



COMPASS

October 2022

Allendale Market Insights

Allendale

OCTOBER 2022

UNDER CONTRACT

2	\$1.4M	\$1.4M
Total Properties	Average Price	Median Price
-71%	48%	43%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

3	\$686K	\$775K
Total Properties	Average Price	Median Price
-81%	-12%	24%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

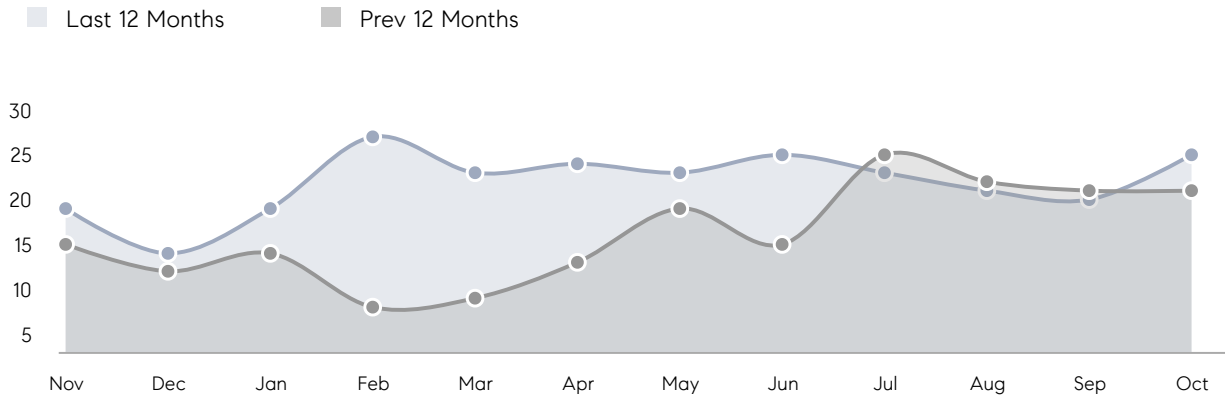
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	73	23	217%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$686,667	\$776,534	-11.6%
	# OF CONTRACTS	2	7	-71.4%
	NEW LISTINGS	7	7	0%
Houses	AVERAGE DOM	70	28	150%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$825,000	\$864,155	-5%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	5	6	-17%
Condo/Co-op/TH	AVERAGE DOM	80	14	471%
	% OF ASKING PRICE	89%	101%	
	AVERAGE SOLD PRICE	\$410,000	\$630,500	-35%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	1	100%

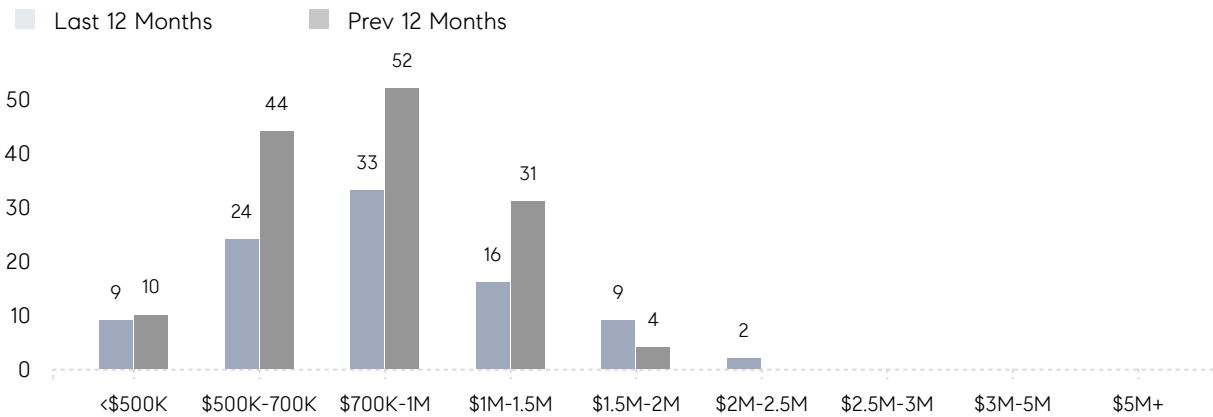
Allendale

OCTOBER 2022

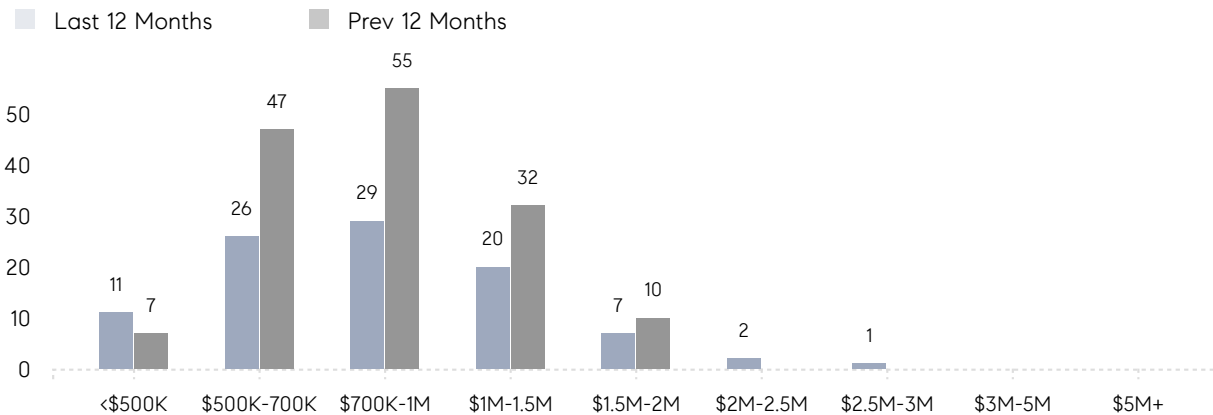
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Alpine Market Insights

Alpine

OCTOBER 2022

UNDER CONTRACT

1	\$2.3M	\$2.3M
Total Properties	Average Price	Median Price
-83%	-15%	31%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

UNITS SOLD

1	\$1.8M	\$1.8M
Total Properties	Average Price	Median Price
0%	-33%	-33%
Change From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

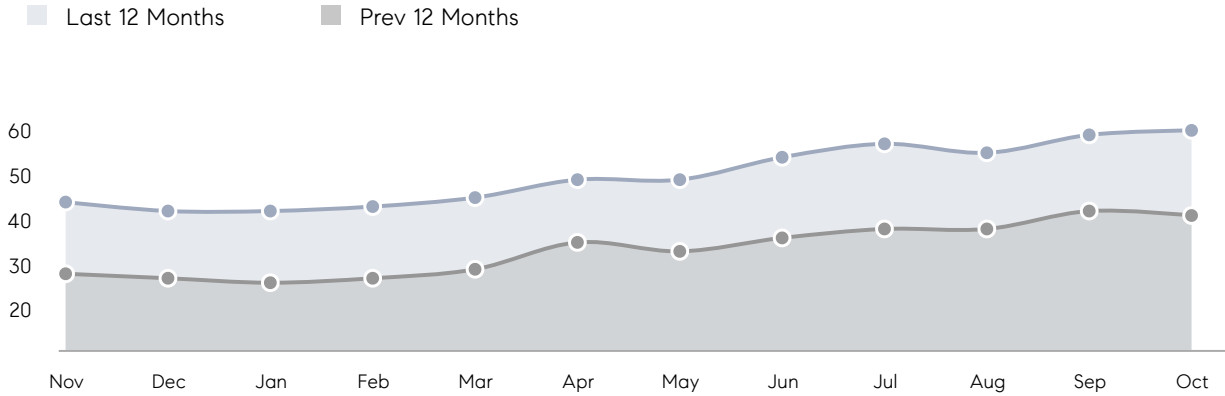
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	20	32	-37%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$1,800,000	\$2,700,000	-33.3%
	# OF CONTRACTS	1	6	-83.3%
	NEW LISTINGS	5	5	0%
Houses	AVERAGE DOM	20	32	-37%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$1,800,000	\$2,700,000	-33%
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	5	5	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

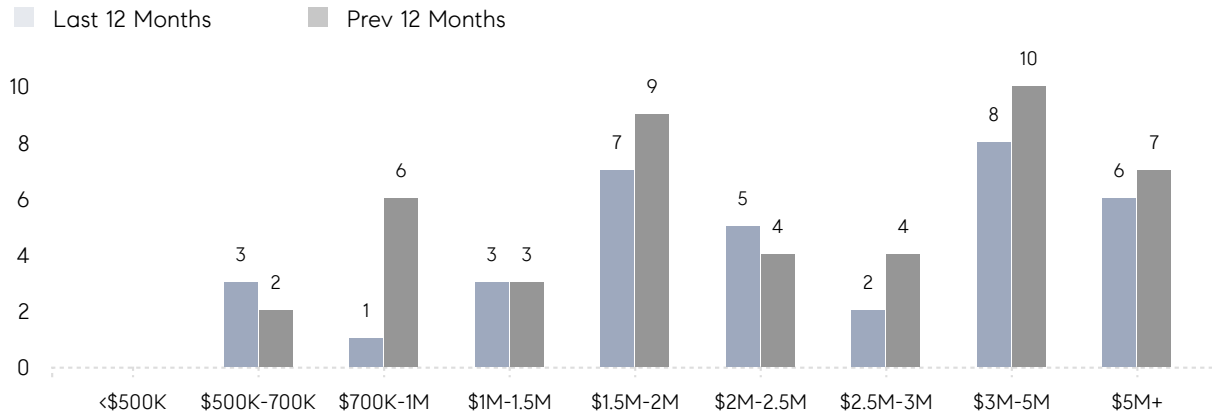
Alpine

OCTOBER 2022

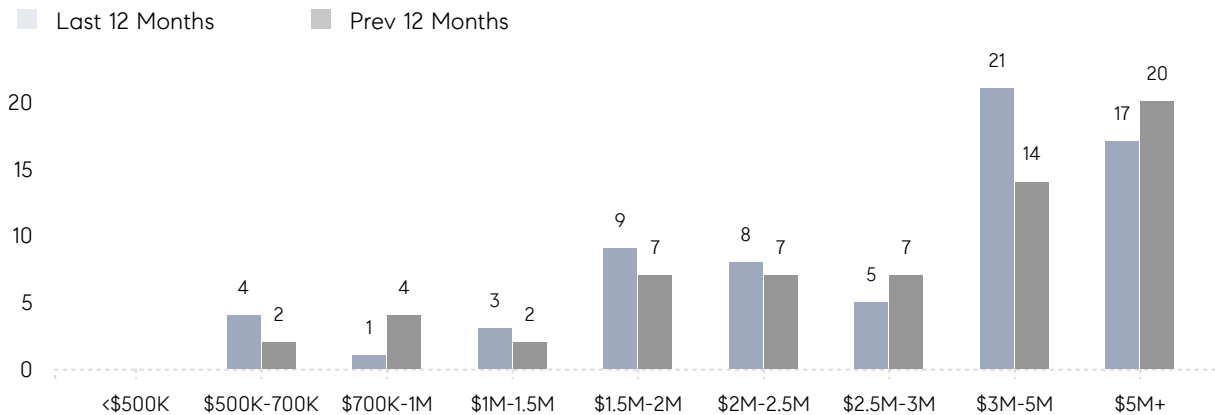
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Andover Borough Market Insights

Andover Borough

OCTOBER 2022

UNDER CONTRACT

1	\$347K	\$347K
Total Properties	Average Price	Median Price
0%	-	-
Change From Oct 2021	Change From Oct 2021	Change From Oct 2021

UNITS SOLD

2	\$372K	\$372K
Total Properties	Average Price	Median Price
0%	-	-
Change From Oct 2021	Change From Oct 2021	Change From Oct 2021

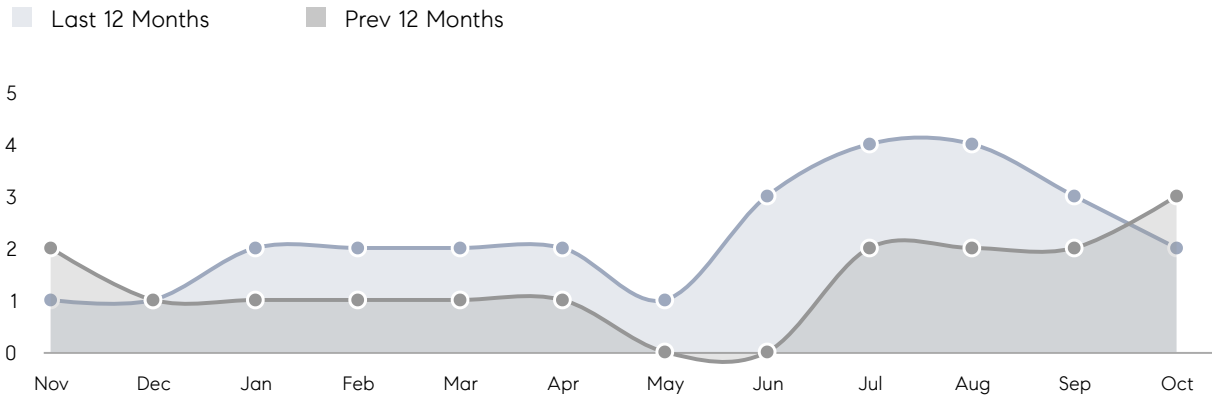
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	74	-	-
	% OF ASKING PRICE	101%	-	
	AVERAGE SOLD PRICE	\$372,500	-	-
	# OF CONTRACTS	1	0	0.0%
	NEW LISTINGS	0	1	0%
Houses	AVERAGE DOM	74	-	-
	% OF ASKING PRICE	101%	-	
	AVERAGE SOLD PRICE	\$372,500	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	1	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

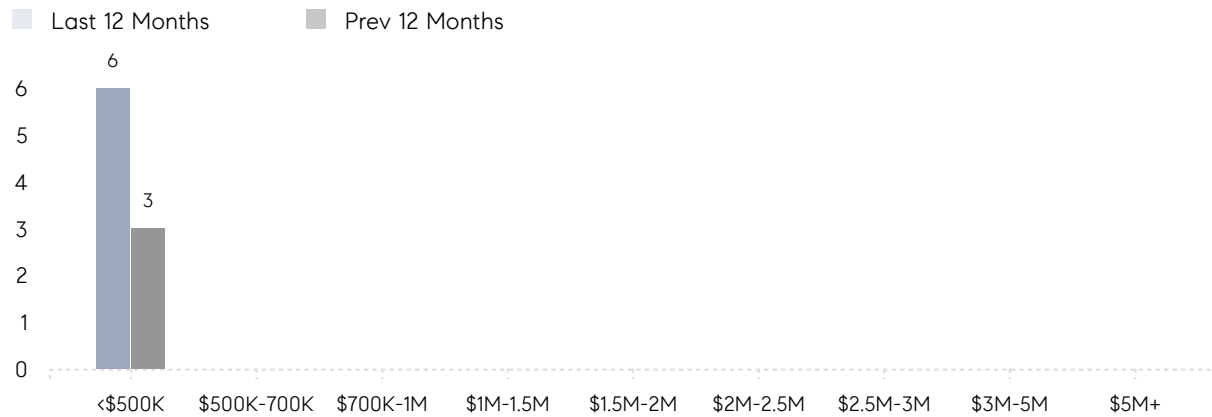
Andover Borough

OCTOBER 2022

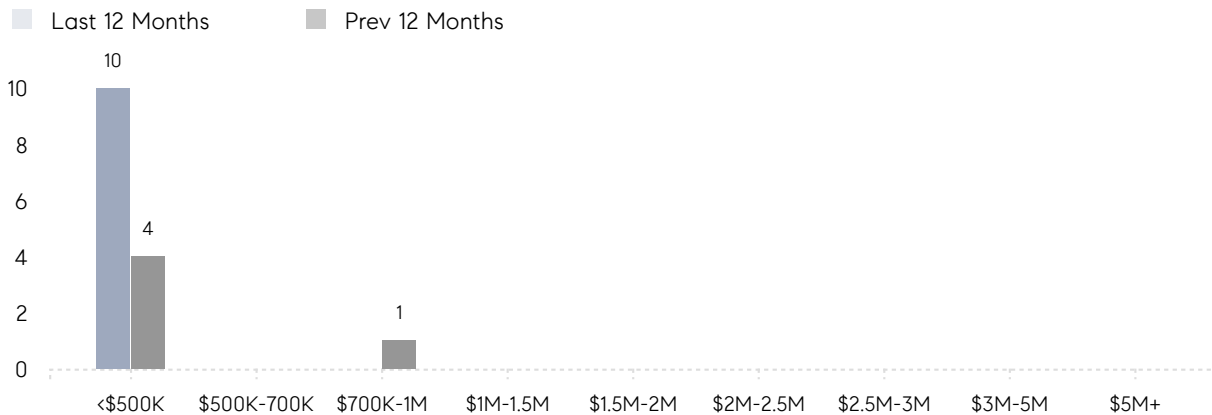
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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October 2022

Andover Township Market Insights

Andover Township

OCTOBER 2022

UNDER CONTRACT

9
Total
Properties

\$413K
Average
Price

\$362K
Median
Price

13%
Increase From
Oct 2021

6%
Increase From
Oct 2021

-3%
Decrease From
Oct 2021

UNITS SOLD

10
Total
Properties

\$294K
Average
Price

\$299K
Median
Price

-9%
Decrease From
Oct 2021

-30%
Decrease From
Oct 2021

-17%
Decrease From
Oct 2021

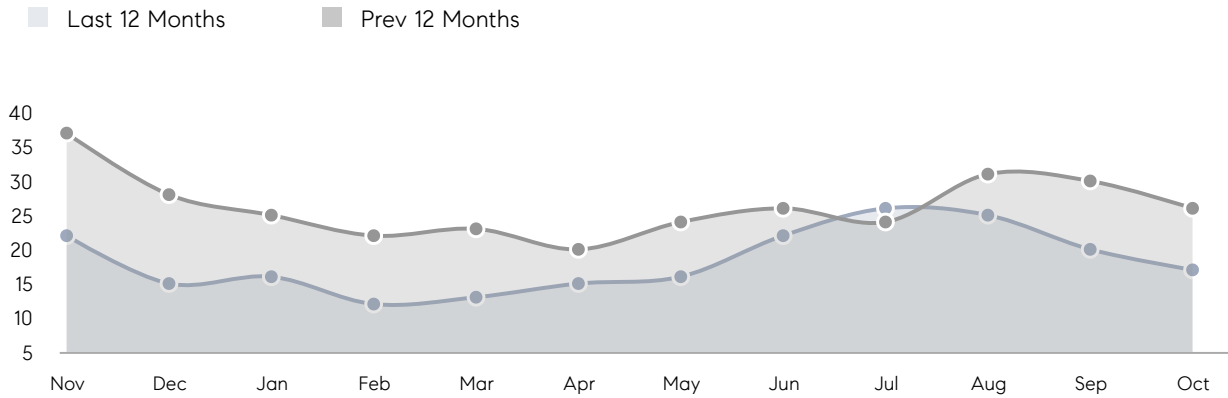
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	55	44	25%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$294,390	\$420,955	-30.1%
	# OF CONTRACTS	9	8	12.5%
	NEW LISTINGS	10	7	43%
Houses	AVERAGE DOM	44	47	-6%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$314,863	\$440,550	-29%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	9	7	29%
Condo/Co-op/TH	AVERAGE DOM	101	12	742%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$212,500	\$225,000	-6%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

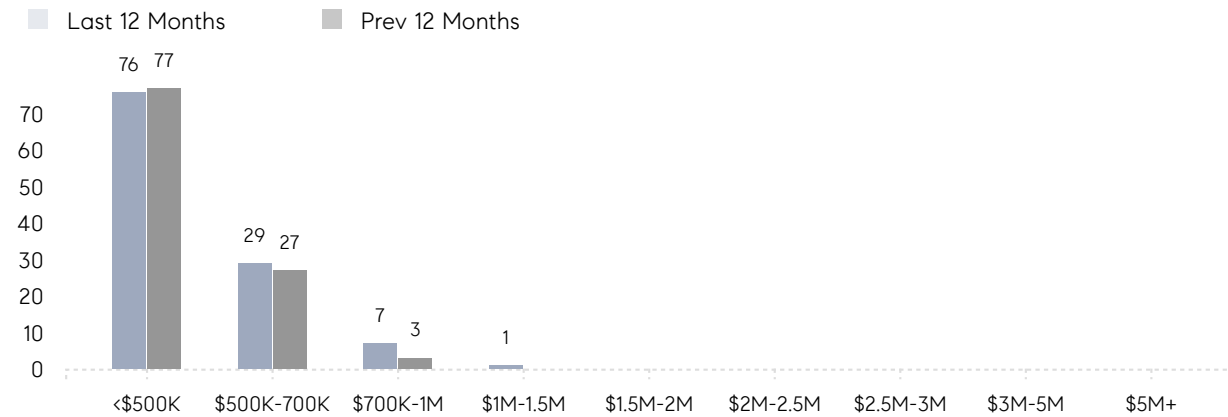
Andover Township

OCTOBER 2022

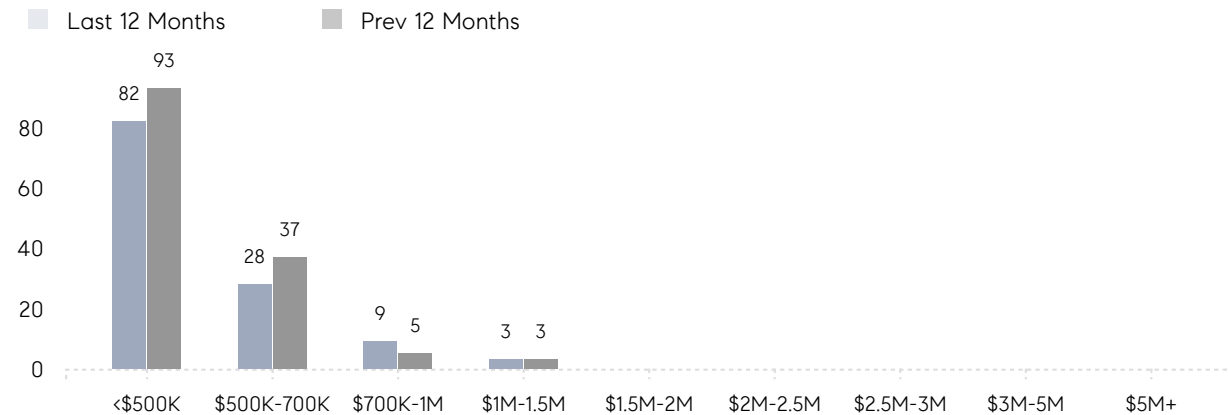
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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October 2022

Basking Ridge Market Insights

Basking Ridge

OCTOBER 2022

UNDER CONTRACT

30
Total
Properties

\$619K
Average
Price

\$464K
Median
Price

-12%
Decrease From
Oct 2021

-4%
Decrease From
Oct 2021

-24%
Decrease From
Oct 2021

UNITS SOLD

22
Total
Properties

\$721K
Average
Price

\$736K
Median
Price

-57%
Decrease From
Oct 2021

10%
Increase From
Oct 2021

39%
Increase From
Oct 2021

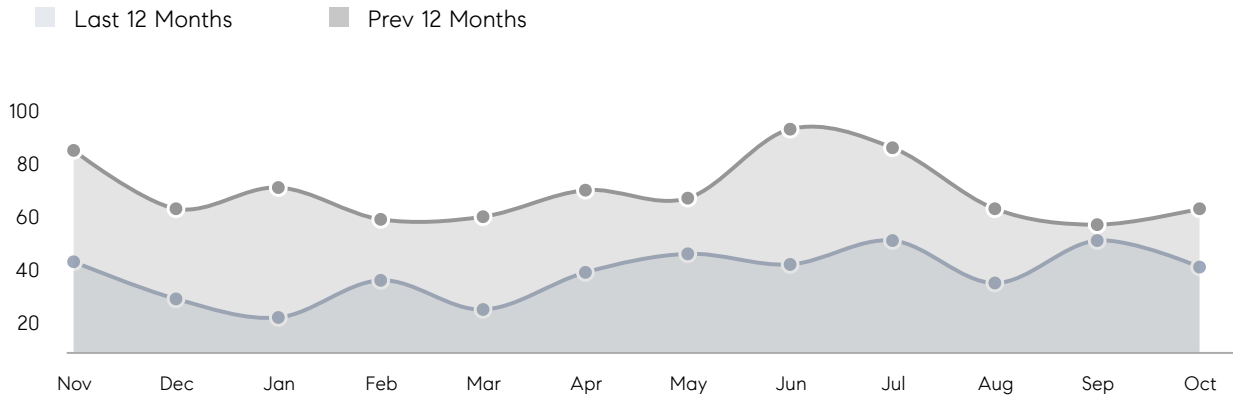
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	27	35	-23%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$721,364	\$654,716	10.2%
	# OF CONTRACTS	30	34	-11.8%
	NEW LISTINGS	23	46	-50%
Houses	AVERAGE DOM	32	33	-3%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$1,060,400	\$969,229	9%
	# OF CONTRACTS	10	18	-44%
	NEW LISTINGS	11	23	-52%
Condo/Co-op/TH	AVERAGE DOM	23	36	-36%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$438,833	\$396,366	11%
	# OF CONTRACTS	20	16	25%
	NEW LISTINGS	12	23	-48%

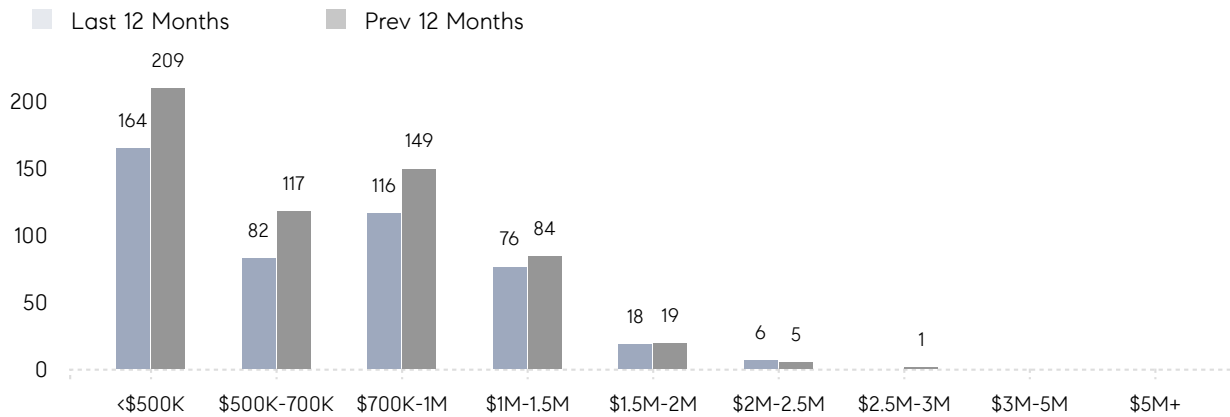
Basking Ridge

OCTOBER 2022

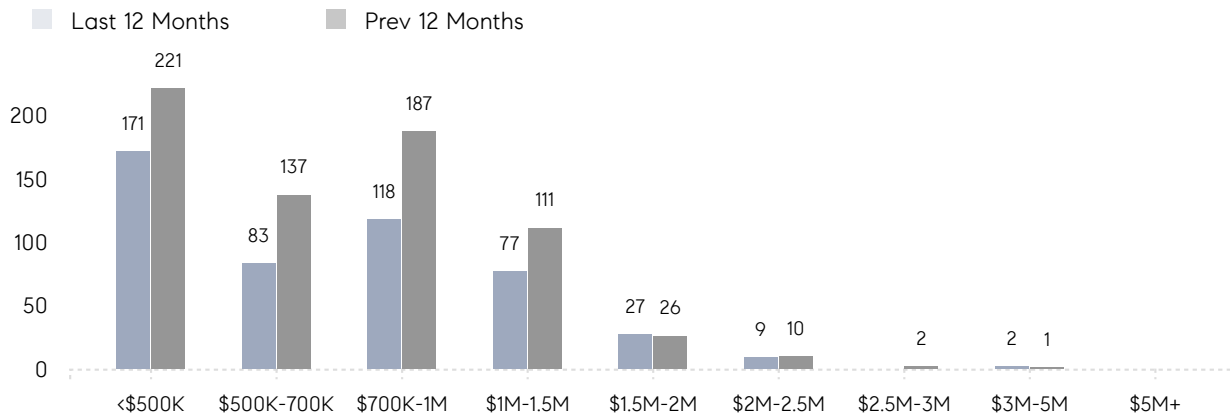
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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October 2022

Bay Head Market Insights

Bay Head

OCTOBER 2022

UNDER CONTRACT

2	\$1.4M	\$1.4M
Total Properties	Average Price	Median Price
0%	–	–
Change From Oct 2021	Change From Oct 2021	Change From Oct 2021

UNITS SOLD

2	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
0%	–	–
Change From Oct 2021	Change From Oct 2021	Change From Oct 2021

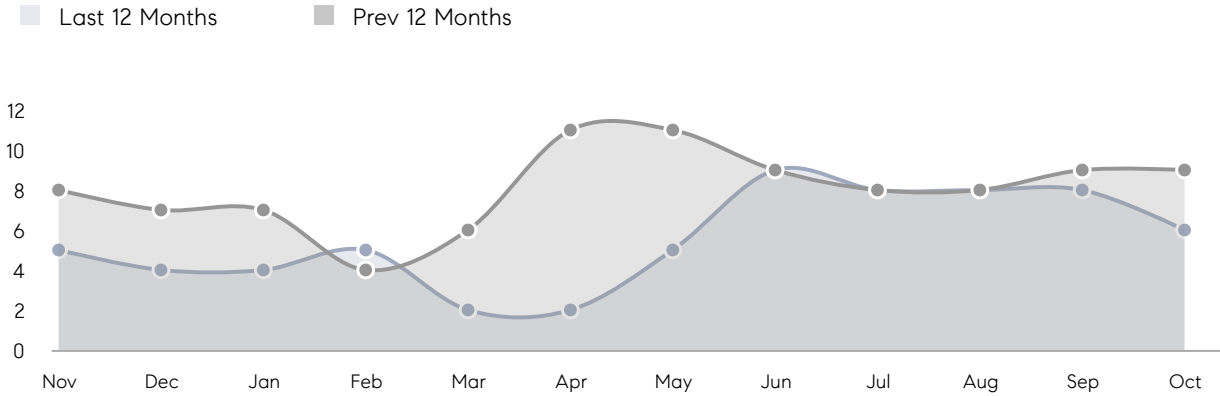
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	70	-	-
	% OF ASKING PRICE	96%	-	
	AVERAGE SOLD PRICE	\$1,234,750	-	-
	# OF CONTRACTS	2	2	0.0%
	NEW LISTINGS	0	2	0%
Houses	AVERAGE DOM	129	-	-
	% OF ASKING PRICE	92%	-	
	AVERAGE SOLD PRICE	\$2,125,000	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	1	0%
Condo/Co-op/TH	AVERAGE DOM	11	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$344,500	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

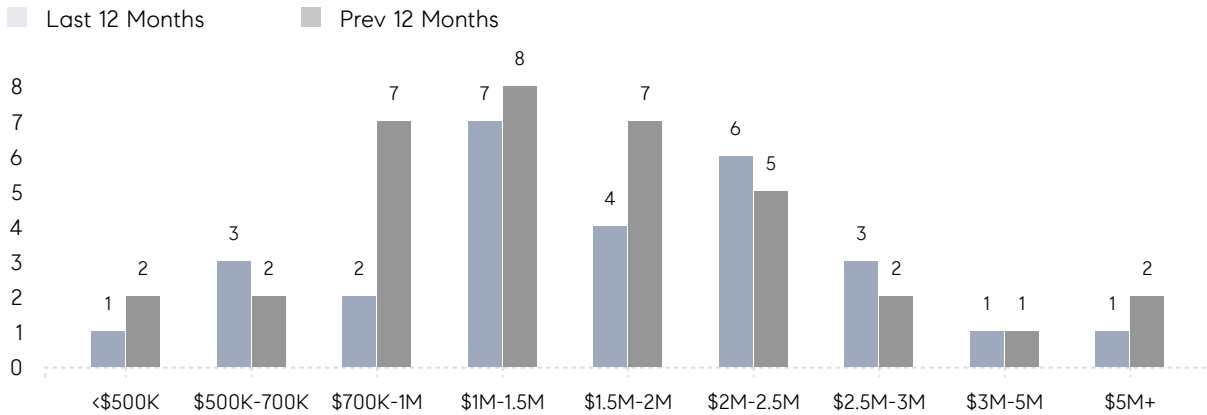
Bay Head

OCTOBER 2022

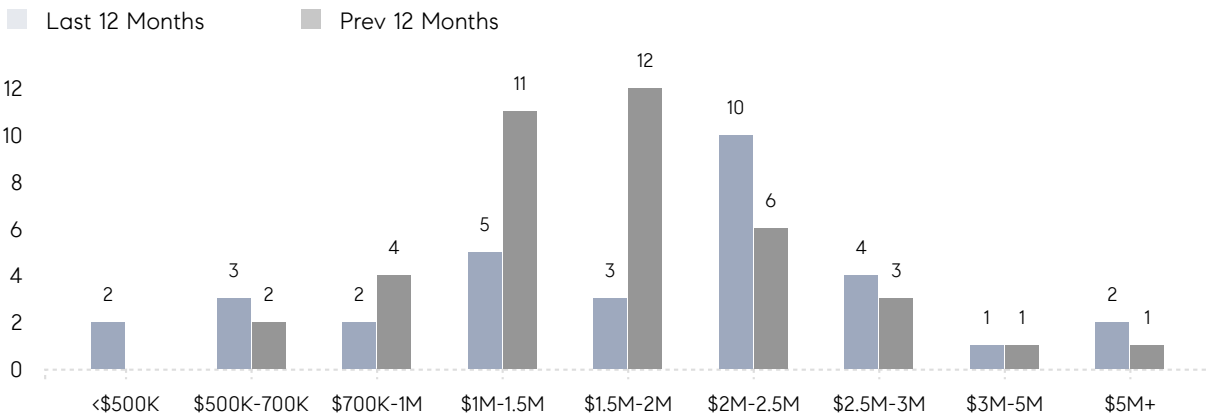
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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October 2022

Bayonne Market Insights

Bayonne

OCTOBER 2022

UNDER CONTRACT

14
Total
Properties

\$347K
Average
Price

\$299K
Median
Price

-7%
Decrease From
Oct 2021

1%
Change From
Oct 2021

-15%
Decrease From
Oct 2021

UNITS SOLD

14
Total
Properties

\$425K
Average
Price

\$455K
Median
Price

-18%
Decrease From
Oct 2021

15%
Increase From
Oct 2021

21%
Increase From
Oct 2021

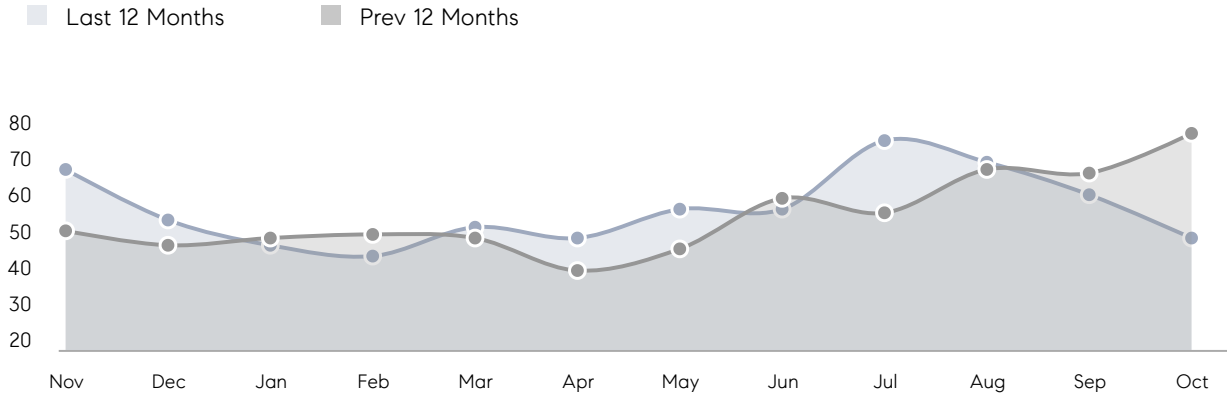
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	34	44	-23%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$425,393	\$370,529	14.8%
	# OF CONTRACTS	14	15	-6.7%
	NEW LISTINGS	15	36	-58%
Houses	AVERAGE DOM	47	27	74%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$509,611	\$476,278	7%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	11	28	-61%
Condo/Co-op/TH	AVERAGE DOM	11	63	-83%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$273,800	\$251,563	9%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	4	8	-50%

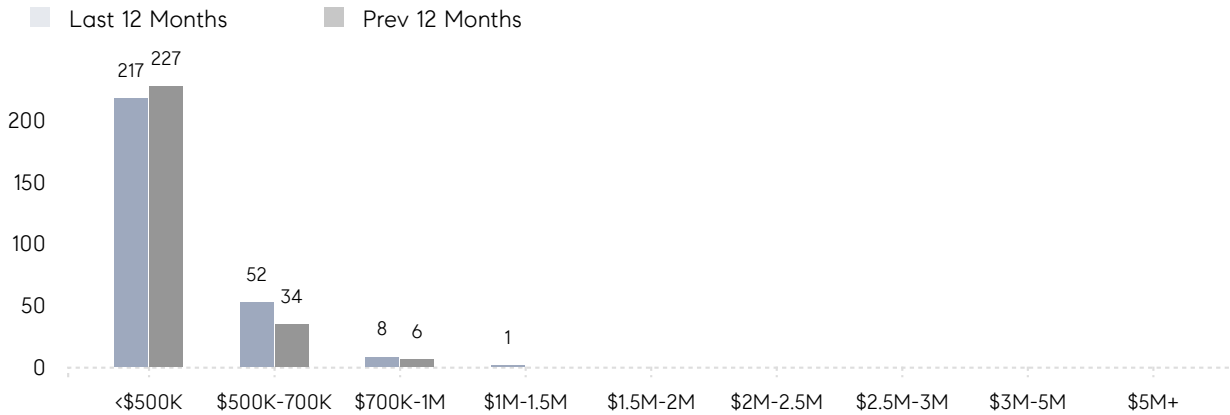
Bayonne

OCTOBER 2022

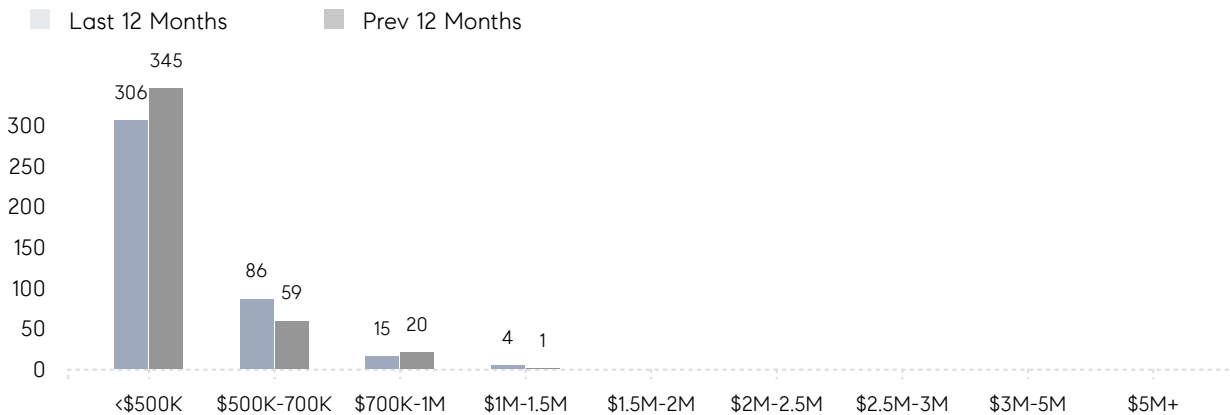
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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October 2022

Bedminster Market Insights

Bedminster

OCTOBER 2022

UNDER CONTRACT

15
Total
Properties

\$498K
Average
Price

\$424K
Median
Price

-17%
Decrease From
Oct 2021

-15%
Decrease From
Oct 2021

10%
Increase From
Oct 2021

UNITS SOLD

14
Total
Properties

\$377K
Average
Price

\$372K
Median
Price

-7%
Decrease From
Oct 2021

-3%
Decrease From
Oct 2021

17%
Increase From
Oct 2021

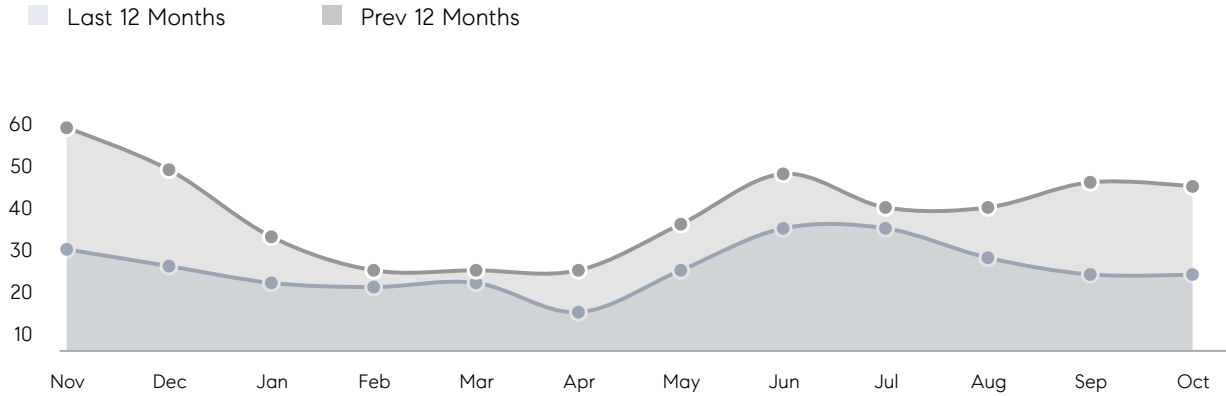
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	41	26	58%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$377,429	\$387,613	-2.6%
	# OF CONTRACTS	15	18	-16.7%
	NEW LISTINGS	17	19	-11%
Houses	AVERAGE DOM	59	9	556%
	% OF ASKING PRICE	95%	103%	
	AVERAGE SOLD PRICE	\$445,000	\$663,551	-33%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	4	3	33%
Condo/Co-op/TH	AVERAGE DOM	36	29	24%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$359,000	\$345,162	4%
	# OF CONTRACTS	12	17	-29%
	NEW LISTINGS	13	16	-19%

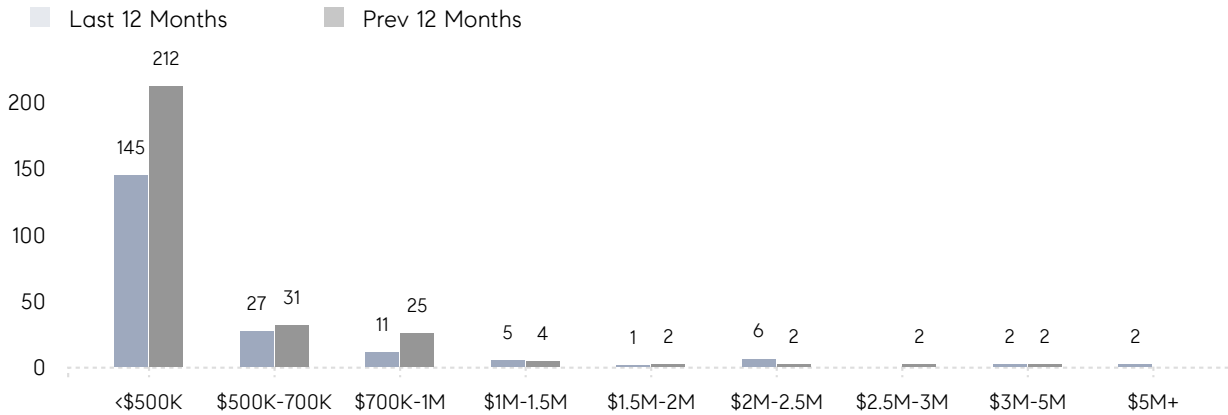
Bedminster

OCTOBER 2022

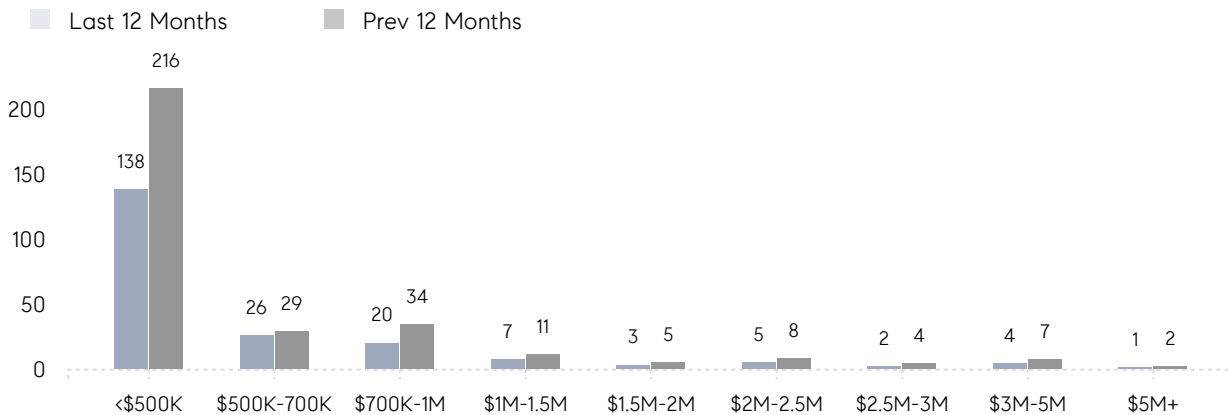
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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October 2022

Belleville Market Insights

Belleville

OCTOBER 2022

UNDER CONTRACT

31	\$348K	\$350K
Total Properties	Average Price	Median Price
-16%	4%	-1%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

UNITS SOLD

20	\$389K	\$365K
Total Properties	Average Price	Median Price
0%	17%	7%
Change From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

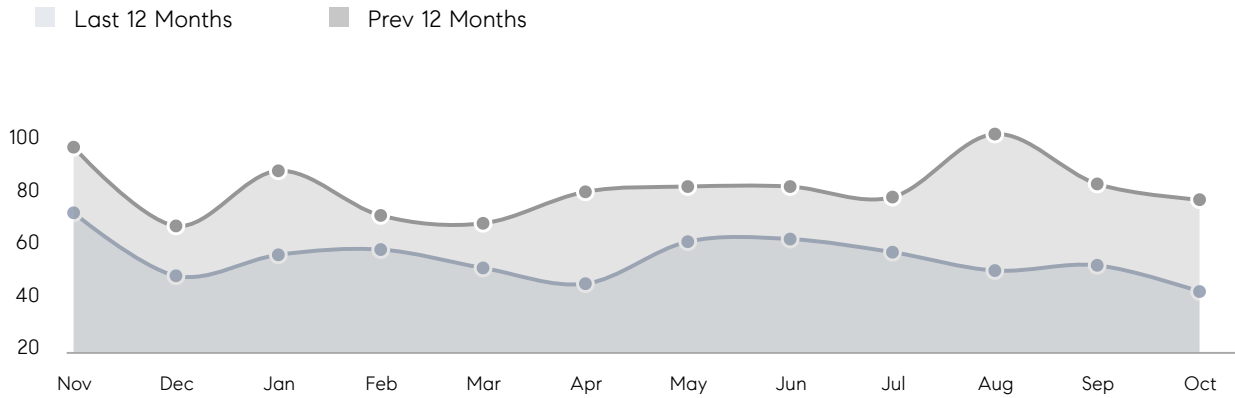
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	83	31	168%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$389,773	\$334,218	16.6%
	# OF CONTRACTS	31	37	-16.2%
	NEW LISTINGS	21	35	-40%
Houses	AVERAGE DOM	98	34	188%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$435,778	\$368,679	18%
	# OF CONTRACTS	20	29	-31%
	NEW LISTINGS	9	28	-68%
Condo/Co-op/TH	AVERAGE DOM	39	25	56%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$251,755	\$253,808	-1%
	# OF CONTRACTS	11	8	38%
	NEW LISTINGS	12	7	71%

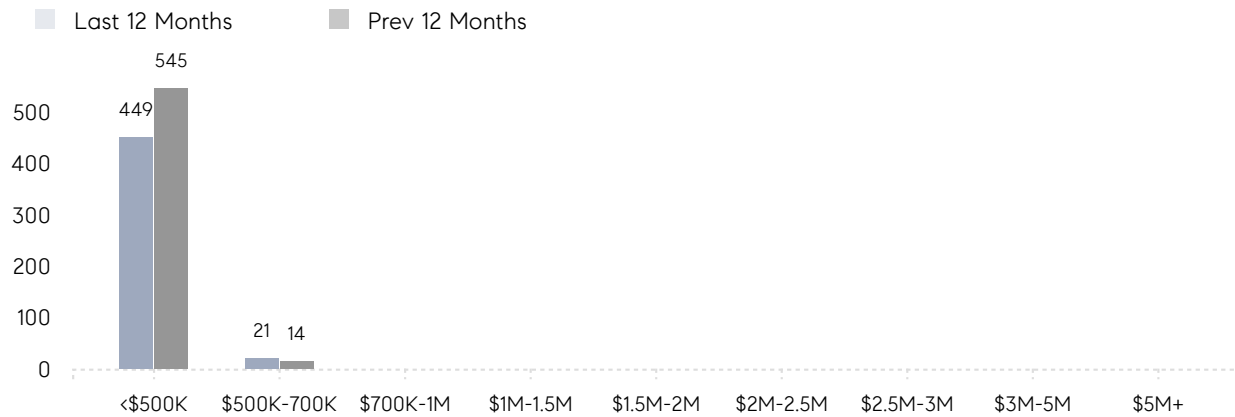
Belleville

OCTOBER 2022

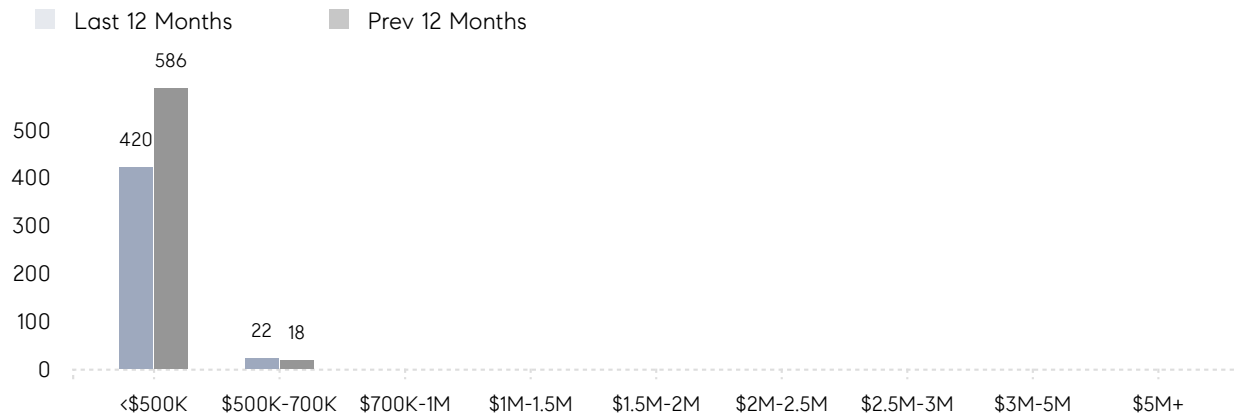
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Bergenfield Market Insights

Bergenfield

OCTOBER 2022

UNDER CONTRACT

12
Total
Properties

\$545K
Average
Price

\$487K
Median
Price

-37%
Decrease From
Oct 2021

14%
Increase From
Oct 2021

6%
Increase From
Oct 2021

UNITS SOLD

16
Total
Properties

\$528K
Average
Price

\$455K
Median
Price

-20%
Decrease From
Oct 2021

7%
Increase From
Oct 2021

-3%
Decrease From
Oct 2021

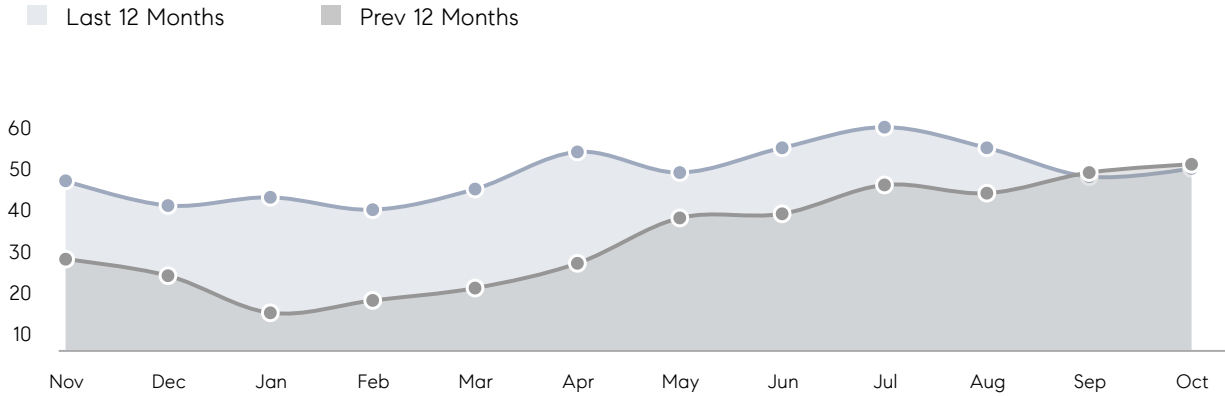
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	59	44	34%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$528,438	\$491,655	7.5%
	# OF CONTRACTS	12	19	-36.8%
	NEW LISTINGS	12	22	-45%
Houses	AVERAGE DOM	70	47	49%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$590,385	\$521,839	13%
	# OF CONTRACTS	12	18	-33%
	NEW LISTINGS	12	22	-45%
Condo/Co-op/TH	AVERAGE DOM	13	18	-28%
	% OF ASKING PRICE	101%	97%	
	AVERAGE SOLD PRICE	\$260,000	\$220,000	18%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

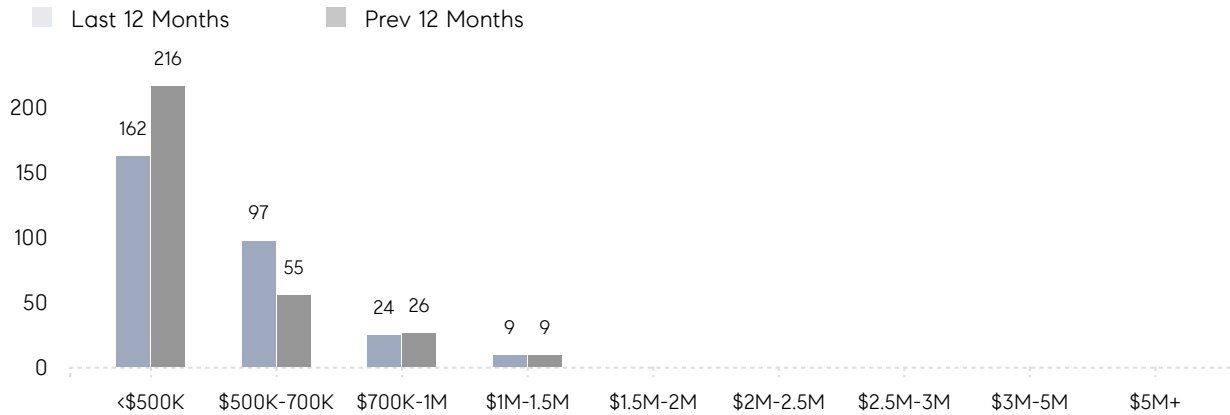
Bergenfield

OCTOBER 2022

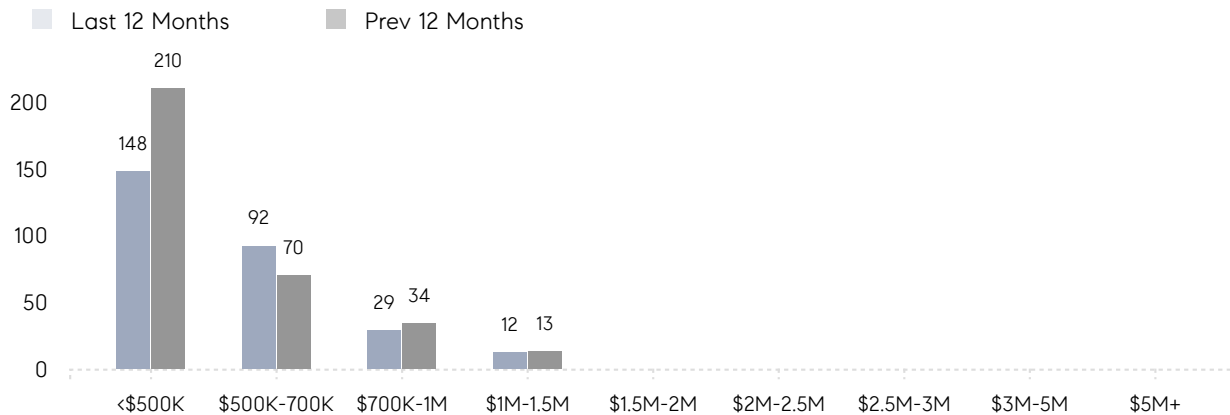
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Berkeley Heights Market Insights

Berkeley Heights

OCTOBER 2022

UNDER CONTRACT

16
Total
Properties

\$573K
Average
Price

\$594K
Median
Price

7%
Increase From
Oct 2021

9%
Increase From
Oct 2021

25%
Increase From
Oct 2021

UNITS SOLD

13
Total
Properties

\$750K
Average
Price

\$699K
Median
Price

18%
Increase From
Oct 2021

22%
Increase From
Oct 2021

8%
Increase From
Oct 2021

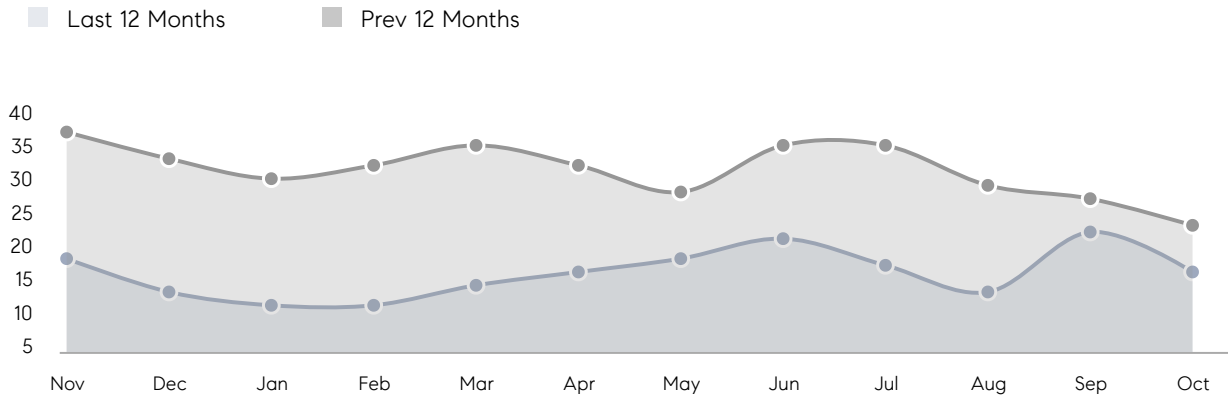
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	28	31	-10%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$750,146	\$617,182	21.5%
	# OF CONTRACTS	16	15	6.7%
	NEW LISTINGS	12	15	-20%
Houses	AVERAGE DOM	29	35	-17%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$765,992	\$675,444	13%
	# OF CONTRACTS	13	10	30%
	NEW LISTINGS	9	11	-18%
Condo/Co-op/TH	AVERAGE DOM	13	13	0%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$560,000	\$355,000	58%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	3	4	-25%

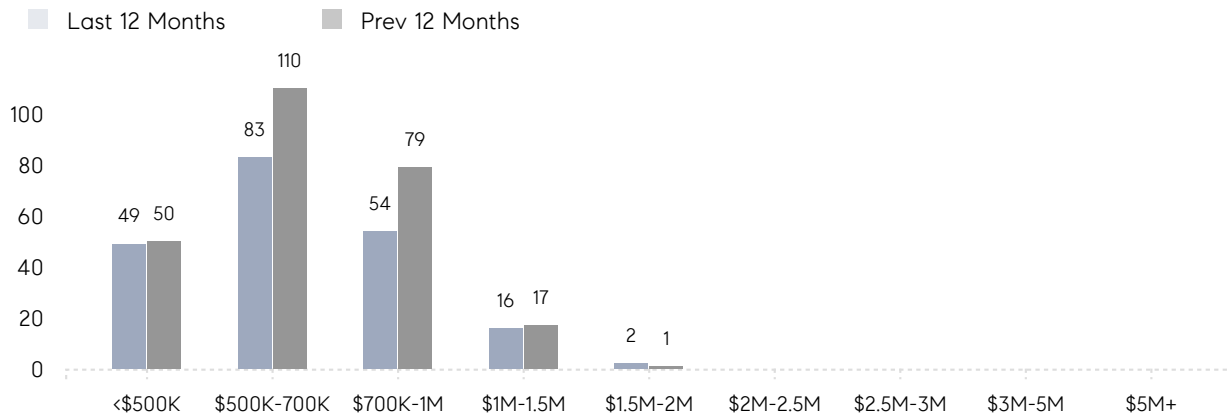
Berkeley Heights

OCTOBER 2022

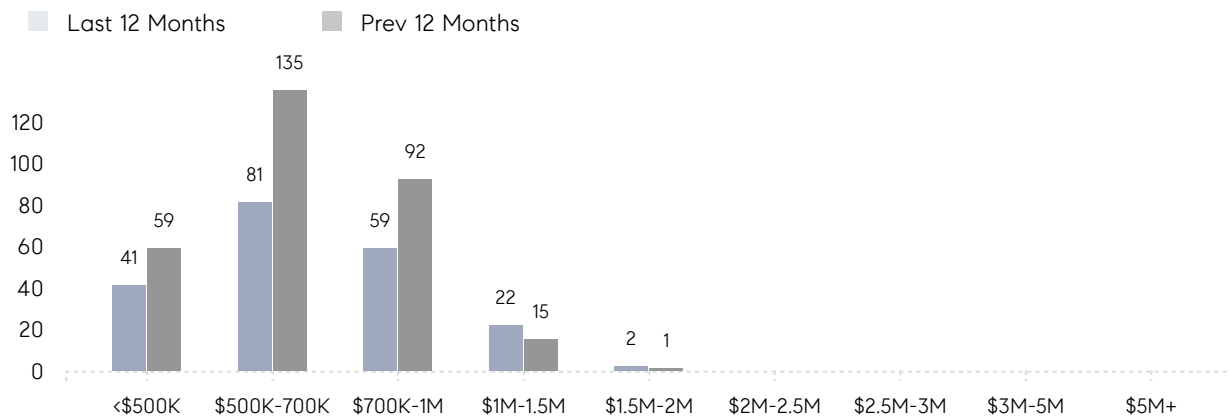
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Bernardsville Market Insights

Bernardsville

OCTOBER 2022

UNDER CONTRACT

10	\$1.2M	\$799K
Total Properties	Average Price	Median Price
-9%	27%	-11%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

UNITS SOLD

5	\$760K	\$720K
Total Properties	Average Price	Median Price
-71%	-20%	-1%
Decrease From Oct 2021	Decrease From Oct 2021	Change From Oct 2021

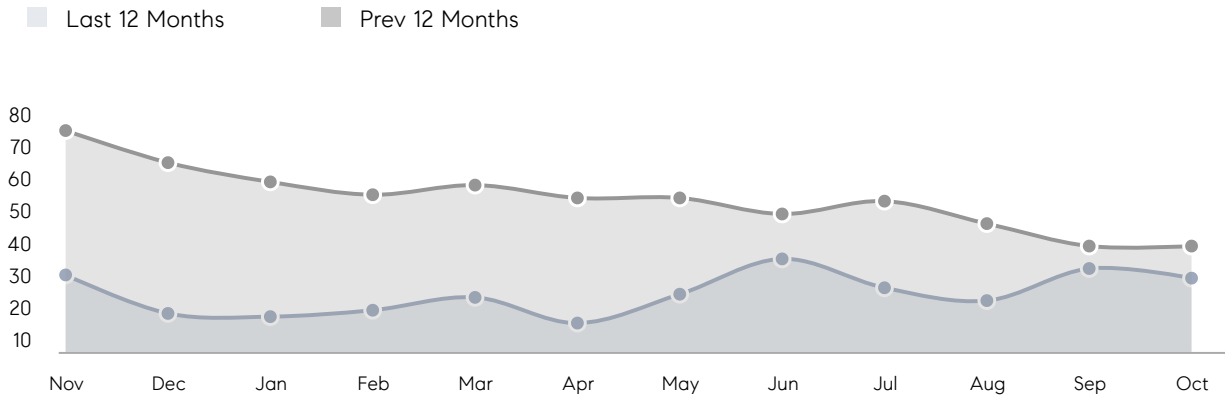
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	44	49	-10%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$760,000	\$947,912	-19.8%
	# OF CONTRACTS	10	11	-9.1%
	NEW LISTINGS	7	14	-50%
Houses	AVERAGE DOM	44	49	-10%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$760,000	\$947,912	-20%
	# OF CONTRACTS	9	11	-18%
	NEW LISTINGS	6	13	-54%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

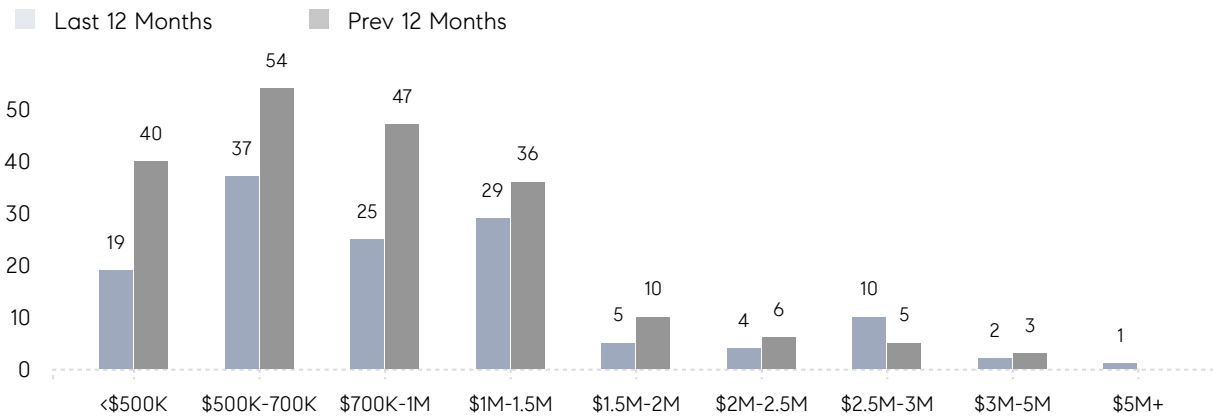
Bernardsville

OCTOBER 2022

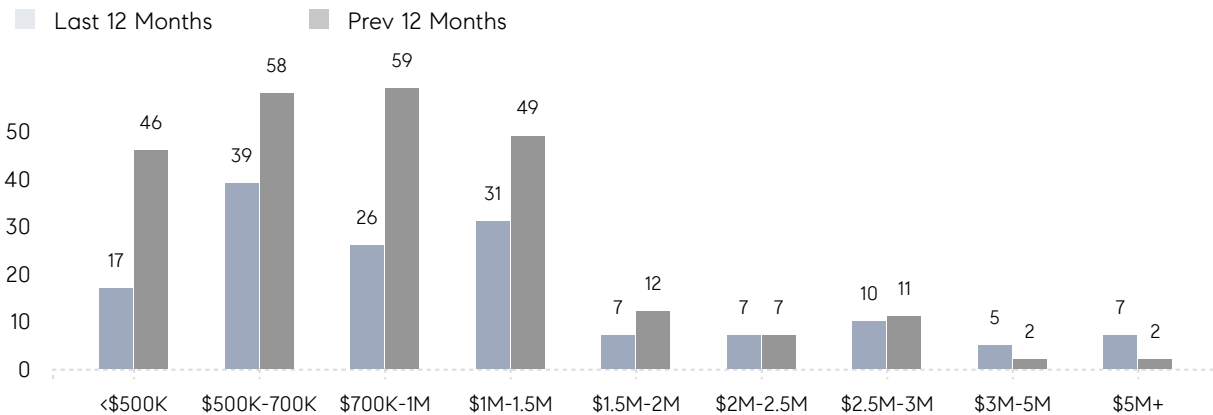
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Bloomfield Market Insights

Bloomfield

OCTOBER 2022

UNDER CONTRACT

33
Total
Properties

\$409K
Average
Price

\$419K
Median
Price

-55%
Decrease From
Oct 2021

-2%
Decrease From
Oct 2021

2%
Increase From
Oct 2021

UNITS SOLD

26
Total
Properties

\$439K
Average
Price

\$441K
Median
Price

-48%
Decrease From
Oct 2021

4%
Increase From
Oct 2021

4%
Increase From
Oct 2021

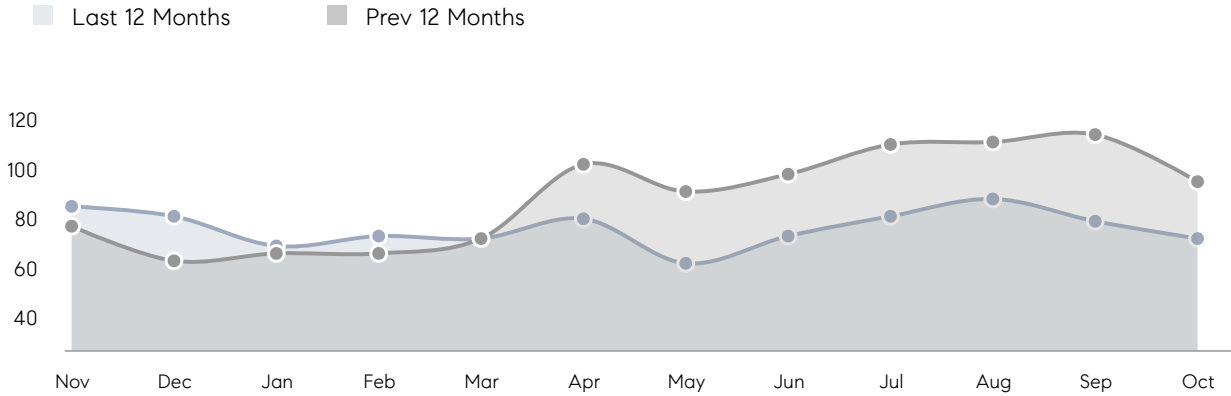
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	35	25	40%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$439,056	\$420,617	4.4%
	# OF CONTRACTS	33	74	-55.4%
	NEW LISTINGS	26	57	-54%
Houses	AVERAGE DOM	33	23	43%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$477,823	\$445,092	7%
	# OF CONTRACTS	28	64	-56%
	NEW LISTINGS	19	51	-63%
Condo/Co-op/TH	AVERAGE DOM	43	43	0%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$309,833	\$241,133	28%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	7	6	17%

Bloomfield

OCTOBER 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Bogota Market Insights

Bogota

OCTOBER 2022

UNDER CONTRACT

1	\$479K	\$479K
Total Properties	Average Price	Median Price
-89%	17%	3%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

4	\$526K	\$505K
Total Properties	Average Price	Median Price
-56%	22%	16%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

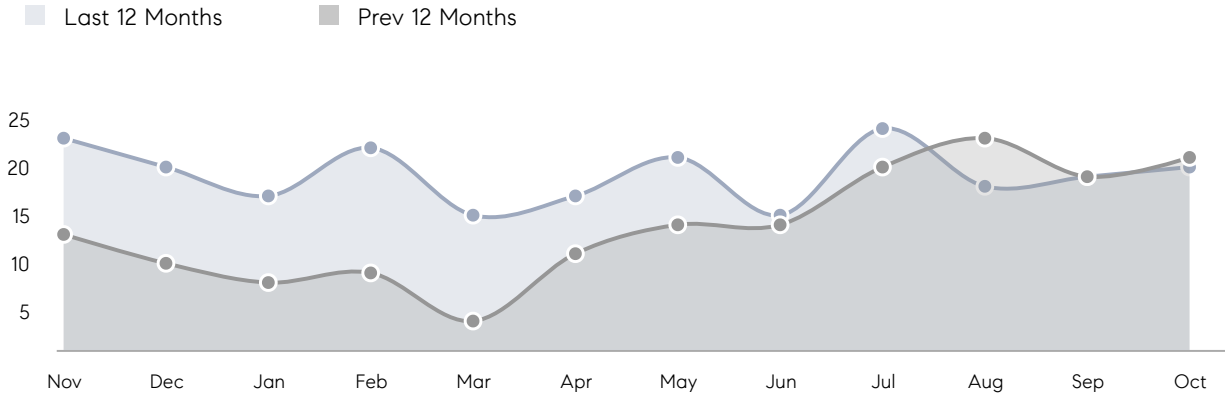
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	15	30	-50%
	% OF ASKING PRICE	108%	102%	
	AVERAGE SOLD PRICE	\$526,250	\$431,420	22.0%
	# OF CONTRACTS	1	9	-88.9%
	NEW LISTINGS	3	8	-62%
Houses	AVERAGE DOM	15	29	-48%
	% OF ASKING PRICE	108%	102%	
	AVERAGE SOLD PRICE	\$526,250	\$461,875	14%
	# OF CONTRACTS	1	7	-86%
	NEW LISTINGS	3	8	-62%
Condo/Co-op/TH	AVERAGE DOM	-	35	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$187,777	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	0	0%

Bogota

OCTOBER 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Boonton Market Insights

Boonton

OCTOBER 2022

UNDER CONTRACT

5	\$462K	\$389K
Total Properties	Average Price	Median Price
-37%	9%	-3%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

UNITS SOLD

5	\$415K	\$460K
Total Properties	Average Price	Median Price
25%	-19%	-4%
Increase From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

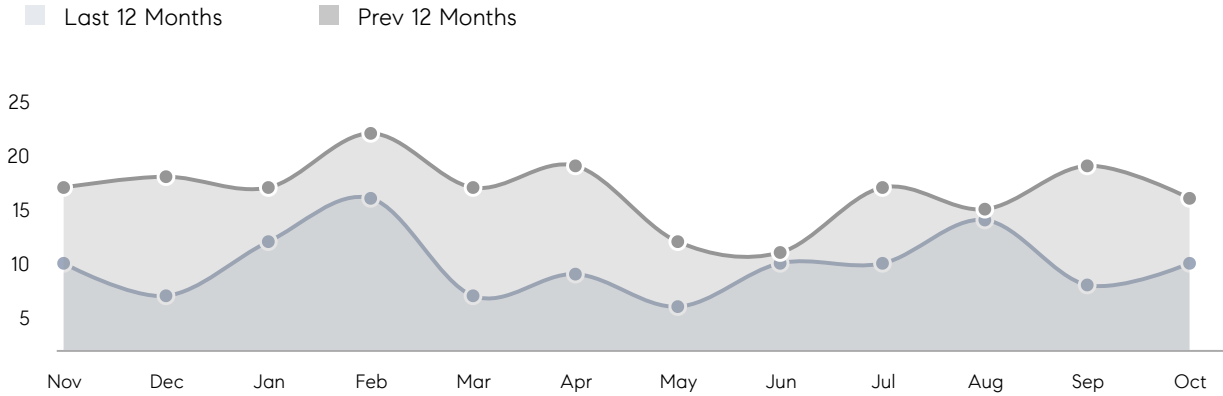
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	34	41	-17%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$415,000	\$514,975	-19.4%
	# OF CONTRACTS	5	8	-37.5%
	NEW LISTINGS	7	7	0%
Houses	AVERAGE DOM	16	41	-61%
	% OF ASKING PRICE	107%	100%	
	AVERAGE SOLD PRICE	\$468,333	\$514,975	-9%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	7	6	17%
Condo/Co-op/TH	AVERAGE DOM	61	-	-
	% OF ASKING PRICE	89%	-	
	AVERAGE SOLD PRICE	\$335,000	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	1	0%

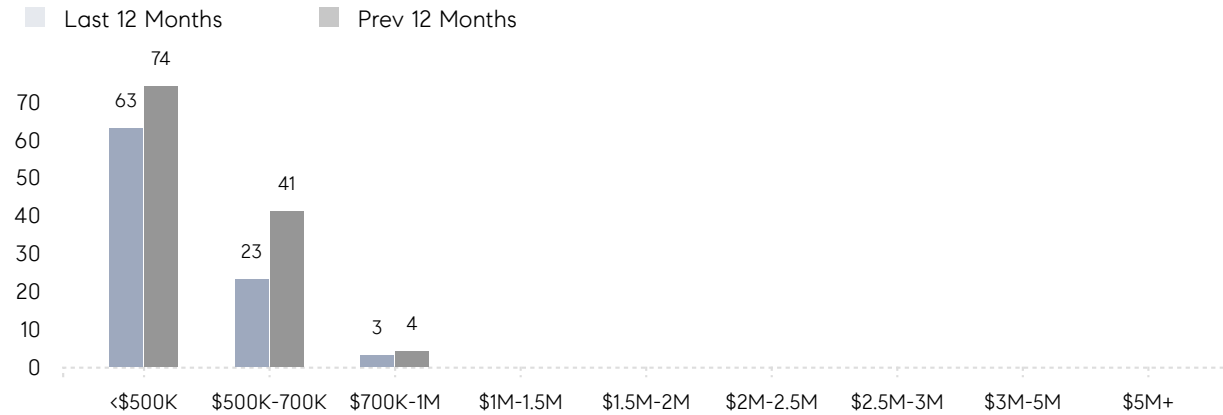
Boonton

OCTOBER 2022

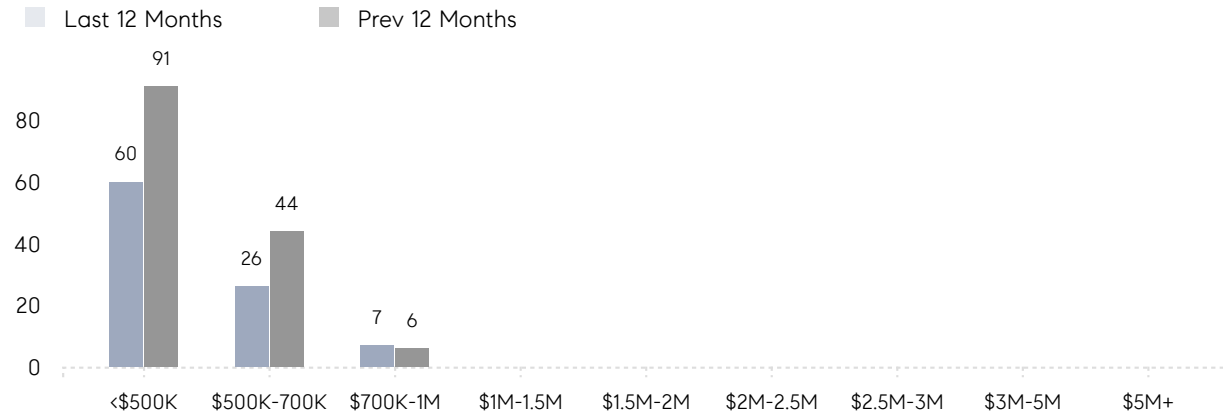
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Boonton Township Market Insights

Boonton Township

OCTOBER 2022

UNDER CONTRACT

4	\$561K	\$532K
Total Properties	Average Price	Median Price
0%	-20%	-30%
Change From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

1	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-83%	65%	64%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

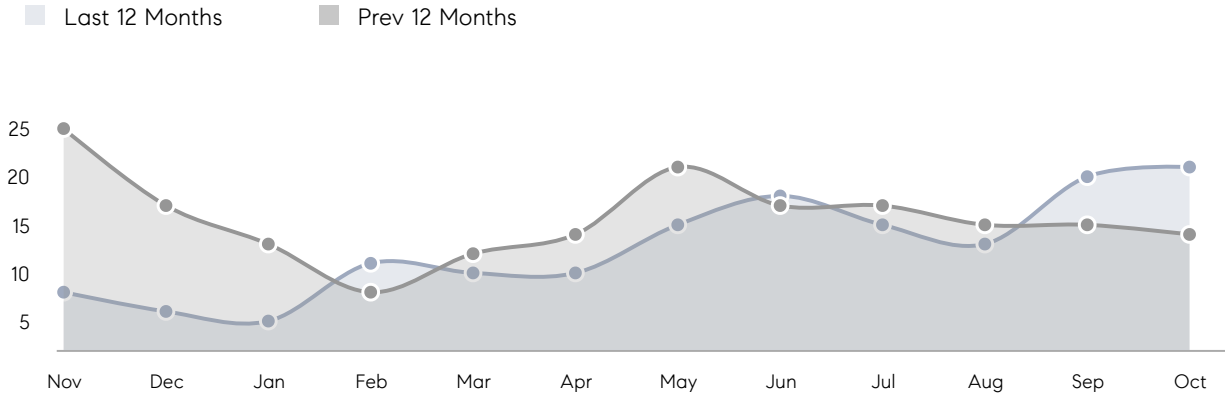
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	106	36	194%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$1,040,000	\$631,068	64.8%
	# OF CONTRACTS	4	4	0.0%
	NEW LISTINGS	6	4	50%
Houses	AVERAGE DOM	106	36	194%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$1,040,000	\$631,068	65%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	5	4	25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

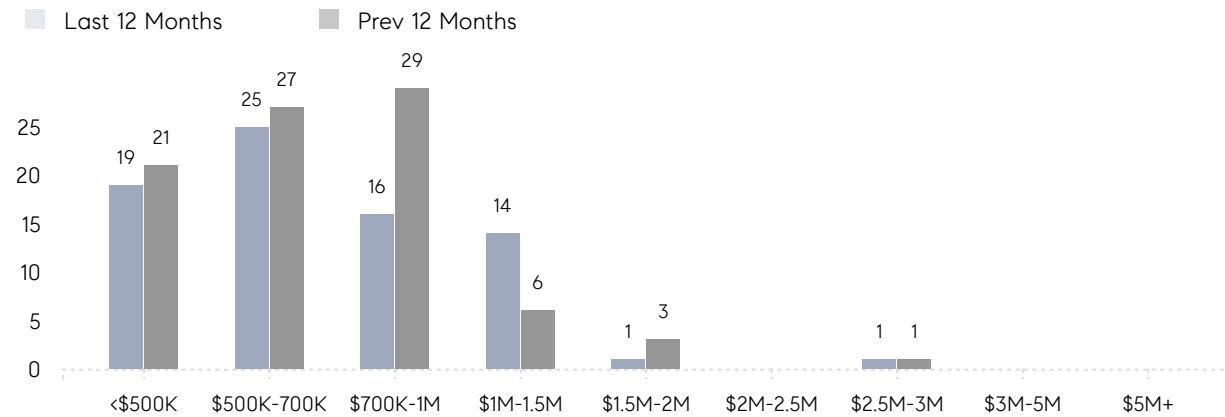
Boonton Township

OCTOBER 2022

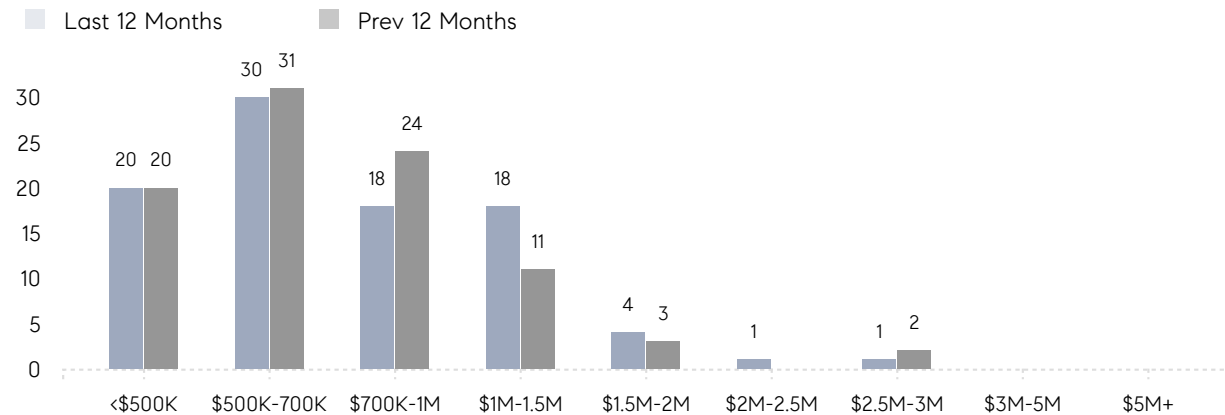
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Branchburg Market Insights

Branchburg

OCTOBER 2022

UNDER CONTRACT

14
Total
Properties

\$557K
Average
Price

\$499K
Median
Price

-30%
Decrease From
Oct 2021

15%
Increase From
Oct 2021

3%
Increase From
Oct 2021

UNITS SOLD

15
Total
Properties

\$645K
Average
Price

\$622K
Median
Price

-32%
Decrease From
Oct 2021

24%
Increase From
Oct 2021

23%
Increase From
Oct 2021

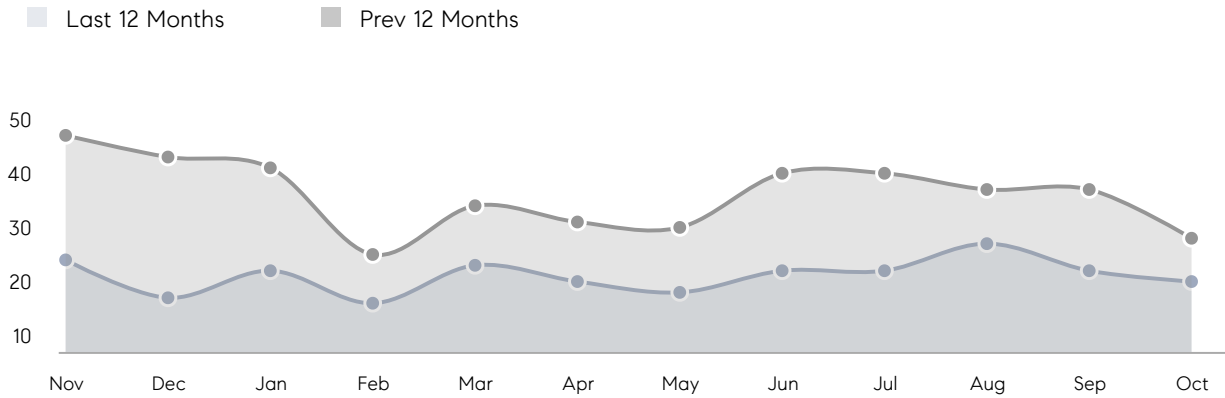
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	25	41	-39%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$645,367	\$519,427	24.2%
	# OF CONTRACTS	14	20	-30.0%
	NEW LISTINGS	12	20	-40%
Houses	AVERAGE DOM	28	30	-7%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$782,450	\$607,200	29%
	# OF CONTRACTS	11	14	-21%
	NEW LISTINGS	6	14	-57%
Condo/Co-op/TH	AVERAGE DOM	20	54	-63%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$371,200	\$414,100	-10%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	6	6	0%

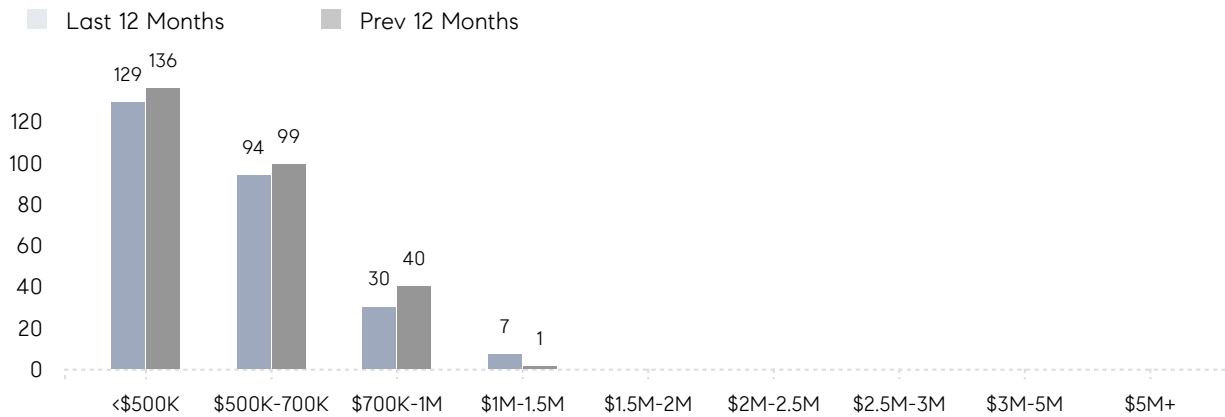
Branchburg

OCTOBER 2022

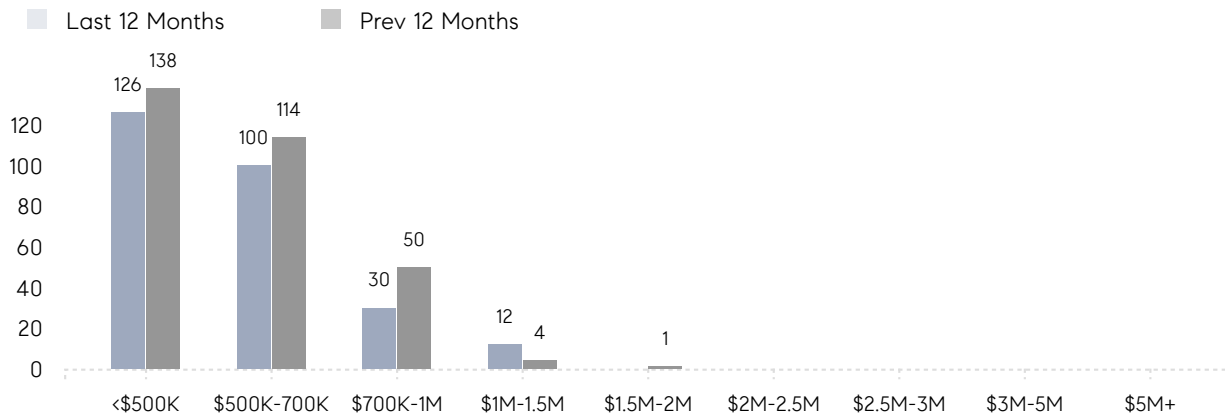
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Bridgewater Market Insights

Bridgewater

OCTOBER 2022

UNDER CONTRACT

40
Total
Properties

\$621K
Average
Price

\$590K
Median
Price

-34%
Decrease From
Oct 2021

18%
Increase From
Oct 2021

18%
Increase From
Oct 2021

UNITS SOLD

38
Total
Properties

\$690K
Average
Price

\$655K
Median
Price

-49%
Decrease From
Oct 2021

24%
Increase From
Oct 2021

18%
Increase From
Oct 2021

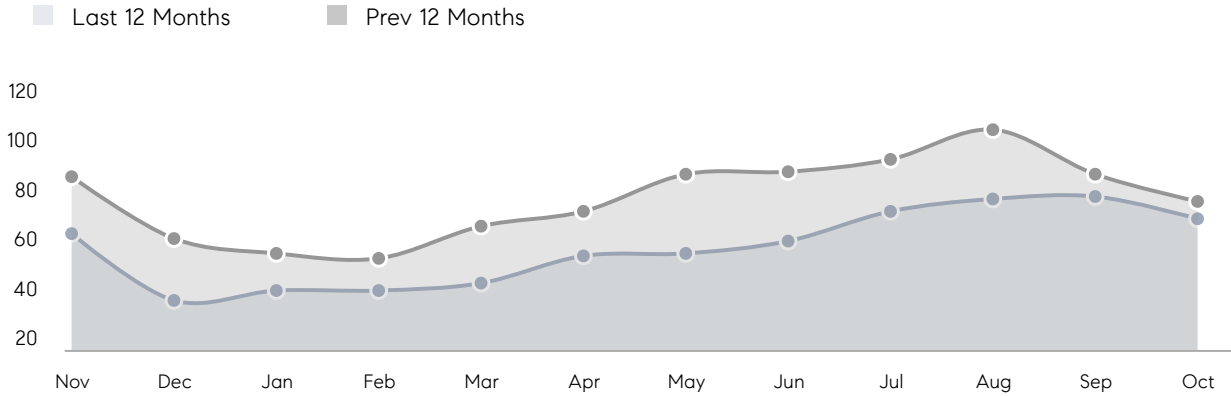
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	34	31	10%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$690,418	\$557,891	23.8%
	# OF CONTRACTS	40	61	-34.4%
	NEW LISTINGS	35	62	-44%
Houses	AVERAGE DOM	36	32	13%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$738,778	\$653,506	13%
	# OF CONTRACTS	30	44	-32%
	NEW LISTINGS	21	43	-51%
Condo/Co-op/TH	AVERAGE DOM	25	29	-14%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$432,500	\$354,708	22%
	# OF CONTRACTS	10	17	-41%
	NEW LISTINGS	14	19	-26%

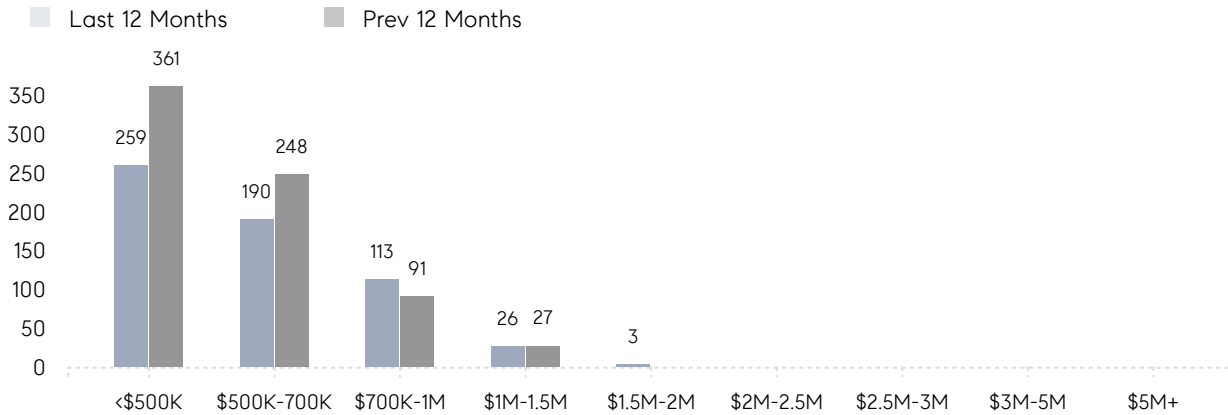
Bridgewater

OCTOBER 2022

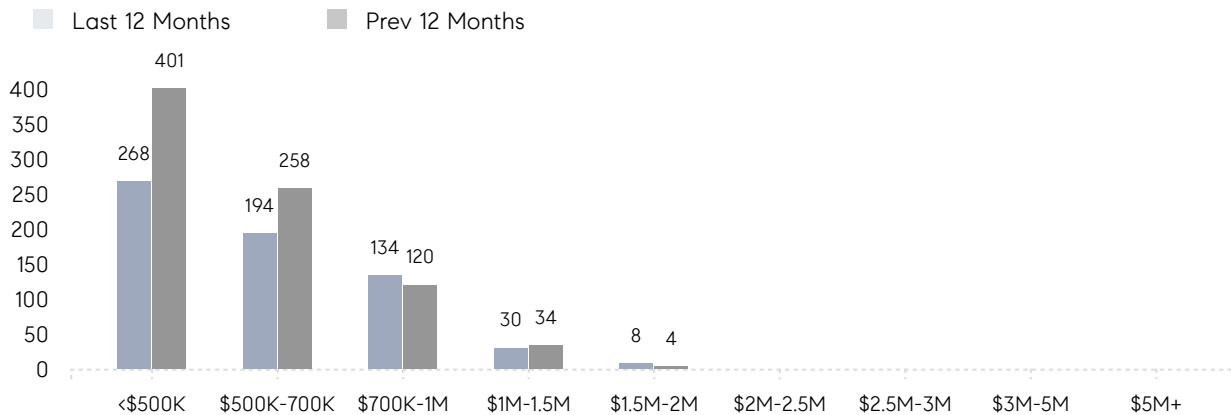
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Byram Market Insights

Byram

OCTOBER 2022

UNDER CONTRACT

17
Total
Properties

\$399K
Average
Price

\$399K
Median
Price

113%
Increase From
Oct 2021

11%
Increase From
Oct 2021

5%
Increase From
Oct 2021

UNITS SOLD

7
Total
Properties

\$402K
Average
Price

\$397K
Median
Price

-50%
Decrease From
Oct 2021

5%
Increase From
Oct 2021

5%
Increase From
Oct 2021

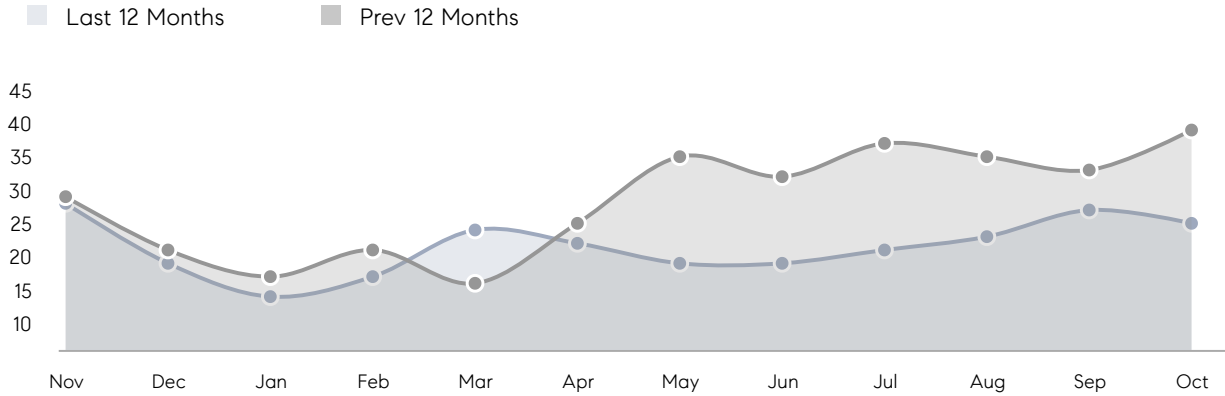
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	36	45	-20%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$402,214	\$381,614	5.4%
	# OF CONTRACTS	17	8	112.5%
	NEW LISTINGS	15	17	-12%
Houses	AVERAGE DOM	36	45	-20%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$402,214	\$381,614	5%
	# OF CONTRACTS	17	8	113%
	NEW LISTINGS	15	17	-12%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

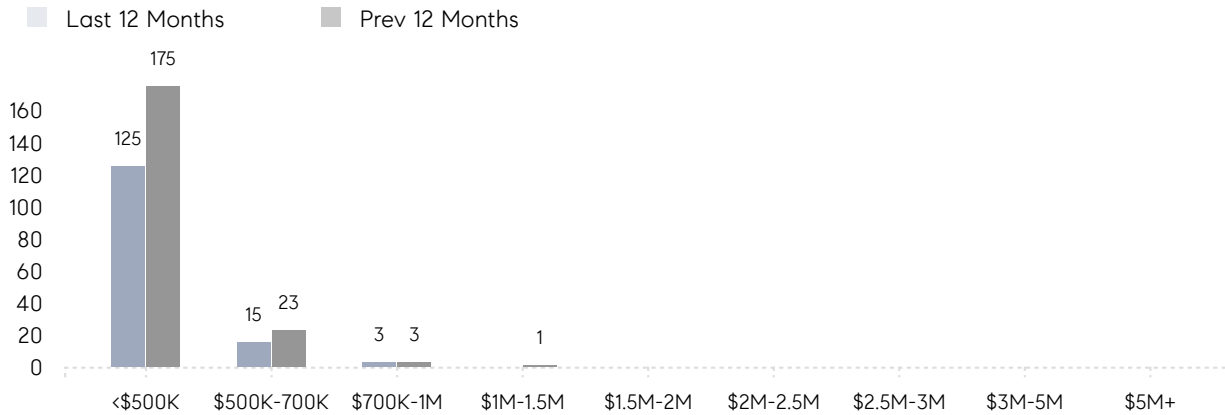
Byram

OCTOBER 2022

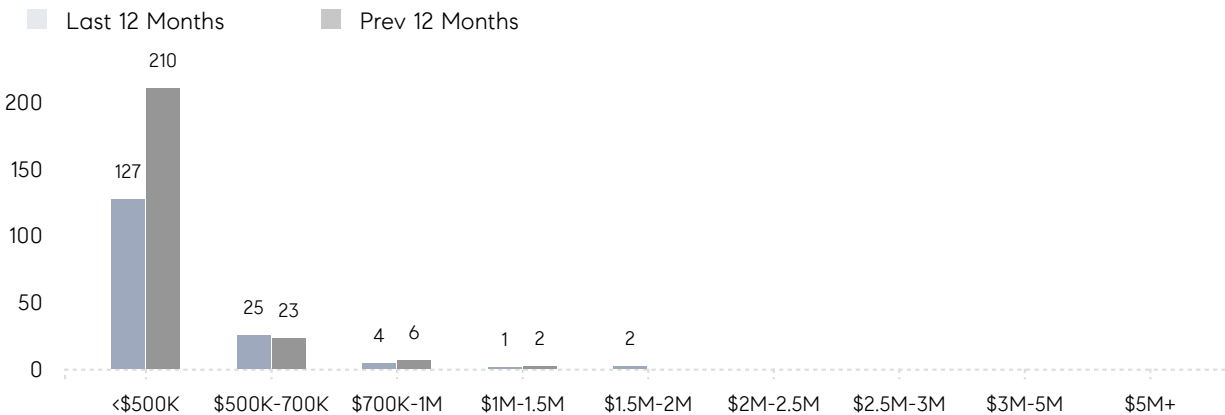
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Caldwell Market Insights

Caldwell

OCTOBER 2022

UNDER CONTRACT

4
Total
Properties

\$603K
Average
Price

\$593K
Median
Price

-50%
Decrease From
Oct 2021

13%
Increase From
Oct 2021

19%
Increase From
Oct 2021

UNITS SOLD

1
Total
Properties

\$405K
Average
Price

\$405K
Median
Price

-86%
Decrease From
Oct 2021

-28%
Decrease From
Oct 2021

-12%
Decrease From
Oct 2021

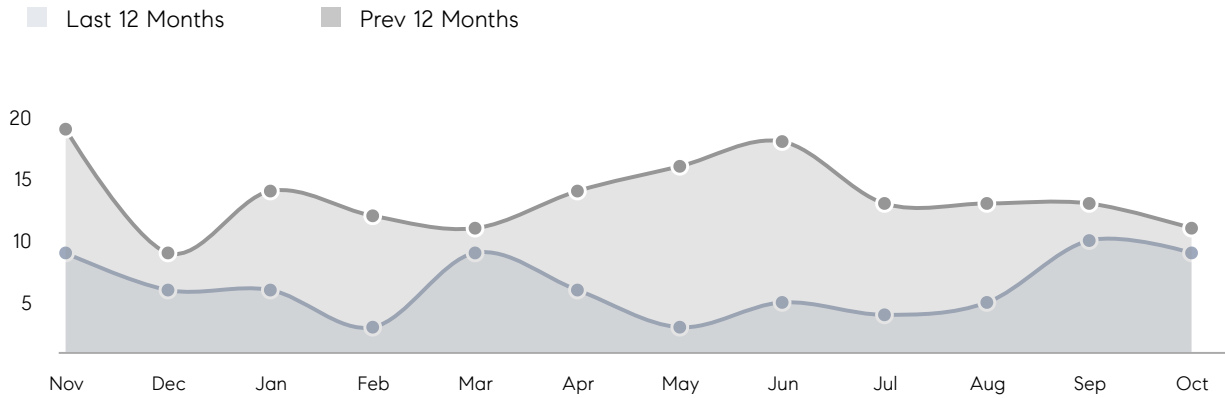
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	2	31	-94%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$405,000	\$562,949	-28.1%
	# OF CONTRACTS	4	8	-50.0%
	NEW LISTINGS	3	7	-57%
Houses	AVERAGE DOM	-	15	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$594,274	-
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	2	128	-98%
	% OF ASKING PRICE	104%	96%	
	AVERAGE SOLD PRICE	\$405,000	\$375,000	8%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

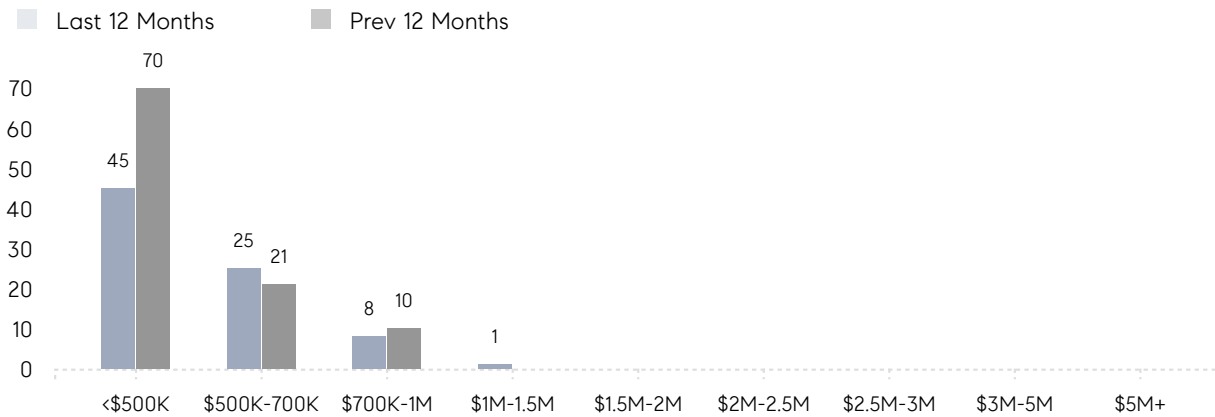
Caldwell

OCTOBER 2022

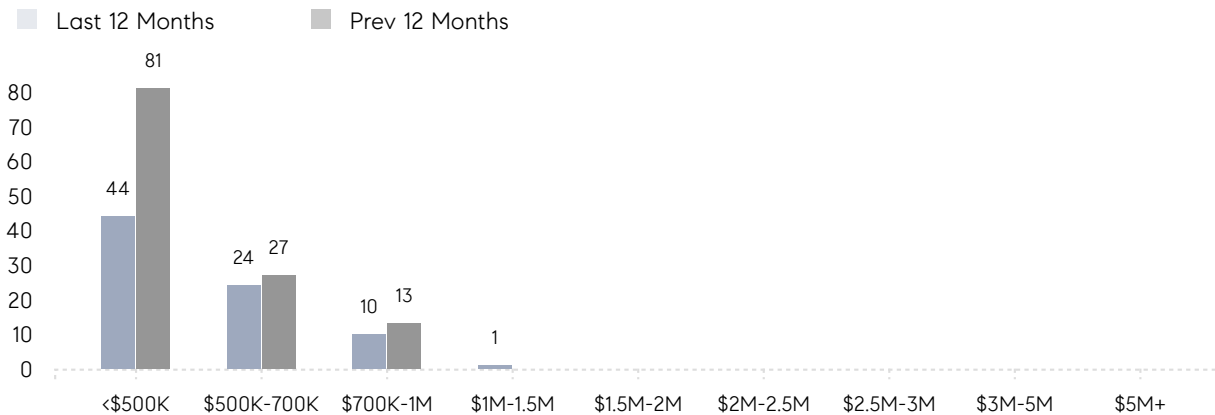
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Carlstadt Market Insights

Carlstadt

OCTOBER 2022

UNDER CONTRACT

1	\$379K	\$379K
Total Properties	Average Price	Median Price
-75%	-32%	-29%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

4	\$606K	\$518K
Total Properties	Average Price	Median Price
33%	22%	4%
Increase From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

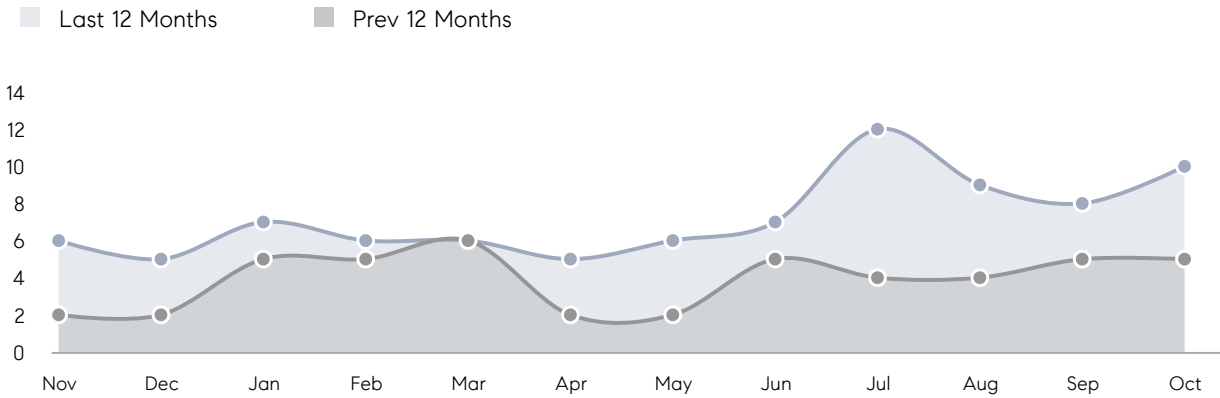
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	46	36	28%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$606,500	\$495,533	22.4%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	2	4	-50%
Houses	AVERAGE DOM	46	36	28%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$606,500	\$495,533	22%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

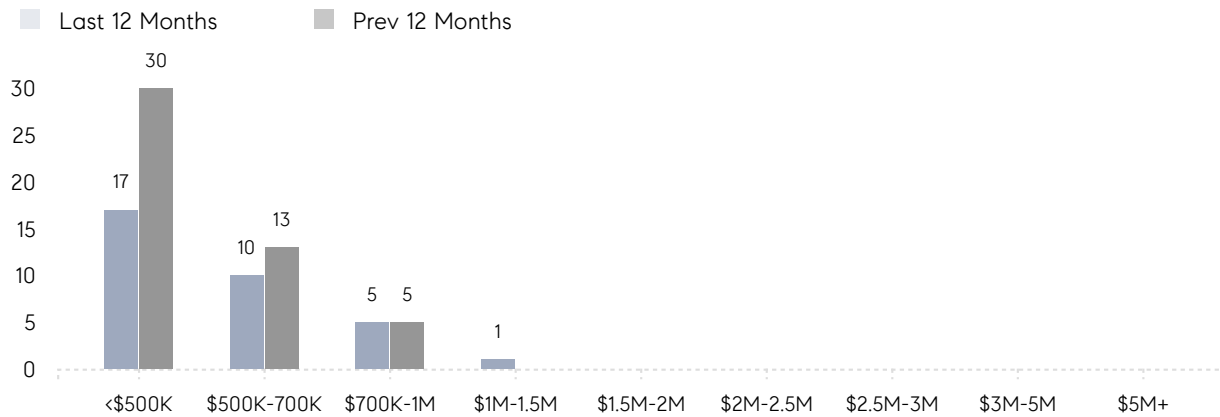
Carlstadt

OCTOBER 2022

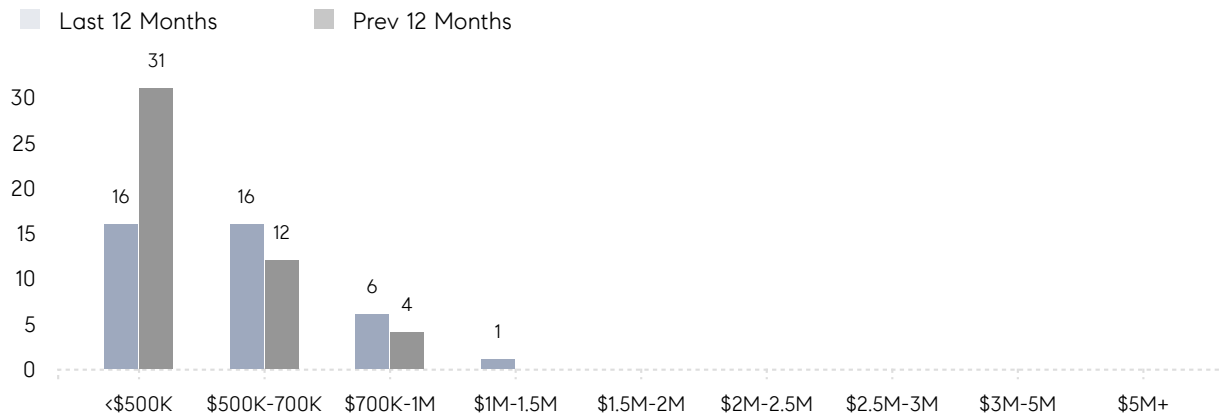
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Cedar Grove Market Insights

Cedar Grove

OCTOBER 2022

UNDER CONTRACT

6	\$606K	\$599K
Total Properties	Average Price	Median Price
-75%	-14%	-10%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

8	\$637K	\$581K
Total Properties	Average Price	Median Price
-50%	6%	0%
Decrease From Oct 2021	Increase From Oct 2021	Change From Oct 2021

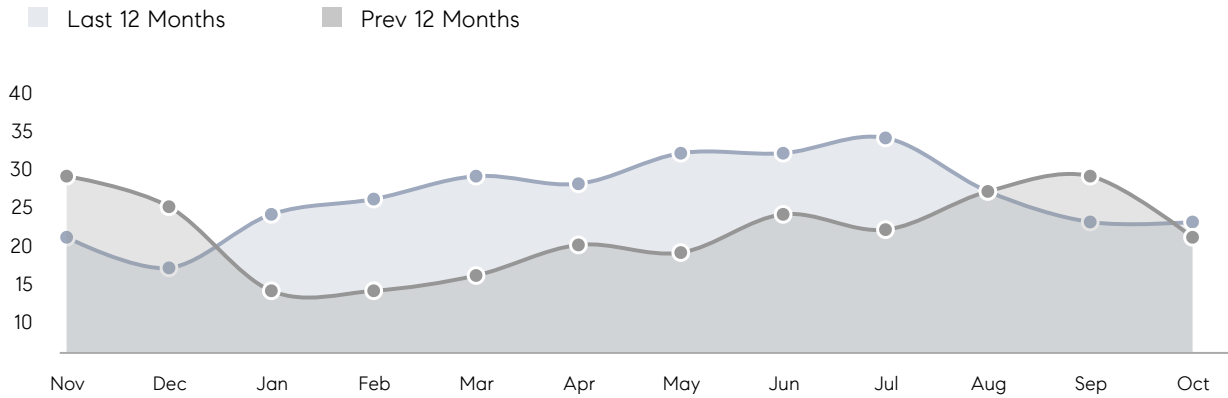
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	54	27	100%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$637,625	\$603,556	5.6%
	# OF CONTRACTS	6	24	-75.0%
	NEW LISTINGS	8	16	-50%
Houses	AVERAGE DOM	59	29	103%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$662,667	\$629,090	5%
	# OF CONTRACTS	6	16	-62%
	NEW LISTINGS	6	14	-57%
Condo/Co-op/TH	AVERAGE DOM	40	25	60%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$562,500	\$561,000	0%
	# OF CONTRACTS	0	8	0%
	NEW LISTINGS	2	2	0%

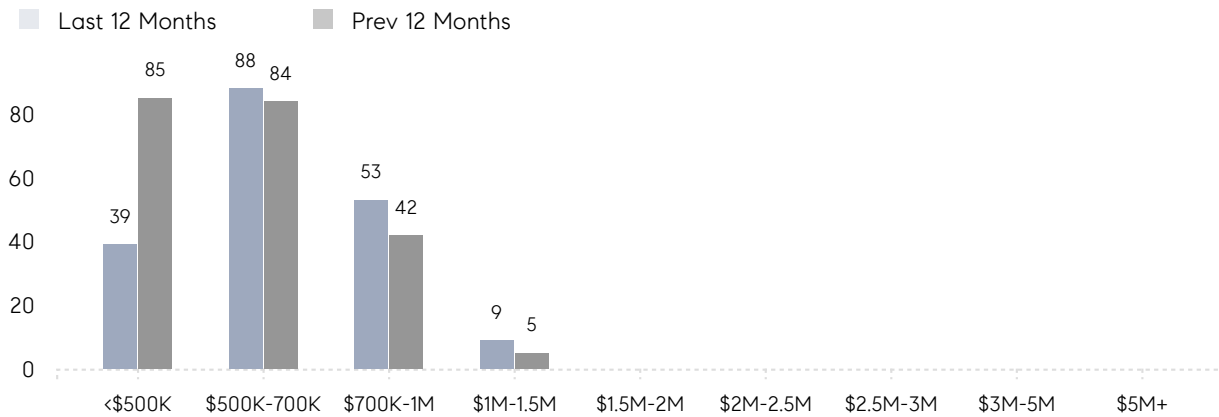
Cedar Grove

OCTOBER 2022

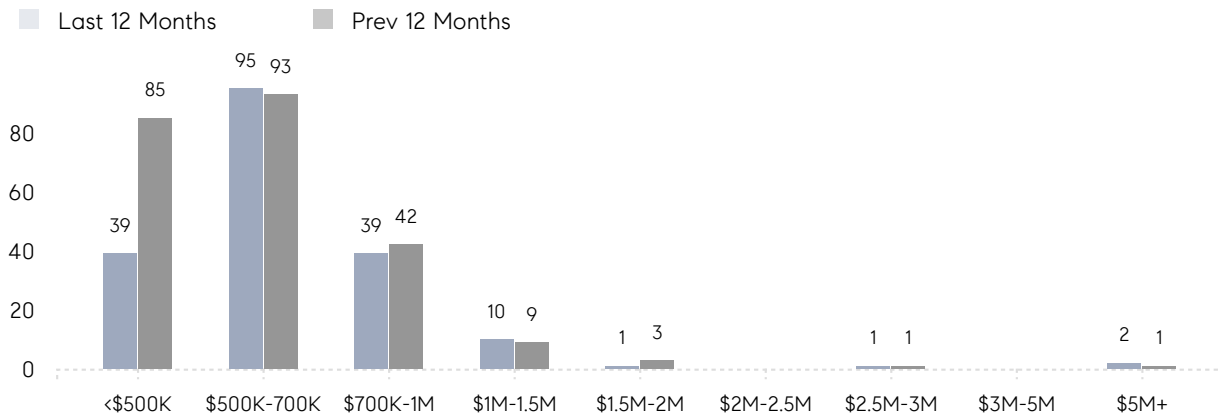
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Cedar Knolls Market Insights

Cedar Knolls

OCTOBER 2022

UNDER CONTRACT

2
Total
Properties

\$377K
Average
Price

\$377K
Median
Price

100%
Increase From
Oct 2021

11%
Increase From
Oct 2021

11%
Increase From
Oct 2021

UNITS SOLD

4
Total
Properties

\$532K
Average
Price

\$464K
Median
Price

300%
Increase From
Oct 2021

-28%
Decrease From
Oct 2021

-37%
Decrease From
Oct 2021

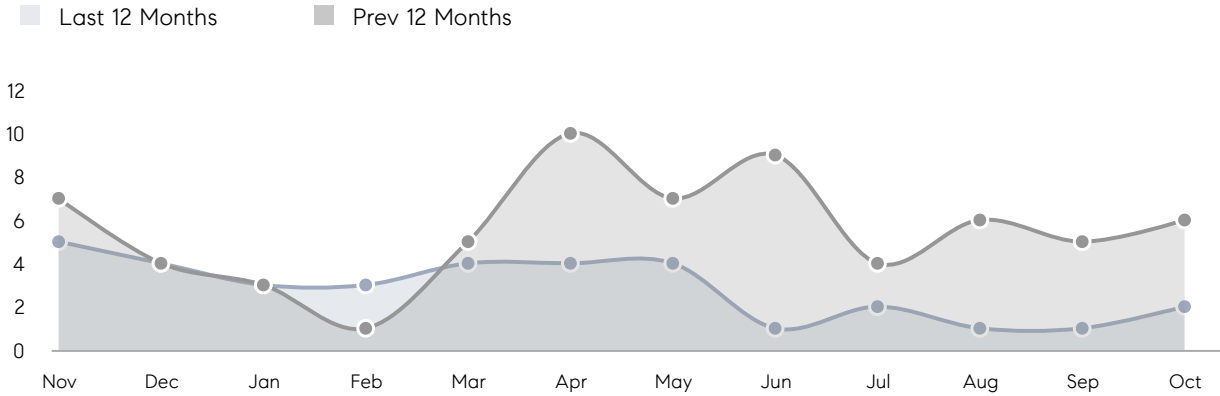
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	25	11	127%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$532,250	\$735,000	-27.6%
	# OF CONTRACTS	2	1	100.0%
	NEW LISTINGS	3	4	-25%
Houses	AVERAGE DOM	34	11	209%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$600,000	\$735,000	-18%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	17	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$464,500	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	1	100%

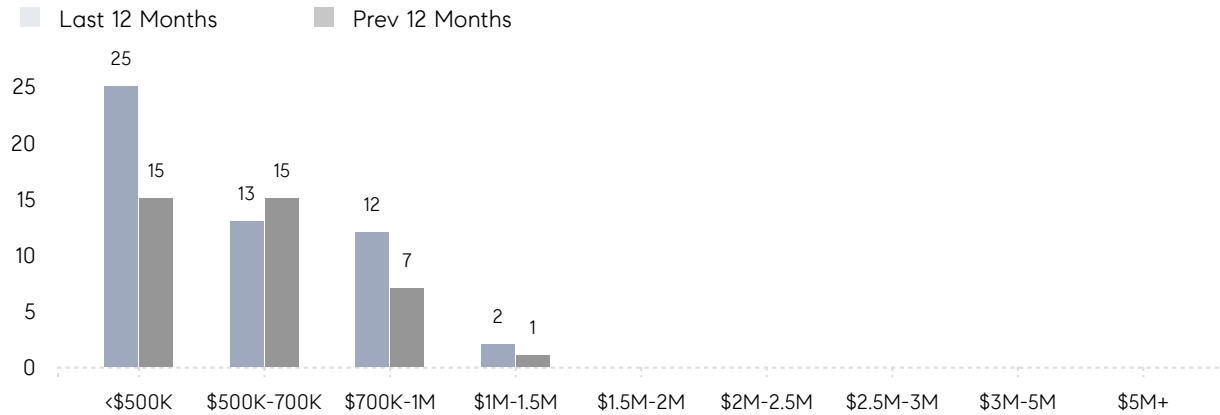
Cedar Knolls

OCTOBER 2022

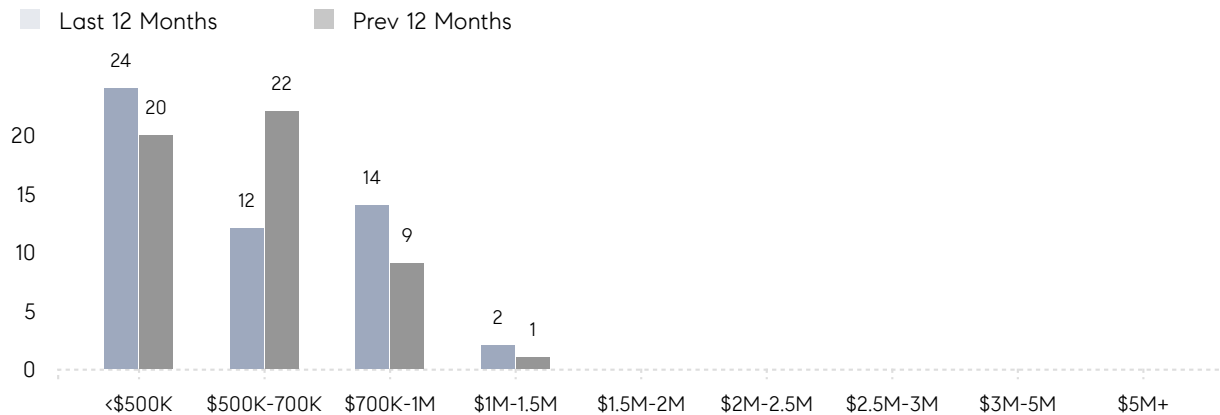
Monthly Inventory



Contracts By Price Range



Listings By Price Range

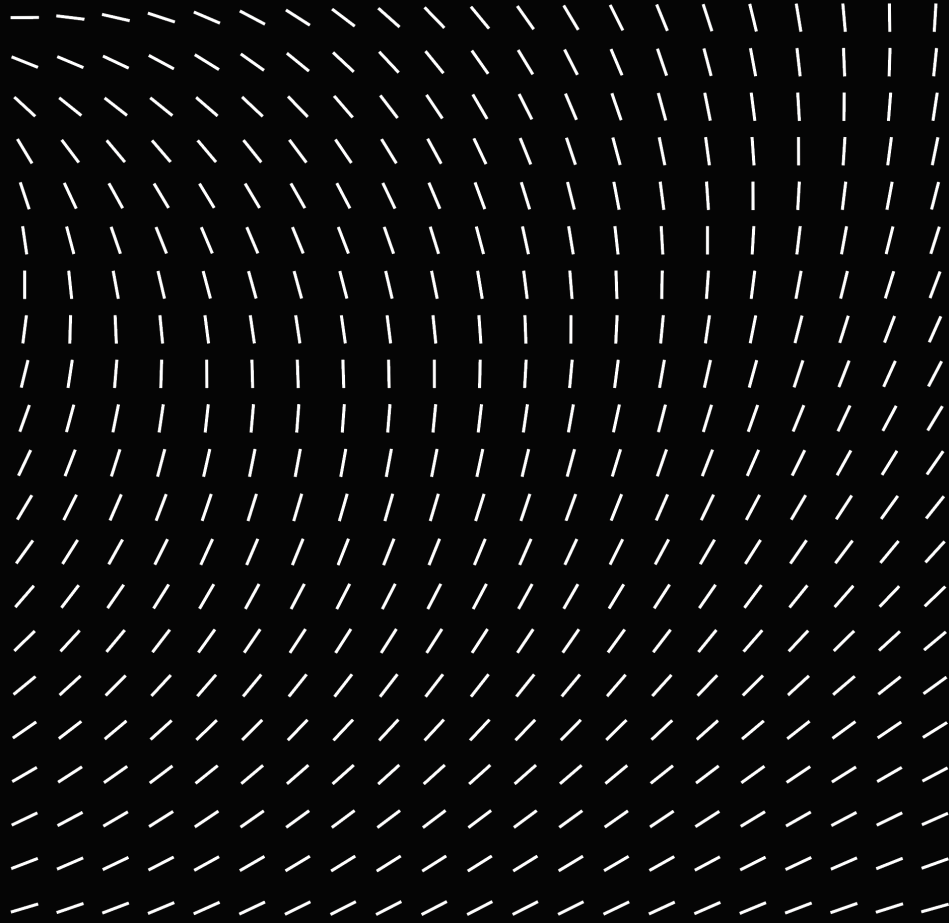




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COMPASS

October 2022

Chatham Borough Market Insights

Chatham Borough

OCTOBER 2022

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Oct 2021	Change From Oct 2021	Change From Oct 2021

UNITS SOLD

7	\$876K	\$860K
Total Properties	Average Price	Median Price
40%	-9%	-14%
Increase From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

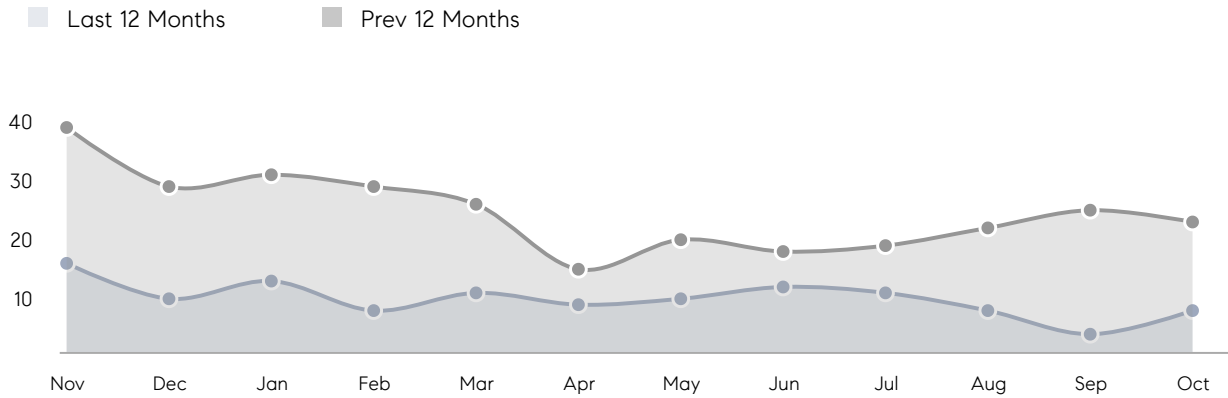
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	26	20	30%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$876,957	\$965,600	-9.2%
	# OF CONTRACTS	0	16	0.0%
	NEW LISTINGS	7	15	-53%
Houses	AVERAGE DOM	26	20	30%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$876,957	\$965,600	-9%
	# OF CONTRACTS	0	14	0%
	NEW LISTINGS	7	14	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	1	0%

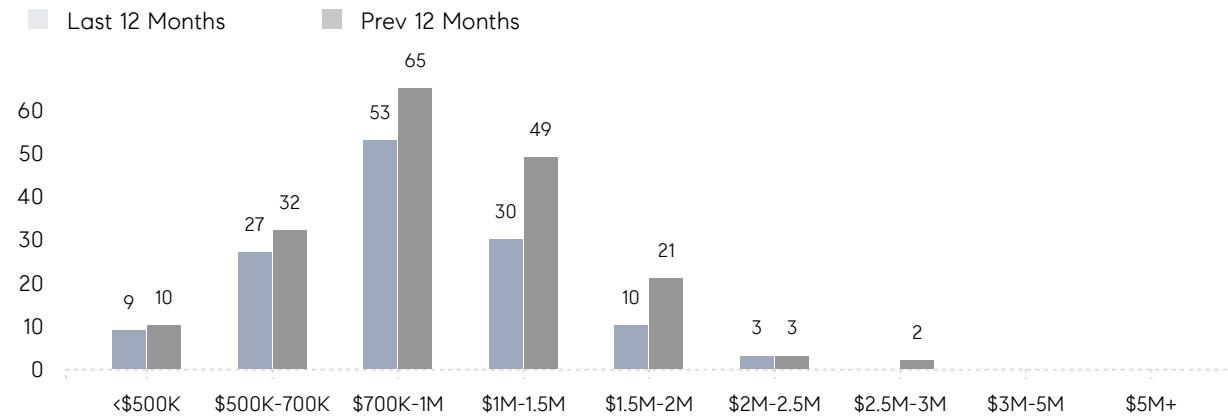
Chatham Borough

OCTOBER 2022

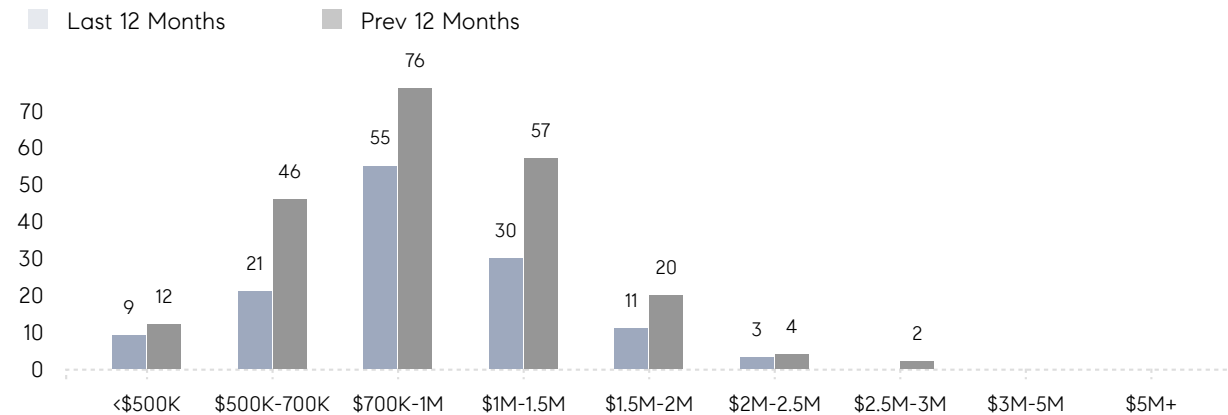
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Chatham Township Market Insights

