

B L O O M F I E L D

Market Snapshot

SOLD in June 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	418-4 Essex Avenue	Colonial	6	4.1	27	\$749,000	\$749,000	\$715,000	95.46%	\$587,300
2	21 Darling Avenue	Colonial	3	2.1	15	\$479,000	\$479,000	\$518,000	108.14%	\$369,000
3	10 Ernst Avenue	Colonial	3	1.2	18	\$469,000	\$469,000	\$510,000	108.74%	\$383,800
4	106 Overlook Terrace	Colonial	3	2.1	9	\$469,000	\$469,000	\$525,000	111.94%	\$415,300
5	47 Haines Drive	Colonial	3	1.1	10	\$469,000	\$469,000	\$600,000	127.93%	\$376,600
6	56 Red Maple Avenue	SplitLev	4	2	17	\$459,000	\$459,000	\$491,000	106.97%	\$337,000
7	165 Raab Avenue	Colonial	3	2	18	\$449,000	\$449,000	\$473,500	105.46%	\$352,800
8	17 Winsor Place	Colonial	4	3.1	14	\$449,000	\$449,000	\$600,000	133.63%	\$318,200
9	450 Broughton Avenue	CapeCod	3	2.1	28	\$439,900	\$439,900	\$443,000	100.70%	\$247,700
10	404 Essex Avenue	Colonial	3	1.1	13	\$425,000	\$425,000	\$471,500	110.94%	\$359,900
11	81 Day Street	Colonial	3	2.1	17	\$409,900	\$409,900	\$419,000	102.22%	\$333,400
12	72 West Passaic Avenue	Colonial	4	1.1	35	\$399,000	\$399,000	\$400,000	100.25%	\$292,300
13	28 Ferncliff Road	Tudor	4	1.2	24	\$395,000	\$375,000	\$387,500	103.33%	\$351,000
14	31 Comley Place	Colonial	3	1.1	15	\$389,000	\$389,000	\$395,000	101.54%	\$307,900
15	121 Newark Avenue	Colonial	4	2.1	46	\$389,000	\$379,000	\$385,000	101.58%	\$247,600
16	34 Yantecaw Avenue	Colonial	3	1	14	\$389,000	\$389,000	\$402,000	103.34%	\$314,900
17	30 Este Place	SplitLev	3	1.1	14	\$379,000	\$379,000	\$397,500	104.88%	\$294,000
18	17 Pilch Street	Colonial	3	2	166	\$349,000	\$329,000	\$327,000	99.39%	\$282,600
19	236 Franklin Street	Colonial	4	1.1	29	\$349,000	\$324,999	\$343,000	105.54%	\$251,900
20	58 Greenbrook Drive	TwEndUn	3	2.1	10	\$349,000	\$349,000	\$361,000	103.44%	\$313,700
21	132 Lindbergh Boulevard	Colonial	3	1.1	18	\$349,000	\$349,000	\$358,000	102.58%	\$360,800
22	26 Beverly Road	SplitLev	3	2.1	23	\$348,000	\$348,000	\$360,000	103.45%	\$307,200
23	24 Grove Street	Colonial	3	2.1	23	\$345,000	\$345,000	\$375,000	108.70%	\$192,200
24	281 Montgomery Street	Colonial	3	2.1	23	\$345,000	\$345,000	\$365,000	105.80%	\$244,900
25	44 Bromley Place	CapeCod	3	2	10	\$339,900	\$339,900	\$365,000	107.38%	\$262,600
26	130 Parkway West	Colonial	3	1.1	13	\$339,000	\$339,000	\$370,000	109.14%	\$213,800
27	69 Ivanhoe Terrace	Ranch	3	1.1	36	\$325,000	\$325,000	\$330,018	101.54%	\$236,100
28	29 Walter Street	Colonial	3	1	14	\$315,000	\$315,000	\$340,000	107.94%	\$254,600
29	30 Union Place	Colonial	2	1.1	32	\$299,999	\$299,999	\$290,000	96.67%	\$230,700

