

# Glen Ridge

March 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 Avenue	HighRise	2	2.0	49	\$339,000	\$339,000	\$310,000	91.45%	\$10,560,000	0.03
2	7 Highland Avenue	Colonial	3	1.1	17	\$529,000	\$529,000	\$475,000	89.79%	\$419,900	1.13
3	25 Clark Street Unit 102	Duplex	2	2.0	12	\$479,000	\$479,000	\$527,000	110.02%		
4	27 Victor Avenue	SplitLev	4	2.0	10	\$534,900	\$534,900	\$600,000	112.17%	\$382,300	1.57
5	122 Essex Avenue	Victrian	4	1.1	15	\$499,000	\$499,000	\$605,000	121.24%	\$484,200	1.25
6	36 Wildwood Terrace	Colonial	3	2.0	17	\$539,000	\$539,000	\$605,000	112.24%	\$400,900	1.51
7	349 Maolis Avenue	Colonial	4	1.2	16	\$649,000	\$649,000	\$750,000	115.56%	\$485,000	1.55
8	12 Summit Street	Victrian	4	2.2	29	\$850,000	\$850,000	\$825,000	97.06%	\$687,300	1.20
9	16 Sherman Avenue	Colonial	5	3.2	34	\$1,150,000	\$1,150,000	\$1,300,000	113.04%		
AVERAGE					22	\$618,767	\$618,767	\$666,333	106.95%		1.18

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

Number of Units: 16  
 Average List Price: \$679,175  
 Average Days on Market: 34

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

Number of Units: 25  
 Average List Price: \$708,576  
 Average Days on Market: 48

# 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	15	22										32
List Price	\$353,600	\$489,633	\$618,767										\$517,988
Sales Price	\$382,640	\$571,333	\$666,333										\$566,129
Sales Price as a % of List Price	109.94%	120.00%	106.95%										110.13%
Sales Price to Assessed Value	1.24	1.11	1.18										1.18
# Units Sold	5	3	9										17
Active Listings	9	15	16										13
Under Contracts	17	17	25										20

## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	63	32	-48.11%
Sales Price	\$627,624	\$566,129	-9.80%
Sales Price to Assessed Value	1.43	1.18	-17.95%

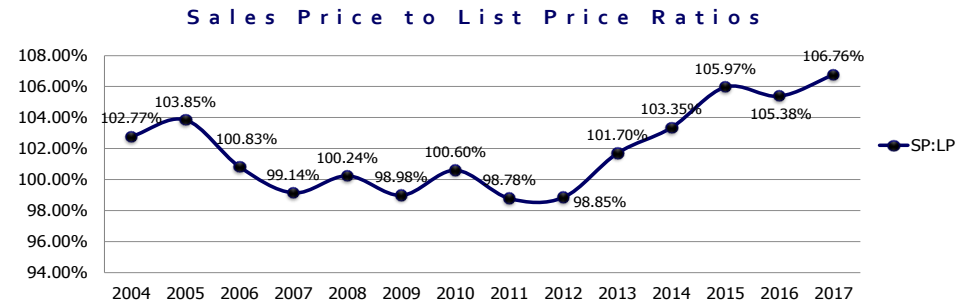


YTD	2017	2018	% Change
# Units Sold	21	17	-19.05%
Active Listings	11	16	45.45%
Under Contracts	26	25	-3.85%

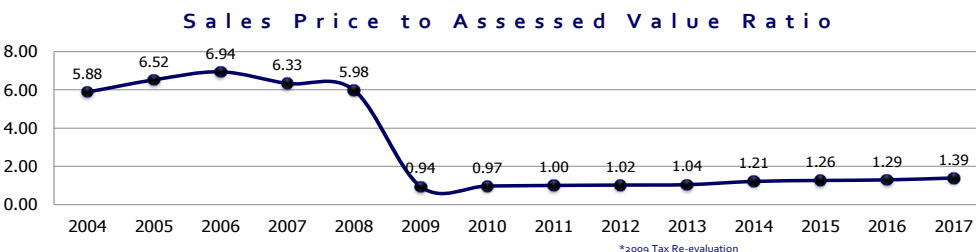
### Glen Ridge Yearly Market Trends



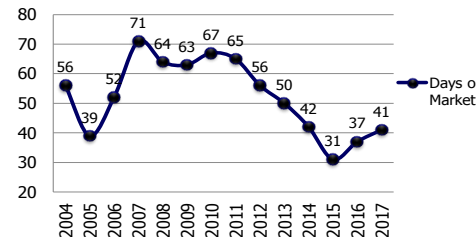
### Glen Ridge Yearly Market Trends



	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

