

Glen Ridge

December 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	61 Willow Street	FixrUppr	4	1.0	25	\$399,000	\$399,000	\$440,000	110.28%	\$414,200	1.06
2	25 Clark Street Unit 209	MultiFlr	2	2.0	28	\$534,000	\$534,000	\$510,000	95.51%	\$428,900	1.19
3	28 Ridgewood Avenue	Tudor	3	1.1	28	\$549,000	\$499,000	\$550,000	110.22%	\$434,800	1.26
4	93 Midland Avenue	Colonial	3	1.1	8	\$479,000	\$479,000	\$550,500	114.93%	\$434,900	1.27
5	12 Laurel Place	Colonial	3	1.1	11	\$549,000	\$549,000	\$655,000	119.31%	\$486,700	1.35
6	76 Essex Avenue	Colonial	5	1.2	15	\$549,000	\$549,000	\$675,000	122.95%	\$523,300	1.29
7	84 Essex Avenue	Victrian	3	2.1	13	\$549,000	\$549,000	\$685,000	124.77%	\$529,000	1.29
8	133 Linden Avenue	Colonial	4	2.2	15	\$719,000	\$719,000	\$765,000	106.40%	\$476,200	1.61
9	14 Clark Street	Colonial	4	4.1	9	\$729,999	\$729,999	\$831,000	113.84%		
10	195 Sherman Avenue	Colonial	3	2.1	11	\$599,000	\$599,000	\$850,000	141.90%	\$600,100	1.42
11	8 Edgewood Road	TwndEndUn	4	3.1	13	\$789,000	\$789,000	\$881,000	111.66%	\$807,700	1.09
12	16 Marston Place	Colonial	7	3.1	48	\$999,000	\$999,000	\$999,999	100.10%	\$894,800	1.12
13	143 Ridgewood Avenue	Victrian	6	4.1	16	\$1,995,000	\$1,995,000	\$2,000,000	100.25%	\$1,187,600	1.68
AVERAGE					18	\$726,077	\$722,231	\$799,423	113.24%		1.30

"Active" Listings in Glen Ridge

Number of Units: 2
 Average List Price: \$1,289,000
 Average Days on Market: 80

"Under Contract" Listings in Glen Ridge

Number of Units: 6
 Average List Price: \$704,483
 Average Days on Market: 34

Glen Ridge 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	67	23	28	51	28	14	15	16	21	78	14	18	28
List Price	\$701,230	\$637,186	\$625,167	\$747,737	\$844,808	\$793,924	\$876,450	\$769,692	\$572,111	\$662,778	\$789,238	\$722,231	\$742,201
Sales Price	\$809,020	\$682,714	\$726,417	\$882,488	\$1,017,615	\$942,290	\$1,059,200	\$909,145	\$630,944	\$645,055	\$972,750	\$799,423	\$860,579
SP:LP%	111.62%	106.70%	110.86%	116.30%	118.82%	120.27%	123.09%	118.32%	108.05%	98.93%	119.94%	113.24%	115.04%
SP to AV	1.26	1.43	1.08	1.31	1.42	1.47	1.50	1.39	1.27	1.17	1.43	1.30	1.37
# Units Sold	10	7	6	8	13	21	20	13	18	9	8	13	146
3 Mo Rate of Ab	0.58	0.69	1.71	2.25	1.67	0.95	0.69	0.46	0.43	0.60	0.50	0.21	0.90
Active Listings	6	4	10	14	16	11	10	7	4	11	4	2	8
Under Contracts	13	15	24	31	33	30	30	18	17	13	18	6	21

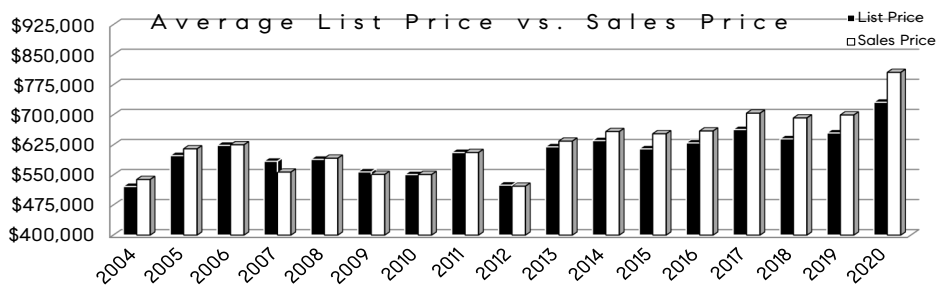
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	31	28	-10.64%
Sales Price	\$805,844	\$860,579	6.79%
LP:SP	109.97%	115.04%	4.61%
SP:AV	1.22	1.37	12.24%



YTD	2020	2021	% Change
# Units Sold	128	146	14.06%
Rate of Ab 3Mo	0.89	0.21	-76.40%
Actives	8	2	-75.00%
Under Contracts	15	6	-60.00%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$987,966	\$635,524	\$615,078	\$629,932	\$663,151	\$640,045	\$654,723	\$731,365
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551	\$605,989	\$521,981	\$920,863	\$658,227	\$652,729	\$659,690	\$704,111	\$692,305	\$699,619	\$805,844

