



COMPASS

July 2022

Allendale Market Insights

Allendale

JULY 2022

UNDER CONTRACT

6	\$699K	\$714K
Total Properties	Average Price	Median Price
-57%	-19%	6%
Decrease From Jul 2021	Decrease From Jul 2021	Increase From Jul 2021

UNITS SOLD

11	\$855K	\$820K
Total Properties	Average Price	Median Price
-35%	-11%	-9%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

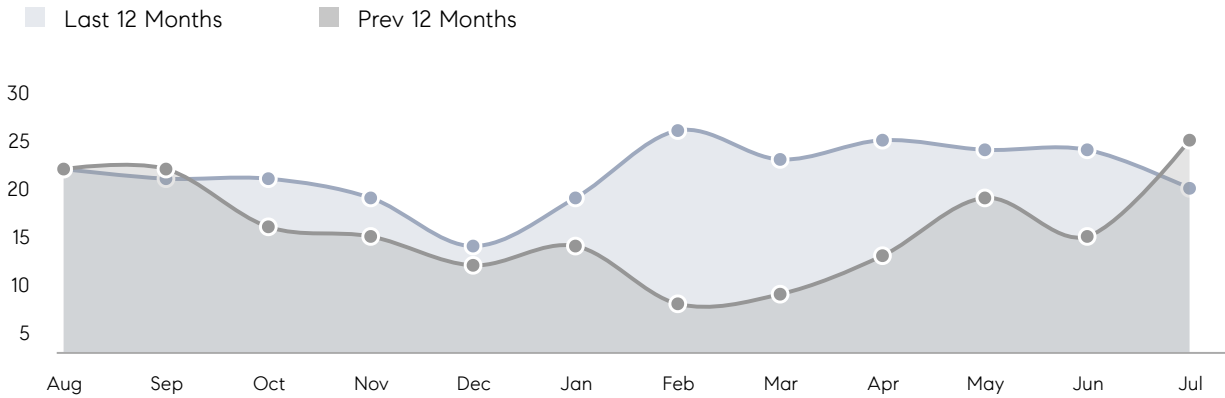
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$855,186	\$957,506	-10.7%
	# OF CONTRACTS	6	14	-57.1%
	NEW LISTINGS	2	23	-91%
Houses	AVERAGE DOM	22	17	29%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$903,672	\$1,038,757	-13%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	2	17	-88%
Condo/Co-op/TH	AVERAGE DOM	29	20	45%
	% OF ASKING PRICE	92%	104%	
	AVERAGE SOLD PRICE	\$637,000	\$578,333	10%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	0	6	0%

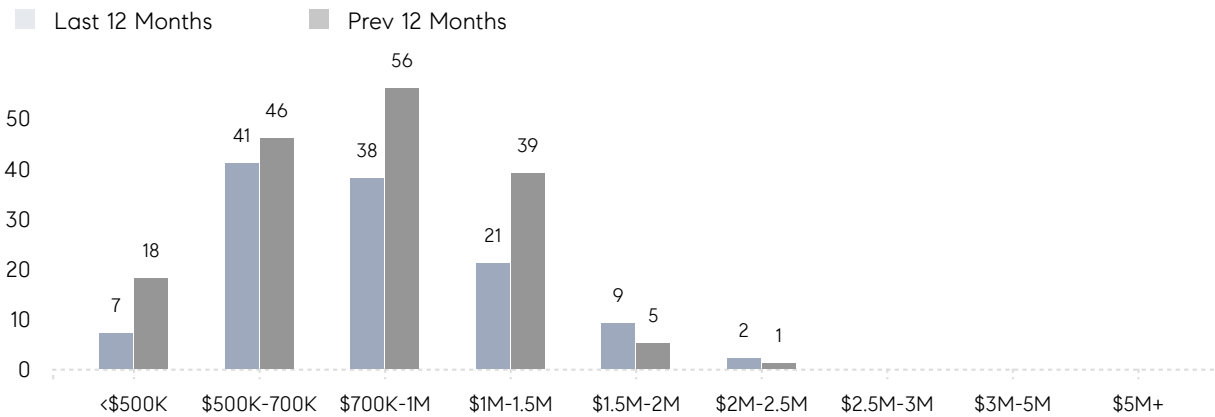
Allendale

JULY 2022

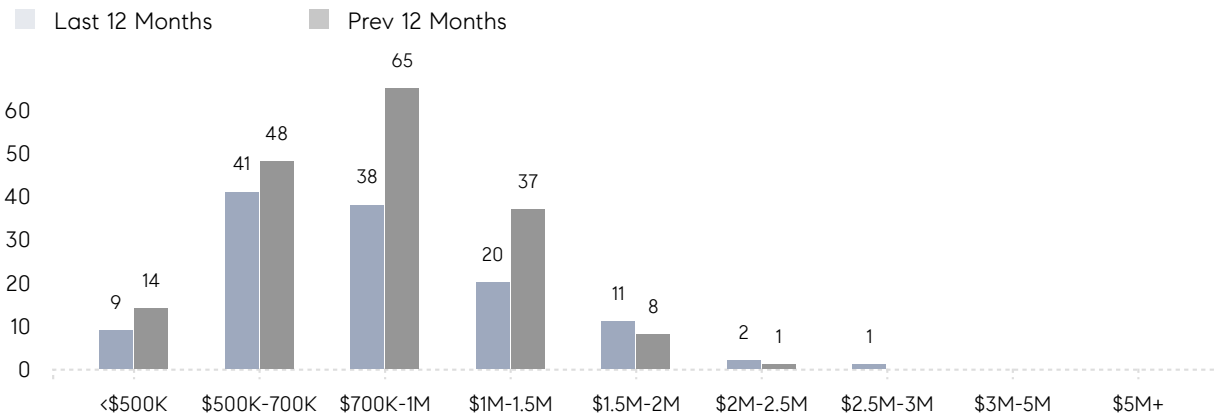
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2022

Alpine Market Insights

Alpine

JULY 2022

UNDER CONTRACT

4
Total
Properties

\$3.2M
Average
Price

\$3.9M
Median
Price

33%
Increase From
Jul 2021

-34%
Decrease From
Jul 2021

15%
Increase From
Jul 2021

UNITS SOLD

3
Total
Properties

\$3.0M
Average
Price

\$2.9M
Median
Price

-25%
Decrease From
Jul 2021

-25%
Decrease From
Jul 2021

-18%
Decrease From
Jul 2021

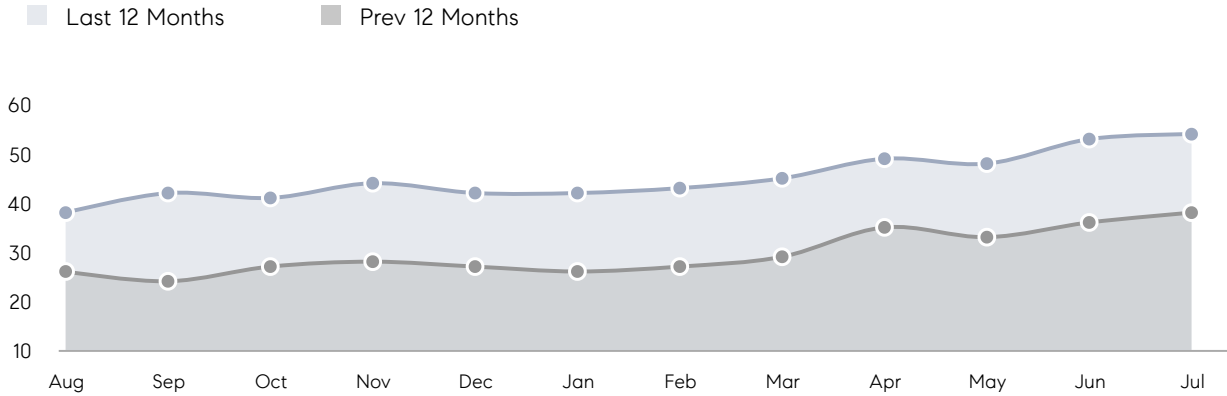
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	517	149	247%
	% OF ASKING PRICE	80%	83%	
	AVERAGE SOLD PRICE	\$3,043,333	\$4,081,250	-25.4%
	# OF CONTRACTS	4	3	33.3%
	NEW LISTINGS	5	7	-29%
Houses	AVERAGE DOM	517	149	247%
	% OF ASKING PRICE	80%	83%	
	AVERAGE SOLD PRICE	\$3,043,333	\$4,081,250	-25%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

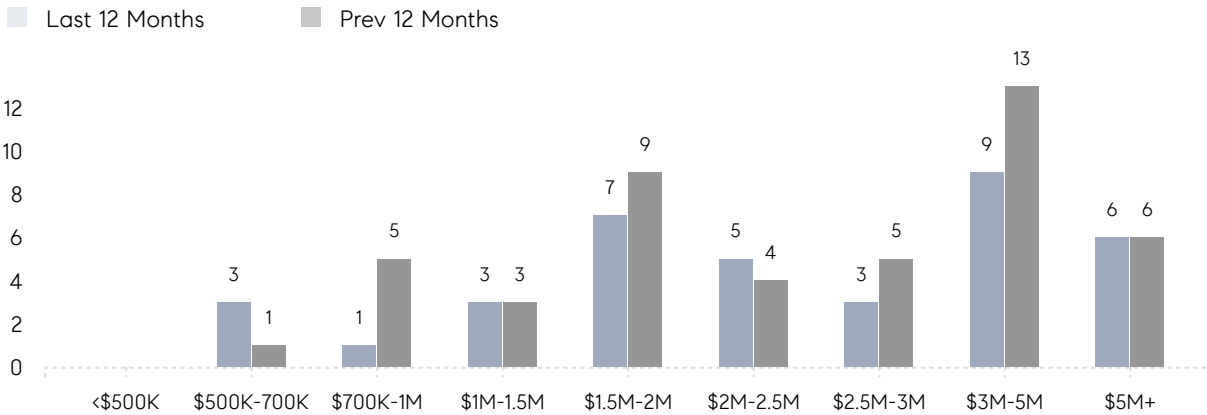
Alpine

JULY 2022

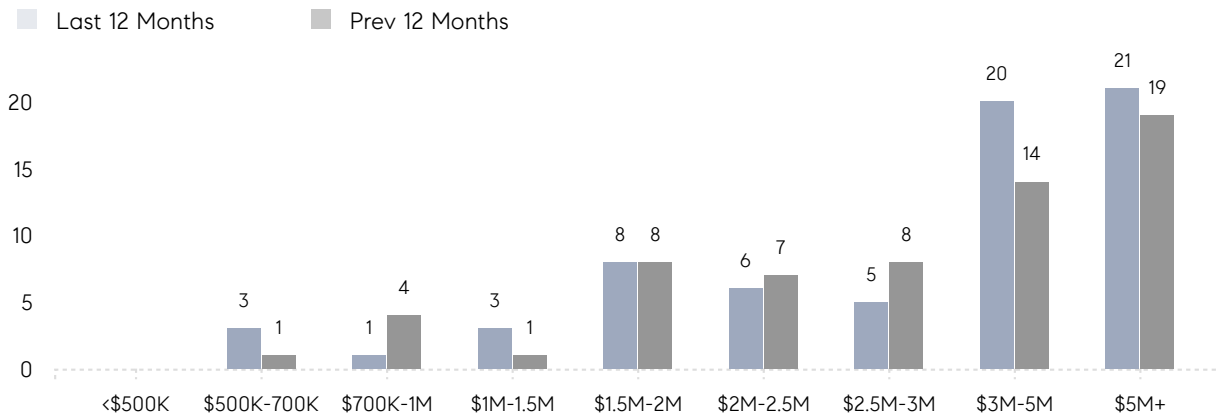
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2022

Basking Ridge Market Insights

Basking Ridge

JULY 2022

UNDER CONTRACT

35
Total
Properties

\$789K
Average
Price

\$825K
Median
Price

-30%
Decrease From
Jul 2021

0%
Change From
Jul 2021

22%
Increase From
Jul 2021

UNITS SOLD

57
Total
Properties

\$861K
Average
Price

\$730K
Median
Price

-11%
Decrease From
Jul 2021

9%
Increase From
Jul 2021

2%
Increase From
Jul 2021

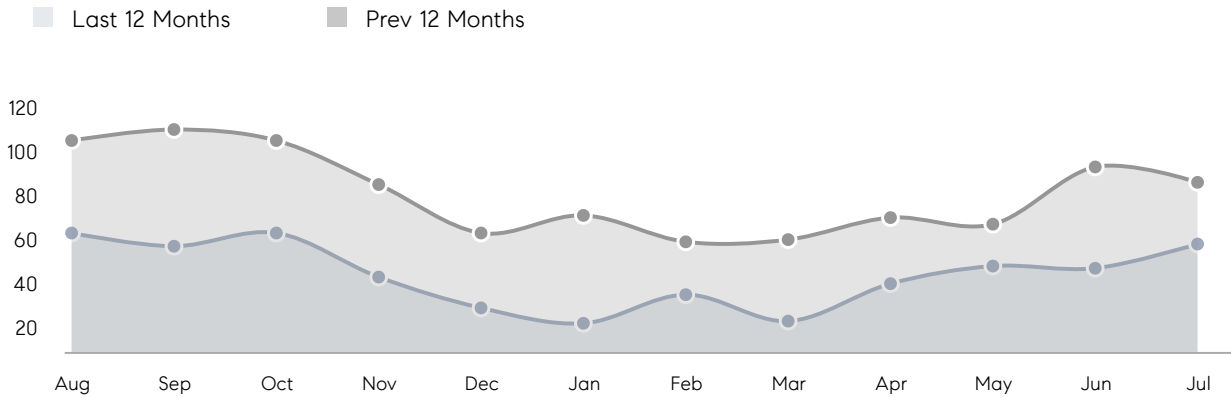
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	22	16	38%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$861,966	\$787,960	9.4%
	# OF CONTRACTS	35	50	-30.0%
	NEW LISTINGS	47	62	-24%
Houses	AVERAGE DOM	20	16	25%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$1,164,384	\$993,184	17%
	# OF CONTRACTS	25	33	-24%
	NEW LISTINGS	28	40	-30%
Condo/Co-op/TH	AVERAGE DOM	25	16	56%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$474,872	\$422,126	12%
	# OF CONTRACTS	10	17	-41%
	NEW LISTINGS	19	22	-14%

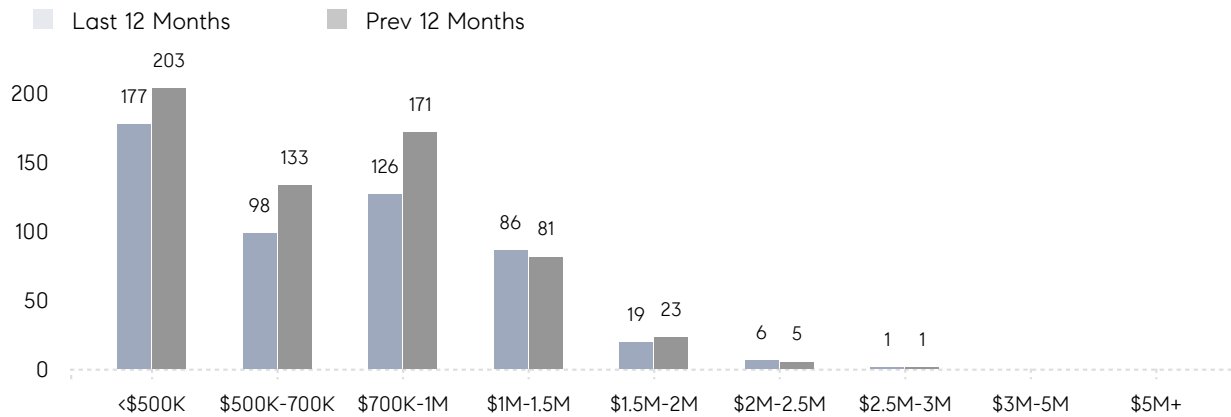
Basking Ridge

JULY 2022

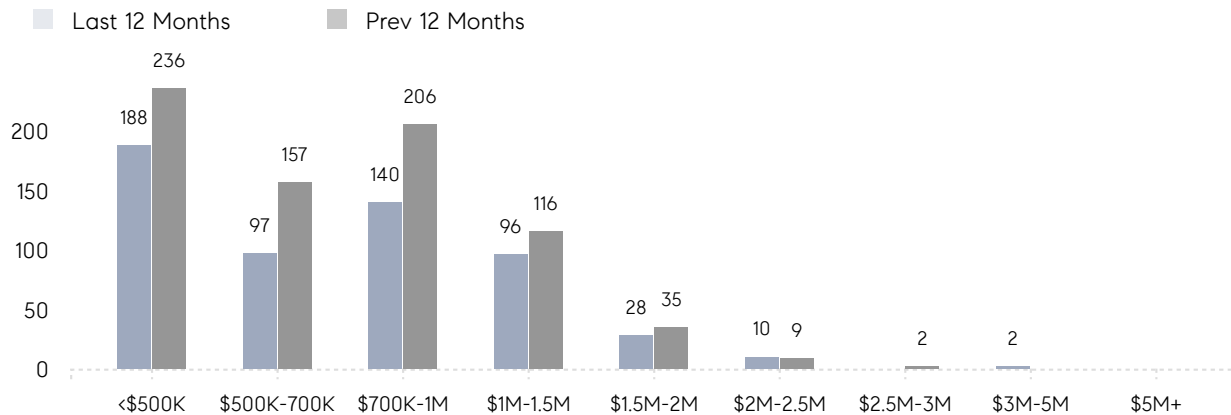
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2022

Bay Head Market Insights

Bay Head

JULY 2022

UNDER CONTRACT

2	\$1.9M	\$1.9M
Total Properties	Average Price	Median Price
-60%	48%	74%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

1	\$1.6M	\$1.6M
Total Properties	Average Price	Median Price
-75%	44%	47%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

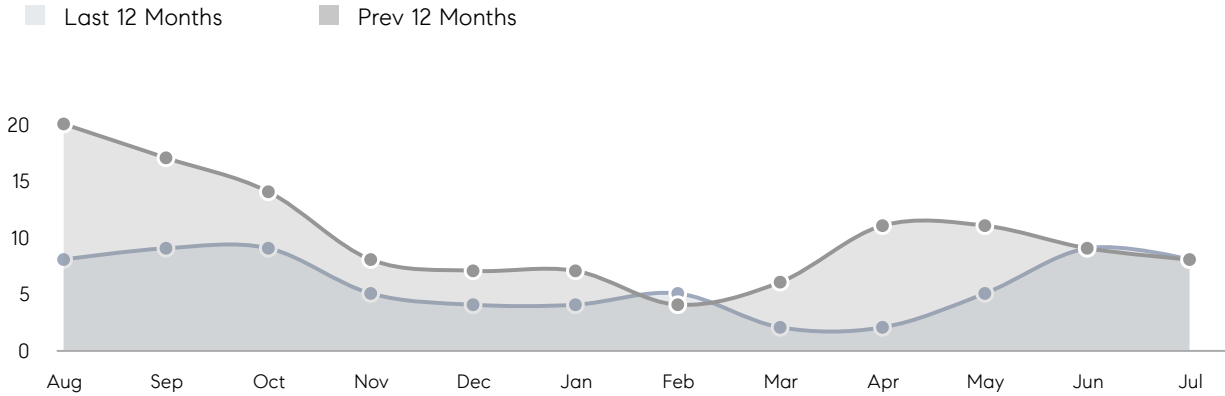
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	63	42	50%
	% OF ASKING PRICE	92%	93%	
	AVERAGE SOLD PRICE	\$1,650,000	\$1,148,125	43.7%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	2	4	-50%
Houses	AVERAGE DOM	63	42	50%
	% OF ASKING PRICE	92%	93%	
	AVERAGE SOLD PRICE	\$1,650,000	\$1,148,125	44%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

