

Glen Ridge

April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 Roswell Terrace	Colonial	3	1.1	12	\$629,000	\$629,000	\$951,000	151.19%	\$534,300	1.78
2	64 Essex Street Unit 2	HalfDupl	4	2.1	18	\$599,000	\$599,000	\$975,000	162.77%	\$416,000	2.34
3	17 Columbus Avenue	Colonial	3	1.0	11	\$769,000	\$769,000	\$1,108,210	144.11%	\$671,000	1.65
4	12 Edgewood Road Unit 3	TwnIntUn	4	3.1	29	\$999,000	\$999,000	\$1,225,000	122.62%	\$589,500	2.08
5	183 Sherman Avenue	Ranch	4	3.0	11	\$865,000	\$865,000	\$1,400,000	161.85%	\$554,300	2.53
6	100 Ridgewood Avenue	Custom	8	3.3	15	\$1,250,000	\$1,250,000	\$1,678,000	134.24%	\$1,363,100	1.23
7	47 Ridgewood Avenue	Colonial	6	3.2	15	\$1,599,000	\$1,599,000	\$1,700,000	106.32%	\$925,800	1.84
8	6 Hamilton Road	Colonial	5	3.1	13	\$1,750,000	\$1,750,000	\$1,972,500	112.71%	\$811,100	2.43
AVERAGE					16	\$1,057,500	\$1,057,500	\$1,376,214	136.98%		1.98

"Active" Listings in Glen Ridge

Number of Units: 20
Average List Price: \$1,059,249
Average Days on Market: 12

"Under Contract" Listings in Glen Ridge

Number of Units: 16
Average List Price: \$964,619
Average Days on Market: 16

Glen Ridge 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	11	27	42	16									28
List Price	\$1,424,000	\$665,600	\$756,000	\$1,057,500									\$893,333
Sales Price	\$1,825,000	\$784,400	\$961,111	\$1,376,214									\$1,134,655
SP:LP%	128.10%	114.48%	123.52%	136.98%									126.51%
SP to AV	1.96	2.01	1.84	1.98									1.93
# Units Sold	2	5	9	8									24
3 Mo Rate of Ab	1.33	1.33	1.71	3.00									1.84
Active Listings	3	4	5	20									8
Under Contracts	11	13	14	16									14

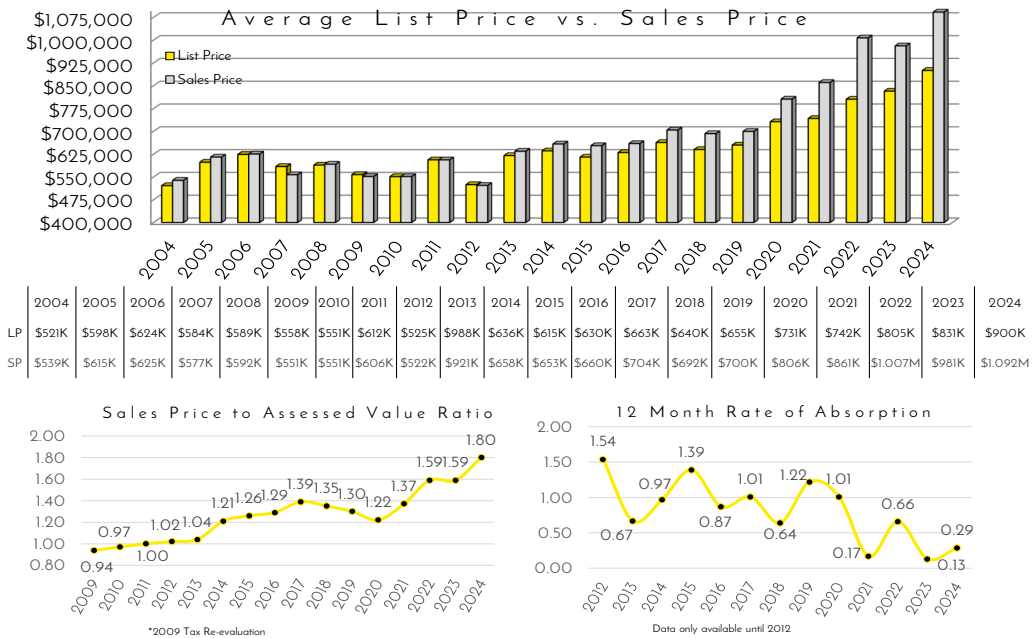
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	24	28	12.47%
Sales Price	\$879,688	\$1,134,655	28.98%
LP:SP	115.95%	126.51%	9.11%
SP:AV	1.58	1.93	21.97%



YTD	2024	2025	% Change
# Units Sold	20	24	20.00%
Rate of Ab 3Mo	1.80	1.84	2.50%
Actives	6	8	39.13%
Under Contracts	10	14	31.71%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends

