

BLOOMFIELD

Market Snapshot

SOLD in May 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	46 Brookdale Road	Colonial	3	2.1	8	\$499,000	\$499,000	\$575,000	115.23%	\$389,700
2	38 Golf Road	Custom	5	2.1	20	\$489,000	\$489,000	\$527,000	107.77%	\$423,400
3	64-66 Newark Avenue	Colonial	5	3.1	47	\$475,000	\$450,000	\$450,000	100.00%	\$296,900
4	15 Alyson Place	Colonial	4	4	14	\$460,000	\$460,000	\$467,100	101.54%	\$473,600
5	51 Overlook Terrace	Tudor	3	2.1	23	\$459,000	\$459,000	\$520,000	113.29%	\$320,800
6	45 Overlook Terrace	Colonial,Tudor	3	2	10	\$435,000	\$435,000	\$527,000	121.15%	\$379,500
7	40 Ernst Avenue	Colonial	4	1	32	\$425,000	\$425,000	\$410,000	96.47%	\$351,500
8	13 Wagner Street	Colonial	4	1.1	21	\$419,000	\$419,000	\$435,000	103.82%	\$309,400
9	180 Montgomery Street	Colonial	5	3.1	20	\$399,000	\$399,000	\$395,000	99.00%	\$318,900
10	31 Ferncliff Road	Colonial,Tudor	4	1.2	23	\$395,000	\$395,000	\$411,000	104.05%	\$343,400
11	44 Merkel Drive	CapeCod	4	2	19	\$395,000	\$395,000	\$395,000	100.00%	\$233,400
12	35 Albert Terrace	SplitLev	4	2.1	56	\$389,700	\$389,700	\$385,000	98.79%	\$328,700
13	14 Lobell Court	Colonial	3	3	19	\$389,000	\$389,000	\$408,000	104.88%	\$322,200
14	637 East Passaic Avenue	SplitLev	3	2.1	14	\$359,000	\$359,000	\$375,000	104.46%	\$312,000
15	61 Jacob Street	CapeCod	2	2	18	\$350,000	\$350,000	\$360,000	102.86%	\$277,600
16	109 Ella Street	Colonial	5	2	12	\$349,900	\$349,900	\$370,000	105.74%	\$241,400
17	204 Hoover Avenue	Colonial	3	2	26	\$335,000	\$285,000	\$310,000	108.77%	\$291,500
18	346 West Passaic Avenue	Colonial	3	1.1	17	\$325,000	\$325,000	\$380,000	116.92%	\$256,600
19	11 Carteret Street	Colonial	3	2	20	\$319,000	\$319,000	\$320,000	100.31%	\$254,600
20	67 Martin Street	CapeCod	3	1	43	\$315,000	\$315,000	\$303,500	96.35%	\$212,800
21	35 Lenox Terrace	Colonial	5	1	50	\$315,000	\$315,000	\$285,725	90.71%	\$281,400
22	2 E Liberty Street	Colonial	3	2	32	\$314,900	\$314,900	\$315,000	100.03%	\$222,300
23	117 Morse Avenue	Colonial	3	1	154	\$310,000	\$289,000	\$275,000	95.16%	\$257,500
24	17 Broad Terrace	Colonial	2	2	11	\$299,000	\$299,000	\$305,500	102.17%	\$194,000
25	112 Ridge Avenue	CapeCod	3	1.1	110	\$294,900	\$269,000	\$269,000	100.00%	\$225,700
26	32 Lakewood Terrace	Colonial	3	1.1	23	\$290,000	\$290,000	\$320,000	110.34%	\$247,100
27	238 North Seventeenth Streeth	HalfDupl,Duplex	2	1.1	23	\$250,000	\$250,000	\$195,000	78.00%	\$170,700
28	534 East Passaic Avenue	Colonial,FixrUppr	3	2	61	\$239,000	\$199,000	\$190,000	95.48%	\$230,600
29	796 Broad Street	CapeCod	3	1	55	\$235,000	\$235,000	\$263,500	112.13%	\$282,500