Chatham Township

OCTOBER 2022

UNDER CONTRACT

8	\$1.0M	\$744K
Total Properties	Average Price	Median Price
-76%	1%	-17%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

UNITS SOLD

13	\$1.1M	\$925K
Total Properties	Average Price	Median Price
-7%	15%	6%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

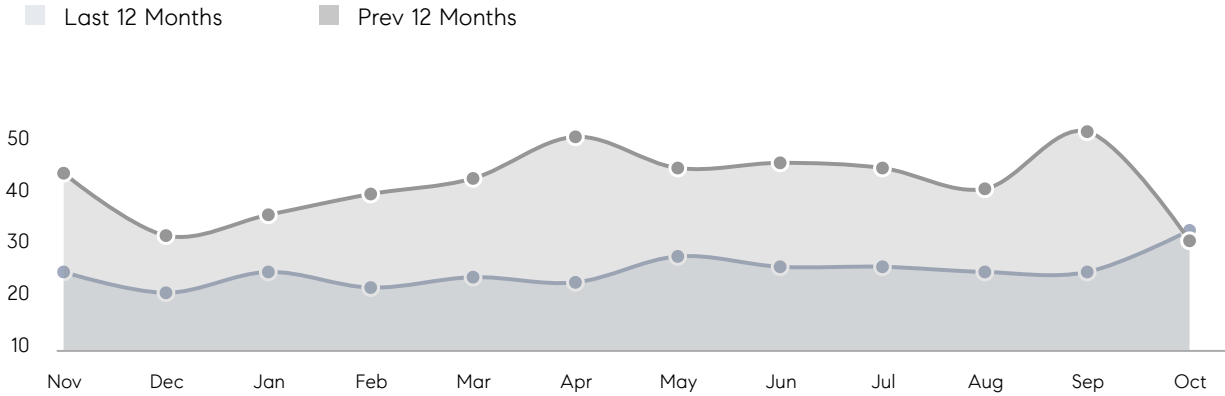
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	42	45	-7%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$1,103,104	\$960,571	14.8%
	# OF CONTRACTS	8	34	-76.5%
	NEW LISTINGS	17	23	-26%
Houses	AVERAGE DOM	18	54	-67%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$1,406,000	\$1,273,667	10%
	# OF CONTRACTS	5	24	-79%
	NEW LISTINGS	13	18	-28%
Condo/Co-op/TH	AVERAGE DOM	63	30	110%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$843,479	\$397,000	112%
	# OF CONTRACTS	3	10	-70%
	NEW LISTINGS	4	5	-20%

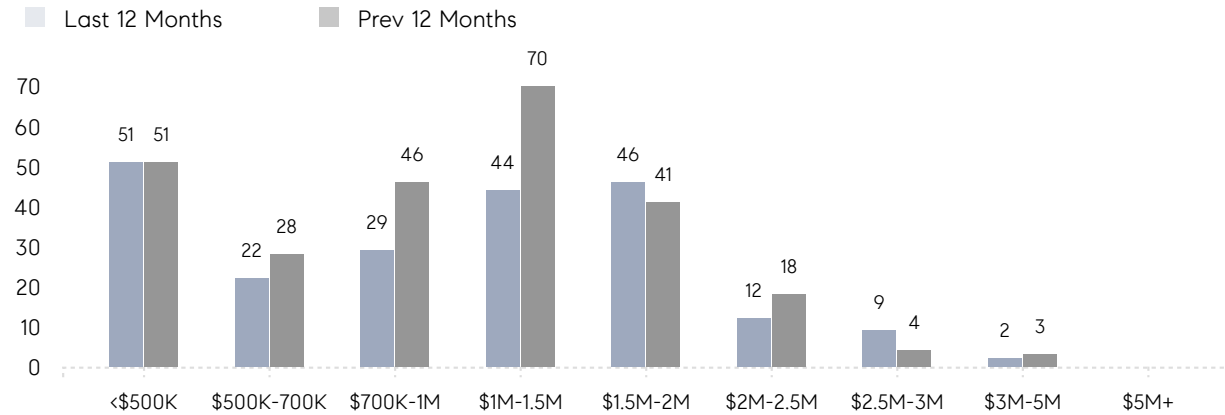
Chatham Township

OCTOBER 2022

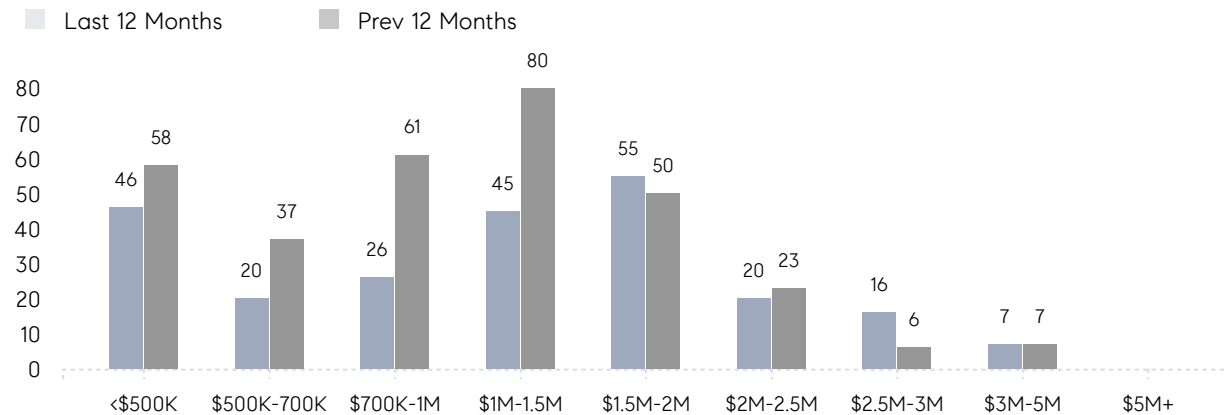
Monthly Inventory



Contracts By Price Range



Listings By Price Range

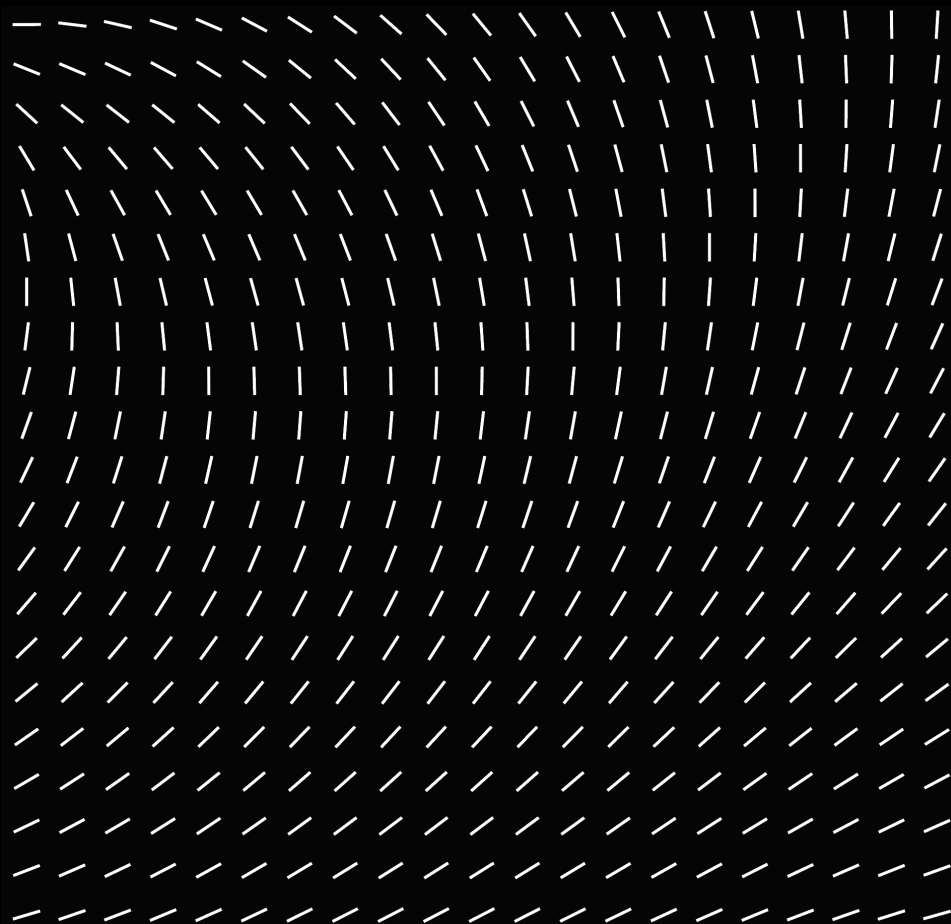




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COMPASS

October 2022

Chester Borough Market Insights

Chester Borough

OCTOBER 2022

UNDER CONTRACT

2
Total
Properties

\$307K
Average
Price

\$307K
Median
Price

0%
Change From
Oct 2021

-51%
Decrease From
Oct 2021

-51%
Decrease From
Oct 2021

UNITS SOLD

2
Total
Properties

\$347K
Average
Price

\$347K
Median
Price

0%
Change From
Oct 2021

-40%
Decrease From
Oct 2021

-40%
Decrease From
Oct 2021

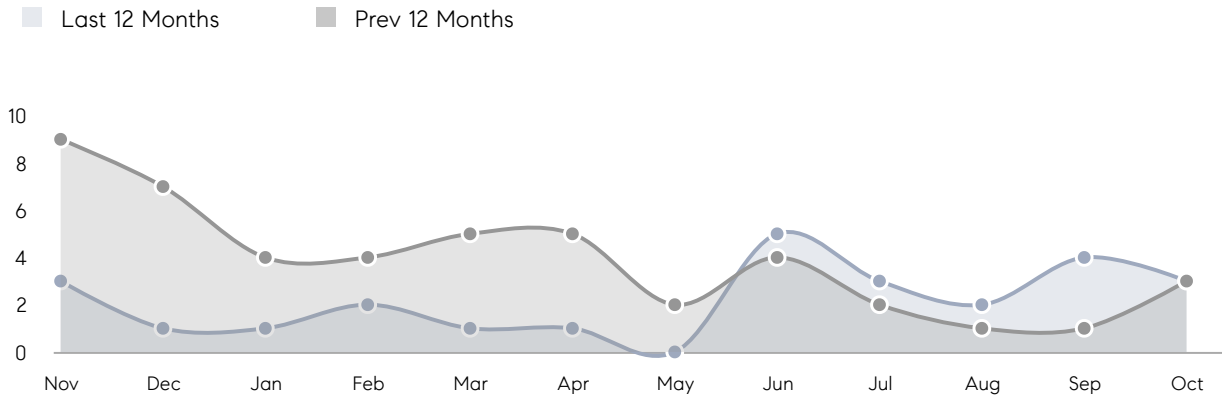
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	9	20	-55%
	% OF ASKING PRICE	108%	100%	
	AVERAGE SOLD PRICE	\$347,500	\$577,000	-39.8%
	# OF CONTRACTS	2	2	0.0%
	NEW LISTINGS	1	4	-75%
Houses	AVERAGE DOM	9	20	-55%
	% OF ASKING PRICE	108%	100%	
	AVERAGE SOLD PRICE	\$347,500	\$577,000	-40%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	4	-75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

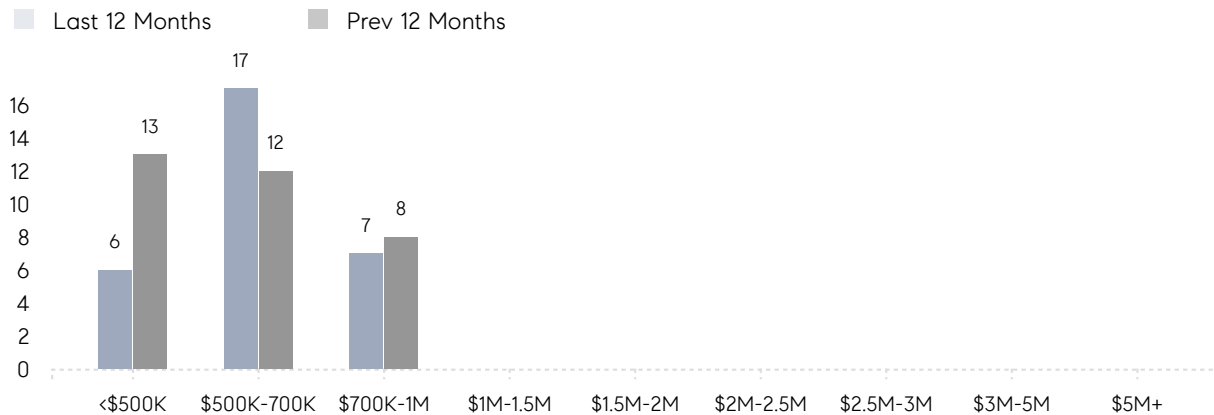
Chester Borough

OCTOBER 2022

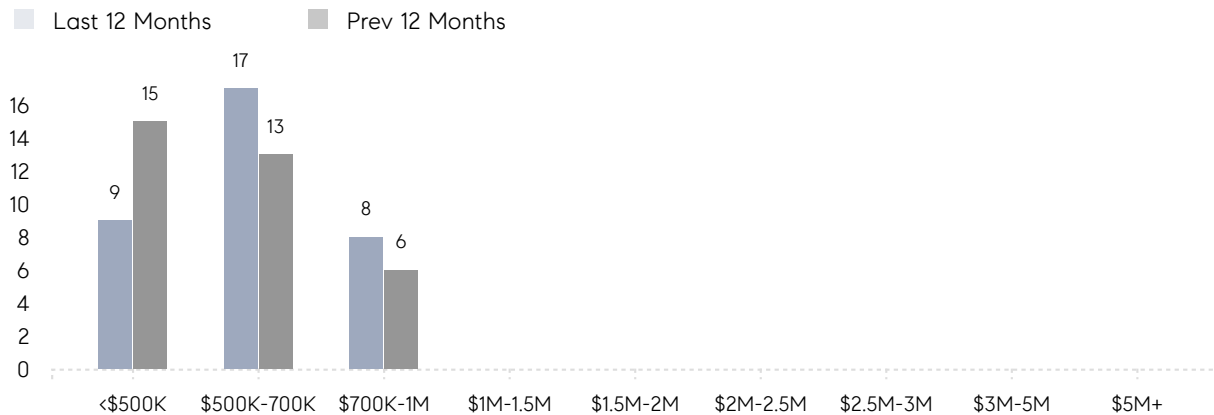
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Chester Township Market Insights

Chester Township

OCTOBER 2022

UNDER CONTRACT

5
Total
Properties

\$822K
Average
Price

\$915K
Median
Price

-67%
Decrease From
Oct 2021

-4%
Decrease From
Oct 2021

26%
Increase From
Oct 2021

UNITS SOLD

10
Total
Properties

\$995K
Average
Price

\$1.0M
Median
Price

-17%
Decrease From
Oct 2021

22%
Increase From
Oct 2021

29%
Increase From
Oct 2021

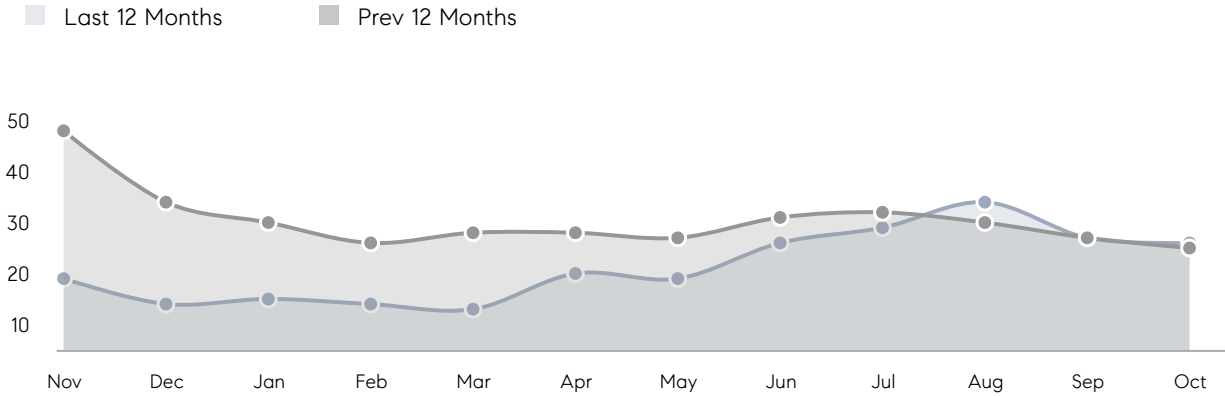
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	51	33	55%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$995,150	\$813,167	22.4%
	# OF CONTRACTS	5	15	-66.7%
	NEW LISTINGS	5	16	-69%
Houses	AVERAGE DOM	51	33	55%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$995,150	\$813,167	22%
	# OF CONTRACTS	5	15	-67%
	NEW LISTINGS	4	16	-75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

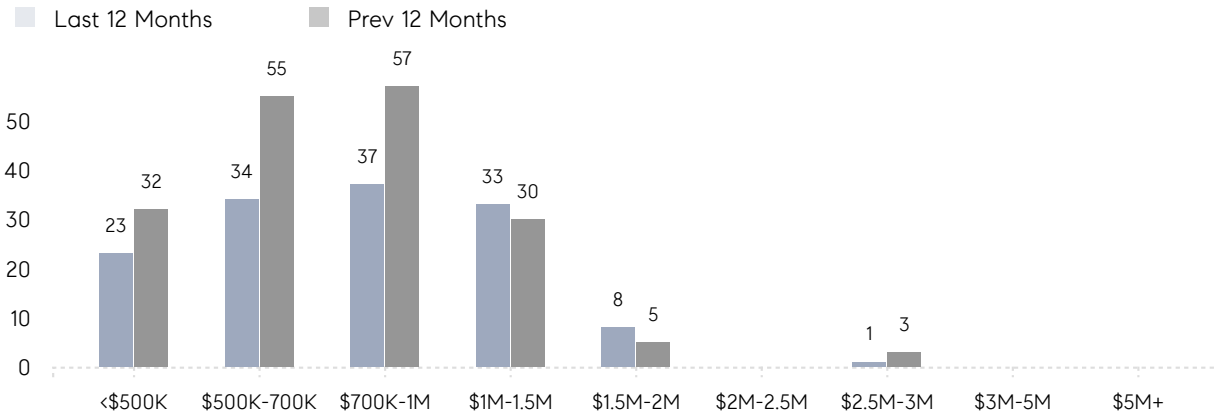
Chester Township

OCTOBER 2022

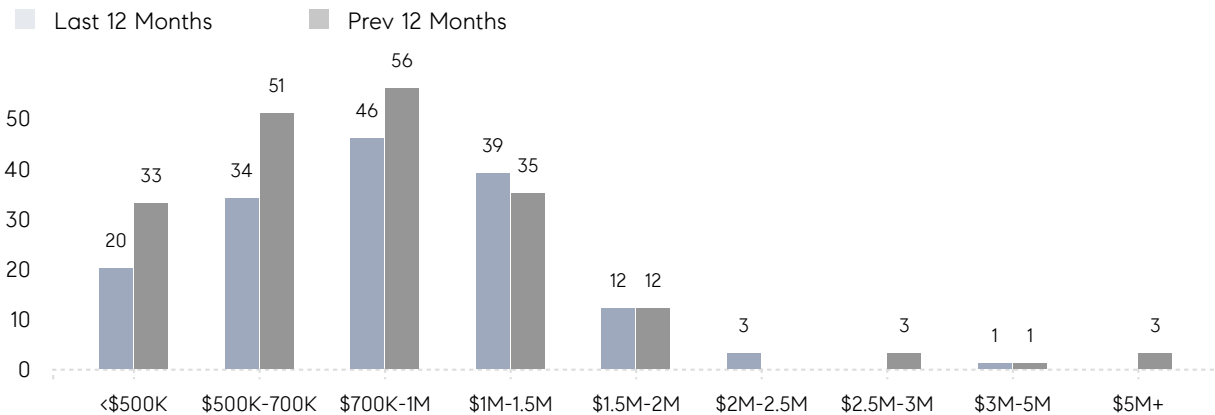
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Clark Market Insights

Clark

OCTOBER 2022

UNDER CONTRACT

9	\$586K	\$599K
Total Properties	Average Price	Median Price
-47%	-11%	3%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

UNITS SOLD

11	\$533K	\$555K
Total Properties	Average Price	Median Price
-50%	-4%	-
Decrease From Oct 2021	Decrease From Oct 2021	Change From Oct 2021

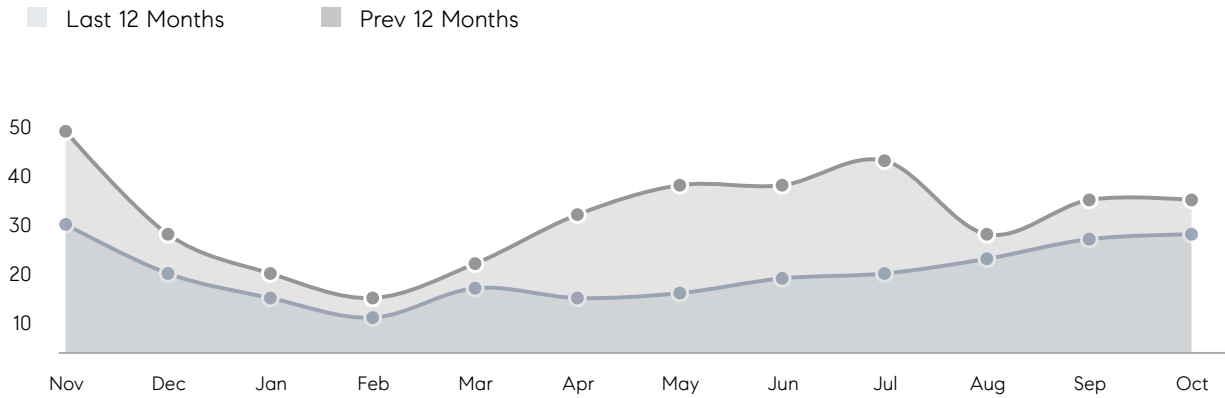
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	19	38	-50%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$533,182	\$555,682	-4.0%
	# OF CONTRACTS	9	17	-47.1%
	NEW LISTINGS	13	18	-28%
Houses	AVERAGE DOM	20	35	-43%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$592,222	\$601,000	-1%
	# OF CONTRACTS	7	17	-59%
	NEW LISTINGS	13	16	-19%
Condo/Co-op/TH	AVERAGE DOM	13	58	-78%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$267,500	\$268,667	0%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	2	0%

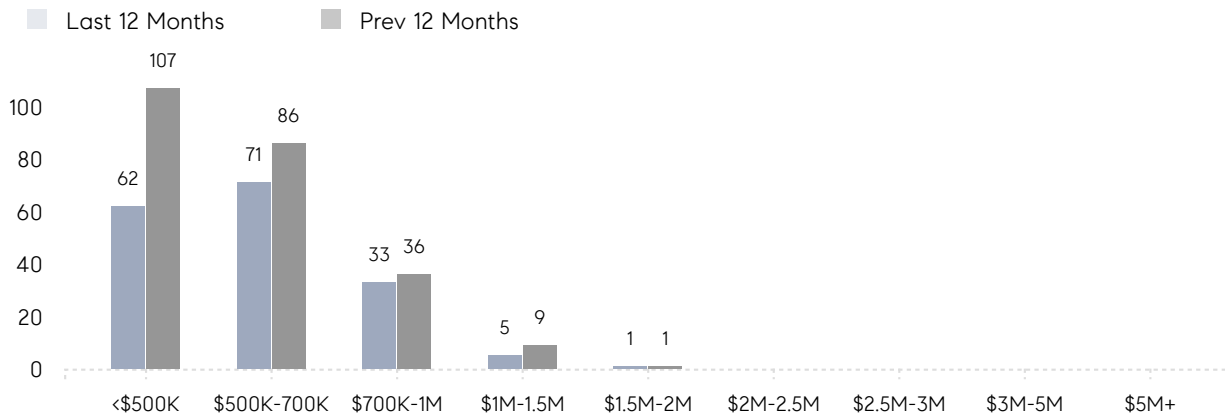
Clark

OCTOBER 2022

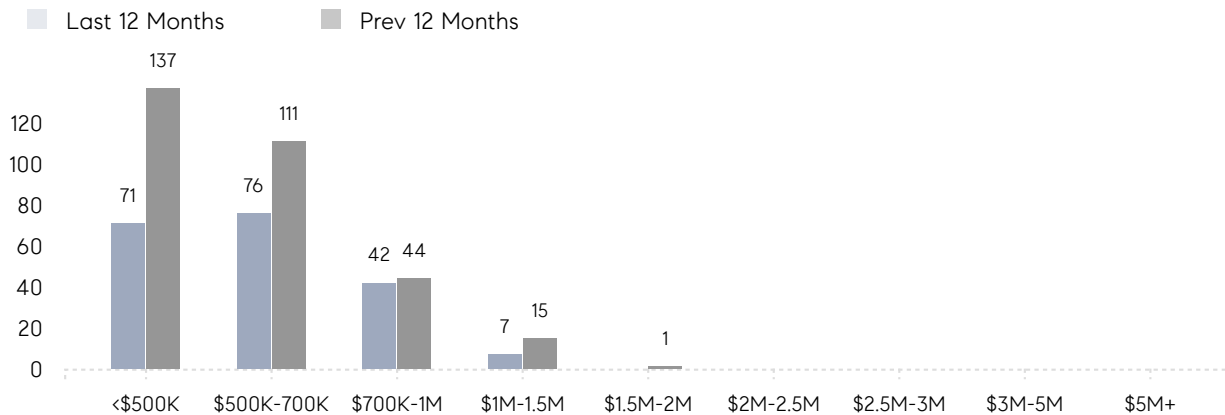
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Cliffside Park Market Insights

Cliffside Park

OCTOBER 2022

UNDER CONTRACT

15
Total
Properties

\$649K
Average
Price

\$440K
Median
Price

-70%
Decrease From
Oct 2021

4%
Increase From
Oct 2021

-12%
Decrease From
Oct 2021

UNITS SOLD

27
Total
Properties

\$627K
Average
Price

\$679K
Median
Price

0%
Change From
Oct 2021

-1%
Decrease From
Oct 2021

41%
Increase From
Oct 2021

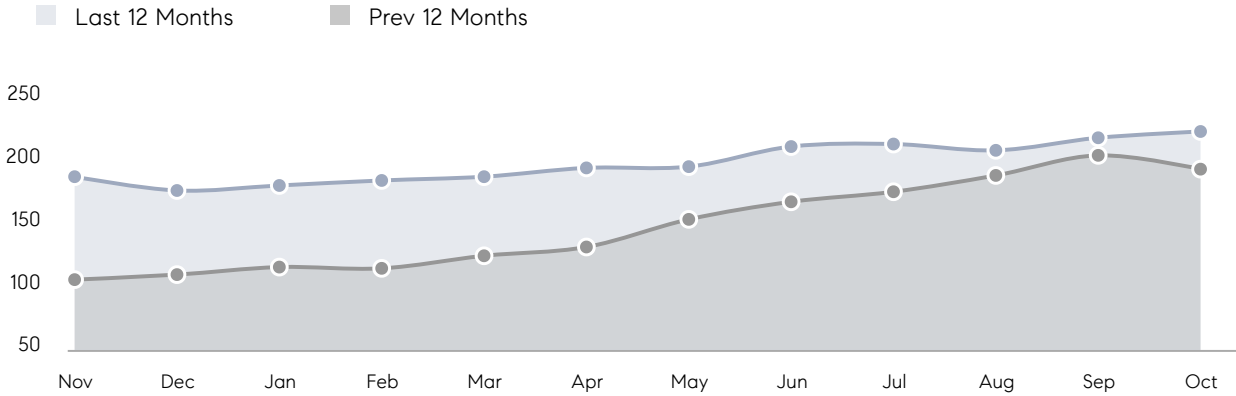
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	52	48	8%
	% OF ASKING PRICE	98%	96%	
	AVERAGE SOLD PRICE	\$627,241	\$633,677	-1.0%
	# OF CONTRACTS	15	50	-70.0%
	NEW LISTINGS	22	38	-42%
Houses	AVERAGE DOM	47	17	176%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$821,200	\$752,000	9%
	# OF CONTRACTS	2	10	-80%
	NEW LISTINGS	4	7	-43%
Condo/Co-op/TH	AVERAGE DOM	53	55	-4%
	% OF ASKING PRICE	97%	95%	
	AVERAGE SOLD PRICE	\$583,159	\$606,785	-4%
	# OF CONTRACTS	13	40	-67%
	NEW LISTINGS	18	31	-42%

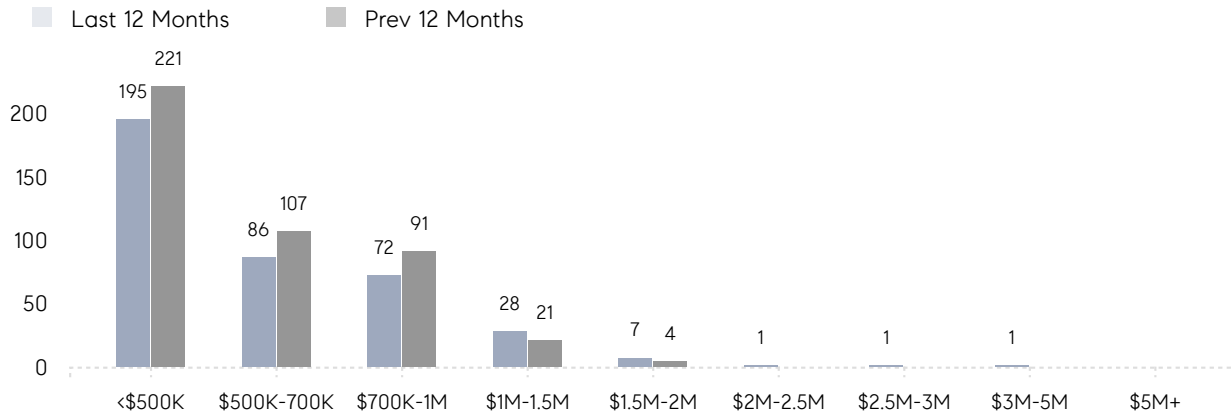
Cliffside Park

OCTOBER 2022

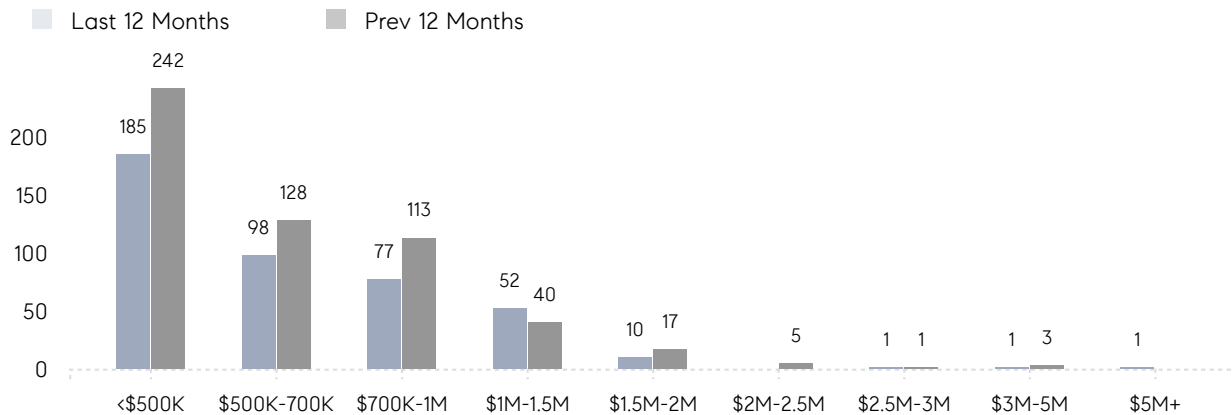
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Clifton Market Insights

Clifton

OCTOBER 2022

UNDER CONTRACT

70
Total
Properties

\$473K
Average
Price

\$466K
Median
Price

-33%
Decrease From
Oct 2021

15%
Increase From
Oct 2021

11%
Increase From
Oct 2021

UNITS SOLD

54
Total
Properties

\$470K
Average
Price

\$450K
Median
Price

-48%
Decrease From
Oct 2021

5%
Increase From
Oct 2021

3%
Increase From
Oct 2021

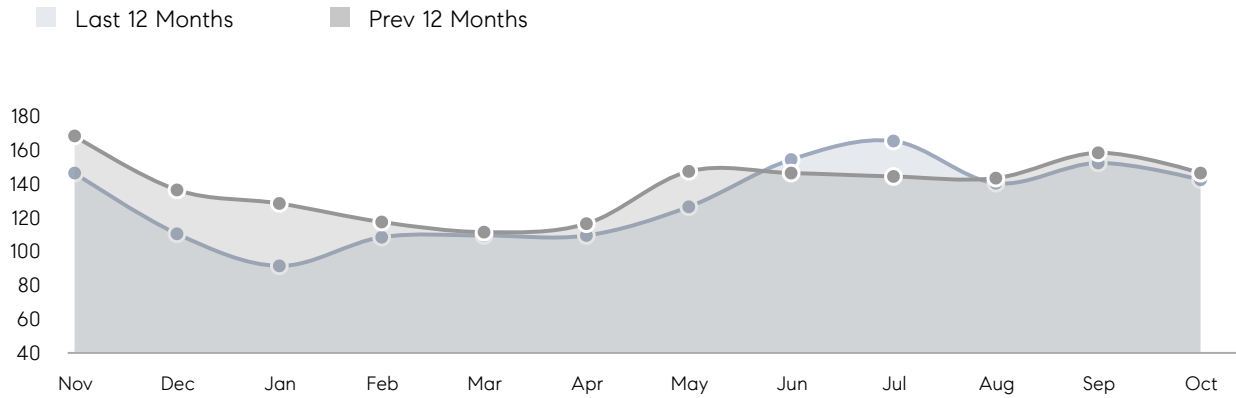
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	32	34	-6%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$470,743	\$449,488	4.7%
	# OF CONTRACTS	70	105	-33.3%
	NEW LISTINGS	67	101	-34%
Houses	AVERAGE DOM	35	34	3%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$520,068	\$500,812	4%
	# OF CONTRACTS	53	78	-32%
	NEW LISTINGS	45	72	-37%
Condo/Co-op/TH	AVERAGE DOM	29	32	-9%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$393,233	\$324,600	21%
	# OF CONTRACTS	17	27	-37%
	NEW LISTINGS	22	29	-24%

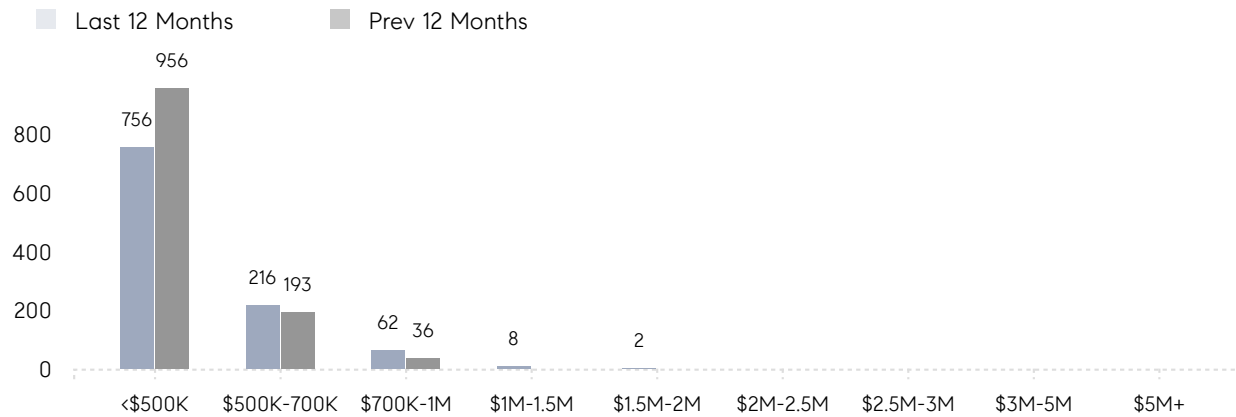
Clifton

OCTOBER 2022

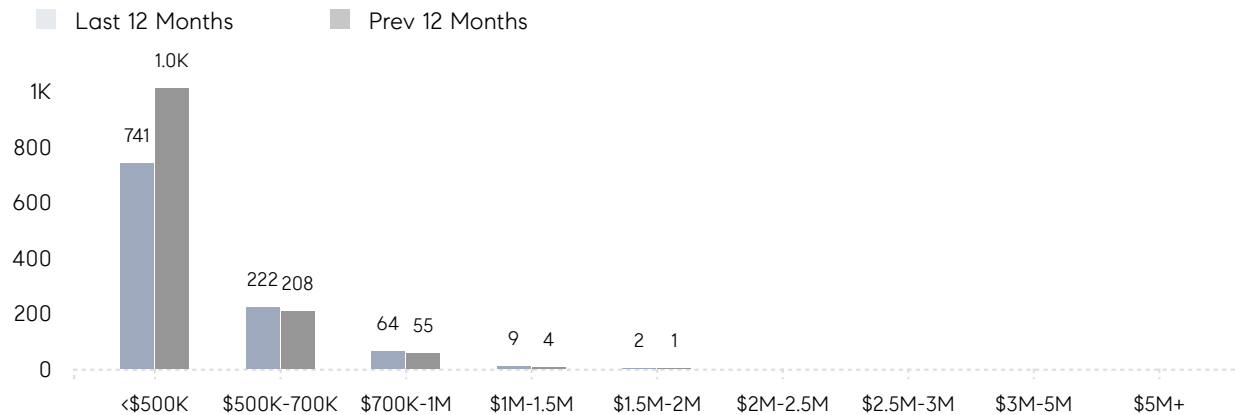
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Cluster Market Insights

Cluster

OCTOBER 2022

UNDER CONTRACT

5	\$837K	\$698K
Total Properties	Average Price	Median Price
-29%	-27%	-22%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

6	\$927K	\$747K
Total Properties	Average Price	Median Price
-14%	-18%	-21%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

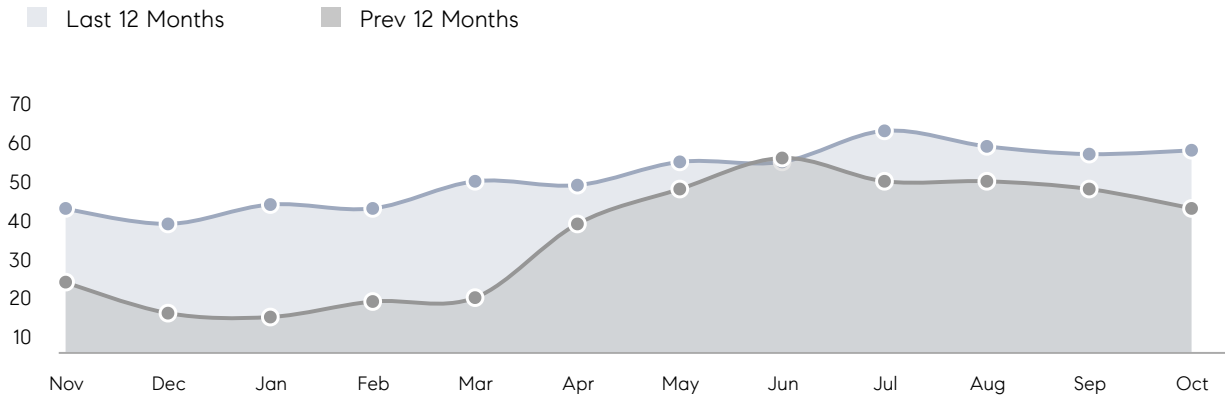
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	91	39	133%
	% OF ASKING PRICE	105%	98%	
	AVERAGE SOLD PRICE	\$927,167	\$1,125,825	-17.6%
	# OF CONTRACTS	5	7	-28.6%
	NEW LISTINGS	10	2	400%
Houses	AVERAGE DOM	91	39	133%
	% OF ASKING PRICE	105%	98%	
	AVERAGE SOLD PRICE	\$927,167	\$1,125,825	-18%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	10	2	400%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

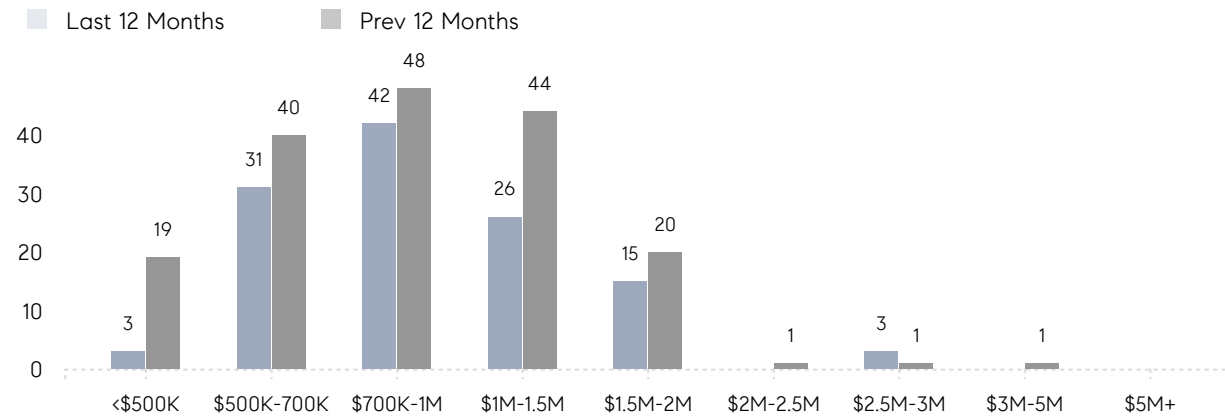
Cluster

OCTOBER 2022

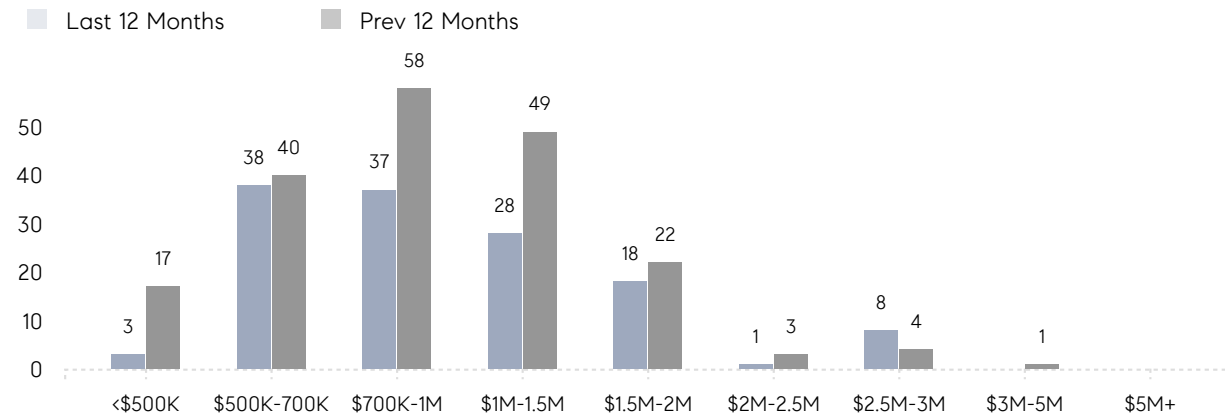
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Colonia Market Insights

Colonia

OCTOBER 2022

UNDER CONTRACT

5
Total
Properties

\$537K
Average
Price

\$519K
Median
Price

-58%
Decrease From
Oct 2021

-7%
Decrease From
Oct 2021

8%
Increase From
Oct 2021

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Oct 2021

–
Change From
Oct 2021

–
Change From
Oct 2021

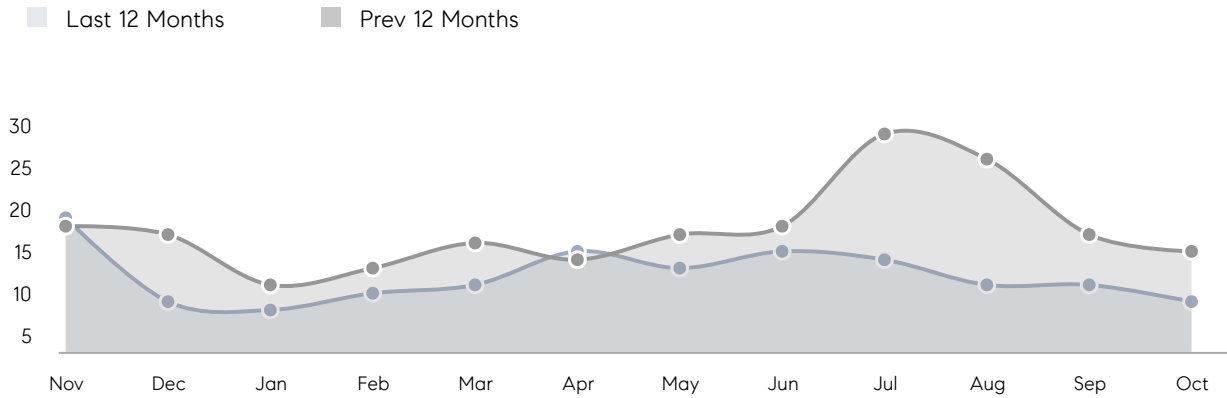
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	-	48	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$518,357	-
	# OF CONTRACTS	5	12	-58.3%
	NEW LISTINGS	3	13	-77%
Houses	AVERAGE DOM	-	48	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$518,357	-
	# OF CONTRACTS	5	12	-58%
	NEW LISTINGS	3	13	-77%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

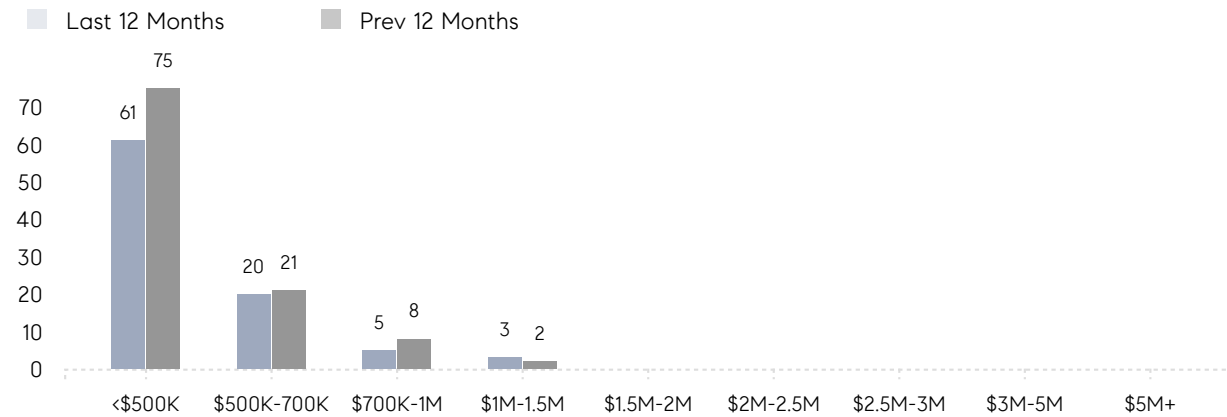
Colonia

OCTOBER 2022

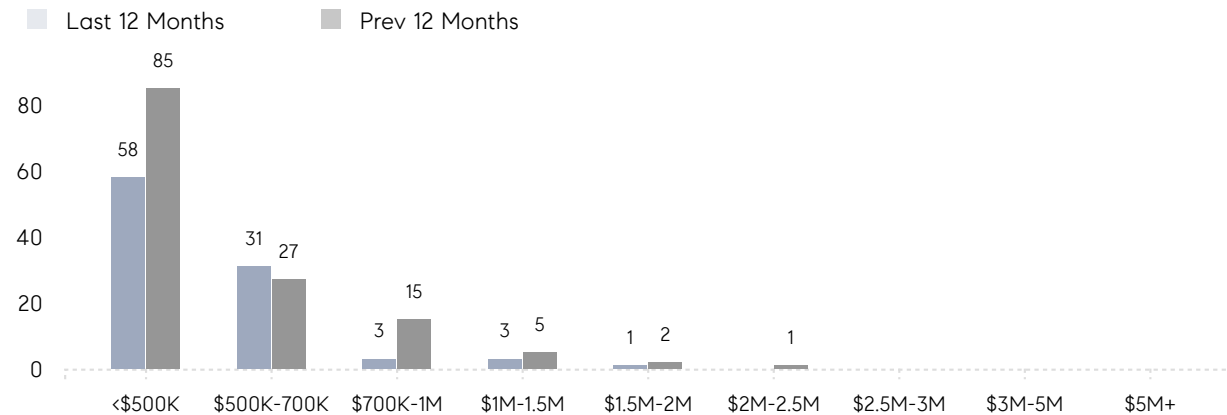
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Cranford Market Insights

Cranford

OCTOBER 2022

UNDER CONTRACT

17	\$556K	\$519K
Total Properties	Average Price	Median Price
-35%	-1%	-9%
Decrease From Oct 2021	Change From Oct 2021	Decrease From Oct 2021

UNITS SOLD

17	\$561K	\$600K
Total Properties	Average Price	Median Price
-41%	-7%	5%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

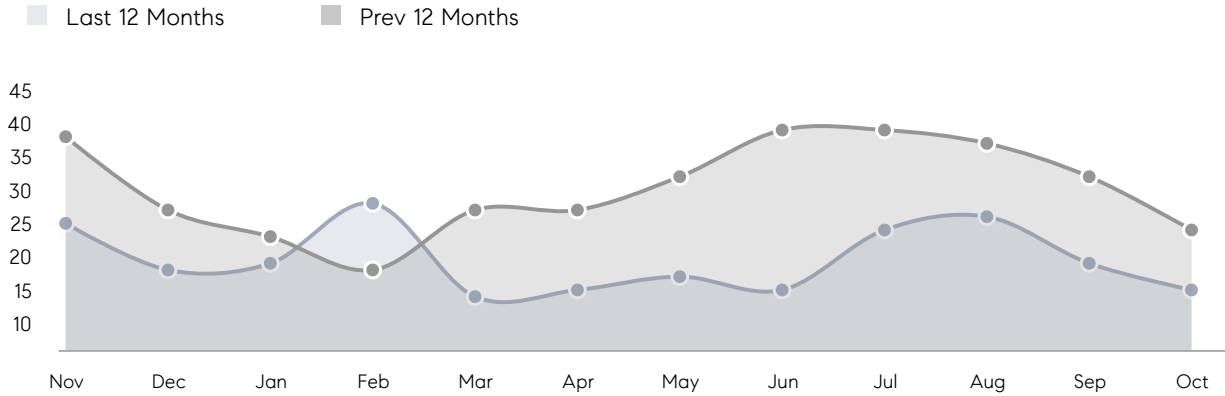
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	32	23	39%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$561,588	\$603,264	-6.9%
	# OF CONTRACTS	17	26	-34.6%
	NEW LISTINGS	14	26	-46%
Houses	AVERAGE DOM	30	25	20%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$654,846	\$649,470	1%
	# OF CONTRACTS	15	22	-32%
	NEW LISTINGS	12	19	-37%
Condo/Co-op/TH	AVERAGE DOM	41	12	242%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$258,500	\$314,475	-18%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	2	7	-71%

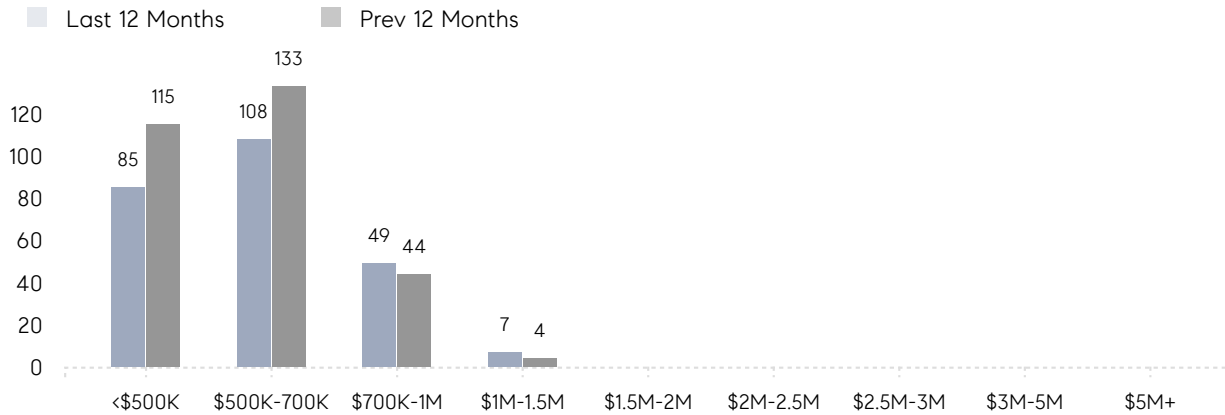
Cranford

OCTOBER 2022

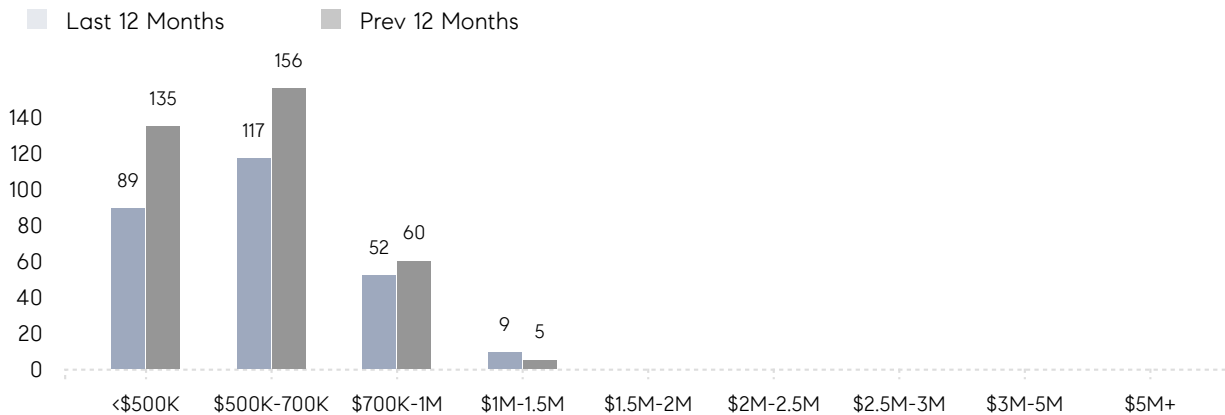
Monthly Inventory



Contracts By Price Range



Listings By Price Range

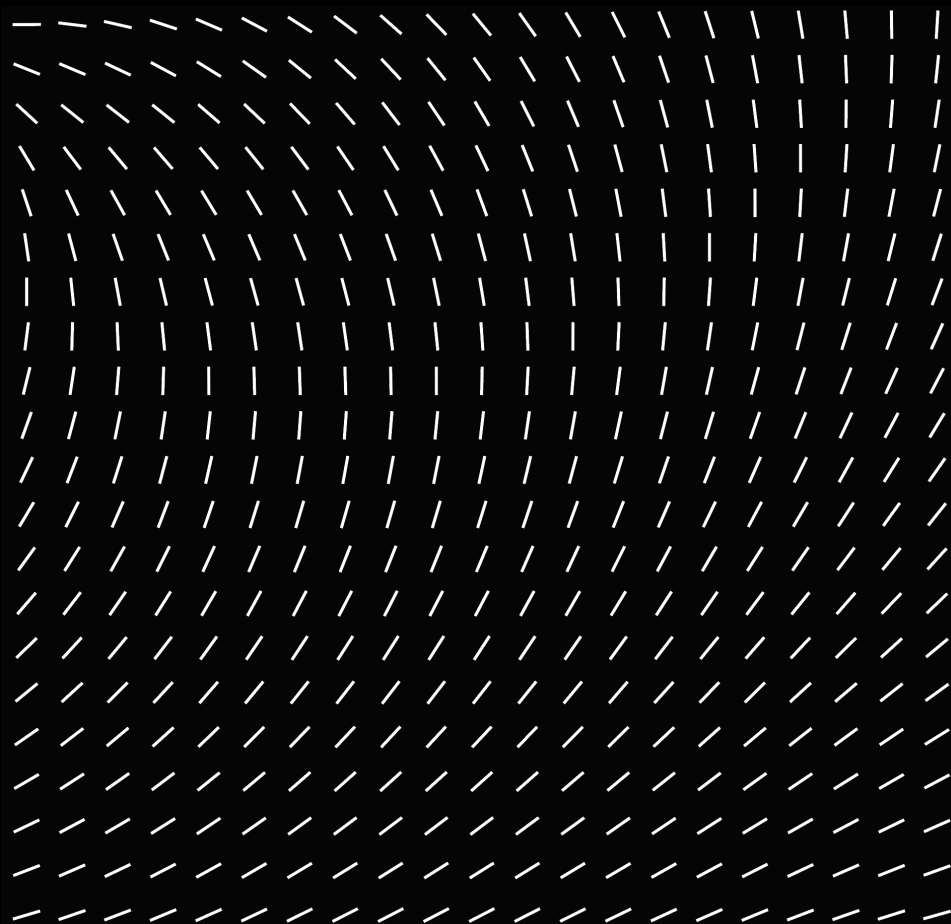




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COMPASS

October 2022

Cresskill Market Insights

Cresskill

OCTOBER 2022

UNDER CONTRACT

10
Total
Properties

\$821K
Average
Price

\$709K
Median
Price

-44%
Decrease From
Oct 2021

-19%
Decrease From
Oct 2021

26%
Increase From
Oct 2021

UNITS SOLD

10
Total
Properties

\$1.2M
Average
Price

\$944K
Median
Price

-33%
Decrease From
Oct 2021

2%
Increase From
Oct 2021

42%
Increase From
Oct 2021

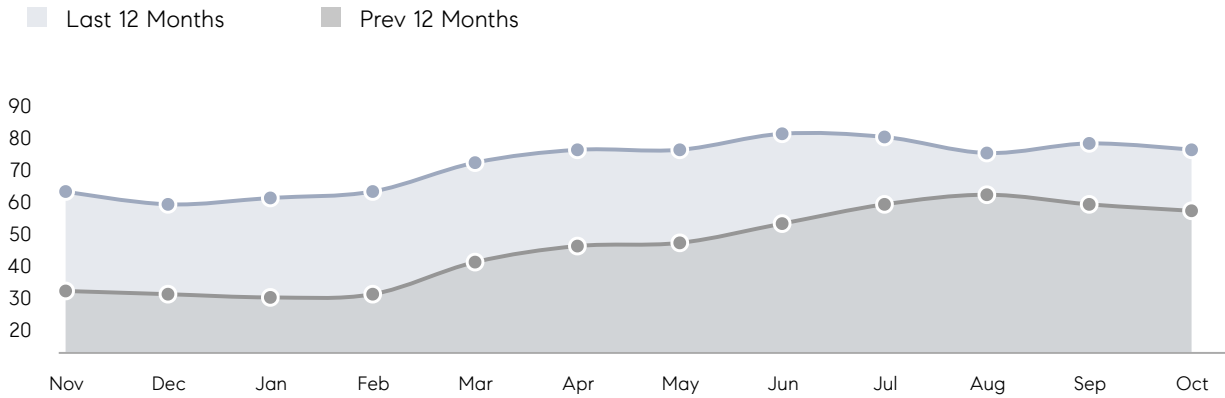
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	68	47	45%
	% OF ASKING PRICE	95%	98%	
	AVERAGE SOLD PRICE	\$1,207,790	\$1,183,933	2.0%
	# OF CONTRACTS	10	18	-44.4%
	NEW LISTINGS	7	14	-50%
Houses	AVERAGE DOM	70	57	23%
	% OF ASKING PRICE	94%	97%	
	AVERAGE SOLD PRICE	\$1,351,613	\$1,417,636	-5%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	61	23	165%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$632,500	\$541,250	17%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	3	4	-25%

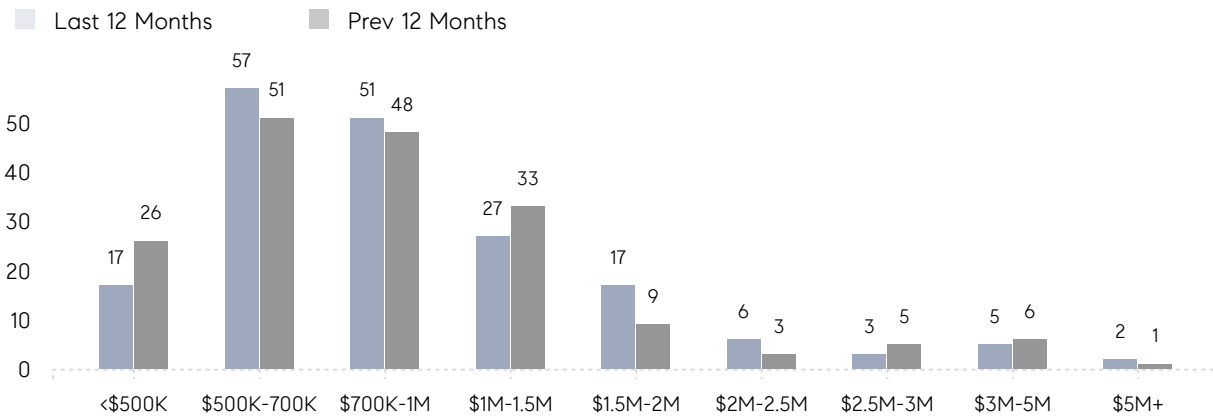
Cresskill

OCTOBER 2022

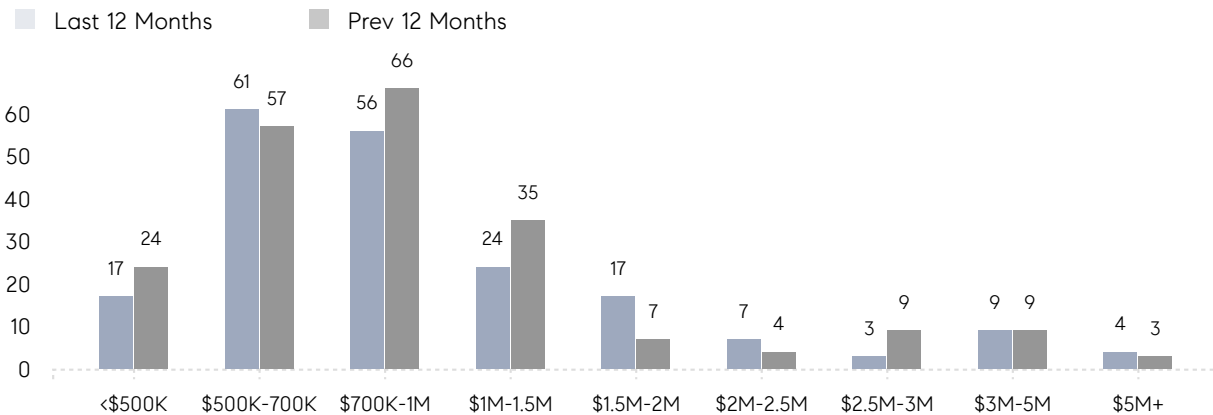
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Demarest Market Insights

Demarest

OCTOBER 2022

UNDER CONTRACT

11	\$1.9M	\$1.6M
Total Properties	Average Price	Median Price
10%	28%	53%
Increase From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

6	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
-33%	18%	6%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

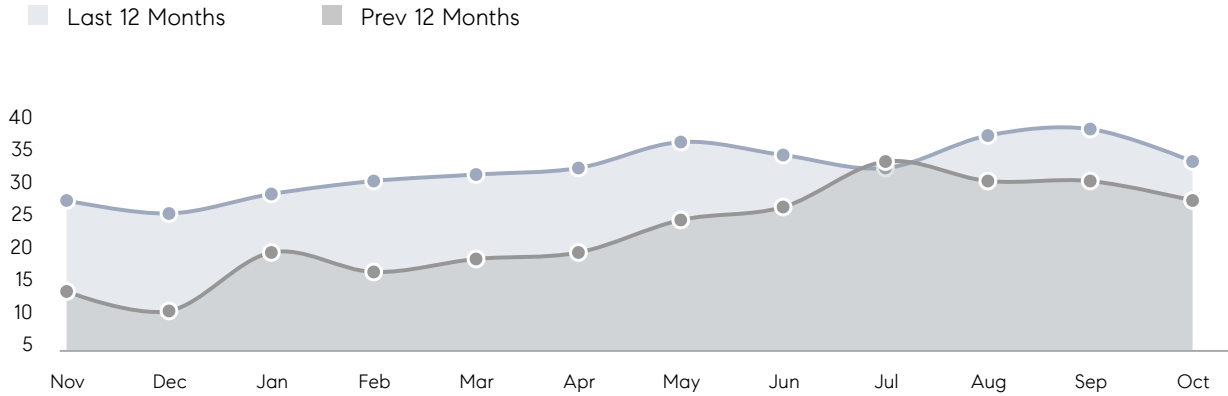
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	42	60	-30%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$1,360,667	\$1,153,878	17.9%
	# OF CONTRACTS	11	10	10.0%
	NEW LISTINGS	2	7	-71%
Houses	AVERAGE DOM	42	42	0%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$1,360,667	\$1,061,863	28%
	# OF CONTRACTS	11	10	10%
	NEW LISTINGS	2	7	-71%
Condo/Co-op/TH	AVERAGE DOM	-	212	-
	% OF ASKING PRICE	-	86%	
	AVERAGE SOLD PRICE	-	\$1,890,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

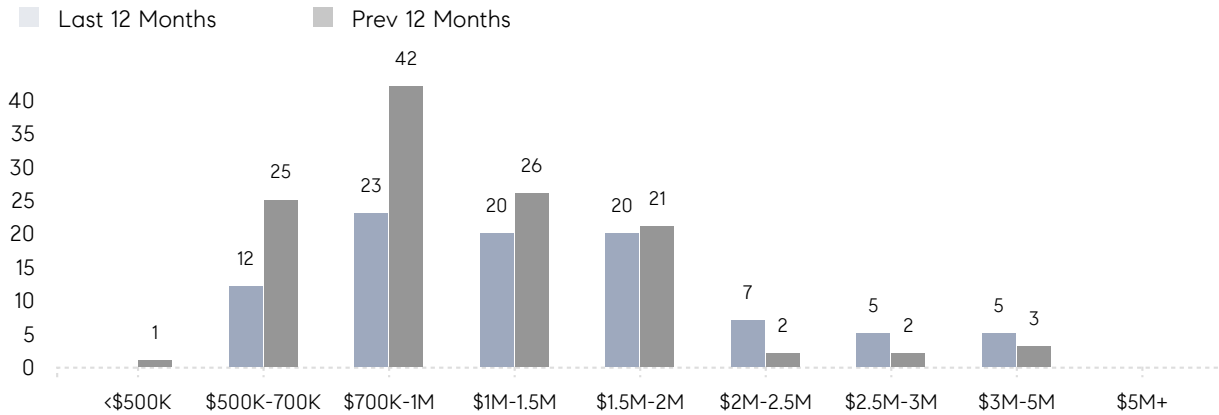
Demarest

OCTOBER 2022

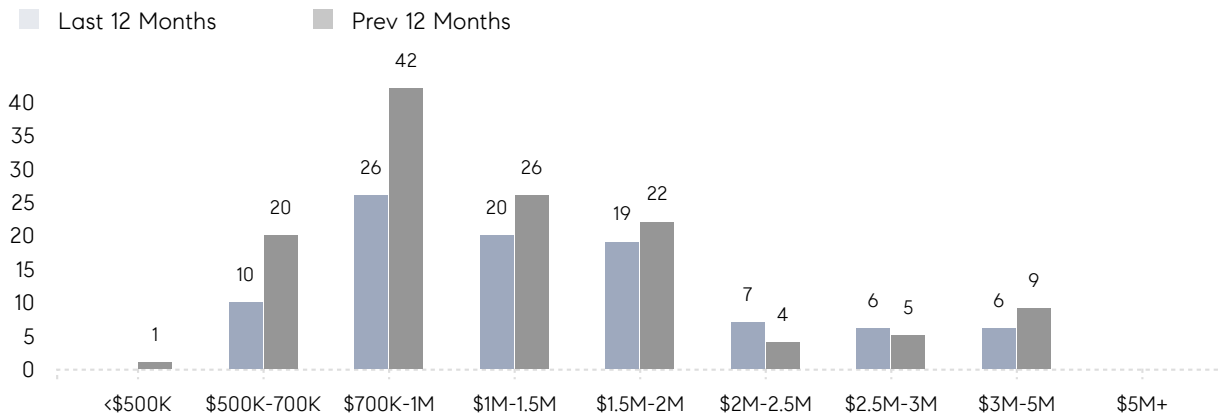
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Denville Market Insights

Denville

OCTOBER 2022

UNDER CONTRACT

9	\$484K	\$440K
Total Properties	Average Price	Median Price
-65%	-20%	-20%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

16	\$538K	\$450K
Total Properties	Average Price	Median Price
-20%	4%	-14%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

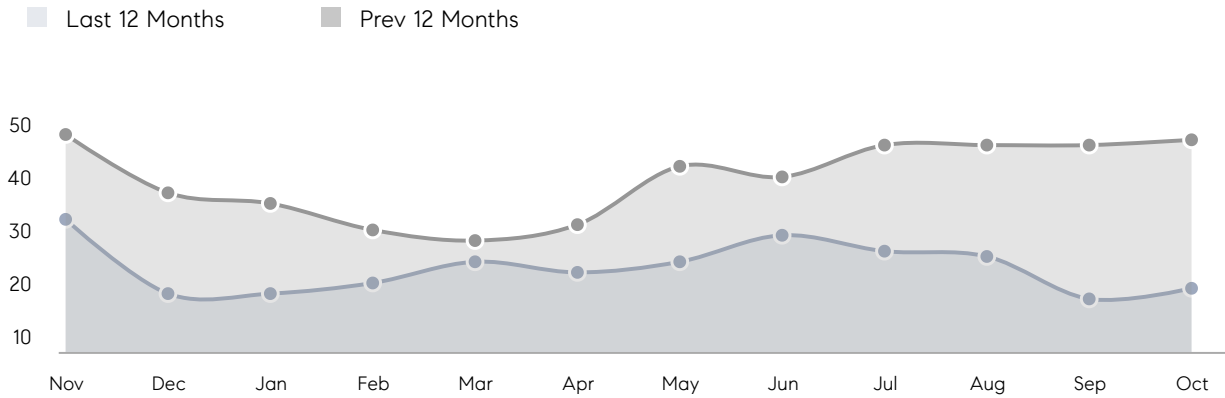
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	32	27	19%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$538,219	\$519,900	3.5%
	# OF CONTRACTS	9	26	-65.4%
	NEW LISTINGS	13	30	-57%
Houses	AVERAGE DOM	35	24	46%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$564,577	\$540,786	4%
	# OF CONTRACTS	6	17	-65%
	NEW LISTINGS	9	23	-61%
Condo/Co-op/TH	AVERAGE DOM	21	33	-36%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$424,000	\$471,167	-10%
	# OF CONTRACTS	3	9	-67%
	NEW LISTINGS	4	7	-43%

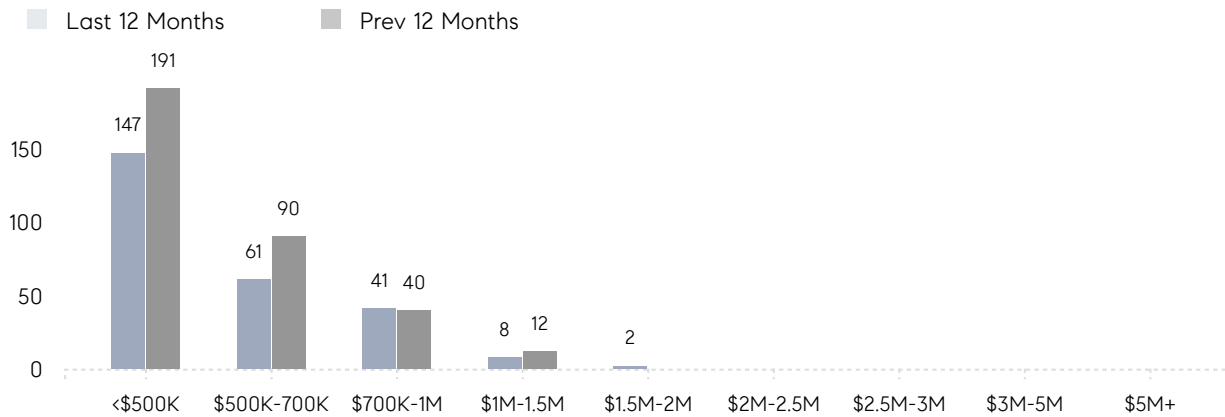
Denville

OCTOBER 2022

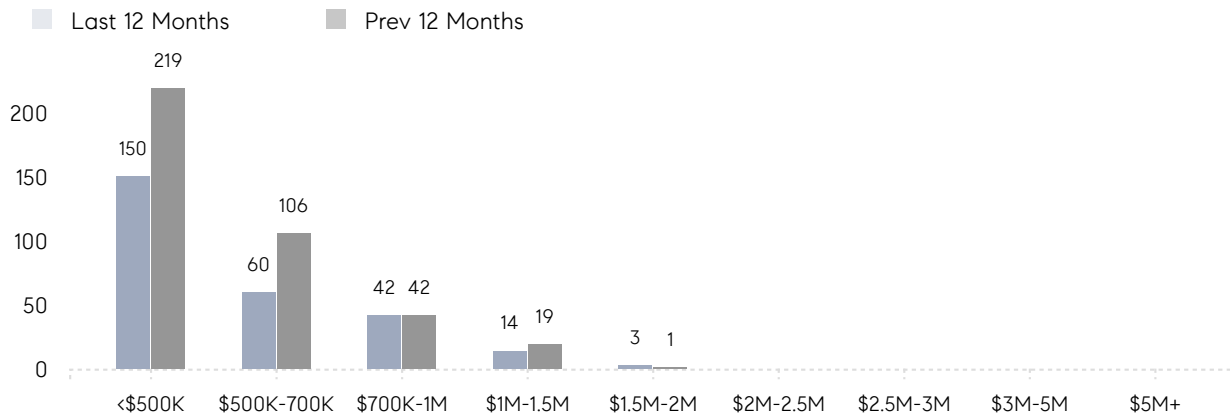
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Dumont Market Insights

Dumont

OCTOBER 2022

UNDER CONTRACT

15
Total
Properties

\$484K
Average
Price

\$489K
Median
Price

-29%
Decrease From
Oct 2021

8%
Increase From
Oct 2021

16%
Increase From
Oct 2021

UNITS SOLD

15
Total
Properties

\$464K
Average
Price

\$470K
Median
Price

-17%
Decrease From
Oct 2021

-10%
Decrease From
Oct 2021

-6%
Decrease From
Oct 2021

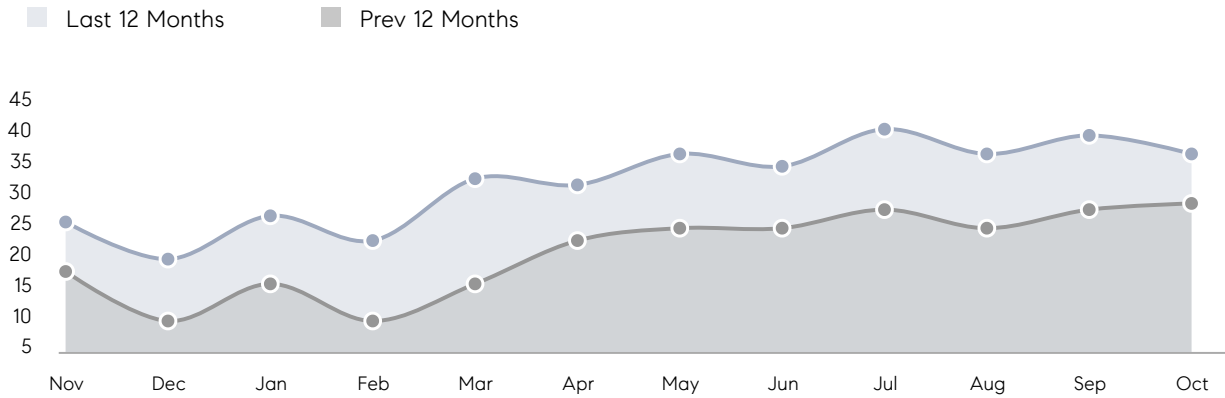
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	53	21	152%
	% OF ASKING PRICE	94%	103%	
	AVERAGE SOLD PRICE	\$464,789	\$516,439	-10.0%
	# OF CONTRACTS	15	21	-28.6%
	NEW LISTINGS	11	21	-48%
Houses	AVERAGE DOM	53	21	152%
	% OF ASKING PRICE	94%	103%	
	AVERAGE SOLD PRICE	\$464,789	\$516,439	-10%
	# OF CONTRACTS	15	21	-29%
	NEW LISTINGS	11	20	-45%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

Dumont

OCTOBER 2022

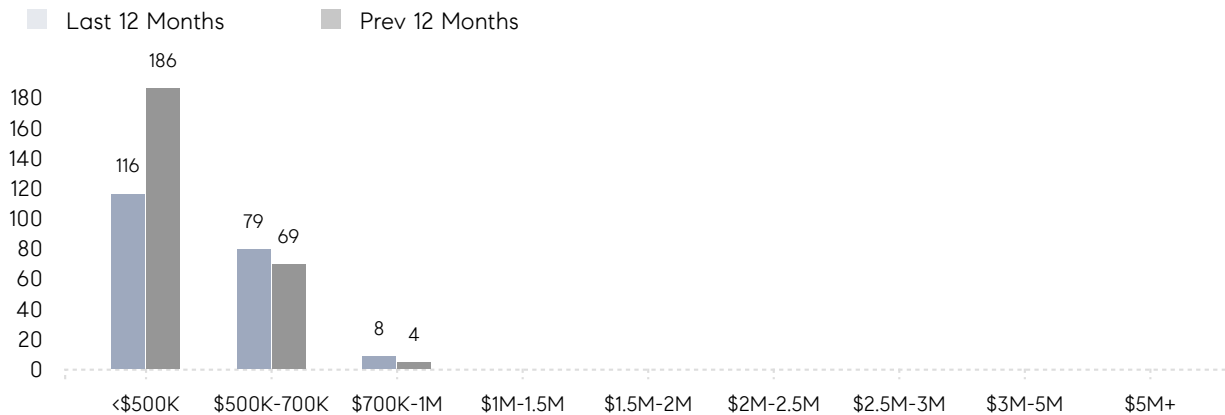
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

East Hanover Market Insights

East Hanover

OCTOBER 2022

UNDER CONTRACT

8
Total
Properties

\$580K
Average
Price

\$559K
Median
Price

33%
Increase From
Oct 2021

-22%
Decrease From
Oct 2021

-24%
Decrease From
Oct 2021

UNITS SOLD

8
Total
Properties

\$698K
Average
Price

\$697K
Median
Price

-38%
Decrease From
Oct 2021

0%
Change From
Oct 2021

8%
Increase From
Oct 2021

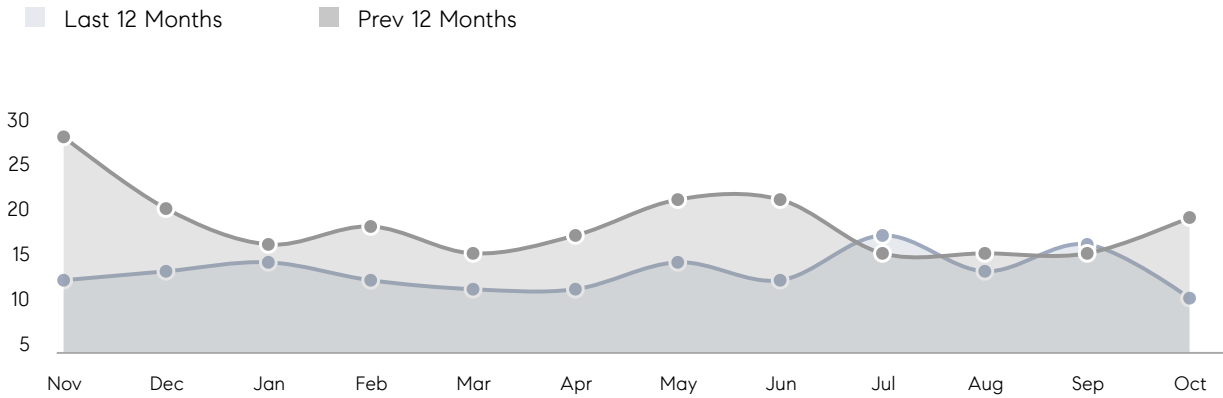
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	20	26	-23%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$698,375	\$698,442	0.0%
	# OF CONTRACTS	8	6	33.3%
	NEW LISTINGS	4	10	-60%
Houses	AVERAGE DOM	22	24	-8%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$725,286	\$714,146	2%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	3	10	-70%
Condo/Co-op/TH	AVERAGE DOM	8	51	-84%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$510,000	\$510,000	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	1	0	0%

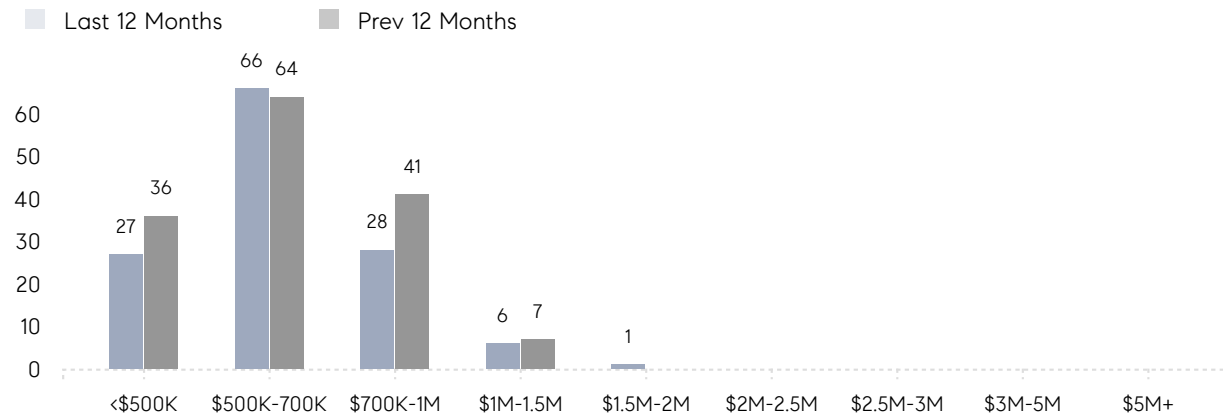
East Hanover

OCTOBER 2022

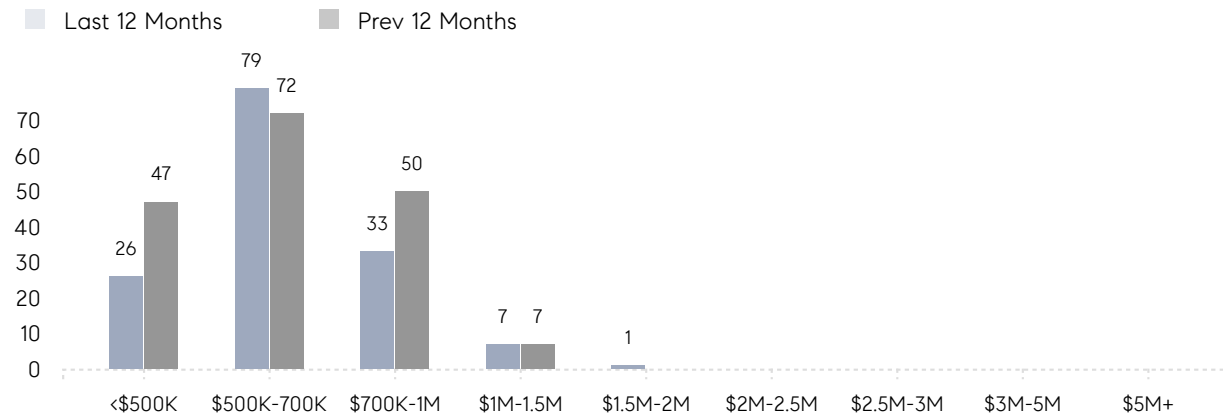
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

East Orange Market Insights

East Orange

OCTOBER 2022

UNDER CONTRACT

27
Total
Properties

\$359K
Average
Price

\$368K
Median
Price

-4%
Decrease From
Oct 2021

25%
Increase From
Oct 2021

24%
Increase From
Oct 2021

UNITS SOLD

36
Total
Properties

\$347K
Average
Price

\$350K
Median
Price

80%
Increase From
Oct 2021

4%
Increase From
Oct 2021

1%
Increase From
Oct 2021

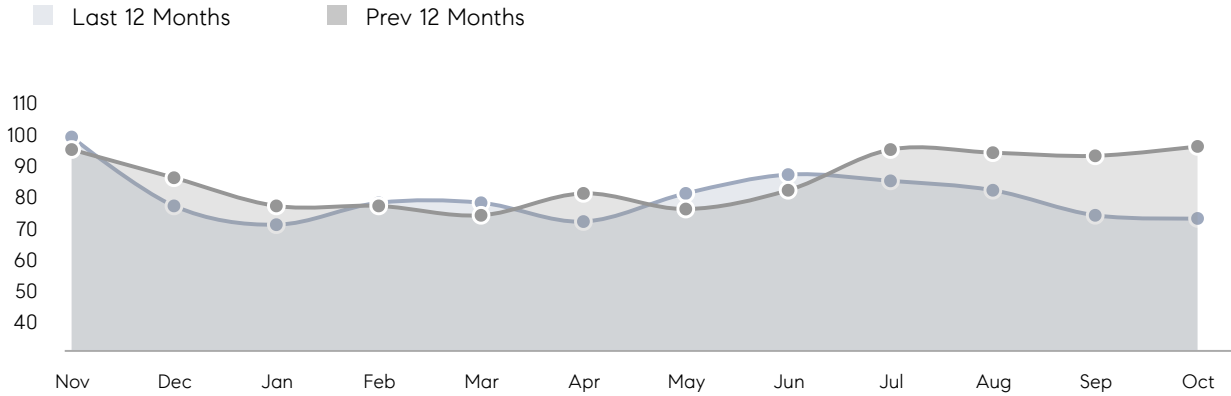
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	44	53	-17%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$347,674	\$333,975	4.1%
	# OF CONTRACTS	27	28	-3.6%
	NEW LISTINGS	34	39	-13%
Houses	AVERAGE DOM	40	44	-9%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$415,030	\$380,125	9%
	# OF CONTRACTS	24	23	4%
	NEW LISTINGS	26	28	-7%
Condo/Co-op/TH	AVERAGE DOM	55	86	-36%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$194,591	\$149,375	30%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	8	11	-27%

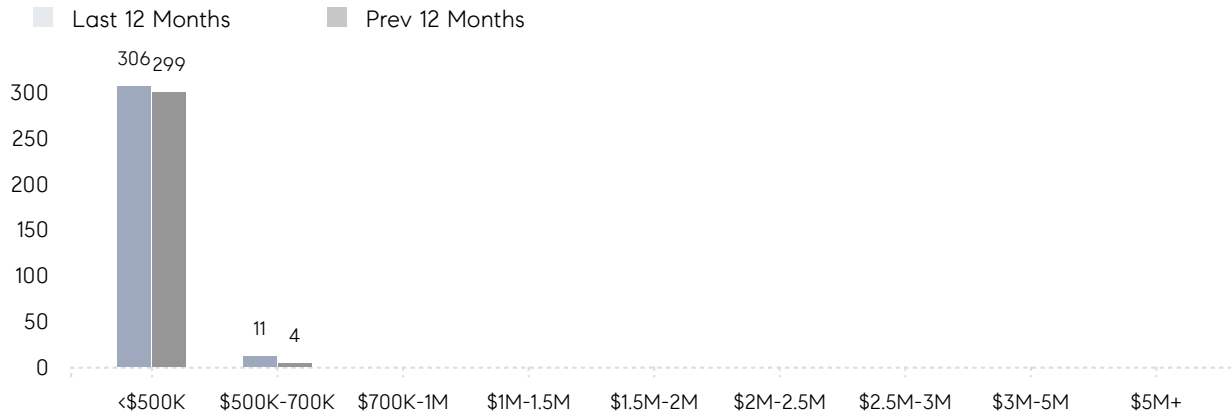
East Orange

OCTOBER 2022

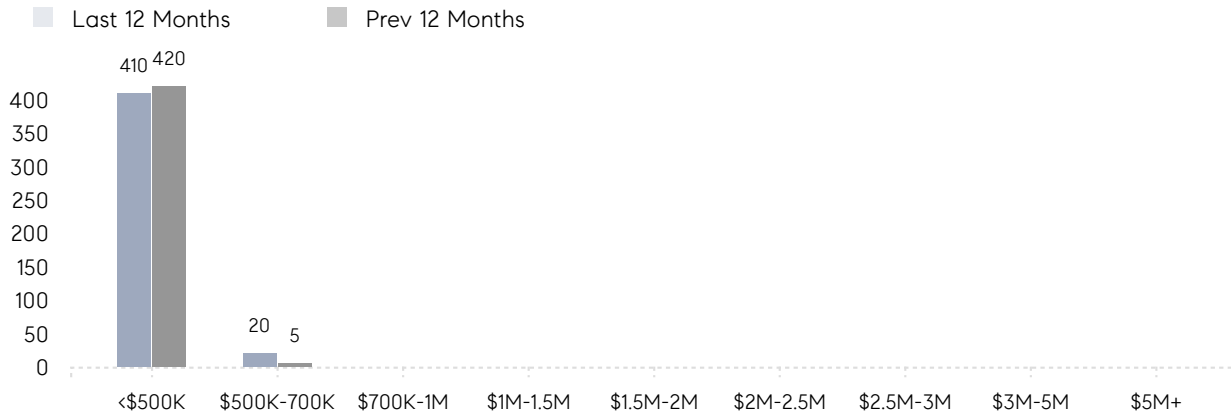
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Edgewater Market Insights

Edgewater

OCTOBER 2022

UNDER CONTRACT

24
Total
Properties

\$943K
Average
Price

\$705K
Median
Price

-45%
Decrease From
Oct 2021

11%
Increase From
Oct 2021

3%
Increase From
Oct 2021

UNITS SOLD

11
Total
Properties

\$708K
Average
Price

\$392K
Median
Price

-48%
Decrease From
Oct 2021

10%
Increase From
Oct 2021

-35%
Decrease From
Oct 2021

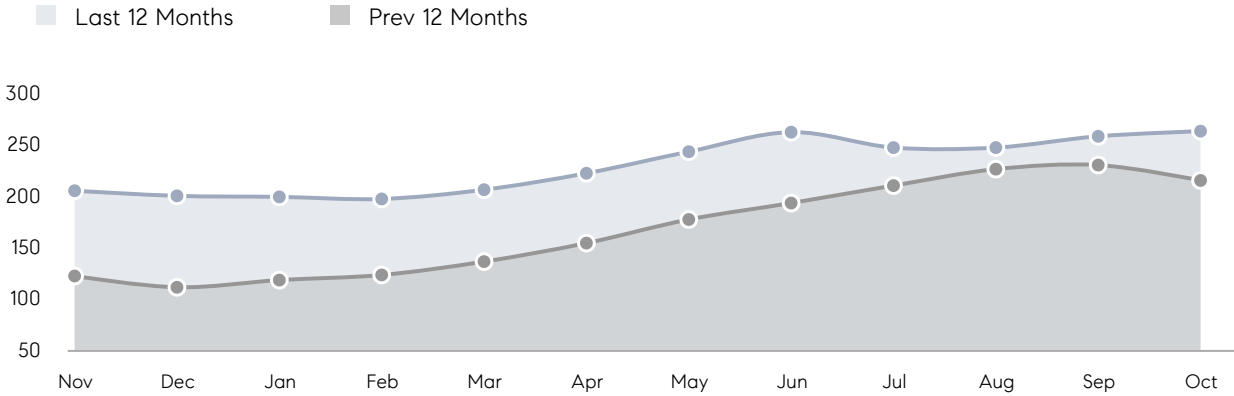
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	83	48	73%
	% OF ASKING PRICE	95%	96%	
	AVERAGE SOLD PRICE	\$708,636	\$646,357	9.6%
	# OF CONTRACTS	24	44	-45.5%
	NEW LISTINGS	26	30	-13%
Houses	AVERAGE DOM	111	21	429%
	% OF ASKING PRICE	85%	100%	
	AVERAGE SOLD PRICE	\$2,110,000	\$500,000	322%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	0	3	0%
Condo/Co-op/TH	AVERAGE DOM	81	50	62%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$568,500	\$653,675	-13%
	# OF CONTRACTS	20	43	-53%
	NEW LISTINGS	26	27	-4%

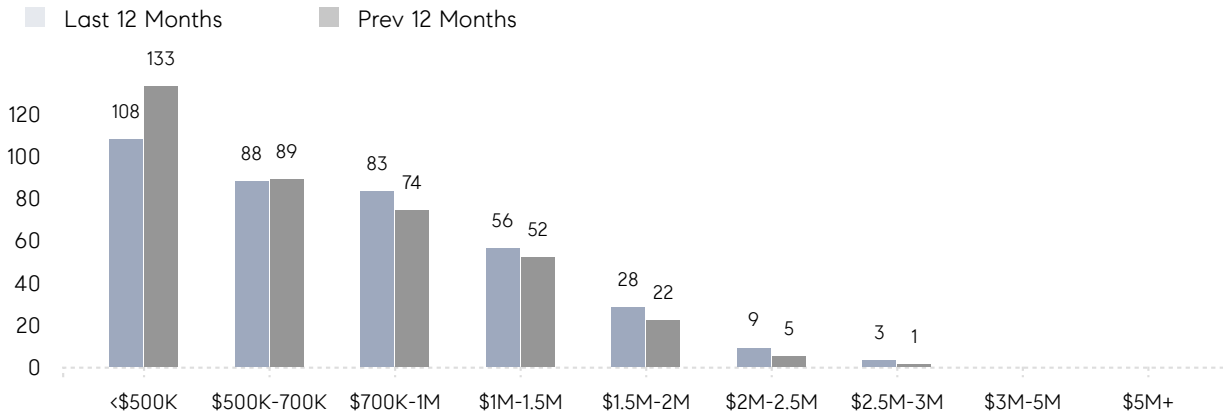
Edgewater

OCTOBER 2022

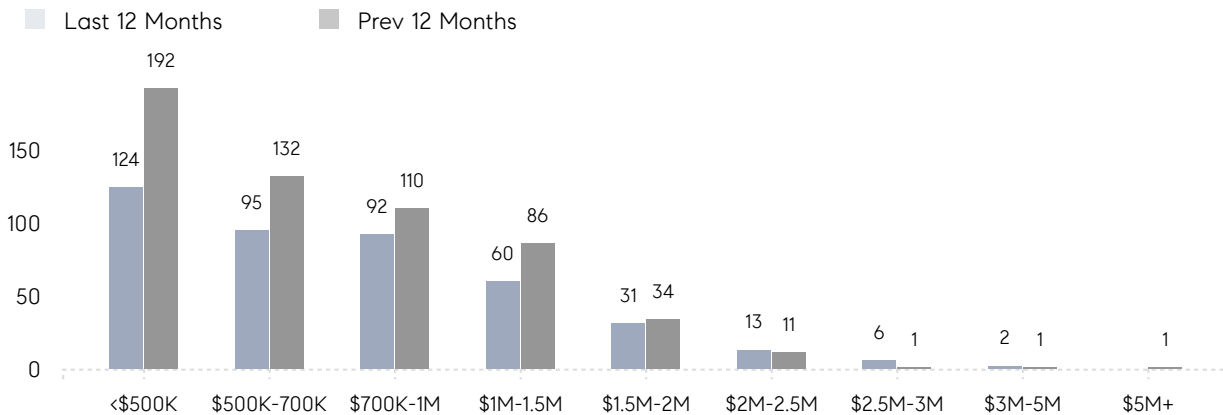
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Elizabeth Market Insights

Elizabeth

OCTOBER 2022

UNDER CONTRACT

20
Total
Properties

\$359K
Average
Price

\$397K
Median
Price

-39%
Decrease From
Oct 2021

-5%
Decrease From
Oct 2021

2%
Increase From
Oct 2021

UNITS SOLD

15
Total
Properties

\$374K
Average
Price

\$380K
Median
Price

-62%
Decrease From
Oct 2021

-4%
Decrease From
Oct 2021

-5%
Decrease From
Oct 2021

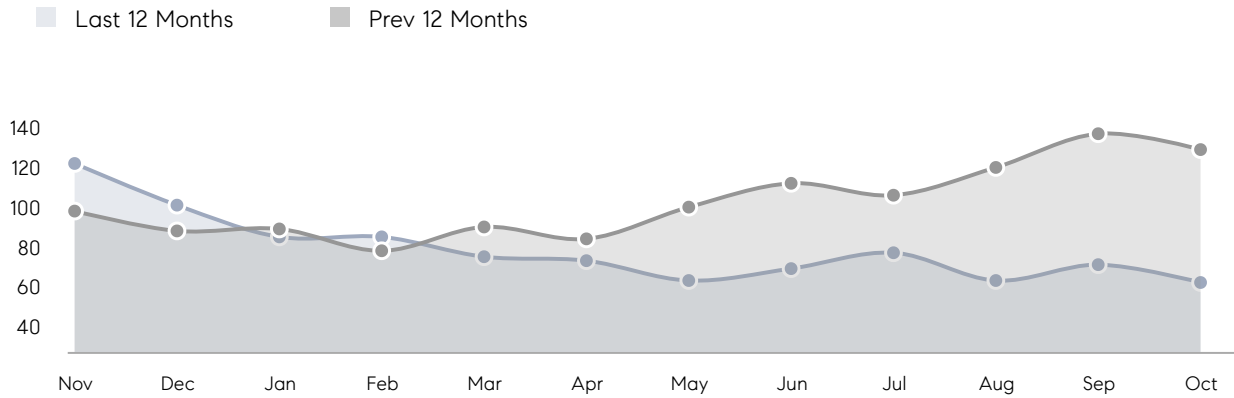
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	36	42	-14%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$374,433	\$389,210	-3.8%
	# OF CONTRACTS	20	33	-39.4%
	NEW LISTINGS	18	46	-61%
Houses	AVERAGE DOM	38	40	-5%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$408,125	\$418,870	-3%
	# OF CONTRACTS	15	31	-52%
	NEW LISTINGS	15	42	-64%
Condo/Co-op/TH	AVERAGE DOM	27	51	-47%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$239,667	\$226,083	6%
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	3	4	-25%

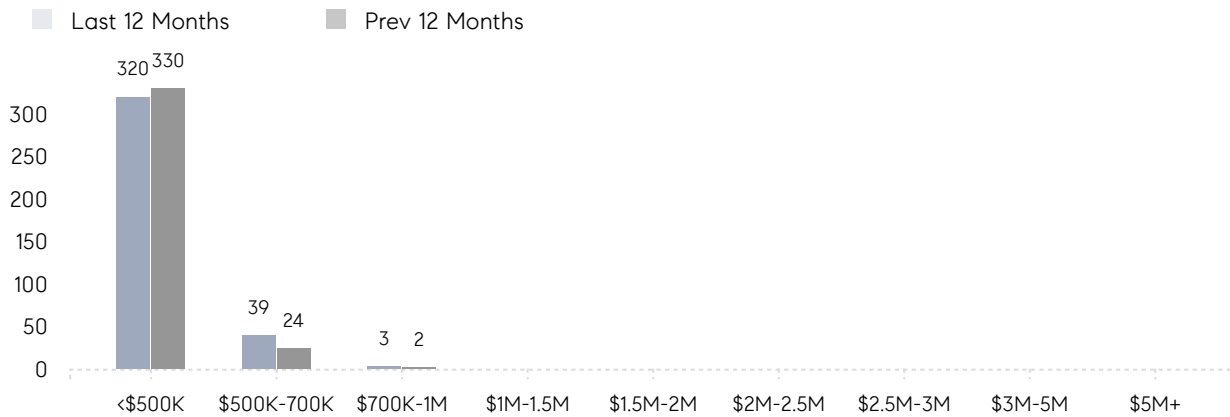
Elizabeth

OCTOBER 2022

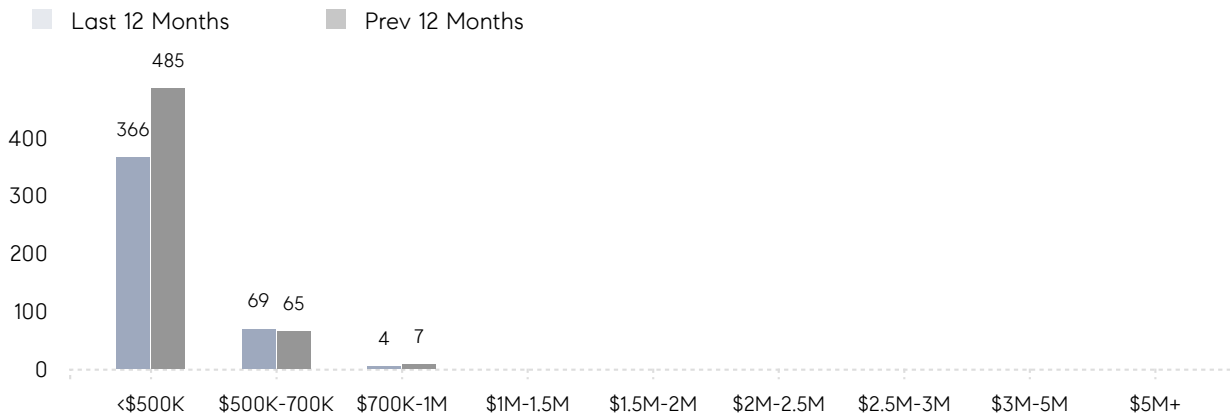
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Elmwood Park Market Insights

Elmwood Park

OCTOBER 2022

UNDER CONTRACT

11
Total
Properties

\$436K
Average
Price

\$435K
Median
Price

-45%
Decrease From
Oct 2021

1%
Increase From
Oct 2021

4%
Increase From
Oct 2021

UNITS SOLD

11
Total
Properties

\$511K
Average
Price

\$495K
Median
Price

-35%
Decrease From
Oct 2021

18%
Increase From
Oct 2021

7%
Increase From
Oct 2021

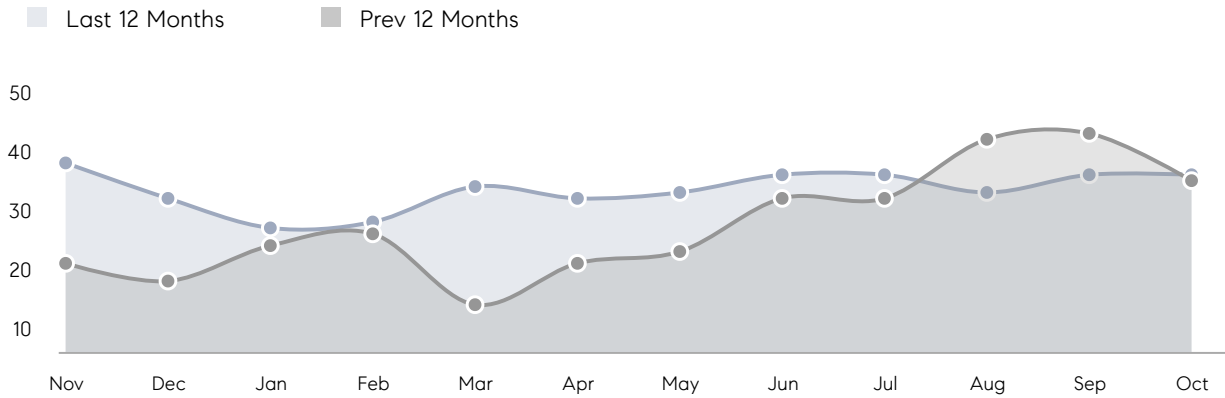
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	23	32	-28%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$511,045	\$433,118	18.0%
	# OF CONTRACTS	11	20	-45.0%
	NEW LISTINGS	10	10	0%
Houses	AVERAGE DOM	23	25	-8%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$511,045	\$476,267	7%
	# OF CONTRACTS	11	15	-27%
	NEW LISTINGS	10	7	43%
Condo/Co-op/TH	AVERAGE DOM	-	87	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$109,500	-
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	0	3	0%

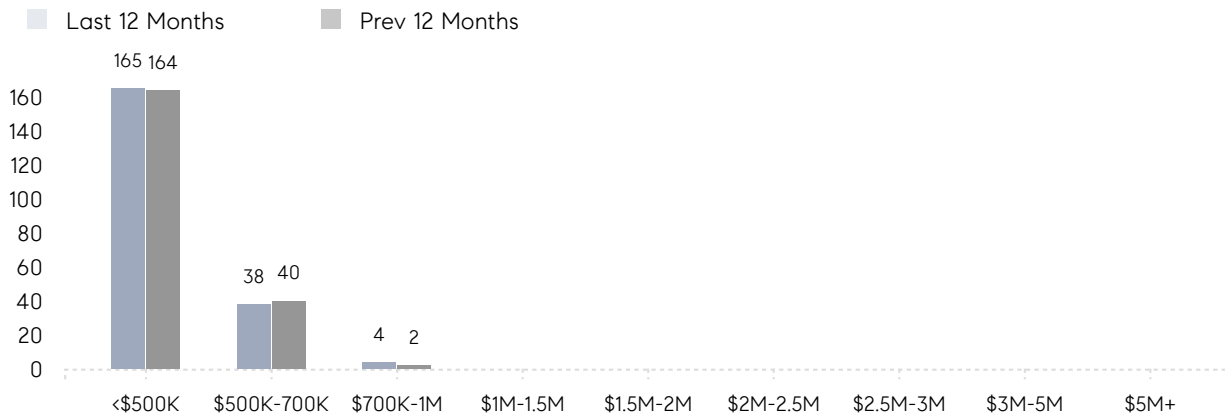
Elmwood Park

OCTOBER 2022

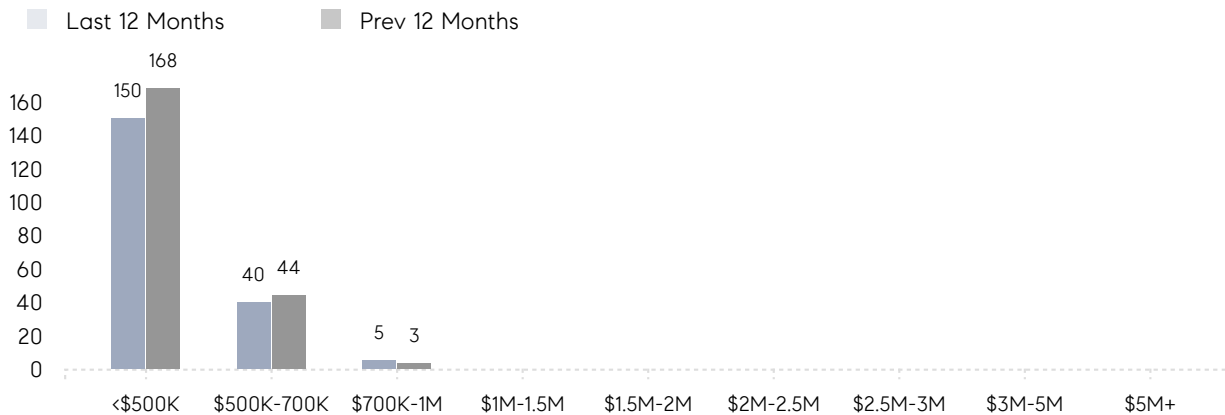
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Emerson Market Insights

Emerson

OCTOBER 2022

UNDER CONTRACT

7
Total
Properties

\$576K
Average
Price

\$549K
Median
Price

-22%
Decrease From
Oct 2021

12%
Increase From
Oct 2021

10%
Increase From
Oct 2021

UNITS SOLD

9
Total
Properties

\$635K
Average
Price

\$557K
Median
Price

0%
Change From
Oct 2021

2%
Increase From
Oct 2021

-4%
Decrease From
Oct 2021

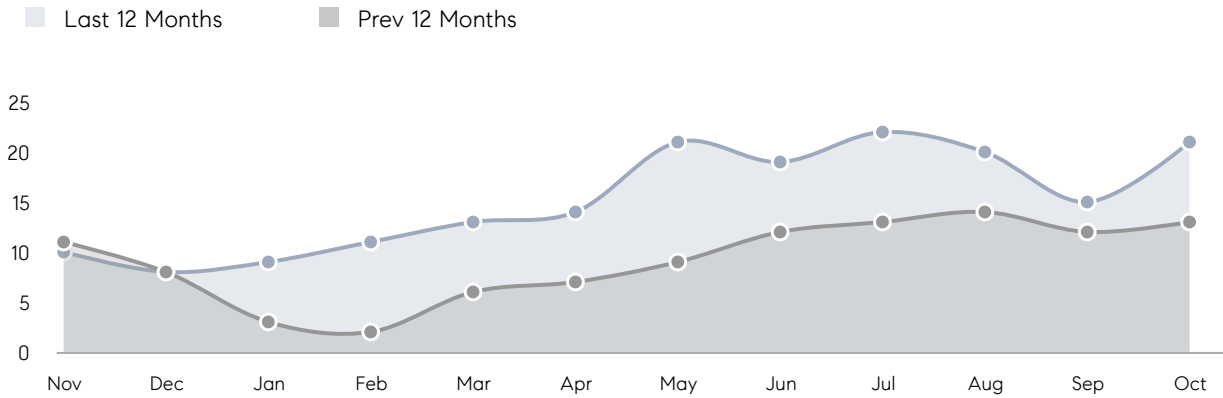
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	45	22	105%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$635,811	\$625,267	1.7%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	14	9	56%
Houses	AVERAGE DOM	45	22	105%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$635,811	\$625,267	2%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	13	9	44%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	0	0%

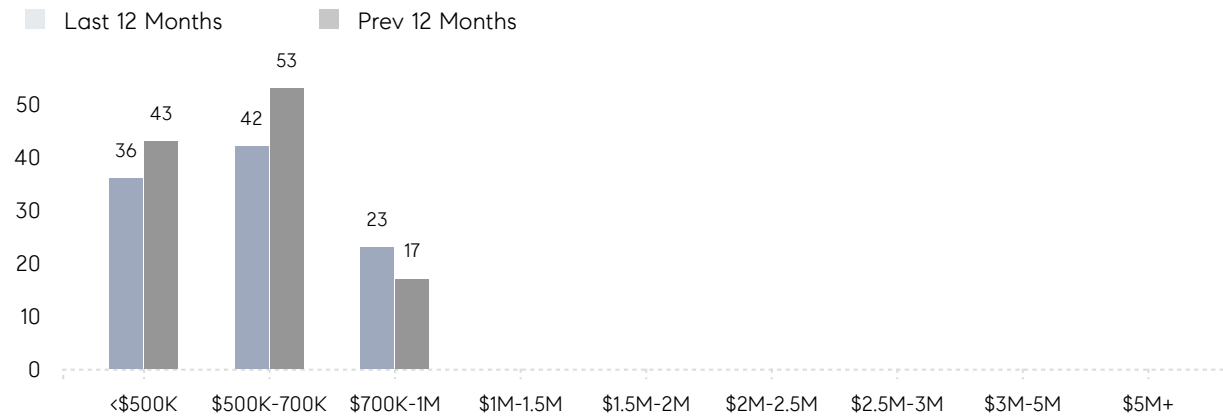
Emerson

OCTOBER 2022

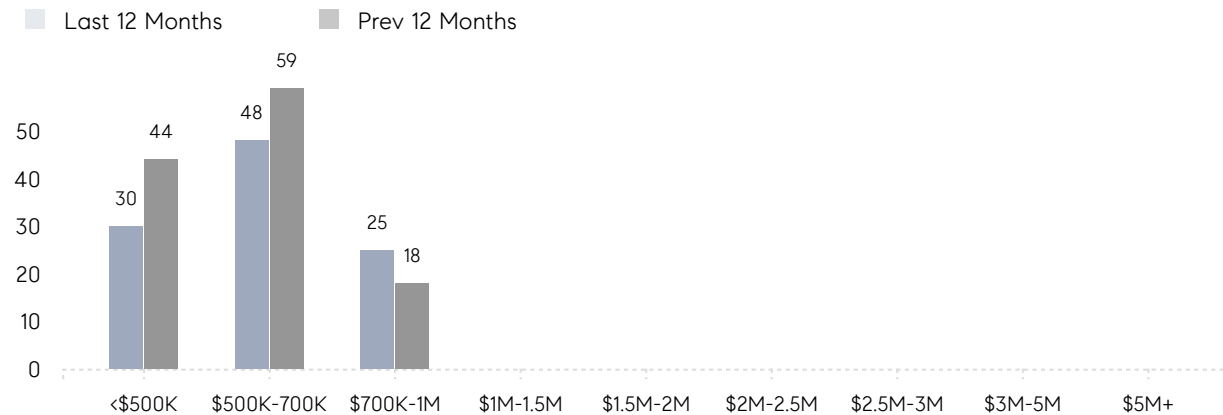
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Englewood Market Insights

Englewood

OCTOBER 2022

UNDER CONTRACT

18	\$488K	\$419K
Total Properties	Average Price	Median Price
-33%	-20%	-16%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

18	\$470K	\$445K
Total Properties	Average Price	Median Price
6%	-59%	-4%
Increase From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

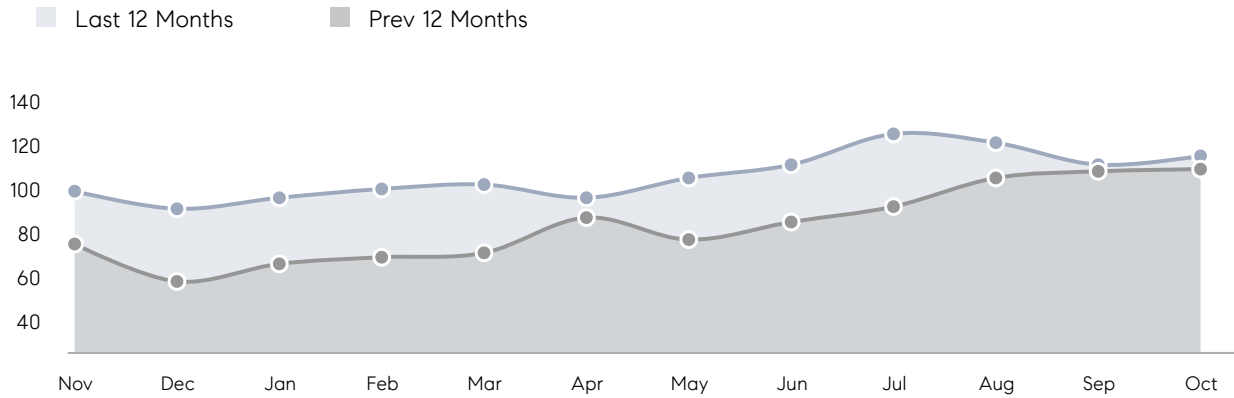
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	34	55	-38%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$470,528	\$1,157,000	-59.3%
	# OF CONTRACTS	18	27	-33.3%
	NEW LISTINGS	20	32	-37%
Houses	AVERAGE DOM	40	48	-17%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$588,222	\$1,474,583	-60%
	# OF CONTRACTS	10	11	-9%
	NEW LISTINGS	10	17	-41%
Condo/Co-op/TH	AVERAGE DOM	29	73	-60%
	% OF ASKING PRICE	97%	96%	
	AVERAGE SOLD PRICE	\$352,833	\$394,800	-11%
	# OF CONTRACTS	8	16	-50%
	NEW LISTINGS	10	15	-33%

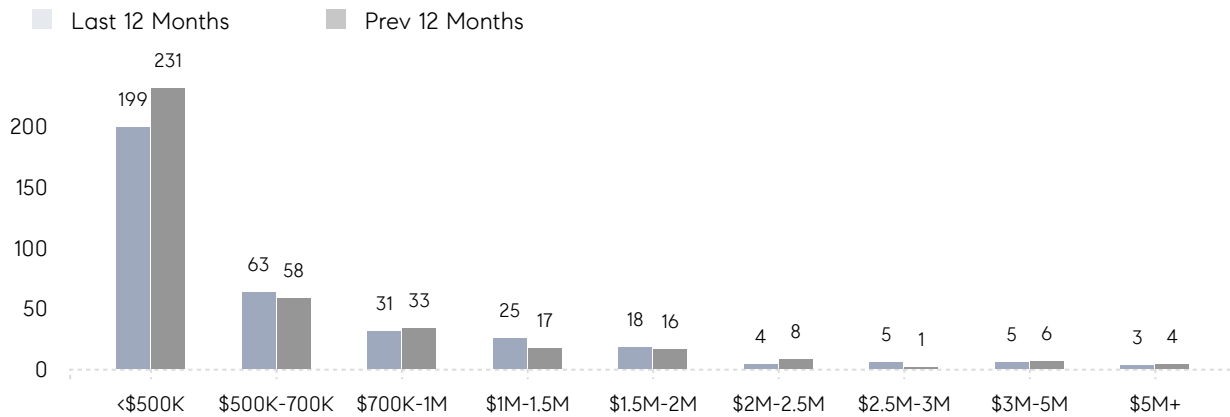
Englewood

OCTOBER 2022

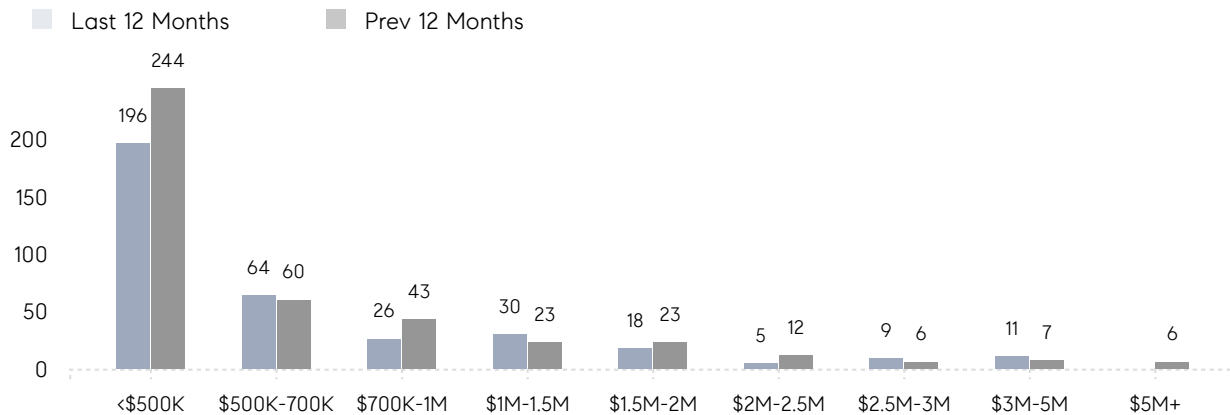
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Englewood Cliffs Market Insights

Englewood Cliffs

OCTOBER 2022

UNDER CONTRACT

3
Total
Properties

\$2.2M
Average
Price

\$2.2M
Median
Price

-57%
Decrease From
Oct 2021

18%
Increase From
Oct 2021

77%
Increase From
Oct 2021

UNITS SOLD

2
Total
Properties

\$2.6M
Average
Price

\$2.6M
Median
Price

-71%
Decrease From
Oct 2021

84%
Increase From
Oct 2021

101%
Increase From
Oct 2021

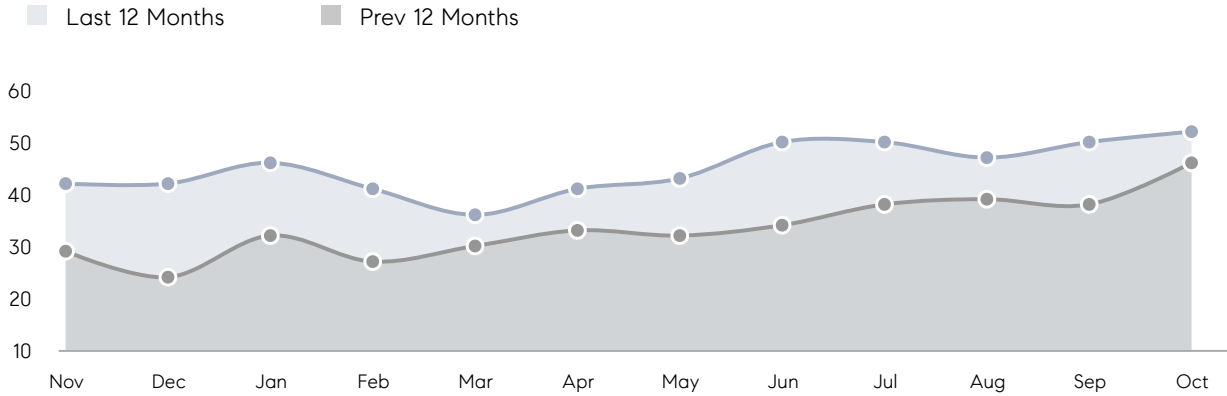
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	26	40	-35%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$2,612,500	\$1,418,571	84.2%
	# OF CONTRACTS	3	7	-57.1%
	NEW LISTINGS	6	16	-62%
Houses	AVERAGE DOM	26	40	-35%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$2,612,500	\$1,418,571	84%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	6	16	-62%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

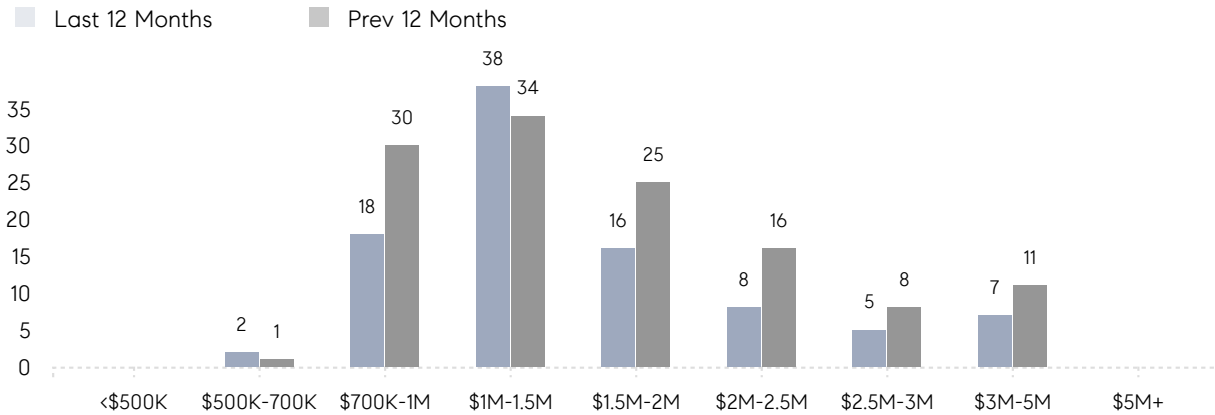
Englewood Cliffs

OCTOBER 2022

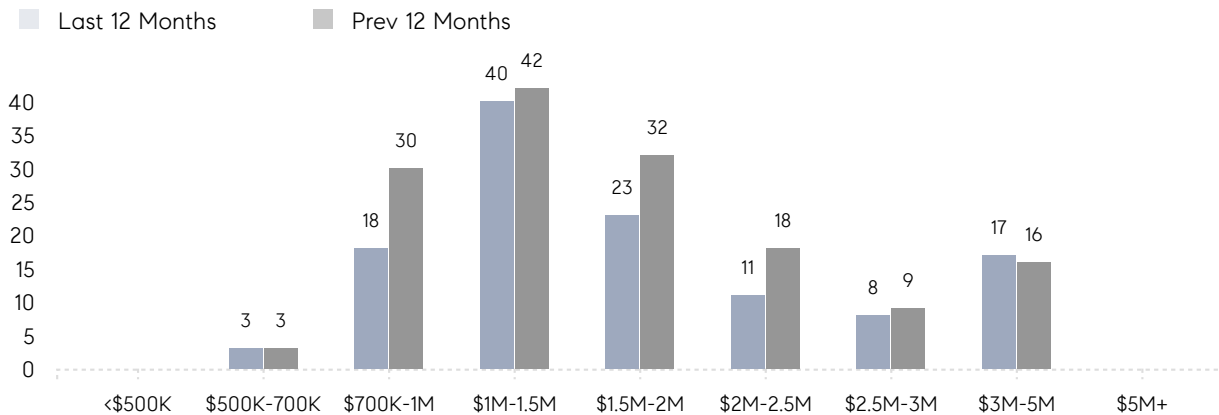
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Essex Fells Market Insights

Essex Fells

OCTOBER 2022

UNDER CONTRACT

2	\$619K	\$619K
Total Properties	Average Price	Median Price
-60%	-53%	-38%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

2	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-60%	-25%	-35%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

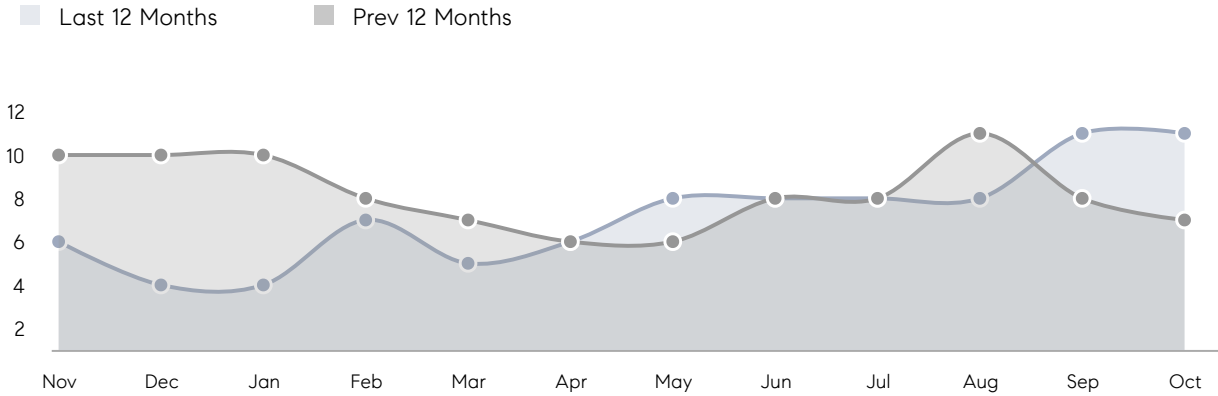
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	139	55	153%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$1,160,000	\$1,543,000	-24.8%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	2	4	-50%
Houses	AVERAGE DOM	139	55	153%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$1,160,000	\$1,543,000	-25%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

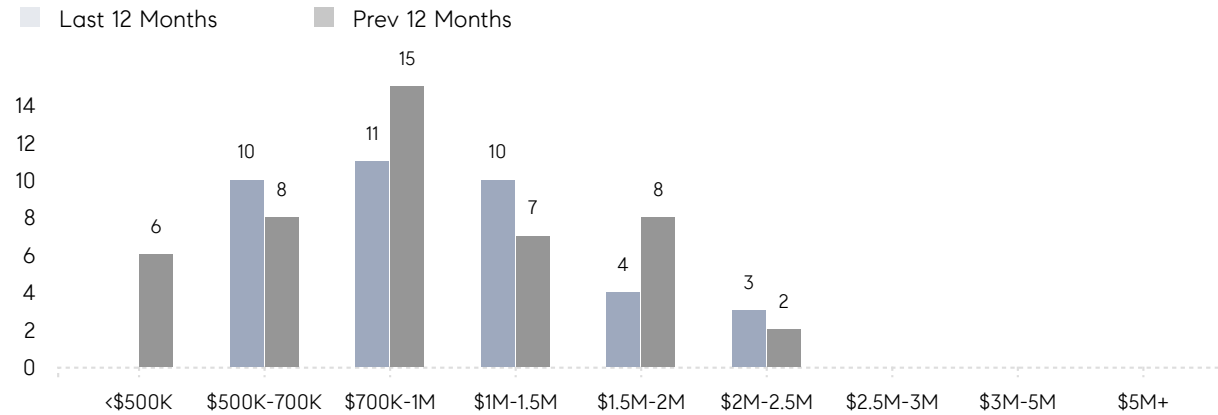
Essex Fells

OCTOBER 2022

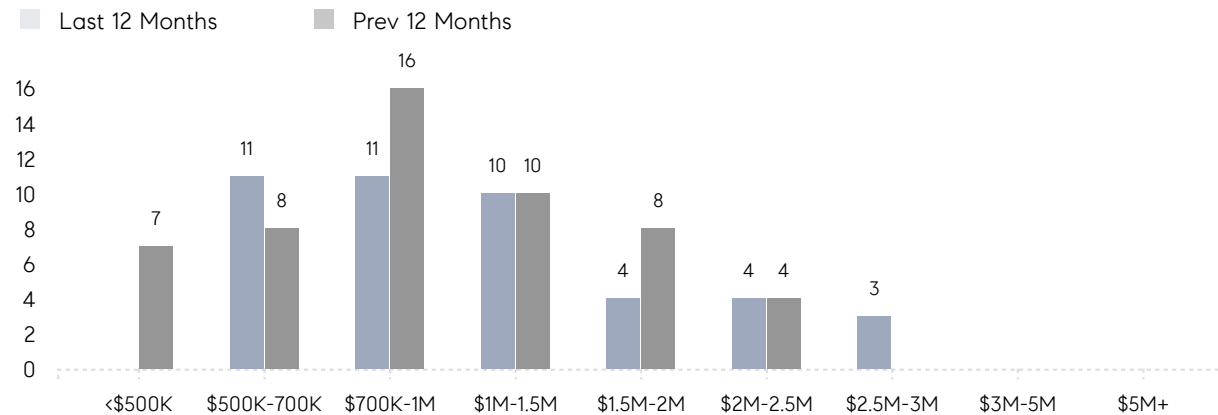
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Fair Lawn Market Insights

