

# Bloomfield

## October 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34 John Street Apt 3C	OneFloor	2	1.0	119	\$239,000	\$234,000	\$225,000	96.15%	\$146,200	1.54
2	78 Farrandale Avenue	Colonial	3	1.0	10	\$205,000	\$205,000	\$231,107	112.74%	\$209,300	1.10
3	168 Jerome Place	Colonial	2	2.0	82	\$287,500	\$287,500	\$275,000	95.65%	\$235,300	1.17
4	208 Jerome Place	CapeCod	3	1.1	22	\$290,000	\$290,000	\$300,000	103.45%	\$229,900	1.30
5	74 Baldwin Place	Colonial	4	3.0	104	\$299,000	\$299,000	\$310,000	103.68%	\$277,100	1.12
6	158 Broughton Avenue	Colonial	3	1.0	9	\$295,000	\$295,000	\$325,000	110.17%	\$288,000	1.13
7	222 Newark Avenue	Colonial	4	2.0	32	\$325,000	\$325,000	\$335,000	103.08%	\$233,800	1.43
8	12 Norwood Place	Colonial	3	1.0	14	\$299,999	\$299,999	\$335,000	111.67%	\$221,800	1.51
9	41 Lakewood Terrace	CapeCod	3	1.0	23	\$339,900	\$339,900	\$339,900	100.00%	\$246,900	1.38
10	4 E Liberty Street	Colonial	2	1.1	89	\$350,000	\$344,900	\$345,000	100.03%	\$217,000	1.59
11	2 Oakland Avenue	CapeCod	3	1.0	13	\$329,900	\$329,900	\$349,000	105.79%	\$251,300	1.39
12	16 Broad Terrace	Colonial	3	1.0	14	\$299,000	\$299,000	\$350,016	117.06%	\$274,900	1.27
13	24 Rector Place	CapeCod	4	2.0	15	\$312,500	\$312,500	\$355,000	113.60%	\$317,100	1.12
14	17 Fritz Street	Colonial	3	2.0	18	\$343,455	\$343,455	\$360,000	104.82%	\$295,200	1.22
15	125 Montgomery Street	Colonial	4	1.0	1	\$356,000	\$356,000	\$362,000	101.69%	\$343,200	1.05
16	32 Willow Street	Colonial	3	2.0	64	\$385,000	\$385,000	\$368,000	95.58%	\$287,300	1.28
17	214 Newark Avenue	Colonial	3	2.0	58	\$369,000	\$369,000	\$375,000	101.63%	\$255,100	1.47
18	10 Lobell Court	Colonial	3	1.1	15	\$379,000	\$379,000	\$379,000	100.00%	\$233,100	1.63
19	89 Pilch Street	Colonial	3	1.0	39	\$399,900	\$399,900	\$385,000	96.27%	\$248,500	1.55
20	41 Maolis Avenue	Colonial	2	1.0	11	\$325,000	\$325,000	\$385,000	118.46%	\$274,000	1.41
21	276 Berkeley Avenue	Colonial	3	1.1	11	\$324,777	\$324,777	\$385,000	118.54%	\$336,400	1.14
22	75 Claremont Avenue	Colonial	2	1.1	23	\$399,000	\$399,000	\$389,000	97.49%	\$275,700	1.41
23	28 Florence Avenue	Colonial	3	1.0	13	\$349,000	\$349,000	\$389,900	111.72%		
24	21 Martin Street	Colonial	3	2.0	90	\$419,900	\$399,900	\$405,000	101.28%	\$230,000	1.76
25	26 Morton Street	Colonial	4	1.2	52	\$429,000	\$399,000	\$415,000	104.01%	\$297,100	1.40

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26	125 Demarest Avenue	Colonial	3	1.2	13	\$370,000	\$370,000	\$415,000	112.16%	\$365,100	1.14
27	16 Ferncliff Road	Colonial	3	1.0	8	\$369,000	\$369,000	\$430,000	116.53%	\$411,900	1.04
28	129 Demarest Avenue	Colonial	3	1.1	14	\$434,900	\$434,900	\$435,000	100.02%	\$387,200	1.12
29	33 Glenfield Road	Colonial	6	3.0	20	\$447,988	\$447,988	\$460,000	102.68%	\$432,200	1.06
30	582 Broad Street	Colonial	3	2.0	14	\$425,000	\$425,000	\$465,000	109.41%	\$360,200	1.29
31	98 Hazelwood Road	Colonial	3	1.1	95	\$515,000	\$499,000	\$469,000	93.99%	\$319,400	1.47
32	749 Broad Street	Colonial	4	2.0	8	\$419,900	\$419,900	\$495,000	117.89%	\$434,800	1.14
33	31 Washington Place	Colonial	5	3.0	1	\$515,000	\$515,000	\$515,000	100.00%	\$382,400	1.35
34	124 Belleville Avenue	Colonial	3	2.2	9	\$469,000	\$469,000	\$543,000	115.78%	\$341,300	1.59
35	23 Hyde Road	Colonial	4	1.1	15	\$449,000	\$449,000	\$545,000	121.38%	\$381,400	1.43
36	78 Collins Avenue	Colonial	3	1.1	10	\$449,900	\$449,900	\$555,000	123.36%	\$412,900	1.34
37	149 Whittel Avenue	Colonial	4	2.1	10	\$489,000	\$489,000	\$555,000	113.50%	\$369,800	1.50
38	33 Elm Street	Colonial	4	3.0	119	\$539,000	\$539,000	\$556,250	103.20%		
39	51 Haines Drive	Colonial	3	1.1	10	\$525,000	\$525,000	\$601,000	114.48%	\$413,100	1.45
40	95 Williamson Avenue	Colonial	5	4.0	22	\$629,900	\$629,900	\$620,000	98.43%		
41	54 Mountain Avenue	Tudor	3	1.1	7	\$549,000	\$549,000	\$626,000	114.03%	\$469,200	1.33
42	452 Essex Avenue	Colonial	3	2.1	18	\$599,900	\$599,900	\$628,000	104.68%	\$436,000	1.44
43	34 Perry Road	SplitLev	3	2.1	26	\$599,000	\$599,000	\$720,000	120.20%	\$439,000	1.64
44	36 Whittier Terrace	Colonial	5	3.1	31	\$675,000	\$675,000	\$725,000	107.41%	\$479,300	1.51
AVERAGE					32	\$405,030	\$403,300	\$432,527	107.13%		1.35

