$245,000	100.00%	\$149,400	1.64
7	45 Bryant Avenue	Colonial	5	2.0	68	\$309,000	\$315,000	\$270,000	85.71%	\$270,700	1.00
8	49 Park Avenue Unit 6	OneFloor	2	1.0	49	\$279,000	\$279,000	\$280,000	100.36%	\$177,900	1.57
9	62 E Almira Street	Colonial	3	1.0	13	\$268,000	\$268,000	\$285,000	106.34%	\$231,500	1.23
10	254 Broughton Avenue	CapeCod	4	1.1	11	\$289,900	\$289,900	\$300,000	103.48%	\$233,800	1.28
11	142 Hoover Avenue	CapeCod	3	1.1	96	\$309,000	\$309,000	\$308,000	99.68%	\$258,700	1.19
12	103 Hobson Street	Colonial	3	1.0	240	\$324,900	\$299,999	\$315,000	105.00%	\$186,100	1.69
13	294 Belleville Avenue	Colonial	3	1.0	20	\$315,000	\$315,000	\$317,000	100.63%	\$204,600	1.55
14	20 Broad Terrace	Colonial	3	1.1	9	\$299,000	\$299,000	\$317,500	106.19%	\$229,700	1.38
15	32 Walter Street	Colonial	3	1.1	14	\$299,900	\$299,900	\$320,000	106.70%	\$223,900	1.43
16	105 Ridge Avenue	CapeCod	3	1.1	17	\$319,000	\$319,000	\$335,000	105.02%	\$233,600	1.43
17	45 Willard Avenue	Victrian	4	1.1	1	\$343,300	\$343,300	\$337,000	98.16%	\$234,500	1.44
18	1161 Broad Street	SplitLev	3	2.1	53	\$379,000	\$349,900	\$345,000	98.60%	\$297,400	1.16
19	38 Clarendon Place	Colonial	4	2.0	95	\$380,000	\$349,900	\$350,000	100.03%	\$324,700	1.08
20	72 Woodland Road	Colonial	3	1.1	52	\$389,000	\$369,000	\$360,000	97.56%	\$264,500	1.36
21	461 E Passaic Avenue	Colonial	3	1.1	66	\$359,000	\$359,000	\$365,000	101.67%	\$266,200	1.37
22	24 Yantecaw Avenue	Colonial	3	1.1	16	\$379,000	\$379,000	\$368,000	97.10%	\$309,500	1.19
23	59 Davis Avenue	Colonial	3	2.0	34	\$349,000	\$349,000	\$380,000	108.88%	\$292,200	1.30
24	58 W Passaic Avenue	Colonial	3	1.2	23	\$389,900	\$389,900	\$389,900	100.00%	\$286,500	1.36
25	115 Raab Avenue	Colonial	3	1.1	35	\$410,000	\$399,000	\$390,000	97.74%	\$336,300	1.16

