

# Bloomfield

## May 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	87 Chester Avenue	Colonial	3	2.1	13	\$90,000	\$85,000	\$85,000	100.00%	\$222,800	0.38
2	224 Newark Avenue	Colonial	4	2.0	43	\$108,900	\$108,900	\$110,000	101.01%	\$254,200	0.43
3	70 Florence Avenue	CapeCod	3	1.0	371	\$159,000	\$151,000	\$155,500	102.98%	\$227,300	0.68
4	50 Walnut Street	Colonial	3	1.0	28	\$168,300	\$168,300	\$168,300	100.00%	\$298,900	0.56
5	86 N 15th Street	Duplex	2	2.0	181	\$185,000	\$165,000	\$169,000	102.42%	\$157,300	1.07
6	76 Lakewood Terrace	CapeCod	2	1.0	11	\$225,000	\$225,000	\$220,000	97.78%	\$207,500	1.06
7	12 Rowe Street	Colonial	3	1.1	33	\$149,999	\$249,999	\$240,000	96.00%	\$245,200	0.98
8	23 Bolten Place	Colonial	3	2.0	140	\$305,000	\$242,900	\$250,000	102.92%	\$309,500	0.81
9	379 E Passaic Avenue	CapeCod	4	2.0	28	\$250,000	\$250,000	\$250,000	100.00%	\$246,300	1.02
10	39 Yantecaw Avenue	Colonial	3	1.1	14	\$279,000	\$279,000	\$291,000	104.30%	\$342,400	0.85
11	71 Hoover Avenue	Colonial	3	2.0	171	\$310,000	\$299,000	\$295,000	98.66%	\$243,900	1.21
12	32 Rector Place	CapeCod	4	2.0	51	\$329,000	\$299,000	\$305,000	102.01%	\$309,400	0.99
13	1690 Broad Street	Colonial	3	2.0	31	\$299,000	\$299,000	\$315,000	105.35%	\$299,400	1.05
14	20 Waverly Terrace	Colonial	3	2.0	17	\$300,000	\$300,000	\$320,000	106.67%	\$257,900	1.24
15	15 Clinton Street	Colonial	4	2.2	13	\$318,900	\$330,000	\$344,000	104.24%	\$226,400	1.52
16	108 Sylvan Road	Colonial	3	1.1	59	\$339,000	\$339,000	\$350,000	103.24%	\$302,300	1.16
17	14 Doris Place	SplitLev	3	2.1	41	\$369,999	\$369,999	\$370,000	100.00%	\$289,900	1.28
18	6 Aldon Terrace	Colonial	4	1.0	28	\$375,000	\$359,000	\$382,000	106.41%	\$331,700	1.15
19	404 Essex Avenue	Colonial	3	1.1	13	\$379,900	\$379,900	\$395,500	104.11%	\$347,200	1.14
20	43 Barnett Street	Colonial	3	1.1	14	\$409,000	\$409,000	\$407,000	99.51%	\$334,000	1.22
21	95 Evergreen Avenue	Colonial	4	2.1	11	\$360,000	\$360,000	\$421,000	116.94%	\$301,400	1.40
22	29 Alyson Place	Ranch	3	3.0	21	\$417,000	\$417,000	\$422,500	101.32%	\$344,700	1.23
23	32 Hyde Road	Colonial	3	2.0	40	\$399,900	\$399,900	\$440,000	110.03%	\$377,200	1.17
AVERAGE					60	\$283,778	\$281,996	\$291,557	102.87%		1.03

### **"ACTIVE" LISTINGS IN BLOOMFIELD**

Number of Units:	193
Average List Price:	\$284,159
Average Days on Market:	111

### **"UNDER CONTRACT" LISTINGS IN BLOOMFIELD**

Number of Units:	113
Average List Price:	\$269,021
Average Days on Market:	103

# 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	87	116	84	60								93
List Price	\$249,769	\$314,123	\$287,916	\$324,623	\$281,996								\$285,148
Sales Price	\$243,929	\$307,945	\$280,220	\$316,889	\$291,557								\$281,855
Sales Price as a % of List Price	97.15%	96.87%	96.23%	97.42%	102.87%								98.19%
Sales Price to Assessed Value	0.91	1.09	1.00	1.04	1.03								1.00
# Units Sold	29	11	25	18	23								106
Active Listings	120	139	158	174	193								157
Under Contracts	67	73	74	108	113								87

