

G l e n R i d g e

S e p t e m b e r 2 0 2 6 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	926 Bloomfield Avenue 3L	HighRise	1	1.0	77	\$170,000	\$170,000	\$170,000	100.00%	Condo	
2	926 Bloomfield Avenue 8G	HighRise	1	1.0	13	\$275,000	\$275,000	\$340,000	123.64%	Condo	
3	148 Essex Avenue	Colonial	4	3.1	9	\$899,000	\$899,000	\$1,115,000	124.03%	\$909,500	1.23
4	7 Hawthorne Avenue	CapeCod	4	2.1	44	\$1,200,000	\$1,200,000	\$1,150,000	95.83%	\$961,700	1.20
5	53 Hillside Avenue	Victrian	4	3.2	27	\$1,595,000	\$1,595,000	\$1,800,000	112.85%	\$1,735,800	1.04
6	29 Hillcrest Road	Colonial	6	5.2	63	\$3,200,000	\$2,999,000	\$2,999,999	100.03%	\$2,538,700	1.18
AVERAGE					39	\$1,223,167	\$1,189,667	\$1,262,500	109.40%		1.16

"Active" Listings in Glen Ridge

Number of Units	8
Average List Price	\$1,178,863
Average Days on Market	17

"Under Contract" Listings in Glen Ridge

Number of Units	10
Average List Price	\$1,640,300
Average Days on Market	13



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	39				18
List Price	\$975,750	\$2,266,333	\$1,653,483	\$1,066,875	\$782,200	\$1,188,100	\$1,200,909	\$1,295,222	\$1,189,667				\$1,241,208
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	\$1,262,500				\$1,554,682
SP:LP%	118.99%	130.60%	131.43%	123.57%	126.85%	130.61%	131.09%	122.44%	109.40%				125.57%
SP to AV	1.74	2.69	1.77	1.88	1.23	1.28	1.23	1.35	1.16				1.49
# Units Sold	4	3	6	8	5	10	11	9	6				62
3 Mo Rate of Ab	1.07	1.00	1.39	1.76	1.58	0.52	0.26	0.30	0.92				0.98
Active Listings	4	4	5	7	7	3	2	2	8				5
Under Contracts	6	11	10	10	17	18	13	6	10				11

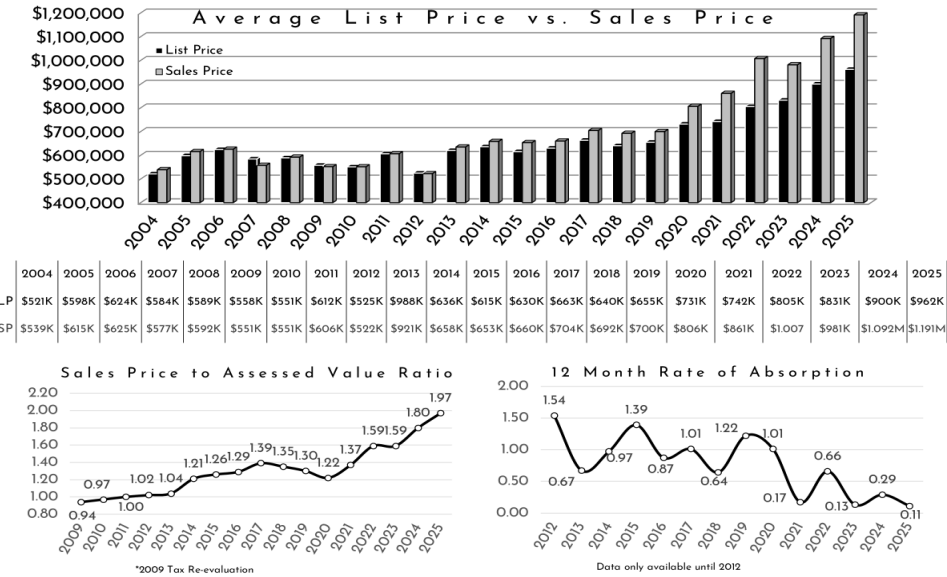
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	21	18	-13.44%
Sales Price	\$1,164,334	\$1,554,682	33.53%
LP:SP	124.54%	125.57%	0.83%
SP:AV	1.96	1.49	-24.03%

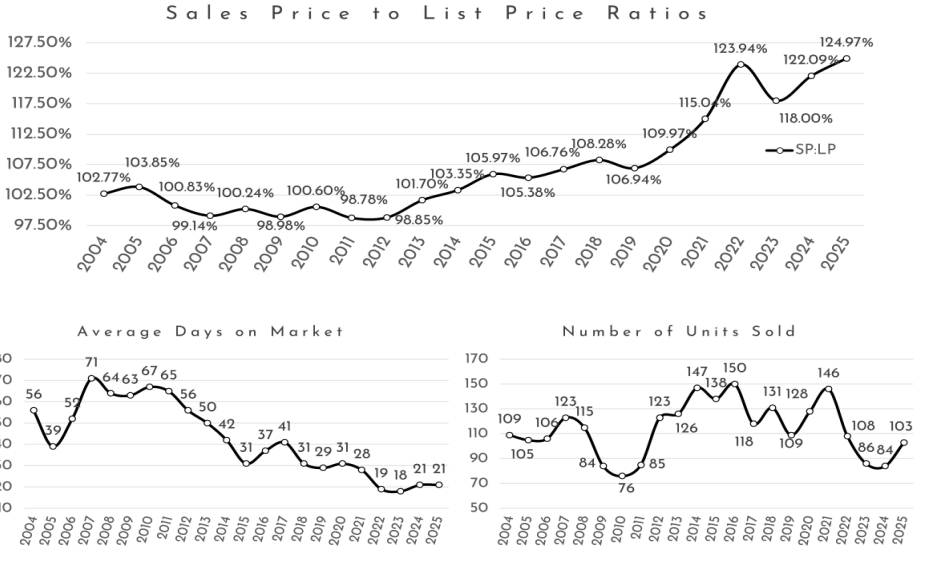


YTD	2025	2026	% Change
# Units Sold	84	62	-26.19%
Rate of Ab 3Mo	1.15	0.92	-20.15%
Actives	7	8	22.03%
Under Contracts	15	10	-33.82%

Glen Ridge Yearly Market Trends



Glen Ridge Yearly Market Trends



Not intended to solicit a property already listed.