

Glen Ridge

January 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	143 Sherman Avenue	Colonial	4	2.1	19	\$599,000	\$599,000	\$660,000	110.18%	\$465,900	1.42
2	67 Osbourne Street	Colonial	5	2.2	72	\$699,000	\$665,000	\$677,500	101.88%	\$406,600	1.67
3	57 Woodland Avenue	Victrian	5	3.2	30	\$879,000	\$879,000	\$900,000	102.39%	\$779,400	1.15
4	239 Forest Avenue	Colonial	5	3.1	105	\$985,000	\$985,000	\$1,070,000	108.63%	\$820,500	1.30
AVERAGE					57	\$790,500	\$782,000	\$826,875	105.77%		1.39

"Active" Listings in Glen Ridge

Number of Units: 13
 Average List Price: \$742,069
 Average Days on Market: 51

"Under Contract" Listings in Glen Ridge

Number of Units: 6
 Average List Price: \$430,500
 Average Days on Market: 45

Glen Ridge 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	57												57
List Price	\$782,000												\$782,000
Sales Price	\$826,875												\$826,875
SP:LP%	105.77%												105.77%
SP to AV	1.39												1.39
# Units Sold	4												4
3 Mo Rate of Ab	1.00												1.00
Active Listings	13												13
Under Contracts	6												6

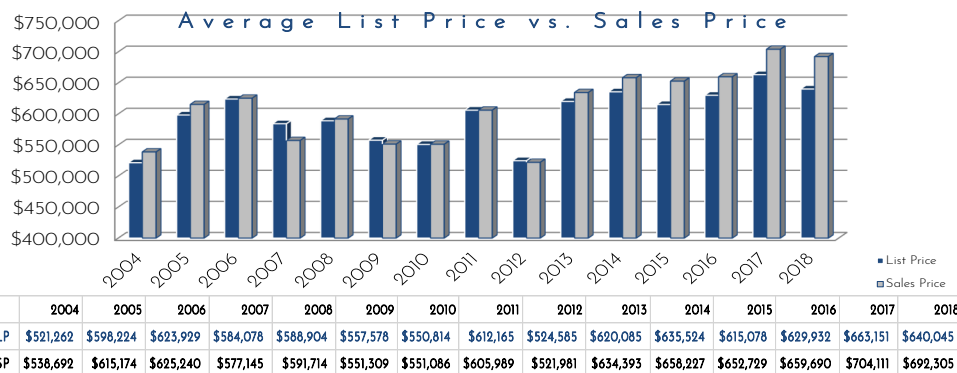
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	62	57	-8.58%
Sales Price	\$382,640	\$826,875	116.10%
LP:SP	109.94%	105.77%	-3.79%
SP:AV	1.24	1.39	11.63%

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YTD	2018	2019	% Change
# Units Sold	5	4	-20.00%
Rate of Ab 3Mo	1.50	1.00	-33.33%
Actives	9	13	44.44%
Under Contracts	17	6	-64.71%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends

