

Glen Ridge

September 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	OneFloor	1	1.0	38	\$169,000	\$169,000	\$162,500	96.15%		
2	85 Park Avenue Unit 306	OneFloor	2	2.0	11	\$519,900	\$519,900	\$535,000	102.90%	\$476,500	1.12
3	15 Victor Avenue	SplitLev	4	2.0	19	\$529,000	\$529,000	\$605,000	114.37%	\$404,900	1.49
4	43 Hamilton Road	Colonial	4	3.2	23	\$729,000	\$729,000	\$732,000	100.41%	\$604,600	1.21
5	94 Sunset Avenue	Colonial	4	2.2	19	\$799,000	\$799,000	\$925,000	115.77%	\$635,500	1.46
6	44 Stanford Place	Cottage	5	2.2	13	\$949,000	\$949,000	\$975,000	102.74%	\$682,800	1.43
AVERAGE					21	\$615,817	\$615,817	\$655,750	105.39%		1.34

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

Number of Units: 16
Average List Price: \$712,612
Average Days on Market: 33

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

Number of Units: 19
Average List Price: \$663,516
Average Days on Market: 56

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	23	21				27
List Price	\$353,600	\$489,633	\$618,767	\$700,600	\$544,222	\$706,416	\$666,192	\$720,828	\$615,817				\$645,993
Sales Price	\$382,640	\$571,333	\$666,333	\$759,000	\$599,756	\$762,000	\$750,876	\$774,944	\$655,750				\$706,570
Sales Price as a % of List Price	109.94%	120.00%	106.95%	109.03%	108.77%	109.35%	112.29%	107.54%	105.39%				109.59%
Sales Price to Assessed Value	1.24	1.11	1.18	1.19	1.43	1.36	1.37	1.44	1.34				1.35
# Units Sold	5	3	9	5	9	19	25	18	6				99
Active Listings	9	15	16	21	27	18	15	17	16				17
Under Contracts	17	17	25	36	45	43	28	18	19				28

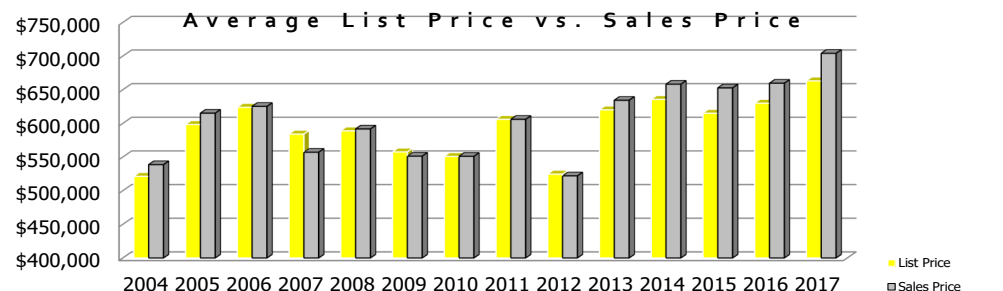
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	41	27	-33.21%
Sales Price	\$682,271	\$706,570	3.56%
Sales Price to Assessed Value	1.40	1.35	-3.92%

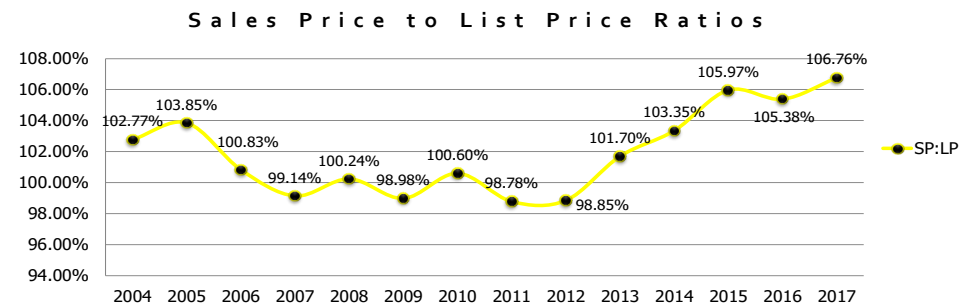


YTD	2017	2018	% Change
# Units Sold	97	99	2.06%
Active Listings	13	16	23.08%
Under Contracts	14	19	35.71%

Glen Ridge Yearly Market Trends

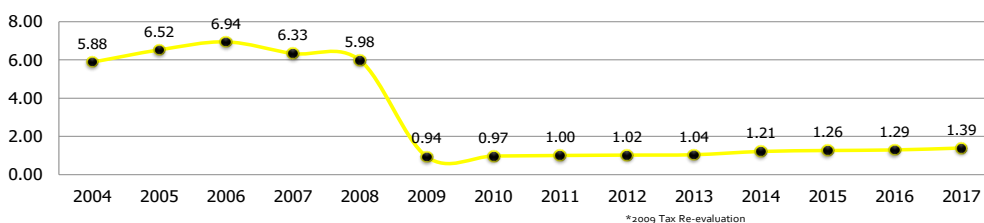


Glen Ridge Yearly Market Trends

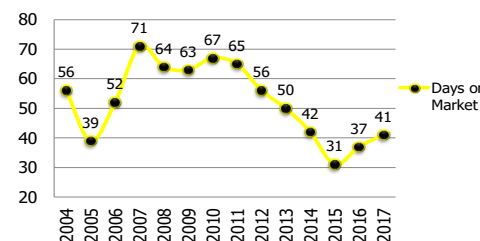


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$620,085	\$635,524	\$615,078	\$629,932	\$663,151
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981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

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

