

# Glen Ridge

## August 2025 Market Snapshot

| Units   | Address                   | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assess-<br>ment | SP:AV |
|---------|---------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|-----------------------|-------|
| 1       | 926 Bloomfield Avenue U2C | HighRise | 1      | 1.0   | 29  | \$229,000        | \$229,000   | \$229,000   | 100.00% | Condo                 |       |
| 2       | 22 Clark Street           | Colonial | 3      | 1.0   | 30  | \$475,000        | \$475,000   | \$551,000   | 116.00% | \$372,700             | 1.48  |
| 3       | 83 High Street            | Colonial | 3      | 1.0   | 19  | \$529,000        | \$529,000   | \$746,084   | 141.04% | \$482,200             | 1.55  |
| 4       | 53 Harvard Street         | Colonial | 3      | 2.1   | 12  | \$769,000        | \$769,000   | \$1,125,000 | 146.29% | \$567,300             | 1.98  |
| 5       | 5 Laurel Place            | Colonial | 4      | 2.1   | 20  | \$829,900        | \$829,900   | \$1,175,000 | 141.58% | Renovated             |       |
| 6       | 5 Midland Avenue          | Colonial | 5      | 3.10  | 13  | \$1,150,000      | \$1,150,000 | \$1,180,000 | 102.61% | Renovated             |       |
| 7       | 28 Appleton Road          | Colonial | 4      | 2.2   | 12  | \$1,199,000      | \$1,199,000 | \$1,485,000 | 123.85% | Renovated             |       |
| 8       | 176 Forest Avenue         | Colonial | 6      | 3.2   | 46  | \$1,895,000      | \$1,895,000 | \$1,855,000 | 97.89%  | \$1,156,700           | 1.60  |
| AVERAGE |                           |          |        |       | 23  | \$884,488        | \$884,488   | \$1,043,261 | 121.16% |                       | 1.65  |

### "Active" Listings in Glen Ridge

Number of Units: 2  
Average List Price: \$1,785,000  
Average Days on Market: 12

### "Under Contract" Listings in Glen Ridge

Number of Units: 6  
Average List Price: \$507,167  
Average Days on Market: 28

# 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          | 23          |           |         |          |          | 21          |
| List Price      | \$1,424,000 | \$665,600 | \$756,000 | \$1,057,500 | \$1,027,809 | \$1,019,250 | \$1,014,095 | \$884,488   |           |         |          |          | \$967,823   |
| Sales Price     | \$1,825,000 | \$784,400 | \$961,111 | \$1,376,214 | \$1,317,934 | \$1,220,500 | \$1,235,905 | \$1,043,261 |           |         |          |          | \$1,194,463 |
| SP:LP%          | 128.10%     | 114.48%   | 123.52%   | 136.98%     | 135.41%     | 119.74%     | 125.25%     | 121.16%     |           |         |          |          | 125.51%     |
| SP to AV        | 1.96        | 2.01      | 1.84      | 1.98        | 2.04        | 2.12        | 1.98        | 1.65        |           |         |          |          | 1.98        |
| # Units Sold    | 2           | 5         | 9         | 8           | 11          | 16          | 21          | 8           |           |         |          |          | 80          |
| 3 Mo Rate of Ab | 1.33        | 1.33      | 1.71      | 3.00        | 1.22        | 0.71        | 0.26        | 0.19        |           |         |          |          | 1.22        |
| Active Listings | 3           | 4         | 5         | 20          | 10          | 8           | 2           | 2           |           |         |          |          | 7           |
| Under Contracts | 11          | 13        | 14        | 16          | 28          | 25          | 13          | 6           |           |         |          |          | 16          |