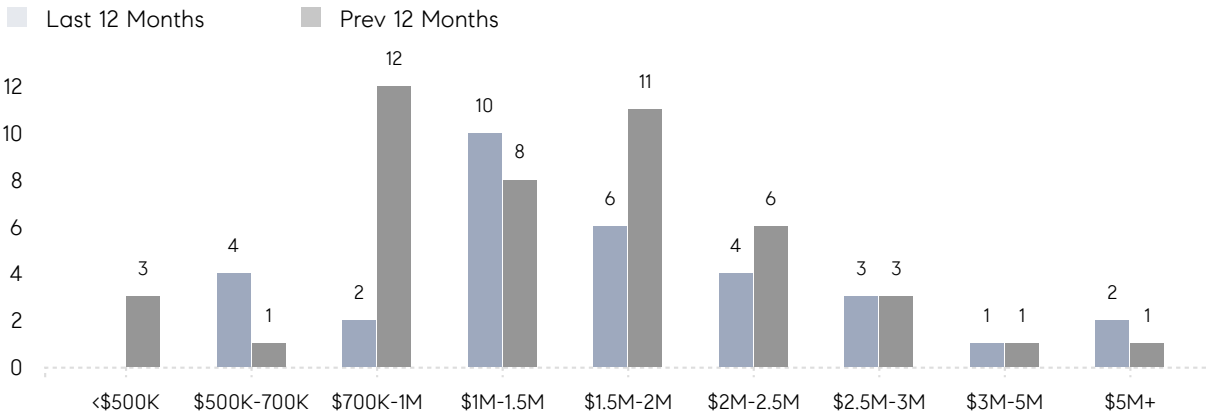
Bay Head

JULY 2022

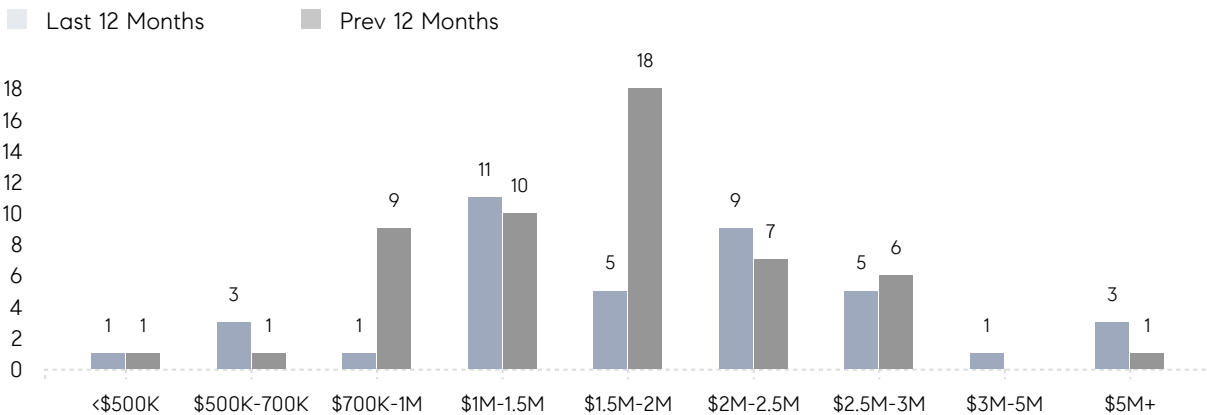
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Bayonne Market Insights

Bayonne

JULY 2022

UNDER CONTRACT

19
Total
Properties

\$399K
Average
Price

\$425K
Median
Price

-17%
Decrease From
Jul 2021

4%
Increase From
Jul 2021

7%
Increase From
Jul 2021

UNITS SOLD

25
Total
Properties

\$421K
Average
Price

\$399K
Median
Price

-22%
Decrease From
Jul 2021

1%
Change From
Jul 2021

-4%
Decrease From
Jul 2021

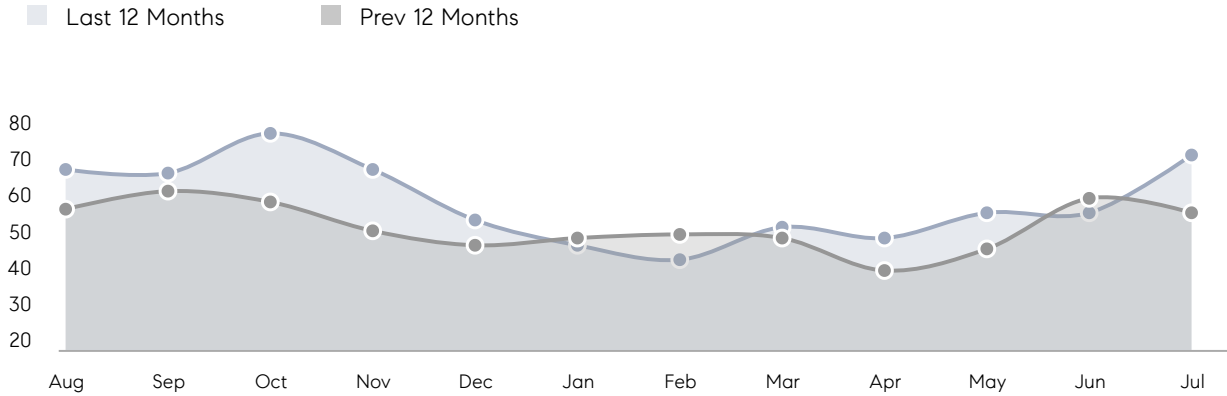
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	26	19	37%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$421,132	\$417,359	0.9%
	# OF CONTRACTS	19	23	-17.4%
	NEW LISTINGS	48	35	37%
Houses	AVERAGE DOM	29	16	81%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$495,454	\$460,937	7%
	# OF CONTRACTS	12	15	-20%
	NEW LISTINGS	29	24	21%
Condo/Co-op/TH	AVERAGE DOM	21	27	-22%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$313,778	\$305,994	3%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	19	11	73%

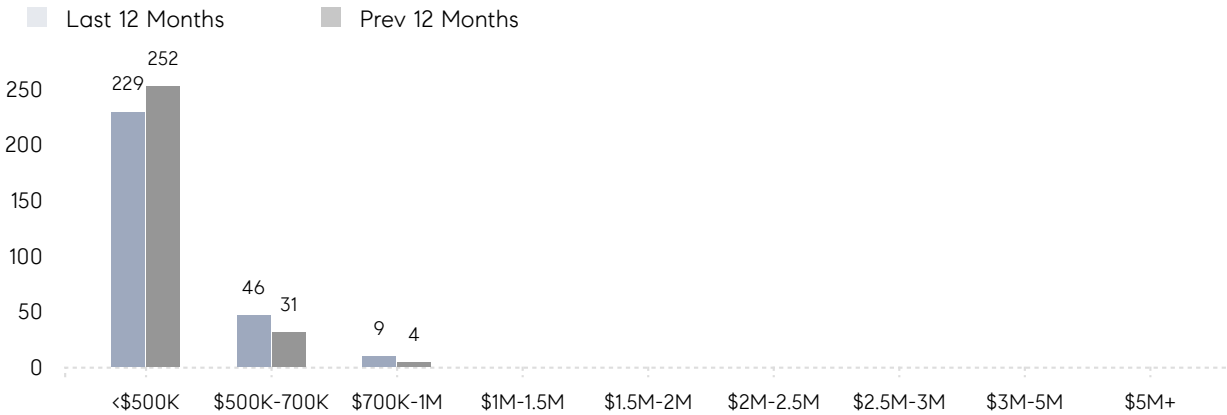
Bayonne

JULY 2022

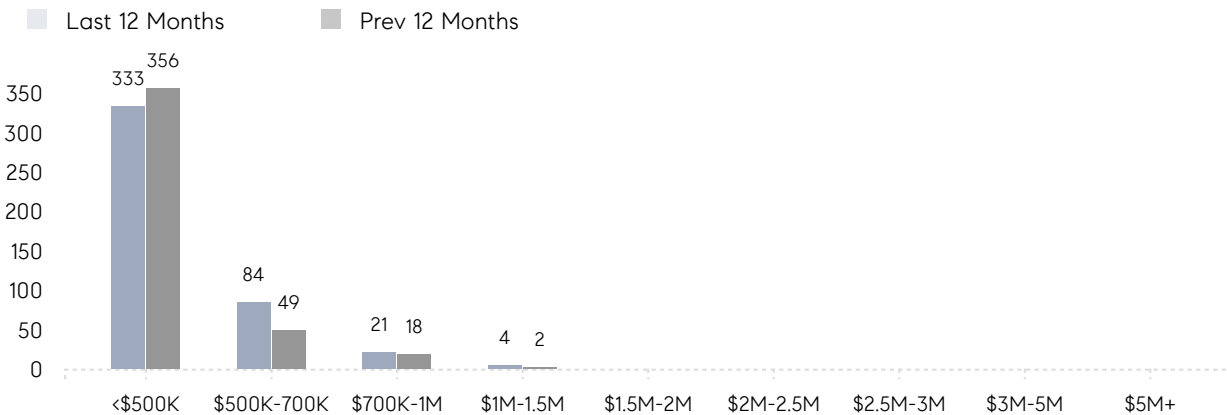
Monthly Inventory



Contracts By Price Range



Listings By Price Range

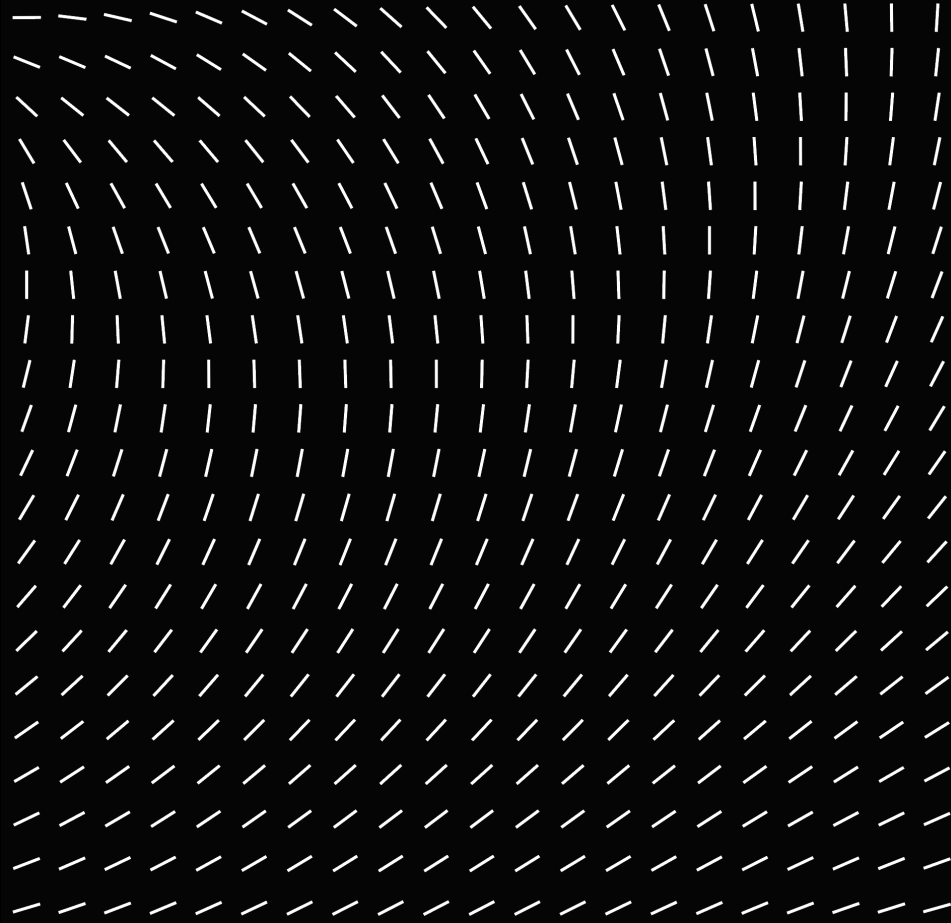




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July 2022

Bedminster Market Insights

Bedminster

JULY 2022

UNDER CONTRACT

23
Total
Properties

\$579K
Average
Price

\$385K
Median
Price

-26%
Decrease From
Jul 2021

32%
Increase From
Jul 2021

7%
Increase From
Jul 2021

UNITS SOLD

17
Total
Properties

\$565K
Average
Price

\$485K
Median
Price

-35%
Decrease From
Jul 2021

58%
Increase From
Jul 2021

53%
Increase From
Jul 2021

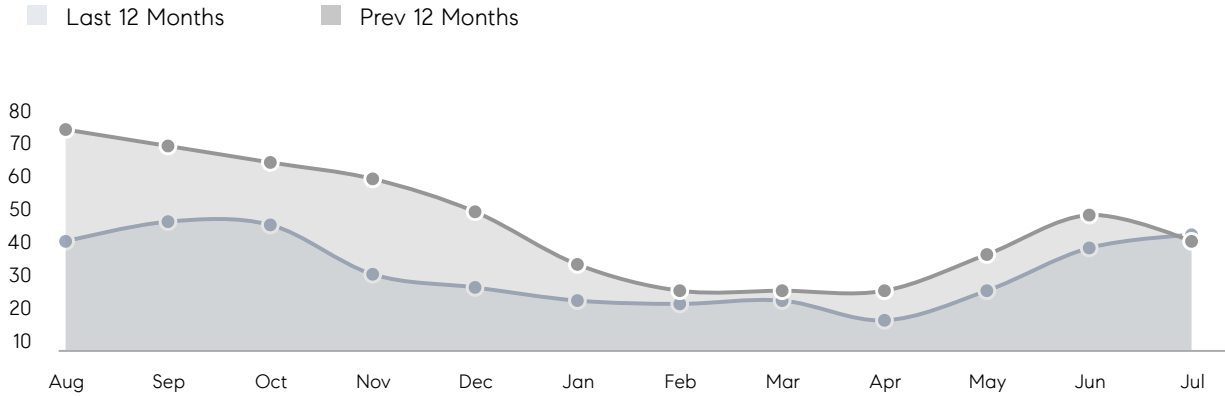
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	22	22	0%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$565,512	\$357,923	58.0%
	# OF CONTRACTS	23	31	-25.8%
	NEW LISTINGS	27	28	-4%
Houses	AVERAGE DOM	31	23	35%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$1,191,667	\$496,000	140%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	6	5	20%
Condo/Co-op/TH	AVERAGE DOM	20	22	-9%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$431,336	\$352,400	22%
	# OF CONTRACTS	19	27	-30%
	NEW LISTINGS	21	23	-9%

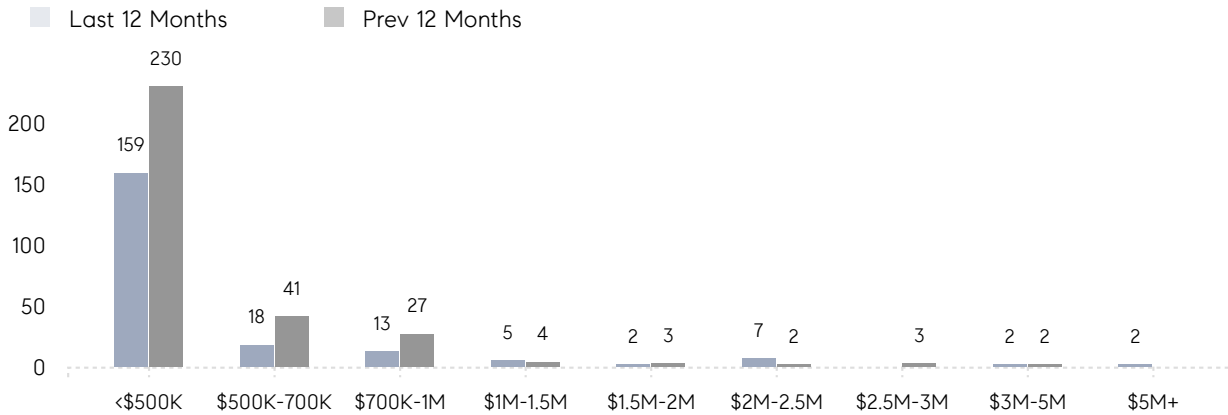
Bedminster

JULY 2022

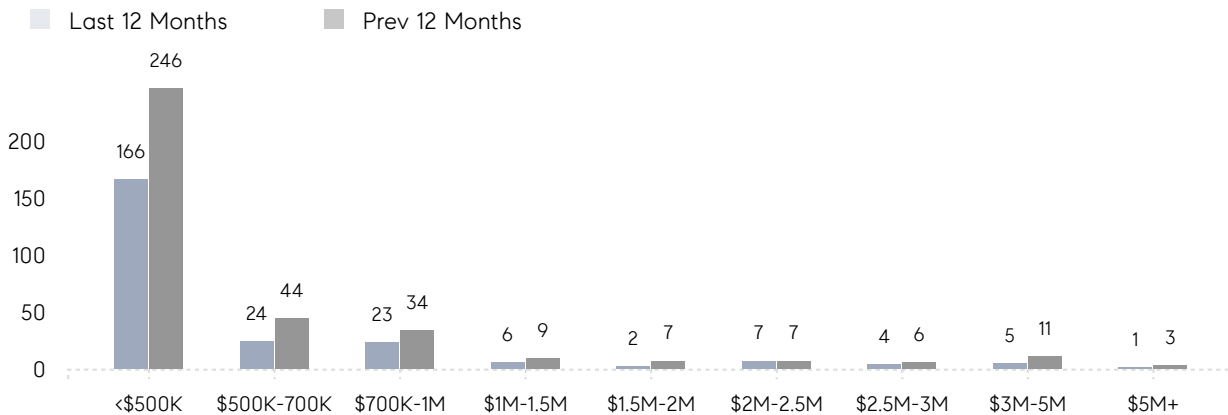
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2022

Bergenfield Market Insights

Bergenfield

JULY 2022

UNDER CONTRACT

16
Total
Properties

\$495K
Average
Price

\$449K
Median
Price

-52%
Decrease From
Jul 2021

0%
Change From
Jul 2021

5%
Increase From
Jul 2021

UNITS SOLD

22
Total
Properties

\$563K
Average
Price

\$517K
Median
Price

-15%
Decrease From
Jul 2021

17%
Increase From
Jul 2021

9%
Increase From
Jul 2021

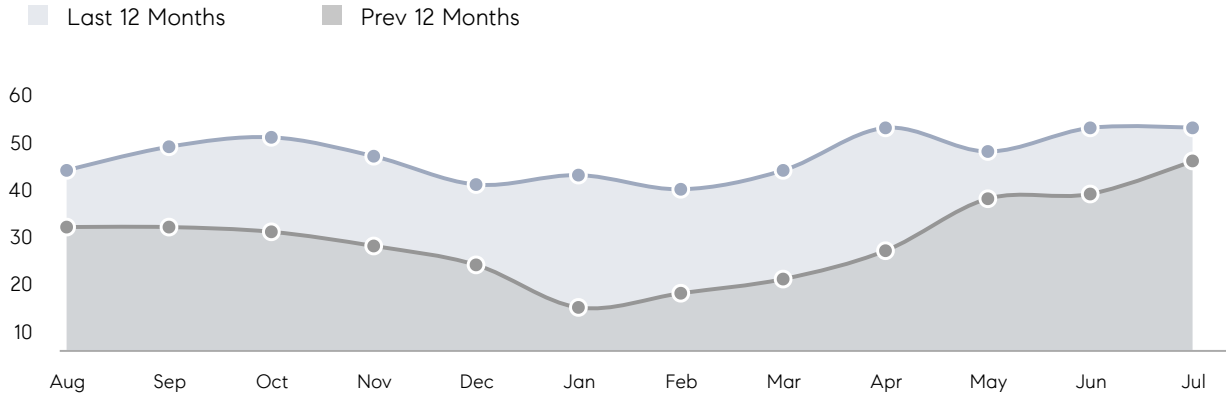
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	28	23	22%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$563,086	\$482,615	16.7%
	# OF CONTRACTS	16	33	-51.5%
	NEW LISTINGS	16	40	-60%
Houses	AVERAGE DOM	29	21	38%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$575,614	\$492,120	17%
	# OF CONTRACTS	16	32	-50%
	NEW LISTINGS	16	38	-58%
Condo/Co-op/TH	AVERAGE DOM	13	53	-75%
	% OF ASKING PRICE	102%	94%	
	AVERAGE SOLD PRICE	\$300,000	\$245,000	22%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

