

Glen Ridge

August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2 Clark Street	Colonial	4	2.1	8	\$499,000	\$499,000	\$628,000	125.85%	\$405,500	1.55
2	81 Midland Avenue	Colonial	3	2.1	7	\$619,000	\$619,000	\$708,000	114.38%	\$498,600	1.42
3	6 Clark Street	Colonial	4	1.1	11	\$549,000	\$549,000	\$710,000	129.33%	\$426,500	1.66
4	2 Spencer Road	Colonial	5	3.0	12	\$625,000	\$625,000	\$725,000	116.00%	\$552,700	1.31
5	69 High Street	Colonial	4	1.0	9	\$629,000	\$629,000	\$750,000	119.24%	\$470,000	1.60
6	306 Maolis Avenue	Colonial	4	1.1	8	\$799,000	\$799,000	\$830,000	103.88%	\$515,900	1.61
7	10 Ferncliff Terrace	Tudor	6	3.2	1	\$999,999	\$999,999	\$999,999	100.00%	\$828,100	1.21
8	73 Woodland Avenue	Colonial	4	3.1	9	\$829,000	\$829,000	\$1,175,000	141.74%	\$715,400	1.64
9	21 Appleton Road	Colonial	5	2.1	19	\$899,000	\$899,000	\$1,200,000	133.48%	\$616,900	1.95
10	7 Laurel Place	Colonial	4	3.1	13	\$995,000	\$995,000	\$1,200,000	120.60%		
11	83 Winsor Place	Victorian	5	3.1	11	\$1,129,000	\$1,129,000	\$1,428,000	126.48%	\$769,700	1.86
12	29 Outlook Place	Colonial	4	2.1	11	\$979,000	\$979,000	\$1,470,029	150.16%		
13	460 Ridgewood Avenue	Colonial	5	5.3	25	\$1,990,000	\$1,990,000	\$2,000,000	100.50%	\$1,333,000	1.50
14	26 Old Oak Road	Colonial	5	4.1	16	\$2,100,000	\$2,100,000	\$2,350,000	111.90%	\$1,224,800	1.92
AVERAGE					11	\$974,357	\$974,357	\$1,155,288	120.97%		1.60

"Active" Listings in Glen Ridge

Number of Units: 7
Average List Price: \$557,286
Average Days on Market: 32

"Under Contract" Listings in Glen Ridge

Number of Units: 8
Average List Price: \$670,850
Average Days on Market: 24

Glen Ridge 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	22	51	20	24	15	15	14	11					19
List Price	\$725,400	\$641,975	\$681,667	\$552,250	\$657,180	\$948,146	\$1,094,000	\$974,357					\$826,384
Sales Price	\$871,027	\$671,000	\$754,333	\$589,500	\$883,900	\$1,151,454	\$1,193,666	\$1,155,288					\$975,012
SP:LP%	118.16%	103.21%	111.53%	104.08%	127.85%	124.97%	109.62%	120.97%					118.07%
SP to AV	1.45	1.17	1.61	1.41	1.83	1.82	1.68	1.60					1.63
# Units Sold	9	4	6	4	5	13	3	14					58
3 Mo Rate of Ab	0.41	0.71	0.45	0.86	0.86	1.00	1.00	0.33					0.70
Active Listings	4	1	2	5	3	4	6	7					4
Under Contracts	8	11	11	9	14	13	14	8					11

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	16	19	14.41%
Sales Price	\$1,086,731	\$975,012	-10.28%
LP:SP	128.37%	118.07%	-8.03%
SP:AV	1.62	1.63	0.81%

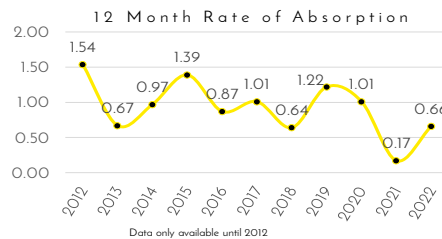
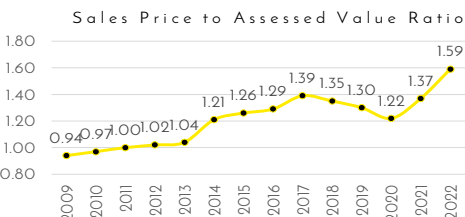
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YTD	2022	2023	% Change
# Units Sold	80	58	-27.50%
Rate of Ab 3Mo	0.82	0.70	-14.72%
Actives	5	4	-17.95%
Under Contracts	16	11	-31.25%

Glen Ridge Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
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	\$742,201	\$805,467
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$920,863	\$658,227	\$652,729	\$659,690	\$704,111	\$692,305	\$699,619	\$805,844	\$860,579	\$1,007,139



Glen Ridge Yearly Market Trends

