

Glen Ridge

May 2024 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 U8D	HighRise	1	1.0	148	\$199,900	\$180,000	\$185,000	102.78%	Condo	
2	68 Hawthorne Avenue	Colonial	3	1.1	7	\$499,000	\$499,000	\$625,000	125.25%	\$512,700	1.22
3	20 Highland Avenue	Colonial	5	1.0	36	\$889,000	\$799,000	\$830,000	103.88%	\$546,300	1.52
4	172 Bay Avenue	Colonial	4	3.1	16	\$989,000	\$989,000	\$1,197,000	121.03%	Renovated	
5	27 Oakwood Avenue	Colonial	4	2.1	15	\$879,000	\$879,000	\$1,260,000	143.34%	\$530,900	2.37
6	326 Washington Street	Tudor	5	4.2	10	\$1,250,000	\$1,250,000	\$1,395,000	111.60%	\$908,800	1.53
7	202 Stonehouse Road	Colonial	4	2.1	12	\$849,000	\$849,000	\$1,452,000	171.02%	Renovated	
8	321 Forest Avenue	Colonial	5	3.2	12	\$1,075,000	\$1,075,000	\$1,465,000	136.28%	\$828,200	1.77
9	30 Appleton Place	Victrian	5	2.2	16	\$1,295,000	\$1,295,000	\$1,630,000	125.87%	\$851,800	1.91
10	421 Ridgewood Avenue	Custom	5	4.1	14	\$1,999,000	\$1,999,000	\$2,500,000	125.06%	\$1,398,900	1.79
11	18 Summit Street	Colonial	6	4.1	13	\$1,850,000	\$1,850,000	\$2,525,000	136.49%	\$952,900	2.65
AVERAGE					27	\$1,070,355	\$1,060,364	\$1,369,455	127.51%		1.85

"Active" Listings in Glen Ridge

Number of Units: 5
 Average List Price: \$1,361,200
 Average Days on Market: 22

"Under Contract" Listings in Glen Ridge

Number of Units: 16
 Average List Price: \$832,869
 Average Days on Market: 20

Glen Ridge 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32	23	18	22	27								25
List Price	\$1,137,857	\$535,000	\$535,600	\$623,714	\$1,060,364								\$877,677
Sales Price	\$1,245,286	\$580,000	\$675,254	\$702,928	\$1,369,455								\$1,053,476
SP:LP%	113.48%	108.41%	118.84%	117.42%	127.51%								120.05%
SP to AV	1.51	1.33	1.68	1.65	1.85								1.68
# Units Sold	7	1	5	7	11								31
3 Mo Rate of Ab	1.35	1.69	1.15	3.00	1.09								1.66
Active Listings	3	8	4	8	5								6
Under Contracts	8	10	11	12	16								11

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	25	25	0.00%
Sales Price	\$779,527	\$1,053,476	35.14%
LP:SP	114.32%	120.05%	5.01%
SP:AV	1.53	1.68	9.92%



YTD	2023	2024	% Change
# Units Sold	28	31	10.71%
Rate of Ab 3Mo	0.66	1.66	151.67%
Actives	3	6	86.67%
Under Contracts	11	11	0.00%

Glen Ridge Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$521,262	\$598,224	\$623,929	\$584,078	\$588,904	\$557,578	\$550,814	\$612,165	\$524,585	\$987,966	\$635,524	\$615,078	\$629,932	\$663,151	\$640,045	\$654,723	\$731,365	\$742,201	\$805,467	\$831,420
SP	\$338,692	\$615,174	\$625,240	\$577,145	\$591,714	\$551,309	\$551,086	\$605,989	\$521,981	\$920,863	\$658,227	\$652,729	\$659,690	\$704,111	\$692,305	\$699,619	\$805,844	\$860,579	\$1,007,139	\$980,995

Glen Ridge Yearly Market Trends