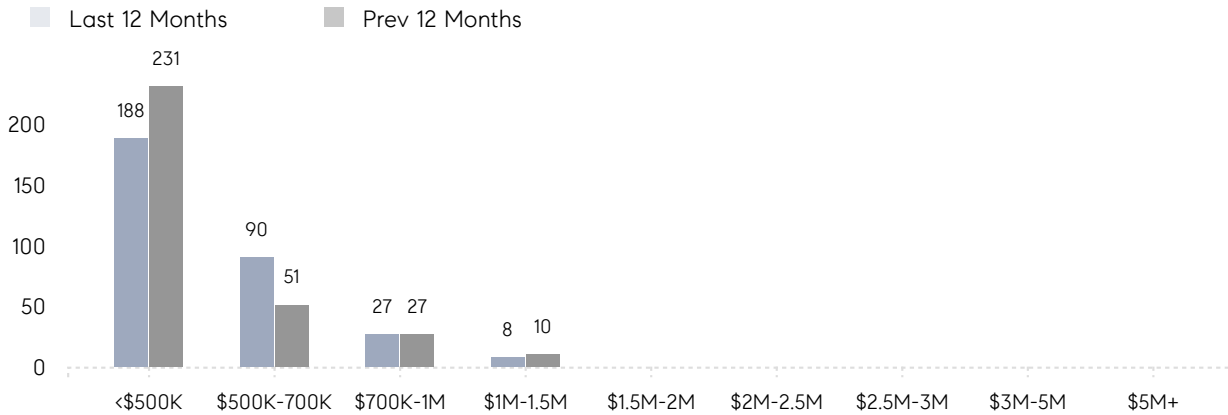
Bergenfield

JULY 2022

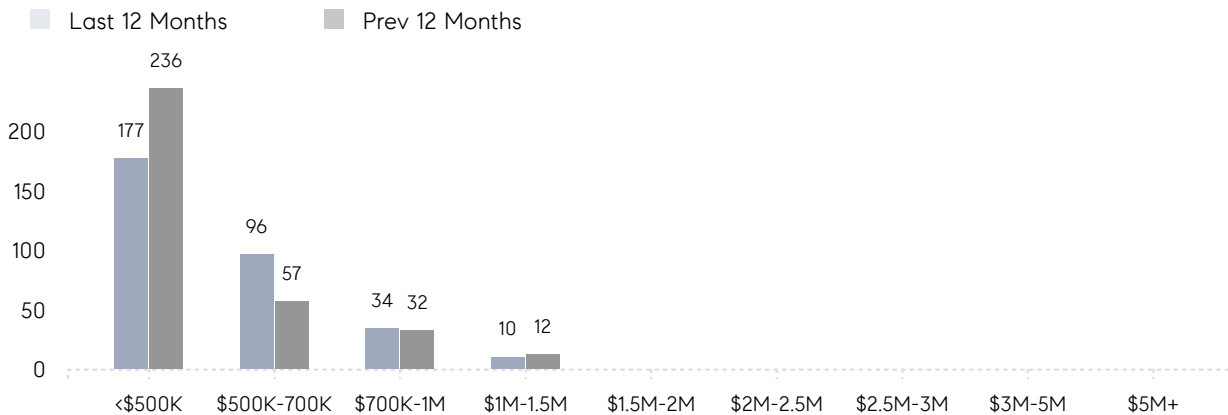
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2022

Berkeley Heights Market Insights

Berkeley Heights

JULY 2022

UNDER CONTRACT

21
Total
Properties

\$708K
Average
Price

\$675K
Median
Price

-12%
Decrease From
Jul 2021

1%
Change From
Jul 2021

2%
Increase From
Jul 2021

UNITS SOLD

27
Total
Properties

\$722K
Average
Price

\$708K
Median
Price

-4%
Decrease From
Jul 2021

-6%
Decrease From
Jul 2021

-4%
Decrease From
Jul 2021

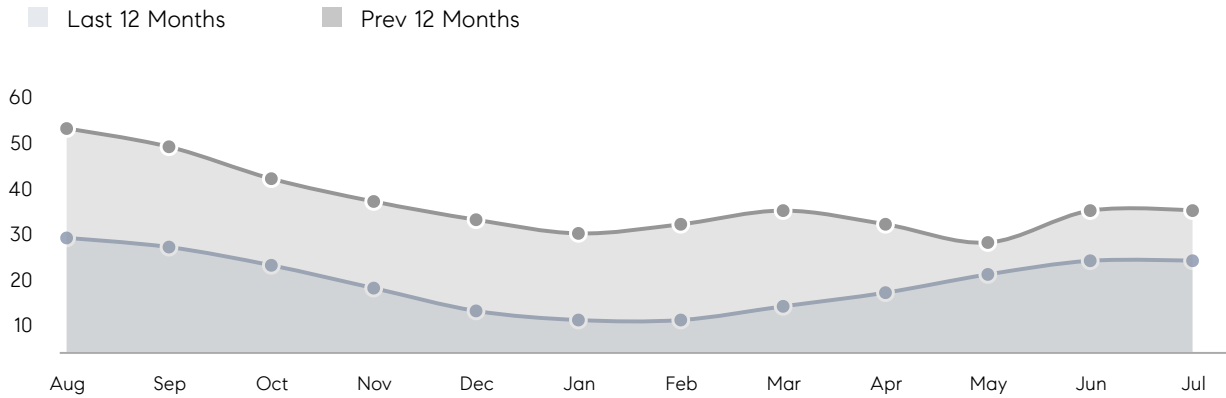
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	26	27	-4%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$722,041	\$764,446	-5.5%
	# OF CONTRACTS	21	24	-12.5%
	NEW LISTINGS	21	29	-28%
Houses	AVERAGE DOM	27	27	0%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$792,396	\$764,446	4%
	# OF CONTRACTS	19	23	-17%
	NEW LISTINGS	18	26	-31%
Condo/Co-op/TH	AVERAGE DOM	21	-	-
	% OF ASKING PRICE	103%	-	
	AVERAGE SOLD PRICE	\$317,500	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	3	3	0%

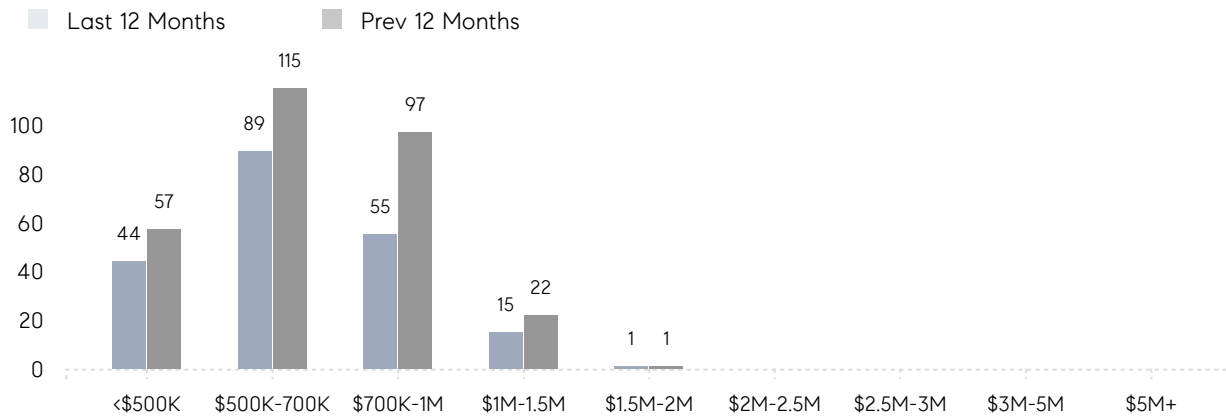
Berkeley Heights

JULY 2022

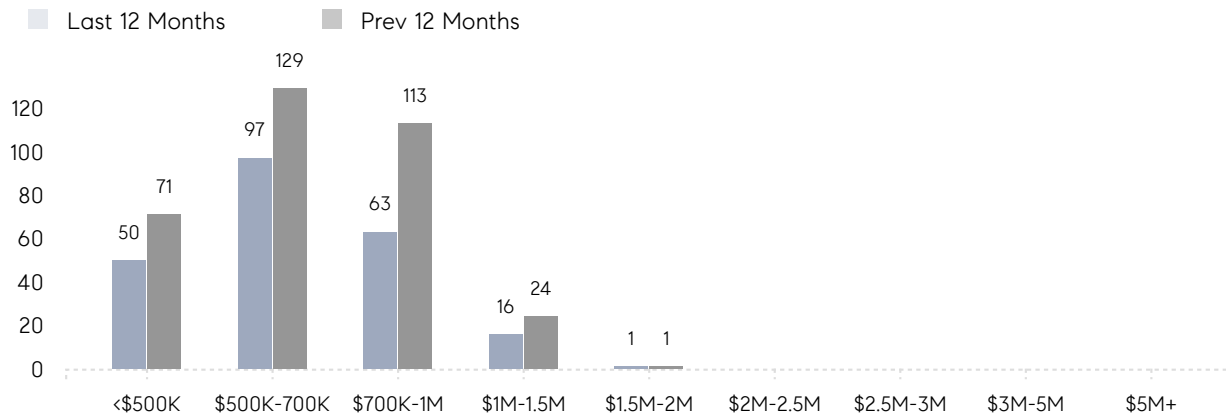
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2022

Bloomfield Market Insights

Bloomfield

JULY 2022

UNDER CONTRACT

45
Total
Properties

\$394K
Average
Price

\$385K
Median
Price

-27%
Decrease From
Jul 2021

-3%
Decrease From
Jul 2021

-4%
Decrease From
Jul 2021

UNITS SOLD

43
Total
Properties

\$495K
Average
Price

\$495K
Median
Price

-32%
Decrease From
Jul 2021

12%
Increase From
Jul 2021

13%
Increase From
Jul 2021

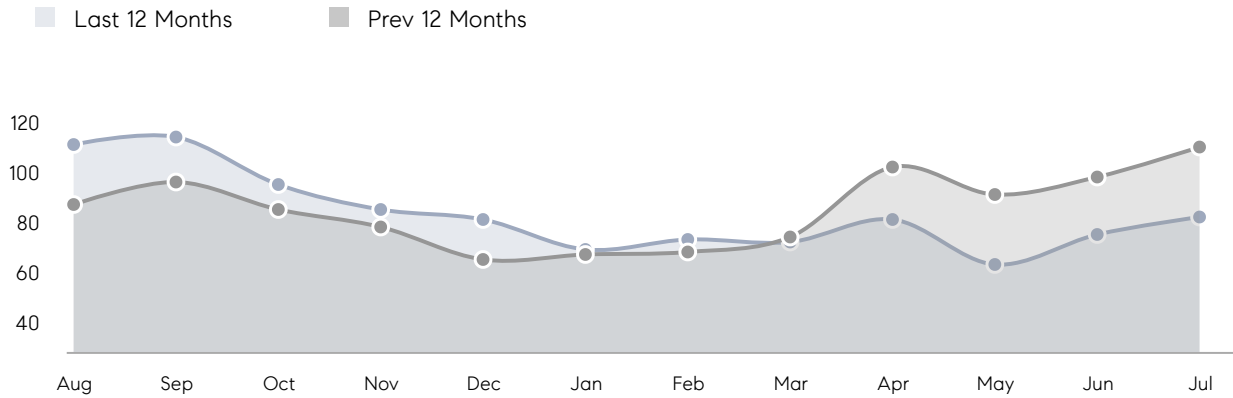
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	24	26	-8%
	% OF ASKING PRICE	111%	109%	
	AVERAGE SOLD PRICE	\$495,756	\$444,183	11.6%
	# OF CONTRACTS	45	62	-27.4%
	NEW LISTINGS	47	74	-36%
Houses	AVERAGE DOM	24	26	-8%
	% OF ASKING PRICE	113%	110%	
	AVERAGE SOLD PRICE	\$557,071	\$470,537	18%
	# OF CONTRACTS	35	52	-33%
	NEW LISTINGS	40	61	-34%
Condo/Co-op/TH	AVERAGE DOM	25	21	19%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$227,500	\$286,056	-20%
	# OF CONTRACTS	10	10	0%
	NEW LISTINGS	7	13	-46%

Bloomfield

JULY 2022

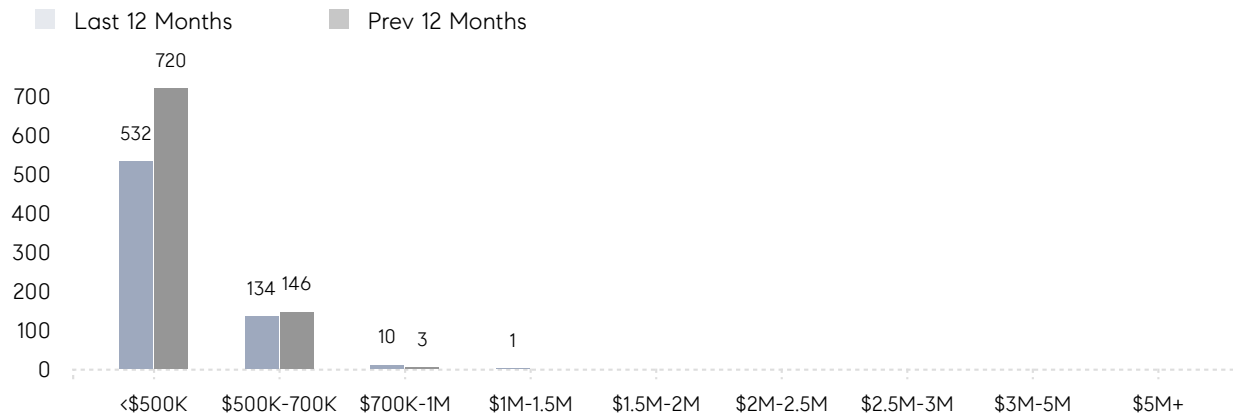
Monthly Inventory



Contracts By Price Range



Listings By Price Range

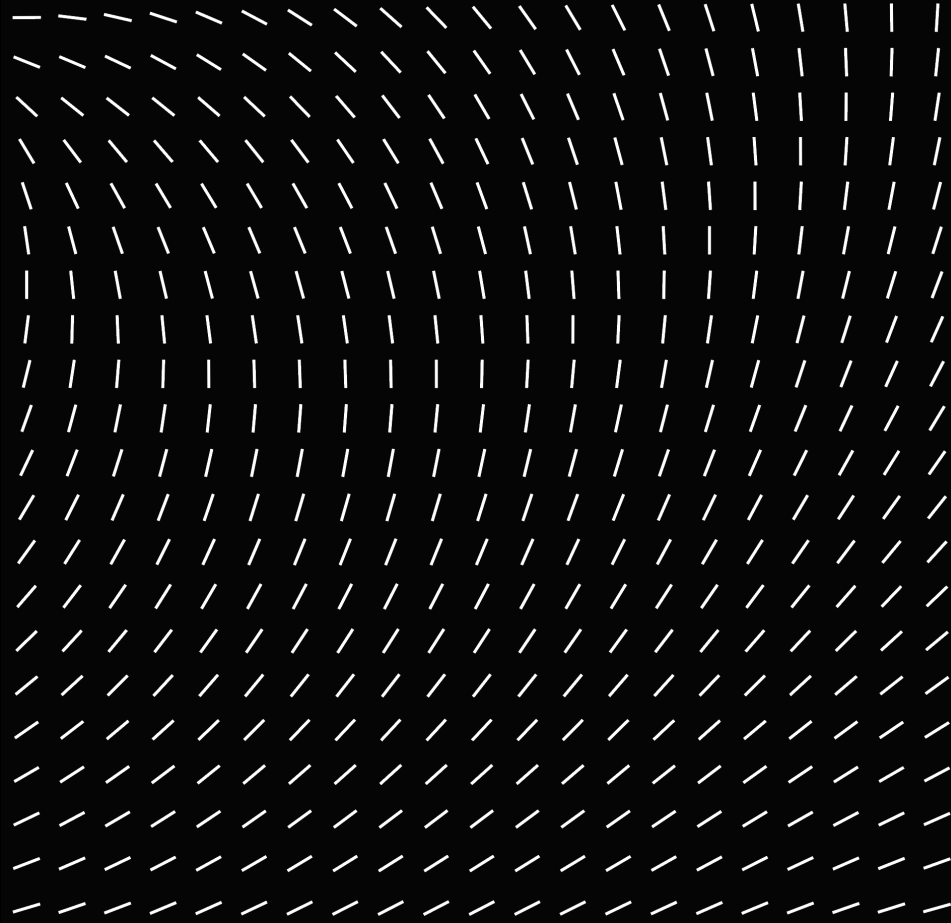




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COMPASS

July 2022

Bogota Market Insights

Bogota

JULY 2022

UNDER CONTRACT

3	\$425K	\$425K
Total Properties	Average Price	Median Price
-50%	-13%	-9%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

5	\$421K	\$445K
Total Properties	Average Price	Median Price
-37%	9%	8%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

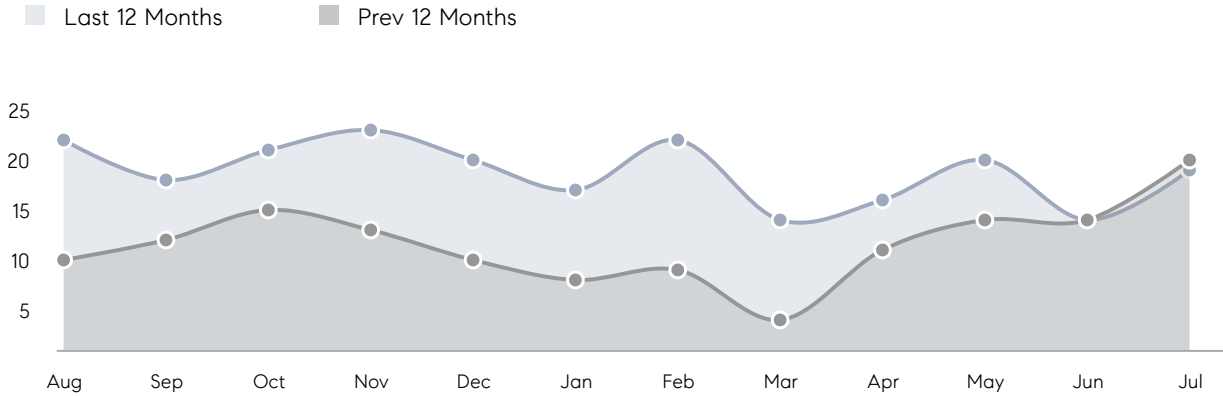
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	17	32	-47%
	% OF ASKING PRICE	95%	104%	
	AVERAGE SOLD PRICE	\$421,400	\$388,000	8.6%
	# OF CONTRACTS	3	6	-50.0%
	NEW LISTINGS	8	14	-43%
Houses	AVERAGE DOM	17	33	-48%
	% OF ASKING PRICE	95%	104%	
	AVERAGE SOLD PRICE	\$421,400	\$412,714	2%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	8	14	-43%
Condo/Co-op/TH	AVERAGE DOM	-	23	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$215,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Bogota

JULY 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Boonton Market Insights

Boonton

JULY 2022

UNDER CONTRACT

4
Total
Properties

\$457K
Average
Price

\$467K
Median
Price

33%
Increase From
Jul 2021

-13%
Decrease From
Jul 2021

-7%
Decrease From
Jul 2021

UNITS SOLD

8
Total
Properties

\$519K
Average
Price

\$512K
Median
Price

-27%
Decrease From
Jul 2021

16%
Increase From
Jul 2021

13%
Increase From
Jul 2021

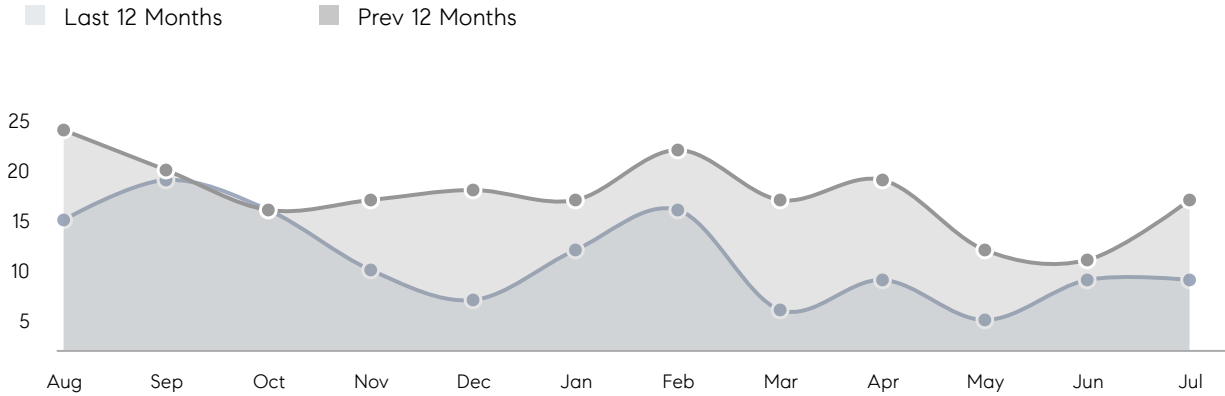
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	16	37	-57%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$519,200	\$446,591	16.3%
	# OF CONTRACTS	4	3	33.3%
	NEW LISTINGS	5	10	-50%
Houses	AVERAGE DOM	16	38	-58%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$519,200	\$450,750	15%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	5	10	-50%
Condo/Co-op/TH	AVERAGE DOM	-	24	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$405,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Boonton

