

Q1 2022

# Essex County Market Report

COMPASS

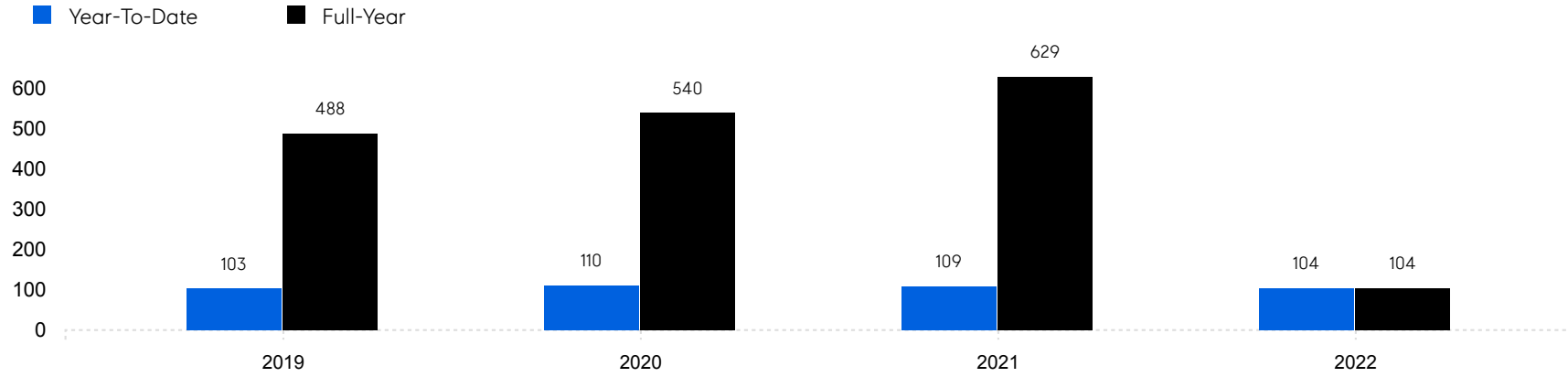


# Bloomfield

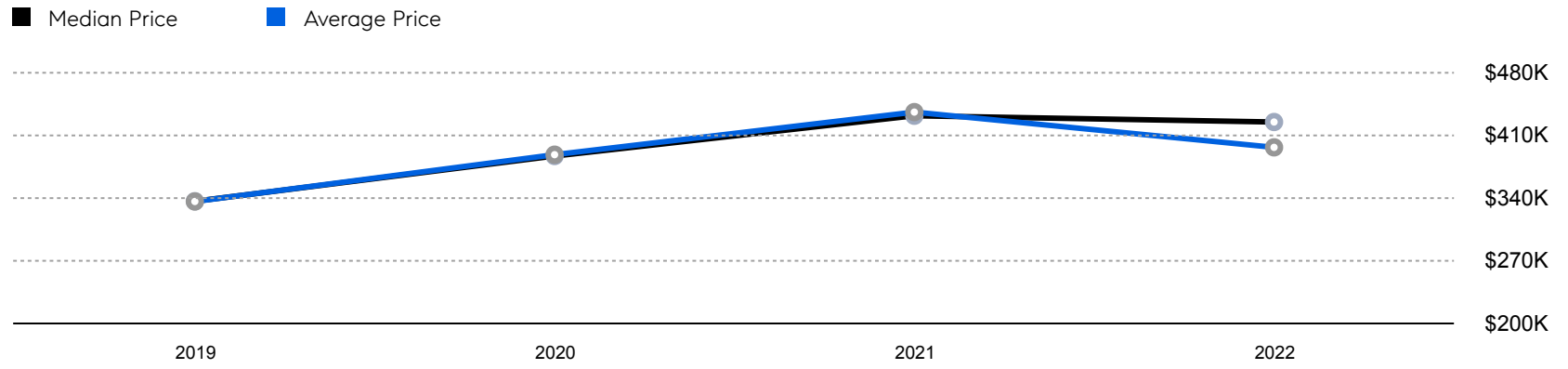
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	88	85	-3.4%
	SALES VOLUME	\$39,002,599	\$38,004,650	-2.6%
	MEDIAN PRICE	\$417,500	\$437,000	4.7%
	AVERAGE PRICE	\$443,211	\$447,114	0.9%
	AVERAGE DOM	33	38	15.2%
	# OF CONTRACTS	105	112	6.7%
	# NEW LISTINGS	137	105	-23.4%
Condo/Co-op/Townhouse	# OF SALES	21	19	-9.5%
	SALES VOLUME	\$4,593,100	\$3,251,500	-29.2%
	MEDIAN PRICE	\$209,000	\$175,000	-16.3%
	AVERAGE PRICE	\$218,719	\$171,132	-21.8%
	AVERAGE DOM	56	48	-14.3%
	# OF CONTRACTS	22	22	0.0%
	# NEW LISTINGS	21	25	19.0%

# Bloomfield

## Historic Sales



## Historic Sales Prices

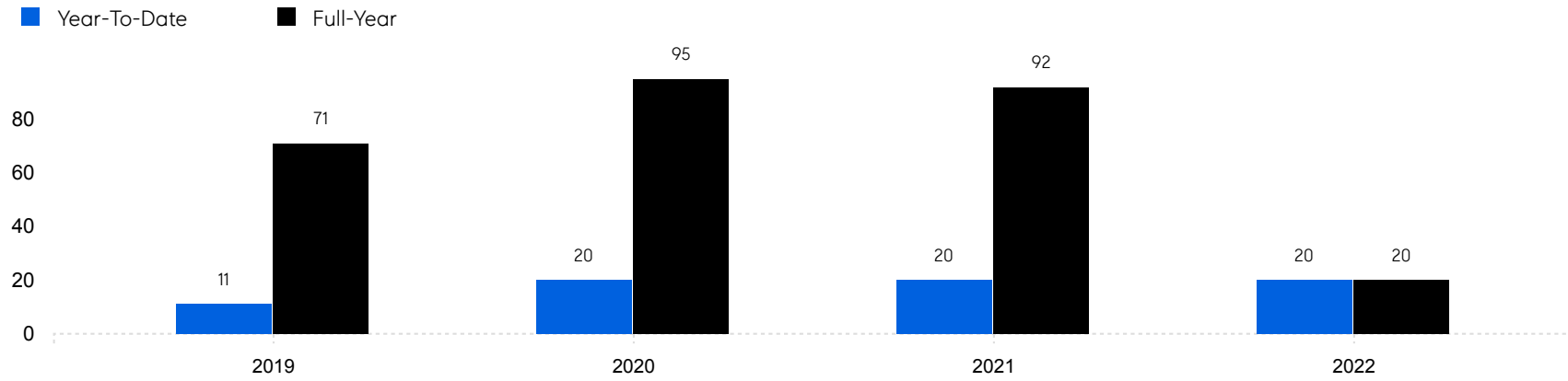


# Caldwell

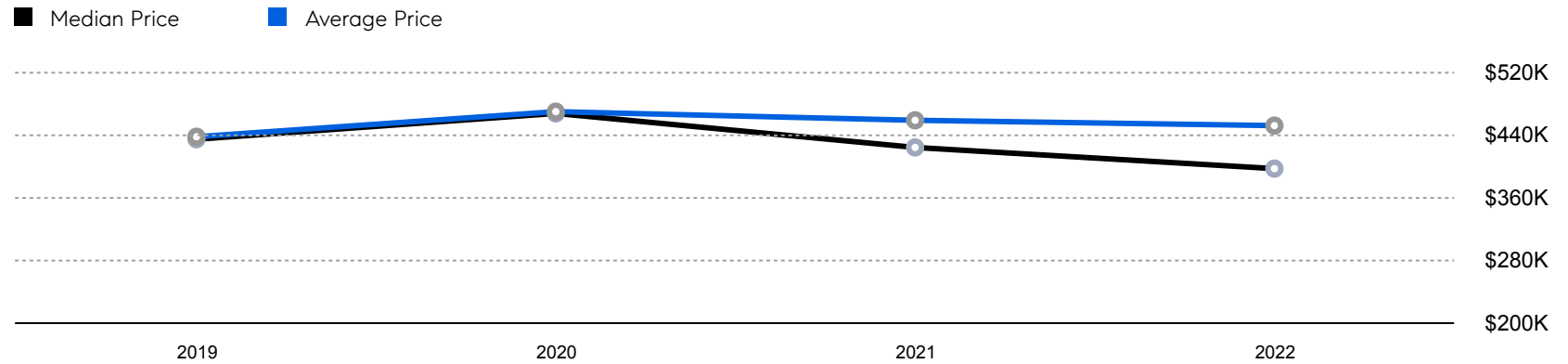
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	11	10	-9.1%
	SALES VOLUME	\$5,546,000	\$5,663,590	2.1%
	MEDIAN PRICE	\$490,000	\$552,500	12.8%
	AVERAGE PRICE	\$504,182	\$566,359	12.3%
	AVERAGE DOM	46	44	-4.3%
	# OF CONTRACTS	9	6	-33.3%
	# NEW LISTINGS	14	10	-28.6%
Condo/Co-op/Townhouse	# OF SALES	9	10	11.1%
	SALES VOLUME	\$2,640,500	\$3,384,900	28.2%
	MEDIAN PRICE	\$270,000	\$325,000	20.4%
	AVERAGE PRICE	\$293,389	\$338,490	15.4%
	AVERAGE DOM	41	29	-29.3%
	# OF CONTRACTS	14	8	-42.9%
	# NEW LISTINGS	13	10	-23.1%

# Caldwell

## Historic Sales



## Historic Sales Prices

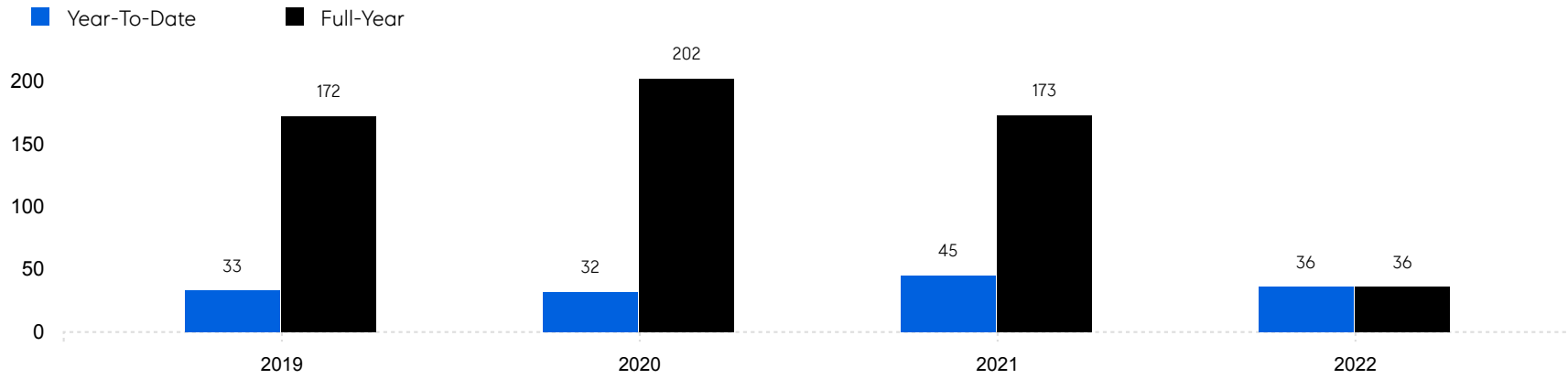


# Cedar Grove

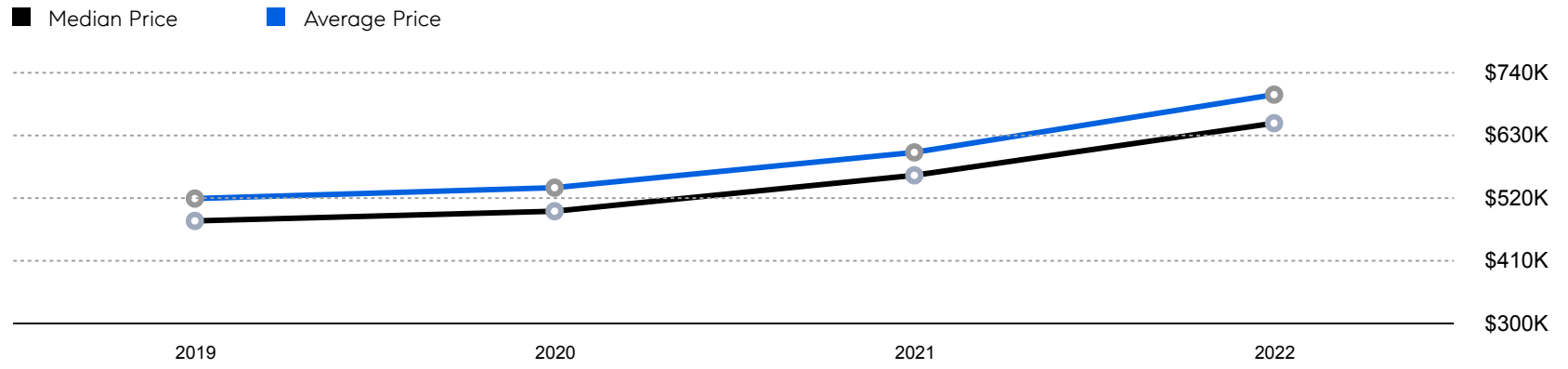
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	33	25	-24.2%
	SALES VOLUME	\$20,023,001	\$17,627,500	-12.0%
	MEDIAN PRICE	\$540,000	\$650,000	20.4%
	AVERAGE PRICE	\$606,758	\$705,100	16.2%
	AVERAGE DOM	36	26	-27.8%
	# OF CONTRACTS	22	19	-13.6%
	# NEW LISTINGS	20	31	55.0%
Condo/Co-op/Townhouse	# OF SALES	12	11	-8.3%
	SALES VOLUME	\$5,659,990	\$7,630,500	34.8%
	MEDIAN PRICE	\$525,000	\$697,500	32.9%
	AVERAGE PRICE	\$471,666	\$693,682	47.1%
	AVERAGE DOM	51	28	-45.1%
	# OF CONTRACTS	18	13	-27.8%
	# NEW LISTINGS	15	15	0.0%

