

Scotch Plains

January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	530 Park Avenue	TwnIntUn	1	1.0	11	\$230,000	\$230,000	\$240,000	104.35%	\$40,700	5.90
2	415 Willow Avenue	CapeCod	4	2.1	1	\$330,000	\$330,000	\$330,000	100.00%	\$70,500	4.68
3	536 Westfield Road	CapeCod	3	1.0	28	\$399,900	\$379,900	\$350,000	92.13%	\$85,200	4.11
4	344 Willow Avenue	Ranch	3	1.0	13	\$419,000	\$419,000	\$420,000	100.24%	\$56,800	7.39
5	6 Canterbury Drive	SplitLev	3	2.1	18	\$429,900	\$429,900	\$445,000	103.51%	\$98,500	4.52
6	2715 Plainfield Avenue	Colonial	4	2.1	62	\$515,000	\$485,000	\$485,000	100.00%	\$76,700	6.32
7	370 Park View Drive	CapeCod	3	2.0	7	\$499,000	\$499,000	\$505,000	101.20%	\$89,100	5.67
8	2081 Westfield Road Circle	Colonial	3	2.0	13	\$475,000	\$475,000	\$512,000	107.79%	\$90,100	5.68
9	2280 Westfield Avenue	Colonial	4	1.3	5	\$499,000	\$499,000	\$518,400	103.89%	\$106,900	4.85
10	2077 Algonquin Drive	SplitLev	3	1.1	5	\$515,000	\$515,000	\$550,000	106.80%	\$100,800	5.46
11	2341 Coles Avenue	Colonial	3	1.1	5	\$550,000	\$550,000	\$600,000	109.09%	\$99,700	6.02
12	4 Judy Lane	Custom	3	2.1	53	\$625,000	\$615,000	\$615,000	100.00%	\$130,000	4.73
13	1627 Frank Street	Ranch	3	3.0	16	\$620,000	\$620,000	\$618,000	99.68%	\$143,900	4.29
14	2675 Deer Path	Ranch	4	2.0	26	\$600,000	\$600,000	\$636,888	106.15%	\$126,700	5.03
15	5 Aberdeen Road	Colonial	4	3.0	40	\$719,000	\$719,000	\$710,000	98.75%	\$158,800	4.47
16	1 Michael Lane	Colonial	4	2.1	70	\$759,900	\$749,900	\$720,000	96.01%	\$192,100	3.75
17	19 Clydesdale Road	Colonial	4	2.1	25	\$800,000	\$800,000	\$765,000	95.63%	\$167,200	4.58
18	17 Chiplou Lane	Ranch	4	2.0	10	\$769,500	\$769,500	\$804,000	104.48%	\$175,800	4.57
19	19 Winchester Drive	Colonial	5	3.1	222	\$899,900	\$899,900	\$820,500	91.18%	\$210,000	3.91
20	11 Kevin Road	Ranch	4	3.1	11	\$825,000	\$825,000	\$860,000	104.24%	\$175,000	4.91
21	935 Raritan Road	Colonial	5	3.0	22	\$975,000	\$975,000	\$965,000	98.97%	\$189,000	5.11
22	21 Marion Lane	Colonial	5	4.1	34	\$1,295,000	\$1,295,000	\$1,262,500	97.49%	\$270,000	4.68
AVERAGE					32	\$625,005	\$621,823	\$624,195	100.98%		5.03

"Active" Listings in Scotch Plains

Number of Units: 49
 Average List Price: \$785,583
 Average Days on Market: 54

"Under Contract" Listings in Scotch Plains

Number of Units: 54
 Average List Price: \$671,593
 Average Days on Market: 57

Scotch Plains 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32												32
List Price	\$621,823												\$621,823
Sales Price	\$624,195												\$624,195
SP:LP%	100.98%												100.98%
SP to AV	5.03												5.03
# Units Sold	22												22
3 Mo Rate of Ab	1.96												1.96
Active Listings	49												49
Under Contracts	54												54

