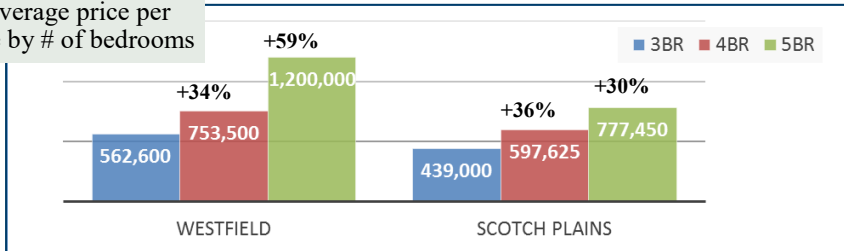




# Home Trends

## The Value of An Extra Bedroom...

\*Average price per home by # of bedrooms



### Questions raised...

- ◆ Should you add another bedroom to your current home?
- ◆ What is the cost to add a bedroom? Cost vs. added Value?
- ◆ Can you afford to purchase a home with an additional bedroom?

## MARCH HOME SALES\*

### Westfield

| Address                  | # Beds | # Baths | Selling Price |
|--------------------------|--------|---------|---------------|
| 530 W Broad St.          | 3      | 1.1     | \$235,000     |
| 441 Downer St.           | 3      | 2       | \$347,500     |
| 105 Marion Ave.          | 4      | 2       | \$410,000     |
| 631 N Scotch Plains Ave. | 3      | 3       | \$420,000     |
| 715 Rahway Ave.          | 3      | 1.1     | \$539,000     |
| 1004 Irving Ave.         | 3      | 1.1     | \$539,900     |
| 56 Summit Ct.            | 3      | 2       | \$580,000     |
| 257 Scotch Plains Ave.   | 3      | 2.1     | \$627,000     |
| 1907 Grandview Ave.      | 5      | 3.1     | \$645,000     |
| 850 Tice Place           | 3      | 1.1     | \$650,000     |
| 415 Mountain Ave.        | 4      | 3.1     | \$670,000     |
| 766 Oak Ave.             | 4      | 1.1     | \$671,500     |
| 742 Coolidge St.         | 4      | 3       | \$685,000     |
| 24 Sandra Circle         | 4      | 2.1     | \$701,000     |
| 835 Coolidge St.         | 4      | 2       | \$710,000     |
| 530 Clark St.            | 4      | 2.1     | \$755,000     |
| 337 Benson Place         | 4      | 2.1     | \$760,000     |
| 352 Orenda Circle        | 4      | 3.1     | \$790,000     |
| 70 Barchester Way        | 3      | 3       | \$817,000     |
| 636 Clark St.            | 4      | 3.2     | \$899,000     |
| 40 Tamaques Way          | 4      | 2.1     | \$905,000     |
| 705 Hanford Place        | 4      | 3.1     | \$1,042,000   |
| 116 Surrey La.           | 4      | 5.1     | \$1,125,000   |
| 921 Harding St.          | 5      | 5.1     | \$1,285,000   |
| 665 Carleton Rd.         | 5      | 5.1     | \$1,320,000   |
| 627 4th Ave.             | 5      | 4.1     | \$1,359,000   |
| 616 Garfield Ave.        | 5      | 2.2     | \$1,399,000   |
| 835 Wallberg Ave.        | 5      | 3.1     | \$1,450,000   |
| 52 Barchester Way        | 5      | 5       | \$1,712,821   |