# Cedar Grove

## Historic Sales



## Historic Sales Prices



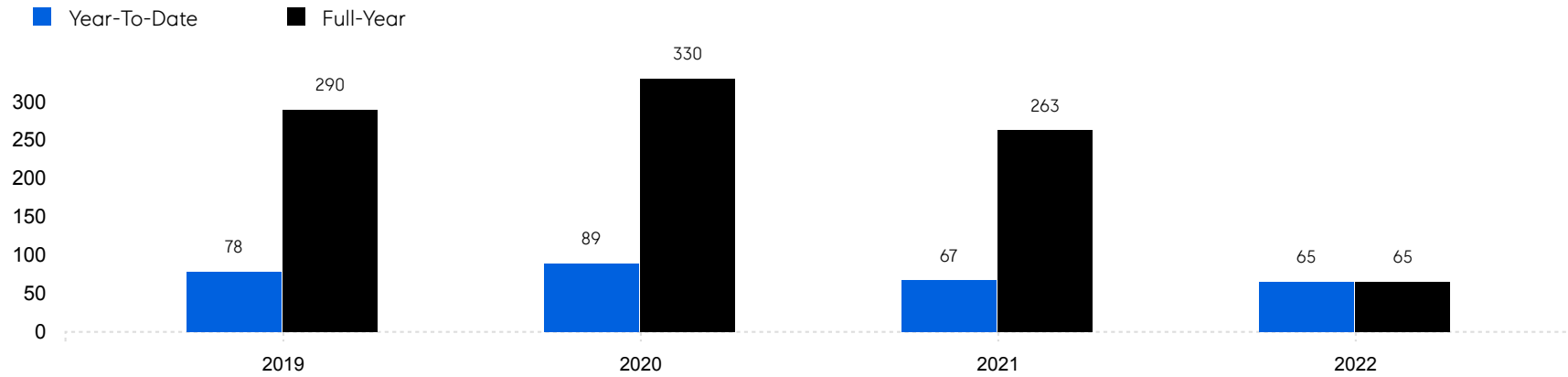
# East Orange

		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	51	50	-2.0%
	SALES VOLUME	\$15,689,400	\$16,458,350	4.9%
	MEDIAN PRICE	\$325,000	\$335,500	3.2%
	AVERAGE PRICE	\$307,635	\$329,167	7.0%
	AVERAGE DOM	61	46	-24.6%
	# OF CONTRACTS	50	52	4.0%
	# NEW LISTINGS	73	84	15.1%
Condo/Co-op/Townhouse	# OF SALES	16	15	-6.2%
	SALES VOLUME	\$2,443,400	\$2,509,000	2.7%
	MEDIAN PRICE	\$142,500	\$140,000	-1.8%
	AVERAGE PRICE	\$152,713	\$167,267	9.5%
	AVERAGE DOM	48	40	-16.7%
	# OF CONTRACTS	21	15	-28.6%
	# NEW LISTINGS	24	24	0.0%

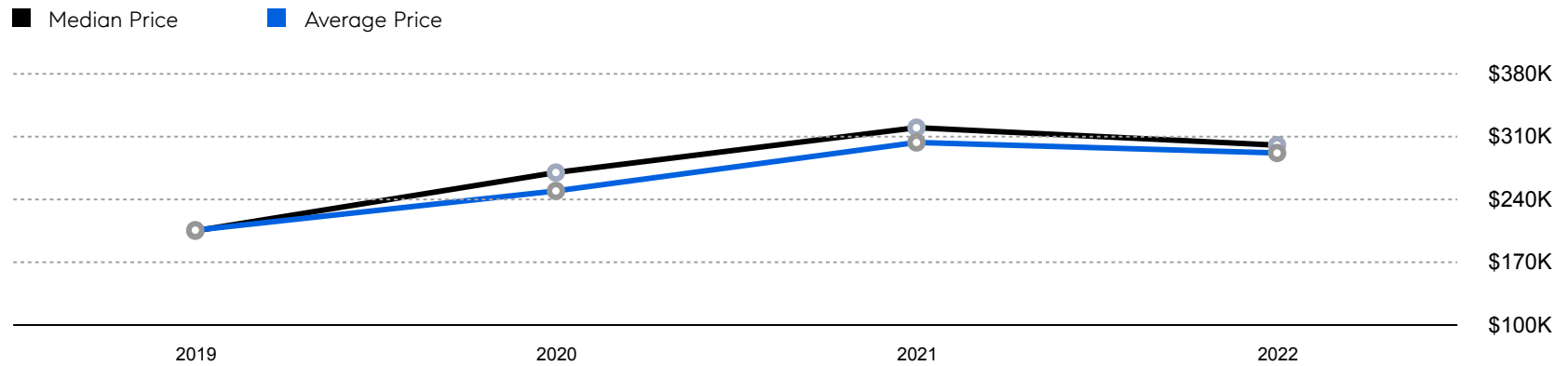


# East Orange

## Historic Sales



## Historic Sales Prices

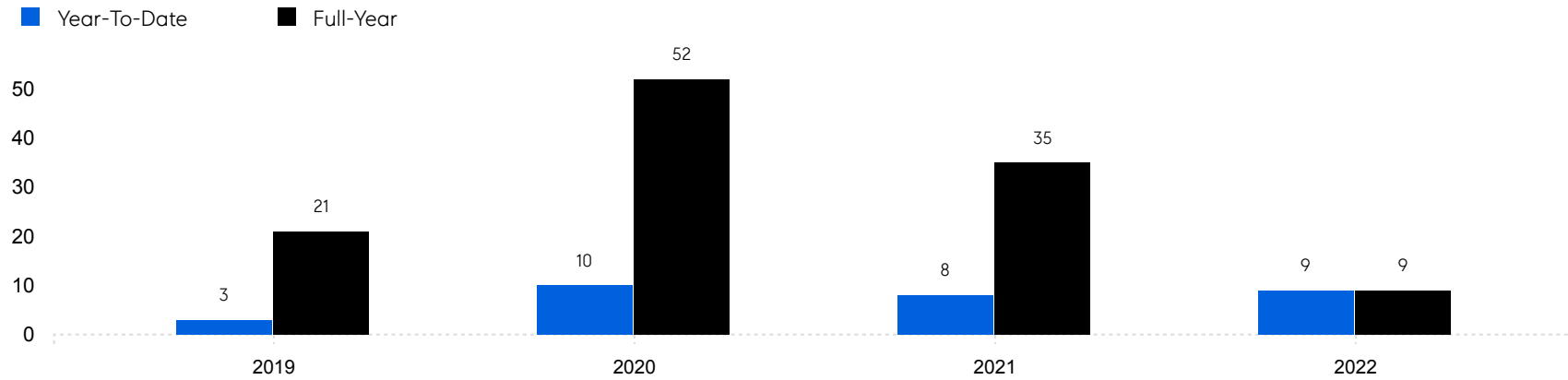


# Essex Fells

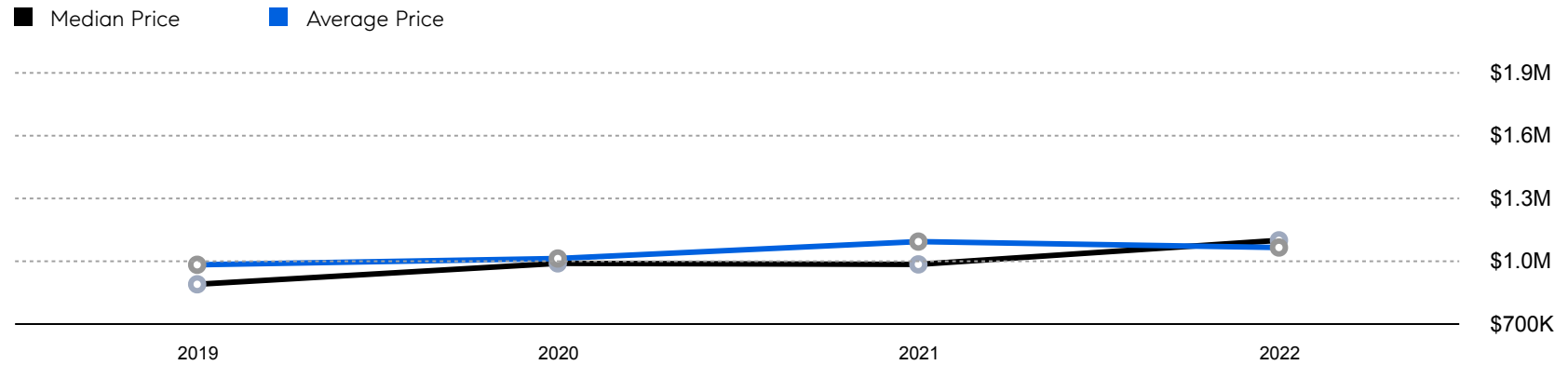
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	8	9	12.5%
	SALES VOLUME	\$7,204,999	\$9,591,000	33.1%
	MEDIAN PRICE	\$850,000	\$1,100,000	29.4%
	AVERAGE PRICE	\$900,625	\$1,065,667	18.3%
	AVERAGE DOM	60	44	-26.7%
	# OF CONTRACTS	13	6	-53.8%
	# NEW LISTINGS	11	9	-18.2%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