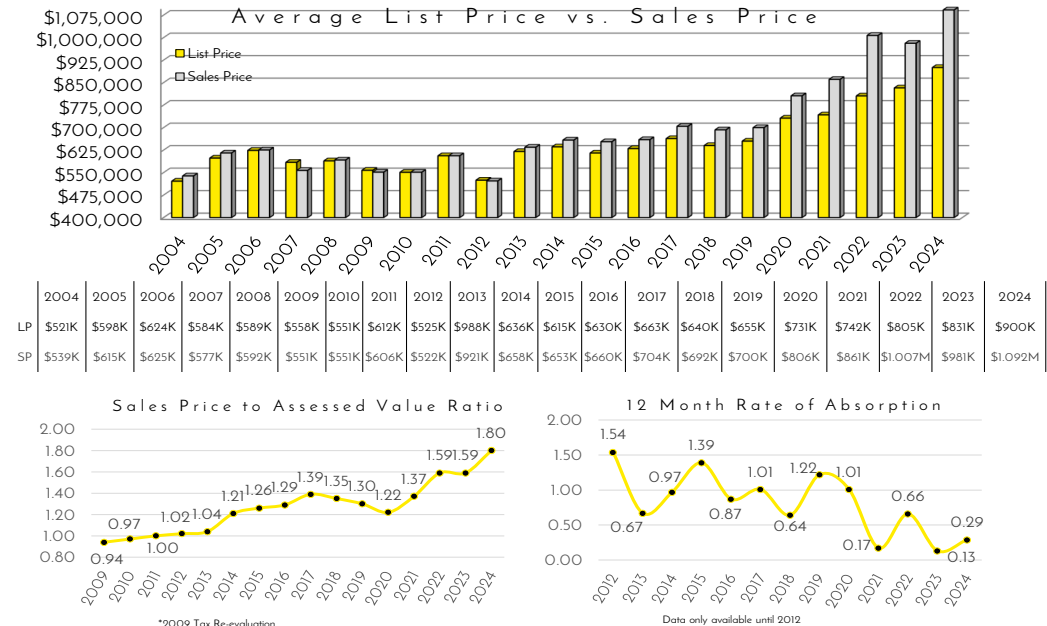
## Flashback! YTD 2024 vs YTD 2025

| YTD         | 2024        | 2025        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 21          | 21          | -3.83%   |
| Sales Price | \$1,078,041 | \$1,194,463 | 10.80%   |
| LP:SP       | 121.60%     | 125.51%     | 3.22%    |
| SP:AV       | 1.80        | 1.98        | 9.88%    |

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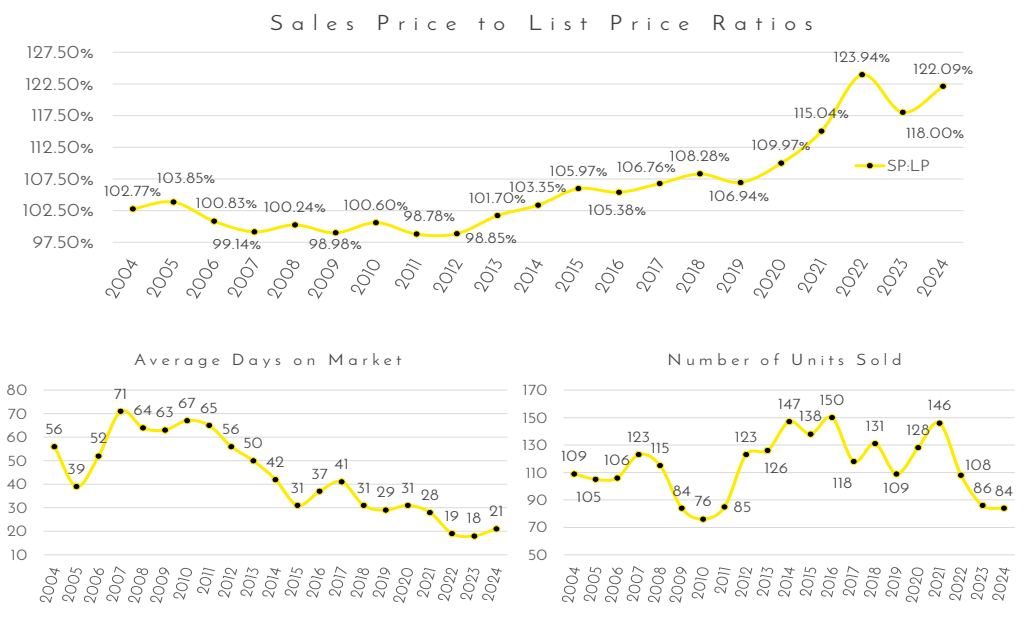
| YTD             | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 67   | 80   | 19.40%   |
| Rate of Ab 3Mo  | 1.18 | 1.22 | 2.96%    |
| Actives         | 5    | 7    | 42.11%   |
| Under Contracts | 12   | 16   | 28.57%   |

## 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.