

Bridgewater

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18 Dartmouth Avenue 1B	TwndEndUn	2	1.1	68	\$180,000	\$175,000	\$172,000	98.29%	\$116,800	1.47
2	521 Stratford Place	OneFloor	2	2.0	84	\$224,900	\$208,900	\$200,000	95.74%	\$198,200	1.01
3	2709 Lindsley Road	FirstFlr	2	2.0	21	\$239,900	\$239,900	\$223,000	92.96%	\$215,800	1.03
4	3701 Graham Court	FirstFlr	2	2.0	120	\$240,000	\$235,000	\$230,000	97.87%	\$240,700	0.96
5	112 Maple Street	Custom	3	2.0	27	\$226,900	\$226,900	\$236,250	104.12%	\$309,500	0.76
6	65 Brahma Avenue	Ranch	3	2.0	174	\$350,000	\$285,000	\$260,000	91.23%	\$254,000	1.02
7	162 Chetnut Street	Ranch	3	1.0	57	\$315,000	\$275,000	\$265,000	96.36%	\$225,600	1.17
8	134 Sycamore Avenue	Bi-Level	4	2.0	245	\$374,999	\$274,995	\$270,000	98.18%	\$236,300	1.14
9	306 Acorn Drive	Ranch	3	1.1	35	\$329,900	\$329,900	\$275,000	83.36%	\$277,500	0.99
10	441 Garretson Road	Ranch	3	1.0	40	\$350,000	\$350,000	\$300,000	85.71%	\$331,800	0.90
11	251 Victoria Drive	Ranch	3	1.0	40	\$319,900	\$319,900	\$305,000	95.34%	\$283,800	1.07
12	130 Pearl Street	OneFloor	2	2.0	25	\$319,900	\$319,900	\$305,000	95.34%	\$283,800	1.07
13	153 Oak Street	CapeCod	3	2.0	85	\$369,130	\$339,130	\$328,500	96.87%	\$381,600	0.86
14	696 E Main Street	Colonial	3	1.1	15	\$339,000	\$339,000	\$333,000	98.23%	\$251,400	1.32
15	800 Thomae Avenue	Colonial	3	2.0	95	\$374,500	\$359,900	\$342,850	95.26%	\$249,500	1.37
16	33 Bond Street	CapeCod	4	2.0	63	\$389,000	\$368,500	\$352,500	95.66%	\$327,400	1.08
17	706 Porter Way West	TwndEndUn	2	3.1	36	\$390,000	\$380,000	\$368,000	96.84%	\$317,600	1.16
18	277 Greenfield Road	TwndEndUn	2	2.1	44	\$419,000	\$419,000	\$412,000	98.33%	\$389,300	1.06
19	1264 Washington Valley Road	TwndIntUn	3	2.2	147	\$454,900	\$424,500	\$420,000	98.94%	\$405,100	1.04
20	669 Foothill Road	Bi-Level	4	2.0	104	\$480,000	\$445,000	\$425,000	95.51%	\$387,600	1.10
21	763 Byrd Avenue	Colonial	4	2.1	43	\$475,000	\$449,900	\$437,500	97.24%	\$404,500	1.08
22	14 Hillcrest Road	Colonial	4	2.0	49	\$450,000	\$439,000	\$439,000	100.00%	\$420,800	1.04
23	112 Loft Drive	CapeCod	4	2.0	49	\$450,000	\$439,000	\$439,000	100.00%	\$420,800	1.04
24	1360 Tullo Road	Colonial	5	3.1	46	\$480,000	\$450,000	\$455,000	101.11%	\$533,000	0.85
25	1055 Tall Oaks Drive	TwndEndUn	3	2.1	21	\$509,900	\$509,900	\$510,000	100.02%	\$444,000	1.15
		RanchExp	5	2.1	119	\$599,000	\$542,500	\$520,000	95.85%	\$491,300	1.06
		Colonial	4	3.1	36	\$539,000	\$539,000	\$532,000	98.70%	\$459,100	1.16



