

Glen Ridge

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	971 Bloomfield Avenue C6	OneFloor	1	1.0	1	\$325,000	\$325,000	\$325,000	100.00%	\$204,100	1.59
2	971 Bloomfield Avenue B4	TwnIntUn	1	1.0	29	\$299,000	\$299,000	\$327,000	109.36%	\$204,100	1.60
3	85 Park Avenue U208	OneFloor	2	2.0	15	\$675,000	\$675,000	\$705,000	104.44%	\$430,100	1.64
4	146 Sherman Avenue	Colonial	2	1.0	15	\$520,000	\$520,000	\$726,000	139.62%	\$433,600	1.67
5	136 Midland Avenue	Colonial	5	1.1	20	\$729,000	\$729,000	\$920,000	126.20%	\$447,700	2.05
6	35 Burnett Street	Tudor	3	1.1	14	\$679,000	\$679,000	\$925,000	136.23%	\$501,300	1.85
7	132 Linden Avenue	Colonial	5	1.1	12	\$699,000	\$699,000	\$999,999	143.06%	\$456,800	2.19
8	35 Hathaway Place	Colonial	5	2.0	17	\$749,000	\$749,000	\$1,062,000	141.79%	\$504,800	2.10
9	85 Park Avenue U208	HighRise	2	2.1	6	\$725,000	\$725,000	\$1,150,000	158.62%	\$460,500	2.50
10	21 Hillside Avenue	SplitLev	3	3.1	16	\$899,000	\$899,000	\$1,203,000	133.82%	\$521,300	2.31
11	76 Midland Avenue	Colonial	4	2.2	12	\$999,000	\$999,000	\$1,265,000	126.63%	\$407,300	3.11
12	50 Stonehouse Road	CapeCod	3	3.2	11	\$949,000	\$949,000	\$1,315,500	138.62%	\$688,500	1.91
13	22 Spencer Road	Colonial	4	2.2	15	\$949,000	\$949,000	\$1,325,000	139.62%	\$602,700	2.20
14	76 Highland Avenue	Colonial	7	2.1	23	\$1,200,000	\$1,499,000	\$1,380,000	92.06%	\$997,500	1.38
15	67 Dodd Street	Colonial	4	2.1	13	\$1,089,000	\$1,089,000	\$1,450,000	133.15%	\$715,000	2.03
16	12 Winsor Place	Victrian	5	3.2	13	\$1,470,000	\$1,470,000	\$1,527,000	103.88%	\$759,200	2.01
17	581 Ridgewood Avenue	Colonial	3	2.2	12	\$999,000	\$999,000	\$1,553,000	155.46%	\$773,200	2.01
18	274 Ridgewood Avenue	Custom	5	5.0	19	\$1,650,000	\$1,650,000	\$1,615,500	97.91%	\$1,165,200	1.39
19	66 Dodd Street	Tudor	5	3.2	21	\$1,799,000	\$1,699,000	\$1,660,000	97.70%	\$906,100	1.83
20	49 Forest Avenue	Colonial	6	3.2	11	\$1,399,000	\$1,399,000	\$1,975,000	141.17%	\$989,900	2.00
21	322 Washington Street	Colonial	6	5.1	22	\$2,295,000	\$2,295,000	\$2,545,000	110.89%	\$1,127,700	2.26
AVERAGE					15	\$1,004,619	\$1,014,095	\$1,235,905	125.25%		1.98

"Active" Listings in Glen Ridge

Number of Units: 2
Average List Price: \$487,000
Average Days on Market: 31

"Under Contract" Listings in Glen Ridge

Number of Units: 13
Average List Price: \$761,838
Average Days on Market: 21

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	19	15						20
List Price	\$1,424,000	\$665,600	\$756,000	\$1,057,500	\$1,027,809	\$1,019,250	\$1,014,095						\$977,082
Sales Price	\$1,825,000	\$784,400	\$961,111	\$1,376,214	\$1,317,934	\$1,220,500	\$1,235,905						\$1,211,264
SP:LP%	128.10%	114.48%	123.52%	136.98%	135.41%	119.74%	125.25%						126.00%
SP to AV	1.96	2.01	1.84	1.98	2.04	2.12	1.98						2.00
# Units Sold	2	5	9	8	11	16	21						72
3 Mo Rate of Ab	1.33	1.33	1.71	3.00	1.22	0.71	0.26						1.37
Active Listings	3	4	5	20	10	8	2						7
Under Contracts	11	13	14	16	28	25	13						17

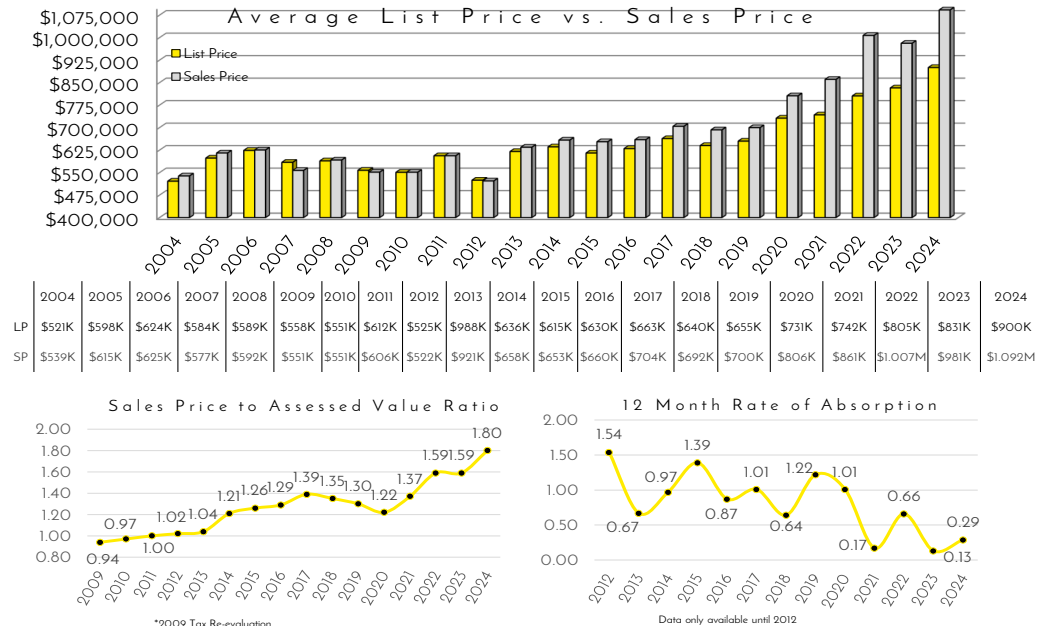
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	23	20	-11.81%
Sales Price	\$1,060,455	\$1,211,264	14.22%
LP:SP	119.09%	126.00%	5.80%
SP:AV	1.79	2.00	11.86%



YTD	2024	2025	% Change
# Units Sold	50	72	44.00%
Rate of Ab 3Mo	1.32	1.37	3.80%
Actives	5	7	48.57%
Under Contracts	13	17	33.33%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends

