

Glen Ridge

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	25 Clark Street Unit 202	MultiFlr	2	2.0	226	\$519,000	\$535,000	\$525,000	98.13%	\$256,800	2.04
2	42 Stephen Street	Tudor	4	1.1	10	\$599,000	\$599,000	\$700,000	116.86%	\$583,000	1.20
3	325 Washington Street	Colonial	5	2.0	71	\$769,000	\$789,000	\$800,000	101.39%	\$630,900	1.27
4	400 Ridgewood Avenue	Colonial	5	4.2	58	\$1,199,000	\$1,099,000	\$1,070,000	97.36%	\$1,044,700	1.02
5	120 Carteret Street	CapeCod	4	2.0	11	\$499,000	\$499,000	\$678,012	135.87%	\$381,400	1.78
6	3 Mitchell Place	CapeCod	3	3.1	10	\$649,000	\$649,000	\$740,000	114.02%	\$569,300	1.30
7	232 Forest Avenue	Colonial	5	3.1	10	\$899,000	\$899,000	\$903,000	100.44%	\$690,100	1.31
8	10 Mitchell Place	Colonial	4	3.1	16	\$688,880	\$688,880	\$750,000	108.87%	\$697,400	1.08
9	3 Appleton Place	Colonial	5	2.1	11	\$799,000	\$799,000	\$906,000	113.39%	\$617,700	1.47
10	190 Sherman Avenue	Colonial	4	3.1	37	\$799,000	\$769,000	\$755,000	98.18%	\$431,300	1.75
11	969 Bloomfield Avenue A-4	OneFloor	1	1.0	19	\$199,000	\$199,000	\$225,000	113.07%	\$162,200	1.39
12	42 Sommer Avenue	Tudor	3	1.1	20	\$400,000	\$400,000	\$470,000	117.50%	\$371,400	1.27
13	523 Ridgewood Avenue	CapeCod	4	3.1	18	\$679,000	\$679,000	\$679,000	100.00%	\$850,800	0.80
14	26 Appleton Road	Colonial	4	2.2	22	\$769,000	\$769,000	\$775,000	100.78%	\$508,100	1.53
AVERAGE					39	\$676,206	\$669,491	\$712,572	108.28%		1.37

"ACTIVE" LISTINGS IN GLEN RIDGE

Number of Units: 14
 Average List Price: \$788,314
 Average Days on Market: 54

"UNDER CONTRACT" LISTINGS IN GLEN RIDGE

Number of Units: 19
 Average List Price: \$655,200
 Average Days on Market: 46

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	26	59	16	39						44
List Price	\$688,364	\$522,125	\$532,150	\$605,270	\$637,100	\$659,983	\$669,491						\$635,490
Sales Price	\$688,864	\$517,250	\$588,933	\$666,718	\$682,600	\$731,000	\$712,572						\$678,254
Sales Price as a % of List Price	101.61%	99.22%	110.65%	107.18%	107.37%	110.29%	108.28%						106.95%
Sales Price to	1.37	1.70	1.36	1.37	1.35	1.48	1.37						1.42
# Units Sold	11	4	6	10	15	12	14						72
Active Listings	13	9	11	18	17	18	14						14
Under Contracts	14	20	26	27	29	24	19						23

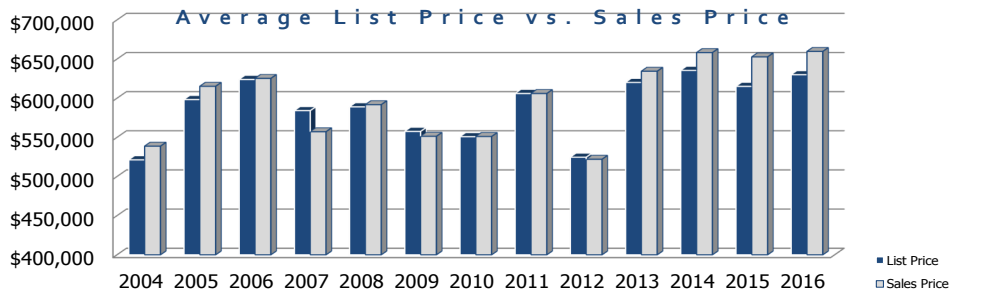
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	33	44	35.34%
Sales Price	\$676,764	\$678,254	0.22%
Sales Price to Assessed Value	1.29	1.42	10.48%

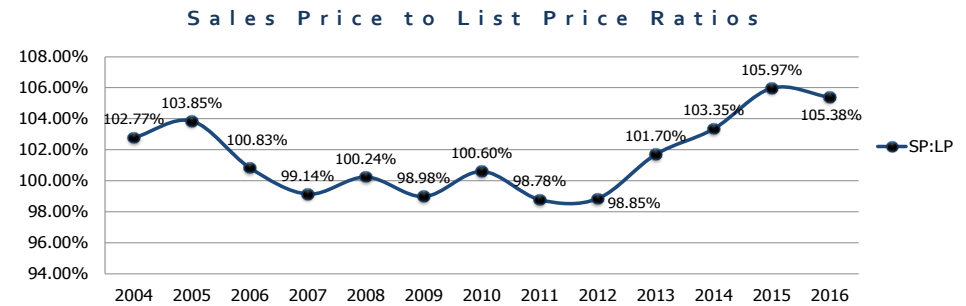


YTD	2016	2017	% Change
# Units Sold	81	72	-11.11%
Active Listings	22	14	-36.36%
Under Contracts	40	19	-52.50%

Glen Ridge Yearly Market Trends

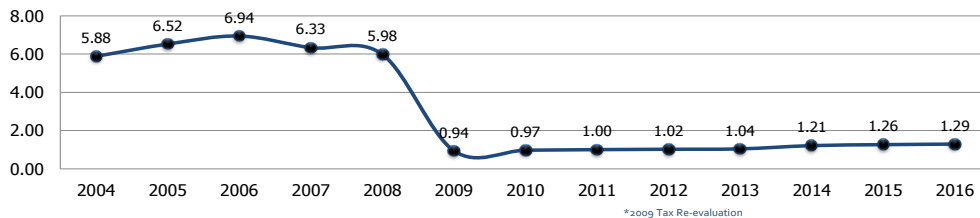


Glen Ridge Yearly Market Trends

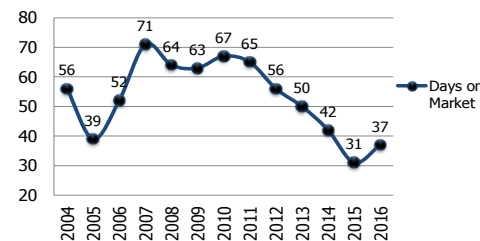


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$620,085	\$635,524	\$615,078	\$629,932
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$634,393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

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