*Bloomfield May SOLDS Continued on Next Page

"ACTIVE" Listings in Bloomfield

as of 05/31/2018

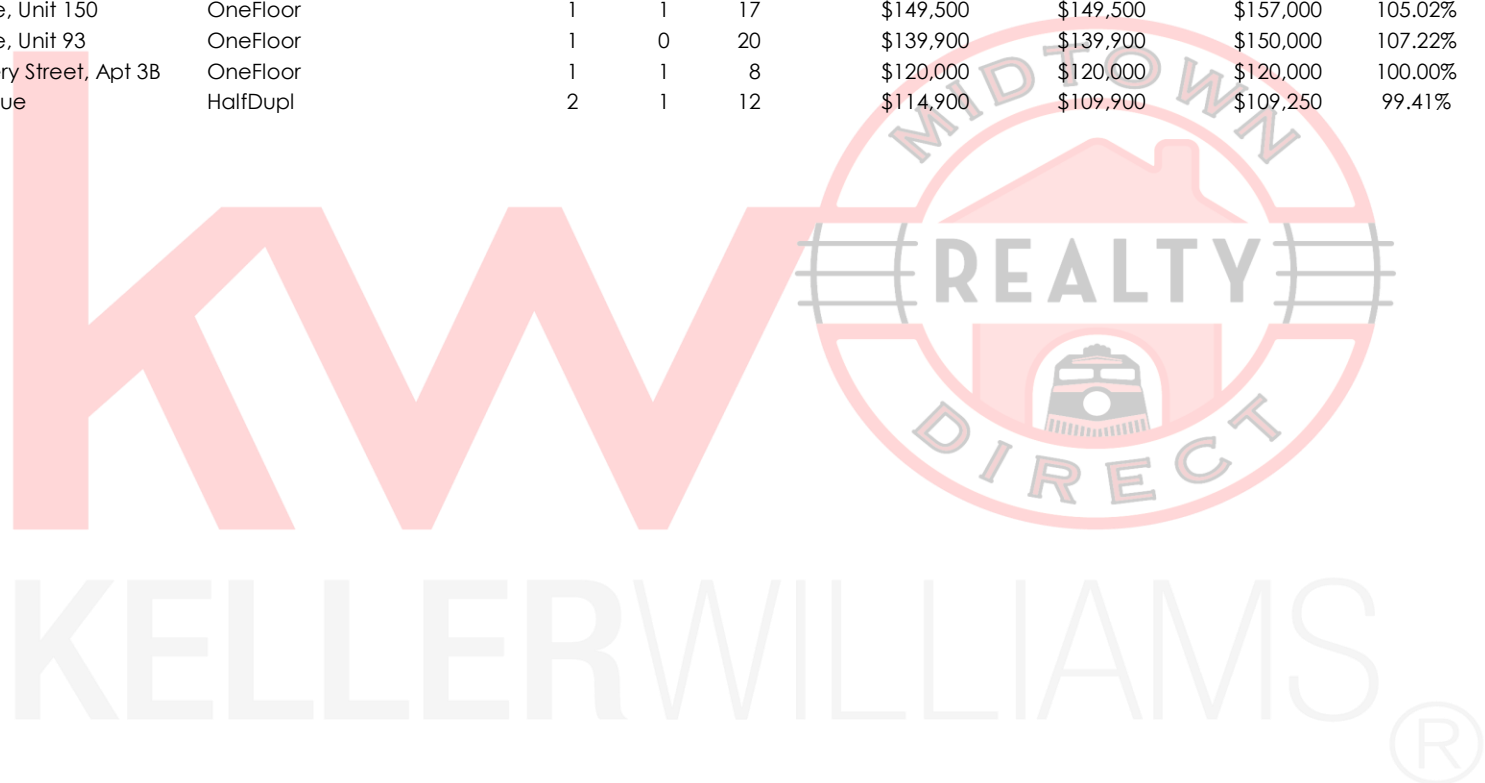
Number of Units: 63
 Average List Price: \$335,308
 Average Days on Market: 92

"UNDER CONTRACT" Listings in Bloomfield

as of 05/31/2018

Number of Units: 102
 Average List Price: \$308,788
 Average Days on Market: 56

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
30	45 Park Avenue Unit 36	OneFloor	2	1	8	\$220,000	\$220,000	\$271,500	123.41%	\$178,400
31	16 Florence Avenue	Colonial	3	1	127	\$199,950	\$199,950	\$199,950	100.00%	\$235,700
32	118 Walnut Street	Colonial	3	1	83	\$189,000	\$189,000	\$190,275	100.67%	\$215,100
33	306 Hoover Ave, Unit 42	OneFloor	1	1	12	\$169,000	\$169,000	\$169,000	100.00%	\$113,300
34	159 Franklin St, Apt. 26	OneFloor	1	1	101	\$165,000	\$130,000	\$135,000	103.85%	\$99,800
35	181 North 17th Street	Duplex	2	1	46	\$159,900	\$159,900	\$161,000	100.69%	\$145,300
36	292 Hoover Avenue, Unit 6	OneFloor	1	1	8	\$159,900	\$159,900	\$159,900	100.00%	\$113,600
37	40 Alyson Place	Colonial	2	1	33	\$159,700	\$159,700	\$212,000	132.75%	\$297,000
38	378 Hoover Ave, Unit 150	OneFloor	1	1	17	\$149,500	\$149,500	\$157,000	105.02%	\$107,000
39	352 Hoover Ave, Unit 93	OneFloor	1	0	20	\$139,900	\$139,900	\$150,000	107.22%	\$107,000
40	2 Montgomery Street, Apt 3B	OneFloor	1	1	8	\$120,000	\$120,000	\$120,000	100.00%	\$135,600
41	134 Floyd Avenue	HalfDupl	2	1	12	\$114,900	\$109,900	\$109,250	99.41%	\$142,900



Bloomfield 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	21	22	18	28	41								26
Active Listings	1	10	18	28	31								18
Avg List Price	\$435,000	\$303,660	\$320,300	\$319,144	\$366,250								\$348,871
Avg Sales Price	\$299,356	\$279,612	\$323,494	\$360,718	\$311,639								\$314,964
Days on Market	45	77	62	53	35								54
Sales Price as % of List Price	68.82%	92.08%	101.00%	113.03%	85.09%								92%
Under Contract	4	66	21	46	59								39

1 YEAR FLASHBACK

01/01/2017-05/31/2017 vs 01/01/2018 - 05/31/2018

	2017	2018	% Change
# Units Sold	164	130	-20.73%
Avg. Days on Market	80	51	-36.25%
Avg. Sales Price	\$275,530	\$315,520	14.57%



Bloomfield Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
LP	\$270,844	\$287,546	\$289,630	\$290,209
SP	\$266,346	\$284,989	\$285,411	\$294,113
LP to SP Ratio	98.34%	99.11%	98.54%	101.35%

