

Bloomfield

January 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	100 Watsessing Avenue	OneFloor	2	2.0	370	\$144,900	\$79,900	\$60,000	75.09%	\$187,100	0.32
2	292 Hoover Avenue Unit 5	FixrUppr	1	0.0	8	\$85,000	\$85,000	\$83,500	98.24%	\$128,000	0.65
3	14-18 Lawrence Street Apt 1A	OneFloor	2	1.0	99	\$99,000	\$99,000	\$85,000	85.86%	\$152,300	0.56
4	230 N 17th Street	Duplex	2	1.0	185	\$114,900	\$96,000	\$98,000	102.08%	\$145,400	0.67
5	394 Hoover Avenue Unit 181	MultiFlr	1	1.0	51	\$122,000	\$122,000	\$115,000	94.26%	\$121,400	0.95
6	25 Columbus St*	RanchRas	2	2.0	206	\$169,000	\$137,000	\$137,000	100.00%	\$260,000	0.53
7	176 Berkeley Avenue	Colonial	4	1.0	21	\$164,900	\$164,900	\$179,950	109.13%	\$310,500	0.58
8	12 Rowe Street	Colonial	3	1.0	53	\$199,000	\$199,000	\$183,000	91.96%	\$266,800	0.69
9	38 Ridge Avenue	CapeCod	2	1.0	107	\$224,900	\$199,000	\$185,000	92.96%	\$208,900	0.89
10	129 Hoover Avenue	Bungalow	3	1.1	30	\$189,900	\$189,900	\$199,000	104.79%	\$266,900	0.75
11	73 Floyd Avenue	Colonial	3	1.1	60	\$196,900	\$196,900	\$205,000	104.11%	\$207,200	0.99
12	22 2nd Street	Colonial	2	1.1	58	\$220,000	\$220,000	\$207,500	94.32%	\$192,700	1.08
13	430 Abington Avenue	Colonial	3	1.1	180	\$235,000	\$235,000	\$225,000	95.74%	\$230,200	0.98
14	39 Hudson Place	CapeCod	3	1.0	11	\$229,000	\$229,000	\$229,000	100.00%	\$222,000	1.03
15	43 Berkeley Place	Colonial	4	1.1	83	\$249,000	\$234,900	\$234,000	99.62%	\$209,900	1.11
16	151 State Street	Colonial	2	1.0	139	\$269,000	\$250,000	\$250,000	100.00%	\$252,100	0.99
17	12 Philips St*	Colonial	3	1.0	276	\$389,000	\$279,500	\$270,000	96.60%	\$302,300	0.89
18	28 Gregory Terrace	CapeCod	3	1.0	67	\$299,000	\$290,000	\$285,000	98.28%	\$226,000	1.26
19	54 Donna Drive	SplitLev	3	2.1	125	\$339,000	\$299,000	\$295,000	98.66%	\$336,400	0.88
20	56 Craig Place	Ranch	3	2.0	45	\$345,000	\$345,000	\$316,000	91.59%	\$326,900	0.97
21	58 Greenbrook Drive	TwndEndUn	3	2.1	135	\$349,000	\$329,000	\$325,000	98.78%	\$338,700	0.96
22	23 Elmbrook Place	SplitLev	3	2.1	173	\$389,000	\$335,000	\$330,000	98.51%	\$306,300	1.08
23	10 Huck Road	SplitLev	3	2.1	122	\$349,999	\$340,000	\$335,000	98.53%	\$335,900	1.00
24	135 Lindbergh Boulevard	Colonial	3	1.1	37	\$359,900	\$359,900	\$350,000	97.25%	\$351,300	1.00
25	30 Ernst Avenue	Colonial	3	1.1	177	\$419,000	\$369,500	\$351,000	94.99%	\$359,200	0.98