# Essex Fells

## Historic Sales



## Historic Sales Prices

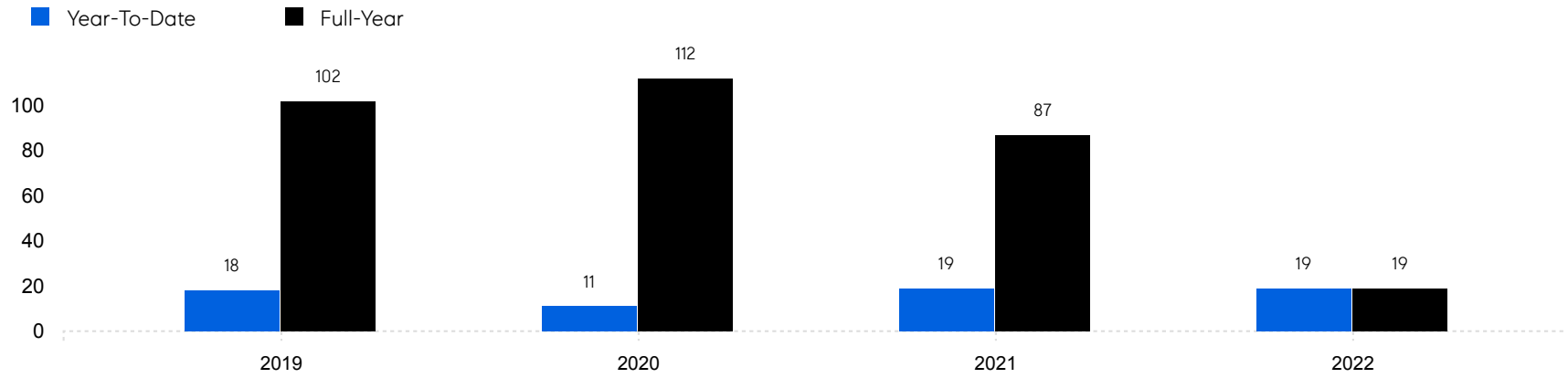


# Fairfield

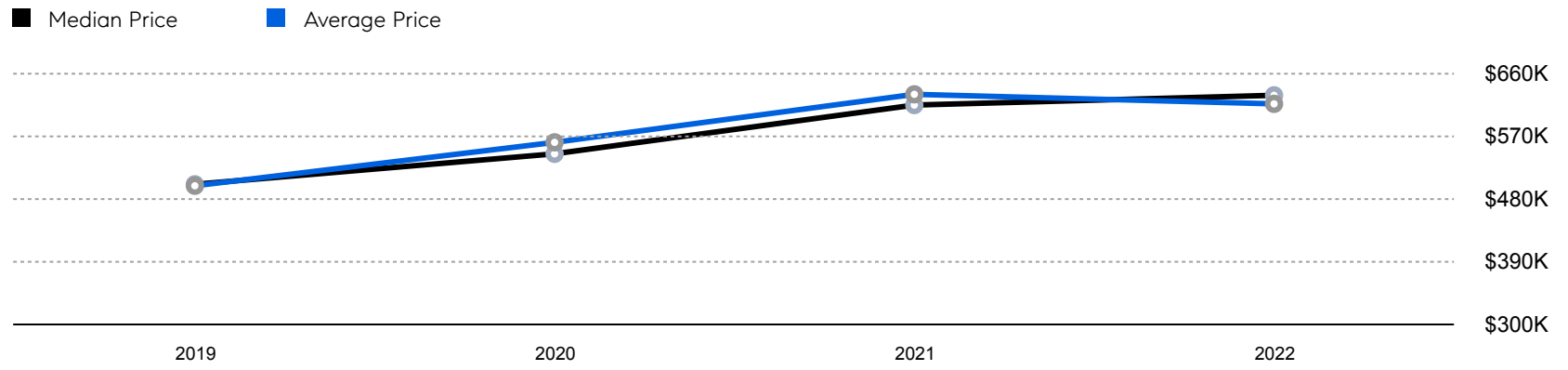
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	18	19	5.6%
	SALES VOLUME	\$12,372,800	\$11,718,000	-5.3%
	MEDIAN PRICE	\$692,500	\$629,000	-9.2%
	AVERAGE PRICE	\$687,378	\$616,737	-10.3%
	AVERAGE DOM	54	36	-33.3%
	# OF CONTRACTS	12	21	75.0%
	# NEW LISTINGS	16	24	50.0%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$690,000	-	-
	MEDIAN PRICE	\$690,000	-	-
	AVERAGE PRICE	\$690,000	-	-
	AVERAGE DOM	124	-	-
	# OF CONTRACTS	1	13	1,200.0%
	# NEW LISTINGS	2	13	550.0%

# Fairfield

## Historic Sales



## Historic Sales Prices

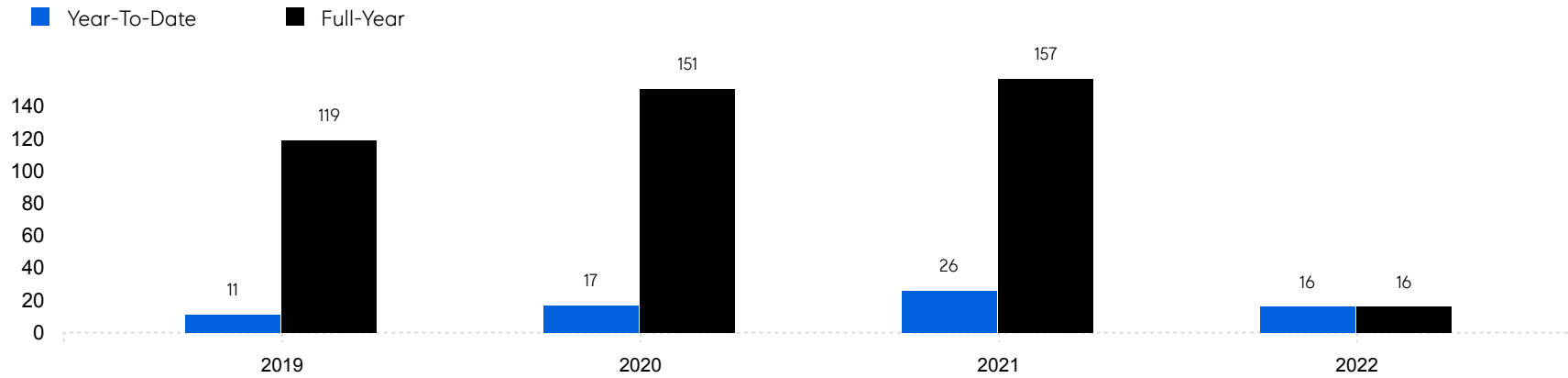


# Glen Ridge

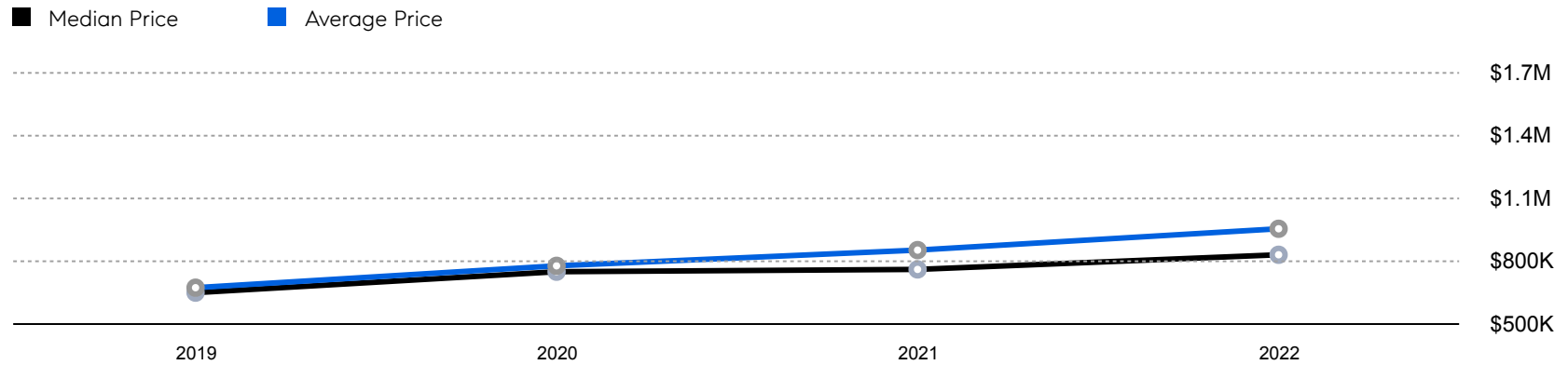
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	18	14	-22.2%
	SALES VOLUME	\$17,425,700	\$14,668,000	-15.8%
	MEDIAN PRICE	\$815,000	\$980,000	20.2%
	AVERAGE PRICE	\$968,094	\$1,047,714	8.2%
	AVERAGE DOM	40	23	-42.5%
	# OF CONTRACTS	29	24	-17.2%
	# NEW LISTINGS	31	29	-6.5%
Condo/Co-op/Townhouse	# OF SALES	8	2	-75.0%
	SALES VOLUME	\$2,404,500	\$616,000	-74.4%
	MEDIAN PRICE	\$250,000	\$308,000	23.2%
	AVERAGE PRICE	\$300,563	\$308,000	2.5%
	AVERAGE DOM	52	61	17.3%
	# OF CONTRACTS	7	3	-57.1%
	# NEW LISTINGS	12	3	-75.0%

# Glen Ridge

## Historic Sales



## Historic Sales Prices



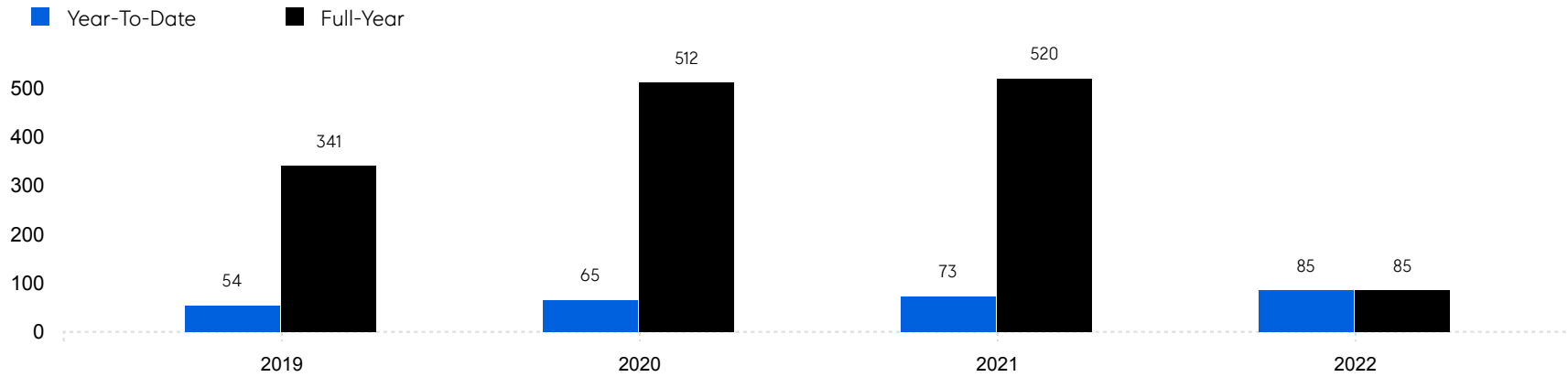
# Livingston

		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	65	79	21.5%
	SALES VOLUME	\$50,442,500	\$85,541,083	69.6%
	MEDIAN PRICE	\$715,000	\$870,000	21.7%
	AVERAGE PRICE	\$776,038	\$1,082,799	39.5%
	AVERAGE DOM	33	35	6.1%
	# OF CONTRACTS	93	95	2.2%
	# NEW LISTINGS	122	116	-4.9%
Condo/Co-op/Townhouse	# OF SALES	8	6	-25.0%
	SALES VOLUME	\$5,598,000	\$3,818,000	-31.8%
	MEDIAN PRICE	\$719,000	\$660,000	-8.2%
	AVERAGE PRICE	\$699,750	\$636,333	-9.1%
	AVERAGE DOM	57	16	-71.9%
	# OF CONTRACTS	11	14	27.3%
	# NEW LISTINGS	20	20	0.0%

