

Glen Ridge

December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40 Sommer Avenue	Colonial	3	2.0	10	\$449,000	\$449,000	\$551,155	122.75%	\$396,400	1.39
2	55 Victor Avenue	SplitLev	4	2.1	26	\$629,900	\$629,900	\$610,000	96.84%	\$489,200	1.25
3	34 Madison Street	Colonial	4	1.1	10	\$599,000	\$599,000	\$670,000	111.85%	\$516,900	1.30
4	7 Roswell Terrace	Colonial	3	1.3	9	\$569,000	\$569,000	\$727,000	127.77%	\$515,100	1.41
5	12 Oakwood Avenue	Colonial	3	1.1	8	\$579,000	\$579,000	\$750,000	129.53%	\$525,400	1.43
6	121 Glen Ridge Avenue	Contemp	3	3.0	9	\$699,000	\$699,000	\$765,000	109.44%	\$639,100	1.20
7	164 Carteret Street	Colonial	3	3.1	18	\$679,000	\$679,000	\$906,000	133.43%		
8	5 Tuxedo Road	Colonial	5	2.1	8	\$769,000	\$769,000	\$950,000	123.54%	\$771,700	1.23
9	64 Forest Avenue	Colonial	4	3.2	9	\$1,099,000	\$1,099,000	\$1,405,000	127.84%	\$1,017,700	1.38
AVERAGE					12	\$674,656	\$674,656	\$814,906	120.33%		1.32

"Active" Listings in Glen Ridge

Number of Units: 8
 Average List Price: \$445,675
 Average Days on Market: 80

"Under Contract" Listings in Glen Ridge

Number of Units: 15
 Average List Price: \$667,973
 Average Days on Market: 51

Glen Ridge 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	56	32	90	27	12	26	25	22	33	31	30	12	31
List Price	\$742,000	\$584,333	\$752,600	\$706,286	\$1,182,225	\$744,544	\$613,614	\$778,065	\$755,752	\$675,580	\$723,289	\$674,656	\$731,365
Sales Price	\$774,222	\$610,000	\$762,960	\$805,005	\$1,241,250	\$823,137	\$673,954	\$862,790	\$853,566	\$747,300	\$776,944	\$814,906	\$805,844
SP:LP%	104.53%	105.63%	101.29%	114.64%	105.77%	109.80%	109.24%	111.54%	111.58%	107.74%	108.12%	120.33%	109.97%
SP to AV	1.06	1.08	1.15	1.19	1.21	1.19	1.18	1.26	1.26	1.23	1.26	1.32	1.22
# Units Sold	9	3	5	7	4	9	14	17	23	10	18	9	128
3 Mo Rate of Ab	1.67	2.13	3.00	2.80	5.20	3.43	2.88	1.24	1.20	1.24	0.90	0.89	2.22
Active Listings	15	17	16	20	29	20	21	16	19	16	13	8	18
Under Contracts	9	15	16	12	14	31	31	25	25	21	16	15	19

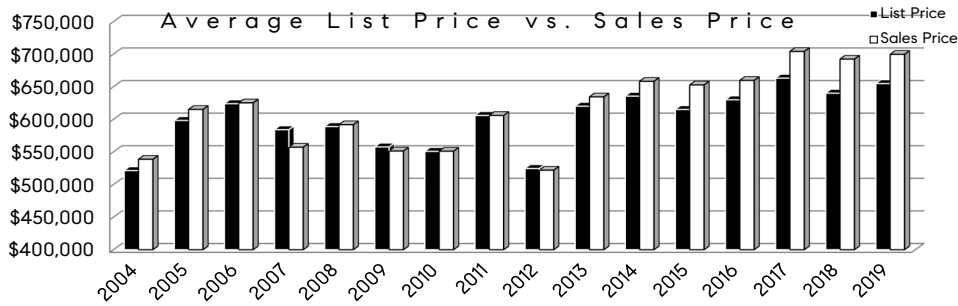
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	29	31	6.16%
Sales Price	\$699,619	\$805,844	15.18%
LP:SP	106.94%	109.97%	2.84%
SP:AV	1.30	1.22	-6.34%



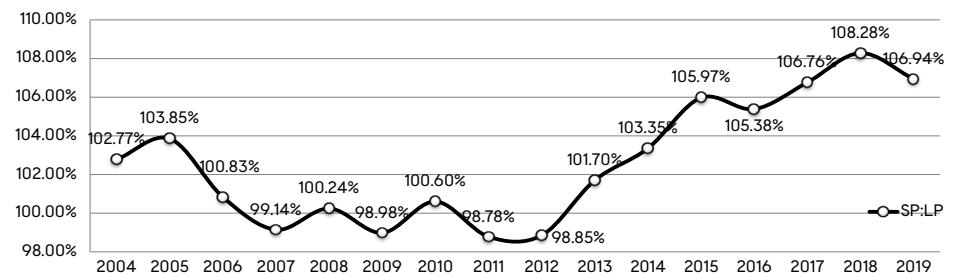
YTD	2019	2020	% Change
# Units Sold	109	128	17.43%
Rate of Ab 3Mo	1.32	0.89	-32.58%
Actives	8	8	0.00%
Under Contracts	12	15	25.00%

Glen Ridge Yearly Market Trends



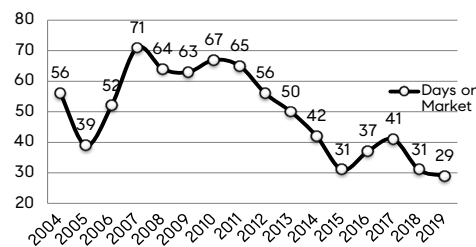
Glen Ridge Yearly Market Trends

Sales Price to List Price Ratios

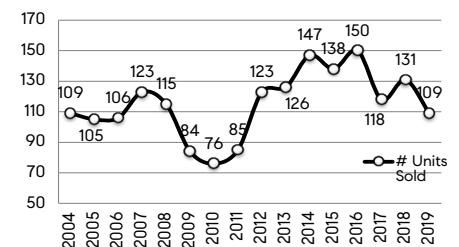


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$987,966	\$635,524	\$615,078	\$629,932	\$663,151	\$640,045	\$654,723
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$920,863	\$658,227	\$652,729	\$659,690	\$704,111	\$692,305	\$699,619

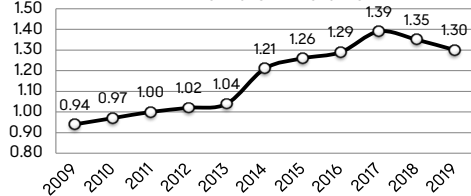
Average Days on Market



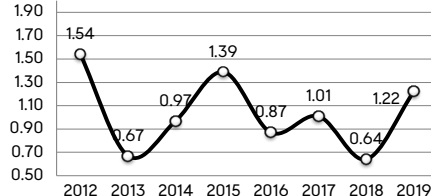
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2009 Tax Re-evaluation

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.