Fair Lawn

OCTOBER 2022

UNDER CONTRACT

28
Total
Properties

\$638K
Average
Price

\$661K
Median
Price

-7%
Decrease From
Oct 2021

21%
Increase From
Oct 2021

43%
Increase From
Oct 2021

UNITS SOLD

30
Total
Properties

\$558K
Average
Price

\$520K
Median
Price

-17%
Decrease From
Oct 2021

14%
Increase From
Oct 2021

7%
Increase From
Oct 2021

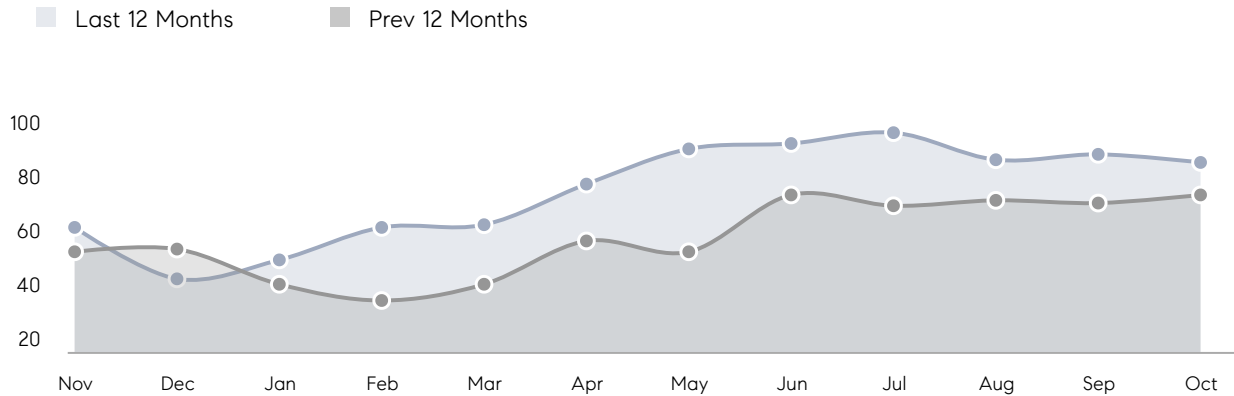
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	25	36	-31%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$558,850	\$491,836	13.6%
	# OF CONTRACTS	28	30	-6.7%
	NEW LISTINGS	27	35	-23%
Houses	AVERAGE DOM	26	34	-24%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$582,071	\$508,474	14%
	# OF CONTRACTS	27	28	-4%
	NEW LISTINGS	27	30	-10%
Condo/Co-op/TH	AVERAGE DOM	20	75	-73%
	% OF ASKING PRICE	104%	95%	
	AVERAGE SOLD PRICE	\$233,750	\$209,000	12%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	5	0%

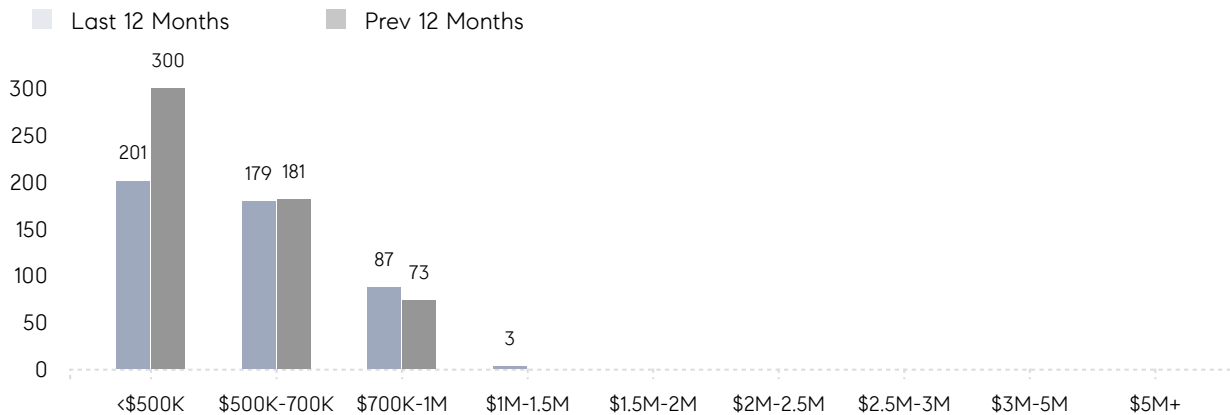
Fair Lawn

OCTOBER 2022

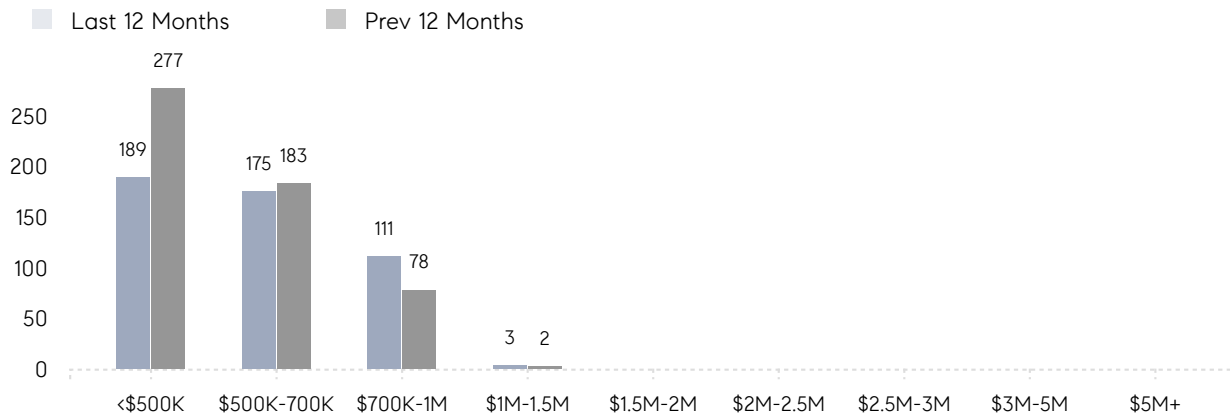
Monthly Inventory



Contracts By Price Range



Listings By Price Range

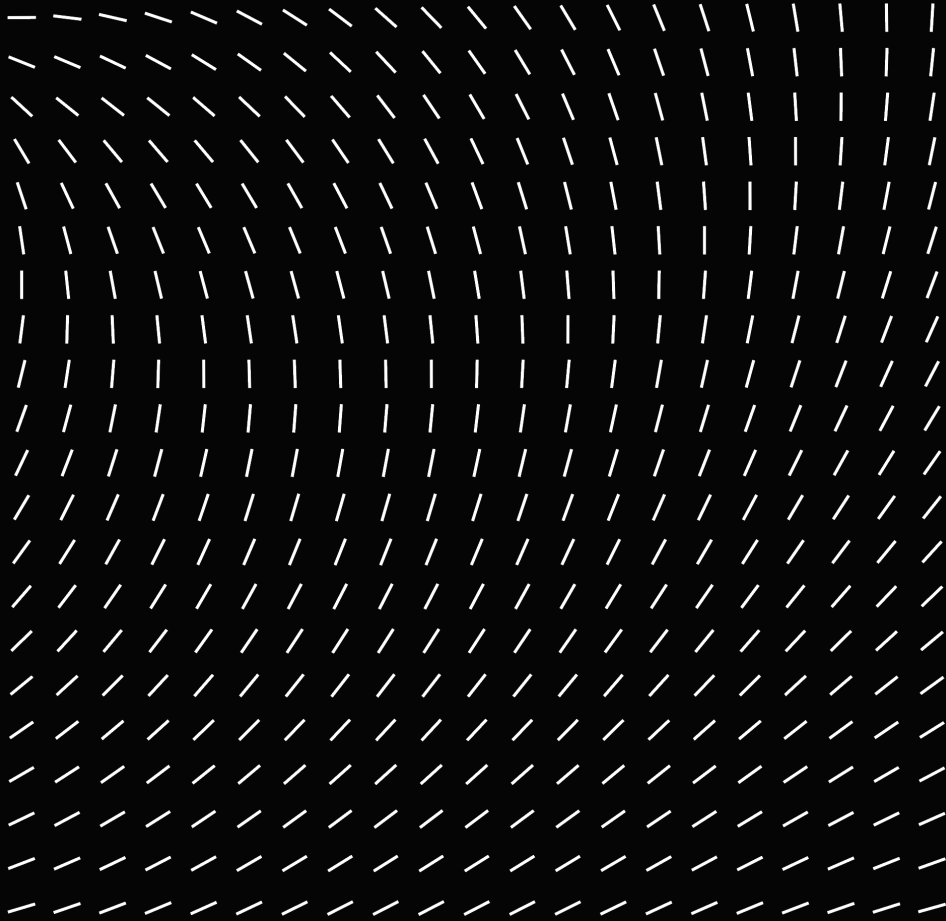




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COMPASS

October 2022

Fairfield Market Insights

Fairfield

OCTOBER 2022

UNDER CONTRACT

6
Total
Properties

\$869K
Average
Price

\$754K
Median
Price

-50%
Decrease From
Oct 2021

46%
Increase From
Oct 2021

31%
Increase From
Oct 2021

UNITS SOLD

13
Total
Properties

\$664K
Average
Price

\$710K
Median
Price

63%
Increase From
Oct 2021

1%
Increase From
Oct 2021

28%
Increase From
Oct 2021

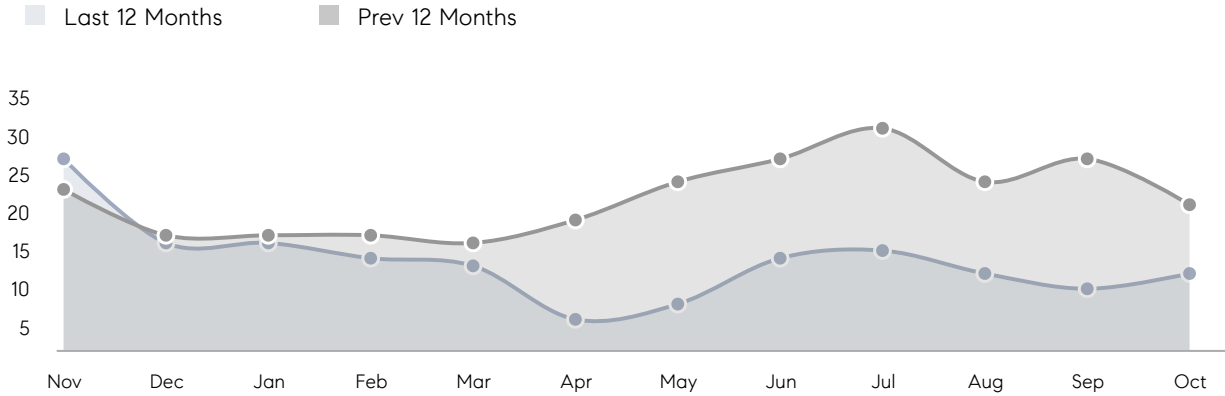
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	31	45	-31%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$664,000	\$654,550	1.4%
	# OF CONTRACTS	6	12	-50.0%
	NEW LISTINGS	7	9	-22%
Houses	AVERAGE DOM	36	44	-18%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$680,111	\$706,483	-4%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	7	8	-12%
Condo/Co-op/TH	AVERAGE DOM	22	46	-52%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$627,750	\$498,750	26%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	1	0%

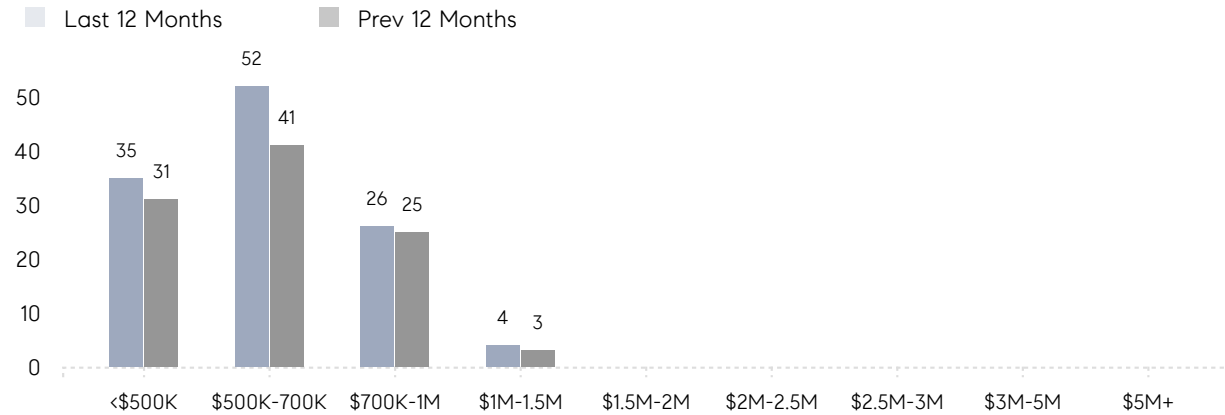
Fairfield

OCTOBER 2022

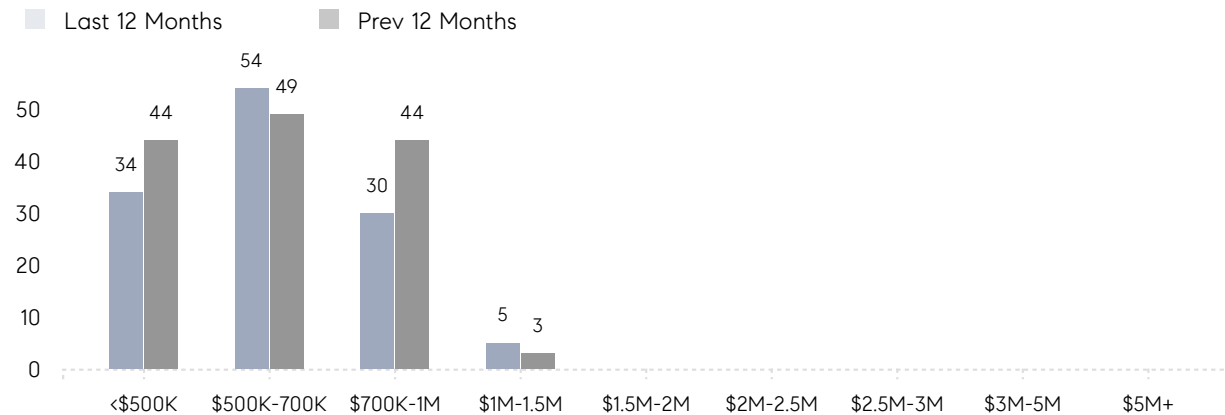
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Fairview Market Insights

Fairview

OCTOBER 2022

UNDER CONTRACT

5	\$488K	\$469K
Total Properties	Average Price	Median Price
-44%	-4%	-16%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

6	\$696K	\$760K
Total Properties	Average Price	Median Price
100%	35%	63%
Increase From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

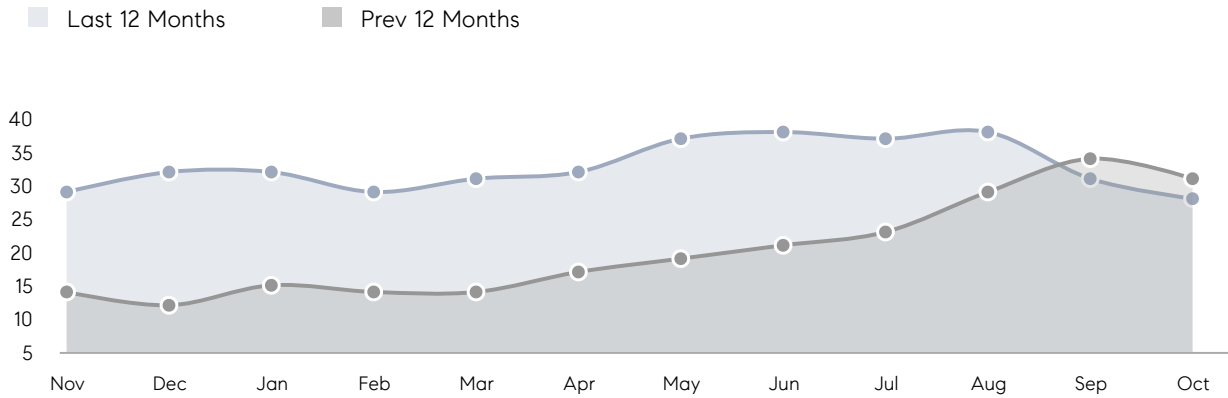
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	58	6	867%
	% OF ASKING PRICE	93%	98%	
	AVERAGE SOLD PRICE	\$696,667	\$515,000	35.3%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	1	7	-86%
Houses	AVERAGE DOM	67	8	738%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$430,000	\$372,500	15%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	57	3	1,800%
	% OF ASKING PRICE	93%	97%	
	AVERAGE SOLD PRICE	\$750,000	\$800,000	-6%
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	0	4	0%

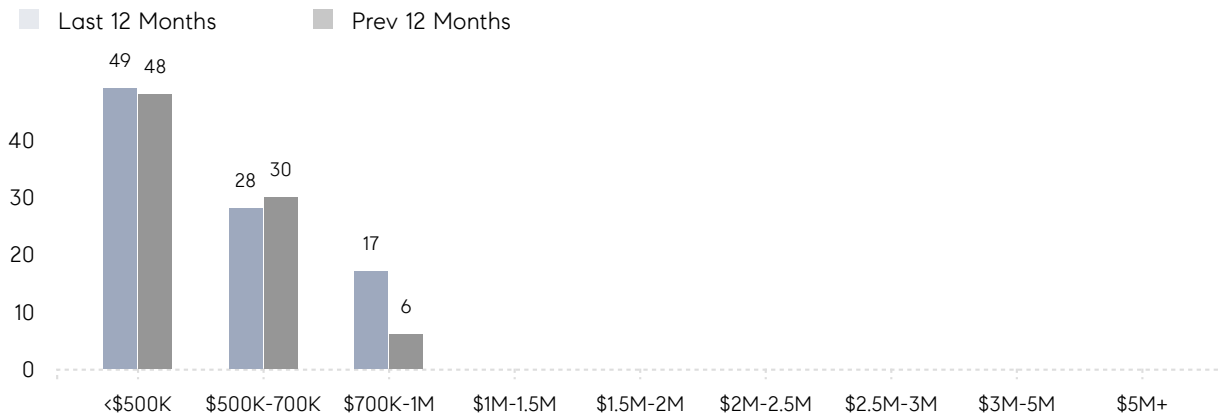
Fairview

OCTOBER 2022

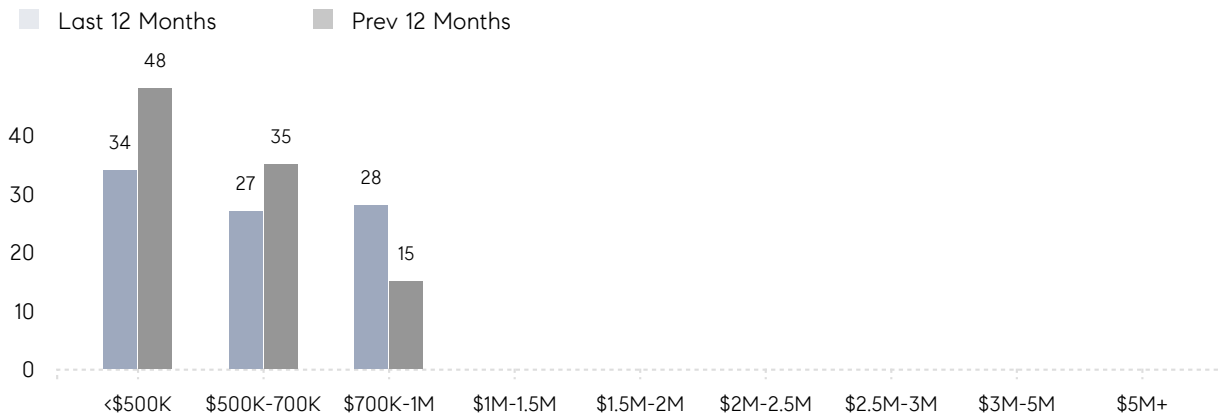
Monthly Inventory



Contracts By Price Range



Listings By Price Range

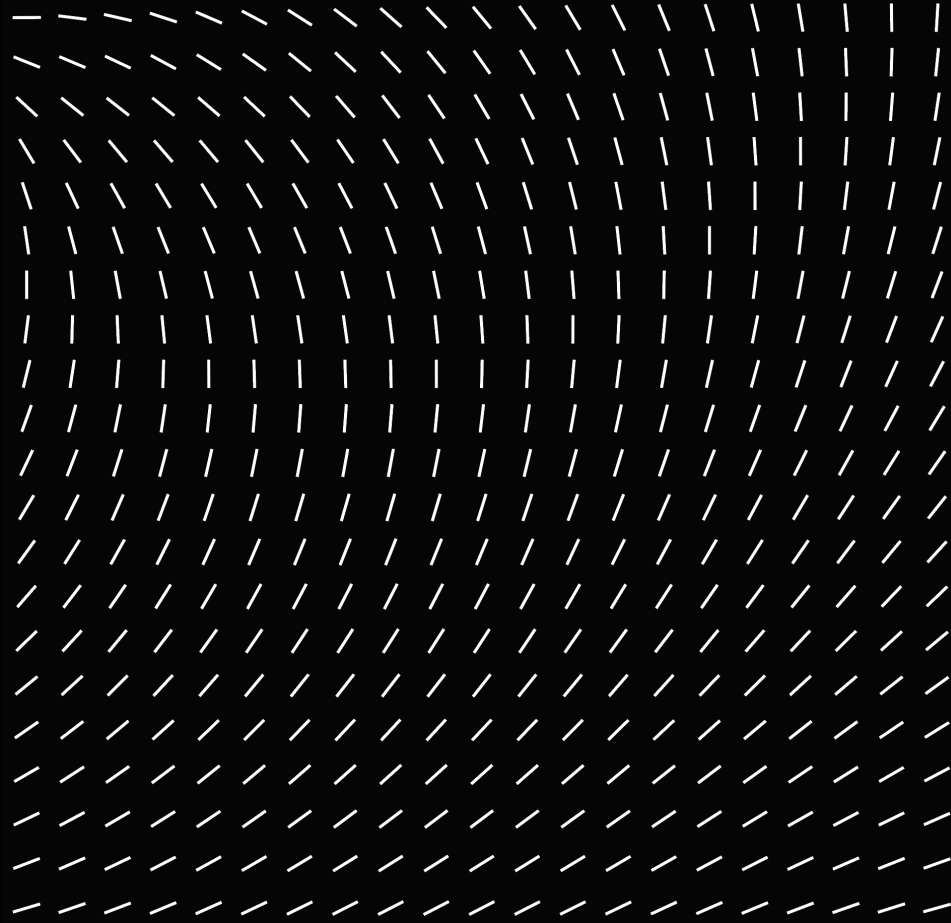




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COMPASS

October 2022

Fanwood Market Insights

Fanwood

OCTOBER 2022

UNDER CONTRACT

11	\$585K	\$540K
Total Properties	Average Price	Median Price
-27%	4%	-2%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

UNITS SOLD

8	\$557K	\$530K
Total Properties	Average Price	Median Price
-38%	-1%	0%
Decrease From Oct 2021	Change From Oct 2021	Change From Oct 2021

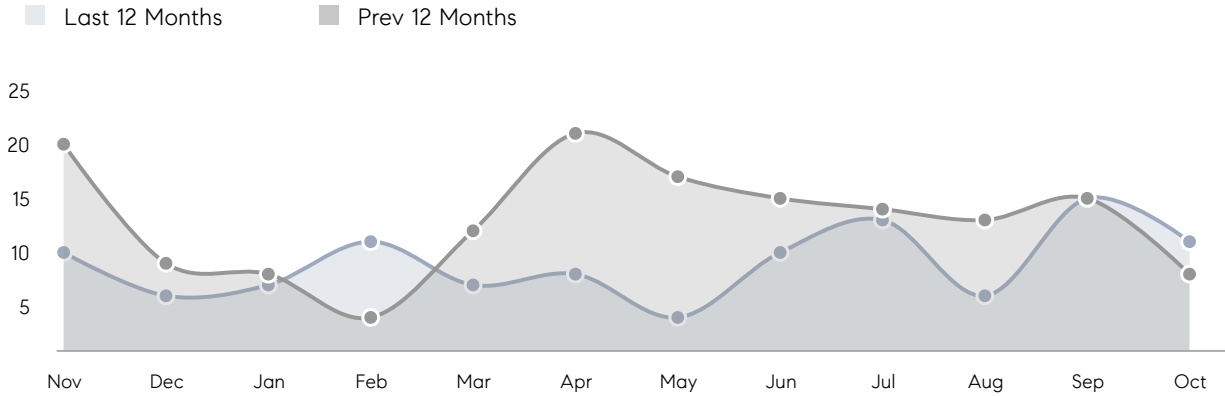
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	18	31	-42%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$557,538	\$561,338	-0.7%
	# OF CONTRACTS	11	15	-26.7%
	NEW LISTINGS	7	10	-30%
Houses	AVERAGE DOM	18	31	-42%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$557,538	\$561,338	-1%
	# OF CONTRACTS	11	14	-21%
	NEW LISTINGS	7	10	-30%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

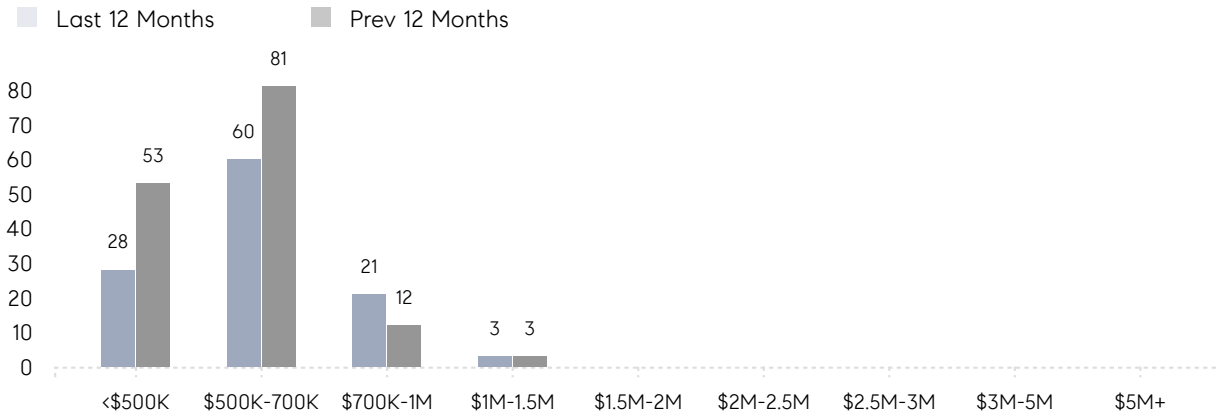
Fanwood

OCTOBER 2022

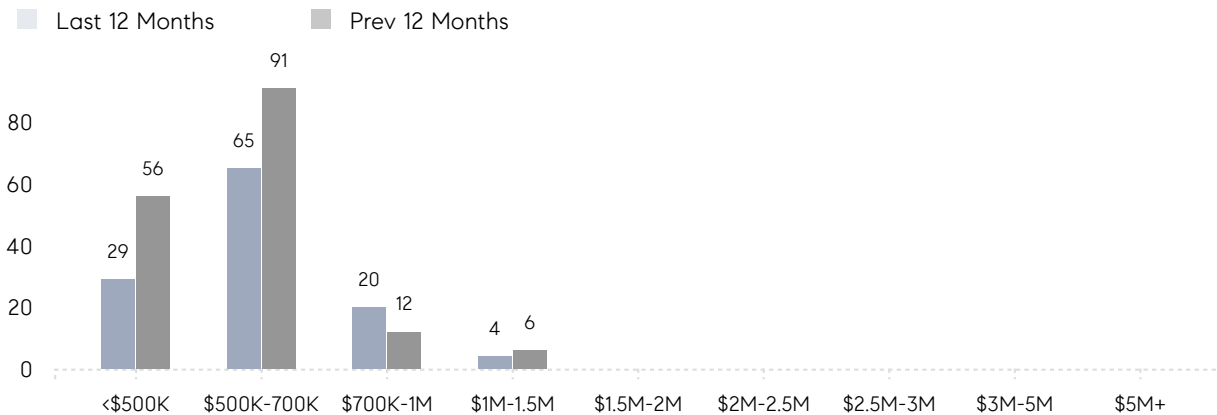
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Far Hills Market Insights

Far Hills

OCTOBER 2022

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Oct 2021	Change From Oct 2021	Change From Oct 2021

UNITS SOLD

1	\$2.8M	\$2.8M
Total Properties	Average Price	Median Price
-67%	189%	271%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

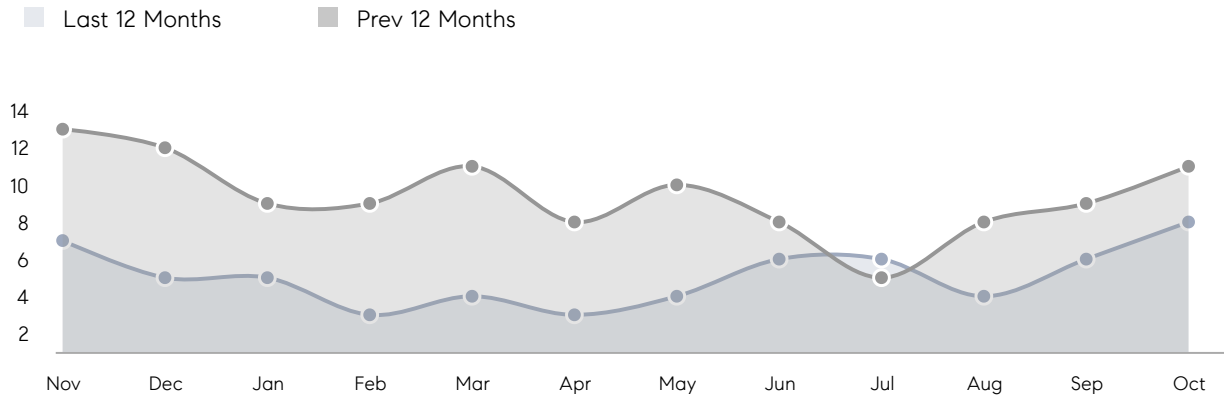
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	85	87	-2%
	% OF ASKING PRICE	95%	100%	
	AVERAGE SOLD PRICE	\$2,850,000	\$985,333	189.2%
	# OF CONTRACTS	0	0	0.0%
	NEW LISTINGS	2	2	0%
Houses	AVERAGE DOM	85	120	-29%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$2,850,000	\$1,093,500	161%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	2	0%
Condo/Co-op/TH	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$769,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

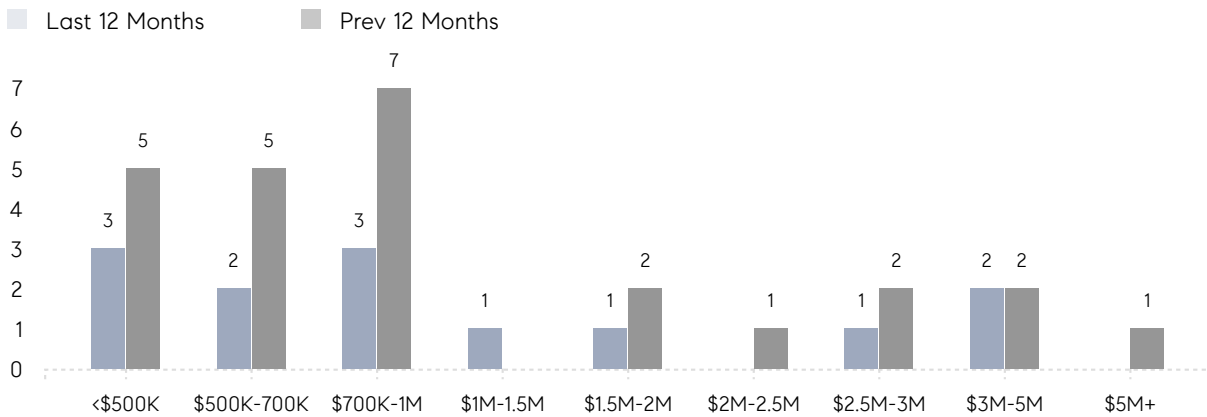
Far Hills

OCTOBER 2022

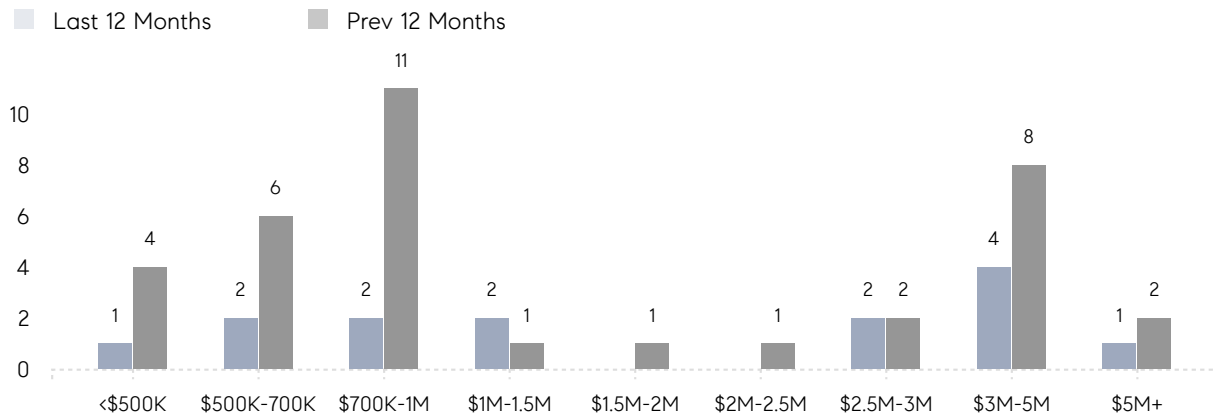
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Flemington Market Insights

Flemington

OCTOBER 2022

UNDER CONTRACT

1
Total
Properties

\$429K
Average
Price

\$429K
Median
Price

-67%
Decrease From
Oct 2021

56%
Increase From
Oct 2021

34%
Increase From
Oct 2021

UNITS SOLD

1
Total
Properties

\$475K
Average
Price

\$475K
Median
Price

-67%
Decrease From
Oct 2021

25%
Increase From
Oct 2021

16%
Increase From
Oct 2021

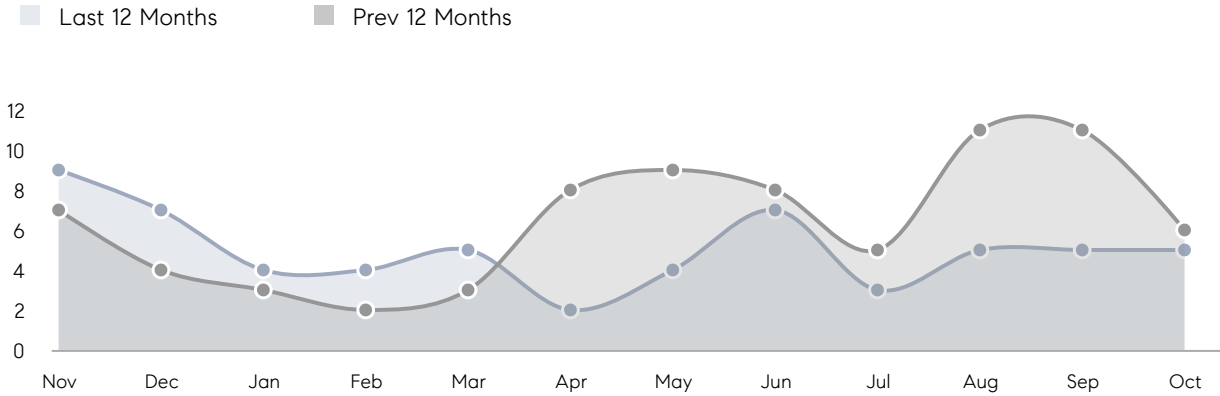
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	11	43	-74%
	% OF ASKING PRICE	112%	101%	
	AVERAGE SOLD PRICE	\$475,000	\$380,833	24.7%
	# OF CONTRACTS	1	3	-66.7%
	NEW LISTINGS	1	0	0%
Houses	AVERAGE DOM	11	25	-56%
	% OF ASKING PRICE	112%	102%	
	AVERAGE SOLD PRICE	\$475,000	\$409,250	16%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	80	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$324,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	0	0%

Flemington

OCTOBER 2022

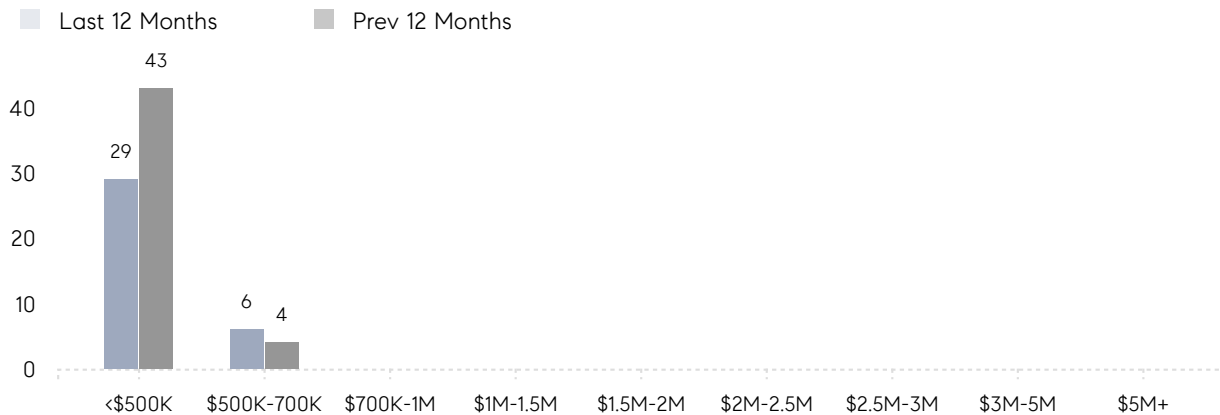
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Florham Park Market Insights

Florham Park

OCTOBER 2022

UNDER CONTRACT

10	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
-23%	96%	107%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

14	\$902K	\$769K
Total Properties	Average Price	Median Price
133%	-13%	0%
Increase From Oct 2021	Decrease From Oct 2021	Change From Oct 2021

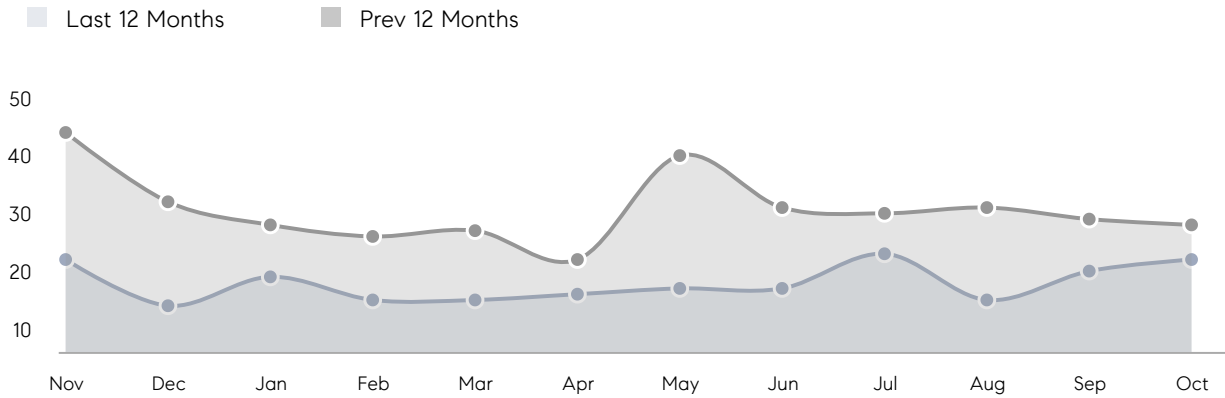
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	53	13	308%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$902,356	\$1,043,167	-13.5%
	# OF CONTRACTS	10	13	-23.1%
	NEW LISTINGS	12	17	-29%
Houses	AVERAGE DOM	53	12	342%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$928,000	\$1,156,800	-20%
	# OF CONTRACTS	8	5	60%
	NEW LISTINGS	11	11	0%
Condo/Co-op/TH	AVERAGE DOM	54	17	218%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$856,198	\$475,000	80%
	# OF CONTRACTS	2	8	-75%
	NEW LISTINGS	1	6	-83%

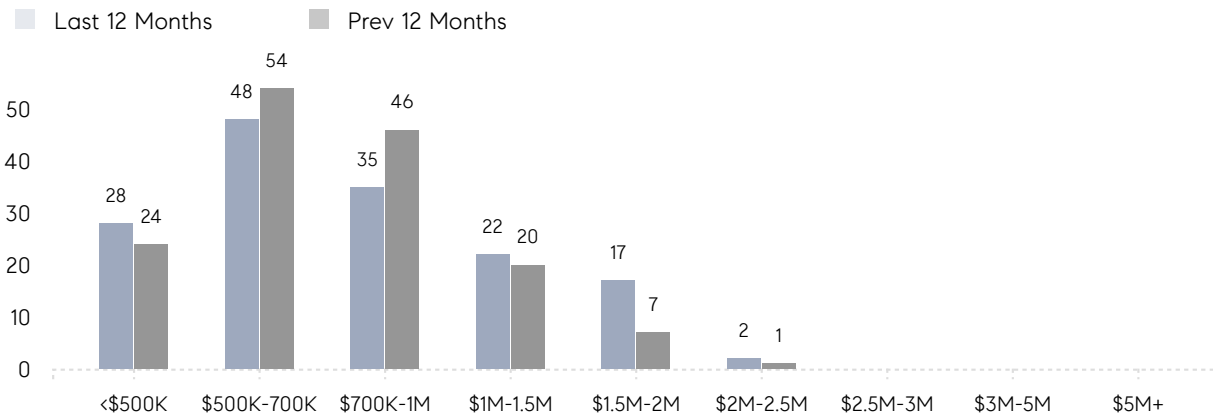
Florham Park

OCTOBER 2022

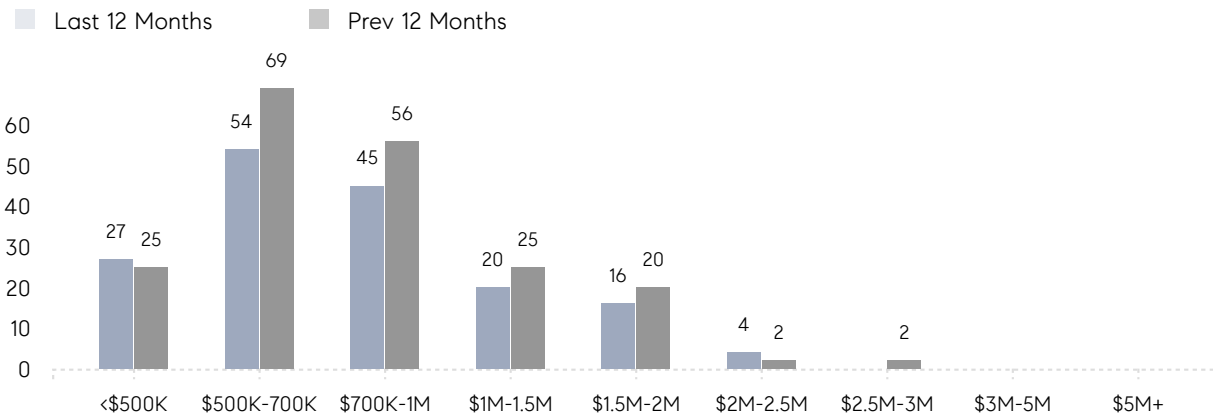
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Fort Lee Market Insights

Fort Lee

OCTOBER 2022

UNDER CONTRACT

34
Total
Properties

\$413K
Average
Price

\$317K
Median
Price

-48%
Decrease From
Oct 2021

-16%
Decrease From
Oct 2021

15%
Increase From
Oct 2021

UNITS SOLD

49
Total
Properties

\$450K
Average
Price

\$335K
Median
Price

-28%
Decrease From
Oct 2021

-11%
Decrease From
Oct 2021

-10%
Decrease From
Oct 2021

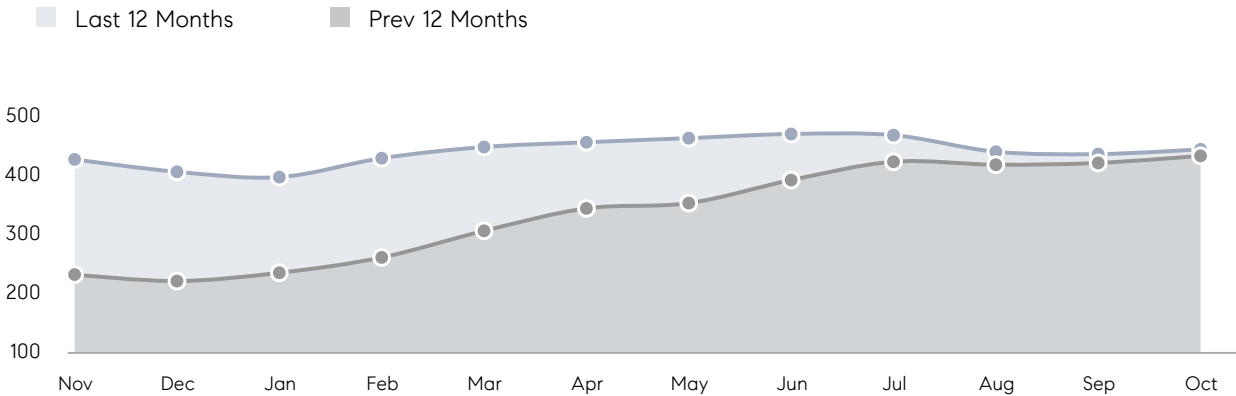
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	69	79	-13%
	% OF ASKING PRICE	94%	93%	
	AVERAGE SOLD PRICE	\$450,031	\$503,731	-10.7%
	# OF CONTRACTS	34	66	-48.5%
	NEW LISTINGS	53	78	-32%
Houses	AVERAGE DOM	49	53	-8%
	% OF ASKING PRICE	97%	93%	
	AVERAGE SOLD PRICE	\$898,800	\$955,463	-6%
	# OF CONTRACTS	4	9	-56%
	NEW LISTINGS	7	5	40%
Condo/Co-op/TH	AVERAGE DOM	71	82	-13%
	% OF ASKING PRICE	94%	93%	
	AVERAGE SOLD PRICE	\$399,034	\$443,500	-10%
	# OF CONTRACTS	30	57	-47%
	NEW LISTINGS	46	73	-37%

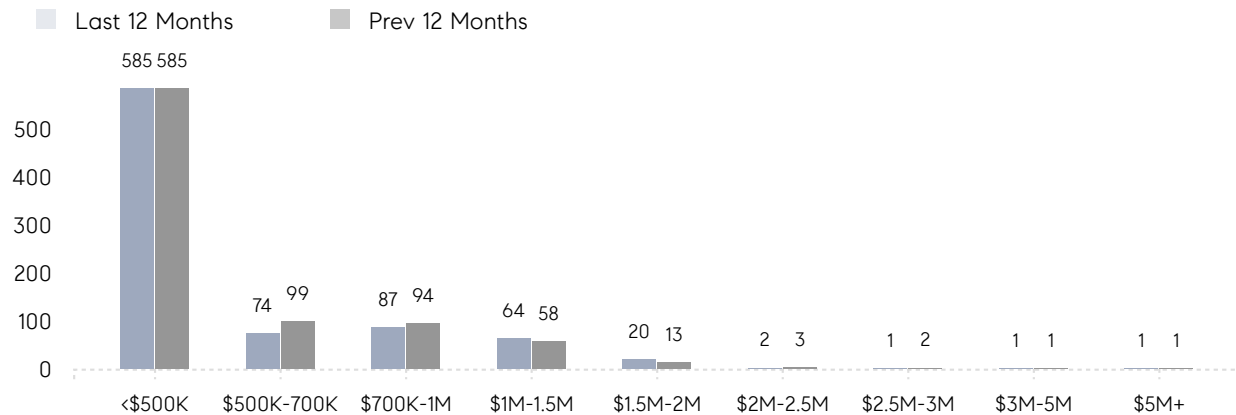
Fort Lee

OCTOBER 2022

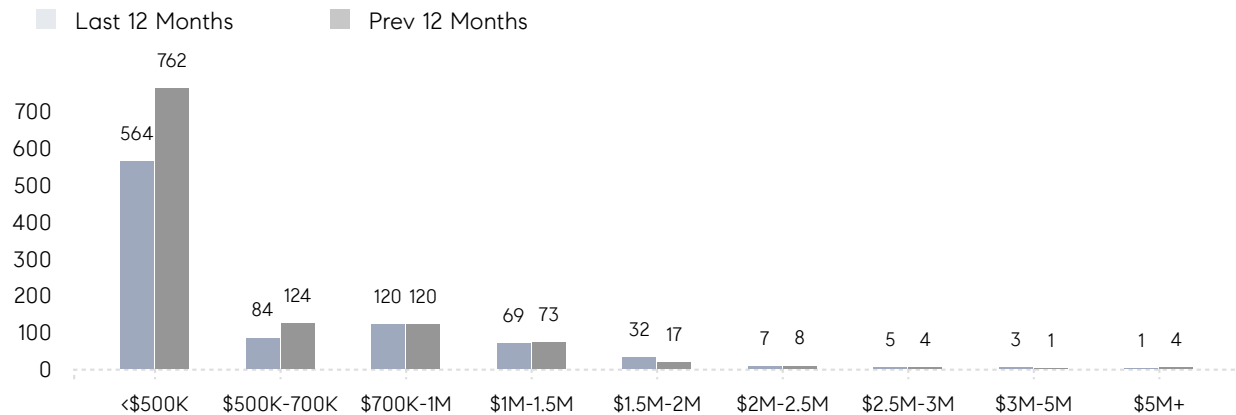
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Franklin Lakes Market Insights

Franklin Lakes

OCTOBER 2022

UNDER CONTRACT

12	\$1.3M	\$1.2M
Total Properties	Average Price	Median Price
-56%	-2%	30%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

UNITS SOLD

14	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-22%	-21%	-25%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

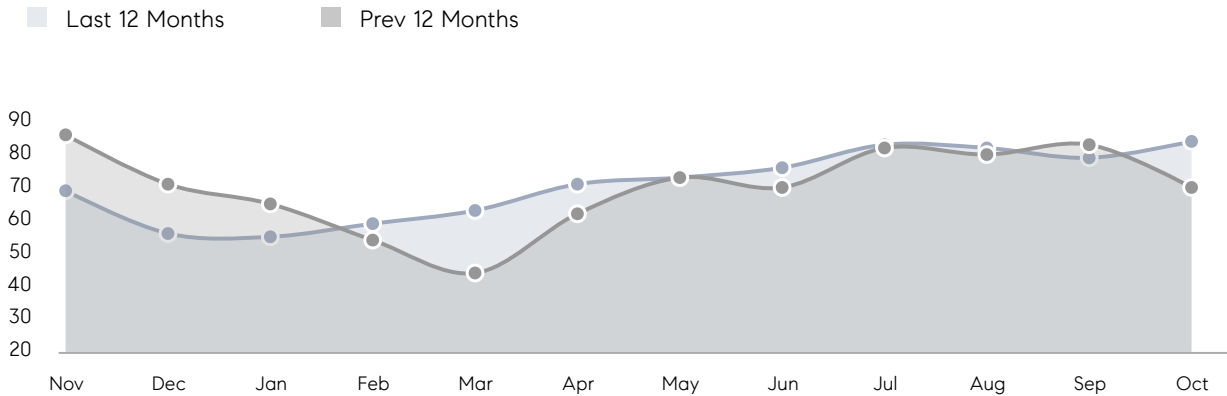
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	46	50	-8%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$1,254,358	\$1,594,925	-21.4%
	# OF CONTRACTS	12	27	-55.6%
	NEW LISTINGS	16	10	60%
Houses	AVERAGE DOM	47	46	2%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$1,305,078	\$1,595,251	-18%
	# OF CONTRACTS	12	22	-45%
	NEW LISTINGS	16	8	100%
Condo/Co-op/TH	AVERAGE DOM	31	83	-63%
	% OF ASKING PRICE	99%	94%	
	AVERAGE SOLD PRICE	\$595,000	\$1,592,319	-63%
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	0	2	0%

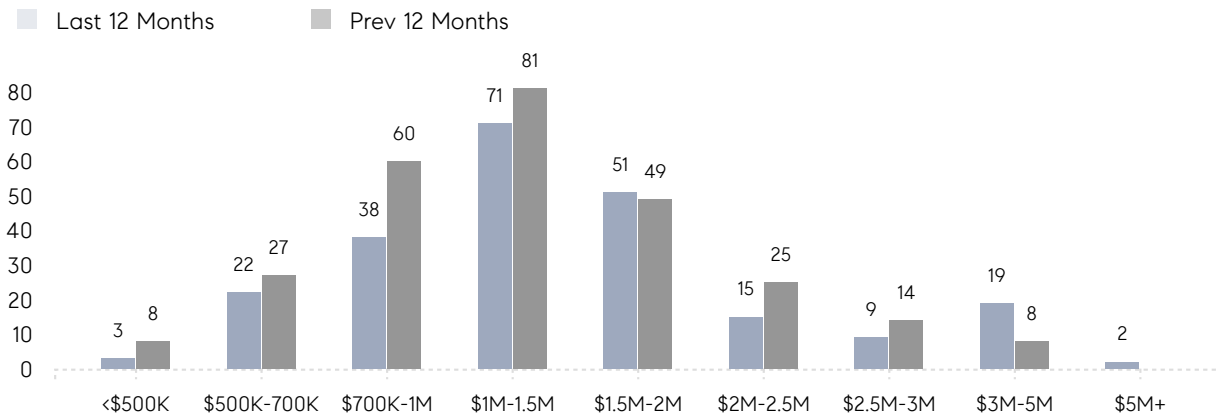
Franklin Lakes

OCTOBER 2022

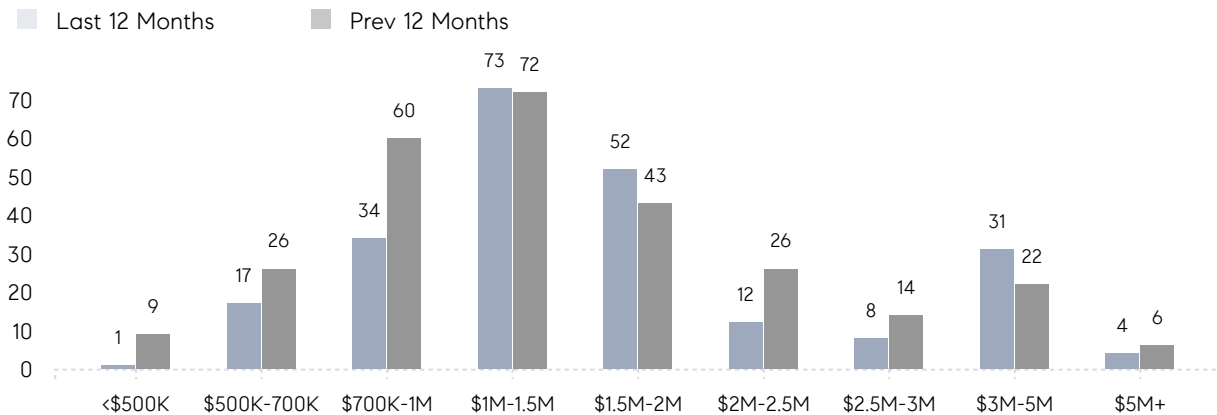
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Garfield City Market Insights

Garfield City

OCTOBER 2022

UNDER CONTRACT

8	\$383K	\$379K
Total Properties	Average Price	Median Price
-43%	-8%	-8%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

8	\$423K	\$421K
Total Properties	Average Price	Median Price
-11%	15%	1%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

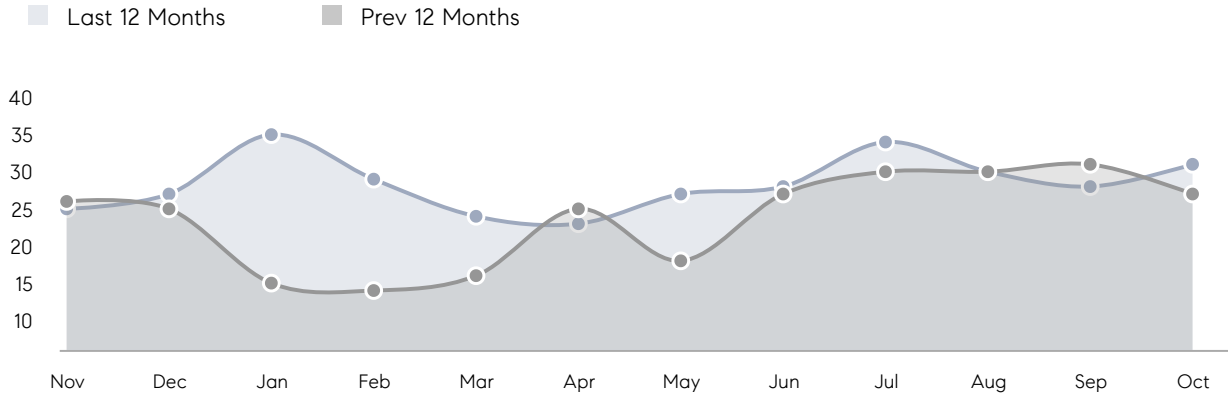
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	40	23	74%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$423,500	\$368,222	15.0%
	# OF CONTRACTS	8	14	-42.9%
	NEW LISTINGS	9	10	-10%
Houses	AVERAGE DOM	8	23	-65%
	% OF ASKING PRICE	115%	103%	
	AVERAGE SOLD PRICE	\$450,000	\$437,200	3%
	# OF CONTRACTS	6	10	-40%
	NEW LISTINGS	6	8	-25%
Condo/Co-op/TH	AVERAGE DOM	59	23	157%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$407,600	\$282,000	45%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	3	2	50%

Garfield City

OCTOBER 2022

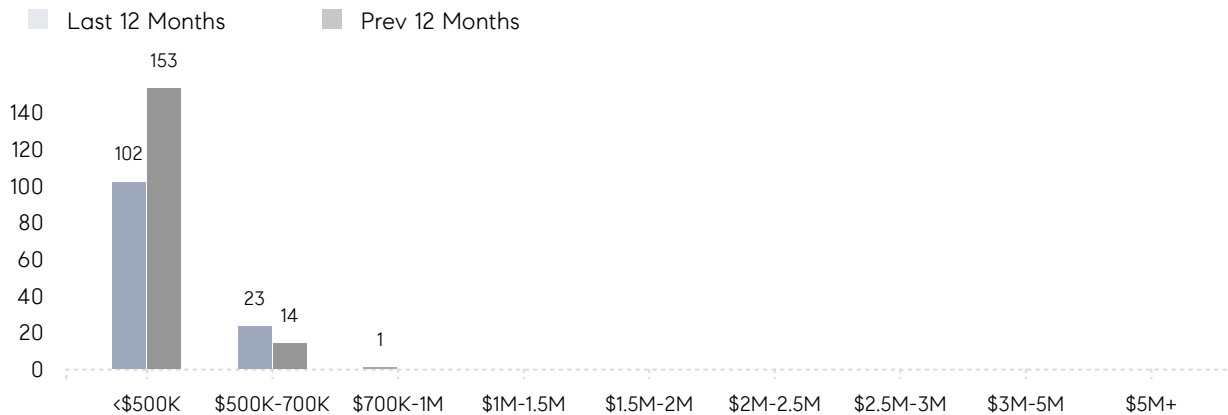
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Garwood Market Insights

Garwood

OCTOBER 2022

UNDER CONTRACT

4	\$503K	\$491K
Total Properties	Average Price	Median Price
-43%	-10%	-6%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

1	\$450K	\$450K
Total Properties	Average Price	Median Price
-75%	-11%	6%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

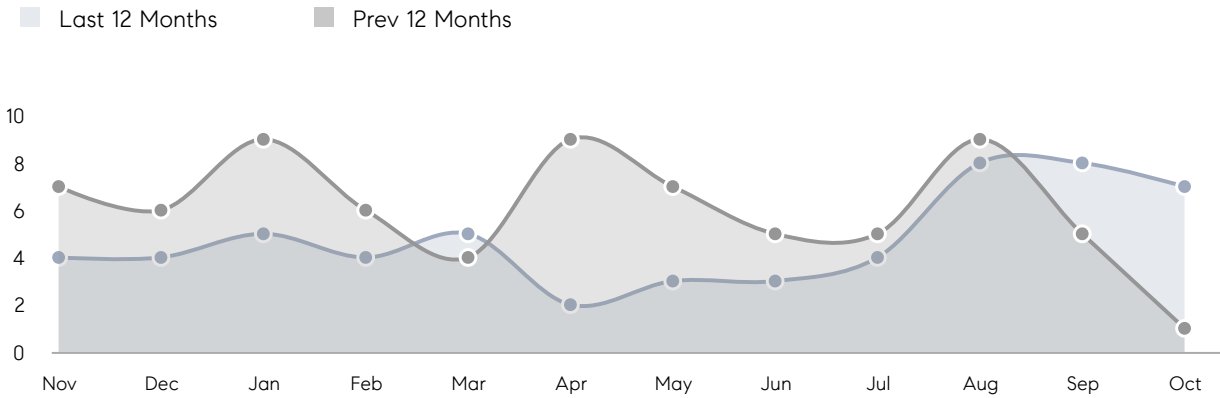
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	28	41	-32%
	% OF ASKING PRICE	103%	97%	
	AVERAGE SOLD PRICE	\$450,000	\$507,500	-11.3%
	# OF CONTRACTS	4	7	-42.9%
	NEW LISTINGS	3	4	-25%
Houses	AVERAGE DOM	28	41	-32%
	% OF ASKING PRICE	103%	97%	
	AVERAGE SOLD PRICE	\$450,000	\$507,500	-11%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

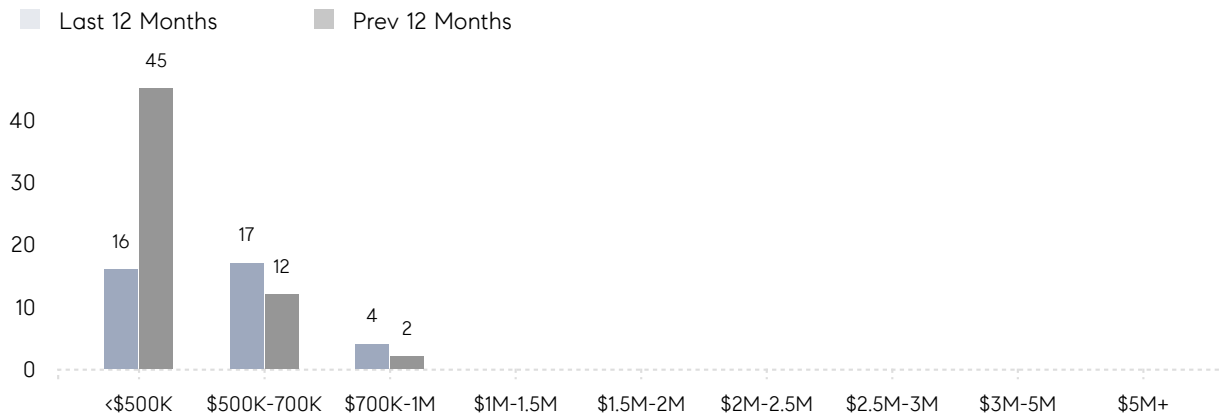
Garwood

OCTOBER 2022

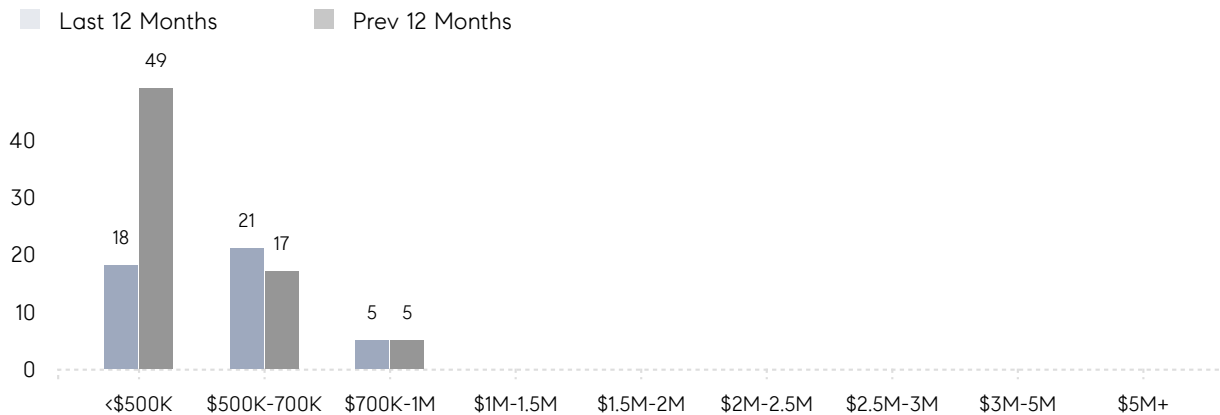
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Glen Ridge Market Insights

Glen Ridge

OCTOBER 2022

UNDER CONTRACT

12
Total
Properties

\$499K
Average
Price

\$604K
Median
Price

50%
Increase From
Oct 2021

-14%
Decrease From
Oct 2021

10%
Increase From
Oct 2021

UNITS SOLD

2
Total
Properties

\$860K
Average
Price

\$860K
Median
Price

-80%
Decrease From
Oct 2021

34%
Increase From
Oct 2021

46%
Increase From
Oct 2021

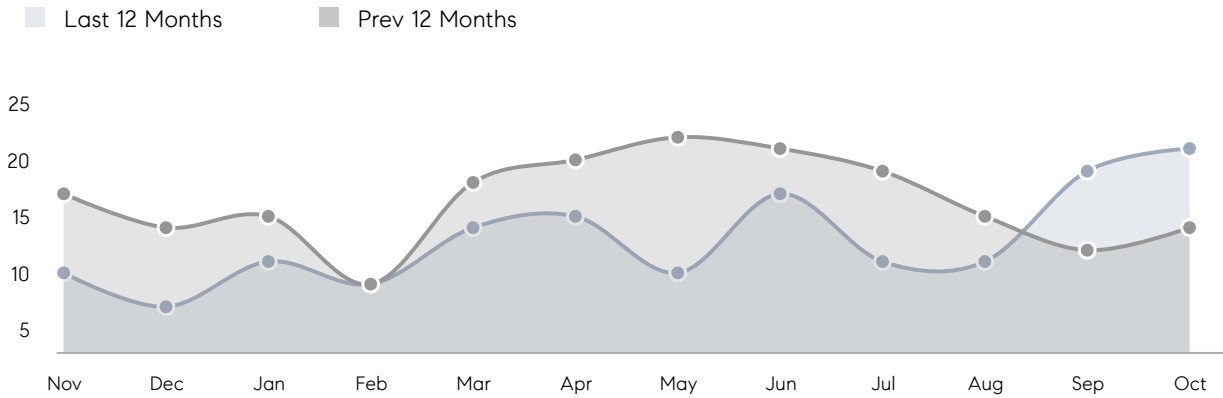
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	22	90	-76%
	% OF ASKING PRICE	105%	98%	
	AVERAGE SOLD PRICE	\$860,000	\$639,550	34.5%
	# OF CONTRACTS	12	8	50.0%
	NEW LISTINGS	16	11	45%
Houses	AVERAGE DOM	22	35	-37%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$860,000	\$972,250	-12%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	10	8	25%
Condo/Co-op/TH	AVERAGE DOM	-	127	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$417,750	-
	# OF CONTRACTS	5	0	0%
	NEW LISTINGS	6	3	100%

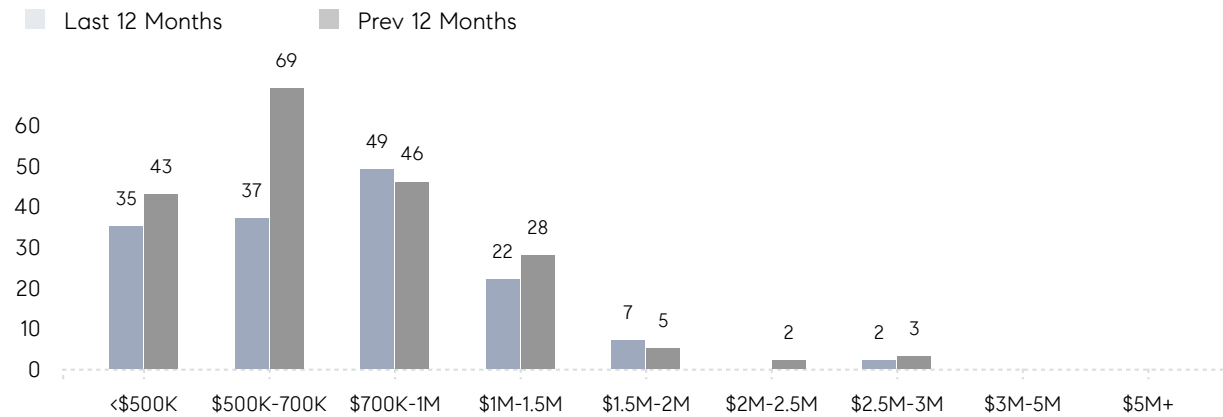
Glen Ridge

OCTOBER 2022

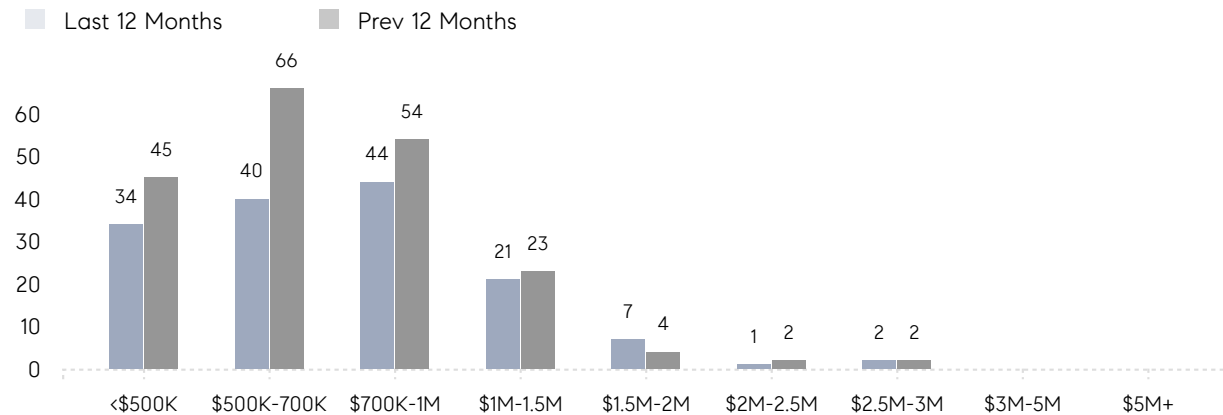
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Glen Rock Market Insights

Glen Rock

OCTOBER 2022

UNDER CONTRACT

10	\$644K	\$592K
Total Properties	Average Price	Median Price
-44%	-8%	-7%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

15	\$989K	\$890K
Total Properties	Average Price	Median Price
25%	42%	32%
Increase From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

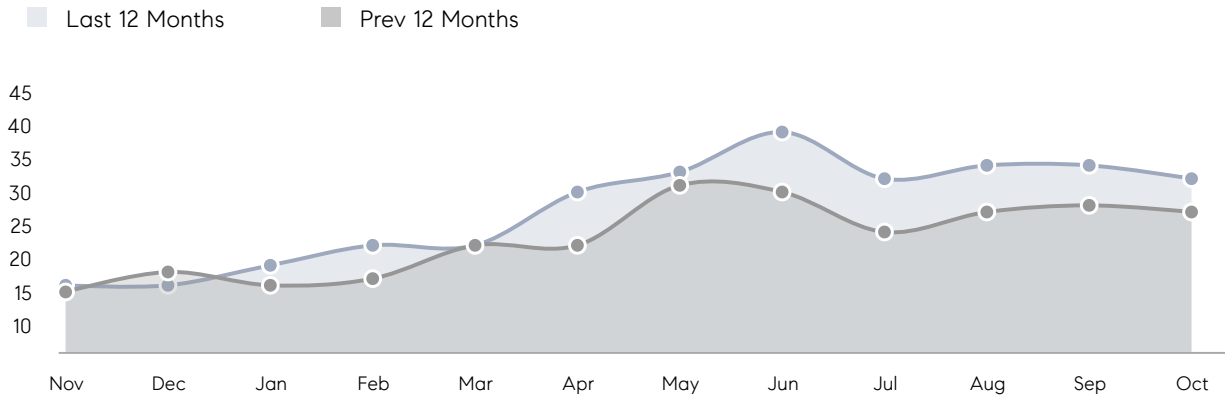
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$989,380	\$695,625	42.2%
	# OF CONTRACTS	10	18	-44.4%
	NEW LISTINGS	8	20	-60%
Houses	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$989,380	\$708,409	40%
	# OF CONTRACTS	10	18	-44%
	NEW LISTINGS	8	20	-60%
Condo/Co-op/TH	AVERAGE DOM	-	17	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$555,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

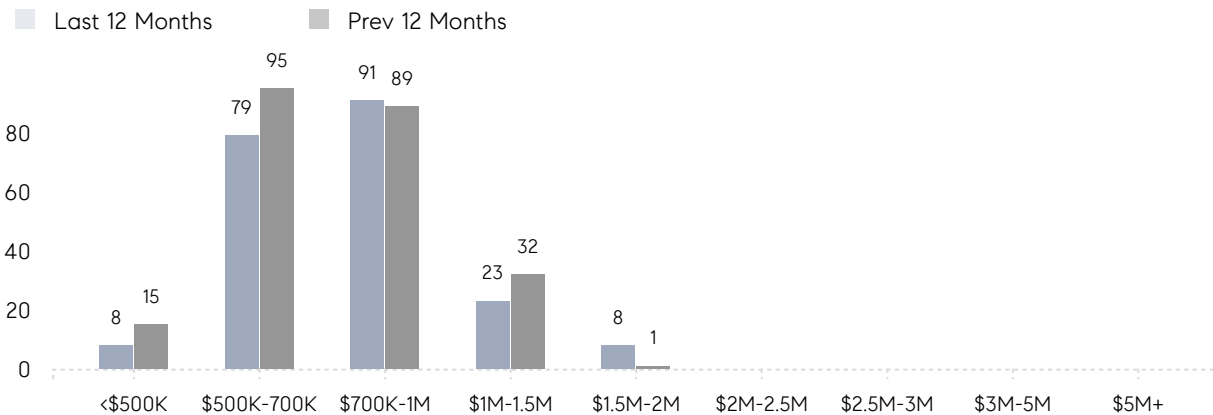
Glen Rock

OCTOBER 2022

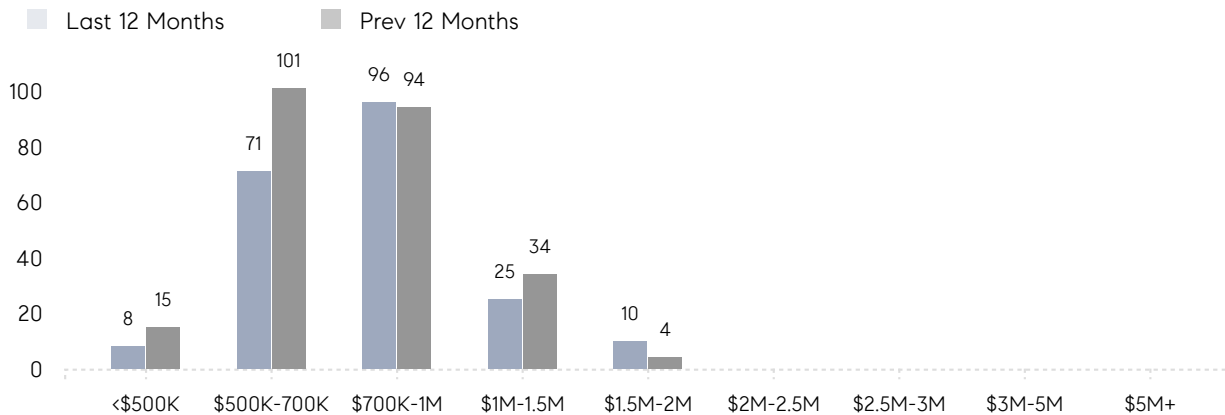
Monthly Inventory



Contracts By Price Range



Listings By Price Range

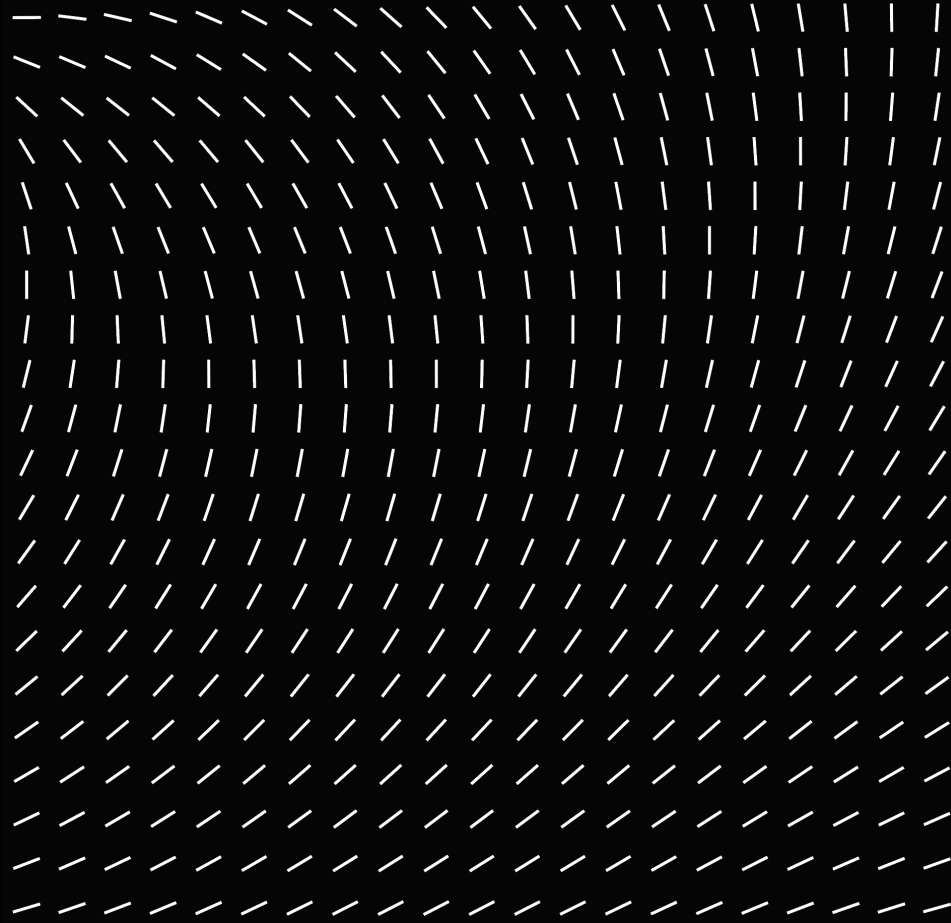




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COMPASS

October 2022

Green Brook Market Insights

Green Brook

OCTOBER 2022

UNDER CONTRACT

3
Total
Properties

\$950K
Average
Price

\$950K
Median
Price

-75%
Decrease From
Oct 2021

60%
Increase From
Oct 2021

121%
Increase From
Oct 2021

UNITS SOLD

11
Total
Properties

\$694K
Average
Price

\$615K
Median
Price

10%
Increase From
Oct 2021

5%
Increase From
Oct 2021

-7%
Decrease From
Oct 2021

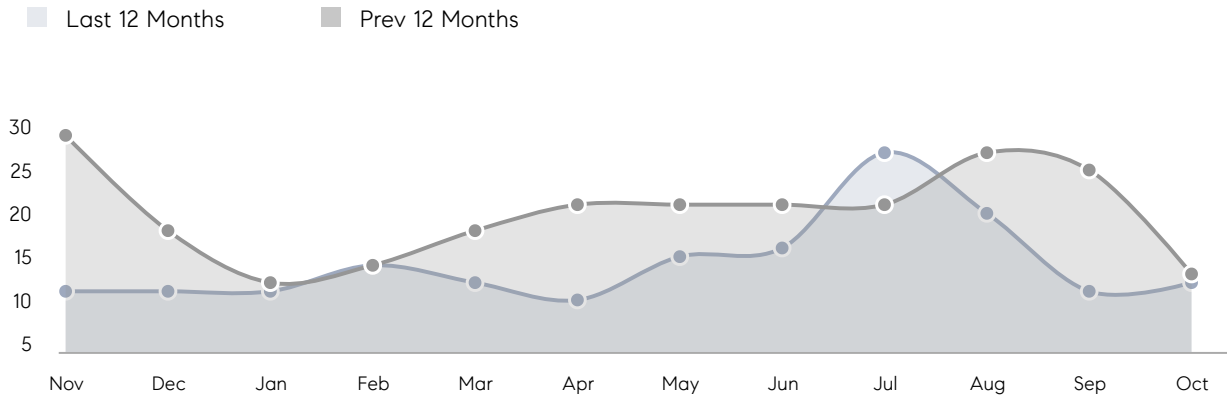
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	32	42	-24%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$694,545	\$661,489	5.0%
	# OF CONTRACTS	3	12	-75.0%
	NEW LISTINGS	4	4	0%
Houses	AVERAGE DOM	32	43	-26%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$703,500	\$741,124	-5%
	# OF CONTRACTS	3	10	-70%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	37	38	-3%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$605,000	\$342,950	76%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	0	0%

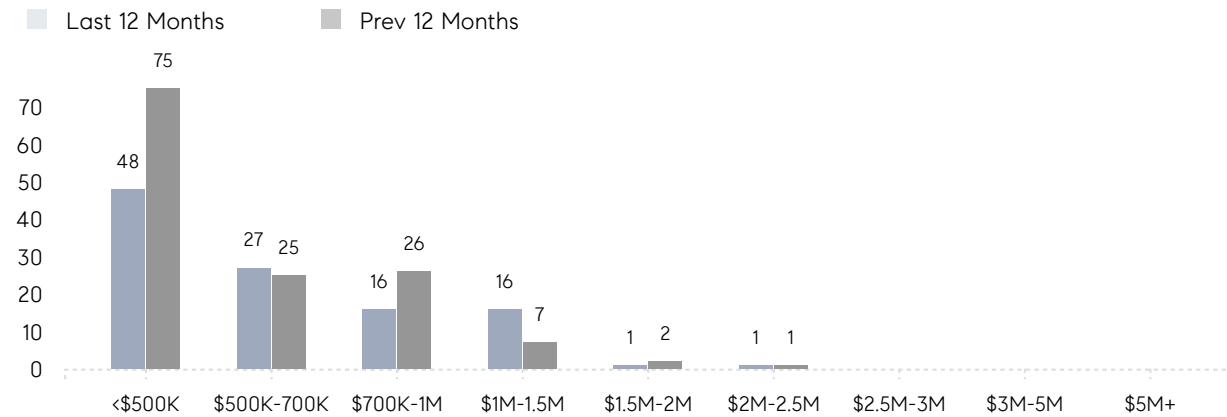
Green Brook

OCTOBER 2022

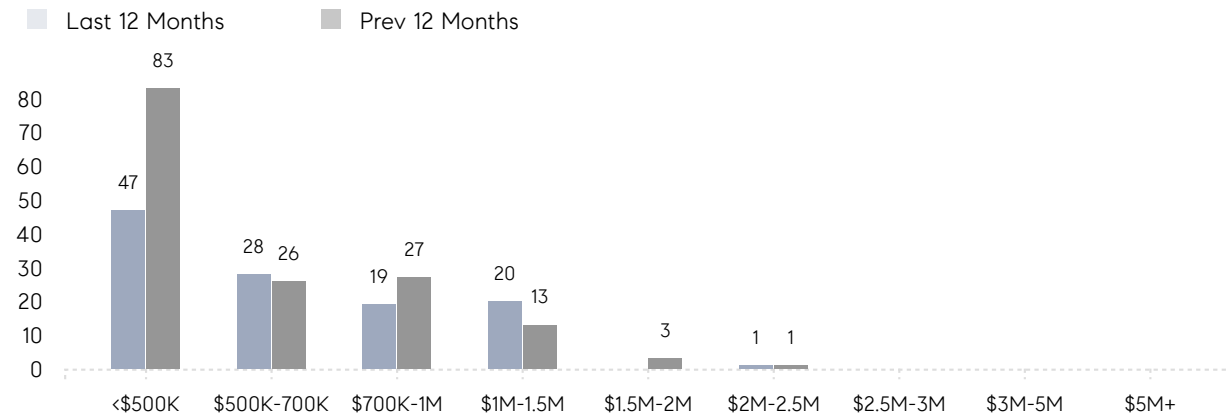
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Guttenberg Market Insights

Guttenberg

OCTOBER 2022

UNDER CONTRACT

8
Total
Properties

\$622K
Average
Price

\$450K
Median
Price

33%
Increase From
Oct 2021

25%
Increase From
Oct 2021

16%
Increase From
Oct 2021

UNITS SOLD

10
Total
Properties

\$588K
Average
Price

\$440K
Median
Price

-29%
Decrease From
Oct 2021

61%
Increase From
Oct 2021

36%
Increase From
Oct 2021

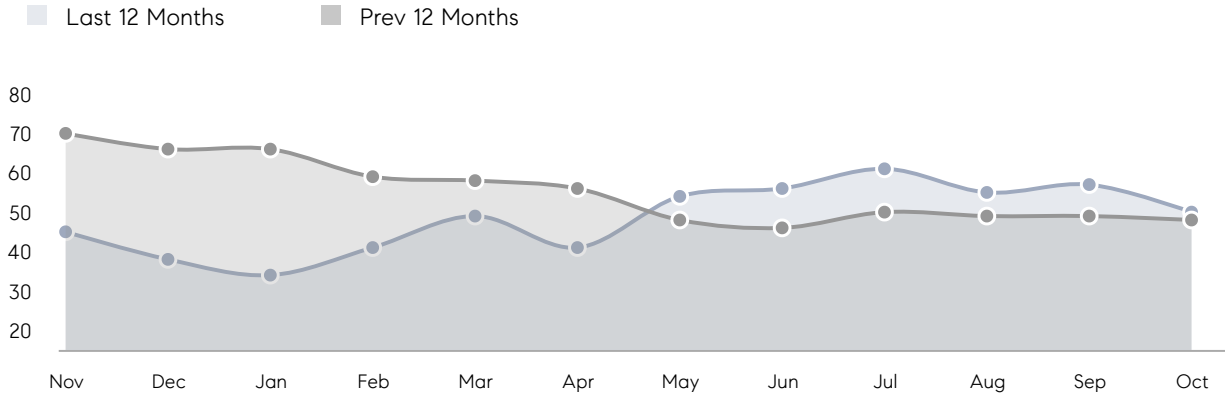
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	47	61	-23%
	% OF ASKING PRICE	96%	94%	
	AVERAGE SOLD PRICE	\$588,750	\$364,679	61.4%
	# OF CONTRACTS	8	6	33.3%
	NEW LISTINGS	9	17	-47%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	47	61	-23%
	% OF ASKING PRICE	96%	94%	
	AVERAGE SOLD PRICE	\$588,750	\$364,679	61%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	9	17	-47%

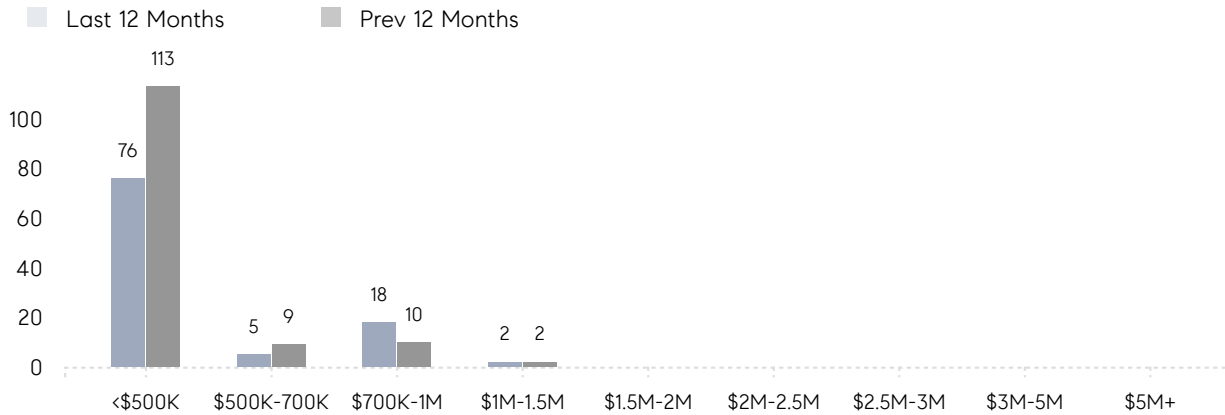
Guttenberg

OCTOBER 2022

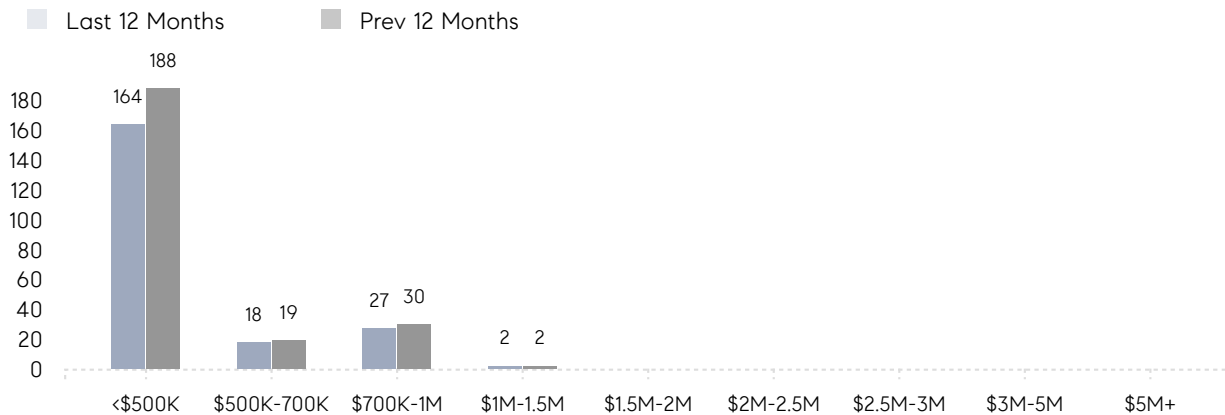
Monthly Inventory



Contracts By Price Range



Listings By Price Range

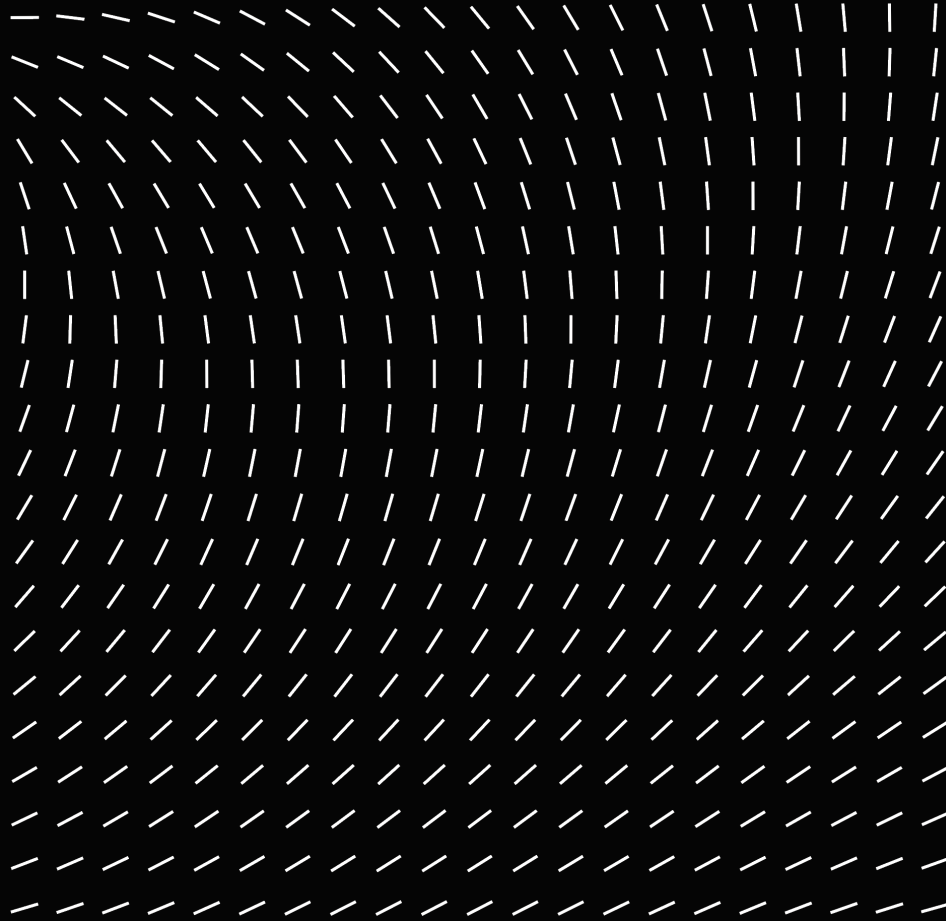




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COMPASS

October 2022

Hackensack Market Insights

Hackensack

OCTOBER 2022

UNDER CONTRACT

37
Total
Properties

\$342K
Average
Price

\$319K
Median
Price

-14%
Decrease From
Oct 2021

15%
Increase From
Oct 2021

14%
Increase From
Oct 2021

UNITS SOLD

25
Total
Properties

\$354K
Average
Price

\$300K
Median
Price

-39%
Decrease From
Oct 2021

17%
Increase From
Oct 2021

9%
Increase From
Oct 2021

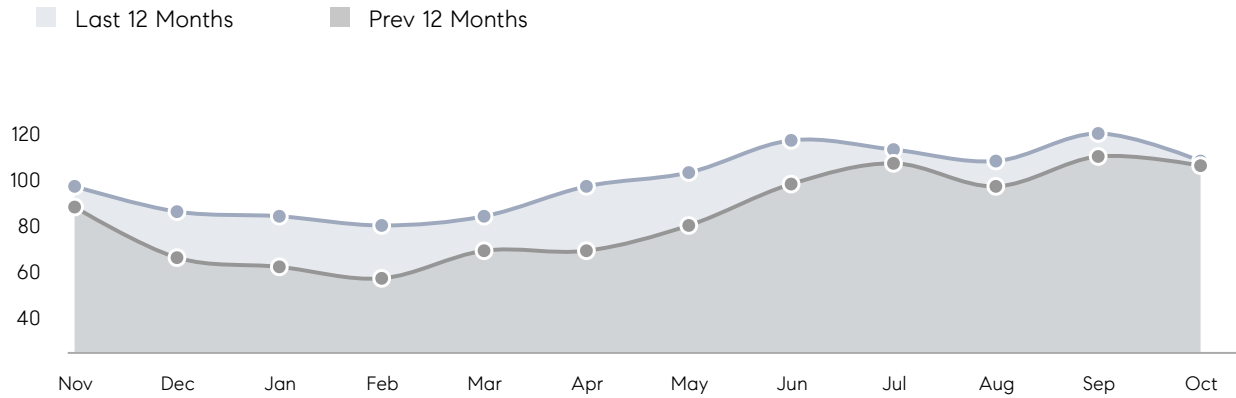
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	36	40	-10%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$354,398	\$303,316	16.8%
	# OF CONTRACTS	37	43	-14.0%
	NEW LISTINGS	23	39	-41%
Houses	AVERAGE DOM	26	24	8%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$492,945	\$456,650	8%
	# OF CONTRACTS	14	13	8%
	NEW LISTINGS	6	14	-57%
Condo/Co-op/TH	AVERAGE DOM	43	47	-9%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$262,033	\$239,867	9%
	# OF CONTRACTS	23	30	-23%
	NEW LISTINGS	17	25	-32%

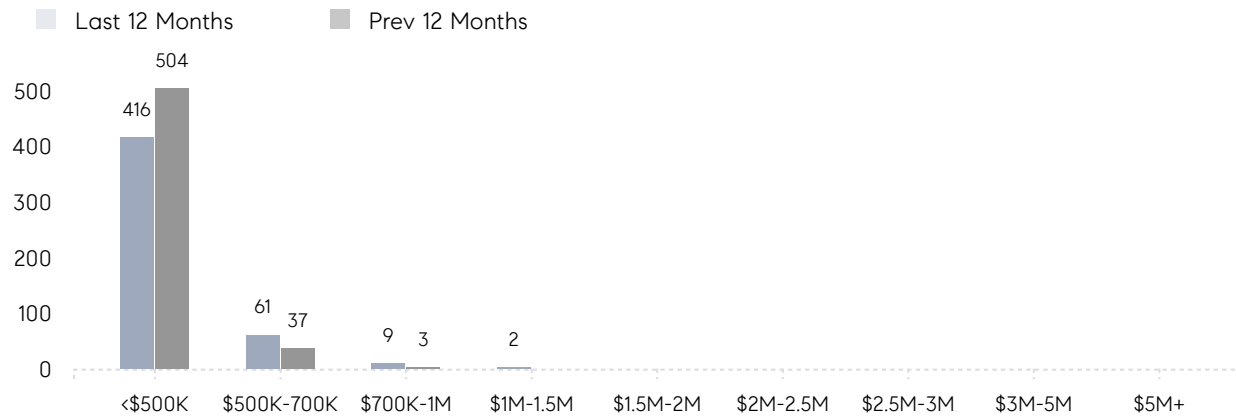
Hackensack

OCTOBER 2022

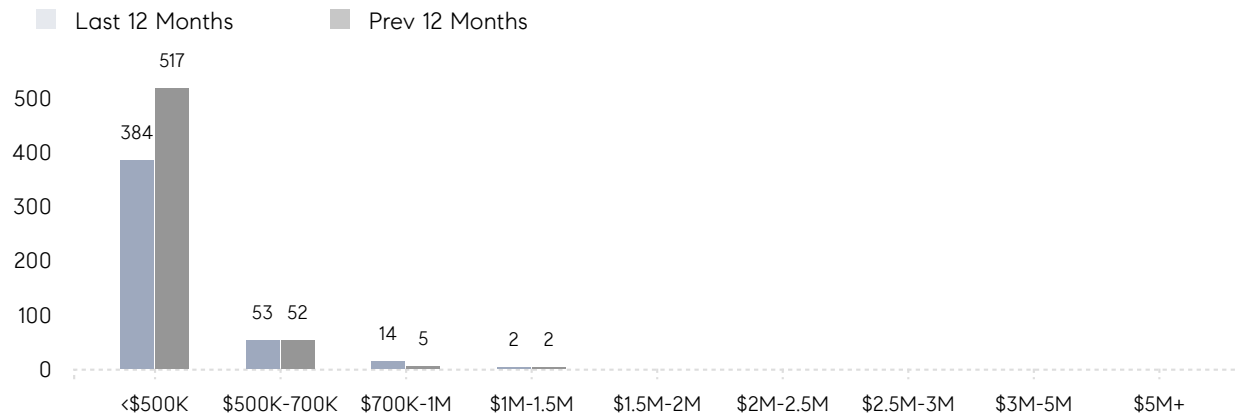
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Hanover Market Insights

Hanover

OCTOBER 2022

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Oct 2021	Change From Oct 2021	Change From Oct 2021

UNITS SOLD

2	\$535K	\$535K
Total Properties	Average Price	Median Price
0%	–	–
Change From Oct 2021	Change From Oct 2021	Change From Oct 2021

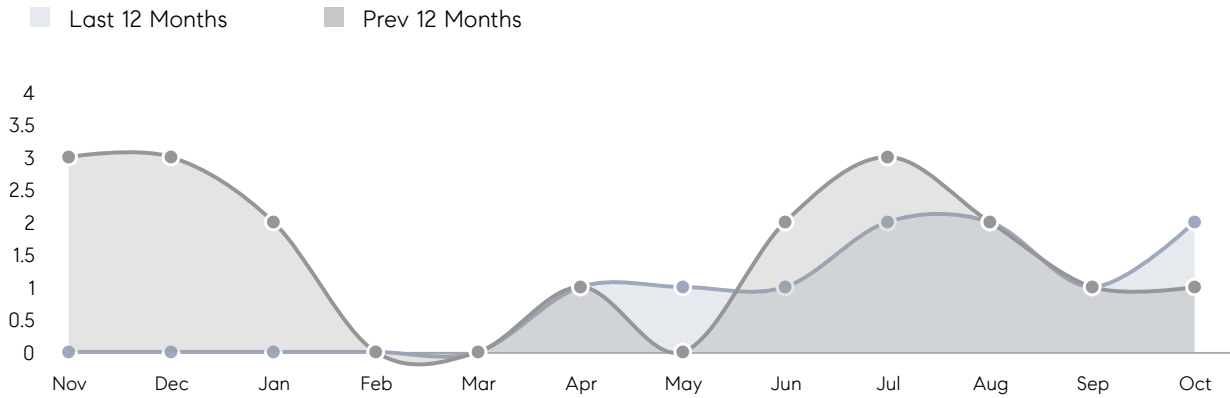
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	33	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$535,000	-	-
	# OF CONTRACTS	0	1	0.0%
	NEW LISTINGS	1	1	0%
Houses	AVERAGE DOM	33	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$535,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	1	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

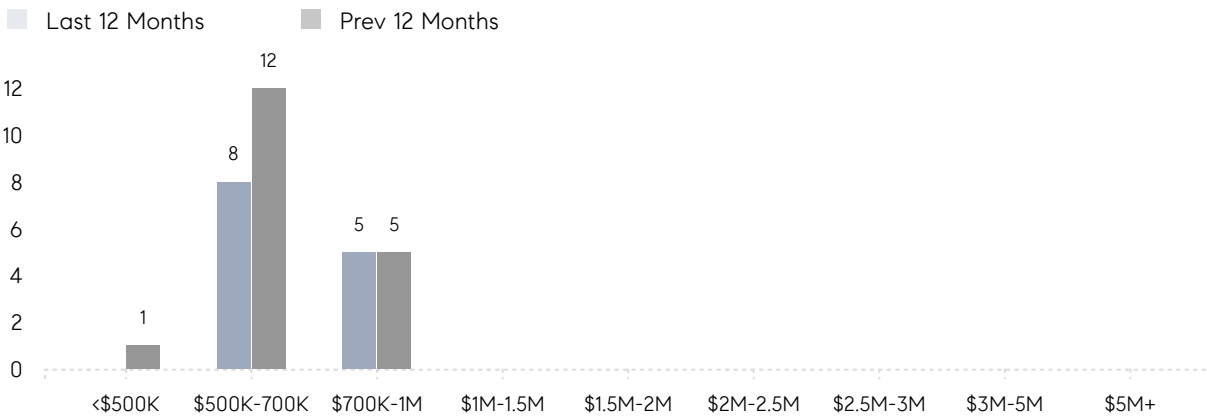
Hanover

OCTOBER 2022

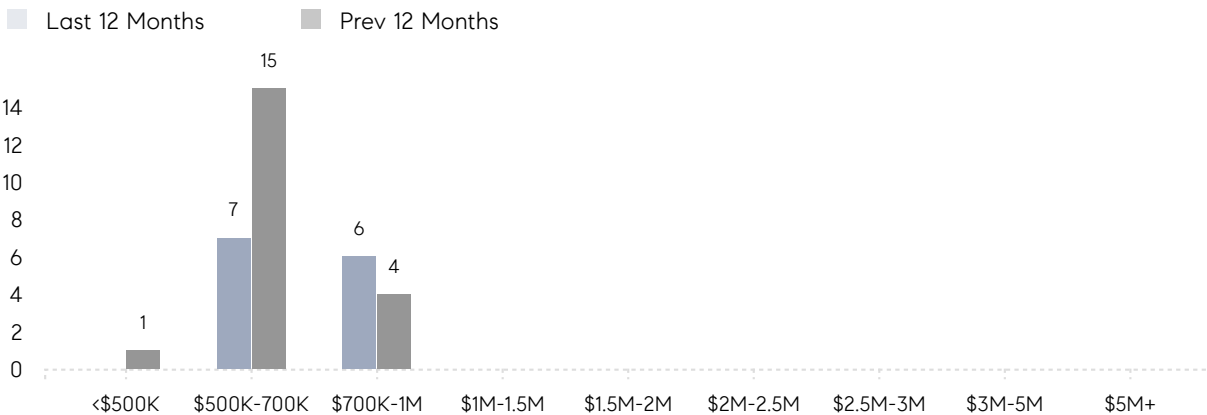
Monthly Inventory



Contracts By Price Range



Listings By Price Range

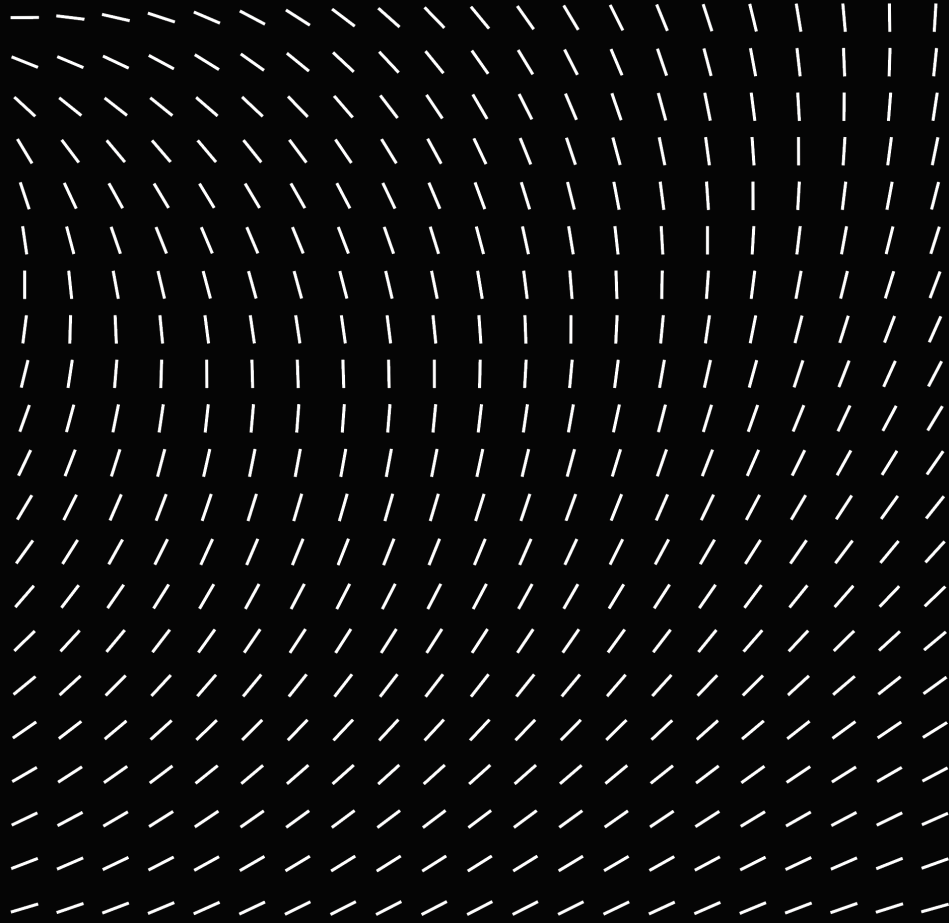




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COMPASS

October 2022

Harding Market Insights

Harding

OCTOBER 2022

UNDER CONTRACT

4	\$2.6M	\$2.7M
Total Properties	Average Price	Median Price
-56%	93%	139%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

5	\$1.8M	\$2.1M
Total Properties	Average Price	Median Price
-29%	-4%	11%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

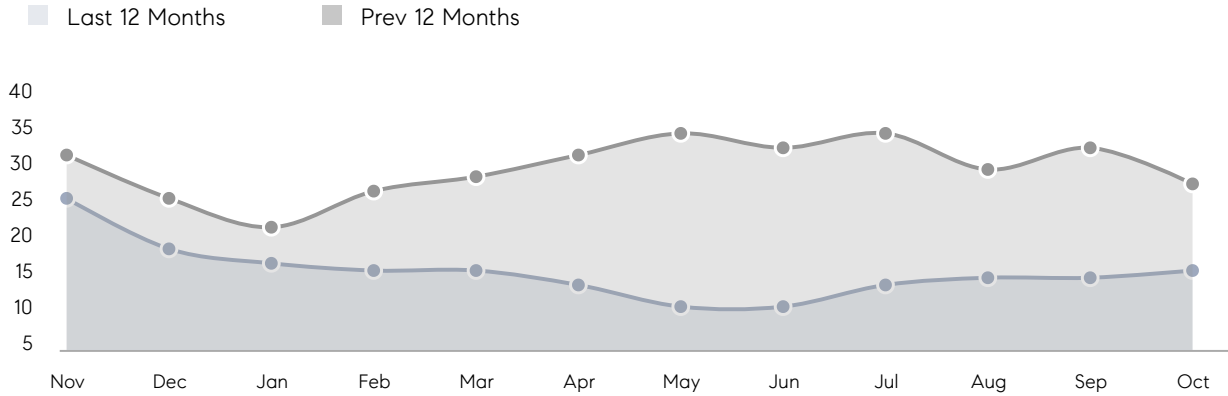
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	77	57	35%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$1,821,300	\$1,898,127	-4.0%
	# OF CONTRACTS	4	9	-55.6%
	NEW LISTINGS	5	9	-44%
Houses	AVERAGE DOM	77	64	20%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$1,821,300	\$2,098,148	-13%
	# OF CONTRACTS	4	9	-56%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$698,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

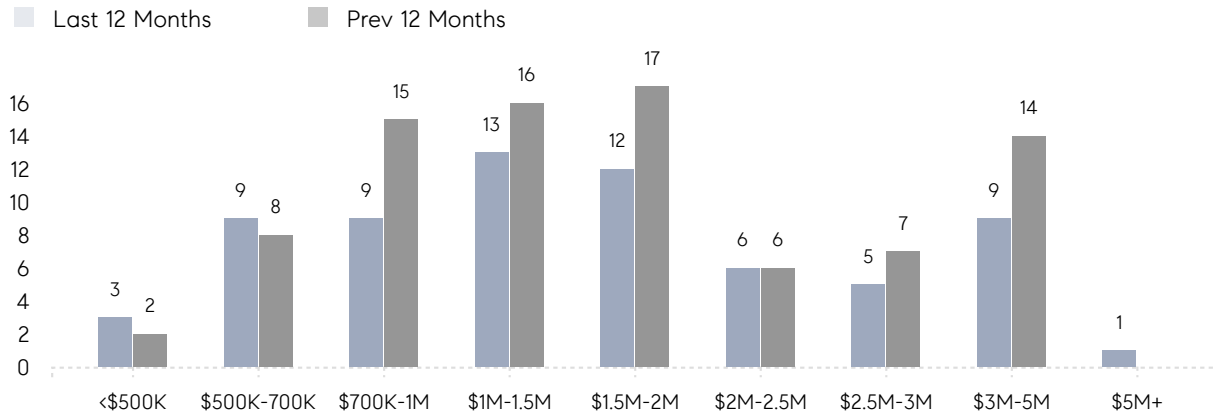
Harding

OCTOBER 2022

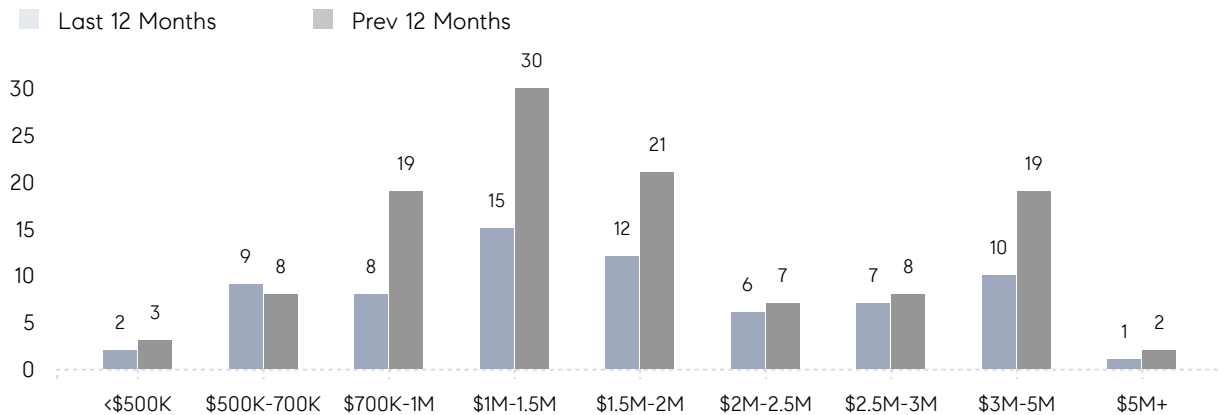
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Harrington Park Market Insights

Harrington Park

OCTOBER 2022

UNDER CONTRACT

2
Total
Properties

\$937K
Average
Price

\$937K
Median
Price

-60%
Decrease From
Oct 2021

31%
Increase From
Oct 2021

22%
Increase From
Oct 2021

UNITS SOLD

7
Total
Properties

\$784K
Average
Price

\$742K
Median
Price

17%
Increase From
Oct 2021

16%
Increase From
Oct 2021

5%
Increase From
Oct 2021

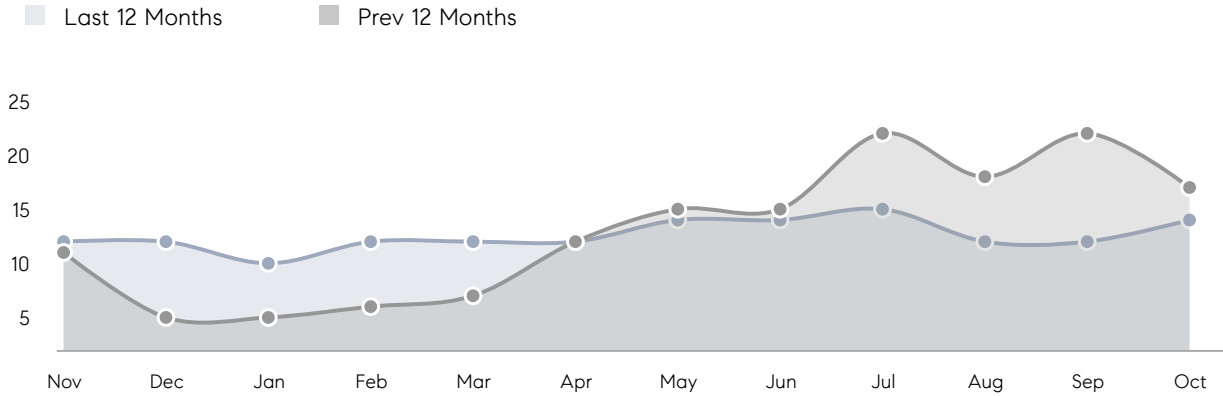
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	28	32	-12%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$784,500	\$673,833	16.4%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	4	2	100%
Houses	AVERAGE DOM	28	32	-12%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$784,500	\$673,833	16%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	4	2	100%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

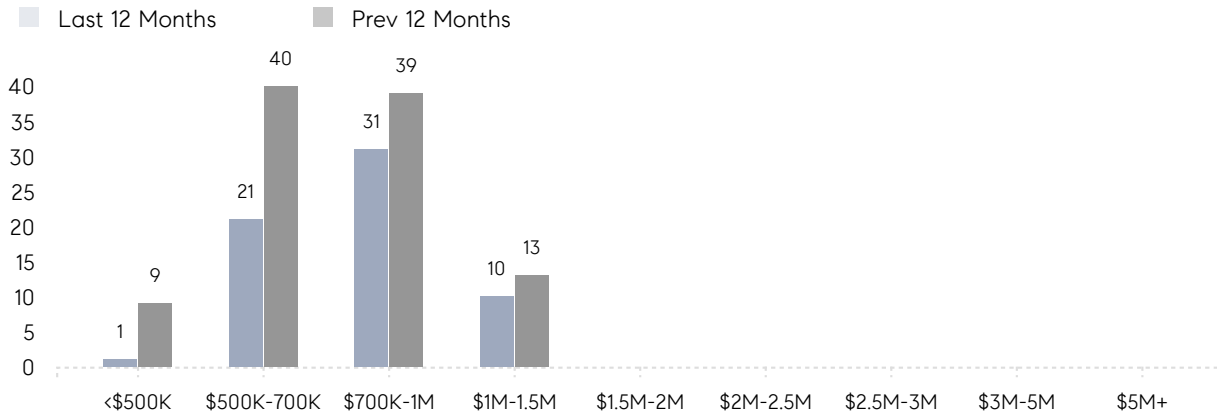
Harrington Park

OCTOBER 2022

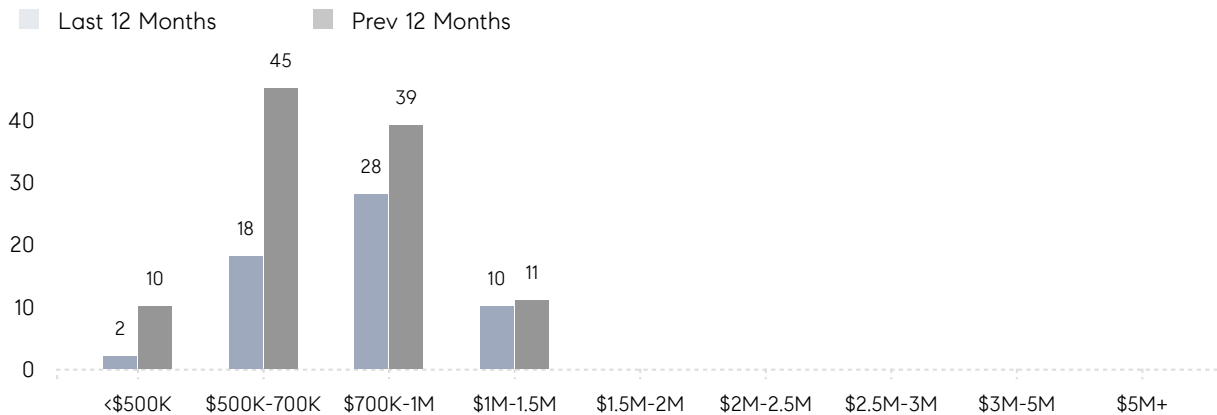
Monthly Inventory



Contracts By Price Range



Listings By Price Range

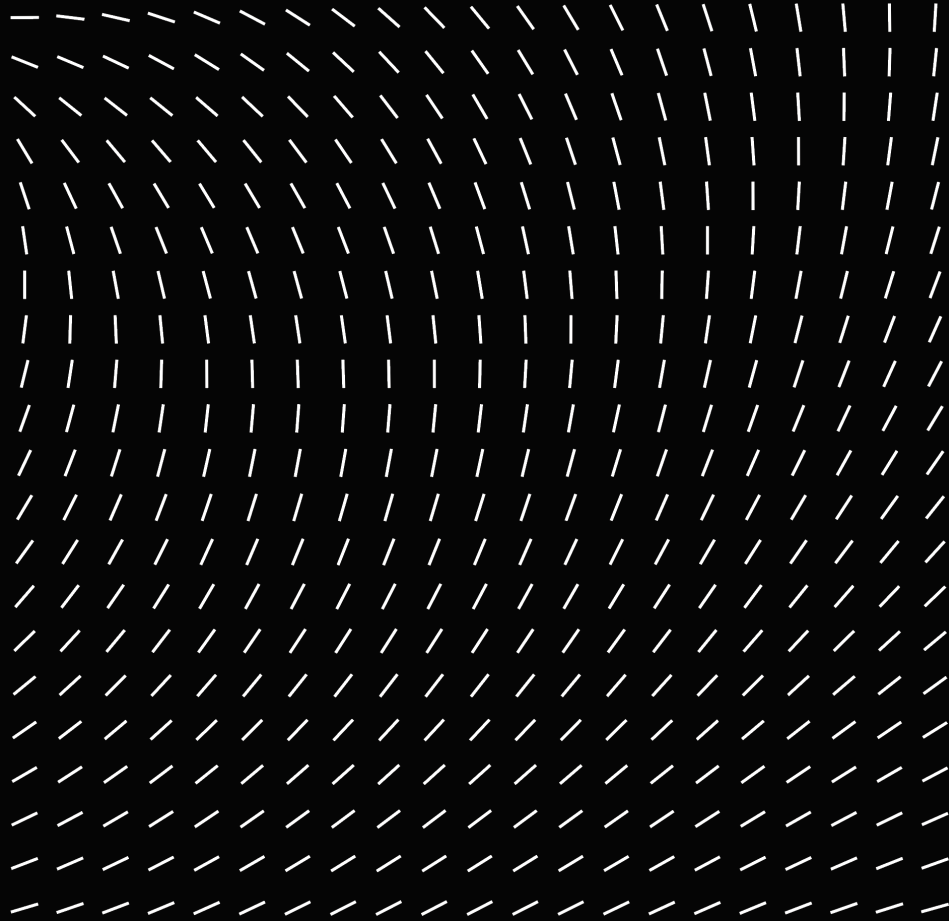




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COMPASS

October 2022

Harrison Market Insights

Harrison

OCTOBER 2022

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Oct 2021	Change From Oct 2021	Change From Oct 2021

UNITS SOLD

1	\$220K	\$220K
Total Properties	Average Price	Median Price
0%	-56%	-56%
Change From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

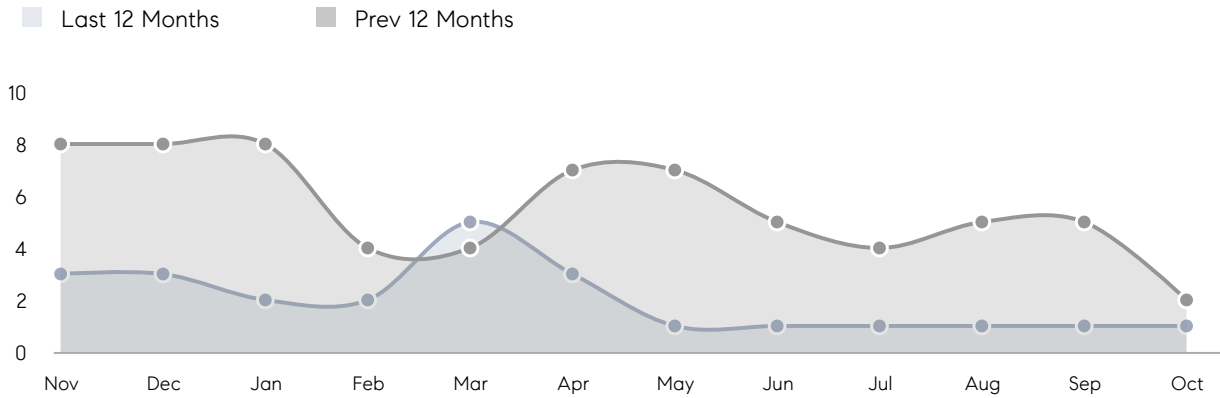
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	30	28	7%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$220,000	\$500,000	-56.0%
	# OF CONTRACTS	0	1	0.0%
	NEW LISTINGS	0	1	0%
Houses	AVERAGE DOM	-	28	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$500,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%
Condo/Co-op/TH	AVERAGE DOM	30	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$220,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

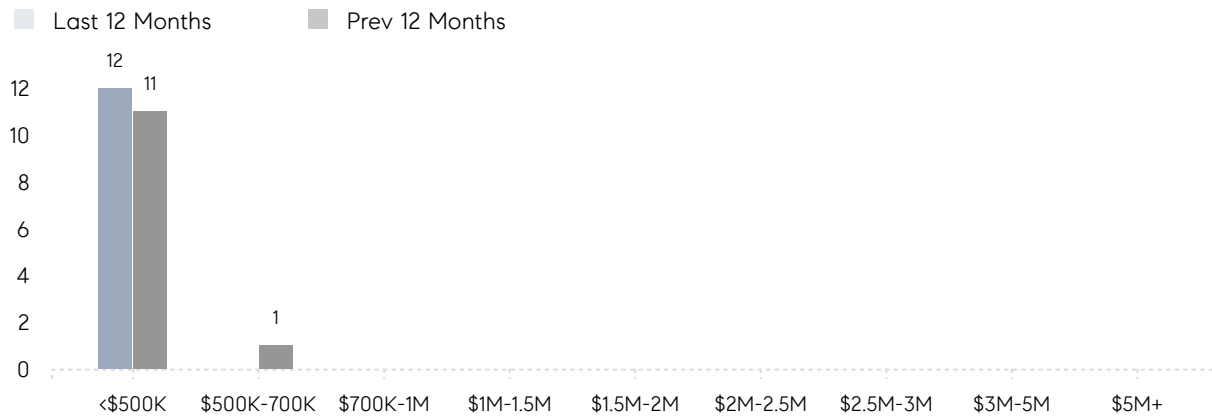
Harrison

OCTOBER 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Hasbrouck Heights Market Insights

Hasbrouck Heights

OCTOBER 2022

UNDER CONTRACT

5
Total
Properties

\$534K
Average
Price

\$575K
Median
Price

-55%
Decrease From
Oct 2021

-8%
Decrease From
Oct 2021

7%
Increase From
Oct 2021

UNITS SOLD

11
Total
Properties

\$614K
Average
Price

\$580K
Median
Price

83%
Increase From
Oct 2021

17%
Increase From
Oct 2021

15%
Increase From
Oct 2021

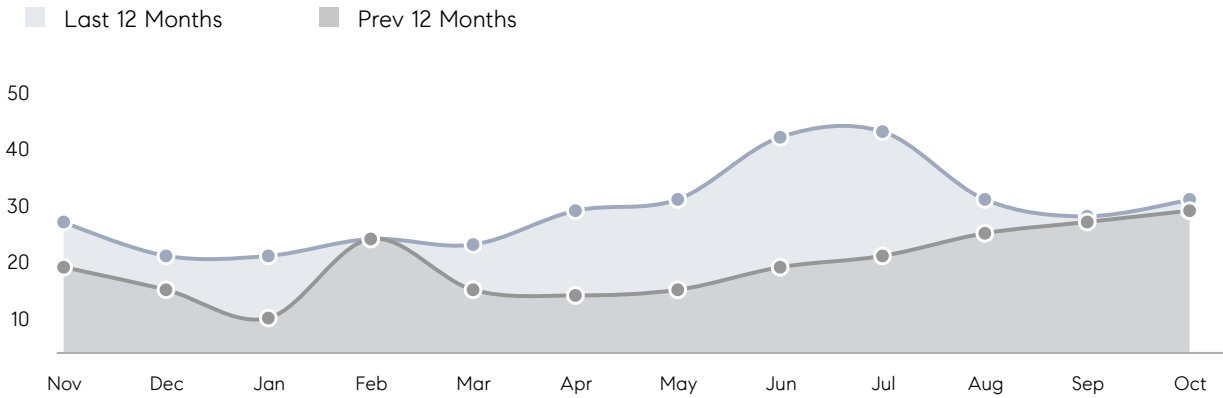
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	39	20	95%
	% OF ASKING PRICE	99%	106%	
	AVERAGE SOLD PRICE	\$614,081	\$523,500	17.3%
	# OF CONTRACTS	5	11	-54.5%
	NEW LISTINGS	6	11	-45%
Houses	AVERAGE DOM	39	20	95%
	% OF ASKING PRICE	99%	106%	
	AVERAGE SOLD PRICE	\$614,081	\$523,500	17%
	# OF CONTRACTS	5	11	-55%
	NEW LISTINGS	6	11	-45%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

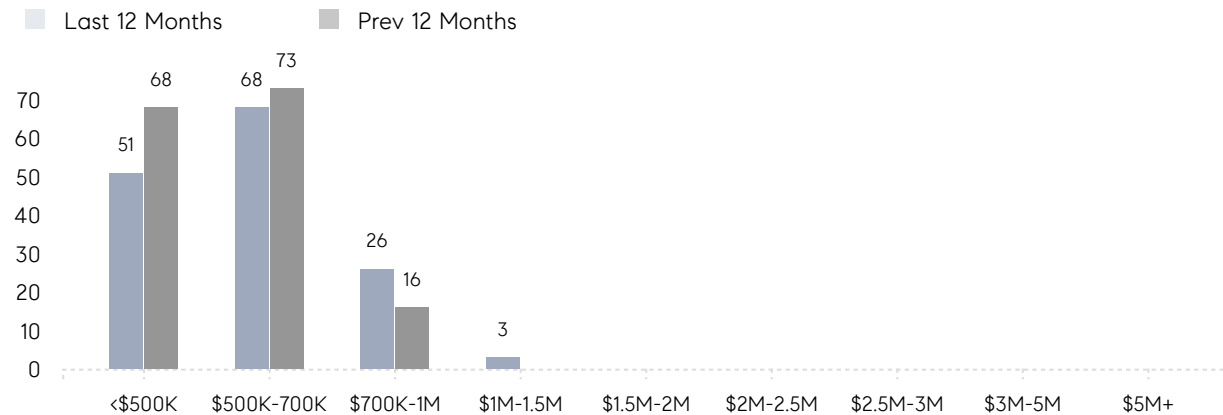
Hasbrouck Heights

OCTOBER 2022

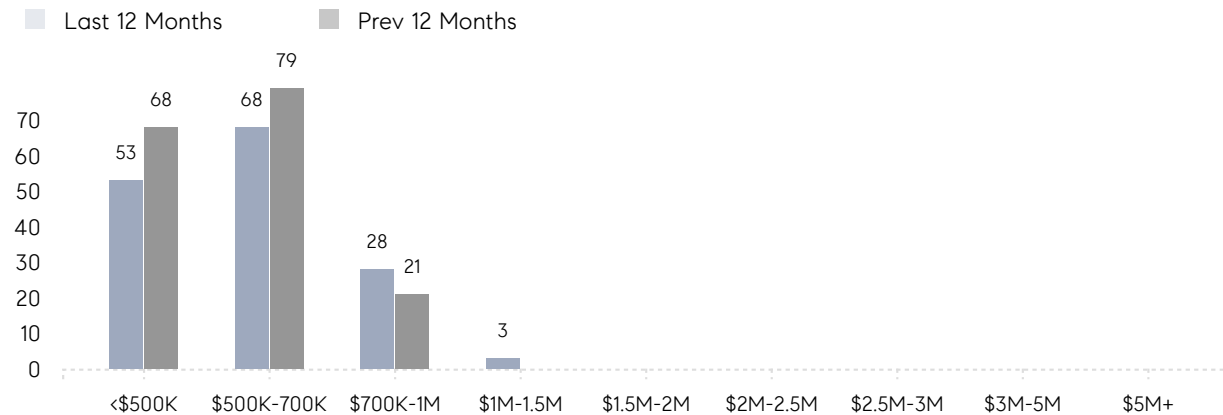
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Haworth Market Insights

Haworth

OCTOBER 2022

UNDER CONTRACT

3	\$1.1M	\$1.3M
Total Properties	Average Price	Median Price
-57%	50%	113%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

9	\$1.0M	\$790K
Total Properties	Average Price	Median Price
80%	-27%	-50%
Increase From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