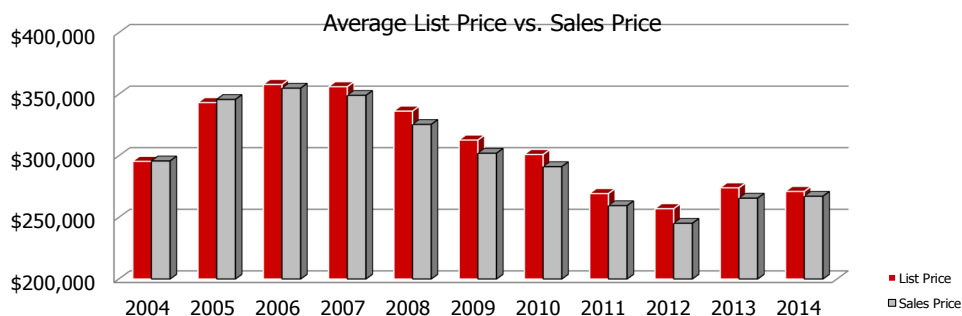
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	90	93	3.32%
Sales Price	\$261,755	\$281,855	7.68%
Sales Price as a % of List Price	96.78%	98.19%	1.45%

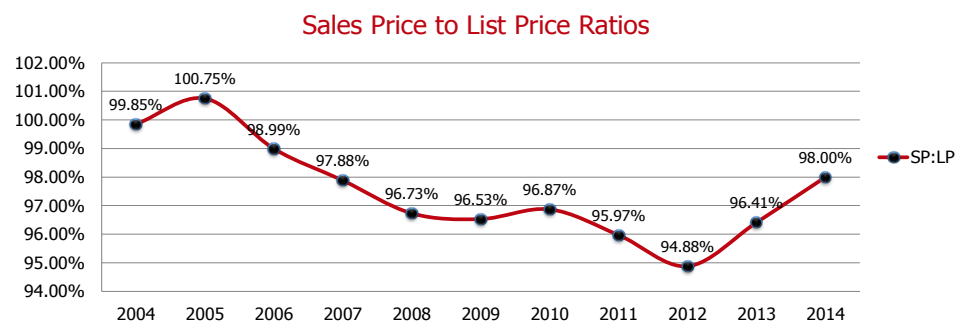


	2014	2015	% Change
# Units Sold	97	106	9.28%
Active Listings	N/A	193	
Under Contracts	N/A	113	

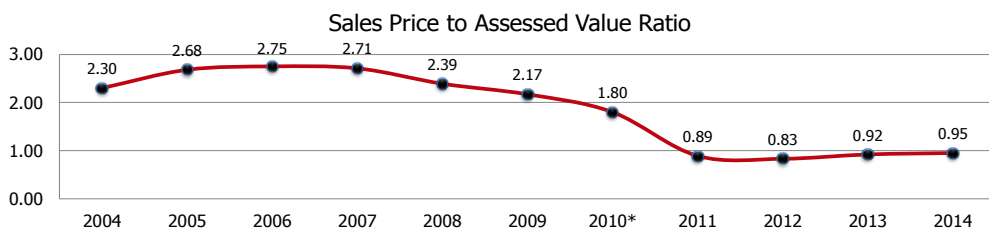
## Bloomfield Yearly Market Trends



## Bloomfield Yearly Market Trends

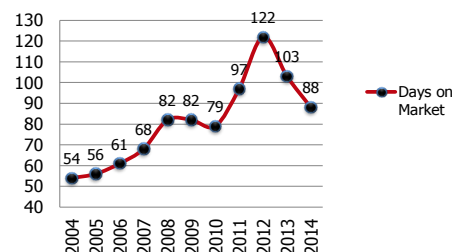


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$295,500	\$343,180	\$357,923	\$356,076	\$336,602	\$312,795	\$301,053	\$269,363	\$257,073	\$274,022	\$271,092
SP	\$295,832	\$345,775	\$354,939	\$349,097	\$325,491	\$302,114	\$291,230	\$259,554	\$245,230	\$265,649	\$267,185



\*2010 Property tax re-evaluation

### Average Days on Market



### Number of Units Sold

