



# Scotch Plains

## September 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	37 Eastham Village	TwnIntUn	2	2.1	25	\$345,000	\$345,000	\$328,000	95.07%	\$80,900	4.05
2	2063 Newark Avenue	CapeCod	2	1.1	50	\$369,900	\$369,900	\$350,000	94.62%	\$88,300	3.96
3	30 Village Park Court	TwnIntUn	2	1.1	21	\$338,900	\$338,900	\$350,000	103.28%	\$63,500	5.51
4	2091 Portland Avenue	CapeCod	4	2.0	25	\$339,000	\$339,000	\$353,000	104.13%	\$90,600	3.90
5	331 Haven Avenue	Ranch	3	2.1	29	\$359,900	\$359,900	\$355,000	98.64%	\$99,400	3.57
6	2361 Mountain Avenue	CapeCod	3	1.0	17	\$335,000	\$335,000	\$355,000	105.97%	\$83,400	4.26
7	35 Tisbury Village	TwnIntUn	3	2.1	8	\$375,000	\$375,000	\$360,000	96.00%	\$85,600	4.21
8	24 Eastham Village	TwnIntUn	2	2.1	49	\$379,000	\$379,000	\$370,000	97.63%	\$80,400	4.60
9	2300 Belvedere Drive	CapeCod	4	1.1	23	\$395,000	\$395,000	\$390,000	98.73%	\$82,200	4.74
10	806 Donato Circle	TwnIntUn	2	2.1	14	\$394,500	\$394,500	\$392,500	99.49%	\$96,300	4.08
11	1670 Raritan Road	CapeCod	4	1.0	5	\$399,000	\$399,000	\$415,000	104.01%	\$108,300	3.83
12	42 Maddeket	TwnEndUn	3	2.1	5	\$415,000	\$415,000	\$416,000	100.24%	\$100,400	4.14
13	1215 Maple Hill Road	Colonial	3	2.0	30	\$572,000	\$572,000	\$455,000	79.55%	\$101,600	4.48
14	1120 Hetfield Avenue	Ranch	3	2.0	19	\$479,000	\$479,000	\$485,000	101.25%	\$88,200	5.50
15	10 Johnson Street	Colonial	3	2.0	8	\$479,900	\$479,900	\$495,000	103.15%	\$63,800	7.76
16	334 Park View Drive	Colonial	4	2.0	28	\$509,000	\$509,000	\$500,000	98.23%	\$84,800	5.90
17	541 Forest Road	CapeCod	4	2.0	10	\$500,000	\$500,000	\$505,000	101.00%	\$104,500	4.83
18	1071 Hetfield Avenue	Colonial	3	1.1	7	\$499,900	\$499,900	\$507,000	101.42%	\$60,400	8.39
19	2030 Birch Street	CapeCod	4	2.0	14	\$515,000	\$515,000	\$510,000	99.03%	\$94,800	5.38
20	11 Homestead Terrace	Colonial	3	1.2	13	\$510,000	\$510,000	\$510,000	100.00%	\$125,500	4.06
21	1991 Portland Avenue	SplitLev	4	2.0	52	\$529,000	\$529,000	\$529,000	100.00%	\$87,000	6.08
22	1985 Westfield Avenue	Colonial	3	2.1	11	\$537,000	\$537,000	\$540,000	100.56%	\$77,600	6.96
23	1708 King Street	Colonial	3	2.0	17	\$549,000	\$549,000	\$553,000	100.73%	\$100,600	5.50
24	425 Farley Avenue	Custom	4	2.1	14	\$539,900	\$539,900	\$575,000	106.50%	\$73,500	7.82
25	212 Byrd Avenue	Bi-Level	4	2.0	11	\$569,900	\$569,900	\$580,000	101.77%	\$96,800	5.99
26	2116 Cheyenne Way	SplitLev	3	2.0	10	\$579,999	\$579,999	\$585,000	100.86%	\$97,800	5.98
27	26 Homestead Terrace	CapeCod	5	2.0	93	\$699,000	\$599,990	\$595,000	99.17%	\$137,300	4.33
28	1955 Parkwood Terrace	Colonial	5	2.1	88	\$634,900	\$614,900	\$600,000	97.58%	\$152,300	3.94
29	15 Autumn Drive	Colonial	4	2.1	82	\$664,999	\$649,900	\$624,000	96.01%	\$154,600	4.04
30	362 Westfield Road	Colonial	5	2.2	156	\$699,000	\$689,000	\$675,000	97.97%		



