

# Glen Ridge

## September 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	971 Bloomfield Avenue C-7	OneFloor	2	1.0	7	\$245,000	\$245,000	\$260,000	106.12%	\$171,100	1.52
2	28 Herman Street	Colonial	2	1.1	51	\$289,900	\$289,900	\$281,000	96.93%	\$251,800	1.12
3	100 Glen Ridge Avenue #5	TwnIntUn	2	2.1	14	\$379,500	\$379,500	\$417,000	109.88%	\$301,900	1.38
4	85 Park Avenue Unit 208	OneFloor	2	2.0	7	\$495,000	\$495,000	\$495,100	100.02%	\$377,800	1.31
5	21 Douglas Road	CapeCod	3	2.1	23	\$499,000	\$499,000	\$510,000	102.20%	\$513,300	0.99
6	85 Park Avenue Unit 108	OneFloor	2	2.0	37	\$594,000	\$594,000	\$545,345	91.81%	\$377,800	1.44
7	21 Spencer Road	Colonial	3	1.1	21	\$489,000	\$489,000	\$550,000	112.47%	\$374,500	1.47
8	169 Carteret Street	Tudor	4	2.1	54	\$599,000	\$569,000	\$560,000	98.42%	\$391,100	1.43
9	108 Hawthorne Avenue	Colonial	4	3.1	40	\$649,000	\$625,000	\$632,000	101.12%	\$535,700	1.18
10	59 Dodd Street	Colonial	5	3.1	51	\$750,000	\$739,000	\$705,000	95.40%	\$625,500	1.13
11	56 Sherman Avenue	Victrian	5	2.2	18	\$774,900	\$774,900	\$837,000	108.01%	\$645,300	1.30
12	23 Woodland Avenue	Colonial	5	3.1	16	\$899,000	\$899,000	\$975,000	108.45%	\$759,100	1.28
13	304 Forest Avenue	Colonial	6	4.2	30	\$1,100,000	\$1,100,000	\$1,060,000	96.36%	\$859,700	1.23
14	322 Washington Street	Colonial	5	3.1	31	\$1,175,000	\$1,099,000	\$1,100,000	100.09%	\$724,800	1.52
15	515 Ridgewood Avenue	Colonial	6	3.1	20	\$1,275,000	\$1,275,000	\$1,275,000	100.00%	\$946,200	1.35
AVERAGE					28	\$680,887	\$671,487	\$680,163	101.82%		1.31

### **"ACTIVE" LISTINGS IN GLEN RIDGE**

**Number of Units:** 23  
**Average List Price:** \$775,722  
**Average Days on Market:** 50

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

**Number of Units:** 23  
**Average List Price:** \$544,952  
**Average Days on Market:** 131

# Glen Ridge 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	44	44	69	43	37	35	27	30	28				36
List Price	\$771,629	\$464,167	\$527,000	\$587,317	\$636,986	\$768,786	\$632,714	\$587,133	\$671,487				\$654,038
Sales Price	\$794,275	\$463,833	\$502,700	\$607,350	\$679,786	\$792,257	\$698,214	\$620,321	\$680,163				\$681,344
Sales Price as a % of List Price	101.36%	95.45%	94.92%	106.33%	106.32%	103.14%	111.06%	105.30%	101.82%				103.93%
Sales Price to	1.15	0.98	1.11	1.08	1.38	1.22	1.24	1.24	1.31				1.22
# Units Sold	14	6	5	6	14	21	14	24	15				119
Active Listings	8	17	23	20	35	32	24	26	23				23
Under Contracts	16	20	30	42	34	41	34	20	23				29

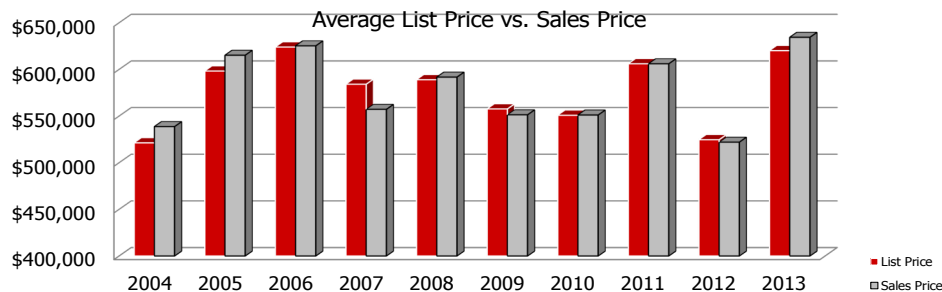
## Flashback! YTD 2013 vs YTD 2014

YTD	2013	2014	% Change
Days on Market	50	36	-28.54%
Sales Price	\$645,630	\$681,344	5.53%
Sales Price as a % of List Price	101.68%	103.93%	2.22%



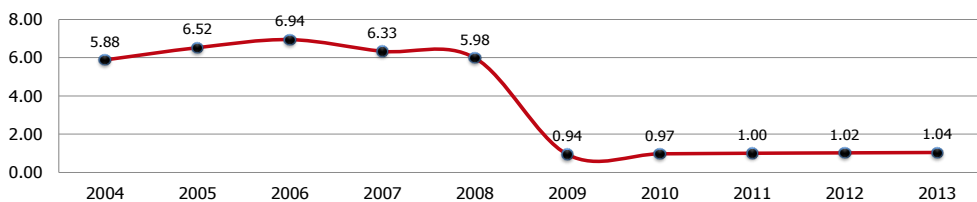
YTD	2013	2014	% Change
# Units Sold	106	119	12.26%
Active Listings	21	23	9.52%
Under Contracts	18	23	27.78%

## Glen Ridge 2004-2013



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

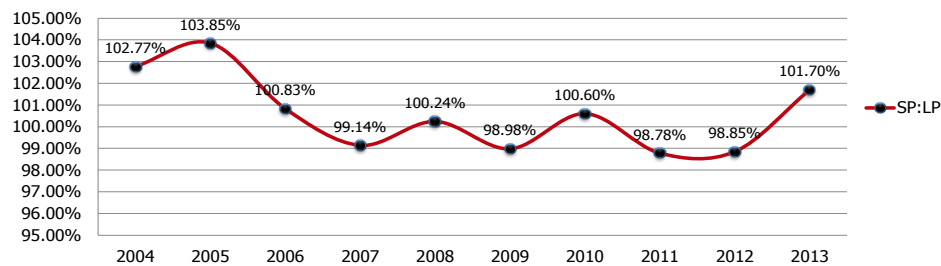
### Sales Price to Assessed Value Ratio



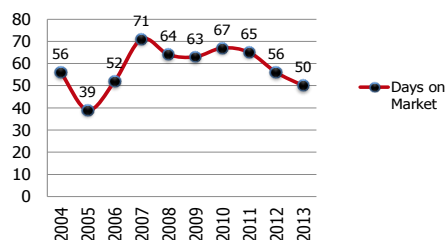
\*2009 Tax Re-evaluation

## Glen Ridge 2004-2013

### 2004-2013 Sales Price to List Price Ratios



### 2004-2013 Average Days on Market



### 2004-2013 Number of Units Sold

