

# Glen Ridge

August 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	971 Bloomfield Avenue A-9	OneFloor	0	1.0	20	\$159,000	\$159,000	\$160,000	100.63%	\$129,200	1.24
2	926 Bloomfield Avenue	OneFloor	1	1.0	19	\$185,000	\$185,000	\$185,000	100.00%		
3	7 Hawthorne Avenue	CapeCod	5	2.1	30	\$374,900	\$359,900	\$345,000	95.86%	\$357,200	0.97
4	4 Midland Avenue	Colonial	3	2.0	21	\$399,000	\$399,000	\$451,500	113.16%	\$379,100	1.19
5	142 Midland Avenue	Victrian	4	2.1	73	\$719,000	\$610,000	\$610,000	100.00%	\$413,600	1.47
6	17 Lorraine Street	Colonial	4	1.1	17	\$572,000	\$572,000	\$612,000	106.99%	\$384,700	1.59
7	20 High Street	Colonial	6	2.0	14	\$589,900	\$589,900	\$640,000	108.49%	\$435,500	1.47
8	77 Sherman Avenue	Colonial	4	1.1	19	\$599,000	\$640,000	\$640,500	100.08%	\$508,600	1.26
9	31 Chestnut Hill Place	RanchRas	3	2.0	15	\$529,000	\$529,000	\$651,000	123.06%	\$401,400	1.62
10	58 Essex Avenue	Colonial	5	2.2	10	\$659,000	\$659,000	\$703,000	106.68%	\$468,300	1.50
11	43 Stanford Place	Tudor	5	4.1	75	\$850,000	\$850,000	\$840,000	98.82%	\$679,000	1.24
12	20 Hillcrest Road	Custom	6	3.1	23	\$1,099,000	\$1,099,000	\$1,050,000	95.54%	\$1,033,200	1.02
13	188 Forest Avenue	Tudor	6	3.2	16	\$1,095,000	\$1,095,000	\$1,250,000	114.16%	\$897,500	1.39
14	140 Forest Avenue	Tudor	4	4.1	13	\$1,200,000	\$1,200,000	\$1,388,500	115.71%	\$986,500	1.41
AVERAGE					26	\$644,986	\$639,057	\$680,464	105.66%		1.34

## ***"ACTIVE"*** LISTINGS IN GLEN RIDGE

Number of Units: 12  
 Average List Price: \$741,926  
 Average Days on Market: 71

## ***"UNDER CONTRACT"*** LISTINGS IN GLEN RIDGE

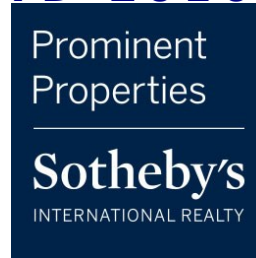
Number of Units: 15  
 Average List Price: \$647,593  
 Average Days on Market: 45

# 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	26					41
List Price	\$688,364	\$522,125	\$532,150	\$605,270	\$637,100	\$659,983	\$669,491	\$639,057					\$636,071
Sales Price	\$688,864	\$517,250	\$588,933	\$666,718	\$682,600	\$731,000	\$712,572	\$680,464					\$678,614
Sales Price as a % of List Price	101.61%	99.22%	110.65%	107.18%	107.37%	110.29%	108.28%	105.66%					106.74%
Sales Price to Assessed Value	1.37	1.70	1.36	1.37	1.35	1.48	1.37	1.34					1.41
# Units Sold	11	4	6	10	15	12	14	14					86
Active Listings	13	9	11	18	17	18	14	12					14
Under Contracts	14	20	26	27	29	24	19	15					22

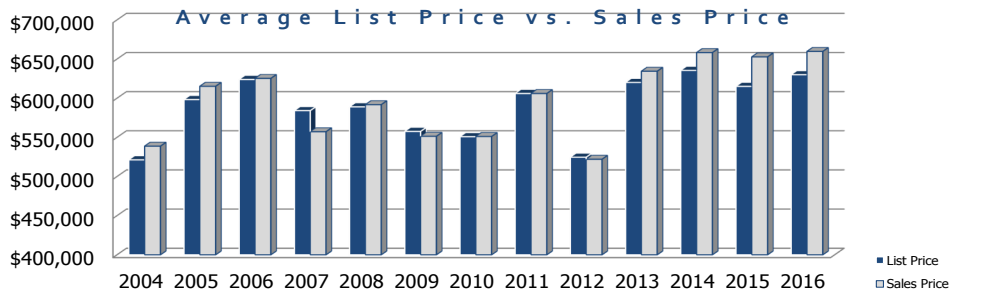
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	36	41	15.47%
Sales Price	\$674,203	\$678,614	0.65%
Sales Price to Assessed Value	1.28	1.41	10.04%

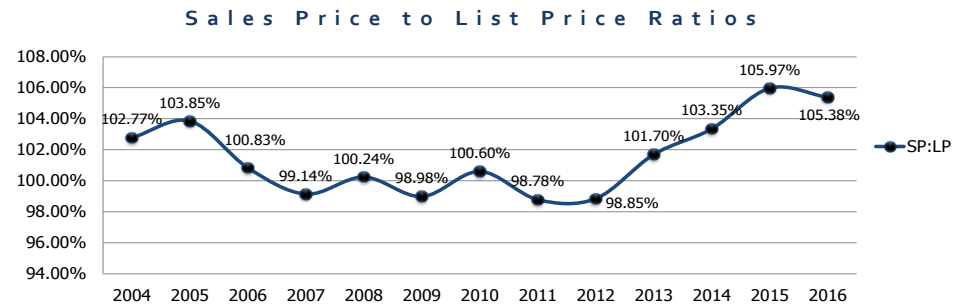


YTD	2016	2017	% Change
# Units Sold	100	86	-14.00%
Active Listings	22	12	-45.45%
Under Contracts	33	15	-54.55%

## Glen Ridge Yearly Market Trends

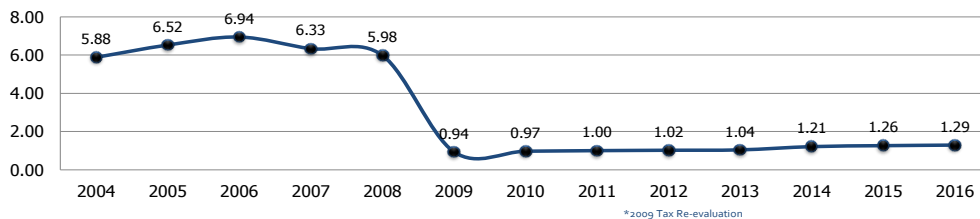


## Glen Ridge Yearly Market Trends

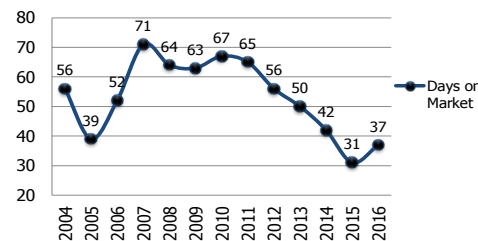


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$620,085	\$635,524	\$615,078	\$629,932
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$634,393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

## Sales Price to Assessed Value Ratio



## Average Days on Market



## Number of Units Sold

