Bridgewater

December 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	205 Stratford Place	OneFloor	2	2.0	11	$204,900	$204,900	$200,000	97.61%	$186,800	1.07
2	2712 Lindsley Road	TwnEndUn	2	2.0	30	$229,900	$229,900	$227,000	98.74%	$204,600	1.11
3	8 Harry Road	Ranch	2	1.0	133	$249,000	$229,000	$229,000	100.00%	$245,000	0.93
4	278 Victoria Drive	MultiFlr	1	2.1	81	$282,500	$259,900	$248,500	95.61%	$309,500	0.80
5	812 Porter Way W	TwnEndUn	2	2.0	11	$255,000	$255,000	$250,000	98.04%	$230,000	1.09
6	90 Old York Road	CapeCod	3	2.0	9	$279,900	$279,900	$274,900	98.21%	$230,800	1.19
7	490 Milltown Road	Ranch	4	1.0	11	$299,000	$299,000	$291,000	97.32%	$332,300	0.88
8	474 Hauck Road	Bi-Level	3	1.1	10	$379,000	$379,000	$300,000	79.16%	$409,000	0.73
9	159 Maple Street	CapeCod	3	2.0	25	$349,900	$329,900	$325,000	98.51%	$307,800	1.06
10	82 Poplar Street	Bi-Level	4	1.1	101	$328,000	$327,000	$326,000	99.69%	$281,200	1.16
11	2904 Johnson Circle	TwnIntUn	2	2.1	150	$359,000	$359,000	$347,000	96.66%	$325,200	1.07
12	704 Cedarbrook Road	Bi-Level	4	2.1	16	$349,900	$349,900	$355,000	101.46%	$327,800	1.08
13	828 Park Avenue	CapeCod	3	2.0	57	$379,999	$369,999	$362,500	97.97%	$314,300	1.15
14	4 Bond Street	TwnIntUn	3	2.1	85	$399,999	$394,999	$375,000	94.94%	$354,500	1.06
15	317 Country Club Road	Ranch	3	2.0	27	$379,317	$379,317	$379,317	100.00%	$282,900	1.34
16	702 Bayley Court	TwnIntUn	3	2.1	143	$429,900	$399,500	$382,000	95.62%	$323,200	1.18
17	487 Route 28*	Custom	4	2.1	16	$360,000	$360,000	$400,000	111.11%	$376,900	1.06
18	4506 Patterson Street	MultiFlr	3	2.1	54	$435,000	$427,000	$422,500	98.95%	$351,700	1.20
19	3602 Vroom Drive	TwnIntUn	2	2.1	22	$435,000	$435,000	$426,000	97.93%	$373,900	1.14
20	1262 Washington Valley Road	Ranch	3	2.1	44	$460,000	$435,000	$430,000	98.85%	$386,000	1.11
21	280 Mohawk Trail	Colonial	4	2.1	12	$425,000	$425,000	$435,000	102.35%	$479,900	0.91
22	2235 Washington Valley Road	Ranch	3	1.1	78	$459,900	$459,900	$436,000	94.80%	$419,600	1.04
23	1301 Pinhorn Drive	TwnEndUn	3	2.1	32	$455,000	$455,000	$438,000	96.26%	$356,600	1.23
24	1625 Southbrook Drive	RanchExp	4	3.0	56	$469,900	$469,900	$455,000	96.83%	$469,800	0.97
25	500 Somerville Road	SplitLev	4	2.0	109	$499,999	$489,990	$477,500	97.45%	$385,700	1.24

