

GLEN RIDGE June 2009 Home Sales and Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in Glen Ridge, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

Glen Ridge

Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
971 Bloomfield Ave.	\$219,000	\$189,990	\$185,000	111	1	1	OneFloor
971 Bloomfield Ave.	\$234,900	\$234,900	\$215,000	57	1	1	OneFloor
100 Glenridge Ave	\$319,000	\$319,000	\$310,000	35	2	2.1	TwnIntUn
42 Hawthorne Ave	\$399,000	\$349,000	\$331,000	94	3	2	CapeCod
13 Lorraine St	\$399,900	\$379,900	\$379,900	28	4	1	Colonial
24 Madison St	\$400,000	\$400,000	\$387,500	30	3	1	Colonial
60 Benson St	\$449,000	\$429,000	\$410,000	88	4	1.1	Colonial
159 Carteret St.	\$499,000	\$499,000	\$490,000	23	4	1.1	Colonial
578 Ridgewood	\$919,000	\$889,000	\$860,000	60	5	3.2	Colonial

AVERAGE DAYS ON MARKET: 58 AVERAGE LISTING PRICE: \$626,098
 AVERAGE SALE PRICE: \$396,489 % SALE PRICE / LIST PRICE: 97%

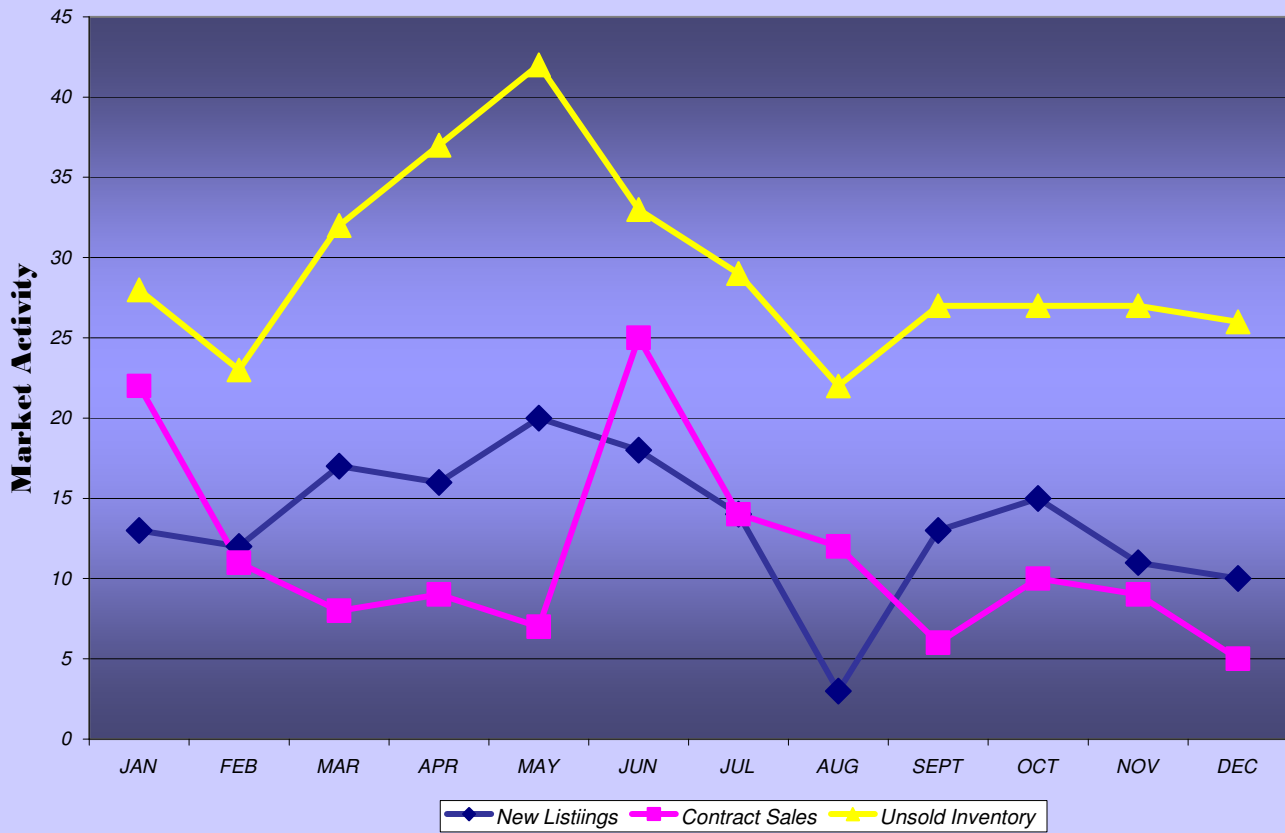
GLEN RIDGE HOME SALE TRENDS June 2008 thru June 2009


	June 2008	July	Aug	Sept.	Oct.	Nov.
Average Listing Price	\$573,372	\$525,483	\$498,890	\$579,197	\$670,750	\$630,150
Average Sale Price	\$534,889	\$666,144	\$568,267	\$665,045	\$467,050	\$382,500
%Sale Price to List Price Ratio	101%	107%	102%	104%	99%	97%
Days on Market	43	39	57	50	79	227
# of Active Listings	64	53	41	41	38	40
# of Closed Listings	9	14	24	10	12	2

	Dec.	Jan.	Feb.	March	April	May	June 2009
Average Listing Price	\$625,844	\$605,508	\$572,449	\$612,618	\$626,661	\$611,284	\$626,098
Average Sale Price	\$543,600	\$884,000	\$569,000	\$637,800	\$274,500	\$509,140	\$396,489
% Sale Price to List Price Ratio	98%	95%	95%	99%	97%	98%	97%
Days On Market	51	106	29	44	118	75	58
# of Active Listings	36	37	51	55	65	57	49
# of Closed Listing	5	2	1	5	4	10	9


June 2009	Active Listings	New Listings	Under Contract	Sold Listings	Average	LP/SP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$119,000	\$0	\$119,000	\$200,000	84	94%
2	\$438,225	\$402,000	\$414,450	\$310,000	35	97%
3	\$461,142	\$440,975	\$485,667	\$359,250	62	96%
4	\$632,450	\$669,180	\$489,966	\$426,633	46	98%
5	\$801,050	\$585,967	\$780,750	\$860,000	60	97%
TOWN	\$626,098	\$547,979	\$538,292	\$396,489	58	97%

GLEN RIDGE 2008




Susan Adler
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