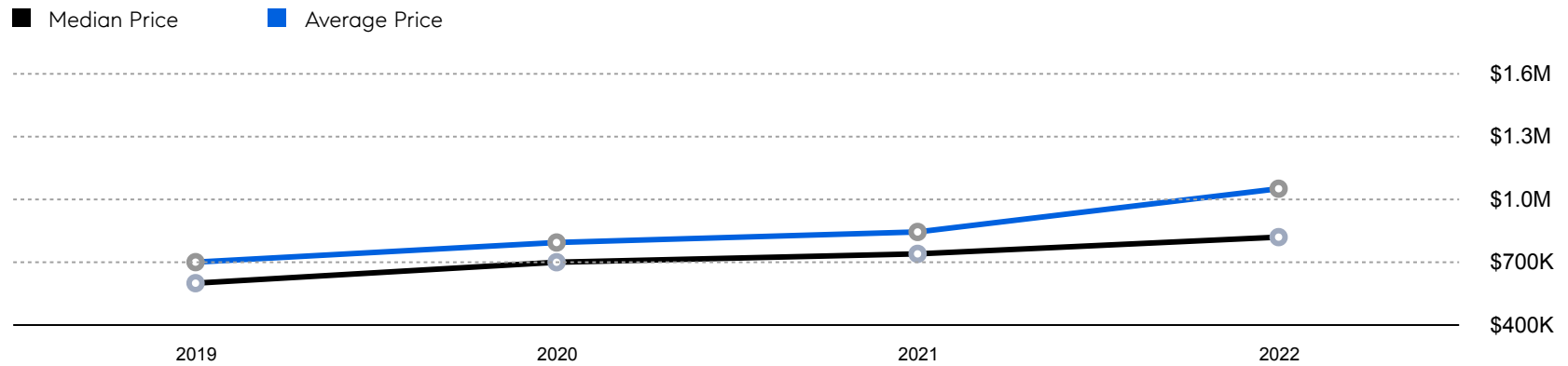


# Livingston

## Historic Sales



## Historic Sales Prices

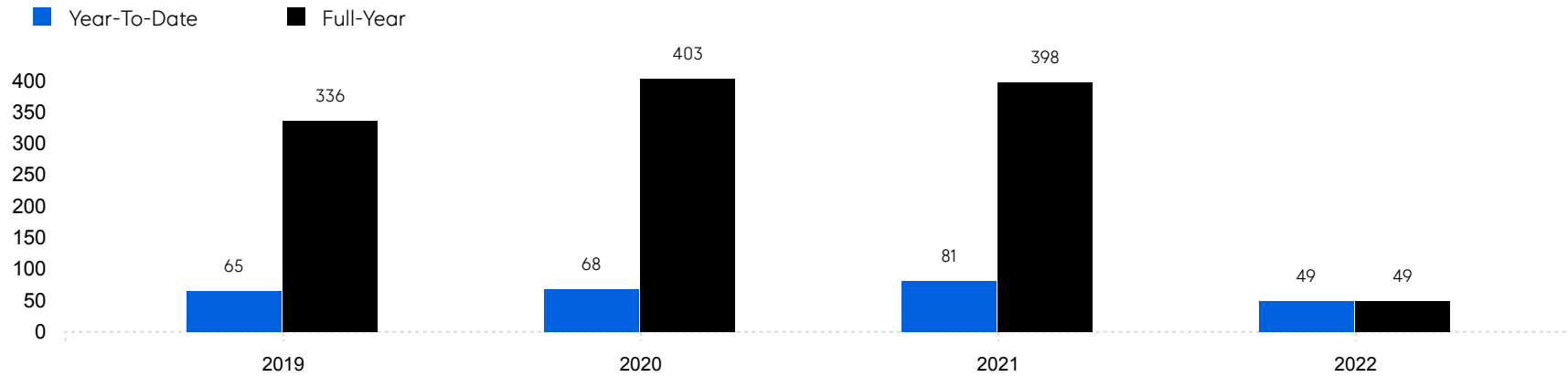


# Maplewood

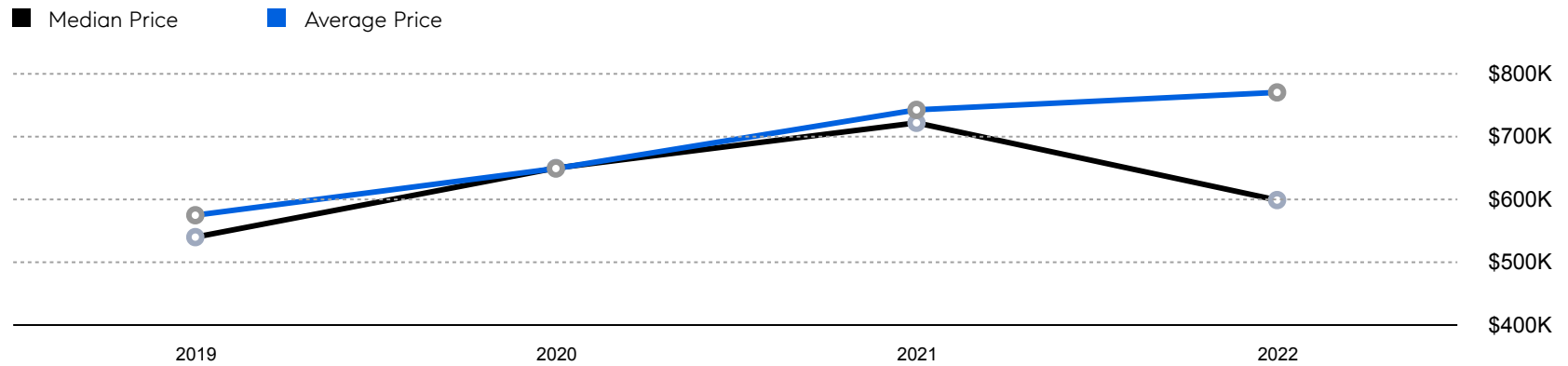
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	75	40	-46.7%
	SALES VOLUME	\$54,236,486	\$34,653,593	-36.1%
	MEDIAN PRICE	\$655,000	\$817,500	24.8%
	AVERAGE PRICE	\$723,153	\$866,340	19.8%
	AVERAGE DOM	36	19	-47.2%
	# OF CONTRACTS	86	76	-11.6%
	# NEW LISTINGS	97	93	-4.1%
Condo/Co-op/Townhouse	# OF SALES	6	9	50.0%
	SALES VOLUME	\$1,569,006	\$3,098,500	97.5%
	MEDIAN PRICE	\$276,000	\$290,000	5.1%
	AVERAGE PRICE	\$261,501	\$344,278	31.7%
	AVERAGE DOM	46	96	108.7%
	# OF CONTRACTS	8	10	25.0%
	# NEW LISTINGS	11	9	-18.2%

# Maplewood

## Historic Sales



## Historic Sales Prices

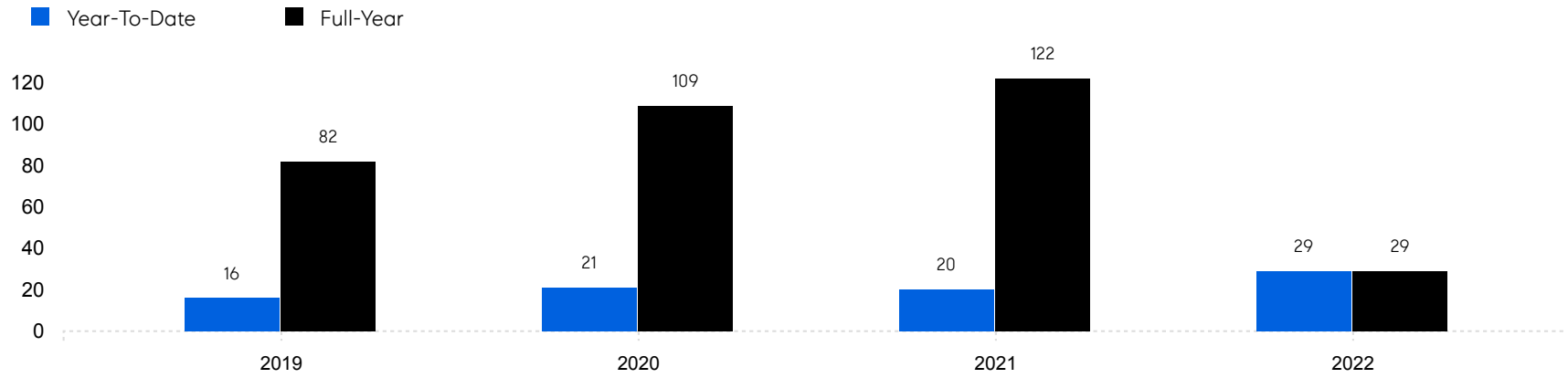


# Millburn

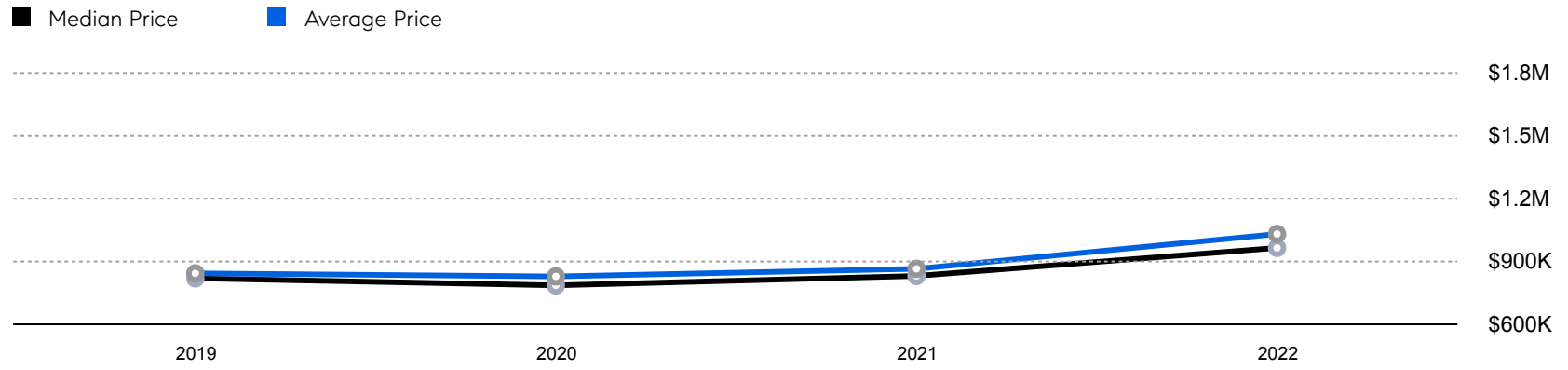
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	17	25	47.1%
	SALES VOLUME	\$13,318,254	\$26,144,500	96.3%
	MEDIAN PRICE	\$785,880	\$972,500	23.7%
	AVERAGE PRICE	\$783,427	\$1,089,354	39.0%
	AVERAGE DOM	42	23	-45.2%
	# OF CONTRACTS	27	29	7.4%
	# NEW LISTINGS	28	36	28.6%
Condo/Co-op/Townhouse	# OF SALES	3	4	33.3%
	SALES VOLUME	\$762,500	\$2,732,500	258.4%
	MEDIAN PRICE	\$262,500	\$636,250	142.4%
	AVERAGE PRICE	\$254,167	\$683,125	168.8%
	AVERAGE DOM	27	32	18.5%
	# OF CONTRACTS	4	5	25.0%
	# NEW LISTINGS	6	5	-16.7%

