

Glen Ridge

May 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	228 Baldwin Street	Colonial	3	1.0	12	\$409,000	\$409,000	\$435,000	106.36%	\$354,800	1.23
2	55 Benson Street	Colonial	4	1.0	7	\$479,000	\$479,000	\$479,000	100.00%	\$414,700	1.16
3	8 Astor Place	Ranch	3	2.0	8	\$499,000	\$499,000	\$505,000	101.20%	\$381,200	1.32
4	28 Edgewood Road	Colonial	4	2.1	19	\$549,000	\$549,000	\$565,000	102.91%	\$312,200	1.81
5	85 Baldwin Street	Colonial	4	2.0	10	\$519,000	\$519,000	\$595,000	114.64%	\$430,500	1.38
6	85 Park Avenue Unit 307	OneFloor	2	2.1	38	\$619,000	\$619,000	\$624,224	100.84%	\$530,800	1.18
7	84 High Street	Colonial	4	3.1	21	\$589,000	\$589,000	\$625,000	106.11%	\$435,700	1.43
8	70 Chestnut Hill Place	CapeCod	4	2.0	13	\$629,000	\$629,000	\$681,000	108.27%	\$484,000	1.41
9	10 Evergreen Court	Ranch	3	2.1	12	\$685,000	\$685,000	\$717,500	104.74%	\$449,800	1.60
10	553 Belleville Avenue	Colonial	4	2.1	17	\$699,000	\$699,000	\$760,000	108.73%	\$595,800	1.28
11	38 Stanford Place	Colonial	4	2.1	13	\$719,000	\$719,000	\$827,500	115.09%	\$604,500	1.37
12	237 Sherman Avenue	Colonial	4	3.1	12	\$699,000	\$689,000	\$839,000	121.77%	\$510,000	1.65
13	83 Winsor Place	Victrian	5	3.1	14	\$1,049,000	\$1,049,000	\$950,000	90.56%	\$658,800	1.44
AVERAGE					15	\$626,385	\$625,615	\$661,786	106.25%		1.40

"Active" Listings in Glen Ridge

Number of Units: 26
 Average List Price: \$631,719
 Average Days on Market: 42

"Under Contract" Listings in Glen Ridge

Number of Units: 29
 Average List Price: \$711,893
 Average Days on Market: 24

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	15								27
List Price	\$782,000	\$522,500	\$387,667	\$631,644	\$625,615								\$617,865
Sales Price	\$826,875	\$520,000	\$409,667	\$695,944	\$661,786								\$659,459
SP:LP%	105.77%	99.58%	103.00%	111.21%	106.25%								106.88%
SP to AV	1.39	1.22	1.43	1.45	1.40								1.40
# Units Sold	4	2	3	9	13								31
3 Mo Rate of Ab	1.00	3.00	5.11	6.21	2.88								3.64
Active Listings	13	16	19	21	26								19
Under Contracts	6	19	25	36	29								23

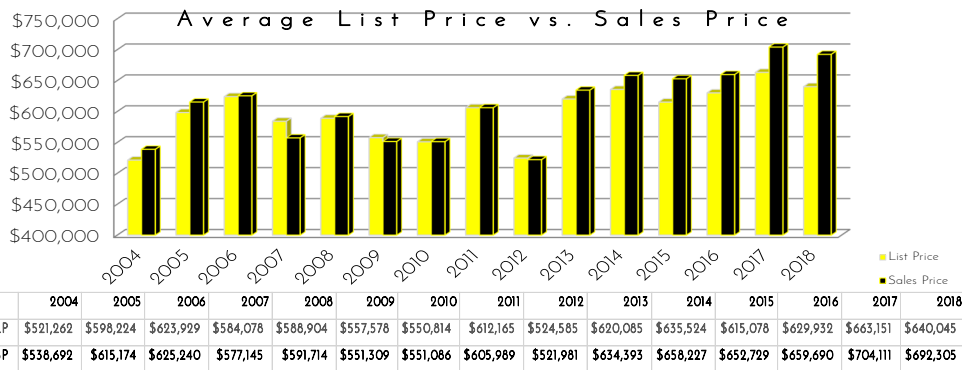
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	43	27	-37.63%
Sales Price	\$607,000	\$659,459	8.64%
LP:SP	109.56%	106.88%	-2.44%
SP:AV	1.25	1.40	12.07%

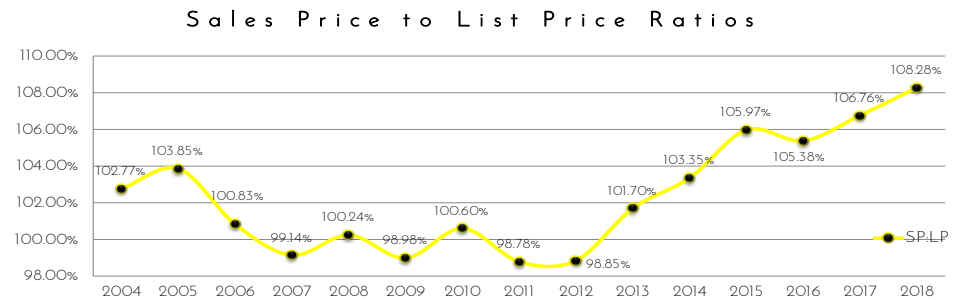


YTD	2018	2019	% Change
# Units Sold	31	31	0.00%
Rate of Ab 3Mo	3.00	2.88	-4.00%
Actives	27	26	-3.70%
Under Contracts	45	29	-35.56%

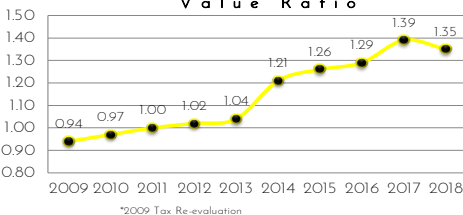
Glen Ridge Yearly Market Trends



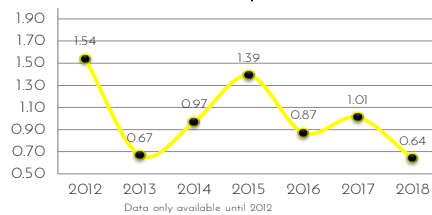
Glen Ridge Yearly Market Trends



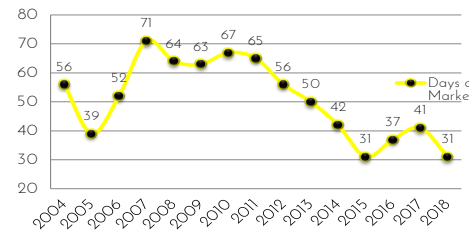
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

