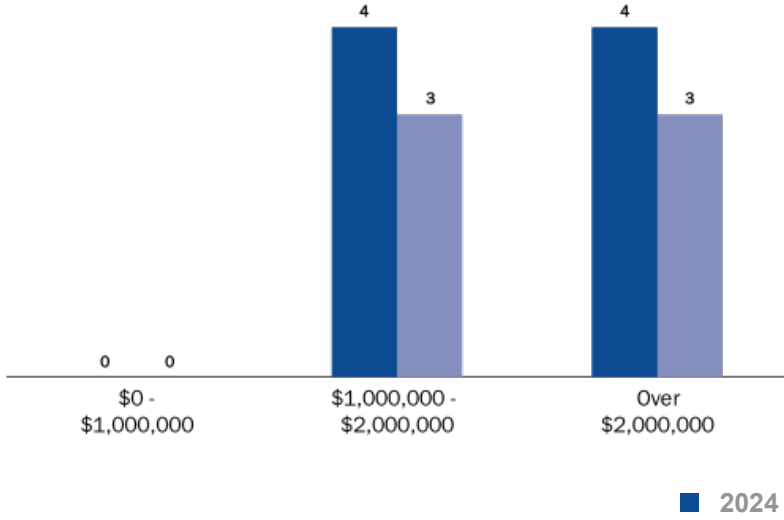


# Northstar Community

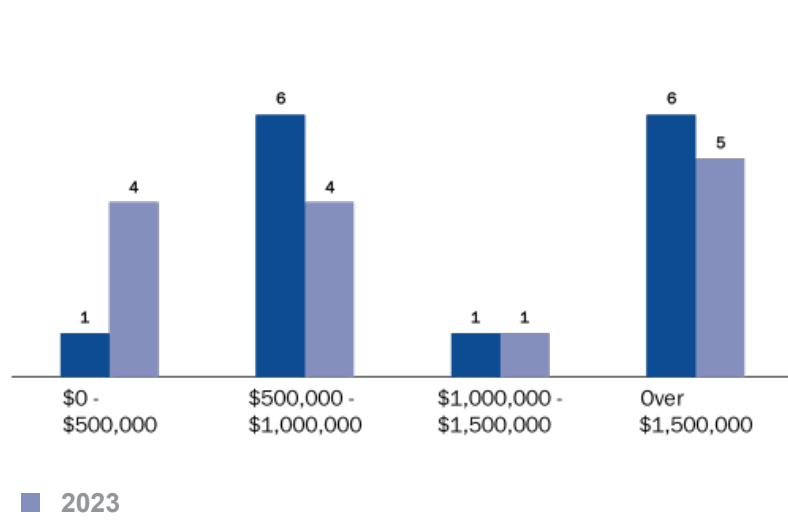
Northstar Homes, The Village, Mountainside

## 2nd Quarter Market Report | Apr 01 - Jun 30 2024 vs 2023

### Single Family Homes Sold



### Condos/Townhomes Sold



■ 2024 ■ 2023

Single Family Home	2024	2023	Change %	Condos/Townhomes	2024	2023	Change %
Median Sales Price	\$2,096,000	\$2,495,000	(16.0%)	Median Sales Price	\$952,500	\$801,250	18.9%
Average List Price	\$2,581,125	\$3,447,500	(25.1%)	Average List Price	\$1,411,357	\$1,295,286	9.0%
Average Sold Price	\$2,502,125	\$3,132,917	(20.1%)	Average Sold Price	\$1,368,143	\$1,273,929	7.4%
Average Days on Market	93	127	(26.8%)	Average Days on Market	103	26	289.0%
Highest Sold Price	\$6,045,000	\$5,750,000	5.1%	Highest Sold Price	\$3,100,000	\$3,125,000	(0.8%)
Lowest Sold Price	\$1,445,000	\$1,457,500	(0.9%)	Lowest Sold Price	\$400,000	\$289,000	38.4%
Properties Sold	8	6	33.3%	Properties Sold	14	14	0.0%
Sold Price to Last List Price	96.9%	90.9%	6.7%	Sold Price to Last List Price	96.9%	98.4%	(1.4%)
Avg Cost per Square Foot	\$670	\$788	(15.0%)	Avg Cost per Square Foot	\$924	\$1,103	(16.3%)

Information gathered from TSMLS 07/03/2024.



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