

## GLEN RIDGE April 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    |
|----------------------------|---------------------|------------------------|------------|-----|----|------|----------|
| 926 Bloomfield Ave 7J      | \$149,000           | \$124,900              | \$110,000  | 197 | 1  | 1    | OneFloor |
| 233 Baldwin St             | \$409,898           | \$399,900              | \$395,000  | 9   | 6  | 1    | Colonial |
| 50 Essex Ave               | \$439,000           | \$439,000              | \$439,000  | 38  | 5  | 1.1  | Victrian |
| 91 Hawthorne Ave           | \$639,000           | \$639,000              | \$600,000  | 58  | 4  | 1.1  | Colonial |
| AVERAGE DAYS ON MARKET:    |                     |                        | 44         |     |    |      |          |
| AVERAGE LISTING PRICE:     |                     |                        | \$626,661  |     |    |      |          |
| AVERAGE SALE PRICE:        |                     |                        | \$274,500  |     |    |      |          |
| % SALE PRICE / LIST PRICE: |                     |                        | 97%        |     |    |      |          |

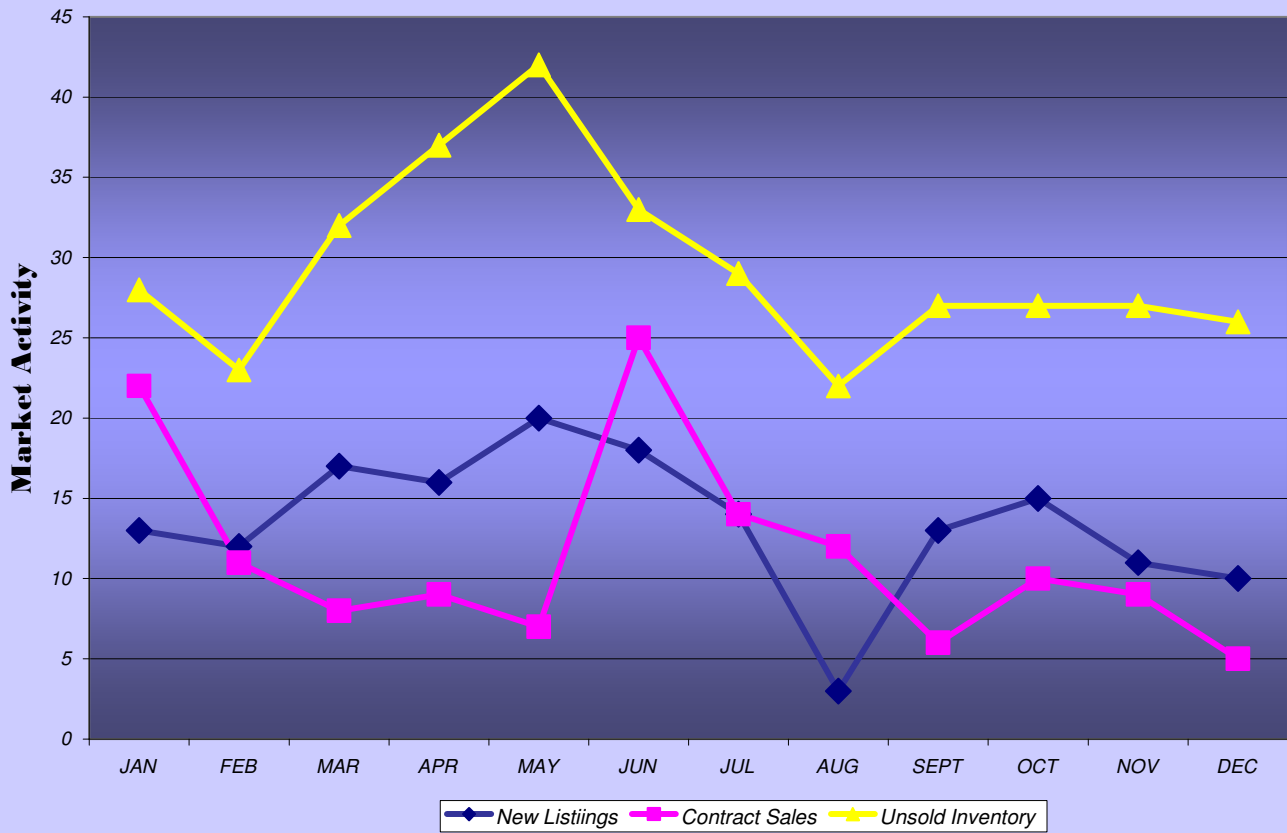
## GLEN RIDGE HOME SALE TRENDS April 2008 thru April 2009

|                                 | April 2008 | May       | June      | July      | Aug       | Sept.     |
|---------------------------------|------------|-----------|-----------|-----------|-----------|-----------|
| Average Listing Price           | \$600,550  | \$554,744 | \$573,372 | \$525,483 | \$498,890 | \$579,197 |
| Average Sale Price              | \$780,900  | \$496,400 | \$534,889 | \$666,144 | \$568,267 | \$665,045 |
| %Sale Price to List Price Ratio | 95%        | 106%      | 101%      | 107%      | 102%      | 104%      |
| Days on Market                  | 78         | 82        | 43        | 39        | 57        | 50        |
| # of Active Listings            | 46         | 54        | 64        | 53        | 41        | 41        |
| # of Closed Listings            | 10         | 5         | 9         | 14        | 24        | 10        |

|                                  | Oct.      | Nov.      | Dec.      | Jan.      | Feb.      | March     | April 2009 |
|----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| Average Listing Price            | \$670,750 | \$630,150 | \$625,844 | \$605,508 | \$572,449 | \$612,618 | \$626,661  |
| Average Sale Price               | \$467,050 | \$382,500 | \$543,600 | \$884,000 | \$569,000 | \$637,800 | \$274,500  |
| % Sale Price to List Price Ratio | 99%       | 97%       | 98%       | 95%       | 95%       | 99%       | 97%        |
| Days On Market                   | 79        | 227       | 51        | 106       | 29        | 44        | 118        |
| # of Active Listings             | 38        | 40        | 36        | 37        | 51        | 55        | 65         |
| # of Closed Listing              | 12        | 2         | 5         | 2         | 1         | 5         | 4          |

| April 2009 | Active Listings | New Listings | Under Contract | Sold Listings | Average | LP/SP |
|------------|-----------------|--------------|----------------|---------------|---------|-------|
| # Beds     | Avg LP          | Avg LP       | Avg LP         | Avg LP        | DOM     | %     |
| 1          | \$257,223       | \$485,000    | \$234,900      | \$110,000     | 197     | 88%   |
| 2          | \$362,967       | \$0          | \$350,000      | \$0           | 0       | 0%    |
| 3          | \$389,614       | \$449,500    | \$376,300      | \$0           | 0       | 0%    |
| 4          | \$546,919       | \$520,475    | \$501,180      | \$0           | 0       | 0%    |
| 5          | \$932,840       | \$780,333    | \$627,667      | \$439,000     | 38      | 100%  |
| TOWN       | \$626,661       | \$655,556    | \$469,438      | \$274,500     | 118     | 97%   |

## GLEN RIDGE 2008



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