

Glen Ridge

November 2020 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	123	\$120,000	\$120,000	\$115,000	95.83%		
2	926 Bloomfield Avenue	HighRise	2	2.0	64	\$289,000	\$289,000	\$282,000	97.58%		
3	123 Glen Ridge Avenue	OneFloor	2	1.1	28	\$329,900	\$329,900	\$335,000	101.55%	\$331,600	1.01
4	24 Laurel Place	CapeCod	3	2.1	9	\$449,900	\$449,900	\$495,000	110.02%	\$427,100	1.16
5	7 Astor Place	CapeCod	3	2.0	34	\$639,500	\$639,500	\$645,000	100.86%	\$518,100	1.24
6	467 Belleville Avenue	Colonial	4	1.2	9	\$579,000	\$579,000	\$660,000	113.99%	\$450,500	1.47
7	145 Carteret Street	Colonial	5	3.2	11	\$549,000	\$549,000	\$685,000	124.77%	\$478,300	1.43
8	5 Evergreen Court	Ranch	4	2.0	13	\$629,000	\$629,000	\$725,000	115.26%	\$562,400	1.29
9	60 Ridgewood Avenue	SplitLev	4	2.0	8	\$675,000	\$675,000	\$760,000	112.59%	\$622,800	1.22
10	224 Bay Avenue	Colonial	4	2.1	16	\$699,000	\$699,000	\$760,000	108.73%	\$618,200	1.23
11	33 Burnett Street	Colonial	4	2.1	8	\$649,000	\$649,000	\$777,000	119.72%	\$560,500	1.39
12	50 Hamilton Road	Colonial	4	2.1	26	\$750,000	\$750,000	\$850,000	113.33%	\$667,400	1.27
13	125 Forest Avenue	Colonial	4	3.1	47	\$979,000	\$979,000	\$925,000	94.48%	\$920,900	1.00
14	51 Chestnut Hill Place	SplitLev	4	2.1	9	\$759,000	\$759,000	\$951,000	125.30%	\$661,300	1.44
15	163 Forest Avenue	Colonial	5	3.2	7	\$979,000	\$979,000	\$1,155,000	117.98%	\$904,600	1.28
16	90 Douglas Road	Custom	5	4.2	91	\$1,299,000	\$1,299,000	\$1,250,000	96.23%	\$942,500	1.33
17	21 Mitchell Place	Tudor	5	4.2	21	\$1,249,900	\$1,249,900	\$1,265,000	101.21%		
18	511 Ridgewood Avenue	Tudor	6	3.2	14	\$1,395,000	\$1,395,000	\$1,350,000	96.77%	\$1,184,000	1.14
AVERAGE					30	\$723,289	\$723,289	\$776,944	108.12%		1.26

"Active" Listings in Glen Ridge

Number of Units: 13
 Average List Price: \$532,008
 Average Days on Market: 71

"Under Contract" Listings in Glen Ridge

Number of Units: 16
 Average List Price: \$677,906
 Average Days on Market: 19

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		32
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		\$735,654
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		\$805,158
SP:LP%	104.53%	105.63%	101.29%	114.64%	105.77%	109.80%	109.24%	111.54%	111.58%	107.74%	108.12%		109.19%
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		1.21
# Units Sold	9	3	5	7	4	9	14	17	23	10	18		119
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		2.34
Active Listings	15	17	16	20	29	20	21	16	19	16	13		18
Under Contracts	9	15	16	12	14	31	31	25	25	21	16		20

