

Glen Ridge

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	85 Carteret Street	Colonial	3	1.1	14	\$775,000	\$775,000	\$855,000	110.32%	\$746,100	1.15
2	25 Clark Street U 205	CnvStrct	2	2.0	15	\$799,000	\$799,000	\$915,000	114.52%	\$895,000	1.02
3	52 Sommer Avenue	Colonial	3	1.1	14	\$699,000	\$699,000	\$1,107,250	158.40%	\$817,600	1.35
4	521 Belleville Avenue	Colonial	5	3.0	15	\$1,199,000	\$1,199,000	\$1,200,000	100.08%	\$1,094,200	1.10
5	65 Hawthorne Avenue	Colonial	4	2.1	10	\$899,000	\$899,000	\$1,365,000	151.84%	\$975,800	1.40
6	73 Hawthorne Avenue	Colonial	4	2.1	14	\$975,000	\$975,000	\$1,375,000	141.03%	\$1,077,300	1.28
7	90 Stonehouse Road	Colonial	4	3.2	9	\$1,099,000	\$1,099,000	\$1,470,000	133.76%	\$1,116,800	1.32
8	296 Ridgewood Avenue	Victrian	4	3.0	18	\$1,200,000	\$1,200,000	\$1,520,000	126.67%	\$1,318,000	1.15
9	103 Highland Avenue	Colonial	6	3.2	10	\$1,495,000	\$1,495,000	\$2,124,000	142.07%	\$1,694,800	1.25
10	13 Ferncliff Terrace	Tudor	5	3.1	14	\$1,575,000	\$1,575,000	\$2,253,527	143.08%	\$1,689,100	1.33
11	190 Ridgewood Avenue	Colonial	6	3.2	12	\$2,495,000	\$2,495,000	\$2,999,999	120.24%	\$2,612,700	1.15
AVERAGE					13	\$1,200,909	\$1,200,909	\$1,562,252	131.09%		1.23

"Active" Listings in Glen Ridge

Number of Units: 2
Average List Price: \$737,500
Average Days on Market: 20

"Under Contract" Listings in Glen Ridge

Number of Units: 13
Average List Price: \$1,332,308
Average Days on Market: 27



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	13						15
List Price	\$975,750	\$2,266,333	\$1,653,483	\$1,066,875	\$782,200	\$1,188,100	\$1,200,909						\$1,237,445
Sales Price	\$1,204,000	\$2,853,062	\$2,115,500	\$1,331,978	\$1,011,614	\$1,564,241	\$1,562,252						\$1,587,431
SP:LP%	118.99%	130.60%	131.43%	123.57%	126.85%	130.61%	131.09%						128.24%
SP to AV	1.74	2.69	1.77	1.88	1.23	1.28	1.23						1.55
# Units Sold	4	3	6	8	5	10	11						47
3 Mo Rate of Ab	1.07	1.00	1.39	1.76	1.58	0.52	0.26						1.08
Active Listings	4	4	5	7	7	3	2						5
Under Contracts	6	11	10	10	17	18	13						12

