



Market Trends

Inventory Snapshot by Town*

The Impact of Monthly Housing Inventory on Home Prices



- Westfield**— 6.3 months of current inventory (Neutral/Sellers Market)
- Scotch Plains**—4.8 months of current inventory (Sellers Market)
- Fanwood**—5.6 months of current inventory (Sellers Market)
- Cranford**—2.7 months of current inventory (Sellers Market)
- Mountainside**— 5.1 months of current inventory (Sellers Mkt)

* Based on available inventory as of 5/3/16

APRIL HOME SALES*

Westfield

Address	# Beds	# Baths	Selling Price
927 Cleveland Ave.	3	1.1	\$387,500
210 W Grove St.	3	2	\$524,900
139 Wells St.	3	2.1	\$655,000
221 Maryland St.	3	3	\$670,000
535 Hillcrest Ave.	4	2.1	\$708,000
827 Knollwood Terr.	4	3.1	\$725,000
644 Kimball Ave.	4	2.1	\$725,000
646 Scotch Plains Ave.	3	1.1	\$735,500
809 New England Dr.	4	3.1	\$793,000
20 Barchester Way	4	3.1	\$840,000
418 Coddling Rd.	4	3.2	\$899,000
120 N Cottage Pl.	4	3.2	\$905,000
422 Coddling Rd.	4	3.2	\$908,500
204 Wyoming St.	5	4.1	\$945,000
546 Alden Ave.	5	3.1	\$980,000
628 Coleman Pl.	4	2.2	\$1,030,000
1309 Rahway Ave.	5	3.2	\$1,089,000
513 Fairmont Ave.	5	3.2	\$1,105,000
209 Edgewood Ave.	5	4.1	\$1,230,000
29 Hawthorne Dr.	5	4.1	\$1,356,000
1032 Rahway Ave.	6	5.2	\$1,390,000
412 Salter Pl.	5	4.1	\$1,405,000

Scotch Plains/Fanwood

Address	# Beds	# Baths	Selling Price
1184 Washington Ave.	3	1	\$250,000
2318 Mountain Ave.	3	1	\$270,000
425 William St.	3	1	\$320,000
404 Victor St.	3	1.1	\$360,000
2406 Hamlette Pl.	4	2	\$365,900
221 Mountainview Ave.	3	2	\$409,000
1161 Terrill Rd.	4	3.1	\$420,000
2322 North Ave.	3	2	\$420,000
182 Victor St.	5	3	\$455,000
30 Chetwood Terr, Fwd.	3	1.1	\$466,100
162 Burns Way, Fwd	3	1	\$475,000
2021 Prospect Ave.	4	2.1	\$499,900
159 Willoughby Rd, Fwd	5	2	\$510,000
201 Marian Ave., Fwd	3	2	\$515,000
13 Kevin Rd.	3	2.1	\$530,000
2309 Lyde Pl.	4	2	\$575,500
1212 Sleepy Hollow La.	4	3	\$600,000
2156 Buttonwood La.	4	3.1	\$635,000
1240 Lenape Way	5	3.1	\$650,000
1 Sassafraas Ct.	4	2.1	\$665,000
1540 Frank St.	4	2.1	\$690,000
2294 Marlboro Rd.	4	2.1	\$705,000
2045 Portland Ave.	4	3.1	\$797,000
14 Marion La.	5	2.1	\$1,045,000
23 Marion La.	5	3.1	\$1,265,000

Mountainside

Address	# Beds	# Baths	Selling Price
1455 Whippoorwill Way	4	4	\$490,000
1081 Summit La.	3	2	\$490,000
1126 Maple Ct.	3	1.1	\$525,000
1332 Stony Brook La.	4	3	\$625,000
275 Hawk Ridge	4	2.1	\$642,200
350 Old Tote Rd.	4	3	\$657,000
1271 Old Farm Rd.	4	3.1	\$700,000

Cranford

Address	# Beds	# Baths	Selling Price
45A Myrtle St.	4	2	\$250,000
12 Grove St.	3	1.1	\$300,000
741 Walnut Ave.	3	1.1	\$300,000
21 Retford Ave.	3	1	\$315,000
610 Hory St.	3	2	\$315,100
109 Retford Ave.	4	2	\$382,500
1006 Raritan Rd.	4	1.1	\$387,000
25 Mohawk Dr.	3	2	\$427,000
14 Mohawk Dr.	4	2	\$427,000
17 W End Pl.	3	1.1	\$454,000
515 Orchard St.	3	1.1	\$463,000
220 Locust Dr.	4	2	\$471,500
9 Sutton Pl.	3	1.1	\$500,000
316 Walnut Ave.	3	2.1	\$542,000
409 Orchard St.	5	3	\$670,000



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