

Bloomfield

July 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	288 Montgomery Street Apt 4	OneFloor	1	1.0	41	\$93,600	\$84,900	\$84,900	100.00%	\$141,000	0.60
2	172 Belleville Avenue A-205	OneFloor	1	1.0	105	\$139,900	\$122,900	\$115,700	94.14%	\$117,900	0.98
3	68-70 Montgomery Street 5	OneFloor	1	1.0	87	\$134,900	\$134,900	\$130,000	96.37%	\$114,900	1.13
4	69 Myrtle Street	FixrUppr	3	1.0	35	\$130,000	\$130,000	\$157,000	120.77%	\$250,500	0.63
5	366 Hoover Avenue Unit 118	TwnEndUn	1	1.0	8	\$174,900	\$174,900	\$176,000	100.63%	\$107,000	1.64
6	326 Hoover Avenue Unit 78	OneFloor	1	1.0	11	\$179,999	\$179,999	\$185,500	103.06%	\$107,000	1.73
7	110 Orange Street Unit 10	OneFloor	2	1.1	27	\$215,000	\$215,000	\$211,000	98.14%	\$173,600	1.22
8	38 John Street Apt 1A	OneFloor	2	1.0	20	\$235,000	\$235,000	\$240,000	102.13%	\$146,200	1.64
9	34 Morton Street	Colonial	4	1.1	111	\$234,900	\$234,900	\$250,000	106.43%	\$235,700	1.06
10	697 Broad Street	Tudor	4	1.1	127	\$269,900	\$269,900	\$265,000	98.18%	\$274,100	0.97
11	24 Clubb Street	Colonial	4	1.1	99	\$299,500	\$284,900	\$277,500	97.40%	\$280,500	0.99
12	83 Dewey Street	Colonial	3	1.0	289	\$279,900	\$279,900	\$280,000	100.04%	\$237,300	1.18
13	421 Abington Avenue	Colonial	3	2.0	10	\$269,900	\$269,900	\$300,000	111.15%	\$203,800	1.47
14	43 Ackerman Street	Colonial	3	1.0	53	\$317,000	\$303,500	\$303,500	100.00%	\$272,600	1.11
15	37 Valentine Road	CapeCod	3	1.1	21	\$299,900	\$299,900	\$319,000	106.37%	\$239,300	1.33
16	522 Beardsley Avenue	SeeRem	3	2.0	133	\$349,900	\$329,900	\$320,000	97.00%	\$193,500	1.65
17	71 Montgomery Street	Colonial	3	1.1	14	\$299,000	\$299,000	\$320,000	107.02%	\$258,500	1.24
18	35 Fitzherbert Street	CapeCod	4	1.0	11	\$299,000	\$299,000	\$325,000	108.70%	\$316,100	1.03
19	165 Ridge Avenue	CapeCod	3	1.0	66	\$349,000	\$335,000	\$330,000	98.51%	\$225,900	1.46
20	151 States Street	Colonial	2	1.0	10	\$299,000	\$299,000	\$330,000	110.37%	\$252,100	1.31
21	54 Ridge Avenue	CapeCod	3	1.1	92	\$319,000	\$319,000	\$345,000	108.15%	\$235,700	1.46
22	110 Thomas Street	Colonial	4	1.1	54	\$385,000	\$349,700	\$345,000	98.66%	\$220,200	1.57
23	181 Baldwin Street	Colonial	3	1.0	13	\$339,500	\$339,500	\$350,000	103.09%	\$233,800	1.50
24	108 Morse Avenue	Colonial	3	1.2	15	\$325,000	\$325,000	\$351,500	108.15%	\$242,700	1.45
25	34 Morse Avenue	Colonial	5	2.0	28	\$335,000	\$335,000	\$351,700	104.99%	\$306,100	1.15
26	701 Broad Street	Tudor	3	2.1	64	\$364,000	\$364,000	\$364,000	100.00%	\$307,700	1.18
27	17 Pilch Street	Colonial	3	2.0	76	\$374,900	\$364,900	\$365,000	100.03%	\$282,600	1.29
28	62 Sadler Road	Colonial	3	2.0	18	\$359,000	\$359,000	\$371,000	103.34%	\$337,700	1.10
29	19 Davey Street	Colonial	3	1.2	40	\$399,000	\$389,900	\$389,900	100.00%	\$257,000	1.52
30	24 Carlton Terrace	CapeCod	3	2.0	55	\$395,000	\$395,000	\$391,500	99.11%	\$252,000	1.55

