Glen Ridge, *by the record.*

The median sale here closed at 126.6% of the first asking price, and 93% of sales finished above it, at a median of 14 days from listing to the MLS pending date. Asking prices are where the conversation starts in this town, not where it lands.

12 months of closings, October 2025 through September 2026 | Closed single-family sales, Glen Ridge Borough |

MLS data pulled **October 25, 2026**

$1.40M	69	14 days	93%	6
MEDIAN SALE PRICE 12 MONTHS TO SEP 30, 2026	HOMES SOLD 12 MONTHS TO SEP 30, 2026	MEDIAN DAYS TO RECORDED PENDING	SOLD ABOVE THE FIRST ASKING PRICE	FOR SALE OCTOBER 25 13 UNDER CONTRACT
Middle half: $1.15M – $2.12M		**List date to the MLS pending date**	**Median sale at 126.6% of first ask**	**1.1 months of supply**

Nº I In two minutes

The whole town in one screen: what it costs, how fast it moves, and the three things that decide a move here.

Over the 12 months to Sep 30, 2026 there were 69 closed single-family sales in Glen Ridge. The median was $1,400,500, and the middle half of the market ran from $1,150,000 to $2,124,000. That spread is the useful number: a single median describes a group of sales and never one house.

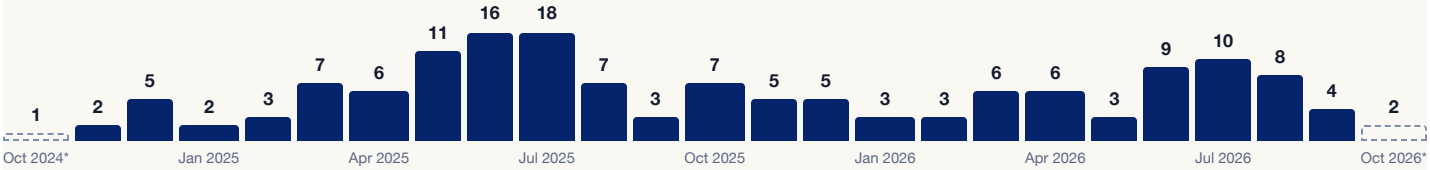
On October 25, 2026 there were 6 single-family homes available, about 1.1 months of supply at that year's closing pace. These are counts at a snapshot date, not a live feed.

Three things to go in *knowing.*

- **Direction.** Comparing Nov 2025 – Sep 2026 with Nov 2024 – Sep 2025 — equal-length windows, both wholly inside the recorded search — the median was 19.9% higher.
- **The tax line.** Among homes that sold, the median 2025 tax bill was $22,728, on a median assessment of $1,131,000. That is what those houses were assessed at and billed, not a forecast of any bill.
- **What is in here.** The closed-sale record for this town with its period and source on every figure, the school district and how placement works, the commute, and the tax line as recorded on the homes that sold.

Nº II Where the market is

The closed-sale record, with the interpretation next to the evidence rather than under it.



Closings by the month they closed; contracts typically sign one to two months earlier. *2 month(s) the recorded search covers only in part — drawn as outlines, because the count is an artefact of the search window, not the market.

Nov 2024 – Sep 2025 against Nov 2025 – Sep 2026.

MEASURE	NOV 2024 – SEP 2025	NOV 2025 – SEP 2026
Median sale price	$1,182,500	$1,417,500
Median sale vs first ask	127.3%	125.5%
Share above first ask	93.8%	91.9%
Median days, listing to recorded pending	14	14
Closed sales in the window	80	62

Each column is that window's own closings. Where a measure's own sample differs from the window's closing count it is shown beside the measure; a cell below the sample floor stays unavailable. The wording above describes the size of each change — it is not a significance test, and none is claimed.

What the four measures say together

The median closed sale is +19.9% between the two windows, while the share of sales closing above the first asking price was within two points of the earlier window, and the median sale-to-first-ask ratio moved -1.8 points. These are not the same houses: 80 sales in the earlier window against 62 in the later one, 18 fewer. A median that moves when the set of homes sold changes is not the same thing as one house gaining or losing value.

The measured above-ask share and the median time to recorded pending were similar across the two windows, while the median price and the mix of homes sold changed.

What to do with it. Price or offer against the recent comparable closings in the same band and the same town, not against a town-wide median — and read the specific listing on its own terms: where it sits against those comparables, whether it has already been reduced, and what else is available at the same time. An aggregate is a starting question about one house, never an answer about it.

Why compare these eleven months?

This is a year-over-year comparison; it is an eleven-month one rather than a twelve-month one. The full twelve-calendar-month prior window reaches back before the recorded GSMLS search begins, so its closings are not completely covered. The two matched eleven-month windows shown here are the same calendar months a year apart and both sit entirely inside that search.

The export's recorded GSMLS search begins 2024-10-25. The matching prior 12 months (2024-10-01 to 2025-09-30) starts before that, so its closings are not completely covered and no 12-month year-over-year change can be stated from this file.

Nº III What your budget buys

Each band's own closings. A band's figures come from that band, never from the town-wide number.

PRICE BAND	CLOSINGS	MEDIAN	DAYS TO CONTRACT	SALE VS first ask	ABOVE first ask
Under $1.0M	13	$855K	16	115.5%	85%
$1.0M – $1.4M	21	$1.23M	12	141.0%	90%
$1.4M – $1.8M	9†	—	—	—	—
$1.8M and up	26	$2.27M	13	120.6%	96%

Each band is measured on its own closings. † a median is published only when its own denominator is at least 10; those bands are indicative only. “First ask” is the original list price, not the price after any reduction.

