## Glen Ridge

November 2023 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 2C | HighRise | 1 | 1.0 | 58 | \$168,000 | \$168,000 | \$165,000 | 98.21\% |  |  |
| 2 | 54 Willow Street | Colonial | 5 | 3.0 | 22 | \$699,000 | \$699,000 | \$800,000 | 114.45\% | \$523,700 | 1.53 |
| 3 | 40 Forest Avenue | RanchRas | 3 | 1.1 | 15 | \$929,000 | \$929,000 | \$1,056,000 | 113.67\% | \$756,000 | 1.40 |
| 4 | 118 Essex Avenue | Colonial | 4 | 2.1 | 11 | \$849,000 | \$849,000 | \$1,150,000 | 135.45\% |  |  |
| 5 | 54 Hillside Avenue | Victrian | 6 | 3.0 | 15 | \$1,275,000 | \$1,275,000 | \$1,210,000 | 94.90\% | \$911,300 | 1.33 |
| 6 | 106 Yantecaw Avenue | Colonial | 3 | 3.1 | 16 | \$999,000 | \$999,000 | \$1,325,000 | 132.63\% |  |  |
| 7 | 300 Forest Avenue | Colonial | 6 | 3.2 | 17 | \$1,599,000 | \$1,599,000 | \$1,650,000 | 103.19\% | \$1,087,500 | 1.52 |
|  | AVERAGE |  |  |  | 22 | \$931,143 | \$931,143 | \$1,050,857 | 113.22\% |  | 1.44 |


| "Active"Listings in Glen Ridge |  |
| :--- | :--- |
| Number of Units: | 5 |
| Average List Price: | $\$ 754,380$ |
| Average Days on Market: | 29 |

[^0]
## 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 | 14 | 12 | 22 |  | 18 |
| List Price | \$725,400 | \$641,975 | \$681,667 | \$552,250 | \$657,180 | \$948,146 | \$1,094,000 | \$974,357 | \$972,983 | \$569,433 | \$931,143 |  | \$817,639 |
| Sales Price | \$871,027 | \$671,000 | \$754,333 | \$589,500 | \$883,900 | \$1,151,454 | \$1,193,666 | \$1,155,288 | \$1,172,667 | \$689,433 | \$1,050,857 |  | \$964,345 |
| SP:LP\% | 118.16\% | 103.21\% | 111.53\% | 104.08\% | 127.85\% | 124.97\% | 109.62\% | 120.97\% | 119.82\% | 119.16\% | 113.22\% |  | 117.90\% |
| SP to AV | 1.45 | 1.17 | 1.61 | 1.41 | 1.83 | 1.82 | 1.68 | 1.60 | 1.58 | 1.41 | 1.44 |  | 1.59 |
| \# Units Sold | 9 | 4 | 6 | 4 | 5 | 13 | 3 | 14 | 6 | 9 | 7 |  | 80 |
| 3 Mo Rate of Ab | 0.41 | 0.71 | 0.45 | 0.86 | 0.86 | 1.00 | 1.00 | 0.33 | 1.30 | 0.69 | 0.91 |  | 0.77 |
| Active Listings | 4 | 1 | 2 | 5 | 3 | 4 | 6 | 7 | 4 | 6 | 5 |  | 4 |
| Under Contracts | 8 | 11 | 11 | 9 | 14 | 13 | 14 | 8 | 16 | 10 | 10 |  | 11 |

Flashback! YTD 2022 vs YTD 2023


Glen Ridge Yearly Market Trends



 1.80
1.60
1.40
1.20
1.00
0.80 Sales Price to Assessed Value Ratio 12 Month Rate of Absorption


Glen Ridge Yearly Market Trends
Sales Price to List Price Ratios





[^0]:    "Under Contract"Listings in Glen Ridge
    Number of Units:
    Average List Price:
    10
    Average Days on Market:
    \$882,600
    28