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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26	82 Maolis Avenue	Colonial	5	3.0	28	\$359,900	\$359,900	\$365,000	101.42%	\$299,300	1.22
27	27 Fairway Street	Colonial	4	2.1	122	\$375,000	\$375,000	\$370,000	98.67%	\$354,400	1.04
28	73 Yale Street	Colonial	3	1.1	25	\$375,000	\$375,000	\$376,000	100.27%	\$332,800	1.13
29	7 Church Street	Colonial	3	2.1	158	\$529,000	\$449,000	\$430,000	95.77%	\$325,200	1.32
AVERAGE					109	\$268,628	\$249,769	\$243,929	97.15%		0.91

"ACTIVE" LISTINGS IN BLOOMFIELD

Number of Units: 120
Average List Price: \$267,384
Average Days on Market: 153

"UNDER CONTRACT" LISTINGS IN BLOOMFIELD

Number of Units: 67
Average List Price: \$251,802
Average Days on Market: 149

Bloomfield 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	109												109
List Price	\$249,769												\$249,769
Sales Price	\$243,929												\$243,929
Sales Price as a % of List Price	97.15%												97.15%
Sales Price to	0.91												0.91
# Units Sold	29												29
Active Listings	120												120
Under Contracts	67												67

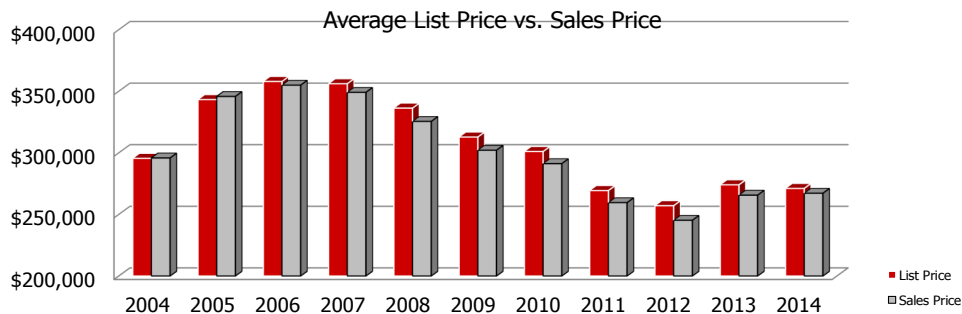
Flashback! YTD 2013 vs YTD 2015

	2014	2015	% Change
Days on Market	86	109	26.34%
Sales Price	\$344,738	\$243,929	-29.24%
Sales Price as a % of List Price	99.88%	97.15%	-2.73%

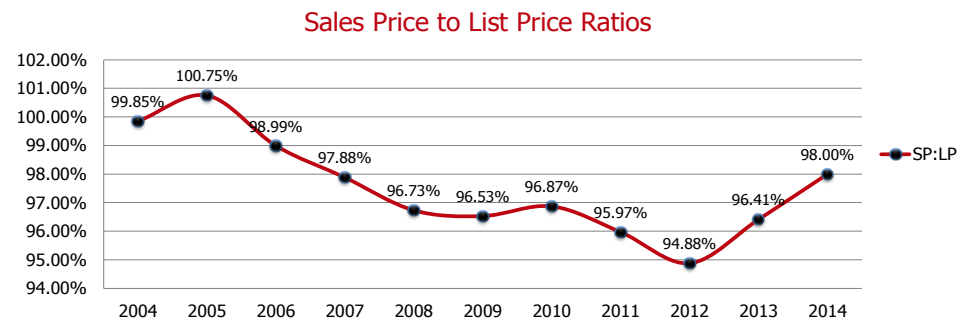


	2014	2015	% Change
# Units Sold	13	29	123.08%
Active Listings	NA	120	
Under Contracts	NA	67	

Bloomfield Yearly Market Trends



Bloomfield Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$295,500	\$343,180	\$357,923	\$356,076	\$336,602	\$312,795	\$301,053	\$269,363	\$257,073	\$274,022	\$271,092
SP	\$295,832	\$345,775	\$354,939	\$349,097	\$325,491	\$302,114	\$291,230	\$259,554	\$245,230	\$265,649	\$267,185

