

Glen Ridge

June 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:1K	HighRise	1	1.0	20	\$210,000	\$210,000	\$220,000	104.76%	Condo	
2	16 Cross Place	Colonial	3	2.0	10	\$729,000	\$729,000	\$999,000	137.04%	\$733,200	1.36
3	46 Chestnut Hill Place	RanchRas	4	3.0	16	\$1,150,000	\$1,150,000	\$1,220,000	106.09%	\$1,199,000	1.02
4	20 Edgewood Road	Colonial	4	3.1	11	\$799,000	\$799,000	\$1,323,410	165.63%	\$879,000	1.51
5	3 Laurel Place	Colonial	4	3.1	18	\$1,195,000	\$1,195,000	\$1,460,000	122.18%	Renovated	
6	5 Ardsley Road	Colonial	5	3.2	12	\$1,645,000	\$1,645,000	\$1,875,000	113.98%	\$1,301,500	1.44
7	282 Forest Avenue	Colonial	3	3.1	11	\$1,529,000	\$1,529,000	\$1,900,000	124.26%	\$1,684,600	1.13
8	63 Highland Avenue	Victrian	5	4.1	11	\$1,475,000	\$1,475,000	\$2,135,000	144.75%	\$1,846,600	1.16
9	264 Forest Avenue	Colonial	5	3.1	11	\$1,650,000	\$1,650,000	\$2,210,000	133.94%	\$1,661,100	1.33
10	145 Hawthorne Avenue	Colonial	4	2.2	5	\$1,499,000	\$1,499,000	\$2,300,000	153.44%	Renovated	
AVERAGE					13	\$1,188,100	\$1,188,100	\$1,564,241	130.61%		1.28

"Active" Listings in Glen Ridge

Number of Units: 3
Average List Price: \$1,605,000
Average Days on Market: 15

"Under Contract" Listings in Glen Ridge

Number of Units: 18
Average List Price: \$1,275,944
Average Days on Market: 21



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	13							16
List Price	\$975,750	\$2,266,333	\$1,653,483	\$1,066,875	\$782,200	\$1,188,100							\$1,248,608
Sales Price	\$1,204,000	\$2,853,062	\$2,115,500	\$1,331,978	\$1,011,614	\$1,564,241							\$1,595,125
SP:LP%	118.99%	130.60%	131.43%	123.57%	126.85%	130.61%							127.37%
SP to AV	1.74	2.69	1.77	1.88	1.23	1.28							1.69
# Units Sold	4	3	6	8	5	10							36
3 Mo Rate of Ab	1.07	1.00	1.39	1.76	1.58	0.52							1.22
Active Listings	4	4	5	7	7	3							5
Under Contracts	6	11	10	10	17	18							12

