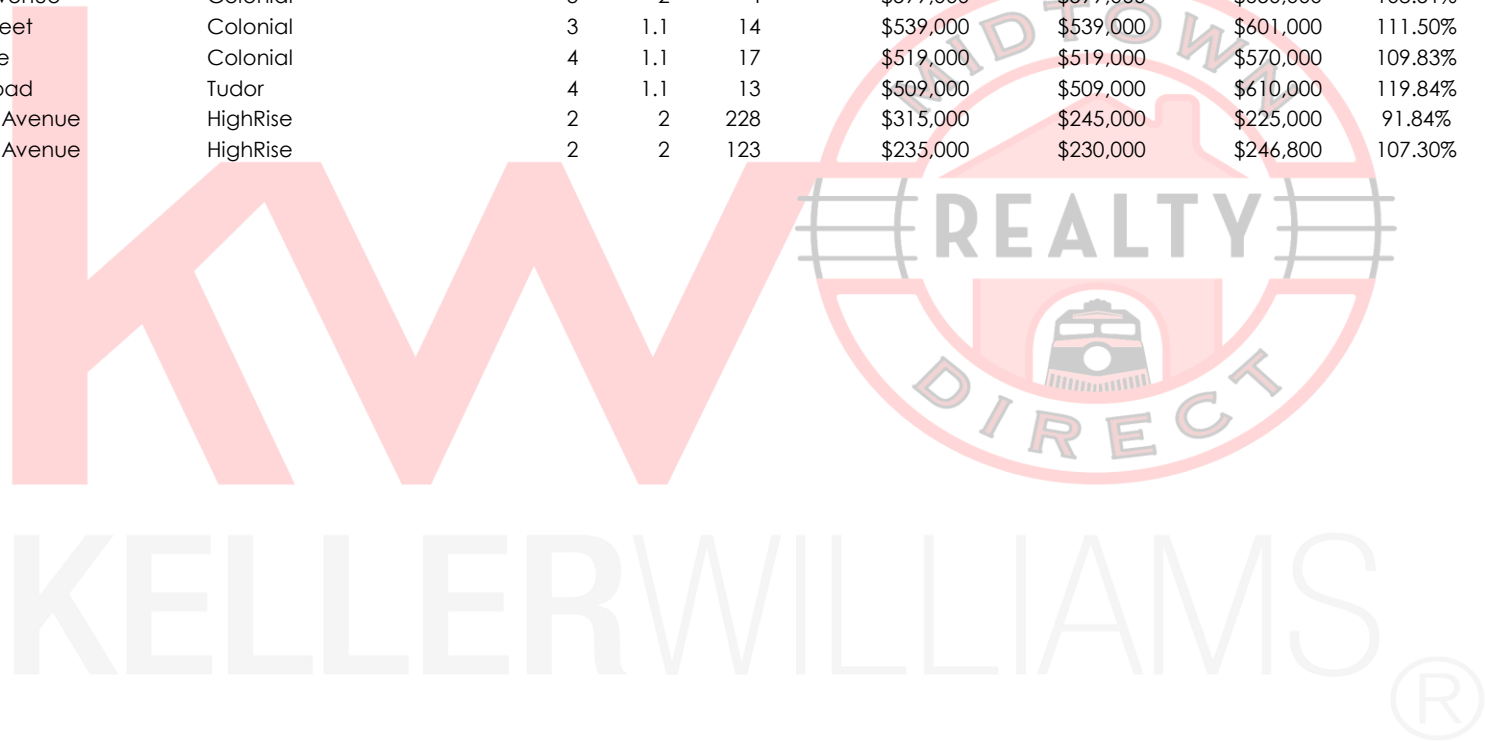


# GLEN RIDGE BORO

## Market Snapshot

SOLD in May 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	292 Forest Avenue	Colonial	4	3.2	9	\$929,000	\$929,000	\$1,050,000	113.02%	\$656,400
2	360 Maolis Avenue	Colonial	4	2	12	\$679,000	\$679,000	\$820,000	120.77%	\$431,500
3	85 Park Avenue, Unit 102	OneFloor	2	2.1	146	\$649,000	\$649,000	\$625,000	96.30%	\$517,500
4	551 Belleville Avenue	Colonial	3	2	4	\$599,000	\$599,000	\$650,000	108.51%	\$541,600
5	9 Lorraine Street	Colonial	3	1.1	14	\$539,000	\$539,000	\$601,000	111.50%	\$442,700
6	276 Bay Avenue	Colonial	4	1.1	17	\$519,000	\$519,000	\$570,000	109.83%	\$438,600
7	26 Spencer Road	Tudor	4	1.1	13	\$509,000	\$509,000	\$610,000	119.84%	\$429,700
8	926 Bloomfield Avenue	HighRise	2	2	228	\$315,000	\$245,000	\$225,000	91.84%	\$10,560,000
9	926 Bloomfield Avenue	HighRise	2	2	123	\$235,000	\$230,000	\$246,800	107.30%	\$10,560,000



### "ACTIVE" Listings in Glen Ridge Boro

as of 05/31/2018

Number of Units: 17  
 Average List Price: \$799,111  
 Average Days on Market: 48

### "UNDER CONTRACT" Listings in Glen Ridge Boro

as of 05/31/2018

Number of Units: 37  
 Average List Price: \$754,735  
 Average Days on Market: 21

## Glen Ridge Boro 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
<b># Units Sold</b>	5	4	9	5	9								6
<b>Active Listings</b>	1	1	3	11	10								5
<b>Avg List Price</b>	\$349,900	\$349,900	\$864,633	\$951,172	\$681,899								\$639,501
<b>Avg Sales Price</b>	\$382,640	\$459,000	\$666,333	\$759,000	\$599,755								\$573,346
<b>Days on Market</b>	61	25	22	41	62								42
<b>Sales Price as % of List Price</b>	109.36%	131.18%	77.07%	79.80%	87.95%								97%
<b>Under Contract</b>	2	2	9	30	19								12

### 1 YEAR FLASHBACK

01/01/2017-05/31/2017 vs 01/01/2018-05/31/2018

	2017	2018	% Change
<b># Units Sold</b>	47	32	-31.91%
<b>Avg. Days on Market</b>	52	43	-10.03%
<b>Avg. Sales Price</b>	\$657,793	\$591,843	-17.31%



### Glen Ridge Boro Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
<b>LP</b>	\$637,649	\$615,078	\$627,945	\$653,955
<b>SP</b>	\$661,549	\$652,729	\$657,457	\$693,121
<b>LP to SP Ratio</b>	103.75%	106.12%	104.70%	105.99%