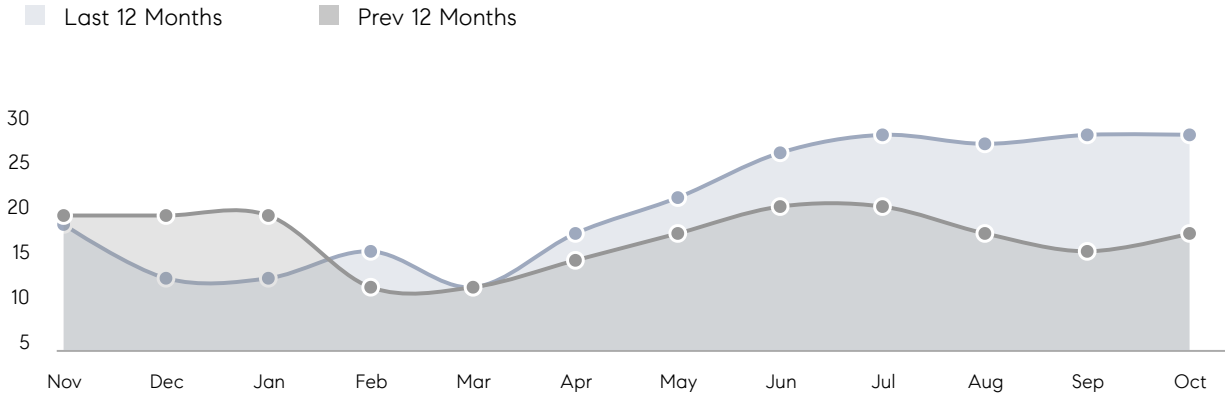
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	64	48	33%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$1,086,556	\$1,481,000	-26.6%
	# OF CONTRACTS	3	7	-57.1%
	NEW LISTINGS	3	8	-62%
Houses	AVERAGE DOM	64	48	33%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$1,086,556	\$1,481,000	-27%
	# OF CONTRACTS	1	7	-86%
	NEW LISTINGS	3	8	-62%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	0	0%

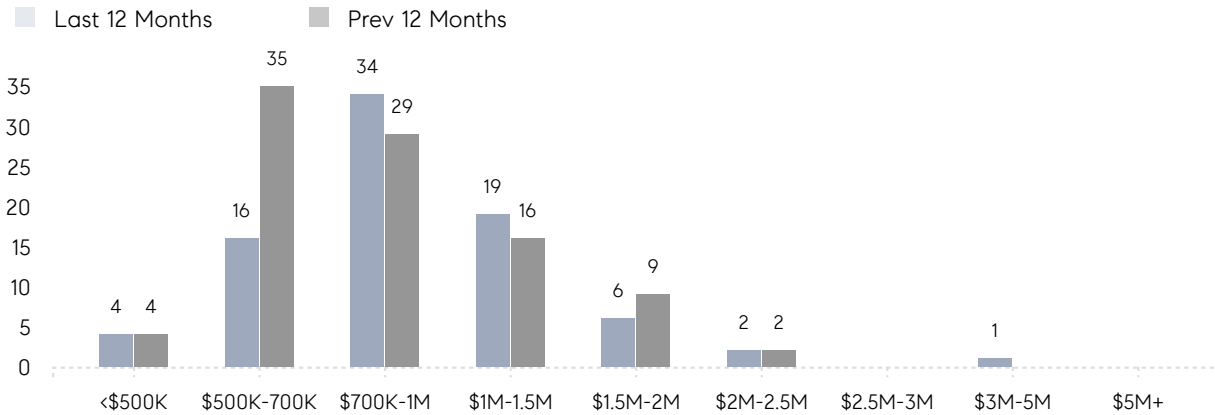
Haworth

OCTOBER 2022

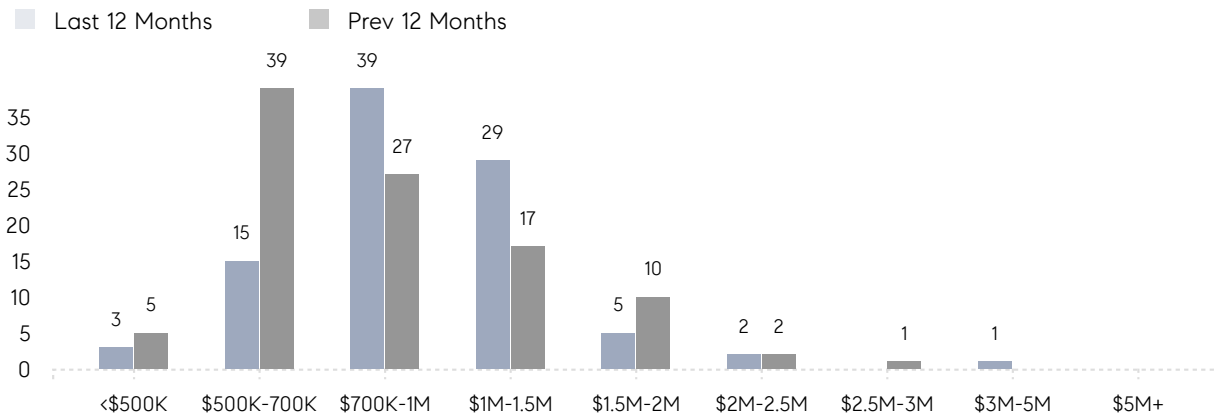
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Hillsborough Market Insights

Hillsborough

OCTOBER 2022

UNDER CONTRACT

32
Total
Properties

\$503K
Average
Price

\$433K
Median
Price

-37%
Decrease From
Oct 2021

7%
Increase From
Oct 2021

-9%
Decrease From
Oct 2021

UNITS SOLD

45
Total
Properties

\$475K
Average
Price

\$445K
Median
Price

-15%
Decrease From
Oct 2021

5%
Increase From
Oct 2021

7%
Increase From
Oct 2021

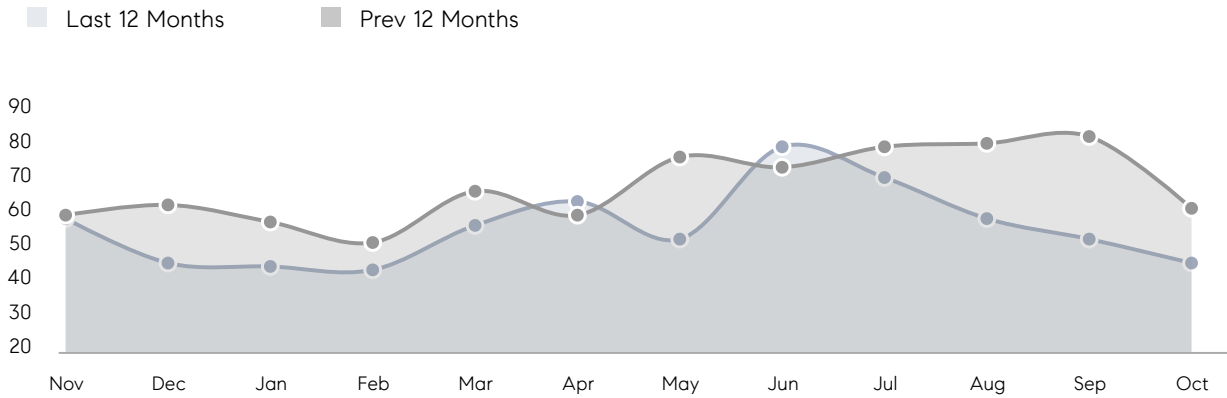
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	31	25	24%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$475,333	\$451,996	5.2%
	# OF CONTRACTS	32	51	-37.3%
	NEW LISTINGS	28	41	-32%
Houses	AVERAGE DOM	27	31	-13%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$580,195	\$549,337	6%
	# OF CONTRACTS	20	30	-33%
	NEW LISTINGS	19	25	-24%
Condo/Co-op/TH	AVERAGE DOM	39	18	117%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$302,618	\$325,028	-7%
	# OF CONTRACTS	12	21	-43%
	NEW LISTINGS	9	16	-44%

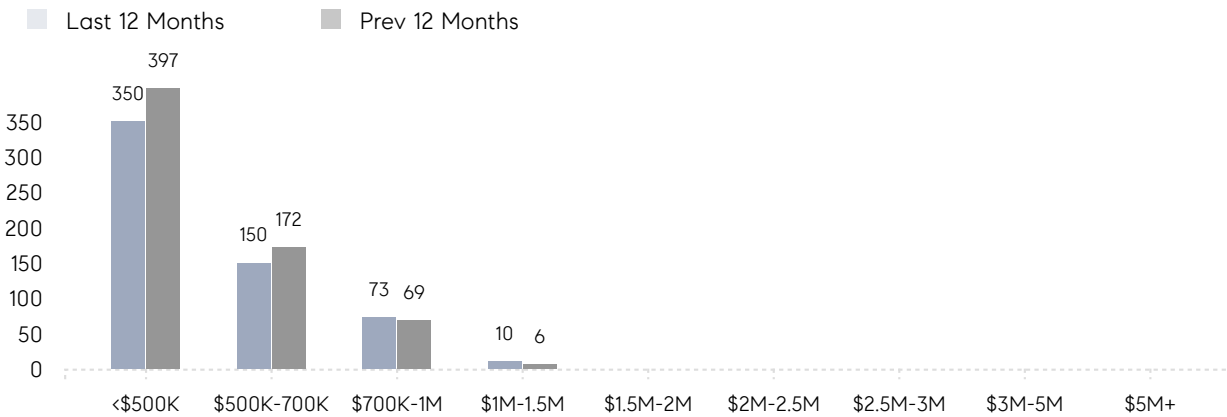
Hillsborough

OCTOBER 2022

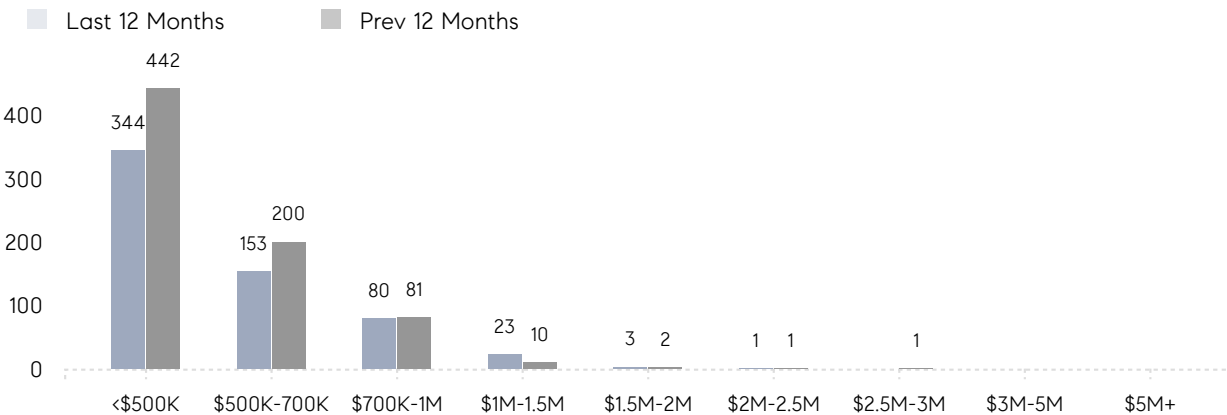
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Hillsdale Market Insights

Hillsdale

OCTOBER 2022

UNDER CONTRACT

6
Total
Properties

\$652K
Average
Price

\$665K
Median
Price

-45%
Decrease From
Oct 2021

15%
Increase From
Oct 2021

33%
Increase From
Oct 2021

UNITS SOLD

8
Total
Properties

\$634K
Average
Price

\$582K
Median
Price

-38%
Decrease From
Oct 2021

-1%
Decrease From
Oct 2021

-6%
Decrease From
Oct 2021

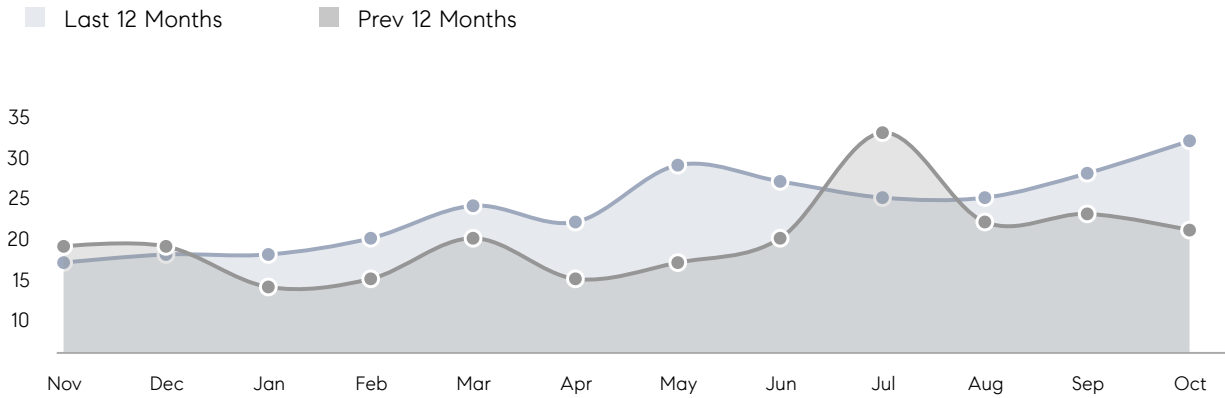
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	28	19	47%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$634,500	\$641,769	-1.1%
	# OF CONTRACTS	6	11	-45.5%
	NEW LISTINGS	8	10	-20%
Houses	AVERAGE DOM	28	19	47%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$634,500	\$641,769	-1%
	# OF CONTRACTS	6	9	-33%
	NEW LISTINGS	8	8	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%

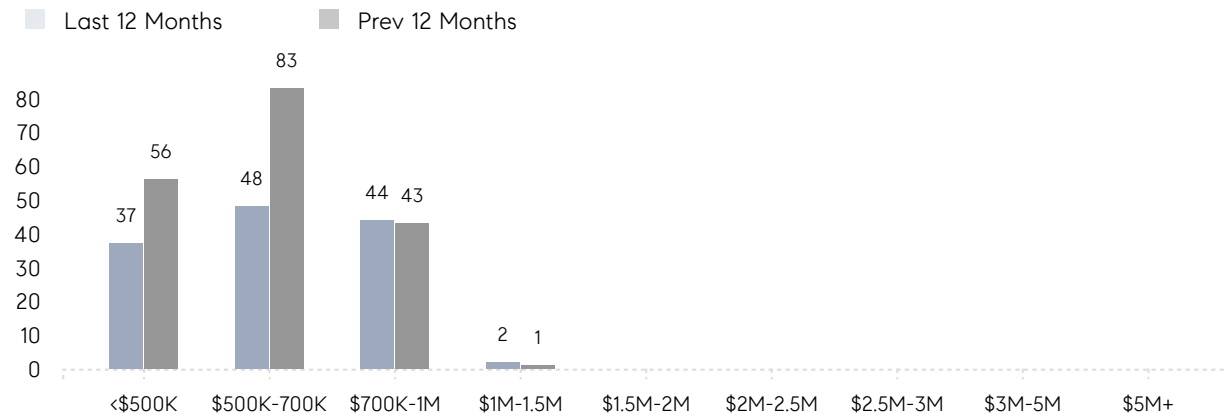
Hillsdale

OCTOBER 2022

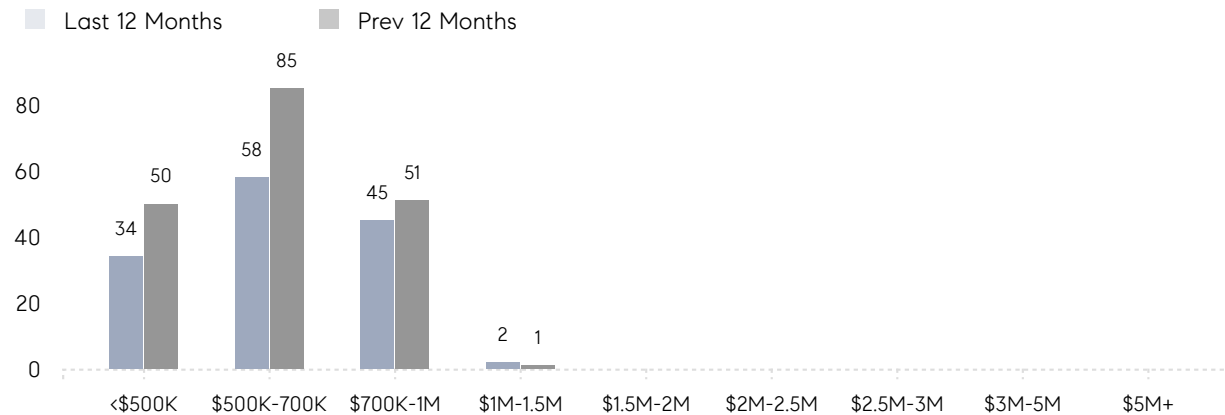
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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October 2022

Hillside Market Insights

Hillside

OCTOBER 2022

UNDER CONTRACT

15
Total
Properties

\$388K
Average
Price

\$379K
Median
Price

-12%
Decrease From
Oct 2021

3%
Increase From
Oct 2021

2%
Increase From
Oct 2021

UNITS SOLD

14
Total
Properties

\$437K
Average
Price

\$436K
Median
Price

-22%
Decrease From
Oct 2021

10%
Increase From
Oct 2021

11%
Increase From
Oct 2021

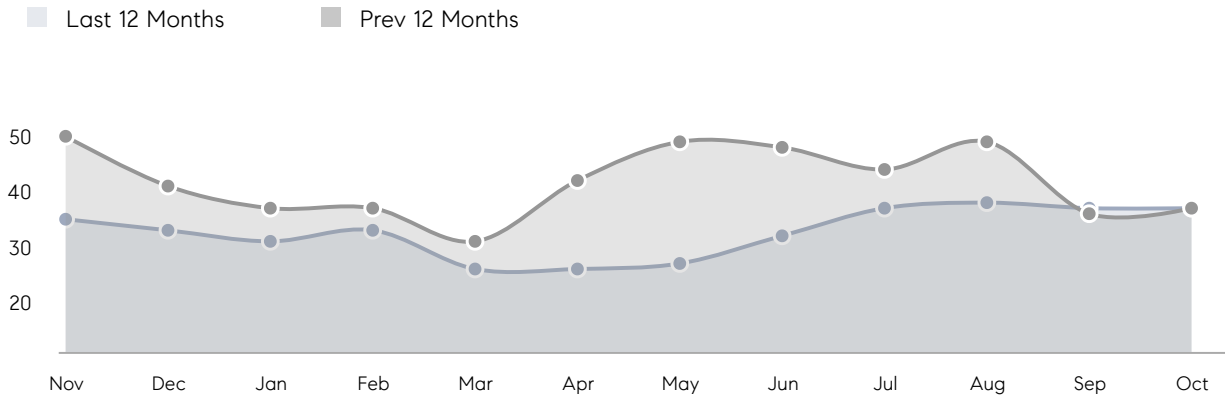
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	32	43	-26%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$437,793	\$399,739	9.5%
	# OF CONTRACTS	15	17	-11.8%
	NEW LISTINGS	17	21	-19%
Houses	AVERAGE DOM	32	43	-26%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$437,793	\$399,739	10%
	# OF CONTRACTS	14	17	-18%
	NEW LISTINGS	17	21	-19%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

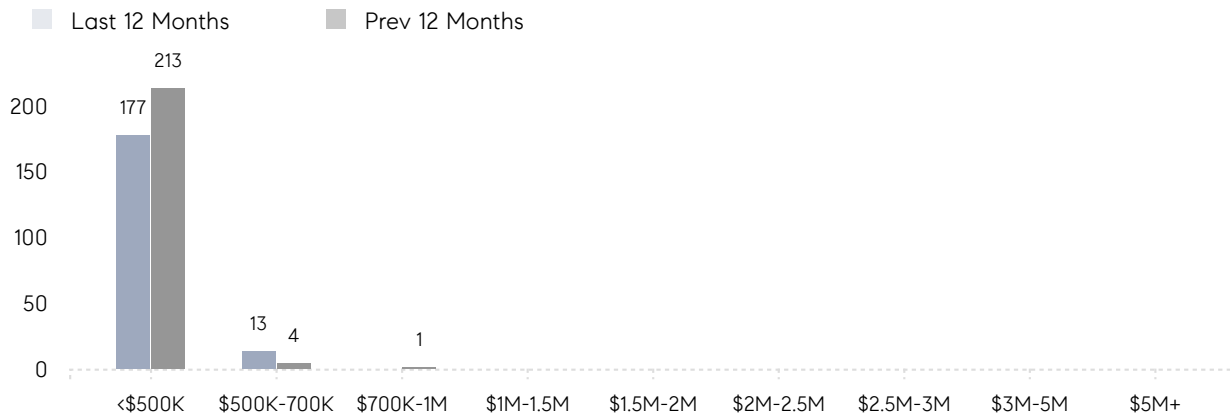
Hillside

OCTOBER 2022

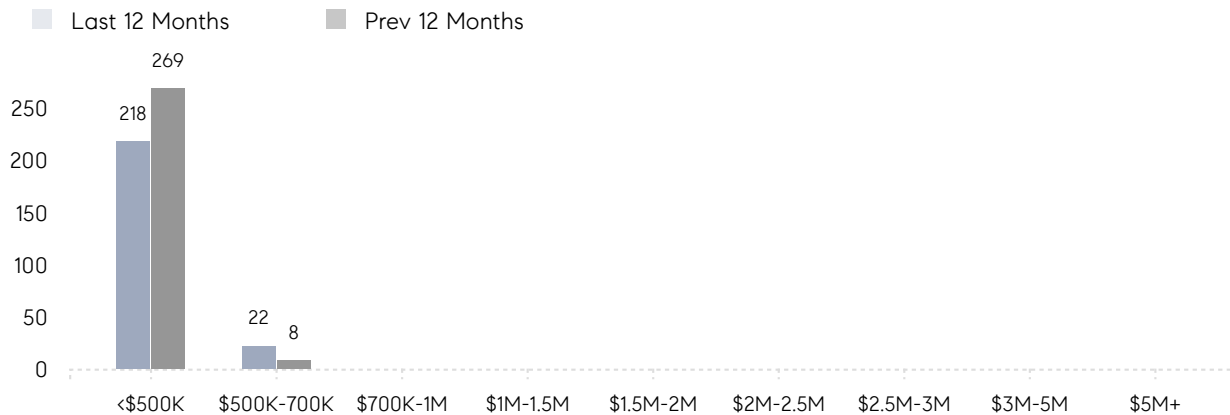
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Ho-Ho-Kus Market Insights

Ho-Ho-Kus

OCTOBER 2022

UNDER CONTRACT

5	\$1.7M	\$1.1M
Total Properties	Average Price	Median Price
-44%	50%	52%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

3	\$1.4M	\$1.4M
Total Properties	Average Price	Median Price
-67%	3%	11%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

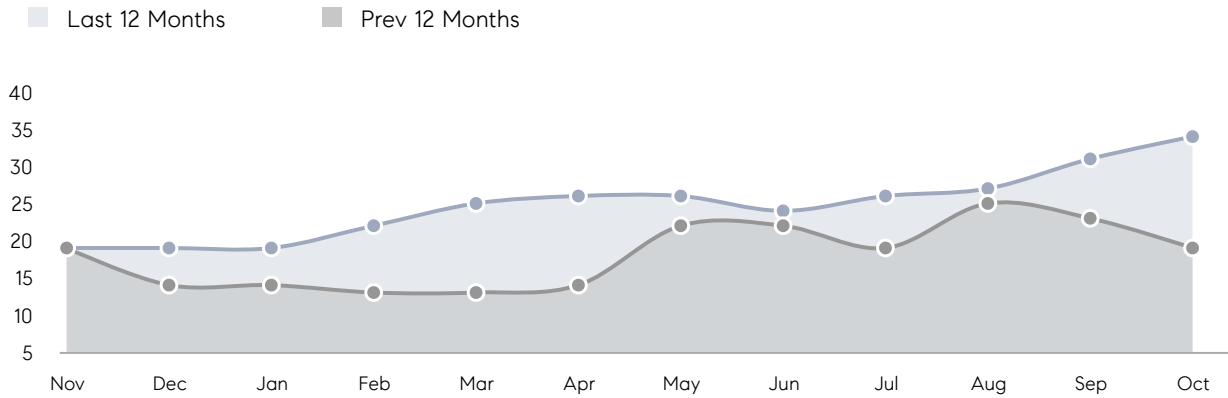
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	19	46	-59%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$1,450,000	\$1,401,091	3.5%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	7	5	40%
Houses	AVERAGE DOM	19	46	-59%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$1,450,000	\$1,401,091	3%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	7	5	40%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

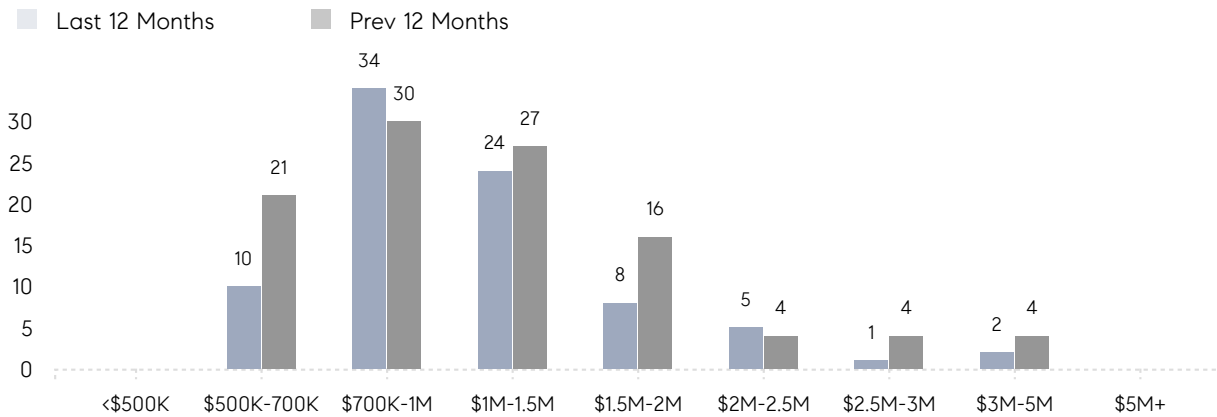
Ho-Ho-Kus

OCTOBER 2022

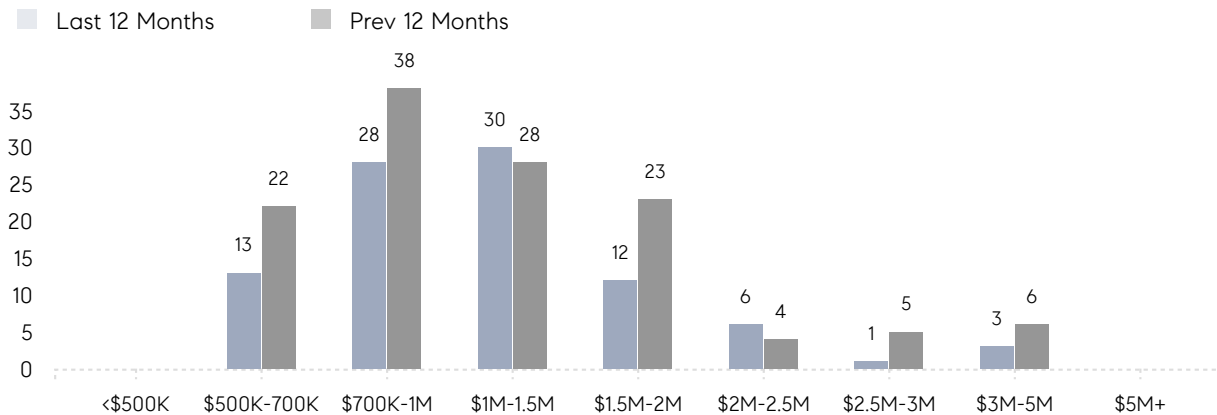
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Hoboken Market Insights

Hoboken

OCTOBER 2022

UNDER CONTRACT

57
Total
Properties

\$993K
Average
Price

\$799K
Median
Price

-48%
Decrease From
Oct 2021

16%
Increase From
Oct 2021

12%
Increase From
Oct 2021

UNITS SOLD

61
Total
Properties

\$851K
Average
Price

\$765K
Median
Price

-9%
Decrease From
Oct 2021

-10%
Decrease From
Oct 2021

1%
Increase From
Oct 2021

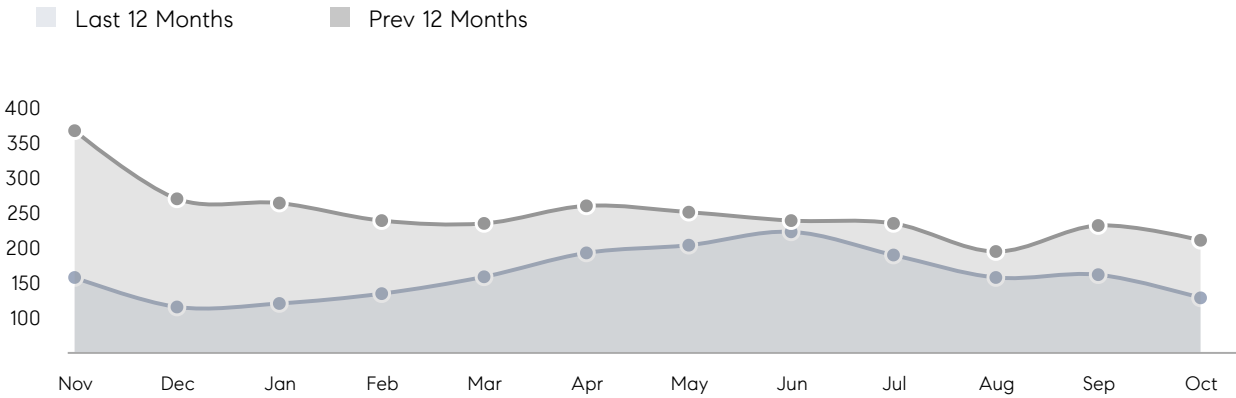
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	35	41	-15%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$851,659	\$950,502	-10.4%
	# OF CONTRACTS	57	110	-48.2%
	NEW LISTINGS	60	122	-51%
Houses	AVERAGE DOM	22	35	-37%
	% OF ASKING PRICE	100%	92%	
	AVERAGE SOLD PRICE	\$1,347,500	\$2,950,000	-54%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	6	5	20%
Condo/Co-op/TH	AVERAGE DOM	35	41	-15%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$834,851	\$920,206	-9%
	# OF CONTRACTS	51	105	-51%
	NEW LISTINGS	54	117	-54%

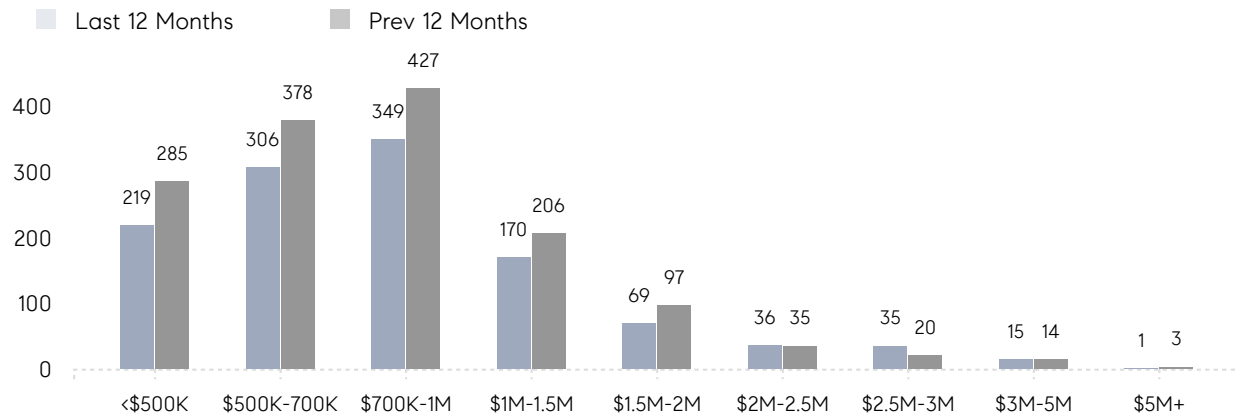
Hoboken

OCTOBER 2022

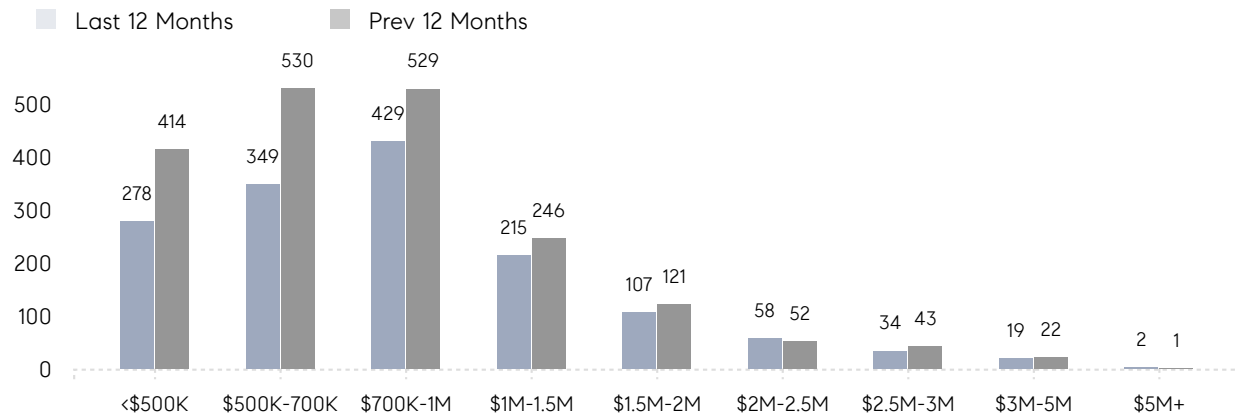
Monthly Inventory



Contracts By Price Range



Listings By Price Range

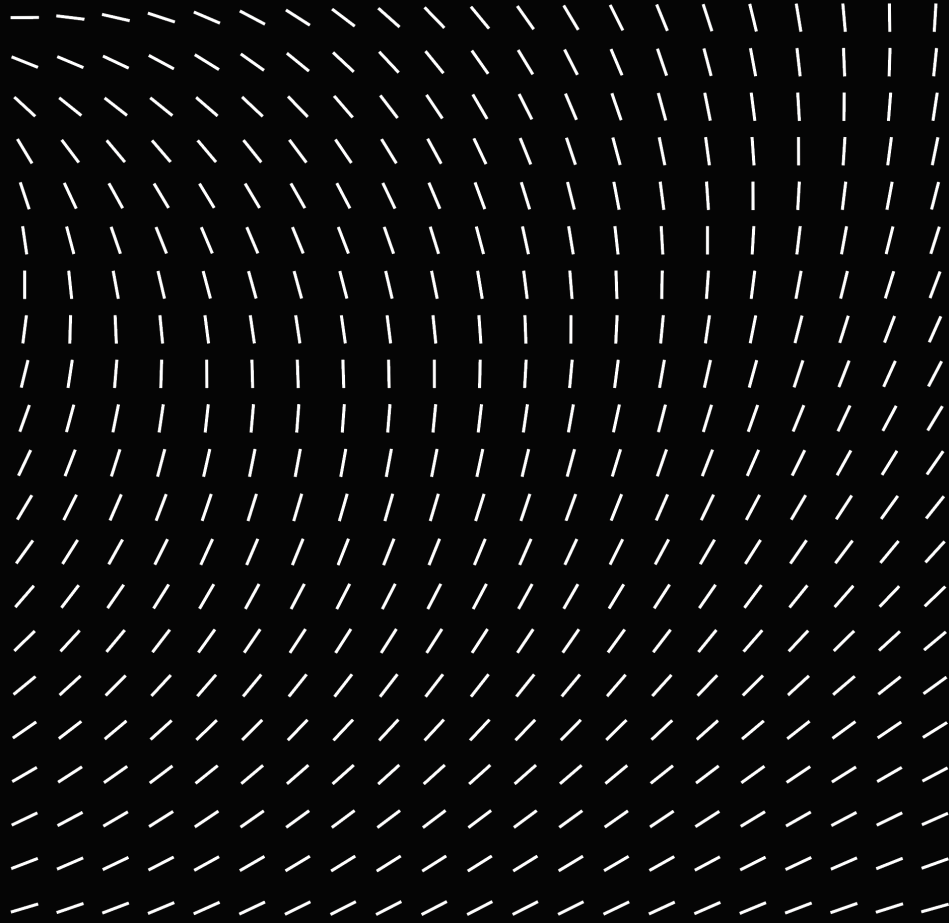




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COMPASS

October 2022

Hopaccong Market Insights

Hopatcong

OCTOBER 2022

UNDER CONTRACT

26
Total
Properties

\$400K
Average
Price

\$366K
Median
Price

-10%
Decrease From
Oct 2021

-18%
Decrease From
Oct 2021

-1%
Change From
Oct 2021

UNITS SOLD

25
Total
Properties

\$343K
Average
Price

\$345K
Median
Price

-19%
Decrease From
Oct 2021

-11%
Decrease From
Oct 2021

7%
Increase From
Oct 2021

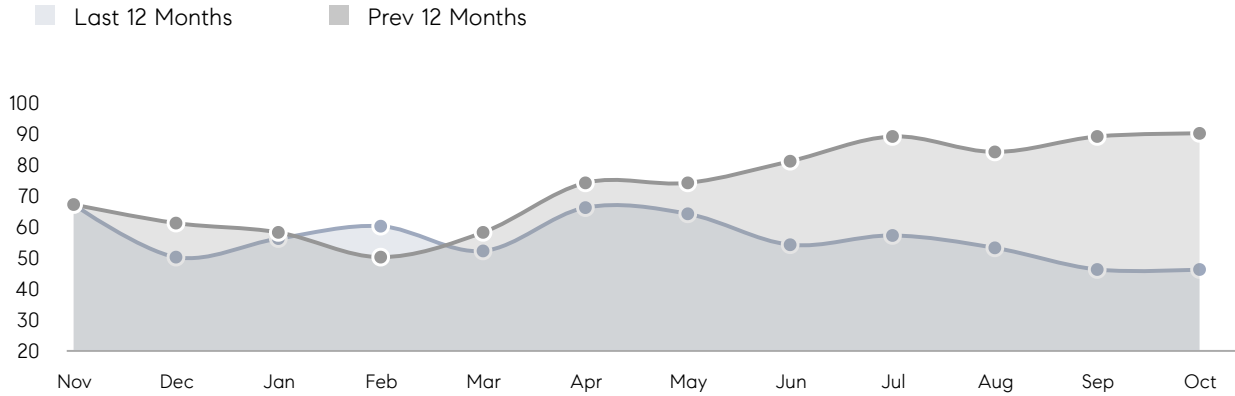
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	37	37	0%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$343,579	\$386,542	-11.1%
	# OF CONTRACTS	26	29	-10.3%
	NEW LISTINGS	29	41	-29%
Houses	AVERAGE DOM	37	37	0%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$343,579	\$396,593	-13%
	# OF CONTRACTS	25	27	-7%
	NEW LISTINGS	29	39	-26%
Condo/Co-op/TH	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$85,000	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	2	0%

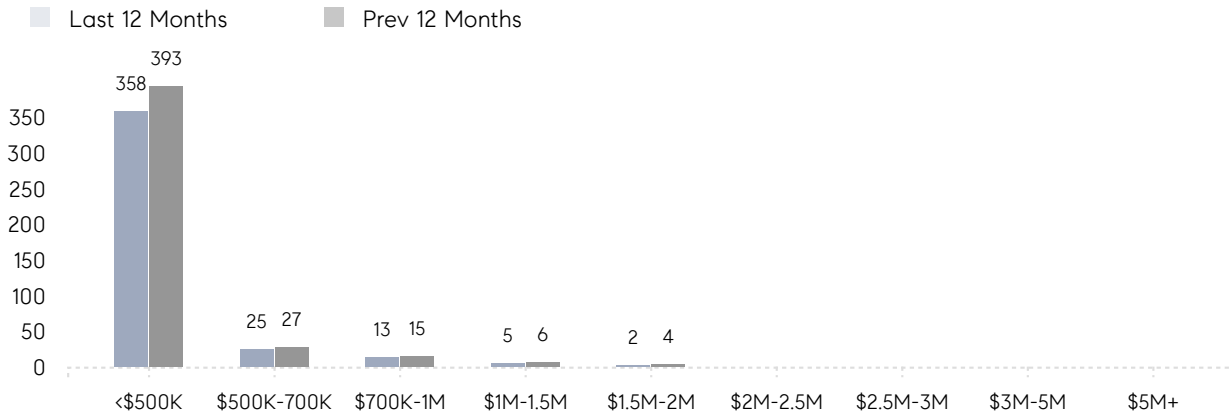
Hopatcong

OCTOBER 2022

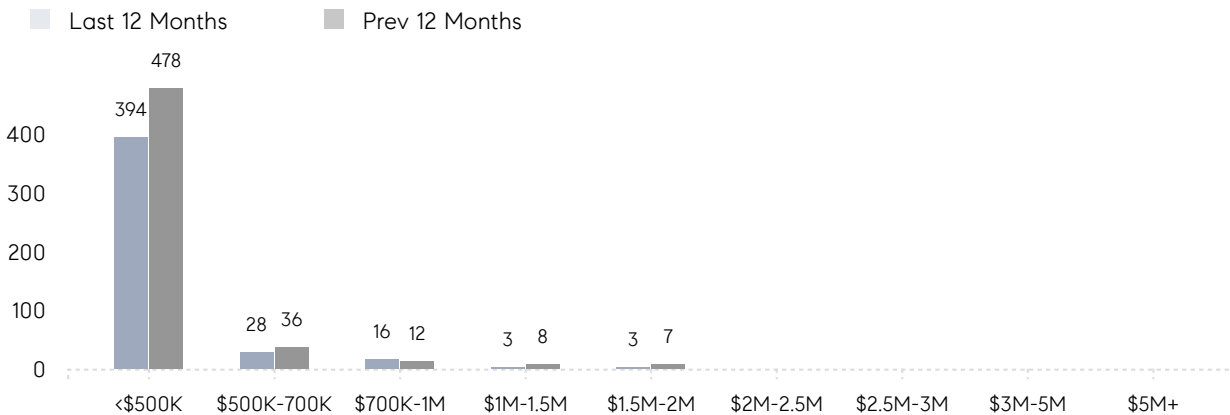
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Irvington Market Insights

Irvington

OCTOBER 2022

UNDER CONTRACT

26
Total
Properties

\$304K
Average
Price

\$322K
Median
Price

73%
Increase From
Oct 2021

19%
Increase From
Oct 2021

12%
Increase From
Oct 2021

UNITS SOLD

9
Total
Properties

\$239K
Average
Price

\$254K
Median
Price

-65%
Decrease From
Oct 2021

-13%
Decrease From
Oct 2021

-8%
Decrease From
Oct 2021

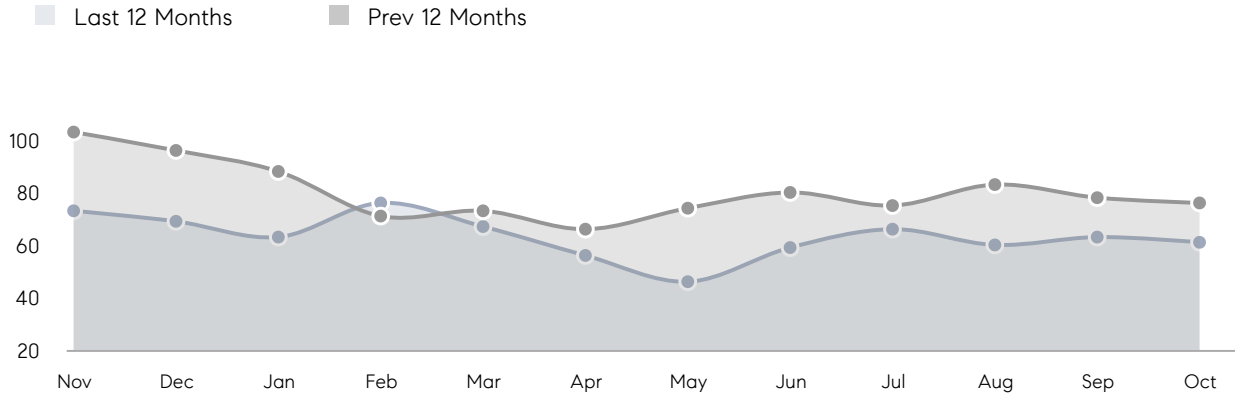
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	58	53	9%
	% OF ASKING PRICE	93%	104%	
	AVERAGE SOLD PRICE	\$239,378	\$276,208	-13.3%
	# OF CONTRACTS	26	15	73.3%
	NEW LISTINGS	28	19	47%
Houses	AVERAGE DOM	58	56	4%
	% OF ASKING PRICE	93%	104%	
	AVERAGE SOLD PRICE	\$239,378	\$283,850	-16%
	# OF CONTRACTS	23	13	77%
	NEW LISTINGS	28	18	56%
Condo/Co-op/TH	AVERAGE DOM	-	16	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$184,500	-
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	0	1	0%

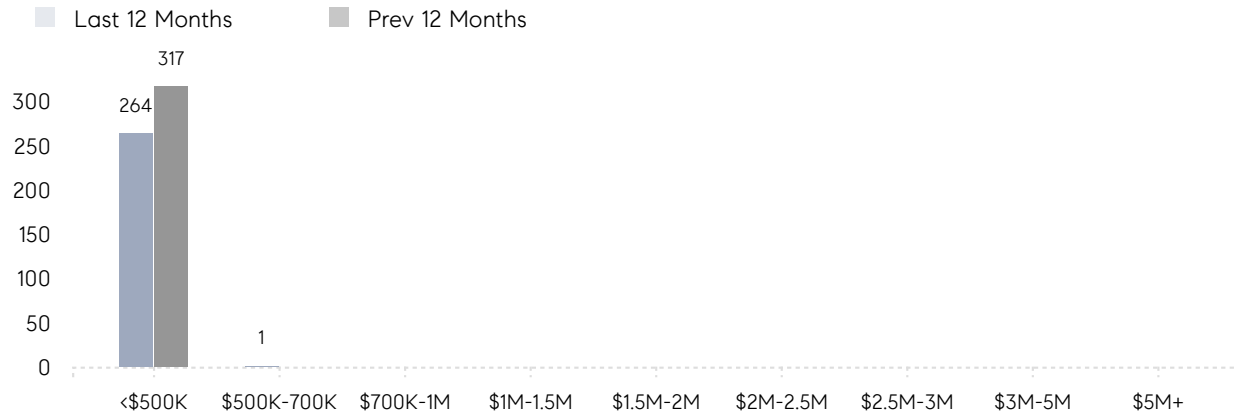
Irvington

OCTOBER 2022

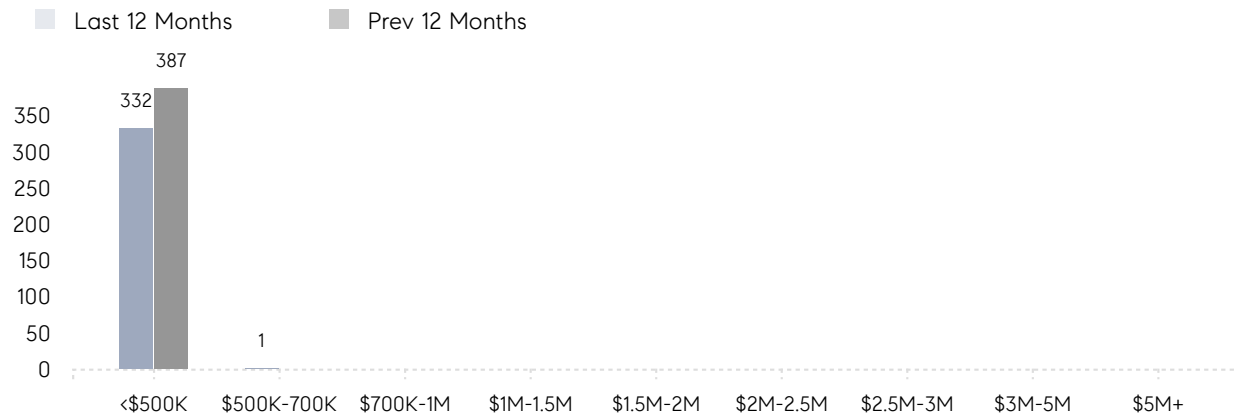
Monthly Inventory



Contracts By Price Range



Listings By Price Range

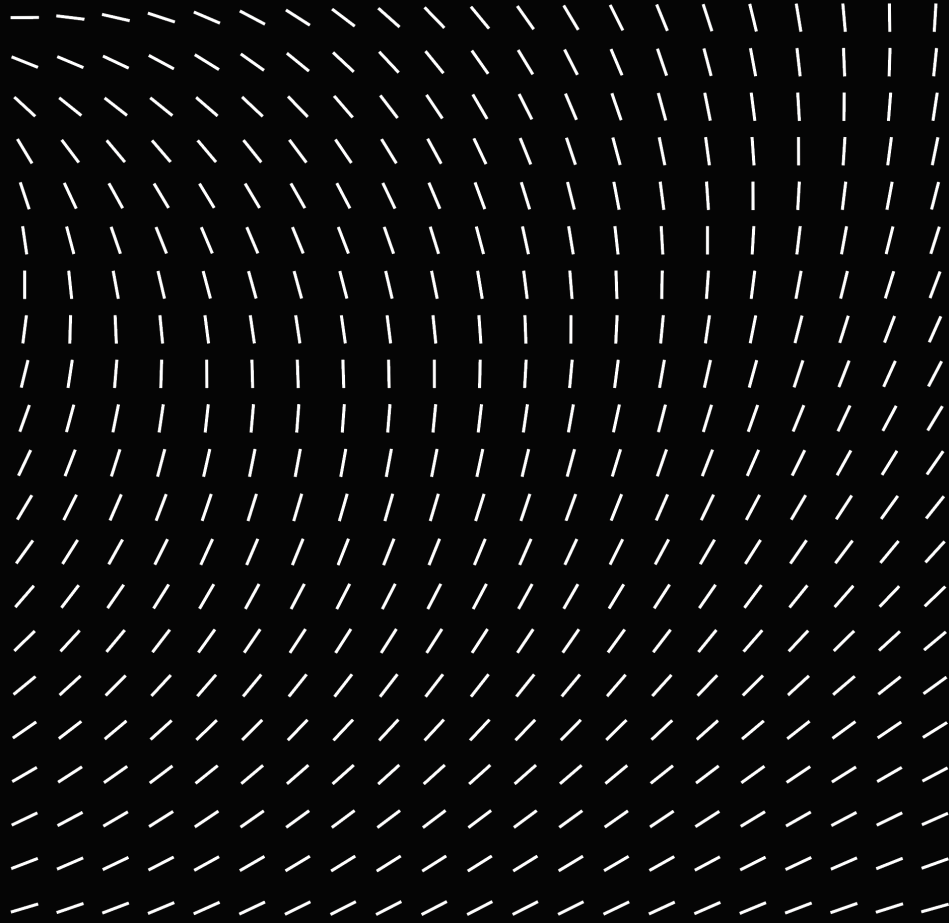




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COMPASS

October 2022

Jersey City Market Insights

Jersey City

OCTOBER 2022

UNDER CONTRACT

117
Total
Properties

\$661K
Average
Price

\$525K
Median
Price

-30%
Decrease From
Oct 2021

14%
Increase From
Oct 2021

-
Change From
Oct 2021

UNITS SOLD

106
Total
Properties

\$670K
Average
Price

\$607K
Median
Price

-36%
Decrease From
Oct 2021

9%
Increase From
Oct 2021

23%
Increase From
Oct 2021

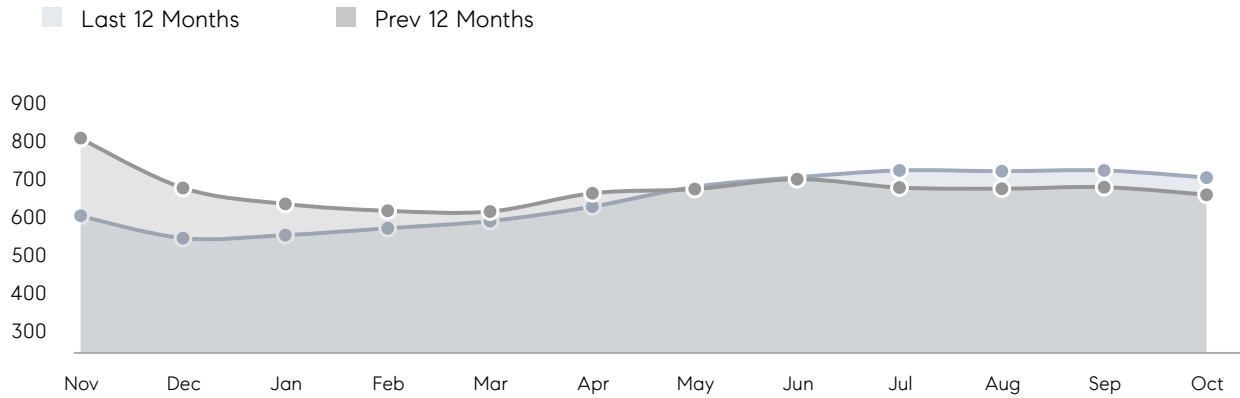
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	44	38	16%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$670,260	\$614,592	9.1%
	# OF CONTRACTS	117	166	-29.5%
	NEW LISTINGS	231	278	-17%
Houses	AVERAGE DOM	28	31	-10%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$780,824	\$547,131	43%
	# OF CONTRACTS	15	37	-59%
	NEW LISTINGS	33	57	-42%
Condo/Co-op/TH	AVERAGE DOM	47	40	18%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$649,141	\$627,210	3%
	# OF CONTRACTS	102	129	-21%
	NEW LISTINGS	198	221	-10%

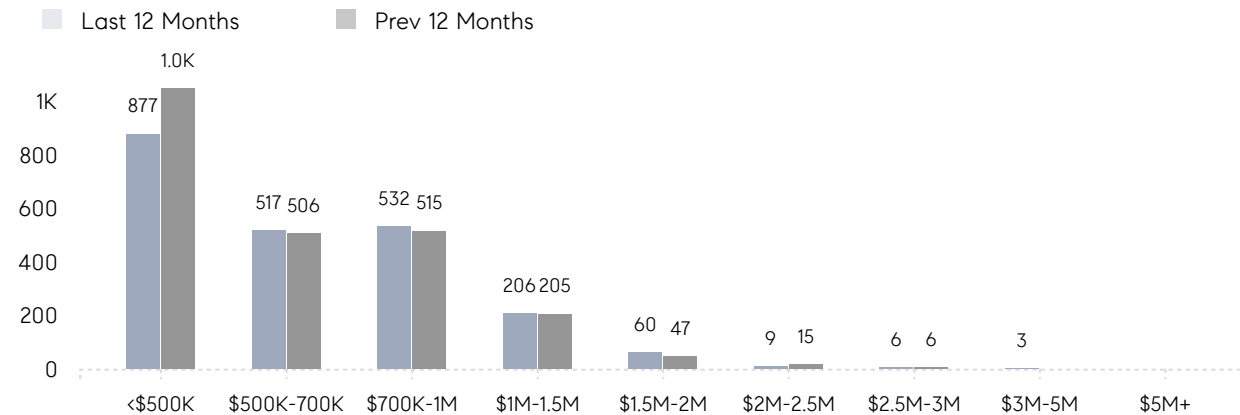
Jersey City

OCTOBER 2022

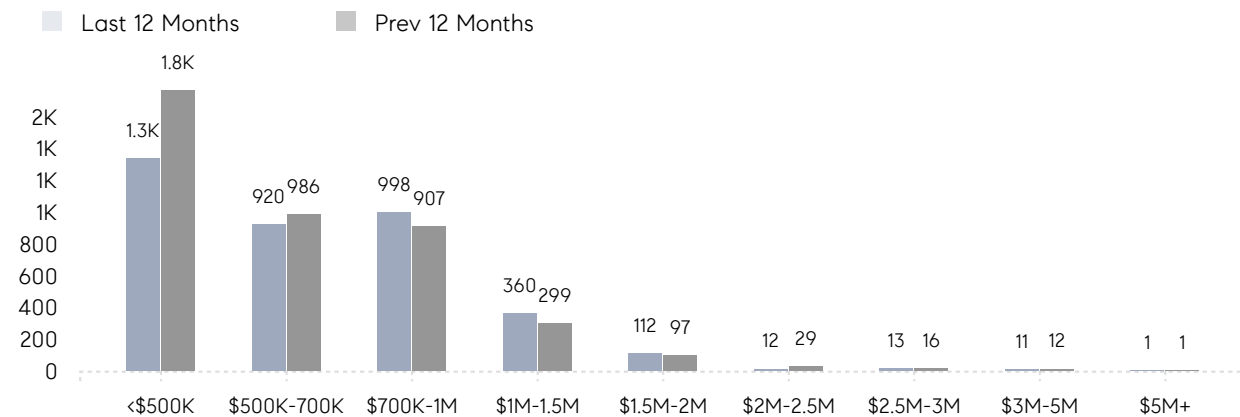
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Kearny Market Insights

Kearny

OCTOBER 2022

UNDER CONTRACT

4
Total
Properties

\$418K
Average
Price

\$400K
Median
Price

-43%
Decrease From
Oct 2021

30%
Increase From
Oct 2021

29%
Increase From
Oct 2021

UNITS SOLD

9
Total
Properties

\$465K
Average
Price

\$425K
Median
Price

0%
Change From
Oct 2021

-
Change From
Oct 2021

-
Change From
Oct 2021

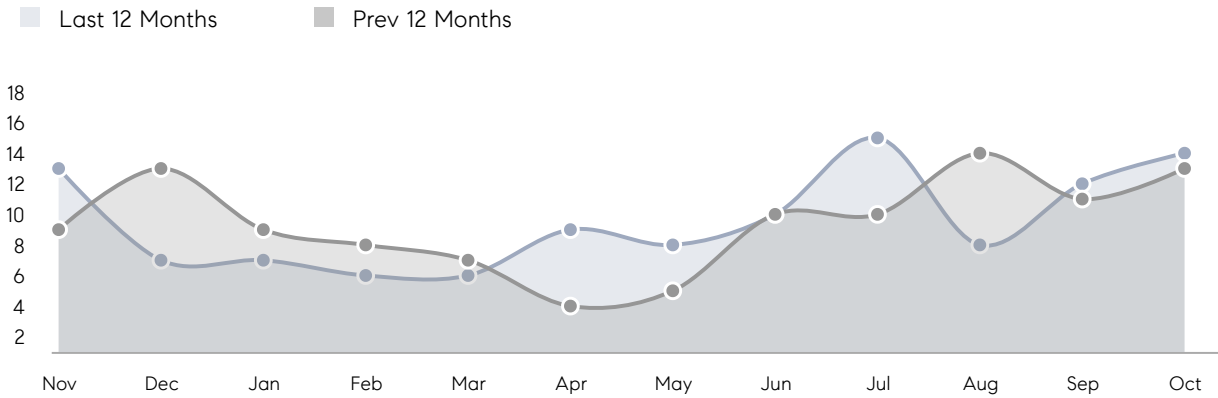
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	26	-	-
	% OF ASKING PRICE	101%	-	-
	AVERAGE SOLD PRICE	\$465,444	-	-
	# OF CONTRACTS	4	7	-42.9%
	NEW LISTINGS	6	9	-33%
Houses	AVERAGE DOM	25	-	-
	% OF ASKING PRICE	102%	-	-
	AVERAGE SOLD PRICE	\$480,500	-	-
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	5	8	-37%
Condo/Co-op/TH	AVERAGE DOM	36	-	-
	% OF ASKING PRICE	99%	-	-
	AVERAGE SOLD PRICE	\$345,000	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	1	0%

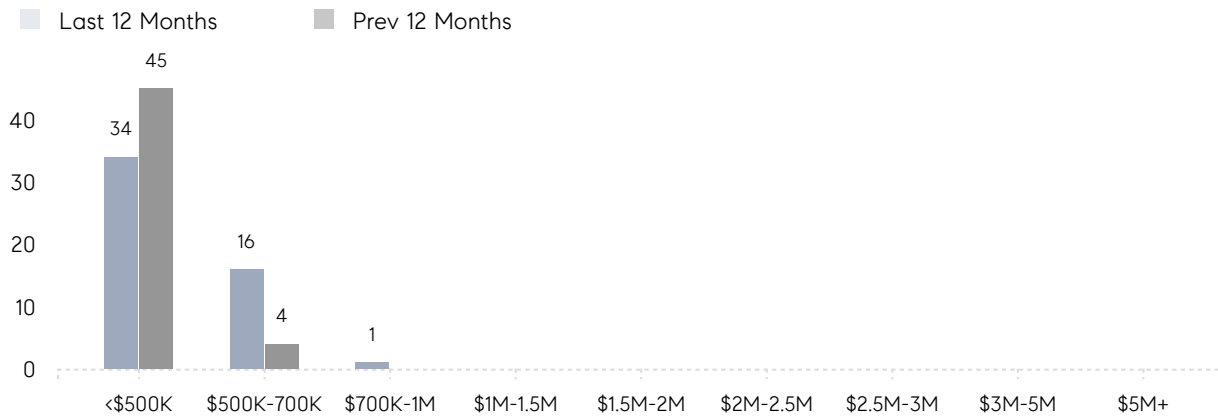
Kearny

OCTOBER 2022

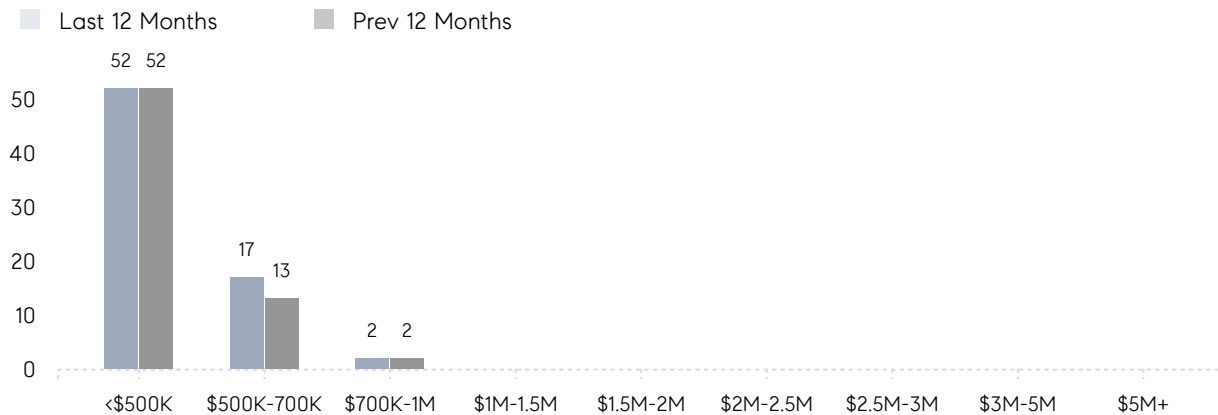
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Kenilworth Market Insights

Kenilworth

OCTOBER 2022

UNDER CONTRACT

8
Total
Properties

\$441K
Average
Price

\$425K
Median
Price

-11%
Decrease From
Oct 2021

-6%
Decrease From
Oct 2021

10%
Increase From
Oct 2021

UNITS SOLD

5
Total
Properties

\$521K
Average
Price

\$465K
Median
Price

-44%
Decrease From
Oct 2021

18%
Increase From
Oct 2021

8%
Increase From
Oct 2021

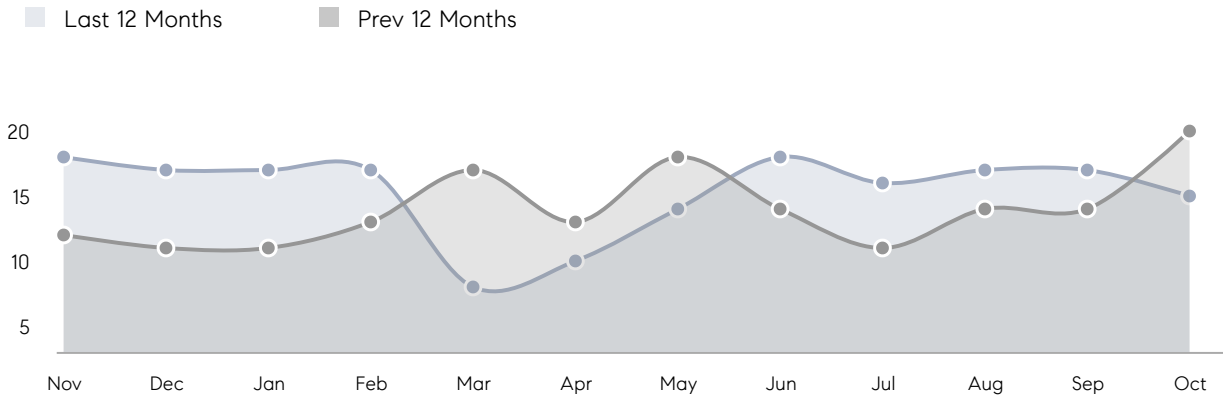
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	43	38	13%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$521,700	\$440,667	18.4%
	# OF CONTRACTS	8	9	-11.1%
	NEW LISTINGS	6	18	-67%
Houses	AVERAGE DOM	43	38	13%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$521,700	\$440,667	18%
	# OF CONTRACTS	8	9	-11%
	NEW LISTINGS	6	18	-67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

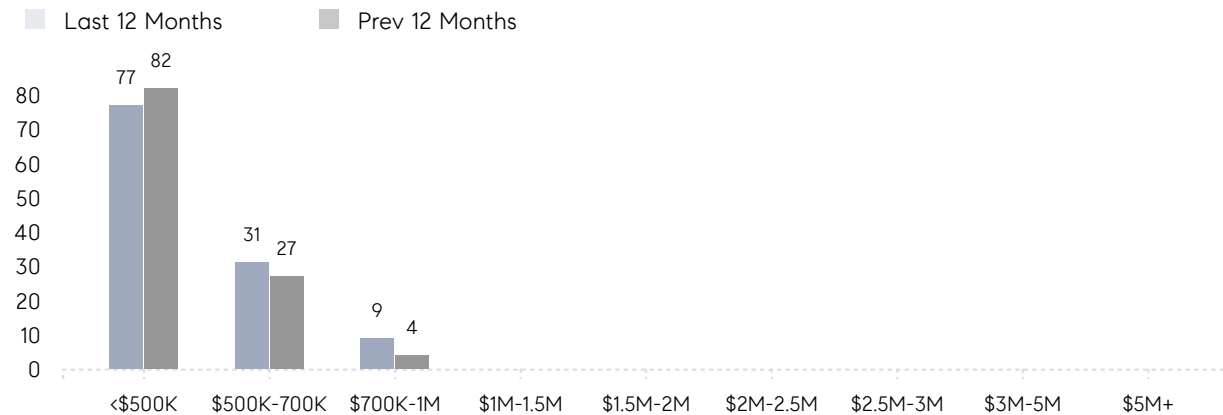
Kenilworth

OCTOBER 2022

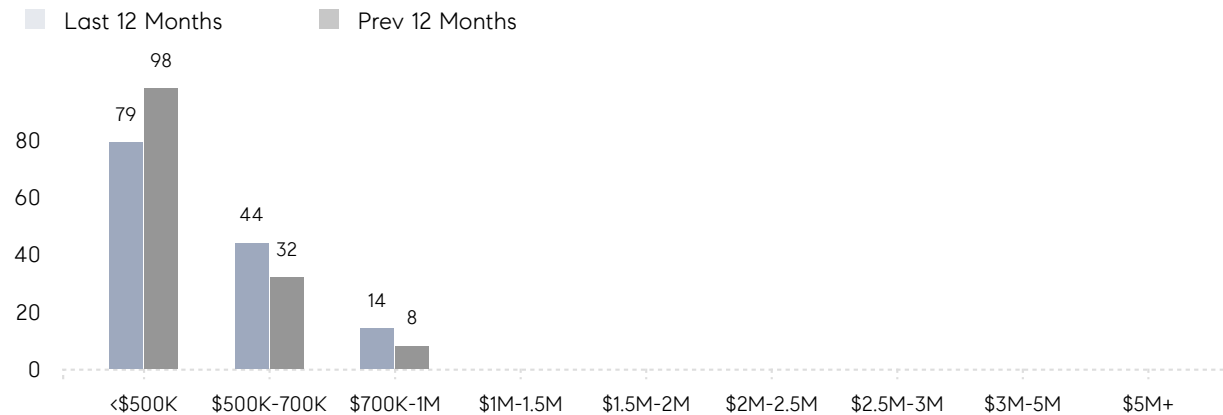
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Kinnelon Market Insights

Kinnelon

OCTOBER 2022

UNDER CONTRACT

9	\$682K	\$560K
Total Properties	Average Price	Median Price
-55%	2%	-8%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

UNITS SOLD

11	\$701K	\$698K
Total Properties	Average Price	Median Price
-27%	4%	9%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

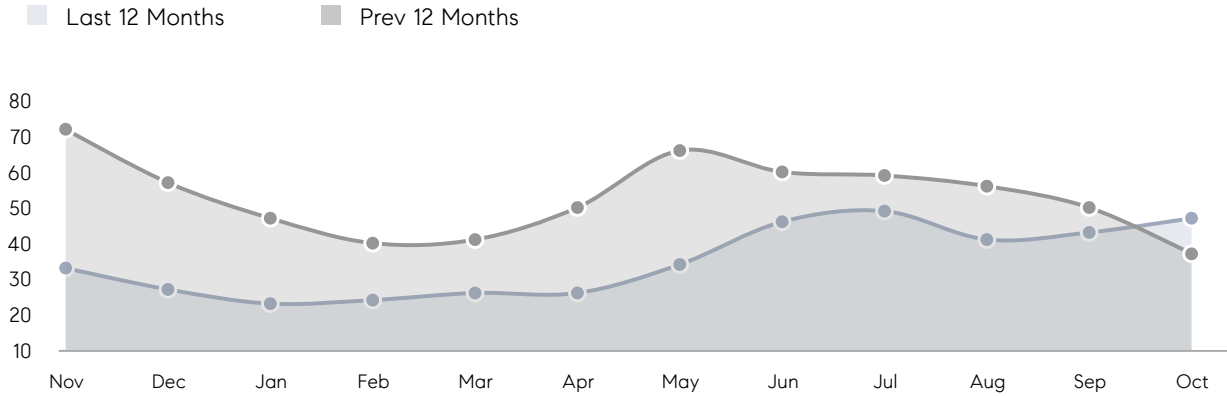
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	34	61	-44%
	% OF ASKING PRICE	99%	95%	
	AVERAGE SOLD PRICE	\$701,498	\$676,093	3.8%
	# OF CONTRACTS	9	20	-55.0%
	NEW LISTINGS	15	10	50%
Houses	AVERAGE DOM	34	61	-44%
	% OF ASKING PRICE	99%	95%	
	AVERAGE SOLD PRICE	\$701,498	\$676,093	4%
	# OF CONTRACTS	9	20	-55%
	NEW LISTINGS	15	10	50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

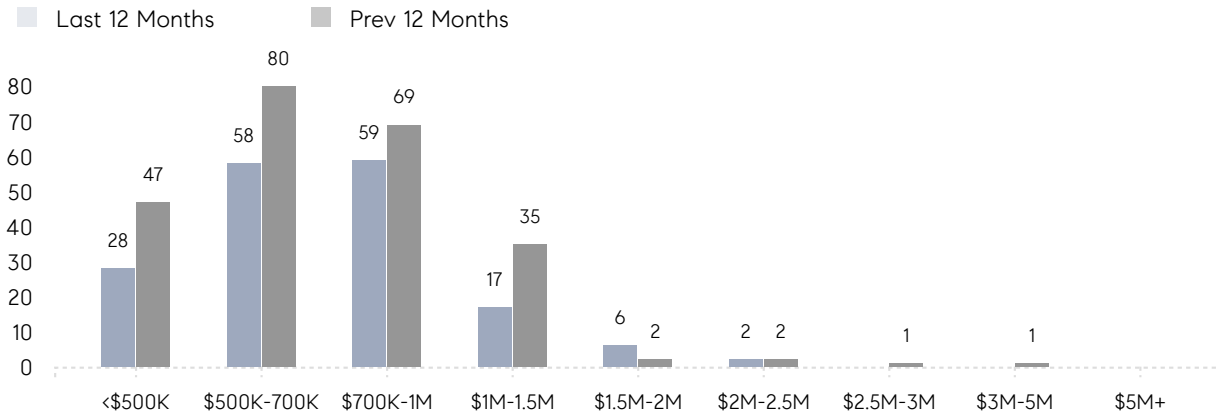
Kinnelon

OCTOBER 2022

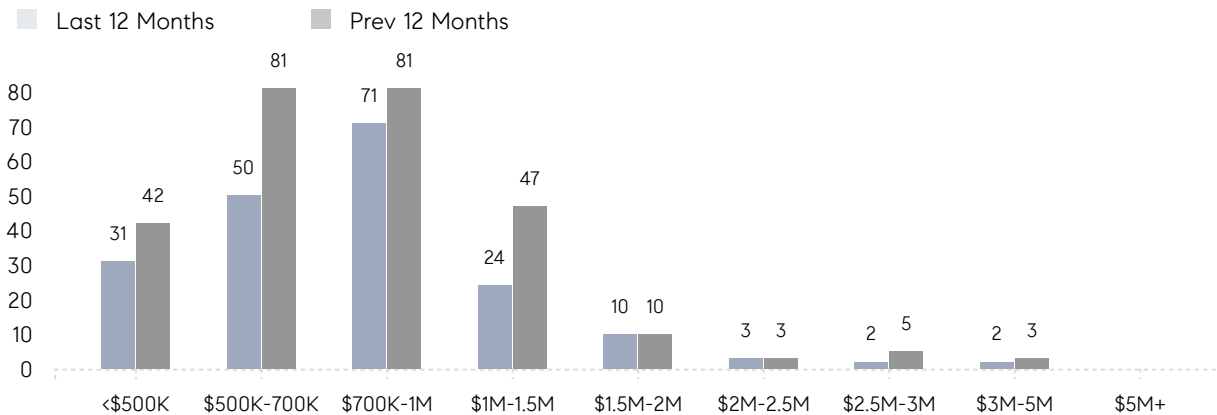
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Leonia Market Insights

Leonia

OCTOBER 2022

UNDER CONTRACT

9
Total
Properties

\$700K
Average
Price

\$799K
Median
Price

0%
Change From
Oct 2021

-4%
Decrease From
Oct 2021

25%
Increase From
Oct 2021

UNITS SOLD

8
Total
Properties

\$990K
Average
Price

\$853K
Median
Price

-33%
Decrease From
Oct 2021

64%
Increase From
Oct 2021

91%
Increase From
Oct 2021

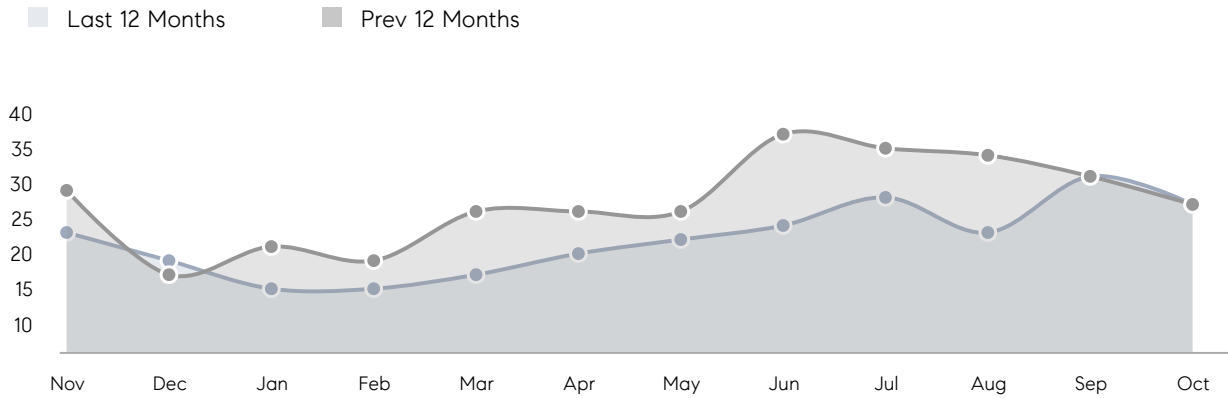
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	30	65	-54%
	% OF ASKING PRICE	99%	96%	
	AVERAGE SOLD PRICE	\$990,063	\$602,625	64.3%
	# OF CONTRACTS	9	9	0.0%
	NEW LISTINGS	7	7	0%
Houses	AVERAGE DOM	30	43	-30%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$990,063	\$658,850	50%
	# OF CONTRACTS	7	9	-22%
	NEW LISTINGS	7	7	0%
Condo/Co-op/TH	AVERAGE DOM	-	176	-
	% OF ASKING PRICE	-	88%	
	AVERAGE SOLD PRICE	-	\$321,500	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	0	0%

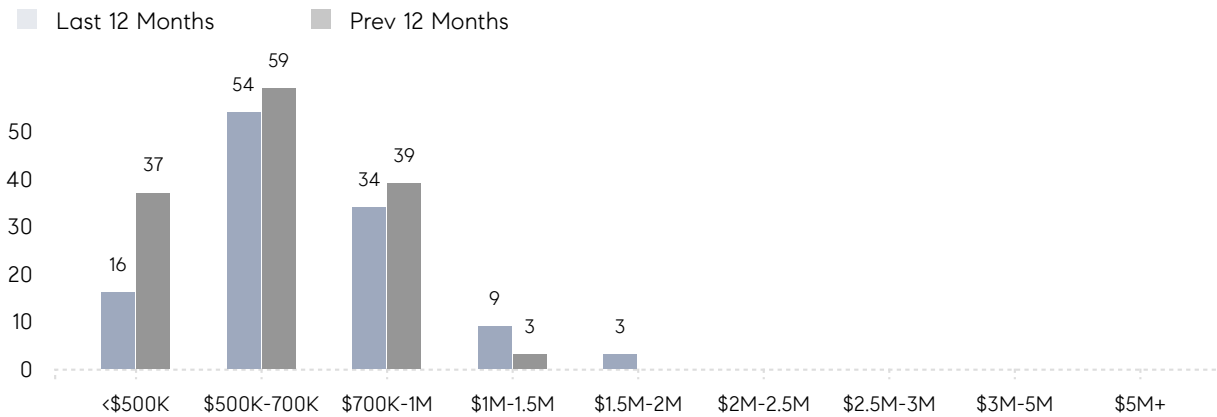
Leonia

OCTOBER 2022

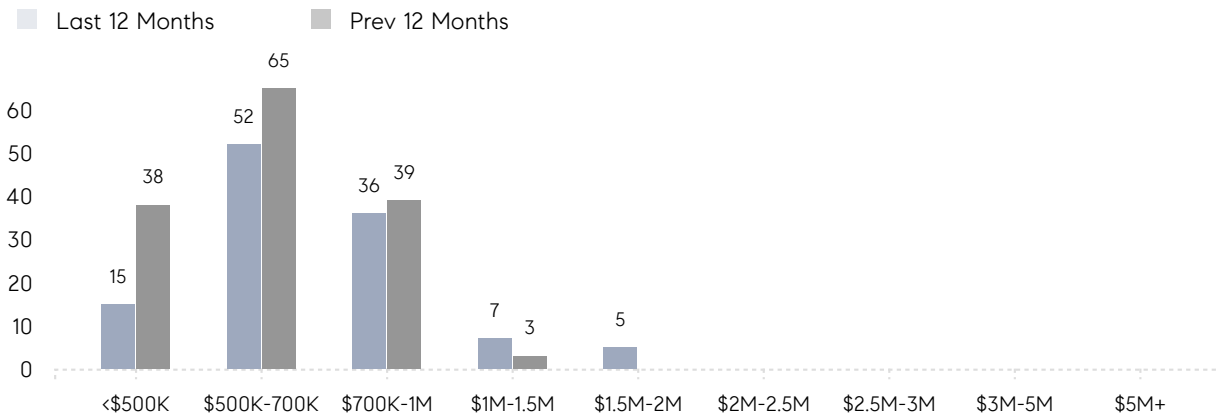
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Linden Market Insights

Linden

OCTOBER 2022

UNDER CONTRACT

22
Total
Properties

\$430K
Average
Price

\$412K
Median
Price

-31%
Decrease From
Oct 2021

5%
Increase From
Oct 2021

7%
Increase From
Oct 2021

UNITS SOLD

29
Total
Properties

\$401K
Average
Price

\$427K
Median
Price

-22%
Decrease From
Oct 2021

-2%
Decrease From
Oct 2021

9%
Increase From
Oct 2021

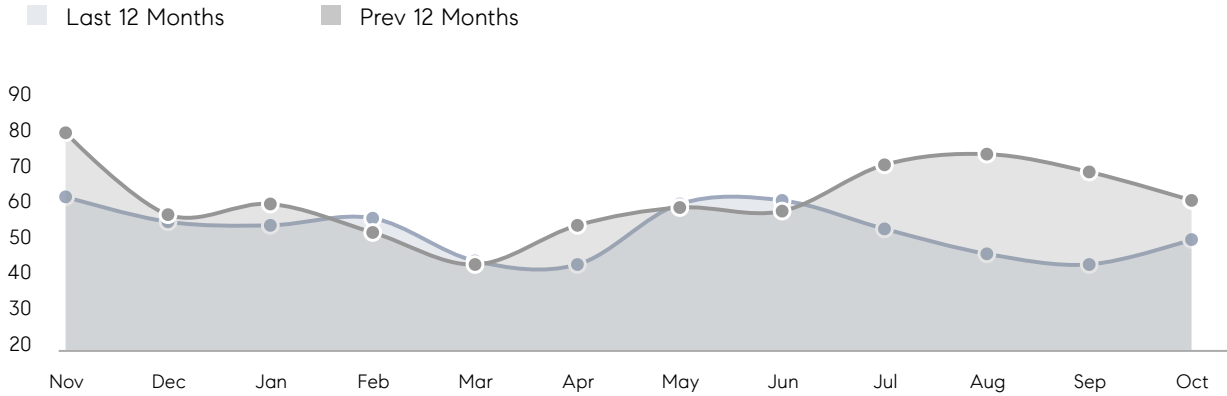
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	43	24	79%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$401,845	\$409,727	-1.9%
	# OF CONTRACTS	22	32	-31.2%
	NEW LISTINGS	32	27	19%
Houses	AVERAGE DOM	38	19	100%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$453,283	\$437,413	4%
	# OF CONTRACTS	20	27	-26%
	NEW LISTINGS	31	27	15%
Condo/Co-op/TH	AVERAGE DOM	62	45	38%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$204,667	\$291,071	-30%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	1	0	0%

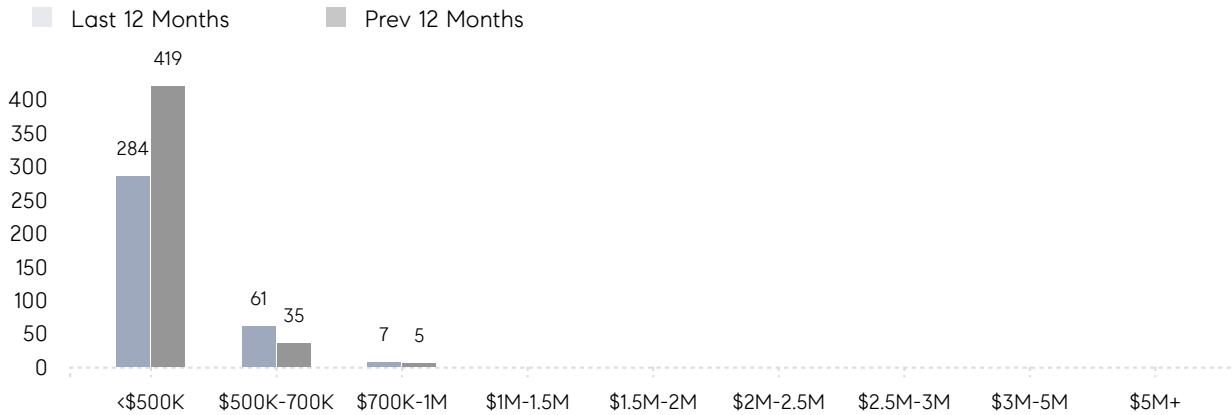
Linden

OCTOBER 2022

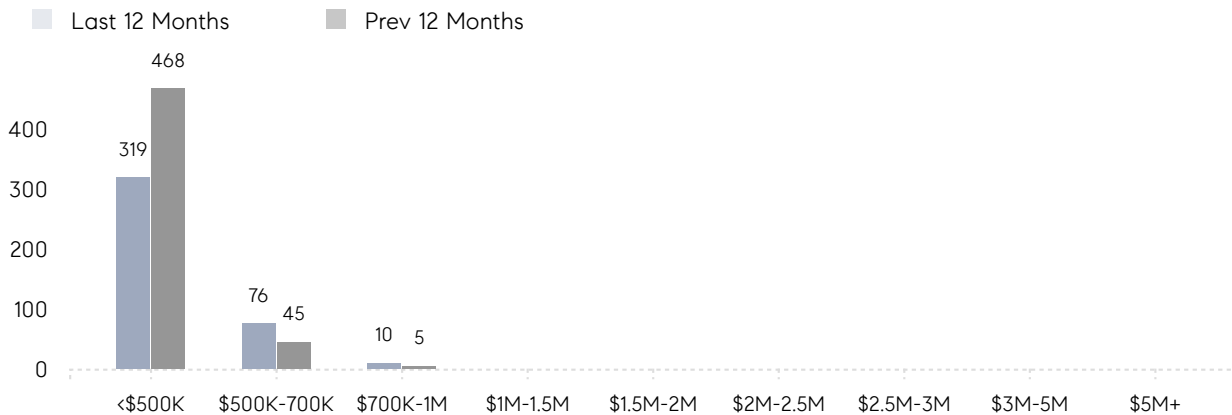
Monthly Inventory



Contracts By Price Range



Listings By Price Range

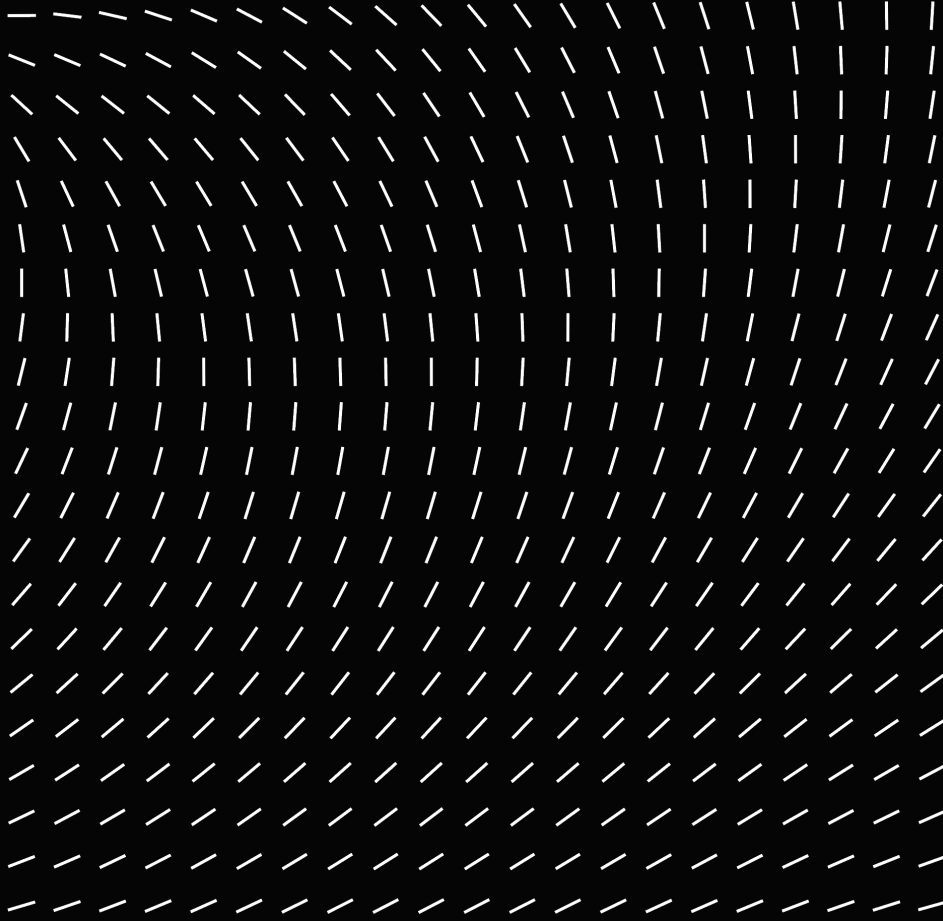




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COMPASS

October 2022

Little Ferry Market Insights

Little Ferry

OCTOBER 2022

UNDER CONTRACT

1	\$349K	\$349K
Total Properties	Average Price	Median Price
-80%	-22%	-13%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

4	\$491K	\$517K
Total Properties	Average Price	Median Price
-33%	27%	35%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

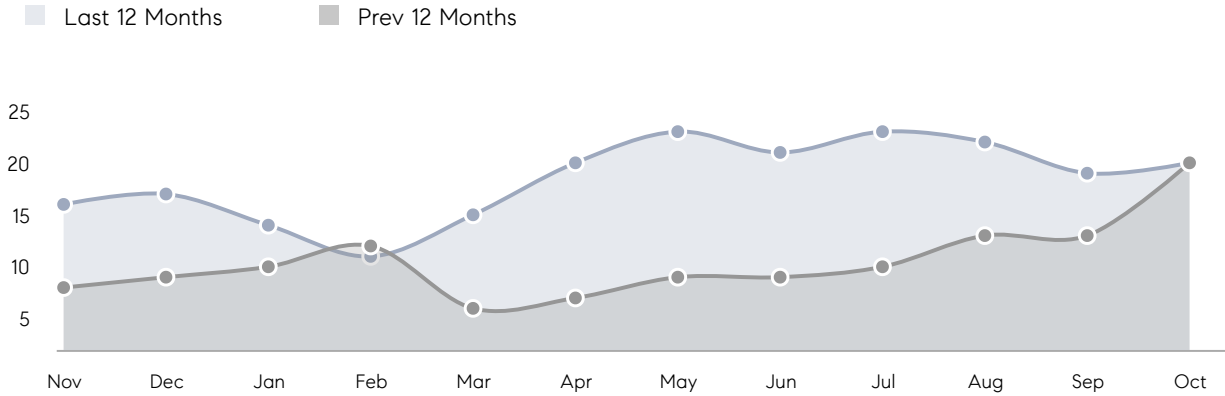
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	66	22	200%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$491,250	\$388,333	26.5%
	# OF CONTRACTS	1	5	-80.0%
	NEW LISTINGS	2	13	-85%
Houses	AVERAGE DOM	66	19	247%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$491,250	\$465,000	6%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	0	11	0%
Condo/Co-op/TH	AVERAGE DOM	-	29	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$235,000	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	2	0%

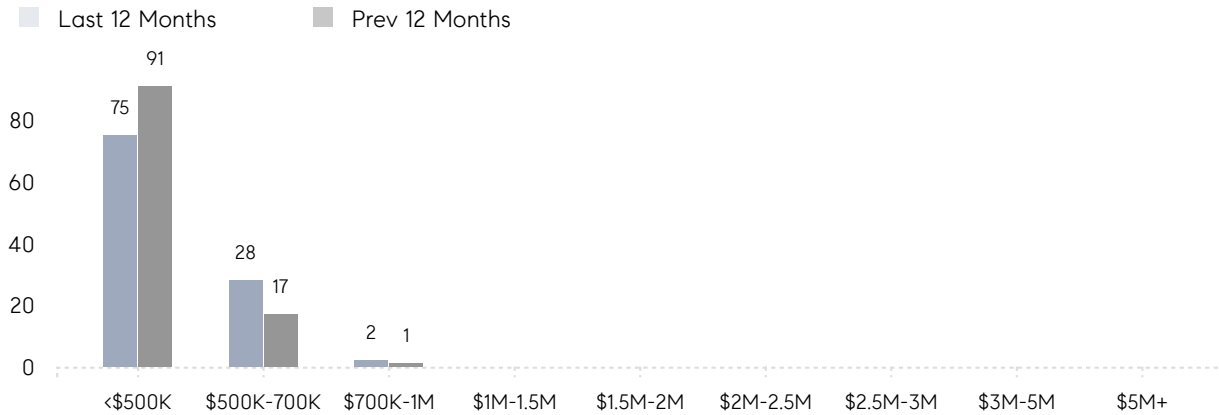
Little Ferry

OCTOBER 2022

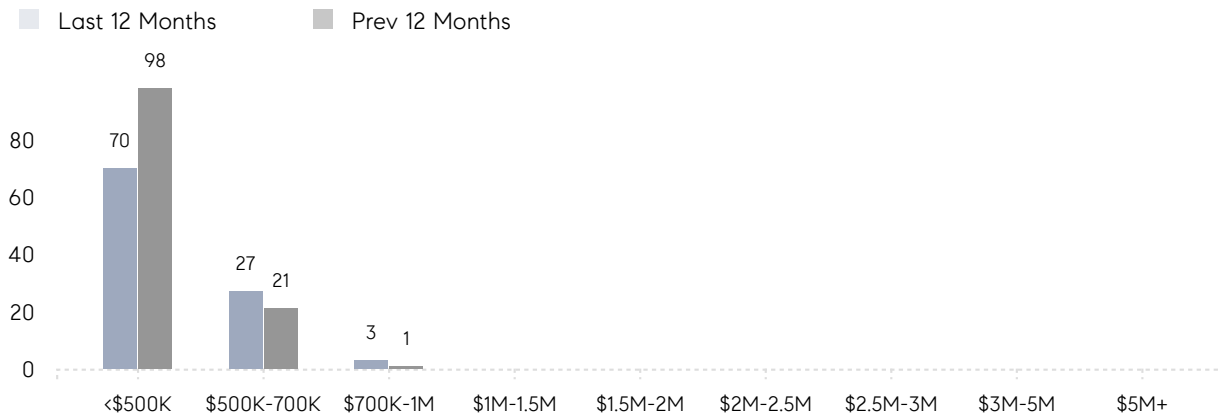
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Livingston Market Insights

Livingston

OCTOBER 2022

UNDER CONTRACT

33
Total
Properties

\$946K
Average
Price

\$675K
Median
Price

-34%
Decrease From
Oct 2021

20%
Increase From
Oct 2021

6%
Increase From
Oct 2021

UNITS SOLD

32
Total
Properties

\$918K
Average
Price

\$812K
Median
Price

-20%
Decrease From
Oct 2021

5%
Increase From
Oct 2021

5%
Increase From
Oct 2021

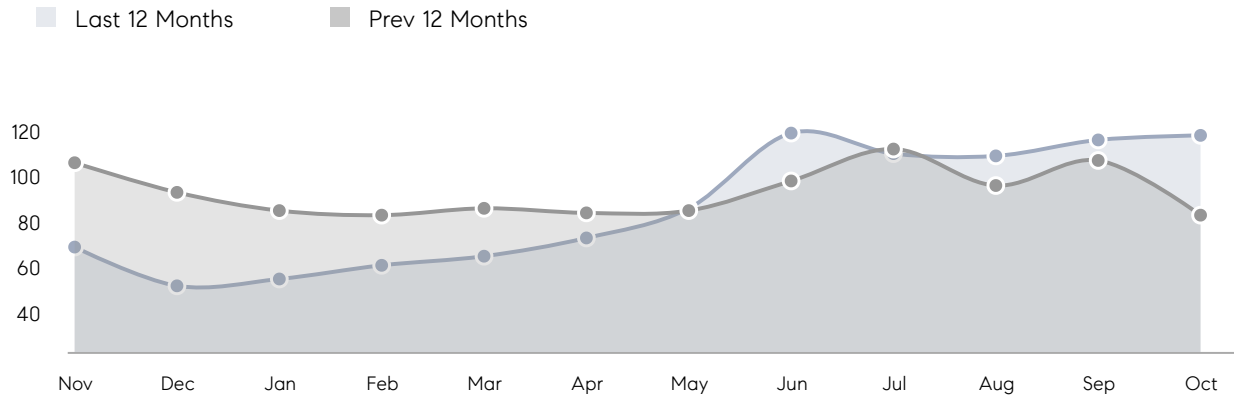
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	41	27	52%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$918,892	\$878,050	4.7%
	# OF CONTRACTS	33	50	-34.0%
	NEW LISTINGS	36	39	-8%
Houses	AVERAGE DOM	41	27	52%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$948,502	\$900,054	5%
	# OF CONTRACTS	32	48	-33%
	NEW LISTINGS	30	38	-21%
Condo/Co-op/TH	AVERAGE DOM	45	27	67%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$632,667	\$606,667	4%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	6	1	500%

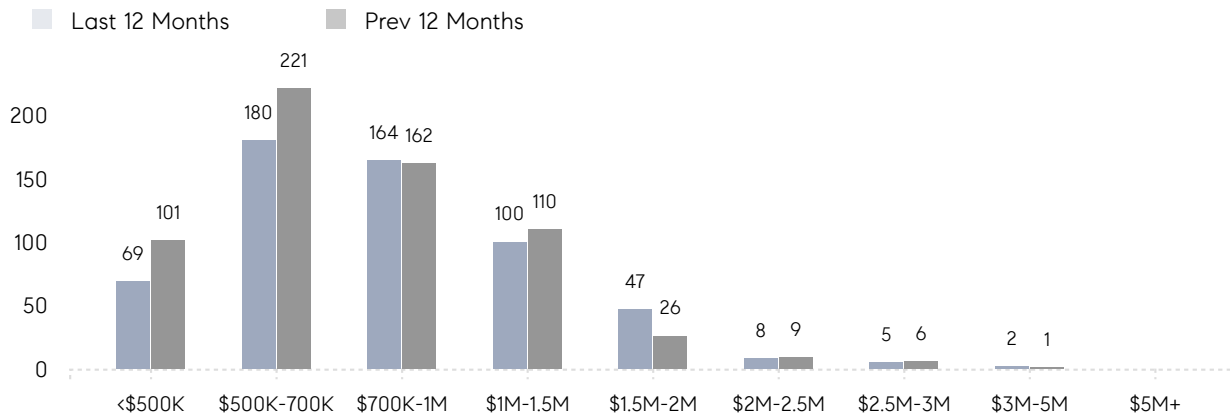
Livingston

OCTOBER 2022

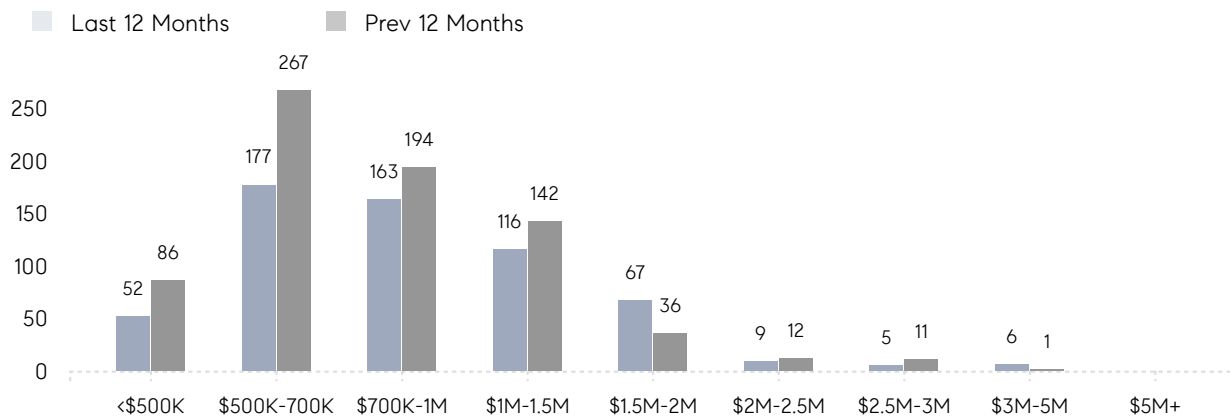
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Lodi Market Insights

Lodi

OCTOBER 2022

UNDER CONTRACT

6
Total
Properties

\$486K
Average
Price

\$487K
Median
Price

-33%
Decrease From
Oct 2021

13%
Increase From
Oct 2021

8%
Increase From
Oct 2021

UNITS SOLD

9
Total
Properties

\$412K
Average
Price

\$451K
Median
Price

-18%
Decrease From
Oct 2021

-1%
Decrease From
Oct 2021

6%
Increase From
Oct 2021

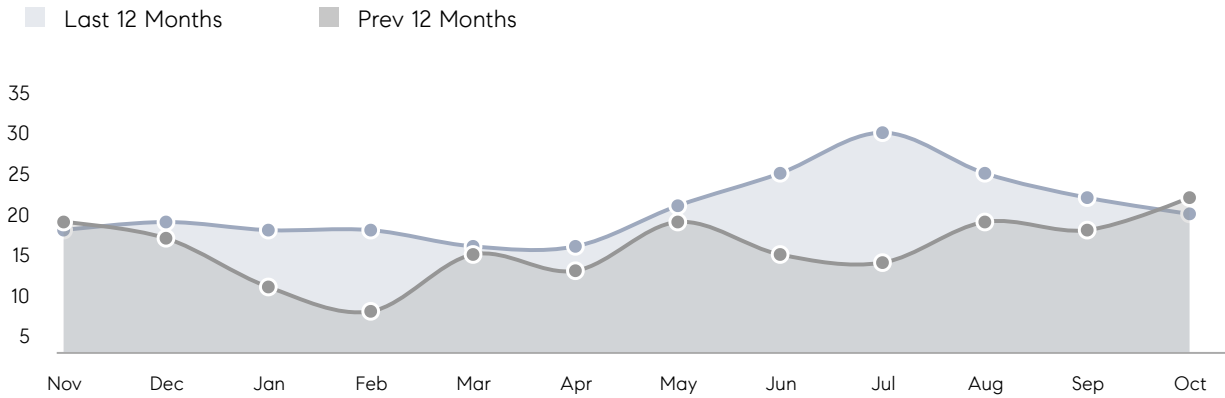
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	48	29	66%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$412,444	\$417,364	-1.2%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	3	11	-73%
Houses	AVERAGE DOM	58	32	81%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$478,143	\$433,600	10%
	# OF CONTRACTS	6	8	-25%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	13	3	333%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$182,500	\$255,000	-28%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	3	-67%

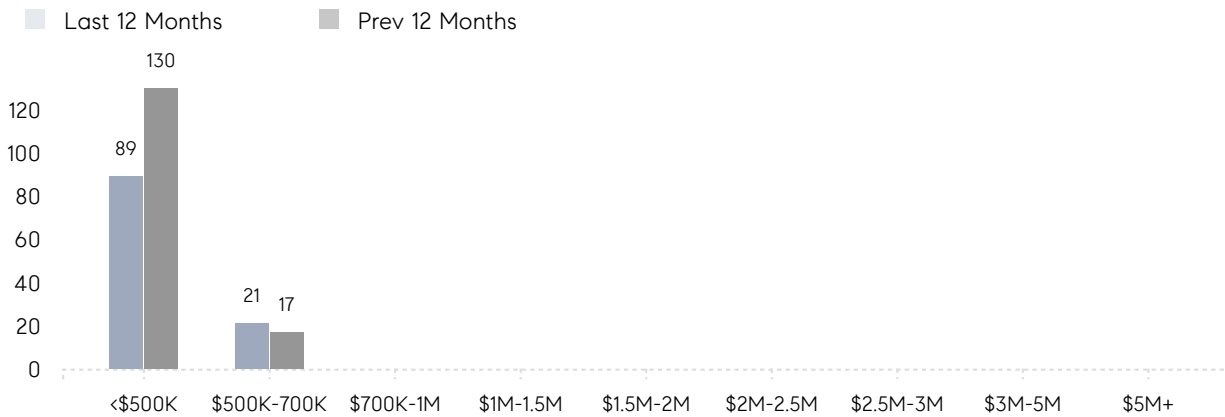
Lodi

OCTOBER 2022

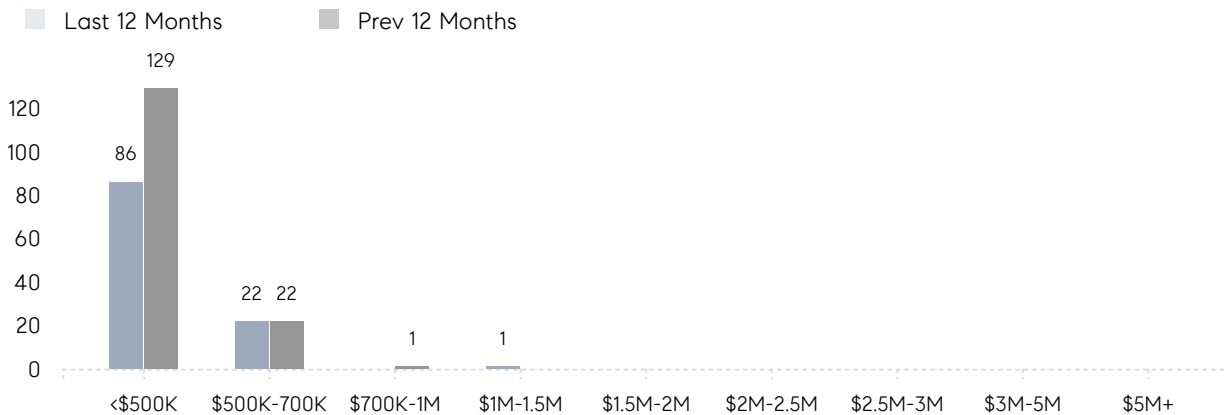
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Long Hill Market Insights

Long Hill

OCTOBER 2022

UNDER CONTRACT

14
Total
Properties

\$540K
Average
Price

\$479K
Median
Price

27%
Increase From
Oct 2021

-20%
Decrease From
Oct 2021

-20%
Decrease From
Oct 2021

UNITS SOLD

7
Total
Properties

\$564K
Average
Price

\$615K
Median
Price

-46%
Decrease From
Oct 2021

-16%
Decrease From
Oct 2021

-8%
Decrease From
Oct 2021

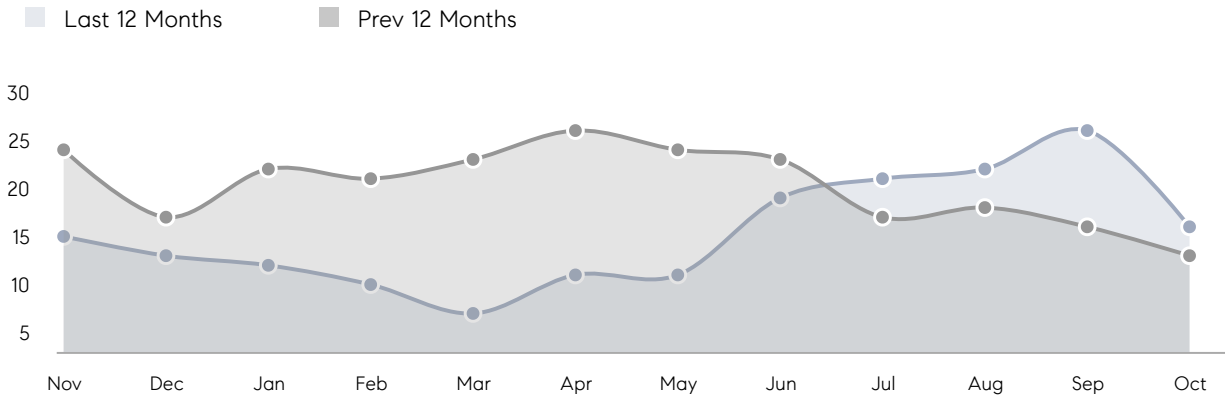
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	31	25	24%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$564,143	\$670,365	-15.8%
	# OF CONTRACTS	14	11	27.3%
	NEW LISTINGS	6	10	-40%
Houses	AVERAGE DOM	34	29	17%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$555,667	\$779,361	-29%
	# OF CONTRACTS	13	9	44%
	NEW LISTINGS	5	8	-37%
Condo/Co-op/TH	AVERAGE DOM	11	14	-21%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$615,000	\$425,125	45%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	2	-50%

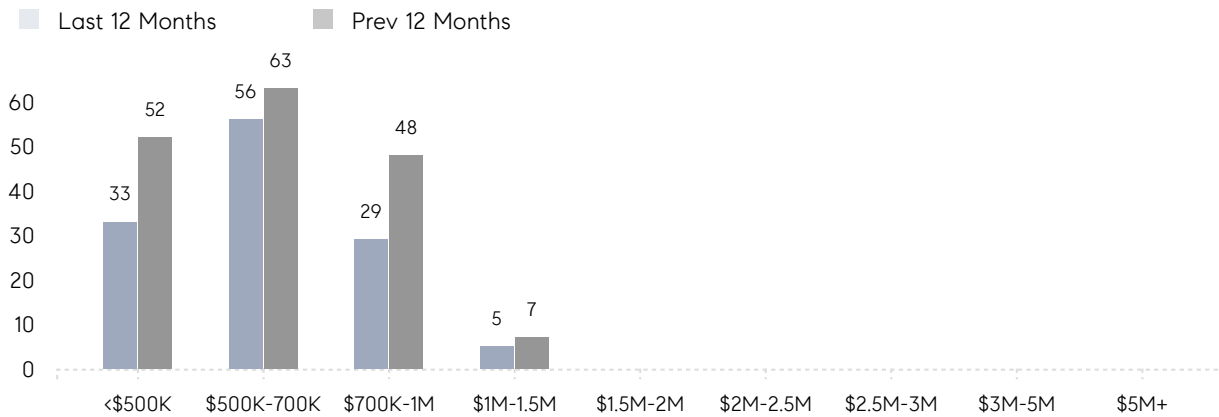
Long Hill

OCTOBER 2022

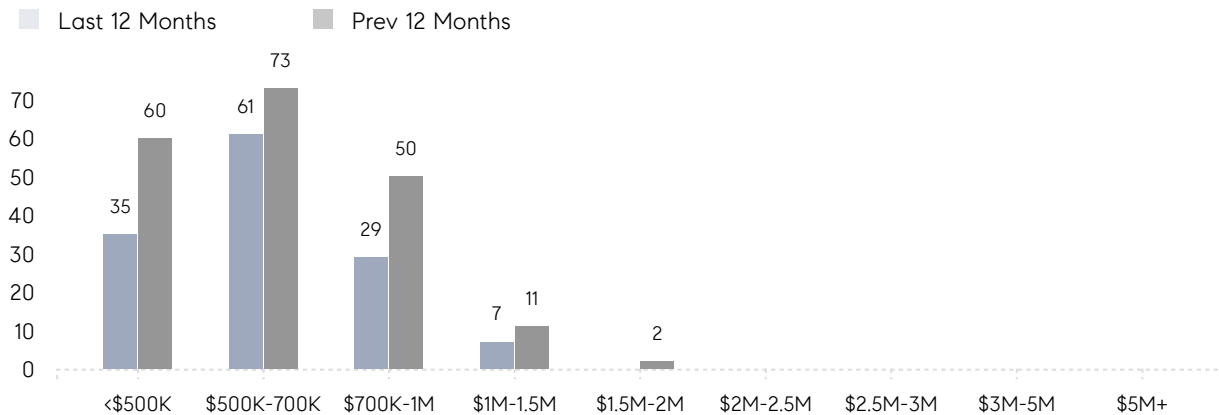
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Lyndhurst Market Insights

Lyndhurst

OCTOBER 2022

UNDER CONTRACT

7
Total
Properties

\$603K
Average
Price

\$578K
Median
Price

-42%
Decrease From
Oct 2021

42%
Increase From
Oct 2021

47%
Increase From
Oct 2021

UNITS SOLD

8
Total
Properties

\$525K
Average
Price

\$568K
Median
Price

14%
Increase From
Oct 2021

8%
Increase From
Oct 2021

6%
Increase From
Oct 2021

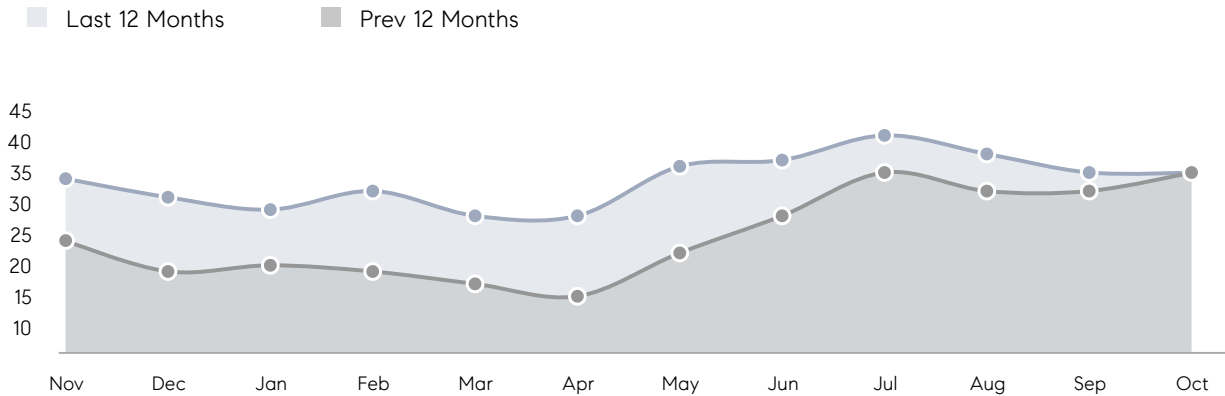
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	39	28	39%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$525,663	\$487,557	7.8%
	# OF CONTRACTS	7	12	-41.7%
	NEW LISTINGS	9	14	-36%
Houses	AVERAGE DOM	40	22	82%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$552,900	\$509,000	9%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	8	8	0%
Condo/Co-op/TH	AVERAGE DOM	30	44	-32%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$335,000	\$433,950	-23%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	6	-83%

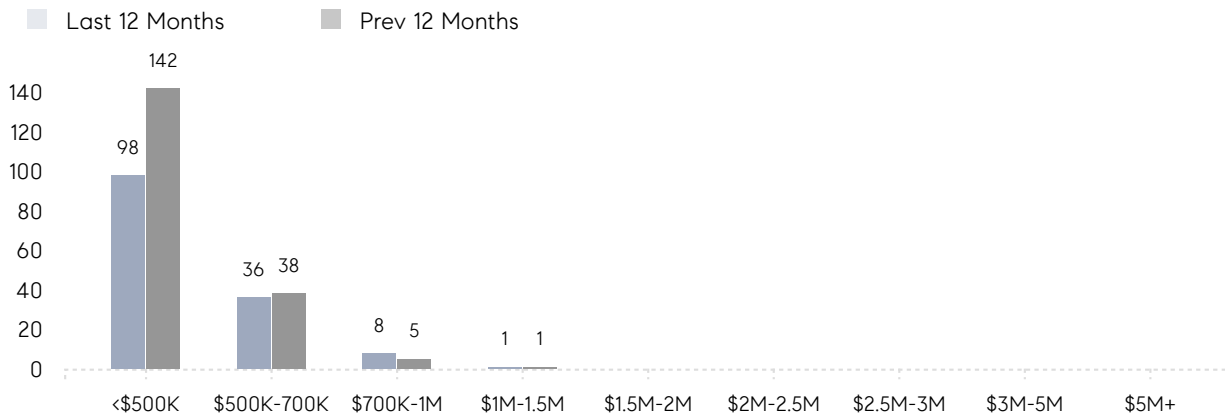
Lyndhurst

OCTOBER 2022

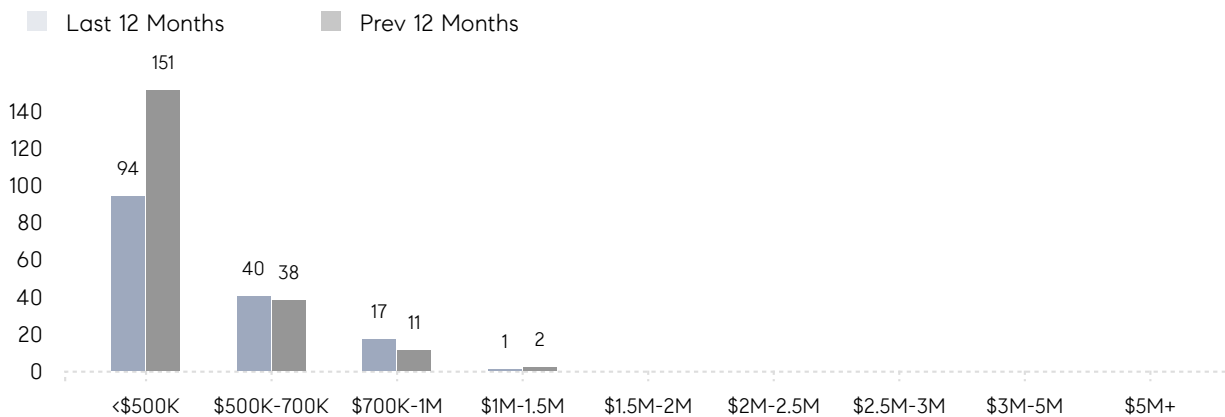
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Madison Market Insights

Madison

OCTOBER 2022

UNDER CONTRACT

9
Total
Properties

\$1.0M
Average
Price

\$895K
Median
Price

-31%
Decrease From
Oct 2021

34%
Increase From
Oct 2021

33%
Increase From
Oct 2021

UNITS SOLD

9
Total
Properties

\$774K
Average
Price

\$766K
Median
Price

13%
Increase From
Oct 2021

1%
Change From
Oct 2021

1%
Increase From
Oct 2021

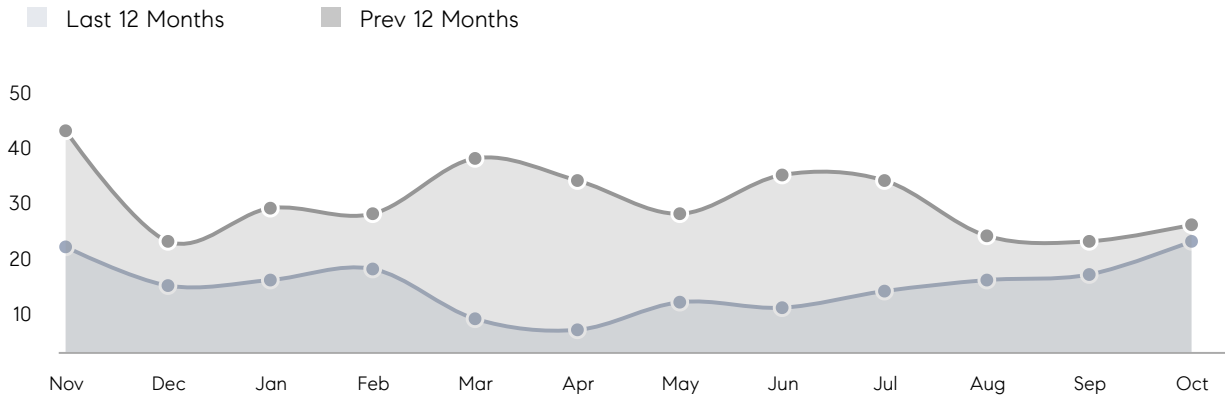
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	26	29	-10%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$774,778	\$767,188	1.0%
	# OF CONTRACTS	9	13	-30.8%
	NEW LISTINGS	15	21	-29%
Houses	AVERAGE DOM	22	27	-19%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$814,125	\$814,286	0%
	# OF CONTRACTS	6	12	-50%
	NEW LISTINGS	11	15	-27%
Condo/Co-op/TH	AVERAGE DOM	62	48	29%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$460,000	\$437,500	5%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	4	6	-33%

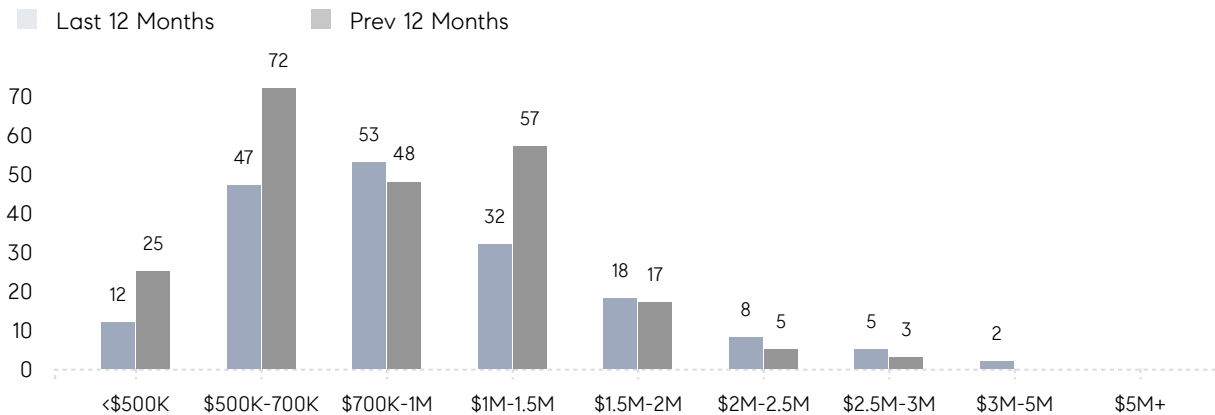
Madison

OCTOBER 2022

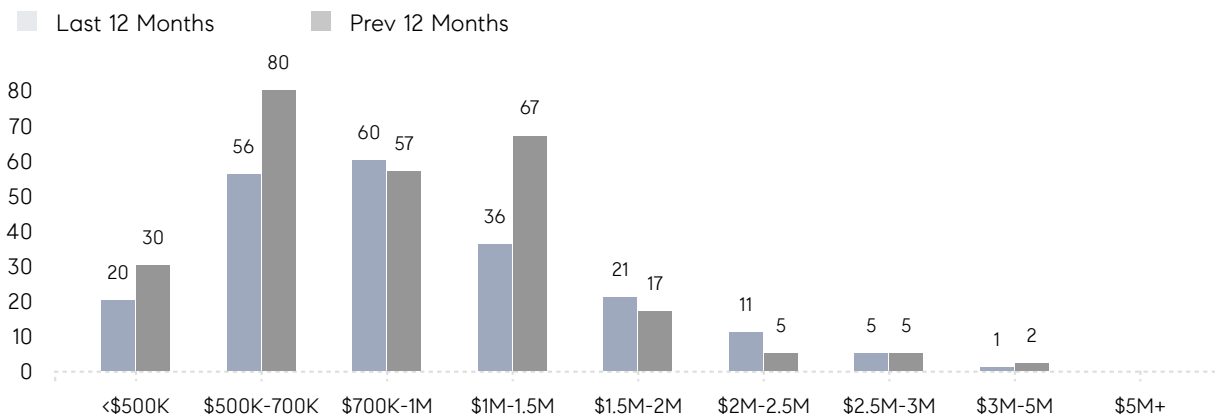
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Mahwah Market Insights

Mahwah

OCTOBER 2022

UNDER CONTRACT

20
Total
Properties

\$597K
Average
Price

\$504K
Median
Price

-62%
Decrease From
Oct 2021

1%
Change From
Oct 2021

-3%
Decrease From
Oct 2021

UNITS SOLD

28
Total
Properties

\$601K
Average
Price

\$460K
Median
Price

-38%
Decrease From
Oct 2021

-7%
Decrease From
Oct 2021

-3%
Decrease From
Oct 2021

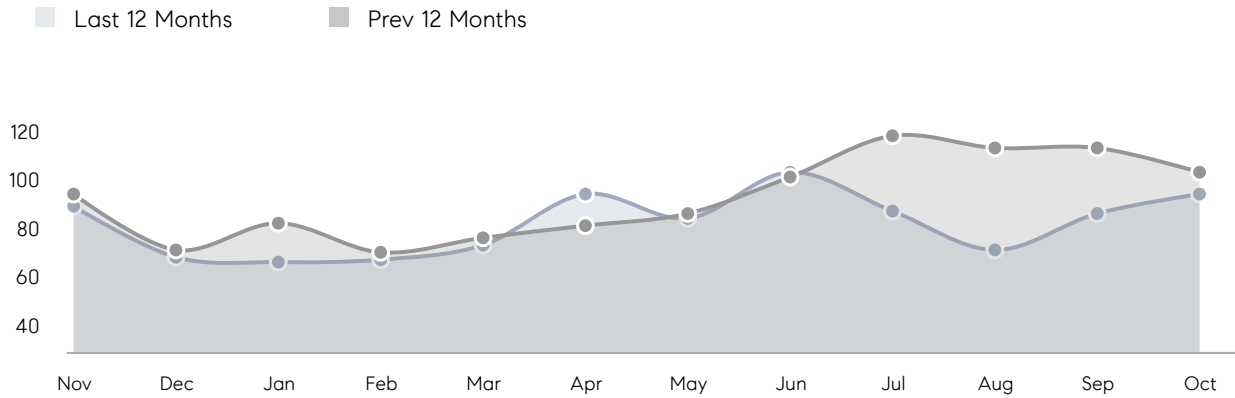
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	34	36	-6%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$601,962	\$646,224	-6.8%
	# OF CONTRACTS	20	53	-62.3%
	NEW LISTINGS	27	47	-43%
Houses	AVERAGE DOM	56	50	12%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$848,160	\$971,543	-13%
	# OF CONTRACTS	9	21	-57%
	NEW LISTINGS	19	19	0%
Condo/Co-op/TH	AVERAGE DOM	17	26	-35%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$417,313	\$429,344	-3%
	# OF CONTRACTS	11	32	-66%
	NEW LISTINGS	8	28	-71%

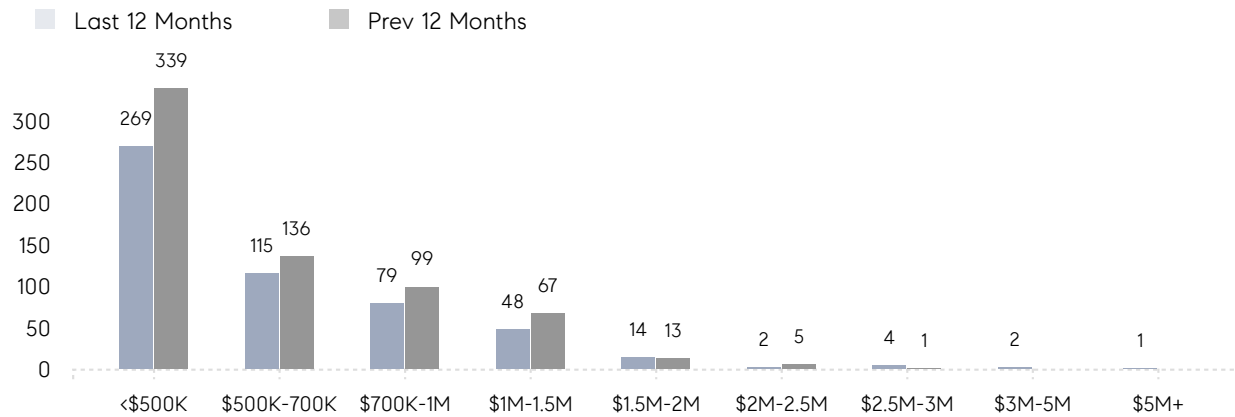
Mahwah

OCTOBER 2022

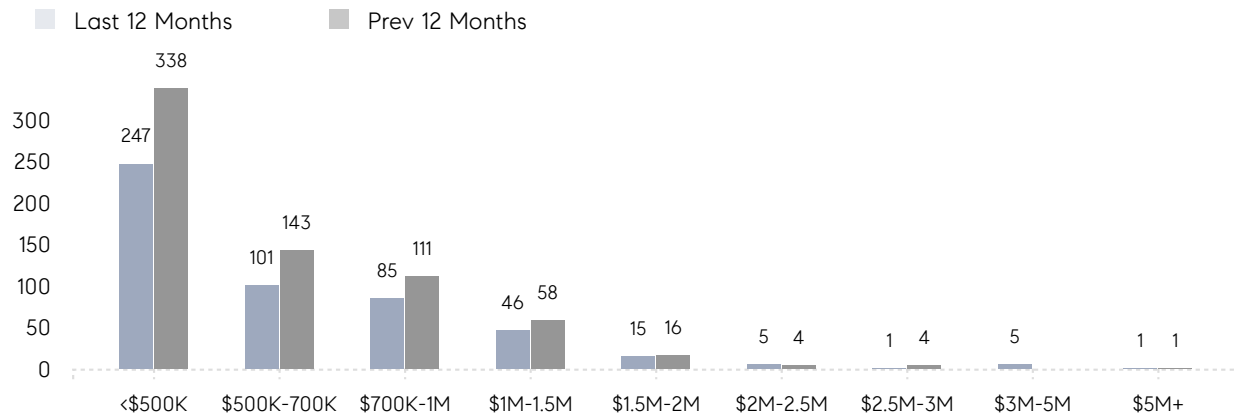
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Mantoloking Market Insights

Mantoloking

OCTOBER 2022

UNDER CONTRACT

2	\$2.7M	\$2.7M
Total Properties	Average Price	Median Price
0%	-17%	-17%
Change From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

0	-	-
Total Properties	Average Price	Median Price
0%	-	-
Change From Oct 2021	Change From Oct 2021	Change From Oct 2021

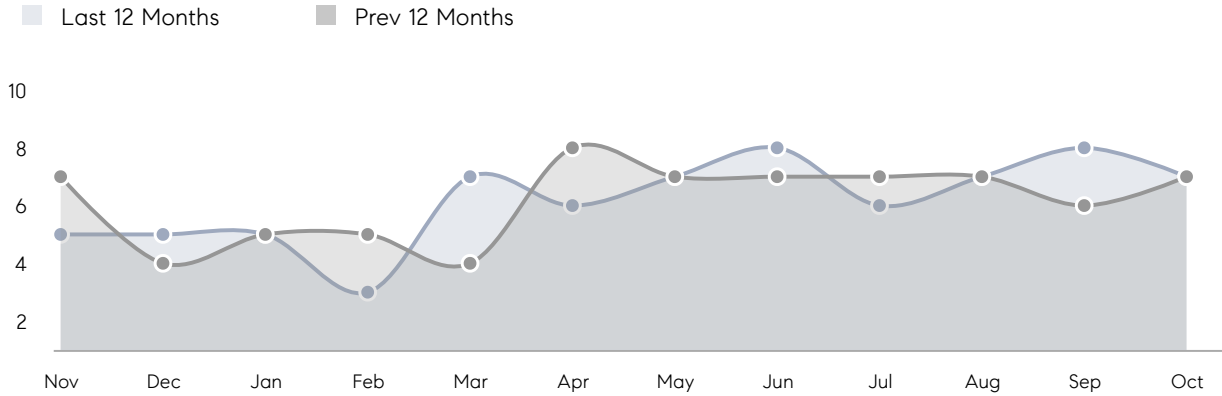
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	2	0.0%
	NEW LISTINGS	2	4	-50%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

