

Bloomfield

December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	172 Belleville Avenue A-204	TwnIntUn	1	1.0	24	\$155,000	\$155,000	\$145,000	93.55%	\$135,700	1.07
2	374 Hoover Avenue Unit 133	OneFloor	2	1.0	11	\$199,000	\$199,000	\$210,500	105.78%	\$212,000	0.99
3	231 Broughton Avenue	CapeCod	3	1.0	277	\$189,900	\$245,000	\$215,000	87.76%	\$223,500	0.96
4	38 John Street Apt 3A	OneFloor	2	1.0	27	\$249,900	\$249,900	\$252,500	101.04%	\$213,200	1.18
5	168 Glenwood Avenue	Colonial	2	1.1	84	\$219,000	\$235,000	\$259,000	110.21%	\$199,300	1.30
6	140 Harrison Street	Colonial	2	1.1	21	\$279,900	\$279,900	\$279,000	99.68%	\$231,200	1.21
7	111 Spruce Street	Aframe	3	2.0	71	\$269,000	\$269,000	\$279,000	103.72%	\$292,800	0.95
8	56 Prospect Street	Colonial	3	1.0	21	\$275,000	\$275,000	\$280,000	101.82%	\$168,500	1.66
9	106 N Fulton Street	Colonial	3	1.1	14	\$259,900	\$259,900	\$280,000	107.73%	\$255,000	1.10
10	20 Baldwin Place	Contemp	3	2.0	29	\$325,000	\$325,000	\$318,500	98.00%	\$241,200	1.32
11	55 E Almira Street	Colonial	3	1.1	17	\$309,000	\$309,000	\$327,500	105.99%	\$252,700	1.30
12	21 Collins Avenue	Colonial	3	1.1	35	\$400,000	\$365,000	\$350,000	95.89%	\$385,400	0.91
13	21 Valentine Road	CapeCod	3	2.0	21	\$329,900	\$329,900	\$350,000	106.09%	\$287,100	1.22
14	68 Davis Avenue	Colonial	3	2.0	9	\$315,000	\$315,000	\$350,000	111.11%	\$376,700	0.93
15	29 Oak Street	Colonial	3	1.0	8	\$324,900	\$324,900	\$360,000	110.80%	\$289,600	1.24
16	191 Watsessing Avenue	Colonial	3	2.1	181	\$379,000	\$375,000	\$375,000	100.00%	\$301,800	1.24
17	64 Bellevue Terrace	CapeCod	3	2.0	45	\$410,000	\$395,000	\$375,000	94.94%	\$330,200	1.14
18	27 Henry Street	Colonial	3	2.0	16	\$365,000	\$365,000	\$375,000	102.74%	\$257,200	1.46
19	502 E Passaic Avenue	Colonial	3	1.0	15	\$349,000	\$349,000	\$380,000	108.88%	\$292,900	1.30
20	59 Linden Avenue	Colonial	3	2.0	10	\$364,900	\$364,900	\$390,000	106.88%	\$367,600	1.06
21	10 Norwood Place	Colonial	3	1.1	8	\$379,000	\$379,000	\$390,000	102.90%	\$363,100	1.07
22	37 Olive Street	Duplex	3	3.1	23	\$395,000	\$395,000	\$395,000	100.00%	\$333,800	1.18
23	50 Beekman Street	Colonial	3	3.1	59	\$399,000	\$399,000	\$399,000	100.00%	\$333,300	1.20
24	56 Summit Avenue	Colonial	3	1.1	21	\$439,900	\$399,999	\$400,000	100.00%	\$324,400	1.23
25	1 High Street	Colonial	3	2.1	25	\$367,500	\$367,500	\$403,000	109.66%	\$321,600	1.25

