

Glen Ridge

September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	926 Bloomfield Avenue 1H	HighRise	1	1.0	13	\$195,000	\$195,000	\$200,000	102.56%	Condo	
2	26 Ridgewood Avenue	Ranch	2	2.1	4	\$300,000	\$460,000	\$460,000	100.00%	\$464,200	0.99
3	68 Osborne Street	AFrame	5	1.0	35	\$699,000	\$699,000	\$760,000	108.73%	\$517,100	1.47
4	35 Hawthorne Avenue	Colonial	3	1.1	27	\$759,000	\$759,000	\$827,000	108.96%	\$449,900	1.84
AVERAGE					20	\$488,250	\$528,250	\$561,750	105.06%		1.43

"Active" Listings in Glen Ridge

Number of Units: 5
Average List Price: \$1,498,600
Average Days on Market: 21

"Under Contract" Listings in Glen Ridge

Number of Units: 10
Average List Price: \$901,400
Average Days on Market: 20

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	20				21
List Price	\$1,424,000	\$665,600	\$756,000	\$1,057,500	\$1,027,809	\$1,019,250	\$1,014,095	\$884,488	\$528,250				\$946,890
Sales Price	\$1,825,000	\$784,400	\$961,111	\$1,376,214	\$1,317,934	\$1,220,500	\$1,235,905	\$1,043,261	\$561,750				\$1,164,334
SP:LP%	128.10%	114.48%	123.52%	136.98%	135.41%	119.74%	125.25%	121.16%	105.06%				124.54%
SP to AV	1.96	2.01	1.84	1.98	2.04	2.12	1.98	1.65	1.43				1.96
# Units Sold	2	5	9	8	11	16	21	8	4				84
3 Mo Rate of Ab	1.33	1.33	1.71	3.00	1.22	0.71	0.26	0.19	0.62				1.15
Active Listings	3	4	5	20	10	8	2	2	5				7
Under Contracts	11	13	14	16	28	25	13	6	10				15

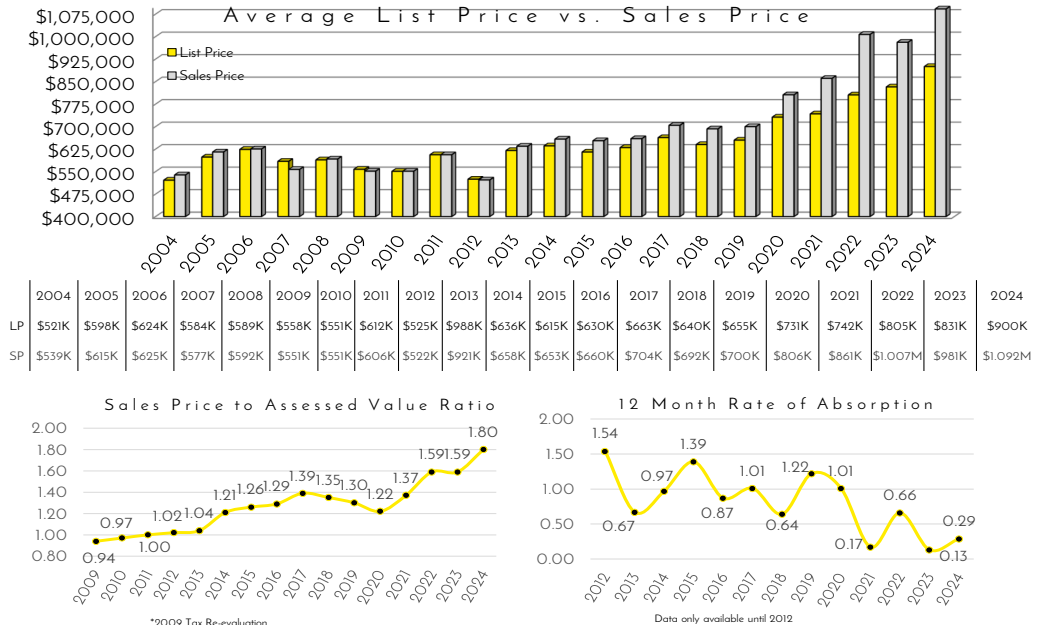
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	21	21	0.00%
Sales Price	\$1,090,546	\$1,164,334	6.77%
LP:SP	121.47%	124.54%	2.53%
SP:AV	1.79	1.96	9.42%

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YTD	2024	2025	% Change
# Units Sold	71	84	18.31%
Rate of Ab 3Mo	1.14	1.15	1.47%
Actives	5	7	31.11%
Under Contracts	11	15	33.33%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends