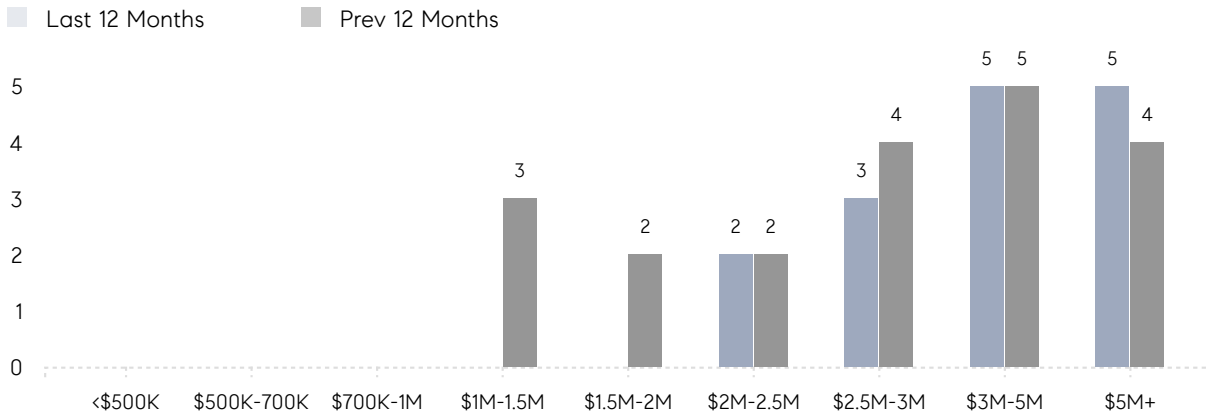
Mantoloking

OCTOBER 2022

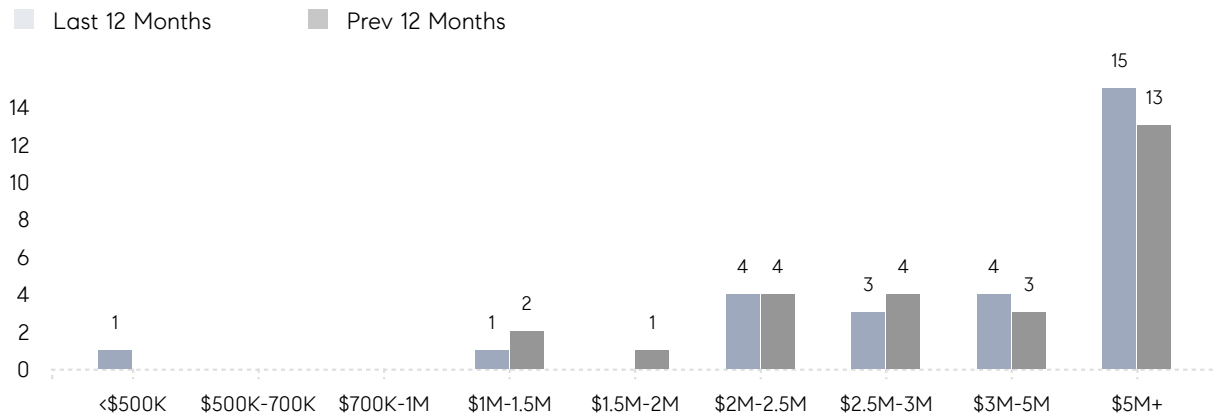
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Maplewood Market Insights

Maplewood

OCTOBER 2022

UNDER CONTRACT

26
Total
Properties

\$756K
Average
Price

\$772K
Median
Price

-24%
Decrease From
Oct 2021

11%
Increase From
Oct 2021

19%
Increase From
Oct 2021

UNITS SOLD

21
Total
Properties

\$715K
Average
Price

\$710K
Median
Price

5%
Increase From
Oct 2021

14%
Increase From
Oct 2021

8%
Increase From
Oct 2021

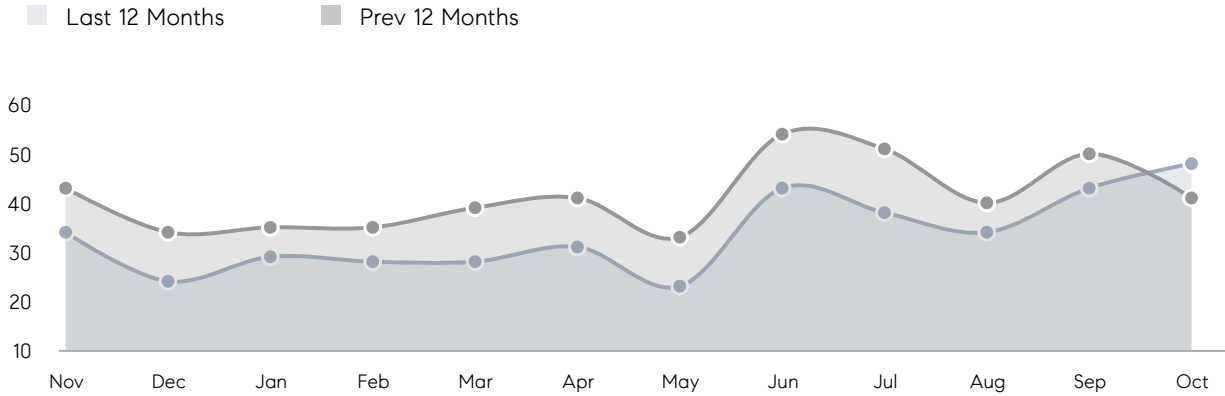
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	23	19	21%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$715,000	\$627,380	14.0%
	# OF CONTRACTS	26	34	-23.5%
	NEW LISTINGS	31	31	0%
Houses	AVERAGE DOM	18	20	-10%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$764,167	\$704,918	8%
	# OF CONTRACTS	24	30	-20%
	NEW LISTINGS	26	30	-13%
Condo/Co-op/TH	AVERAGE DOM	53	14	279%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$420,000	\$188,000	123%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	5	1	400%

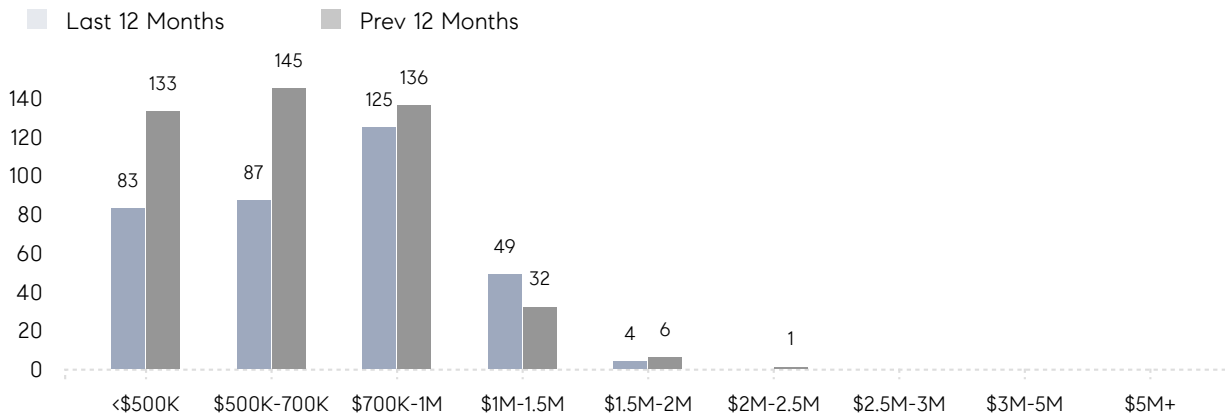
Maplewood

OCTOBER 2022

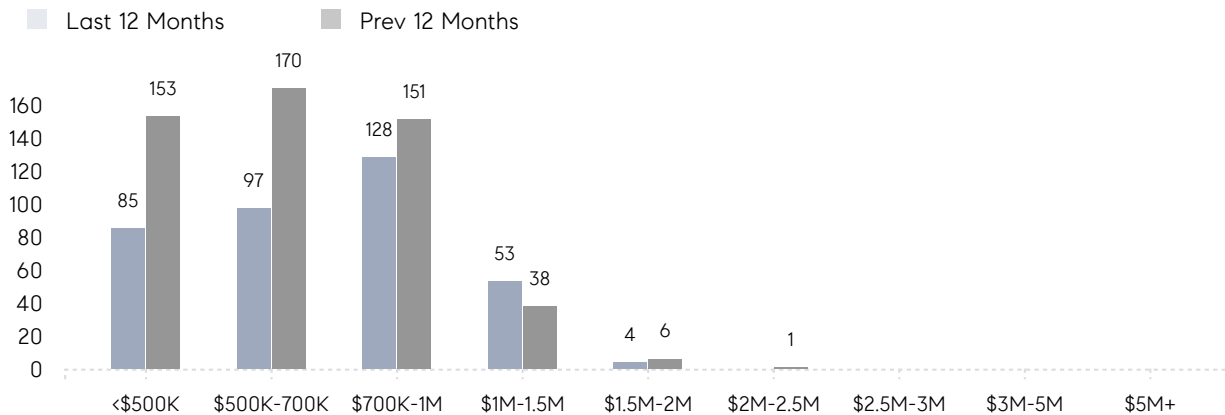
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Maywood Market Insights

Maywood

OCTOBER 2022

UNDER CONTRACT

5
Total
Properties

\$599K
Average
Price

\$549K
Median
Price

-67%
Decrease From
Oct 2021

24%
Increase From
Oct 2021

18%
Increase From
Oct 2021

UNITS SOLD

7
Total
Properties

\$506K
Average
Price

\$565K
Median
Price

-50%
Decrease From
Oct 2021

4%
Increase From
Oct 2021

20%
Increase From
Oct 2021

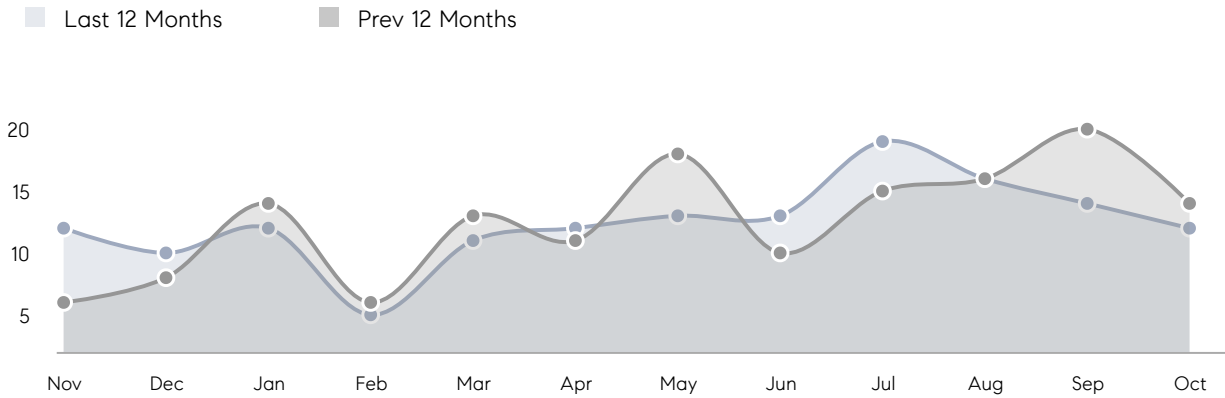
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	29	32	-9%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$506,786	\$489,411	3.6%
	# OF CONTRACTS	5	15	-66.7%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	29	32	-9%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$506,786	\$489,411	4%
	# OF CONTRACTS	5	15	-67%
	NEW LISTINGS	5	8	-37%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

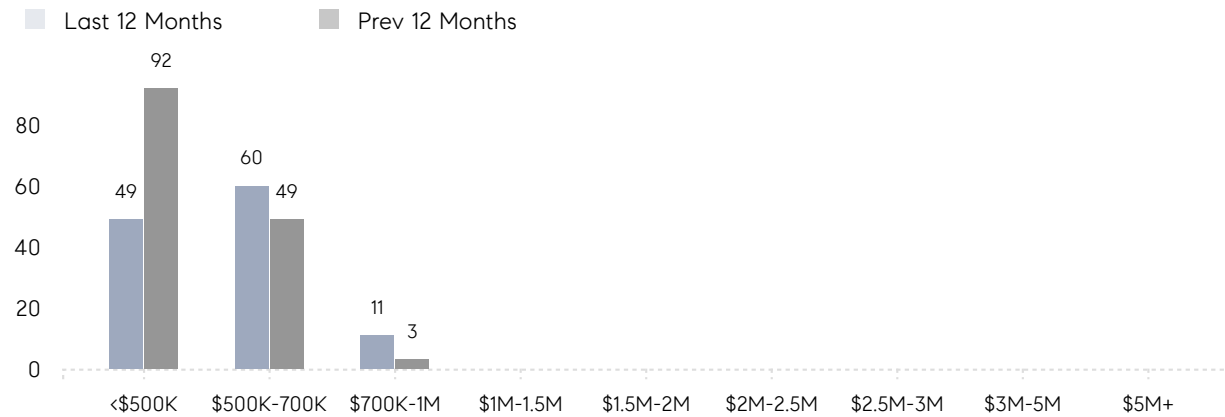
Maywood

OCTOBER 2022

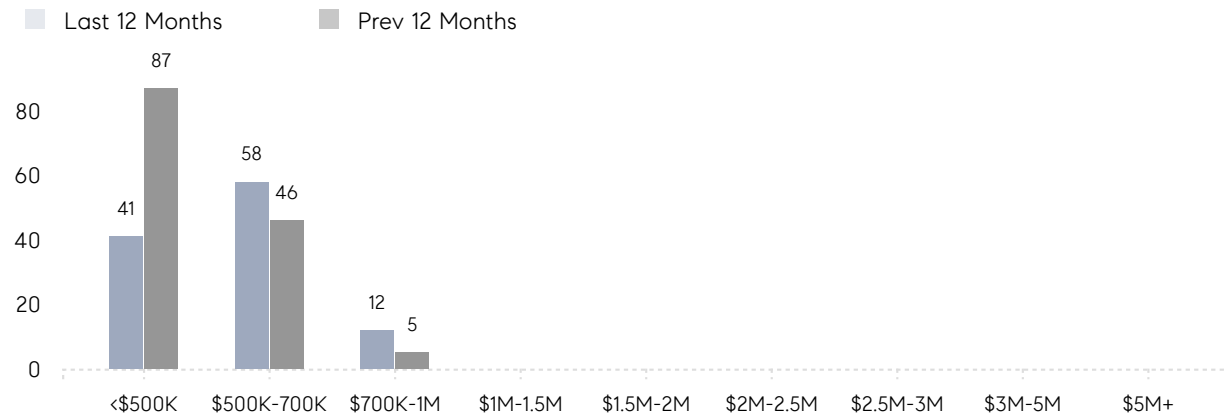
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Mendham Borough Market Insights

Mendham Borough

OCTOBER 2022

UNDER CONTRACT

3
Total
Properties

\$799K
Average
Price

\$875K
Median
Price

-57%
Decrease From
Oct 2021

-23%
Decrease From
Oct 2021

9%
Increase From
Oct 2021

UNITS SOLD

6
Total
Properties

\$762K
Average
Price

\$793K
Median
Price

-25%
Decrease From
Oct 2021

-2%
Decrease From
Oct 2021

14%
Increase From
Oct 2021

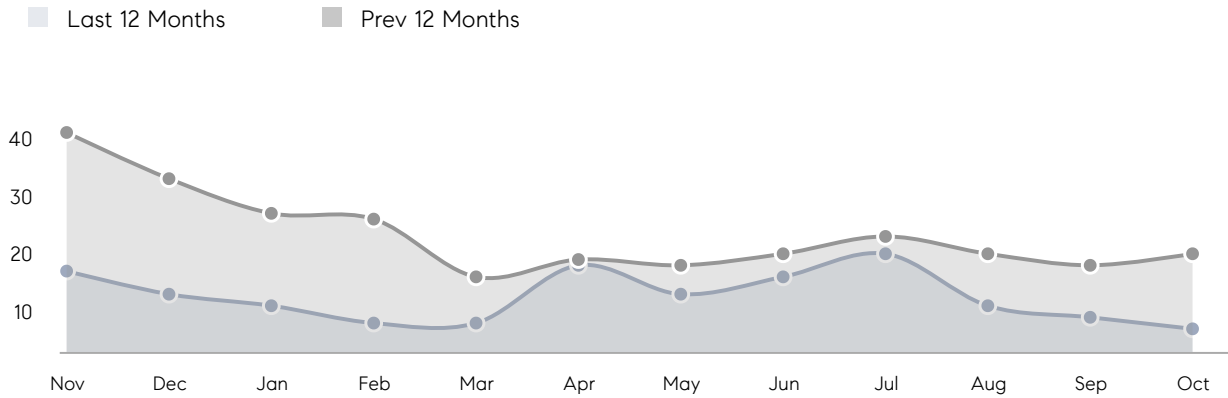
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	31	64	-52%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$762,833	\$776,438	-1.8%
	# OF CONTRACTS	3	7	-57.1%
	NEW LISTINGS	2	12	-83%
Houses	AVERAGE DOM	31	72	-57%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$762,833	\$827,357	-8%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	1	10	-90%
Condo/Co-op/TH	AVERAGE DOM	-	8	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$420,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	2	-50%

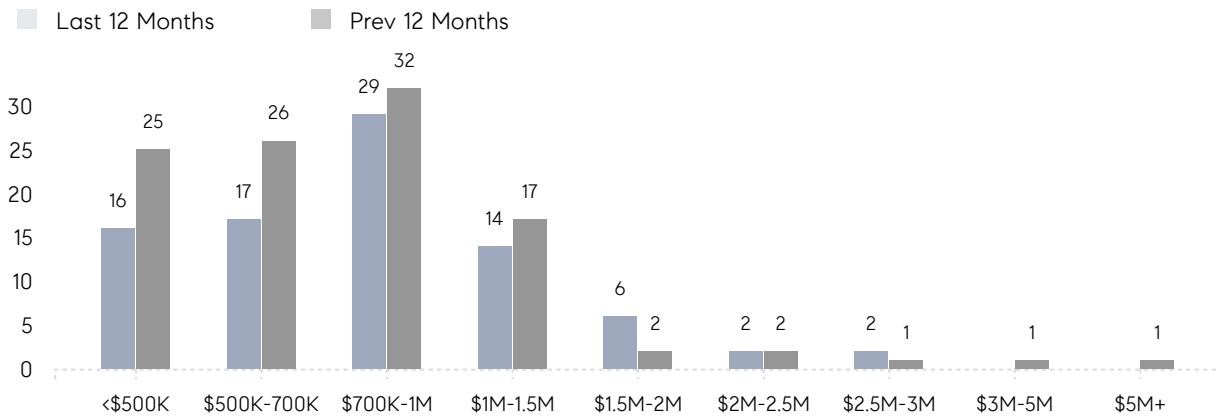
Mendham Borough

OCTOBER 2022

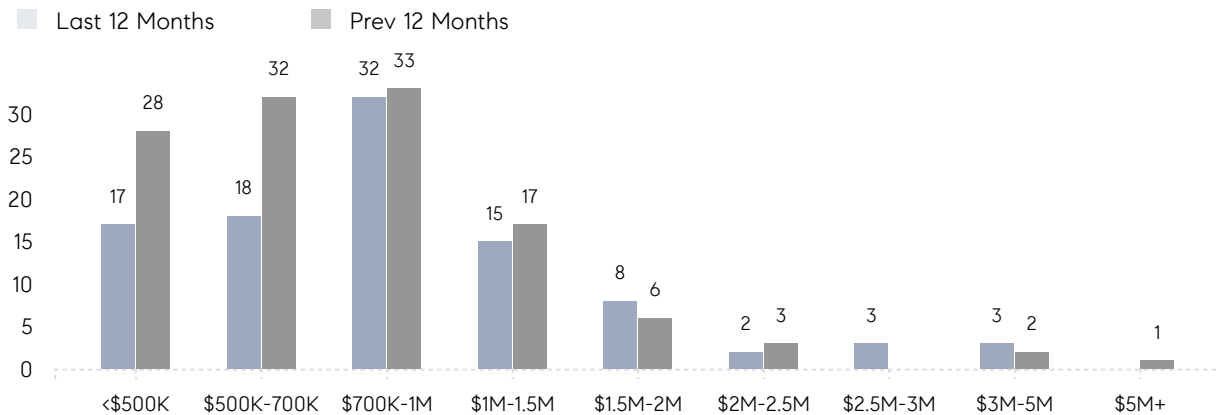
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Mendham Township Market Insights

Mendham Township

OCTOBER 2022

UNDER CONTRACT

7	\$1.5M	\$1.4M
Total Properties	Average Price	Median Price
-12%	-2%	52%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

UNITS SOLD

3	\$1.1M	\$1.2M
Total Properties	Average Price	Median Price
-57%	11%	39%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

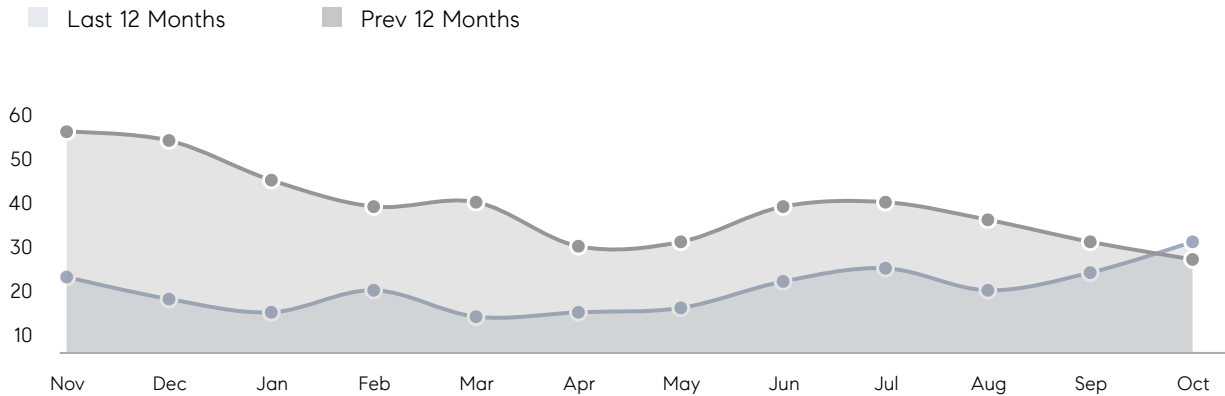
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	23	51	-55%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$1,148,333	\$1,031,286	11.3%
	# OF CONTRACTS	7	8	-12.5%
	NEW LISTINGS	15	7	114%
Houses	AVERAGE DOM	23	51	-55%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$1,148,333	\$1,031,286	11%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	15	7	114%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

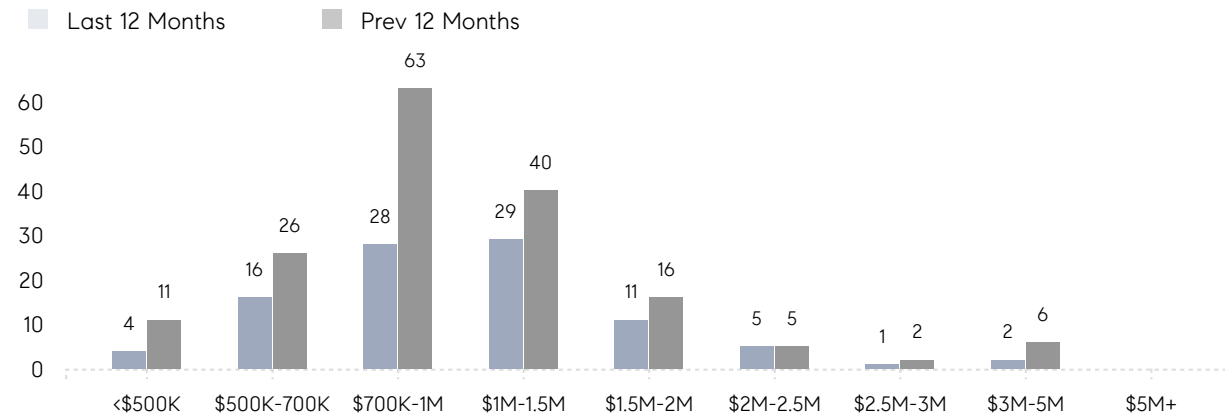
Mendham Township

OCTOBER 2022

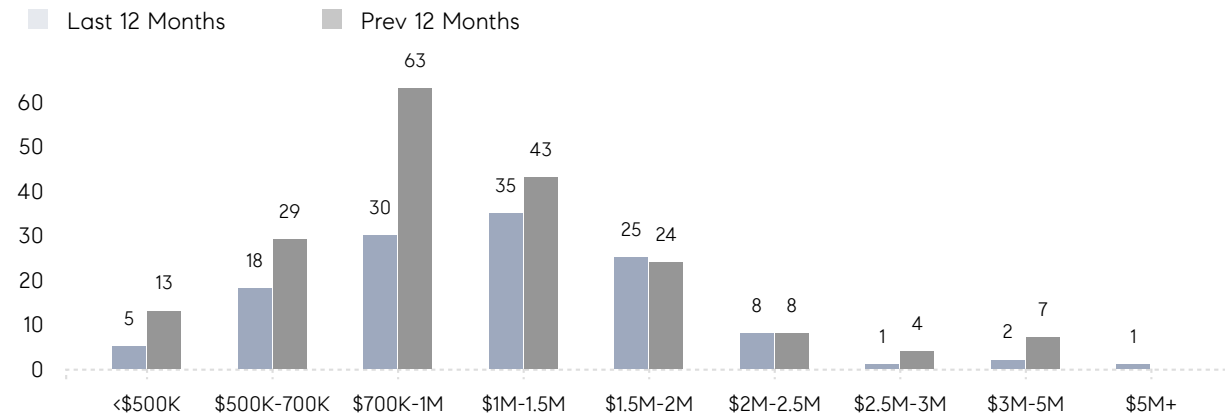
Monthly Inventory



Contracts By Price Range



Listings By Price Range

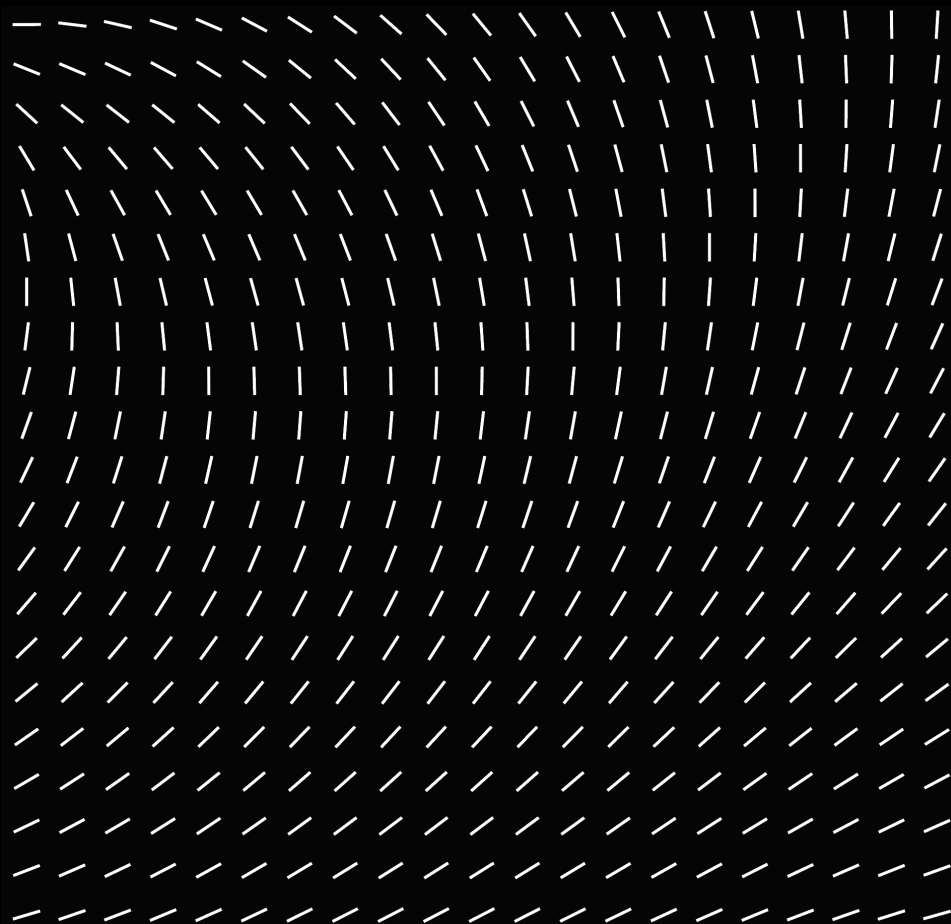




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COMPASS

October 2022

Metuchen Borough Market Insights

Metuchen Borough

OCTOBER 2022

UNDER CONTRACT

5
Total
Properties

\$701K
Average
Price

\$719K
Median
Price

67%
Increase From
Oct 2021

3%
Increase From
Oct 2021

15%
Increase From
Oct 2021

UNITS SOLD

5
Total
Properties

\$472K
Average
Price

\$490K
Median
Price

67%
Increase From
Oct 2021

-29%
Decrease From
Oct 2021

-26%
Decrease From
Oct 2021

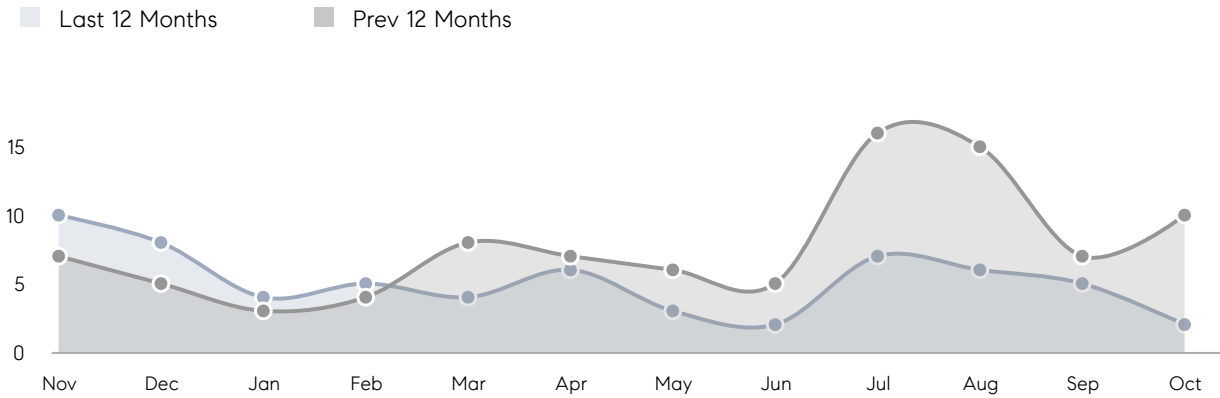
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	23	46	-50%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$472,400	\$662,333	-28.7%
	# OF CONTRACTS	5	3	66.7%
	NEW LISTINGS	2	7	-71%
Houses	AVERAGE DOM	30	46	-35%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$498,333	\$662,333	-25%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	1	5	-80%
Condo/Co-op/TH	AVERAGE DOM	13	-	-
	% OF ASKING PRICE	107%	-	
	AVERAGE SOLD PRICE	\$433,500	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	2	-50%

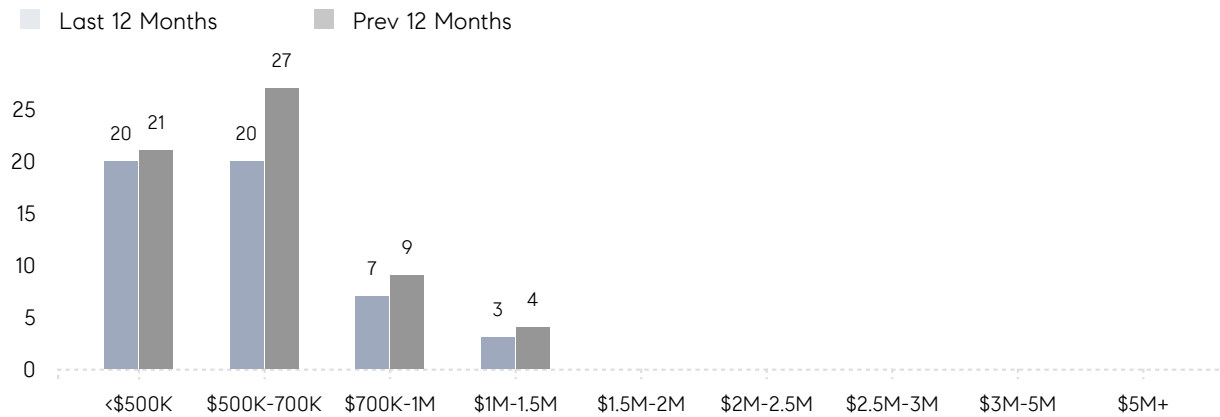
Metuchen Borough

OCTOBER 2022

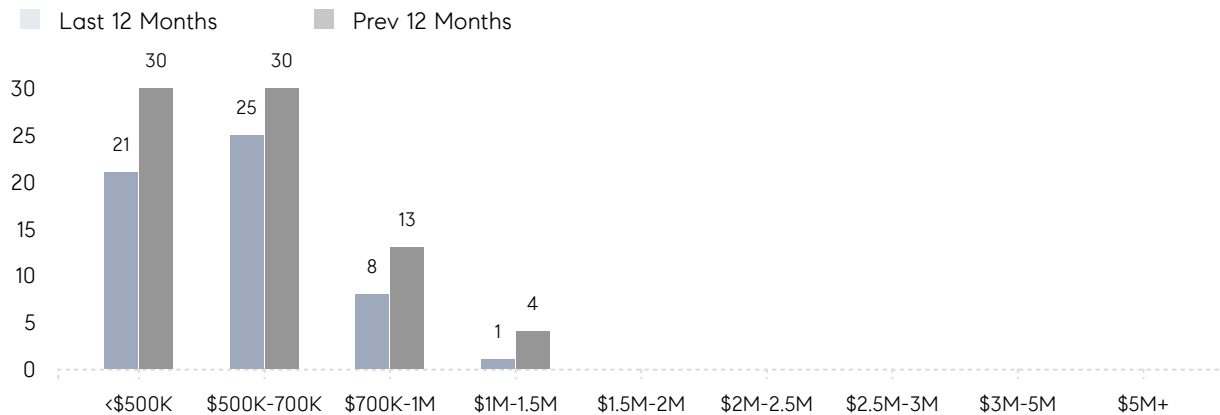
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Midland Park Market Insights

Midland Park

OCTOBER 2022

UNDER CONTRACT

5
Total
Properties

\$496K
Average
Price

\$499K
Median
Price

-50%
Decrease From
Oct 2021

-10%
Decrease From
Oct 2021

-4%
Decrease From
Oct 2021

UNITS SOLD

4
Total
Properties

\$837K
Average
Price

\$862K
Median
Price

-43%
Decrease From
Oct 2021

29%
Increase From
Oct 2021

44%
Increase From
Oct 2021

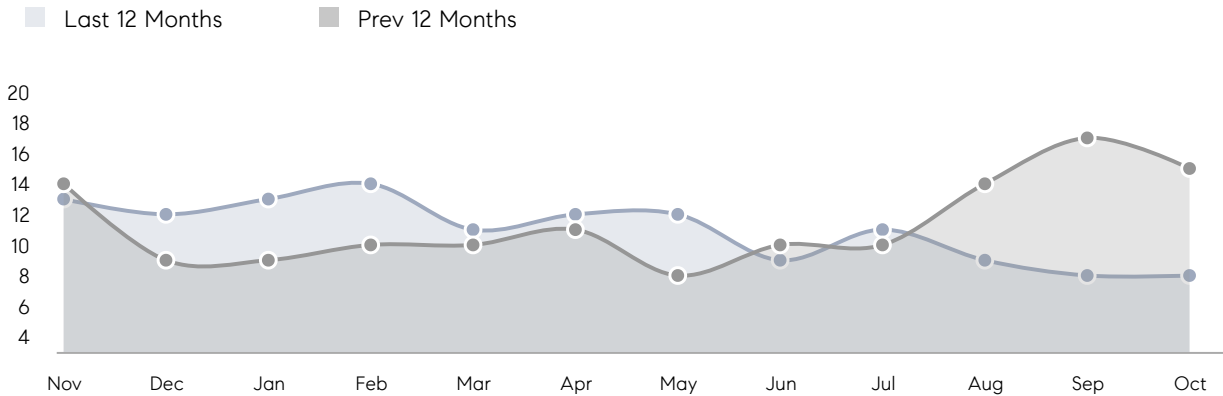
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	27	35	-23%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$837,250	\$649,700	28.9%
	# OF CONTRACTS	5	10	-50.0%
	NEW LISTINGS	6	7	-14%
Houses	AVERAGE DOM	27	35	-23%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$837,250	\$649,700	29%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	6	7	-14%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

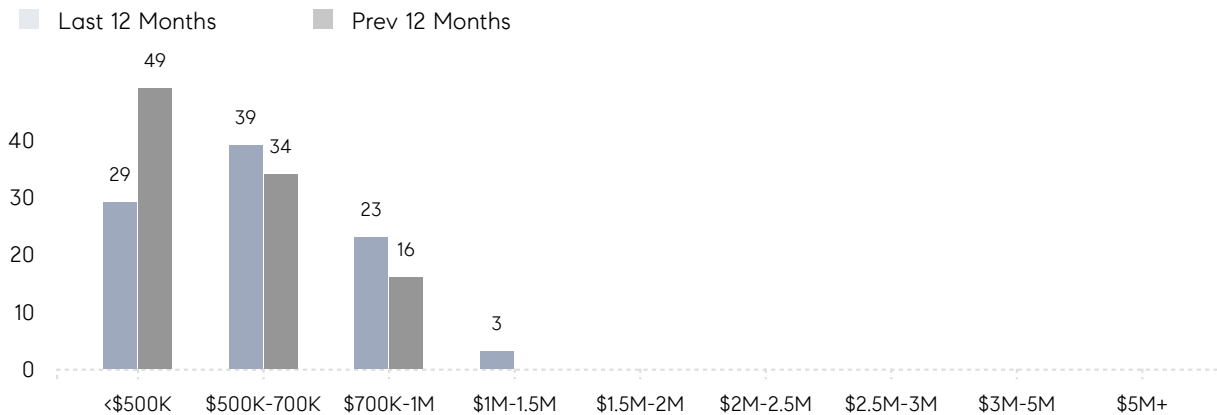
Midland Park

OCTOBER 2022

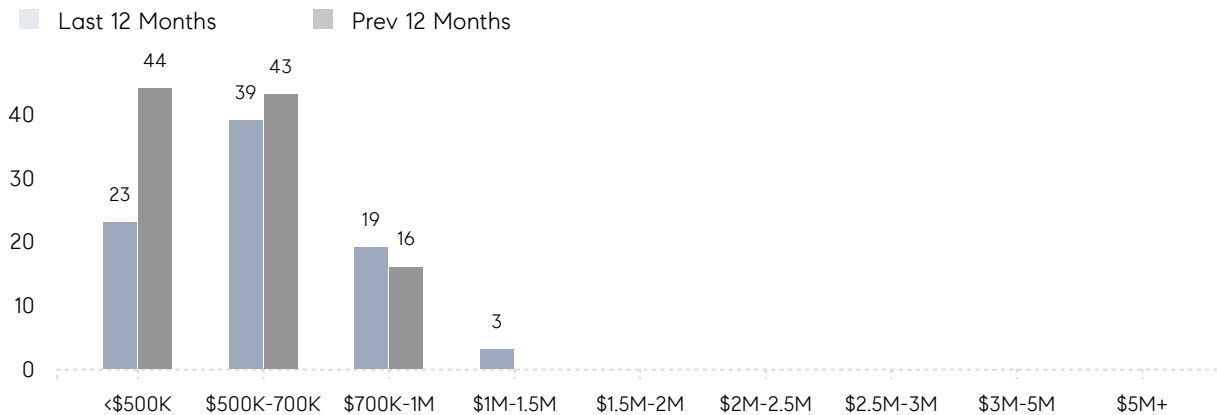
Monthly Inventory



Contracts By Price Range



Listings By Price Range

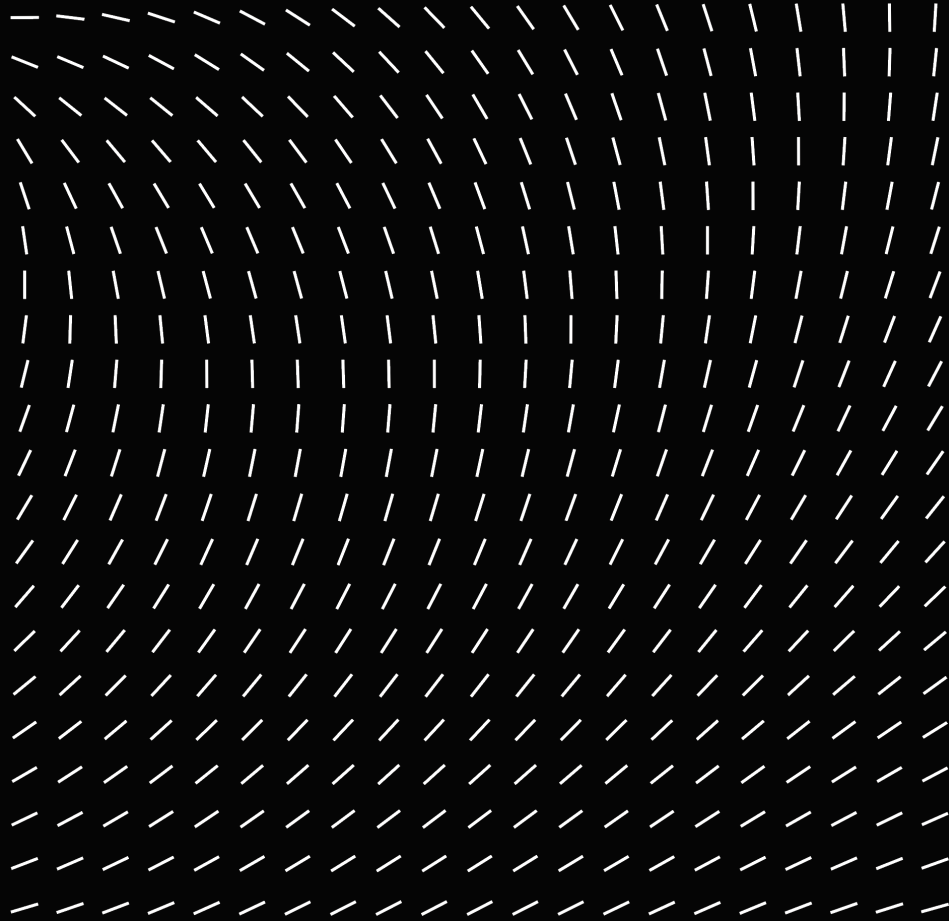




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COMPASS

October 2022

Millburn Market Insights

Millburn

OCTOBER 2022

UNDER CONTRACT

11
Total
Properties

\$1.1M
Average
Price

\$999K
Median
Price

-15%
Decrease From
Oct 2021

23%
Increase From
Oct 2021

11%
Increase From
Oct 2021

UNITS SOLD

4
Total
Properties

\$842K
Average
Price

\$826K
Median
Price

-60%
Decrease From
Oct 2021

-9%
Decrease From
Oct 2021

-3%
Decrease From
Oct 2021

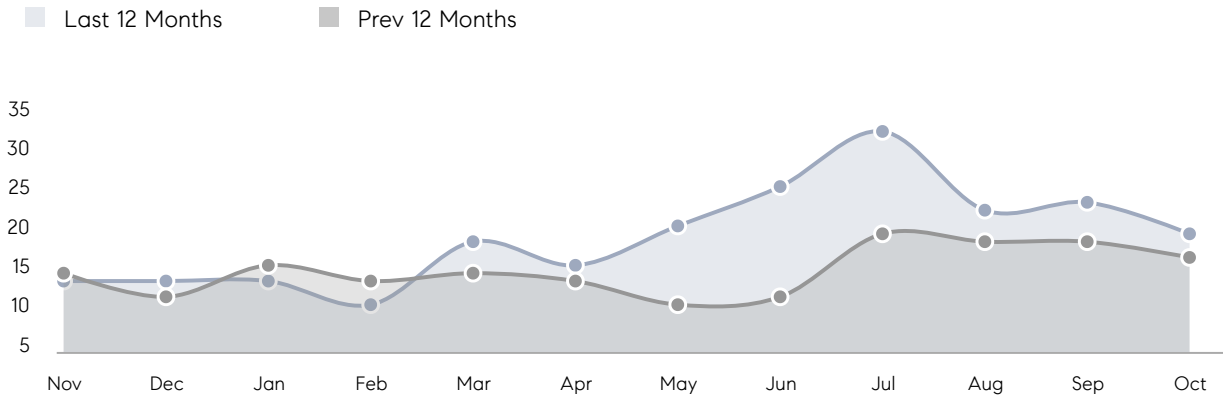
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	64	16	300%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$842,000	\$925,250	-9.0%
	# OF CONTRACTS	11	13	-15.4%
	NEW LISTINGS	7	12	-42%
Houses	AVERAGE DOM	45	16	181%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$1,017,667	\$925,250	10%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	5	11	-55%
Condo/Co-op/TH	AVERAGE DOM	121	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$315,000	-	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	2	1	100%

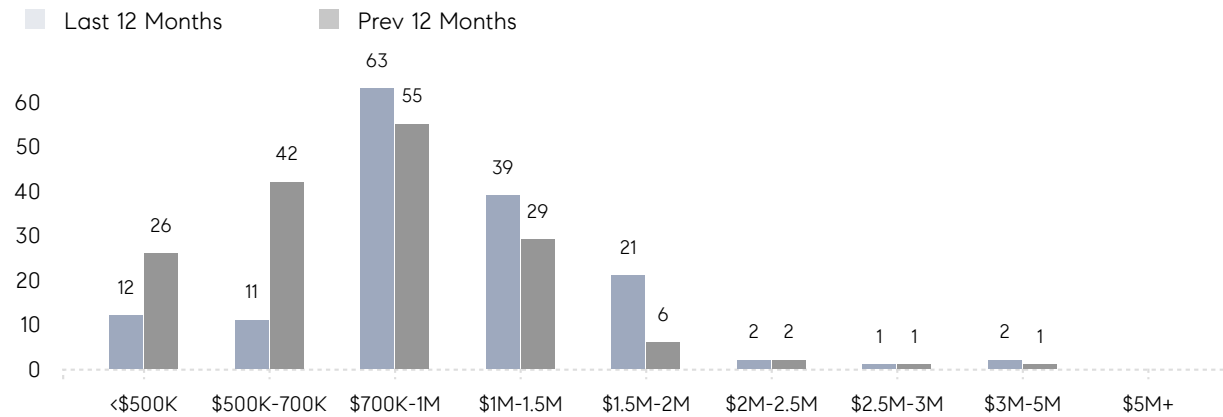
Millburn

OCTOBER 2022

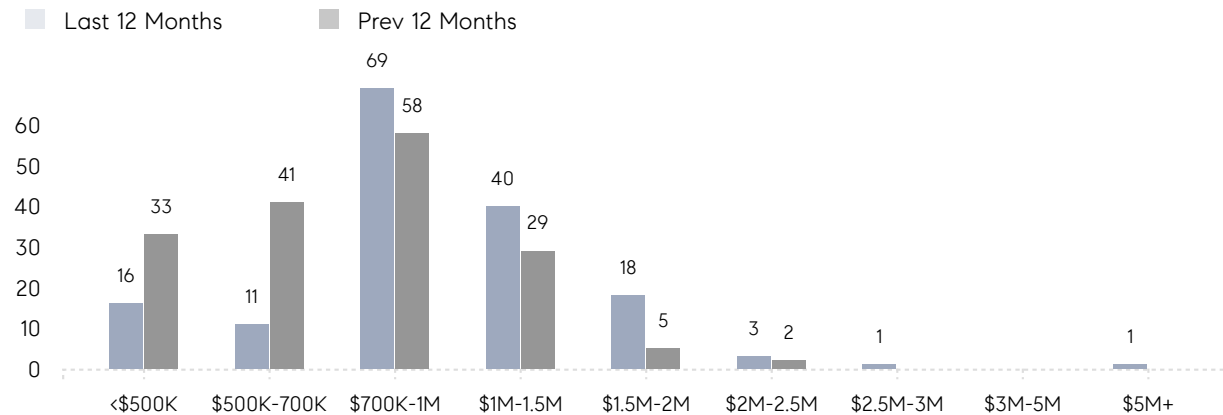
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Montclair Market Insights

Montclair

OCTOBER 2022

UNDER CONTRACT

37	\$720K	\$624K
Total Properties	Average Price	Median Price
-14%	-8%	-13%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

28	\$858K	\$675K
Total Properties	Average Price	Median Price
-32%	3%	-4%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

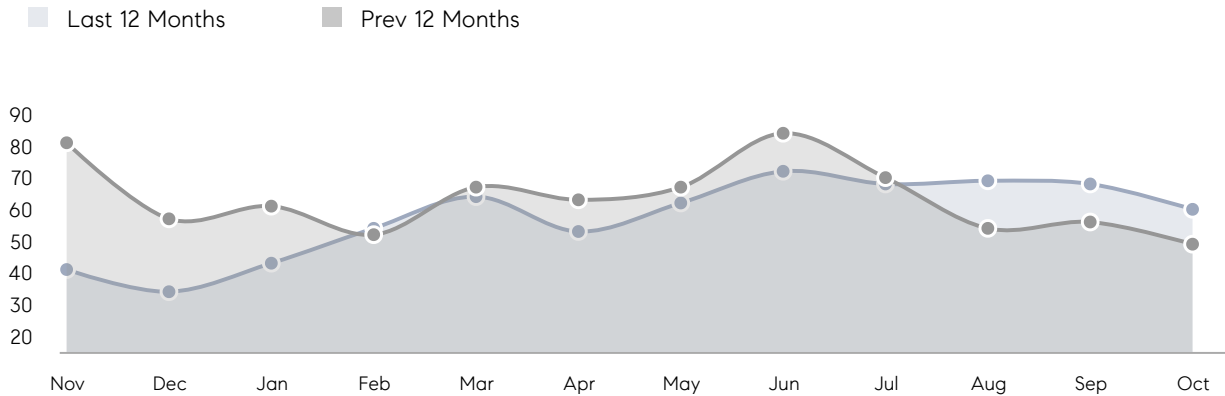
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	28	33	-15%
	% OF ASKING PRICE	112%	109%	
	AVERAGE SOLD PRICE	\$858,271	\$836,145	2.6%
	# OF CONTRACTS	37	43	-14.0%
	NEW LISTINGS	28	43	-35%
Houses	AVERAGE DOM	24	26	-8%
	% OF ASKING PRICE	116%	113%	
	AVERAGE SOLD PRICE	\$1,156,175	\$1,036,648	12%
	# OF CONTRACTS	28	34	-18%
	NEW LISTINGS	23	30	-23%
Condo/Co-op/TH	AVERAGE DOM	33	49	-33%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$461,067	\$289,318	59%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	5	13	-62%

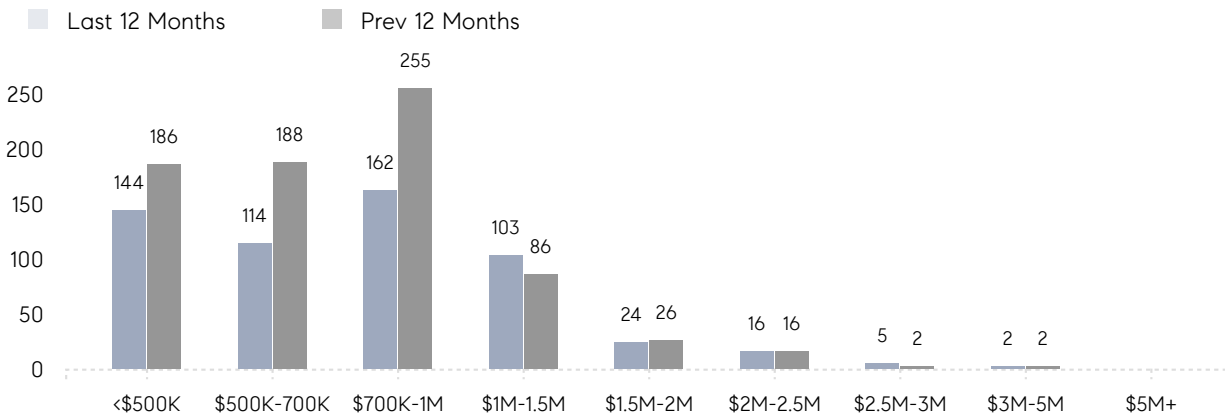
Montclair

OCTOBER 2022

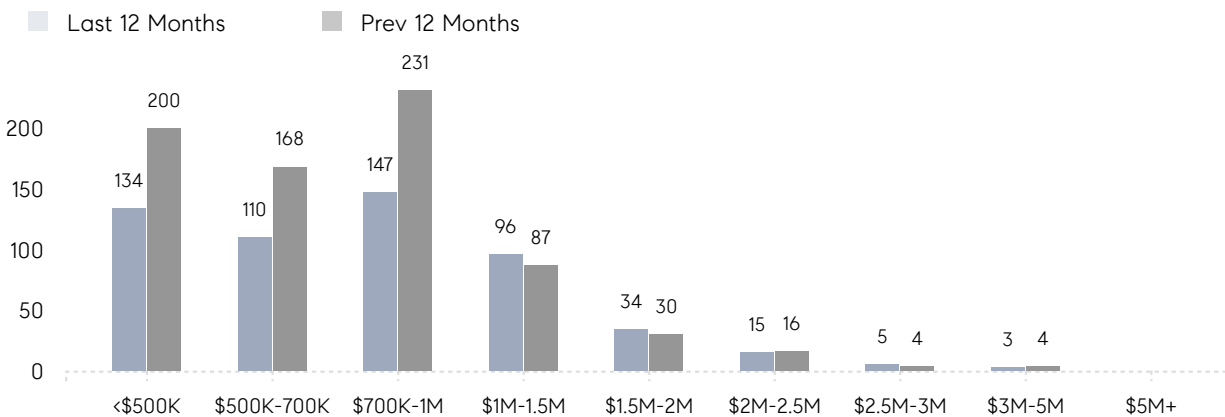
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Montvale Market Insights

Montvale

OCTOBER 2022

UNDER CONTRACT

11
Total
Properties

\$884K
Average
Price

\$799K
Median
Price

0%
Change From
Oct 2021

28%
Increase From
Oct 2021

29%
Increase From
Oct 2021

UNITS SOLD

14
Total
Properties

\$786K
Average
Price

\$724K
Median
Price

-7%
Decrease From
Oct 2021

20%
Increase From
Oct 2021

16%
Increase From
Oct 2021

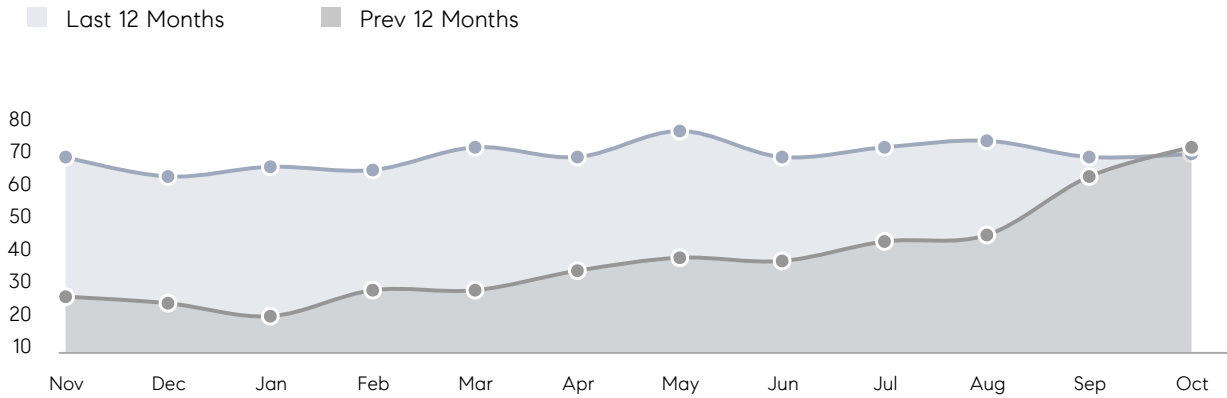
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	40	42	-5%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$786,170	\$653,121	20.4%
	# OF CONTRACTS	11	11	0.0%
	NEW LISTINGS	11	20	-45%
Houses	AVERAGE DOM	29	69	-58%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$866,875	\$712,429	22%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	54	19	184%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$678,564	\$601,228	13%
	# OF CONTRACTS	6	3	100%
	NEW LISTINGS	6	11	-45%

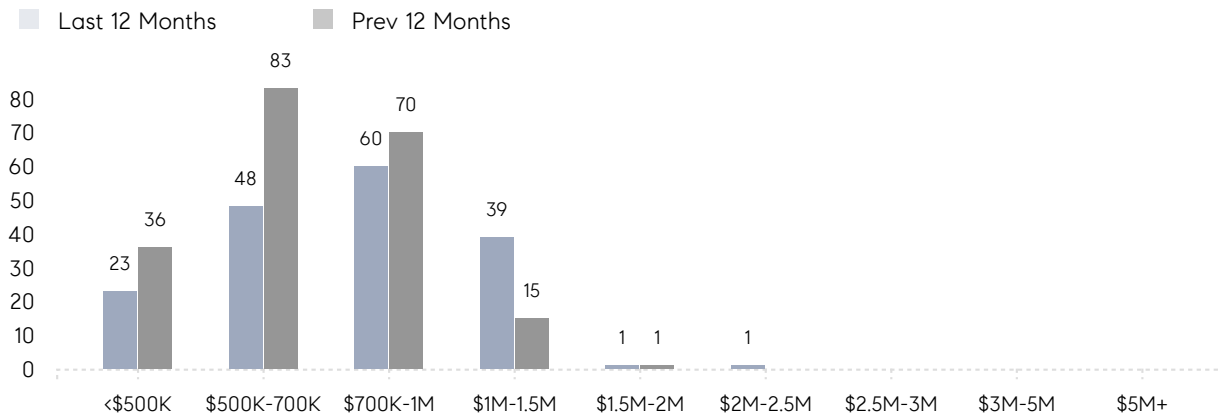
Montvale

OCTOBER 2022

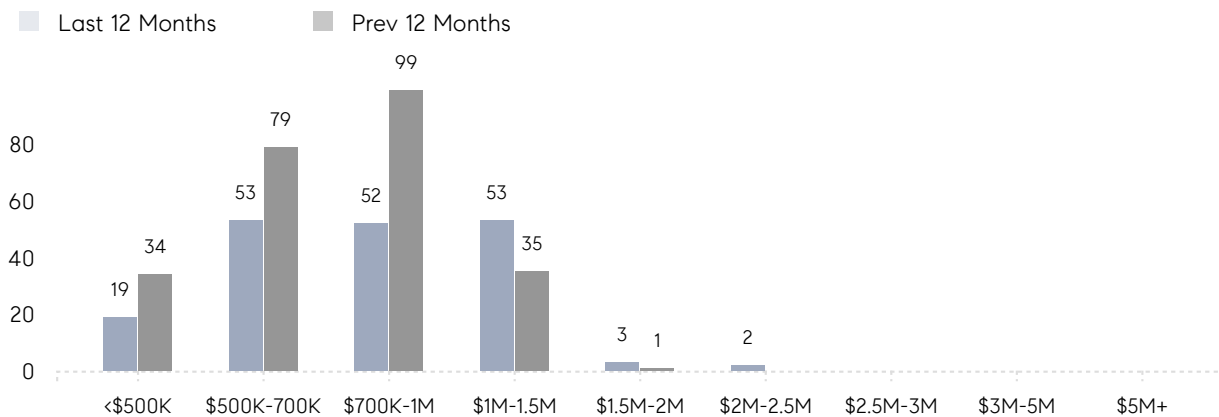
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Montville Market Insights

Montville

OCTOBER 2022

UNDER CONTRACT

14	\$679K	\$659K
Total Properties	Average Price	Median Price
-30%	-14%	-8%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

15	\$768K	\$675K
Total Properties	Average Price	Median Price
-48%	13%	6%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

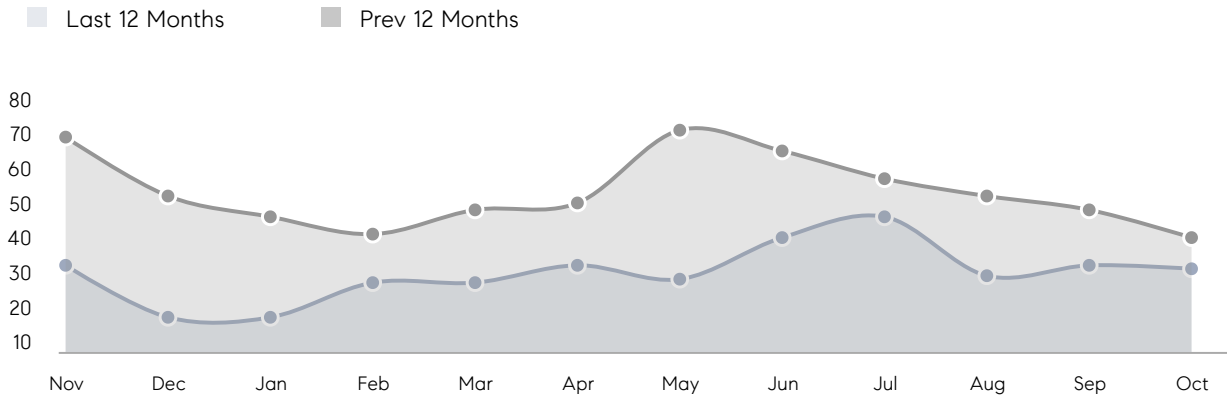
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	27	27	0%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$768,277	\$678,500	13.2%
	# OF CONTRACTS	14	20	-30.0%
	NEW LISTINGS	14	17	-18%
Houses	AVERAGE DOM	22	29	-24%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$851,115	\$728,225	17%
	# OF CONTRACTS	10	19	-47%
	NEW LISTINGS	12	14	-14%
Condo/Co-op/TH	AVERAGE DOM	37	24	54%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$602,602	\$568,000	6%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	2	3	-33%

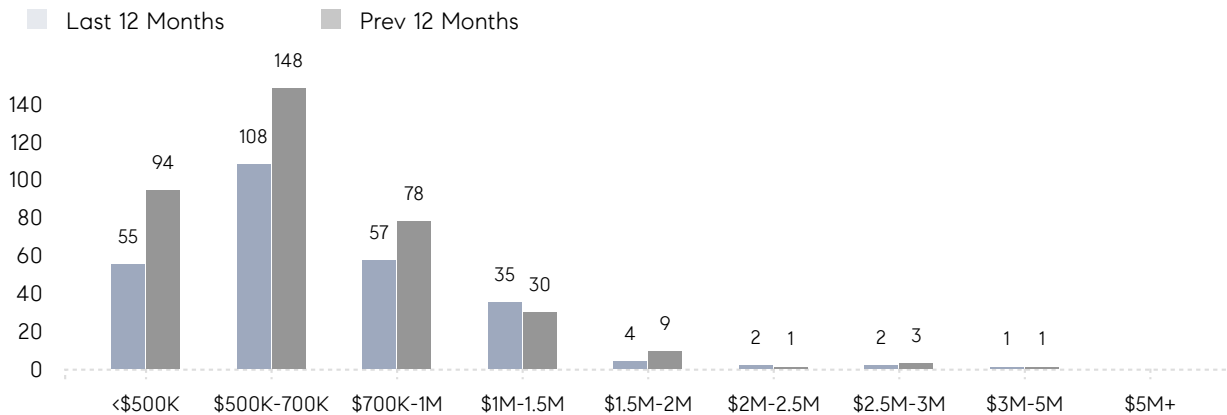
Montville

OCTOBER 2022

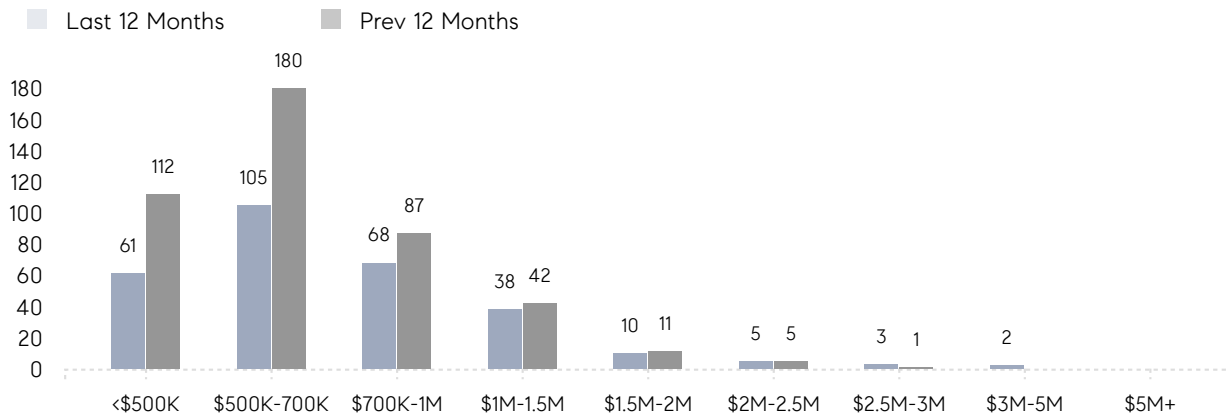
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Moonachie Market Insights

Moonachie

OCTOBER 2022

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Oct 2021	Change From Oct 2021	Change From Oct 2021

UNITS SOLD

1	\$60.0K	\$60.0K
Total Properties	Average Price	Median Price
-67%	-61%	-25%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

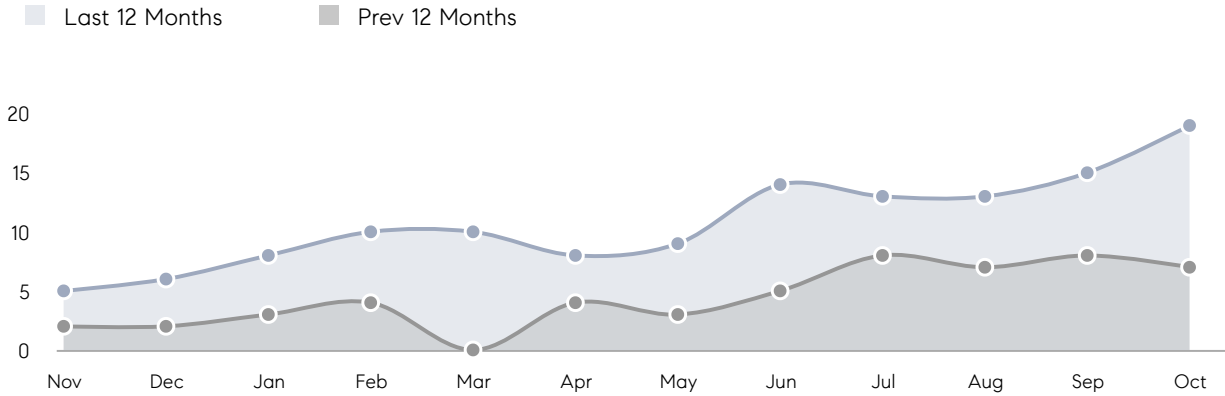
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	48	61	-21%
	% OF ASKING PRICE	108%	87%	
	AVERAGE SOLD PRICE	\$60,000	\$154,333	-61.1%
	# OF CONTRACTS	0	3	0.0%
	NEW LISTINGS	5	3	67%
Houses	AVERAGE DOM	48	61	-21%
	% OF ASKING PRICE	108%	87%	
	AVERAGE SOLD PRICE	\$60,000	\$154,333	-61%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	5	3	67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Moonachie

OCTOBER 2022

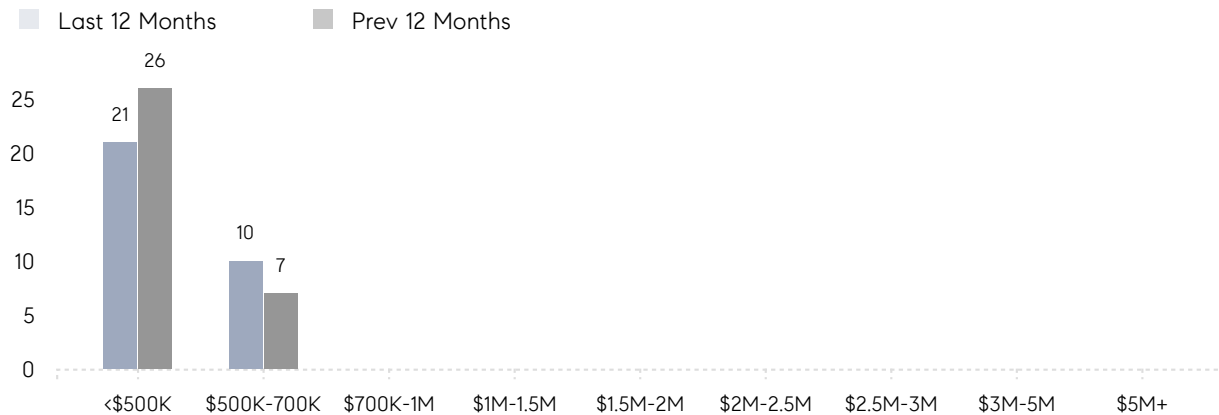
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Morris Plains Market Insights

Morris Plains

OCTOBER 2022

UNDER CONTRACT

11
Total
Properties

\$727K
Average
Price

\$700K
Median
Price

-27%
Decrease From
Oct 2021

52%
Increase From
Oct 2021

45%
Increase From
Oct 2021

UNITS SOLD

8
Total
Properties

\$508K
Average
Price

\$517K
Median
Price

14%
Increase From
Oct 2021

1%
Increase From
Oct 2021

25%
Increase From
Oct 2021

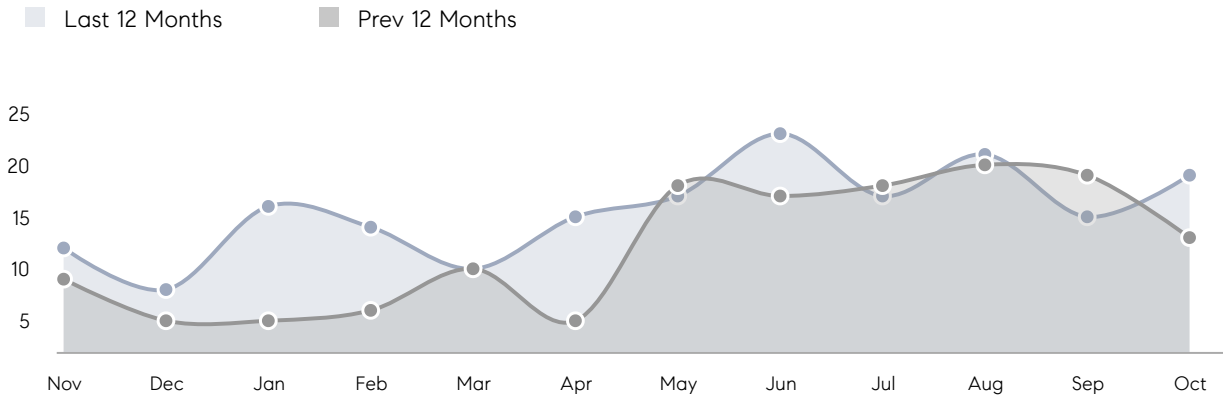
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	38	19	100%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$508,874	\$503,286	1.1%
	# OF CONTRACTS	11	15	-26.7%
	NEW LISTINGS	19	12	58%
Houses	AVERAGE DOM	63	23	174%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$578,500	\$573,000	1%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	6	3	100%
Condo/Co-op/TH	AVERAGE DOM	12	10	20%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$439,248	\$329,000	34%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	13	9	44%

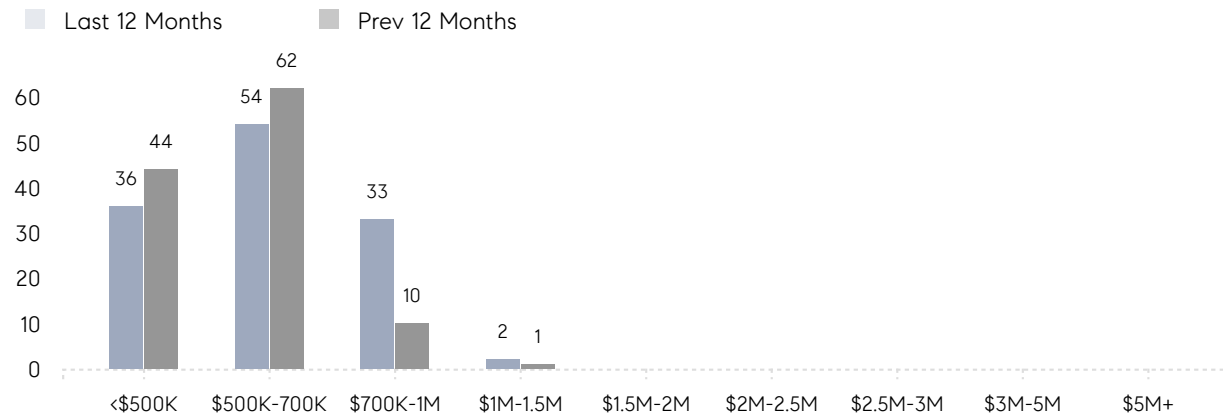
Morris Plains

OCTOBER 2022

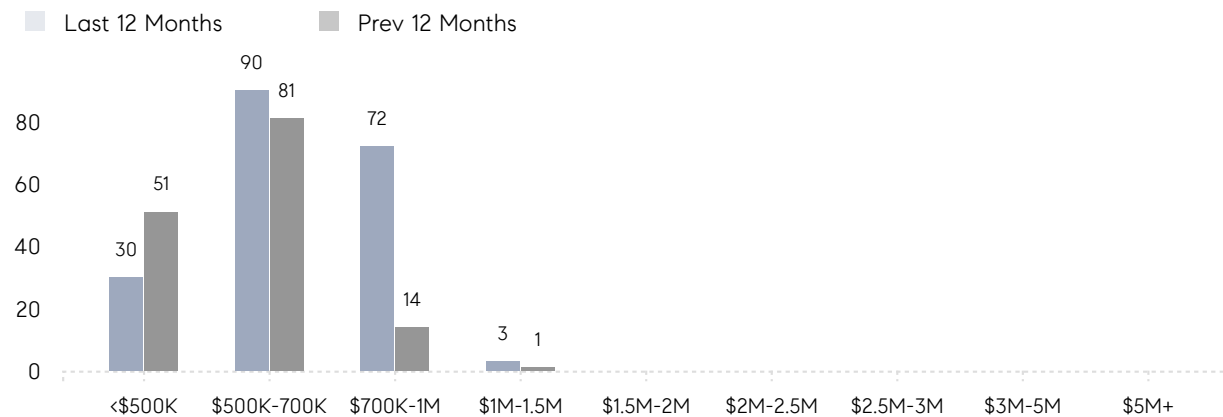
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Morris Township Market Insights

Morris Township

OCTOBER 2022

UNDER CONTRACT

30
Total
Properties

\$889K
Average
Price

\$799K
Median
Price

-12%
Decrease From
Oct 2021

38%
Increase From
Oct 2021

38%
Increase From
Oct 2021

UNITS SOLD

21
Total
Properties

\$829K
Average
Price

\$740K
Median
Price

-43%
Decrease From
Oct 2021

27%
Increase From
Oct 2021

11%
Increase From
Oct 2021

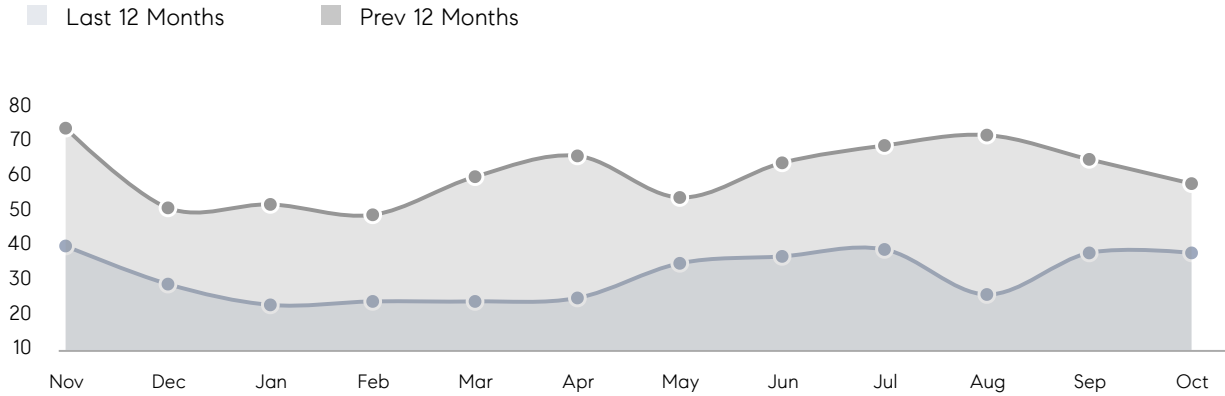
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	40	29	38%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$829,791	\$653,269	27.0%
	# OF CONTRACTS	30	34	-11.8%
	NEW LISTINGS	32	36	-11%
Houses	AVERAGE DOM	38	35	9%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$894,571	\$715,029	25%
	# OF CONTRACTS	25	28	-11%
	NEW LISTINGS	26	27	-4%
Condo/Co-op/TH	AVERAGE DOM	43	20	115%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$700,229	\$562,687	24%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	6	9	-33%

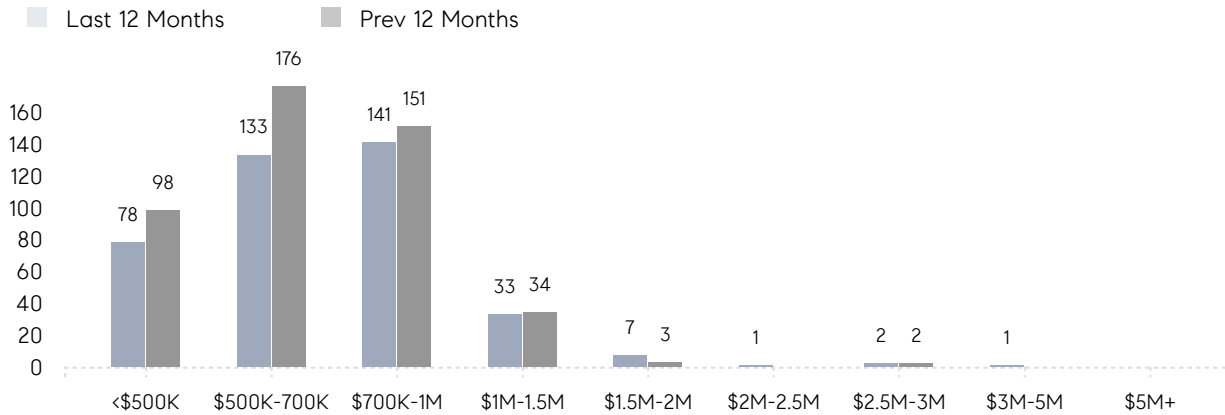
Morris Township

OCTOBER 2022

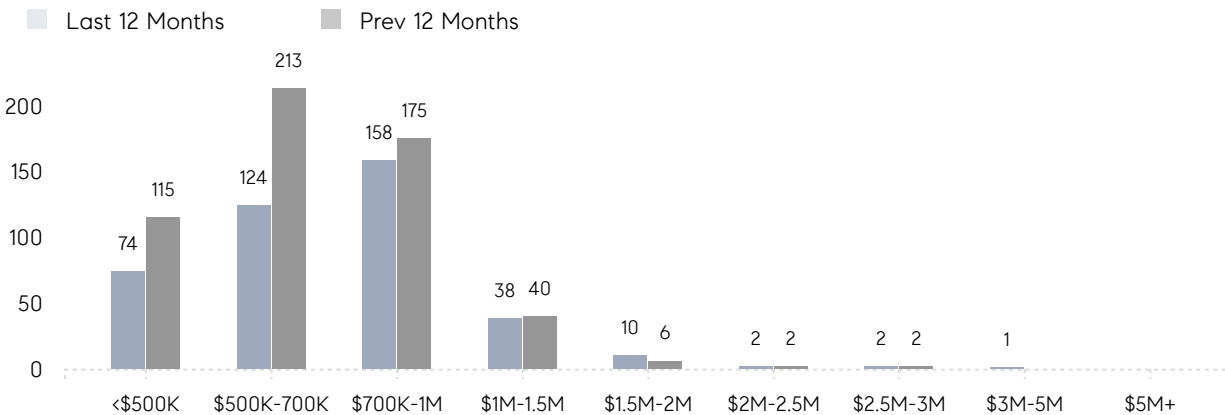
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Morristown Market Insights

Morristown

OCTOBER 2022

UNDER CONTRACT

7	\$700K	\$629K
Total Properties	Average Price	Median Price
-46%	4%	15%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

7	\$700K	\$640K
Total Properties	Average Price	Median Price
-56%	-24%	11%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

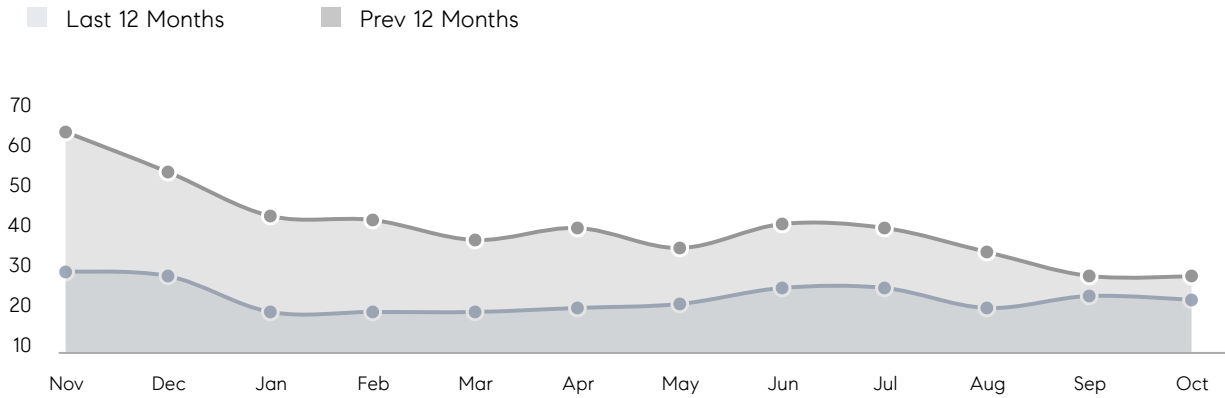
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	27	39	-31%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$700,571	\$918,919	-23.8%
	# OF CONTRACTS	7	13	-46.2%
	NEW LISTINGS	8	17	-53%
Houses	AVERAGE DOM	19	43	-56%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$801,667	\$1,459,714	-45%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	34	35	-3%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$624,750	\$498,300	25%
	# OF CONTRACTS	3	8	-62%
	NEW LISTINGS	4	7	-43%

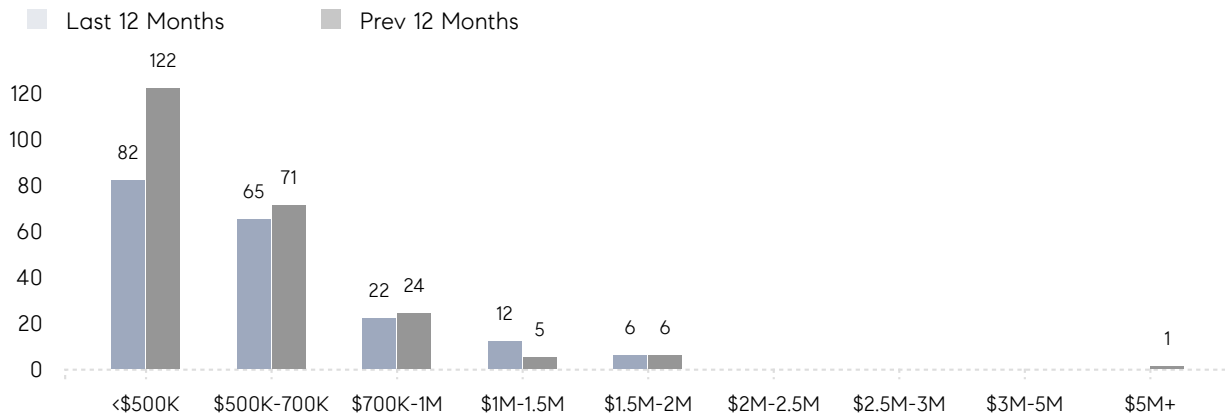
Morristown

OCTOBER 2022

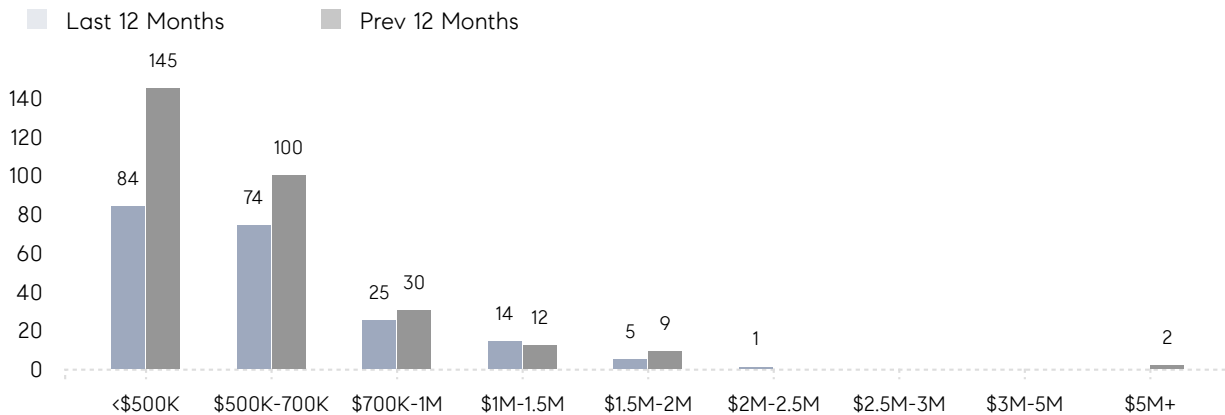
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Mount Arlington Market Insights

Mount Arlington

OCTOBER 2022

UNDER CONTRACT

8
Total
Properties

\$465K
Average
Price

\$437K
Median
Price

-43%
Decrease From
Oct 2021

1%
Increase From
Oct 2021

13%
Increase From
Oct 2021

UNITS SOLD

10
Total
Properties

\$384K
Average
Price

\$375K
Median
Price

-29%
Decrease From
Oct 2021

3%
Increase From
Oct 2021

0%
Change From
Oct 2021

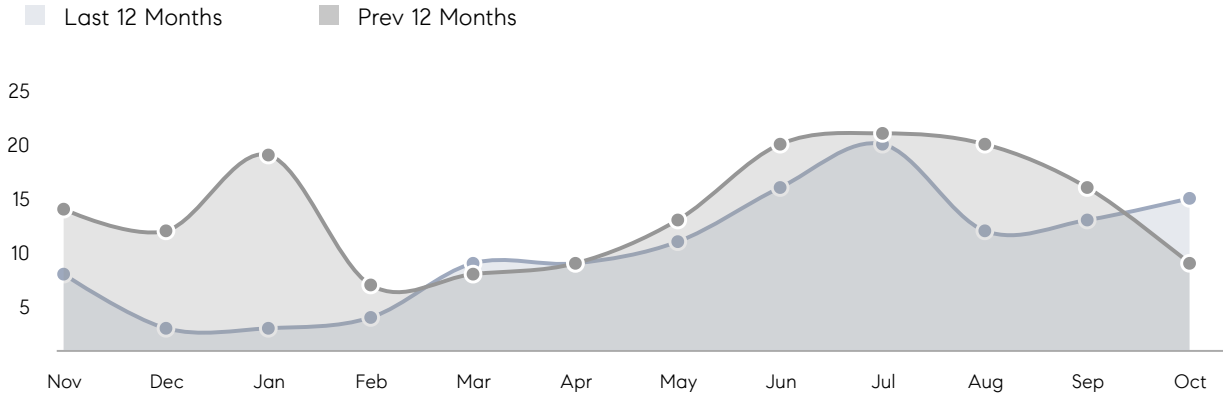
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	30	30	0%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$384,880	\$371,993	3.5%
	# OF CONTRACTS	8	14	-42.9%
	NEW LISTINGS	11	8	38%
Houses	AVERAGE DOM	33	35	-6%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$416,580	\$387,889	7%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	5	6	-17%
Condo/Co-op/TH	AVERAGE DOM	27	20	35%
	% OF ASKING PRICE	108%	100%	
	AVERAGE SOLD PRICE	\$353,180	\$343,380	3%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	6	2	200%

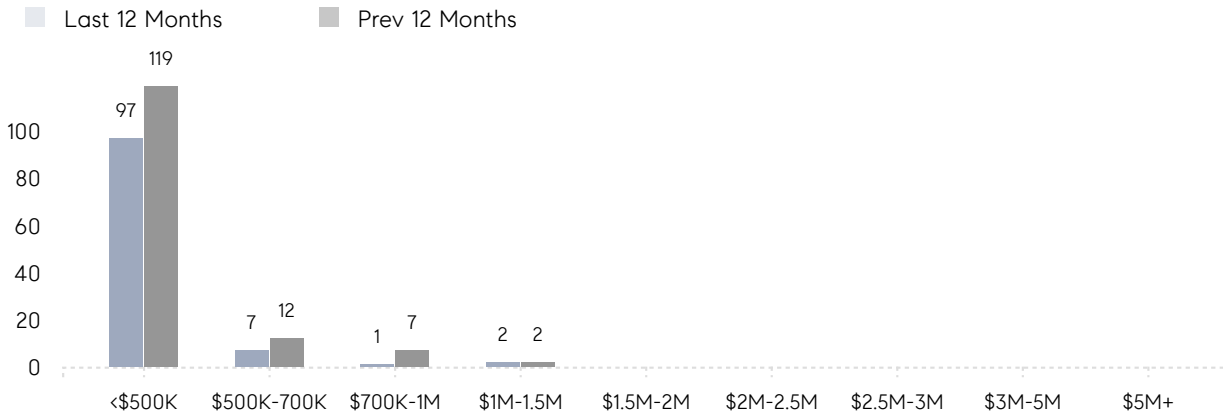
Mount Arlington

OCTOBER 2022

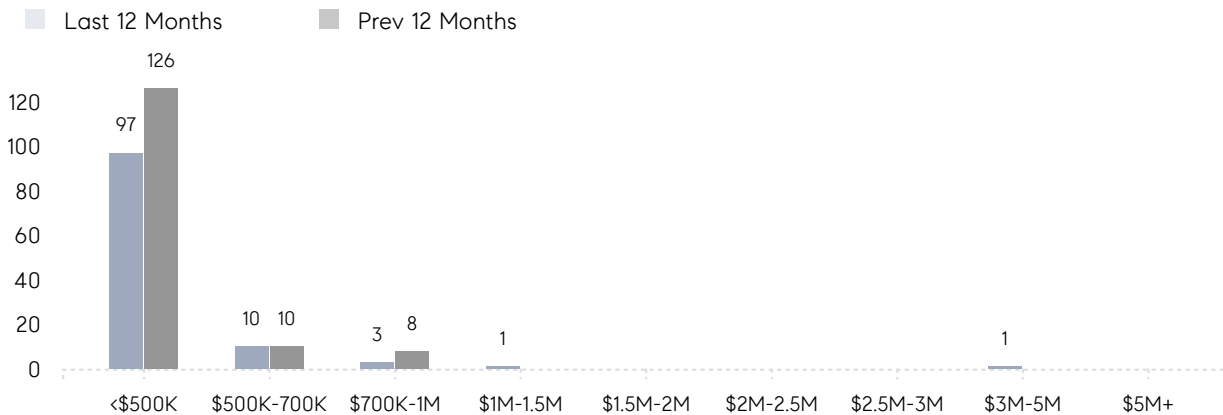
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Mountain Lakes Market Insights

Mountain Lakes

OCTOBER 2022

UNDER CONTRACT

7
Total
Properties

\$1.0M
Average
Price

\$1.0M
Median
Price

75%
Increase From
Oct 2021

31%
Increase From
Oct 2021

40%
Increase From
Oct 2021

UNITS SOLD

4
Total
Properties

\$1.1M
Average
Price

\$1.1M
Median
Price

100%
Increase From
Oct 2021

45%
Increase From
Oct 2021

48%
Increase From
Oct 2021

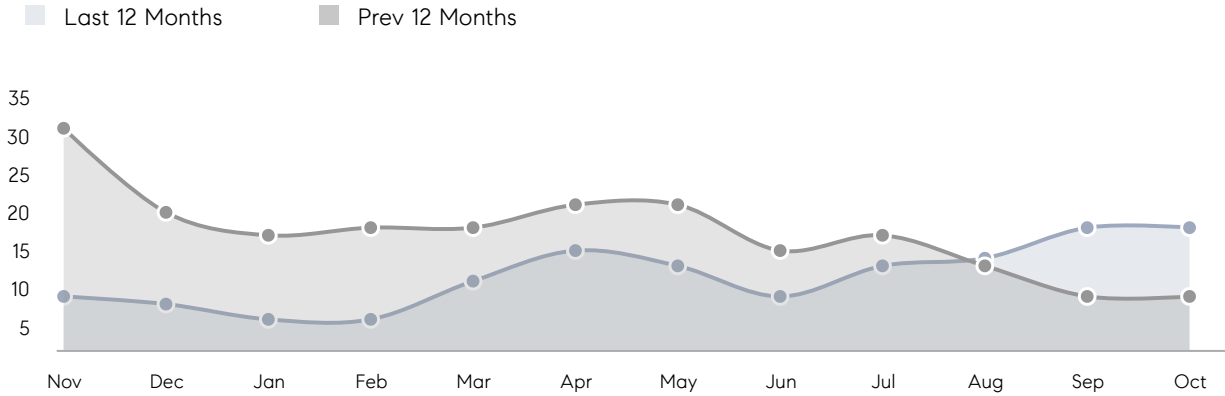
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	20	43	-53%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$1,120,000	\$770,000	45.5%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	8	8	0%
Houses	AVERAGE DOM	20	43	-53%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$1,120,000	\$770,000	45%
	# OF CONTRACTS	7	3	133%
	NEW LISTINGS	8	7	14%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

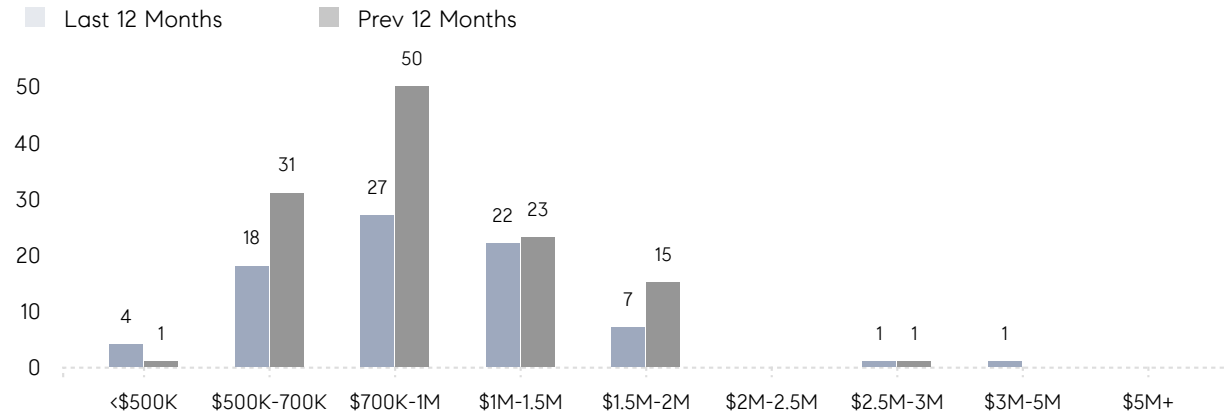
Mountain Lakes

OCTOBER 2022

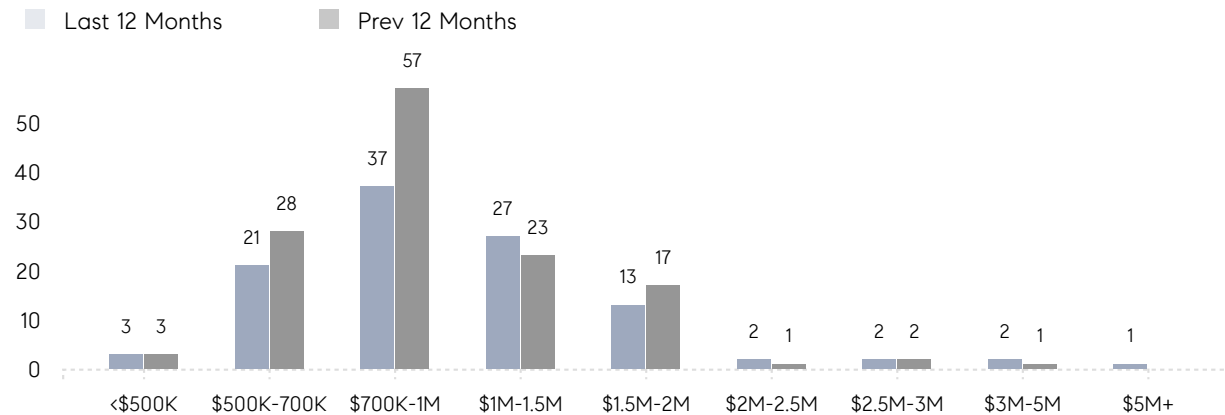
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Mountainside Market Insights

Mountainside

OCTOBER 2022

UNDER CONTRACT

2	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-71%	40%	67%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

3	\$686K	\$735K
Total Properties	Average Price	Median Price
-67%	-13%	5%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

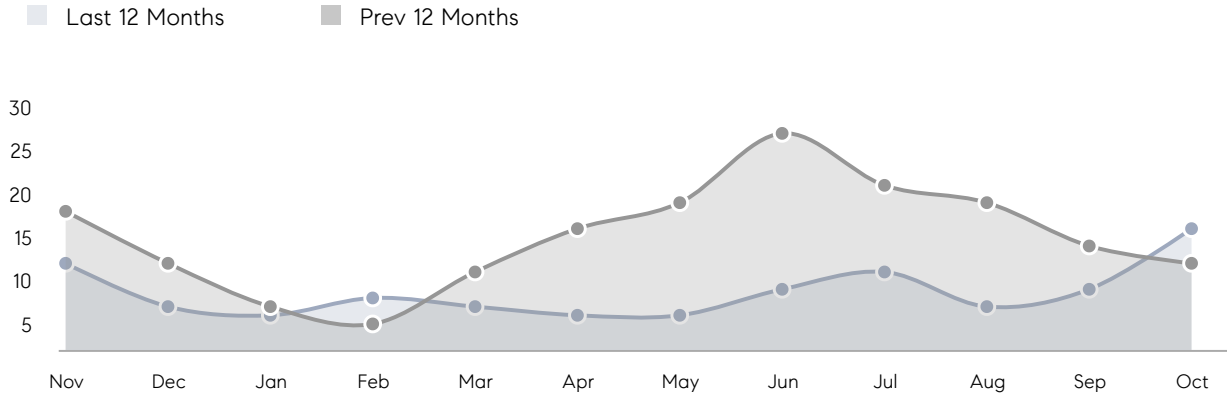
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	32	16	100%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$686,667	\$785,667	-12.6%
	# OF CONTRACTS	2	7	-71.4%
	NEW LISTINGS	9	7	29%
Houses	AVERAGE DOM	32	16	100%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$686,667	\$785,667	-13%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	9	7	29%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

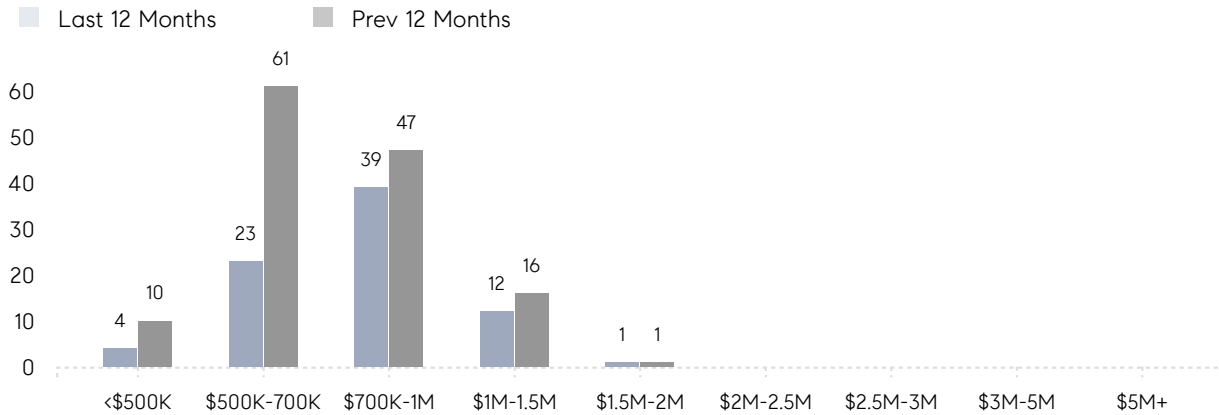
Mountainside

OCTOBER 2022

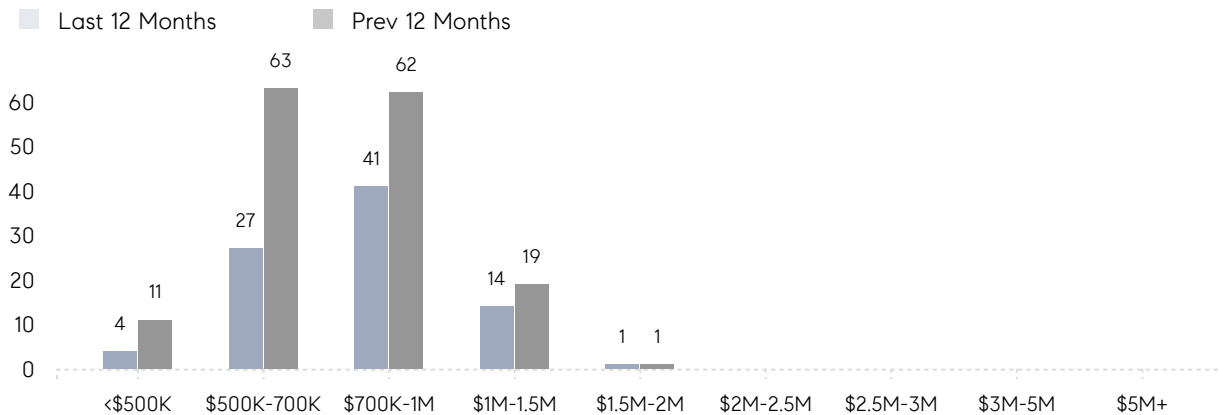
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

New Milford Market Insights

New Milford

OCTOBER 2022

UNDER CONTRACT

16
Total
Properties

\$635K
Average
Price

\$589K
Median
Price

7%
Increase From
Oct 2021

17%
Increase From
Oct 2021

18%
Increase From
Oct 2021

UNITS SOLD

6
Total
Properties

\$565K
Average
Price

\$520K
Median
Price

-60%
Decrease From
Oct 2021

-3%
Decrease From
Oct 2021

8%
Increase From
Oct 2021

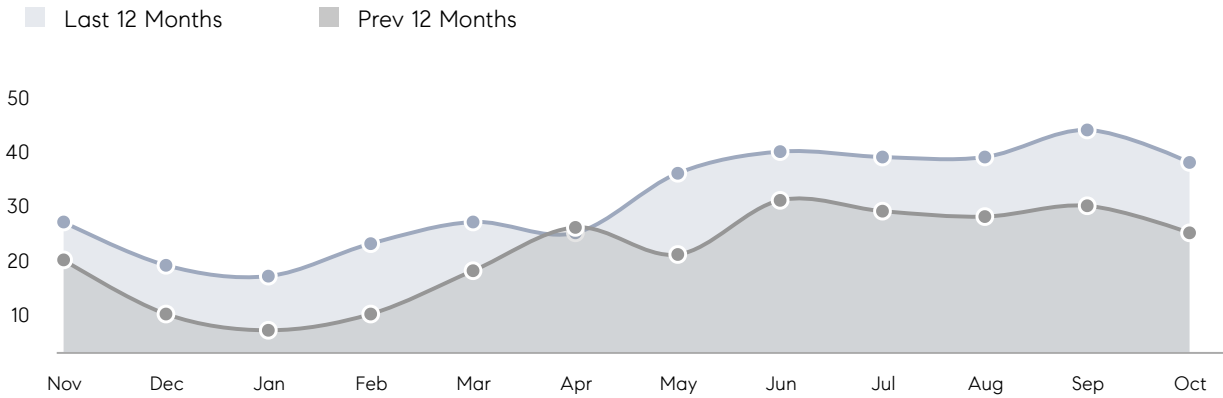
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	30	37	-19%
	% OF ASKING PRICE	97%	96%	
	AVERAGE SOLD PRICE	\$565,417	\$583,733	-3.1%
	# OF CONTRACTS	16	15	6.7%
	NEW LISTINGS	9	8	13%
Houses	AVERAGE DOM	31	37	-16%
	% OF ASKING PRICE	98%	96%	
	AVERAGE SOLD PRICE	\$585,500	\$583,733	0%
	# OF CONTRACTS	15	14	7%
	NEW LISTINGS	9	7	29%
Condo/Co-op/TH	AVERAGE DOM	26	-	-
	% OF ASKING PRICE	96%	-	
	AVERAGE SOLD PRICE	\$465,000	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	1	0%

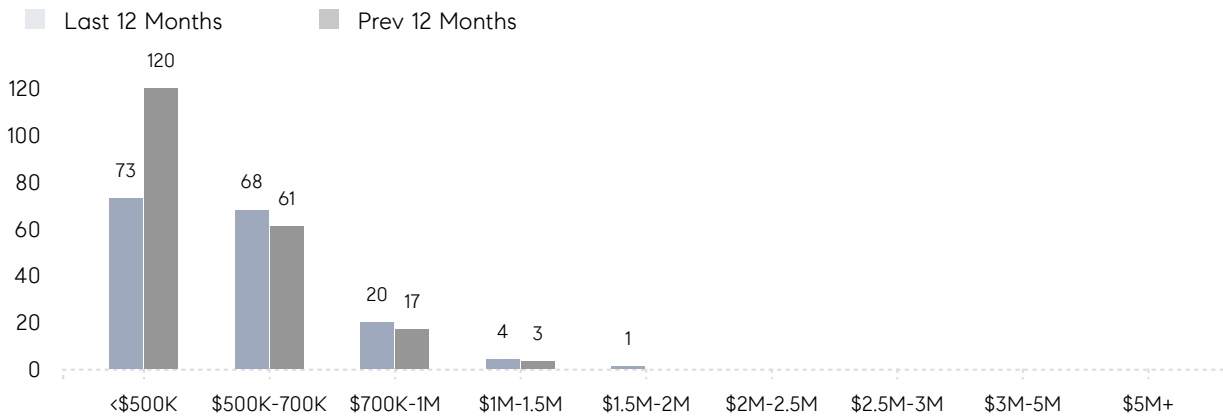
New Milford

OCTOBER 2022

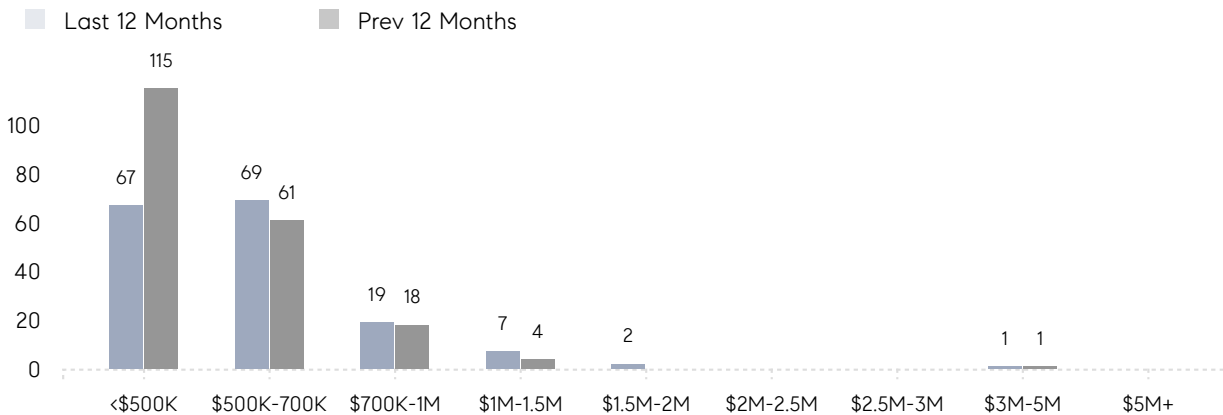
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

New Providence Market Insights

New Providence

OCTOBER 2022

UNDER CONTRACT

13
Total
Properties

\$783K
Average
Price

\$789K
Median
Price

18%
Increase From
Oct 2021

3%
Increase From
Oct 2021

7%
Increase From
Oct 2021

UNITS SOLD

8
Total
Properties

\$730K
Average
Price

\$652K
Median
Price

-47%
Decrease From
Oct 2021

5%
Increase From
Oct 2021

-1%
Decrease From
Oct 2021

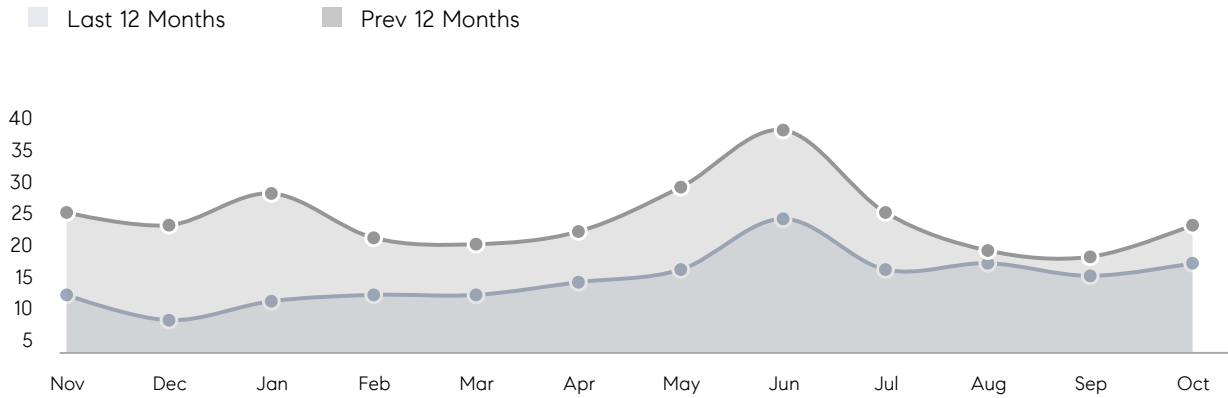
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	34	33	3%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$730,000	\$692,867	5.4%
	# OF CONTRACTS	13	11	18.2%
	NEW LISTINGS	15	19	-21%
Houses	AVERAGE DOM	28	30	-7%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$790,833	\$712,923	11%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	9	16	-44%
Condo/Co-op/TH	AVERAGE DOM	51	51	0%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$547,500	\$562,500	-3%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	6	3	100%

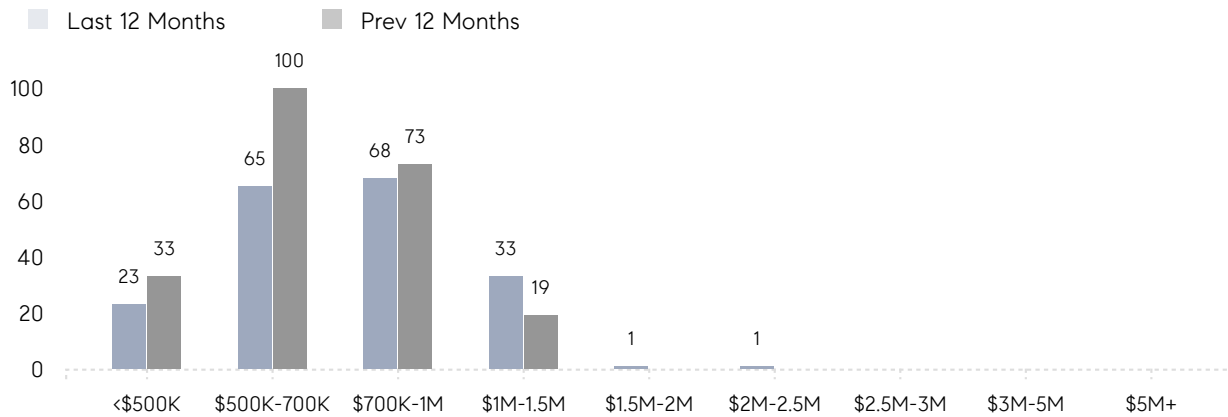
New Providence

OCTOBER 2022

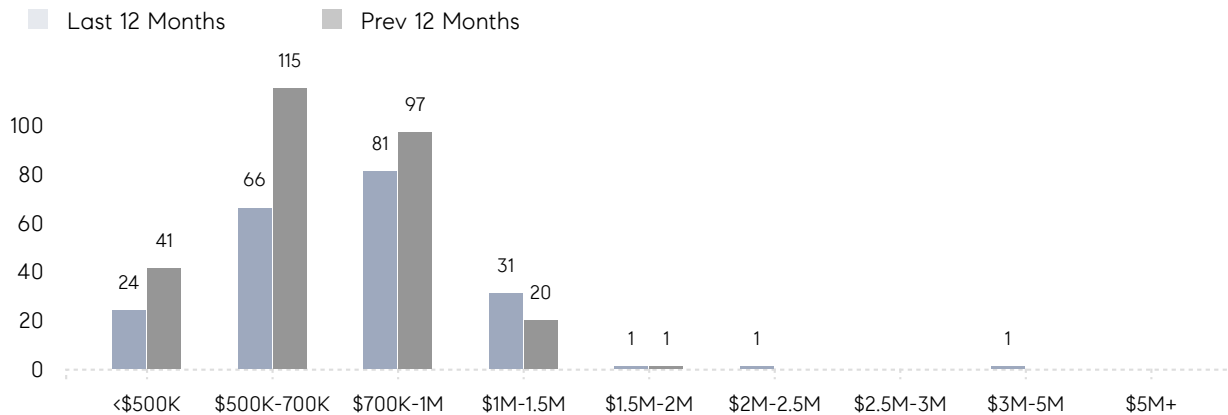
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Newark Market Insights

Newark

OCTOBER 2022

UNDER CONTRACT

67
Total
Properties

\$386K
Average
Price

\$359K
Median
Price

5%
Increase From
Oct 2021

18%
Increase From
Oct 2021

7%
Increase From
Oct 2021

UNITS SOLD

47
Total
Properties

\$334K
Average
Price

\$330K
Median
Price

-20%
Decrease From
Oct 2021

3%
Increase From
Oct 2021

6%
Increase From
Oct 2021

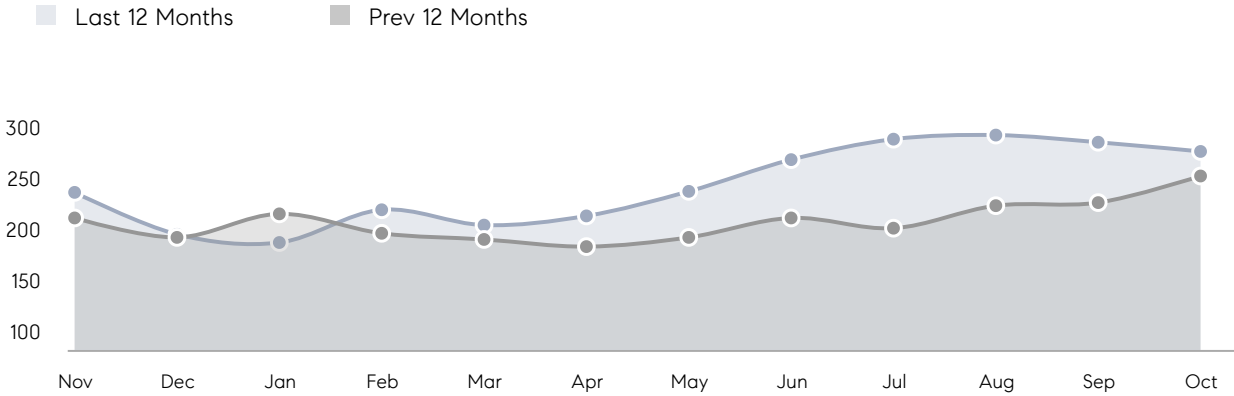
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	49	53	-8%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$334,957	\$325,285	3.0%
	# OF CONTRACTS	67	64	4.7%
	NEW LISTINGS	74	109	-32%
Houses	AVERAGE DOM	51	50	2%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$347,919	\$348,179	0%
	# OF CONTRACTS	57	48	19%
	NEW LISTINGS	62	88	-30%
Condo/Co-op/TH	AVERAGE DOM	41	60	-32%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$287,000	\$280,640	2%
	# OF CONTRACTS	10	16	-37%
	NEW LISTINGS	12	21	-43%

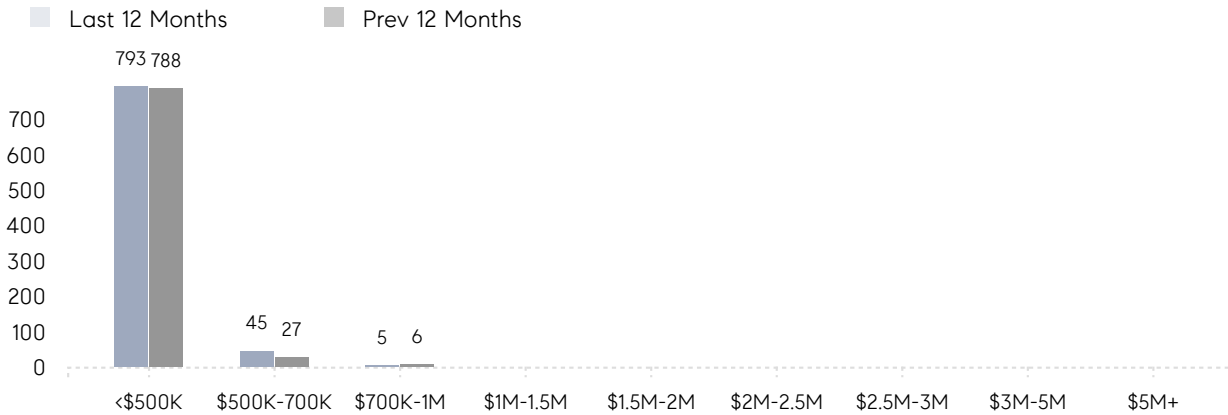
Newark

OCTOBER 2022

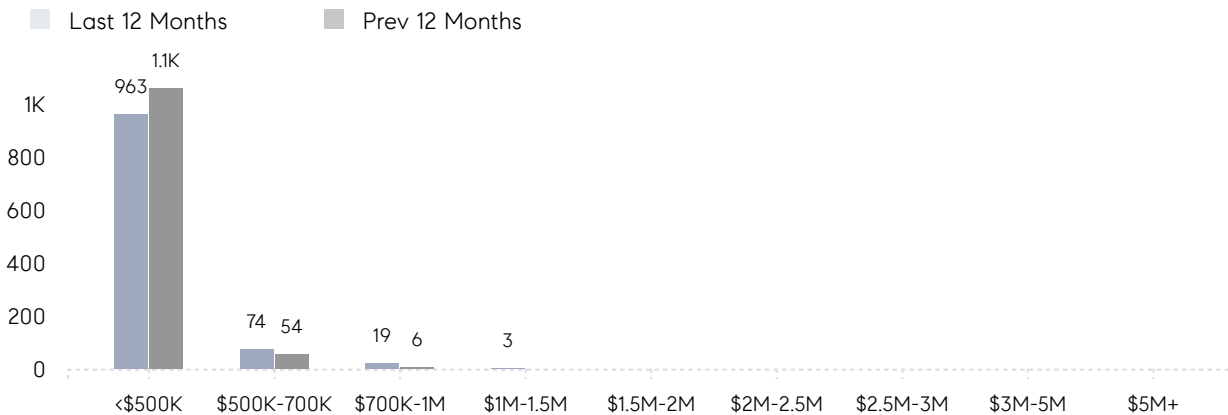
Monthly Inventory



Contracts By Price Range



Listings By Price Range

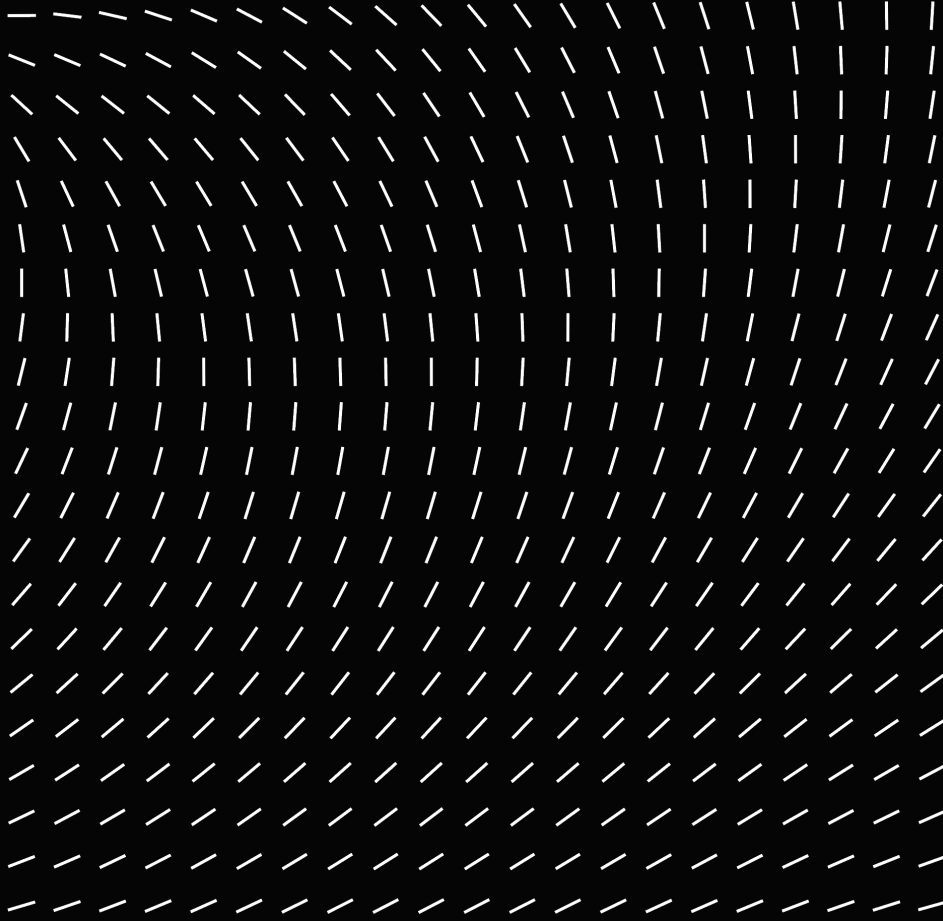




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COMPASS

October 2022

North Arlington Market Insights

North Arlington

OCTOBER 2022

UNDER CONTRACT

2
Total
Properties

\$409K
Average
Price

\$409K
Median
Price

-75%
Decrease From
Oct 2021

-8%
Decrease From
Oct 2021

-7%
Decrease From
Oct 2021

UNITS SOLD

7
Total
Properties

\$466K
Average
Price

\$375K
Median
Price

-42%
Decrease From
Oct 2021

10%
Increase From
Oct 2021

-10%
Decrease From
Oct 2021

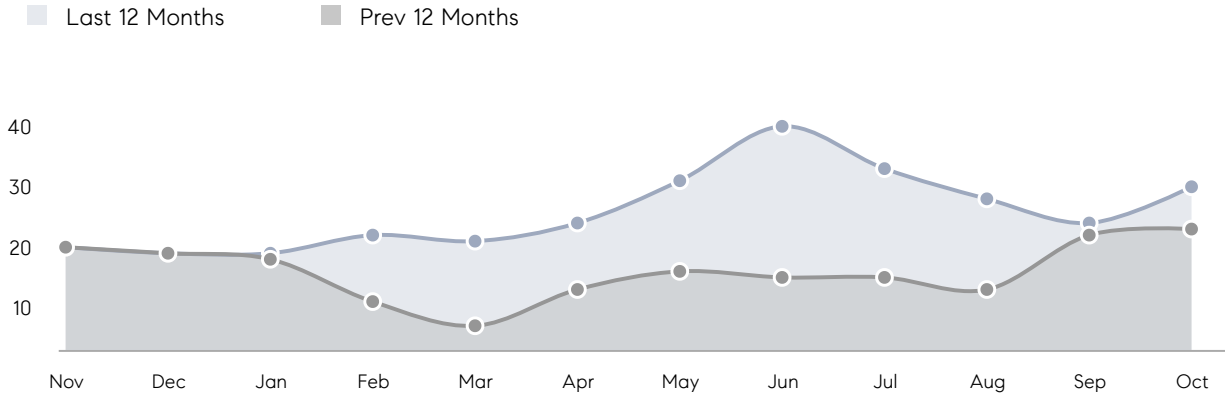
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	33	27	22%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$466,429	\$422,500	10.4%
	# OF CONTRACTS	2	8	-75.0%
	NEW LISTINGS	8	13	-38%
Houses	AVERAGE DOM	38	27	41%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$509,167	\$422,500	21%
	# OF CONTRACTS	2	8	-75%
	NEW LISTINGS	8	11	-27%
Condo/Co-op/TH	AVERAGE DOM	1	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$210,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	2	0%

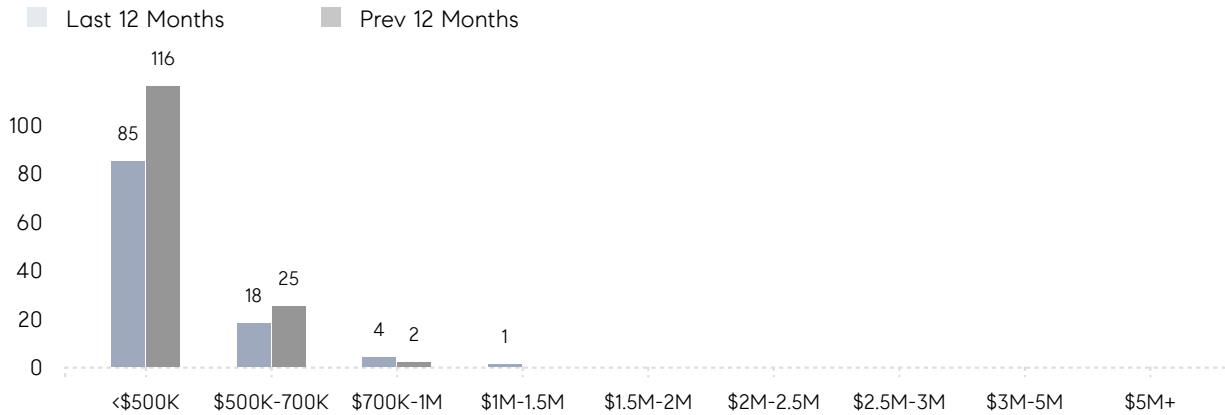
North Arlington

OCTOBER 2022

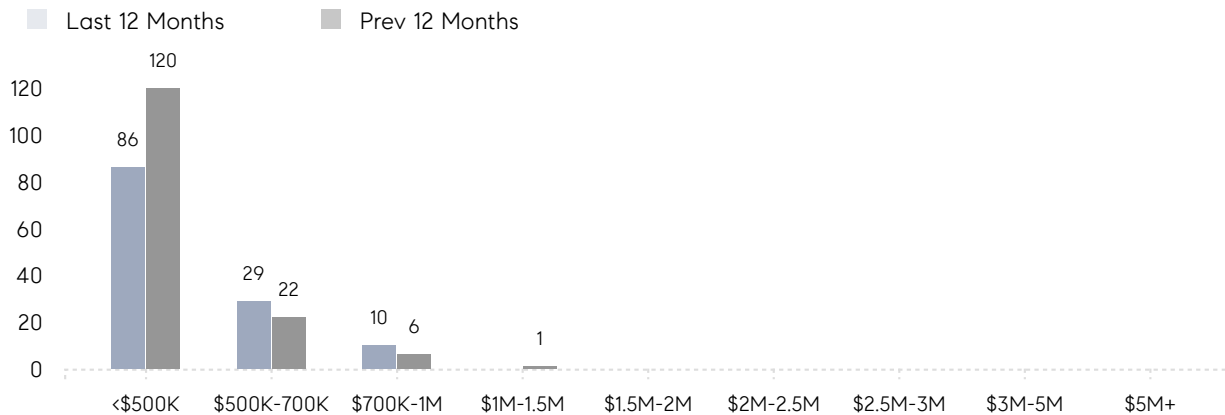
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

North Bergen Market Insights

North Bergen

OCTOBER 2022

UNDER CONTRACT

19
Total
Properties

\$390K
Average
Price

\$379K
Median
Price

-34%
Decrease From
Oct 2021

-8%
Decrease From
Oct 2021

-9%
Decrease From
Oct 2021

UNITS SOLD

19
Total
Properties

\$403K
Average
Price

\$355K
Median
Price

-21%
Decrease From
Oct 2021

-8%
Decrease From
Oct 2021

-5%
Decrease From
Oct 2021

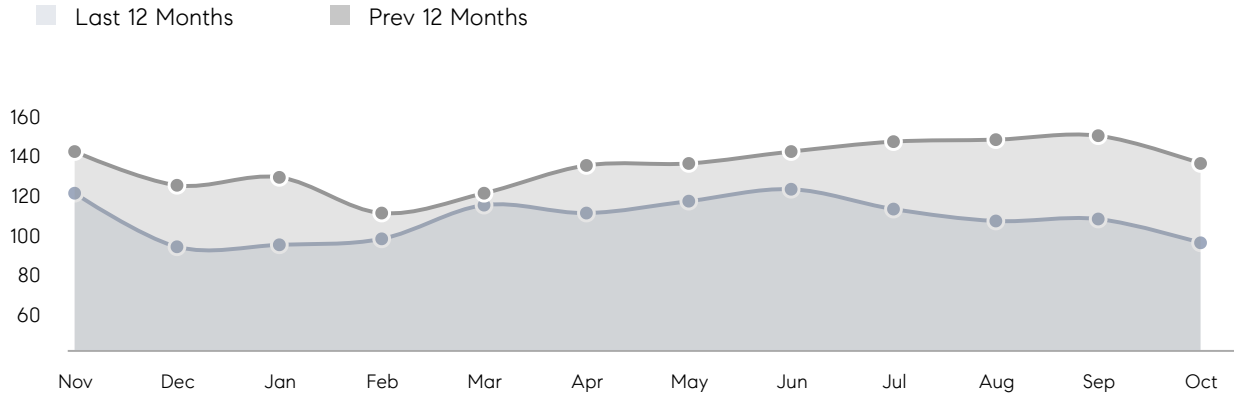
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	39	38	3%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$403,632	\$440,881	-8.4%
	# OF CONTRACTS	19	29	-34.5%
	NEW LISTINGS	23	44	-48%
Houses	AVERAGE DOM	-	25	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$564,539	-
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	3	11	-73%
Condo/Co-op/TH	AVERAGE DOM	39	47	-17%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$403,632	\$352,554	14%
	# OF CONTRACTS	15	22	-32%
	NEW LISTINGS	20	33	-39%

