

Glen Ridge

December 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	OneFloor	1	1.0	22	\$199,000	\$199,000	\$227,500	114.32%	\$162,200	1.40
2	3 Astor Place	Ranch	3	2.0	26	\$399,000	\$399,000	\$531,000	133.08%	\$416,100	1.28
3	45 High Street	Colonial	4	3.0	35	\$599,000	\$569,000	\$589,000	103.51%	\$293,100	2.01
4	376 Ridgewood Avenue	Colonial	6	4.1	135	\$2,250,000	\$1,999,999	\$1,900,000	95.00%	\$1,832,000	1.04
5	437 Ridgewood Avenue	Colonial	5	5.1	27	\$1,970,000	\$1,970,000	\$2,100,000	106.60%		
AVERAGE					49	\$1,083,400	\$1,027,400	\$1,069,500	110.50%		1.43

"ACTIVE" LISTINGS IN GLEN RIDGE

Number of Units: 14
 Average List Price: \$641,629
 Average Days on Market: 77

"UNDER CONTRACT" LISTINGS IN GLEN RIDGE

Number of Units: 10
 Average List Price: \$640,190
 Average Days on Market: 53

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	49	41
List Price	\$688,364	\$522,125	\$532,150	\$605,270	\$637,100	\$659,983	\$669,491	\$639,057	\$671,709	\$742,250	\$635,738	\$1,027,400	\$663,151
Sales Price	\$688,864	\$517,250	\$588,933	\$666,718	\$682,600	\$731,000	\$712,572	\$680,464	\$710,864	\$756,225	\$688,438	\$1,069,500	\$704,111
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%	110.50%	106.76%
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	1.43	1.39
# Units Sold	11	4	6	10	15	12	14	14	11	8	8	5	118
Active Listings	13	9	11	18	17	18	14	12	13	15	12	14	14
Under Contracts	14	20	26	27	29	24	19	15	14	10	12	10	18

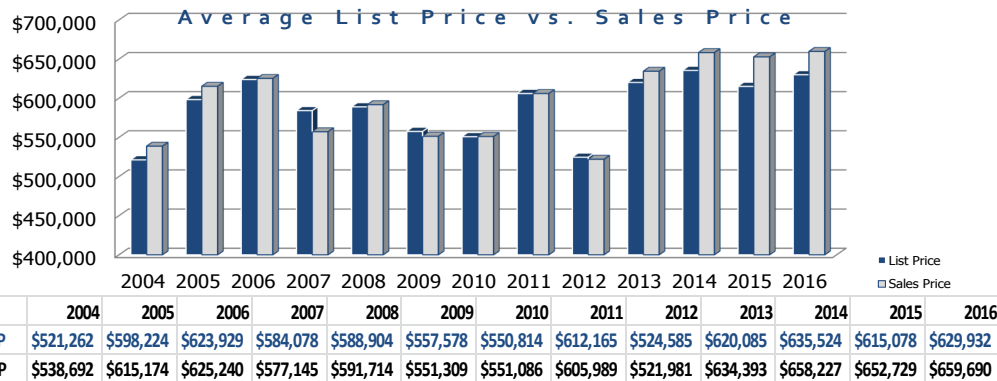
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	37	41	9.88%
Sales Price	\$659,690	\$704,111	6.73%
Sales Price to Assessed Value	1.29	1.39	8.30%

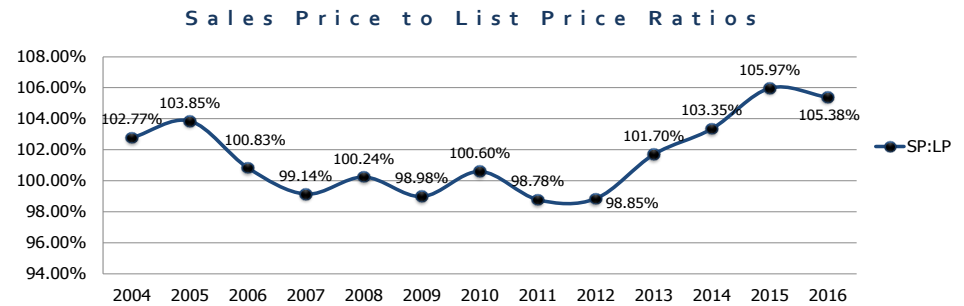


YTD	2016	2017	% Change
# Units Sold	150	118	-21.33%
Active Listings	9	14	55.56%
Under Contracts	20	10	-50.00%

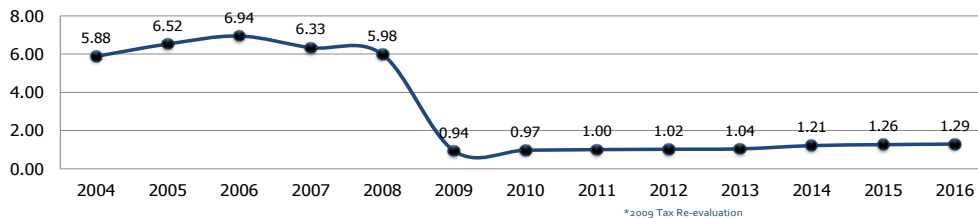
Glen Ridge Yearly Market Trends



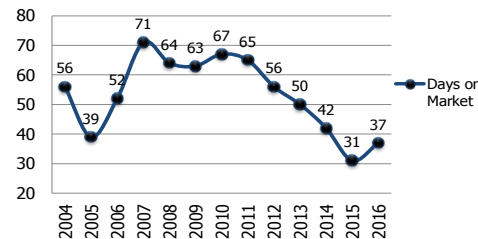
Glen Ridge Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

