

Glen Ridge

November 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	926 Bloomfield Avenue	HighRise	1	1.0	25	\$119,000	\$119,000	\$133,700	112.35%		
2	926 Bloomfield Avenue	HighRise	1	1.0	10	\$125,000	\$125,000	\$135,000	108.00%		
3	39 Victor Avenue	SplitLev	3	1.2	106	\$399,000	\$375,000	\$370,000	98.67%	\$357,100	1.04
4	100 Glen Ridge Avenue 1	TwnEndUn	2	2.1	15	\$395,000	\$395,000	\$420,000	106.33%	\$302,500	1.39
5	42 Herman Street	Colonial	4	2.1	17	\$599,000	\$599,000	\$711,000	118.70%	\$341,100	2.08
AVERAGE					35	\$327,400	\$322,600	\$353,940	108.81%		1.50

"ACTIVE" LISTINGS IN GLEN RIDGE

Number of Units: 15
Average List Price: \$975,583
Average Days on Market: 89

"UNDER CONTRACT" LISTINGS IN GLEN RIDGE

Number of Units: 15
Average List Price: \$650,520
Average Days on Market: 44

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		30
List Price	\$567,400	\$580,143	\$535,580	\$554,362	\$642,057	\$663,390	\$669,100	\$716,445	\$395,125	\$749,000	\$322,600		\$619,170
Sales Price	\$595,400	\$604,143	\$544,600	\$599,654	\$674,771	\$720,500	\$705,732	\$745,188	\$431,427	\$841,125	\$353,940		\$657,606
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%		106.22%
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		1.27
# Units Sold	5	7	5	13	14	20	28	20	8	4	5		129
Active Listings	19	15	20	25	20	8	17	24	25	24	15		19
Under Contracts	18	30	36	47	49	44	26	7	10	15	15		27

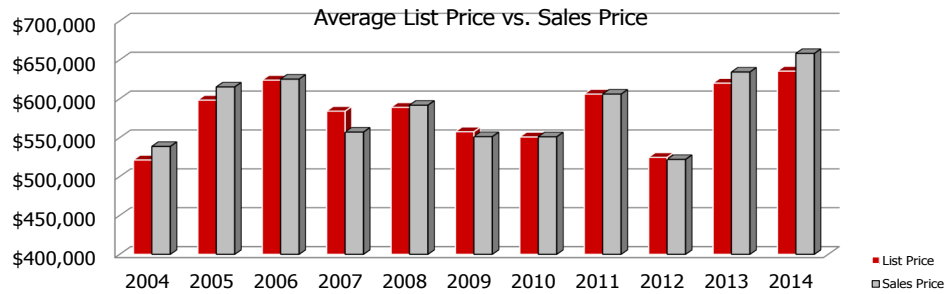
Flashback! YTD 2014 vs YTD 2015

YTD	2014	2015	% Change
Days on Market	41	30	-26.23%
Sales Price	\$661,624	\$657,606	-0.61%
Sales Price as a % of List Price	103.60%	106.22%	2.53%

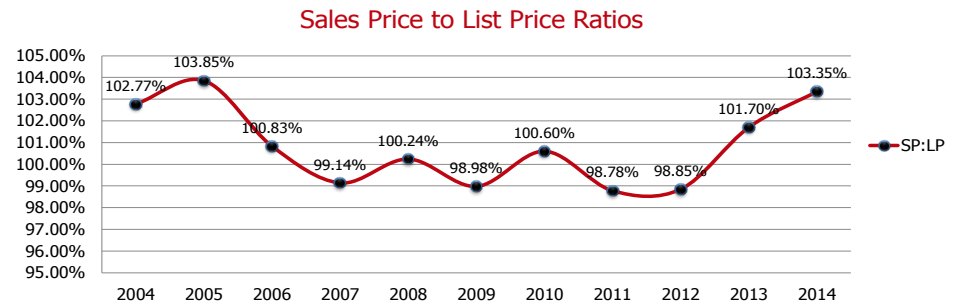


YTD	2014	2015	% Change
# Units Sold	137	129	-5.84%
Active Listings	18	15	-16.67%
Under Contracts	20	15	-25.00%

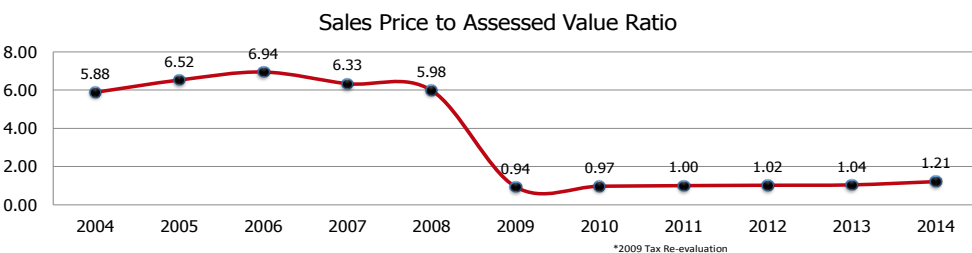
Glen Ridge Yearly Market Trends



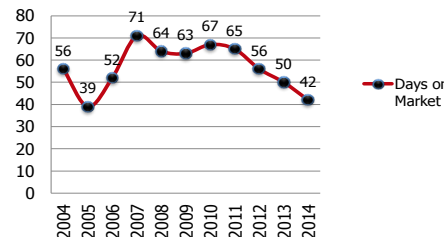
Glen Ridge Yearly Market Trends



	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