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26	38 Walter Street	Colonial	4	2.2	46	\$419,900	\$419,900	\$415,000	98.83%	\$314,100	1.32
27	203 Montgomery Street	Colonial	5	2.1	90	\$424,900	\$424,900	\$415,000	97.67%	\$301,000	1.38
28	124 Garner Avenue	Colonial	3	2.0	202	\$435,000	\$435,000	\$435,000	100.00%	\$317,000	1.37
29	22 Gracel Street	SplitLev	3	2.0	66	\$429,900	\$429,900	\$435,000	101.19%	\$344,900	1.26
30	56 Hyde Road	Colonial	3	2.0	54	\$439,000	\$439,000	\$440,000	100.23%	\$345,900	1.27
31	85 Davis Avenue	Colonial	3	2.0	12	\$399,000	\$399,000	\$451,000	113.03%	\$398,000	1.13
32	466 Beardsley Avenue	Colonial	4	2.0	37	\$429,000	\$419,000	\$453,000	108.11%	\$302,000	1.50
33	491 Beardsley Avenue	Colonial	3	3.0	9	\$449,999	\$449,999	\$455,000	101.11%	\$312,900	1.45
34	236 Berkeley Avenue	Colonial	5	2.1	17	\$419,000	\$455,000	\$455,000	100.00%	\$312,000	1.46
35	73 Collins Avenue	Colonial	3	1.0	30	\$439,000	\$439,000	\$465,000	105.92%	\$342,400	1.36
36	306 Belleville Avenue	Colonial	4	1.1	46	\$449,000	\$435,000	\$465,000	106.90%	\$325,900	1.43
37	40 Eaton Place	Colonial	3	1.1	31	\$459,000	\$459,000	\$465,000	101.31%	\$396,400	1.17
38	276 W Passaic Avenue	Colonial	3	1.1	29	\$449,000	\$449,000	\$468,000	104.23%	\$365,700	1.28
39	44 Waverly Terrace	Colonial	5	1.1	50	\$444,000	\$444,000	\$470,000	105.86%	\$337,600	1.39
40	659 E Passaic Avenue	Colonial	3	1.2	11	\$475,000	\$475,000	\$491,000	103.37%	\$386,500	1.27
41	46 Yantecaw Avenue	Colonial	3	1.1	21	\$489,000	\$489,000	\$495,000	101.23%	\$430,400	1.15
42	9 Elston Street	Colonial	3	2.1	10	\$459,000	\$459,000	\$501,000	109.15%	\$441,800	1.13
43	10 Aldon Terrace	Tudor,	4	1.1	8	\$459,000	\$459,000	\$503,926	109.79%	\$484,900	1.04
44	12 Fitzherbert Street	CapeCod	3	3.0	14	\$479,000	\$479,000	\$510,000	106.47%	\$360,500	1.41
45	11 Holly Court	Colonial	3	2.1	6	\$500,000	\$500,000	\$510,000	102.00%	\$509,900	1.00
46	7 Lobell Court	Colonial	5	2.1	23	\$449,000	\$449,000	\$512,300	114.10%	\$435,200	1.18
47	24 Woodland Road	Colonial	4	3.0	70	\$549,000	\$524,900	\$515,000	98.11%	\$395,600	1.30
48	15 Irwin Place	Colonial	3	1.1	18	\$465,000	\$465,000	\$515,000	110.75%	\$380,300	1.35
49	211 Sylvan Road	Colonial	4	2.1	10	\$465,900	\$465,900	\$535,000	114.83%	\$427,000	1.25
50	15 Leo Terrace	Colonial	4	1.1	23	\$499,000	\$499,000	\$545,000	109.22%	\$409,900	1.33

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51	33 Rossen Place	Colonial	3	3.1	25	\$550,000	\$550,000	\$550,000	100.00%	\$487,500	1.13
52	11 Alexander Avenue	Colonial	3	2.0	10	\$449,000	\$449,000	\$553,000	123.16%	\$350,400	1.58
53	131 Evans Road	Colonial	4	2.1	19	\$549,900	\$549,900	\$555,000	100.93%	\$510,500	1.09
54	14 Ferncliff Road	Tudor	4	2.1	9	\$479,999	\$479,999	\$555,000	115.63%	\$445,100	1.25
55	466 Essex Avenue	Tudor	3	1.1	13	\$575,900	\$575,900	\$590,000	102.45%	\$509,200	1.16
56	130 W Passaic Avenue	Colonial	3	2.1	23	\$599,000	\$599,000	\$599,000	100.00%	\$410,100	1.46
57	391 Essex Avenue	Tudor	3	2.2	13	\$549,000	\$549,000	\$612,500	111.57%	\$521,800	1.17
58	2 Dalebrook Road	SplitLev	4	3.1	14	\$615,000	\$615,000	\$660,000	107.32%	\$443,300	1.49
59	46 Cleveland Terrace	Colonial	5	2.1	8	\$549,000	\$549,000	\$660,000	120.22%	\$443,200	1.49
60	41 Glenfield Road	RanchRas	3	2.1	13	\$589,000	\$589,000	\$749,000	127.16%	\$469,000	1.60
AVERAGE					36	\$413,818	\$413,237	\$435,695	104.95%		1.25

