

# Glen Ridge

## June 2024 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 7L	HighRise	1	1.0	29	\$183,000	\$183,000	\$183,000	100.00%	Condo	
2	926 Bloomfield Avenue 6G	HighRise	1	1.0	57	\$195,000	\$195,000	\$195,000	100.00%	Condo	
3	969-971 Bloomfield Avenue C10	OneFloor	0	1.0	17	\$239,900	\$239,900	\$250,000	104.21%	\$161,300	1.55
4	2 Wildwood Terrace	Colonial,	3	2.1	9	\$849,000	\$849,000	\$911,000	107.30%	\$469,500	1.94
5	16 Ridgewood Avenue	Colonial	6	4.0	54	\$999,000	\$899,000	\$915,000	101.78%	\$702,200	1.30
6	23 High Street	Colonial	4	1.2	14	\$749,000	\$749,000	\$995,000	132.84%	\$450,500	2.21
7	76 High Street	Colonial	5	1.1	9	\$649,000	\$649,000	\$1,050,000	161.79%	\$486,700	2.16
8	5 Reynolds Road	SplitLev	4	2.0	12	\$779,000	\$779,000	\$1,100,000	141.21%	\$579,700	1.90
9	152 Essex Avenue	Colonial	4	2.1	13	\$879,000	\$879,000	\$1,150,000	130.83%	Renovated	
10	64 Hawthorne Avenue	Colonial	5	1.1	14	\$849,000	\$849,000	\$1,210,000	142.52%	\$579,500	2.09
11	166 Sherman Avenue	Colonial	5	2.2	16	\$999,000	\$1,299,000	\$1,250,000	96.23%	\$539,300	2.32
12	100 Sherman Avenue	Colonial	5	3.1	29	\$1,599,000	\$1,599,000	\$1,465,000	91.62%	\$542,800	2.70
13	316 Washington Street	Victrian	6	3.1	20	\$1,899,000	\$1,899,000	\$2,316,000	121.96%	\$1,206,800	1.92
<b>AVERAGE</b>					23	\$835,992	\$851,377	\$999,231	117.87%		2.01

### *"Active"* Listings in Glen Ridge

Number of Units: 1  
 Average List Price: \$1,488,000  
 Average Days on Market: 57

### *"Under Contract"* Listings in Glen Ridge

Number of Units: 17  
 Average List Price: \$1,011,112  
 Average Days on Market: 16

# Glen Ridge 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32	23	18	22	27	23							25
List Price	\$1,137,857	\$535,000	\$535,600	\$623,714	\$1,060,364	\$851,377							\$869,907
Sales Price	\$1,245,286	\$580,000	\$675,254	\$702,928	\$1,369,455	\$999,231							\$1,037,449
SP:LP%	113.48%	108.41%	118.84%	117.42%	127.51%	117.87%							119.40%
SP to AV	1.51	1.33	1.68	1.65	1.85	2.01							1.79
# Units Sold	7	1	5	7	11	13							44
3 Mo Rate of Ab	1.35	1.69	1.15	3.00	1.09	0.10							1.40
Active Listings	3	8	4	8	5	1							5
Under Contracts	8	10	11	12	16	17							12

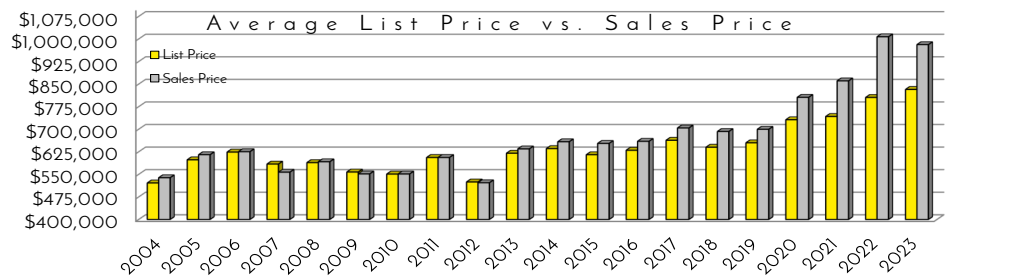
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	21	25	14.86%
Sales Price	\$897,455	\$1,037,449	15.60%
LP:SP	117.70%	119.40%	1.45%
SP:AV	1.64	1.79	8.93%

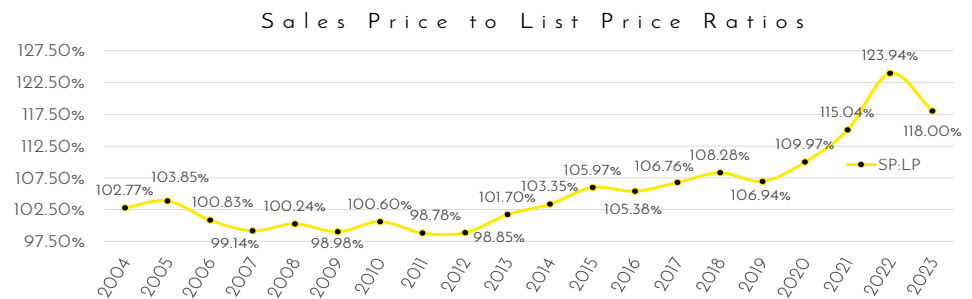


YTD	2023	2024	% Change
# Units Sold	41	44	7.32%
Rate of Ab 3Mo	0.72	1.40	95.34%
Actives	3	5	52.63%
Under Contracts	11	12	12.12%

### Glen Ridge Yearly Market Trends



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Year	LP	SP
2004	\$521,262	\$538,692
2005	\$598,224	\$615,174
2006	\$623,929	\$625,240
2007	\$584,078	\$577,145
2008	\$588,904	\$591,714
2009	\$557,578	\$551,309
2010	\$550,814	\$501,086
2011	\$612,165	\$605,989
2012	\$524,585	\$521,981
2013	\$987,966	\$920,863
2014	\$635,524	\$658,227
2015	\$615,078	\$652,729
2016	\$629,932	\$659,690
2017	\$663,151	\$704,111
2018	\$640,045	\$692,305
2019	\$654,723	\$699,619
2020	\$731,365	\$805,844
2021	\$742,201	\$860,579
2022	\$805,467	\$1,007,119
2023	\$831,420	\$980,995