JULY 2022

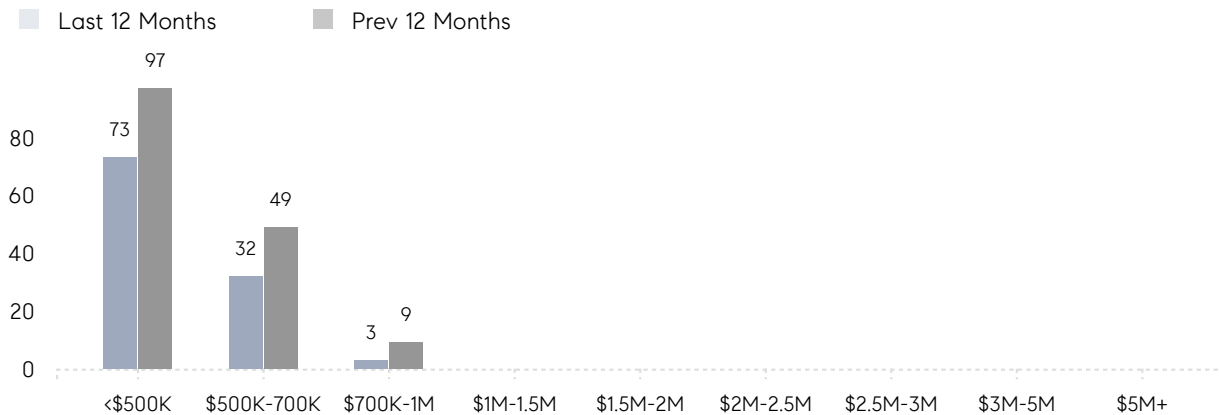
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Boonton Township Market Insights

Boonton Township

JULY 2022

UNDER CONTRACT

8
Total
Properties

\$804K
Average
Price

\$847K
Median
Price

0%
Change From
Jul 2021

3%
Increase From
Jul 2021

31%
Increase From
Jul 2021

UNITS SOLD

9
Total
Properties

\$1.1M
Average
Price

\$999K
Median
Price

29%
Increase From
Jul 2021

74%
Increase From
Jul 2021

38%
Increase From
Jul 2021

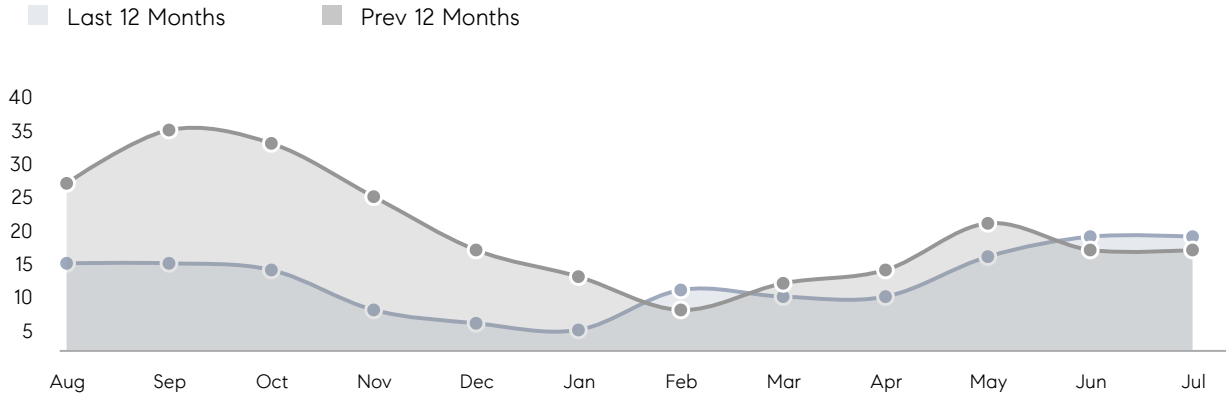
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	43	13	231%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$1,139,877	\$656,286	73.7%
	# OF CONTRACTS	8	8	0.0%
	NEW LISTINGS	8	10	-20%
Houses	AVERAGE DOM	43	14	207%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$1,139,877	\$679,667	68%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	5	10	-50%
Condo/Co-op/TH	AVERAGE DOM	-	7	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$516,000	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	3	0	0%

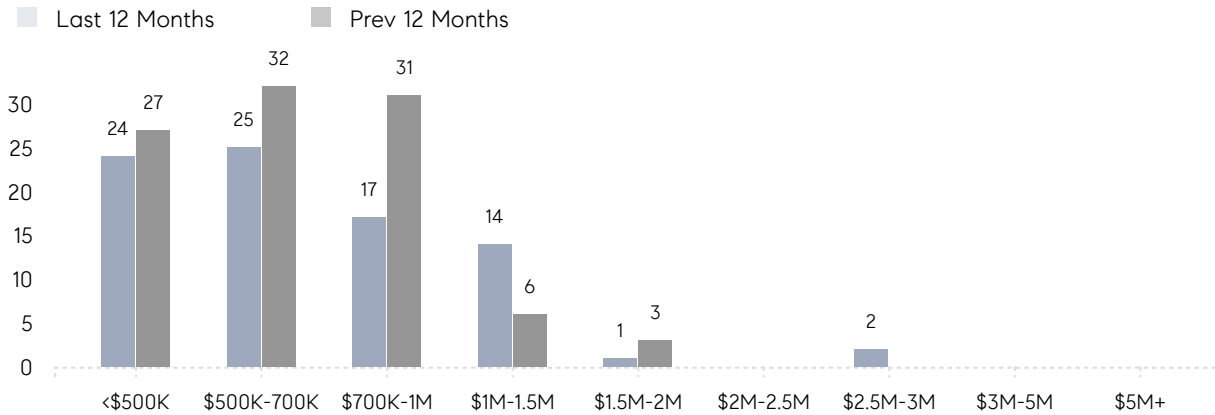
Boonton Township

JULY 2022

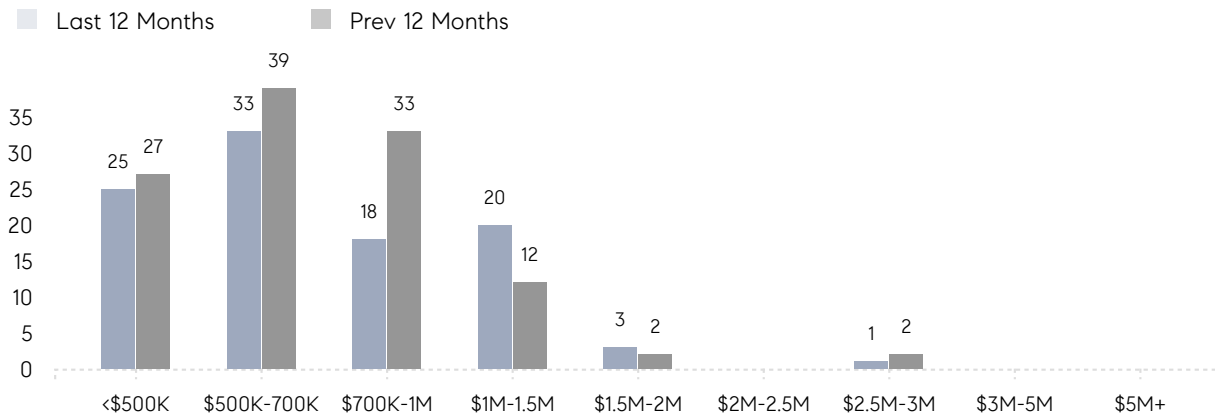
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report



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COMPASS

July 2022

Branchburg Market Insights

Branchburg

JULY 2022

UNDER CONTRACT

17
Total
Properties

\$566K
Average
Price

\$550K
Median
Price

-37%
Decrease From
Jul 2021

23%
Increase From
Jul 2021

22%
Increase From
Jul 2021

UNITS SOLD

18
Total
Properties

\$570K
Average
Price

\$542K
Median
Price

-28%
Decrease From
Jul 2021

23%
Increase From
Jul 2021

18%
Increase From
Jul 2021

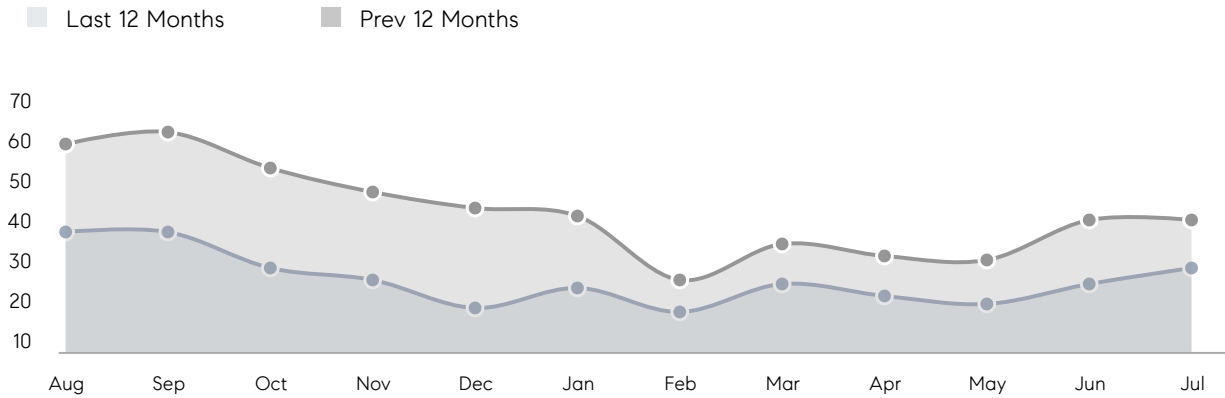
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	23	34	-32%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$570,667	\$464,497	22.9%
	# OF CONTRACTS	17	27	-37.0%
	NEW LISTINGS	21	37	-43%
Houses	AVERAGE DOM	24	29	-17%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$651,750	\$530,621	23%
	# OF CONTRACTS	13	19	-32%
	NEW LISTINGS	18	26	-31%
Condo/Co-op/TH	AVERAGE DOM	23	44	-48%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$408,500	\$346,944	18%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	3	11	-73%

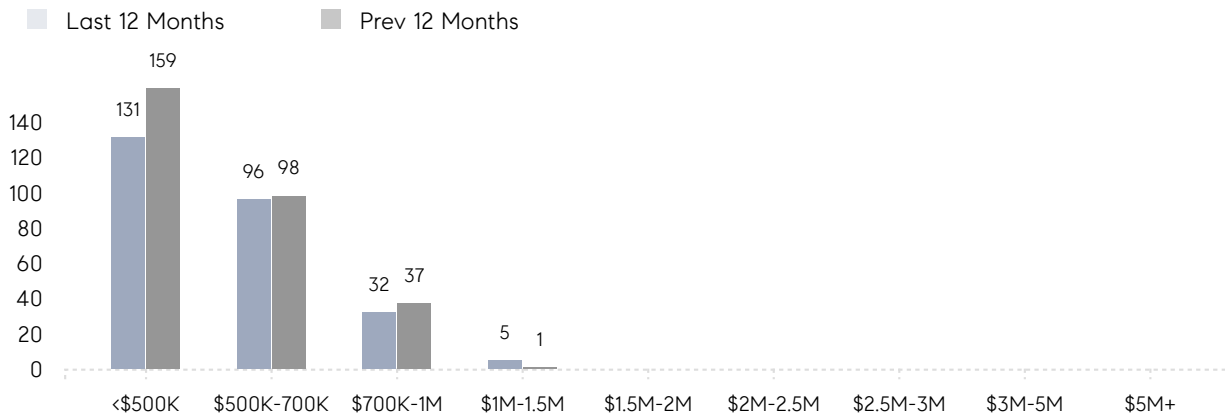
Branchburg

JULY 2022

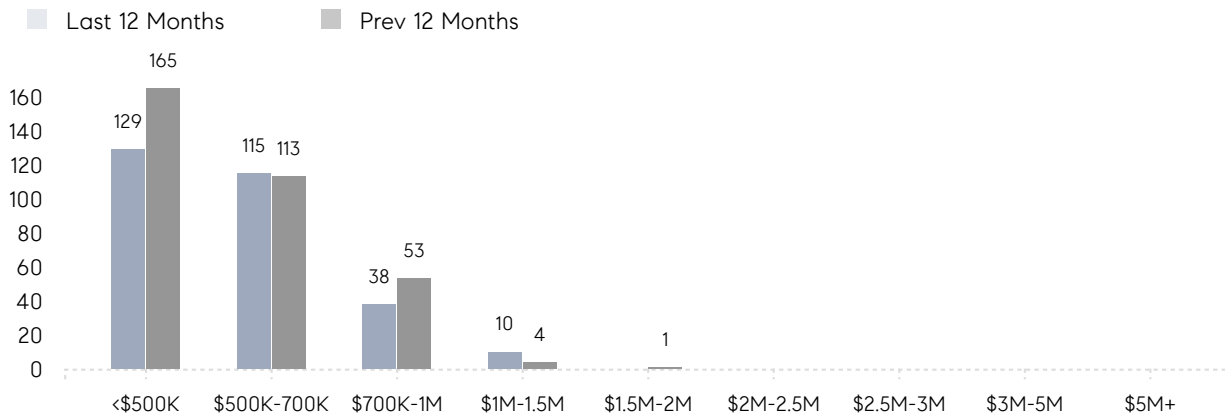
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Bridgewater Market Insights

Bridgewater

JULY 2022

UNDER CONTRACT

45
Total
Properties

\$535K
Average
Price

\$499K
Median
Price

-37%
Decrease From
Jul 2021

3%
Increase From
Jul 2021

1%
Change From
Jul 2021

UNITS SOLD

59
Total
Properties

\$573K
Average
Price

\$546K
Median
Price

-13%
Decrease From
Jul 2021

-6%
Decrease From
Jul 2021

-9%
Decrease From
Jul 2021

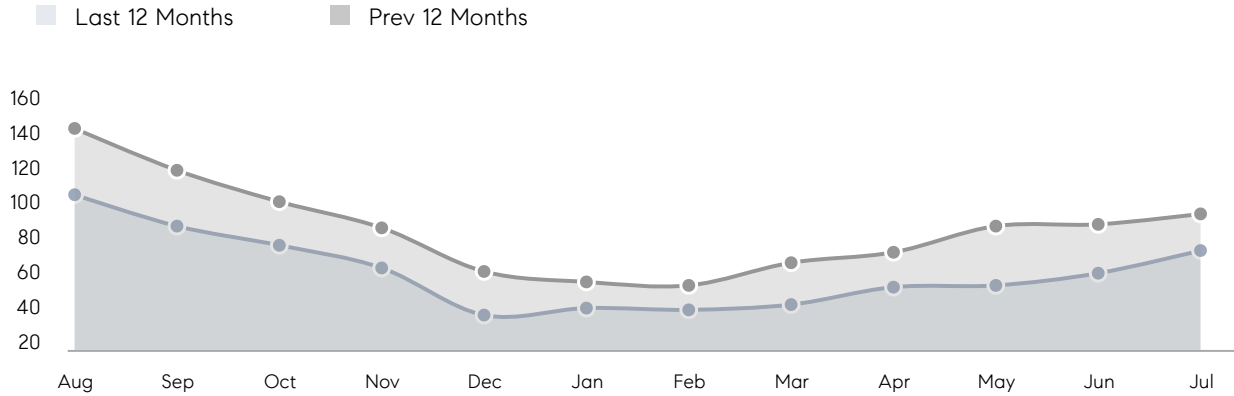
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	22	30	-27%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$573,342	\$610,310	-6.1%
	# OF CONTRACTS	45	72	-37.5%
	NEW LISTINGS	66	86	-23%
Houses	AVERAGE DOM	24	25	-4%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$665,560	\$672,165	-1%
	# OF CONTRACTS	31	42	-26%
	NEW LISTINGS	50	56	-11%
Condo/Co-op/TH	AVERAGE DOM	17	54	-69%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$379,199	\$348,615	9%
	# OF CONTRACTS	14	30	-53%
	NEW LISTINGS	16	30	-47%

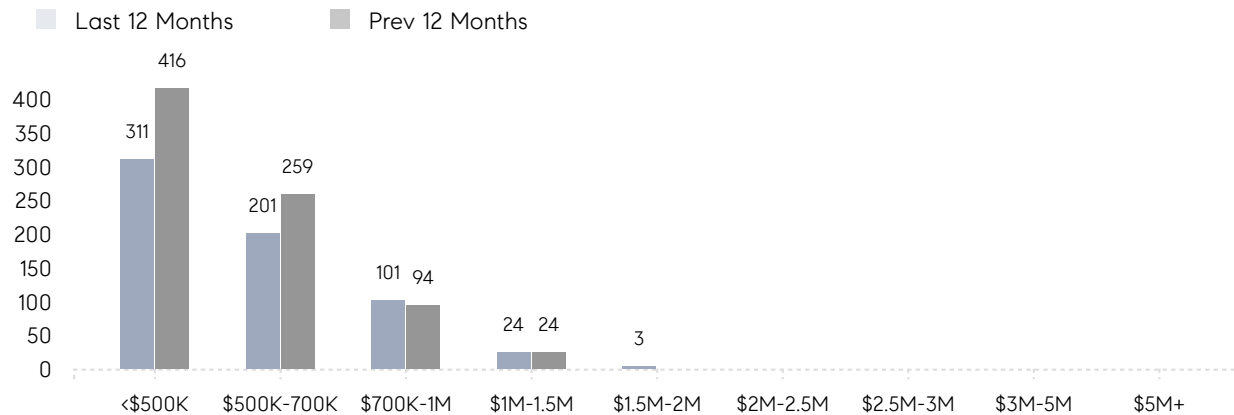
Bridgewater

JULY 2022

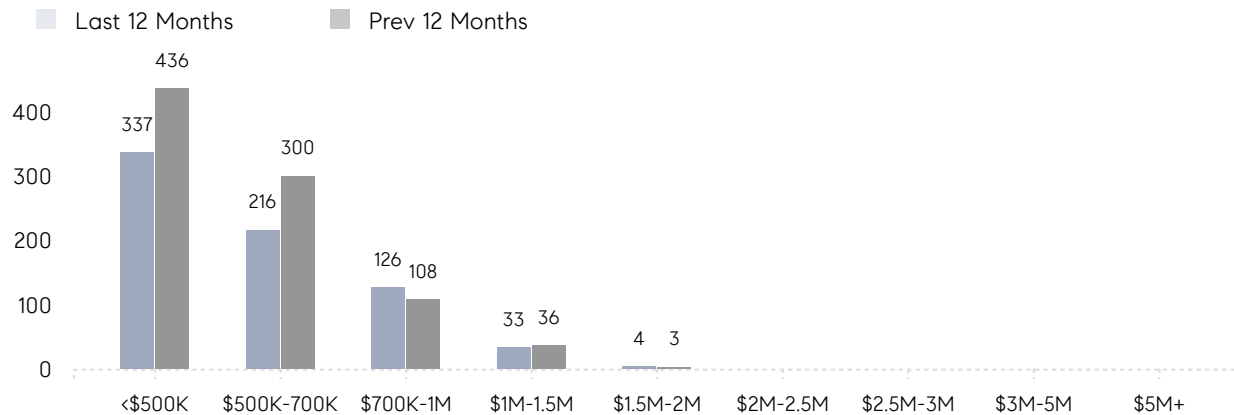
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Caldwell Market Insights

Caldwell

JULY 2022

UNDER CONTRACT

4	\$385K	\$399K
Total Properties	Average Price	Median Price
-60%	-10%	-2%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

3	\$615K	\$700K
Total Properties	Average Price	Median Price
-57%	38%	68%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

