

# Glen Ridge

## October 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	1	1.0	48	\$130,000	\$130,000	\$125,000	96.15%		
2	15 Cross Place	Colonial	2	1.1	50	\$335,000	\$335,000	\$332,000	99.10%	\$285,700	1.16
3	100 Glen Ridge Avenue 15	TwnIntUn	2	2.1	9	\$419,000	\$419,000	\$451,000	107.64%	\$303,000	1.49
4	44 Chapman Place	Colonial	3	1.1	176	\$539,000	\$525,000	\$475,000	90.48%	\$421,200	1.13
5	168 Carteret Street	Colonial	3	1.0	11	\$405,000	\$405,000	\$507,000	125.19%	\$338,600	1.50
6	25 Clark Street	MultiFlr	2	2.0	19	\$499,999	\$499,999	\$510,000	102.00%		
7	147 Highland Avenue	Colonial	6	3.1	77	\$579,000	\$569,000	\$585,000	102.81%	\$504,000	1.16
8	12 Ferncliff Terrace	Tudor	5	3.0	13	\$729,000	\$729,000	\$740,000	101.51%	\$694,700	1.07
9	254 Forest Avenue	Colonial	4	3.1	27	\$725,000	\$799,000	\$740,000	92.62%	\$637,400	1.16
10	4 Ridley Court	Colonial	4	3.1	22	\$849,000	\$849,000	\$855,000	100.71%	\$562,600	1.52
11	181 Ridgewood Avenue	Victrian	7	3.1	23	\$989,000	\$989,000	\$1,150,000	116.28%	\$915,600	1.26

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

Number of Units: 13  
 Average List Price: \$701,077  
 Average Days on Market: 42

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

Number of Units: 20  
 Average List Price: \$626,580  
 Average Days on Market: 44

# 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	43			29
List Price	\$353,600	\$489,633	\$618,767	\$700,600	\$544,222	\$706,416	\$666,192	\$720,828	\$615,817	\$568,091			\$638,203
Sales Price	\$382,640	\$571,333	\$666,333	\$759,000	\$599,756	\$762,000	\$750,876	\$774,944	\$655,750	\$588,182			\$694,731
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%	103.13%			108.94%
Sales Price to Assessed Value	1.24	1.11	1.18	1.19	1.43	1.36	1.37	1.44	1.34	1.27			1.34
# Units Sold	5	3	9	5	9	19	25	18	6	11			110
Active Listings	9	15	16	21	27	18	15	17	16	13			17
Under Contracts	17	17	25	36	45	43	28	18	19	20			27

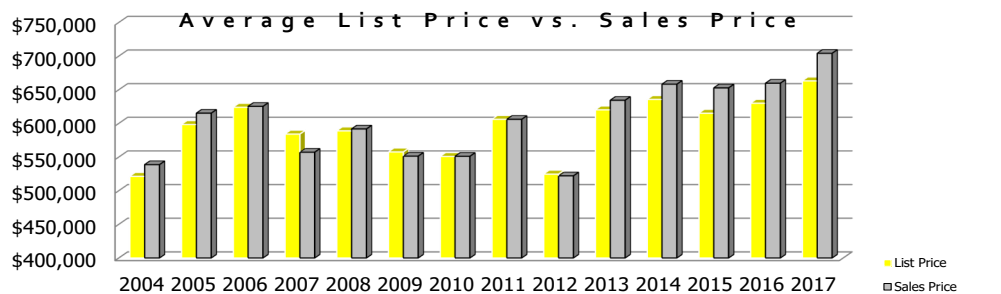
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	41	29	-30.17%
Sales Price	\$687,906	\$694,731	0.99%
Sales Price to Assessed Value	1.39	1.34	-3.82%

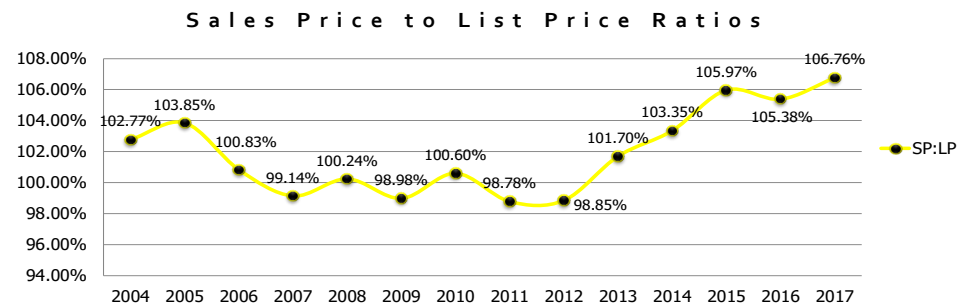
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YTD	2017	2018	% Change
# Units Sold	105	110	4.76%
Active Listings	15	13	-13.33%
Under Contracts	10	20	100.00%

## Glen Ridge Yearly Market Trends

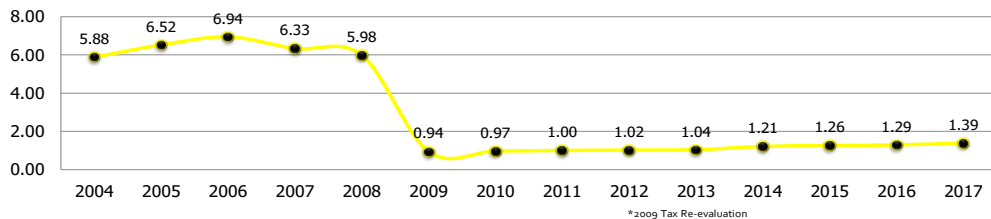


## Glen Ridge Yearly Market Trends

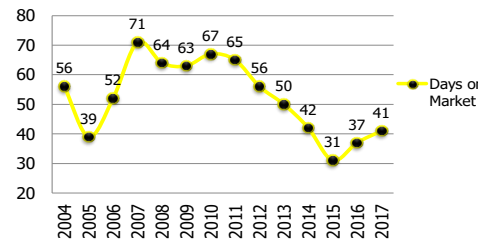


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$620,085	\$635,524	\$615,078	\$629,932	\$663,151
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981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

## Sales Price to Assessed Value Ratio



## Average Days on Market



## Number of Units Sold