# Millburn

## Historic Sales



## Historic Sales Prices

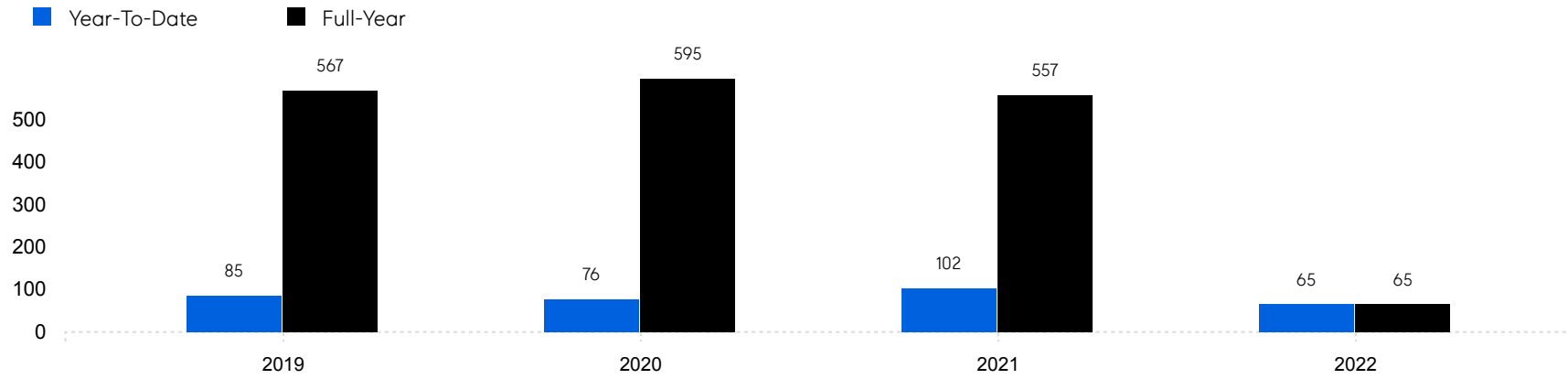


# Montclair

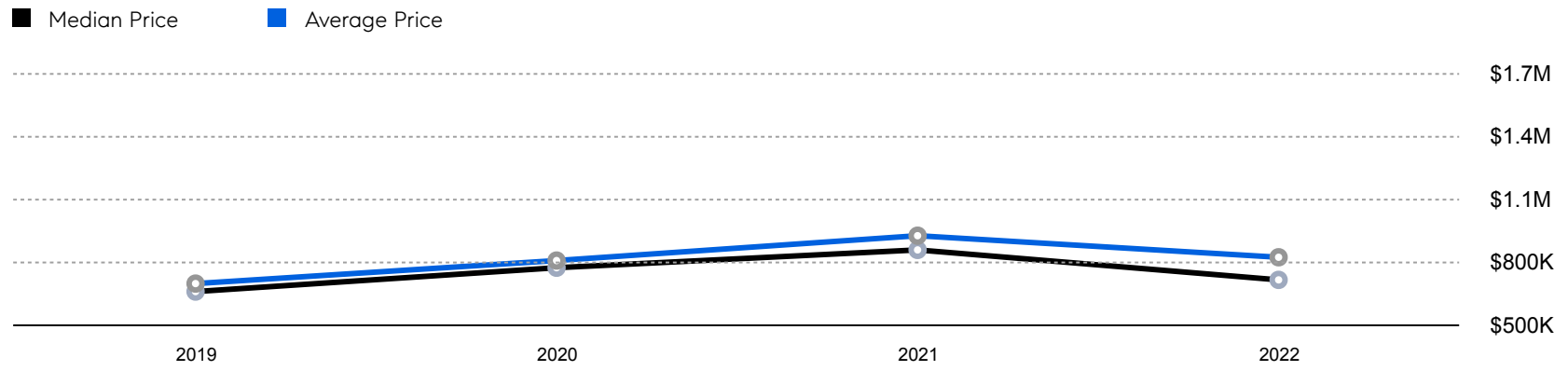
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	76	41	-46.1%
	SALES VOLUME	\$75,197,786	\$45,714,118	-39.2%
	MEDIAN PRICE	\$906,385	\$1,050,000	15.8%
	AVERAGE PRICE	\$989,445	\$1,114,978	12.7%
	AVERAGE DOM	29	30	3.4%
	# OF CONTRACTS	106	90	-15.1%
	# NEW LISTINGS	111	108	-2.7%
Condo/Co-op/Townhouse	# OF SALES	26	24	-7.7%
	SALES VOLUME	\$10,734,800	\$7,907,000	-26.3%
	MEDIAN PRICE	\$386,000	\$290,000	-24.9%
	AVERAGE PRICE	\$412,877	\$329,458	-20.2%
	AVERAGE DOM	47	39	-17.0%
	# OF CONTRACTS	37	29	-21.6%
	# NEW LISTINGS	47	37	-21.3%

# Montclair

## Historic Sales



## Historic Sales Prices



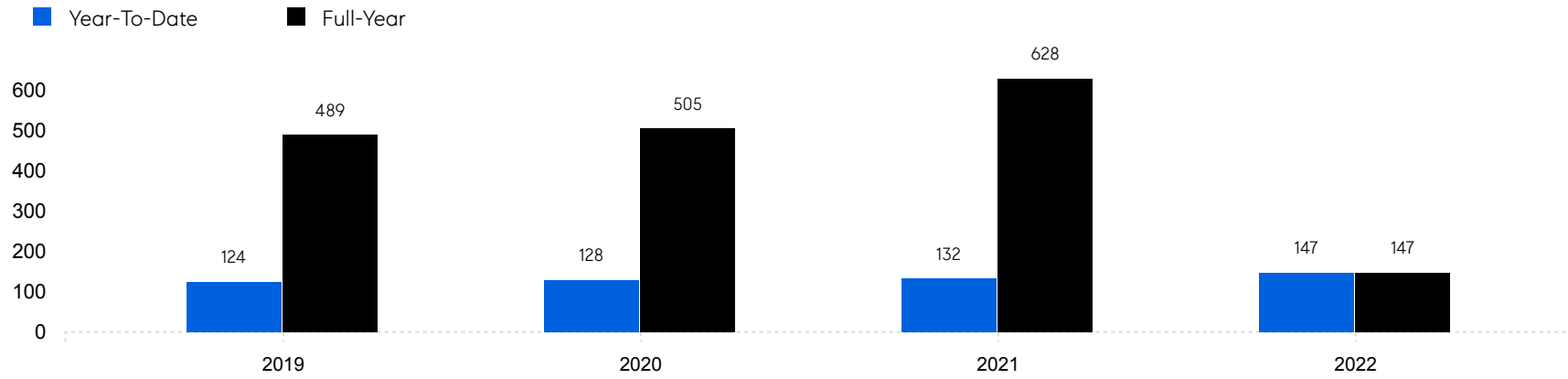
# Newark

		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	98	108	10.2%
	SALES VOLUME	\$29,921,759	\$36,473,500	21.9%
	MEDIAN PRICE	\$295,000	\$340,000	15.3%
	AVERAGE PRICE	\$305,324	\$337,718	10.6%
	AVERAGE DOM	55	60	9.1%
	# OF CONTRACTS	99	136	37.4%
	# NEW LISTINGS	161	189	17.4%
Condo/Co-op/Townhouse	# OF SALES	34	39	14.7%
	SALES VOLUME	\$8,435,000	\$10,240,300	21.4%
	MEDIAN PRICE	\$268,000	\$259,000	-3.4%
	AVERAGE PRICE	\$248,088	\$262,572	5.8%
	AVERAGE DOM	52	58	11.5%
	# OF CONTRACTS	37	39	5.4%
	# NEW LISTINGS	66	48	-27.3%

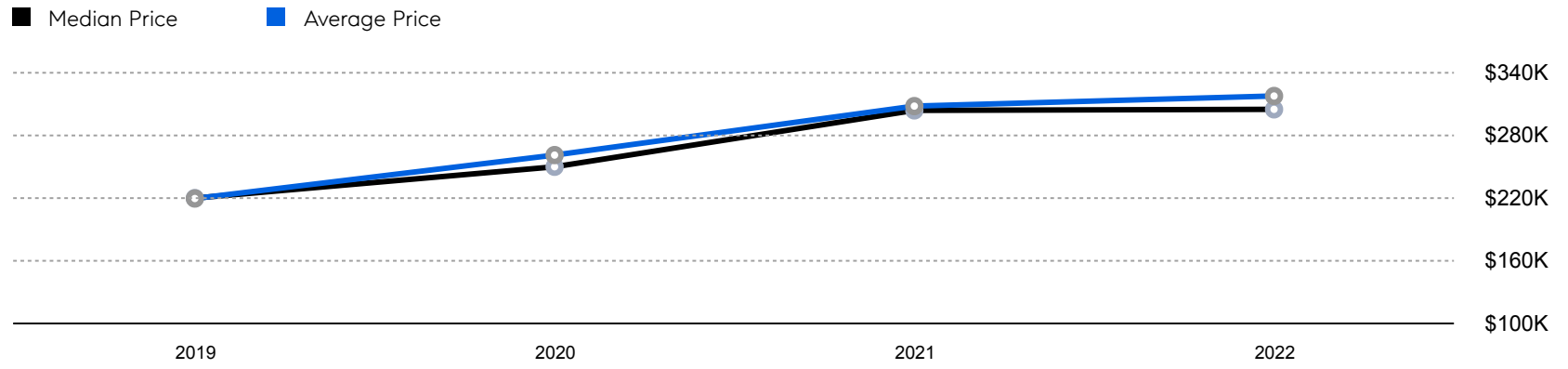


# Newark

## Historic Sales



## Historic Sales Prices

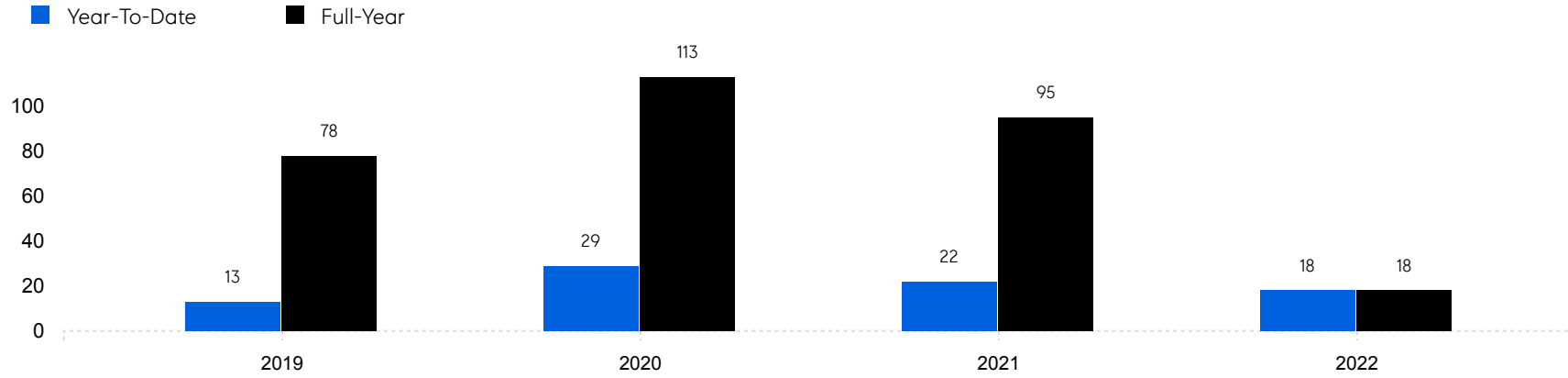


# North Caldwell

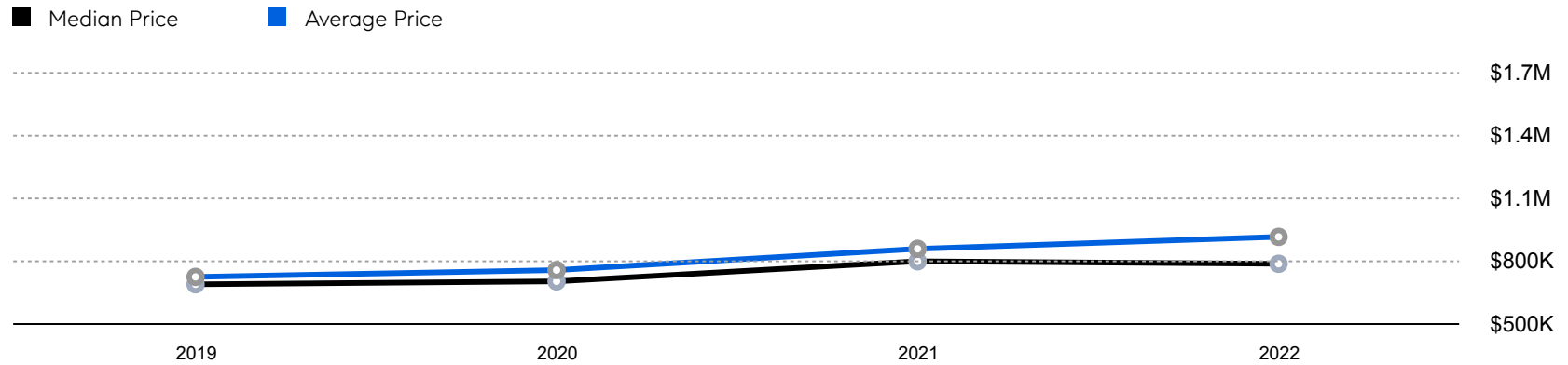
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	19	15	-21.1%
	SALES VOLUME	\$17,017,174	\$13,996,115	-17.8%
	MEDIAN PRICE	\$979,000	\$776,000	-20.7%
	AVERAGE PRICE	\$895,641	\$933,074	4.2%
	AVERAGE DOM	55	22	-60.0%
	# OF CONTRACTS	21	18	-14.3%
	# NEW LISTINGS	23	26	13.0%
Condo/Co-op/Townhouse	# OF SALES	3	3	0.0%
	SALES VOLUME	\$1,587,900	\$2,505,000	57.8%
	MEDIAN PRICE	\$419,900	\$830,000	97.7%
	AVERAGE PRICE	\$529,300	\$835,000	57.8%
	AVERAGE DOM	14	77	450.0%
	# OF CONTRACTS	3	3	0.0%
	# NEW LISTINGS	3	1	-66.7%

