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May 2018 Real Estate Market Activity - Cranford

#	Property Address	Style	#BR	#BA	Original List Price (OLP)	List Price (LP)	Sale Price (SP)	Total Assessed Value (AV)	Closed Date	DOM	SP:OLP	SP:LP	SP:AV	
1	803 Springfield Ave	Colonial	3	1.1	\$519,000	\$519,000	\$522,017	\$187,800	5/31/2018	9	100.58%	100.58%	2.78	
2	31 Elise St*	CapeCod	2	1	\$167,500	\$167,500	\$170,000	\$84,700	5/14/2018	80	101.49%	101.49%	2.01	
3	154 Mohawk Dr*	CapeCod	4	2	\$514,000	\$514,000	\$524,000	\$161,500	5/1/2018	8	101.95%	101.95%	3.24	
4	332 Manor Ave*	CapeCod	3	2	\$449,000	\$449,000	\$452,000	\$158,500	5/1/2018	8	100.67%	100.67%	2.85	
5	42 Iroquois Rd*	CapeCod	3	2	\$445,000	\$445,000	\$455,000	\$167,400	5/16/2018	6	102.25%	102.25%	2.72	
6	319 Elizabeth Ave*	Colonial	3	1.1	\$465,000	\$465,000	\$430,000	\$178,600	5/11/2018	186	92.47%	92.47%	2.41	
7	108 Orange Ave*	Colonial	4	2	\$549,000	\$498,500	\$475,000	\$204,500	5/3/2018	118	86.52%	95.29%	2.32	
8	9 Arnet Pl*	Colonial	5	2.1	\$659,000	\$629,000	\$605,000	\$154,200	5/7/2018	118	91.81%	96.18%	3.92	
9	286 Burnside Ave*	Colonial	4	3.1	\$819,900	\$819,900	\$800,000	\$99,000	5/9/2018	71	97.57%	97.57%	8.08	
10	604 Willow St*	Colonial	4	2.1	\$480,000	\$480,000	\$465,000	\$281,700	5/10/2018	31	96.88%	96.88%	1.65	
11	37 Cayuga Rd*	Colonial	4	3.1	\$780,000	\$780,000	\$780,000	\$137,600	5/28/2018	46	100.00%	100.00%	5.67	
12	33 Columbia Ave*	Colonial	3	1.1	\$459,000	\$459,000	\$495,000	\$180,100	5/10/2018	10	107.84%	107.84%	2.75	
13	106 Benjamin St*	Colonial	2	1	\$349,000	\$349,000	\$349,000	\$110,600	5/25/2018	36	100.00%	100.00%	3.16	
14	719 Orange Ave*	Colonial	2	2	\$399,900	\$399,900	\$420,000	\$139,300	5/30/2018	9	105.03%	105.03%	3.02	
15	3 Grant St*	Colonial	4	2.1	\$349,900	\$349,900	\$410,000	\$167,000	5/11/2018	15	117.18%	117.18%	2.46	
16	68 Burnside Ave*	Colonial	3	2	\$495,000	\$495,000	\$495,000	\$167,400	5/21/2018	0	100.00%	100.00%	2.96	
17	15 Park Ter*	HalfDupl	2	1	\$249,000	\$249,000	\$270,000	\$81,100	5/15/2018	10	108.43%	108.43%	3.33	
18	4 Riverside Dr, UNIT 301*	OneFloor	2	1	\$299,900	\$299,900	\$275,000	\$65,000	5/10/2018	166	91.70%	91.70%	4.23	
19	217 Prospect Ave, APT 1-2B*	OneFloor	1	1	\$245,000	\$245,000	\$245,000	\$90,900	5/18/2018	7	100.00%	100.00%	2.70	
20	15 Morse St*	SplitLev	4	2	\$579,500	\$579,500	\$585,000	\$207,100	5/16/2018	8	100.95%	100.95%	2.82	
21	505 Casino Ave*	SplitLev	4	3.1	\$795,000	\$795,000	\$795,000	\$257,400	5/10/2018	12	100.00%	100.00%	3.09	
22	103 Elmora Ave*	SplitLev	3	1.1	\$409,900	\$409,900	\$430,000	\$172,800	5/23/2018	4	104.90%	104.90%	2.49	
23	15B Parkway Vlg*	TwnEndUn ↑	2	1	\$255,000	\$255,000	\$261,000	\$81,100	5/30/2018	22	102.35%	102.35%	3.22	
24	312 Lincoln Park E*	TwnIntUn O	1	1	\$209,900	\$209,900	\$209,900	\$54,500	5/18/2018	2	100.00%	100.00%	3.85	
					\$455,975	\$452,621	\$454,913				40.9	100.44%	100.99%	3.24

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# of Units for the Month	24
Average Original List Price	\$455,975
Average List Price	\$452,621
Average Sale Price	\$454,913
% of Sale Price to Original List Price	100.44%
% of Sale Price to List Price	100.99%
Average Days on Market	41
Sales Price to Assessed Value Ratio	3.24



2018 YTD Real Estate Market Activity - Cranford

Column1	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Houses Sold	12	11	9	15	24								71
Ave. Orig. List Price	\$552,783	\$526,954	\$518,189	\$485,180	\$455,975								\$507,816
Average List Price	\$542,767	\$516,045	\$508,089	\$482,113	\$452,621								\$500,327
Average Sale Price	\$527,308	\$503,365	\$470,878	\$480,660	\$454,913								\$487,425
% of SP to Orig. LP	94.48%	95.06%	93.66%	99.14%	100.44%								96.55%
% of SP to LP	96.45%	97.41%	94.91%	99.66%	100.99%								97.88%
Days on Market	57	44	53	30	41								45
SP to Assessed Value	2.83	2.85	2.67	2.80	3.24								2.88

