

Glen Ridge

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	32 Edgewood Road	Colonial	4	3.0	14	\$599,000	\$599,000	\$859,185	143.44%	\$379,400	2.26
2	19 Hamilton Road	Colonial	6	3.2	9	\$3,000,000	\$3,000,000	\$3,710,000	123.67%	\$1,141,900	3.25
3	120 Ridgewood Avenue	Victrian	5	4.1	15	\$3,200,000	\$3,200,000	\$3,990,000	124.69%	\$1,552,400	2.57
AVERAGE					13	\$2,266,333	\$2,266,333	\$2,853,062	130.60%		2.69

***"Active"* Listings in Glen Ridge**

Number of Units: 4
 Average List Price: \$1,153,250
 Average Days on Market: 10

***"Under Contract"* Listings in Glen Ridge**

Number of Units: 11
 Average List Price: \$1,273,445
 Average Days on Market: 18

Glen Ridge 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	16	13											14
List Price	\$975,750	\$2,266,333											\$1,528,857
Sales Price	\$1,204,000	\$2,853,062											\$1,910,741
SP:LP%	118.99%	130.60%											123.96%
SP to AV	1.74	2.69											2.31
# Units Sold	4	3											7
3 Mo Rate of Ab	1.07	1.00											1.04
Active Listings	4	4											4
Under Contracts	6	11											9

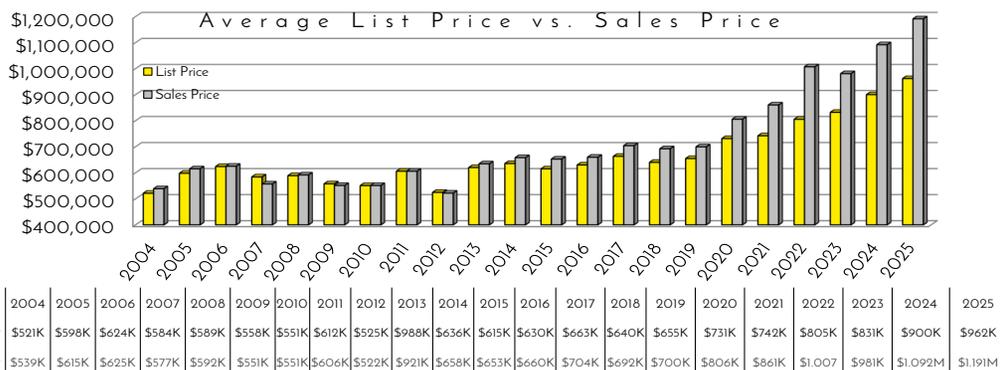
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	22	14	-35.26%
Sales Price	\$1,081,714	\$1,910,741	76.64%
LP:SP	118.37%	123.96%	4.72%
SP:AV	2.00	2.31	15.81%



YTD	2025	2026	% Change
# Units Sold	7	7	0.00%
Rate of Ab 3Mo	1.33	1.04	-22.18%
Actives	4	4	0.00%
Under Contracts	12	9	-29.17%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends

