

# Glen Ridge

## January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2 Wildwood Terrace	Colonial	3	1.1	12	\$449,000	\$449,000	\$470,000	104.68%	\$469,500	1.00
2	150 Carteret Street	Colonial	3	1.2	42	\$609,000	\$609,000	\$730,000	119.87%	\$401,300	1.82
3	79 Baldwin Street	Colonial	4	2.1	11	\$849,000	\$849,000	\$975,000	114.84%		
4	46 Essex Avenue	Colonial	6	2.0	23	\$789,000	\$789,000	\$999,999	126.74%	\$563,800	1.77
5	301 Washington Street	Colonial	5	3.1	42	\$1,275,000	\$1,275,000	\$1,237,000	97.02%	\$926,900	1.33
6	315 Forest Avenue	Colonial	5	3.1	77	\$995,000	\$995,000	\$1,305,000	131.16%	\$792,800	1.65
7	25 Hillcrest Road	Meditter	6	4.1	17	\$2,999,000	\$2,999,000	\$3,000,000	100.03%		
<b>AVERAGE</b>					32	\$1,137,857	\$1,137,857	\$1,245,286	113.48%		1.51

### "Active" Listings in Glen Ridge

Number of Units: 3  
 Average List Price: \$216,633  
 Average Days on Market: 48

### "Under Contract" Listings in Glen Ridge

Number of Units: 8  
 Average List Price: \$520,125  
 Average Days on Market: 15

# Glen Ridge 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32												32
List Price	\$1,137,857												\$1,137,857
Sales Price	\$1,245,286												\$1,245,286
SP:LP%	113.48%												113.48%
SP to AV	1.51												1.51
# Units Sold	7												7
3 Mo Rate of Ab	1.35												1.35
Active Listings	3												3
Under Contracts	8												8

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	22	32	47.69%
Sales Price	\$871,027	\$1,245,286	42.97%
LP:SP	118.16%	113.48%	-3.97%
SP:AV	1.455	1.515	4.13%



YTD	2023	2024	% Change
# Units Sold	9	7	-22.22%
Rate of Ab 3Mo	0.41	1.35	229.27%
Actives	4	3	-25.00%
Under Contracts	8	8	0.00%

### Glen Ridge Yearly Market Trends



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Year	LP	SP
2004	\$521,262	\$338,692
2005	\$598,224	\$615,174
2006	\$623,929	\$625,240
2007	\$584,078	\$577,145
2008	\$588,904	\$591,714
2009	\$557,578	\$551,309
2010	\$550,814	\$551,086
2011	\$612,165	\$605,989
2012	\$524,585	\$521,981
2013	\$987,966	\$920,863
2014	\$635,524	\$658,227
2015	\$615,078	\$652,729
2016	\$629,932	\$659,690
2017	\$663,151	\$704,111
2018	\$640,045	\$692,305
2019	\$654,723	\$699,619
2020	\$731,365	\$805,844
2021	\$742,201	\$860,579
2022	\$805,467	\$1,007,139
2023	\$831,420	\$980,995

