

G l e n R i d g e

M a r c h 2 0 1 7 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	3 Clark Street	Colonial	5	2.2	174	\$375,000	\$375,000	\$375,000	100.00%	\$330,400	1.13
2	97 Sherman Avenue	Colonial	3	1.0	23	\$369,900	\$369,900	\$452,000	122.20%	\$406,000	1.11
3	52 Adams Place	Colonial	4	2.1	180	\$585,000	\$425,000	\$475,000	111.76%	\$407,700	1.17
4	25 Clark Street Unit 201	MultiFlr	3	3.0	180	\$663,000	\$625,000	\$625,000	100.00%	\$323,900	1.93
5	2 Roswell Terrace	Colonial	4	2.2	10	\$649,000	\$649,000	\$750,000	115.56%	\$522,100	1.44
6	59 Dodd Street	Colonial	5	3.1	9	\$749,000	\$749,000	\$856,600	114.37%	\$630,100	1.36
AVERAGE					96	\$565,150	\$532,150	\$588,933	110.65%		1.36

"ACTIVE" LISTINGS IN GLEN RIDGE

Number of Units: 11
 Average List Price: \$1,047,536
 Average Days on Market: 35

"UNDER CONTRACT" LISTINGS IN GLEN RIDGE

Number of Units: 26
 Average List Price: \$634,477
 Average Days on Market: 54

Glen Ridge 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	49	51	96										63
List Price	\$688,364	\$522,125	\$532,150										\$612,067
Sales Price	\$688,864	\$517,250	\$588,933										\$627,624
Sales Price as a % of List Price	101.61%	99.22%	110.65%										103.74%
Sales Price to Assessed Value	1.37	1.70	1.36										1.43
# Units Sold	11	4	6										21
Active Listings	13	9	11										11
Under Contracts	14	20	26										20

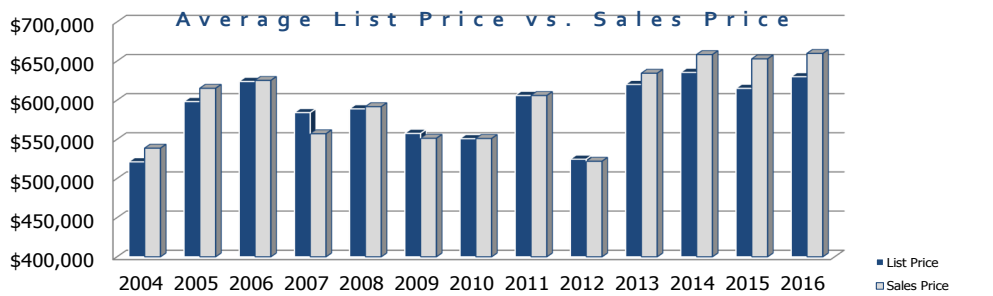
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	57	63	9.01%
Sales Price	\$511,377	\$627,624	22.73%
Assessed Value to Sales Price	1.27	1.43	12.52%

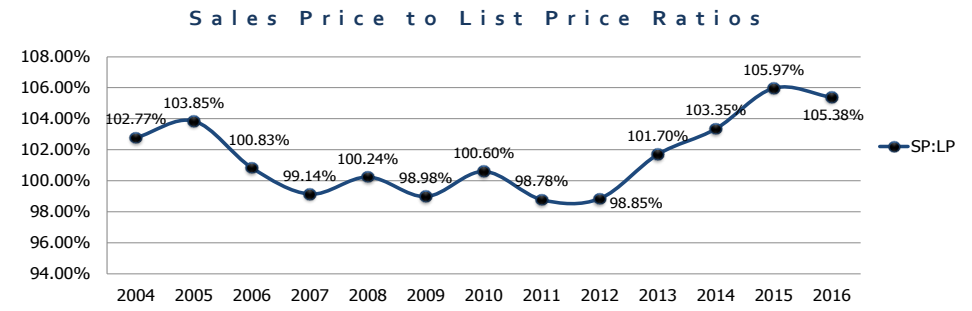


YTD	2016	2017	% Change
# Units Sold	15	21	40.00%
Active Listings	21	11	-47.62%
Under Contracts	31	26	-16.13%

Glen Ridge Yearly Market Trends

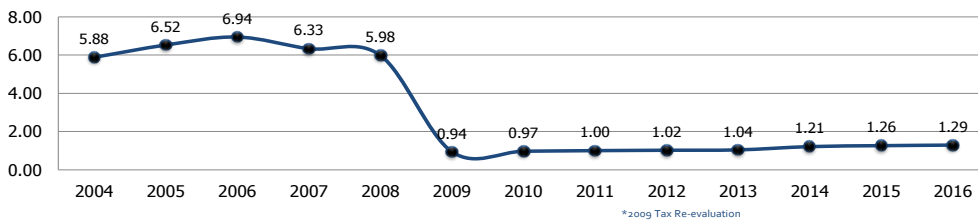


Glen Ridge Yearly Market Trends

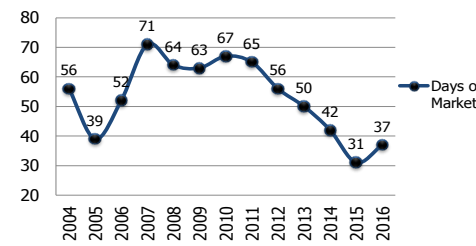


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$620,085	\$635,524	\$615,078	\$629,932
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$634,393	\$658,227	\$652,729	\$659,690

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

