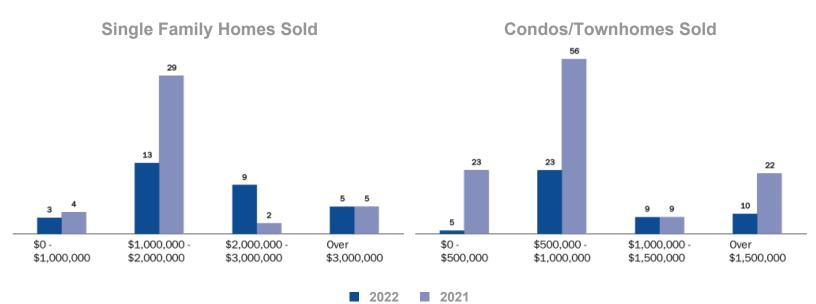
Northstar Community

Northstar Homes, The Village, Mountainside

Year-End Market Report | Jan 01 - Dec 31 2022 vs 2021



2022	2021	Change %	Condos/Townhomes	2022	2021	Change %
\$1,872,500	\$1,537,500	21.8%	Median Sales Price	\$850,000	\$759,250	12.0%
\$2,191,983	\$1,787,071	22.7%	Average List Price	\$1,186,317	\$1,080,861	9.8%
\$2,188,300	\$1,811,280	20.8%	Average Sold Price	\$1,188,211	\$1,086,734	9.3%
56	28	96.9%	Average Days on Market	33	58	(42.4%)
\$5,200,000	\$5,600,000	(7.1%)	Highest Sold Price	\$3,375,000	\$4,823,000	(30.0%)
\$975,000	\$815,000	19.6%	Lowest Sold Price	\$275,000	\$180,000	52.8%
30	40	(25.0%)	Properties Sold	47	110	(57.3%)
99.8%	101.4%	(1.5%)	Sold Price to Last List Price	100.2%	100.5%	(0.4%)
\$767	\$689	11.4%	Avg Cost per Square Foot	\$923	\$804	14.8%
	\$1,872,500 \$2,191,983 \$2,188,300 56 \$5,200,000 \$975,000 30 99.8%	\$1,872,500 \$1,537,500 \$2,191,983 \$1,787,071 \$2,188,300 \$1,811,280 56 28 \$5,200,000 \$5,600,000 \$975,000 \$815,000 30 40 99.8% 101.4%	\$1,872,500 \$1,537,500 21.8% \$2,191,983 \$1,787,071 22.7% \$2,188,300 \$1,811,280 20.8% 56 28 96.9% \$5,200,000 \$5,600,000 (7.1%) \$975,000 \$815,000 19.6% 30 40 (25.0%) 99.8% 101.4% (1.5%)	\$1,872,500 \$1,537,500 21.8% Median Sales Price \$2,191,983 \$1,787,071 22.7% Average List Price \$2,188,300 \$1,811,280 20.8% Average Sold Price 56 28 96.9% Average Days on Market \$5,200,000 \$5,600,000 (7.1%) Highest Sold Price \$975,000 \$815,000 19.6% Lowest Sold Price 30 40 (25.0%) Properties Sold 99.8% 101.4% (1.5%) Sold Price to Last List Price	\$1,872,500 \$1,537,500 21.8% Median Sales Price \$850,000 \$2,191,983 \$1,787,071 22.7% Average List Price \$1,186,317 \$2,188,300 \$1,811,280 20.8% Average Sold Price \$1,188,211 56 28 96.9% Average Days on Market 33 \$5,200,000 \$5,600,000 (7.1%) Highest Sold Price \$3,375,000 \$975,000 \$815,000 19.6% Lowest Sold Price \$275,000 \$275,000 \$101.4% (1.5%) Sold Price to Last List Price 100.2%	\$1,872,500 \$1,537,500 21.8% Median Sales Price \$850,000 \$759,250 \$2,191,983 \$1,787,071 22.7% Average List Price \$1,186,317 \$1,080,861 \$2,188,300 \$1,811,280 20.8% Average Sold Price \$1,188,211 \$1,086,734 \$6 28 96.9% Average Days on Market 33 58 \$5,200,000 \$5,600,000 (7.1%) Highest Sold Price \$3,375,000 \$4,823,000 \$975,000 \$815,000 19.6% Lowest Sold Price \$275,000 \$180,000 \$100.5% Properties Sold 47 110 \$99.8% 101.4% (1.5%) Sold Price to Last List Price 100.2% 100.5%

Information gathered from TSMLS 01/06/2023.