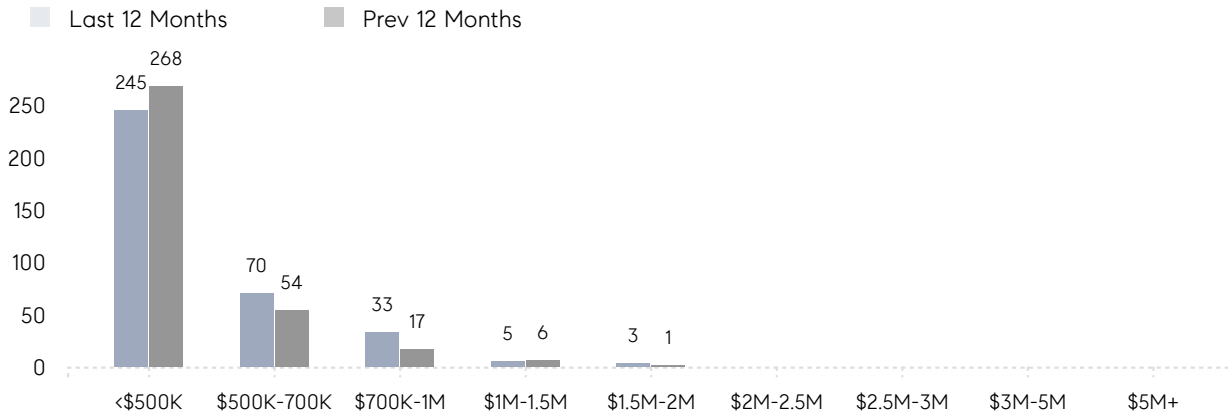
North Bergen

OCTOBER 2022

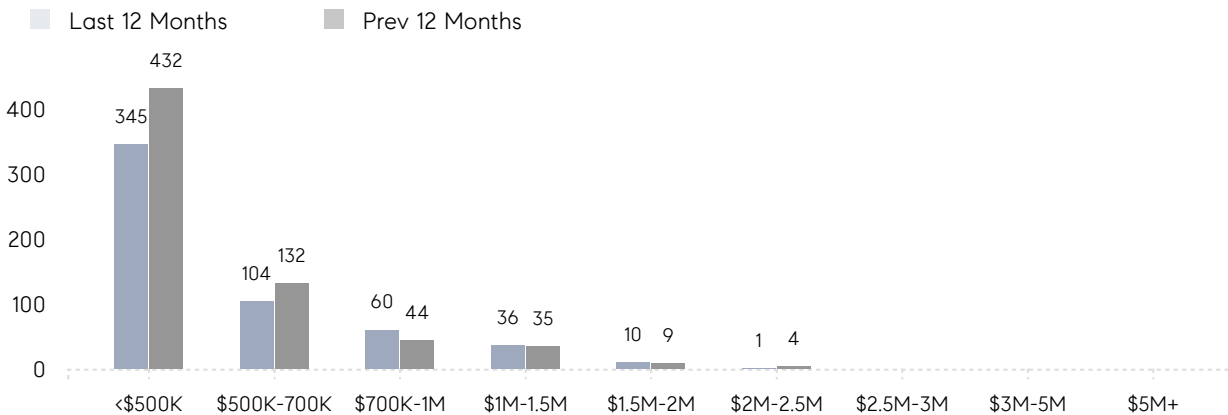
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

North Caldwell Market Insights

North Caldwell

OCTOBER 2022

UNDER CONTRACT

6	\$1.0M	\$849K
Total Properties	Average Price	Median Price
0%	12%	-2%
Change From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

UNITS SOLD

6	\$1.0M	\$983K
Total Properties	Average Price	Median Price
100%	110%	119%
Increase From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

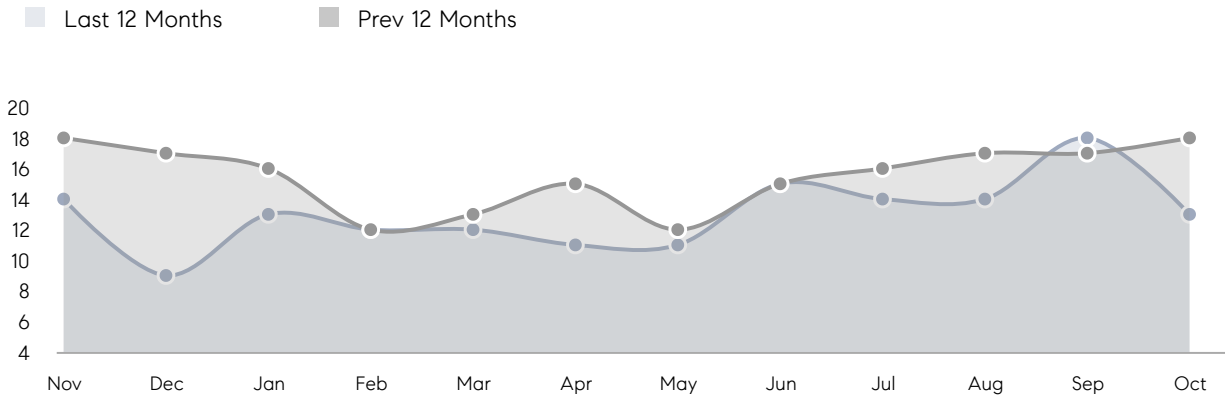
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	30	65	-54%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$1,065,083	\$506,000	110.5%
	# OF CONTRACTS	6	6	0.0%
	NEW LISTINGS	2	10	-80%
Houses	AVERAGE DOM	18	29	-38%
	% OF ASKING PRICE	113%	109%	
	AVERAGE SOLD PRICE	\$1,341,875	\$534,500	151%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	1	9	-89%
Condo/Co-op/TH	AVERAGE DOM	56	139	-60%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$511,500	\$449,000	14%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	1	0%

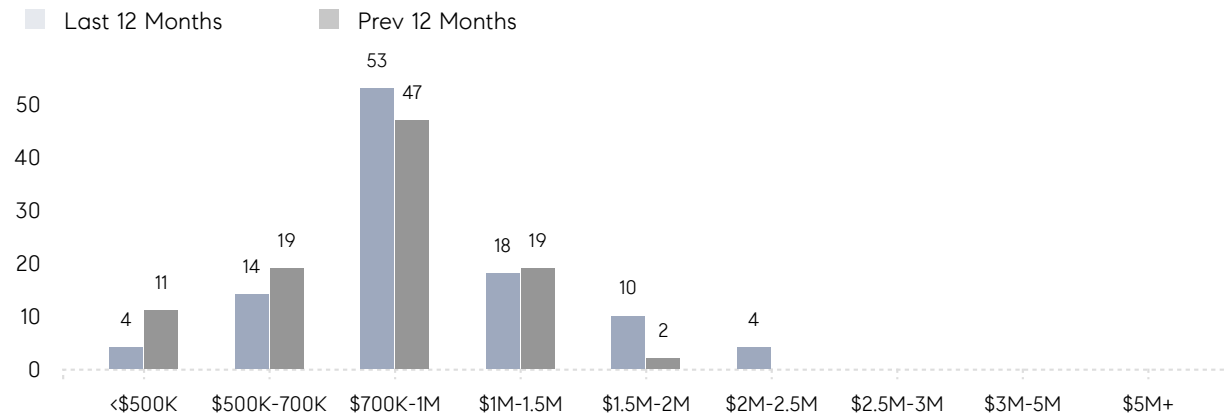
North Caldwell

OCTOBER 2022

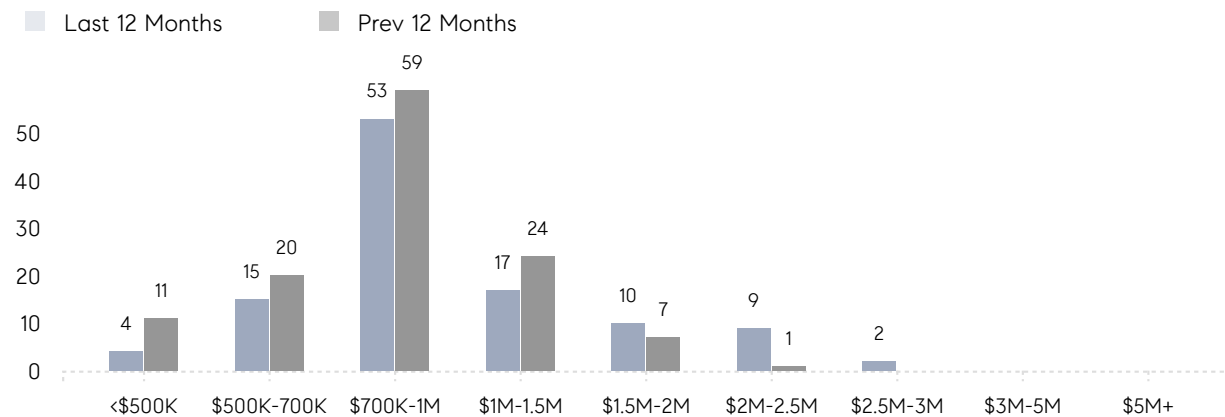
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

North Plainfield Market Insights

North Plainfield

OCTOBER 2022

UNDER CONTRACT

21
Total
Properties

\$404K
Average
Price

\$399K
Median
Price

24%
Increase From
Oct 2021

11%
Increase From
Oct 2021

8%
Increase From
Oct 2021

UNITS SOLD

14
Total
Properties

\$400K
Average
Price

\$377K
Median
Price

-48%
Decrease From
Oct 2021

7%
Increase From
Oct 2021

-8%
Decrease From
Oct 2021

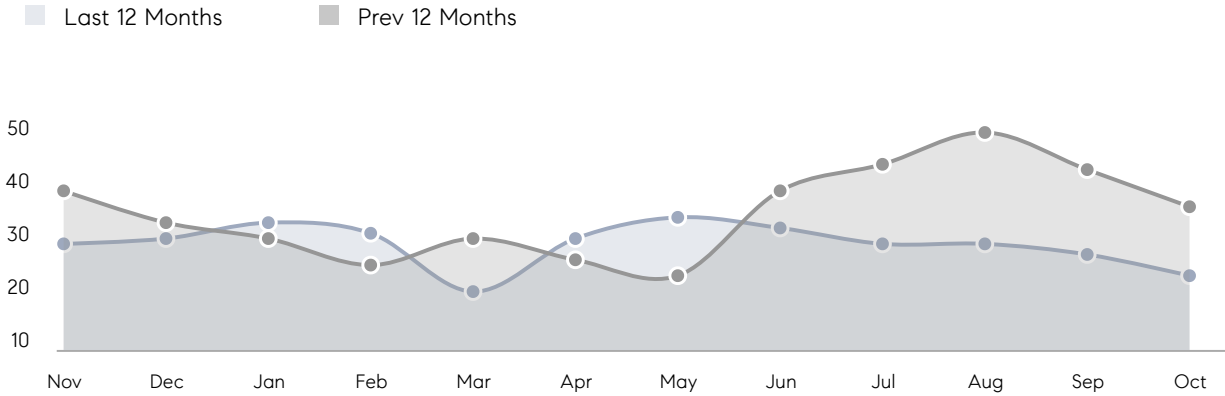
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	66	35	89%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$400,236	\$372,554	7.4%
	# OF CONTRACTS	21	17	23.5%
	NEW LISTINGS	19	18	6%
Houses	AVERAGE DOM	73	31	135%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$441,108	\$423,043	4%
	# OF CONTRACTS	18	15	20%
	NEW LISTINGS	16	15	7%
Condo/Co-op/TH	AVERAGE DOM	22	51	-57%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$155,000	\$150,400	3%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	3	3	0%

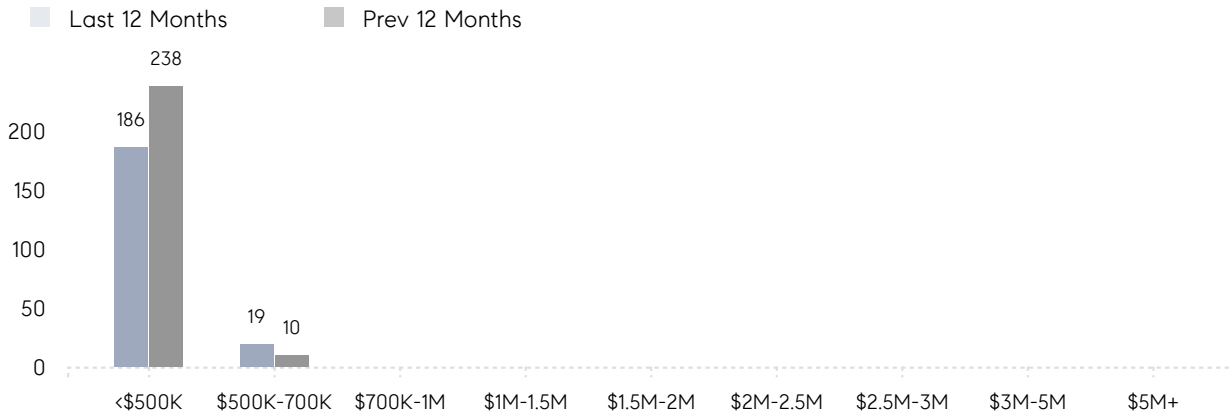
North Plainfield

OCTOBER 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Northvale Market Insights

Northvale

OCTOBER 2022

UNDER CONTRACT

4
Total
Properties

\$634K
Average
Price

\$629K
Median
Price

0%
Change From
Oct 2021

9%
Increase From
Oct 2021

10%
Increase From
Oct 2021

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Oct 2021

–
Change From
Oct 2021

–
Change From
Oct 2021

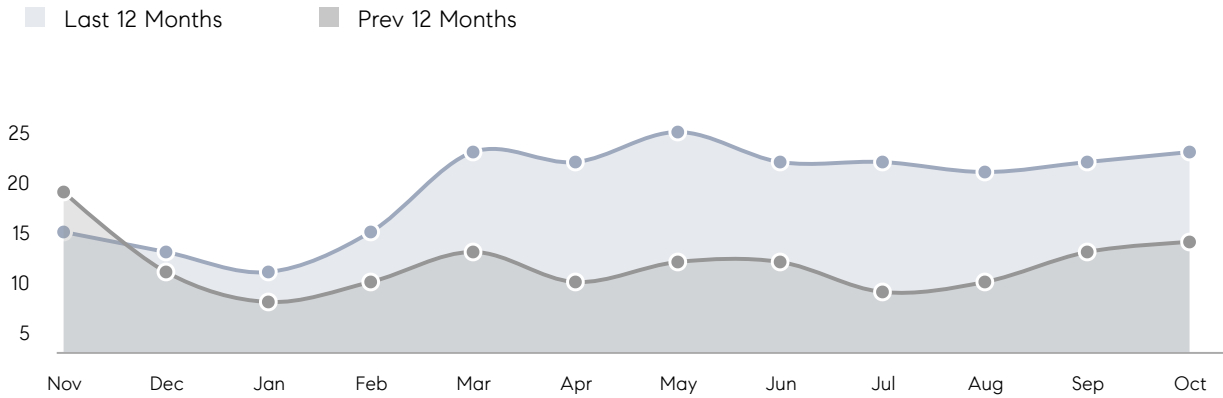
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	-	27	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$552,800	-
	# OF CONTRACTS	4	4	0.0%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	-	28	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$549,750	-
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	-	22	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$565,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

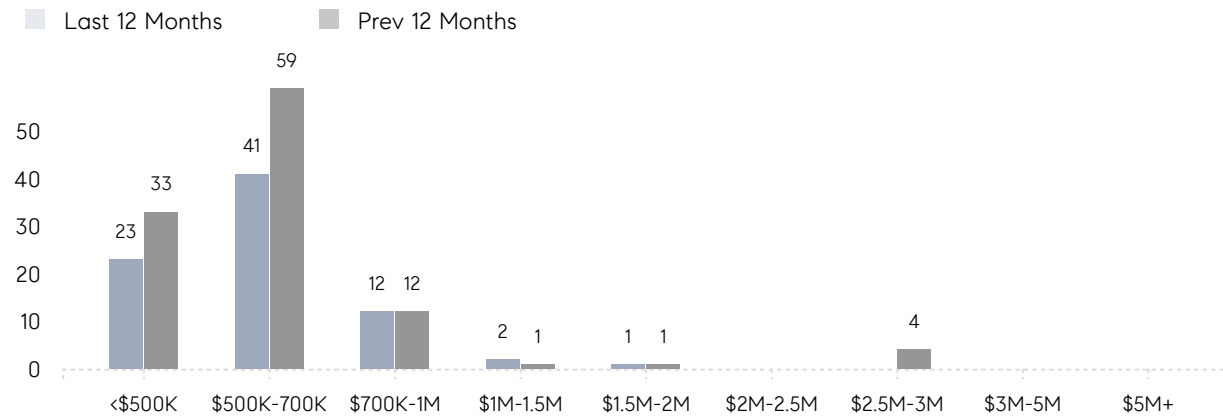
Northvale

OCTOBER 2022

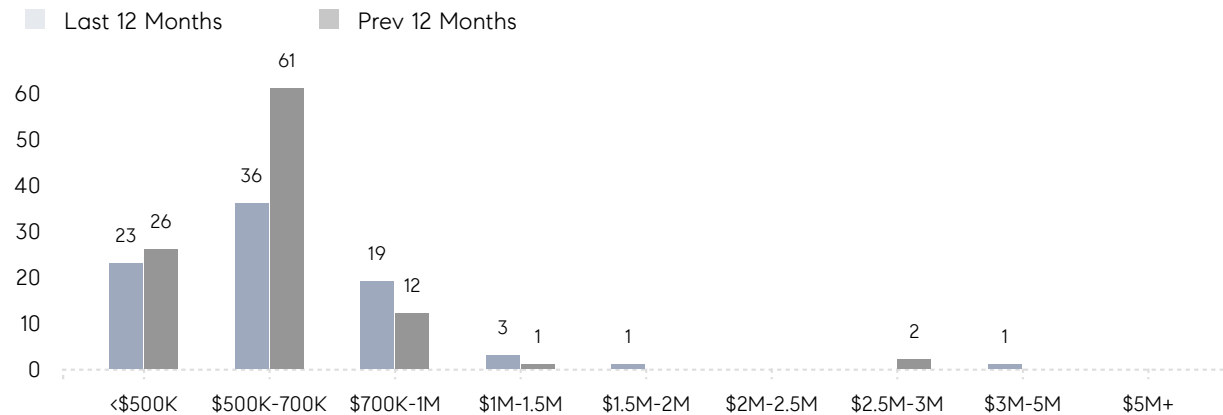
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Norwood Market Insights

Norwood

OCTOBER 2022

UNDER CONTRACT

2
Total
Properties

\$837K
Average
Price

\$837K
Median
Price

-78%
Decrease From
Oct 2021

-1%
Decrease From
Oct 2021

-5%
Decrease From
Oct 2021

UNITS SOLD

7
Total
Properties

\$765K
Average
Price

\$798K
Median
Price

75%
Increase From
Oct 2021

-9%
Decrease From
Oct 2021

-6%
Decrease From
Oct 2021

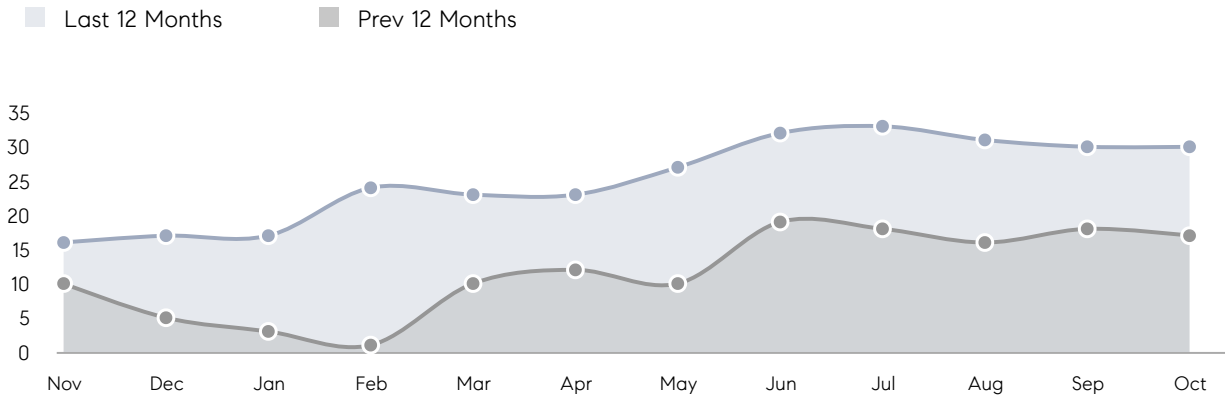
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	55	51	8%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$765,238	\$840,000	-8.9%
	# OF CONTRACTS	2	9	-77.8%
	NEW LISTINGS	2	10	-80%
Houses	AVERAGE DOM	71	51	39%
	% OF ASKING PRICE	93%	101%	
	AVERAGE SOLD PRICE	\$726,667	\$840,000	-13%
	# OF CONTRACTS	0	8	0%
	NEW LISTINGS	2	9	-78%
Condo/Co-op/TH	AVERAGE DOM	43	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$794,167	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	1	0%

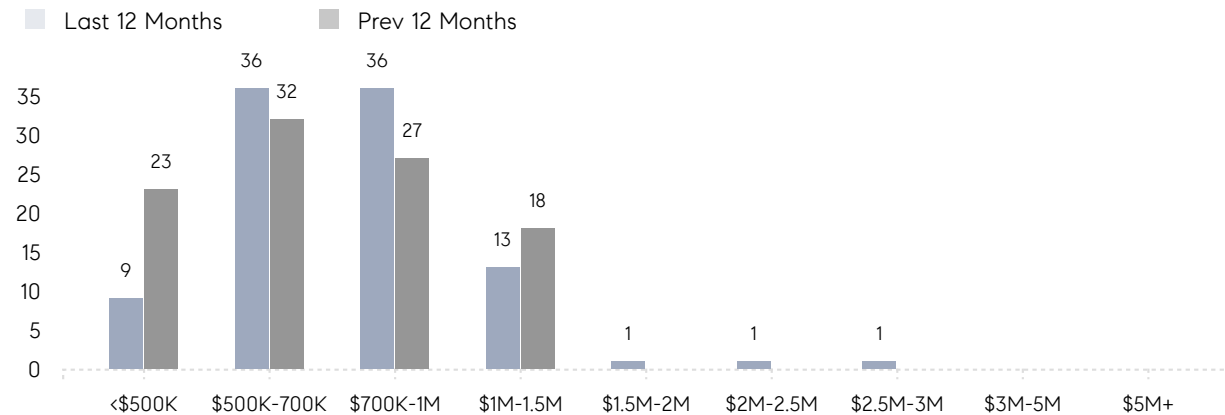
Norwood

OCTOBER 2022

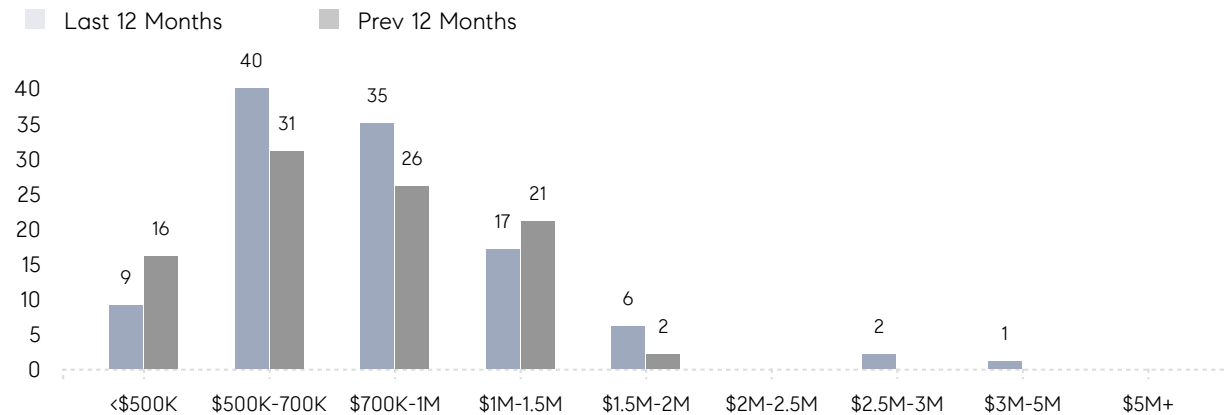
Monthly Inventory



Contracts By Price Range



Listings By Price Range

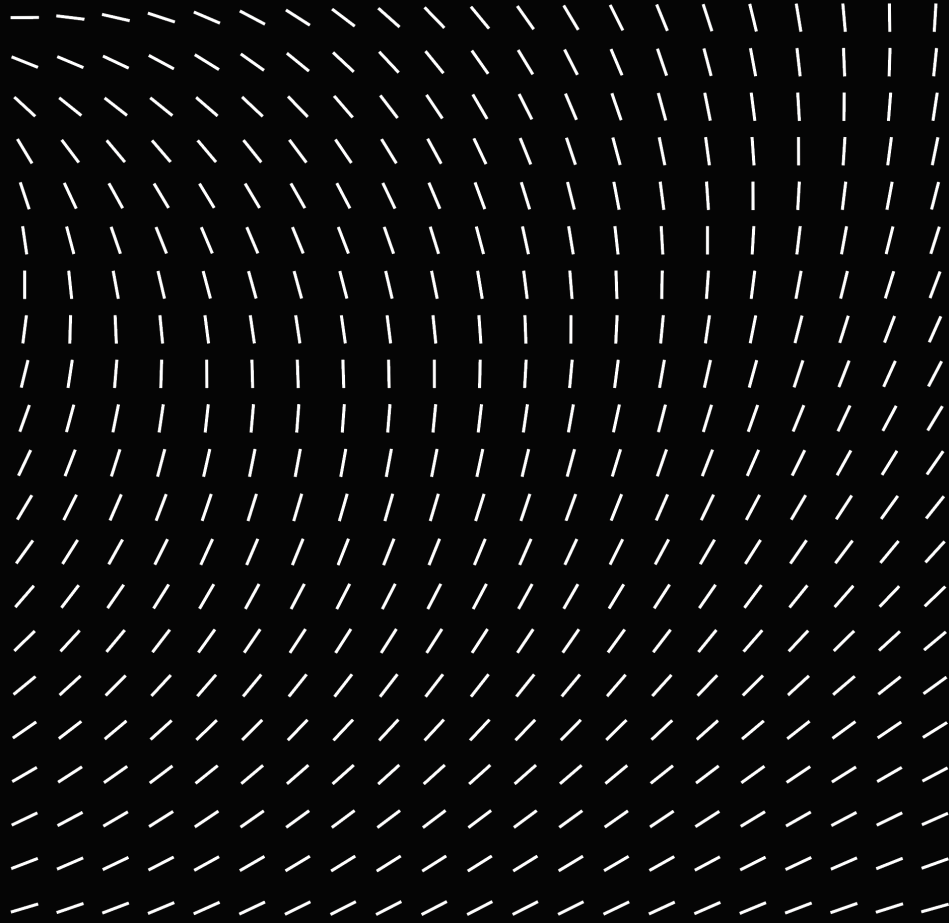




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COMPASS

October 2022

Nutley Market Insights

Nutley

OCTOBER 2022

UNDER CONTRACT

34
Total
Properties

\$481K
Average
Price

\$449K
Median
Price

-40%
Decrease From
Oct 2021

6%
Increase From
Oct 2021

1%
Increase From
Oct 2021

UNITS SOLD

29
Total
Properties

\$449K
Average
Price

\$485K
Median
Price

-40%
Decrease From
Oct 2021

-5%
Decrease From
Oct 2021

-3%
Decrease From
Oct 2021

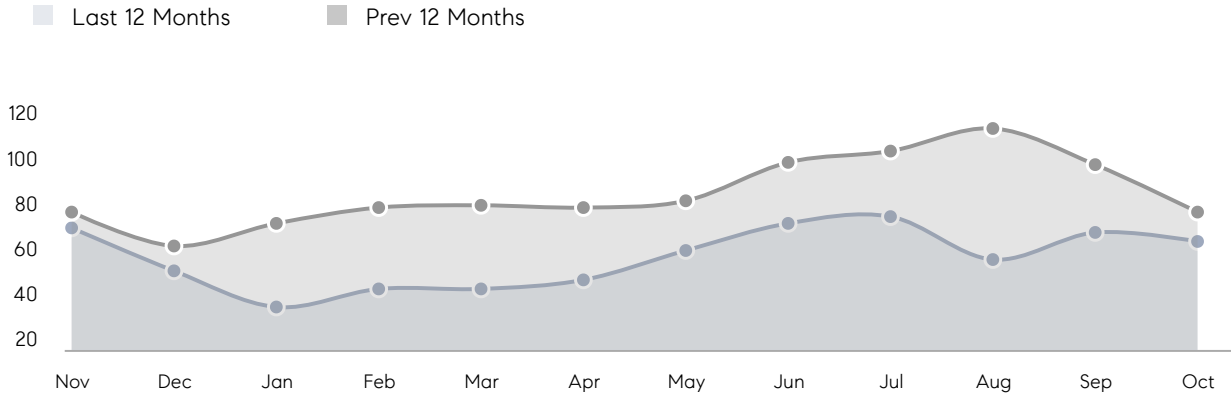
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	36	38	-5%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$449,207	\$473,187	-5.1%
	# OF CONTRACTS	34	57	-40.4%
	NEW LISTINGS	32	47	-32%
Houses	AVERAGE DOM	39	39	0%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$509,000	\$539,459	-6%
	# OF CONTRACTS	27	40	-32%
	NEW LISTINGS	23	28	-18%
Condo/Co-op/TH	AVERAGE DOM	30	37	-19%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$316,333	\$250,273	26%
	# OF CONTRACTS	7	17	-59%
	NEW LISTINGS	9	19	-53%

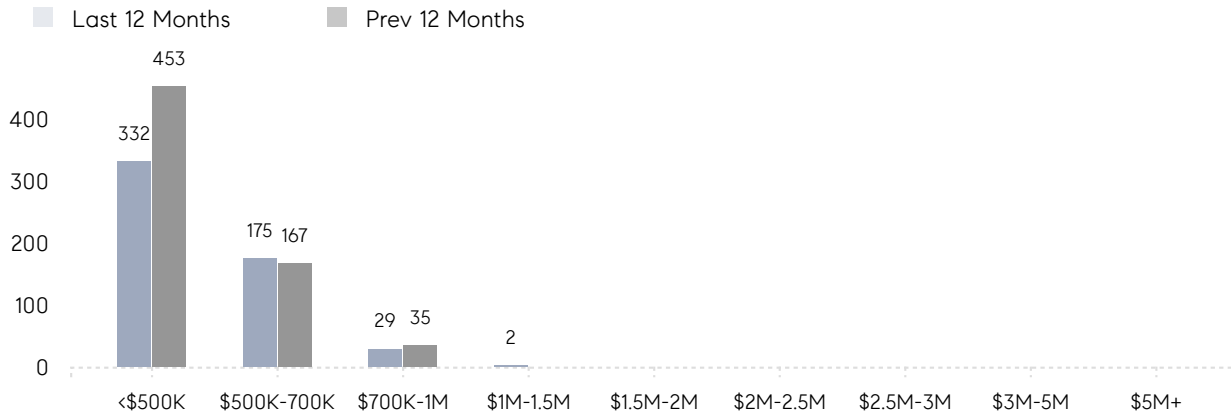
Nutley

OCTOBER 2022

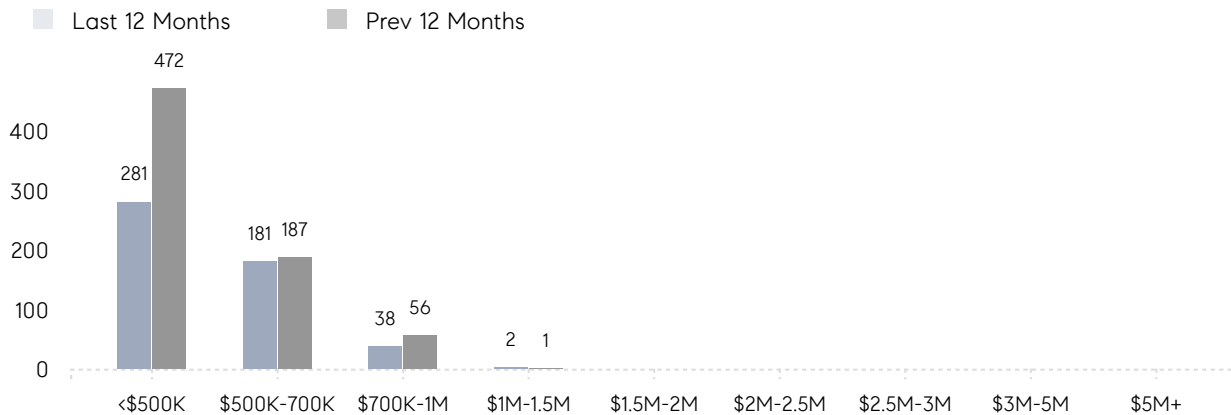
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Oakland Market Insights

Oakland

OCTOBER 2022

UNDER CONTRACT

21
Total
Properties

\$621K
Average
Price

\$575K
Median
Price

-25%
Decrease From
Oct 2021

21%
Increase From
Oct 2021

15%
Increase From
Oct 2021

UNITS SOLD

22
Total
Properties

\$636K
Average
Price

\$667K
Median
Price

16%
Increase From
Oct 2021

8%
Increase From
Oct 2021

16%
Increase From
Oct 2021

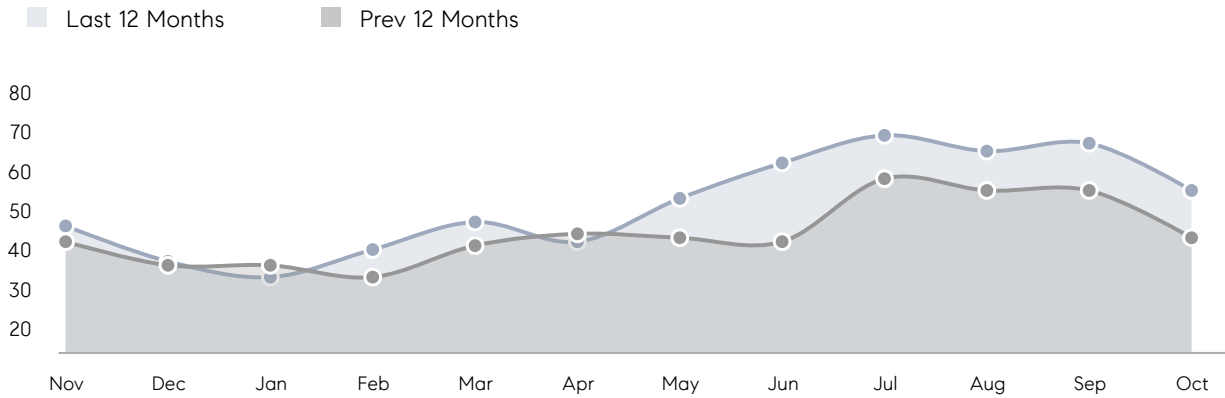
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	28	35	-20%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$636,769	\$588,205	8.3%
	# OF CONTRACTS	21	28	-25.0%
	NEW LISTINGS	10	21	-52%
Houses	AVERAGE DOM	30	36	-17%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$645,946	\$599,772	8%
	# OF CONTRACTS	19	25	-24%
	NEW LISTINGS	10	18	-44%
Condo/Co-op/TH	AVERAGE DOM	11	19	-42%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$545,000	\$380,000	43%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	0	3	0%

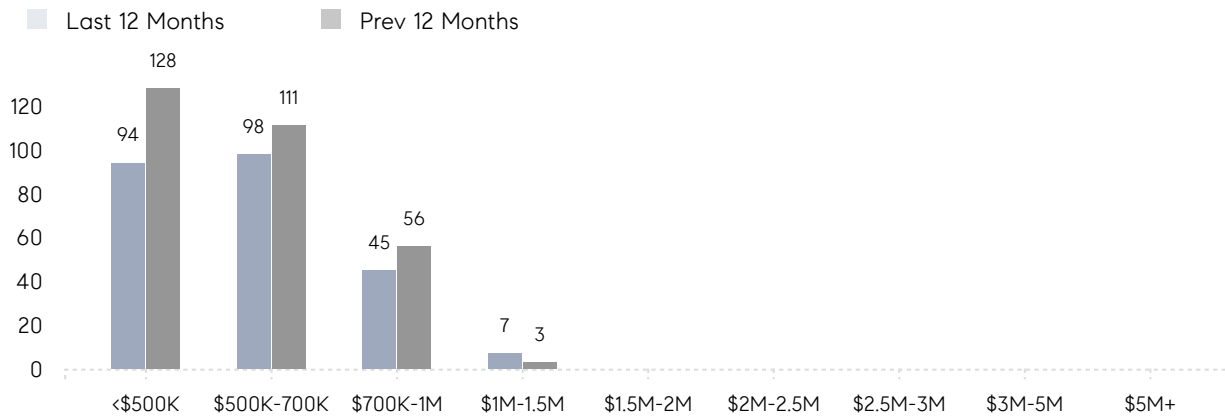
Oakland

OCTOBER 2022

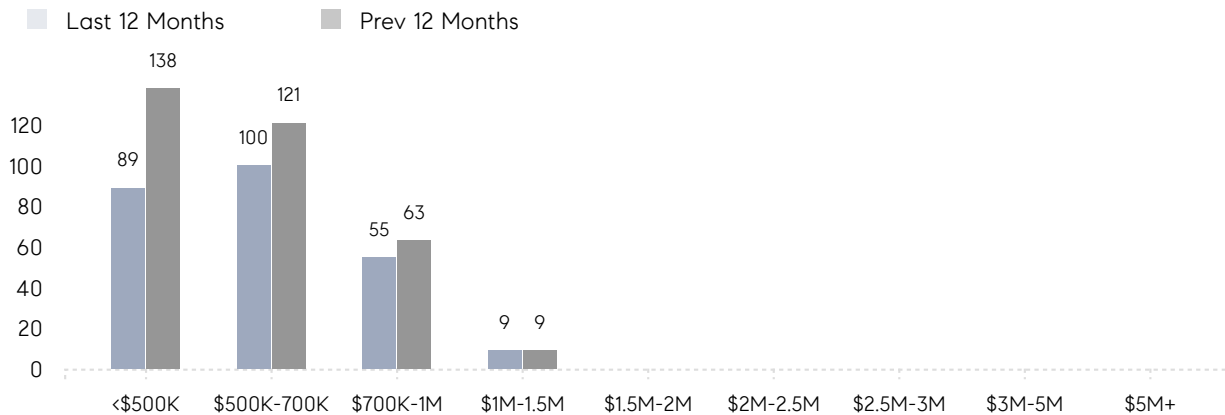
Monthly Inventory



Contracts By Price Range



Listings By Price Range

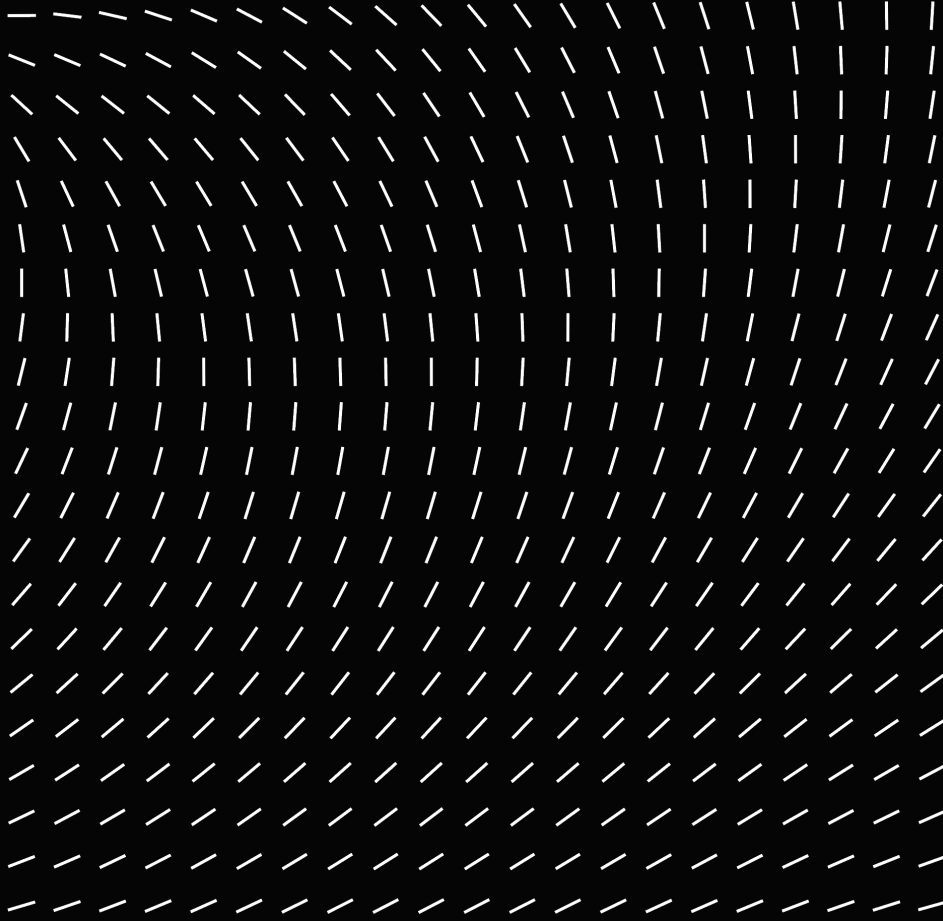




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COMPASS

October 2022

Old Tappan Market Insights

Old Tappan

OCTOBER 2022

UNDER CONTRACT

12
Total
Properties

\$846K
Average
Price

\$932K
Median
Price

0%
Change From
Oct 2021

-26%
Decrease From
Oct 2021

3%
Increase From
Oct 2021

UNITS SOLD

14
Total
Properties

\$1.1M
Average
Price

\$977K
Median
Price

100%
Increase From
Oct 2021

-2%
Decrease From
Oct 2021

-1%
Change From
Oct 2021

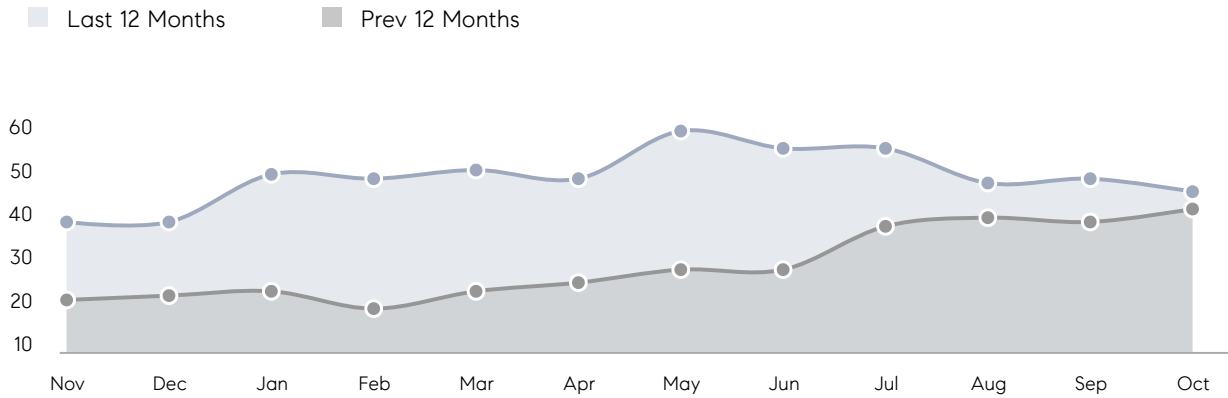
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	64	31	106%
	% OF ASKING PRICE	95%	97%	
	AVERAGE SOLD PRICE	\$1,183,776	\$1,212,214	-2.3%
	# OF CONTRACTS	12	12	0.0%
	NEW LISTINGS	10	19	-47%
Houses	AVERAGE DOM	56	31	81%
	% OF ASKING PRICE	91%	97%	
	AVERAGE SOLD PRICE	\$1,472,857	\$1,212,214	22%
	# OF CONTRACTS	3	10	-70%
	NEW LISTINGS	5	14	-64%
Condo/Co-op/TH	AVERAGE DOM	71	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$894,694	-	-
	# OF CONTRACTS	9	2	350%
	NEW LISTINGS	5	5	0%

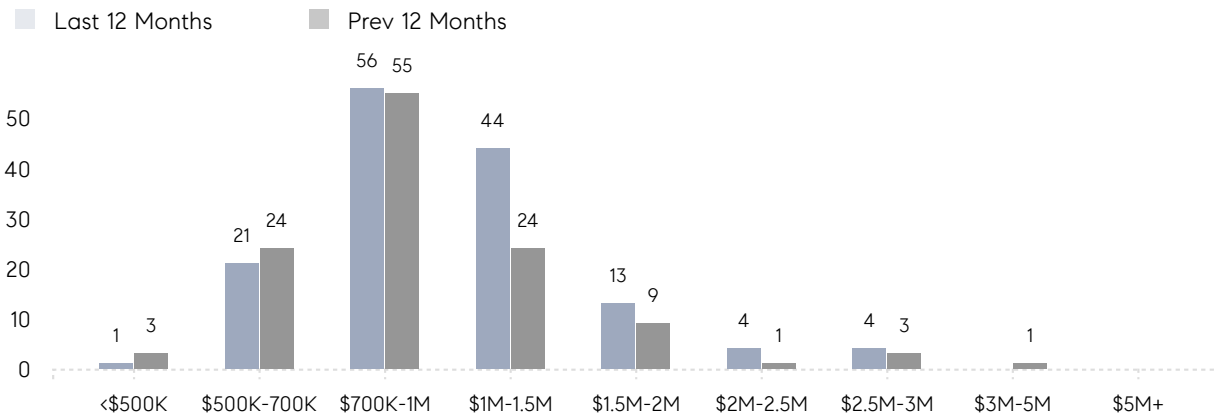
Old Tappan

OCTOBER 2022

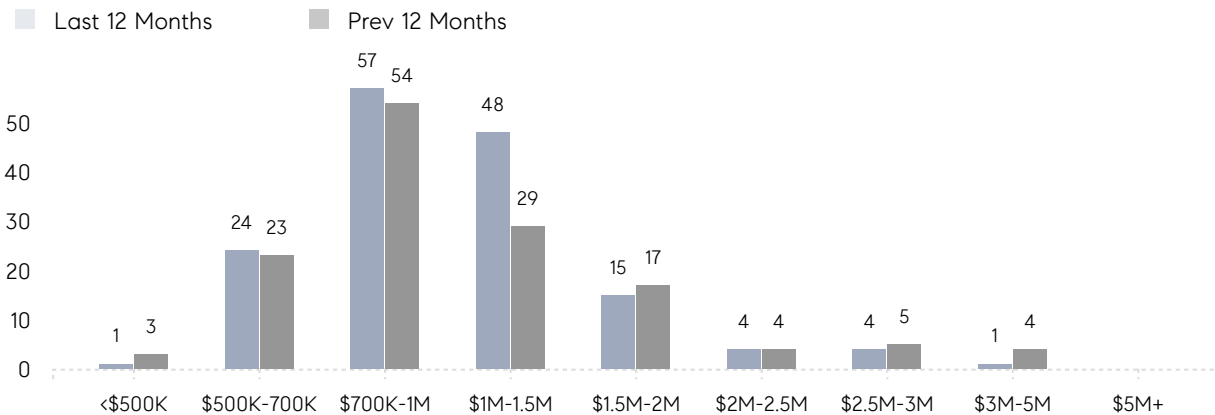
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Oradell Market Insights

Oradell

OCTOBER 2022

UNDER CONTRACT

2
Total
Properties

\$999K
Average
Price

\$999K
Median
Price

-83%
Decrease From
Oct 2021

52%
Increase From
Oct 2021

58%
Increase From
Oct 2021

UNITS SOLD

6
Total
Properties

\$640K
Average
Price

\$657K
Median
Price

-45%
Decrease From
Oct 2021

-10%
Decrease From
Oct 2021

-4%
Decrease From
Oct 2021

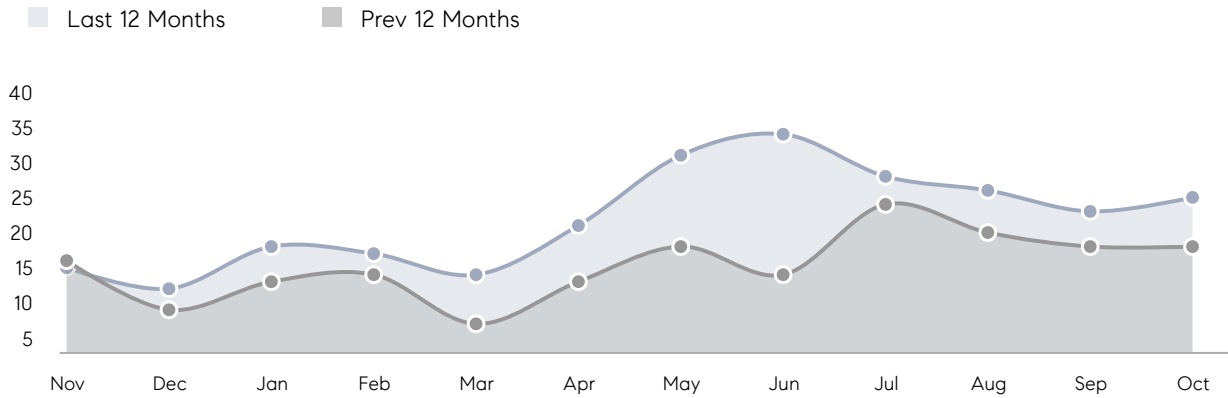
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	28	26	8%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$640,833	\$712,455	-10.1%
	# OF CONTRACTS	2	12	-83.3%
	NEW LISTINGS	3	9	-67%
Houses	AVERAGE DOM	28	26	8%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$640,833	\$712,455	-10%
	# OF CONTRACTS	2	12	-83%
	NEW LISTINGS	3	9	-67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

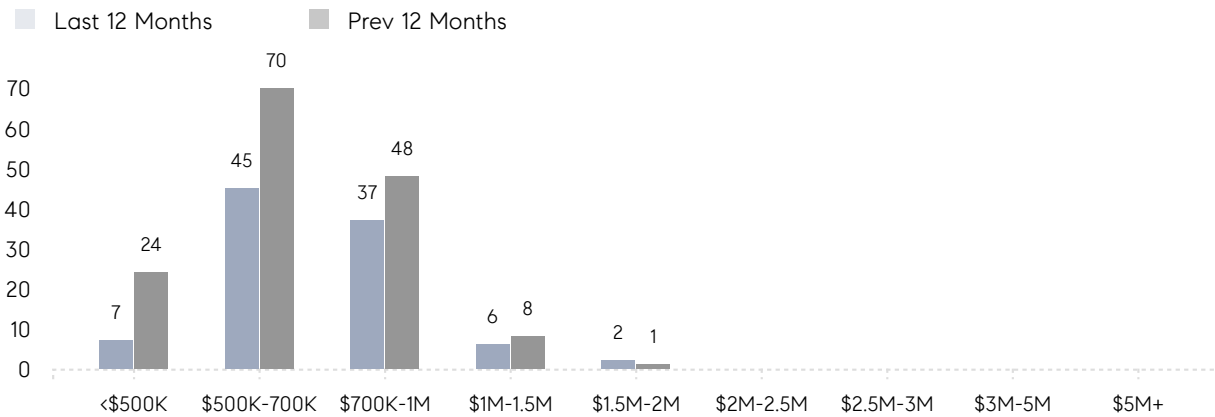
Oradell

OCTOBER 2022

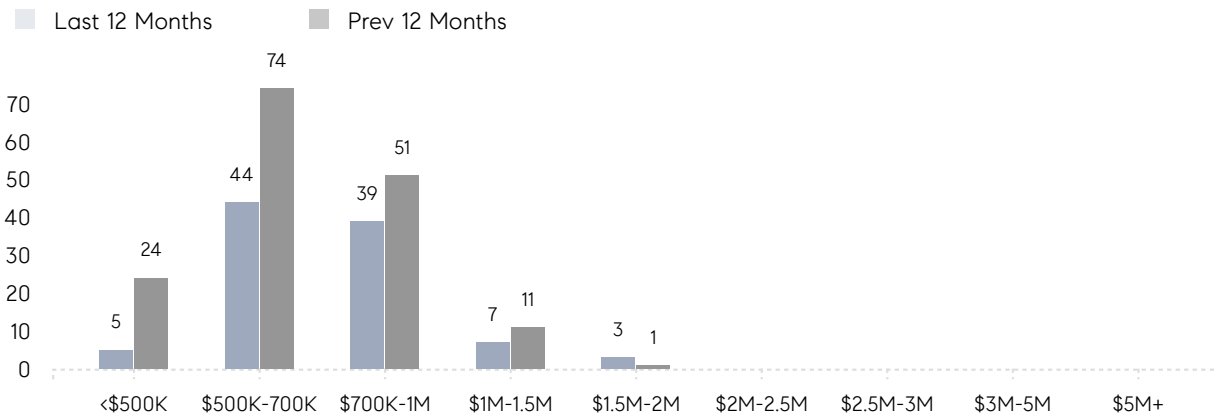
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Orange Market Insights

Orange

OCTOBER 2022

UNDER CONTRACT

12	\$282K	\$217K
Total Properties	Average Price	Median Price
-37%	-32%	-46%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

10	\$317K	\$291K
Total Properties	Average Price	Median Price
-17%	4%	-10%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

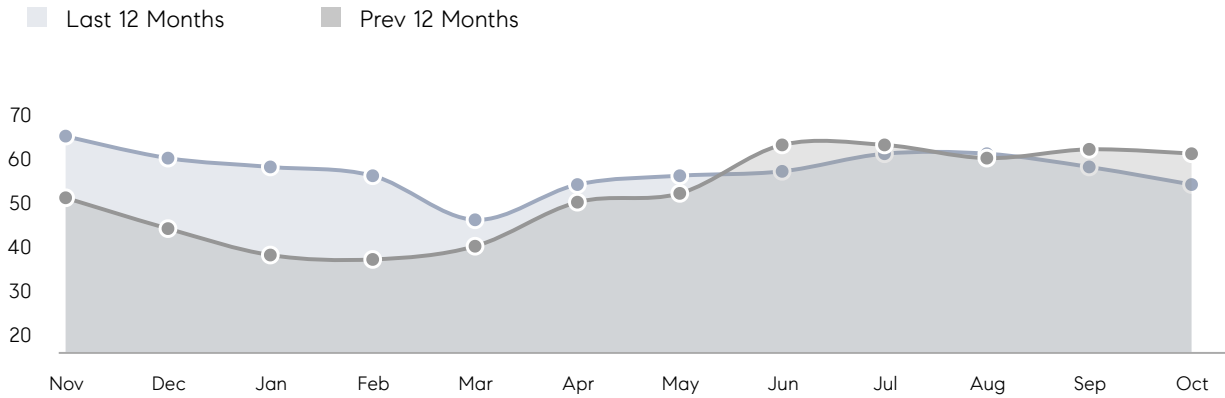
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	66	63	5%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$317,600	\$306,473	3.6%
	# OF CONTRACTS	12	19	-36.8%
	NEW LISTINGS	12	27	-56%
Houses	AVERAGE DOM	56	58	-3%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$338,143	\$334,017	1%
	# OF CONTRACTS	3	16	-81%
	NEW LISTINGS	10	21	-52%
Condo/Co-op/TH	AVERAGE DOM	88	91	-3%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$269,667	\$168,750	60%
	# OF CONTRACTS	9	3	200%
	NEW LISTINGS	2	6	-67%

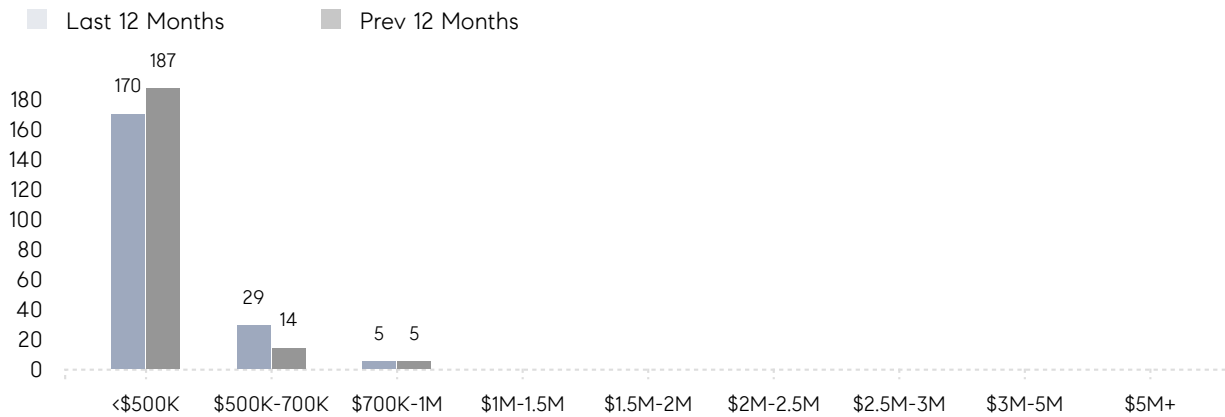
Orange

OCTOBER 2022

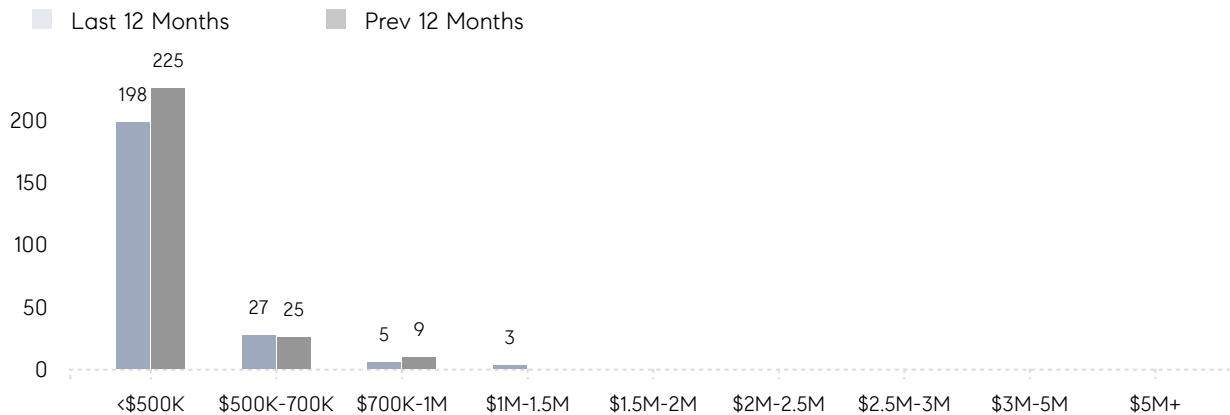
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Palisades Park Market Insights

Palisades Park

OCTOBER 2022

UNDER CONTRACT

9
Total
Properties

\$946K
Average
Price

\$975K
Median
Price

-50%
Decrease From
Oct 2021

23%
Increase From
Oct 2021

20%
Increase From
Oct 2021

UNITS SOLD

9
Total
Properties

\$528K
Average
Price

\$605K
Median
Price

-57%
Decrease From
Oct 2021

-27%
Decrease From
Oct 2021

-26%
Decrease From
Oct 2021

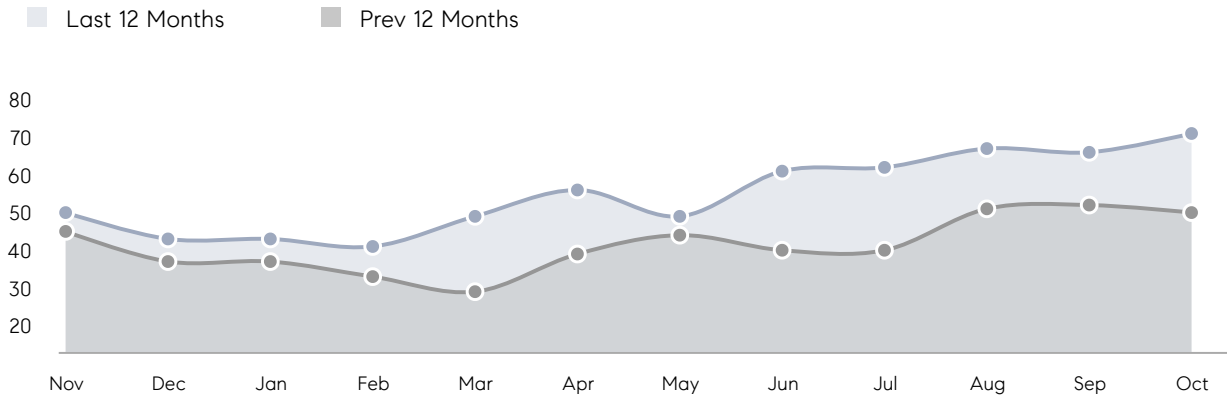
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	48	79	-39%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$528,667	\$724,571	-27.0%
	# OF CONTRACTS	9	18	-50.0%
	NEW LISTINGS	15	17	-12%
Houses	AVERAGE DOM	7	23	-70%
	% OF ASKING PRICE	125%	100%	
	AVERAGE SOLD PRICE	\$750,000	\$727,500	3%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	54	85	-36%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$501,000	\$724,263	-31%
	# OF CONTRACTS	8	17	-53%
	NEW LISTINGS	14	14	0%

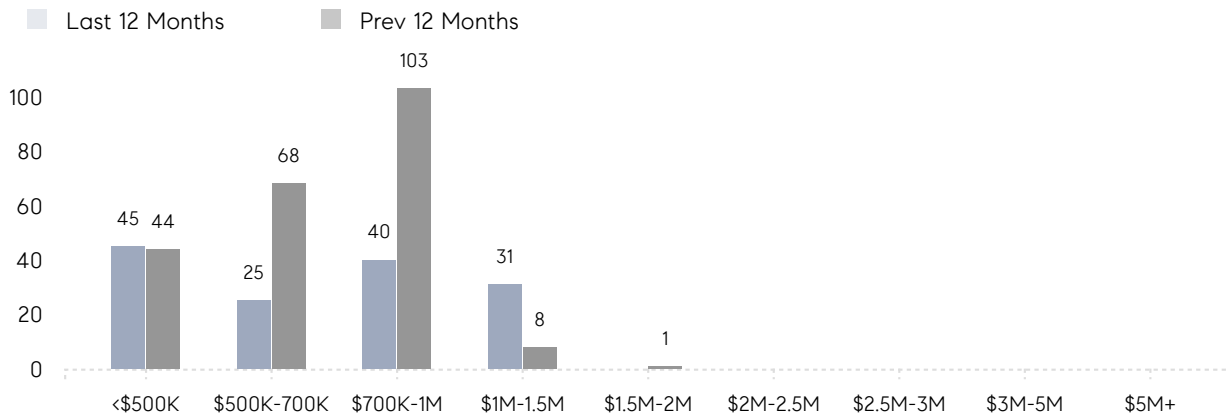
Palisades Park

OCTOBER 2022

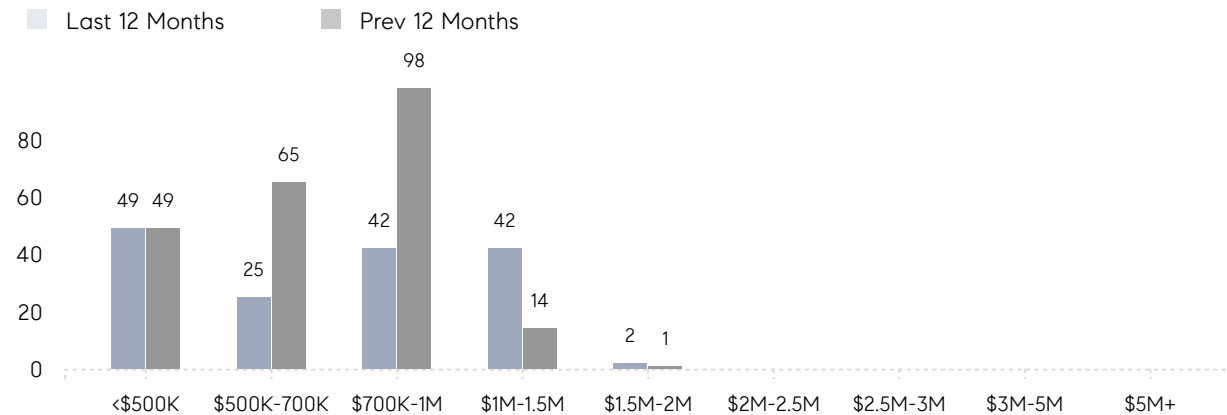
Monthly Inventory



Contracts By Price Range



Listings By Price Range

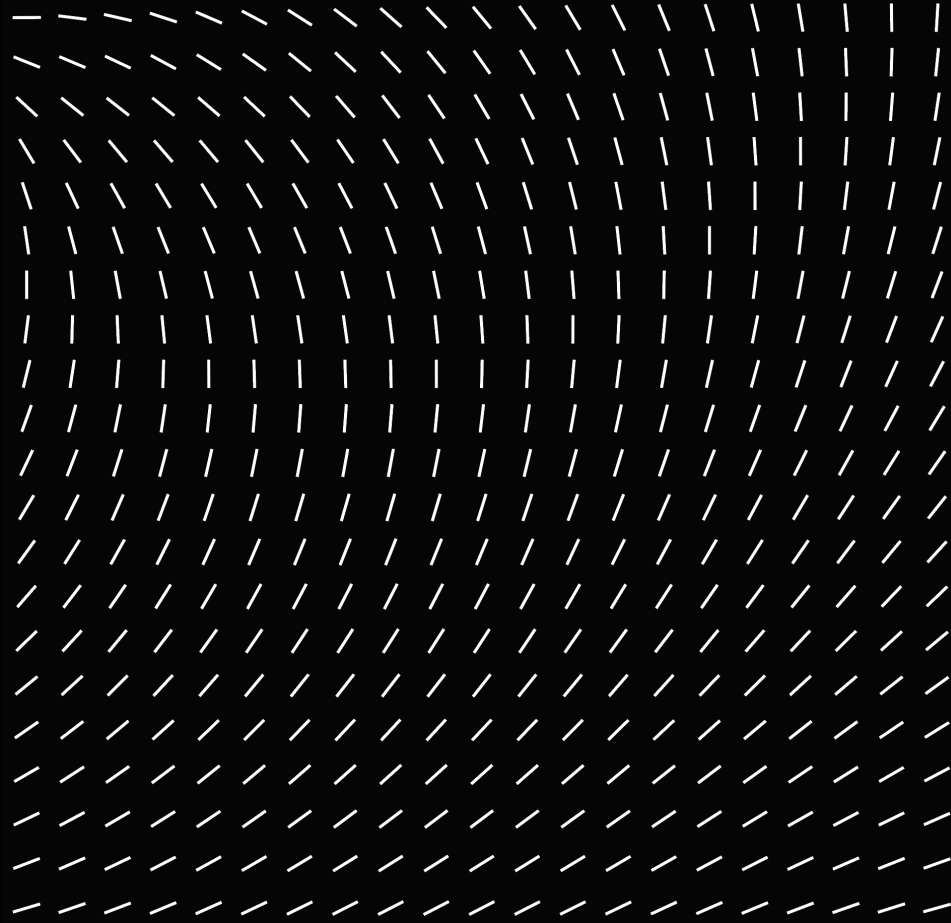




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COMPASS

October 2022

Paramus Market Insights

Paramus

OCTOBER 2022

UNDER CONTRACT

18
Total
Properties

\$979K
Average
Price

\$809K
Median
Price

-33%
Decrease From
Oct 2021

22%
Increase From
Oct 2021

1%
Increase From
Oct 2021

UNITS SOLD

22
Total
Properties

\$995K
Average
Price

\$841K
Median
Price

16%
Increase From
Oct 2021

20%
Increase From
Oct 2021

7%
Increase From
Oct 2021

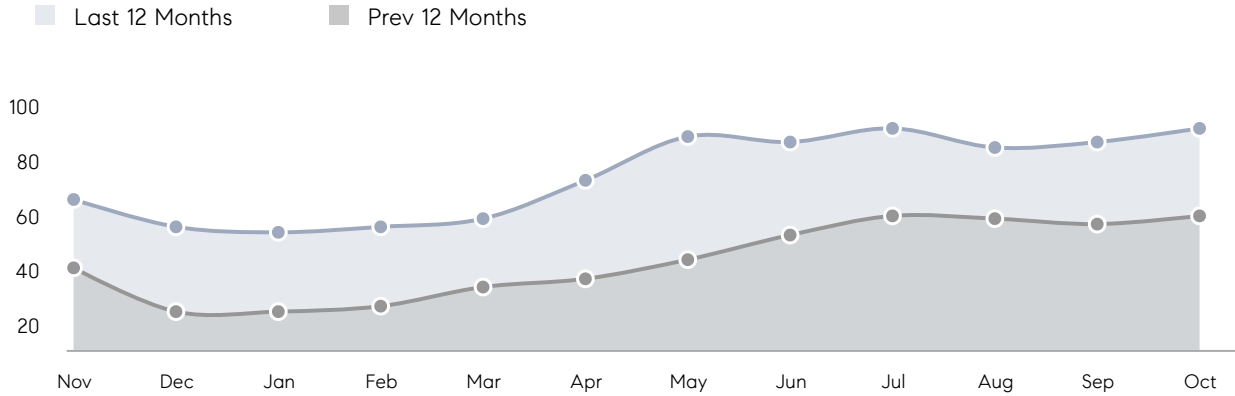
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	40	64	-37%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$995,977	\$832,763	19.6%
	# OF CONTRACTS	18	27	-33.3%
	NEW LISTINGS	23	28	-18%
Houses	AVERAGE DOM	41	64	-36%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$1,000,548	\$862,361	16%
	# OF CONTRACTS	18	24	-25%
	NEW LISTINGS	23	25	-8%
Condo/Co-op/TH	AVERAGE DOM	10	62	-84%
	% OF ASKING PRICE	102%	97%	
	AVERAGE SOLD PRICE	\$900,000	\$300,000	200%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	0	3	0%

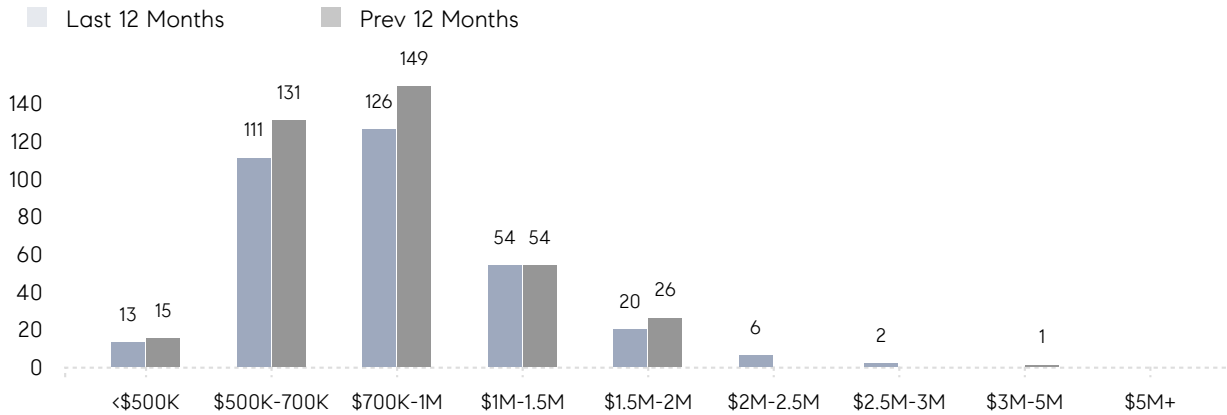
Paramus

OCTOBER 2022

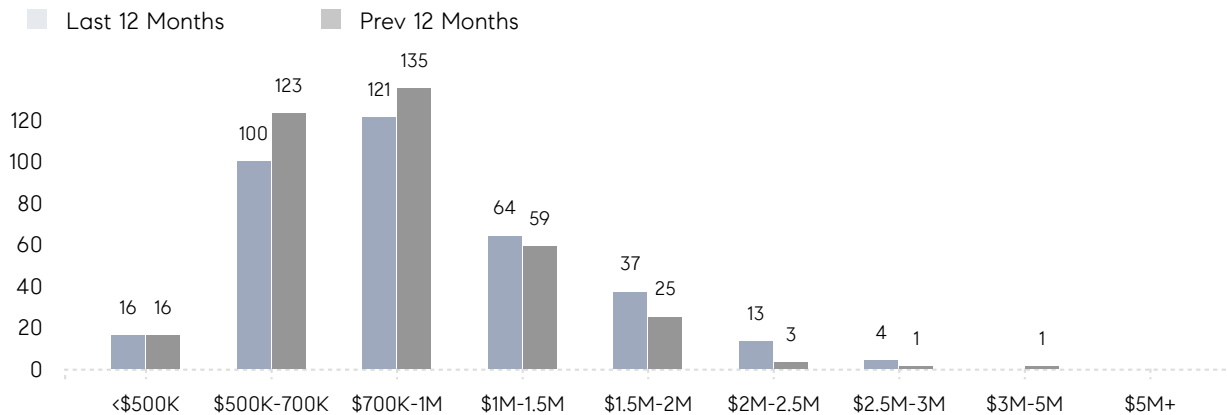
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Park Ridge Market Insights

Park Ridge

OCTOBER 2022

UNDER CONTRACT

4	\$796K	\$744K
Total Properties	Average Price	Median Price
-73%	16%	3%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

5	\$681K	\$701K
Total Properties	Average Price	Median Price
-62%	13%	32%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

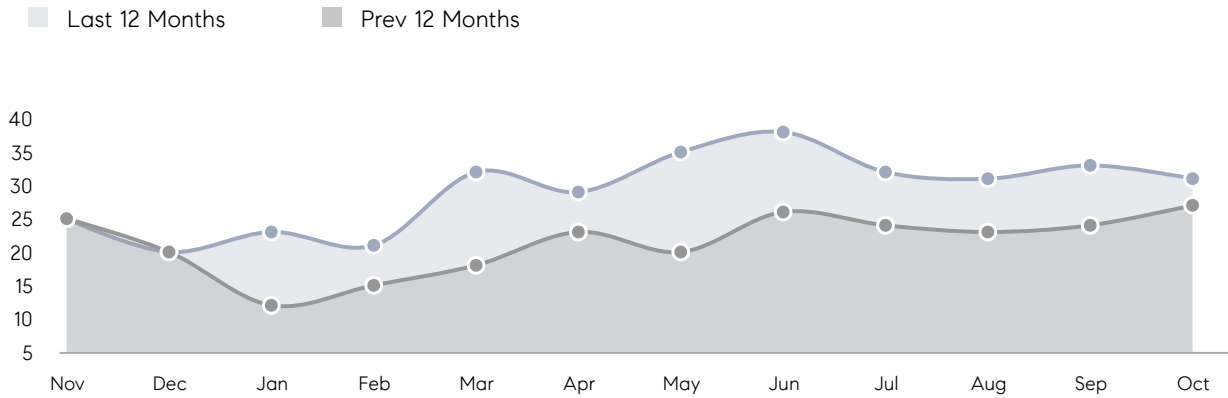
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	25	30	-17%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$681,800	\$605,322	12.6%
	# OF CONTRACTS	4	15	-73.3%
	NEW LISTINGS	3	15	-80%
Houses	AVERAGE DOM	28	30	-7%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$612,250	\$665,667	-8%
	# OF CONTRACTS	3	14	-79%
	NEW LISTINGS	2	13	-85%
Condo/Co-op/TH	AVERAGE DOM	11	29	-62%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$960,000	\$469,547	104%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	2	-50%

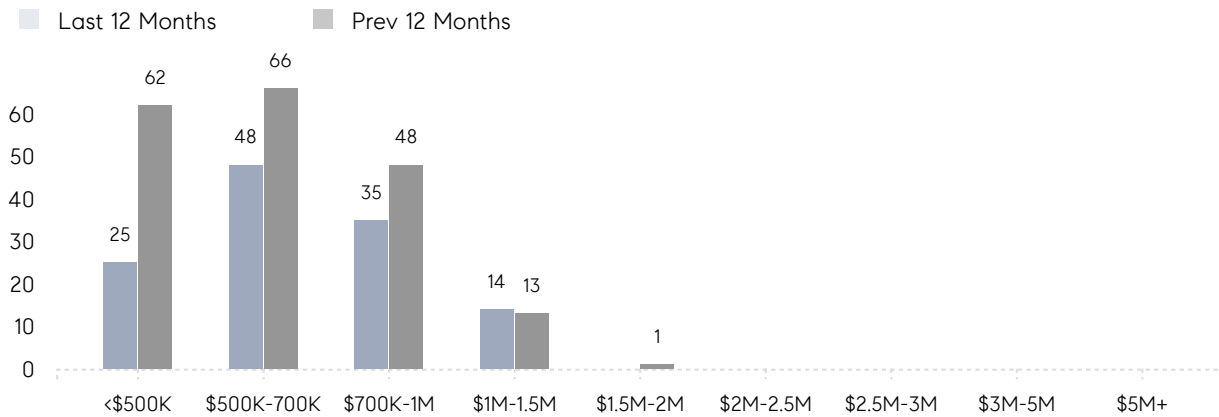
Park Ridge

OCTOBER 2022

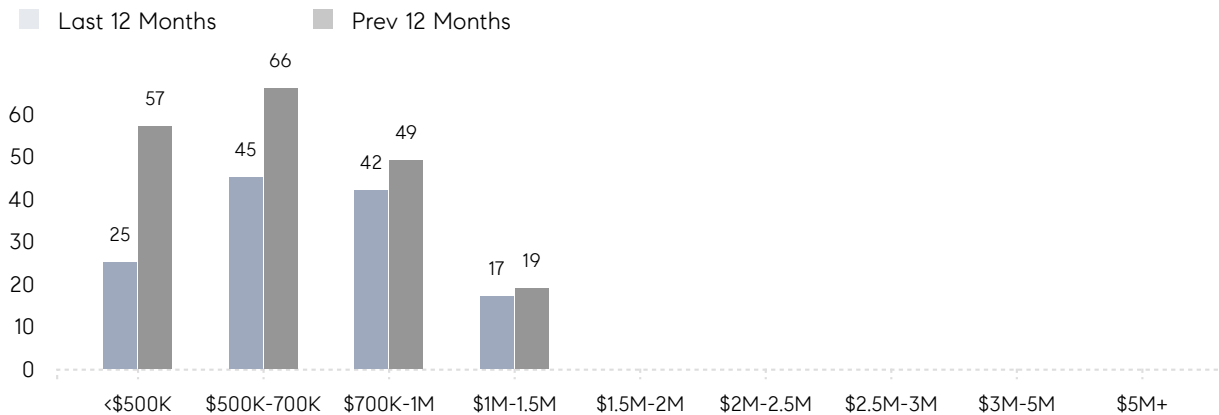
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Parsippany Market Insights

Parsippany

OCTOBER 2022

UNDER CONTRACT

39
Total
Properties

\$516K
Average
Price

\$499K
Median
Price

-33%
Decrease From
Oct 2021

19%
Increase From
Oct 2021

16%
Increase From
Oct 2021

UNITS SOLD

49
Total
Properties

\$483K
Average
Price

\$465K
Median
Price

-34%
Decrease From
Oct 2021

-1%
Decrease From
Oct 2021

-4%
Decrease From
Oct 2021

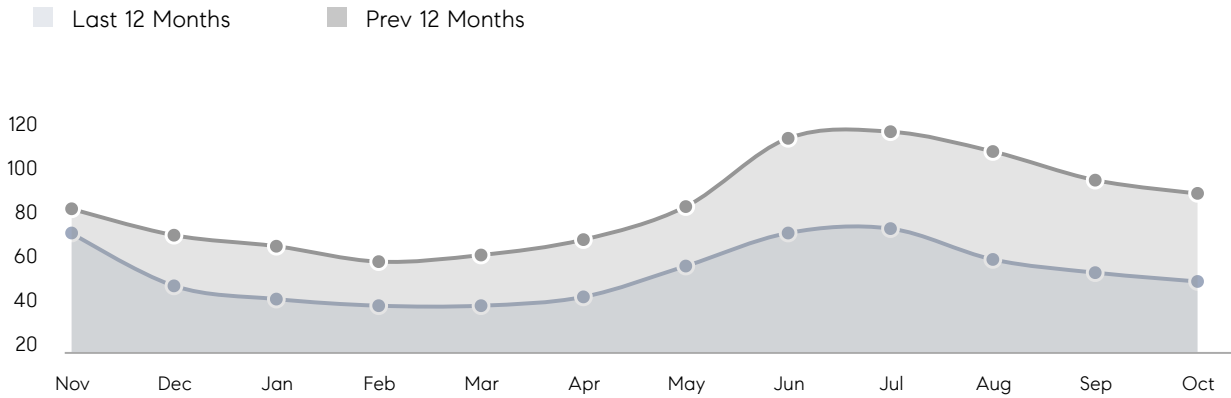
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	34	30	13%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$483,384	\$490,039	-1.4%
	# OF CONTRACTS	39	58	-32.8%
	NEW LISTINGS	37	64	-42%
Houses	AVERAGE DOM	37	30	23%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$562,679	\$533,378	5%
	# OF CONTRACTS	28	44	-36%
	NEW LISTINGS	31	48	-35%
Condo/Co-op/TH	AVERAGE DOM	29	28	4%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$319,837	\$332,938	-4%
	# OF CONTRACTS	11	14	-21%
	NEW LISTINGS	6	16	-62%

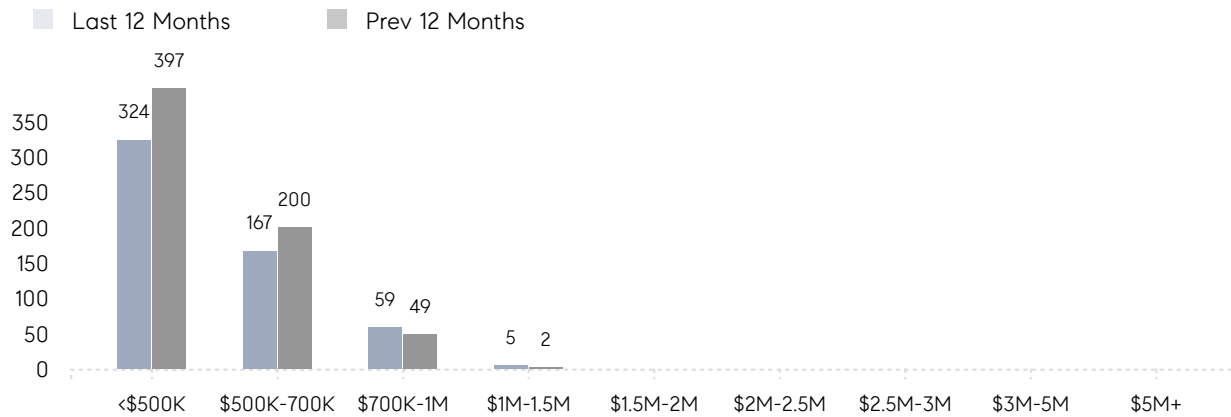
Parsippany

OCTOBER 2022

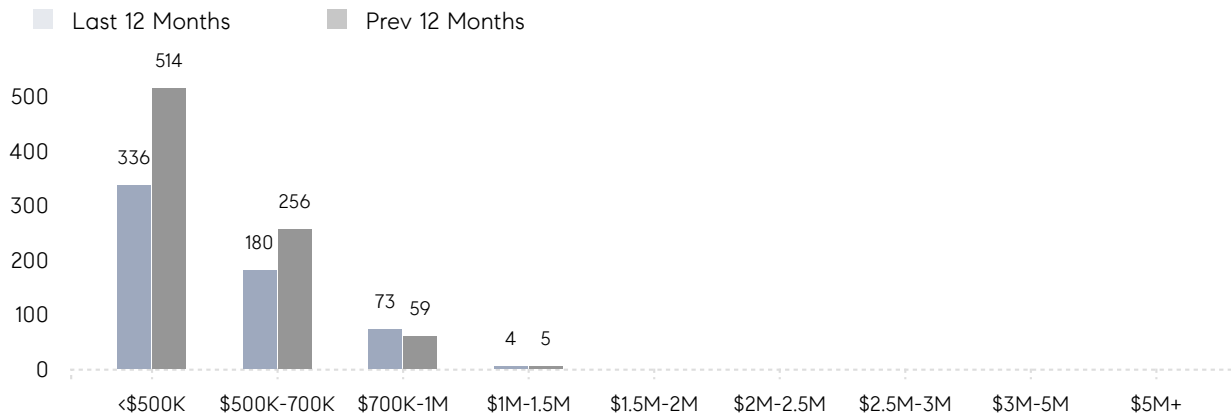
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Passaic Market Insights

Passaic

OCTOBER 2022

UNDER CONTRACT

11
Total
Properties

\$393K
Average
Price

\$329K
Median
Price

57%
Increase From
Oct 2021

72%
Increase From
Oct 2021

27%
Increase From
Oct 2021

UNITS SOLD

14
Total
Properties

\$324K
Average
Price

\$319K
Median
Price

-18%
Decrease From
Oct 2021

9%
Increase From
Oct 2021

28%
Increase From
Oct 2021

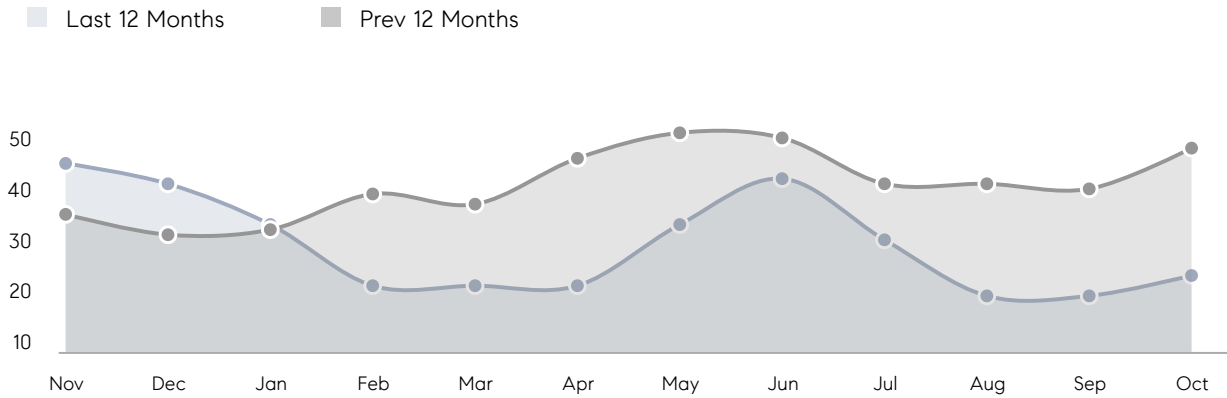
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	55	30	83%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$324,357	\$297,624	9.0%
	# OF CONTRACTS	11	7	57.1%
	NEW LISTINGS	12	21	-43%
Houses	AVERAGE DOM	57	34	68%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$391,571	\$410,600	-5%
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	7	15	-53%
Condo/Co-op/TH	AVERAGE DOM	52	27	93%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$257,143	\$197,200	30%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	5	6	-17%

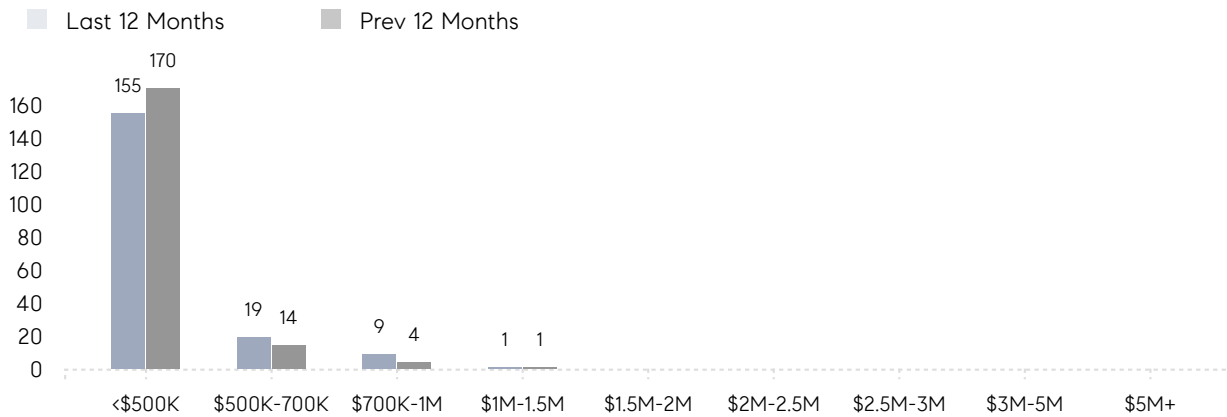
Passaic

OCTOBER 2022

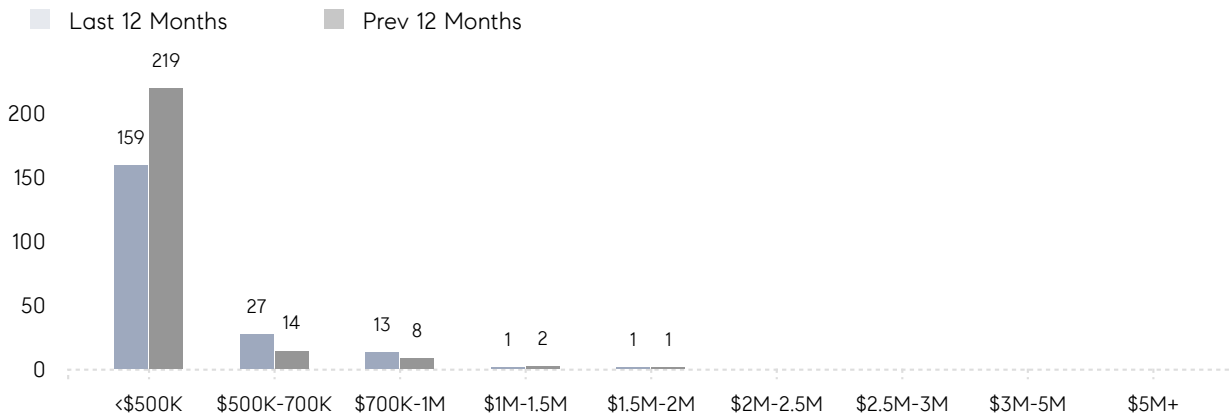
Monthly Inventory



Contracts By Price Range



Listings By Price Range

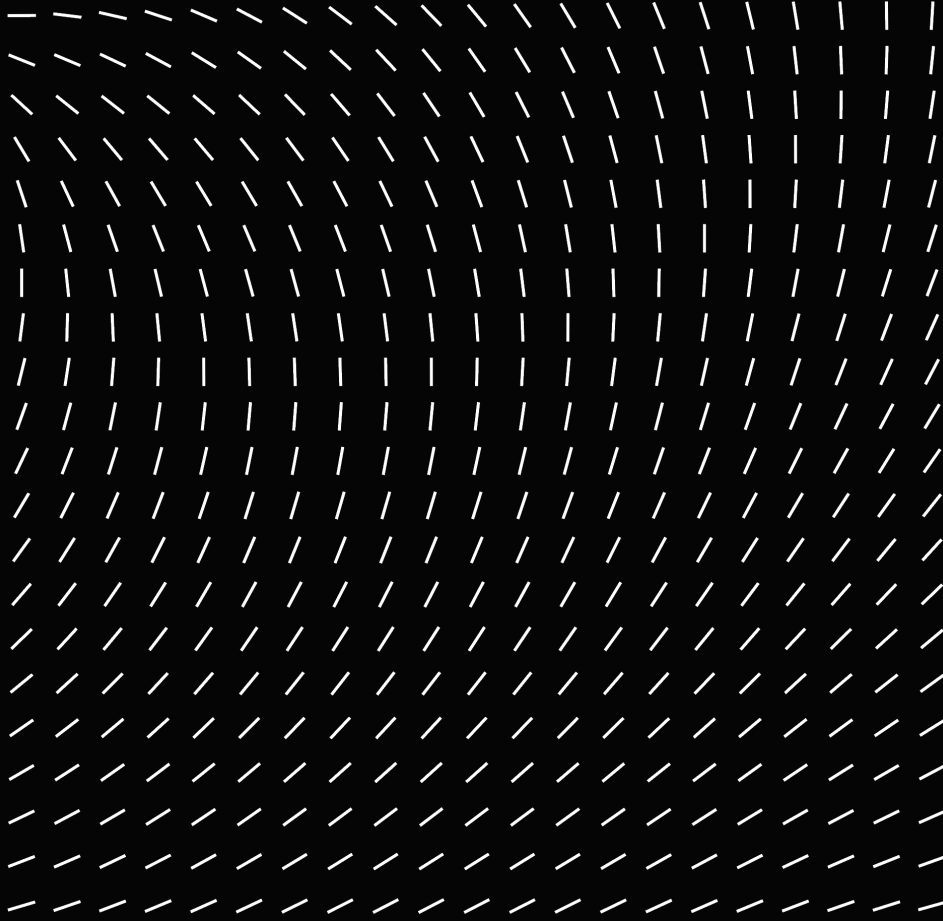




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COMPASS

October 2022

Paterson Market Insights

Paterson

OCTOBER 2022

UNDER CONTRACT

42
Total
Properties

\$389K
Average
Price

\$399K
Median
Price

31%
Increase From
Oct 2021

17%
Increase From
Oct 2021

18%
Increase From
Oct 2021

UNITS SOLD

40
Total
Properties

\$347K
Average
Price

\$362K
Median
Price

11%
Increase From
Oct 2021

-3%
Decrease From
Oct 2021

7%
Increase From
Oct 2021

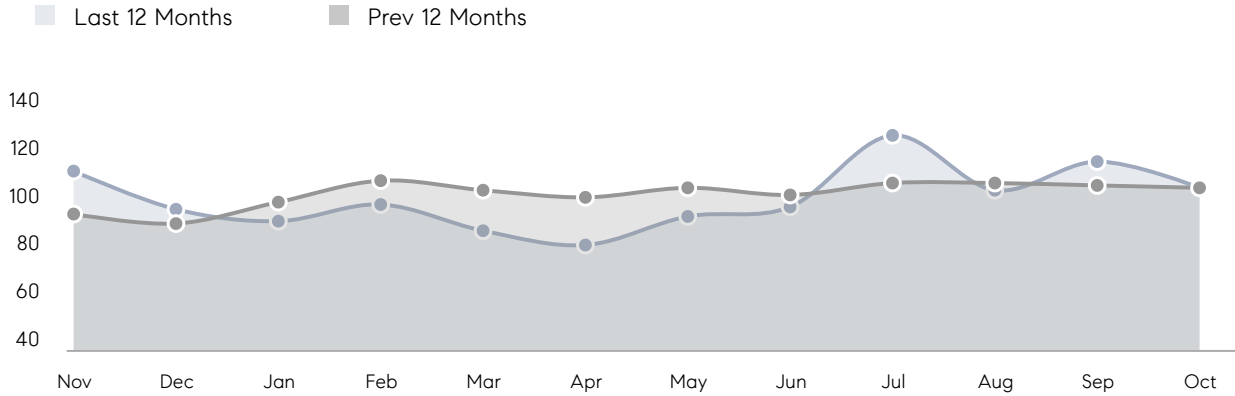
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	40	51	-22%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$347,510	\$358,414	-3.0%
	# OF CONTRACTS	42	32	31.3%
	NEW LISTINGS	33	38	-13%
Houses	AVERAGE DOM	35	51	-31%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$379,480	\$370,091	3%
	# OF CONTRACTS	38	29	31%
	NEW LISTINGS	28	34	-18%
Condo/Co-op/TH	AVERAGE DOM	53	57	-7%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$251,600	\$229,967	9%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	5	4	25%

Paterson

OCTOBER 2022

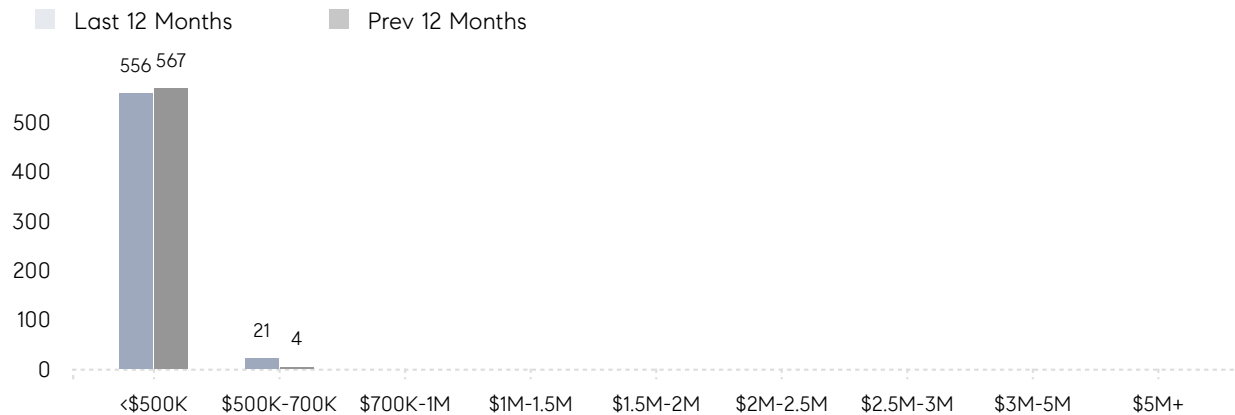
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Peapack Gladstone Market Insights

Peapack Gladstone

OCTOBER 2022

UNDER CONTRACT

1	\$889K	\$889K
Total Properties	Average Price	Median Price
-86%	-4%	13%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

UNITS SOLD

1	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-50%	86%	86%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

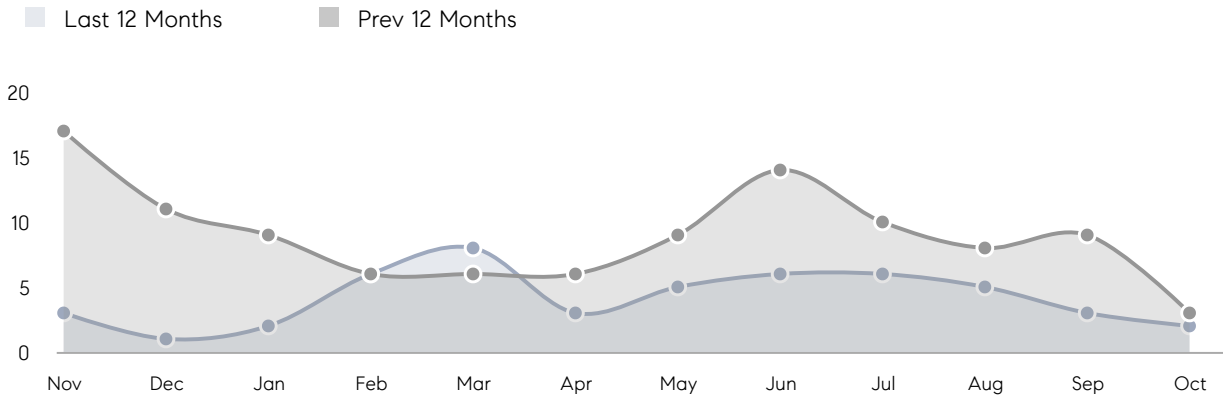
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	9	55	-84%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$1,100,000	\$590,000	86.4%
	# OF CONTRACTS	1	7	-85.7%
	NEW LISTINGS	0	2	0%
Houses	AVERAGE DOM	9	55	-84%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$1,100,000	\$590,000	86%
	# OF CONTRACTS	1	7	-86%
	NEW LISTINGS	0	2	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

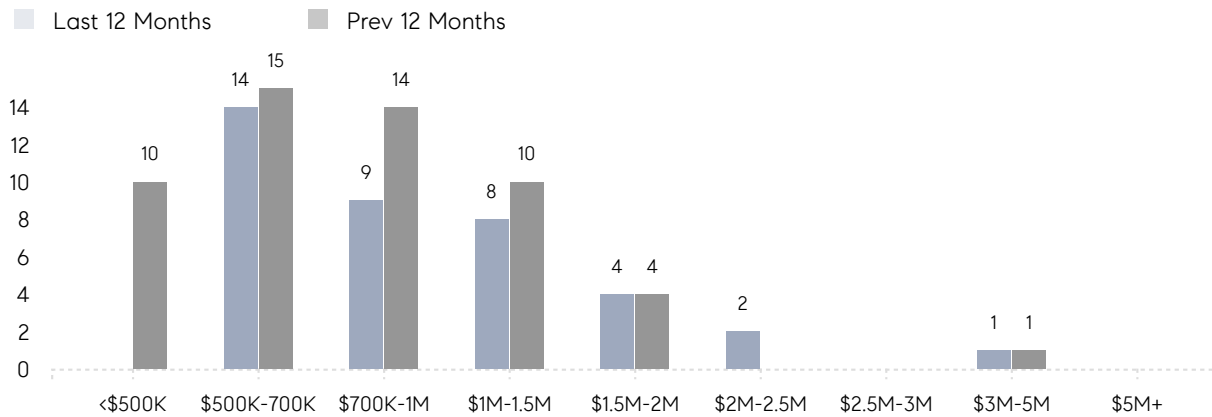
Peapack Gladstone

OCTOBER 2022

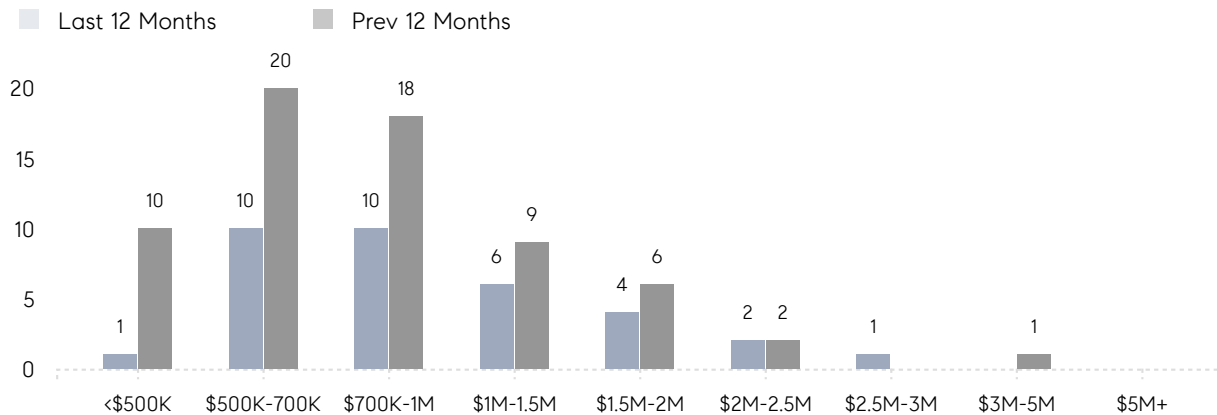
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Plainfield Market Insights

Plainfield

OCTOBER 2022

UNDER CONTRACT

29
Total
Properties

\$388K
Average
Price

\$365K
Median
Price

0%
Change From
Oct 2021

-10%
Decrease From
Oct 2021

-14%
Decrease From
Oct 2021

UNITS SOLD

26
Total
Properties

\$424K
Average
Price

\$420K
Median
Price

-16%
Decrease From
Oct 2021

3%
Increase From
Oct 2021

11%
Increase From
Oct 2021

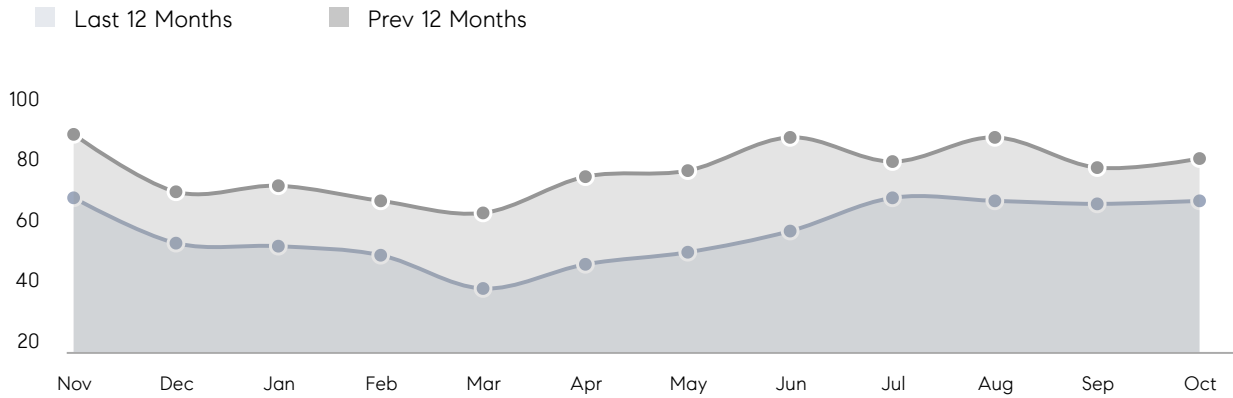
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	53	40	33%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$424,538	\$414,119	2.5%
	# OF CONTRACTS	29	29	0.0%
	NEW LISTINGS	33	47	-30%
Houses	AVERAGE DOM	56	42	33%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$443,042	\$421,590	5%
	# OF CONTRACTS	29	29	0%
	NEW LISTINGS	33	44	-25%
Condo/Co-op/TH	AVERAGE DOM	14	8	75%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$202,500	\$190,000	7%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	3	0%

Plainfield

OCTOBER 2022

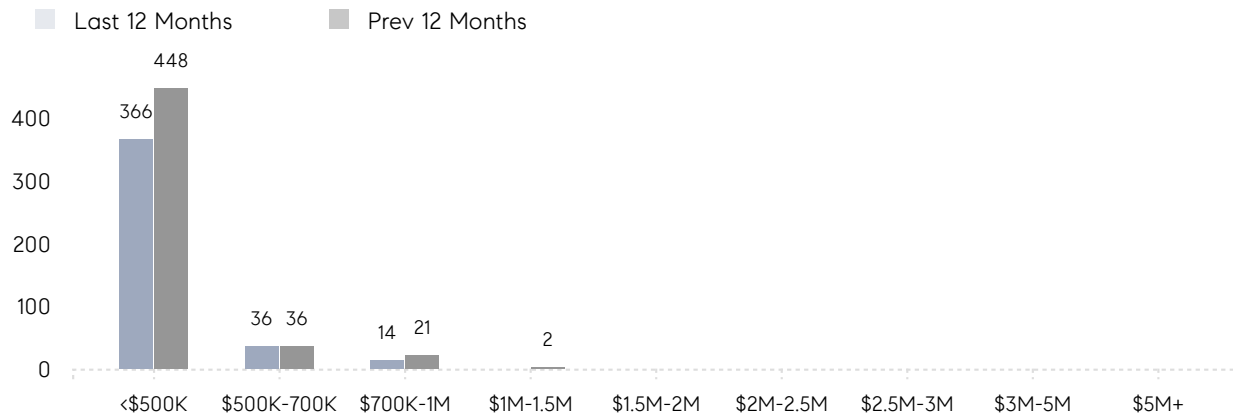
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Rahway Market Insights

Rahway

OCTOBER 2022

UNDER CONTRACT

21
Total
Properties

\$414K
Average
Price

\$424K
Median
Price

-34%
Decrease From
Oct 2021

9%
Increase From
Oct 2021

13%
Increase From
Oct 2021

UNITS SOLD

16
Total
Properties

\$427K
Average
Price

\$396K
Median
Price

-43%
Decrease From
Oct 2021

22%
Increase From
Oct 2021

13%
Increase From
Oct 2021

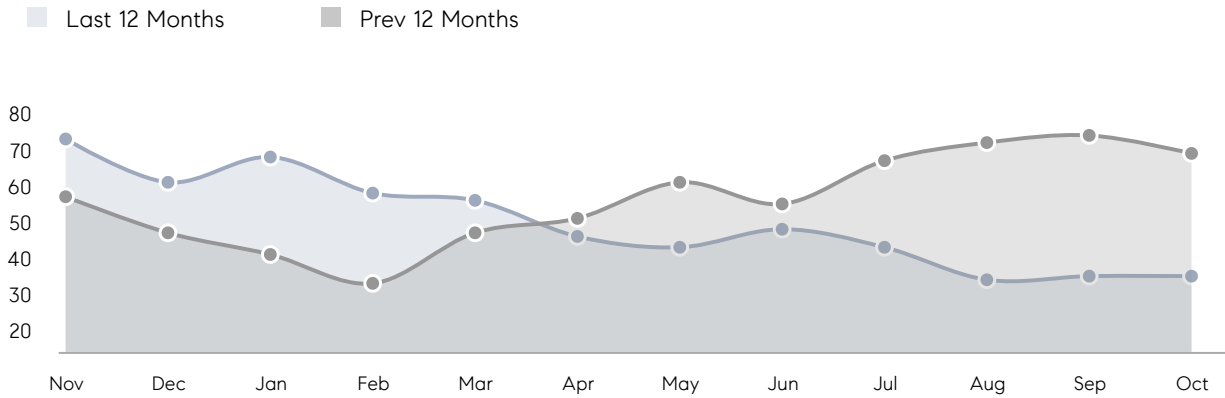
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	22	41	-46%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$427,813	\$350,305	22.1%
	# OF CONTRACTS	21	32	-34.4%
	NEW LISTINGS	25	32	-22%
Houses	AVERAGE DOM	22	42	-48%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$458,955	\$355,942	29%
	# OF CONTRACTS	20	30	-33%
	NEW LISTINGS	20	31	-35%
Condo/Co-op/TH	AVERAGE DOM	21	29	-28%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$359,300	\$303,333	18%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	5	1	400%

Rahway

OCTOBER 2022

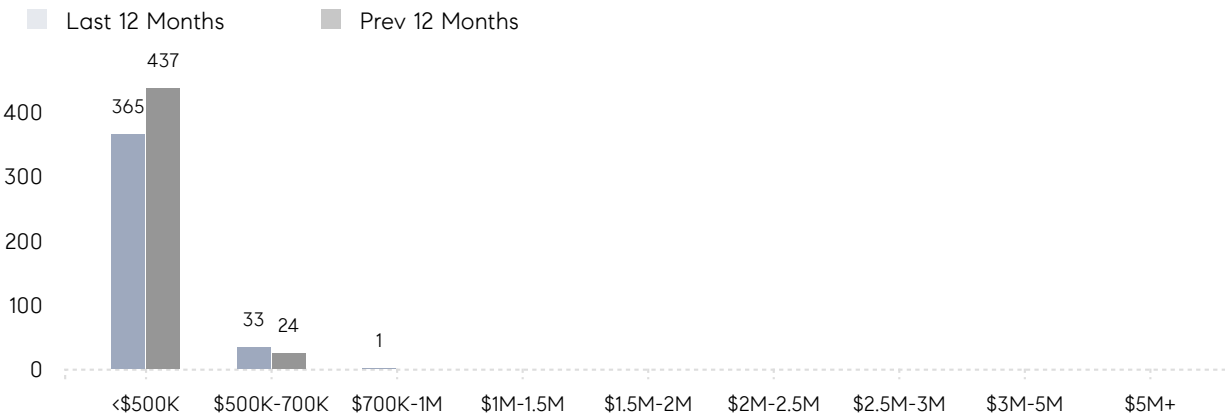
Monthly Inventory



Contracts By Price Range



Listings By Price Range

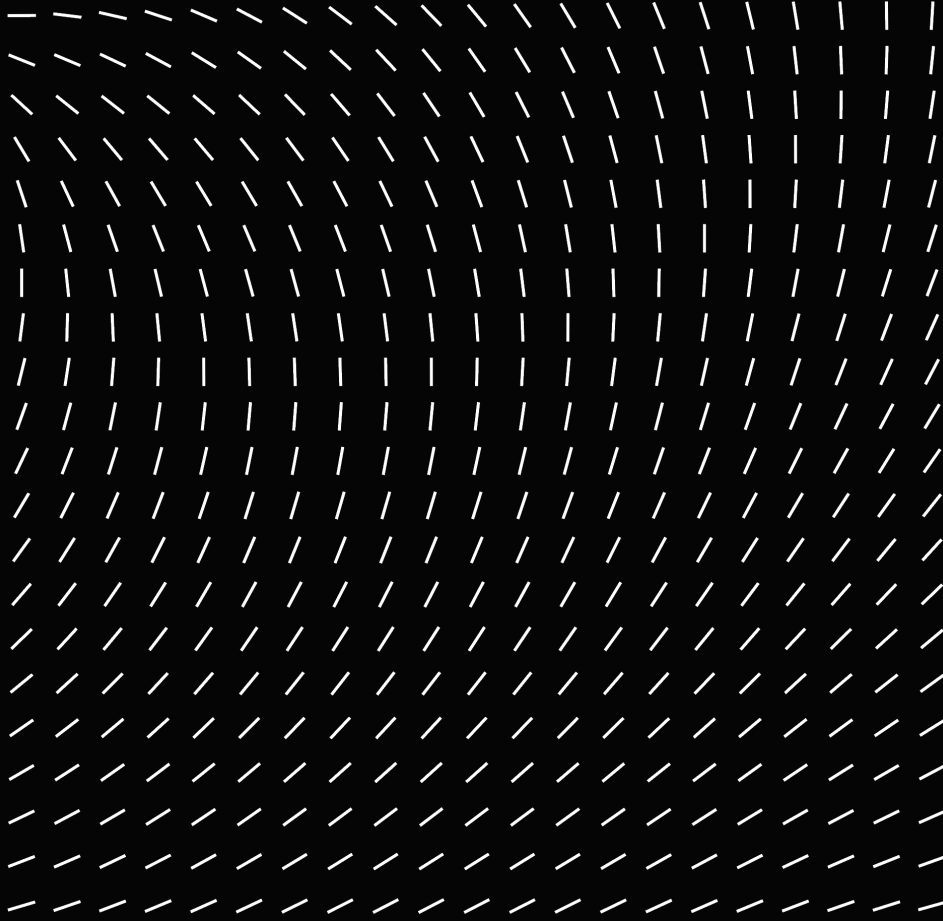




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COMPASS

October 2022

Ramsey Market Insights

Ramsey

OCTOBER 2022

UNDER CONTRACT

18	\$664K	\$582K
Total Properties	Average Price	Median Price
-25%	8%	-9%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

UNITS SOLD

19	\$665K	\$660K
Total Properties	Average Price	Median Price
-21%	41%	49%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

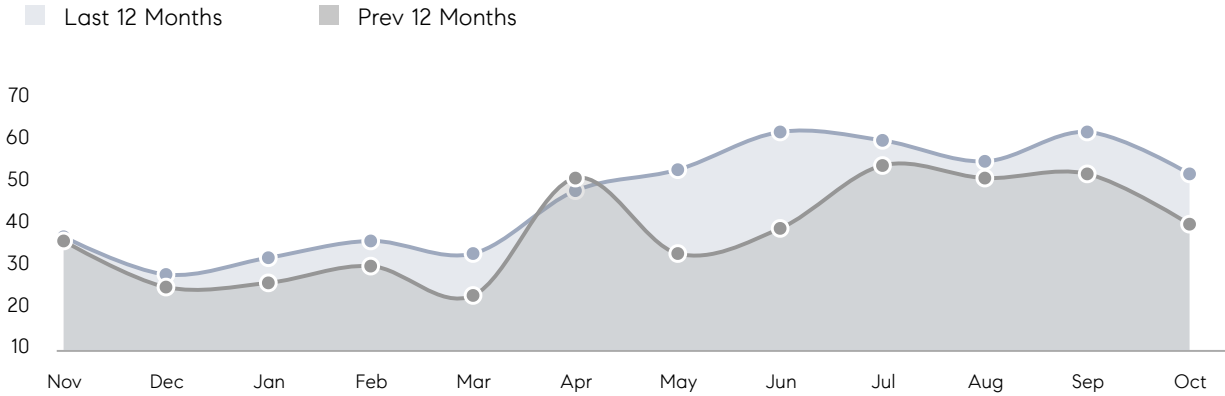
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	26	28	-7%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$665,101	\$472,854	40.7%
	# OF CONTRACTS	18	24	-25.0%
	NEW LISTINGS	10	15	-33%
Houses	AVERAGE DOM	29	38	-24%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$840,603	\$581,778	44%
	# OF CONTRACTS	15	12	25%
	NEW LISTINGS	8	10	-20%
Condo/Co-op/TH	AVERAGE DOM	24	22	9%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$470,100	\$407,500	15%
	# OF CONTRACTS	3	12	-75%
	NEW LISTINGS	2	5	-60%

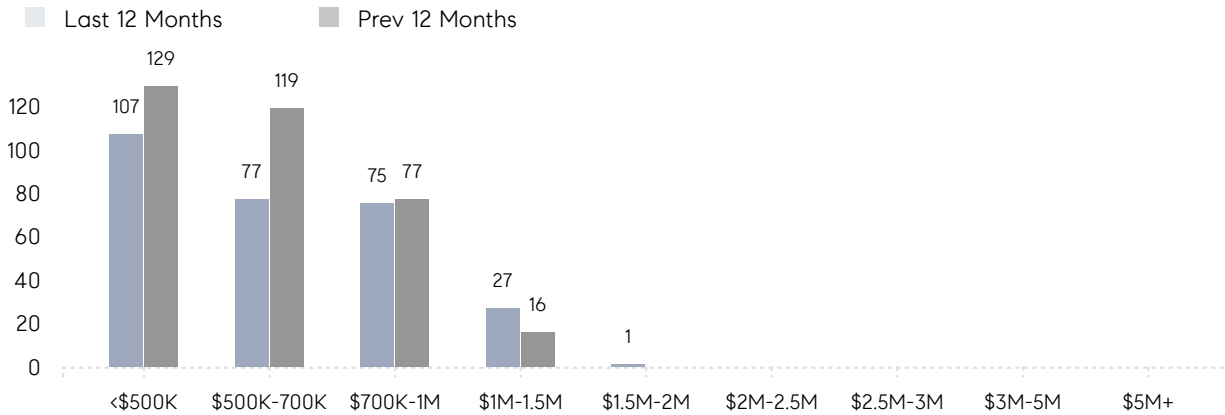
Ramsey

OCTOBER 2022

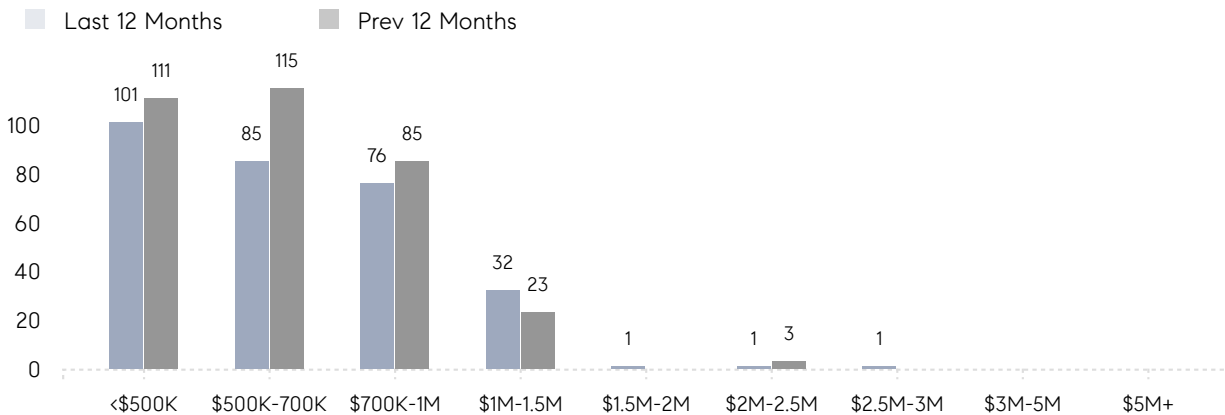
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Randolph Market Insights

Randolph

OCTOBER 2022

UNDER CONTRACT

22
Total
Properties

\$630K
Average
Price

\$639K
Median
Price

-27%
Decrease From
Oct 2021

10%
Increase From
Oct 2021

13%
Increase From
Oct 2021

UNITS SOLD

25
Total
Properties

\$675K
Average
Price

\$715K
Median
Price

-4%
Decrease From
Oct 2021

14%
Increase From
Oct 2021

34%
Increase From
Oct 2021

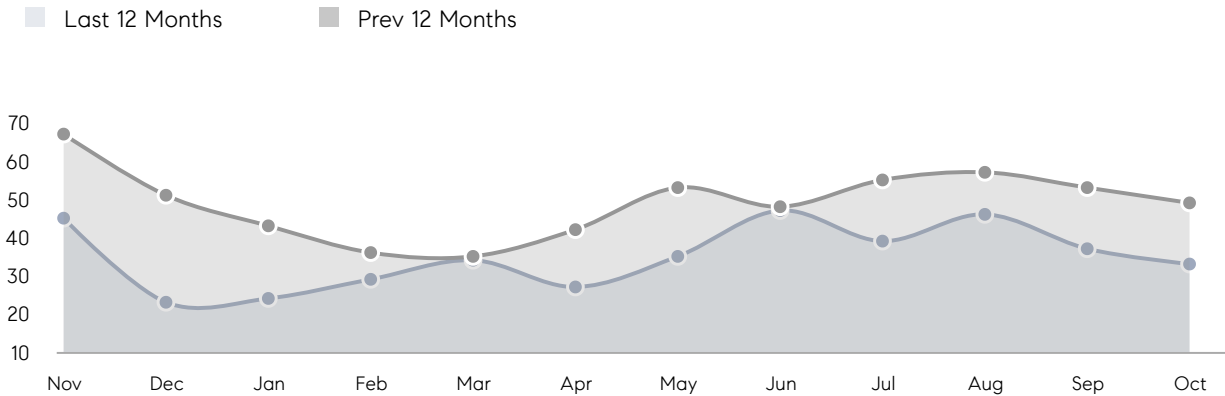
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	27	25	8%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$675,840	\$592,746	14.0%
	# OF CONTRACTS	22	30	-26.7%
	NEW LISTINGS	21	27	-22%
Houses	AVERAGE DOM	26	27	-4%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$716,714	\$620,382	16%
	# OF CONTRACTS	20	29	-31%
	NEW LISTINGS	18	23	-22%
Condo/Co-op/TH	AVERAGE DOM	29	18	61%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$461,250	\$440,750	5%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	3	4	-25%

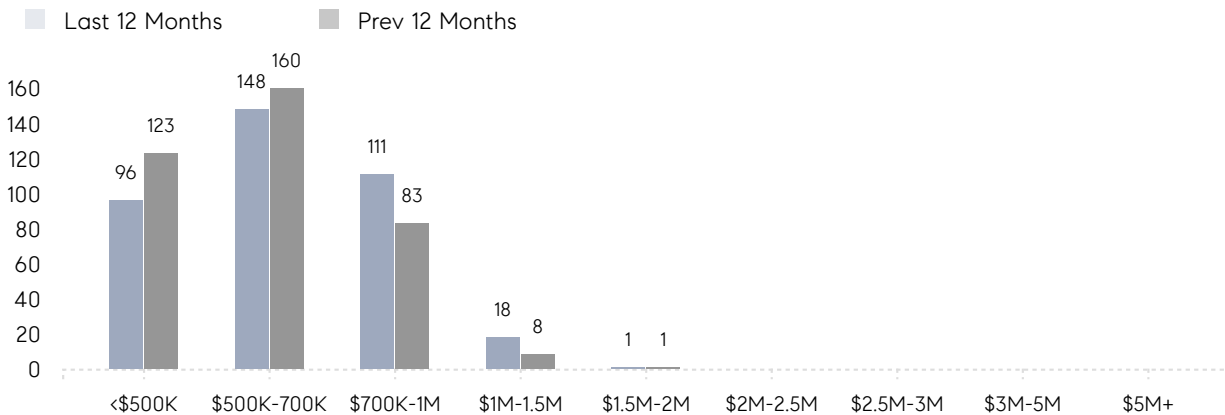
Randolph

OCTOBER 2022

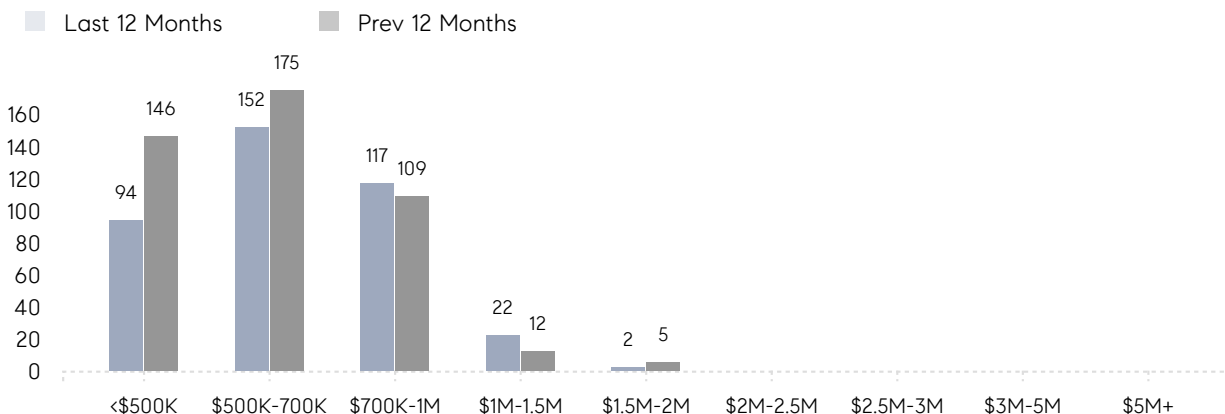
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Raritan Township Market Insights

Raritan Township

OCTOBER 2022

UNDER CONTRACT

21	\$540K	\$460K
Total Properties	Average Price	Median Price
-38%	-5%	-16%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

20	\$552K	\$484K
Total Properties	Average Price	Median Price
-47%	8%	-2%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

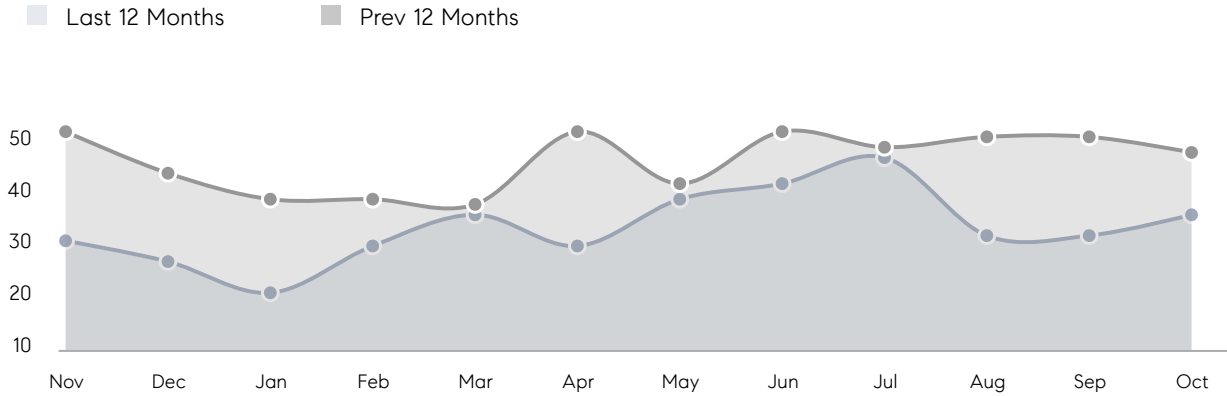
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	30	24	25%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$552,528	\$511,955	7.9%
	# OF CONTRACTS	21	34	-38.2%
	NEW LISTINGS	25	37	-32%
Houses	AVERAGE DOM	30	26	15%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$685,813	\$576,207	19%
	# OF CONTRACTS	14	28	-50%
	NEW LISTINGS	16	20	-20%
Condo/Co-op/TH	AVERAGE DOM	29	16	81%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$352,600	\$304,922	16%
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	9	17	-47%

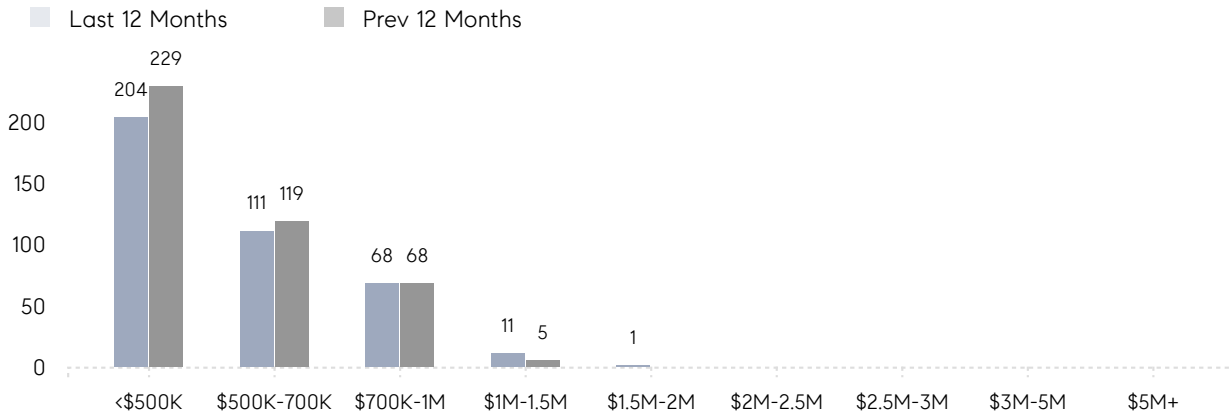
Raritan Township

OCTOBER 2022

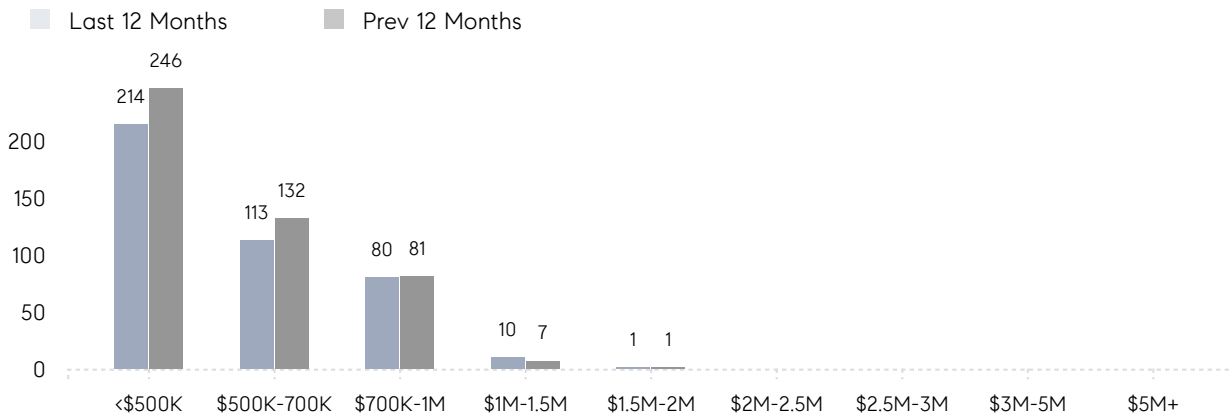
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Ridgefield Market Insights

Ridgefield

OCTOBER 2022

UNDER CONTRACT

5	\$759K	\$504K
Total Properties	Average Price	Median Price
-29%	10%	-22%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

UNITS SOLD

6	\$578K	\$532K
Total Properties	Average Price	Median Price
-14%	-6%	-7%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