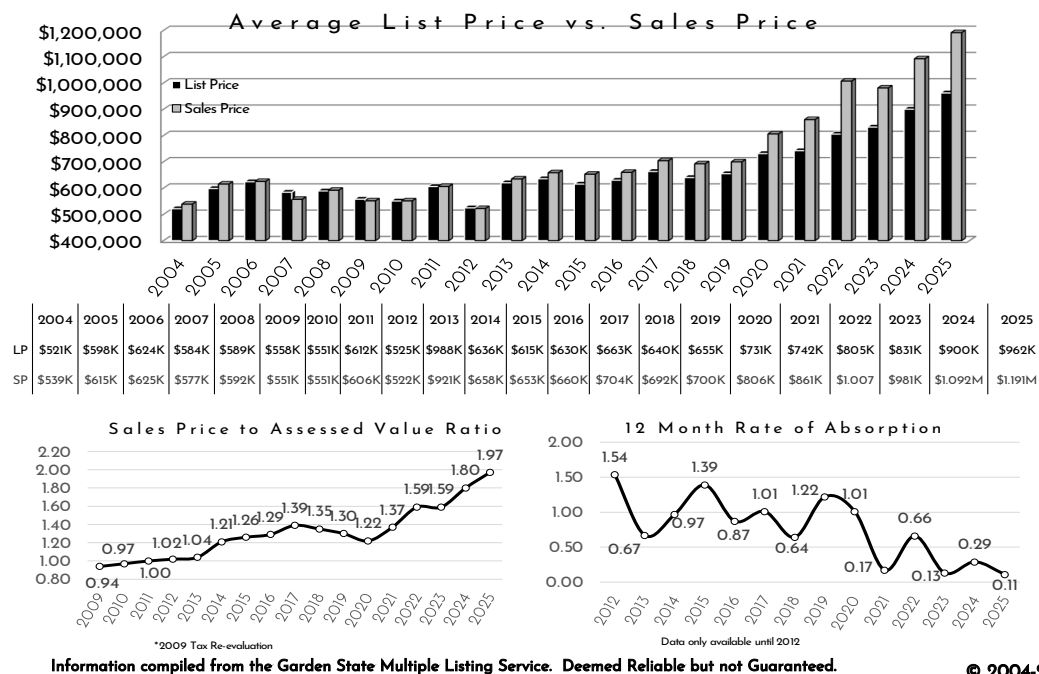
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	20	15	-25.70%
Sales Price	\$1,211,264	\$1,587,431	31.06%
LP:SP	126.00%	128.24%	1.78%
SP:AV	2.00	1.55	-22.62%

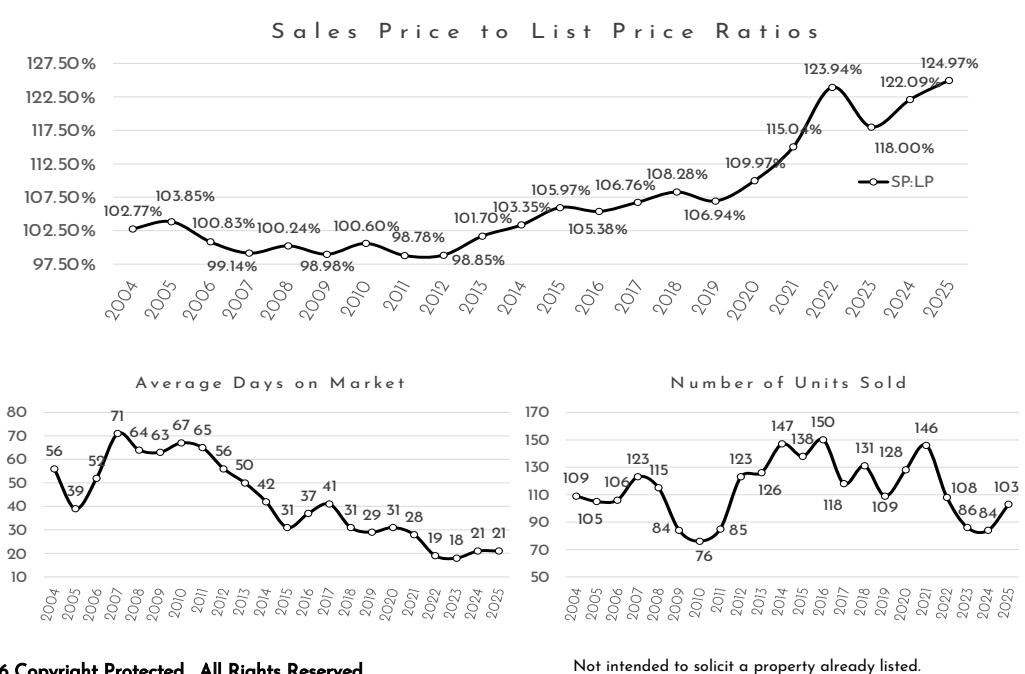


YTD	2025	2026	% Change
# Units Sold	72	47	-34.72%
Rate of Ab 3Mo	1.37	1.08	-20.71%
Actives	7	5	-38.46%
Under Contracts	17	12	-29.17%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends



Not intended to solicit a property already listed.