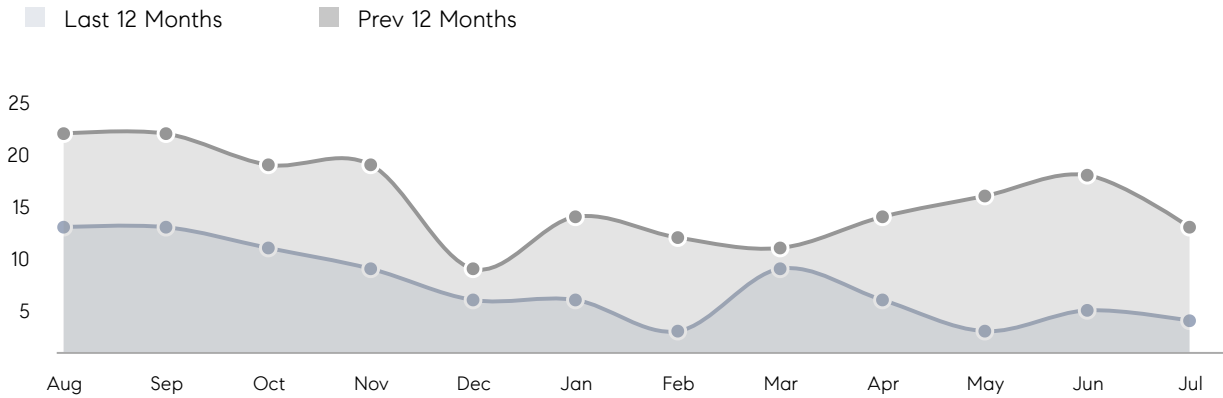
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	117	12	875%
	% OF ASKING PRICE	111%	107%	
	AVERAGE SOLD PRICE	\$615,000	\$446,903	37.6%
	# OF CONTRACTS	4	10	-60.0%
	NEW LISTINGS	3	8	-62%
Houses	AVERAGE DOM	117	15	680%
	% OF ASKING PRICE	111%	110%	
	AVERAGE SOLD PRICE	\$615,000	\$687,667	-11%
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	1	5	-80%
Condo/Co-op/TH	AVERAGE DOM	-	10	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$266,330	-
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	2	3	-33%

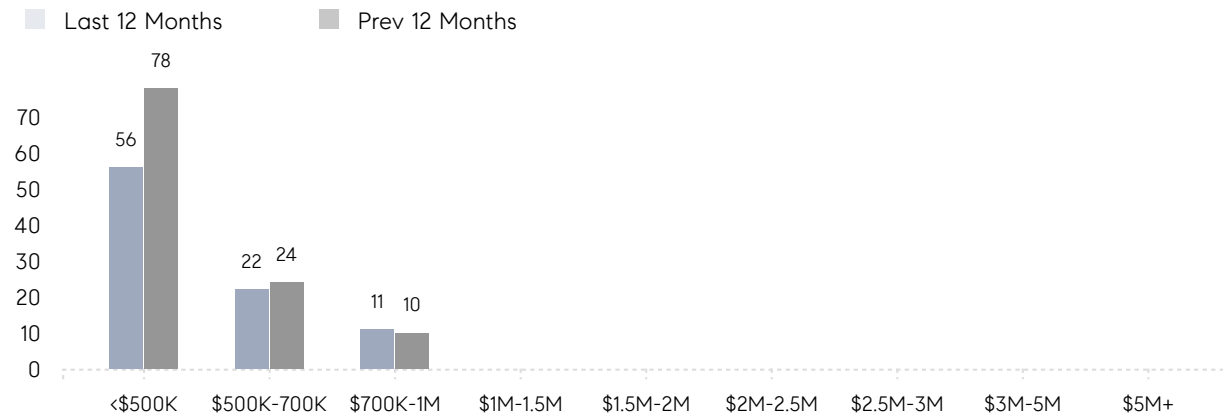
Caldwell

JULY 2022

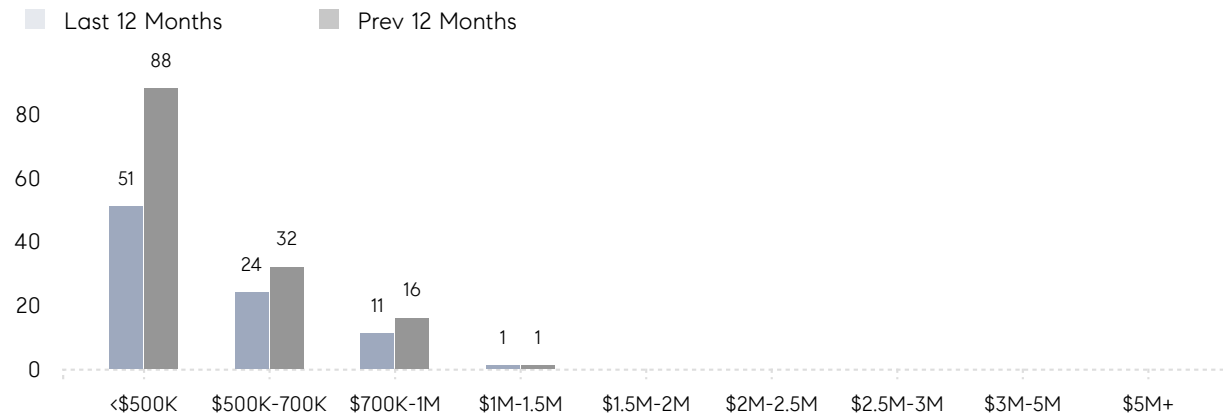
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Carlstadt Market Insights

Carlstadt

JULY 2022

UNDER CONTRACT

1	\$549K	\$549K
Total Properties	Average Price	Median Price
-86%	2%	10%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

2	\$507K	\$507K
Total Properties	Average Price	Median Price
0%	-2%	-2%
Change From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

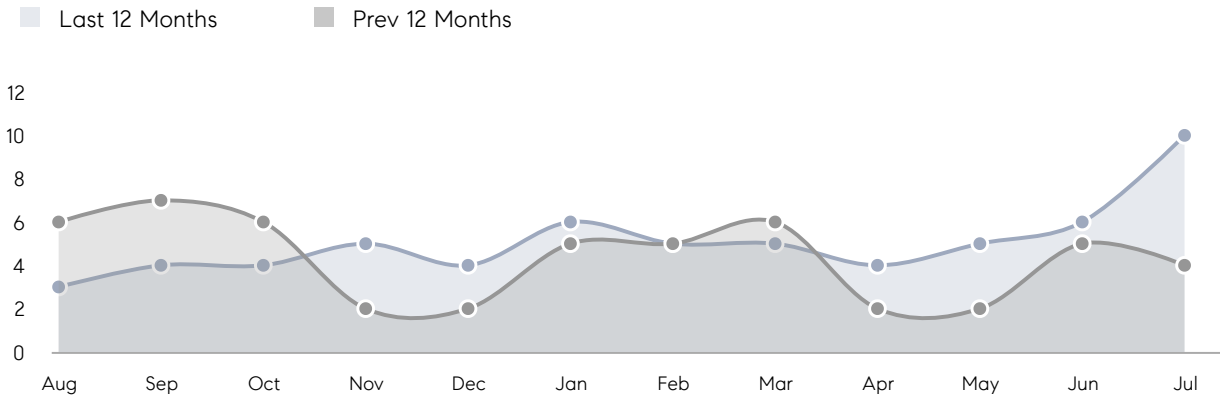
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	15	52	-71%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$507,000	\$520,000	-2.5%
	# OF CONTRACTS	1	7	-85.7%
	NEW LISTINGS	5	6	-17%
Houses	AVERAGE DOM	15	52	-71%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$530,000	\$520,000	2%
	# OF CONTRACTS	1	7	-86%
	NEW LISTINGS	5	6	-17%
Condo/Co-op/TH	AVERAGE DOM	15	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$484,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

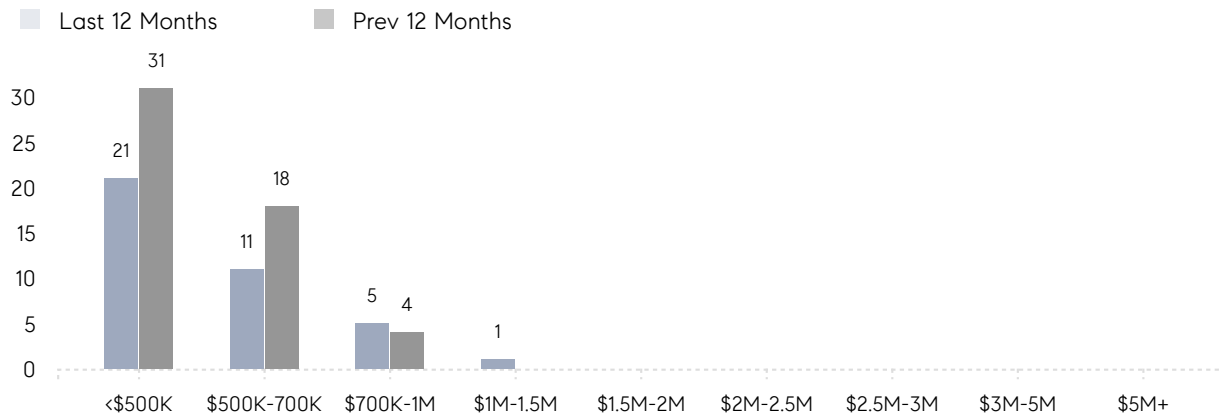
Carlstadt

JULY 2022

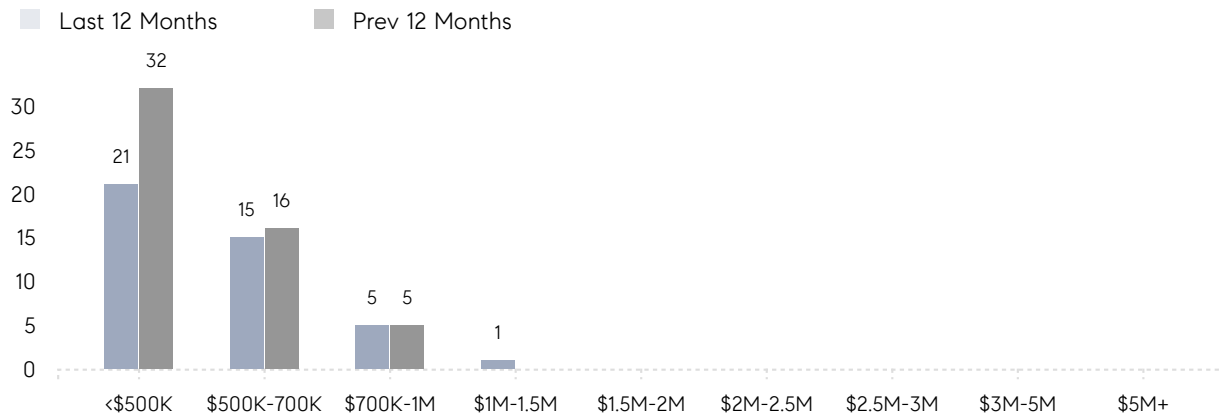
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Cedar Grove Market Insights

Cedar Grove

JULY 2022

UNDER CONTRACT

20
Total
Properties

\$557K
Average
Price

\$559K
Median
Price

67%
Increase From
Jul 2021

3%
Increase From
Jul 2021

7%
Increase From
Jul 2021

UNITS SOLD

19
Total
Properties

\$624K
Average
Price

\$640K
Median
Price

12%
Increase From
Jul 2021

-1%
Change From
Jul 2021

13%
Increase From
Jul 2021

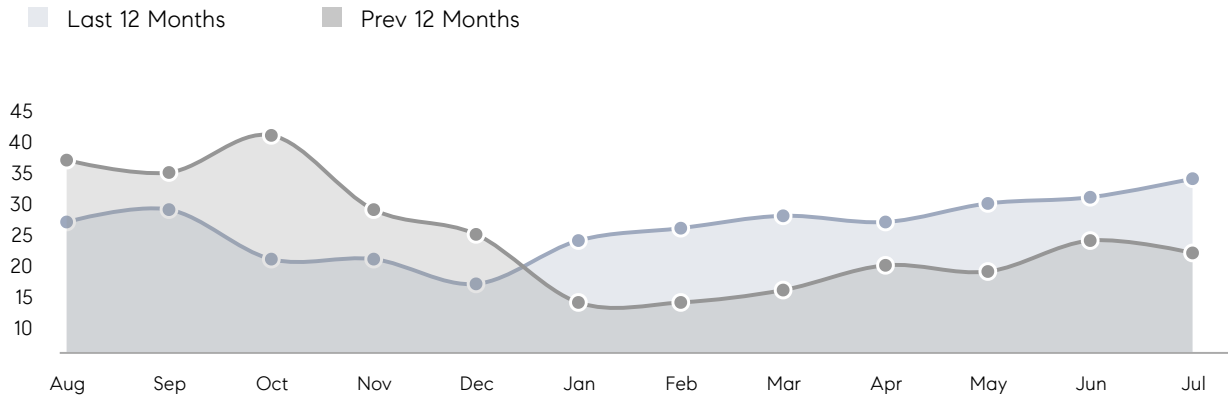
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	28	12	133%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$624,984	\$629,015	-0.6%
	# OF CONTRACTS	20	12	66.7%
	NEW LISTINGS	25	19	32%
Houses	AVERAGE DOM	23	11	109%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$600,762	\$643,250	-7%
	# OF CONTRACTS	12	12	0%
	NEW LISTINGS	18	17	6%
Condo/Co-op/TH	AVERAGE DOM	39	22	77%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$677,467	\$522,250	30%
	# OF CONTRACTS	8	0	0%
	NEW LISTINGS	7	2	250%

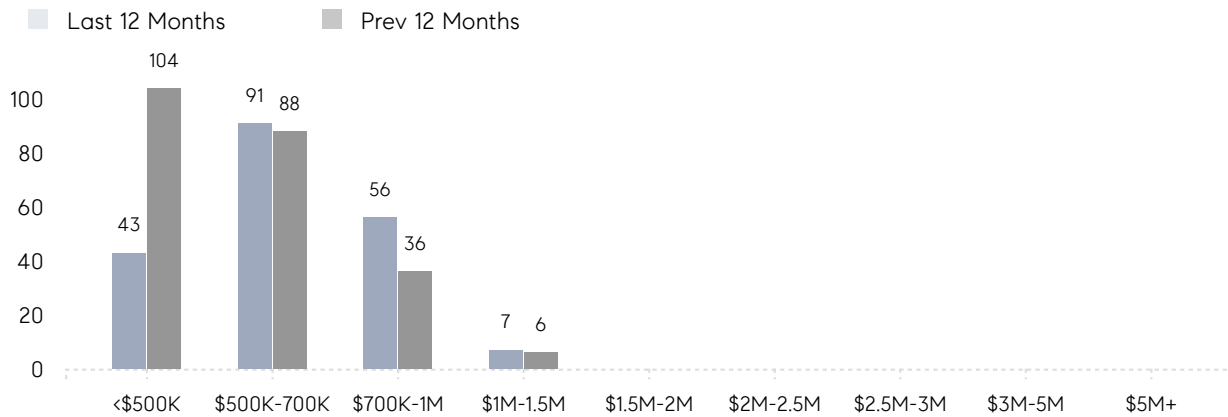
Cedar Grove

JULY 2022

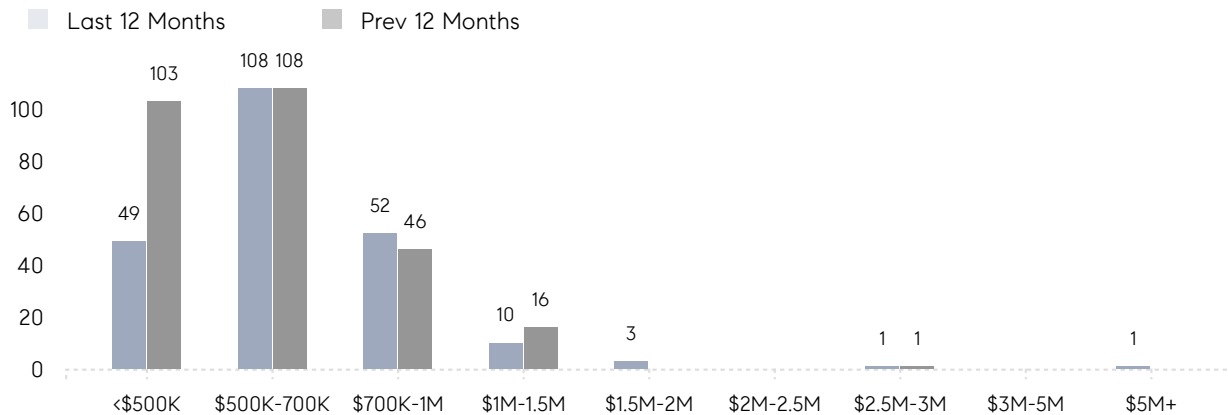
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Cedar Knolls Market Insights

Cedar Knolls

JULY 2022

UNDER CONTRACT

2	\$459K	\$459K
Total Properties	Average Price	Median Price
-60%	-25%	-26%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

5	\$791K	\$815K
Total Properties	Average Price	Median Price
25%	43%	62%
Increase From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

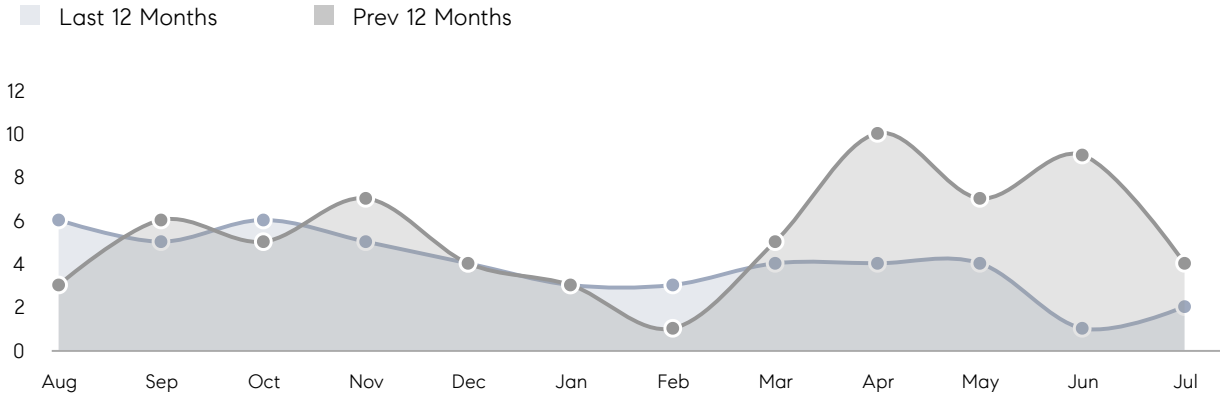
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	20	34	-41%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$791,000	\$551,500	43.4%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	3	3	0%
Houses	AVERAGE DOM	20	43	-53%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$791,000	\$618,667	28%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	7	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$350,000	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	0	0%

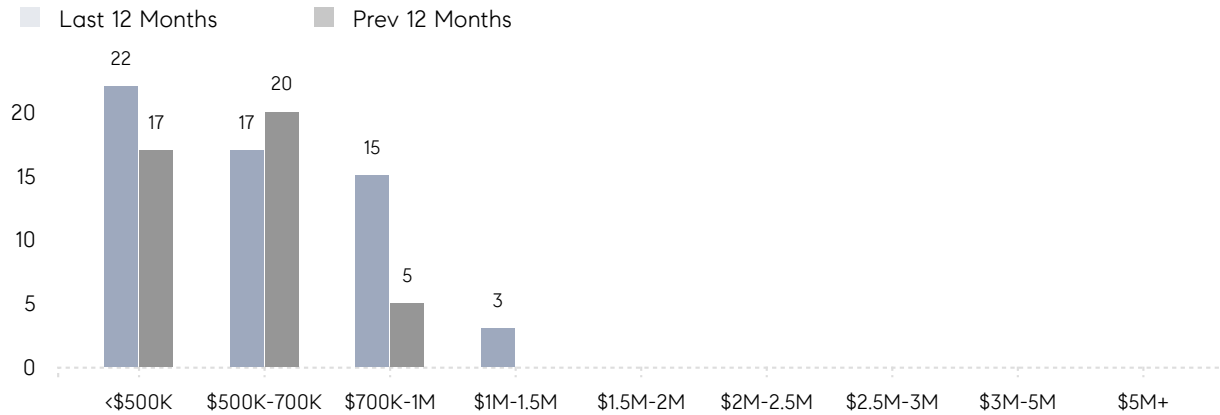
Cedar Knolls

JULY 2022

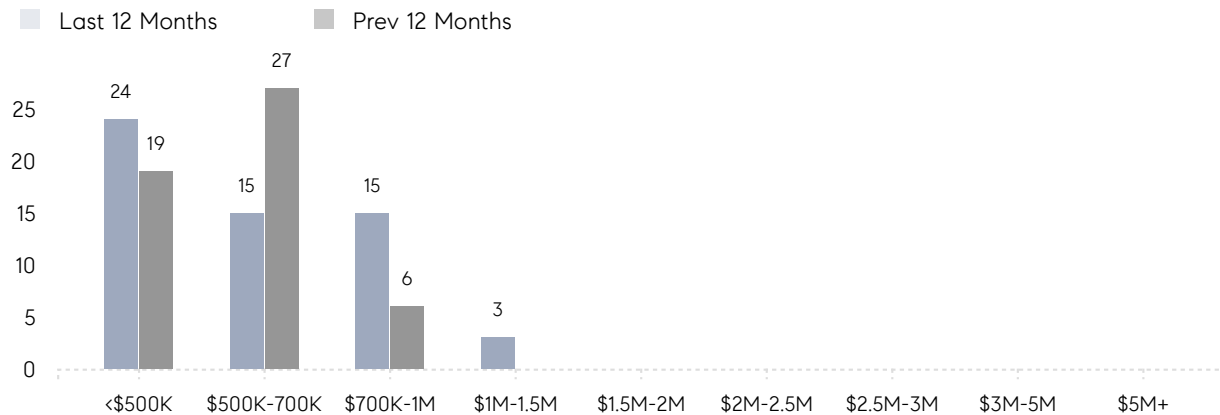
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Chatham Borough Market Insights