# North Caldwell

## Historic Sales



## Historic Sales Prices

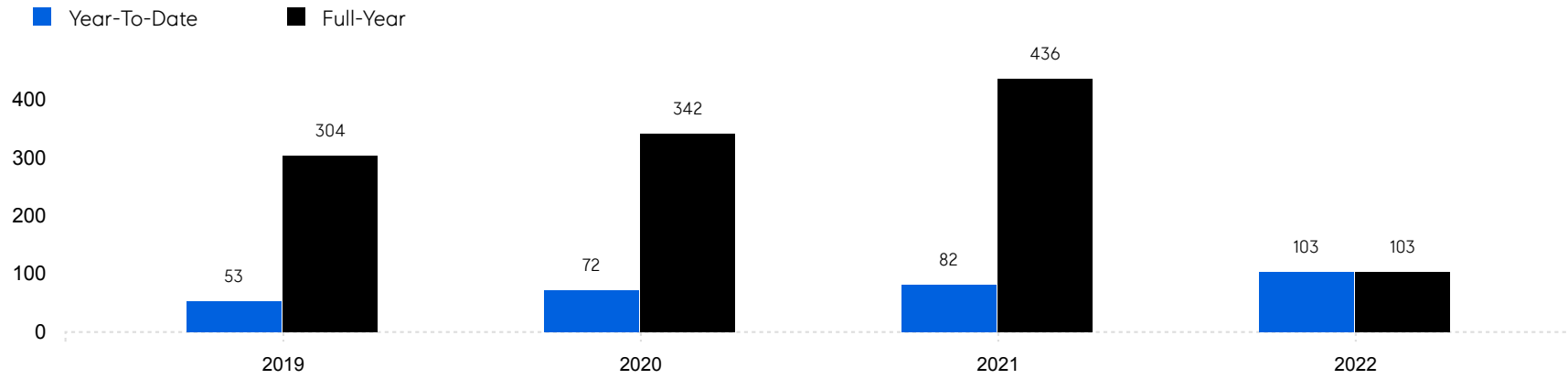


# Nutley

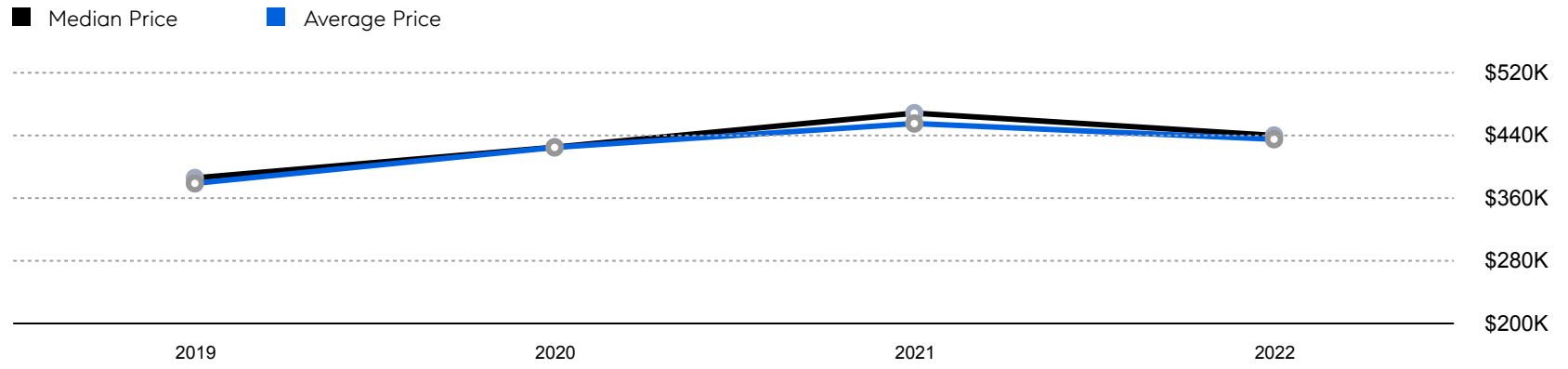
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	66	61	-7.6%
	SALES VOLUME	\$32,647,755	\$31,747,227	-2.8%
	MEDIAN PRICE	\$477,000	\$490,000	2.7%
	AVERAGE PRICE	\$494,663	\$520,446	5.2%
	AVERAGE DOM	32	51	59.4%
	# OF CONTRACTS	73	63	-13.7%
	# NEW LISTINGS	94	75	-20.2%
Condo/Co-op/Townhouse	# OF SALES	16	42	162.5%
	SALES VOLUME	\$5,318,000	\$13,069,000	145.8%
	MEDIAN PRICE	\$375,000	\$273,000	-27.2%
	AVERAGE PRICE	\$332,375	\$311,167	-6.4%
	AVERAGE DOM	44	30	-31.8%
	# OF CONTRACTS	28	34	21.4%
	# NEW LISTINGS	42	30	-28.6%

# Nutley

## Historic Sales



## Historic Sales Prices

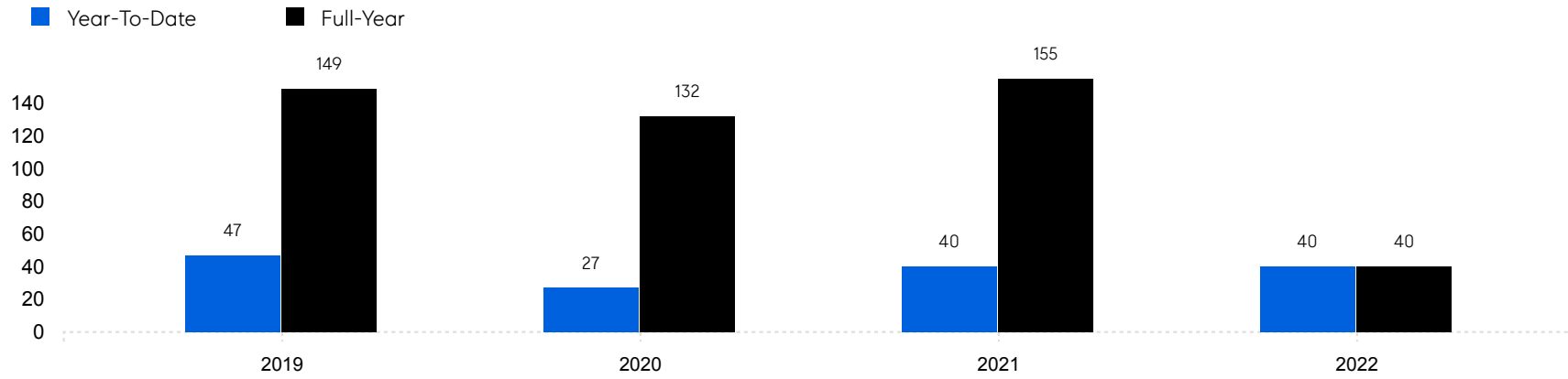


# Orange

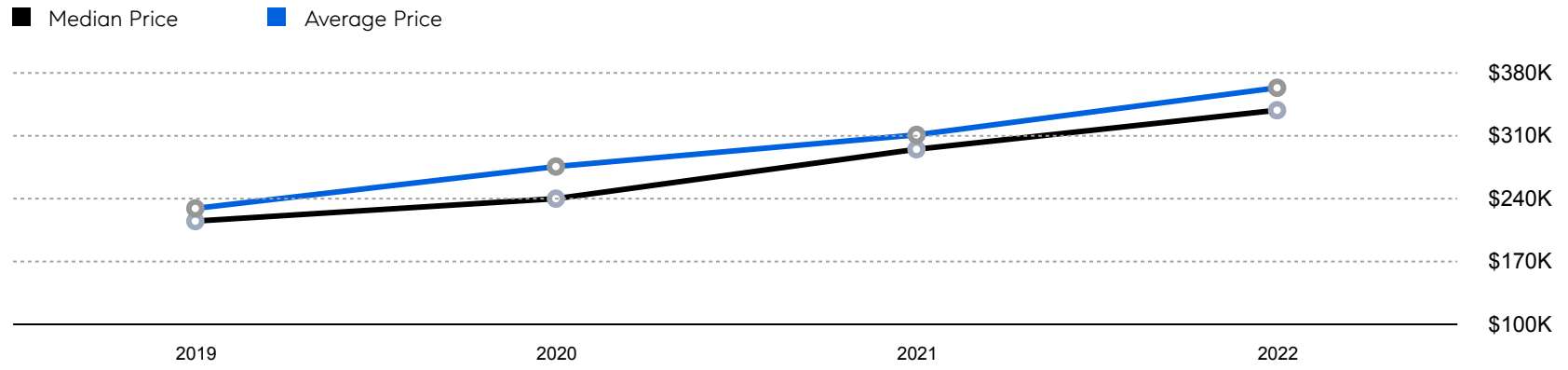
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	33	32	-3.0%
	SALES VOLUME	\$8,921,299	\$12,209,050	36.9%
	MEDIAN PRICE	\$290,000	\$341,000	17.6%
	AVERAGE PRICE	\$270,342	\$381,533	41.1%
	AVERAGE DOM	59	66	11.9%
	# OF CONTRACTS	33	39	18.2%
	# NEW LISTINGS	26	42	61.5%
Condo/Co-op/Townhouse	# OF SALES	7	8	14.3%
	SALES VOLUME	\$1,687,000	\$2,331,000	38.2%
	MEDIAN PRICE	\$225,000	\$326,000	44.9%
	AVERAGE PRICE	\$241,000	\$291,375	20.9%
	AVERAGE DOM	55	66	20.0%
	# OF CONTRACTS	8	12	50.0%
	# NEW LISTINGS	14	6	-57.1%

# Orange

## Historic Sales



## Historic Sales Prices



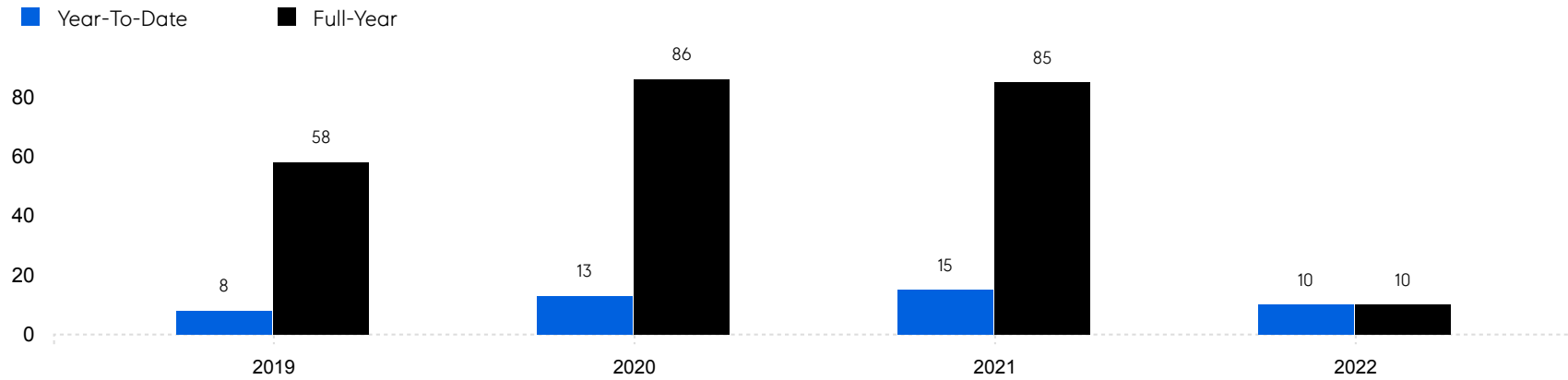
# Roseland

		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	13	9	-30.8%
	SALES VOLUME	\$8,573,000	\$5,602,400	-34.7%
	MEDIAN PRICE	\$675,000	\$625,000	-7.4%
	AVERAGE PRICE	\$659,462	\$622,489	-5.6%
	AVERAGE DOM	38	24	-36.8%
	# OF CONTRACTS	7	11	57.1%
	# NEW LISTINGS	12	12	0.0%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$1,265,000	\$661,000	-47.7%
	MEDIAN PRICE	\$632,500	\$661,000	4.5%
	AVERAGE PRICE	\$632,500	\$661,000	4.5%
	AVERAGE DOM	28	14	-50.0%
	# OF CONTRACTS	6	5	-16.7%
	# NEW LISTINGS	8	5	-37.5%