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26	10 Sterling Drive	Colonial	3	2.1	12	\$569,000	\$569,000	\$557,500	97.98%	\$518,300	1.08
27	951 Country Club	RanchExp	4	3.0	63	\$569,900	\$569,900	\$559,150	98.11%	\$400,000	1.40
28	481 Steele Gap Road	Colonial	4	2.1	175	\$619,000	\$574,900	\$560,000	97.41%	\$593,600	0.94
29	275 Floral Drive	Colonial	5	2.1	158	\$599,000	\$575,000	\$560,000	97.39%	\$468,000	1.20
30	216 Short Hills Drive	SplitLev	4	2.1	48	\$598,000	\$579,000	\$565,000	97.58%	\$489,100	1.16
31	27 Jarman Place	Colonial	3	2.1	9	\$569,000	\$569,000	\$569,000	100.00%	\$561,600	1.01
32	18 Shaffer Road	Colonial	4	2.1	73	\$609,000	\$589,000	\$572,000	97.11%	\$550,200	1.04
33	9 Drysdale Lane	Colonial	5	3.1	168	\$660,000	\$625,000	\$582,500	93.20%	\$645,200	0.90
34	1002 Sunset Ridge	Custom	4	3.0	243	\$695,000	\$629,000	\$610,000	96.98%	\$562,900	1.08
35	228 Hancock Avenue	Colonial	5	2.1	4	\$599,000	\$599,000	\$610,000	101.84%	\$516,000	1.18
36	2289 Brookside Drive	Bi-Level	4	2.1	21	\$629,000	\$629,000	\$625,000	99.36%	\$431,400	1.45
37	7 Bujal Court	Colonial	4	3.1	76	\$695,000	\$675,000	\$650,000	96.30%	\$543,300	1.20
38	2145 Gilbride Road	Colonial	5	3.1	17	\$825,000	\$825,000	\$800,000	96.97%	\$750,300	1.07
39	1898 Woodland Terrace	Colonial	4	4.2	64	\$865,000	\$845,000	\$822,500	97.34%	\$867,700	0.95
40	1800 Kennesaw Way	Colonial	5	4.0	116	\$1,074,950	\$1,109,950	\$1,256,673	113.22%		
AVERAGE					76	\$489,894	\$472,214	\$462,773	97.21%		1.09

"ACTIVE" Listings in Bridgewater

Number of Units: **121**
 Average List Price: **\$561,916**
 Average Days on Market: **94**

"UNDER CONTRACT" Listings in Bridgewater

Number of Units: **48**
 Average List Price: **\$517,517**
 Average Days on Market: **97**



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Bridgewater 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	62	110	67	58	42	37	51	51	68	46	46	76	56
List Price	\$511,364	\$466,393	\$467,503	\$482,690	\$451,116	\$507,680	\$501,571	\$485,588	\$523,340	\$447,824	\$514,805	\$472,214	\$487,448
Sales Price	\$499,807	\$453,677	\$456,806	\$470,669	\$439,605	\$503,272	\$494,966	\$476,526	\$512,736	\$441,751	\$508,291	\$462,773	\$478,640
Sales Price as a % of List Price	97.42%	97.21%	97.72%	98.00%	97.38%	99.27%	99.01%	97.97%	97.68%	98.27%	98.42%	97.21%	98.11%
Sales Price to Assessed Value	1.13	1.08	1.11	1.10	1.11	1.12	1.15	1.13	1.14	1.08	1.12	1.09	1.12
# Units Sold	36	29	38	44	51	69	80	72	39	41	37	40	576
Active Listings	141	156	162	198	191	179	176	169	182	160	145	121	165
Under Contracts	59	75	93	116	118	123	101	79	60	71	64	48	84

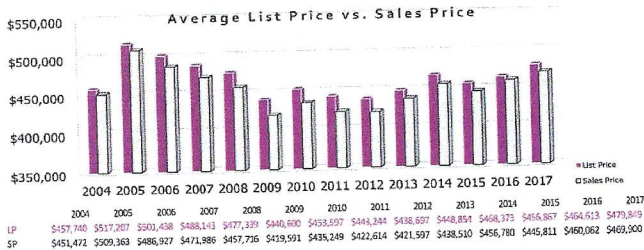
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	55.7	55.9	0.37%
Sales Price	\$469,900	\$478,640	1.86%
Sales Price to Assessed Value	1.11	1.12	0.98%

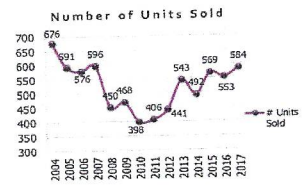
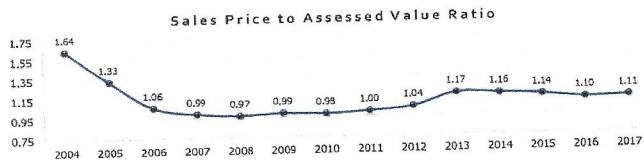


YTD	2017	2018	% Change
# Units Sold	584	576	-1.37%
Active Listings	122	121	-0.82%
Under Contracts	70	48	-31.43%

Bridgewater Yearly Market Trends



Bridgewater Yearly Market Trends



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Not intended to solicit a property already listed.