



Scotch Plains

July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	325 Forest Road	SplitLev	2	1.1	25	\$329,000	\$339,000	\$355,000	104.72%	\$71,300	4.98
2	2083 Westfield Avenue	Colonial	3	1.1	14	\$375,000	\$375,000	\$381,000	101.60%	\$67,900	5.61
3	1734 Front Street	CapeCod	3	1.0	9	\$399,900	\$399,900	\$410,000	102.53%	\$73,500	5.58
4	1151 Hetfield Avenue	Colonial	3	1.1	14	\$447,999	\$447,999	\$442,000	98.66%	\$70,900	6.23
5	2396 Bryant Avenue	Colonial	3	1.1	26	\$439,000	\$439,000	\$450,000	102.51%	\$91,700	4.91
6	1619 Front Street	Bi-Level	3	1.1	13	\$439,000	\$439,000	\$462,000	105.24%	\$77,300	5.98
7	344 Myrtle Avenue	Colonial	4	2.0	14	\$460,000	\$460,000	\$475,000	103.26%	\$68,200	6.96
8	2306 Longfellow Avenue	CapeCod	3	2.0	10	\$439,000	\$439,000	\$519,000	118.22%	\$86,700	5.99
9	556 Sterling Place	Ranch	3	2.0	44	\$549,000	\$530,000	\$525,000	99.06%	\$116,900	4.49
10	331 Haven Avenue	Ranch	5	2.1	12	\$529,800	\$529,800	\$526,000	99.28%	\$99,400	5.29
11	389 Montague Avenue	Colonial	3	1.1	5	\$519,900	\$519,900	\$545,000	104.83%	\$90,600	6.02
12	2214 Mountain Avenue	SplitLev	3	2.0	49	\$549,999	\$549,999	\$560,000	101.82%	\$87,700	6.39
13	440 William Street	Colonial	3	2.1	16	\$559,900	\$559,900	\$572,000	102.16%	\$100,800	5.67
14	2212 Jersey Avenue	SplitLev	3	2.1	12	\$549,000	\$549,000	\$581,000	105.83%	\$89,700	6.48
15	936 Crestwood Road	Colonial	4	2.0	18	\$550,000	\$550,000	\$600,000	109.09%	\$119,600	5.02
16	1406 Sylvan Lane	SplitLev	4	2.2	39	\$750,000	\$750,000	\$665,000	88.67%	\$176,000	3.78
17	13 Green Hickory Hill	Colonial	4	2.1	41	\$689,900	\$689,900	\$670,000	97.12%	\$214,700	3.12
18	2242 Woodland Terrace	SplitLev	4	2.1	1	\$659,900	\$659,900	\$680,000	103.05%	\$154,900	4.39
19	2360 Redwood Road	SplitLev	3	2.1	9	\$699,000	\$699,000	\$699,000	100.00%	\$127,100	5.50
20	1724 Oakwood Terrace	Bi-Level	4	2.1	20	\$650,000	\$650,000	\$705,017	108.46%	\$118,600	5.94
21	1982 W Broad Street	Colonial	4	2.1	16	\$725,000	\$725,000	\$710,000	97.93%	\$114,400	6.21
22	1287 White Oak Road	SplitLev	3	2.1	3	\$649,000	\$649,000	\$720,000	110.94%	\$125,400	5.74
23	1832 Chapel Road	RanchExp	4	3.0	10	\$695,000	\$695,000	\$730,000	105.04%	\$126,900	5.75
24	2083 Princeton Avenue	Colonial	4	1.2	7	\$659,000	\$659,000	\$760,100	115.34%	\$103,900	7.32
25	14 Jacobs Lane	Ranch	4	2.1	13	\$765,000	\$765,000	\$816,000	106.67%	\$155,000	5.26