*Bloomfield June SOLDS Continued on Next Page

"ACTIVE" Listings in Bloomfield

as of 06/30/2018

Number of Units: 72
 Average List Price: \$330,802
 Average Days on Market: 96

"UNDER CONTRACT" Listings in Bloomfield

as of 06/30/2018

Number of Units: 85
 Average List Price: \$305,906
 Average Days on Market: 59

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
30	117 Liberty Street, Unit C	MultiFlr	2	2.2	22	\$299,000	\$299,000	\$299,000	100.00%	\$260,800
31	47 West Passaic Avenue	Detached	3	1.1	95	\$289,982	\$289,982	\$280,000	96.56%	\$266,400
32	502 East Passaic Avenue	Colonial	3	1	35	\$289,900	\$289,900	\$293,000	101.07%	\$235,600
33	126 North 17th Street	Colonial	3	2	50	\$289,900	\$289,900	\$275,000	94.86%	\$216,700
34	7 Pine Street	Colonial	3	1	38	\$289,000	\$289,000	\$285,000	98.62%	\$255,500
35	110 Summit Avenue	CapeCod	4	2	19	\$288,880	\$288,880	\$320,678	111.01%	\$257,600
36	26 Daka Court	Ranch	2	1	46	\$280,000	\$280,000	\$265,000	94.64%	\$221,700
37	163 Ampere Parkway	Colonial	3	2.1	20	\$279,900	\$279,900	\$317,000	113.25%	\$238,700
38	43 Llewellyn Avenue	Colonial	4	2	24	\$279,900	\$279,900	\$290,000	103.61%	\$244,000
39	39 Hudson Place	CapeCod	3	1	20	\$279,000	\$279,000	\$290,000	103.94%	\$222,000
40	55 Ridge Avenue	Colonial	3	2	32	\$275,000	\$275,000	\$294,000	106.91%	\$279,700
41	20-24 Clark Place	AFrame	3	1.1	17	\$275,000	\$275,000	\$230,000	83.64%	\$246,800
42	38 Williamson Avenue	Victrian	3	1.1	21	\$274,000	\$274,000	\$274,000	100.00%	\$238,900
43	133 Ridge Avenue	CapeCod	4	1	14	\$265,500	\$265,500	\$305,000	114.88%	\$241,800
44	6 Lobell Court	Colonial	3	1	182	\$259,900	\$254,900	\$240,000	94.15%	\$289,500
45	380 Belleville Avenue	Colonial	4	1.1	26	\$250,000	\$250,000	\$235,000	94.00%	\$248,100
46	278 Ampere Parkway	Colonial	3	2	52	\$207,900	\$187,900	\$208,500	110.96%	\$207,800
47	216 Darling Avenue	Duplex	2	1	9	\$199,900	\$199,900	\$225,000	112.56%	\$180,100
48	316 Hoover Avenue, Unit 53	FirstFlr	2	1	19	\$199,500	\$199,500	\$205,000	102.76%	\$136,600
59	100 Watsessing Avenue, Apt. 8	OneFloor	2	2	17	\$189,900	\$189,900	\$195,000	102.69%	\$146,000
50	110 Thomas Street	AFrame	4	1.1	45	\$180,000	\$180,000	\$180,000	100.00%	\$220,200
51	171 Ampere Parkway	Colonial	3	1	85	\$179,900	\$174,900	\$170,000	97.20%	\$192,000
52	49 Park Ave, Unit 23	OneFloor	1	1	8	\$169,900	\$169,900	\$166,000	97.70%	\$134,200
53	50 John Street, Apt 2A	OneFloor	2	1	47	\$164,900	\$164,900	\$180,000	109.16%	\$155,200
54	298 Hoover Avenue, Unit 26	OneFloor	1	1	8	\$149,900	\$149,900	\$163,000	108.74%	\$115,800
55	374 Hoover Avenue, Unit 136	OneFloor	1	1	10	\$145,000	\$145,000	\$153,500	105.86%	\$107,000
56	156 Leslie Street	Colonial	3	1	38	\$119,900	\$119,900	\$130,000	108.42%	\$210,200
57	72 Floyd Avenue	Colonial	3	1	15	\$110,000	\$110,000	\$150,000	136.36%	\$173,400

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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	57							22
Active Listings	1	10	18	28	31	29							15
Avg List Price	\$435,000	\$303,660	\$320,300	\$319,144	\$366,250	\$338,413							\$290,726
Avg Sales Price	\$299,356	\$279,612	\$323,494	\$360,718	\$311,639	\$332,205							\$262,470
Days on Market	45	77	62	53	35	30							45
Sales Price as % of List Price	68.82%	92.08%	101.00%	113.03%	85.09%	98.17%							76.67%
Under Contract	4	66	21	46	59	44							33

1 YEAR FLASHBACK

01/01/2017-06/30/2017 vs 01/01/2018 - 06/30/2018

	2017	2018	% Change
# Units Sold	227	187	-17.62%
Avg. Days on Market	70	45	-35.71%
Avg. Sales Price	\$287,664	\$320,606	11.45%



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%