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31	6 Coolidge Avenue	Colonial	3	1.1	11	\$319,000	\$319,000	\$401,500	125.86%	\$264,600	1.52
32	30 Chestnut Terrace	CapeCod	4	2.0	22	\$415,000	\$415,000	\$415,000	100.00%	\$313,400	1.32
33	30 Waverly Terrace	Colonial	3	1.1	18	\$439,900	\$439,900	\$420,000	95.48%	\$282,400	1.49
34	63 Laurel Avenue	Colonial	4	1.1	2	\$409,900	\$409,900	\$421,500	102.83%	\$306,200	1.38
35	12 Golf Road	CapeCod	4	2.0	11	\$419,000	\$419,000	\$434,000	103.58%	\$277,900	1.56
36	73 Ernst Avenue	Colonial	3	1.1	17	\$399,000	\$399,000	\$436,018	109.28%	\$319,600	1.36
37	33 Darling Avenue	Colonial	4	1.2	15	\$425,000	\$425,000	\$442,000	104.00%	\$299,100	1.48
38	137 Broughton Avenue	Colonial	4	3.0	11	\$369,000	\$369,000	\$445,000	120.60%		
39	17 Glenfield Road	Bi-Level	4	2.1	14	\$419,000	\$419,000	\$460,000	109.79%	\$368,100	1.25
40	17 Lowell Terrace	Colonial	4	2.1	52	\$479,000	\$459,000	\$463,500	100.98%	\$417,300	1.11
41	86 Ferncliff Road	Colonial	3	2.2	63	\$498,900	\$498,900	\$475,000	95.21%	\$365,600	1.30
42	2 Oakridge Road	Colonial	3	1.1	11	\$445,000	\$445,000	\$475,000	106.74%	\$321,500	1.48
43	1172 Broad Street	Colonial	3	1.1	10	\$419,900	\$419,900	\$493,000	117.41%	\$267,900	1.84
44	89 Hawthorne Avenue	Colonial	4	1.1	39	\$449,000	\$449,000	\$500,000	111.36%	\$348,300	1.44
45	85 Lakewood Terrace	Colonial	3	3.0	10	\$449,900	\$449,900	\$509,000	113.14%	\$333,100	1.53
46	31 Emerson Terrace	Colonial	3	1.1	14	\$399,000	\$399,000	\$515,000	129.07%	\$366,300	1.41
47	1658 Broad Street	Colonial	3	3.1	71	\$624,900	\$559,900	\$525,000	93.77%	\$470,300	1.12
48	665 Ridgewood Avenue	CapeCod	4	2.0	61	\$699,000	\$550,000	\$550,000	100.00%	\$381,900	1.44
49	144 Parkview Drive	Colonial	3	1.1	10	\$449,900	\$449,900	\$552,144	122.73%	\$364,600	1.51
50	49 Claremont Avenue	Colonial	4	3.0	15	\$529,000	\$529,000	\$564,000	106.62%	\$396,700	1.42
AVERAGE					44	\$350,478	\$342,954	\$360,827	105.01%		1.33