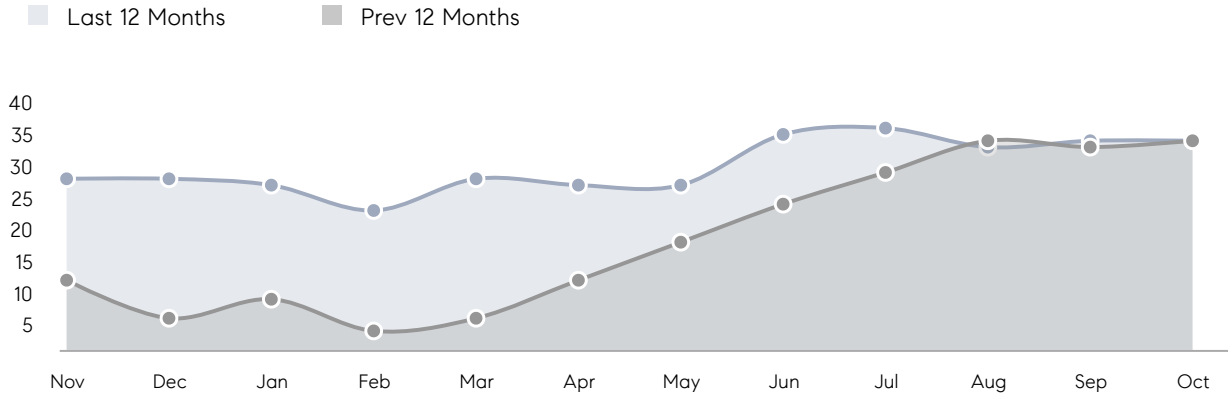
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	42	54	-22%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$578,667	\$615,062	-5.9%
	# OF CONTRACTS	5	7	-28.6%
	NEW LISTINGS	5	9	-44%
Houses	AVERAGE DOM	42	54	-22%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$578,667	\$615,062	-6%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

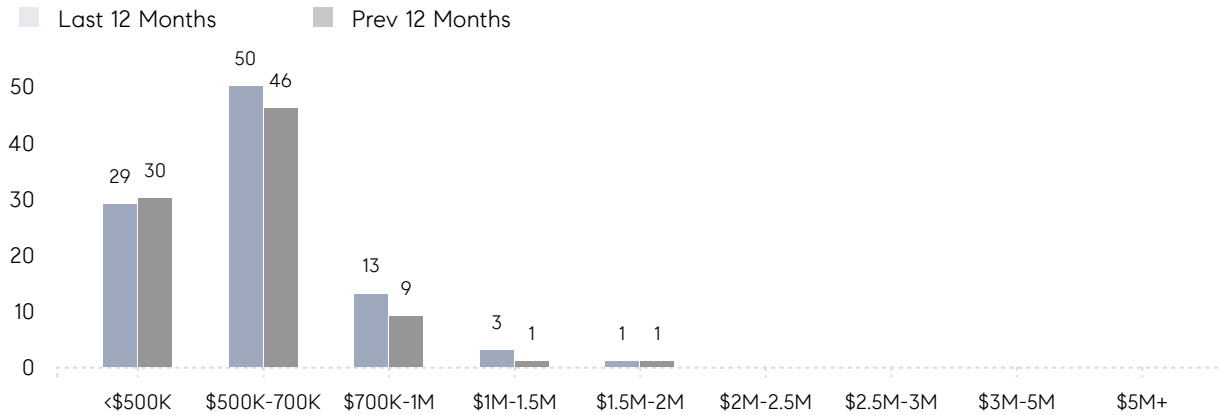
Ridgefield

OCTOBER 2022

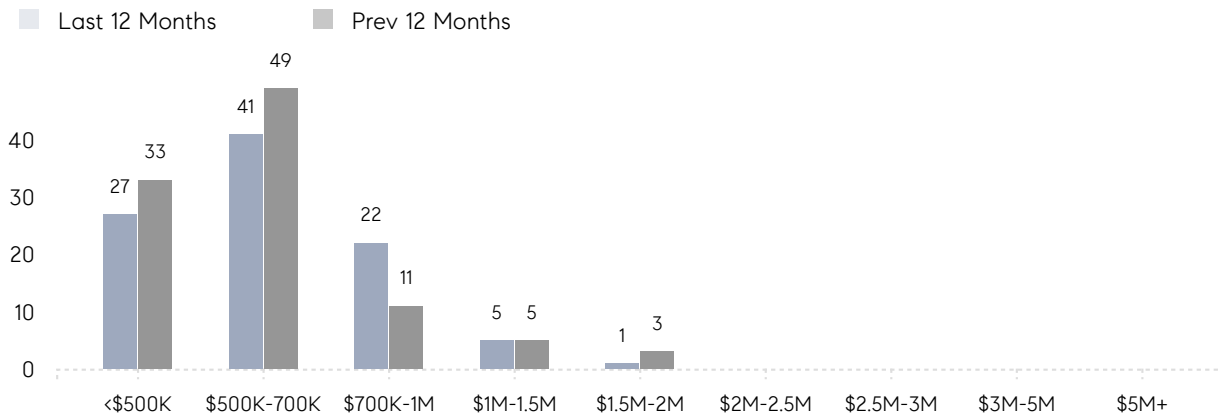
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Ridgefield Park Market Insights

Ridgefield Park

OCTOBER 2022

UNDER CONTRACT

12
Total
Properties

\$405K
Average
Price

\$414K
Median
Price

71%
Increase From
Oct 2021

0%
Change From
Oct 2021

-6%
Decrease From
Oct 2021

UNITS SOLD

3
Total
Properties

\$530K
Average
Price

\$545K
Median
Price

-70%
Decrease From
Oct 2021

39%
Increase From
Oct 2021

29%
Increase From
Oct 2021

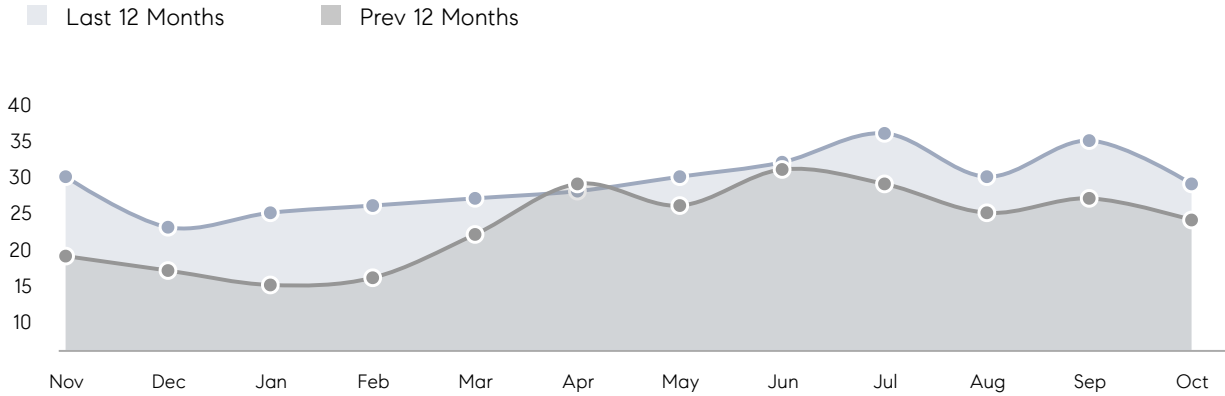
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	26	91	-71%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$530,667	\$380,600	39.4%
	# OF CONTRACTS	12	7	71.4%
	NEW LISTINGS	4	3	33%
Houses	AVERAGE DOM	26	84	-69%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$530,667	\$437,000	21%
	# OF CONTRACTS	10	6	67%
	NEW LISTINGS	3	2	50%
Condo/Co-op/TH	AVERAGE DOM	-	120	-
	% OF ASKING PRICE	-	94%	
	AVERAGE SOLD PRICE	-	\$155,000	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	1	0%

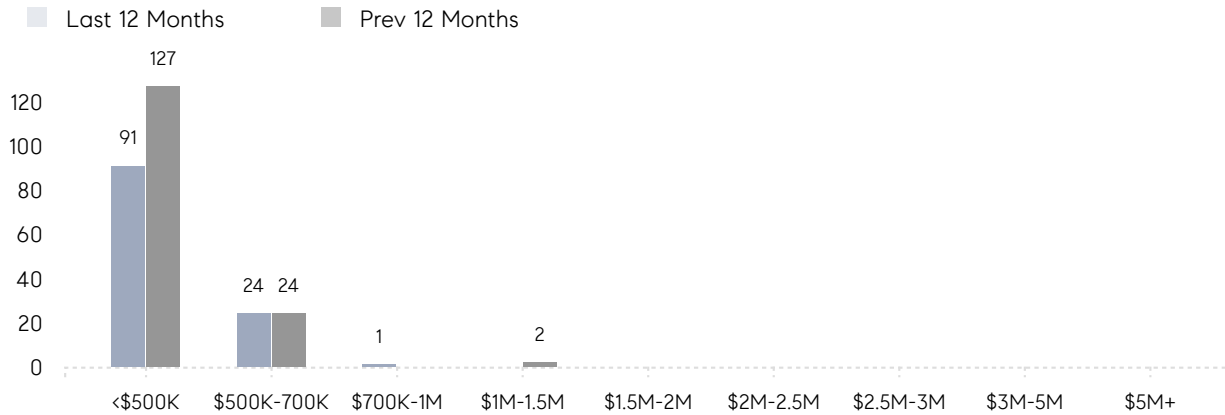
Ridgefield Park

OCTOBER 2022

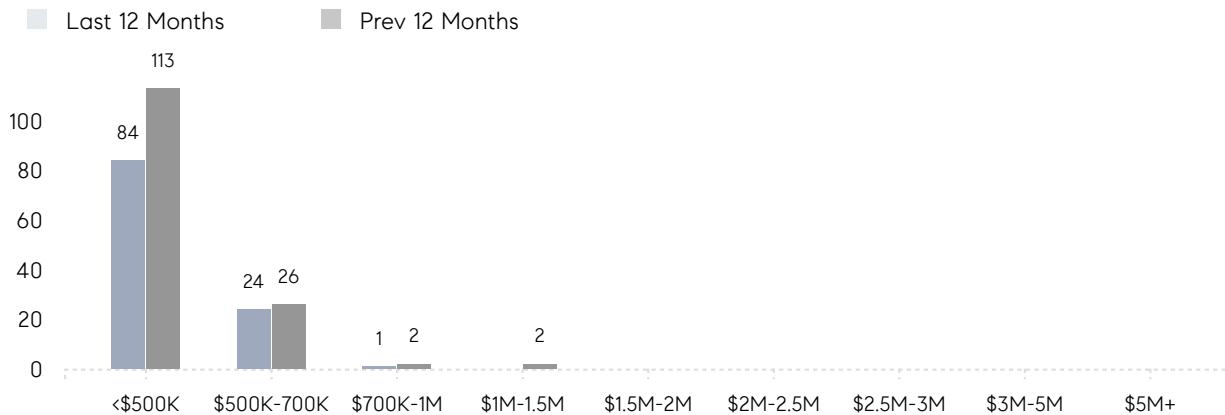
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Ridgewood Market Insights

Ridgewood

OCTOBER 2022

UNDER CONTRACT

15
Total
Properties

\$1.1M
Average
Price

\$949K
Median
Price

-17%
Decrease From
Oct 2021

30%
Increase From
Oct 2021

6%
Increase From
Oct 2021

UNITS SOLD

19
Total
Properties

\$1.0M
Average
Price

\$1.0M
Median
Price

0%
Change From
Oct 2021

-13%
Decrease From
Oct 2021

-10%
Decrease From
Oct 2021

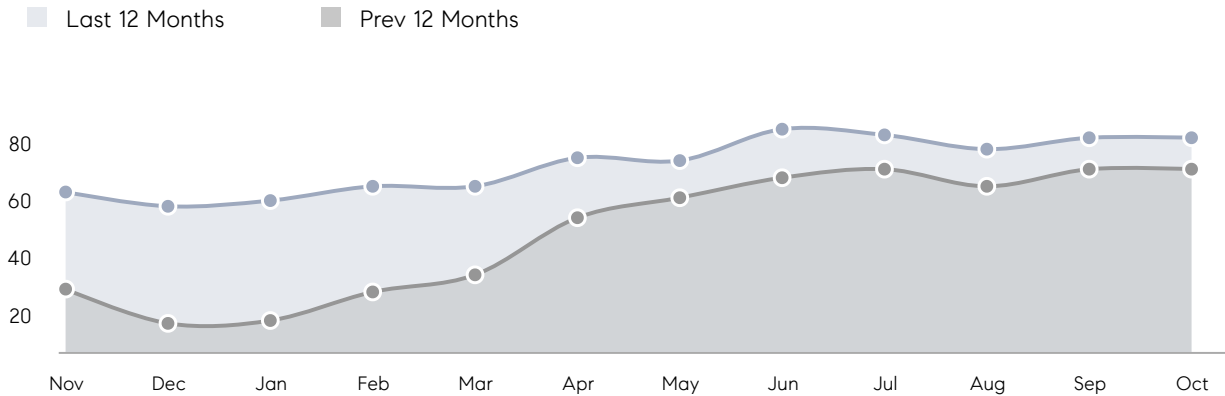
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	20	25	-20%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,095,947	\$1,252,801	-12.5%
	# OF CONTRACTS	15	18	-16.7%
	NEW LISTINGS	17	20	-15%
Houses	AVERAGE DOM	20	25	-20%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,095,947	\$1,252,801	-13%
	# OF CONTRACTS	14	15	-7%
	NEW LISTINGS	16	19	-16%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	1	0%

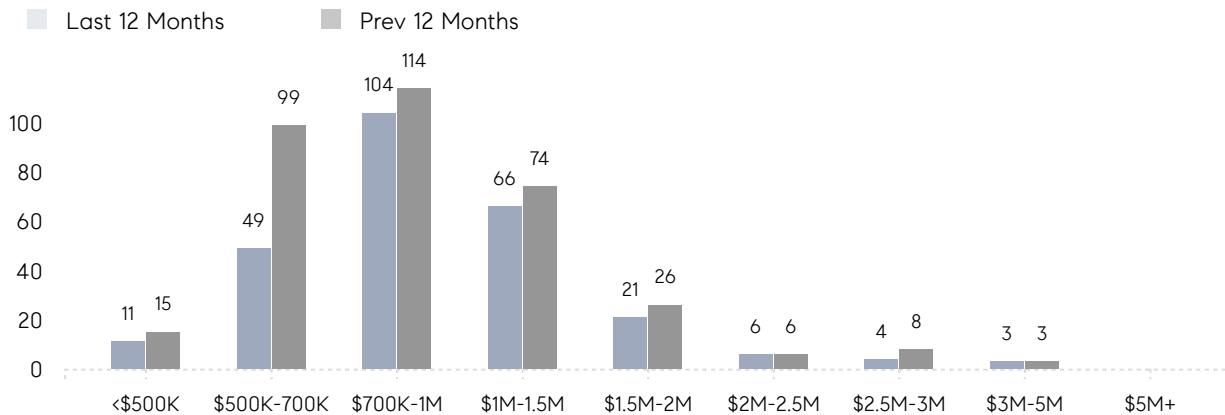
Ridgewood

OCTOBER 2022

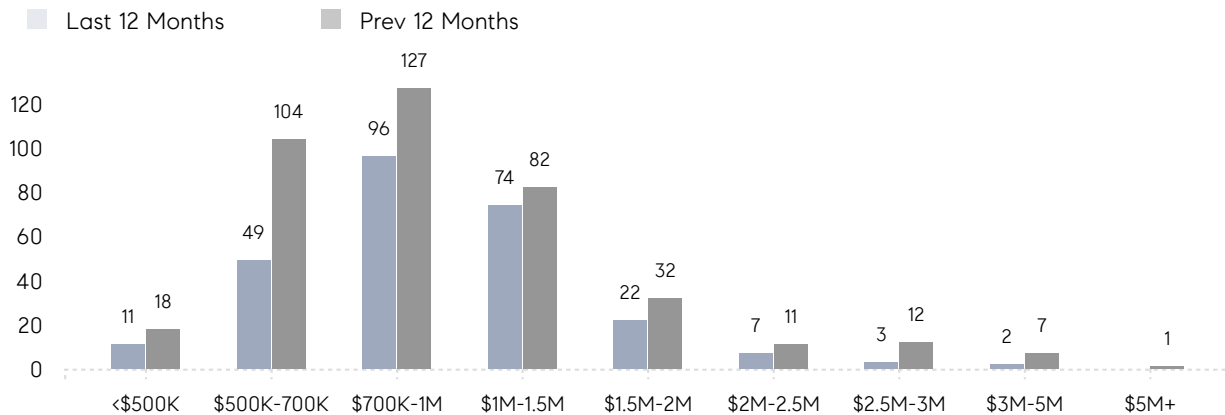
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

River Edge Market Insights

River Edge

OCTOBER 2022

UNDER CONTRACT

12	\$679K	\$614K
Total Properties	Average Price	Median Price
-25%	-4%	-14%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

12	\$723K	\$634K
Total Properties	Average Price	Median Price
100%	-1%	2%
Increase From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

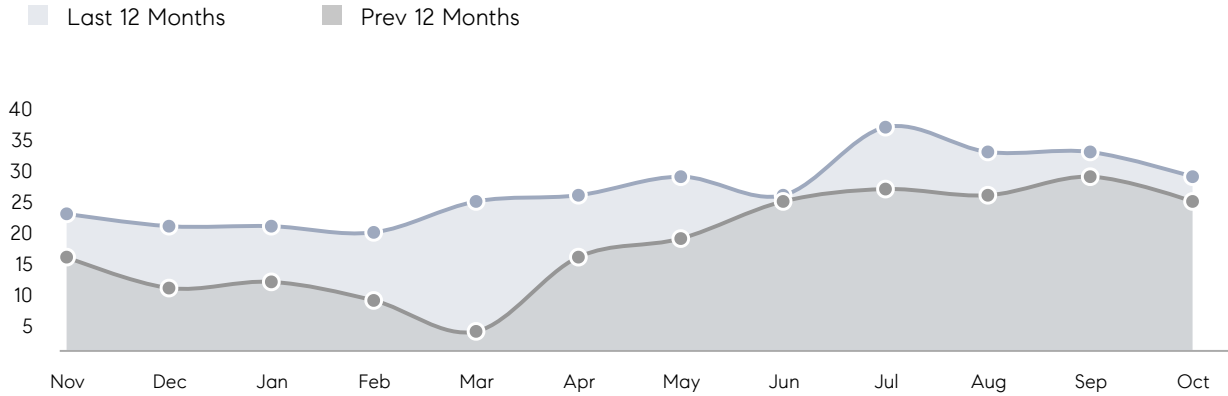
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	37	11	236%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$723,650	\$733,333	-1.3%
	# OF CONTRACTS	12	16	-25.0%
	NEW LISTINGS	8	14	-43%
Houses	AVERAGE DOM	37	11	236%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$723,650	\$733,333	-1%
	# OF CONTRACTS	11	16	-31%
	NEW LISTINGS	8	14	-43%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

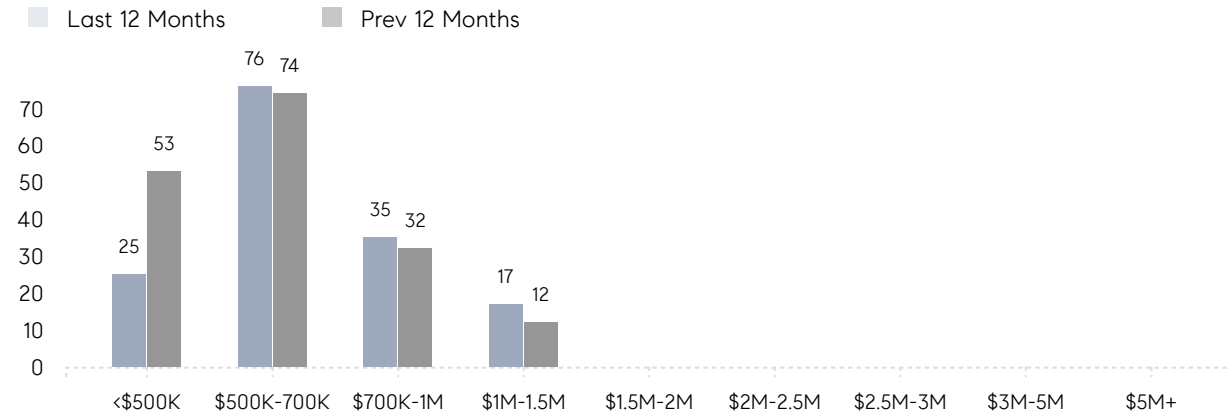
River Edge

OCTOBER 2022

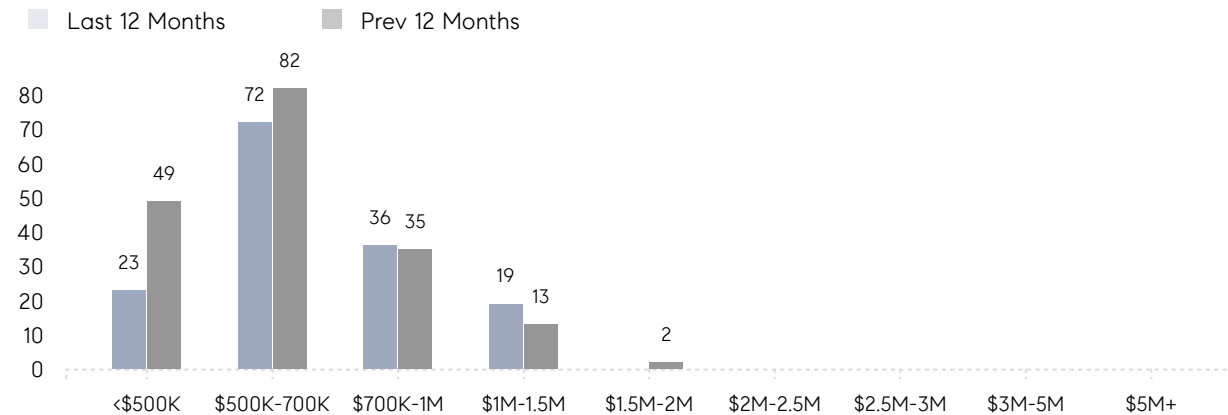
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

River Vale Market Insights

River Vale

OCTOBER 2022

UNDER CONTRACT

8
Total
Properties

\$743K
Average
Price

\$699K
Median
Price

-56%
Decrease From
Oct 2021

8%
Increase From
Oct 2021

17%
Increase From
Oct 2021

UNITS SOLD

9
Total
Properties

\$760K
Average
Price

\$685K
Median
Price

-18%
Decrease From
Oct 2021

-9%
Decrease From
Oct 2021

-14%
Decrease From
Oct 2021

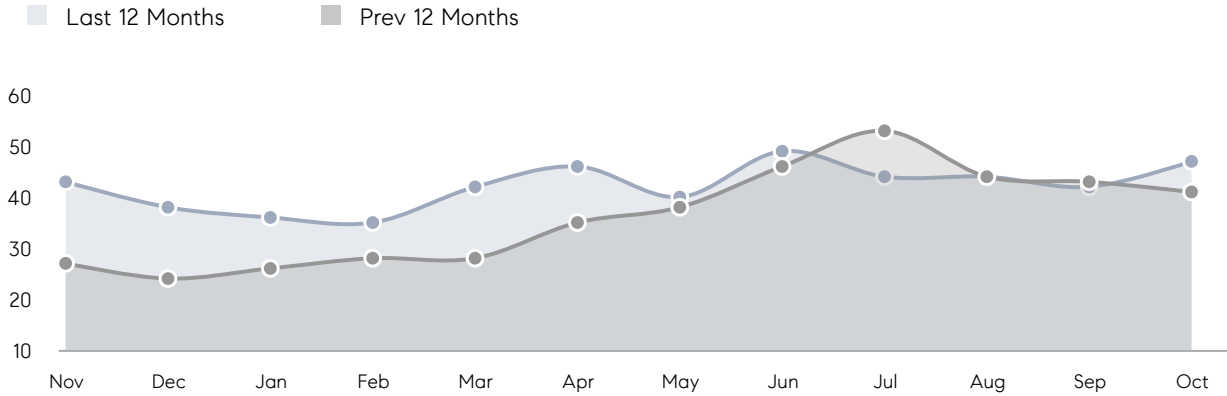
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	19	21	-10%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$760,378	\$835,536	-9.0%
	# OF CONTRACTS	8	18	-55.6%
	NEW LISTINGS	13	16	-19%
Houses	AVERAGE DOM	17	21	-19%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$770,425	\$844,890	-9%
	# OF CONTRACTS	8	15	-47%
	NEW LISTINGS	11	12	-8%
Condo/Co-op/TH	AVERAGE DOM	29	20	45%
	% OF ASKING PRICE	94%	99%	
	AVERAGE SOLD PRICE	\$680,000	\$742,000	-8%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	2	4	-50%

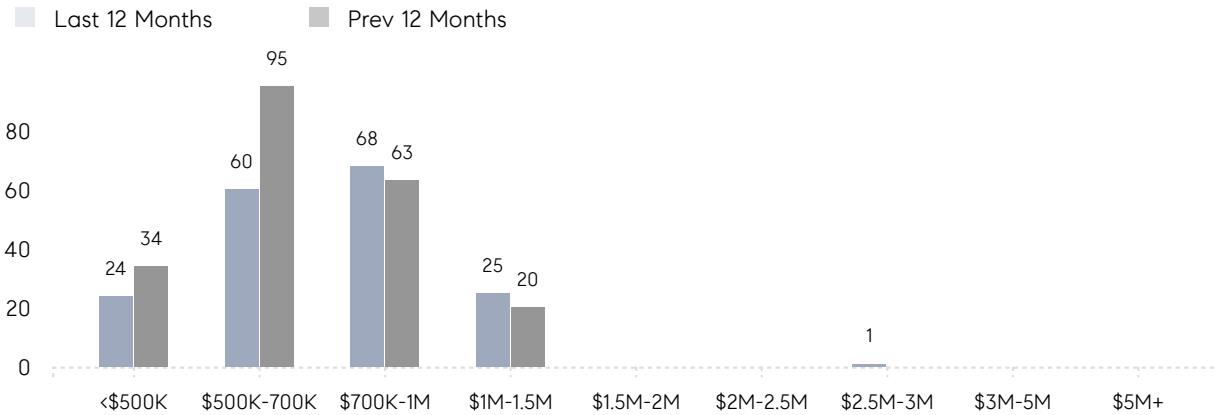
River Vale

OCTOBER 2022

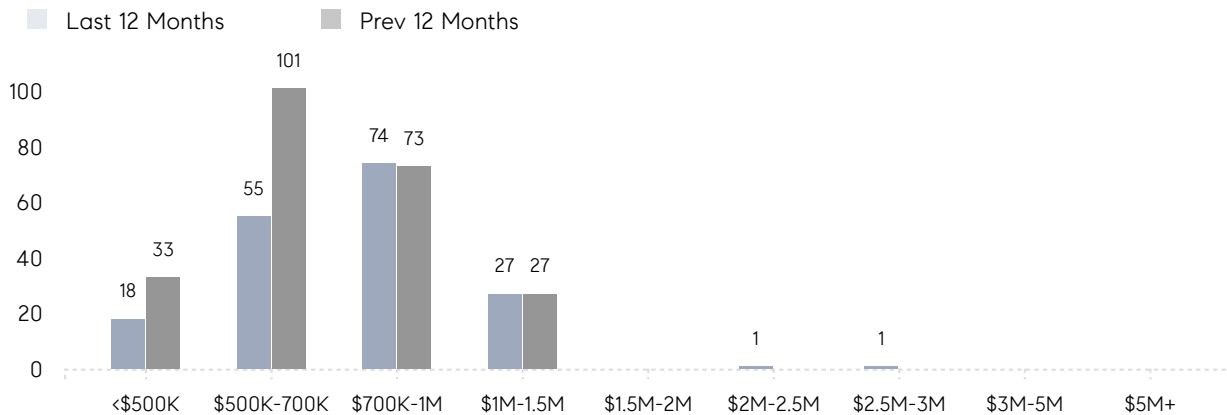
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Rochelle Park Market Insights

Rochelle Park

OCTOBER 2022

UNDER CONTRACT

7
Total
Properties

\$530K
Average
Price

\$475K
Median
Price

0%
Change From
Oct 2021

1%
Increase From
Oct 2021

-10%
Decrease From
Oct 2021

UNITS SOLD

8
Total
Properties

\$525K
Average
Price

\$477K
Median
Price

100%
Increase From
Oct 2021

20%
Increase From
Oct 2021

10%
Increase From
Oct 2021

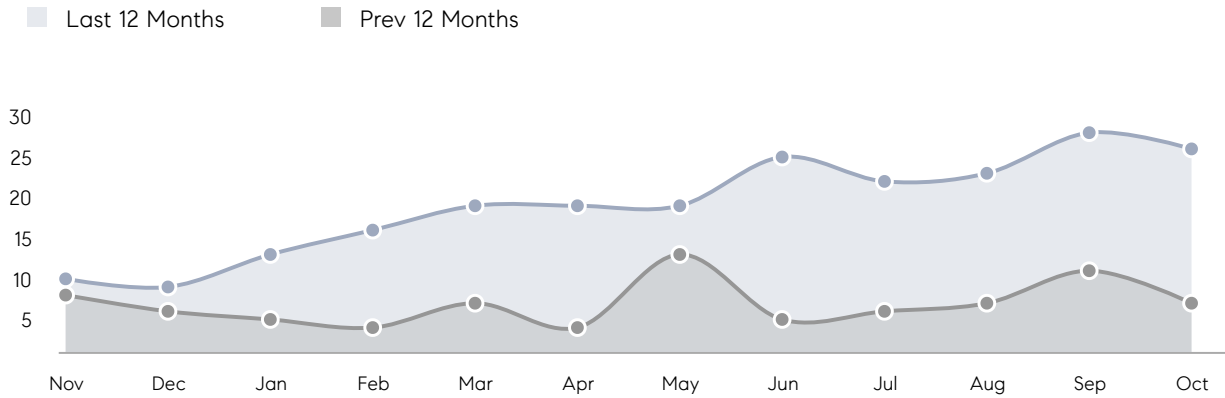
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	18	22	-18%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$525,247	\$437,500	20.1%
	# OF CONTRACTS	7	7	0.0%
	NEW LISTINGS	7	3	133%
Houses	AVERAGE DOM	18	22	-18%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$525,247	\$437,500	20%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	7	3	133%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

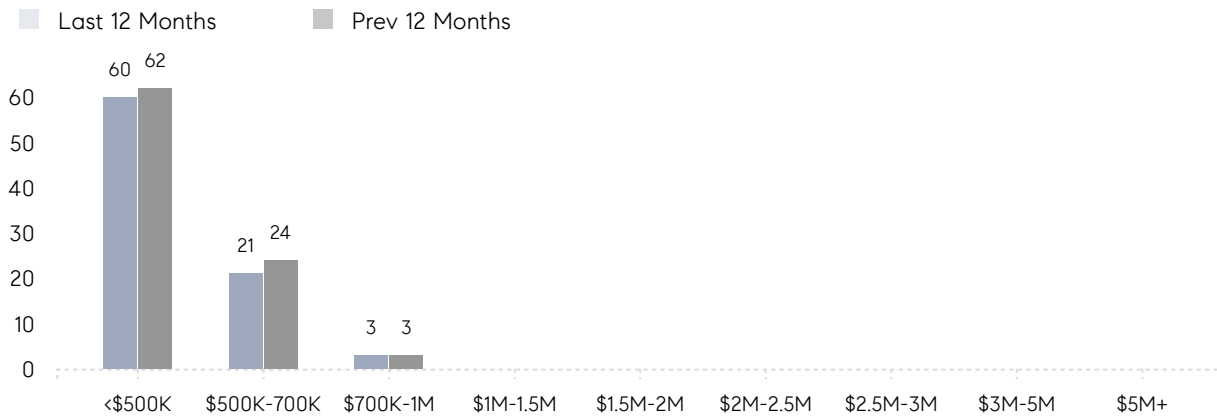
Rochelle Park

OCTOBER 2022

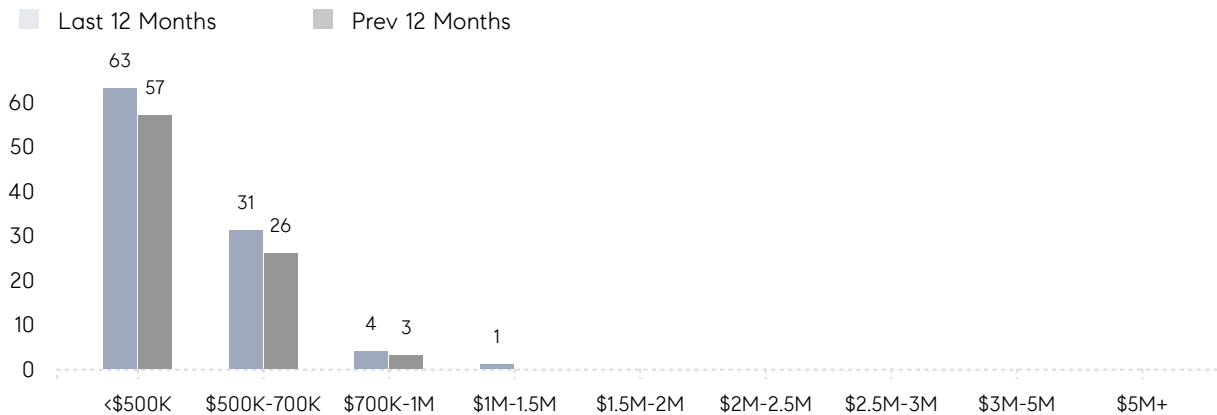
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Rockaway Market Insights

Rockaway

OCTOBER 2022

UNDER CONTRACT

32
Total
Properties

\$423K
Average
Price

\$399K
Median
Price

-18%
Decrease From
Oct 2021

-4%
Decrease From
Oct 2021

0%
Change From
Oct 2021

UNITS SOLD

26
Total
Properties

\$633K
Average
Price

\$424K
Median
Price

-48%
Decrease From
Oct 2021

57%
Increase From
Oct 2021

3%
Increase From
Oct 2021

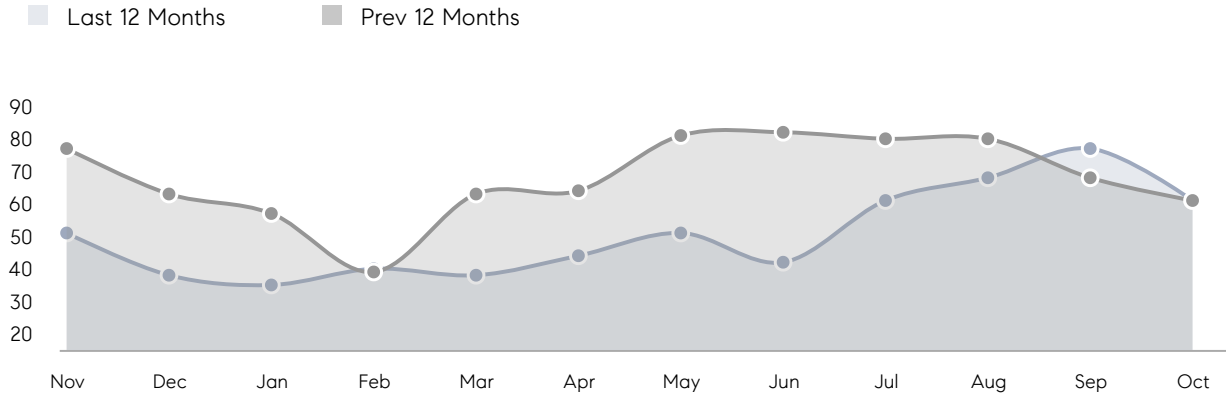
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	34	26	31%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$633,204	\$403,154	57.1%
	# OF CONTRACTS	32	39	-17.9%
	NEW LISTINGS	25	42	-40%
Houses	AVERAGE DOM	40	26	54%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$704,670	\$430,585	64%
	# OF CONTRACTS	23	31	-26%
	NEW LISTINGS	21	34	-38%
Condo/Co-op/TH	AVERAGE DOM	15	26	-42%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$394,983	\$305,900	29%
	# OF CONTRACTS	9	8	13%
	NEW LISTINGS	4	8	-50%

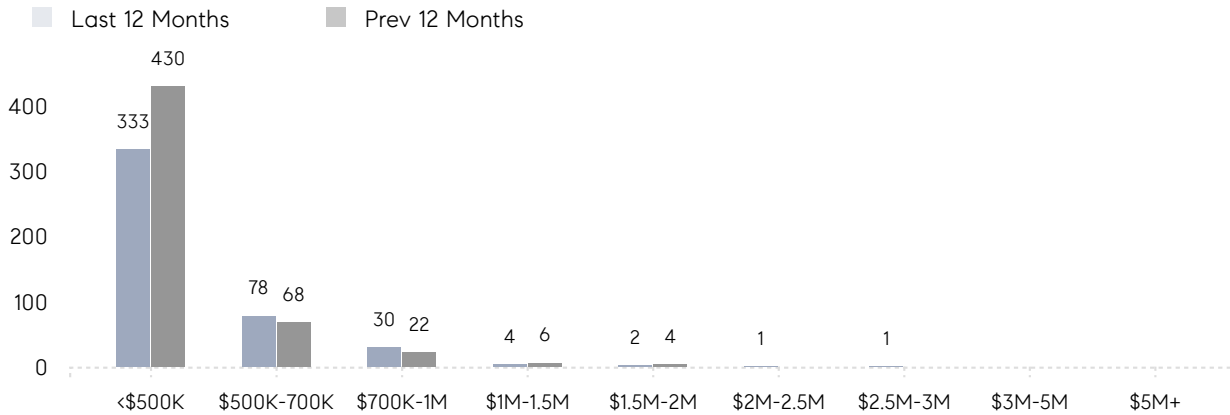
Rockaway

OCTOBER 2022

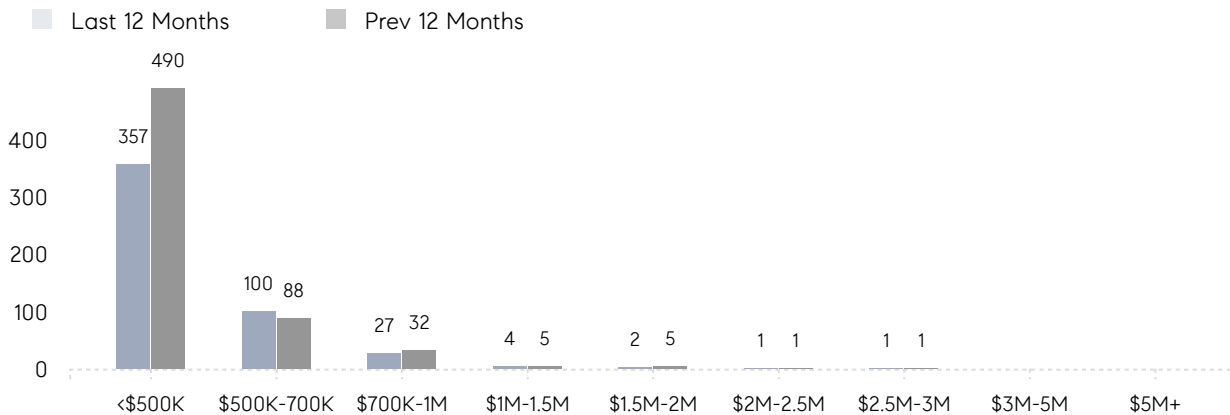
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Roseland Market Insights

Roseland

OCTOBER 2022

UNDER CONTRACT

2	\$521K	\$521K
Total Properties	Average Price	Median Price
-33%	-11%	-11%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

4	\$546K	\$454K
Total Properties	Average Price	Median Price
-56%	-15%	-19%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

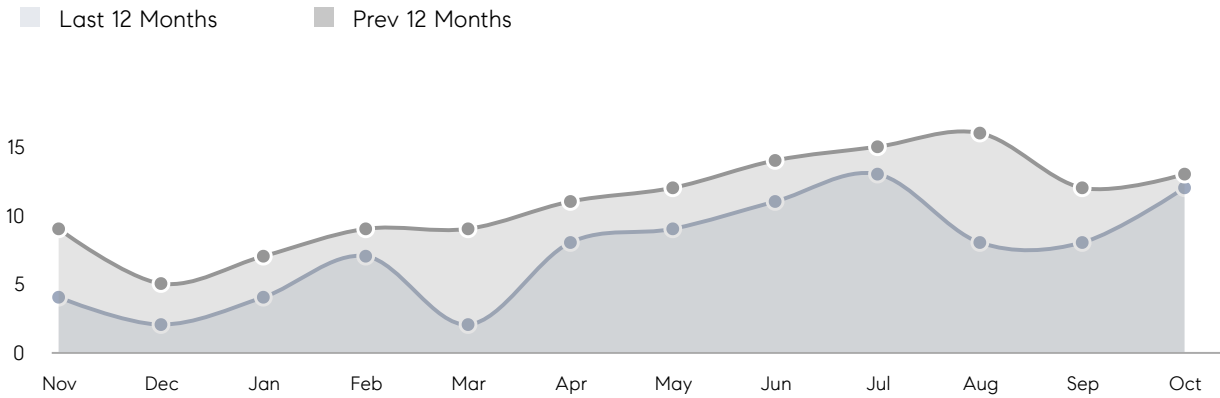
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	29	39	-26%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$546,188	\$640,222	-14.7%
	# OF CONTRACTS	2	3	-33.3%
	NEW LISTINGS	6	6	0%
Houses	AVERAGE DOM	21	45	-53%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$656,000	\$661,000	-1%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	4	3	33%
Condo/Co-op/TH	AVERAGE DOM	37	18	106%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$436,375	\$567,500	-23%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	3	-33%

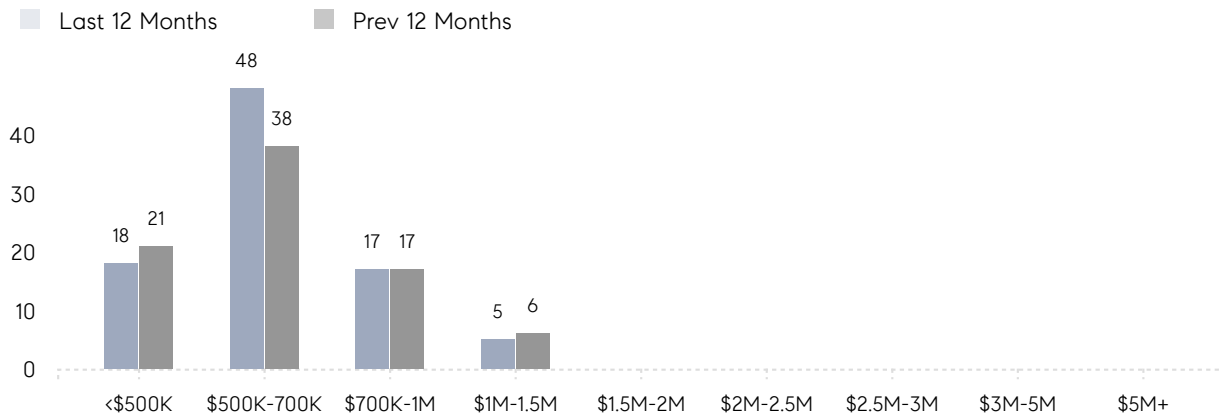
Roseland

OCTOBER 2022

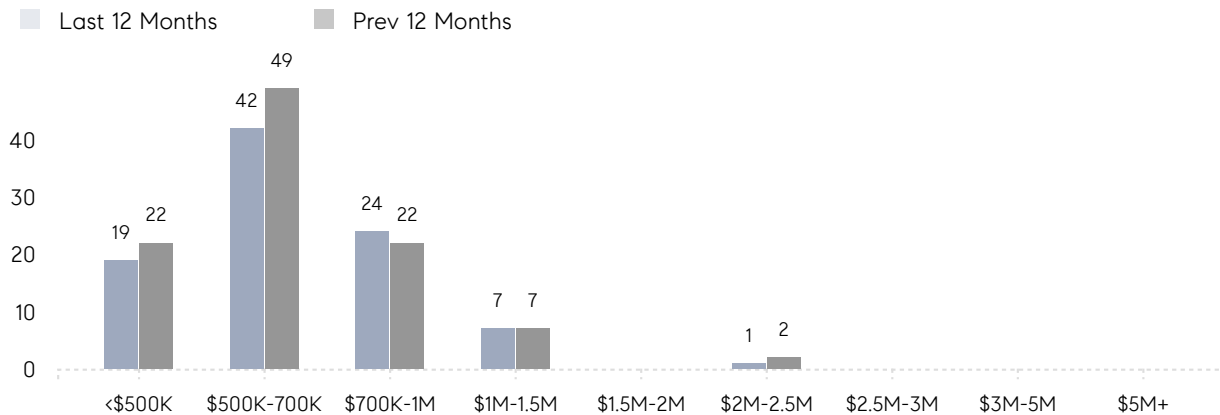
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Roselle Market Insights

Roselle

OCTOBER 2022

UNDER CONTRACT

16
Total
Properties

\$393K
Average
Price

\$384K
Median
Price

-11%
Decrease From
Oct 2021

7%
Increase From
Oct 2021

0%
Change From
Oct 2021

UNITS SOLD

14
Total
Properties

\$381K
Average
Price

\$385K
Median
Price

-61%
Decrease From
Oct 2021

6%
Increase From
Oct 2021

7%
Increase From
Oct 2021

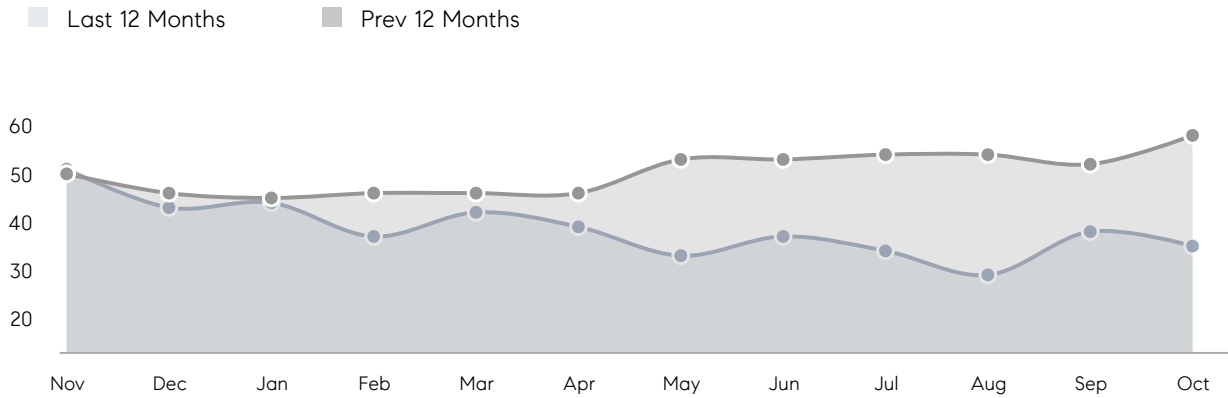
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	36	31	16%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$381,214	\$360,639	5.7%
	# OF CONTRACTS	16	18	-11.1%
	NEW LISTINGS	18	32	-44%
Houses	AVERAGE DOM	37	32	16%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$399,077	\$388,742	3%
	# OF CONTRACTS	14	17	-18%
	NEW LISTINGS	16	27	-41%
Condo/Co-op/TH	AVERAGE DOM	22	31	-29%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$149,000	\$186,400	-20%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	5	-60%

Roselle

OCTOBER 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Roselle Park Market Insights

Roselle Park

OCTOBER 2022

UNDER CONTRACT

3	\$362K	\$379K
Total Properties	Average Price	Median Price
-57%	-15%	-13%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

10	\$390K	\$397K
Total Properties	Average Price	Median Price
-17%	0%	-2%
Decrease From Oct 2021	Change From Oct 2021	Decrease From Oct 2021

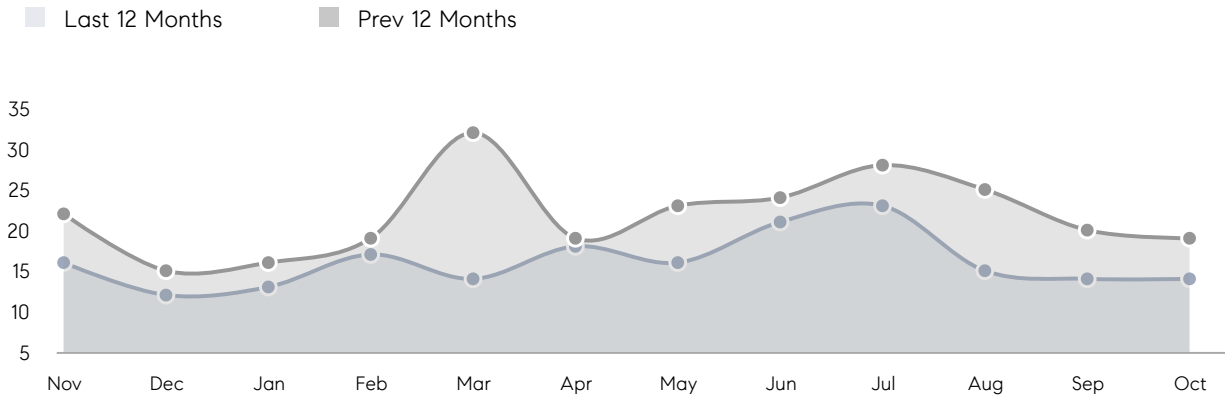
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	23	25	-8%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$390,100	\$389,417	0.2%
	# OF CONTRACTS	3	7	-57.1%
	NEW LISTINGS	4	10	-60%
Houses	AVERAGE DOM	26	26	0%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$441,375	\$403,000	10%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	12	15	-20%
	% OF ASKING PRICE	100%	107%	
	AVERAGE SOLD PRICE	\$185,000	\$240,000	-23%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

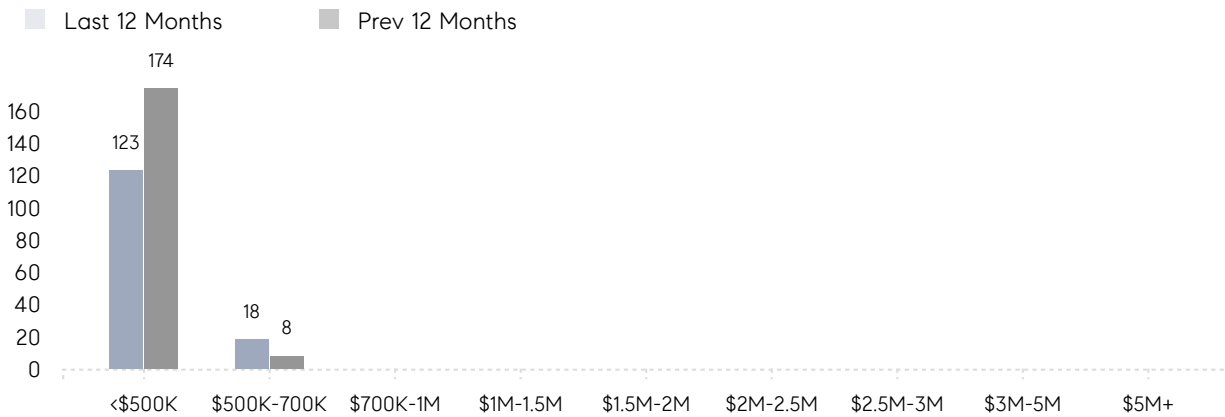
Roselle Park

OCTOBER 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Rutherford Market Insights

Rutherford

OCTOBER 2022

UNDER CONTRACT

13
Total
Properties

\$580K
Average
Price

\$649K
Median
Price

-35%
Decrease From
Oct 2021

20%
Increase From
Oct 2021

44%
Increase From
Oct 2021

UNITS SOLD

23
Total
Properties

\$484K
Average
Price

\$520K
Median
Price

-23%
Decrease From
Oct 2021

0%
Change From
Oct 2021

26%
Increase From
Oct 2021

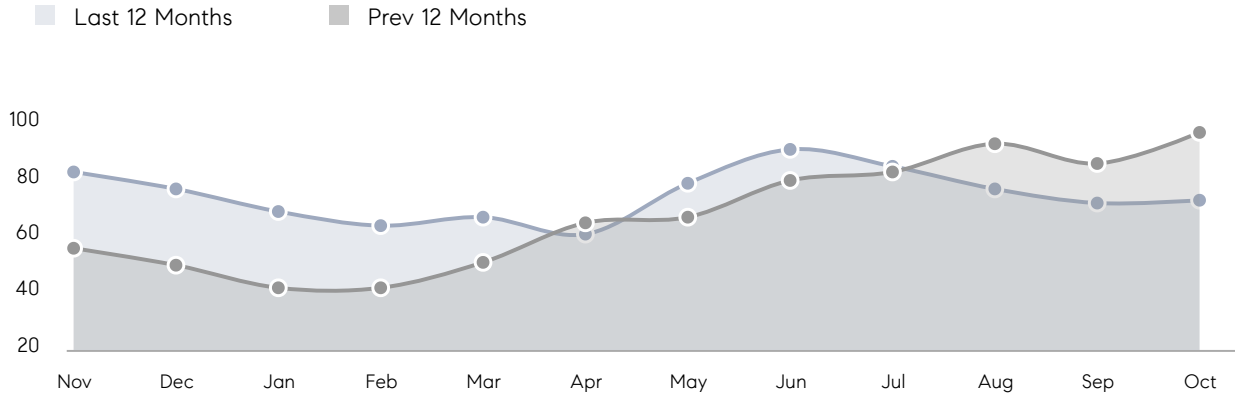
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	53	39	36%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$484,283	\$484,787	-0.1%
	# OF CONTRACTS	13	20	-35.0%
	NEW LISTINGS	15	32	-53%
Houses	AVERAGE DOM	56	29	93%
	% OF ASKING PRICE	95%	100%	
	AVERAGE SOLD PRICE	\$604,167	\$588,870	3%
	# OF CONTRACTS	11	14	-21%
	NEW LISTINGS	12	25	-52%
Condo/Co-op/TH	AVERAGE DOM	46	61	-25%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$259,500	\$276,620	-6%
	# OF CONTRACTS	2	6	-67%
	NEW LISTINGS	3	7	-57%

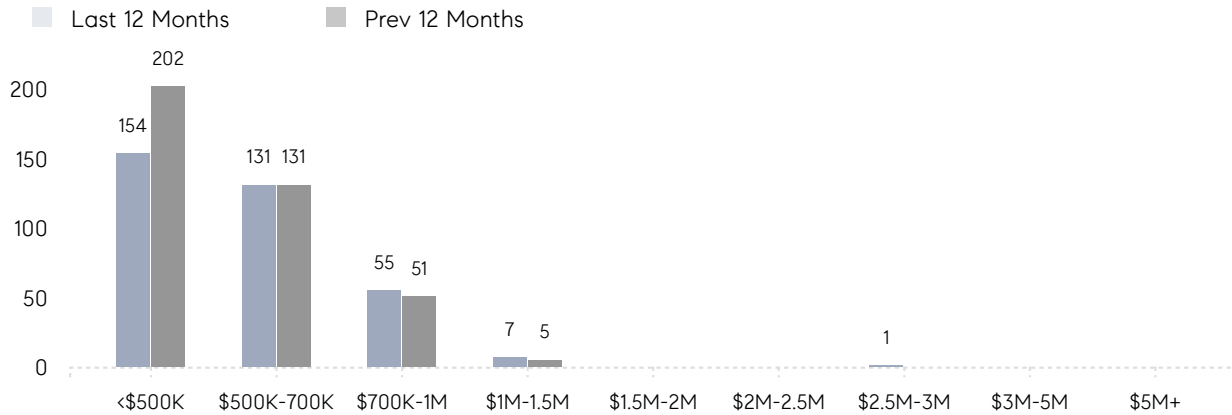
Rutherford

OCTOBER 2022

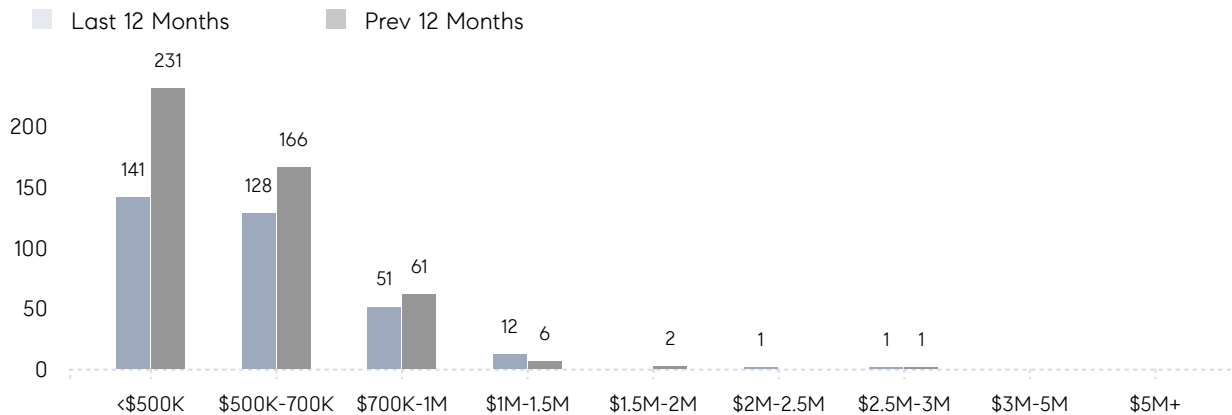
Monthly Inventory



Contracts By Price Range



Listings By Price Range

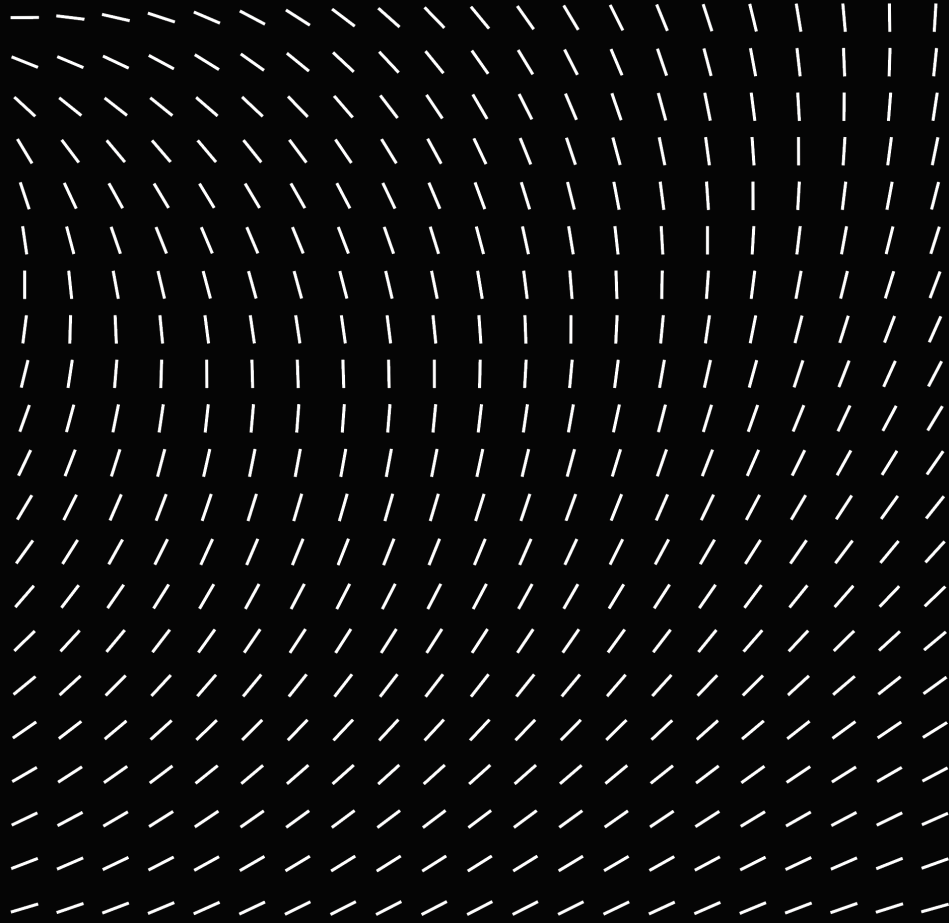




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COMPASS

October 2022

Saddle Brook Market Insights

Saddle Brook

OCTOBER 2022

UNDER CONTRACT

8
Total
Properties

\$575K
Average
Price

\$557K
Median
Price

-33%
Decrease From
Oct 2021

16%
Increase From
Oct 2021

16%
Increase From
Oct 2021

UNITS SOLD

12
Total
Properties

\$594K
Average
Price

\$595K
Median
Price

9%
Increase From
Oct 2021

15%
Increase From
Oct 2021

23%
Increase From
Oct 2021

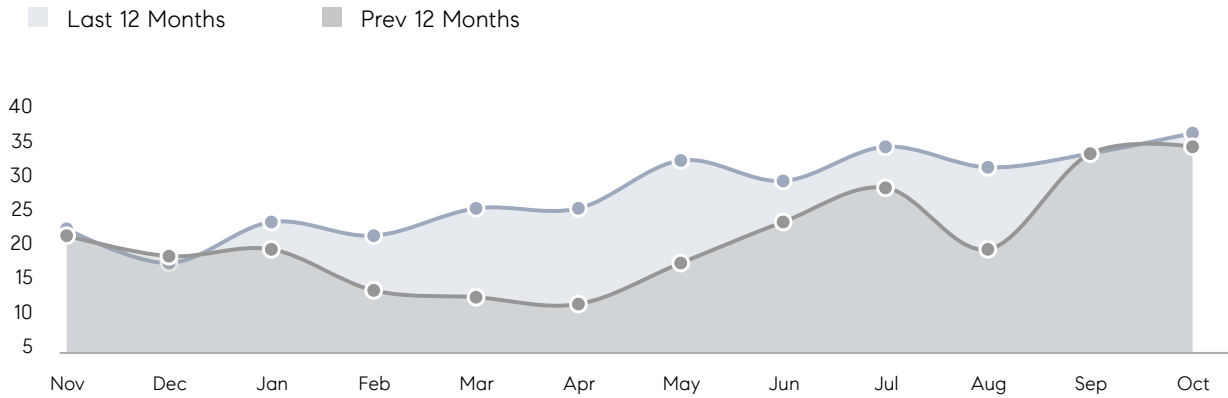
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	36	28	29%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$594,833	\$518,491	14.7%
	# OF CONTRACTS	8	12	-33.3%
	NEW LISTINGS	11	13	-15%
Houses	AVERAGE DOM	29	28	4%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$625,300	\$518,491	21%
	# OF CONTRACTS	8	12	-33%
	NEW LISTINGS	10	13	-23%
Condo/Co-op/TH	AVERAGE DOM	70	-	-
	% OF ASKING PRICE	95%	-	
	AVERAGE SOLD PRICE	\$442,500	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

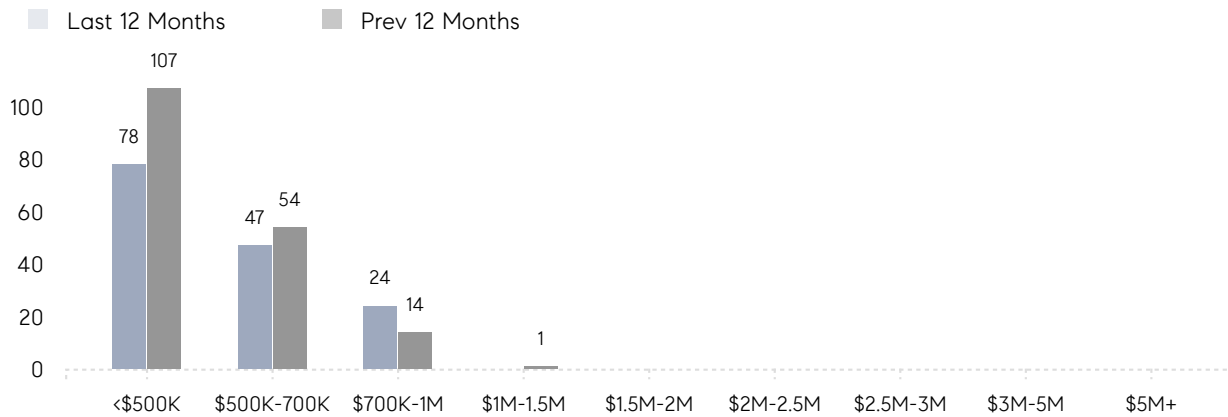
Saddle Brook

OCTOBER 2022

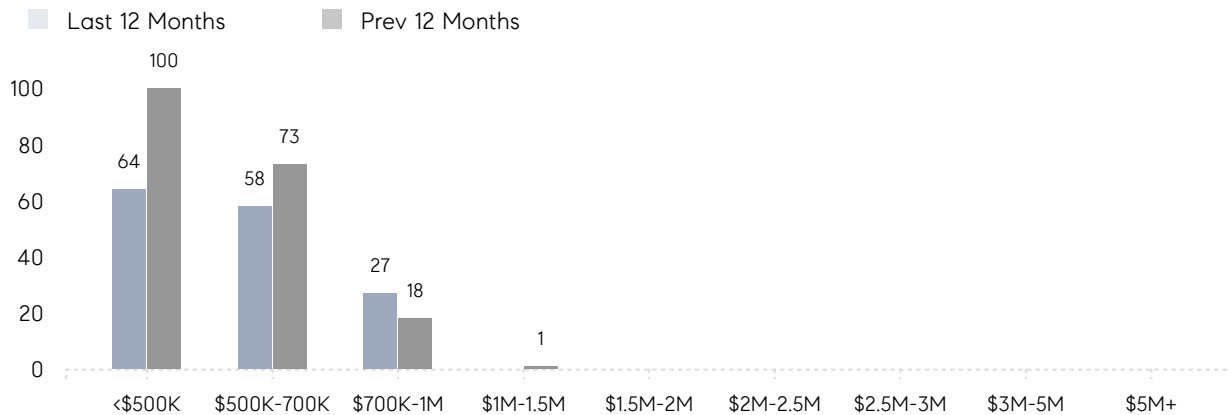
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Saddle River Market Insights

Saddle River

OCTOBER 2022

UNDER CONTRACT

4	\$1.6M	\$1.8M
Total Properties	Average Price	Median Price
-33%	-41%	-28%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

2	\$3.3M	\$3.3M
Total Properties	Average Price	Median Price
-60%	115%	161%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

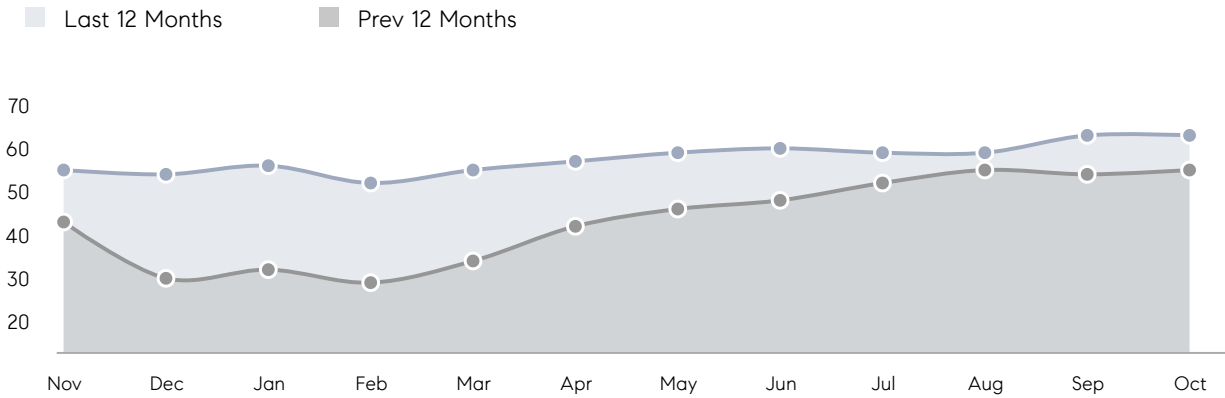
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	150	106	42%
	% OF ASKING PRICE	95%	91%	
	AVERAGE SOLD PRICE	\$3,387,500	\$1,578,400	114.6%
	# OF CONTRACTS	4	6	-33.3%
	NEW LISTINGS	4	11	-64%
Houses	AVERAGE DOM	171	128	34%
	% OF ASKING PRICE	94%	88%	
	AVERAGE SOLD PRICE	\$4,700,000	\$1,798,250	161%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	4	11	-64%
Condo/Co-op/TH	AVERAGE DOM	128	18	611%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$2,075,000	\$699,000	197%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

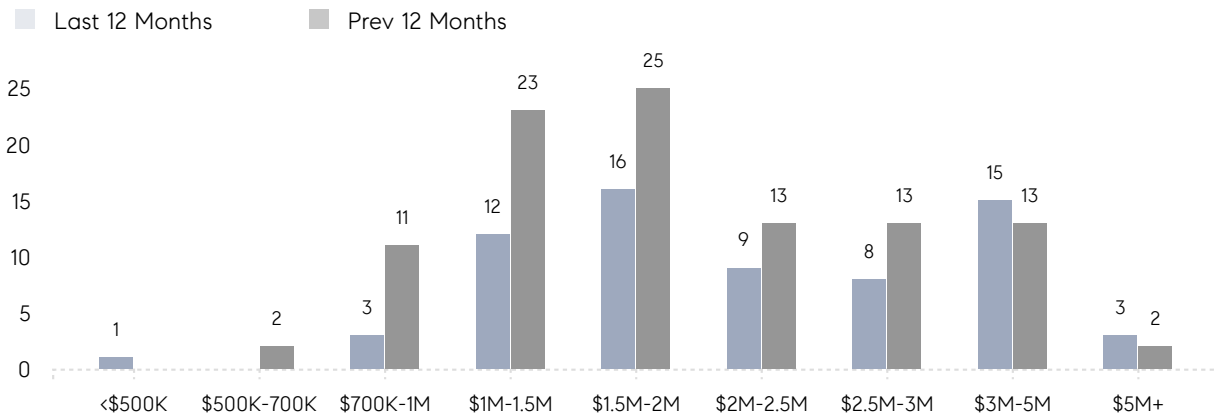
Saddle River

OCTOBER 2022

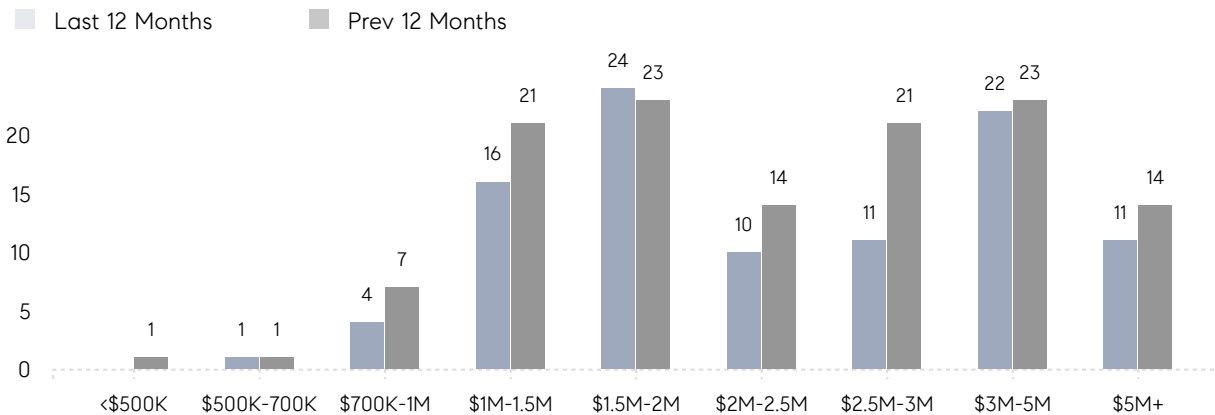
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Scotch Plains Market Insights

Scotch Plains

OCTOBER 2022

UNDER CONTRACT

17	\$642K	\$529K
Total Properties	Average Price	Median Price
-39%	2%	-12%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

UNITS SOLD

12	\$792K	\$727K
Total Properties	Average Price	Median Price
-57%	23%	23%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

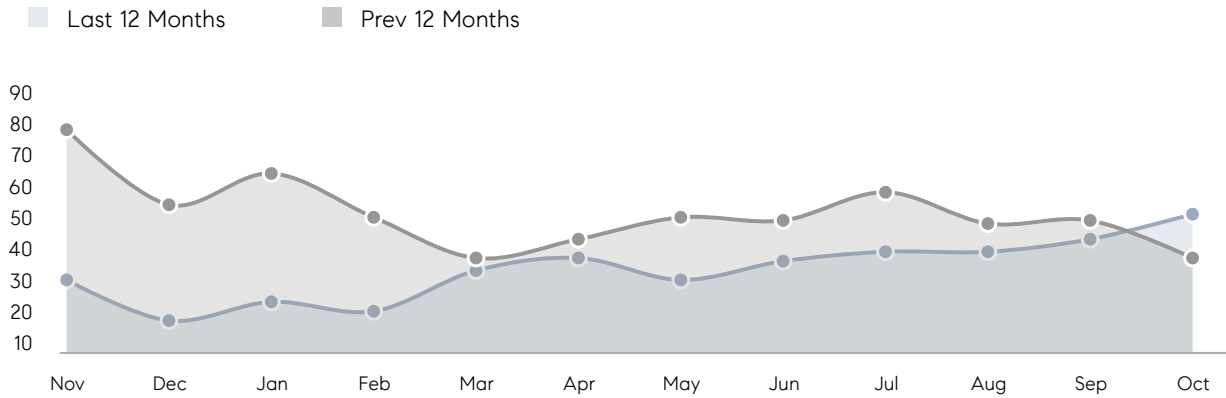
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	29	26	12%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$792,083	\$641,609	23.5%
	# OF CONTRACTS	17	28	-39.3%
	NEW LISTINGS	28	31	-10%
Houses	AVERAGE DOM	27	27	0%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$826,364	\$704,741	17%
	# OF CONTRACTS	16	24	-33%
	NEW LISTINGS	27	21	29%
Condo/Co-op/TH	AVERAGE DOM	50	23	117%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$415,000	\$351,200	18%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	1	10	-90%

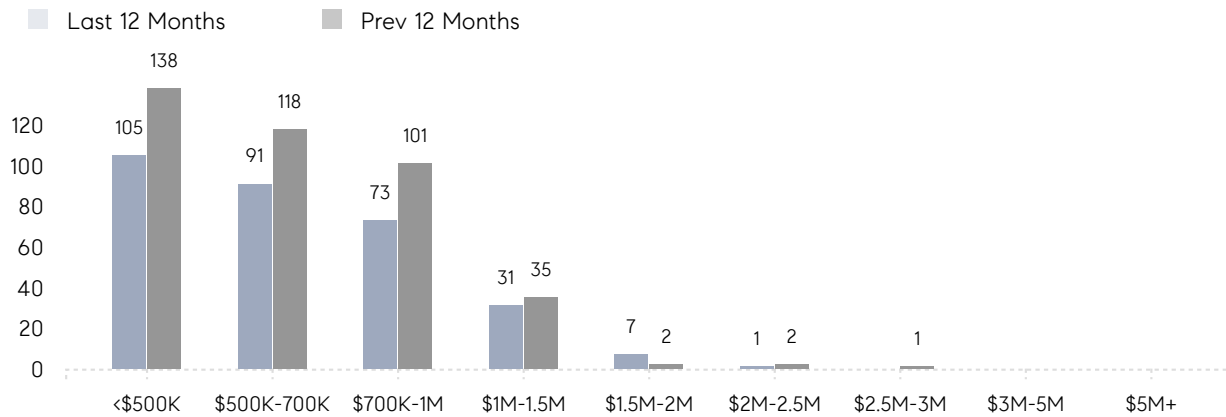
Scotch Plains

OCTOBER 2022

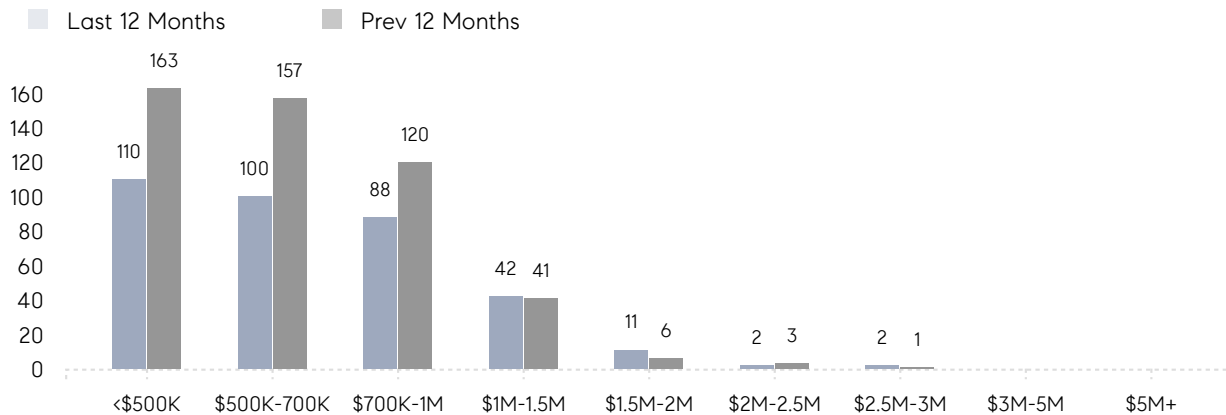
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Secaucus Market Insights

Secaucus

OCTOBER 2022

UNDER CONTRACT

9	\$421K	\$425K
Total Properties	Average Price	Median Price
-47%	-10%	-7%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

13	\$393K	\$390K
Total Properties	Average Price	Median Price
-19%	-8%	2%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

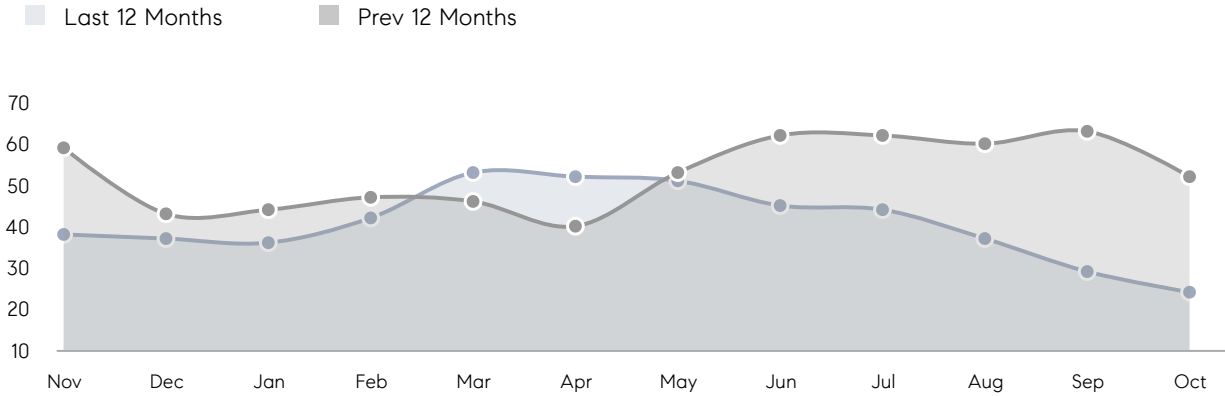
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	55	61	-10%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$393,508	\$426,000	-7.6%
	# OF CONTRACTS	9	17	-47.1%
	NEW LISTINGS	15	24	-37%
Houses	AVERAGE DOM	6	31	-81%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$597,500	\$505,000	18%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	3	8	-62%
Condo/Co-op/TH	AVERAGE DOM	64	65	-2%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$356,419	\$414,714	-14%
	# OF CONTRACTS	7	12	-42%
	NEW LISTINGS	12	16	-25%

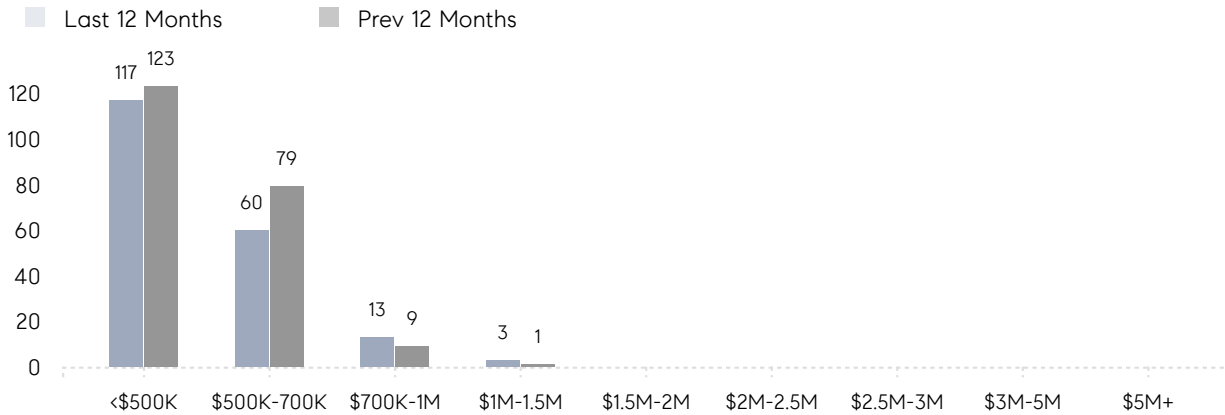
Secaucus

OCTOBER 2022

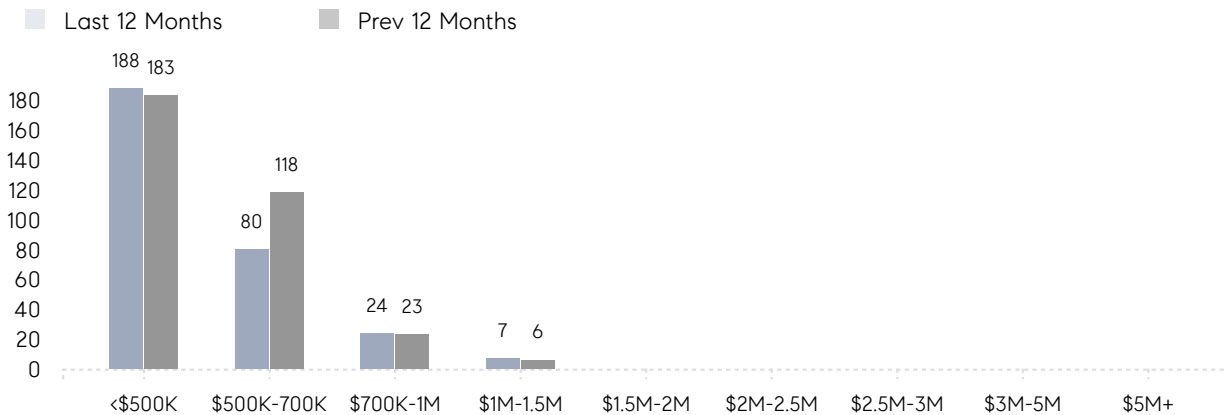
Monthly Inventory



Contracts By Price Range



Listings By Price Range

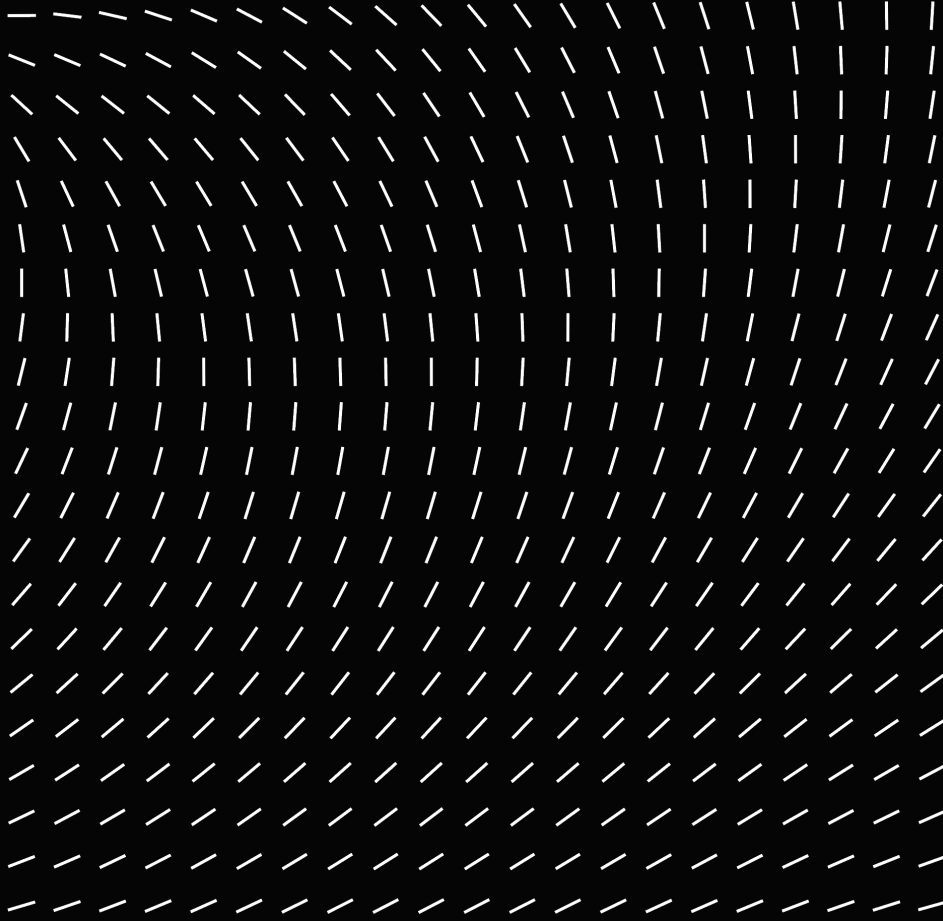




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COMPASS

October 2022

Short Hills Market Insights

Short Hills

OCTOBER 2022

UNDER CONTRACT

12	\$1.6M	\$1.4M
Total Properties	Average Price	Median Price
-37%	-11%	-20%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

8	\$2.1M	\$2.1M
Total Properties	Average Price	Median Price
-47%	34%	25%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

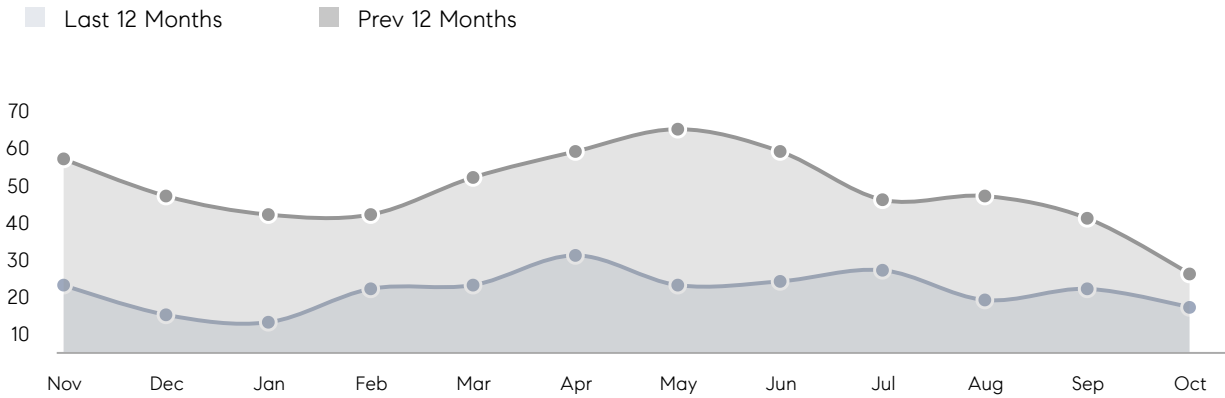
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	54	36	50%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$2,141,563	\$1,600,100	33.8%
	# OF CONTRACTS	12	19	-36.8%
	NEW LISTINGS	10	11	-9%
Houses	AVERAGE DOM	41	36	14%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$2,236,786	\$1,600,100	40%
	# OF CONTRACTS	12	19	-37%
	NEW LISTINGS	10	11	-9%
Condo/Co-op/TH	AVERAGE DOM	142	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$1,475,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

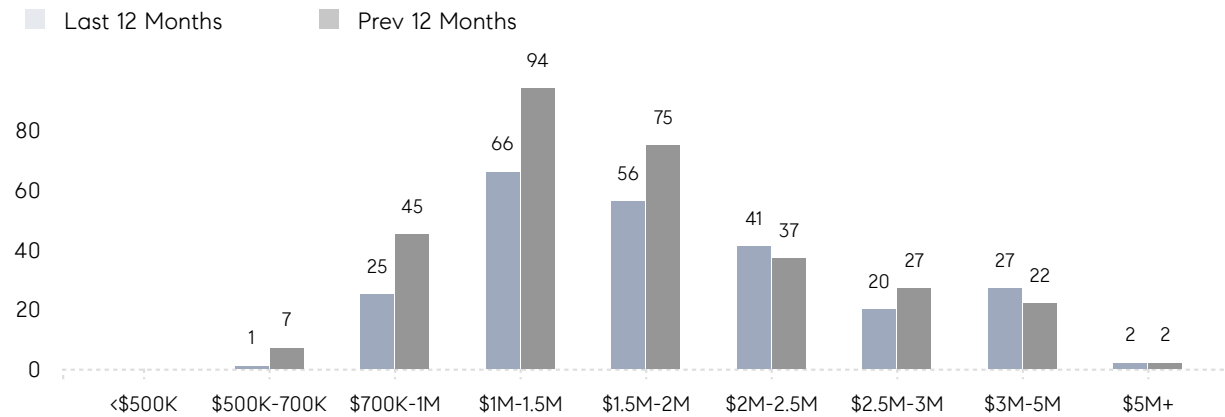
Short Hills

OCTOBER 2022

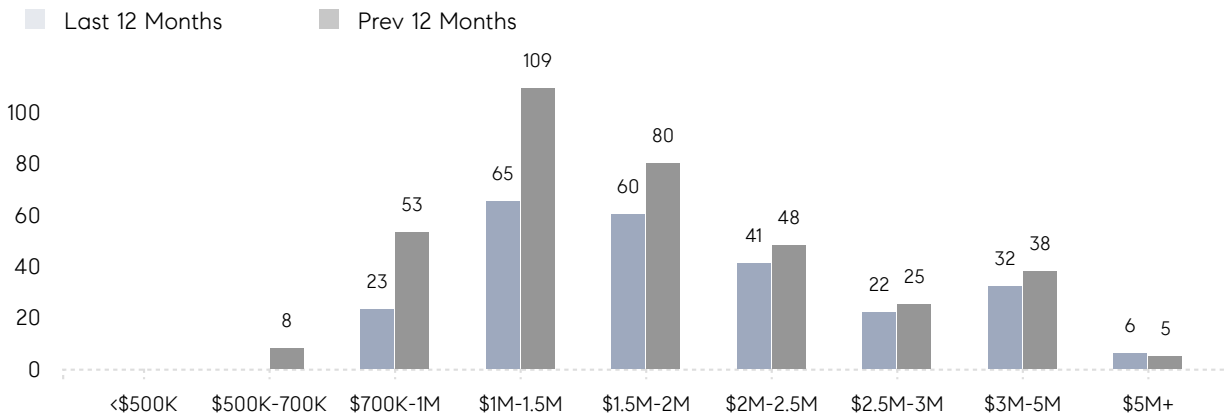
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Somerville Market Insights

Somerville

OCTOBER 2022

UNDER CONTRACT

11
Total
Properties

\$434K
Average
Price

\$415K
Median
Price

0%
Change From
Oct 2021

2%
Increase From
Oct 2021

-1%
Change From
Oct 2021

UNITS SOLD

3
Total
Properties

\$382K
Average
Price

\$398K
Median
Price

-75%
Decrease From
Oct 2021

-2%
Decrease From
Oct 2021

-2%
Decrease From
Oct 2021

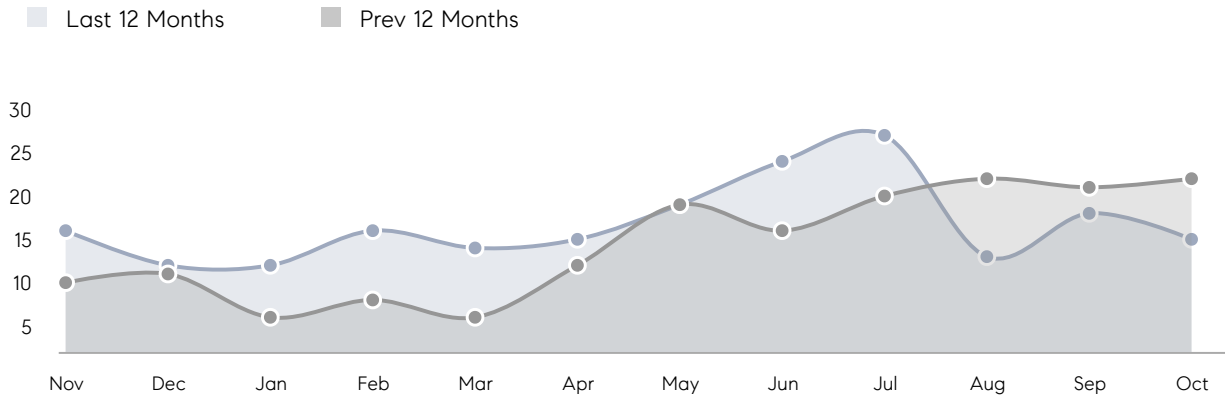
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	39	33	18%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$382,008	\$389,831	-2.0%
	# OF CONTRACTS	11	11	0.0%
	NEW LISTINGS	8	14	-43%
Houses	AVERAGE DOM	39	35	11%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$382,008	\$373,345	2%
	# OF CONTRACTS	10	9	11%
	NEW LISTINGS	7	14	-50%
Condo/Co-op/TH	AVERAGE DOM	-	7	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$571,170	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	0	0%

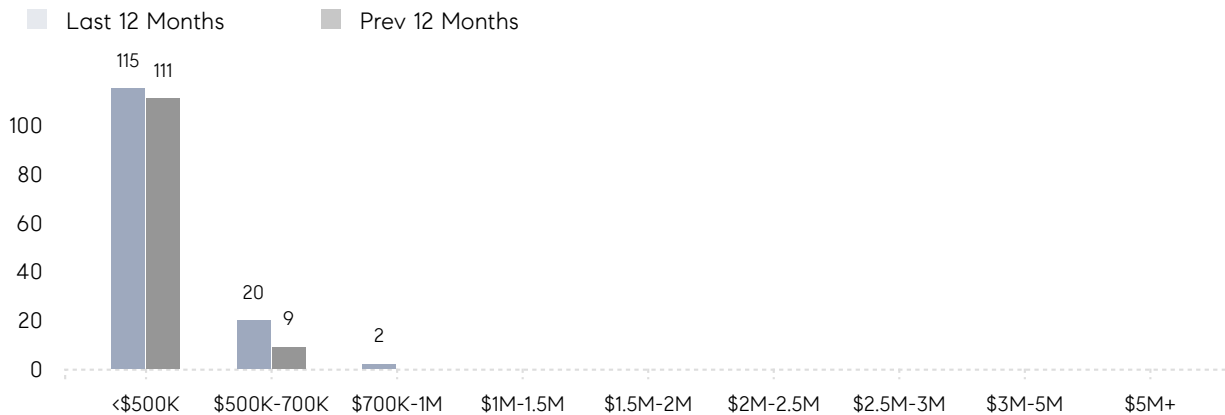
Somerville

OCTOBER 2022

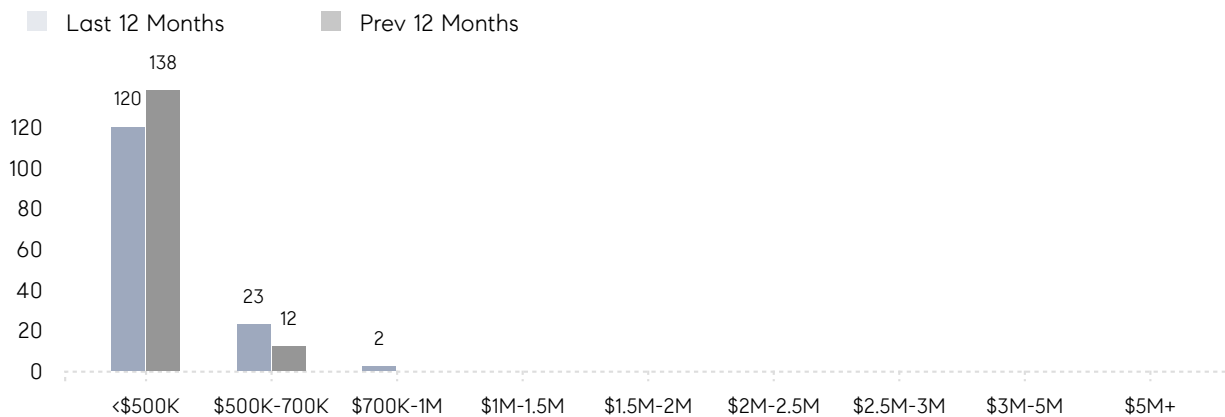
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

South Orange Market Insights

South Orange

OCTOBER 2022

UNDER CONTRACT

19	\$770K	\$750K
Total Properties	Average Price	Median Price
-17%	-6%	-4%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

12	\$1.0M	\$992K
Total Properties	Average Price	Median Price
-43%	40%	58%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

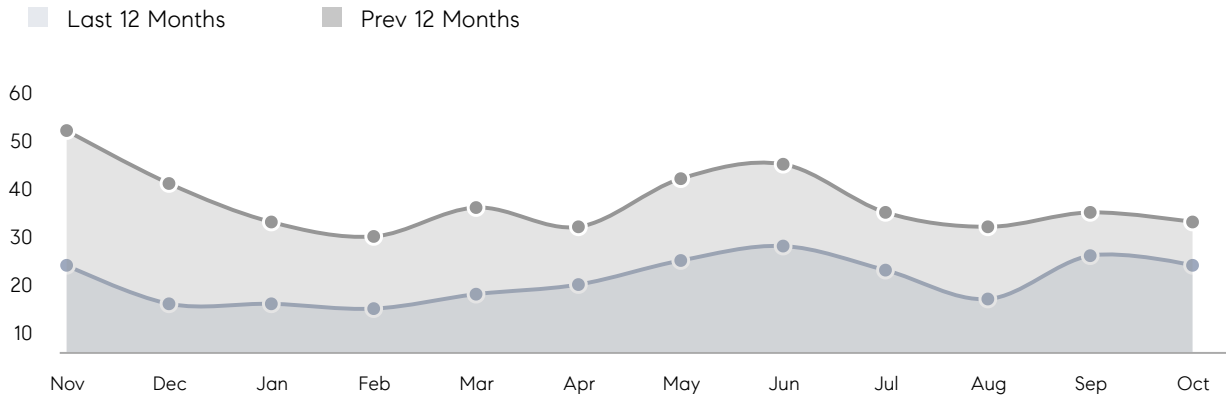
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	23	28	-18%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$1,001,750	\$713,738	40.4%
	# OF CONTRACTS	19	23	-17.4%
	NEW LISTINGS	18	26	-31%
Houses	AVERAGE DOM	21	23	-9%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$1,045,091	\$745,632	40%
	# OF CONTRACTS	14	20	-30%
	NEW LISTINGS	18	24	-25%
Condo/Co-op/TH	AVERAGE DOM	52	70	-26%
	% OF ASKING PRICE	99%	95%	
	AVERAGE SOLD PRICE	\$525,000	\$410,750	28%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	0	2	0%

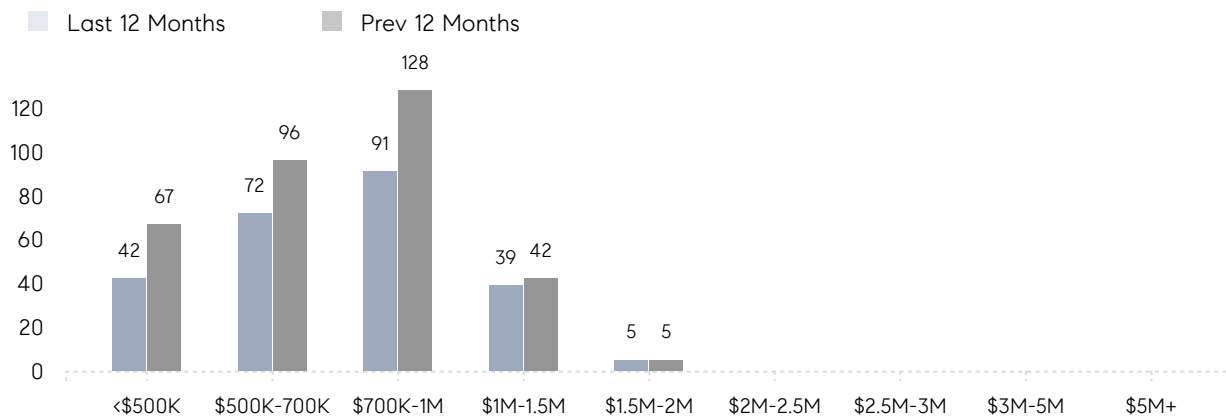
South Orange

OCTOBER 2022

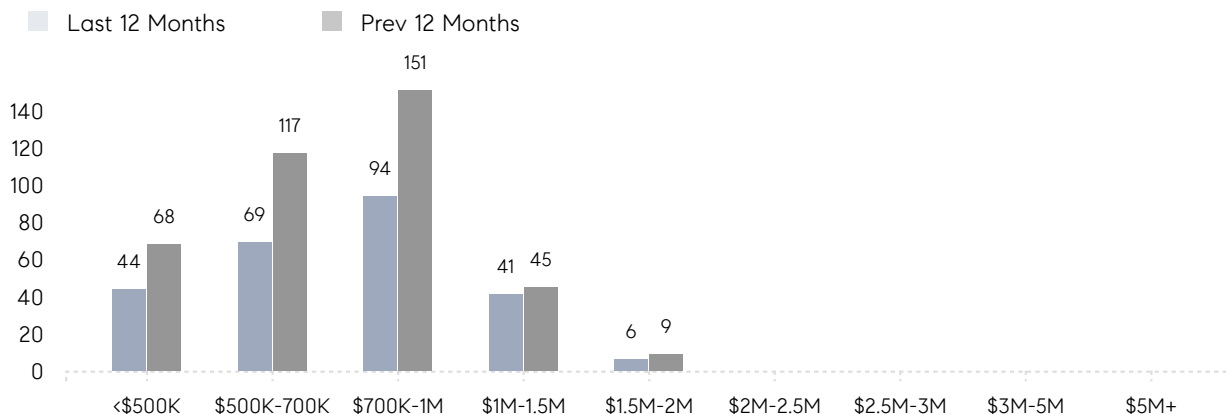
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Springfield Market Insights

Springfield

OCTOBER 2022

UNDER CONTRACT

13
Total
Properties

\$576K
Average
Price

\$580K
Median
Price

18%
Increase From
Oct 2021

10%
Increase From
Oct 2021

5%
Increase From
Oct 2021

UNITS SOLD

15
Total
Properties

\$554K
Average
Price

\$515K
Median
Price

50%
Increase From
Oct 2021

3%
Increase From
Oct 2021

-6%
Decrease From
Oct 2021

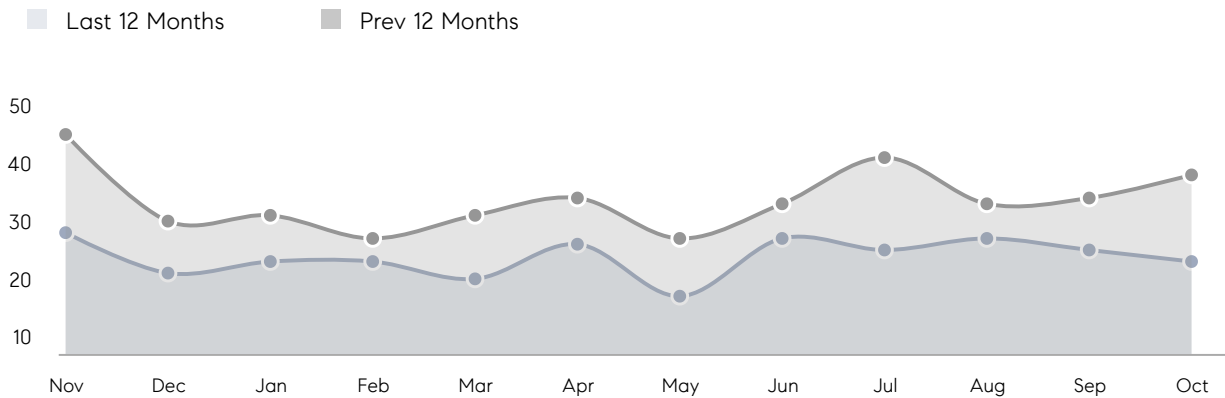
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	35	32	9%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$554,900	\$537,900	3.2%
	# OF CONTRACTS	13	11	18.2%
	NEW LISTINGS	14	21	-33%
Houses	AVERAGE DOM	41	21	95%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$659,773	\$645,571	2%
	# OF CONTRACTS	13	9	44%
	NEW LISTINGS	11	17	-35%
Condo/Co-op/TH	AVERAGE DOM	18	56	-68%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$266,500	\$286,667	-7%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	3	4	-25%

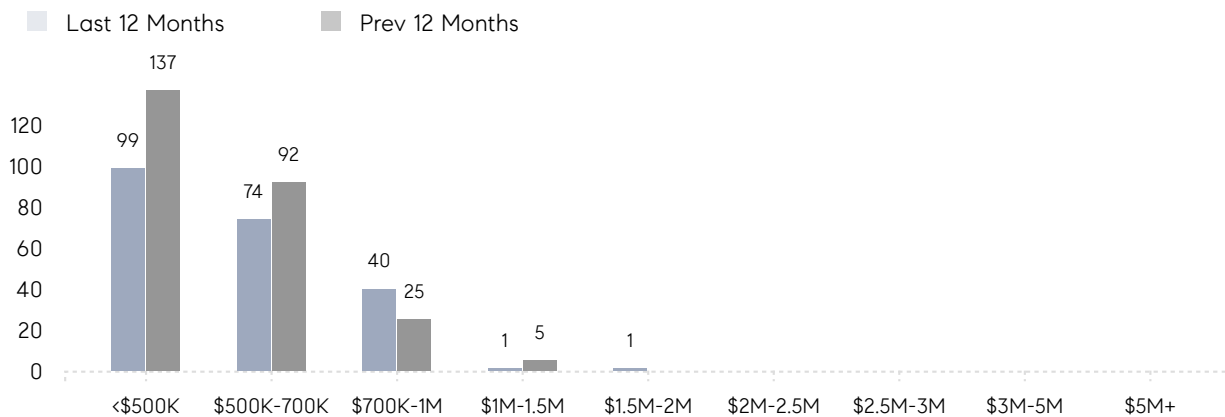
Springfield

OCTOBER 2022

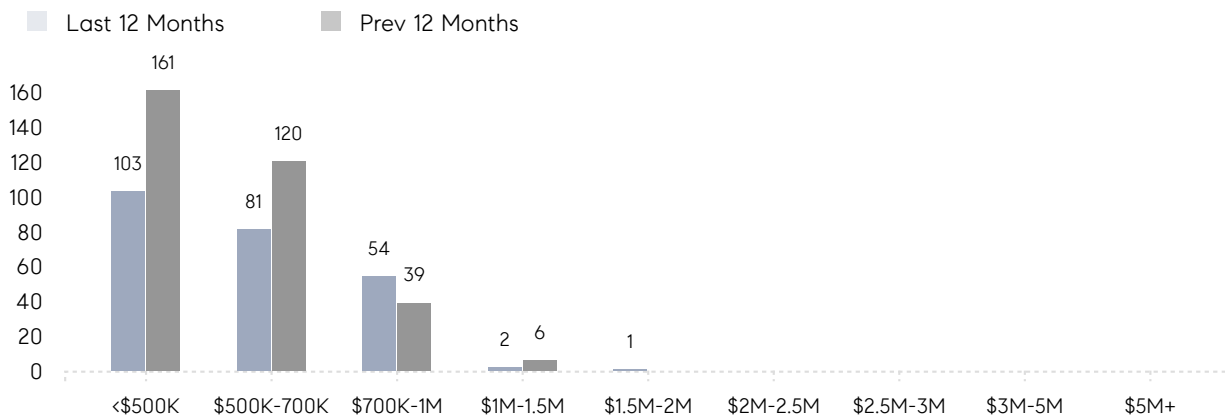
Monthly Inventory



Contracts By Price Range



Listings By Price Range

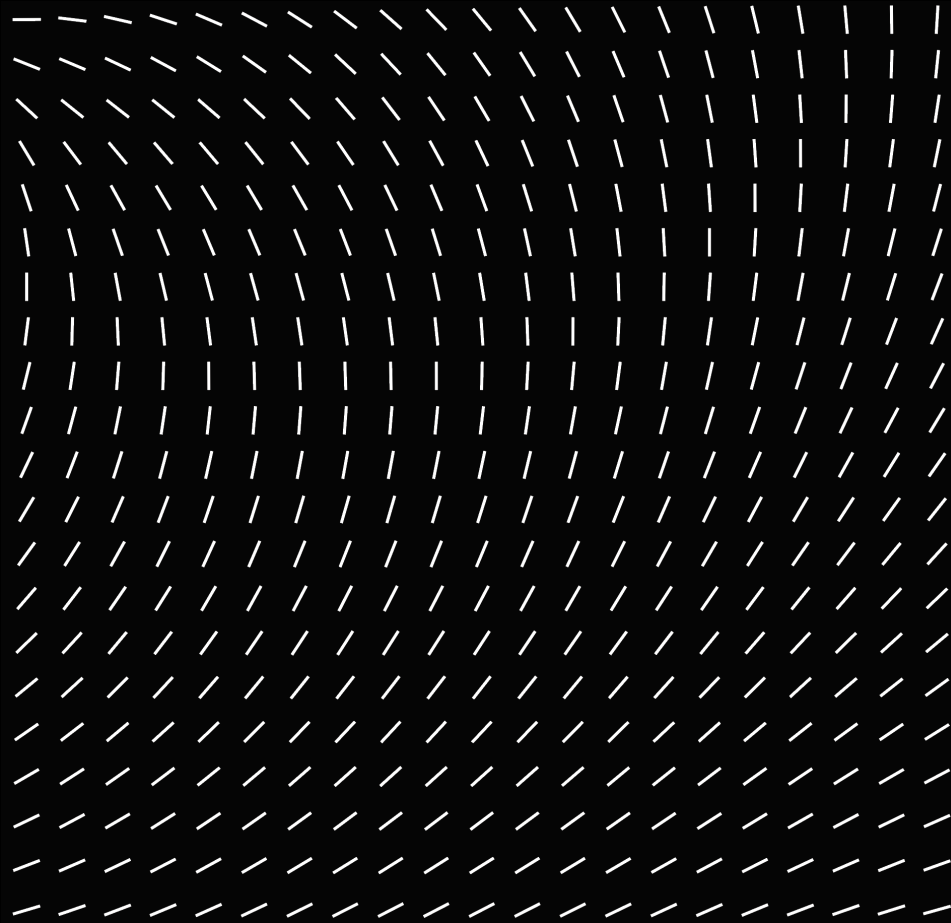




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COMPASS

October 2022

Summit Market Insights

Summit

OCTOBER 2022

UNDER CONTRACT

17	\$1.2M	\$899K
Total Properties	Average Price	Median Price
-41%	-10%	-25%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

20	\$1.2M	\$907K
Total Properties	Average Price	Median Price
-35%	19%	-2%
Decrease From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

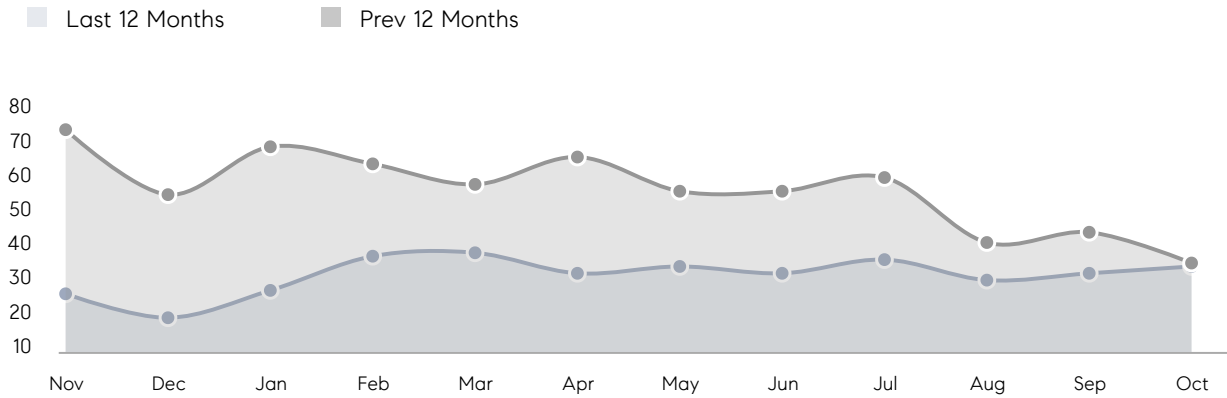
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	33	38	-13%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,207,500	\$1,011,736	19.3%
	# OF CONTRACTS	17	29	-41.4%
	NEW LISTINGS	19	25	-24%
Houses	AVERAGE DOM	34	38	-11%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,237,632	\$1,067,957	16%
	# OF CONTRACTS	13	24	-46%
	NEW LISTINGS	16	20	-20%
Condo/Co-op/TH	AVERAGE DOM	7	39	-82%
	% OF ASKING PRICE	110%	98%	
	AVERAGE SOLD PRICE	\$635,000	\$632,250	0%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	3	5	-40%

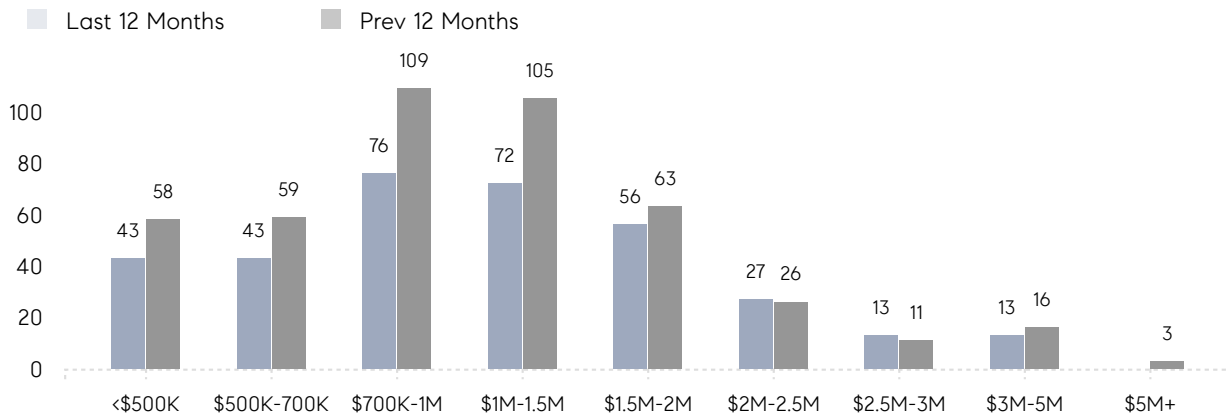
Summit

OCTOBER 2022

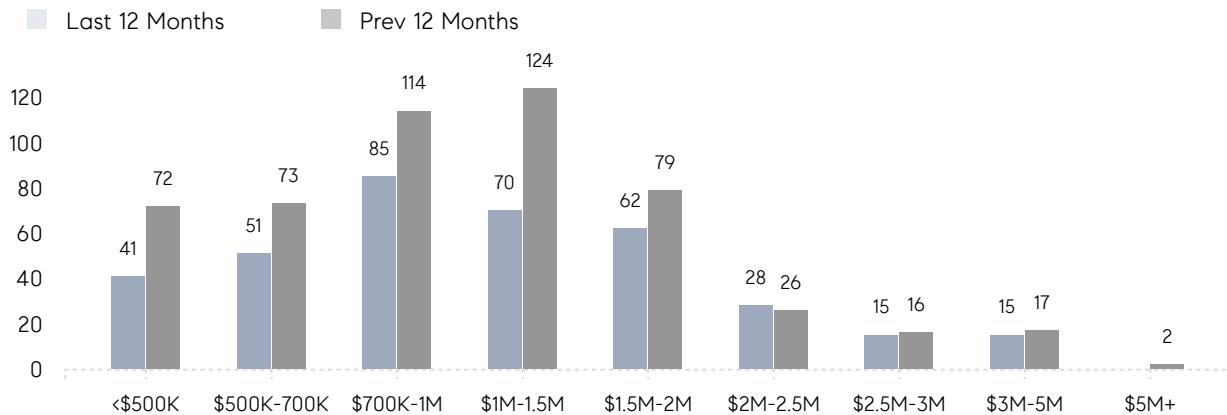
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Teaneck Market Insights

Teaneck

OCTOBER 2022

UNDER CONTRACT

26	\$485K	\$461K
Total Properties	Average Price	Median Price
-46%	-4%	-6%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

15	\$518K	\$475K
Total Properties	Average Price	Median Price
-63%	-4%	-8%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

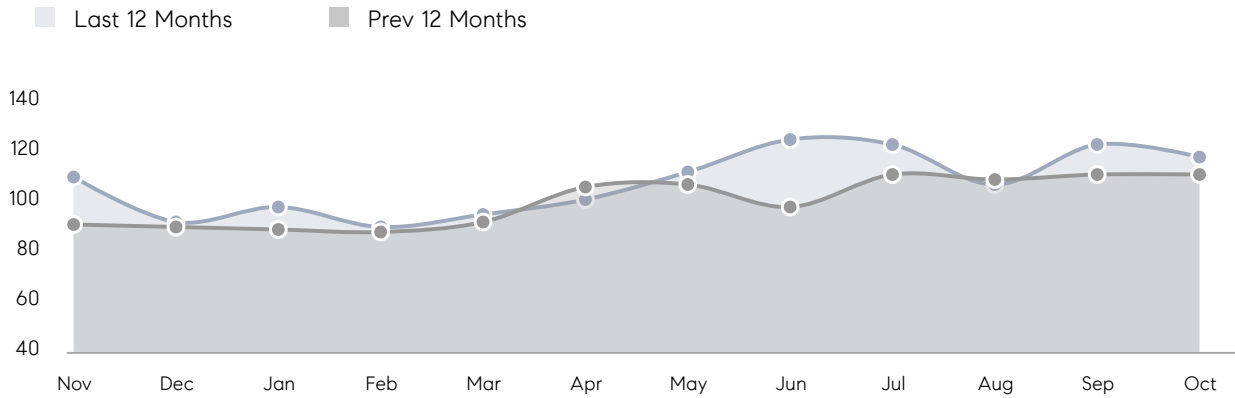
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	32	41	-22%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$518,400	\$538,920	-3.8%
	# OF CONTRACTS	26	48	-45.8%
	NEW LISTINGS	19	51	-63%
Houses	AVERAGE DOM	35	43	-19%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$548,727	\$553,176	-1%
	# OF CONTRACTS	22	40	-45%
	NEW LISTINGS	15	47	-68%
Condo/Co-op/TH	AVERAGE DOM	24	23	4%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$435,000	\$358,333	21%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	4	4	0%

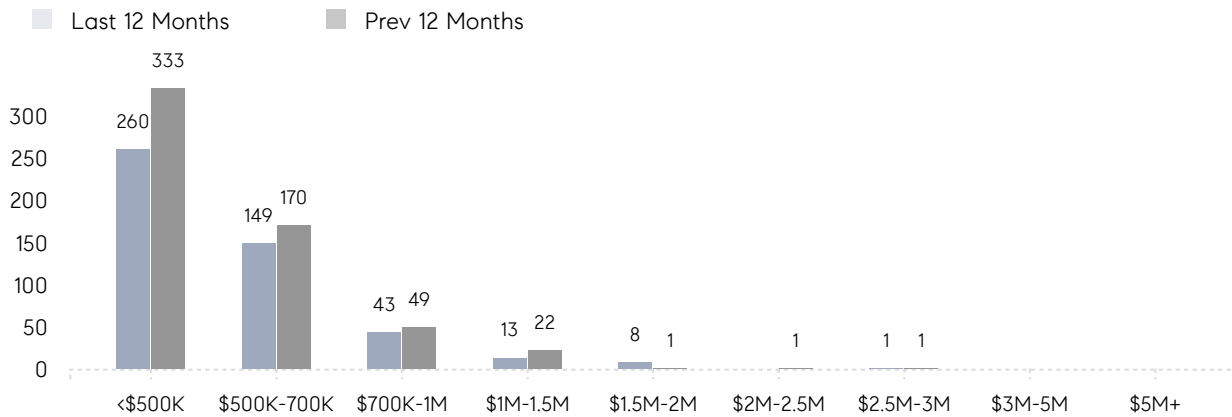
Teaneck

OCTOBER 2022

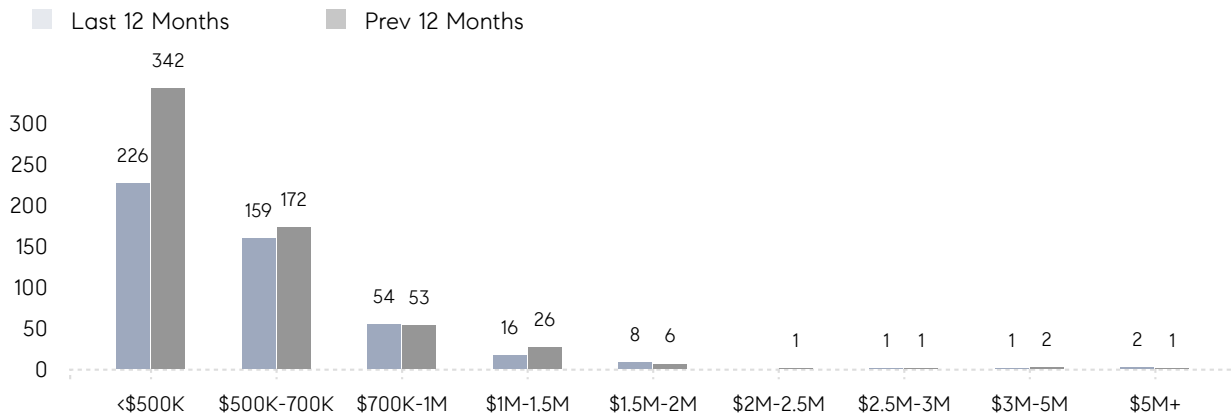
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Tenaflly Market Insights

Tenafly

OCTOBER 2022

UNDER CONTRACT

5	\$1.4M	\$1.2M
Total Properties	Average Price	Median Price
-75%	26%	32%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

11	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
-35%	10%	5%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

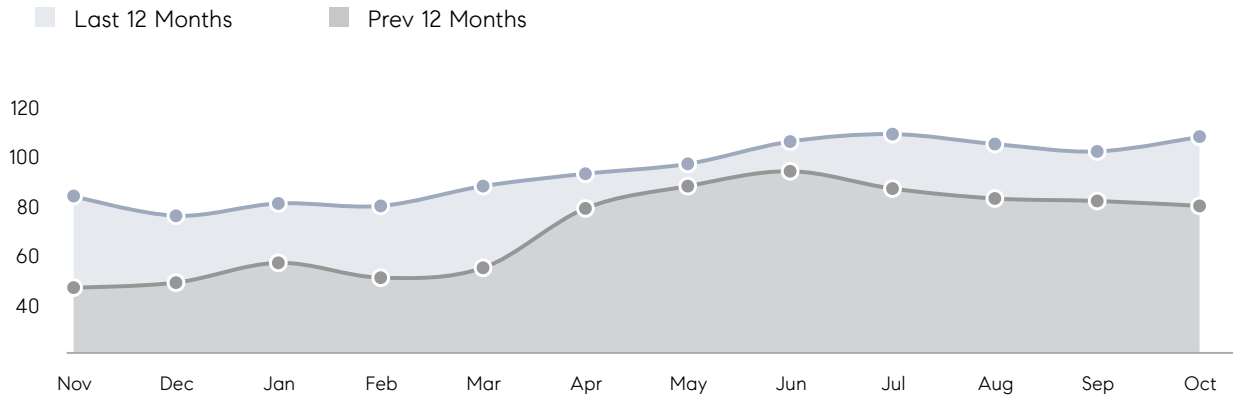
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	39	54	-28%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$1,303,140	\$1,180,373	10.4%
	# OF CONTRACTS	5	20	-75.0%
	NEW LISTINGS	12	16	-25%
Houses	AVERAGE DOM	37	55	-33%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$1,395,454	\$1,372,718	2%
	# OF CONTRACTS	5	18	-72%
	NEW LISTINGS	11	12	-8%
Condo/Co-op/TH	AVERAGE DOM	59	51	16%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$380,000	\$555,250	-32%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	4	-75%

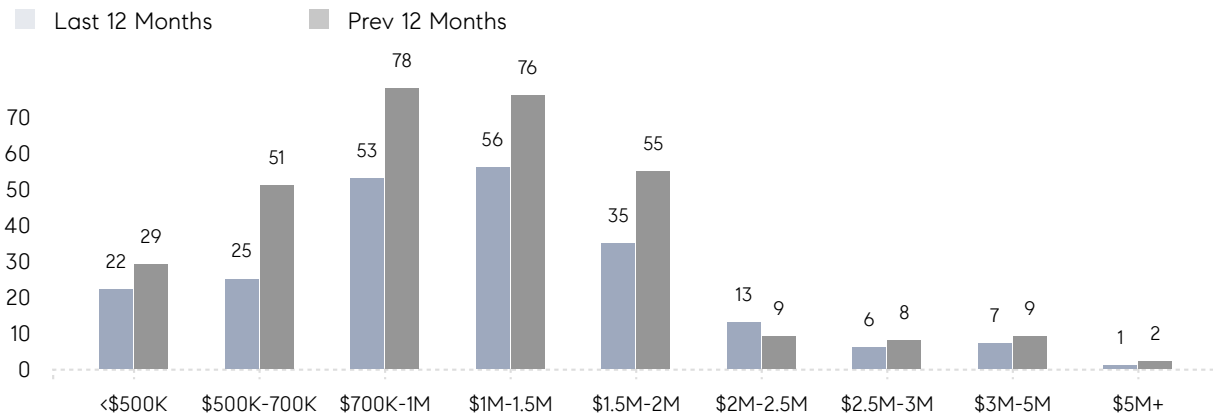
Tenaflly

OCTOBER 2022

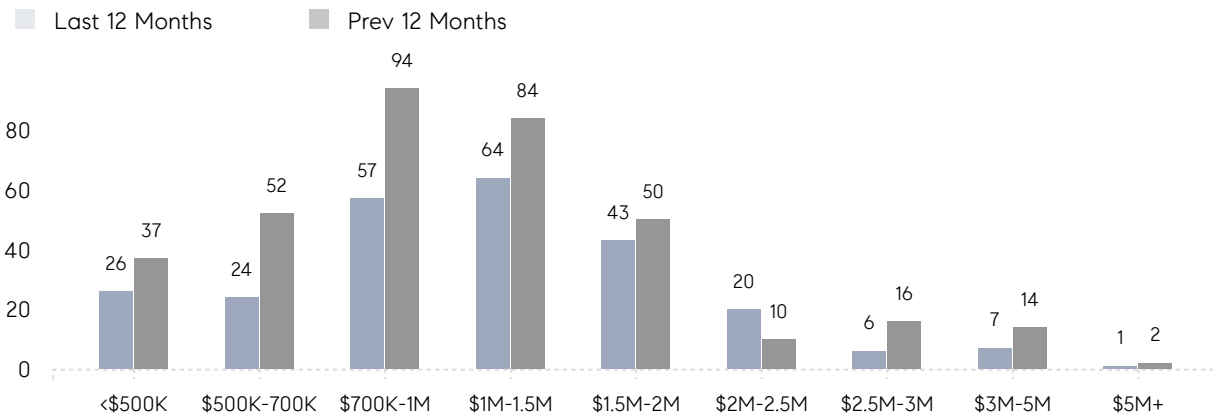
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Tewksbury Township Market Insights

Tewksbury Township

OCTOBER 2022

UNDER CONTRACT

9
Total
Properties

\$1.1M
Average
Price

\$975K
Median
Price

13%
Increase From
Oct 2021

66%
Increase From
Oct 2021

50%
Increase From
Oct 2021

UNITS SOLD

5
Total
Properties

\$619K
Average
Price

\$599K
Median
Price

-44%
Decrease From
Oct 2021

-11%
Decrease From
Oct 2021

-3%
Decrease From
Oct 2021

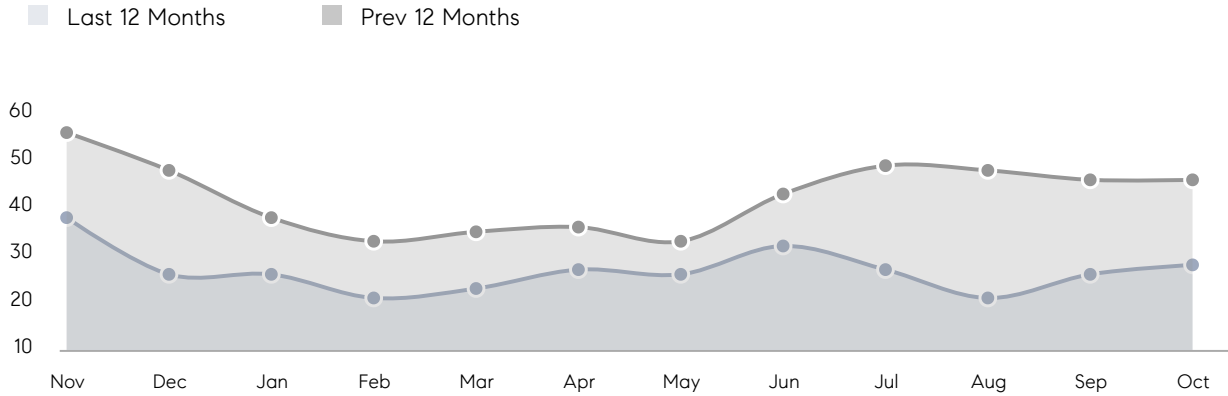
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	64	48	33%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$619,300	\$695,822	-11.0%
	# OF CONTRACTS	9	8	12.5%
	NEW LISTINGS	11	17	-35%
Houses	AVERAGE DOM	64	53	21%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$619,300	\$689,050	-10%
	# OF CONTRACTS	9	7	29%
	NEW LISTINGS	9	16	-44%
Condo/Co-op/TH	AVERAGE DOM	-	6	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$750,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	1	100%