Chatham Borough

JULY 2022

UNDER CONTRACT

10
Total
Properties

\$1.0M
Average
Price

\$874K
Median
Price

67%
Increase From
Jul 2021

28%
Increase From
Jul 2021

14%
Increase From
Jul 2021

UNITS SOLD

13
Total
Properties

\$1.0M
Average
Price

\$1.1M
Median
Price

-43%
Decrease From
Jul 2021

-2%
Decrease From
Jul 2021

18%
Increase From
Jul 2021

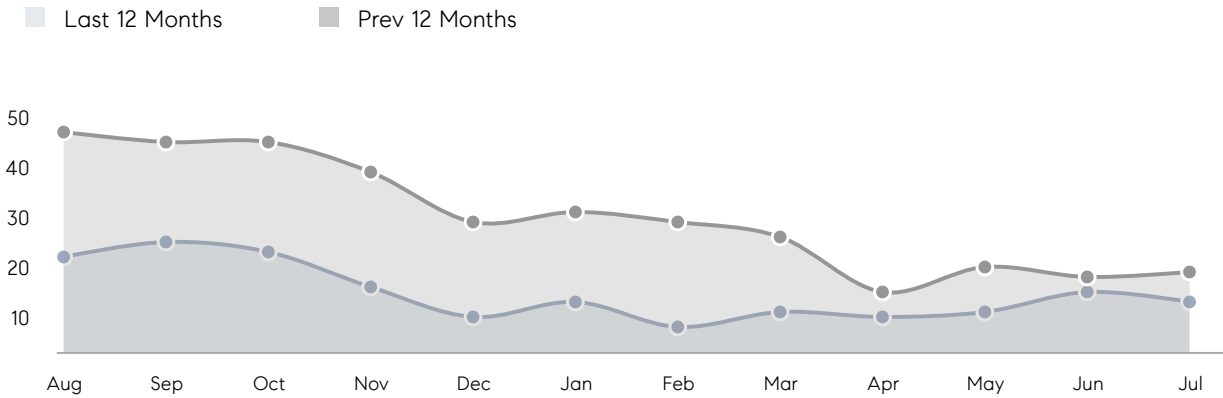
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	21	27	-22%
	% OF ASKING PRICE	110%	103%	
	AVERAGE SOLD PRICE	\$1,045,423	\$1,067,483	-2.1%
	# OF CONTRACTS	10	6	66.7%
	NEW LISTINGS	9	13	-31%
Houses	AVERAGE DOM	21	27	-22%
	% OF ASKING PRICE	110%	103%	
	AVERAGE SOLD PRICE	\$1,045,423	\$1,067,483	-2%
	# OF CONTRACTS	10	6	67%
	NEW LISTINGS	9	12	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

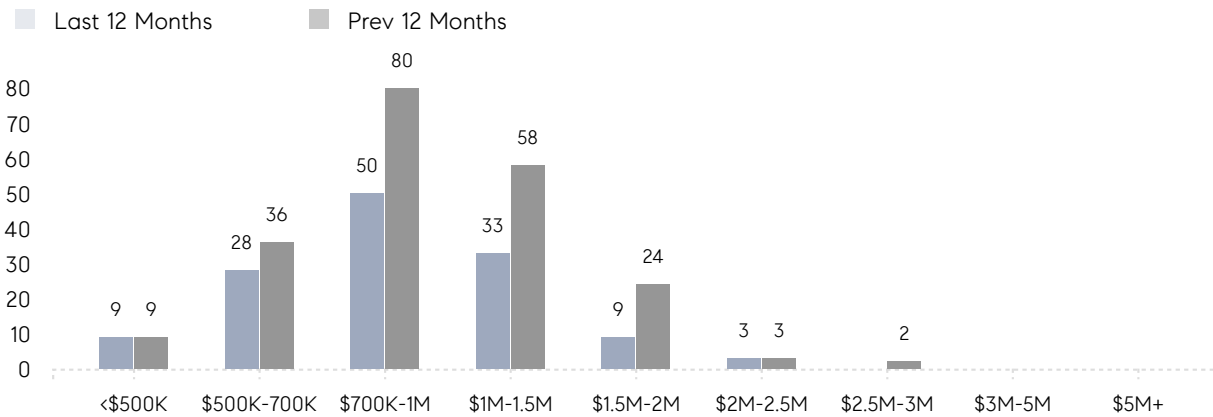
Chatham Borough

JULY 2022

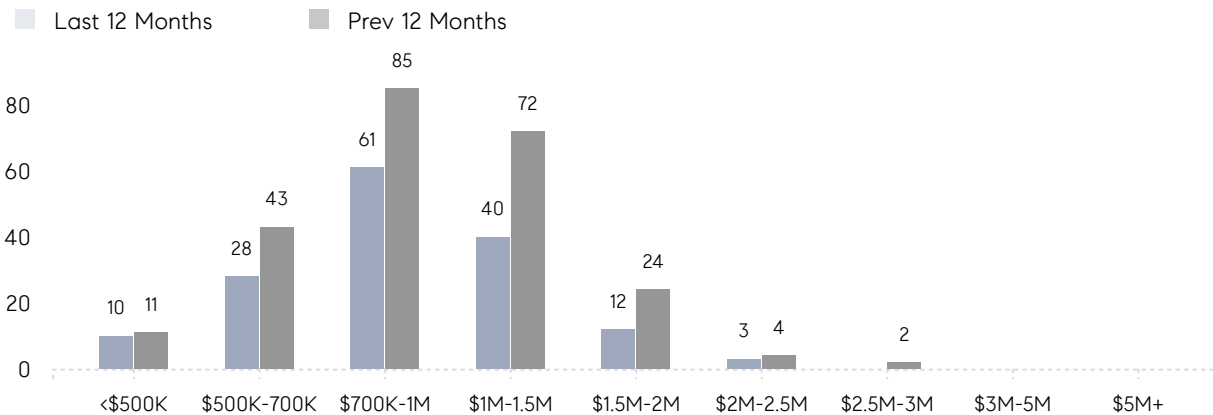
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Chatham Township Market Insights

Chatham Township

JULY 2022

UNDER CONTRACT

17	\$1.2M	\$1.4M
Total Properties	Average Price	Median Price
6%	11%	40%
Increase From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

27	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
17%	1%	8%
Increase From Jul 2021	Change From Jul 2021	Increase From Jul 2021

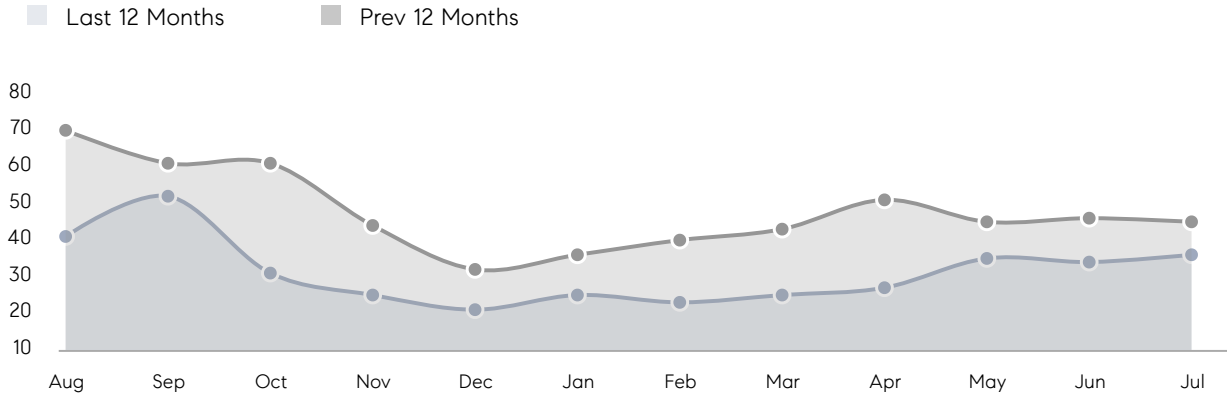
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	19	20	-5%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$1,137,256	\$1,130,913	0.6%
	# OF CONTRACTS	17	16	6.3%
	NEW LISTINGS	22	21	5%
Houses	AVERAGE DOM	20	22	-9%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$1,359,600	\$1,370,941	-1%
	# OF CONTRACTS	14	10	40%
	NEW LISTINGS	18	15	20%
Condo/Co-op/TH	AVERAGE DOM	17	14	21%
	% OF ASKING PRICE	106%	99%	
	AVERAGE SOLD PRICE	\$501,986	\$450,833	11%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	4	6	-33%

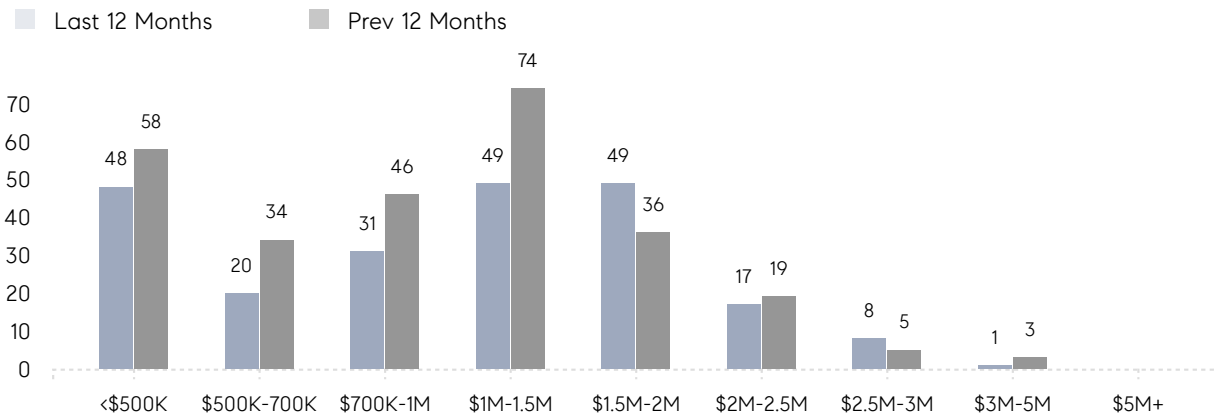
Chatham Township

JULY 2022

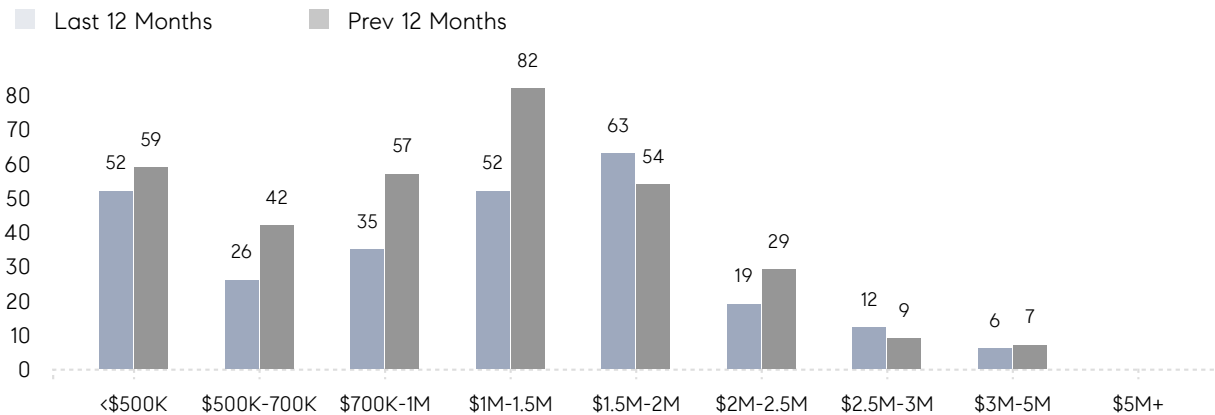
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Chester Market Insights

Chester

JULY 2022

UNDER CONTRACT

11	\$695K	\$599K
Total Properties	Average Price	Median Price
-8%	-27%	-33%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

15	\$963K	\$974K
Total Properties	Average Price	Median Price
-17%	26%	41%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

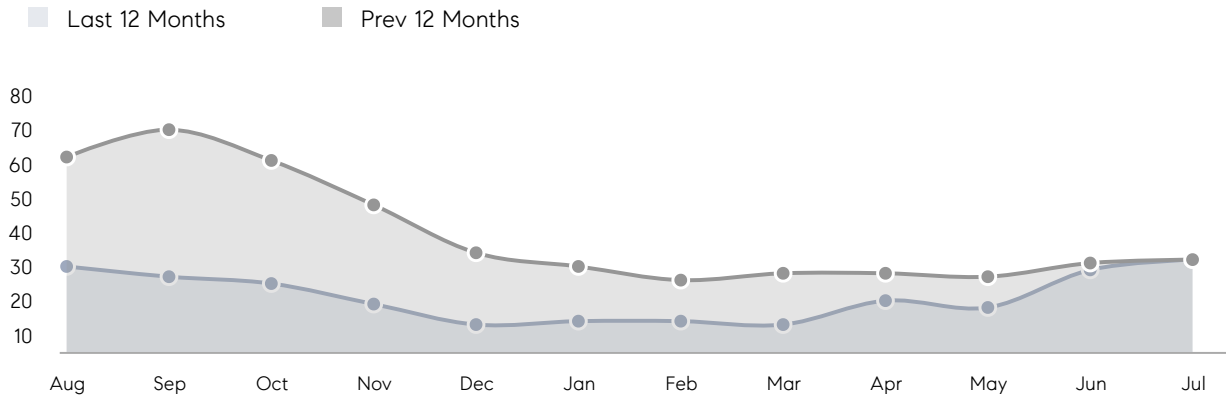
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	14	40	-65%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$963,630	\$763,220	26.3%
	# OF CONTRACTS	11	12	-8.3%
	NEW LISTINGS	16	17	-6%
Houses	AVERAGE DOM	14	42	-67%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$963,630	\$778,115	24%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	16	16	0%
Condo/Co-op/TH	AVERAGE DOM	-	15	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$510,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

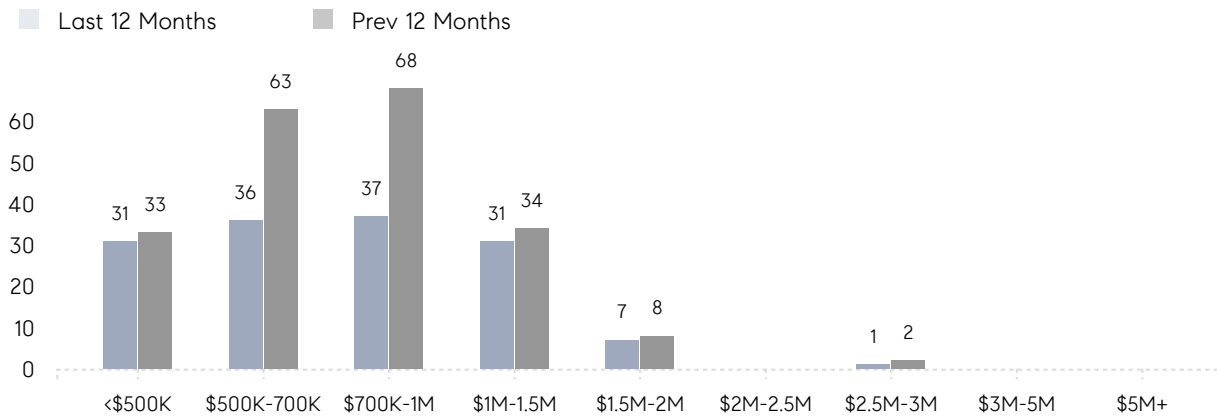
Chester

JULY 2022

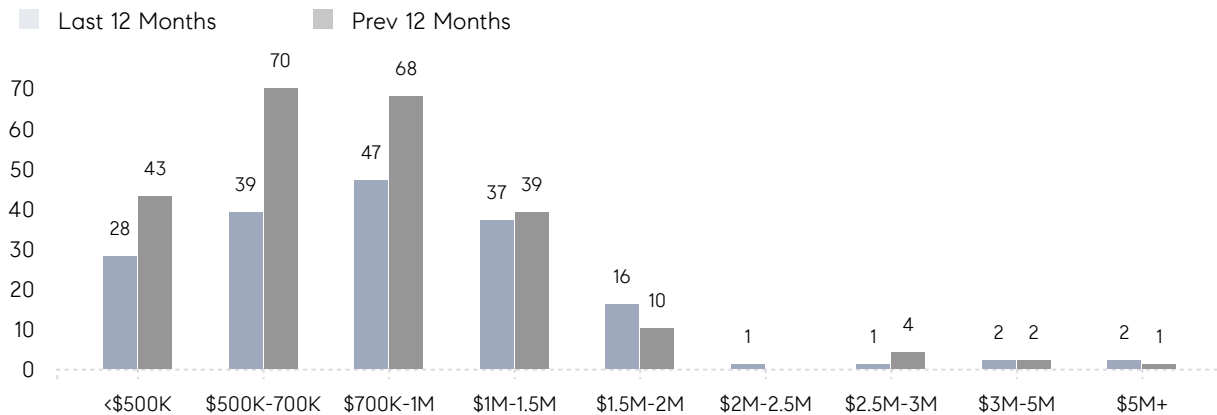
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Clark Market Insights

Clark

JULY 2022

UNDER CONTRACT

16
Total
Properties

\$586K
Average
Price

\$549K
Median
Price

-20%
Decrease From
Jul 2021

8%
Increase From
Jul 2021

15%
Increase From
Jul 2021

UNITS SOLD

12
Total
Properties

\$671K
Average
Price

\$613K
Median
Price

-48%
Decrease From
Jul 2021

25%
Increase From
Jul 2021

16%
Increase From
Jul 2021

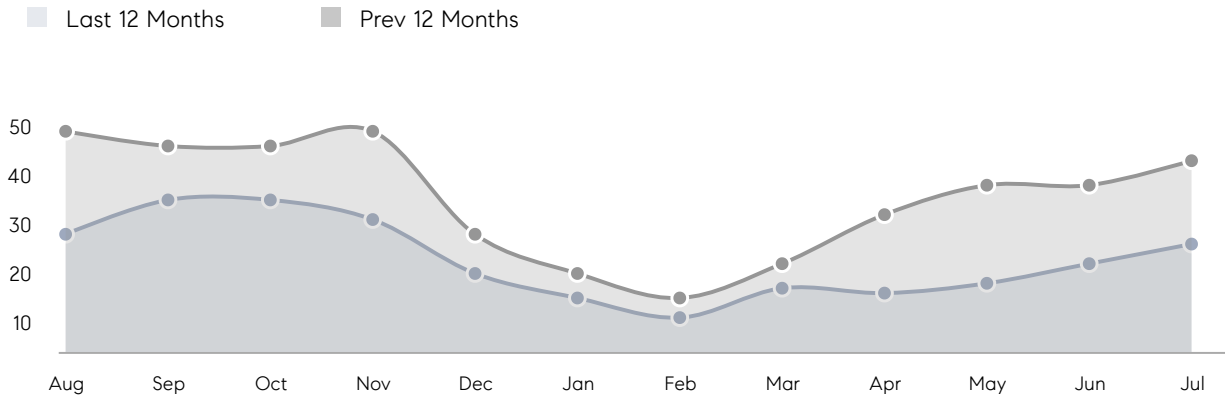
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	34	34	0%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$671,375	\$535,348	25.4%
	# OF CONTRACTS	16	20	-20.0%
	NEW LISTINGS	22	34	-35%
Houses	AVERAGE DOM	34	32	6%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$689,227	\$556,400	24%
	# OF CONTRACTS	13	19	-32%
	NEW LISTINGS	17	33	-48%
Condo/Co-op/TH	AVERAGE DOM	36	54	-33%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$475,000	\$395,000	20%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	5	1	400%