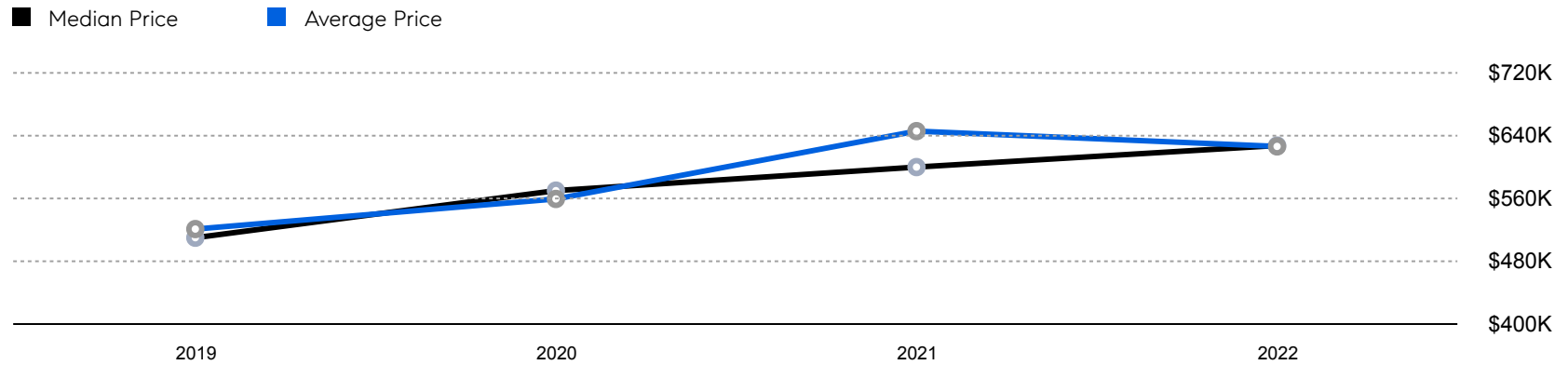


# Roseland

## Historic Sales



## Historic Sales Prices

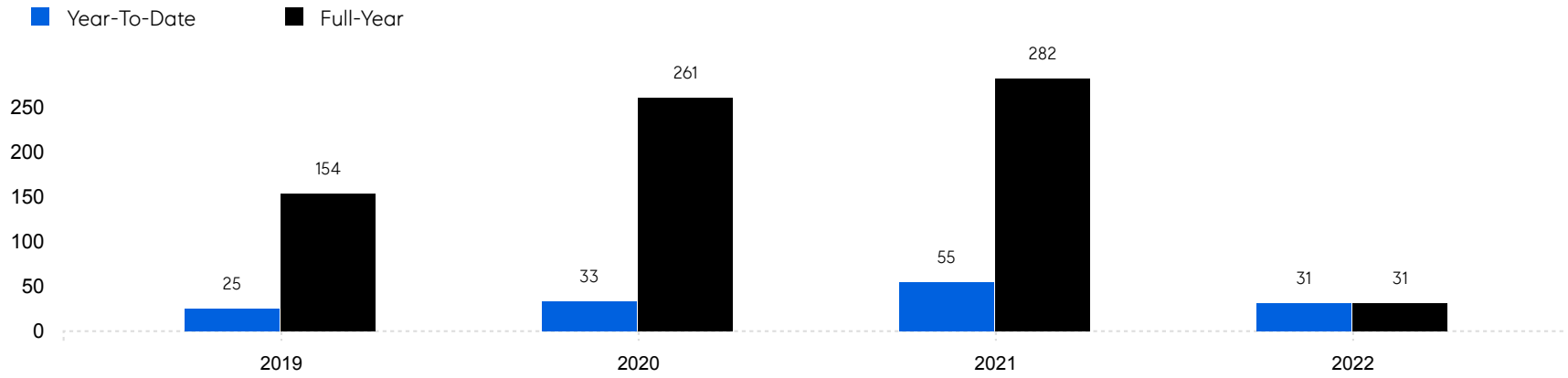


# Short Hills

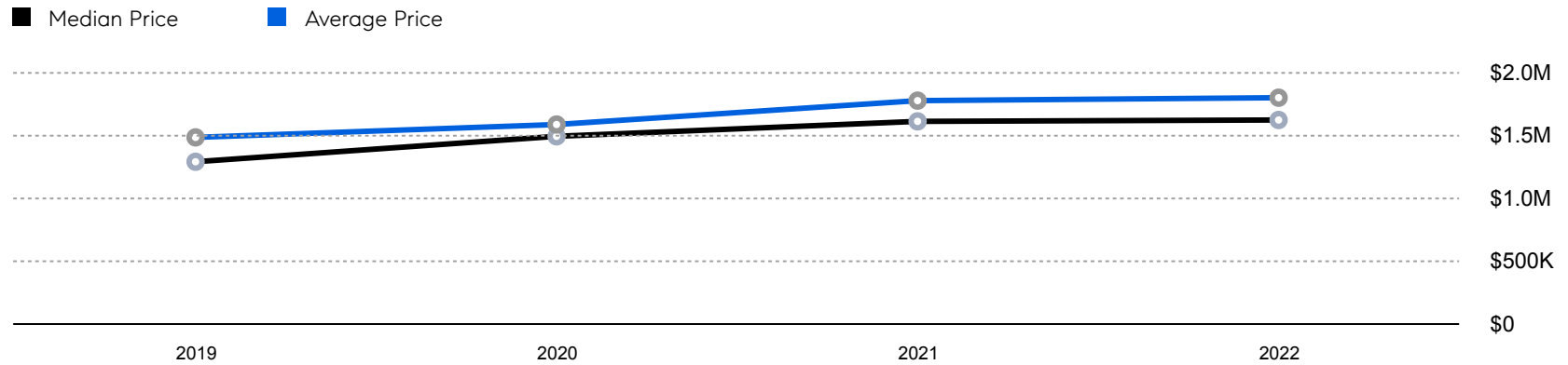
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	55	31	-43.6%
	SALES VOLUME	\$88,311,999	\$55,877,508	-36.7%
	MEDIAN PRICE	\$1,407,000	\$1,625,000	15.5%
	AVERAGE PRICE	\$1,605,673	\$1,802,500	12.3%
	AVERAGE DOM	52	45	-13.5%
	# OF CONTRACTS	70	44	-37.1%
	# NEW LISTINGS	100	64	-36.0%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

# Short Hills

## Historic Sales



## Historic Sales Prices

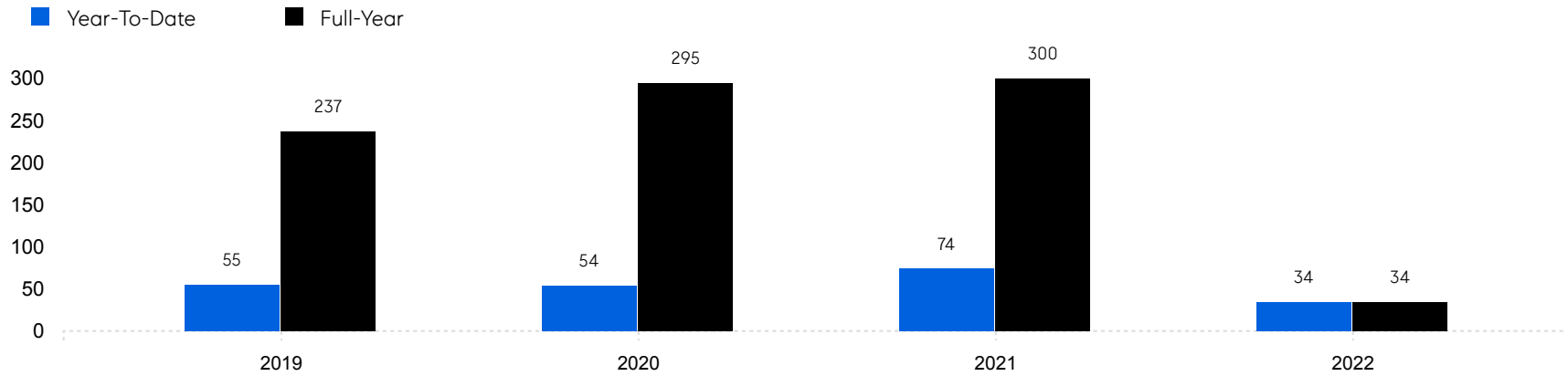


# South Orange

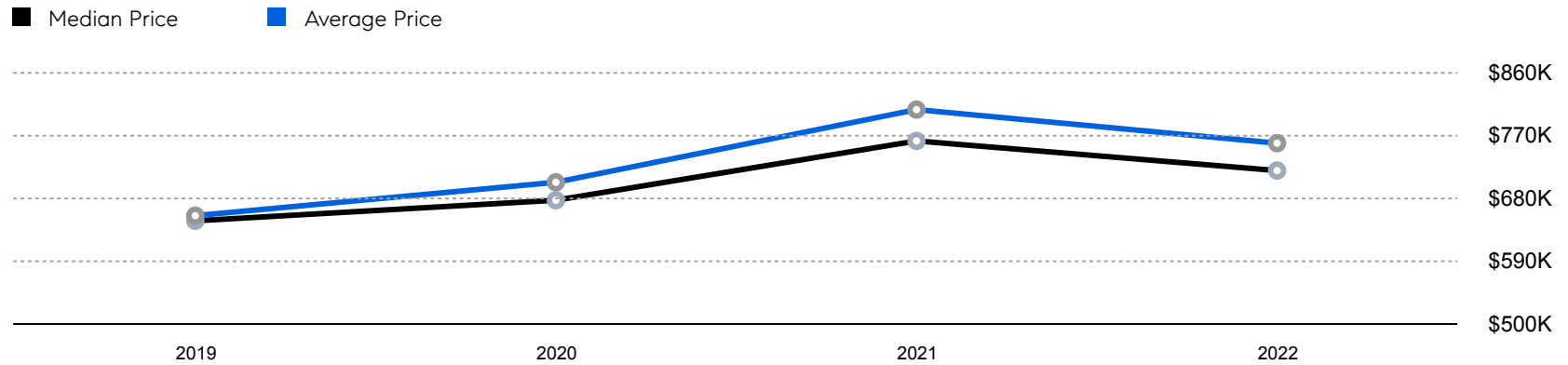
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	64	25	-60.9%
	SALES VOLUME	\$53,961,048	\$22,003,387	-59.2%
	MEDIAN PRICE	\$827,500	\$850,000	2.7%
	AVERAGE PRICE	\$843,141	\$880,135	4.4%
	AVERAGE DOM	30	17	-43.3%
	# OF CONTRACTS	70	46	-34.3%
	# NEW LISTINGS	71	47	-33.8%
Condo/Co-op/Townhouse	# OF SALES	10	9	-10.0%
	SALES VOLUME	\$4,649,500	\$3,811,000	-18.0%
	MEDIAN PRICE	\$374,500	\$345,000	-7.9%
	AVERAGE PRICE	\$464,950	\$423,444	-8.9%
	AVERAGE DOM	56	33	-41.1%
	# OF CONTRACTS	10	9	-10.0%
	# NEW LISTINGS	15	10	-33.3%

