

# Glen Ridge

## January 2021 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 7H	HighRise	1	1.0	81	\$147,800	\$148,600	\$139,500	93.88%		
2	43 Willow Street	Colonial	3	2.0	427	\$549,900	\$409,700	\$409,700	100.00%	\$460,200	0.89
3	102 Midland Avenue	Ranch	3	2.0	12	\$499,000	\$499,000	\$530,000	106.21%	\$407,200	1.30
4	281 Bay Avenue	Colonial	4	3.1	41	\$699,000	\$649,000	\$665,000	102.47%	\$475,100	1.40
5	573 Ridgewood Avenue	Bi-Level	3	2.1	9	\$599,000	\$599,000	\$701,000	117.03%	\$629,600	1.11
6	354 Washington Street	Tudor	5	4.1	53	\$799,000	\$799,000	\$815,000	102.00%	\$609,200	1.34
7	271 Forest Avenue	Tudor	4	3.1	11	\$799,000	\$799,000	\$951,000	119.02%	\$776,900	1.22
8	6 Tuxedo Road	Colonial	5	3.0	11	\$925,000	\$925,000	\$1,204,000	130.16%	\$840,000	1.43
9	267 Forest Avenue	Colonial	5	2.2	10	\$1,039,000	\$1,039,000	\$1,325,000	127.53%	\$964,400	1.37
10	21 Hillcrest Road	Colonial	6	3.2	12	\$1,145,000	\$1,145,000	\$1,350,000	117.90%	\$1,062,100	1.27
<b>AVERAGE</b>					67	\$720,170	\$701,230	\$809,020	111.62%		1.26

### *"Active"* Listings in Glen Ridge

Number of Units: 6  
 Average List Price: \$538,833  
 Average Days on Market: 78

### *"Under Contract"* Listings in Glen Ridge

Number of Units: 13  
 Average List Price: \$680,185  
 Average Days on Market: 35

# Glen Ridge 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	67												67
List Price	\$701,230												\$701,230
Sales Price	\$809,020												\$809,020
SP:LP%	111.62%												111.62%
SP to AV	1.26												1.26
# Units Sold	10												10
3 Mo Rate of Ab	0.58												0.58
Active Listings	6												6
Under Contracts	13												13

## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	56	67	18.64%
Sales Price	\$774,222	\$809,020	4.49%
LP:SP	104.53%	111.62%	6.78%
SP:AV	1.06	1.26	19.10%

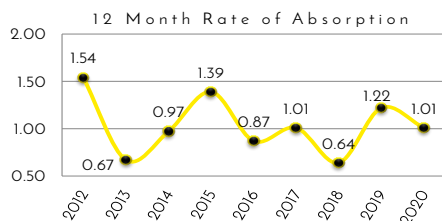
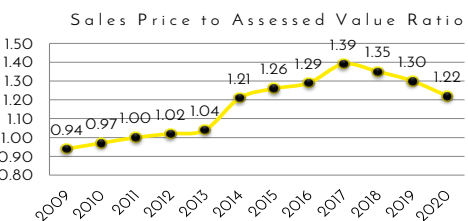


YTD	2020	2021	% Change
# Units Sold	9	10	11.11%
Rate of Ab 3Mo	1.67	0.58	-65.27%
Actives	15	6	-60.00%
Under Contracts	9	13	44.44%

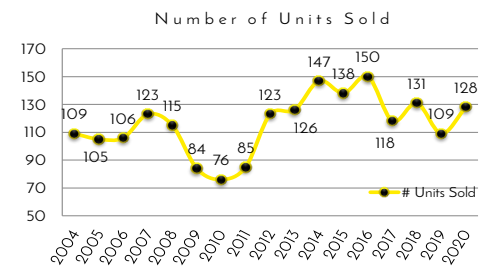
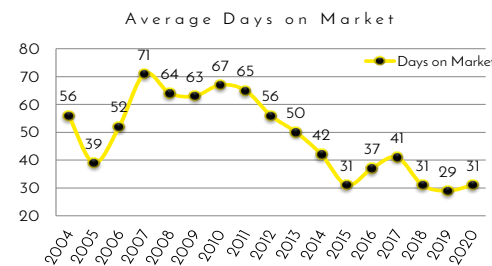
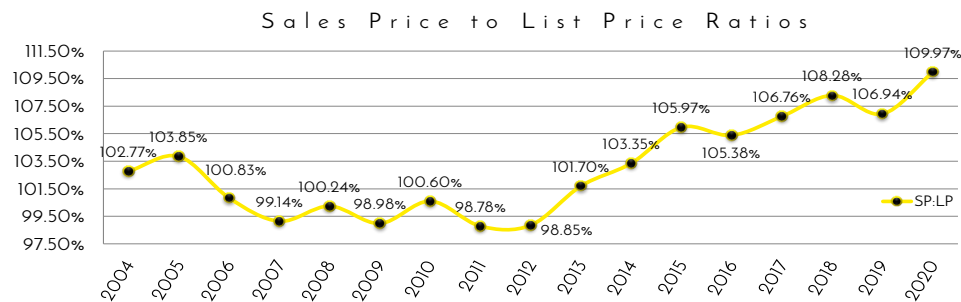
### Glen Ridge Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$987,966	\$635,524	\$615,078	\$629,932	\$663,151	\$640,045	\$654,723	\$731,365
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551	\$605,989	\$521,981	\$920,863	\$658,227	\$652,729	\$659,690	\$704,111	\$692,305	\$699,619	\$805,844



### Glen Ridge Yearly Market Trends



\*2009 Tax Re-evaluation

Data only available until 2012