

Glen Ridge

November 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	81 Midland Avenue	Colonial	3	1.1	18	\$295,000	\$295,000	\$310,000	105.08%	\$292,000	1.06
2	52 Willow Street	Colonial	3	1.0	326	\$499,900	\$329,900	\$323,000	97.91%	\$367,700	0.88
3	167 Midland Avenue	Colonial	3	2.0	17	\$419,900	\$419,900	\$421,000	100.26%	\$436,300	0.96
4	65 Osbourne Street	MultiFlr	4	1.1	25	\$447,800	\$447,800	\$447,800	100.00%	\$230,200	1.95
5	100 Glen Ridge Avenue	TwnIntUn	2	2.1	17	\$419,000	\$419,000	\$490,000	116.95%	\$301,900	1.62
6	133 Linden Avenue	Colonial	4	1.1	56	\$499,900	\$529,000	\$512,250	96.83%	\$351,800	1.46
7	19 Oakwood Avenue	Colonial	3	1.1	56	\$529,000	\$529,000	\$522,000	98.68%	\$395,000	1.32
8	80 Hawthorne Avenue	Tudor	4	1.0	24	\$538,000	\$538,000	\$594,000	110.41%	\$425,700	1.40
9	146 Essex Avenue	CapeCod	4	2.0	14	\$549,000	\$549,000	\$602,000	109.65%	\$427,000	1.41
10	11 Sommer Avenue	Colonial	3	2.0	83	\$585,000	\$585,000	\$603,500	103.16%	\$354,400	1.70
11	345 Maolis Avenue	Colonial	3	2.0	24	\$629,000	\$629,000	\$660,000	104.93%	\$442,400	1.49
12	80 Highland Avenue	Colonial	6	3.2	14	\$799,000	\$799,000	\$841,000	105.26%	\$764,300	1.10
13	69 Hillside Avenue	Colonial	4	3.2	17	\$769,000	\$769,000	\$850,000	110.53%	\$634,700	1.34
14	114 Clark Street	Victrian	6	3.1	16	\$899,000	\$899,000	\$975,000	108.45%	\$662,800	1.47
15	18 Cambridge Road	Colonial	6	3.2	18	\$1,250,000	\$1,250,000	\$1,370,000	109.60%	\$872,500	1.57
AVERAGE					48	\$608,567	\$599,173	\$634,770	105.18%		1.38

“ACTIVE” LISTINGS IN GLEN RIDGE

Number of Units: 11
 Average List Price: \$794,364
 Average Days on Market: 55

“UNDER CONTRACT” LISTINGS IN GLEN RIDGE

Number of Units: 8
 Average List Price: \$713,750
 Average Days on Market: 43

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	48		31
List Price	\$353,600	\$489,633	\$618,767	\$700,600	\$544,222	\$706,416	\$666,192	\$720,828	\$615,817	\$568,091	\$599,173		\$633,519
Sales Price	\$382,640	\$571,333	\$666,333	\$759,000	\$599,756	\$762,000	\$750,876	\$774,944	\$655,750	\$588,182	\$634,770		\$687,536
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%	105.18%		108.49%
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	1.38		1.35
# Units Sold	5	3	9	5	9	19	25	18	6	11	15		125
Active Listings	9	15	16	21	27	18	15	17	16	13	11		16
Under Contracts	17	17	25	36	45	43	28	18	19	20	8		25

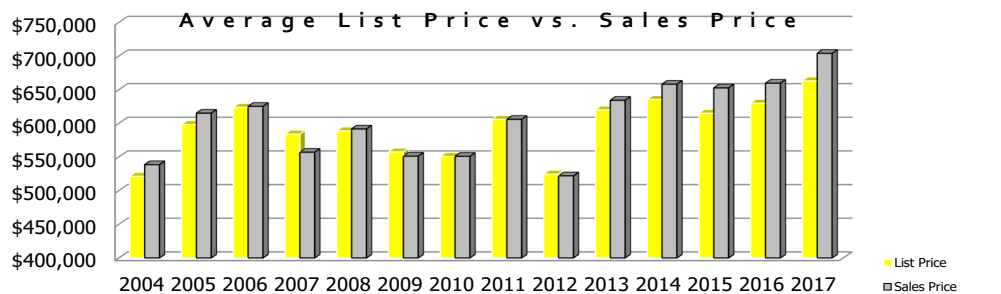
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	40	31	-22.84%
Sales Price	\$687,943	\$687,536	-0.06%
Sales Price to Assessed Value	1.39	1.35	-3.22%

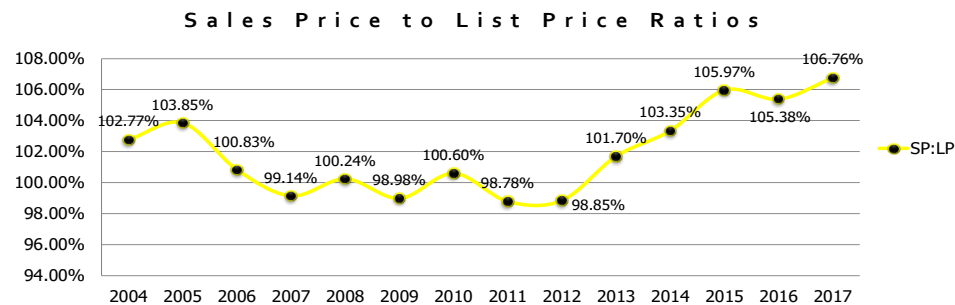
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YTD	2017	2018	% Change
# Units Sold	113	125	10.62%
Active Listings	12	11	-8.33%
Under Contracts	12	8	-33.33%

Glen Ridge Yearly Market Trends

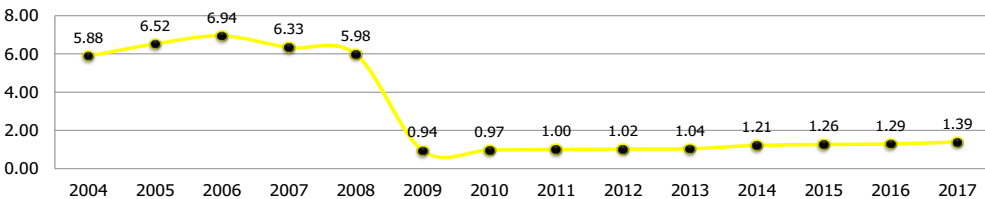


Glen Ridge Yearly Market Trends

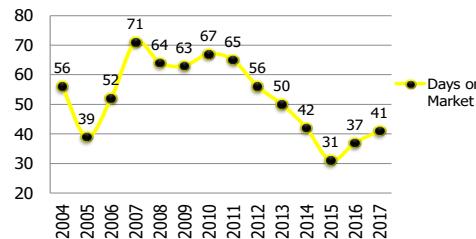


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$620,085	\$635,524	\$615,078	\$629,932	\$663,151
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981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

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

