

# G l e n R i d g e

N o v e m b e r 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	19 Clark Street	Colonial	4	2.1	45	\$350,000	\$350,000	\$380,000	108.57%	\$310,900	1.22
2	226 Baldwin Street	Colonial	3	1.0	19	\$419,000	\$410,000	\$410,000	100.00%	\$379,600	1.08
3	42 Herman Street	Colonial	4	2.1	70	\$699,000	\$699,000	\$695,000	99.43%	\$509,300	1.36
4	117 Glen Ridge Avenue	Victrian	4	4.0	20	\$534,900	\$534,900	\$700,500	130.96%	\$459,500	1.52
5	38 Chestnut Hill Place	SplitLev	3	2.0	20	\$629,000	\$629,000	\$735,000	116.85%	\$450,100	1.63
6	27 Appleton Road	Colonial	4	2.1	26	\$739,000	\$739,000	\$745,000	100.81%	\$469,300	1.59
7	105 Hillside Avenue	Victrian	5	3.2	14	\$749,000	\$749,000	\$791,000	105.61%	\$766,700	1.03
8	104 Sherman Avenue	Colonial	5	3.1	14	\$975,000	\$975,000	\$1,051,000	107.79%		
AVERAGE					29	\$636,863	\$635,738	\$688,438	108.75%		1.35

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

Number of Units: 12  
 Average List Price: \$656,825  
 Average Days on Market: 100

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

Number of Units: 12  
 Average List Price: \$797,742  
 Average Days on Market: 43

# 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	37	47	29		40
List Price	\$688,364	\$522,125	\$532,150	\$605,270	\$637,100	\$659,983	\$669,491	\$639,057	\$671,709	\$742,250	\$635,738		\$647,033
Sales Price	\$688,864	\$517,250	\$588,933	\$666,718	\$682,600	\$731,000	\$712,572	\$680,464	\$710,864	\$756,225	\$688,438		\$687,943
Sales Price as a % of List Price	101.61%	99.22%	110.65%	107.18%	107.37%	110.29%	108.28%	105.66%	106.56%	103.00%	108.75%		106.60%
Sales Price to Assessed Value	1.37	1.70	1.36	1.37	1.35	1.48	1.37	1.34	1.37	1.29	1.35		1.39
# Units Sold	11	4	6	10	15	12	14	14	11	8	8		113
Active Listings	13	9	11	18	17	18	14	12	13	15	12		14
Under Contracts	14	20	26	27	29	24	19	15	14	10	12		19

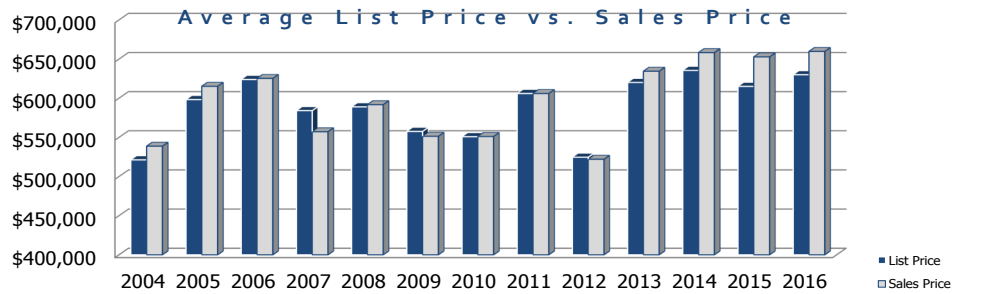
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	37	40	8.78%
Sales Price	\$656,526	\$687,943	4.79%
Sales Price to Assessed Value	1.29	1.39	7.89%

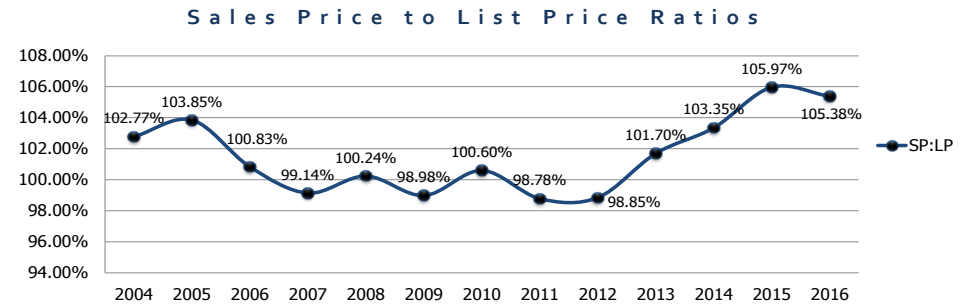


YTD	2016	2017	% Change
# Units Sold	138	113	-18.12%
Active Listings	16	12	-25.00%
Under Contracts	21	12	-42.86%

## Glen Ridge Yearly Market Trends

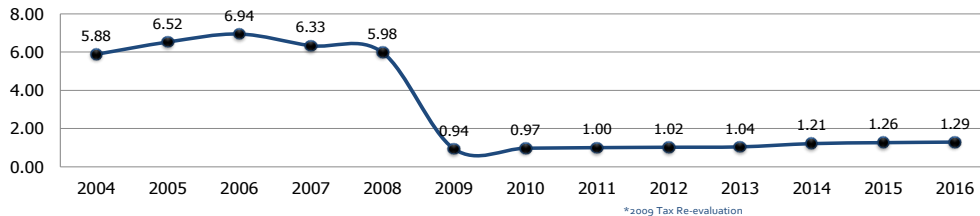


## Glen Ridge Yearly Market Trends

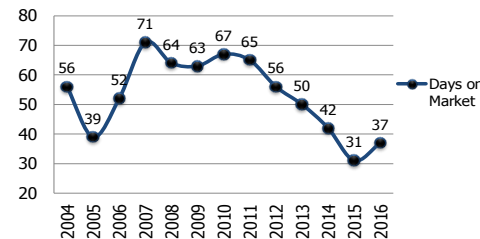


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$620,085	\$635,524	\$615,078	\$629,932
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$634,393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

## Sales Price to Assessed Value Ratio



## Average Days on Market



## Number of Units Sold

