

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	122	\$145,000	\$137,000	\$128,000	93.43%		
2	926 Bloomfield Avenue	HighRise	1	1.0	191	\$175,000	\$149,000	\$140,000	93.96%		
3	971 Bloomfield Avenue A-2	OneFloor	1	1.0	7	\$225,000	\$225,000	\$230,000	102.22%	\$204,100	1.13
4	25 Clark Street Unit 207	CnvStrct	2	2.0	83	\$459,000	\$439,000	\$435,000	99.09%	\$420,900	1.03
5	74 Stonehouse Road	Colonial	3	1.1	15	\$509,000	\$509,000	\$577,500	113.46%	\$482,300	1.20
6	132 Linden Avenue	Colonial	5	1.0	15	\$529,000	\$529,000	\$641,000	121.17%	\$456,800	1.40
7	21 Clinton Road	Colonial	5	2.1	28	\$647,300	\$647,300	\$690,000	106.60%	\$602,500	1.15
8	28 Clinton Road	Colonial	4	3.0	14	\$635,000	\$635,000	\$720,000	113.39%	\$543,100	1.33
9	71 Chestnut Hill Place	SplitLev	4	3.0	14	\$629,000	\$629,000	\$753,125	119.73%	\$623,400	1.21
10	62 Stonehouse Road	Colonial	4	2.2	22	\$699,000	\$699,000	\$781,000	111.73%	\$553,600	1.41
11	158 Midland Avenue	Victrian	5	2.1	12	\$749,000	\$749,000	\$840,000	112.15%	\$519,500	1.62
12	497 Ridgewood Avenue	Tudor	3	3.1	76	\$929,000	\$889,000	\$879,000	98.88%	\$910,700	0.97
13	278 Linden Avenue	Colonial	4	2.1	9	\$745,000	\$745,000	\$889,000	119.33%	\$583,400	1.52
14	32 Claridge Court	Colonial	4	3.1	15	\$799,000	\$799,000	\$917,000	114.77%	\$712,700	1.29
15	25 Wildwood Terrace	Victrian	6	2.1	12	\$679,000	\$679,000	\$937,000	138.00%	\$674,700	1.39
16	25 Lincoln Street	Colonial	5	3.2	21	\$979,000	\$979,000	\$989,000	101.02%	\$920,200	1.07
17	571 Ridgewood Avenue	Colonial	4	3.1	14	\$899,000	\$899,000	\$999,999	111.23%	\$772,700	1.29
18	47 Ridgewood Avenue	Colonial	6	3.2	16	\$1,050,000	\$1,050,000	\$1,050,000	100.00%	\$884,200	1.19
19	87 Douglas Road	Colonial	5	3.2	13	\$899,000	\$899,000	\$1,110,000	123.47%	\$874,100	1.27
20	495 Ridgewood Avenue	Colonial	5	4.2	13	\$999,000	\$999,000	\$1,250,000	125.13%	\$1,265,900	0.99
21	311 Ridgewood Avenue	Colonial	6	3.2	14	\$999,000	\$999,000	\$1,295,000	129.63%	\$899,500	1.44
22	336 Ridgewood Avenue	Colonial	6	3.1	11	\$1,399,000	\$1,399,000	\$1,510,000	107.93%	\$1,204,100	1.25
23	389 Ridgewood Avenue	Tudor	6	3.1	18	\$1,699,000	\$1,699,000	\$1,870,389	110.09%	\$1,484,800	1.26
AVERAGE					33	\$759,839	\$755,752	\$853,566	111.58%		1.26

