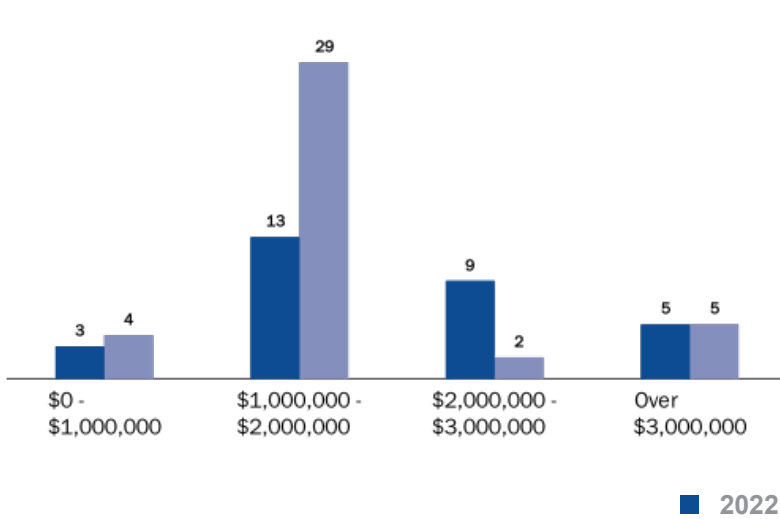


# Northstar Community

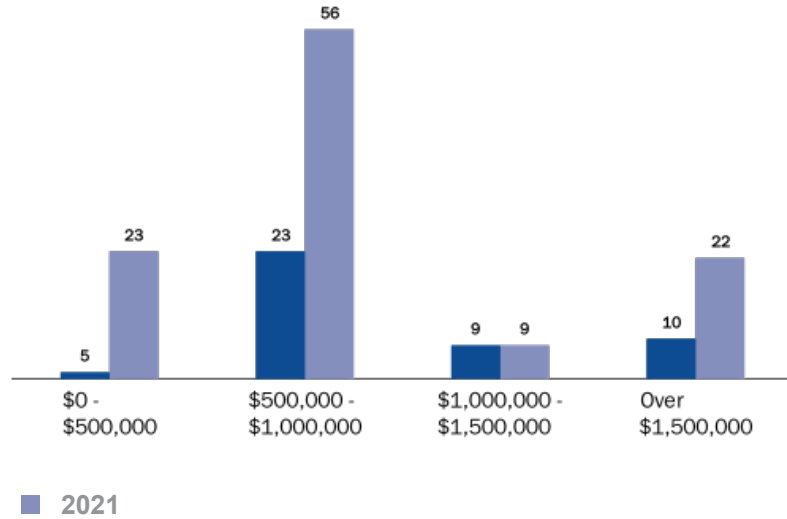
## Northstar Homes, The Village, Mountainside

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

Single Family Homes Sold



Condos/Townhomes Sold



■ 2022 ■ 2021

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

Information gathered from TSMLS 01/06/2023.

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