# South Orange

## Historic Sales



## Historic Sales Prices

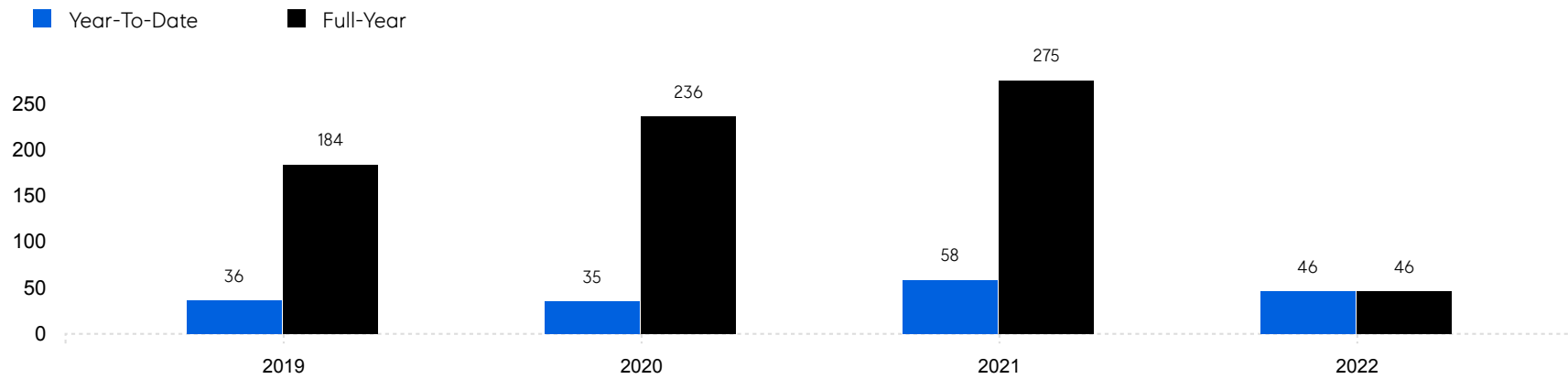


# Verona

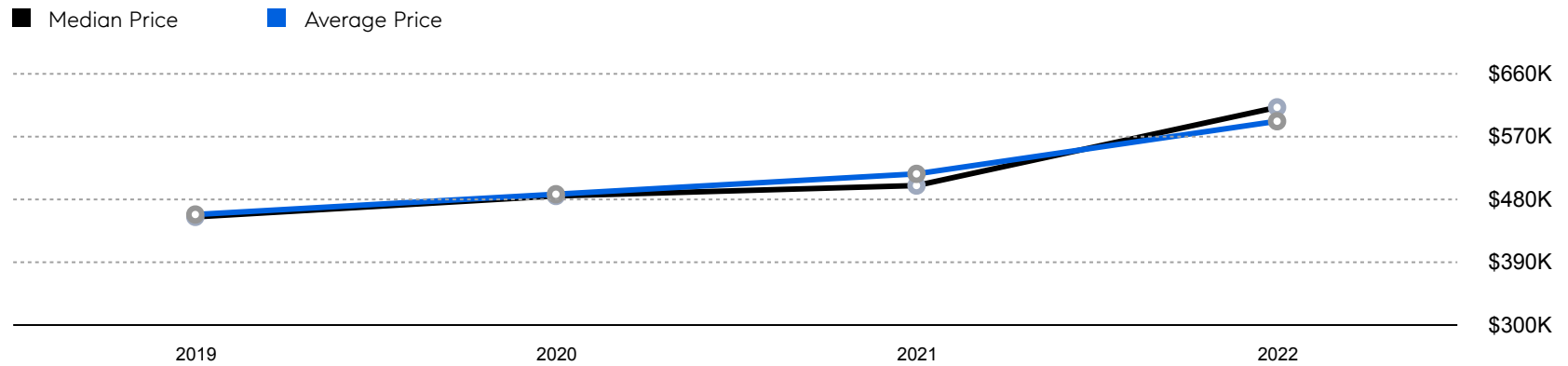
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	34	29	-14.7%
	SALES VOLUME	\$21,006,500	\$19,998,415	-4.8%
	MEDIAN PRICE	\$571,250	\$645,000	12.9%
	AVERAGE PRICE	\$617,838	\$689,601	11.6%
	AVERAGE DOM	33	23	-30.3%
	# OF CONTRACTS	35	34	-2.9%
	# NEW LISTINGS	36	45	25.0%
Condo/Co-op/Townhouse	# OF SALES	24	17	-29.2%
	SALES VOLUME	\$7,362,000	\$7,238,000	-1.7%
	MEDIAN PRICE	\$257,500	\$298,000	15.7%
	AVERAGE PRICE	\$306,750	\$425,765	38.8%
	AVERAGE DOM	55	51	-7.3%
	# OF CONTRACTS	21	15	-28.6%
	# NEW LISTINGS	29	20	-31.0%

# Verona

## Historic Sales



## Historic Sales Prices



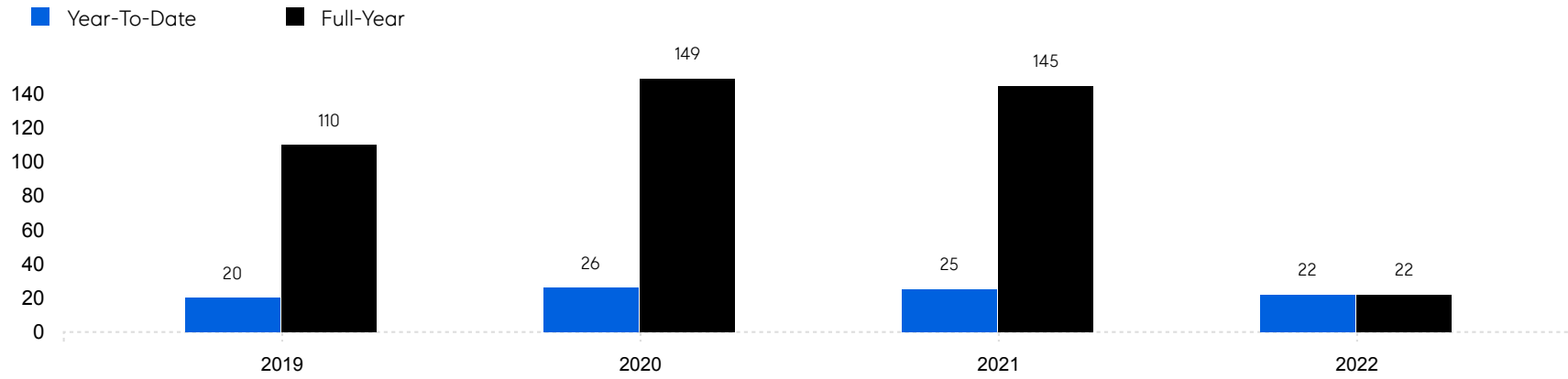
# West Caldwell

		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	24	21	-12.5%
	SALES VOLUME	\$12,876,000	\$12,716,446	-1.2%
	MEDIAN PRICE	\$512,500	\$579,900	13.2%
	AVERAGE PRICE	\$536,500	\$605,545	12.9%
	AVERAGE DOM	28	46	64.3%
	# OF CONTRACTS	26	17	-34.6%
	# NEW LISTINGS	32	22	-31.2%
Condo/Co-op/Townhouse	# OF SALES	1	1	0.0%
	SALES VOLUME	\$620,000	\$380,000	-38.7%
	MEDIAN PRICE	\$620,000	\$380,000	-38.7%
	AVERAGE PRICE	\$620,000	\$380,000	-38.7%
	AVERAGE DOM	15	33	120.0%
	# OF CONTRACTS	3	2	-33.3%
	# NEW LISTINGS	4	2	-50.0%

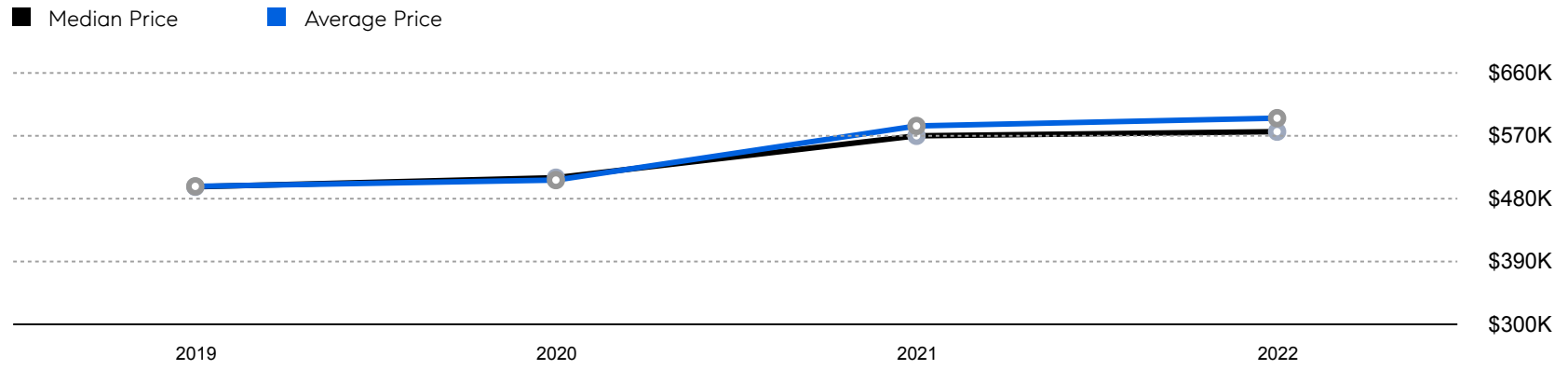


# West Caldwell

## Historic Sales



## Historic Sales Prices

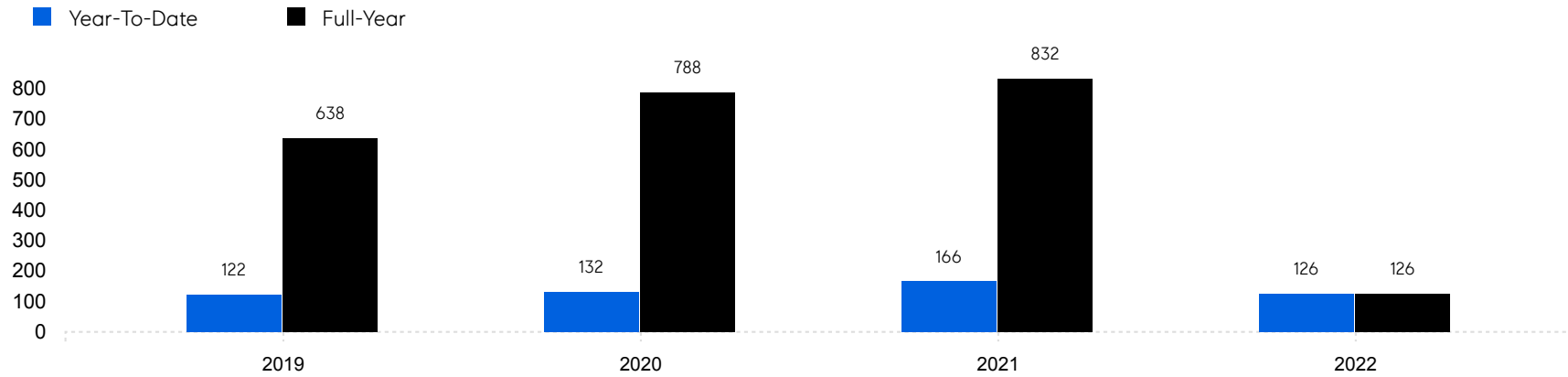


# West Orange

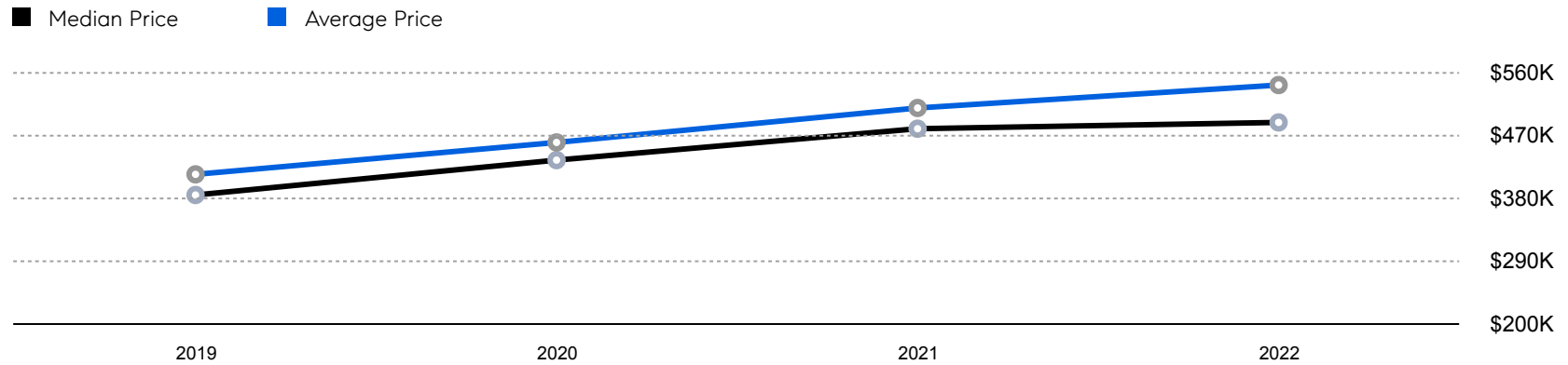
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	102	92	-9.8%
	SALES VOLUME	\$53,663,665	\$53,330,498	-0.6%
	MEDIAN PRICE	\$513,750	\$523,250	1.8%
	AVERAGE PRICE	\$526,114	\$579,679	10.2%
	AVERAGE DOM	34	50	47.1%
	# OF CONTRACTS	125	120	-4.0%
	# NEW LISTINGS	133	141	6.0%
Condo/Co-op/Townhouse	# OF SALES	64	34	-46.9%
	SALES VOLUME	\$23,210,749	\$15,036,500	-35.2%
	MEDIAN PRICE	\$348,000	\$442,500	27.2%
	AVERAGE PRICE	\$362,668	\$442,250	21.9%
	AVERAGE DOM	49	34	-30.6%
	# OF CONTRACTS	95	42	-55.8%
	# NEW LISTINGS	88	46	-47.7%

# West Orange

## Historic Sales



## Historic Sales Prices



# COMPASS

Source: Garden State MLS, 01/01/2019 to 03/31/2022  
Source: NJMLS, 01/01/2019 to 03/31/2022  
Source: Hudson MLS, 01/01/2019 to 03/31/2022

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