"Active" Listings in Glen Ridge

Number of Units: 16
 Average List Price: \$775,125
 Average Days on Market: 64

"Under Contract" Listings in Glen Ridge

Number of Units: 25
 Average List Price: \$690,448
 Average Days on Market: 34

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				33
List Price	\$742,000	\$584,333	\$752,600	\$706,286	\$1,182,225	\$744,544	\$613,614	\$778,065	\$755,752				\$744,701
Sales Price	\$774,222	\$610,000	\$762,960	\$805,005	\$1,241,250	\$823,137	\$673,954	\$862,790	\$853,566				\$817,097
SP:LP%	104.53%	105.63%	101.29%	114.64%	105.77%	109.80%	109.24%	111.54%	111.58%				109.56%
SP to AV	1.06	1.08	1.15	1.19	1.21	1.19	1.18	1.26	1.26				1.20
# Units Sold	9	3	5	7	4	9	14	17	23				91
3 Mo Rate of Ab	1.67	2.13	3.00	2.80	5.20	3.43	2.88	1.24	1.20				2.62
Active Listings	15	17	16	20	29	20	21	16	19				19
Under Contracts	9	15	16	12	14	31	31	25	25				20

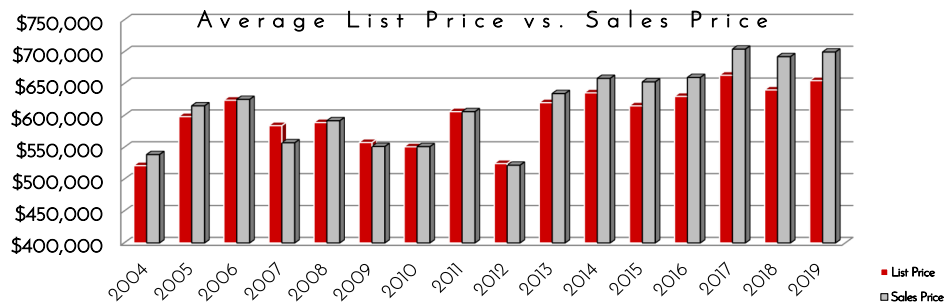
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	28	33	18.68%
Sales Price	\$728,891	\$817,097	12.10%
LP:SP	106.80%	109.56%	2.58%
SP:AV	1.37	1.20	-12.25%

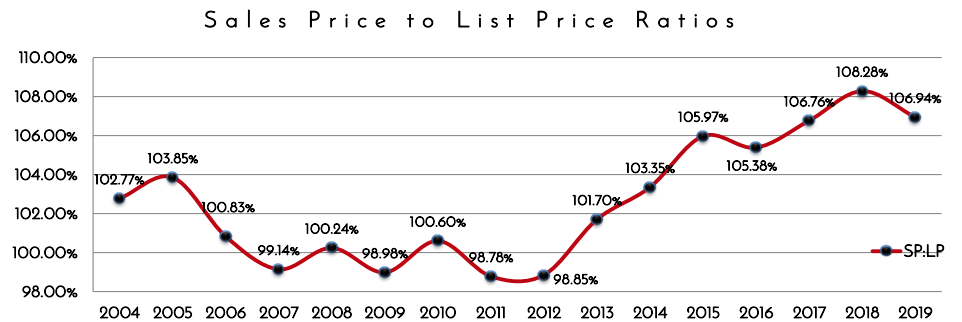


YTD	2019	2020	% Change
# Units Sold	82	91	10.98%
Rate of Ab 3Mo	1.58	1.20	-24.05%
Actives	25	19	-24.00%
Under Contracts	17	25	47.06%

Glen Ridge Yearly Market Trends

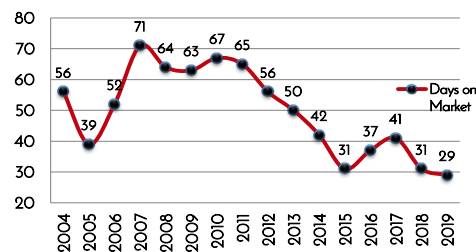


Glen Ridge Yearly Market Trends



	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	\$588,204	\$557,578	\$550,814	\$612,165	\$524,585	\$987,964	\$635,524	\$415,078	\$629,939	\$663,151	\$640,045	\$654,723
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,084	\$605,989	\$521,981	\$920,863	\$658,227	\$652,729	\$659,690	\$704,111	\$692,305	\$699,819

Average Days on Market



Number of Units Sold

