

Glen Ridge

April 2024 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 U2L	HighRise	1	1.0	14	\$135,000	\$135,000	\$147,500	109.26%	Condo	
2	926 Bloomfield Avenue 8B	HighRise	1	1.0	50	\$135,000	\$135,000	\$150,000	111.11%	Condo	
3	926 Bloomfield Avenue 2H	HighRise	1	1.0	26	\$170,000	\$170,000	\$195,000	114.71%	Condo	
4	12 Madison Street	Colonial	3	1.0	14	\$428,000	\$428,000	\$578,000	135.05%	\$444,600	1.30
5	59 Willow Street	Colonial	4	1.0	10	\$699,000	\$699,000	\$675,000	96.57%	\$434,900	1.55
6	28 Oakwood Avenue	Colonial	4	2.0	10	\$649,000	\$649,000	\$999,999	154.08%	\$511,900	1.95
7	155 Ridgewood Avenue	Colonial	7	5.2	29	\$2,399,000	\$2,150,000	\$2,175,000	101.16%	\$1,208,400	1.80
AVERAGE					22	\$659,286	\$623,714	\$702,928	117.42%		1.65

"Active" Listings in Glen Ridge

Number of Units: 8
 Average List Price: \$686,613
 Average Days on Market: 21

"Under Contract" Listings in Glen Ridge

Number of Units: 12
 Average List Price: \$1,158,500
 Average Days on Market: 25

Glen Ridge 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32	23	18	22									24
List Price	\$1,137,857	\$535,000	\$535,600	\$623,714									\$777,200
Sales Price	\$1,245,286	\$580,000	\$675,254	\$702,928									\$879,688
SP:LP%	113.48%	108.41%	118.84%	117.42%									115.95%
SP to AV	1.51	1.33	1.68	1.65									1.58
# Units Sold	7	1	5	7									20
3 Mo Rate of Ab	1.35	1.69	1.15	3.00									1.80
Active Listings	3	8	4	8									6
Under Contracts	8	10	11	12									10

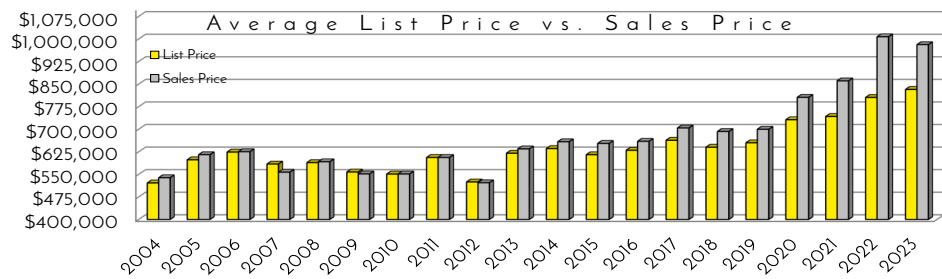
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	27	24	-8.11%
Sales Price	\$756,837	\$879,688	16.23%
LP:SP	111.38%	115.95%	4.10%
SP:AV	1.454	1.580	8.69%

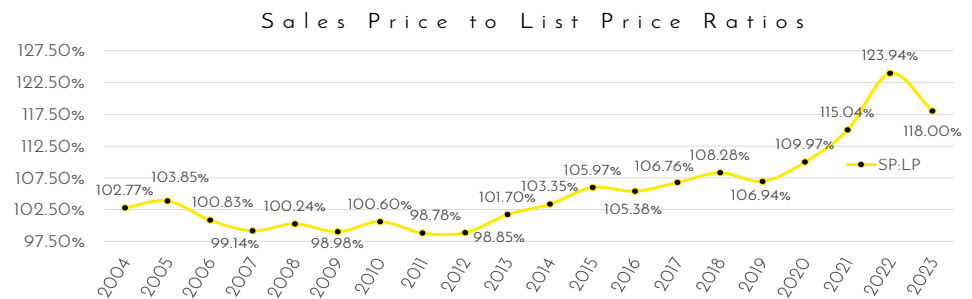


YTD	2023	2024	% Change
# Units Sold	23	20	-13.04%
Rate of Ab 3Mo	0.61	1.80	195.88%
Actives	3	6	91.67%
Under Contracts	10	10	5.13%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends



Year	LP	SP
2004	\$521,262	\$538,692
2005	\$598,224	\$615,174
2006	\$623,929	\$625,240
2007	\$584,078	\$577,145
2008	\$588,904	\$591,714
2009	\$557,578	\$551,309
2010	\$550,814	\$551,086
2011	\$612,165	\$605,989
2012	\$524,585	\$521,981
2013	\$987,966	\$920,863
2014	\$635,524	\$658,227
2015	\$615,078	\$652,729
2016	\$629,932	\$659,690
2017	\$663,151	\$704,111
2018	\$640,045	\$692,305
2019	\$654,723	\$699,619
2020	\$731,365	\$805,844
2021	\$742,201	\$860,579
2022	\$805,467	\$1,007,119
2023	\$831,420	\$980,995

