

Glen Ridge

March 2024 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 4B	HighRise	1	1.0	29	\$180,000	\$180,000	\$190,000	105.56%		
2	926 Bloomfield Avenue 5A	OneFloor	2	2.0	16	\$285,000	\$285,000	\$285,000	100.00%		
3	76 Midland Avenue	Colonial	4	2.0	10	\$529,000	\$529,000	\$593,770	112.24%	\$460,200	1.29
4	15 Sommer Avenue	Colonial	3	1.1	14	\$599,000	\$599,000	\$852,500	142.32%	\$444,400	1.92
5	2 Cambridge Road	Colonial	5	3.1	20	\$1,085,000	\$1,085,000	\$1,455,000	134.10%	\$800,100	1.82
AVERAGE					18	\$535,600	\$535,600	\$675,254	118.84%		1.68

"Active" Listings in Glen Ridge

Number of Units: 4
 Average List Price: \$702,000
 Average Days on Market: 20

"Under Contract" Listings in Glen Ridge

Number of Units: 11
 Average List Price: \$1,244,364
 Average Days on Market: 30

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	23	18										26
List Price	\$1,137,857	\$535,000	\$535,600										\$859,846
Sales Price	\$1,245,286	\$580,000	\$675,254										\$974,867
SP:LP%	113.48%	108.41%	118.84%										115.15%
SP to AV	1.51	1.33	1.68										1.55
# Units Sold	7	1	5										13
3 Mo Rate of Ab	1.35	1.69	1.15										1.40
Active Listings	3	8	4										5
Under Contracts	8	10	11										10

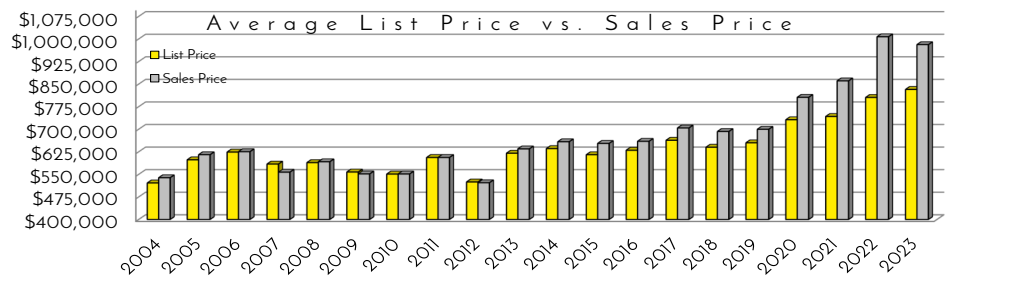
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	27.3	25.8	-5.20%
Sales Price	\$792,066	\$974,867	23.08%
LP:SP	112.92%	115.15%	1.98%
SP:AV	1.460	1.548	6.07%

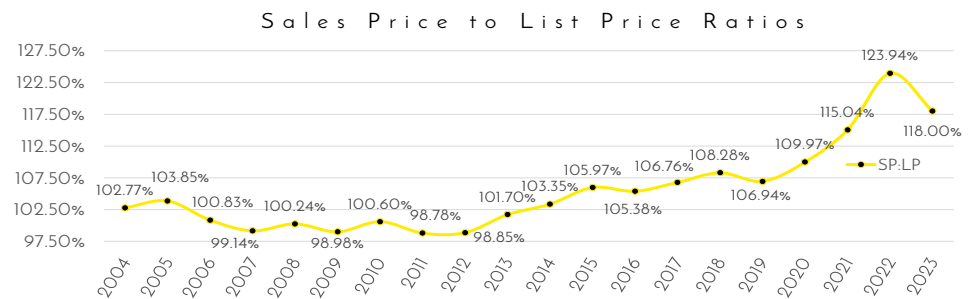


YTD	2023	2024	% Change
# Units Sold	19	13	-31.58%
Rate of Ab 3Mo	0.52	1.40	166.88%
Actives	2	5	114.29%
Under Contracts	10	10	-3.33%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends



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