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26	15 Shirewood Drive	Colonial	4	3.1	9	\$859,000	\$859,000	\$879,726	102.41%	\$190,400	4.62
27	427 Montague Avenue	Colonial	4	2.2	107	\$879,900	\$879,900	\$879,900	100.00%		
28	2529 Tack Circle	Colonial	5	3.1	8	\$899,999	\$899,999	\$900,000	100.00%		
29	1438 Graymill Drive	SplitLev	4	3.1	8	\$850,000	\$850,000	\$900,000	105.88%	\$134,700	6.68
30	8 Morgan Way	Colonial	4	3.1	6	\$828,000	\$828,000	\$901,000	108.82%	\$180,400	4.99
31	2098 Nicholl Avenue	Colonial	4	2.1	32	\$969,000	\$969,000	\$969,000	100.00%		
32	607 Taylors Way	Colonial	4	3.1	53	\$969,000	\$969,000	\$981,450	101.28%		
33	54 Highlander Drive	SplitLev	5	3.0	68	\$1,050,000	\$999,999	\$1,025,000	102.50%	\$178,800	5.73
34	24 Blackbirch Road	Colonial	5	3.0	12	\$1,099,000	\$1,099,000	\$1,150,000	104.64%	\$214,600	5.36
35	2264 Westfield Avenue	Custom	5	4.1	6	\$1,099,000	\$1,099,000	\$1,152,000	104.82%	\$176,300	6.53
36	8 Clydesdale Road	Colonial	4	2.1	8	\$1,149,000	\$1,149,000	\$1,200,000	104.44%	\$203,300	5.90
37	2 Shirewood Drive	Custom	6	4.0	35	\$1,299,999	\$1,299,999	\$1,200,000	92.31%	\$247,400	4.85
38	1129 Hetfield Avenue	Colonial	5	4.0	15	\$1,200,000	\$1,200,000	\$1,200,000	100.00%		
39	1 Frances Lane	Colonial	4	4.1	7	\$1,249,000	\$1,249,000	\$1,249,000	100.00%	\$251,600	4.96
AVERAGE					21	\$730,236	\$728,723	\$747,313	103.05%		5.54

"Active" Listings in Scotch Plains

Number of Units: 51
 Average List Price: \$772,770
 Average Days on Market: 47

"Under Contract" Listings in Scotch Plains

Number of Units: 69
 Average List Price: \$745,152
 Average Days on Market: 34

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	49	47	51	36	14	21						33
List Price	\$621,823	\$654,556	\$552,716	\$629,772	\$655,586	\$755,405	\$728,723						\$665,845
Sales Price	\$624,195	\$649,000	\$559,023	\$631,189	\$650,970	\$779,060	\$747,313						\$674,267
SP:LP%	100.98%	99.33%	101.02%	101.20%	100.51%	104.24%	103.05%						101.84%
SP to AV	5.03	4.98	4.89	4.85	5.34	5.49	5.54						5.21
# Units Sold	22	16	31	25	29	38	39						200
3 Mo Rate of Ab	1.96	1.79	1.29	1.32	1.65	1.64	1.47						1.59
Active Listings	49	36	35	41	51	44	51						44
Under Contracts	54	64	70	74	69	73	69						68

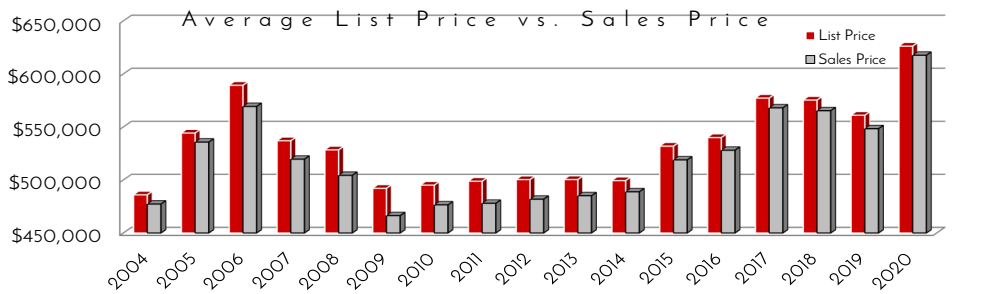
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	51	33	-35.58%
Sales Price	\$591,785	\$674,267	13.94%
LP:SP	98.019%	101.836%	3.89%
SP:AV	4.60	5.21	13.11%

