

# Glen Ridge

## July 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	123 Glen Ridge Avenue	MultiFlr	2	1.1	14	\$399,000	\$399,000	\$417,000	104.51%	\$283,300	1.47
2	2 Adams Place	Colonial	3	1.1	20	\$479,000	\$479,000	\$479,000	100.00%	\$370,900	1.29
3	79 Lincoln Street	Victrian	5	2.0	21	\$549,000	\$549,000	\$579,000	105.46%	\$491,800	1.18
4	50 Glen Ridge Avenue	Colonial	4	2.0	25	\$579,000	\$579,000	\$579,000	100.00%	\$490,300	1.18
5	25 Clark Street Unit 205	MultiFlr	2	2.0	34	\$640,000	\$640,000	\$620,000	96.88%		
6	162 Midland Avenue	Colonial	4	2.2	11	\$689,000	\$689,000	\$706,000	102.47%	\$467,400	1.51
7	36 Appleton Road	Colonial	6	3.0	10	\$679,000	\$679,000	\$755,000	111.19%	\$518,400	1.46
8	201 Forest Avenue	Colonial	4	2.1	15	\$735,000	\$735,000	\$800,000	108.84%	\$647,200	1.24
9	10 Tuxedo Road	Colonial	4	2.2	11	\$749,000	\$749,000	\$802,000	107.08%	\$627,700	1.28
10	56 Sherman Avenue	Victrian	4	2.2	28	\$829,000	\$829,000	\$839,500	101.27%	\$657,800	1.28
11	28 Outlook Place	Colonial	5	2.2	12	\$739,000	\$739,000	\$871,500	117.93%	\$553,200	1.58
12	47 Chestnut Hill Place	SplitLev	4	3.1	9	\$699,000	\$699,000	\$905,000	129.47%	\$531,800	1.70
13	25 Highland Avenue	Colonial	4	3.1	15	\$849,000	\$849,000	\$916,500	107.95%	\$613,600	1.49
14	15 Hillcrest Road	Colonial	6	3.1	47	\$989,000	\$969,000	\$989,000	102.06%	\$814,700	1.21
15	17 Rudd Court	Colonial	5	4.1	17	\$799,000	\$799,000	\$1,078,500	134.98%		
16	63 Ridgewood Avenue	Colonial	4	2.1	37	\$999,000	\$999,000	\$1,150,000	115.12%	\$780,600	1.47
17	10 Ardsley Road	Colonial	5	4.2	14	\$1,199,000	\$1,199,000	\$1,230,000	102.59%		
18	10 Ridley Court	Contemp	5	3.0	13	\$1,299,000	\$1,299,000	\$1,526,000	117.47%		
<b>AVERAGE</b>					20	\$772,167	\$771,056	\$846,833	109.18%		1.38

### "Active" Listings in Glen Ridge

Number of Units: 16  
 Average List Price: \$601,319  
 Average Days on Market: 49

### "Under Contract" Listings in Glen Ridge

Number of Units: 22  
 Average List Price: \$641,395  
 Average Days on Market: 39

# 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	20						26
List Price	\$782,000	\$522,500	\$387,667	\$631,644	\$625,615	\$687,923	\$771,056						\$677,029
Sales Price	\$826,875	\$520,000	\$409,667	\$695,944	\$661,786	\$733,677	\$846,833						\$729,420
SP:LP%	105.77%	99.58%	103.00%	111.21%	106.25%	107.17%	109.18%						107.61%
SP to AV	1.39	1.22	1.43	1.45	1.40	1.40	1.38						1.40
# Units Sold	4	2	3	9	13	13	18						62
3 Mo Rate of Ab	1.00	3.00	5.11	6.21	2.88	2.21	1.19						3.09
Active Listings	13	16	19	21	26	21	16						19
Under Contracts	6	19	25	36	29	28	22						24

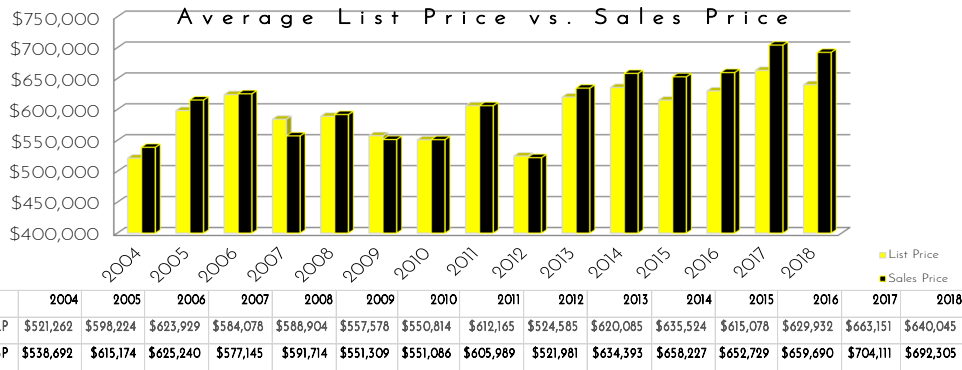
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	29	26	-9.48%
Sales Price	\$694,225	\$729,420	5.07%
LP:SP	110.42%	107.61%	-2.54%
SP:AV	1.32	1.40	5.40%



YTD	2018	2019	% Change
# Units Sold	75	62	-17.33%
Rate of Ab 3Mo	0.81	1.19	46.91%
Actives	15	16	6.67%
Under Contracts	28	22	-21.43%

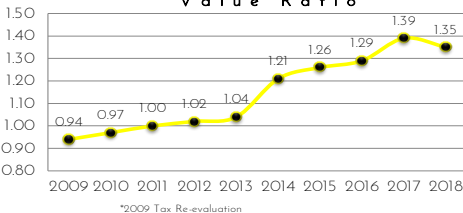
### Glen Ridge Yearly Market Trends



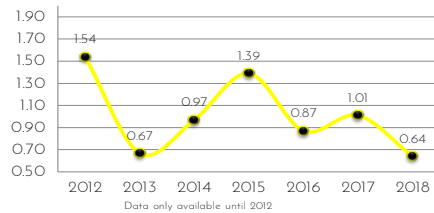
### Glen Ridge Yearly Market Trends



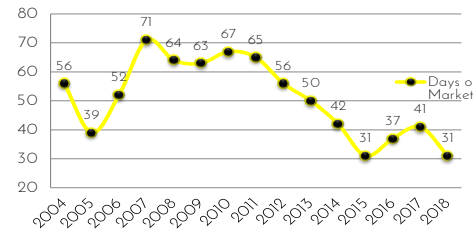
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