### Cranford

| Address               | # Beds | # Baths | Selling Price |
|-----------------------|--------|---------|---------------|
| 503 Centennial Ave.   | 3      | 1.1     | \$267,000     |
| 5 W End Place         | 2      | 1       | \$280,000     |
| 72 Lawn Terr.         | 4      | 2       | \$350,000     |
| 7 Henley Ave.         | 5      | 2       | \$396,500     |
| 20 MacArthur Ave.     | 3      | 2       | \$422,000     |
| 124 Oak La.           | 3      | 2       | \$429,000     |
| 509 Orchard St.       | 3      | 1.1     | \$435,000     |
| 175 Mohawk Dr.        | 4      | 2       | \$440,000     |
| 280 Bloomingdale Ave. | 3      | 1.1     | \$458,000     |
| 2 Nomahegan Ct.       | 3      | 2.1     | \$481,000     |
| 19 Connecticut St.    | 3      | 2.1     | \$526,000     |
| 49 Lewis St.          | 3      | 2.1     | \$539,000     |
| 307 S Union Ave.      | 4      | 2.1     | \$539,000     |
| 136 N Union Ave.      | 5      | 3.1     | \$1,167,000   |

### Scotch Plains/Fanwood

| Address                 | # Beds | # Baths | Selling Price |
|-------------------------|--------|---------|---------------|
| 2670 Plainfield Ave.    | 3      | 1.2     | \$335,900     |
| 2361 Longfellow Ave.    | 3      | 1       | \$369,000     |
| 471 South Ave., Fwd     | 3      | 1.1     | \$370,000     |
| 343 LaGrande Ave, Fwd   | 3      | 2       | \$372,500     |
| 132 S Glenwood Rd, Fwd  | 3      | 1.1     | \$380,000     |
| 26 Paterson Rd., Fwd    | 3      | 2       | \$395,000     |
| 529 Warren St.          | 3      | 2       | \$400,000     |
| 957 Crestwood Rd.       | 3      | 2       | \$410,000     |
| 19 Paterson Rd., Fwd    | 4      | 2.1     | \$412,000     |
| 195 S Martine Ave., Fwd | 3      | 1.1     | \$415,500     |
| 6 Saville Row, Fwd      | 3      | 1.1     | \$430,000     |
| 122 Beech Ave., Fwd     | 4      | 2.1     | \$445,000     |
| 305 Cook Ave.           | 4      | 3       | \$516,000     |
| 99 Woodland Ave., Fwd   | 3      | 2.1     | \$539,000     |
| 36 Fieldcrest Dr.       | 3      | 2.1     | \$560,000     |
| 1822 Lamberts Mill Rd.  | 5      | 3       | \$575,000     |
| 1971 Grenville Rd.      | 4      | 2.1     | \$640,000     |
| 338 Warren St.          | 4      | 2.1     | \$650,000     |
| 1705 Oakwood Terr.      | 3      | 2       | \$650,000     |
| 15 Allenby La.          | 4      | 2.1     | \$700,000     |
| 1914 Lake Ave.          | 4      | 3.1     | \$705,000     |
| 17 Marion La.           | 4      | 2.1     | \$760,000     |
| 429 Evergreen Blvd.     | 5      | 3.1     | \$763,000     |
| 2219 Rhoda Pl.          | 5      | 3.2     | \$772,000     |
| 2083 Algonquin Dr.      | 5      | 4.1     | \$820,000     |
| 2126 Newark Ave.        | 4      | 2.1     | \$825,000     |
| 1630 Raritan Rd.        | 4      | 4.1     | \$915,000     |
| 1181 Donamy Glen        | 4      | 4       | \$967,000     |
| 2003 Dogwood Dr.        | 4      | 4.1     | \$975,000     |
| 575 Westfield Rd.       | 5      | 4.1     | \$975,000     |
| 1920 Stony Brook Cir    | 4      | 3       | \$1,023,645   |

### Mountainside

| Address            | # Bed | # Baths | Selling Price |
|--------------------|-------|---------|---------------|
| 1044 Elston Dr.    | 4     | 2.1     | \$575,000     |
| 1587 Brookside Rd. | 4     | 2.1     | \$585,000     |
| 1340 Hidden Circle | 3     | 3       | \$650,000     |
| 251 Hickory La.    | 4     | 2.1     | \$655,000     |
| 13 Endor La.       | 3     | 2.1     | \$725,000     |
| 7 Cory Ct.         | 5     | 5.1     | \$1,181,000   |



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