

Glen Ridge

May 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 5E	HighRise	1	1.0	37	\$165,000	\$165,000	\$165,000	100.00%	Condo	
2	971 Bloomfield Avenue A12	OneFloor	1	1.0	12	\$299,000	\$299,000	\$365,000	122.07%	\$310,100	1.18
3	33 Woodland Avenue	Colonial	3	2.0	12	\$849,000	\$849,000	\$1,214,070	143.00%	\$1,167,200	1.04
4	82 Essex Avenue	Victrian	4	3.1	14	\$849,000	\$849,000	\$1,315,000	154.89%	\$942,700	1.39
5	89 Douglas Road	Colonial	5	3.1	15	\$1,749,000	\$1,749,000	\$1,999,000	114.29%	\$1,514,300	1.32
AVERAGE					18	\$782,200	\$782,200	\$1,011,614	126.85%		1.23

"Active" Listings in Glen Ridge

Number of Units: 7
 Average List Price: \$1,329,571
 Average Days on Market: 22

"Under Contract" Listings in Glen Ridge

Number of Units: 17
 Average List Price: \$1,367,235
 Average Days on Market: 16

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	18								17
List Price	\$975,750	\$2,266,333	\$1,653,483	\$1,066,875	\$782,200								\$1,271,881
Sales Price	\$1,204,000	\$2,853,062	\$2,115,500	\$1,331,978	\$1,011,614								\$1,607,003
SP:LP%	118.99%	130.60%	131.43%	123.57%	126.85%								126.12%
SP to AV	1.74	2.69	1.77	1.88	1.23								1.84
# Units Sold	4	3	6	8	5								26
3 Mo Rate of Ab	1.07	1.00	1.39	1.76	1.58								1.36
Active Listings	4	4	5	7	7								5
Under Contracts	6	11	10	10	17								11

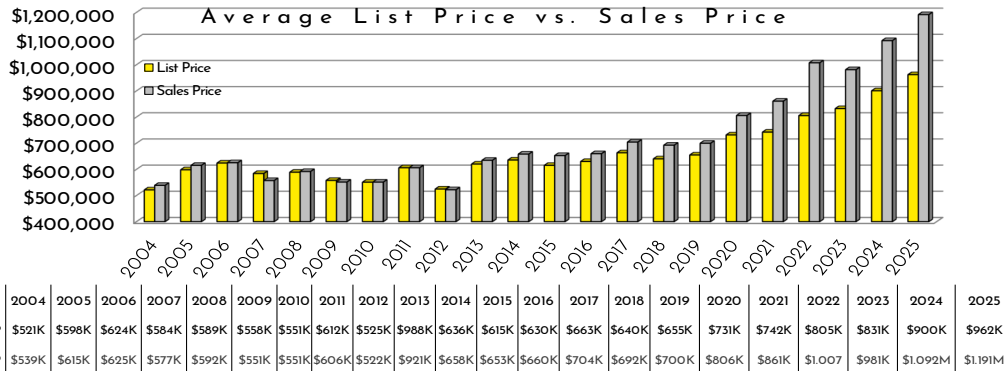
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	24	17	-30.41%
Sales Price	\$1,192,257	\$1,607,003	34.79%
LP:SP	129.30%	126.12%	-2.46%
SP:AV	1.97	1.84	-6.60%

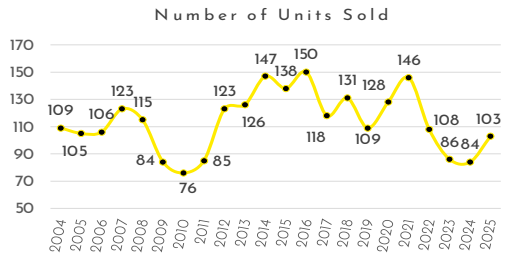
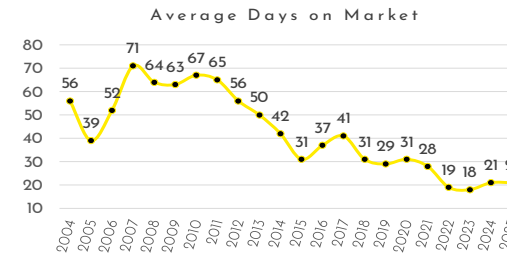
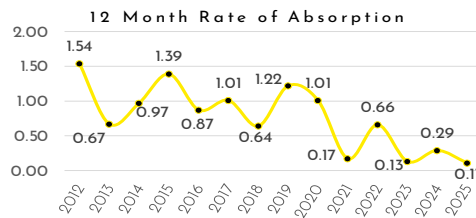
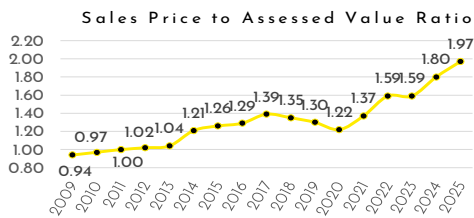
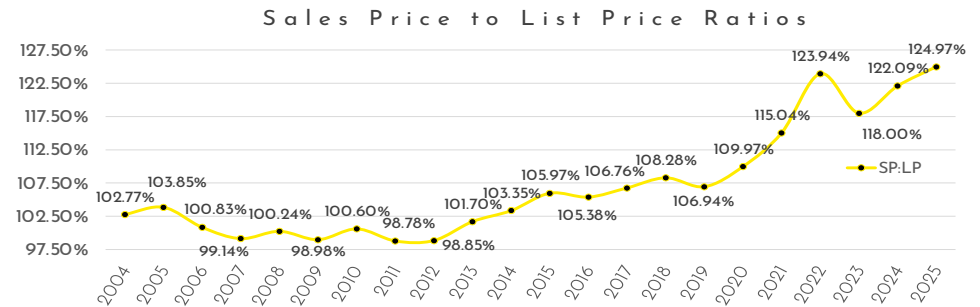


YTD	2025	2026	% Change
# Units Sold	35	26	-25.71%
Rate of Ab 3Mo	1.72	1.36	-20.84%
Actives	8	5	-35.71%
Under Contracts	16	11	-34.15%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends



*2009 Tax Re-evaluation