

Glen Ridge

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Victor Avenue	Colonial	3	2.0	18	\$399,000	\$399,000	\$399,000	100.00%	\$327,000	1.22
2	19 Clark Street	Colonial	5	2.2	43	\$505,000	\$475,000	\$485,000	102.11%	\$310,900	1.56
3	30 Chestnut Hill Place	CapeCod	3	2.0	34	\$569,000	\$569,000	\$559,000	98.24%	\$482,500	1.16
4	15 Laurel Place	Colonial	4	2.1	21	\$525,000	\$525,000	\$625,000	119.05%	\$455,800	1.37
5	304 Forest Avenue	Colonial	6	4.2	14	\$989,000	\$989,000	\$1,083,000	109.50%	\$934,800	1.16
6	523 Ridgewood Avenue	Colonial	5	4.2	35	\$1,699,000	\$1,699,000	\$1,599,000	94.11%	\$850,800	1.88
AVERAGE					28	\$781,000	\$776,000	\$791,667	103.84%		1.39

"ACTIVE" LISTINGS IN GLEN RIDGE

Number of Units: 6
Average List Price: \$932,333
Average Days on Market: 91

"UNDER CONTRACT" LISTINGS IN GLEN RIDGE

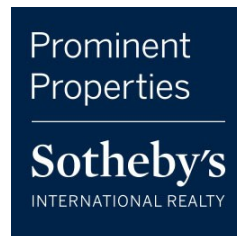
Number of Units: 9
Average List Price: \$621,778
Average Days on Market: 54

Glen Ridge 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	62	15	22	42	63	22	17	23	21	43	48	28	31
List Price	\$353,600	\$489,633	\$618,767	\$700,600	\$544,222	\$706,416	\$666,192	\$720,828	\$615,817	\$568,091	\$599,173	\$776,000	\$640,045
Sales Price	\$382,640	\$571,333	\$666,333	\$759,000	\$599,756	\$762,000	\$750,876	\$774,944	\$655,750	\$588,182	\$634,770	\$791,667	\$692,305
Sales Price as a % of List Price	109.94%	120.00%	106.95%	109.03%	108.77%	109.35%	112.29%	107.54%	105.39%	103.13%	105.18%	103.84%	108.28%
Sales Price to Assessed Value	1.24	1.11	1.18	1.19	1.43	1.36	1.37	1.44	1.34	1.27	1.38	1.39	1.35
# Units Sold	5	3	9	5	9	19	25	18	6	11	15	6	131
Active Listings	9	15	16	21	27	18	15	17	16	13	11	6	15
Under Contracts	17	17	25	36	45	43	28	18	19	20	8	9	24

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	41	31	-23.94%
Sales Price	\$704,111	\$692,305	-1.68%
Sales Price to Assessed Value	1.39	1.35	-3.16%

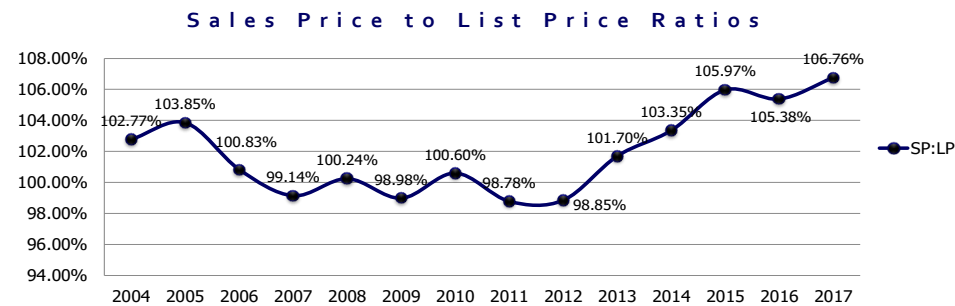


YTD	2017	2018	% Change
# Units Sold	118	131	11.02%
Active Listings	14	6	-57.14%
Under Contracts	10	9	-10.00%

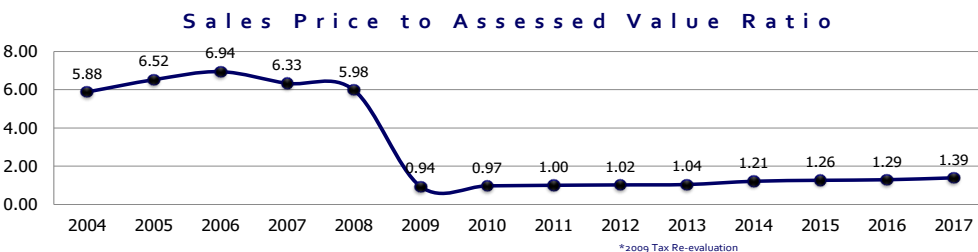
Glen Ridge Yearly Market Trends



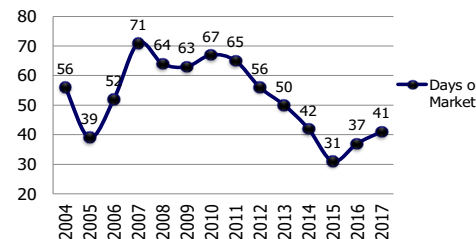
Glen Ridge Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$620,085	\$635,524	\$615,078	\$629,932	\$663,151
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$634,393	\$658,227	\$652,729	\$659,690	\$704,111



Average Days on Market



Number of Units Sold