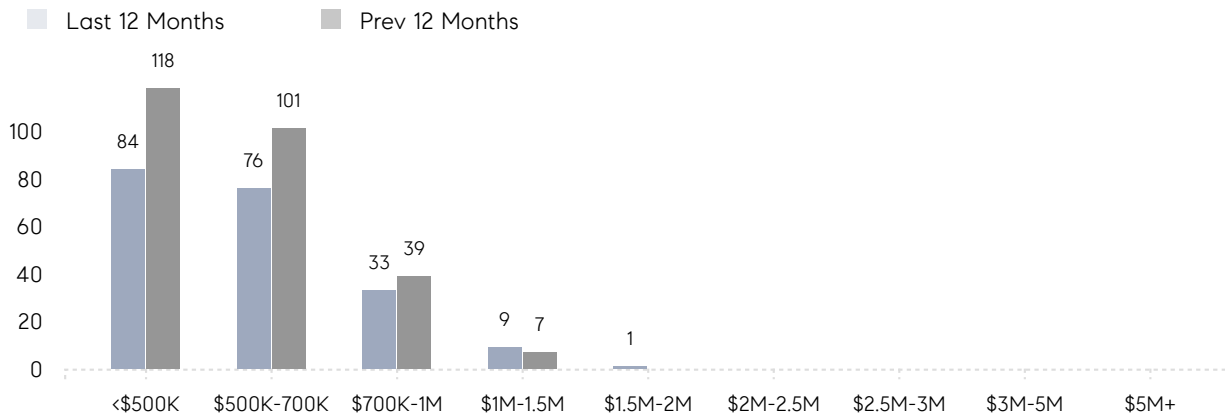
Clark

JULY 2022

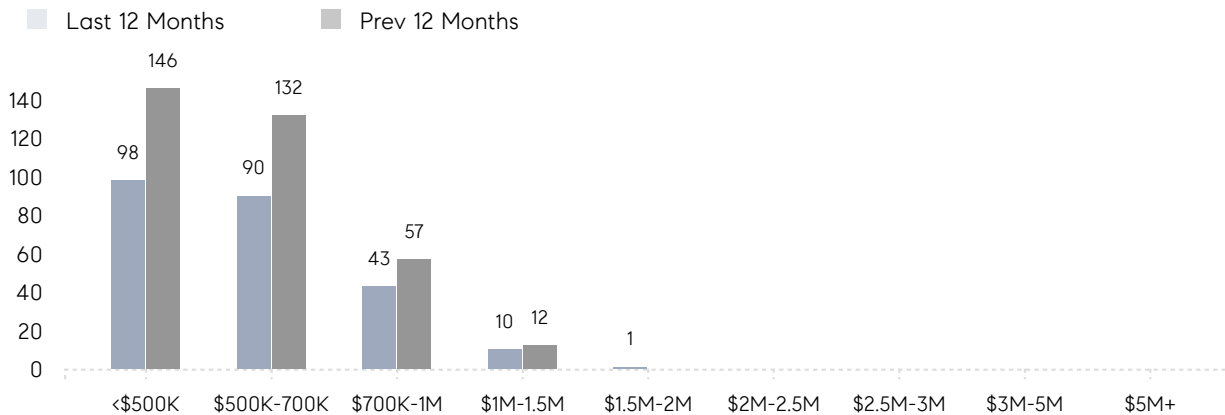
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Cliffside Park Market Insights

Cliffside Park

JULY 2022

UNDER CONTRACT

22
Total
Properties

\$726K
Average
Price

\$538K
Median
Price

-33%
Decrease From
Jul 2021

19%
Increase From
Jul 2021

-17%
Decrease From
Jul 2021

UNITS SOLD

21
Total
Properties

\$553K
Average
Price

\$450K
Median
Price

-30%
Decrease From
Jul 2021

-2%
Decrease From
Jul 2021

-7%
Decrease From
Jul 2021

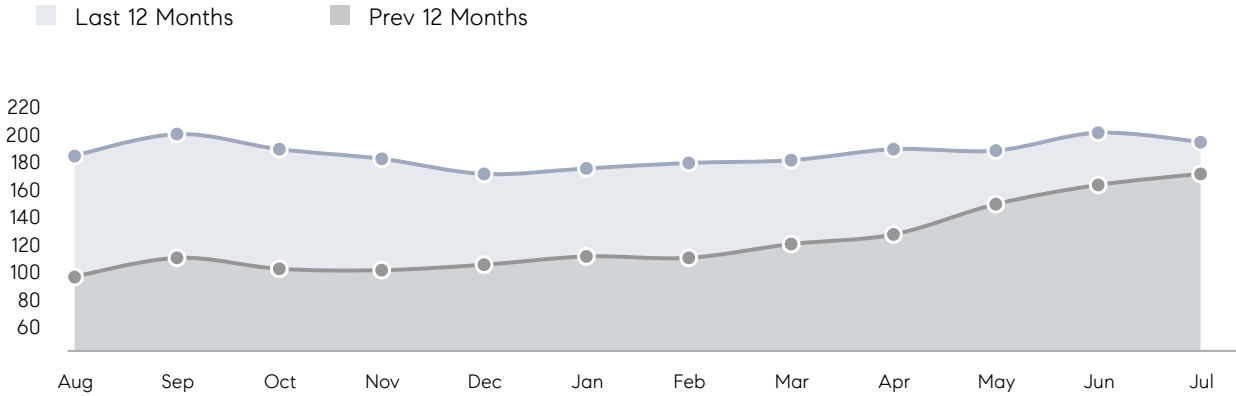
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	43	61	-30%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$553,566	\$564,317	-1.9%
	# OF CONTRACTS	22	33	-33.3%
	NEW LISTINGS	13	45	-71%
Houses	AVERAGE DOM	31	16	94%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$928,750	\$751,100	24%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	9	10	-10%
Condo/Co-op/TH	AVERAGE DOM	46	70	-34%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$465,288	\$526,960	-12%
	# OF CONTRACTS	17	30	-43%
	NEW LISTINGS	4	35	-89%

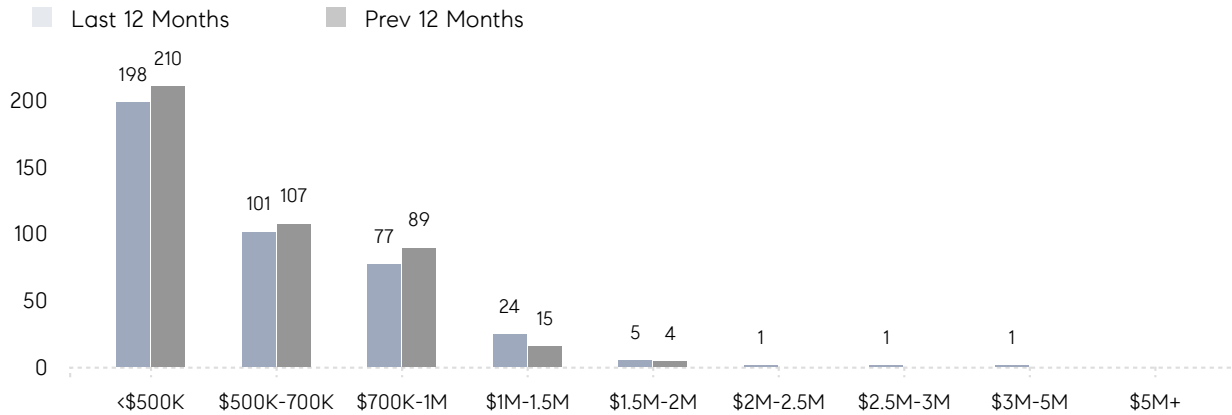
Cliffside Park

JULY 2022

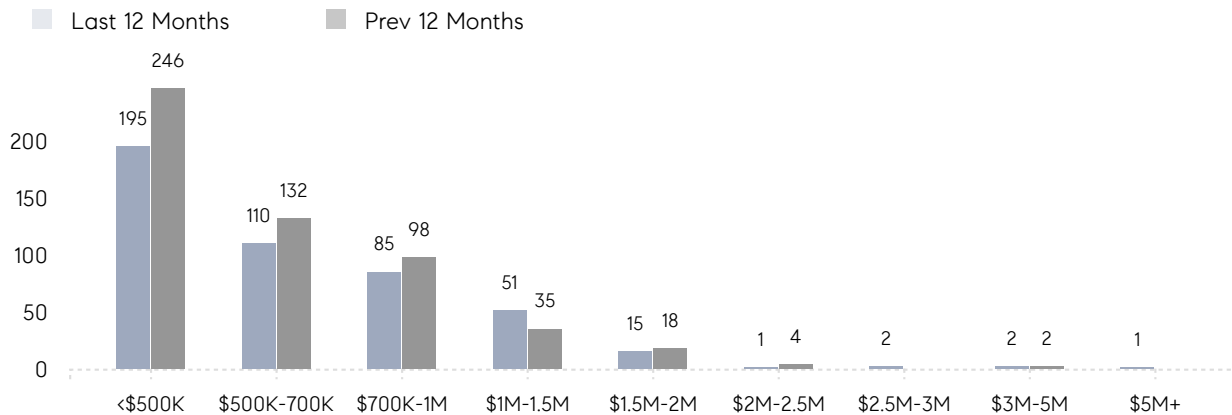
Monthly Inventory



Contracts By Price Range



Listings By Price Range

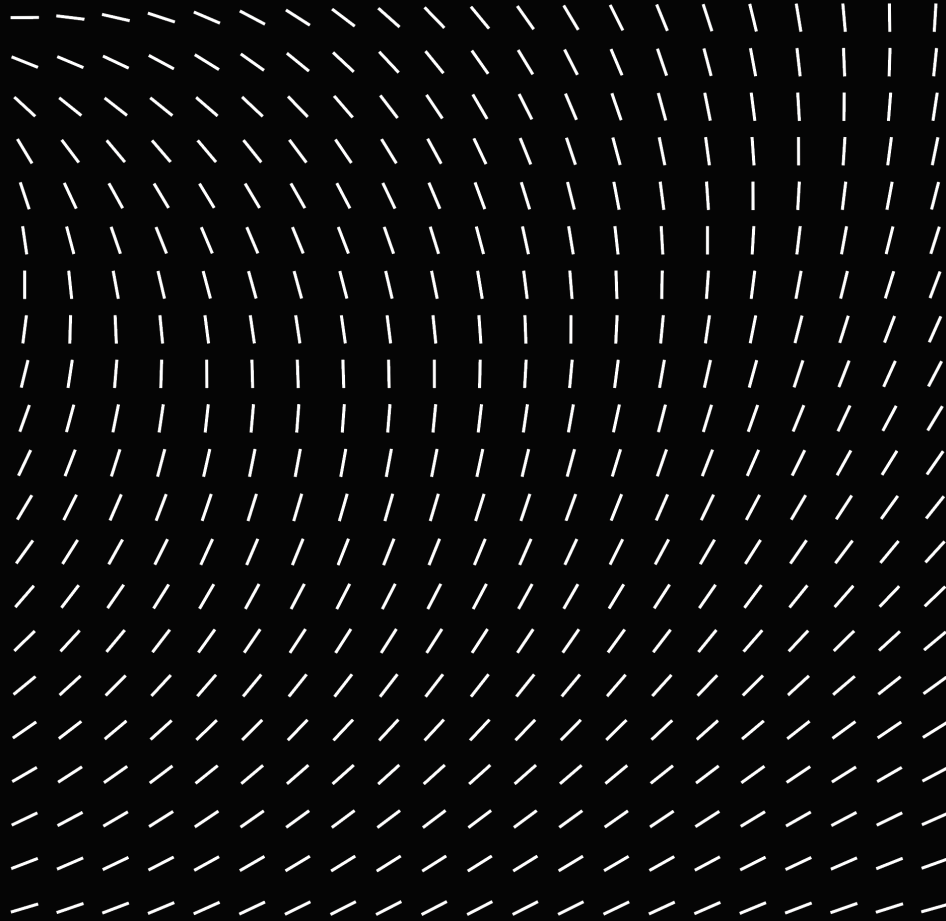




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COMPASS

July 2022

Clifton Market Insights

Clifton

JULY 2022

UNDER CONTRACT

85
Total
Properties

\$462K
Average
Price

\$450K
Median
Price

-24%
Decrease From
Jul 2021

5%
Increase From
Jul 2021

7%
Increase From
Jul 2021

UNITS SOLD

69
Total
Properties

\$480K
Average
Price

\$455K
Median
Price

-16%
Decrease From
Jul 2021

10%
Increase From
Jul 2021

9%
Increase From
Jul 2021

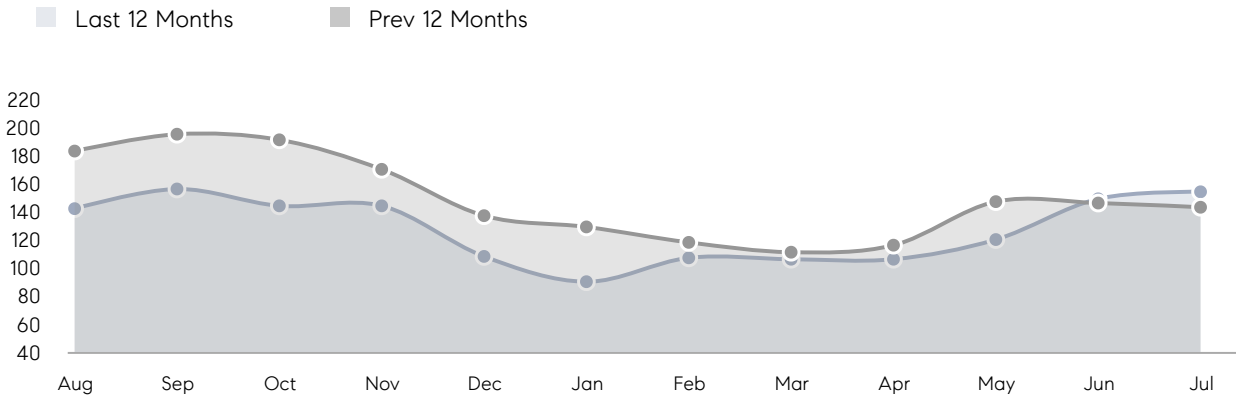
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	24	35	-31%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$480,393	\$435,138	10.4%
	# OF CONTRACTS	85	112	-24.1%
	NEW LISTINGS	93	119	-22%
Houses	AVERAGE DOM	24	36	-33%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$521,355	\$468,367	11%
	# OF CONTRACTS	57	88	-35%
	NEW LISTINGS	78	103	-24%
Condo/Co-op/TH	AVERAGE DOM	25	29	-14%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$364,333	\$286,717	27%
	# OF CONTRACTS	28	24	17%
	NEW LISTINGS	15	16	-6%

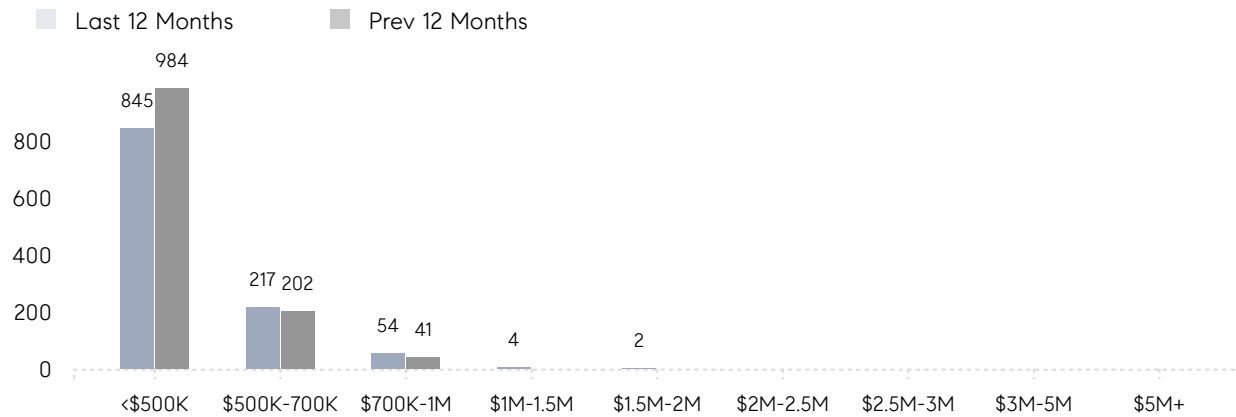
Clifton

JULY 2022

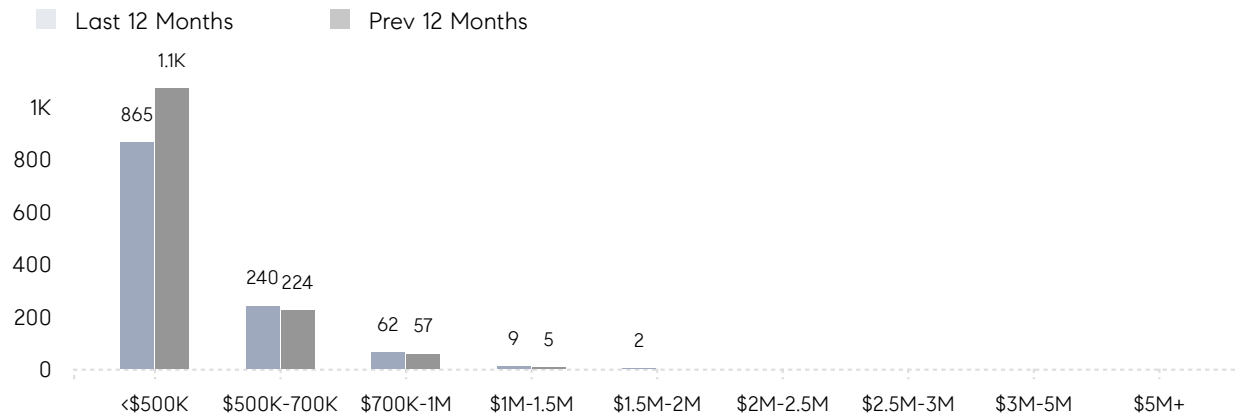
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Cluster Market Insights

Closter

JULY 2022

UNDER CONTRACT

3	\$1.3M	\$1.6M
Total Properties	Average Price	Median Price
-86%	32%	97%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

21	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
11%	15%	14%
Increase From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

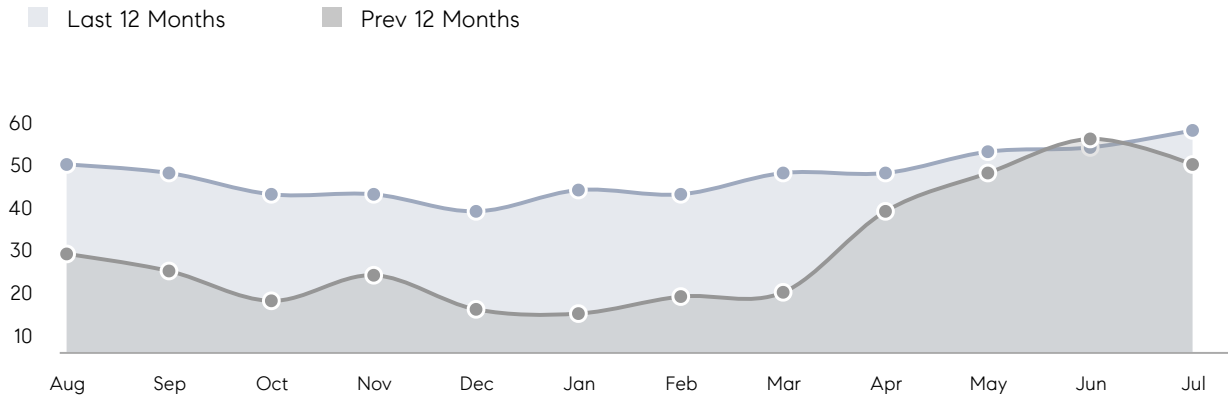
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	27	40	-32%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$1,203,810	\$1,043,684	15.3%
	# OF CONTRACTS	3	21	-85.7%
	NEW LISTINGS	8	15	-47%
Houses	AVERAGE DOM	27	40	-32%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$1,203,810	\$1,043,684	15%
	# OF CONTRACTS	3	21	-86%
	NEW LISTINGS	8	15	-47%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

