

Glen Ridge

December 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	85 Park Avenue Unit 405	OneFloor	1	1.1	50	\$299,000	\$299,000	\$244,500	81.77%	\$380,500	0.64
2	22 Coolidge Avenue	Colonial	4	1.1	42	\$299,999	\$299,999	\$292,000	97.33%	\$329,300	0.89
3	130 Linden Avenue Unit 2	MultiFlr	4	3.0	41	\$499,900	\$499,900	\$480,000	96.02%	\$363,000	1.32
4	7 Roswell Terrace	Colonial	3	1.3	57	\$499,000	\$499,000	\$501,000	100.40%	\$465,300	1.08
5	68 Midland Avenue	Colonial	3	3.0	16	\$524,000	\$524,000	\$585,000	111.64%	\$356,800	1.64
6	109 Hawthorne Avenue	Colonial	4	2.1	18	\$599,000	\$599,000	\$652,000	108.85%	\$412,400	1.58
7	92 Stonehouse Road	Colonial	5	3.2	76	\$749,000	\$699,000	\$676,000	96.71%	\$517,100	1.31
8	111 Ridgewood Avenue	Colonial	6	3.3	48	\$599,000	\$599,000	\$680,000	113.52%	\$852,600	0.80
9	89 Oxford Street	Colonial	5	3.2	18	\$989,000	\$989,000	\$1,135,000	114.76%	\$793,000	1.43
AVERAGE					41	\$561,989	\$556,433	\$582,833	102.33%		1.19

"ACTIVE" LISTINGS IN GLEN RIDGE

Number of Units: 16
Average List Price: \$725,687
Average Days on Market: 79

"UNDER CONTRACT" LISTINGS IN GLEN RIDGE

Number of Units: 12
Average List Price: \$580,729
Average Days on Market: 43

Glen Ridge 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	27	58	334	40	34	24	25	22	28	11	35	41	31
List Price	\$567,400	\$580,143	\$535,580	\$554,362	\$642,057	\$663,390	\$669,100	\$716,445	\$395,125	\$749,000	\$322,600	\$556,433	\$615,078
Sales Price	\$595,400	\$604,143	\$544,600	\$599,654	\$674,771	\$720,500	\$705,732	\$745,188	\$431,427	\$841,125	\$353,940	\$582,833	\$652,729
Sales Price as a % of List Price	105.51%	106.78%	101.53%	107.22%	103.89%	108.27%	105.60%	104.43%	108.42%	112.33%	108.81%	102.33%	105.97%
Sales Price to Assessed Value	1.05	1.11	1.11	1.11	1.30	1.35	1.29	1.26	1.42	1.32	1.50	1.19	1.26
# Units Sold	5	7	5	13	14	20	28	20	8	4	5	9	138
Active Listings	19	15	20	25	20	8	17	24	25	24	15	16	19
Under Contracts	18	30	36	47	49	44	26	7	10	15	15	12	26

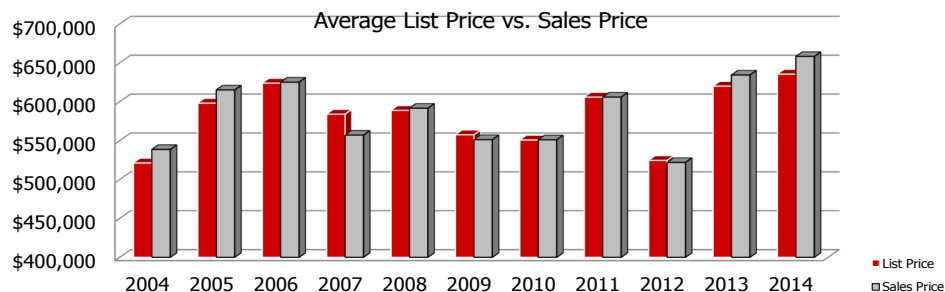
Flashback! YTD 2014 vs YTD 2015

YTD	2014	2015	% Change
Days on Market	42	31	-27.01%
Sales Price	\$658,227	\$652,729	-0.84%
Sales Price as a % of List Price	103.35%	105.97%	2.53%



YTD	2014	2015	% Change
# Units Sold	147	138	-6.12%
Active Listings	14	16	14.29%
Under Contracts	15	12	-20.00%

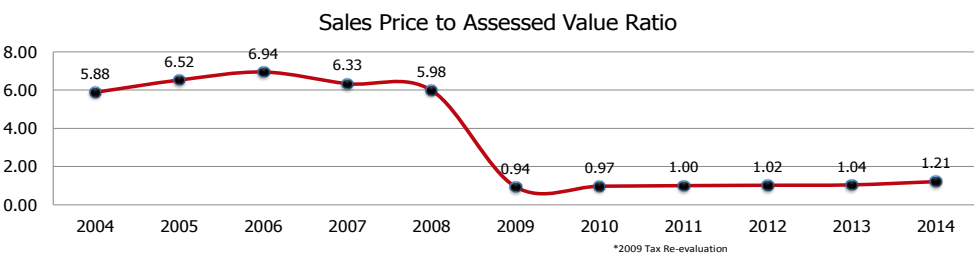
Glen Ridge Yearly Market Trends



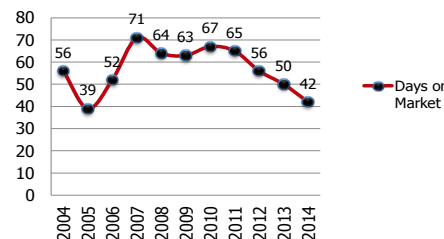
Glen Ridge Yearly Market Trends



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



Average Days on Market



Number of Units Sold