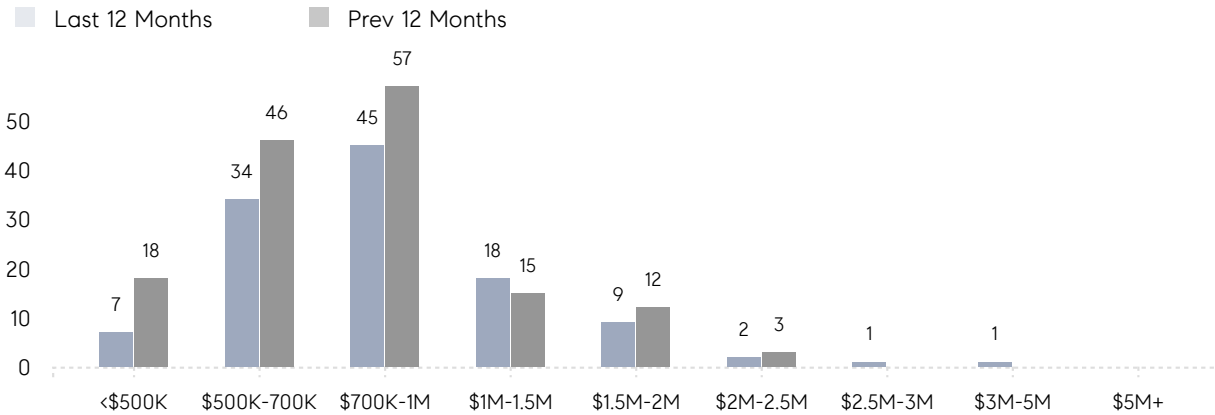
Tewksbury Township

OCTOBER 2022

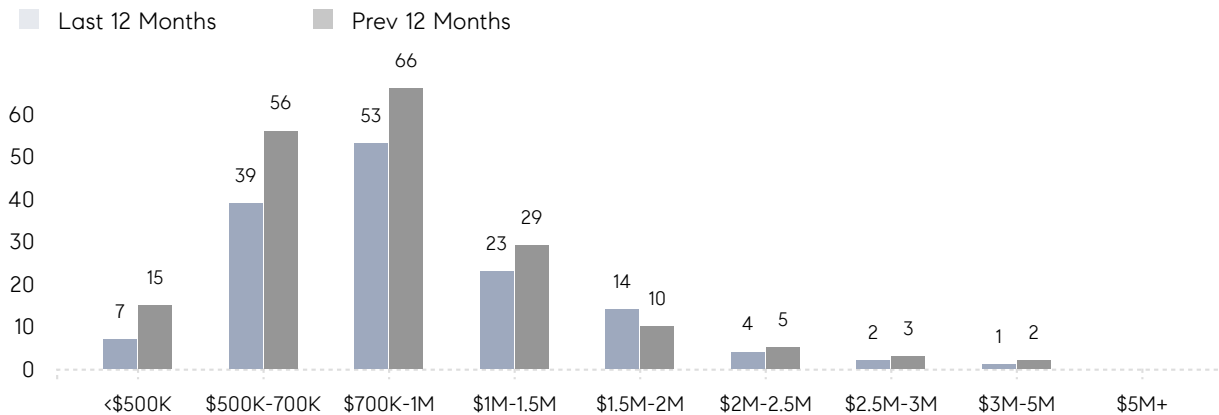
Monthly Inventory



Contracts By Price Range



Listings By Price Range

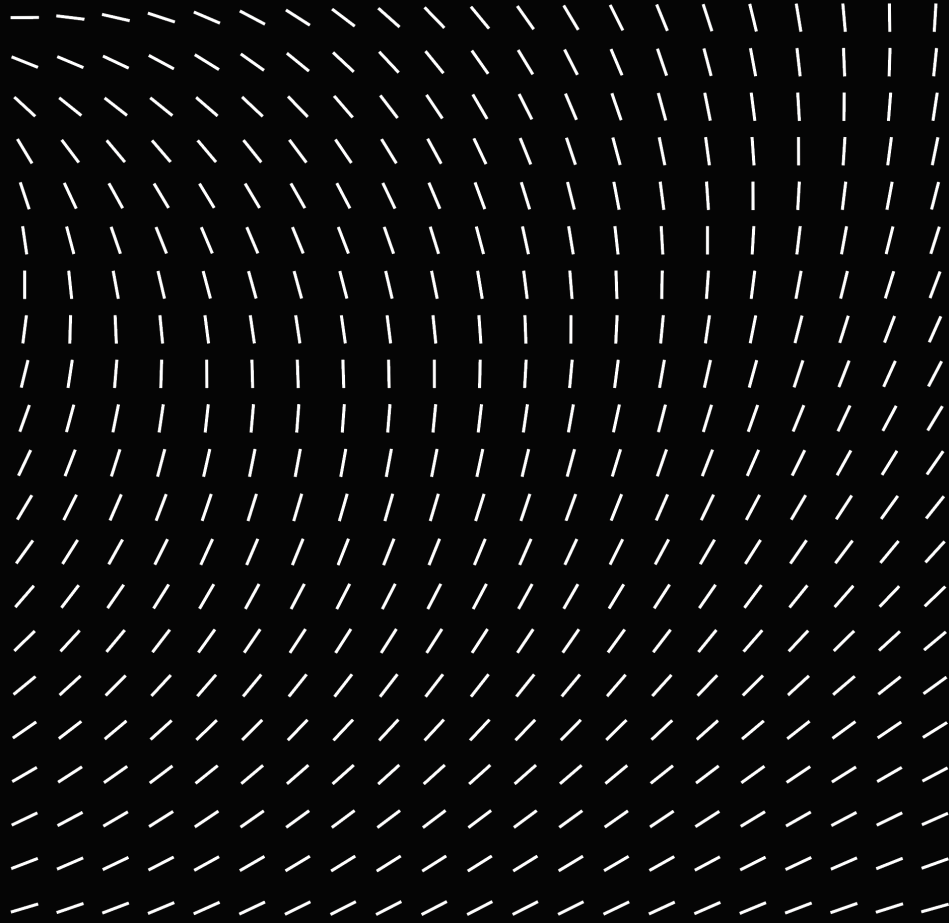




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COMPASS

October 2022

Union Market Insights

Union

OCTOBER 2022

UNDER CONTRACT

54
Total
Properties

\$489K
Average
Price

\$489K
Median
Price

-23%
Decrease From
Oct 2021

20%
Increase From
Oct 2021

23%
Increase From
Oct 2021

UNITS SOLD

57
Total
Properties

\$472K
Average
Price

\$475K
Median
Price

-29%
Decrease From
Oct 2021

6%
Increase From
Oct 2021

6%
Increase From
Oct 2021

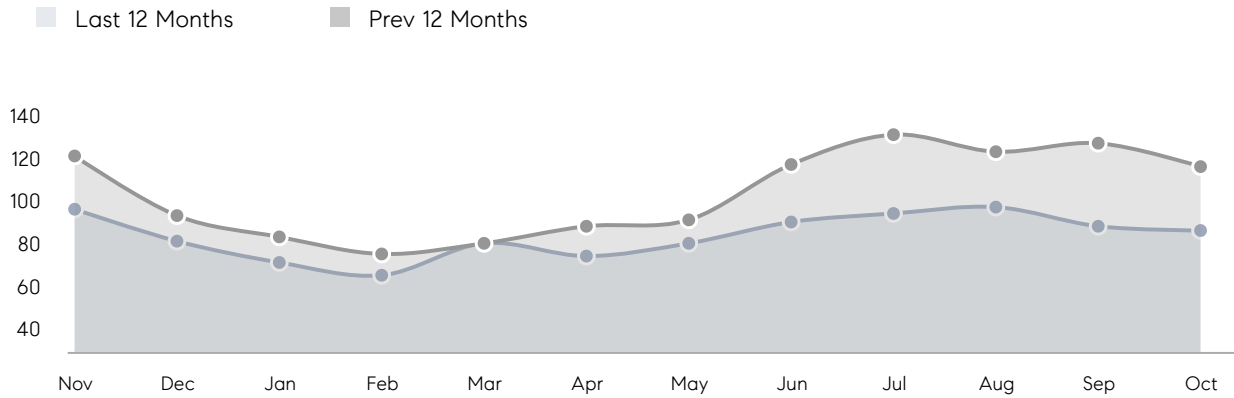
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	43	30	43%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$472,449	\$447,691	5.5%
	# OF CONTRACTS	54	70	-22.9%
	NEW LISTINGS	55	71	-23%
Houses	AVERAGE DOM	41	30	37%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$492,183	\$473,391	4%
	# OF CONTRACTS	50	58	-14%
	NEW LISTINGS	46	62	-26%
Condo/Co-op/TH	AVERAGE DOM	61	29	110%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$267,220	\$267,790	0%
	# OF CONTRACTS	4	12	-67%
	NEW LISTINGS	9	9	0%

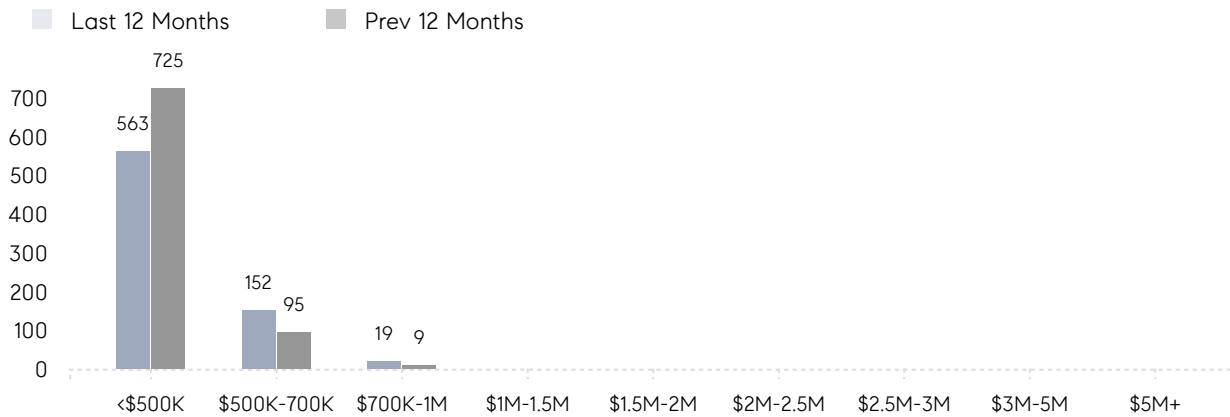
Union

OCTOBER 2022

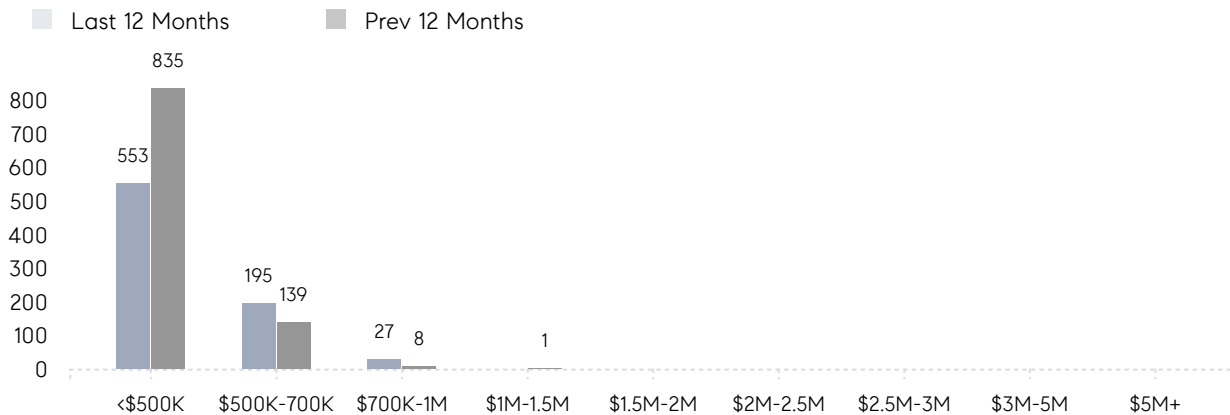
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Union City Market Insights

Union City

OCTOBER 2022

UNDER CONTRACT

29	\$363K	\$349K
Total Properties	Average Price	Median Price
-24%	-16%	-10%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

21	\$389K	\$300K
Total Properties	Average Price	Median Price
50%	19%	-1%
Increase From Oct 2021	Increase From Oct 2021	Decrease From Oct 2021

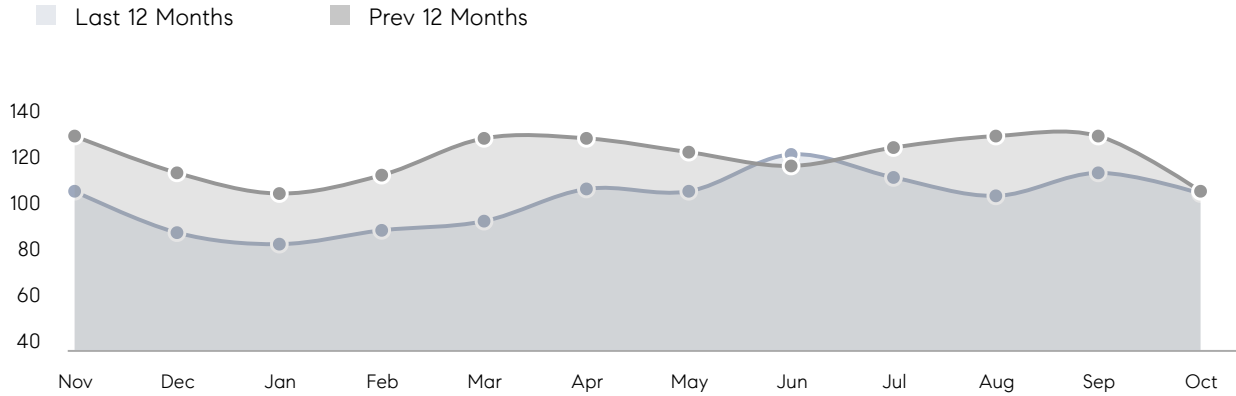
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	42	36	17%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$389,009	\$327,607	18.7%
	# OF CONTRACTS	29	38	-23.7%
	NEW LISTINGS	23	35	-34%
Houses	AVERAGE DOM	41	21	95%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$681,667	\$550,000	24%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	1	5	-80%
Condo/Co-op/TH	AVERAGE DOM	42	37	14%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$340,233	\$310,500	10%
	# OF CONTRACTS	26	33	-21%
	NEW LISTINGS	22	30	-27%

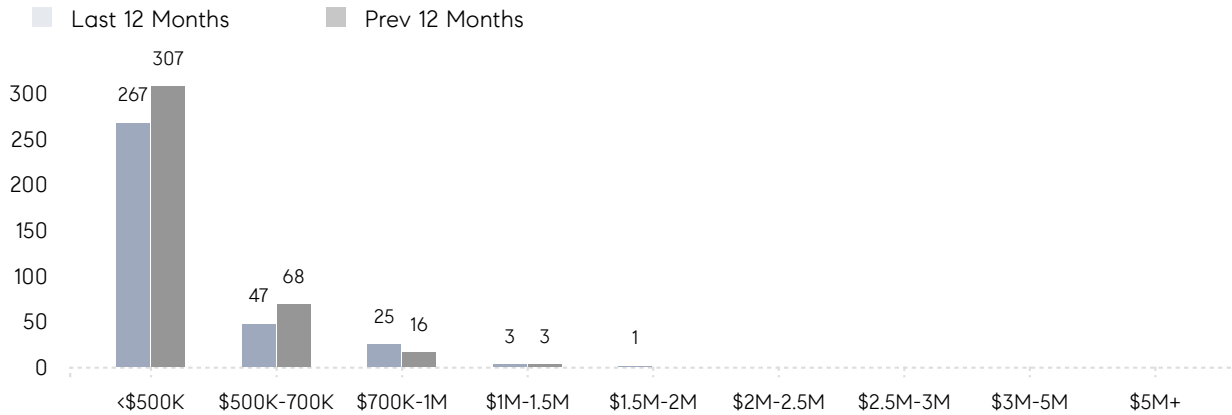
Union City

OCTOBER 2022

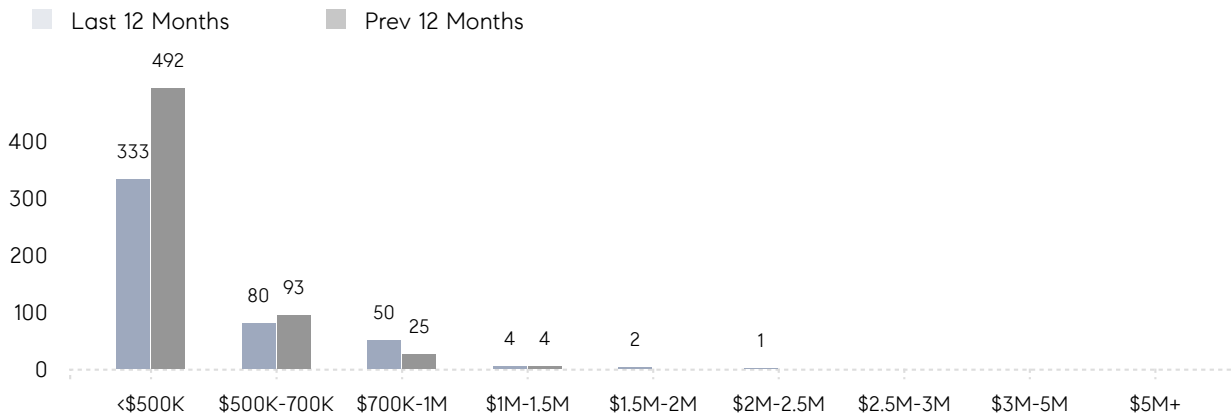
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Upper Saddle River Market Insights

Upper Saddle River

OCTOBER 2022

UNDER CONTRACT

14	\$1.9M	\$1.2M
Total Properties	Average Price	Median Price
-55%	83%	26%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

12	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
-20%	-20%	-13%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

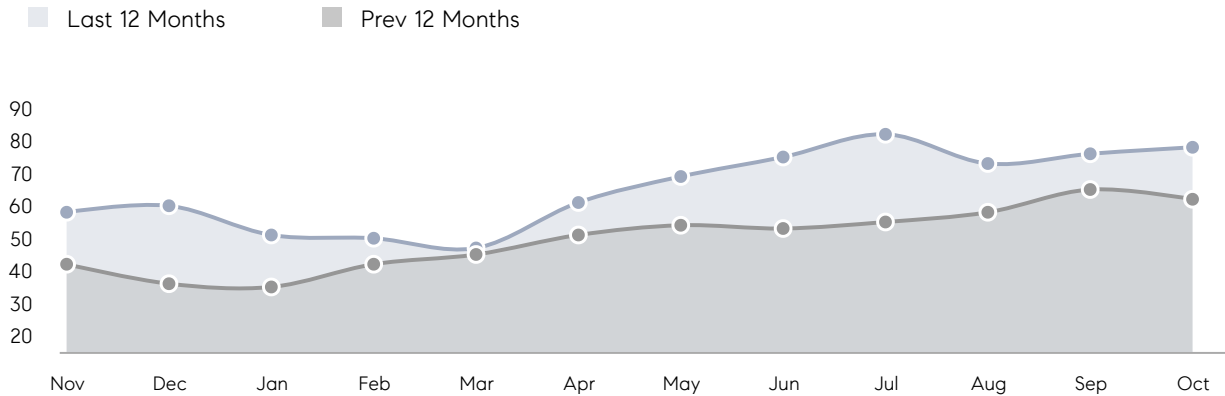
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	23	27	-15%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$1,252,183	\$1,569,615	-20.2%
	# OF CONTRACTS	14	31	-54.8%
	NEW LISTINGS	16	24	-33%
Houses	AVERAGE DOM	23	31	-26%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$1,401,407	\$1,650,864	-15%
	# OF CONTRACTS	14	20	-30%
	NEW LISTINGS	11	12	-8%
Condo/Co-op/TH	AVERAGE DOM	21	7	200%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$1,043,269	\$1,041,498	0%
	# OF CONTRACTS	0	11	0%
	NEW LISTINGS	5	12	-58%

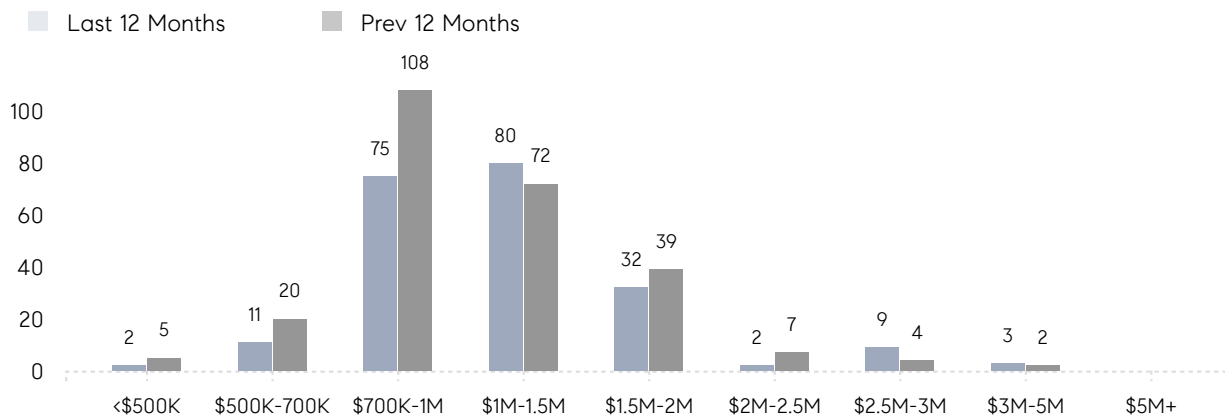
Upper Saddle River

OCTOBER 2022

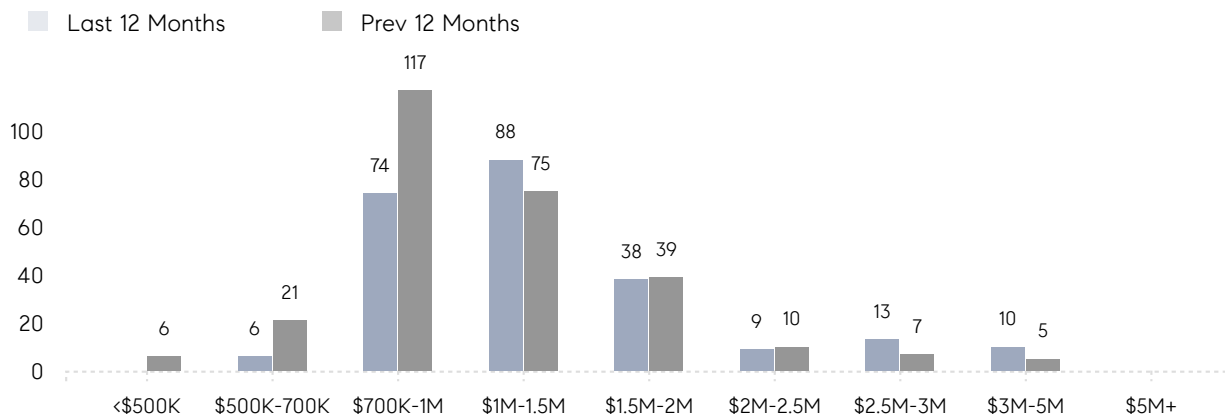
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Verona Market Insights

Verona

OCTOBER 2022

UNDER CONTRACT

15
Total
Properties

\$490K
Average
Price

\$479K
Median
Price

-25%
Decrease From
Oct 2021

-2%
Decrease From
Oct 2021

-6%
Decrease From
Oct 2021

UNITS SOLD

14
Total
Properties

\$613K
Average
Price

\$592K
Median
Price

-36%
Decrease From
Oct 2021

4%
Increase From
Oct 2021

16%
Increase From
Oct 2021

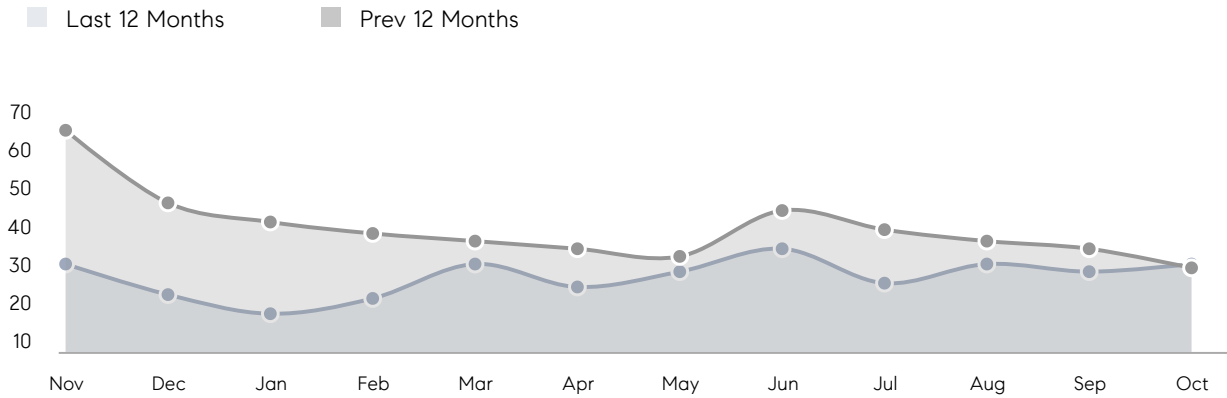
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	46	37	24%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$613,286	\$592,075	3.6%
	# OF CONTRACTS	15	20	-25.0%
	NEW LISTINGS	18	17	6%
Houses	AVERAGE DOM	40	26	54%
	% OF ASKING PRICE	104%	109%	
	AVERAGE SOLD PRICE	\$719,600	\$756,396	-5%
	# OF CONTRACTS	10	16	-37%
	NEW LISTINGS	9	13	-31%
Condo/Co-op/TH	AVERAGE DOM	61	51	20%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$347,500	\$354,722	-2%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	9	4	125%

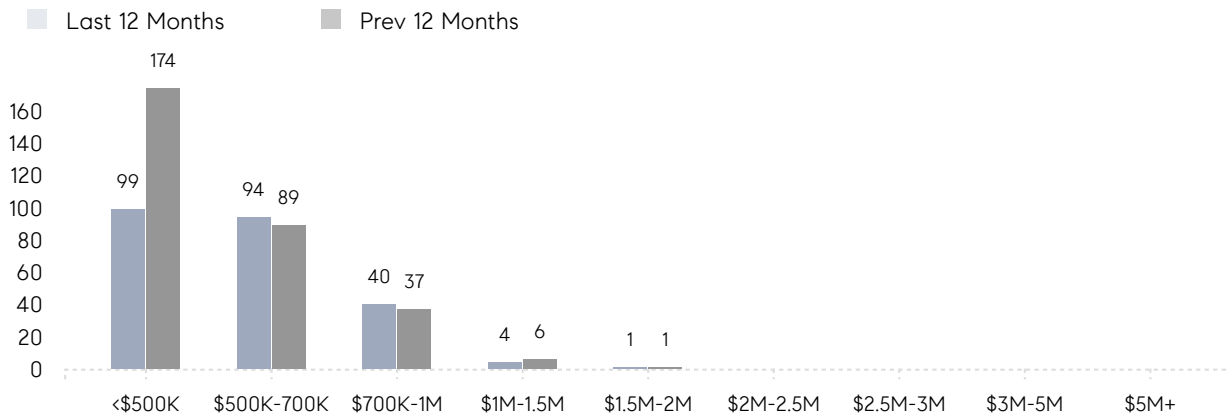
Verona

OCTOBER 2022

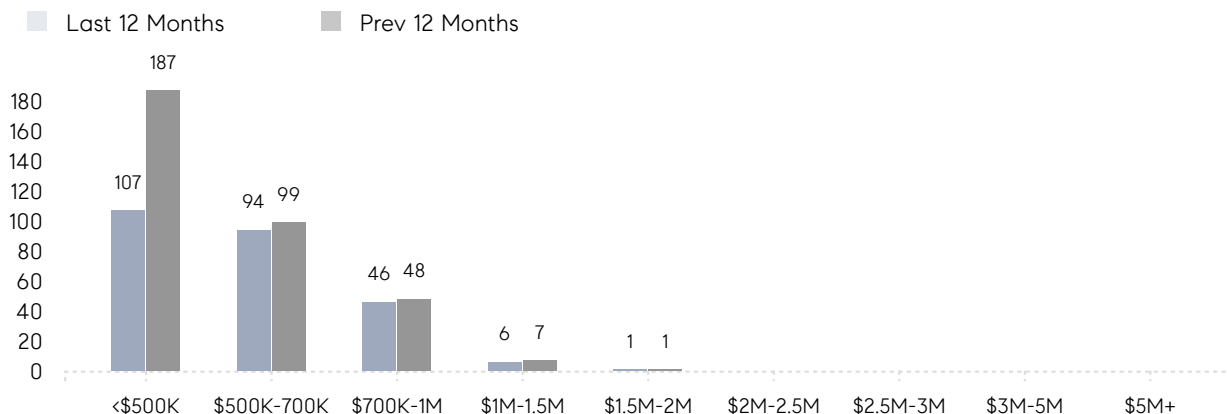
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Waldwick Market Insights

Waldwick

OCTOBER 2022

UNDER CONTRACT

7	\$508K	\$479K
Total Properties	Average Price	Median Price
-56%	-5%	-4%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

6	\$570K	\$550K
Total Properties	Average Price	Median Price
-54%	6%	5%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

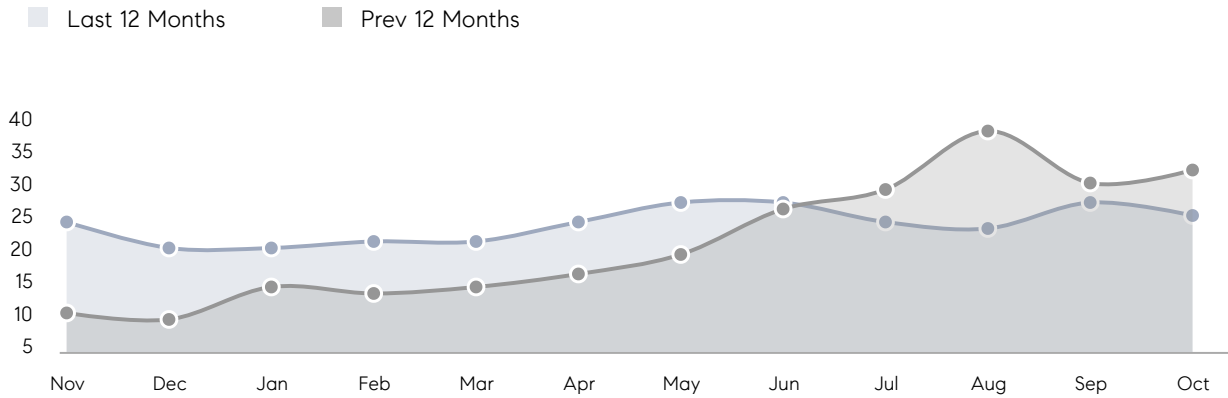
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	38	22	73%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$570,500	\$537,308	6.2%
	# OF CONTRACTS	7	16	-56.2%
	NEW LISTINGS	5	18	-72%
Houses	AVERAGE DOM	38	23	65%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$570,500	\$552,917	3%
	# OF CONTRACTS	7	16	-56%
	NEW LISTINGS	5	18	-72%
Condo/Co-op/TH	AVERAGE DOM	-	9	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$350,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

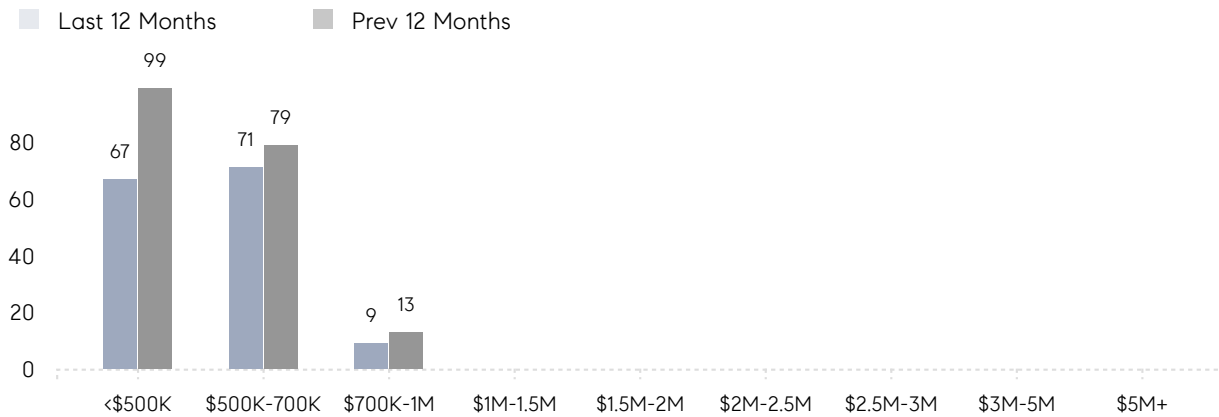
Waldwick

OCTOBER 2022

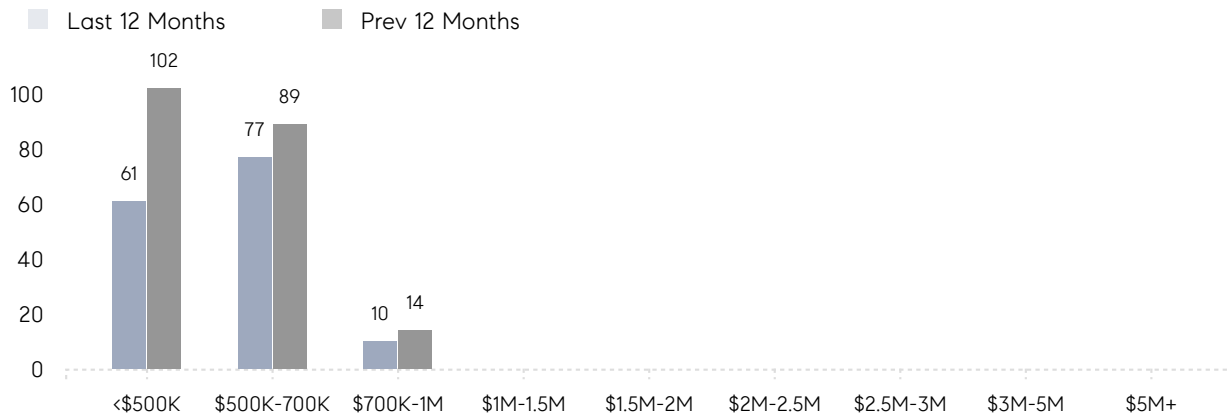
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Wallington Market Insights

Wallington

OCTOBER 2022

UNDER CONTRACT

5
Total
Properties

\$659K
Average
Price

\$675K
Median
Price

25%
Increase From
Oct 2021

31%
Increase From
Oct 2021

71%
Increase From
Oct 2021

UNITS SOLD

2
Total
Properties

\$377K
Average
Price

\$377K
Median
Price

0%
Change From
Oct 2021

-32%
Decrease From
Oct 2021

-32%
Decrease From
Oct 2021

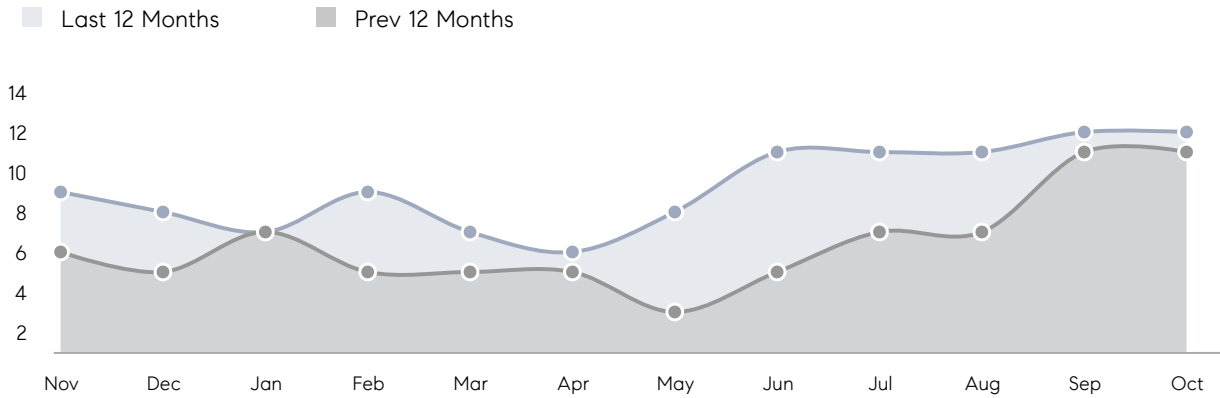
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	37	71	-48%
	% OF ASKING PRICE	94%	98%	
	AVERAGE SOLD PRICE	\$377,500	\$551,400	-31.5%
	# OF CONTRACTS	5	4	25.0%
	NEW LISTINGS	5	5	0%
Houses	AVERAGE DOM	62	71	-13%
	% OF ASKING PRICE	89%	98%	
	AVERAGE SOLD PRICE	\$385,000	\$551,400	-30%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	12	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$370,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%

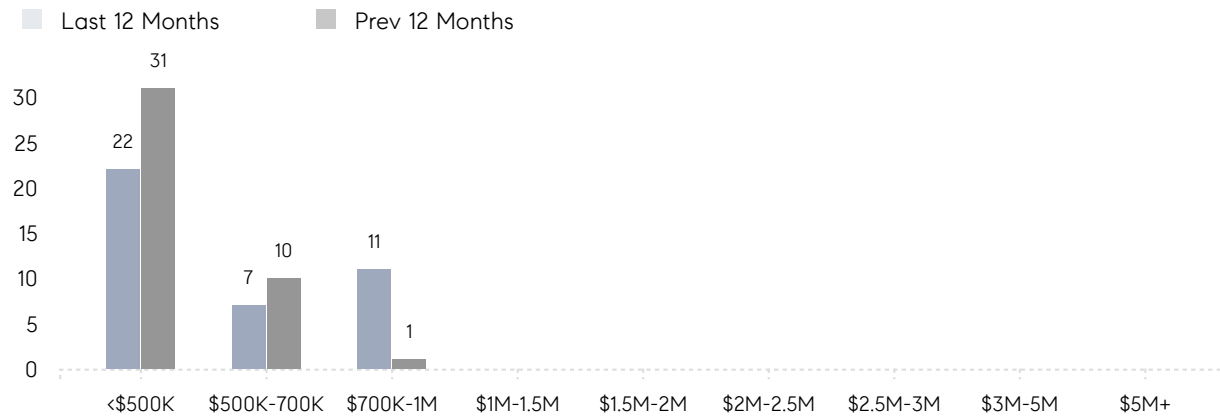
Wallington

OCTOBER 2022

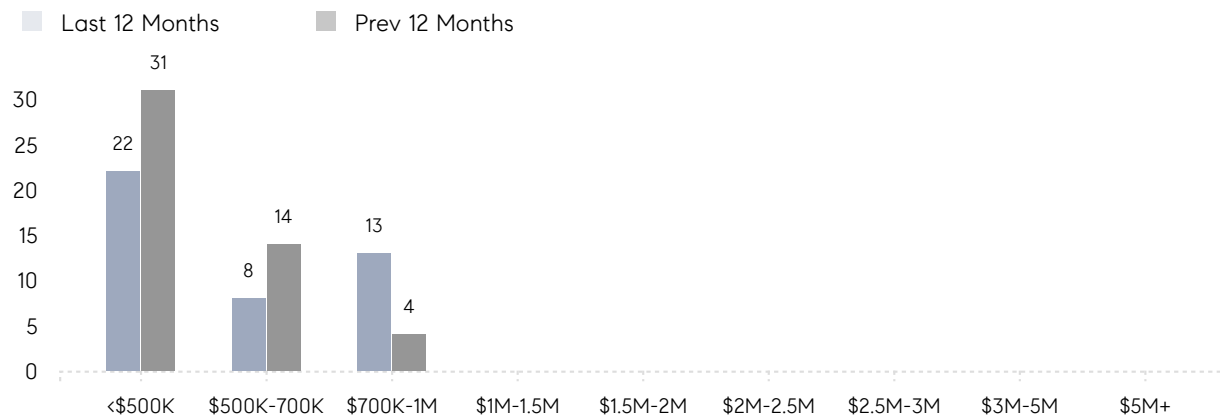
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Warren Market Insights

Warren

OCTOBER 2022

UNDER CONTRACT

19	\$917K	\$818K
Total Properties	Average Price	Median Price
-17%	-16%	-13%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

22	\$1.0M	\$972K
Total Properties	Average Price	Median Price
10%	20%	39%
Increase From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

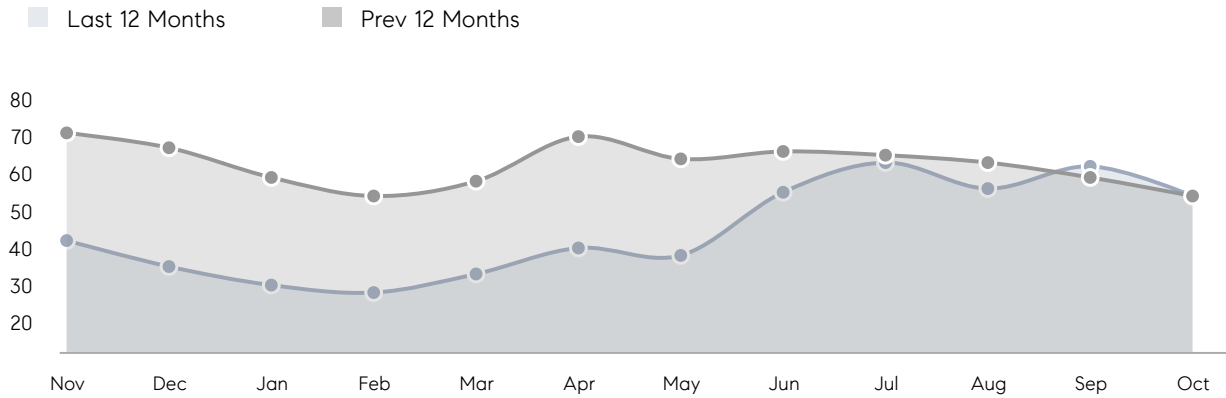
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	37	37	0%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$1,056,750	\$877,865	20.4%
	# OF CONTRACTS	19	23	-17.4%
	NEW LISTINGS	20	24	-17%
Houses	AVERAGE DOM	38	35	9%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$1,059,500	\$851,135	24%
	# OF CONTRACTS	17	22	-23%
	NEW LISTINGS	17	24	-29%
Condo/Co-op/TH	AVERAGE DOM	15	77	-81%
	% OF ASKING PRICE	100%	118%	
	AVERAGE SOLD PRICE	\$999,000	\$1,385,747	-28%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	3	0	0%

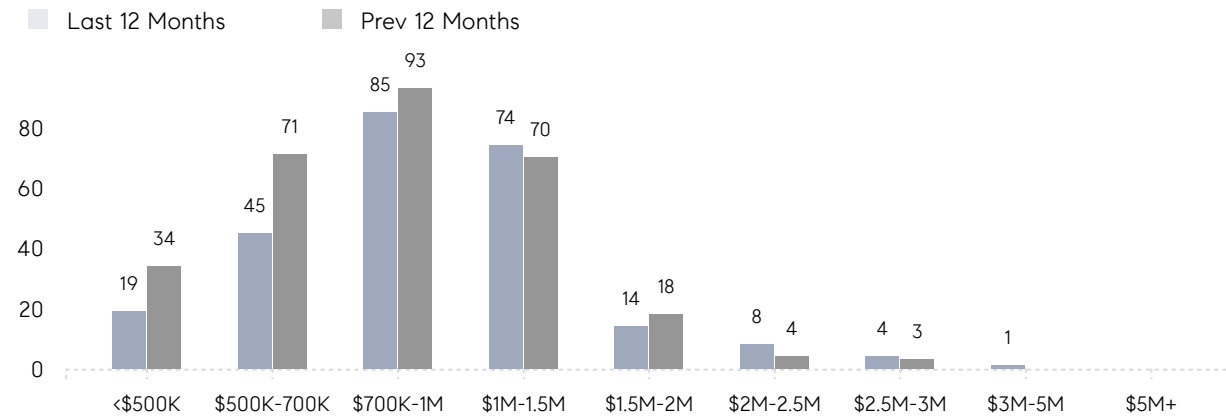
Warren

OCTOBER 2022

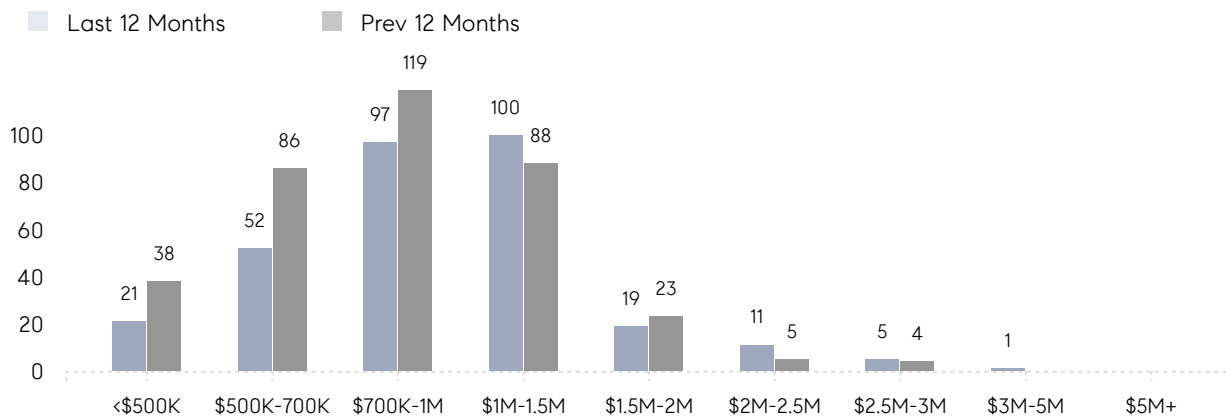
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Washington Township Market Insights

Washington Township

OCTOBER 2022

UNDER CONTRACT

24
Total
Properties

\$611K
Average
Price

\$509K
Median
Price

-37%
Decrease From
Oct 2021

-3%
Decrease From
Oct 2021

-13%
Decrease From
Oct 2021

UNITS SOLD

31
Total
Properties

\$666K
Average
Price

\$640K
Median
Price

-18%
Decrease From
Oct 2021

11%
Increase From
Oct 2021

16%
Increase From
Oct 2021

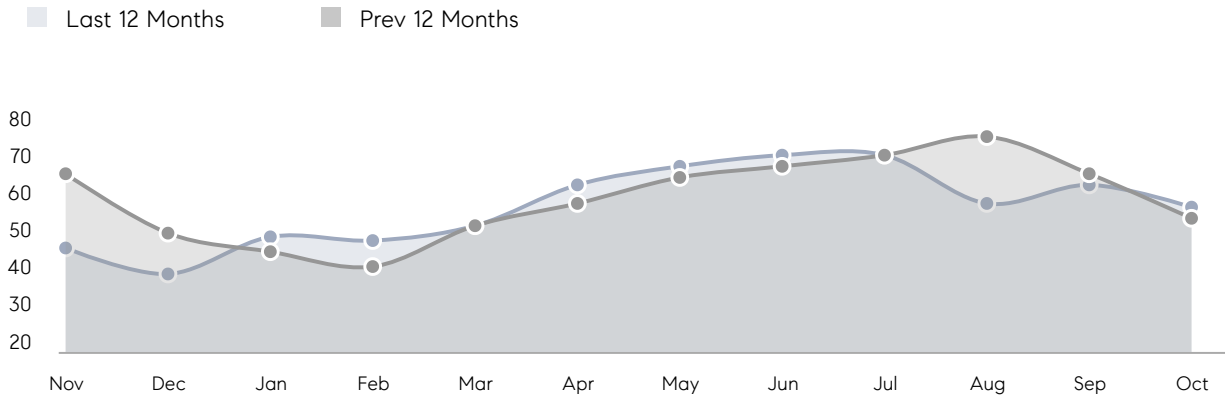
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	29	36	-19%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$666,774	\$598,618	11.4%
	# OF CONTRACTS	24	38	-36.8%
	NEW LISTINGS	21	27	-22%
Houses	AVERAGE DOM	31	34	-9%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$711,519	\$614,214	16%
	# OF CONTRACTS	21	33	-36%
	NEW LISTINGS	20	24	-17%
Condo/Co-op/TH	AVERAGE DOM	16	59	-73%
	% OF ASKING PRICE	106%	93%	
	AVERAGE SOLD PRICE	\$364,750	\$416,667	-12%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	1	3	-67%

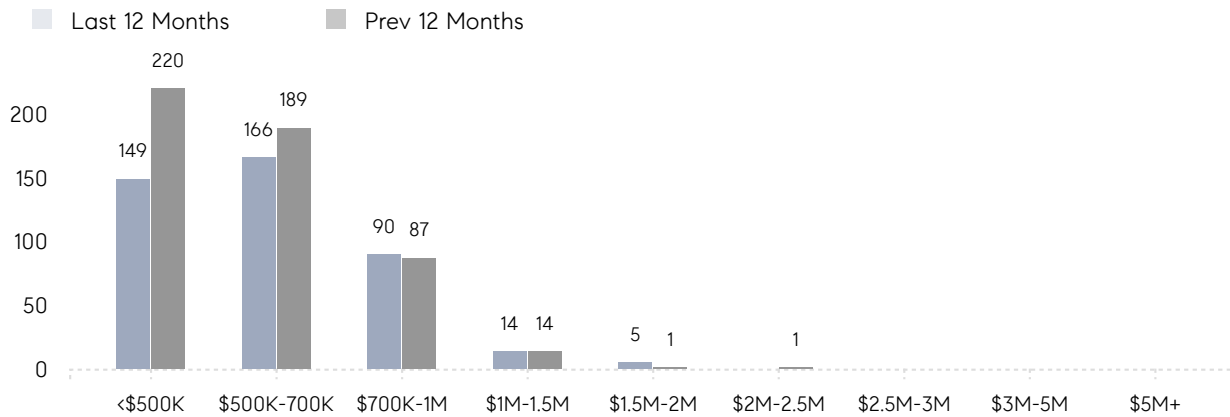
Washington Township

OCTOBER 2022

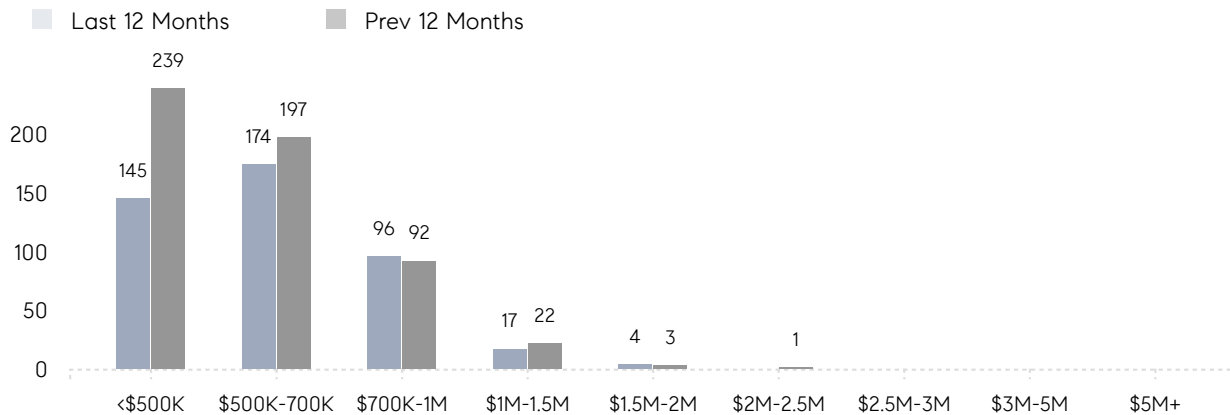
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Watchung Market Insights

Watchung

OCTOBER 2022

UNDER CONTRACT

5	\$842K	\$875K
Total Properties	Average Price	Median Price
-55%	-25%	-10%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

7	\$844K	\$875K
Total Properties	Average Price	Median Price
-46%	-7%	17%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

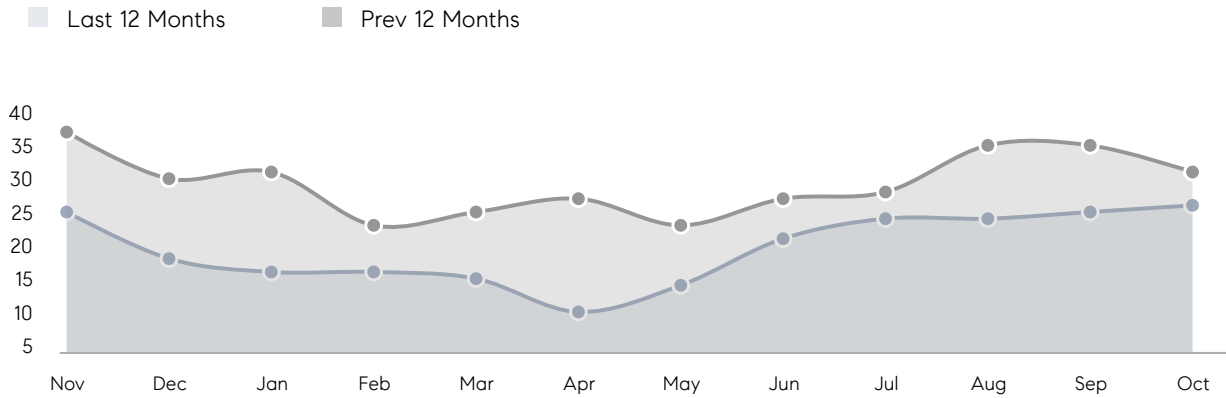
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	45	44	2%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$844,857	\$910,346	-7.2%
	# OF CONTRACTS	5	11	-54.5%
	NEW LISTINGS	6	10	-40%
Houses	AVERAGE DOM	45	44	2%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$844,857	\$910,346	-7%
	# OF CONTRACTS	5	11	-55%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%

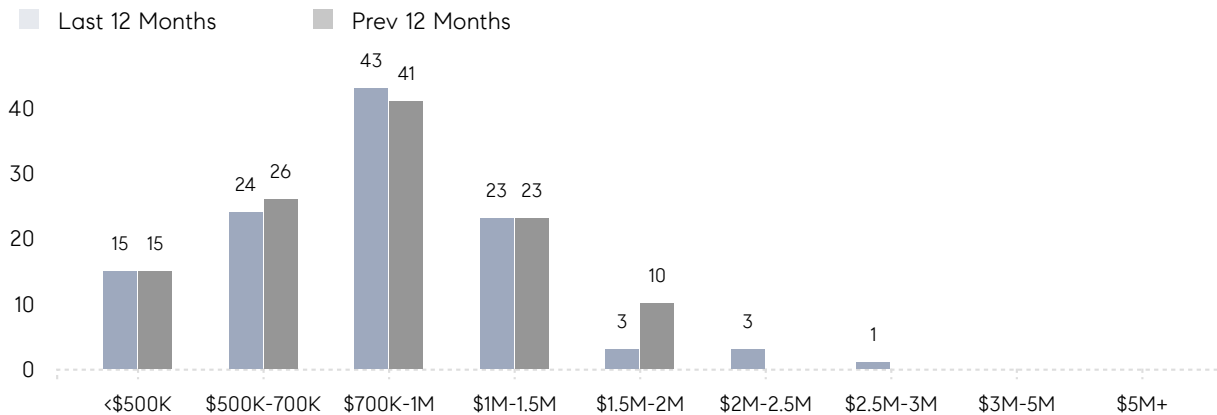
Watchung

OCTOBER 2022

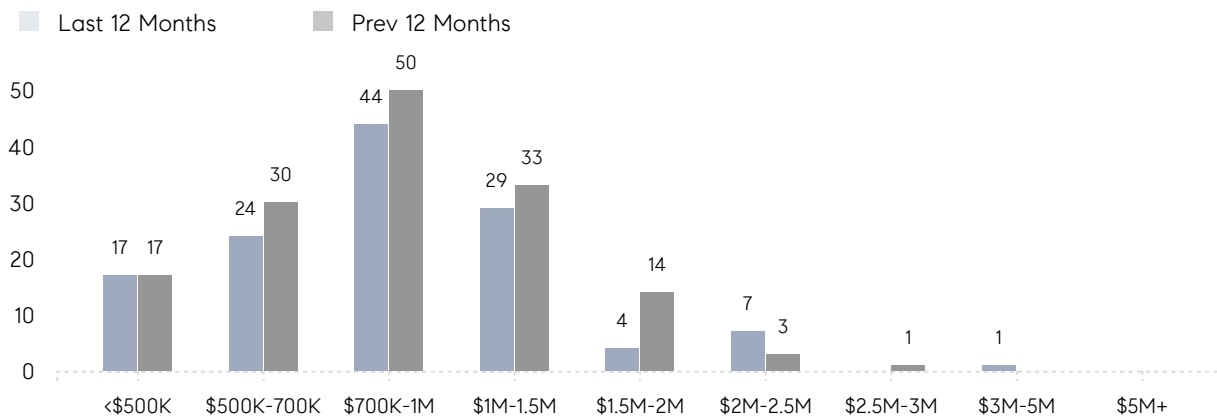
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Wayne Market Insights

Wayne

OCTOBER 2022

UNDER CONTRACT

58
Total
Properties

\$682K
Average
Price

\$633K
Median
Price

-28%
Decrease From
Oct 2021

37%
Increase From
Oct 2021

29%
Increase From
Oct 2021

UNITS SOLD

54
Total
Properties

\$582K
Average
Price

\$560K
Median
Price

-37%
Decrease From
Oct 2021

9%
Increase From
Oct 2021

16%
Increase From
Oct 2021

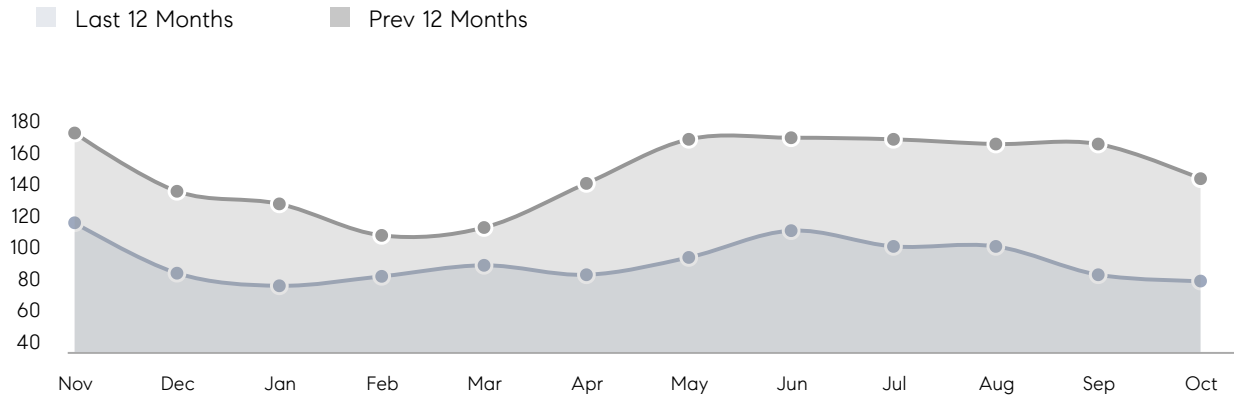
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	49	34	44%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$582,167	\$536,440	8.5%
	# OF CONTRACTS	58	81	-28.4%
	NEW LISTINGS	54	82	-34%
Houses	AVERAGE DOM	40	33	21%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$642,190	\$586,125	10%
	# OF CONTRACTS	54	54	0%
	NEW LISTINGS	46	51	-10%
Condo/Co-op/TH	AVERAGE DOM	84	37	127%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$372,083	\$400,343	-7%
	# OF CONTRACTS	4	27	-85%
	NEW LISTINGS	8	31	-74%

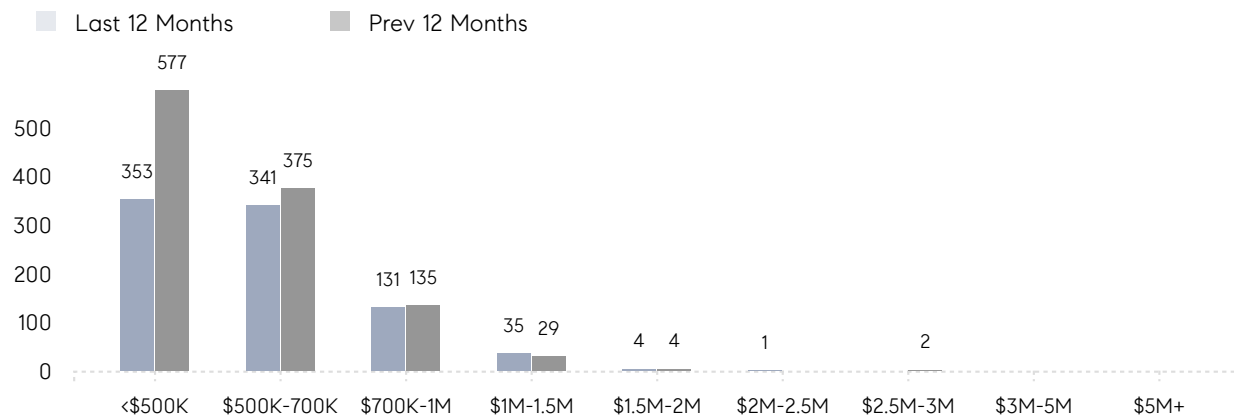
Wayne

OCTOBER 2022

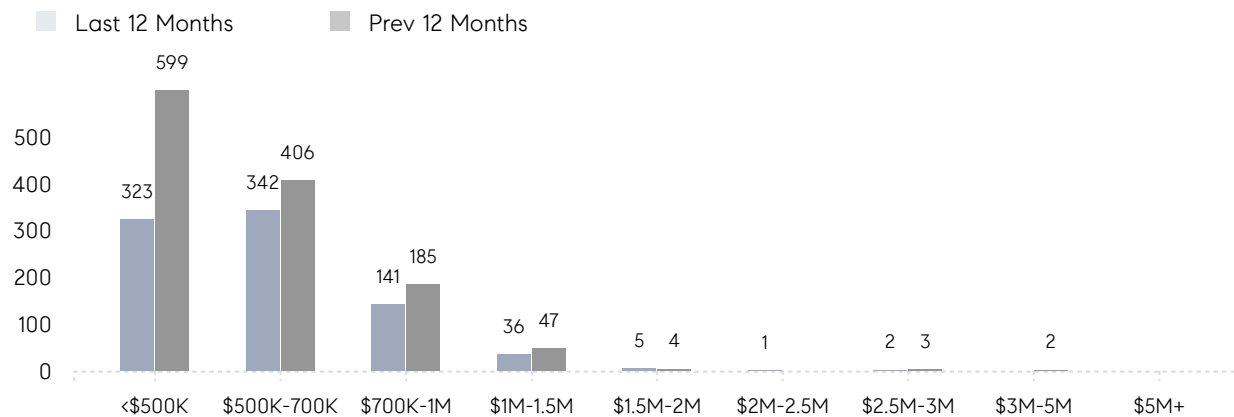
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Weehawken Market Insights

Weehawken

OCTOBER 2022

UNDER CONTRACT

17	\$841K	\$615K
Total Properties	Average Price	Median Price
-35%	-17%	-33%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

10	\$938K	\$819K
Total Properties	Average Price	Median Price
0%	-10%	-14%
Change From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

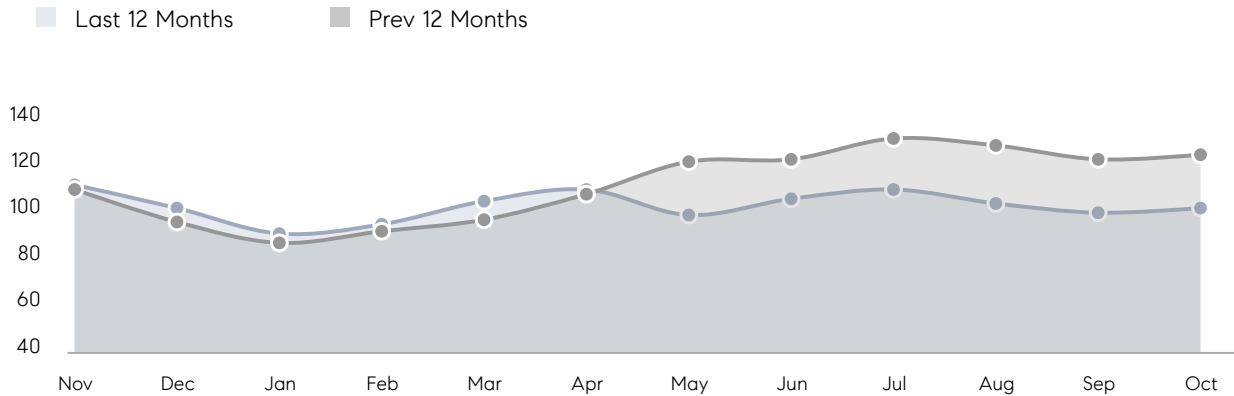
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	57	61	-7%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$938,400	\$1,048,300	-10.5%
	# OF CONTRACTS	17	26	-34.6%
	NEW LISTINGS	22	43	-49%
Houses	AVERAGE DOM	24	35	-31%
	% OF ASKING PRICE	98%	91%	
	AVERAGE SOLD PRICE	\$1,004,000	\$868,333	16%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	71	72	-1%
	% OF ASKING PRICE	97%	96%	
	AVERAGE SOLD PRICE	\$910,286	\$1,125,429	-19%
	# OF CONTRACTS	13	25	-48%
	NEW LISTINGS	19	38	-50%

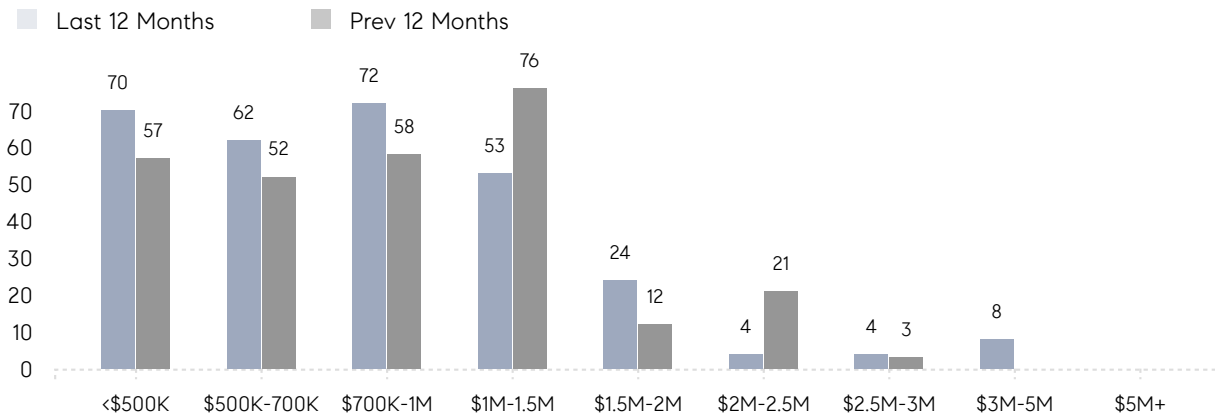
Weehawken

OCTOBER 2022

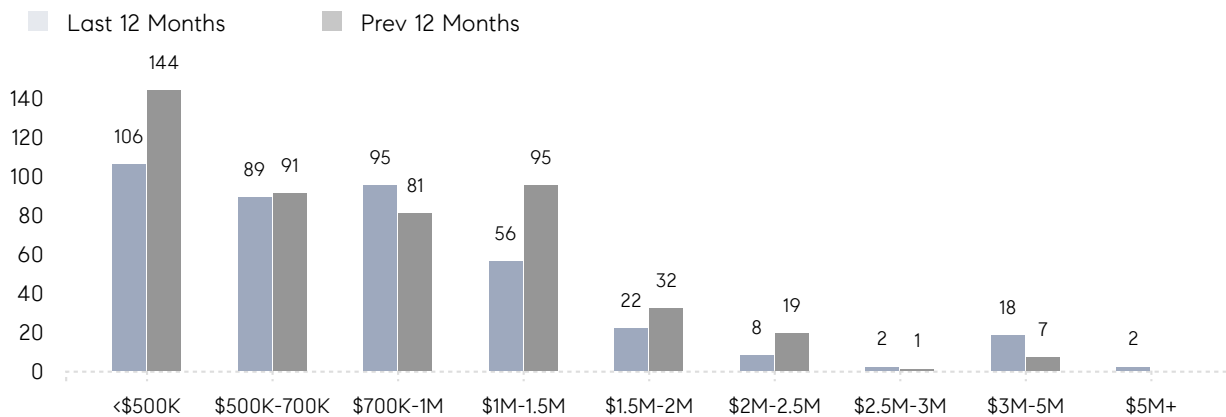
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

West Caldwell Market Insights

West Caldwell

OCTOBER 2022

UNDER CONTRACT

7	\$538K	\$539K
Total Properties	Average Price	Median Price
-42%	-7%	-4%
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

UNITS SOLD

8	\$583K	\$560K
Total Properties	Average Price	Median Price
-38%	2%	4%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

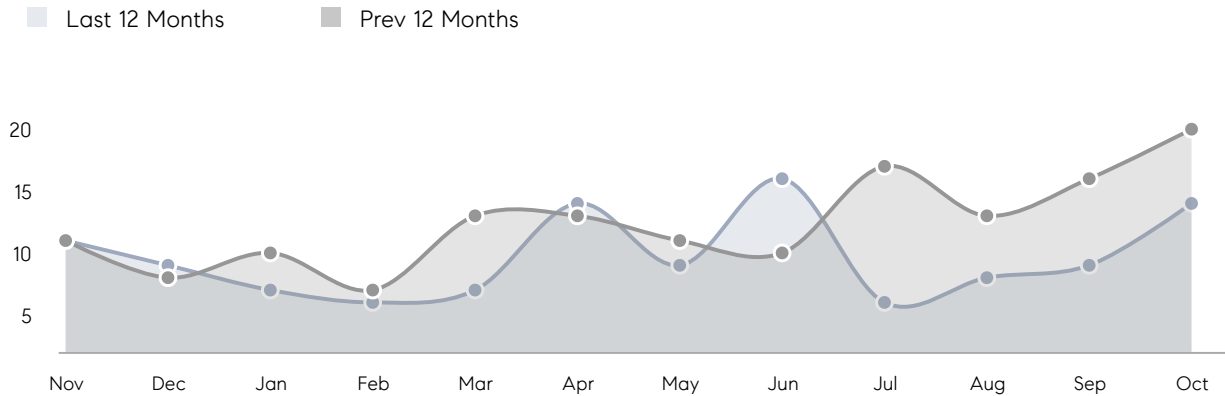
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	17	29	-41%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$583,875	\$570,792	2.3%
	# OF CONTRACTS	7	12	-41.7%
	NEW LISTINGS	13	18	-28%
Houses	AVERAGE DOM	19	29	-34%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$569,429	\$570,792	0%
	# OF CONTRACTS	6	12	-50%
	NEW LISTINGS	13	16	-19%
Condo/Co-op/TH	AVERAGE DOM	5	-	-
	% OF ASKING PRICE	101%	-	
	AVERAGE SOLD PRICE	\$685,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	2	0%

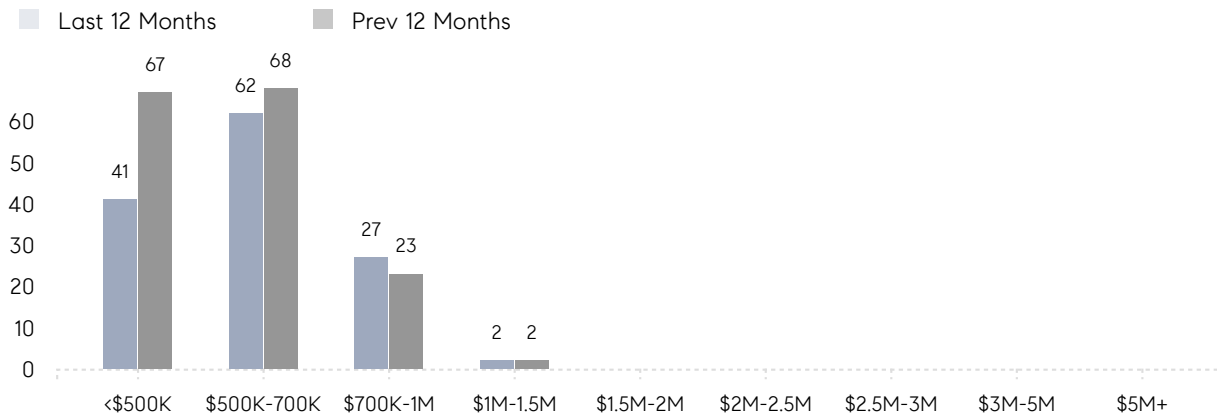
West Caldwell

OCTOBER 2022

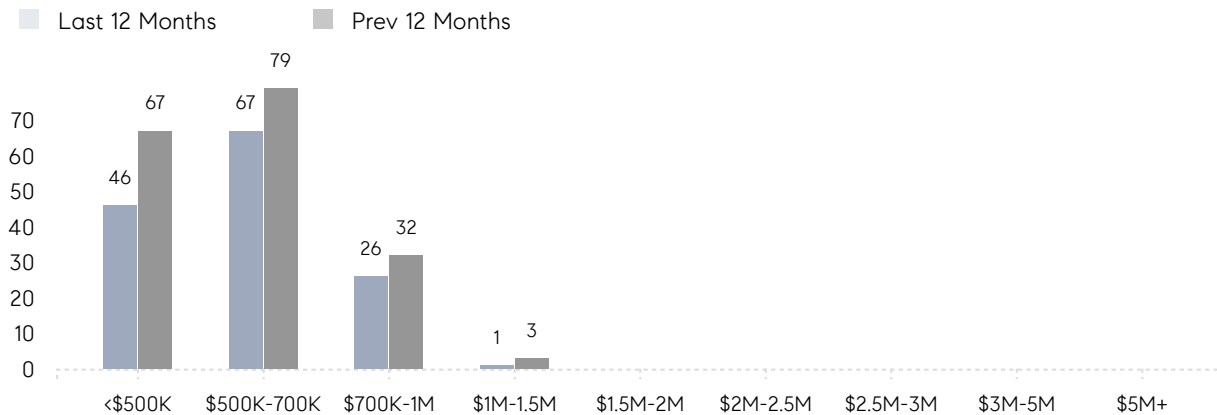
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

West New York Market Insights

West New York

OCTOBER 2022

UNDER CONTRACT

13
Total
Properties

\$462K
Average
Price

\$278K
Median
Price

-50%
Decrease From
Oct 2021

-6%
Decrease From
Oct 2021

-31%
Decrease From
Oct 2021

UNITS SOLD

8
Total
Properties

\$624K
Average
Price

\$650K
Median
Price

-67%
Decrease From
Oct 2021

18%
Increase From
Oct 2021

68%
Increase From
Oct 2021

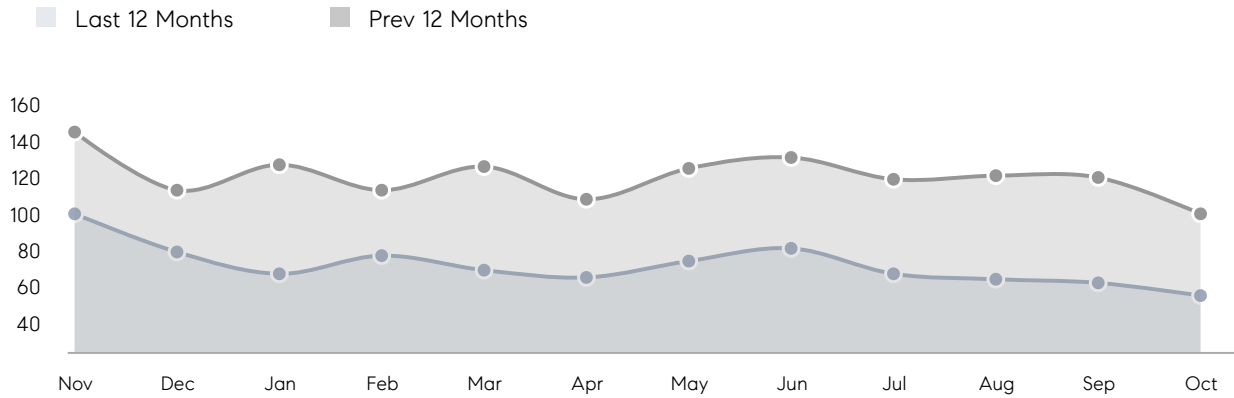
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	18	43	-58%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$624,375	\$527,979	18.3%
	# OF CONTRACTS	13	26	-50.0%
	NEW LISTINGS	16	37	-57%
Houses	AVERAGE DOM	14	-	-
	% OF ASKING PRICE	96%	-	
	AVERAGE SOLD PRICE	\$720,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	3	0%
Condo/Co-op/TH	AVERAGE DOM	19	43	-56%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$610,714	\$527,979	16%
	# OF CONTRACTS	13	26	-50%
	NEW LISTINGS	16	34	-53%

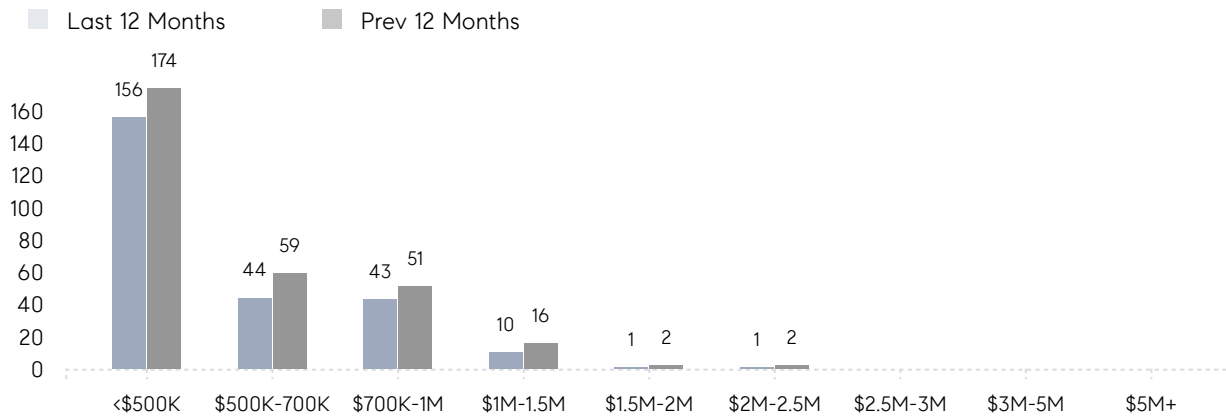
West New York

OCTOBER 2022

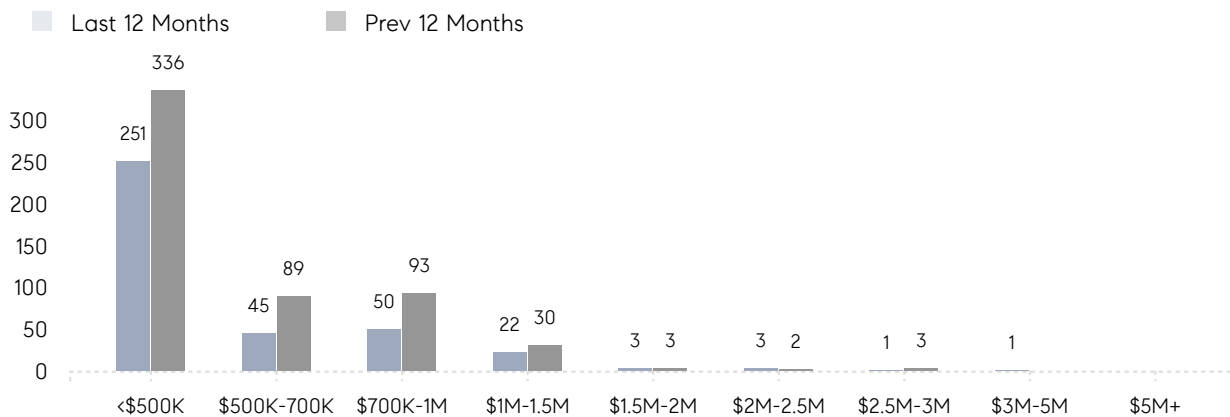
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

West Orange Market Insights

West Orange

OCTOBER 2022

UNDER CONTRACT

58
Total
Properties

\$547K
Average
Price

\$527K
Median
Price

-19%
Decrease From
Oct 2021

8%
Increase From
Oct 2021

17%
Increase From
Oct 2021

UNITS SOLD

41
Total
Properties

\$505K
Average
Price

\$480K
Median
Price

-33%
Decrease From
Oct 2021

-1%
Change From
Oct 2021

2%
Increase From
Oct 2021

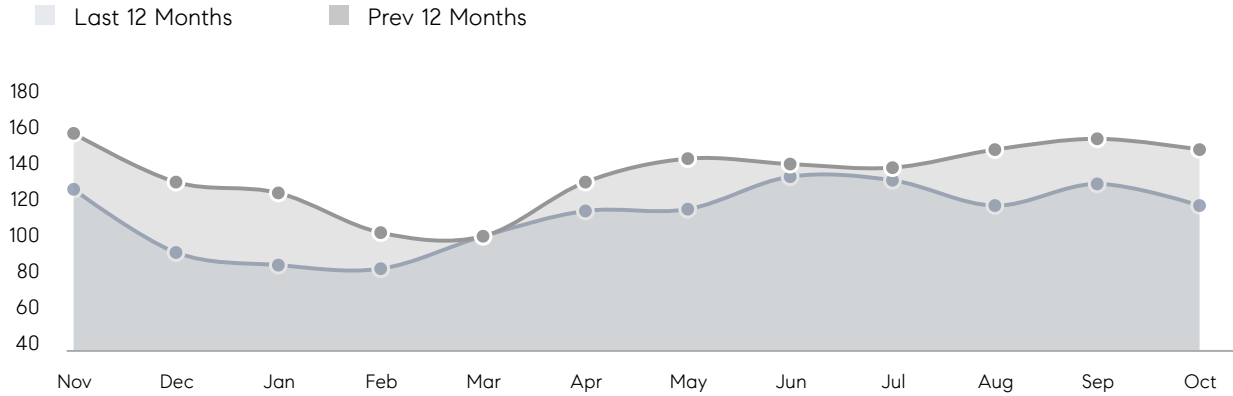
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	27	29	-7%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$505,632	\$508,726	-0.6%
	# OF CONTRACTS	58	72	-19.4%
	NEW LISTINGS	45	73	-38%
Houses	AVERAGE DOM	31	34	-9%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$541,375	\$527,324	3%
	# OF CONTRACTS	43	56	-23%
	NEW LISTINGS	36	58	-38%
Condo/Co-op/TH	AVERAGE DOM	22	17	29%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$455,171	\$464,298	-2%
	# OF CONTRACTS	15	16	-6%
	NEW LISTINGS	9	15	-40%

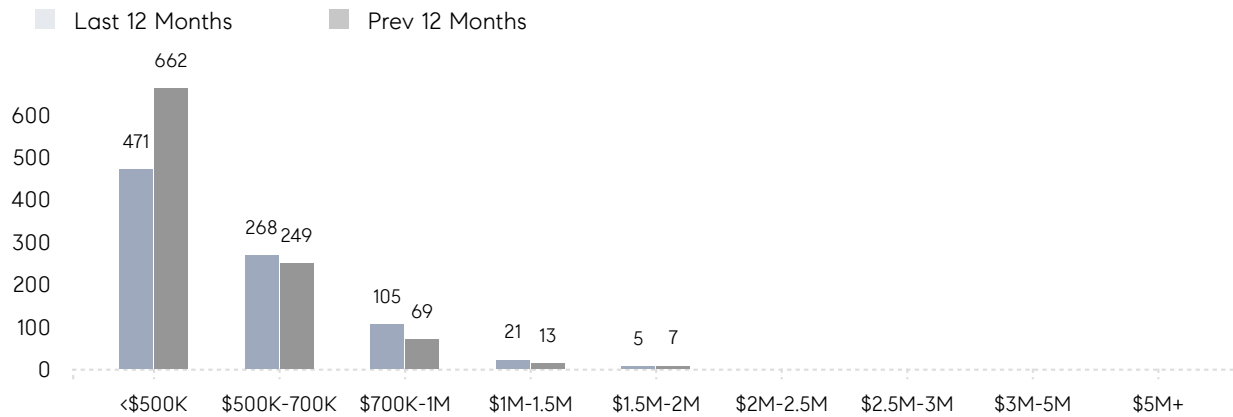
West Orange

OCTOBER 2022

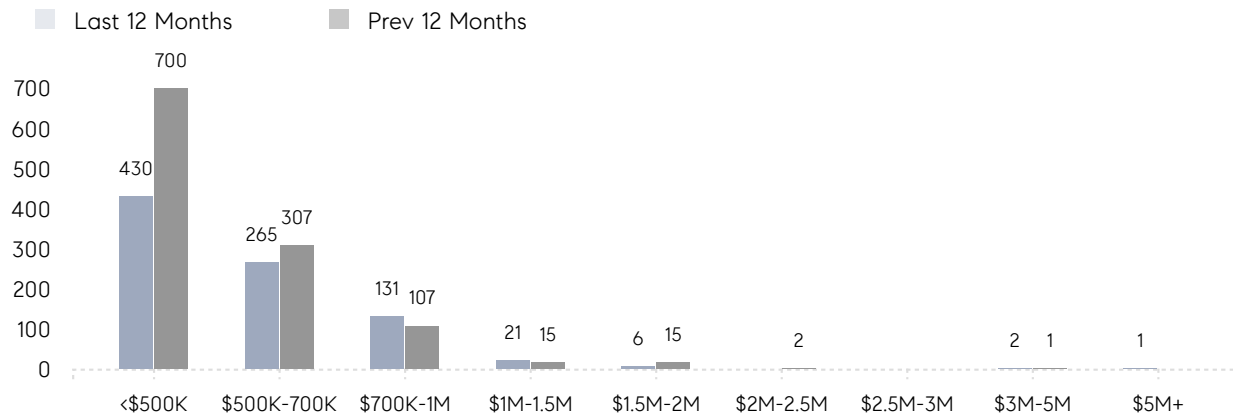
Monthly Inventory



Contracts By Price Range



Listings By Price Range

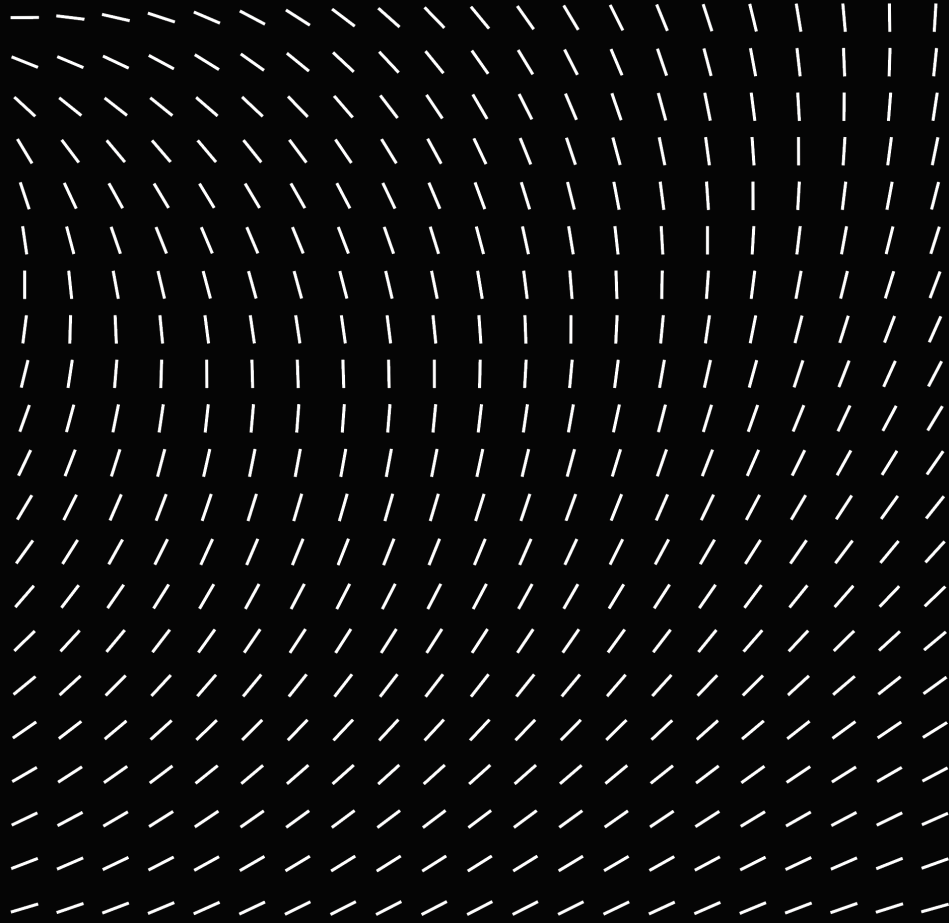




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COMPASS

October 2022

Westfield Market Insights

Westfield

OCTOBER 2022

UNDER CONTRACT

39
Total
Properties

\$1.0M
Average
Price

\$879K
Median
Price

5%
Increase From
Oct 2021

12%
Increase From
Oct 2021

10%
Increase From
Oct 2021

UNITS SOLD

22
Total
Properties

\$948K
Average
Price

\$768K
Median
Price

-39%
Decrease From
Oct 2021

9%
Increase From
Oct 2021

-5%
Decrease From
Oct 2021

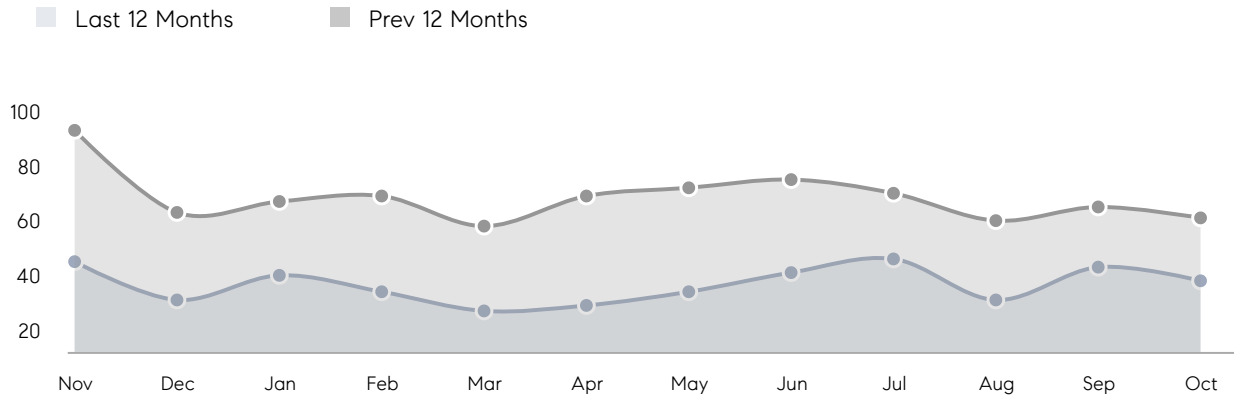
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	27	33	-18%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$948,575	\$872,845	8.7%
	# OF CONTRACTS	39	37	5.4%
	NEW LISTINGS	38	39	-3%
Houses	AVERAGE DOM	27	33	-18%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$1,046,771	\$922,785	13%
	# OF CONTRACTS	31	34	-9%
	NEW LISTINGS	33	35	-6%
Condo/Co-op/TH	AVERAGE DOM	26	33	-21%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$326,667	\$323,500	1%
	# OF CONTRACTS	8	3	167%
	NEW LISTINGS	5	4	25%

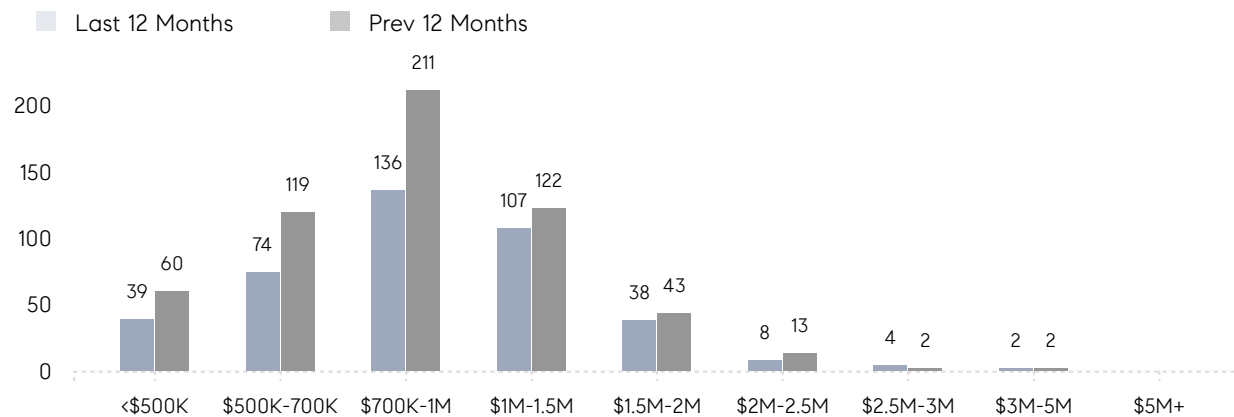
Westfield

OCTOBER 2022

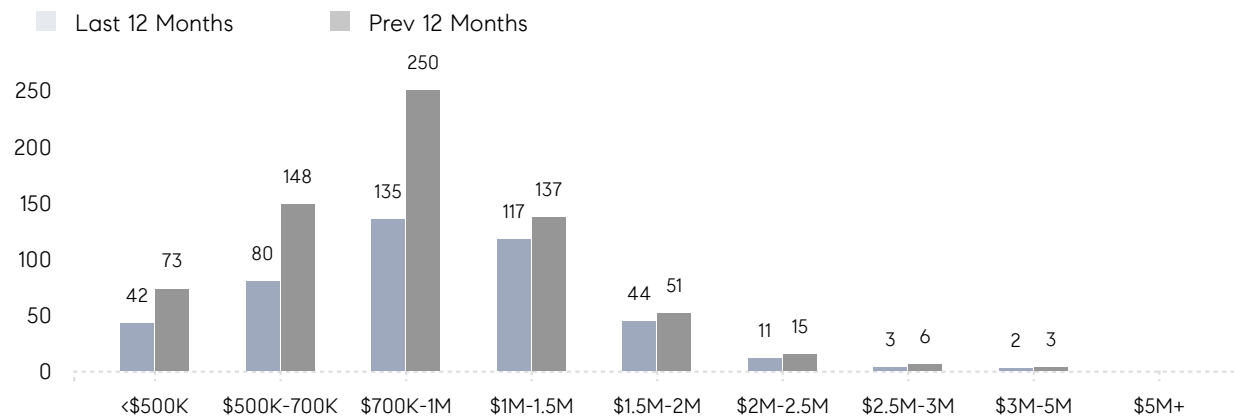
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Westwood Market Insights

Westwood

OCTOBER 2022

UNDER CONTRACT

6
Total
Properties

\$643K
Average
Price

\$582K
Median
Price

-45%
Decrease From
Oct 2021

8%
Increase From
Oct 2021

6%
Increase From
Oct 2021

UNITS SOLD

7
Total
Properties

\$580K
Average
Price

\$575K
Median
Price

-53%
Decrease From
Oct 2021

16%
Increase From
Oct 2021

15%
Increase From
Oct 2021

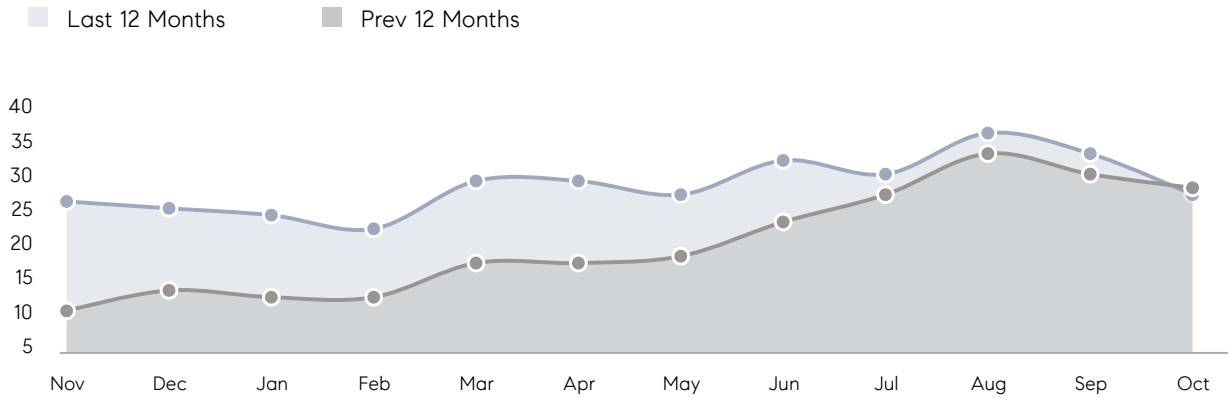
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	24	33	-27%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$580,500	\$498,701	16.4%
	# OF CONTRACTS	6	11	-45.5%
	NEW LISTINGS	2	9	-78%
Houses	AVERAGE DOM	24	35	-31%
	% OF ASKING PRICE	101%	97%	
	AVERAGE SOLD PRICE	\$580,500	\$566,001	3%
	# OF CONTRACTS	6	11	-45%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	-	27	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$229,500	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

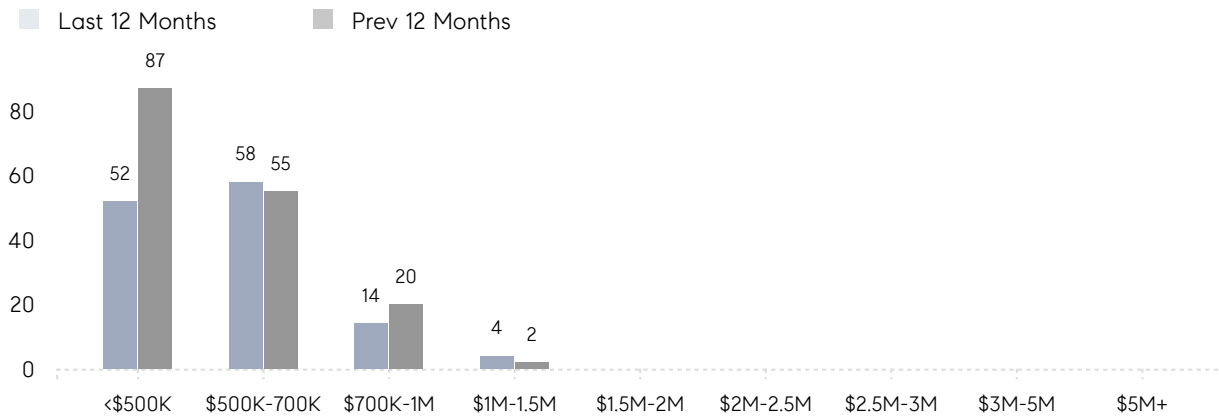
Westwood

OCTOBER 2022

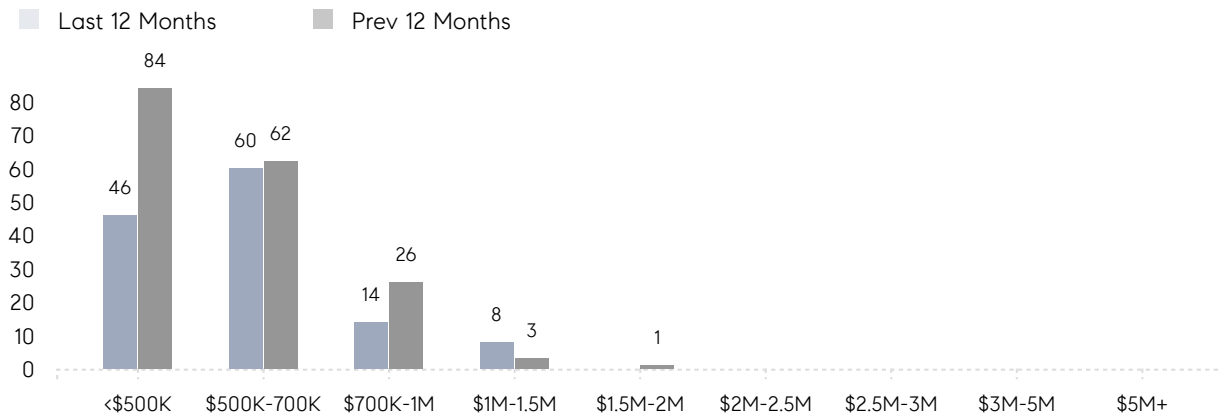
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Whippany Market Insights

Whippany

OCTOBER 2022

UNDER CONTRACT

7
Total
Properties

\$593K
Average
Price

\$624K
Median
Price

-30%
Decrease From
Oct 2021

-4%
Decrease From
Oct 2021

14%
Increase From
Oct 2021

UNITS SOLD

5
Total
Properties

\$452K
Average
Price

\$360K
Median
Price

-17%
Decrease From
Oct 2021

-18%
Decrease From
Oct 2021

-27%
Decrease From
Oct 2021

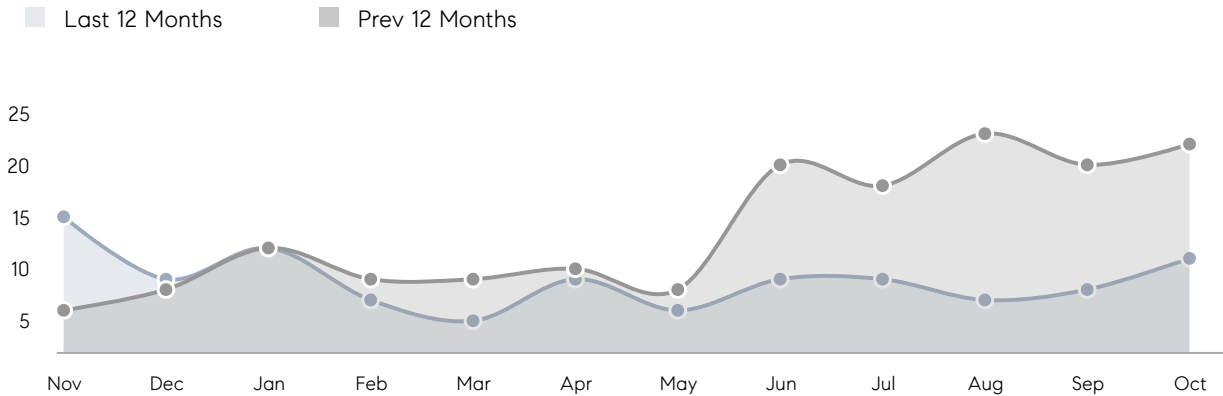
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	16	29	-45%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$452,400	\$549,167	-17.6%
	# OF CONTRACTS	7	10	-30.0%
	NEW LISTINGS	10	16	-37%
Houses	AVERAGE DOM	13	41	-68%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$602,000	\$653,333	-8%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	7	12	-42%
Condo/Co-op/TH	AVERAGE DOM	18	17	6%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$352,667	\$445,000	-21%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	3	4	-25%

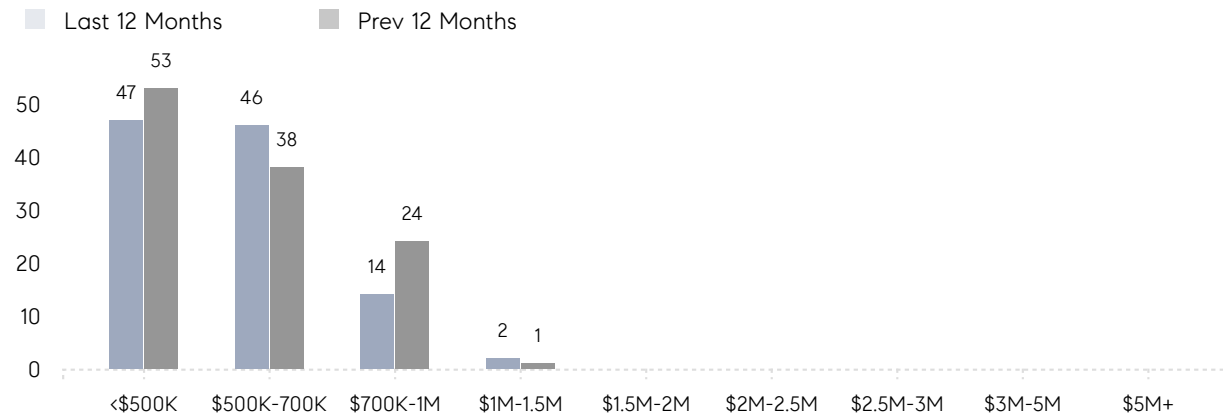
Whippany

OCTOBER 2022

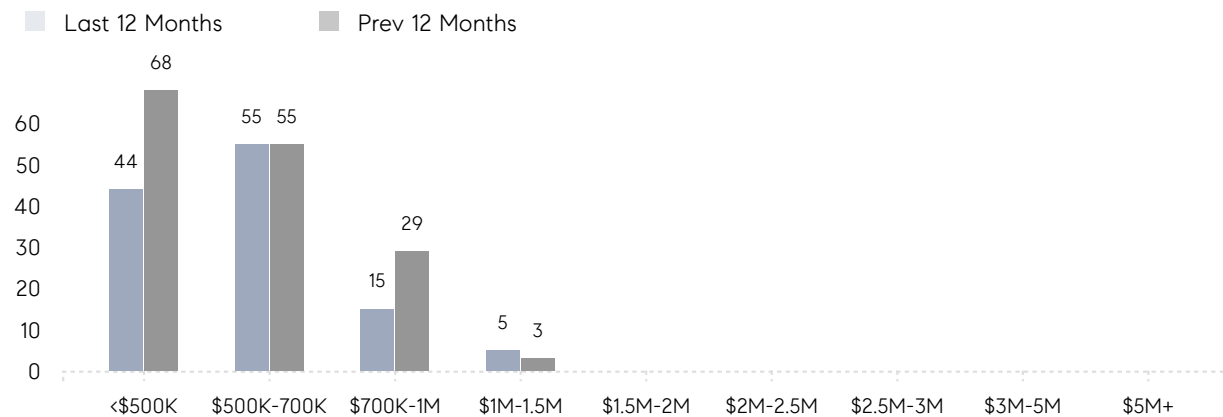
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Wood-Ridge Market Insights

Wood-Ridge

OCTOBER 2022

UNDER CONTRACT

11
Total
Properties

\$561K
Average
Price

\$574K
Median
Price

-27%
Decrease From
Oct 2021

10%
Increase From
Oct 2021

28%
Increase From
Oct 2021

UNITS SOLD

12
Total
Properties

\$557K
Average
Price

\$560K
Median
Price

9%
Increase From
Oct 2021

19%
Increase From
Oct 2021

18%
Increase From
Oct 2021

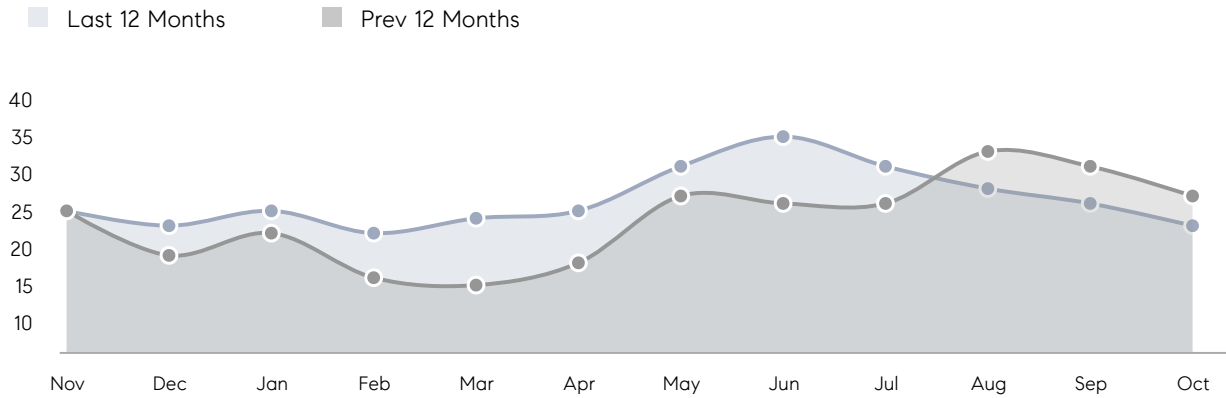
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	40	28	43%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$557,255	\$468,626	18.9%
	# OF CONTRACTS	11	15	-26.7%
	NEW LISTINGS	8	10	-20%
Houses	AVERAGE DOM	33	36	-8%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$525,500	\$492,000	7%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	4	7	-43%
Condo/Co-op/TH	AVERAGE DOM	44	22	100%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$573,132	\$449,148	28%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	4	3	33%

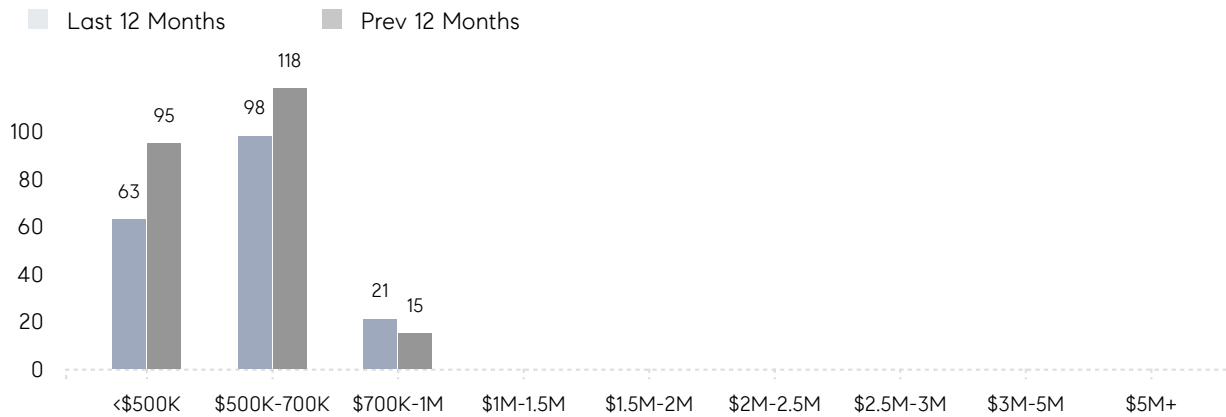
Wood-Ridge

OCTOBER 2022

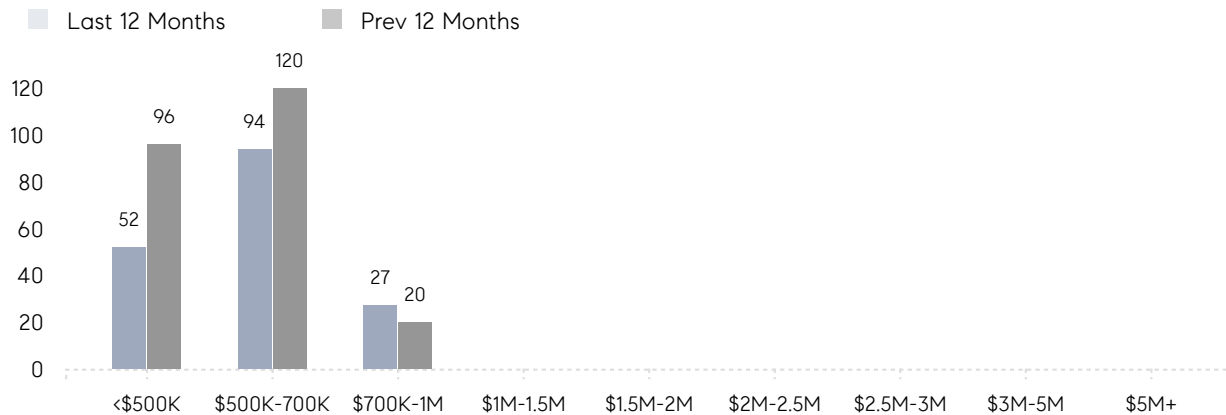
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Woodbridge Township Market Insights

Woodbridge Township

OCTOBER 2022

UNDER CONTRACT

16
Total
Properties

\$398K
Average
Price

\$414K
Median
Price

-11%
Decrease From
Oct 2021

-7%
Decrease From
Oct 2021

0%
Change From
Oct 2021

UNITS SOLD

31
Total
Properties

\$422K
Average
Price

\$417K
Median
Price

82%
Increase From
Oct 2021

24%
Increase From
Oct 2021

23%
Increase From
Oct 2021

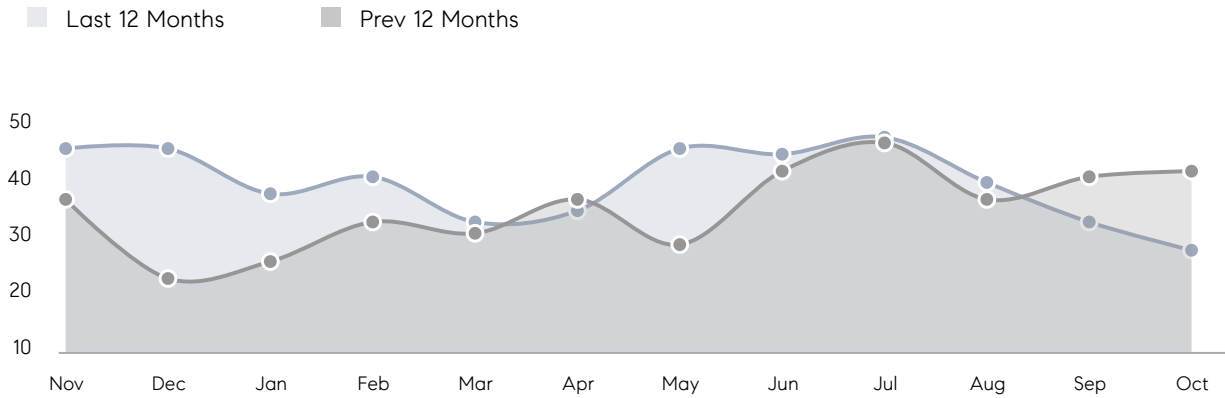
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	51	39	31%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$422,874	\$341,169	23.9%
	# OF CONTRACTS	16	18	-11.1%
	NEW LISTINGS	16	23	-30%
Houses	AVERAGE DOM	50	35	43%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$436,396	\$391,588	11%
	# OF CONTRACTS	15	15	0%
	NEW LISTINGS	15	18	-17%
Condo/Co-op/TH	AVERAGE DOM	57	45	27%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$296,667	\$269,143	10%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	5	-80%

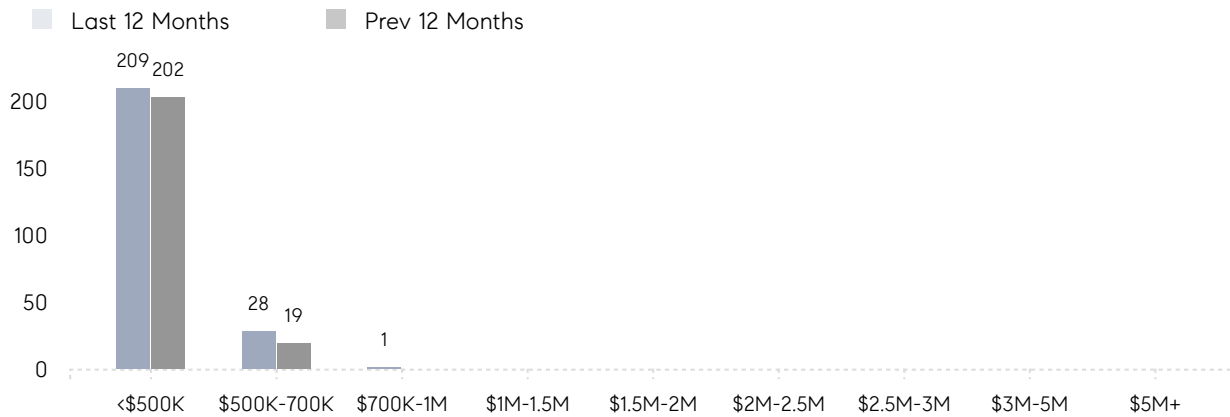
Woodbridge Township

OCTOBER 2022

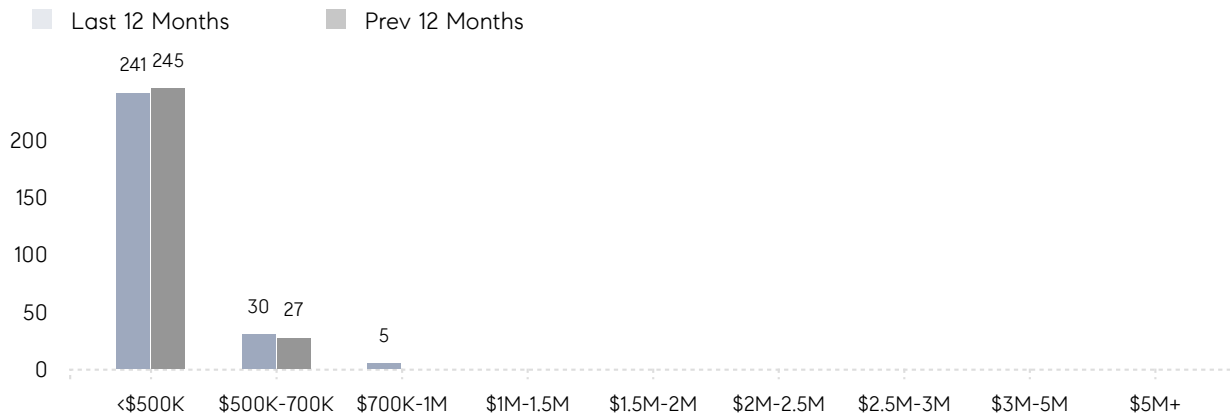
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

October 2022

Woodcliff Lake Market Insights

Woodcliff Lake

OCTOBER 2022

UNDER CONTRACT

6	\$962K	\$1.0M
Total Properties	Average Price	Median Price
-50%	-3%	20%
Decrease From Oct 2021	Decrease From Oct 2021	Increase From Oct 2021

UNITS SOLD

6	\$1.2M	\$1.3M
Total Properties	Average Price	Median Price
-25%	38%	57%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

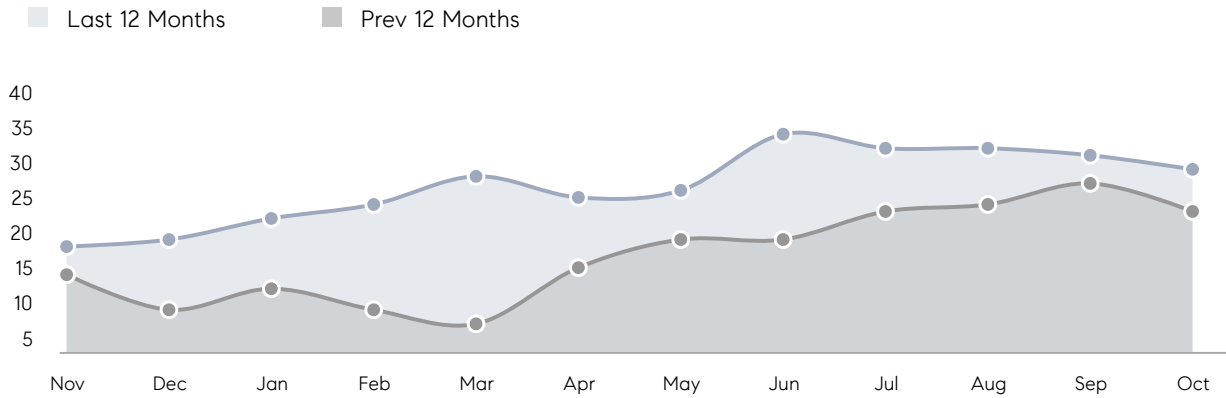
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	36	32	13%
	% OF ASKING PRICE	94%	99%	
	AVERAGE SOLD PRICE	\$1,249,667	\$908,250	37.6%
	# OF CONTRACTS	6	12	-50.0%
	NEW LISTINGS	6	6	0%
Houses	AVERAGE DOM	36	32	13%
	% OF ASKING PRICE	94%	99%	
	AVERAGE SOLD PRICE	\$1,249,667	\$908,250	38%
	# OF CONTRACTS	6	12	-50%
	NEW LISTINGS	5	4	25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	2	-50%

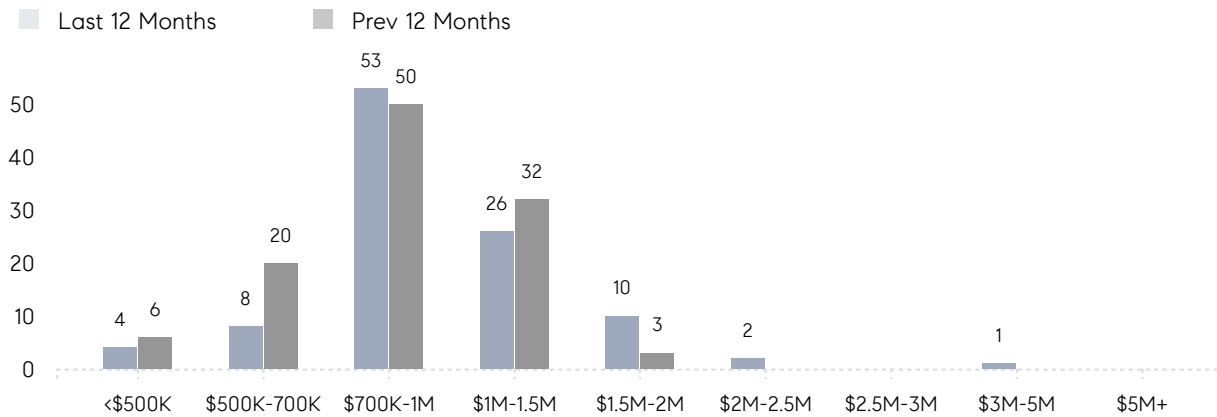
Woodcliff Lake

OCTOBER 2022

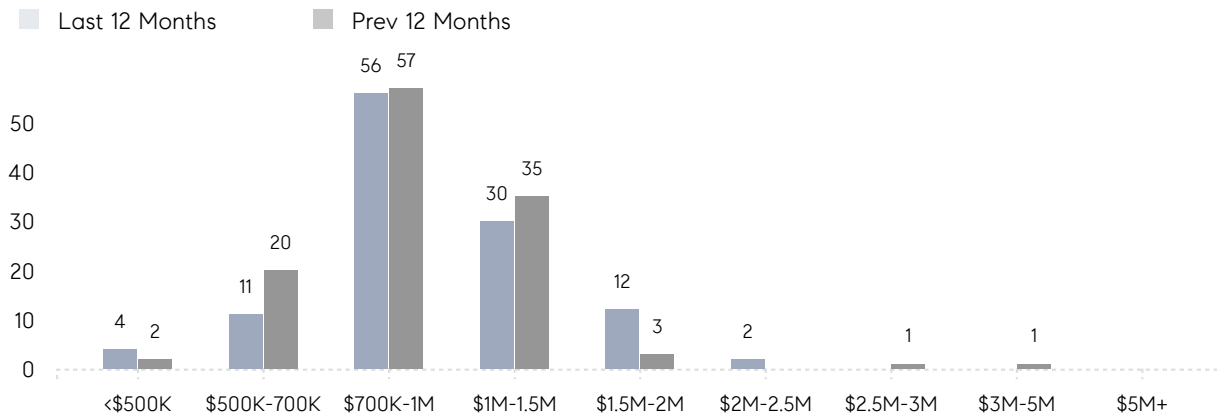
Monthly Inventory



Contracts By Price Range



Listings By Price Range

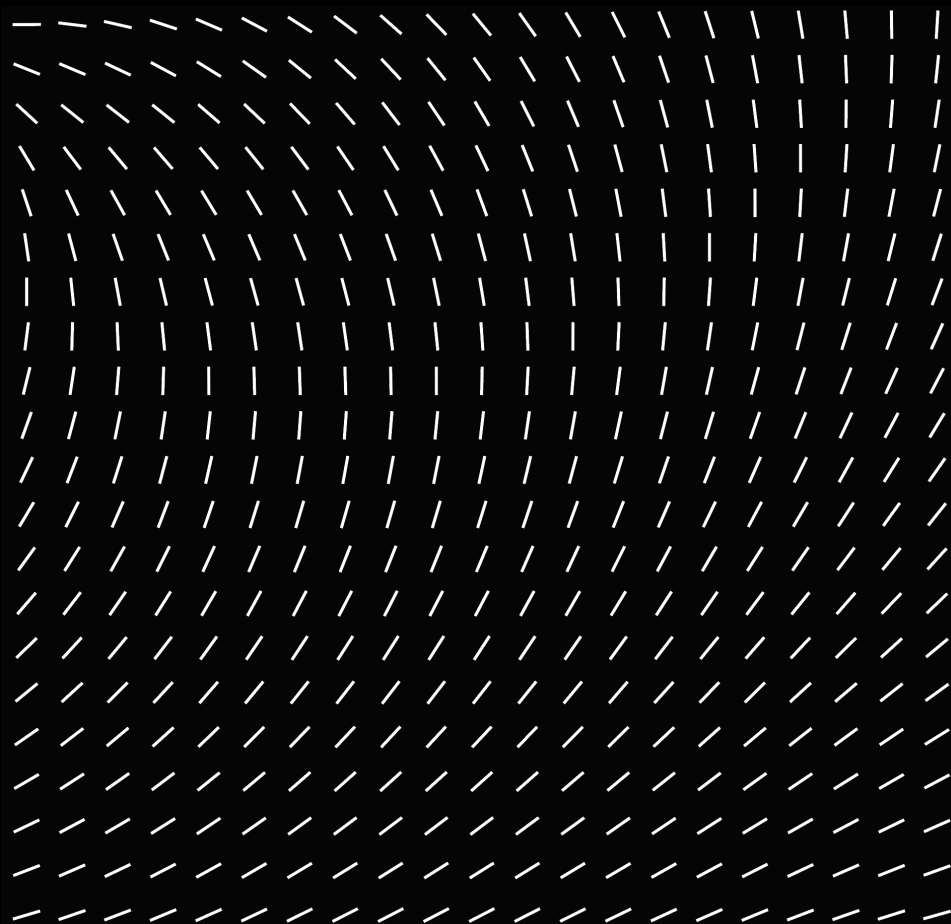




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COMPASS

October 2022

Wyckoff Market Insights

Wyckoff

OCTOBER 2022

UNDER CONTRACT

9
Total
Properties

\$862K
Average
Price

\$699K
Median
Price

-59%
Decrease From
Oct 2021

6%
Increase From
Oct 2021

-8%
Decrease From
Oct 2021

UNITS SOLD

13
Total
Properties

\$1.0M
Average
Price

\$860K
Median
Price

-52%
Decrease From
Oct 2021

17%
Increase From
Oct 2021

-6%
Decrease From
Oct 2021

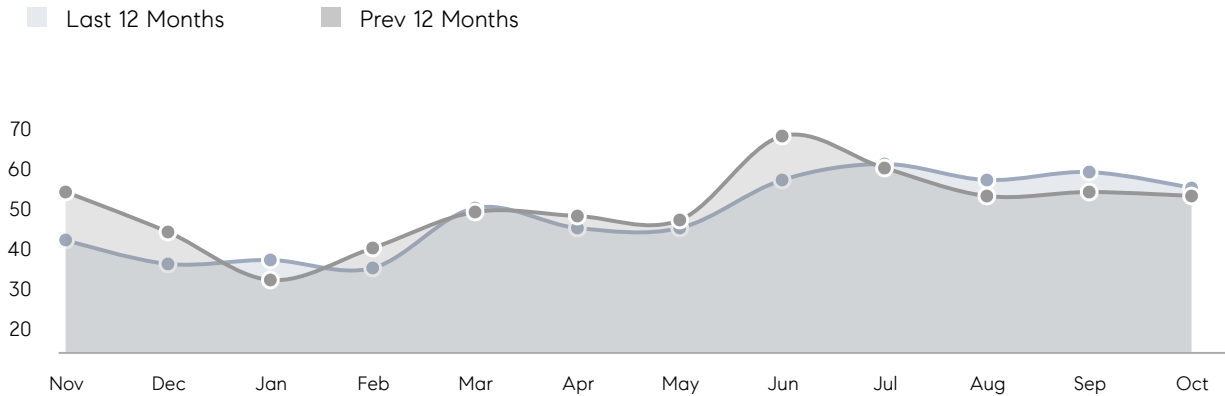
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	33	34	-3%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$1,084,154	\$927,130	16.9%
	# OF CONTRACTS	9	22	-59.1%
	NEW LISTINGS	7	22	-68%
Houses	AVERAGE DOM	32	35	-9%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$1,140,364	\$933,981	22%
	# OF CONTRACTS	9	21	-57%
	NEW LISTINGS	6	18	-67%
Condo/Co-op/TH	AVERAGE DOM	34	7	386%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$775,000	\$749,000	3%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	4	-75%

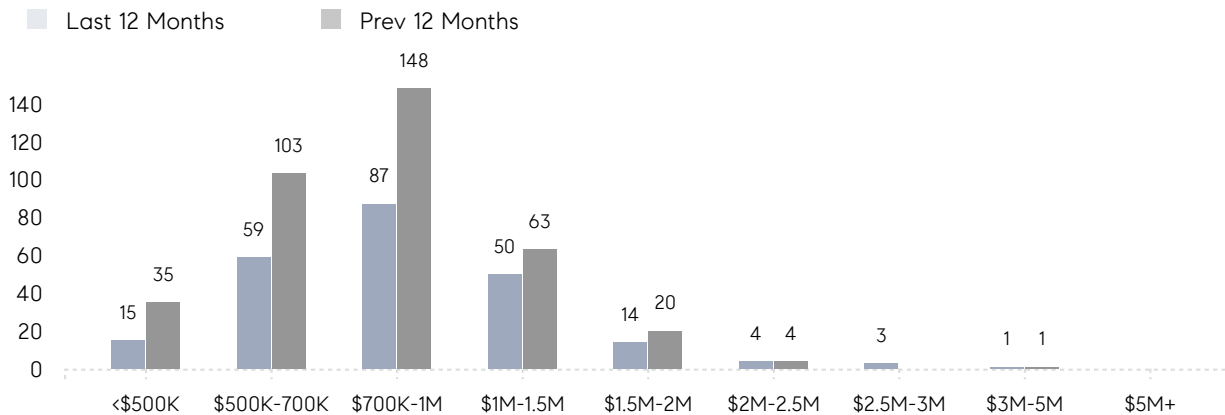
Wyckoff

OCTOBER 2022

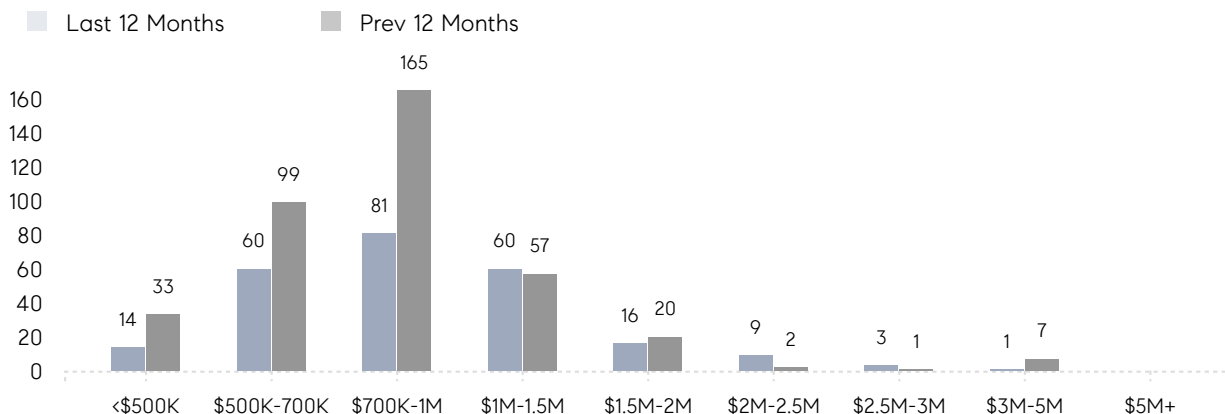
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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