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26	99 Berkeley Avenue	Colonial	4	2.0	12	\$379,000	\$379,000	\$399,000	105.28%	\$275,600	1.45
27	61 Lexington Avenue	Colonial	5	1.1	8	\$389,900	\$389,900	\$400,000	102.59%	\$234,600	1.71
28	59 Clinton Street	Colonial	4	1.0	9	\$329,000	\$329,000	\$415,000	126.14%	\$265,600	1.56
29	22 Lowell Terrace	Colonial	3	1.1	18	\$369,000	\$369,000	\$416,000	112.74%	\$380,900	1.09
30	31 Williamson Avenue	Colonial	3	2.1	12	\$385,000	\$385,000	\$420,000	109.09%	\$255,300	1.65
31	35 Hearthstone Road	SplitLev	4	2.1	23	\$419,000	\$419,000	\$424,000	101.19%	\$377,300	1.12
32	6 Lobell Court	Colonial	3	2.0	10	\$399,000	\$399,000	\$425,000	106.52%	\$289,500	1.47
33	384 Essex Avenue	Colonial	3	1.1	16	\$379,000	\$379,000	\$425,500	112.27%	\$344,100	1.24
34	77 High Street	Colonial	4	2.1	23	\$439,900	\$439,900	\$430,000	97.75%	\$349,500	1.23
35	172 Garner Avenue	Colonial	4	1.1	20	\$439,900	\$439,900	\$439,900	100.00%	\$306,200	1.44
36	98 Golf Road	SplitLev	3	2.1	169	\$479,000	\$459,000	\$440,000	95.86%	\$370,900	1.19
37	34 Eaton Place	Colonial	3	1.1	12	\$425,000	\$425,000	\$442,500	104.12%	\$309,600	1.43
38	45 Mountain Avenue	Colonial	3	1.1	14	\$425,000	\$425,000	\$445,000	104.71%	\$337,800	1.32
39	201 Sadler Road	SplitLev	5	2.0	9	\$469,000	\$469,000	\$458,500	97.76%	\$273,400	1.68
40	62 Overlook Terrace	Colonial	3	2.0	16	\$425,000	\$425,000	\$462,000	108.71%	\$344,800	1.34
41	65 Claremont Avenue	Colonial	3	1.1	14	\$399,000	\$399,000	\$465,000	116.54%	\$333,600	1.39
42	450 Broughton Avenue	Colonial	3	2.1	16	\$460,000	\$460,000	\$465,000	101.09%	\$247,700	1.88
43	73 Hawthorne Avenue	Colonial	3	1.1	17	\$439,000	\$439,000	\$475,000	108.20%	\$348,000	1.36
44	39 Yantecaw Avenue	Colonial	3	2.0	14	\$425,000	\$425,000	\$485,000	114.12%	\$331,000	1.47
45	37 Claremont Avenue	Colonial	4	1.1	38	\$499,900	\$499,900	\$487,500	97.52%	\$318,300	1.53
46	45 Morse Avenue	Colonial	3	2.1	14	\$500,000	\$500,000	\$500,000	100.00%	\$303,400	1.65
47	42 Claremont Avenue	Colonial	3	2.1	22	\$469,000	\$469,000	\$525,000	111.94%	\$380,400	1.38
AVERAGE					34	\$357,624	\$355,090	\$367,073	103.18%		1.36

"Active" Listings in Bloomfield

Number of Units: 79
 Average List Price: \$344,317
 Average Days on Market: 58

"Under Contract" Listings in Bloomfield

Number of Units: 88
 Average List Price: \$342,796
 Average Days on Market: 45

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	34								45
List Price	\$321,052	\$290,935	\$340,115	\$308,287	\$355,090								\$328,181
Sales Price	\$318,952	\$286,068	\$343,913	\$313,607	\$367,073								\$332,261
SP:LP%	99.11%	98.10%	101.37%	99.53%	103.18%								100.67%
SP to AV	1.27	1.24	1.34	1.32	1.36								1.31
# Units Sold	31	23	31	28	47								160
3 Mo Rate of Ab	1.72	1.92	1.94	2.68	2.31								2.11
Active Listings	58	64	72	81	79								71
Under Contracts	54	60	77	83	88								72

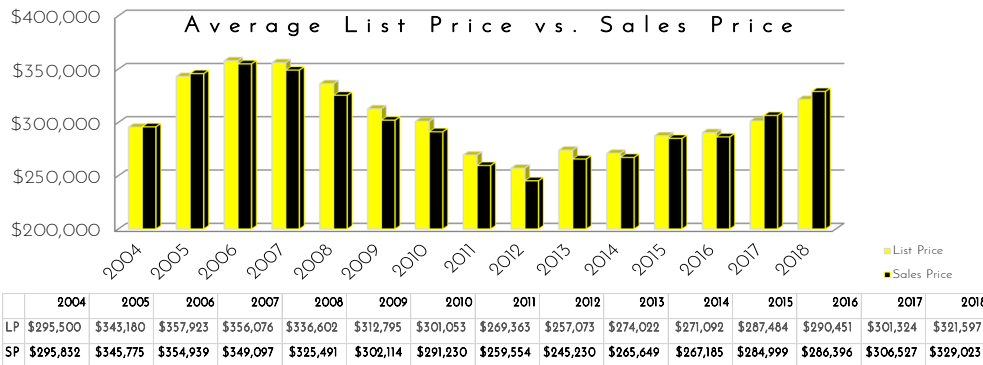
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	53	45	-14.44%
Sales Price	\$316,086	\$332,261	5.12%
LP:SP	101.83%	100.67%	-1.14%
SP:AV	1.17	1.31	12.34%



YTD	2018	2019	% Change
# Units Sold	124	160	29.03%
Rate of Ab 3 Mo	3.15	2.31	-26.67%
Actives	92	79	-14.13%
Under Contracts	123	88	-28.46%

Bloomfield Yearly Market Trends



Bloomfield Yearly Market Trends

