

Glen Ridge

March 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 8K	HighRise	1	1.0	112	\$169,000	\$169,000	\$152,500	90.24%	\$17,000,000	0.01
2	132 Hillside Avenue	Colonial	4	1.0	9	\$525,000	\$525,000	\$560,000	106.67%	\$426,700	1.31
3	25 Clark Street Unit 201	MultiFlr	3	3.0	17	\$599,000	\$599,000	\$600,000	100.17%	\$551,200	1.09
4	254 Watchung Avenue	Colonial	4	2.1	12	\$599,000	\$599,000	\$740,000	123.54%	\$552,700	1.34
5	280 Washington Street	CapeCod	4	2.0	9	\$710,000	\$710,000	\$815,000	114.79%	\$606,400	1.34
6	18 Snowden Place	Colonial	7	5.2	9	\$1,149,000	\$1,149,000	\$1,491,000	129.77%	\$1,067,900	1.40
AVERAGE					28	\$625,167	\$625,167	\$726,417	110.86%		1.08

"Active" Listings in Glen Ridge

Number of Units: 10
 Average List Price: **\$769,700**
 Average Days on Market: 20

"Under Contract" Listings in Glen Ridge

Number of Units: 24
 Average List Price: **\$806,971**
 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	23	28										43
List Price	\$701,230	\$637,186	\$625,167										\$661,896
Sales Price	\$809,020	\$682,714	\$726,417										\$749,030
SP:LP%	111.62%	106.70%	110.86%										109.92%
SP to AV	1.26	1.43	1.08										1.25
# Units Sold	10	7	6										23
3 Mo Rate of Ab	0.58	0.69	1.71										0.99
Active Listings	6	4	10										7
Under Contracts	13	15	24										17

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	62	43	-30.03%
Sales Price	\$741,929	\$749,030	0.96%
LP:SP	103.77%	109.92%	5.93%
SP:AV	1.09	1.25	14.59%



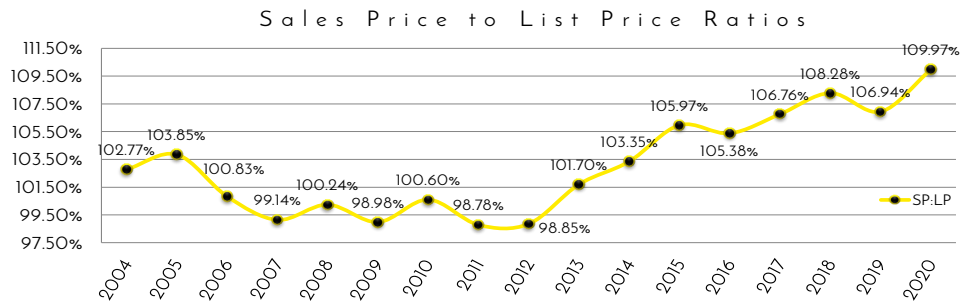
YTD	2020	2021	% Change
# Units Sold	17	23	35.29%
Rate of Ab 3Mo	3.00	1.71	-43.00%
Actives	16	10	-37.50%
Under Contracts	16	24	50.00%

Glen Ridge Yearly Market Trends

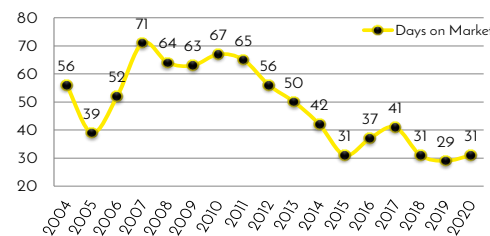


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$987,966	\$635,524	\$615,078	\$629,932	\$663,151	\$640,045	\$654,723	\$731,365
SP	\$538,692	\$615,174	\$625,240	\$577,145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

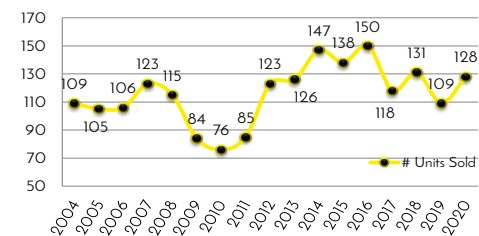
Glen Ridge Yearly Market Trends



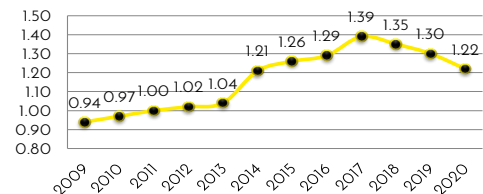
Average Days on Market



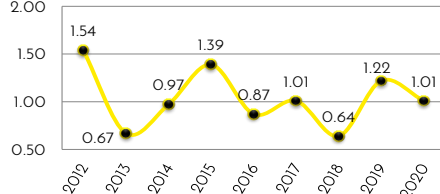
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2009 Tax Re-evaluation

Data only available until 2012