

G l e n R i d g e

M a y 2 0 1 7 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	926 Bloomfield Avenue	HighRise	1	1.0	12	\$149,000	\$149,000	\$160,500	107.72%		
2	25 Clark Street Unit 303	MultiFlr	2	1.1	235	\$425,000	\$425,000	\$425,000	100.00%		
3	17 Clark Street	Colonial	4	1.0	18	\$375,000	\$375,000	\$440,000	117.33%	\$366,100	1.20
4	32 Clairidge Court	Colonial	4	1.1	57	\$515,500	\$495,500	\$495,500	100.00%	\$589,200	0.84
5	21 Coolidge Avenue	Colonial	4	2.1	14	\$479,000	\$479,000	\$525,000	109.60%	\$340,100	1.54
6	25 Clark Street Unit 203	MultiFlr	2	2.0	183	\$552,000	\$540,000	\$560,000	103.70%		
7	25 Clark Street Unit 205	MultiFlr	2	2.0	255	\$670,000	\$650,000	\$650,000	100.00%		
8	14 Evergreen Court	Bi-Level	4	1.2	14	\$649,000	\$649,000	\$660,000	101.69%	\$392,000	1.68
9	518 Ridgewood Avenue	Colonial	6	3.2	14	\$679,000	\$679,000	\$700,000	103.09%	\$711,000	0.98
10	44 Clinton Road	Colonial	6	3.0	11	\$659,000	\$659,000	\$802,000	121.70%	\$484,100	1.66
11	391 Forest Avenue	Tudor	4	3.2	13	\$679,000	\$679,000	\$808,000	119.00%	\$497,600	1.62
12	61 Woodland Avenue	Colonial	8	3.1	17	\$849,000	\$849,000	\$854,000	100.59%	\$886,100	0.96
13	25 Winsor Place	Colonial	5	3.1	14	\$779,000	\$779,000	\$885,000	113.61%	\$583,200	1.52
14	234 Forest Avenue	Colonial	6	4.1	16	\$999,999	\$999,999	\$1,125,000	112.50%	\$740,600	1.52
15	255 Forest Avenue	Tudor	6	3.2	10	\$1,149,000	\$1,149,000	\$1,149,000	100.00%	\$888,100	1.29
AVERAGE					59	\$640,567	\$637,100	\$682,600	107.37%		1.35

“ACTIVE” LISTINGS IN GLEN RIDGE

Number of Units: 17
 Average List Price: \$1,025,882
 Average Days on Market: 44

“UNDER CONTRACT” LISTINGS IN GLEN RIDGE

Number of Units: 29
 Average List Price: \$697,023
 Average Days on Market: 31

Glen Ridge 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	49	51	96	26	59								54
List Price	\$688,364	\$522,125	\$532,150	\$605,270	\$637,100								\$618,752
Sales Price	\$688,864	\$517,250	\$588,933	\$666,718	\$682,600								\$654,049
Sales Price as a % of List Price	101.61%	99.22%	110.65%	107.18%	107.37%								105.67%
Sales Price to Assessed Value	1.37	1.70	1.36	1.37	1.35								1.42
# Units Sold	11	4	6	10	15								46
Active Listings	13	9	11	18	17								14
Under Contracts	14	20	26	27	29								23

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	46	54	15.39%
Sales Price	\$600,521	\$654,049	8.91%
Assessed Value to Sales Price	1.29	1.42	9.83%

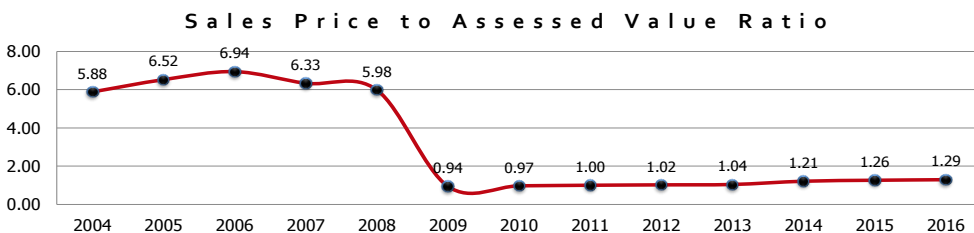


YTD	2016	2017	% Change
# Units Sold	33	46	39.39%
Active Listings	33	17	-48.48%
Under Contracts	47	29	-38.30%

Glen Ridge Yearly Market Trends



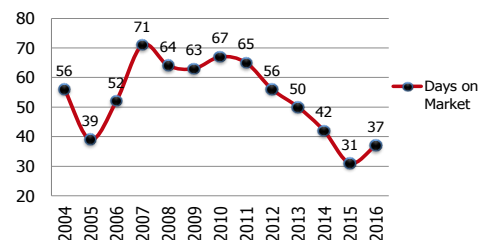
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$620,085	\$635,524	\$615,078	\$629,932
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$634,393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



Glen Ridge Yearly Market Trends



Average Days on Market



Number of Units Sold

