

Glen Ridge

April 2019 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 | 191 | \$159,999 | \$149,000 | \$140,000 | 93.96% | | |
| 2 | 971 Bloomfield Avenue C-12 | OneFloor | 1 | 1.0 | 7 | \$224,900 | \$224,900 | \$235,000 | 104.49% | \$162,200 | 1.45 |
| 3 | 17 High Street | Colonial | 3 | 1.0 | 14 | \$450,000 | \$450,000 | \$545,000 | 121.11% | \$326,900 | 1.67 |
| 4 | 24 Edgewood Road | Colonial | 4 | 2.1 | 12 | \$549,000 | \$549,000 | \$551,000 | 100.36% | \$356,800 | 1.54 |
| 5 | 63 Hawthorne Avenue | Colonial | 3 | 2.1 | 14 | \$549,000 | \$549,000 | \$689,000 | 125.50% | \$428,600 | 1.61 |
| 6 | 382 Forest Avenue | SplitLev | 4 | 2.0 | 12 | \$649,000 | \$649,000 | \$749,500 | 115.49% | \$505,900 | 1.48 |
| 7 | 8 Hamilton Road | Victrian | 4 | 2.2 | 13 | \$579,900 | \$579,900 | \$792,000 | 136.58% | \$657,800 | 1.20 |
| 8 | 249 Forest Avenue | Colonial | 6 | 3.1 | 14 | \$985,000 | \$985,000 | \$1,027,000 | 104.26% | \$683,100 | 1.50 |
| 9 | 79 Ridgewood Avenue | Victrian | 7 | 4.1 | 36 | \$1,549,000 | \$1,549,000 | \$1,535,000 | 99.10% | \$1,350,100 | 1.14 |
| AVERAGE | | | | | 35 | \$632,867 | \$631,644 | \$695,944 | 111.21% | | 1.45 |

"Active" Listings in Glen Ridge

Number of Units: 31
 Average List Price: \$690,329
 Average Days on Market: 29

"Under Contract" Listings in Glen Ridge

Number of Units: 27
 Average List Price: \$661,296
 Average Days on Market: 21

Glen Ridge 2019 Year to Date Market Trends

| YTD | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|-----------------|-----------|-----------|-----------|-----------|-----|------|------|--------|-----------|---------|----------|----------|-----------|
| Days on Market | 57 | 26 | 14 | 35 | | | | | | | | | 35 |
| List Price | \$782,000 | \$522,500 | \$387,667 | \$631,644 | | | | | | | | | \$612,267 |
| Sales Price | \$826,875 | \$520,000 | \$409,667 | \$695,944 | | | | | | | | | \$657,778 |
| SP:LP% | 105.77% | 99.58% | 103.00% | 111.21% | | | | | | | | | 107.34% |
| SP to AV | 1.39 | 1.22 | 1.43 | 1.45 | | | | | | | | | 1.40 |
| # Units Sold | 4 | 2 | 3 | 9 | | | | | | | | | 18 |
| 3 Mo Rate of Ab | 1.00 | 3.00 | 5.11 | 6.21 | | | | | | | | | 3.83 |
| Active Listings | 13 | 16 | 19 | 21 | | | | | | | | | 17 |
| Under Contracts | 6 | 19 | 25 | 36 | | | | | | | | | 22 |

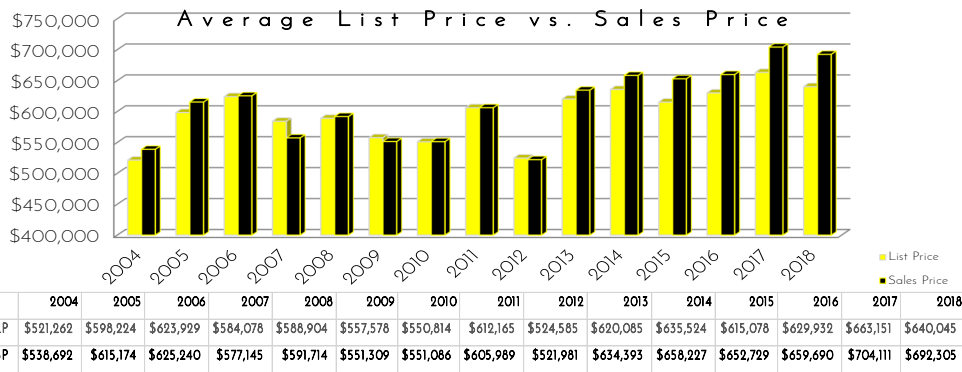
Flashback! YTD 2018 vs YTD 2019

| YTD | 2018 | 2019 | % Change |
|-------------|-----------|-----------|----------|
| DOM | 35 | 35 | 0.00% |
| Sales Price | \$609,964 | \$657,778 | 7.84% |
| LP:SP | 109.88% | 107.34% | -2.31% |
| SP:AV | 1.18 | 1.40 | 18.87% |

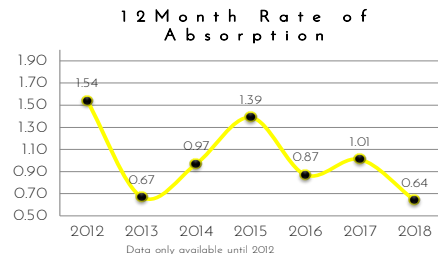
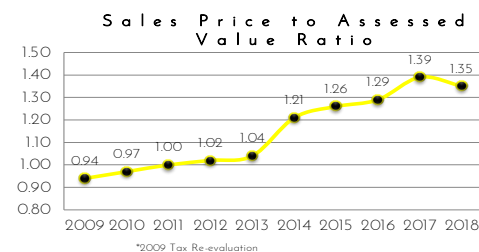
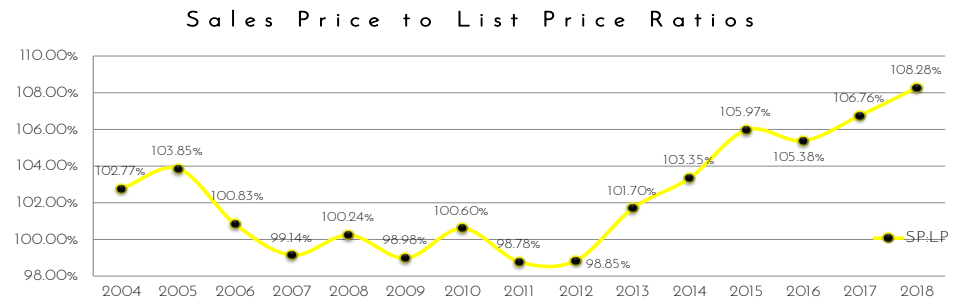


| YTD | 2018 | 2019 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 22 | 18 | -18.18% |
| Rate of Ab 3Mo | 3.60 | 6.21 | 72.50% |
| Actives | 21 | 31 | 47.62% |
| Under Contracts | 36 | 27 | -25.00% |

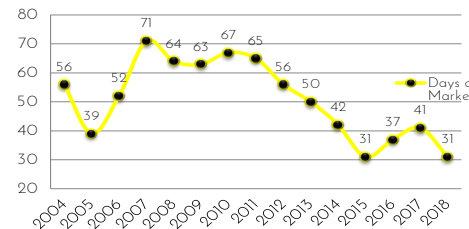
Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends



Average Days on Market



Number of Units Sold

