

GLEN RIDGE BORO

Market Snapshot

SOLD in June 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	Ridgewood Avenue	Colonial	7	4.1	15	\$1,550,000	\$1,550,000	\$1,560,000	100.65%	\$1,253,500
2	Ridgewood Avenue	Tudor	7	4.2	21	\$1,250,000	\$1,250,000	\$1,280,000	102.40%	\$1,041,900
3	Ridgewood Avenue	SeeRem	6	5.1	66	\$1,199,000	\$1,199,000	\$1,025,000	85.49%	\$861,700
4	Forest Avenue	Colonial	6	3.2	10	\$979,000	\$979,000	\$1,125,000	114.91%	\$844,300
5	Dodd Street	Colonial	5	3.2	8	\$799,000	\$799,000	\$919,000	115.02%	\$634,300
6	Glen Ridge Parkway	Colonial	5	2.2	21	\$779,000	\$779,000	\$919,000	117.97%	\$626,000
7	Ridgewood Avenue	Ranch	3	2.2	13	\$749,000	\$749,000	\$818,000	109.21%	\$853,800
8	Clark Street	Colonial	5	2.1	15	\$719,000	\$719,000	\$834,000	115.99%	\$632,200
9	Argyle Street	Colonial	6	3	23	\$659,000	\$659,000	\$740,000	112.29%	\$531,800
10	Clinton Road	Colonial	5	2	15	\$649,000	\$649,000	\$735,000	113.25%	\$438,800
11	Ridgewood Avenue	Colonial	6	2	40	\$599,000	\$599,000	\$630,000	105.18%	\$454,800
12	Chestnut Hill Place	CapeCod	4	2	21	\$599,000	\$599,000	\$670,000	111.85%	\$408,300
13	Columbus Avenue	Colonial	3	1.1	13	\$589,000	\$589,000	\$650,000	110.36%	\$533,400
14	Essex Avenue	Victrian	4	2.1	12	\$565,000	\$565,000	\$571,000	101.06%	\$415,100
15	Hawthorne Avenue	Colonial	4	2.1	16	\$545,000	\$545,000	\$625,000	114.68%	\$357,200
16	Willow Street	Colonial	4	1.1	16	\$399,000	\$399,000	\$490,000	122.81%	\$357,500
17	Hathaway Place	Colonial	2	2	24	\$349,000	\$349,000	\$450,000	128.94%	\$386,600
18	Bloomfield Avenue	MultiFlr	2	2	54	\$265,000	\$265,000	\$265,000	100.00%	\$10,560,000
19	Bloomfield Avenue	HighRise	1	1	15	\$179,900	\$179,900	\$172,000	95.61%	\$10,560,000

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"ACTIVE" Listings in Glen Ridge Boro

as of 06/30/2018

Number of Units: 15
 Average List Price: \$727,466
 Average Days on Market: 50

"UNDER CONTRACT" Listings in Glen Ridge Boro

as of 06/30/2018

Number of Units: 38
 Average List Price: \$707,426
 Average Days on Market: 29

Glen Ridge Boro 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	5	4	9	5	9	19							5
Active Listings	1	1	3	11	10	8							4
Avg List Price	\$349,900	\$349,900	\$864,633	\$951,172	\$681,899	\$443,874							\$532,917
Avg Sales Price	\$382,640	\$459,000	\$666,333	\$759,000	\$599,755	\$762,000							\$477,788
Days on Market	61	25	22	41	62	22							35
Sales Price as % of List Price	109.36%	131.18%	77.07%	79.80%	87.95%	171.67%							81%
Under Contract	2	2	9	30	19	19							10

1 YEAR FLASHBACK

01/01/2017-06/30/2017 vs 01/01/2018-06/30/2018

	2017	2018	% Change
# Units Sold	59	51	-13.56%
Avg. Days on Market	45	35	-22.22%
Avg. Sales Price	\$672,682	\$655,235	-2.59%



Glen Ridge Boro Yearly Market Trends

2014 to 2017

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