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31	218 Mountainview Avenue	Colonial	4	2.2	175	\$729,900	\$700,000	\$680,000	97.14%	\$163,900	4.15
32	2116 Bayberry Lane	SplitLev	4	2.1	12	\$675,000	\$675,000	\$701,000	103.85%	\$155,200	4.52
33	6 Laurie Court	Colonial	3	3.1	29	\$750,000	\$750,000	\$725,000	96.67%	\$182,800	3.97
34	1952 Inverness Drive	SplitLev	5	4.0	49	\$750,000	\$750,000	\$730,000	97.33%	\$146,900	4.97
35	1666 Frank Street	Colonial	4	2.1	147	\$750,000	\$740,000	\$740,000	100.00%	\$158,000	4.68
36	1851 Wood Road	Colonial	5	3.2	40	\$850,000	\$799,000	\$775,180	97.02%	\$184,400	4.20
37	1083 Lenape Way	Colonial	6	3.1	105	\$839,900	\$839,900	\$790,000	94.06%	\$192,900	4.10
38	311 Evergreen Boulevard	Colonial	4	3.1	91	\$869,900	\$849,900	\$840,000	98.84%		
39	18 Ditzel Farm Court	Contemp	4	3.1	34	\$929,000	\$899,999	\$850,000	94.44%	\$200,000	4.25
40	5 Treeview Circle	Colonial	4	3.1	7	\$839,000	\$839,000	\$876,000	104.41%	\$140,700	6.23
41	14 Wedgewood Way	Colonial	5	4.1	52	\$899,000	\$899,000	\$890,000	99.00%	\$230,400	3.86
42	14 Winchester Drive	Colonial	5	2.1	15	\$950,000	\$950,000	\$915,000	96.32%	\$229,000	4.00
43	1561 Cooper Road	Colonial	5	3.1	208	\$1,100,000	\$1,100,000	\$950,000	86.36%		
44	1965 W Broad Street	Colonial	5	3.1	17	\$995,000	\$995,000	\$995,000	100.00%		
45	8 Jenna Court	Colonial	5	4.1	39	\$1,075,000	\$1,075,000	\$1,075,000	100.00%	\$215,400	4.99
46	3 Little Falls Way	Colonial	5	4.1	43	\$1,299,900	\$1,299,900	\$1,257,300	96.72%	\$251,500	5.00
47	1410 Rahway Road	Custom	4	5.1	16	\$2,600,000	\$2,600,000	\$2,558,500	98.40%		
AVERAGE					43	\$668,389	\$662,347	\$651,180	98.79%		4.92

### "Active" Listings in Scotch Plains

Number of Units: 68  
 Average List Price: \$780,395  
 Average Days on Market: 59

### "Under Contract" Listings in Scotch Plains

Number of Units: 54  
 Average List Price: \$724,428  
 Average Days on Market: 54

# Scotch Plains 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	53	69	74	27	47	41	52	38	43				47
List Price	\$664,465	\$532,848	\$539,941	\$645,175	\$537,638	\$679,052	\$623,953	\$581,296	\$662,347				\$611,785
Sales Price	\$651,832	\$523,761	\$530,076	\$633,044	\$527,810	\$656,499	\$606,963	\$580,265	\$651,180				\$600,776
SP:LP%	98.79%	98.41%	97.85%	98.32%	98.32%	97.09%	97.91%	100.01%	98.79%				98.55%
SP to AV	4.18	4.49	4.41	5.01	4.67	4.85	4.56	4.96	4.92				4.73
# Units Sold	17	21	17	16	24	29	30	48	47				249
3 Mo Rate of Ab	3.09	3.83	4.62	4.33	5.18	3.88	2.89	1.81	1.52				3.46
Active Listings	79	84	75	90	91	78	72	52	68				77
Under Contracts	41	51	54	42	61	71	88	76	54				60

