

Glen Ridge

January 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	926 Bloomfield Ave 8L	HighRise	1	1.0	118	\$169,000	\$169,000	\$163,000	96.45%	\$10,560,000	
2	926 Bloomfield Ave 8K	HighRise	1	1.0	118	\$139,000	\$129,000	\$120,000	93.02%	\$10,560,000	
3	32 Clairidge Court	Colonial	4	3.1	29	\$775,000	\$775,000	\$776,000	100.13%	\$589,200	1.32
4	19Midland Avenue	Colonial	3	1.1	41	\$430,000	\$430,000	\$430,000	100.00%	\$371,000	1.16
5	55 Glen Ridge Avenue	Tudor	3	2.0	3	\$265,000	\$265,000	\$424,200	160.08%	\$340,100	1.25
AVERAGE					62	\$355,600	\$353,600	\$382,640	109.94%		1.24

"ACTIVE" LISTINGS IN GLEN RIDGE

Number of Units: 9
 Average List Price: \$703,989
 Average Days on Market: 70

"UNDER CONTRACT" LISTINGS IN GLEN RIDGE

Number of Units: 17
 Average List Price: \$665,341
 Average Days on Market: 36

Glen Ridge 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	62												62
List Price	\$353,600												\$353,600
Sales Price	\$382,640												\$382,640
Sales Price as a % of List Price	109.94%												109.94%
Sales Price to Assessed Value	1.24												1.24
# Units Sold	5												5
Active Listings	9												9
Under Contracts	17												17

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	49	62	27.30%
Sales Price	\$688,864	\$382,640	-44.45%
Sales Price to Assessed Value	1.37	1.24	-9.18%

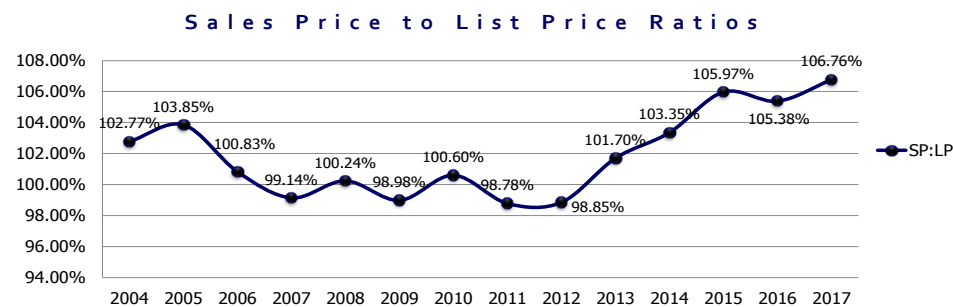


YTD	2017	2018	% Change
# Units Sold	11	5	-54.55%
Active Listings	13	9	-30.77%
Under Contracts	14	17	21.43%

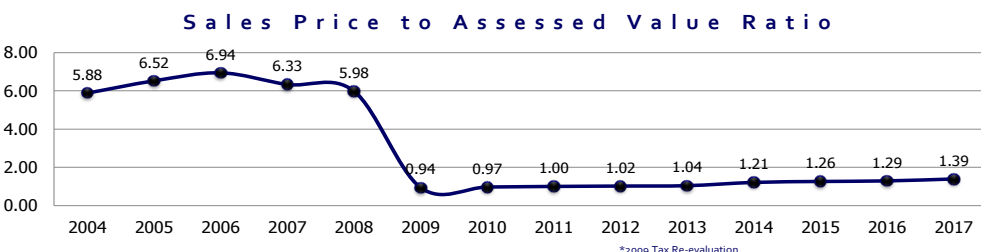
Glen Ridge Yearly Market Trends



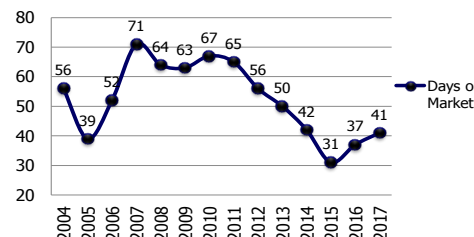
Glen Ridge Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
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	\$663,151
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	\$704,111



Average Days on Market



Number of Units Sold

