

Glen Ridge

May 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	90 Carteret Street	Colonial	2	2.0	13	\$579,000	\$579,000	\$720,000	124.35%	\$389,500	1.85
2	1 Hamilton Road	Colonial	5	2.1	14	\$859,000	\$859,000	\$999,000	116.30%	\$729,800	1.37
3	12 Madison Street	Colonial	4	2.1	29	\$829,000	\$829,000	\$999,780	120.60%	Renovated	
4	208 Washington Street	Colonial	3	1.1	13	\$719,000	\$719,000	\$999,999	139.08%	\$428,700	2.33
5	78 Willow Street	Colonial	3	2.0	18	\$749,000	\$749,000	\$1,052,500	140.52%	\$477,100	2.21
6	20 Lorraine Street	Colonial	4	1.1	14	\$679,000	\$679,000	\$1,185,000	174.52%	\$516,200	2.30
7	378 Forest Avenue	Colonial	5	3.1	17	\$899,900	\$899,900	\$1,325,000	147.24%	\$574,800	2.31
8	47 Lincoln Street	Colonial	4	1.1	13	\$849,000	\$849,000	\$1,350,000	159.01%	\$609,400	2.22
9	53 Gray Street	Victrian	4	3.1	9	\$849,000	\$849,000	\$1,356,000	159.72%	\$681,000	1.99
10	482 Ridgewood Avenue	Contemp	5	3.1	15	\$1,599,000	\$1,599,000	\$1,605,000	100.38%	\$960,600	1.67
11	431 Ridgewood Avenue	Colonial	6	3.2	40	\$2,695,000	\$2,695,000	\$2,905,000	107.79%	\$1,345,700	2.16
AVERAGE					18	\$1,027,809	\$1,027,809	\$1,317,934	135.41%		2.04

"Active" Listings in Glen Ridge

Number of Units: 10
Average List Price: \$1,205,600
Average Days on Market: 24

"Under Contract" Listings in Glen Ridge

Number of Units: 28
Average List Price: \$984,107
Average Days on Market: 18

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	18								24
List Price	\$1,424,000	\$665,600	\$756,000	\$1,057,500	\$1,027,809								\$935,597
Sales Price	\$1,825,000	\$784,400	\$961,111	\$1,376,214	\$1,317,934								\$1,192,257
SP:LP%	128.10%	114.48%	123.52%	136.98%	135.41%								129.30%
SP to AV	1.96	2.01	1.84	1.98	2.04								1.97
# Units Sold	2	5	9	8	11								35
3 Mo Rate of Ab	1.33	1.33	1.71	3.00	1.22								1.72
Active Listings	3	4	5	20	10								8
Under Contracts	11	13	14	16	28								16

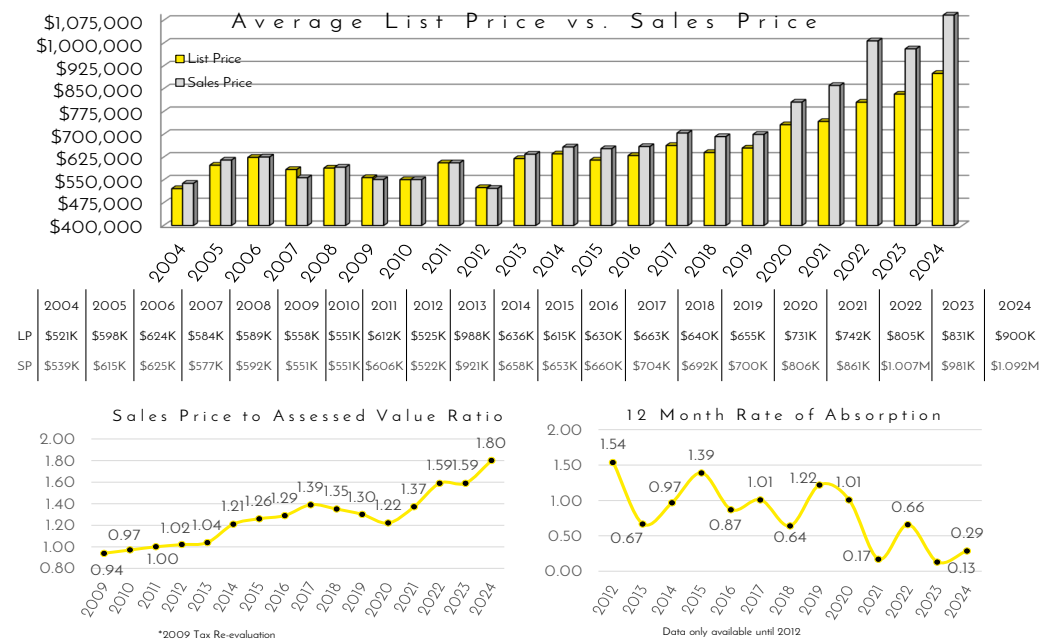
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	25	24	-3.90%
Sales Price	\$1,053,476	\$1,192,257	13.17%
LP:SP	120.05%	129.30%	7.71%
SP:AV	1.68	1.97	16.93%

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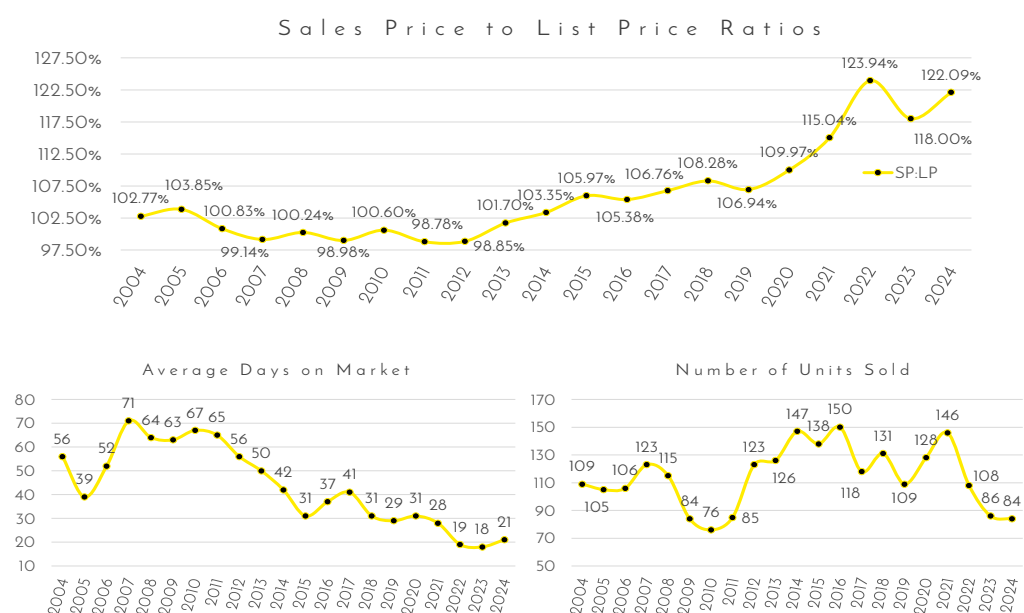
YTD	2024	2025	% Change
# Units Sold	31	35	12.90%
Rate of Ab 3Mo	1.66	1.72	3.74%
Actives	6	8	50.00%
Under Contracts	11	16	43.86%

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.