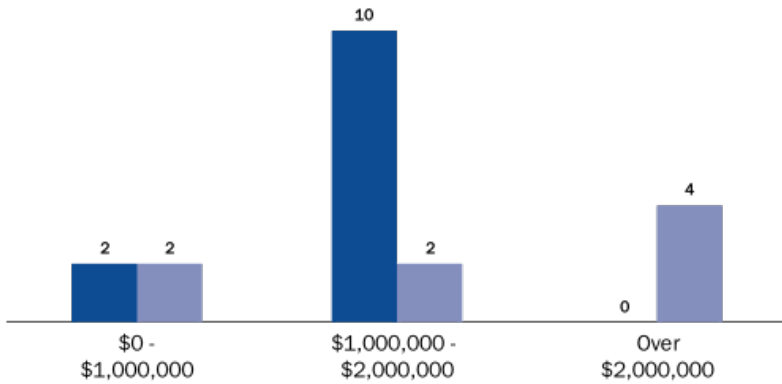


Northstar Community

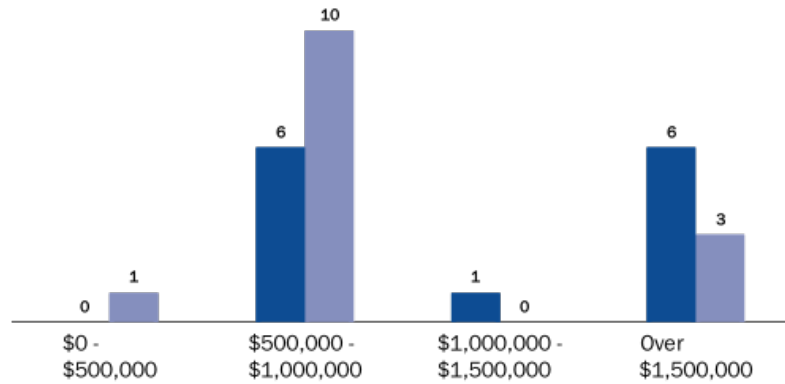
Northstar Homes, The Village, Mountainside

3rd Quarter Market Report | Jul 01 - Sep 30
2023 vs 2022

Single Family Homes Sold



Condos/Townhomes Sold



■ 2023 ■ 2022

Single Family Home	2023	2022	Change %	Condos/Townhomes	2023	2022	Change %
Median Sales Price	\$1,435,000	\$2,125,000	(32.5%)	Median Sales Price	\$1,300,000	\$815,000	59.5%
Average List Price	\$1,446,500	\$2,331,250	(38.0%)	Average List Price	\$1,613,769	\$1,217,071	32.6%
Average Sold Price	\$1,421,500	\$2,273,000	(37.5%)	Average Sold Price	\$1,573,312	\$1,196,184	31.5%
Average Days on Market	83	31	165.1%	Average Days on Market	100	26	276.3%
Highest Sold Price	\$2,000,000	\$4,500,000	(55.6%)	Highest Sold Price	\$3,500,000	\$3,250,000	7.7%
Lowest Sold Price	\$970,000	\$994,000	(2.4%)	Lowest Sold Price	\$700,000	\$335,000	109.0%
Properties Sold	12	8	50.0%	Properties Sold	13	14	(7.1%)
Sold Price to Last List Price	98.3%	97.5%	0.8%	Sold Price to Last List Price	97.5%	98.3%	(0.8%)
Avg Cost per Square Foot	\$604	\$809	(25.4%)	Avg Cost per Square Foot	\$1,167	\$936	24.7%

Information gathered from TSMLS 10/03/2023.



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