### *"Active"* Listings in Bloomfield

Number of Units: 52  
 Average List Price: \$404,681  
 Average Days on Market: 54

### *"Under Contract"* Listings in Bloomfield

Number of Units: 108  
 Average List Price: \$402,668  
 Average Days on Market: 28

# Bloomfield 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	61	43	67	37	49	51	28	43	23	32			41
List Price	\$325,894	\$332,667	\$321,341	\$429,820	\$369,000	\$365,216	\$399,092	\$400,470	\$411,286	\$403,300			\$378,809
Sales Price	\$319,876	\$338,940	\$322,115	\$429,820	\$379,963	\$368,942	\$417,327	\$427,195	\$433,590	\$432,527			\$393,659
SP:LP%	98.50%	101.44%	99.88%	104.66%	102.57%	100.46%	104.10%	106.16%	104.87%	107.13%			103.34%
SP to AV	1.33	1.38	1.23	1.38	1.46	1.34	1.42	1.47	1.50	1.35			1.40
# Units Sold	39	24	24	20	24	33	33	43	60	44			344
3 Mo Rate of Ab	1.82	1.60	1.95	1.71	1.89	2.48	2.30	1.61	1.65	1.11			1.81
Active Listings	46	49	54	40	52	55	62	50	57	52			52
Under Contracts	59	61	67	61	62	77	102	115	103	108			82

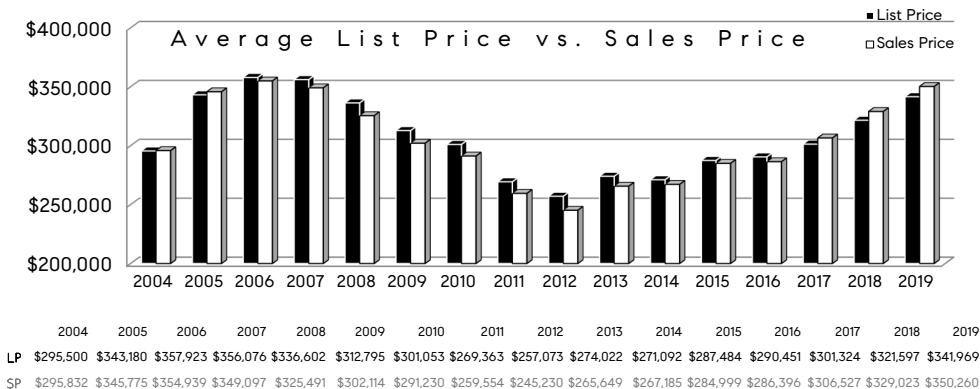
## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	46	41	-10.06%
Sales Price	\$344,926	\$393,659	14.13%
LP:SP	102.10%	103.34%	1.22%
SP:AV	1.33	1.40	5.30%



YTD	2019	2020	% Change
# Units Sold	357	344	-3.64%
Rate of Ab 3 Mo	1.93	1.11	-42.49%
Actives	65	52	-20.00%
Under Contracts	75	108	44.00%

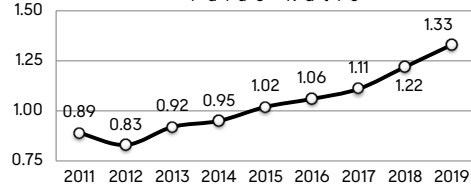
## Bloomfield Yearly Market Trends



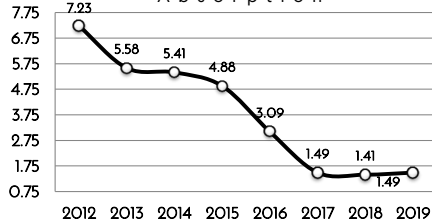
## Bloomfield Yearly Market Trends



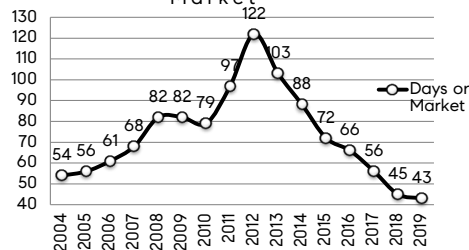
## Sales Price to Assessed Value Ratio



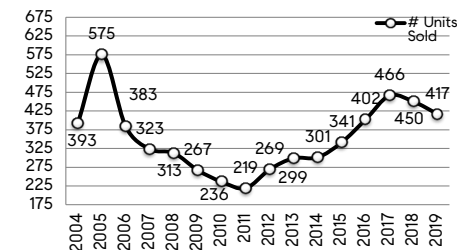
## 12 Month Rate of Absorption



## Average Days on Market



## Number of Units Sold



\*2010 Property tax re-evaluation

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

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Not intended to solicit a property already listed.