

Glen Ridge

August 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 U3A	HighRise	2	2.0	33	\$389,999	\$389,999	\$400,000	102.56%	Condo	
2	17 Madison Street	Colonial	3	1.1	16	\$699,000	\$699,000	\$856,000	122.46%	\$833,500	1.03
3	30 Lorraine Street	Colonial	4	2.1	16	\$899,999	\$899,999	\$1,150,000	127.78%	\$952,800	1.21
4	60 Clinton Road	Colonial	3	2.0	9	\$799,000	\$799,000	\$1,190,000	148.94%	\$934,100	1.27
5	8 Summit Street	Colonial	5	3.1	30	\$1,525,000	\$1,525,000	\$1,600,000	104.92%	\$1,302,600	1.23
6	285 Linden Avenue	Tudor	4	3.2	12	\$1,250,000	\$1,250,000	\$1,710,000	136.80%	\$1,131,000	1.51
7	45 Hamilton Road	Victrian	5	3.1	16	\$1,549,000	\$1,549,000	\$1,850,000	119.43%	\$1,379,600	1.34
8	146 Sherman Avenue	Colonial	5	5.1	20	\$1,695,000	\$1,695,000	\$2,000,000	117.99%	Renovated	
9	380 Ridgewood Avenue	Victrian	6	4.1	7	\$2,850,000	\$2,850,000	\$3,450,000	121.05%	\$1,870,200	1.84
AVERAGE					18	\$1,295,222	\$1,295,222	\$1,578,444	122.44%		1.35

"Active" Listings in Glen Ridge

Number of Units: 2
Average List Price: \$1,624,950
Average Days on Market: 14

"Under Contract" Listings in Glen Ridge

Number of Units: 6
Average List Price: \$814,667
Average Days on Market: 31



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	18					16
List Price	\$975,750	\$2,266,333	\$1,653,483	\$1,066,875	\$782,200	\$1,188,100	\$1,200,909	\$1,295,222					\$1,246,730
Sales Price	\$1,204,000	\$2,853,062	\$2,115,500	\$1,331,978	\$1,011,614	\$1,564,241	\$1,562,252	\$1,578,444					\$1,585,987
SP:LP%	118.99%	130.60%	131.43%	123.57%	126.85%	130.61%	131.09%	122.44%					127.31%
SP to AV	1.74	2.69	1.77	1.88	1.23	1.28	1.23	1.35					1.52
# Units Sold	4	3	6	8	5	10	11	9					56
3 Mo Rate of Ab	1.07	1.00	1.39	1.76	1.58	0.52	0.26	0.30					0.99
Active Listings	4	4	5	7	7	3	2	2					4
Under Contracts	6	11	10	10	17	18	13	6					11

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	21	16	-24.54%
Sales Price	\$1,194,463	\$1,585,987	32.78%
LP:SP	125.51%	127.31%	1.43%
SP:AV	1.98	1.52	-23.43%

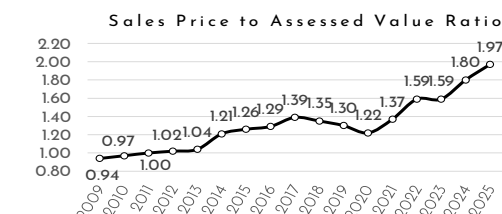


YTD	2025	2026	% Change
# Units Sold	80	56	-30.00%
Rate of Ab 3Mo	1.22	0.99	-19.18%
Actives	7	4	-37.04%
Under Contracts	16	11	-27.78%

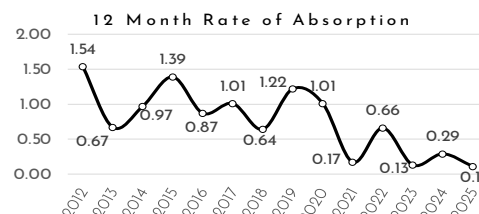
Glen Ridge Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$521K	\$598K	\$624K	\$584K	\$589K	\$558K	\$551K	\$612K	\$525K	\$988K	\$636K	\$615K	\$630K	\$663K	\$640K	\$655K	\$731K	\$742K	\$803K	\$831K	\$900K	\$962K
SP	\$539K	\$615K	\$625K	\$577K	\$592K	\$551K	\$551K	\$606K	\$522K	\$921K	\$658K	\$653K	\$660K	\$704K	\$692K	\$700K	\$806K	\$861K	\$1,007K	\$981K	\$1,092M	\$1,191M



*2009 Tax Re-evaluation



Data only available until 2012

Glen Ridge Yearly Market Trends