"Active" Listings in Bloomfield

Number of Units: 62
 Average List Price: \$353,889
 Average Days on Market: 65

"Under Contract" Listings in Bloomfield

Number of Units: 82
 Average List Price: \$343,129
 Average Days on Market: 42

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	44						46
List Price	\$321,052	\$290,935	\$340,115	\$308,287	\$355,090	\$353,660	\$342,954						\$334,912
Sales Price	\$318,952	\$286,068	\$343,913	\$313,607	\$367,073	\$371,611	\$360,827						\$343,826
SP:LP%	99.11%	98.10%	101.37%	99.53%	103.18%	104.23%	105.01%						102.07%
SP to AV	1.27	1.24	1.34	1.32	1.36	1.38	1.33						1.33
# Units Sold	31	23	31	28	47	36	50						246
3 Mo Rate of Ab	1.72	1.92	1.94	2.68	2.31	1.78	1.58						1.99
Active Listings	58	64	72	81	79	65	62						69
Under Contracts	54	60	77	83	88	101	82						78

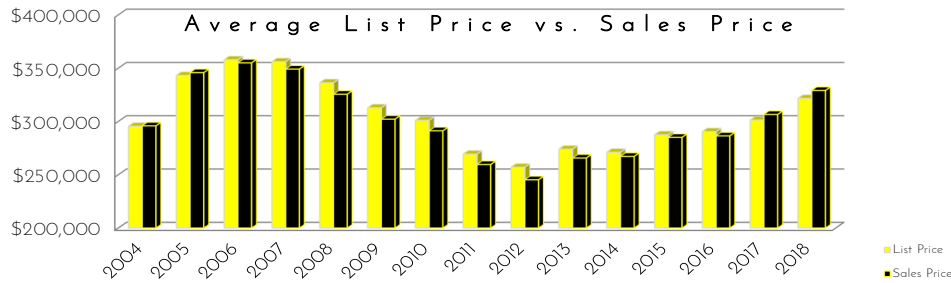
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	45	46	2.23%
Sales Price	\$323,778	\$343,826	6.19%
LP:SP	102.64%	102.07%	-0.56%
SP:AV	1.21	1.33	9.77%



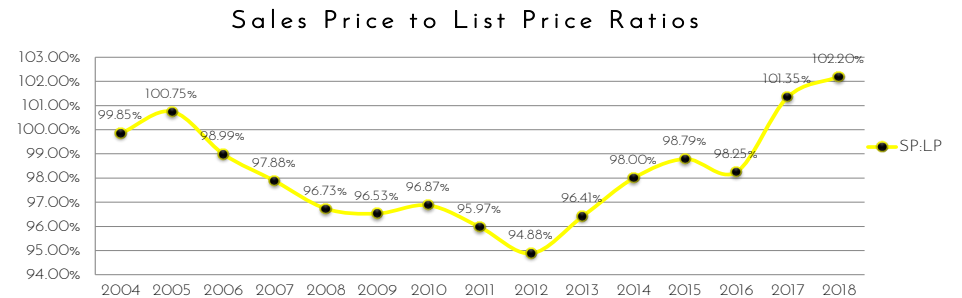
YTD	2018	2019	% Change
# Units Sold	236	246	4.24%
Rate of Ab 3 Mo	1.86	1.58	-15.05%
Actives	83	62	-25.30%
Under Contracts	94	82	-12.77%

Bloomfield Yearly Market Trends

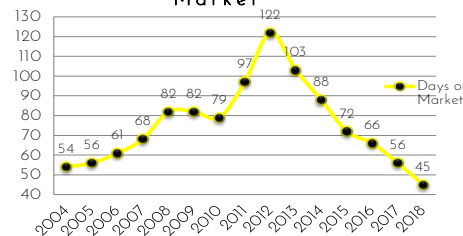


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$295,500	\$343,180	\$357,923	\$356,076	\$336,602	\$312,795	\$301,053	\$269,363	\$257,073	\$274,022	\$271,092	\$287,484	\$290,451	\$301,324	\$321,597
SP	\$295,832	\$345,775	\$354,939	\$349,097	\$325,491	\$302,114	\$291,830	\$259,554	\$245,230	\$265,649	\$267,185	\$284,999	\$286,396	\$306,527	\$329,023

Bloomfield Yearly Market Trends



Average Days on Market



Number of Units Sold