BERKSHIRE HATHAWAY HomeServices | New Jersey Properties

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26	1367 Roger Avenue	SplitLev	4	2.1	8	$490,000	$490,000	$490,000	100.00%	$416,000	1.18
27	1726 Woodfield Road	Colonial	4	3.0	92	$508,524	$499,524	$499,000	99.90%	$543,000	0.92
28	1044 Eastbrook Road	Bi-Level	4	2.0	8	$559,000	$559,000	$535,000	95.71%	$486,400	1.10
29	120 Linden Street	Colonial	4	2.1	100	$559,000	$559,000	$552,000	98.75%		
30	371 Rolling Knolls Way	Colonial	4	2.1	25	$565,000	$565,000	$560,000	99.12%	$493,900	1.13
31	1216 Mount Horeb Road	Colonial	3	2.1	142	$669,216	$589,216	$575,000	97.59%	$506,900	1.13
32	46 Walters Brook Drive	Colonial	4	2.1	26	$534,000	$534,000	$578,500	108.33%	$614,900	0.94
33	1 Delaney Court	Colonial	4	2.1	24	$639,000	$639,000	$625,000	97.81%	$526,900	1.19
34	1154 Delaware Drive	RanchExp	4	3.1	24	$669,000	$669,000	$643,000	96.11%	$521,100	1.23
35	17 Jenna Drive	Colonial	4	4.0	54	$699,000	$675,000	$662,500	98.15%	$595,000	1.11
36	5 Cory Lane	Colonial	5	3.0	0	$699,000	$699,000	$675,000	96.57%	$599,600	1.13
37	657 Foothill Road	Colonial	6	3.0	307	$827,657	$779,657	$720,000	92.35%		
38	6 Black Court	Colonial	4	3.1	78	$799,000	$779,000	$755,000	96.92%	$788,800	0.96
39	6 Hawkes Court	Ranch	4	4.1	231	$1,095,000	$998,500	$938,000	93.94%	$992,900	0.94
40	3 Hawkes Court	Colonial	4	4.1	63	$1,100,000	$1,100,000	$970,000	88.18%	$802,500	1.21
	AVERAGE				63	$489,185	$478,448	$464,255	97.59%		1.08

"ACTIVE" Listings in Bridgewater

Number of Units: 122
Average List Price: $598,092
Average Days on Market: 89

"UNDER CONTRACT" Listings in Bridgewater

Number of Units: 70
Average List Price: $486,786
Average Days on Market: 81

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Bridgewater 2017 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	71	71	76	53	50	51	53	57	41	52	43	63	56
List Price	$455,998	$447,917	$460,324	$443,855	$461,948	$518,939	$523,610	$495,544	$505,046	$436,861	$444,029	$478,448	$479,849
Sales Price	$441,767	$436,861	$452,792	$433,665	$454,834	$512,199	$514,841	$484,252	$489,914	$428,479	$433,766	$464,255	$469,900
Sales Price as a % of List Price	96.84%	97.97%	98.10%	97.93%	98.27%	98.67%	98.43%	97.80%	97.33%	97.98%	98.03%	97.59%	98.00%
Sales Price to Assessed Value	1.08	1.10	1.06	1.06	1.13	1.15	1.14	1.08	1.14	1.09	1.10	1.08	1.11
# Units Sold	43	31	36	38	61	94	60	63	41	46	31	40	584
Active Listings	147	156	169	180	173	190	190	151	168	154	137	122	161
Under Contracts	70	76	105	137	142	96	87	77	66	72	74	70	89

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	60	56	-7.62%
Sales Price	$460,062	$469,900	2.14%
Sales Price to Assessed Value	1.10	1.11	0.38%

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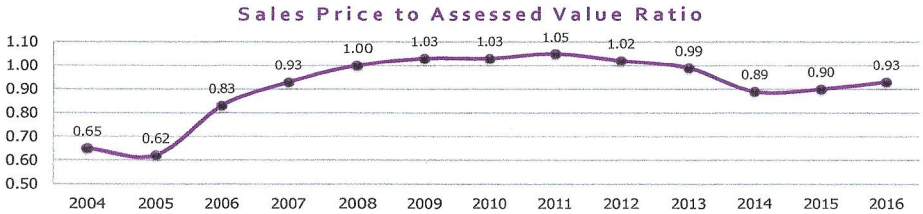
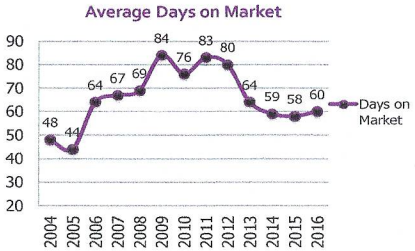
YTD	2016	2017	% Change
# Units Sold	553	584	5.61%
Active Listings	No Data	122	
Under Contracts	No Data	70	

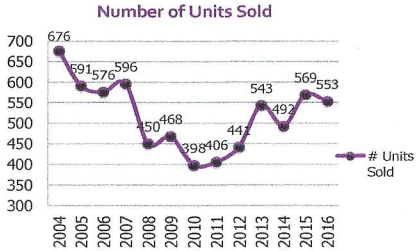
Bridgewater Yearly Market Trends

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
List Price	$457,740	$517,207	$501,438	$488,143	$477,339	$440,600	$453,597	$443,244	$438,697	$448,854	$468,373	$456,867	$464,613
Sales Price	$451,472	$509,363	$486,927	$471,986	$457,716	$419,591	$435,249	$422,614	$421,597	$438,510	$456,780	$445,811	$460,062



Bridgewater Yearly Market Trends





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Not intended to solicit a property already listed.