

Glen Ridge

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	926 Bloomfield Avenue 4B	HighRise	1	1.0	29	\$180,000	\$180,000	\$190,000	105.56%		
2	926 Bloomfield Avenue 5A	OneFloor	2	2.0	16	\$285,000	\$285,000	\$285,000	100.00%		
3	76 Midland Avenue	Colonial	4	2.0	10	\$529,000	\$529,000	\$593,770	112.24%	\$460,200	1.29
4	15 Sommer Avenue	Colonial	3	1.1	14	\$599,000	\$599,000	\$852,500	142.32%	\$444,400	1.92
5	2 Cambridge Road	Colonial	5	3.1	20	\$1,085,000	\$1,085,000	\$1,455,000	134.10%	\$800,100	1.82
AVERAGE					18	\$535,600	\$535,600	\$675,254	118.84%		1.68

Active Listings in Glen Ridge

Number of Units: 4
 Average List Price: \$702,000
 Average Days on Market: 20

Under Contract Listings in Glen Ridge

Number of Units: 11
 Average List Price: \$1,244,364
 Average Days on Market: 30

Glen Ridge 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32	23	18										26
List Price	\$1,137,857	\$535,000	\$535,600										\$859,846
Sales Price	\$1,245,286	\$580,000	\$675,254										\$974,867
SP:LP%	113.48%	108.41%	118.84%										115.15%
SP to AV	1.51	1.33	1.68										1.55
# Units Sold	7	1	5										13
3 Mo Rate of Ab	1.35	1.69	1.15										1.40
Active Listings	3	8	4										5
Under Contracts	8	10	11										10

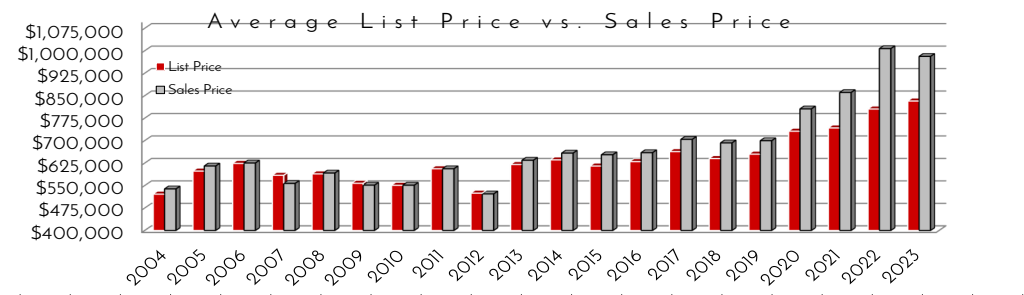
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	27.3	25.8	-5.20%
Sales Price	\$792,066	\$974,867	23.08%
LP:SP	112.92%	115.15%	1.98%
SP:AV	1.460	1.548	6.07%

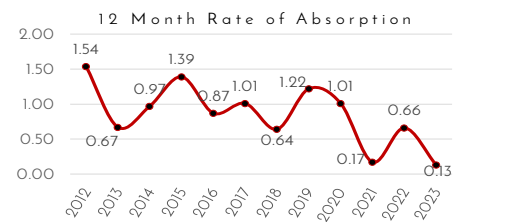
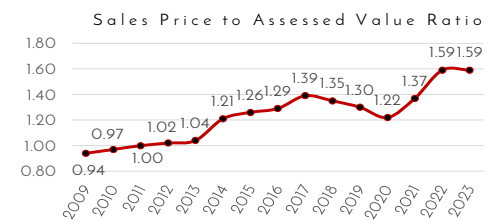


YTD	2023	2024	% Change
# Units Sold	19	13	-31.58%
Rate of Ab 3Mo	0.52	1.40	166.88%
Actives	2	5	114.29%
Under Contracts	10	10	-3.33%

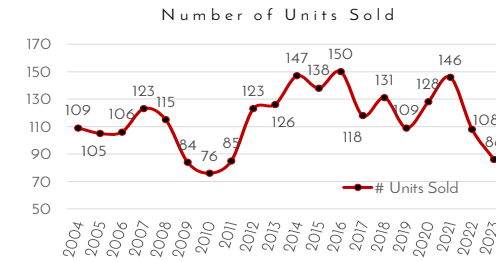
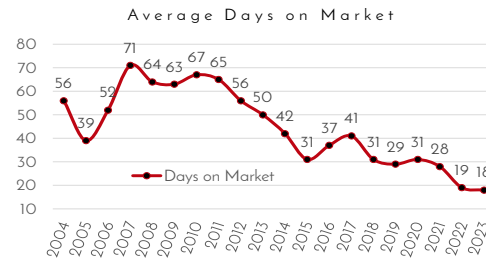
Glen Ridge Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,505	\$587,966	\$635,524	\$615,078	\$629,932	\$663,151	\$640,045	\$654,723	\$731,365	\$742,201	\$805,467	\$831,420
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$592,865	\$658,227	\$652,729	\$659,690	\$704,111	\$692,305	\$699,619	\$805,844	\$860,579	\$1,007,139	\$980,995



Glen Ridge Yearly Market Trends



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Not intended to solicit a property already listed.