

Glen Ridge

October 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 4D	HighRise	1	1.0	22	\$195,000	\$195,000	\$200,000	102.56%	Condo	
2	138 Carteret Street	RanchRas	2	1.0	38	\$650,000	\$650,000	\$750,000	115.38%	\$424,800	1.77
3	60 Hawthorne Avenue	Colonial	3	1.1	14	\$749,000	\$749,000	\$975,000	130.17%	\$516,100	1.89
4	1 Laurel Place	Colonial	4	3.1	11	\$925,000	\$925,000	\$1,234,000	133.41%	\$576,400	2.14
5	84 High Street	Colonial	4	3.1	13	\$999,000	\$999,000	\$1,400,500	140.19%	\$560,900	2.50
6	29 Outlook Place	Colonial	4	2.1	11	\$1,279,000	\$1,279,000	\$1,712,500	133.89%	\$639,800	2.68
7	45 Douglas Road	Colonial	6	3.1	14	\$1,999,999	\$1,999,999	\$2,287,000	114.35%	\$1,207,600	1.89
8	79 Forest Avenue	Victrian	6	3.2	14	\$1,899,000	\$1,899,000	\$3,200,000	168.51%	\$1,149,000	2.79
AVERAGE					17	\$1,087,000	\$1,087,000	\$1,469,875	129.81%		2.24

"Active" Listings in Glen Ridge

Number of Units: 1
Average List Price: \$740,000
Average Days on Market: 22

"Under Contract" Listings in Glen Ridge

Number of Units: 11
Average List Price: \$1,181,727
Average Days on Market: 25

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	17			20
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	\$1,087,000			\$959,074
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	\$1,469,875			\$1,190,903
SP:LP%	128.10%	114.48%	123.52%	136.98%	135.41%	119.74%	125.25%	121.16%	105.06%	129.81%			125.00%
SP to AV	1.96	2.01	1.84	1.98	2.04	2.12	1.98	1.65	1.43	2.24			1.98
# Units Sold	2	5	9	8	11	16	21	8	4	8			92
3 Mo Rate of Ab	1.33	1.33	1.71	3.00	1.22	0.71	0.26	0.19	0.62	0.63			1.10
Active Listings	3	4	5	20	10	8	2	2	5	1			6
Under Contracts	11	13	14	16	28	25	13	6	10	11			15

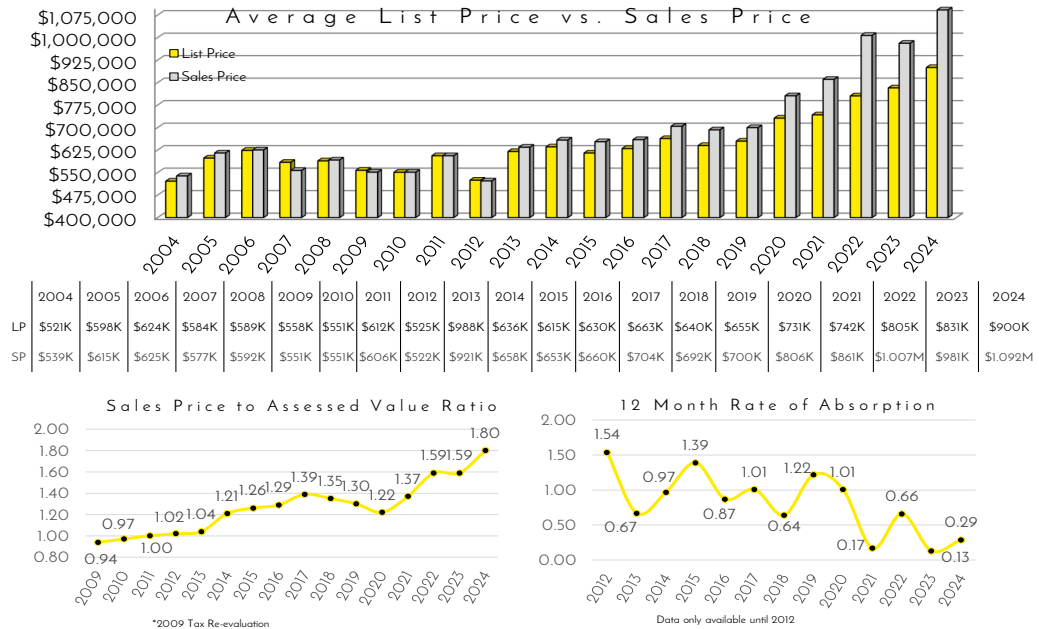
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	20	-5.74%
Sales Price	\$1,076,067	\$1,190,903	10.67%
LP:SP	120.68%	125.00%	3.58%
SP:AV	1.79	1.98	10.62%

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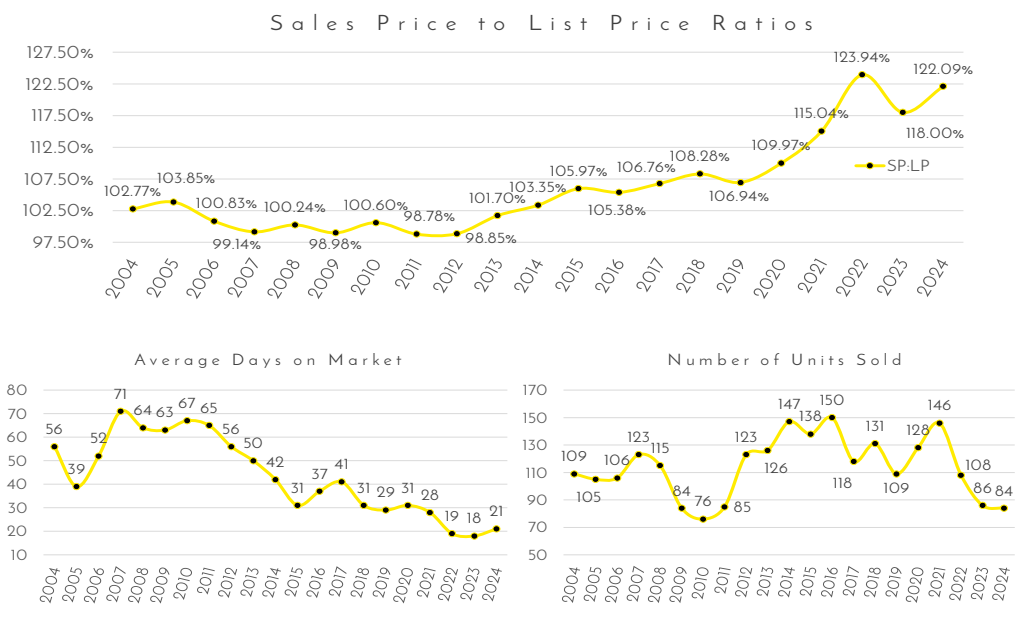
YTD	2024	2025	% Change
# Units Sold	77	92	19.48%
Rate of Ab 3Mo	1.06	1.10	4.07%
Actives	5	6	20.00%
Under Contracts	11	15	34.86%

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.