

Bloomfield

June 2019 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 2B	OneFloor	0	1.0	11	\$119,000	\$119,000	\$120,000	100.84%	\$81,300	1.48
2	366 Hoover Avenue Unit 119	FirstFlr	1	1.0	71	\$179,900	\$179,900	\$172,500	95.89%	\$107,000	1.61
3	22 West Street	Colonial	3	1.1	691	\$199,900	\$185,000	\$190,000	102.70%	\$232,100	0.82
4	45 John Street Unit 3C	OneFloor	2	1.0	23	\$219,900	\$219,900	\$215,000	97.77%	\$146,200	1.47
5	235 N Seventeenth Street	Duplex	3	1.1	26	\$225,000	\$225,000	\$228,500	101.56%	\$165,400	1.38
6	26 John Street Apt 3C	OneFloor	2	1.0	28	\$245,000	\$245,000	\$238,000	97.14%	\$149,600	1.59
7	42 John Street Apt 3C	OneFloor	2	1.0	29	\$249,000	\$249,000	\$242,000	97.19%	\$146,200	1.66
8	14 Norwood Place	Colonial	3	1.1	10	\$259,900	\$259,900	\$259,900	100.00%	\$274,000	0.95
9	130 Harrison Street	Colonial	3	1.0	37	\$259,000	\$259,000	\$265,000	102.32%	\$292,900	0.90
10	49 Park Avenue Unit 36	OneFloor	2	1.0	10	\$265,000	\$265,000	\$276,000	104.15%	\$179,800	1.54
11	13 Coeyman Avenue	CapeCod	3	2.0	40	\$289,900	\$289,900	\$291,000	100.38%	\$255,200	1.14
12	114 Warwick Street	Colonial	4	3.0	28	\$289,900	\$289,900	\$315,000	108.66%	\$230,800	1.36
13	41 Bay Avenue	CapeCod	5	2.0	124	\$319,900	\$319,900	\$319,000	99.72%	\$326,100	0.98
14	58 Broughton Avenue	Colonial	4	1.1	17	\$299,000	\$299,000	\$329,500	110.20%	\$262,800	1.25
15	26 Ketner Street	Colonial	3	2.0	257	\$360,000	\$339,900	\$335,000	98.56%	\$251,900	1.33
16	25 Sampson Street	Colonial	3	1.1	8	\$327,500	\$327,500	\$351,000	107.18%	\$209,400	1.68
17	47 Baldwin Street	Victrian	3	1.2	38	\$350,000	\$350,000	\$355,101	101.46%	\$304,000	1.17
18	90 Morse Avenue	Colonial	3	1.1	13	\$325,000	\$325,000	\$365,000	112.31%	\$247,000	1.48
19	703 Broad Street	Colonial	4	3.0	41	\$379,900	\$379,900	\$370,000	97.39%	\$300,100	1.23
20	375 Berkeley Avenue	Colonial	4	1.2	63	\$395,777	\$384,555	\$375,000	97.52%	\$229,200	1.64
21	324 W Passaic Avenue	Colonial	3	2.0	26	\$379,000	\$379,000	\$389,000	102.64%	\$260,900	1.49
22	118 Garner Avenue	Tudor	3	1.1	17	\$349,900	\$349,900	\$395,000	112.89%	\$325,500	1.21
23	107 Davis Avenue	Colonial	3	2.0	22	\$409,000	\$409,000	\$409,000	100.00%	\$284,500	1.44
24	107 Garrabrant Avenue	Colonial	4	2.0	11	\$400,000	\$400,000	\$427,000	106.75%	\$298,800	1.43
25	15 Byrd Avenue	Colonial	4	3.1	22	\$449,000	\$449,000	\$430,000	95.77%	\$319,900	1.34

Bloomfield

June 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	95 W Passaic Avenue	Colonial	4	1.1	14	\$389,000	\$389,000	\$430,000	110.54%	\$324,600	1.32
27	89 Bryant Avenue	CapeCod	5	3.0	107	\$459,900	\$459,900	\$445,000	96.76%	\$339,400	1.31
28	43 Brookdale Road	Colonial	3	1.1	21	\$429,000	\$429,000	\$455,000	106.06%	\$333,600	1.36
29	491 Essex Avenue	Colonial	3	1.1	17	\$419,000	\$419,000	\$470,000	112.17%	\$387,700	1.21
30	749 Broad Street	Colonial	4	2.0	23	\$449,900	\$449,900	\$470,000	104.47%	\$266,700	1.76
31	96 Parkview Drive	Colonial	3	1.1	9	\$439,000	\$439,000	\$481,500	109.68%	\$343,400	1.40
32	10 Huck Road	SplitLev	3	2.1	52	\$419,000	\$419,000	\$487,000	116.23%	\$323,800	1.50
33	341 Essex Avenue	Colonial	4	1.2	10	\$469,900	\$469,900	\$515,000	109.60%	\$342,300	1.50
34	35 Elmbrook Place	SplitLev	3	3.0	19	\$489,900	\$489,900	\$552,000	112.68%	\$361,600	1.53
35	381 Essex Avenue	Colonial	4	2.0	9	\$589,000	\$589,000	\$680,000	115.45%	\$425,700	1.60
36	31 Stonehouse Road	Colonial	4	2.1	18	\$679,000	\$679,000	\$730,000	107.51%	\$472,800	1.54
AVERAGE					55	\$354,944	\$353,660	\$371,611	104.23%		1.38

"Active" Listings in Bloomfield

Number of Units: 65
 Average List Price: \$365,769
 Average Days on Market: 63

"Under Contract" Listings in Bloomfield

Number of Units: 101
 Average List Price: \$333,493
 Average Days on Market: 47

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	55							47
List Price	\$321,052	\$290,935	\$340,115	\$308,287	\$355,090	\$353,660							\$332,860
Sales Price	\$318,952	\$286,068	\$343,913	\$313,607	\$367,073	\$371,611							\$339,489
SP:LP%	99.11%	98.10%	101.37%	99.53%	103.18%	104.23%							101.32%
SP to AV	1.27	1.24	1.34	1.32	1.36	1.38							1.33
# Units Sold	31	23	31	28	47	36							196
3 Mo Rate of Ab	1.72	1.92	1.94	2.68	2.31	1.78							2.06
Active Listings	58	64	72	81	79	65							70
Under Contracts	54	60	77	83	88	101							77

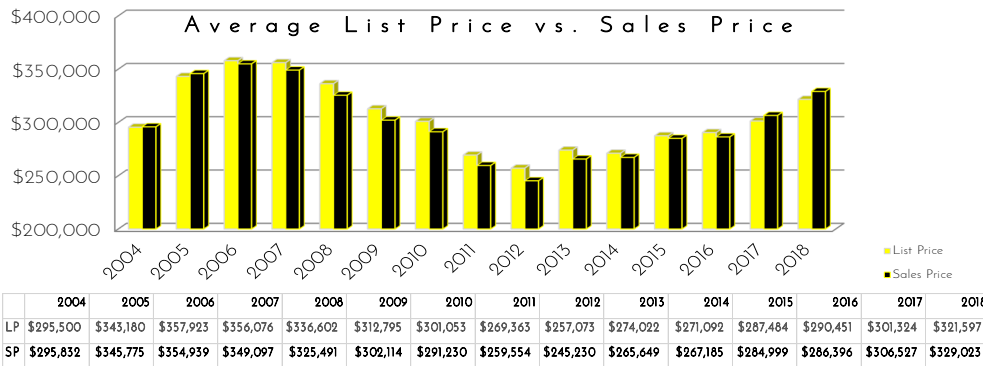
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	46	47	2.35%
Sales Price	\$321,163	\$339,489	5.71%
LP:SP	102.81%	101.32%	-1.45%
SP:AV	1.20	1.33	10.52%



YTD	2018	2019	% Change
# Units Sold	181	196	8.29%
Rate of Ab 3 Mo	2.17	1.78	-17.97%
Actives	96	65	-32.29%
Under Contracts	102	101	-0.98%

Bloomfield Yearly Market Trends



Bloomfield Yearly Market Trends

