

# Glen Ridge

## February 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 6F	HighRise	2	2.0	39	\$249,900	\$249,900	\$240,000	96.04%		
2	926 Bloomfield Avenue 2M	HighRise	2	2.0	29	\$264,000	\$264,000	\$260,000	98.48%		
3	971 Bloomfield Avenue	OneFloor	1	1.0	9	\$249,500	\$249,500	\$260,000	104.21%	\$204,100	1.27
4	152 Essex Avenue	Colonial	3	2.0	48	\$549,900	\$549,900	\$549,000	99.84%	\$487,200	1.13
5	11 Victor Avenue	Colonial	3	1.1	15	\$499,000	\$499,000	\$662,000	132.67%	\$459,100	1.44
6	70 Clark Street	Colonial	5	2.2	9	\$849,000	\$849,000	\$958,000	112.84%	\$570,100	1.68
7	87 Oxford Street	Colonial	6	4.2	10	\$1,799,000	\$1,799,000	\$1,850,000	102.83%	\$1,134,300	1.63
<b>AVERAGE</b>					23	\$637,186	\$637,186	\$682,714	106.70%		1.43

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

Number of Units: 4  
 Average List Price: \$651,125  
 Average Days on Market: 24

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

Number of Units: 15  
 Average List Price: \$621,460  
 Average Days on Market: 53

# 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	23											49
List Price	\$701,230	\$637,186											\$674,859
Sales Price	\$809,020	\$682,714											\$757,012
SP:LP%	111.62%	106.70%											109.59%
SP to AV	1.26	1.43											1.32
# Units Sold	10	7											17
3 Mo Rate of Ab	0.58	0.69											0.64
Active Listings	6	4											5
Under Contracts	13	15											14

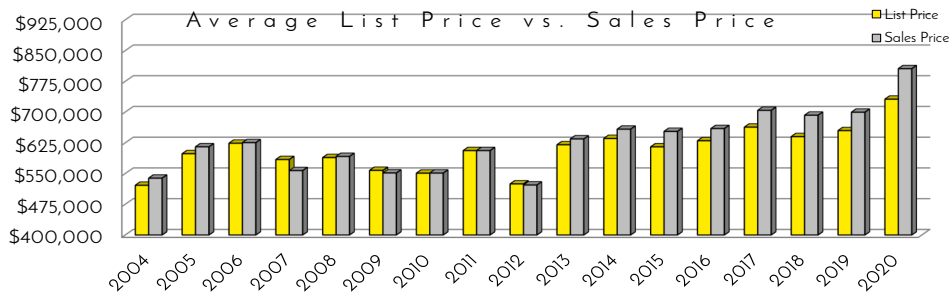
## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	50	49	-2.99%
Sales Price	\$733,167	\$757,012	3.25%
LP:SP	104.80%	109.59%	4.57%
SP:AV	1.06	1.32	24.13%



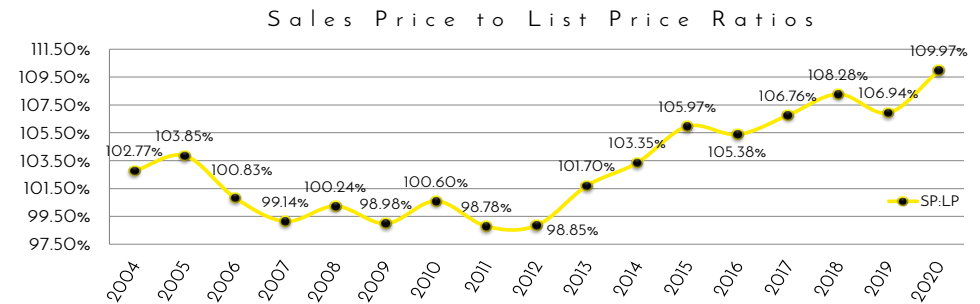
YTD	2020	2021	% Change
# Units Sold	12	17	41.67%
Rate of Ab 3Mo	2.13	0.69	-67.61%
Actives	17	4	-76.47%
Under Contracts	15	15	0.00%

### Glen Ridge Yearly Market Trends

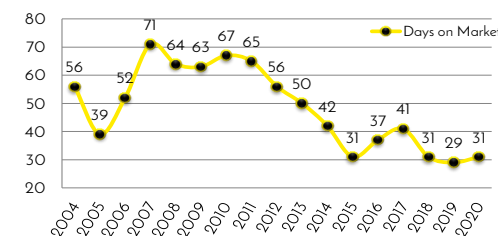


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$987,966	\$635,524	\$615,078	\$629,932	\$663,151	\$640,045	\$654,723	\$731,365
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$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

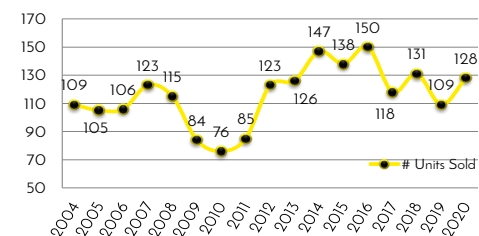
### Glen Ridge Yearly Market Trends



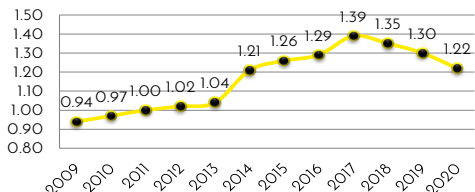
#### Average Days on Market



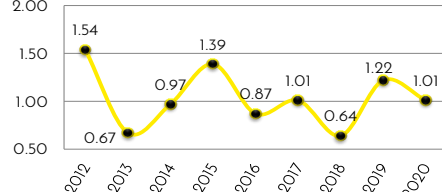
#### Number of Units Sold



#### Sales Price to Assessed Value Ratio



#### 12 Month Rate of Absorption



\*2009 Tax Re-evaluation

Data only available until 2012