

Glen Ridge

March 2013 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Final List Price	Sales Price	SP:FLP	Actual DOM	Original List Price	SP:OLP	Total Assessment	SP:AV
1	68 Midland Avenue	Colonial	3	1	204	\$249,650	\$260,000	104.15%	835	\$379,000	68.60%	\$360,300	0.72
2	16 Cross Place	Colonial	3	2	266	\$319,900	\$322,500	100.81%	266	\$349,900	92.17%	\$391,000	0.82
3	64 Midland Avenue	Colonial	4	2	39	\$355,000	\$340,500	95.92%	39	\$355,000	95.92%	\$382,400	0.89
4	46 Victor Avenue	SplitLev	3	1	25	\$424,900	\$430,000	101.20%	25	\$424,900	101.20%	\$440,000	0.98
5	2 Inness Place	Colonial	4	2	98	\$559,900	\$580,000	103.59%	98	\$574,900	100.89%	\$510,900	1.14
6	85 Park Avenue	FirstFlr	3	2	137	\$569,000	\$569,000	100.00%	137	\$640,000	88.91%	\$510,000	1.12
7	14 Tuxedo Road	Colonial	5	3	96	\$699,000	\$650,000	92.99%	96	\$735,000	88.44%	\$684,000	0.95
8	11 Ferncliff Terrace	Tudor	5	3	116	\$699,000	\$671,000	95.99%	225	\$749,000	89.59%	\$610,000	1.10
9	442 Ridgewood Avenue	Colonial	5	4	96	\$849,000	\$806,000	94.94%	280	\$899,000	89.66%	\$1,142,000	0.71
AVERAGE					120	\$525,039	\$514,333	98.84%	222	\$567,411	90.60%		0.94

CURRENT **"ACTIVE"** LISTINGS IN GLEN RIDGE

Number of Units: 17
 Average List Price: \$603,571
 Average List Price to Assessed Value Ratio: 0.98
 Average Days on Market: 93

CURRENT **"UNDER CONTRACT"** LISTINGS IN GLEN RIDGE

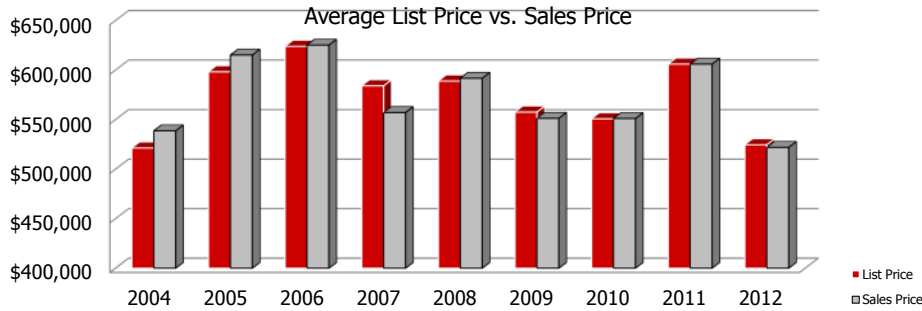
Number of Units: 33
 Average List Price: \$667,215
 Average List Price to Assessed Value Ratio: 1.00
 Average Days on Market: 75

Glen Ridge 2013 Year to Date Market Trends

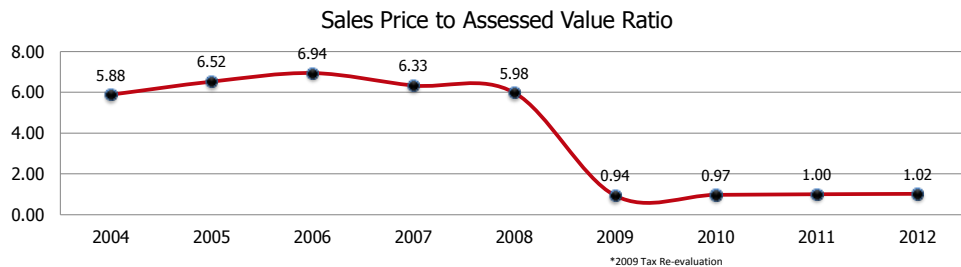
March 2012 YTD
AVG YTD Sales Price: \$434,361
DOM: 75
#Units YTD: 18
SP:AV 0.93

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	49	113	120										107
Final List Price	\$681,333	\$609,488	\$525,039										\$582,263
Sales Price	\$657,500	\$579,125	\$514,333										\$561,725
Sales Price as a % of FLP	96.89%	93.16%	98.84%										96.28%
Actual DOM	80	113	222										157
Original List Price	\$697,667	\$652,100	\$567,411										\$620,825
Sales Price as a % of OLP	95.58%	86.72%	90.60%										89.79%
Sales Price to As-	0.91	0.64	0.94										0.82
# Units Sold	3	8	9										20

Glen Ridge 2004-2012



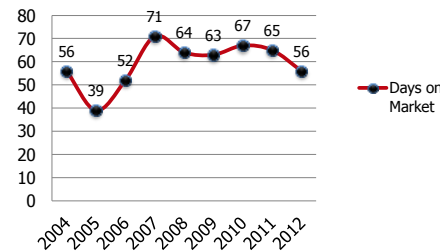
	2004	2005	2006	2007	2008	2009	2010	2011	2012
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981



Glen Ridge 2004-2012



2004-2012 Average Days on Market



2004-2012 Number of Units Sold