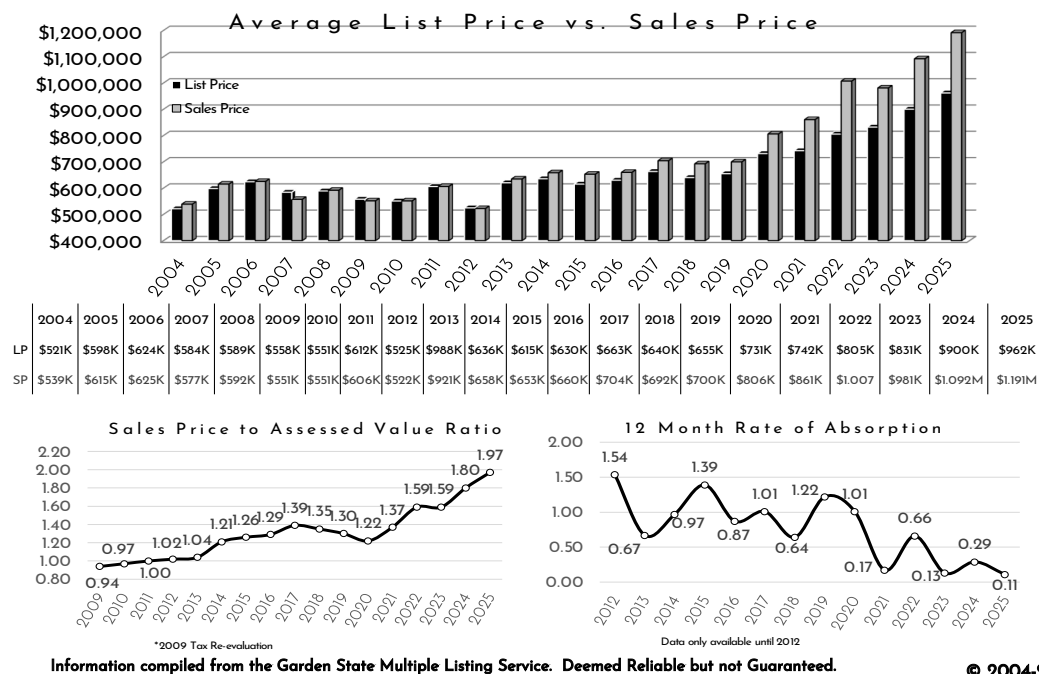
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	23	16	-30.21%
Sales Price	\$1,201,117	\$1,595,125	32.80%
LP:SP	126.30%	127.37%	0.84%
SP:AV	2.01	1.69	-16.24%

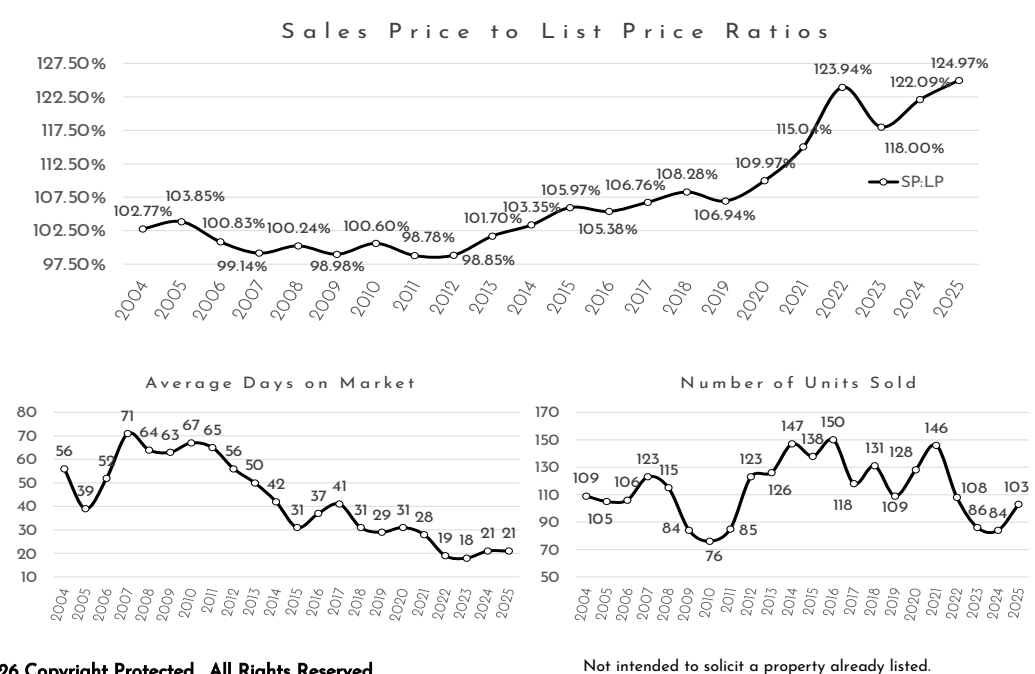


YTD	2025	2026	% Change
# Units Sold	51	36	-29.41%
Rate of Ab 3Mo	1.55	1.22	-21.29%
Actives	8	5	-40.00%
Under Contracts	18	12	-32.71%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends



Not intended to solicit a property already listed.