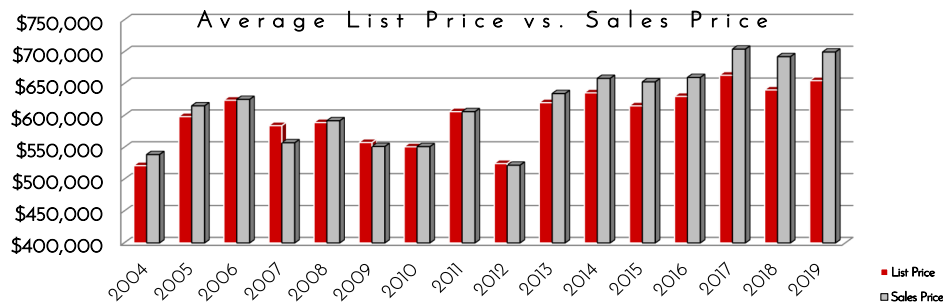
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	29	32	11.63%
Sales Price	\$710,097	\$805,158	13.39%
LP:SP	106.17%	109.19%	2.84%
SP:AV	1.33	1.21	-9.15%

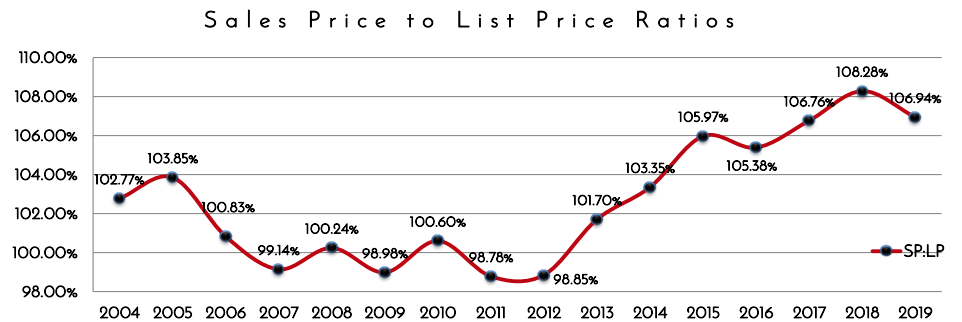


YTD	2019	2020	% Change
# Units Sold	97	119	22.68%
Rate of Ab 3Mo	1.83	0.90	-50.82%
Actives	15	13	-13.33%
Under Contracts	19	16	-15.79%

Glen Ridge Yearly Market Trends

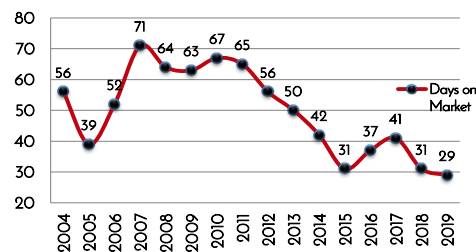


Glen Ridge Yearly Market Trends

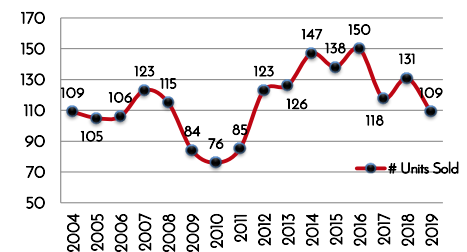


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,204	\$557,578	\$550,814	\$612,165	\$524,585	\$987,966	\$635,524	\$415,078	\$629,939	\$663,151	\$640,045	\$654,723
SP	\$538,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$920,863	\$658,227	\$652,729	\$659,690	\$704,111	\$692,305	\$699,819

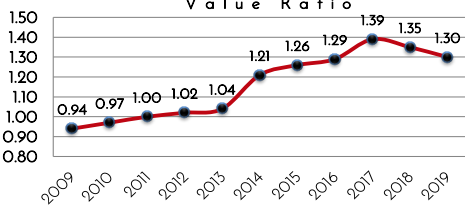
Average Days on Market



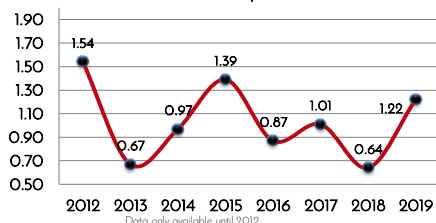
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2009 Tax Re-evaluation