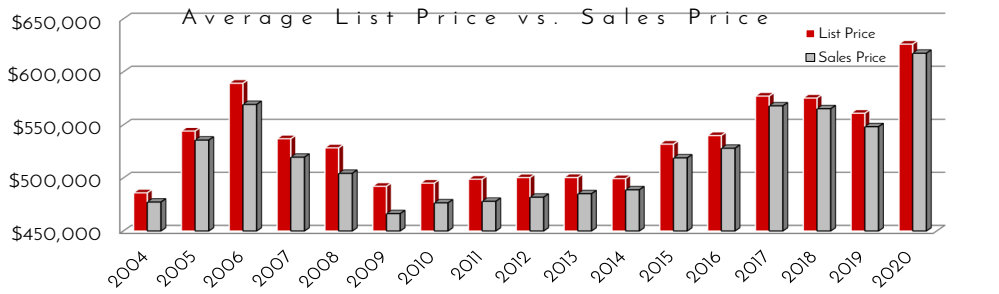
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	53	32	-40.42%
Sales Price	\$651,832	\$624,195	-4.24%
LP:SP	98.785%	100.981%	2.22%
SP:AV	4.18	5.03	20.29%

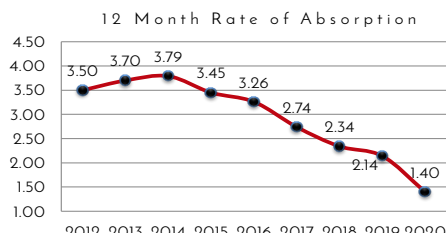
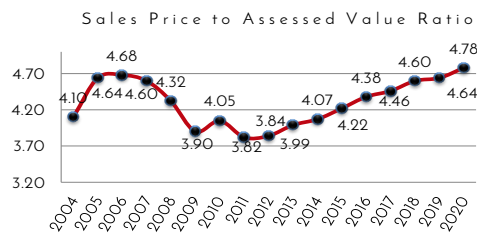


YTD	2020	2021	% Change
# Units Sold	17	22	29.41%
Rate of Ab 3 Mo	3.09	1.96	-36.57%
Actives	79	49	-37.97%
Under Contracts	41	54	31.71%

Scotch Plains Yearly Market Trends

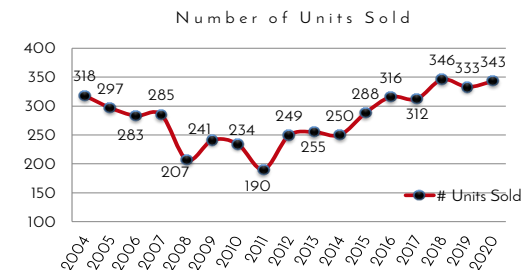
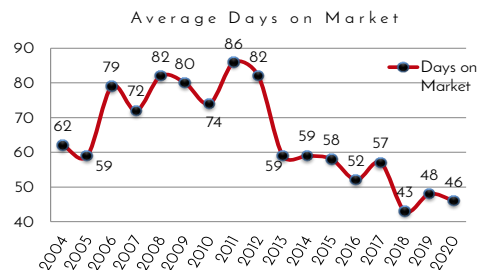
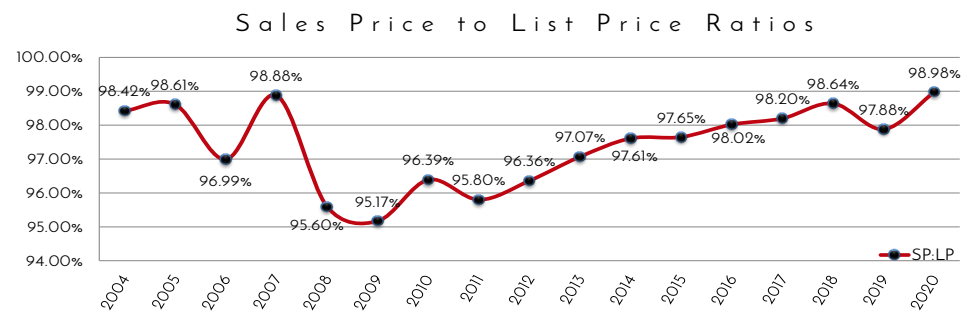


Year	LP	SP
2004	\$485,986	\$477,295
2005	\$544,238	\$535,717
2006	\$536,314	\$569,316
2007	\$536,982	\$504,372
2008	\$528,385	\$504,372
2009	\$492,127	\$466,348
2010	\$495,196	\$476,512
2011	\$498,809	\$477,992
2012	\$500,326	\$481,875
2013	\$500,393	\$485,130
2014	\$635,524	\$658,227
2015	\$531,872	\$518,913
2016	\$540,025	\$528,027
2017	\$577,215	\$567,965
2018	\$575,340	\$565,290
2019	\$561,034	\$548,349
2020	\$626,196	\$617,612



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

Scotch Plains Yearly Market Trends



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Not intended to solicit a property already listed.