

Glen Ridge

May 2015 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 B-12	OneFloor	1	1.0	41	\$219,000	\$219,000	\$221,000	100.91%	\$164,300	1.35
2	123 Glen Ridge Avenue C0G16	MultiFlr	2	1.1	65	\$349,900	\$349,900	\$331,000	94.60%	\$246,900	1.34
3	45 Willow Street	Colonial	3	1.1	24	\$399,000	\$399,000	\$390,000	97.74%	\$348,100	1.12
4	62 Oxford Street	Colonial	3	2.1	18	\$519,900	\$519,900	\$535,000	102.90%	\$543,700	0.98
5	85 Park Avenue Unit 302	Contemp	2	2.1	139	\$599,000	\$599,000	\$537,500	89.73%	\$418,600	1.28
6	136 Essex Avenue	Colonial	5	2.0	23	\$599,000	\$599,000	\$600,000	100.17%	\$457,500	1.31
7	127 Hillside Avenue	Colonial	5	2.1	11	\$549,000	\$549,000	\$625,000	113.84%	\$477,300	1.31
8	508 Belleville Avenue	Colonial	4	3.1	17	\$659,000	\$659,000	\$710,000	107.74%	\$469,000	1.51
9	321 Forest Avenue	Colonial	5	3.2	58	\$799,000	\$779,000	\$780,000	100.13%	\$641,500	1.22
10	396 Forest Avenue	Colonial	4	3.2	13	\$729,000	\$729,000	\$816,000	111.93%	\$522,800	1.56
11	244 Ridgewood Avenue	Colonial	5	3.2	24	\$899,000	\$899,000	\$880,000	97.89%	\$810,000	1.09
12	83 Oxford Street	Colonial	4	2.1	14	\$859,000	\$859,000	\$950,000	110.59%	\$685,500	1.39
13	218 Forest Avenue	Colonial	5	3.2	14	\$900,000	\$900,000	\$971,300	107.92%	\$735,200	1.32
14	60 Forest Avenue	Colonial	5	3.2	14	\$929,000	\$929,000	\$1,100,000	118.41%	\$792,200	1.39
AVERAGE					34	\$643,486	\$642,057	\$674,771	103.89%		1.30

"ACTIVE" LISTINGS IN GLEN RIDGE

Number of Units: 20
 Average List Price: \$751,395
 Average Days on Market: 42

"UNDER CONTRACT" LISTINGS IN GLEN RIDGE

Number of Units: 49
 Average List Price: \$676,504
 Average Days on Market: 27

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								41
List Price	\$567,400	\$580,143	\$535,580	\$554,362	\$642,057								\$585,714
Sales Price	\$595,400	\$604,143	\$544,600	\$599,654	\$674,771								\$617,530
Sales Price as a % of List Price	105.51%	106.78%	101.53%	107.22%	103.89%								105.25%
Sales Price to	1.05	1.11	1.11	1.11	1.30								1.18
# Units Sold	5	7	5	13	14								44
Active Listings	19	15	20	25	20								20
Under Contracts	18	30	36	47	49								36

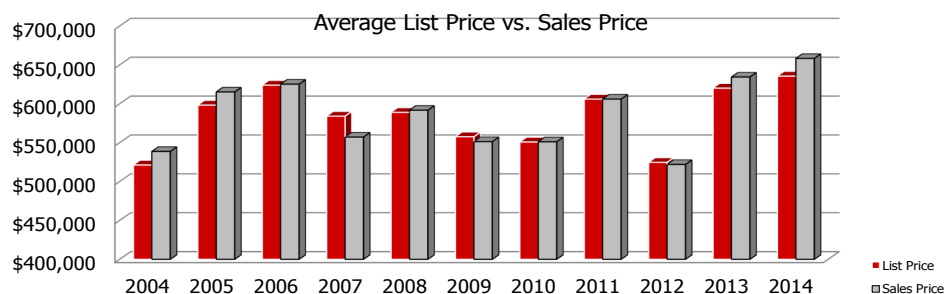
Flashback! YTD 2014 vs YTD 2015

YTD	2014	2015	% Change
Days on Market	44	41	-7.54%
Sales Price	\$657,277	\$617,530	-6.05%
Sales Price as a % of List Price	102.06%	105.25%	3.13%

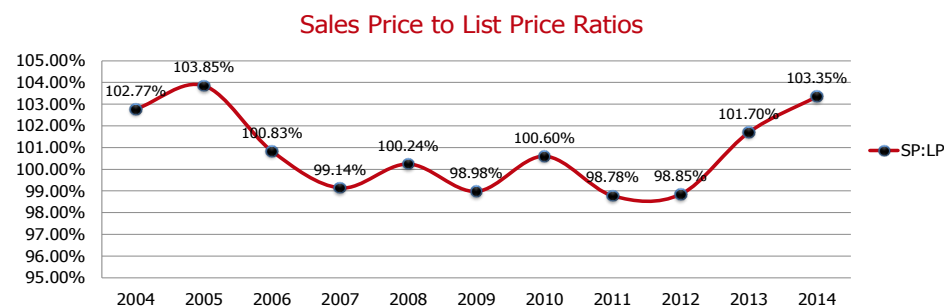


YTD	2014	2015	% Change
# Units Sold	45	44	-2.22%
Active Listings	35	20	-42.86%
Under Contracts	34	49	44.12%

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