Each band below is cut on the closed sale price, so a band describes what a budget actually bought rather than what was asked. A band whose own sample is below the floor shows its state instead of a median.

Nº IV Living and owning here

Schools, the commute, the tax bill and the housing stock — the short answer first, the working underneath.

Schools, and how placement works

Glen Ridge Public Schools.

The district identifies five schools: Glen Ridge High School and the Ridgewood Avenue, Forest Avenue, Linden Avenue and Central schools.

> *Confirm the address with the district*
>
> The district's own page does not set out each school's grade span or how addresses are assigned, so both are worth confirming with the district rather than inferring.

glenridge.com is not affiliated with the borough and is not a district or municipal source.

Source: https://www.glenridge.org/page/home-school — checked 2026-11-12.

Getting to work

Glen Ridge station, plus the borough jitney.

Glen Ridge has its own NJ Transit station in the borough, and the borough runs a jitney and administers station parking. Journey times depend on the train and the day; the borough's own general figure is not a guaranteed current duration, so check the timetable for the service you would actually take.

Published schedules, not door-to-door times — the walk or drive at each end is yours to add. Source: NJ Transit, Glen Ridge station; Borough of Glen Ridge, transportation, https://www.glenridgenj.org/transportation/ — checked 2026-11-12. NJ Transit timetables change November 15, 2026; this section is due for review then.

Nº IV Living and owning here

Schools, the commute, the tax bill and the housing stock — the short answer first, the working underneath.

Taxes, as recorded on the homes that sold

TAX YEAR	MEDIAN BILL	MEDIAN ASSESSMENT	RATE PER $100	SALES
2024	$19,925	$582,950	3.418	32
2025	$22,728	$1,131,000	3.508	35

These are the assessments and bills recorded on the homes that sold in this window, as supplied with the listing — not a town-wide average and not a projection. A sale does not by itself trigger a reassessment; bills change through municipal revaluations, added assessments for qualifying improvements, rate changes, appeals and exemptions. Treat any forward number as a planning scenario, never as a prediction of a future bill or its timing.

What the state publishes

MEASURE	FIGURE	CERTIFICATION
General tax rate, per $100 of assessed value	3.508	2025 certified
Effective tax rate, per $100 of true value	2.257	2025 certified
Director’s average ratio of assessed to true value	88.40%	2026 table
Chapter 123 common level range	75.14% – 101.66%	2027 certification
Average residential assessment	$1,202,720	2026 table

What these figures do and do not tell you

The **effective rate** is the one that compares Glen Ridge with the town next door, because it is stated against true value rather than against whatever fraction of it a town assesses at. The **general rate** is applied to an assessment, so two towns with very different general rates can cost about the same to own. Neither rate computes any individual bill.

For a specific house, the figures that matter are its own: the current assessment on the municipal record, the actual bill, and any revaluation, reassessment or added assessment the town has confirmed. Those are the numbers to read before you price or offer — not a town-wide average.

A sale does not by itself trigger a reassessment. Bills change through municipal revaluations and reassessments, added assessments for qualifying improvements, rate changes, appeals, exemptions and deductions. Nothing here projects a future bill or its timing; treat any forward number as a planning scenario.

Thinking about an appeal? It turns on the applicable assessment date and on rules that differ in a revaluation year, so it is worth proper advice rather than a rule of thumb. Official guidance: NJ Division of Taxation — property tax appeals. NJ Division of Taxation — how a tax appeal hearing works (PDF).

Source: General Tax Rates by County and Municipality, 2025, Table of Equalized Valuations 2026 (Prior to Tax Court Appeals) — checked 2026-11-12.

Not covered *in this edition.*

- **Housing stock and property diligence.** What the common building types in this town need looked at is a judgement about this town's housing stock, not a number in the sales record.

Nº V Apply it to your move

What to do with all of this, and what we will work out with you.

The figures above answer two of the questions a move turns on — what a budget has actually bought here, and how quickly homes have gone under contract. They do not answer the two that decide a specific deal: what one particular house is worth, and what the tax line on it will actually be.

Both of those are address-level questions. Bring us the address and we will put the comparable sales, the assessment and the commute from that driveway in front of you.

NEXT STEP

This is Glen Ridge on the record. *Your house is the next question.*

Everything in this document is town-level and public. What it cannot tell you is what one specific address is worth, or what the tax line on it will actually be — bring us the address and we will put the comparable sales and the assessment in front of you.

Read this report online, with every source linked.
thedesilvateam.com/towns/glen-ridge/brief

Selling here? Ask us what your own house would fetch.
thedesilvateam.com/home-worth

Buying, or moving between two towns? Ask us a question.
thedesilvateam.com/ask

The DeSilva Team · eXp Realty
28 Valley Rd Ste 1, Montclair, NJ 07042
hello@thedesilvateam.com · 973-542-9302

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Evidence. GSMLS closed single-family export, Glen Ridge Borough, closings 2024-10-25 through 2026-10-24, pulled 2026-10-25. Inventory is a snapshot taken October 25, 2026; a listing under an accepted offer in attorney review is counted as pending, not as available supply.

Not an appraisal. Medians describe a group of sales, never one house. Where we interpret the record we say so, and an association in one year of closings is not a proof. Property tax: the effective rate lines towns up; it does not compute any one house's bill, a sale does not by itself trigger a reassessment, and no future bill is projected here. © 2026 The DeSilva Team · eXp Realty, LLC. Each office independently owned and operated.