

Glen Ridge

September 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	103 Midland Avenue	Colonial	3	1.0	27	\$599,000	\$599,000	\$675,000	112.69%	\$403,900	1.67
2	58 Winsor Place	SplitLev	4	3.0	11	\$799,000	\$799,000	\$975,000	122.03%	\$613,100	1.59
3	15 Highland Avenue	Colonial	5	4.1	15	\$999,900	\$999,900	\$1,100,000	110.01%	\$786,200	1.40
4	495 Ridgewood Avenue	Tudor	5	3.2	13	\$1,850,000	\$1,850,000	\$2,450,000	132.43%	Renovated	
AVERAGE					17	\$1,061,975	\$1,061,975	\$1,300,000	119.29%		1.55

"Active" Listings in Glen Ridge

Number of Units: 7
Average List Price: \$521,714
Average Days on Market: 29

"Under Contract" Listings in Glen Ridge

Number of Units: 4
Average List Price: \$844,750
Average Days on Market: 27

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	13	16	17				21
List Price	\$1,137,857	\$535,000	\$535,600	\$623,714	\$1,060,364	\$851,377	\$1,081,833	\$884,765	\$1,061,975				\$902,194
Sales Price	\$1,245,286	\$580,000	\$675,254	\$702,928	\$1,369,455	\$999,231	\$1,229,167	\$1,129,765	\$1,300,000				\$1,090,546
SP:LP%	113.48%	108.41%	118.84%	117.42%	127.51%	117.87%	116.79%	128.98%	119.29%				121.47%
SP to AV	1.51	1.33	1.68	1.65	1.85	2.01	1.81	1.84	1.55				1.79
# Units Sold	7	1	5	7	11	13	6	17	4				71
3 Mo Rate of Ab	1.35	1.69	1.15	3.00	1.09	0.10	0.83	0.26	0.75				1.14
Active Listings	3	8	4	8	5	1	6	3	7				5
Under Contracts	8	10	11	12	16	17	16	8	4				11

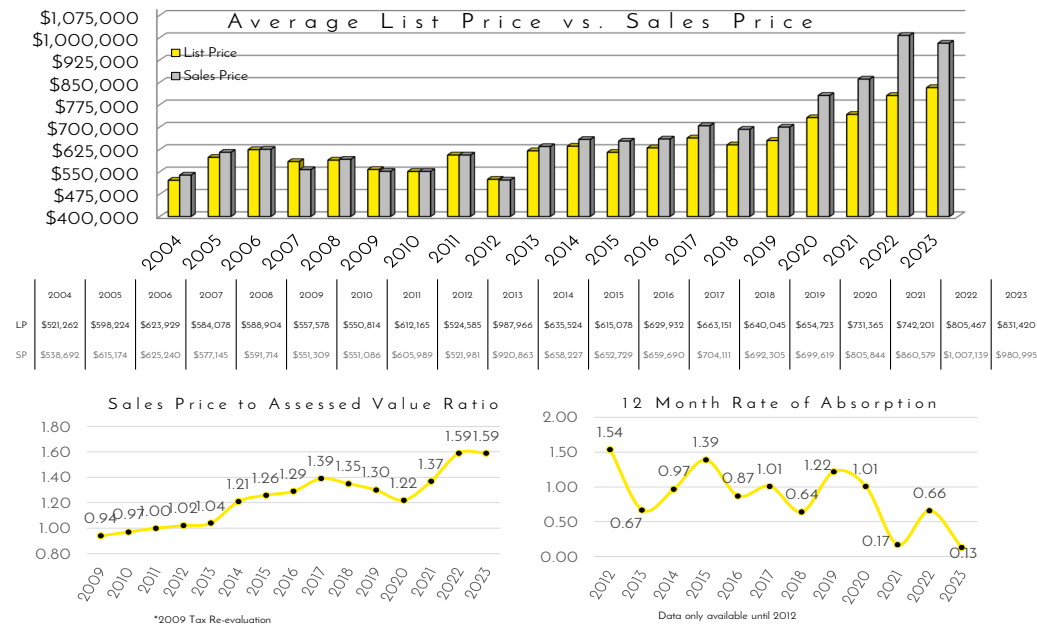
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	18	21	16.52%
Sales Price	\$993,542	\$1,090,546	9.76%
LP:SP	118.23%	121.47%	2.74%
SP:AV	1.63	1.79	10.01%

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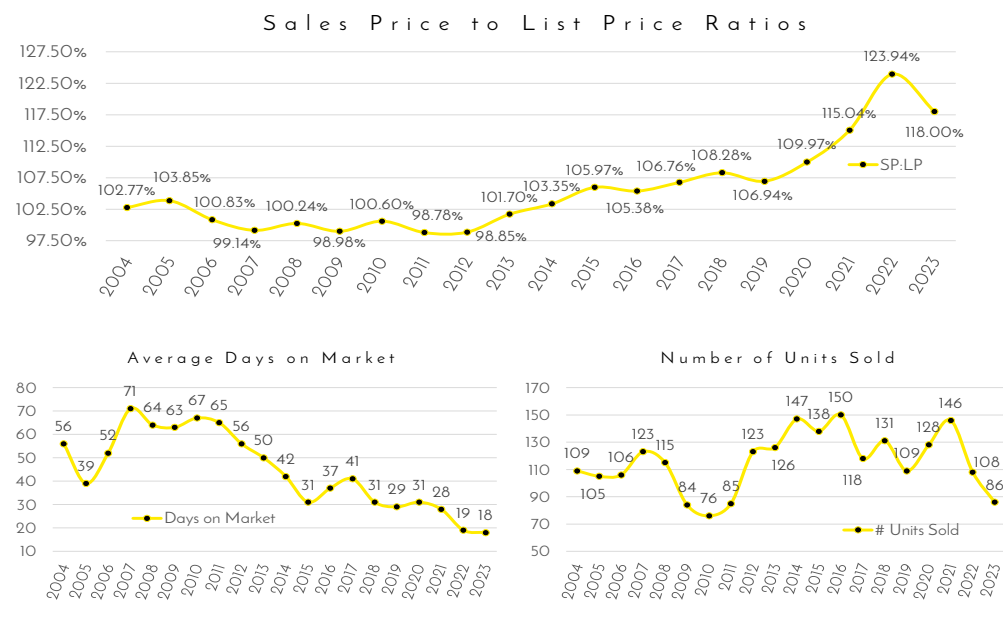
YTD	2023	2024	% Change
# Units Sold	64	71	10.94%
Rate of Ab 3Mo	0.77	1.14	47.69%
Actives	4	5	25.00%
Under Contracts	12	11	-1.92%

Glen Ridge Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Glen Ridge Yearly Market Trends



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Not intended to solicit a property already listed.