

Glen Ridge

April 2026 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 U:5B	HighRise	1	1.0	14	\$200,000	\$200,000	\$200,000	100.00%	Condo	
2	105 Midland Avenue	Colonial	3	1.0	47	\$529,000	\$529,000	\$670,000	126.65%	\$366,800	1.83
3	87 High Street	Colonial	4	1.1	21	\$599,000	\$599,000	\$805,000	134.39%	\$513,700	1.57
4	85 Park Avenue U:205	HighRise	2	2.0	14	\$740,000	\$740,000	\$825,000	111.49%	\$429,600	1.92
5	5 Inness Place	Colonial	5	1.0	16	\$869,000	\$869,000	\$1,355,825	156.02%	\$529,400	2.56
6	256 Forest Avenue	Colonial	5	4.1	18	\$1,749,000	\$1,749,000	\$1,900,000	108.63%	\$965,900	1.97
7	210 Baldwin Street	Colonial	5	4.1	26	\$1,699,000	\$1,699,000	\$1,900,000	111.83%	Renovated	
8	15 Lincoln Street	Colonial	5	3.2	7	\$2,150,000	\$2,150,000	\$3,000,000	139.53%	\$2,044,800	1.47
AVERAGE					20	\$1,066,875	\$1,066,875	\$1,331,978	123.57%		1.88

"Active" Listings in Glen Ridge

Number of Units: 7
 Average List Price: \$1,779,143
 Average Days on Market: 11

"Under Contract" Listings in Glen Ridge

Number of Units: 10
 Average List Price: \$1,010,000
 Average Days on Market: 17

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	15	20									17
List Price	\$975,750	\$2,266,333	\$1,653,483	\$1,066,875									\$1,388,471
Sales Price	\$1,204,000	\$2,853,062	\$2,115,500	\$1,331,978									\$1,748,762
SP:LP%	118.99%	130.60%	131.43%	123.57%									125.95%
SP to AV	1.74	2.69	1.77	1.88									2.00
# Units Sold	4	3	6	8									21
3 Mo Rate of Ab	1.07	1.00	1.39	1.76									1.31
Active Listings	4	4	5	7									5
Under Contracts	6	11	10	10									9

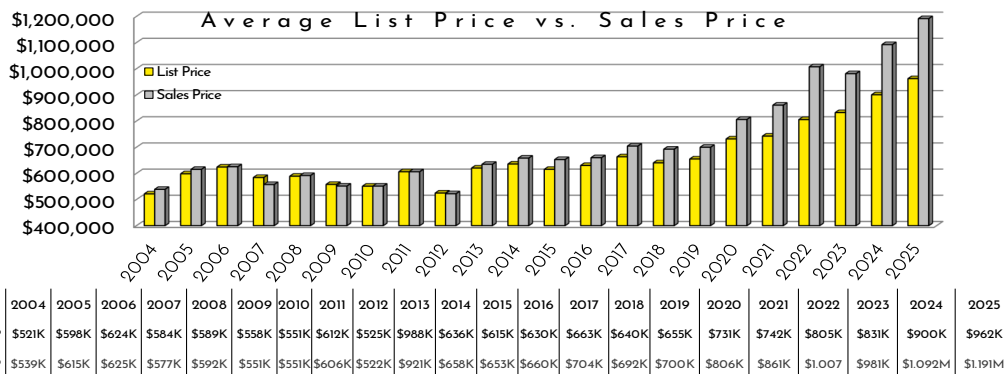
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	28	17	-39.05%
Sales Price	\$1,134,655	\$1,748,762	54.12%
LP:SP	126.51%	125.95%	-0.44%
SP:AV	1.93	2.00	3.62%

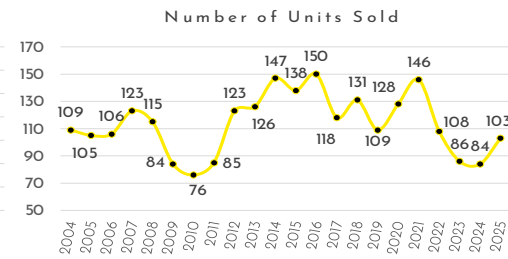
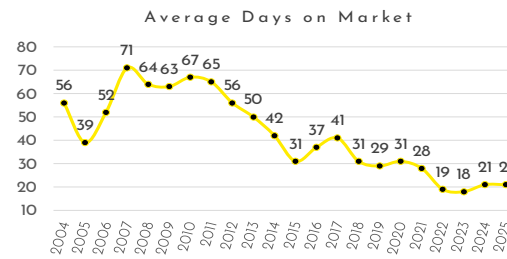
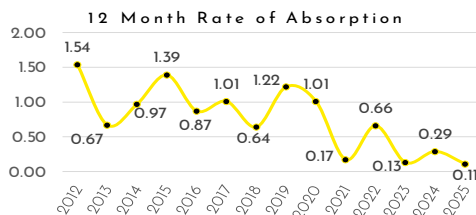
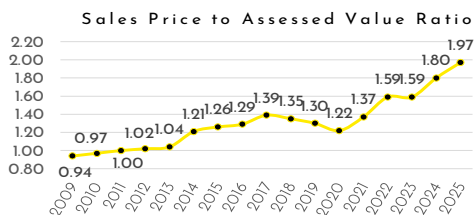
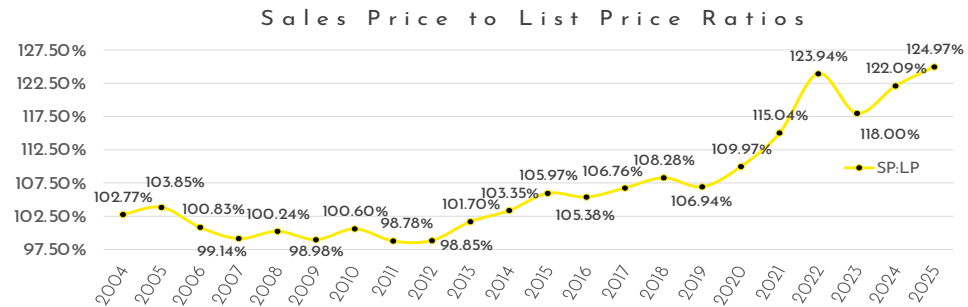


YTD	2025	2026	% Change
# Units Sold	24	21	-12.50%
Rate of Ab 3Mo	1.84	1.31	-29.17%
Actives	8	5	-37.50%
Under Contracts	14	9	-31.48%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends



*2009 Tax Re-evaluation