

# Glen Ridge

## July 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Midland Avenue	Colonial	3	1.0	39	\$415,000	\$415,000	\$410,000	98.80%	\$327,200	1.25
2	28A Herman Street	Cottage	2	2.0	20	\$339,900	\$339,900	\$415,400	122.21%	\$244,600	1.70
3	100 Glen Ridge Avenue	TwnIntUn	2	2.2	20	\$419,000	\$419,000	\$480,000	114.56%	\$306,200	1.57
4	144 Essex Avenue	Colonial	4	1.0	35	\$549,000	\$525,000	\$525,000	100.00%	\$399,700	1.31
5	88 Essex Avenue	Colonial	5	3.0	18	\$525,000	\$525,000	\$535,000	101.90%	\$471,000	1.14
6	77 Midland Avenue	Colonial	4	2.0	14	\$479,999	\$479,999	\$539,000	112.29%	\$394,800	1.37
7	83 Winsor Place	Victrian	6	2.0	5	\$529,000	\$529,000	\$540,000	102.08%	\$658,800	0.82
8	46 Hamilton Road	Victrian	4	1.1	14	\$529,000	\$529,000	\$585,000	110.59%	\$476,700	1.23
9	21 Douglas Road	Colonial	3	2.1	19	\$529,000	\$529,000	\$604,000	114.18%	\$513,300	1.18
10	24 Oakwood Avenue	Colonial	4	1.0	13	\$522,000	\$522,000	\$626,500	120.02%	\$432,400	1.45
11	15 Snowden Place	Colonial	3	2.0	16	\$599,000	\$599,000	\$719,000	120.03%	\$543,000	1.32
12	173 Hawthorne Avenue	Colonial	6	3.1	13	\$699,900	\$699,900	\$740,000	105.73%	\$663,900	1.11
13	21 Snowden Place	Colonial	5	2.1	12	\$679,000	\$679,000	\$749,000	110.31%	\$548,500	1.37
14	159 Sherman Avenue	SplitLev	3	1.1	22	\$659,000	\$659,000	\$750,000	113.81%	\$482,700	1.55
15	2 Inness Place	Colonial	4	2.1	10	\$649,000	\$649,000	\$755,000	116.33%	\$522,600	1.44
16	73 Oxford Street	Colonial	4	2.1	14	\$679,999	\$679,999	\$781,000	114.85%	\$656,800	1.19
17	9 Ardsley Road	Colonial	4	2.2	12	\$749,000	\$749,000	\$811,000	108.28%	\$620,500	1.31
18	17 Rudd Court	Colonial	5	4.1	15	\$799,000	\$799,000	\$850,000	106.38%	\$554,700	1.53
19	287 Washington Street	Victrian	6	3.1	17	\$769,000	\$769,000	\$886,000	115.21%	\$618,100	1.43
20	8 Ridley Court	Tudor	3	2.1	18	\$799,000	\$799,000	\$926,000	115.89%	\$531,500	1.74
21	83 Forest Avenue	Colonial	5	4.2	15	\$829,000	\$829,000	\$999,000	120.51%	\$662,200	1.51
22	281 Forest Avenue	Colonial	5	4.1	22	\$995,000	\$995,000	\$1,050,000	105.53%	\$790,200	1.33
23	70 Woodland Avenue	Colonial	5	3.1	13	\$899,000	\$899,000	\$1,100,000	122.36%	\$776,200	1.42
24	226 Forest Avenue	Tudor	5	3.2	17	\$949,000	\$968,000	\$1,161,000	119.94%	\$786,700	1.48
25	450 Ridgewood Avenue	Colonial	4	4.0	12	\$1,069,000	\$1,069,000	\$1,235,000	115.53%	\$833,900	1.48
AVERAGE					17	\$666,392	\$666,192	\$750,876	112.29%		1.37

### "ACTIVE" LISTINGS IN GLEN RIDGE

Number of Units:	15
Average List Price:	\$558,460
Average Days on Market:	47

### "UNDER CONTRACT" LISTINGS IN GLEN RIDGE

Number of Units:	28
Average List Price:	\$702,961
Average Days on Market:	42

# 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	42	63	22	17						29
List Price	\$353,600	\$489,633	\$618,767	\$700,600	\$544,222	\$706,416	\$666,192						\$630,447
Sales Price	\$382,640	\$571,333	\$666,333	\$759,000	\$599,756	\$762,000	\$750,876						\$694,225
Sales Price as a % of List Price	109.94%	120.00%	106.95%	109.03%	108.77%	109.35%	112.29%						110.42%
Sales Price to Assessed Value	1.24	1.11	1.18	1.19	1.43	1.36	1.37						1.32
# Units Sold	5	3	9	5	9	19	25						75
Active Listings	9	15	16	21	27	18	15						17
Under Contracts	17	17	25	36	45	43	28						30

## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	44	29	-34.81%
Sales Price	\$678,254	\$694,225	2.35%
Sales Price to Assessed Value	1.42	1.32	-6.72%

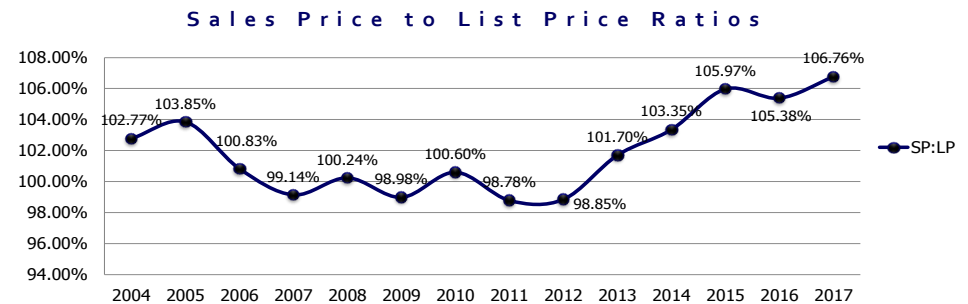


YTD	2017	2018	% Change
# Units Sold	72	75	4.17%
Active Listings	14	15	7.14%
Under Contracts	19	28	47.37%

## Glen Ridge Yearly Market Trends

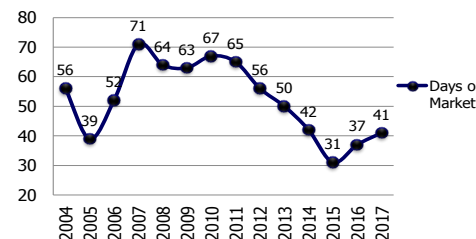


## Glen Ridge Yearly Market Trends

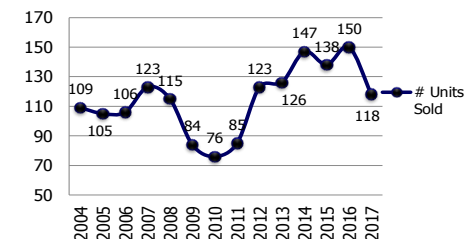


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$620,085	\$635,524	\$615,078	\$629,932	\$663,151
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$634,393	\$658,227	\$652,729	\$659,690	\$704,111

## Average Days on Market



## Number of Units Sold



## Sales Price to Assessed Value Ratio