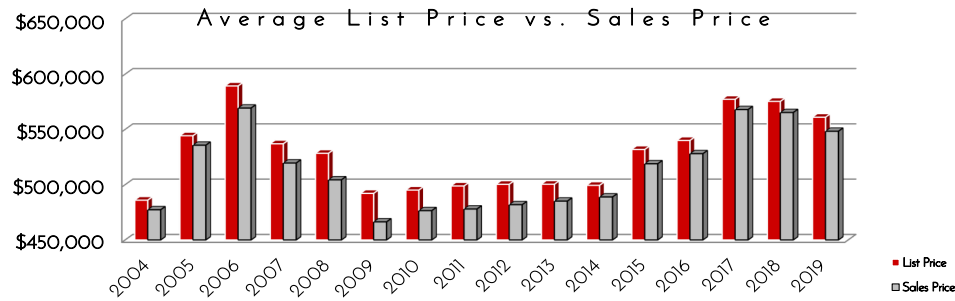
## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	46.6	47.1	1.14%
Sales Price	\$551,344	\$600,776	8.97%
LP:SP	97.999%	98.548%	0.56%
SP:AV	4.68	4.73	1.18%

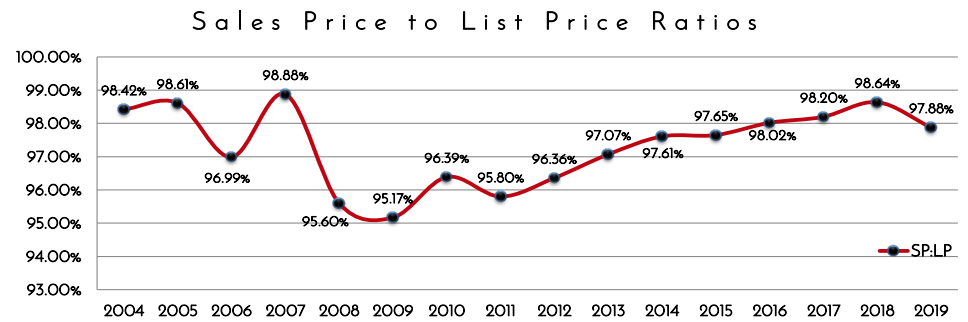


YTD	2019	2020	% Change
# Units Sold	250	249	-0.40%
Rate of Ab 3 Mo	3.98	1.52	-61.81%
Actives	98	68	-30.61%
Under Contracts	47	54	14.89%

## Scotch Plains Yearly Market Trends

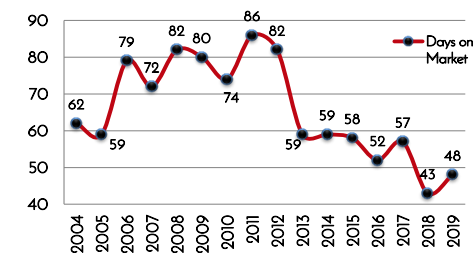


## Scotch Plains Yearly Market Trends

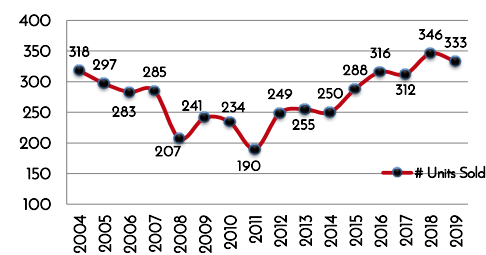


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$485,986	\$544,238	\$589,314	\$536,982	\$528,385	\$492,127	\$495,126	\$498,809	\$500,326	\$500,393	\$635,524	\$531,872	\$540,025	\$577,215	\$575,340	\$561,034
SP	\$477,295	\$535,717	\$569,316	\$504,372	\$504,372	\$466,348	\$476,512	\$477,992	\$481,875	\$485,130	\$658,227	\$518,915	\$528,027	\$567,965	\$565,290	\$548,349

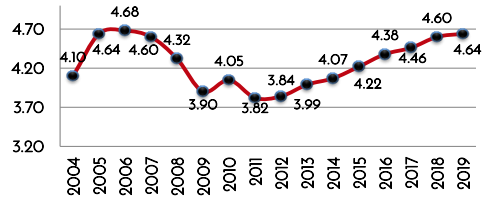
## Average Days on Market



## Number of Units Sold



## Sales Price to Assessed Value Ratio



## 12 Month Rate of Absorption