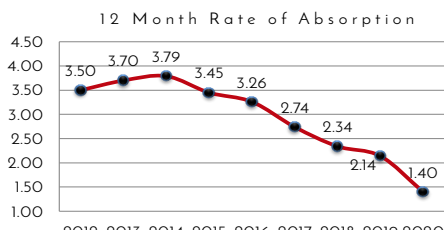
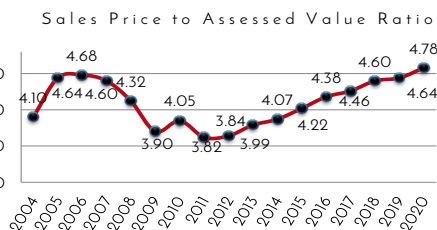


YTD	2020	2021	% Change
# Units Sold	154	200	29.87%
Rate of Ab 3 Mo	2.89	1.47	-49.13%
Actives	72	51	-29.17%
Under Contracts	88	69	-21.59%

Scotch Plains Yearly Market Trends

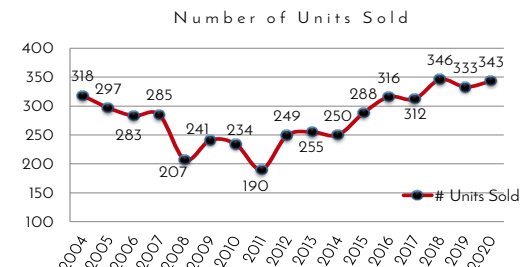
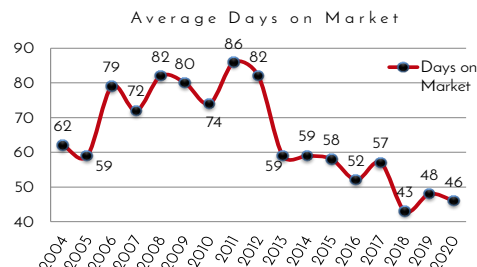
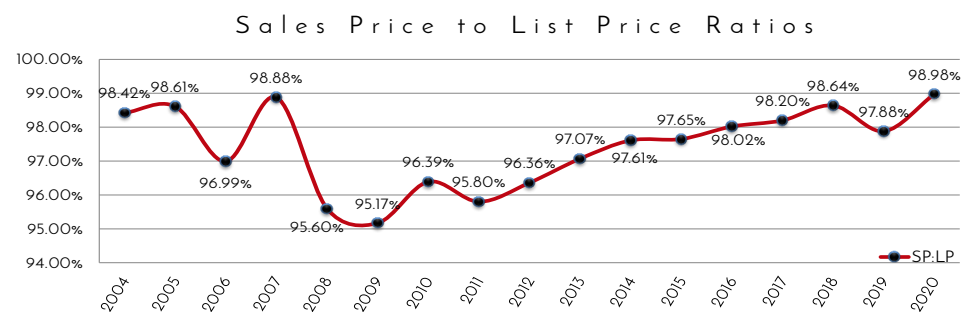


Year	LP	SP
2004	\$485,986	\$477,295
2005	\$544,238	\$535,717
2006	\$536,982	\$569,316
2007	\$528,385	\$504,372
2008	\$492,127	\$504,372
2009	\$495,196	\$466,348
2010	\$498,809	\$476,512
2011	\$500,326	\$477,992
2012	\$500,393	\$481,875
2013	\$635,524	\$485,130
2014	\$531,872	\$658,227
2015	\$540,025	\$518,913
2016	\$577,215	\$528,027
2017	\$755,405	\$567,965
2018	\$728,723	\$565,290
2019	\$779,060	\$548,349
2020	\$747,313	\$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.