"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	19	36	38
List Price	\$325,894	\$332,667	\$321,341	\$429,820	\$369,000	\$365,216	\$399,092	\$400,470	\$411,286	\$403,300	\$399,862	\$413,237	\$385,423
Sales Price	\$319,876	\$338,940	\$322,115	\$429,820	\$379,963	\$368,942	\$417,327	\$427,195	\$433,590	\$432,527	\$429,069	\$435,695	\$402,649
SP:LP%	98.50%	101.44%	99.88%	104.66%	102.57%	100.46%	104.10%	106.16%	104.87%	107.13%	106.05%	104.95%	103.81%
SP to AV	1.33	1.38	1.23	1.38	1.46	1.34	1.42	1.47	1.50	1.35	1.31	1.25	1.37
# Units Sold	39	24	24	20	24	33	33	43	60	44	42	60	446
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	1.05	0.81	1.67
Active Listings	46	49	54	40	52	55	62	50	57	52	51	36	50
Under Contracts	59	61	67	61	62	77	102	115	103	108	93	68	81

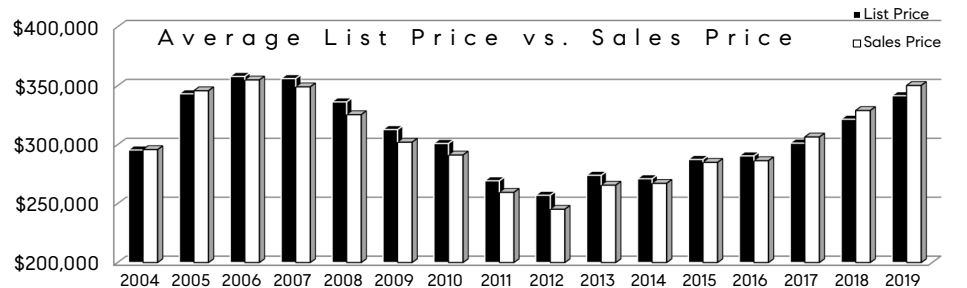
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	43	38	-12.00%
Sales Price	\$350,260	\$402,649	14.96%
LP:SP	102.12%	103.81%	1.66%
SP:AV	1.33	1.37	2.94%



YTD	2019	2020	% Change
# Units Sold	417	446	6.95%
Rate of Ab 3 Mo	2.65	0.81	-69.43%
Actives	58	36	-37.93%
Under Contracts	57	68	19.30%

Bloomfield Yearly Market Trends

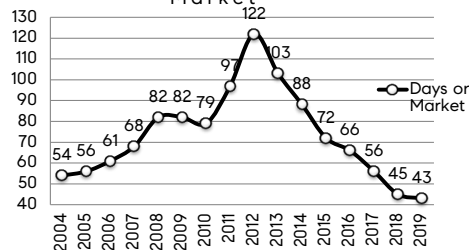


Year	List Price	Sales Price
2004	\$295,500	\$295,832
2005	\$343,180	\$345,775
2006	\$357,923	\$354,939
2007	\$356,076	\$349,097
2008	\$336,602	\$325,491
2009	\$312,795	\$302,114
2010	\$301,053	\$291,230
2011	\$269,363	\$259,554
2012	\$257,073	\$245,230
2013	\$274,022	\$265,649
2014	\$271,092	\$267,185
2015	\$287,484	\$284,999
2016	\$290,451	\$286,396
2017	\$301,324	\$306,527
2018	\$321,597	\$329,023
2019	\$341,969	\$350,260

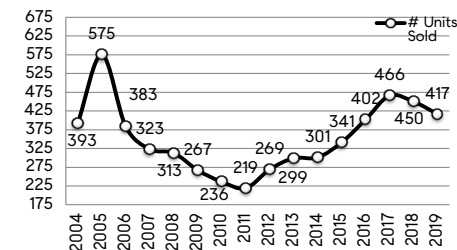
Bloomfield Yearly Market Trends



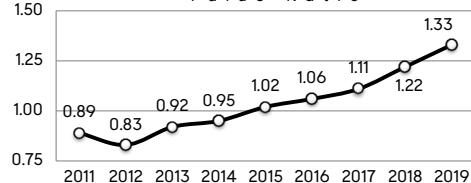
Average Days on Market



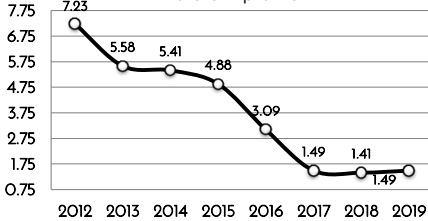
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*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.