

Glen Ridge

June 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	25 Clark Street Unit 302	MultiFlr	2	2.0	12	\$449,000	\$449,000	\$465,000	103.56%		
2	26 Madison Street	Colonial	4	1.0	14	\$479,000	\$479,000	\$528,800	110.40%	\$367,000	1.44
3	68 Essex Avenue	Colonial	5	2.0	100	\$599,000	\$579,000	\$555,000	95.85%	\$505,900	1.10
4	96 Hawthorne Avenue	Colonial	3	2.0	14	\$559,000	\$559,000	\$625,000	111.81%	\$497,100	1.26
5	36 Chapman Place	Colonial	5	2.1	15	\$599,000	\$599,000	\$650,000	108.51%	\$463,400	1.40
6	18 Chestnut Place	SplitLev	5	2.0	22	\$619,000	\$619,000	\$651,000	105.17%	\$588,200	1.11
7	68 Sunset Avenue	Colonial	4	3.0	15	\$599,000	\$599,000	\$661,000	110.35%	\$503,200	1.31
8	96 Sherman Avenue	Colonial	3	1.1	21	\$565,000	\$565,000	\$672,500	119.03%	\$410,300	1.64
9	321 Maolis Avenue	Colonial	3	1.2	19	\$699,000	\$699,000	\$750,000	107.30%	\$433,600	1.73
10	22 Appleton Road	Colonial	6	2.1	14	\$679,000	\$679,000	\$761,500	112.15%	\$480,400	1.59
11	504 Ridgewood Avenue	Tudor	4	3.1	12	\$739,000	\$739,000	\$780,000	105.55%	\$795,000	0.98
12	213 Forest Avenue	Colonial	6	3.2	171	\$829,000	\$899,000	\$888,000	98.78%	\$660,900	1.34
13	487 Ridgewood Avenue	Colonial	4	4.2	14	\$1,479,000	\$1,479,000	\$1,550,000	104.80%	\$826,500	1.88
AVERAGE					34	\$684,077	\$687,923	\$733,677	107.17%		1.40

"Active" Listings in Glen Ridge

Number of Units: 21
 Average List Price: \$563,876
 Average Days on Market: 63

"Under Contract" Listings in Glen Ridge

Number of Units: 28
 Average List Price: \$704,211
 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	34							29
List Price	\$782,000	\$522,500	\$387,667	\$631,644	\$625,615	\$687,923							\$638,564
Sales Price	\$826,875	\$520,000	\$409,667	\$695,944	\$661,786	\$733,677							\$681,387
SP:LP%	105.77%	99.58%	103.00%	111.21%	106.25%	107.17%							106.97%
SP to AV	1.39	1.22	1.43	1.45	1.40	1.40							1.40
# Units Sold	4	2	3	9	13	13							44
3 Mo Rate of Ab	1.00	3.00	5.11	6.21	2.88	2.21							3.40
Active Listings	13	16	19	21	26	21							19
Under Contracts	6	19	25	36	29	28							24

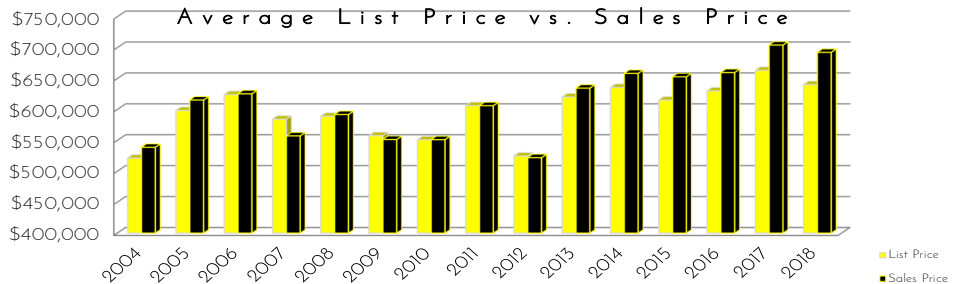
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	35	29	-17.25%
Sales Price	\$665,900	\$681,387	2.33%
LP:SP	109.48%	106.97%	-2.29%
SP:AV	1.30	1.40	7.99%



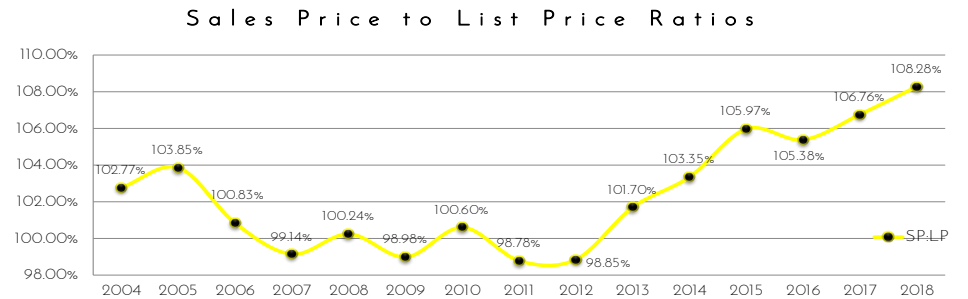
YTD	2018	2019	% Change
# Units Sold	50	44	-12.00%
Rate of Ab 3Mo	2.06	2.21	7.28%
Actives	18	21	16.67%
Under Contracts	43	28	-34.88%

Glen Ridge Yearly Market Trends

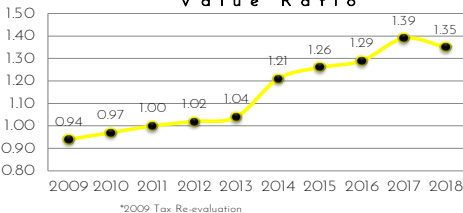


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$620,085	\$635,524	\$615,078	\$629,932	\$663,151	\$640,045
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$634,393	\$658,227	\$652,729	\$659,690	\$704,111	\$692,305

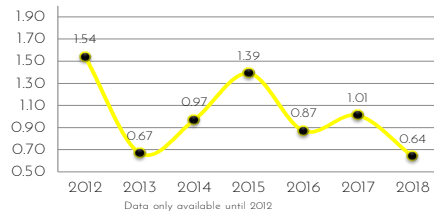
Glen Ridge Yearly Market Trends



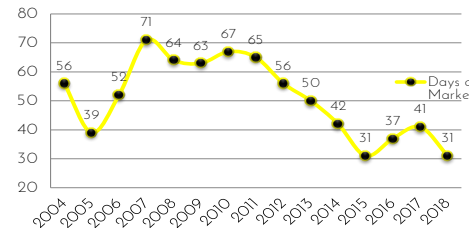
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