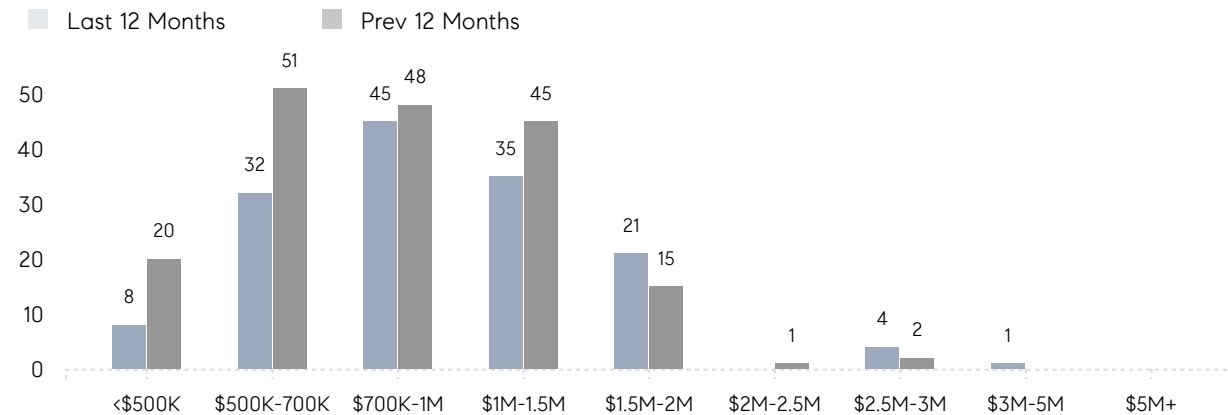
Cluster

JULY 2022

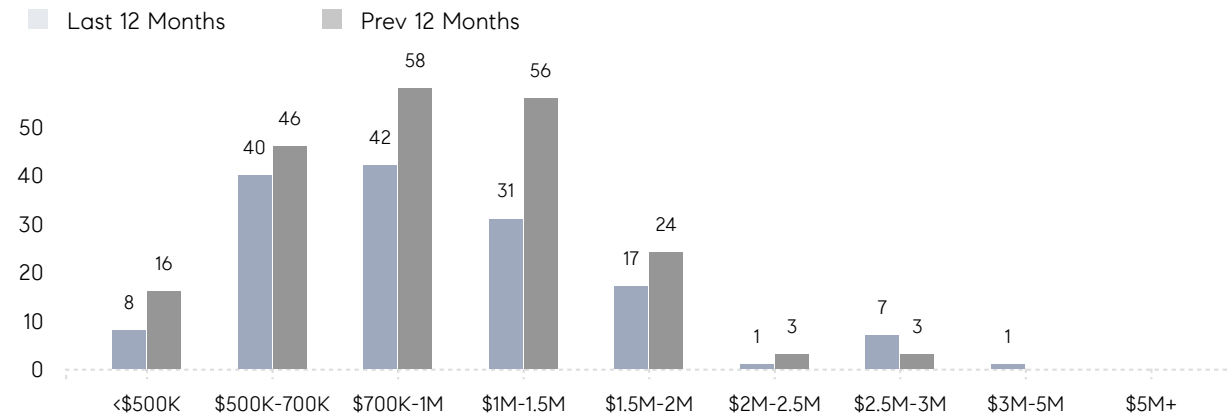
Monthly Inventory



Contracts By Price Range



Listings By Price Range

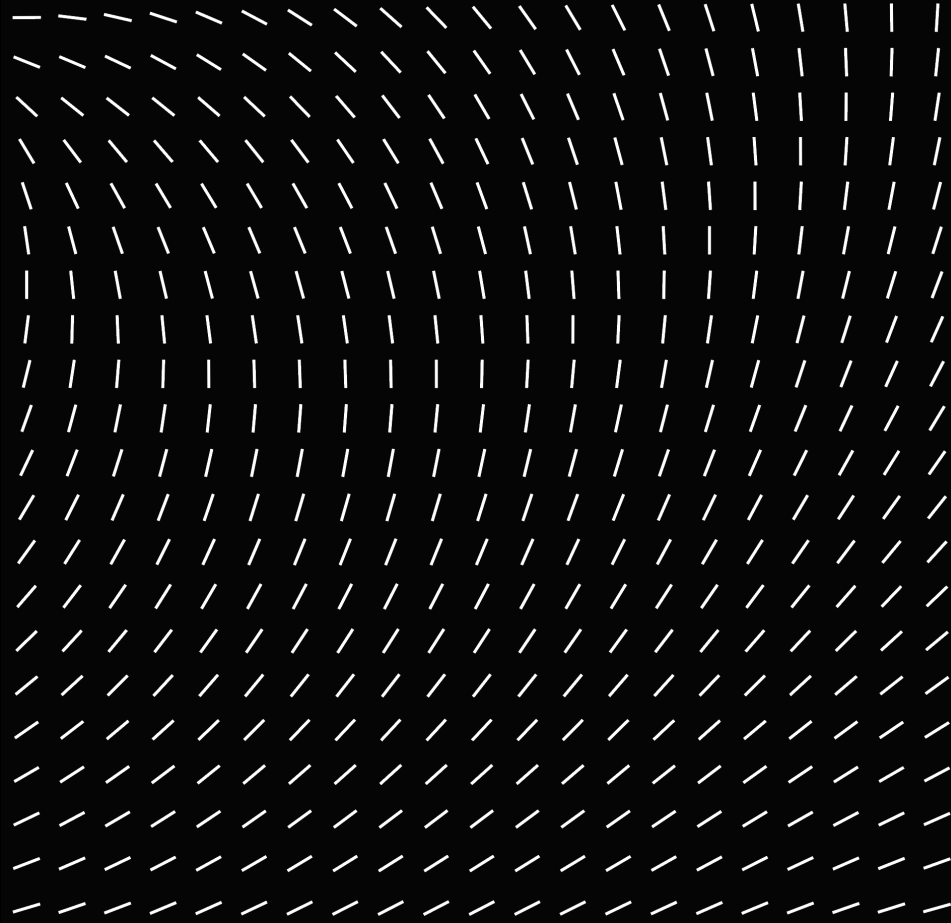




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COMPASS

July 2022

Colonia Market Insights

Colonia

JULY 2022

UNDER CONTRACT

11
Total
Properties

\$498K
Average
Price

\$489K
Median
Price

57%
Increase From
Jul 2021

8%
Increase From
Jul 2021

6%
Increase From
Jul 2021

UNITS SOLD

6
Total
Properties

\$462K
Average
Price

\$472K
Median
Price

50%
Increase From
Jul 2021

0%
Change From
Jul 2021

3%
Increase From
Jul 2021

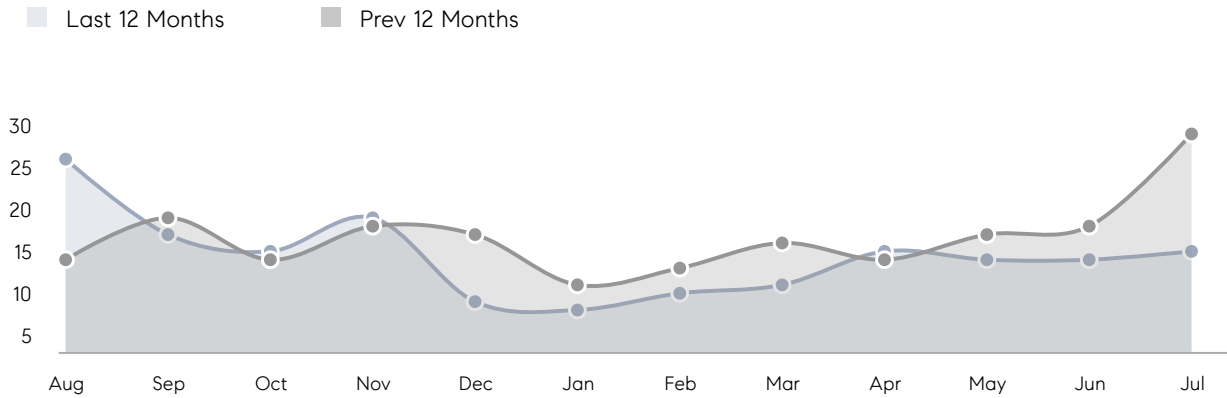
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	28	25	12%
	% OF ASKING PRICE	101%	95%	
	AVERAGE SOLD PRICE	\$462,500	\$461,225	0.3%
	# OF CONTRACTS	11	7	57.1%
	NEW LISTINGS	13	19	-32%
Houses	AVERAGE DOM	28	25	12%
	% OF ASKING PRICE	101%	95%	
	AVERAGE SOLD PRICE	\$462,500	\$461,225	0%
	# OF CONTRACTS	11	7	57%
	NEW LISTINGS	13	19	-32%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

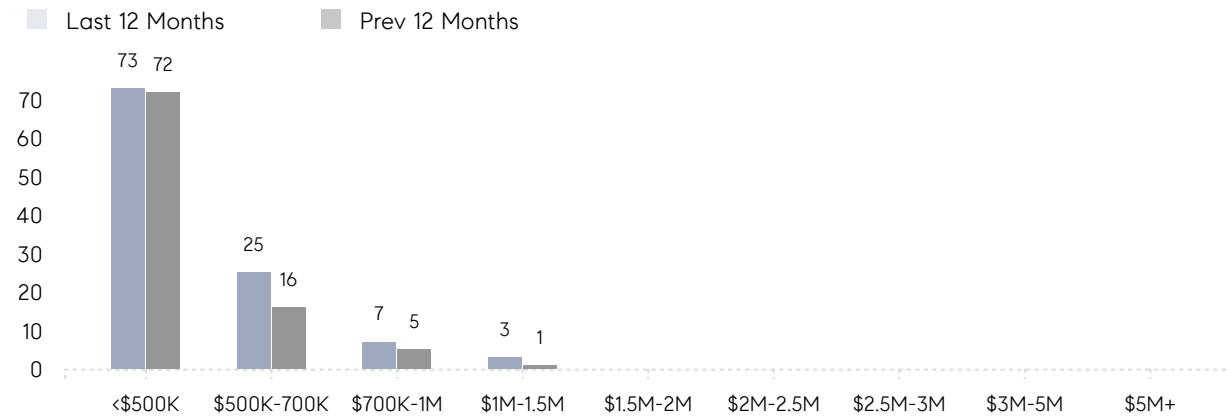
Colonia

JULY 2022

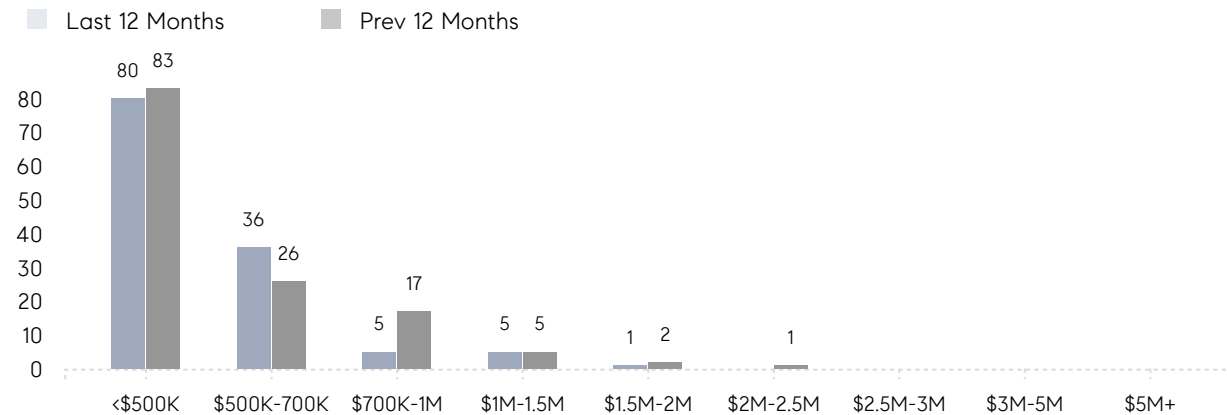
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Cranford Market Insights

Cranford

JULY 2022

UNDER CONTRACT

17
Total
Properties

\$548K
Average
Price

\$550K
Median
Price

-53%
Decrease From
Jul 2021

-7%
Decrease From
Jul 2021

-6%
Decrease From
Jul 2021

UNITS SOLD

26
Total
Properties

\$600K
Average
Price

\$633K
Median
Price

-16%
Decrease From
Jul 2021

-3%
Decrease From
Jul 2021

-2%
Decrease From
Jul 2021

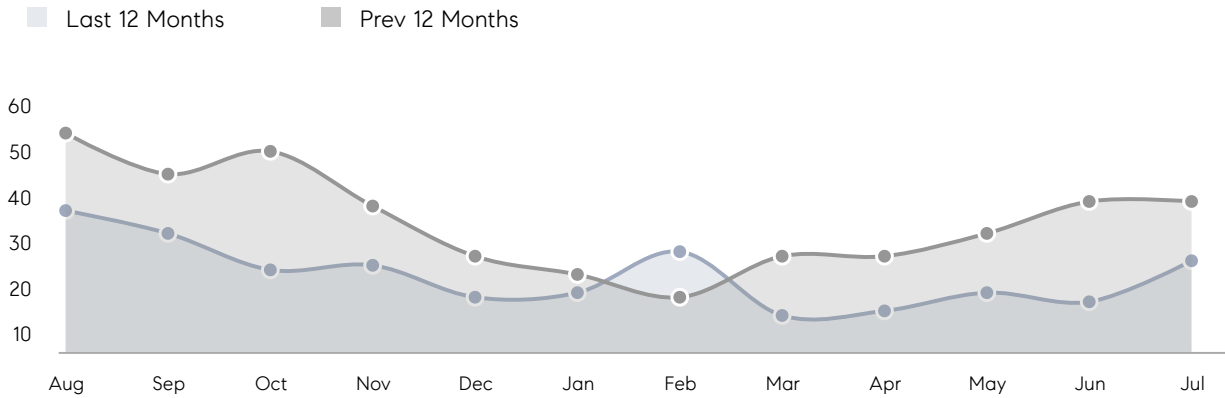
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	19	21	-10%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$600,605	\$620,223	-3.2%
	# OF CONTRACTS	17	36	-52.8%
	NEW LISTINGS	31	41	-24%
Houses	AVERAGE DOM	19	20	-5%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$664,892	\$623,230	7%
	# OF CONTRACTS	13	31	-58%
	NEW LISTINGS	25	35	-29%
Condo/Co-op/TH	AVERAGE DOM	23	27	-15%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$330,600	\$530,000	-38%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	6	6	0%

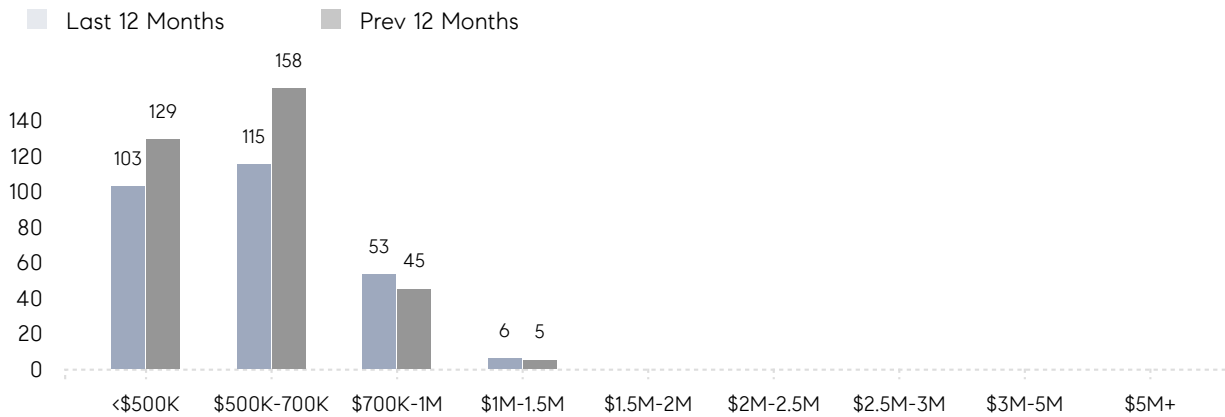
Cranford

JULY 2022

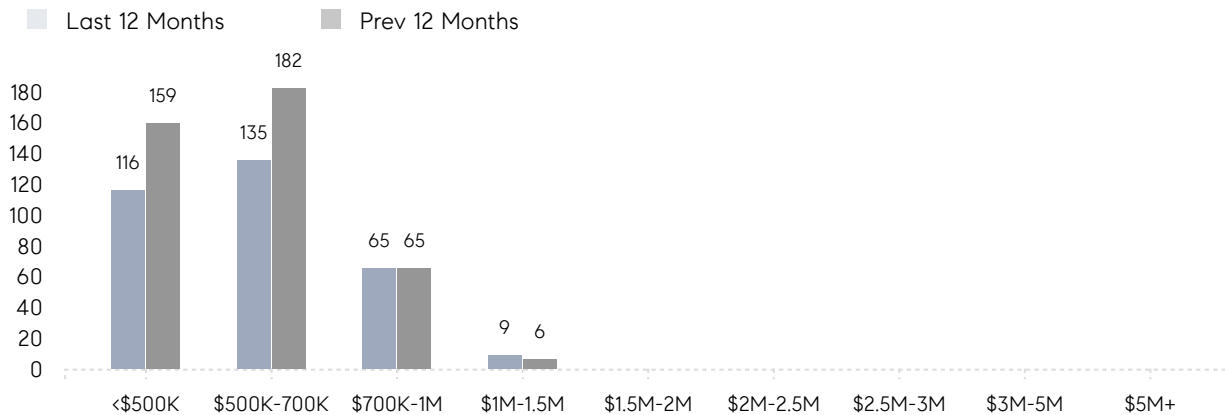
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Cresskill Market Insights

Cresskill

JULY 2022

UNDER CONTRACT

16
Total
Properties

\$1.3M
Average
Price

\$889K
Median
Price

7%
Increase From
Jul 2021

15%
Increase From
Jul 2021

-1%
Change From
Jul 2021

UNITS SOLD

18
Total
Properties

\$999K
Average
Price

\$909K
Median
Price

-22%
Decrease From
Jul 2021

12%
Increase From
Jul 2021

32%
Increase From
Jul 2021

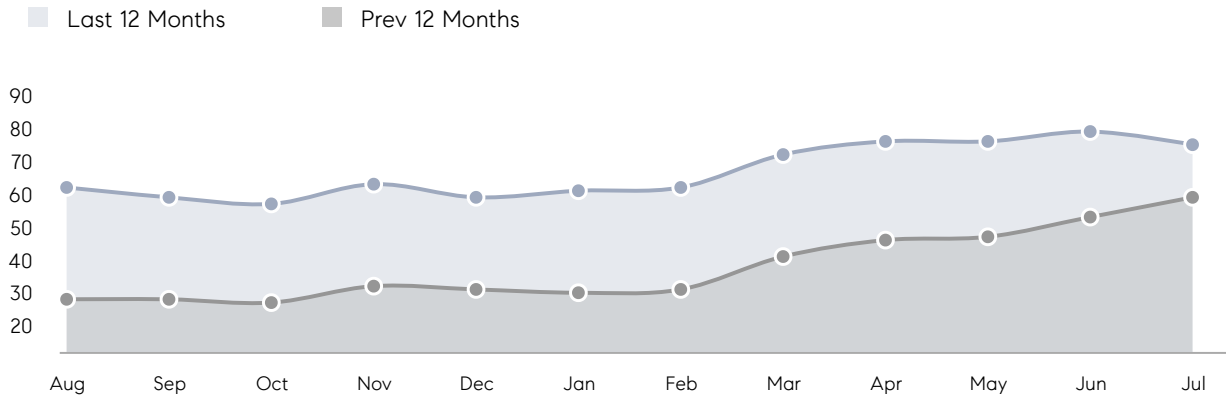
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	31	30	3%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$999,722	\$894,146	11.8%
	# OF CONTRACTS	16	15	6.7%
	NEW LISTINGS	11	20	-45%
Houses	AVERAGE DOM	29	31	-6%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$1,055,714	\$894,471	18%
	# OF CONTRACTS	10	15	-33%
	NEW LISTINGS	10	19	-47%
Condo/Co-op/TH	AVERAGE DOM	37	14	164%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$803,750	\$887,000	-9%
	# OF CONTRACTS	6	0	0%
	NEW LISTINGS	1	1	0%

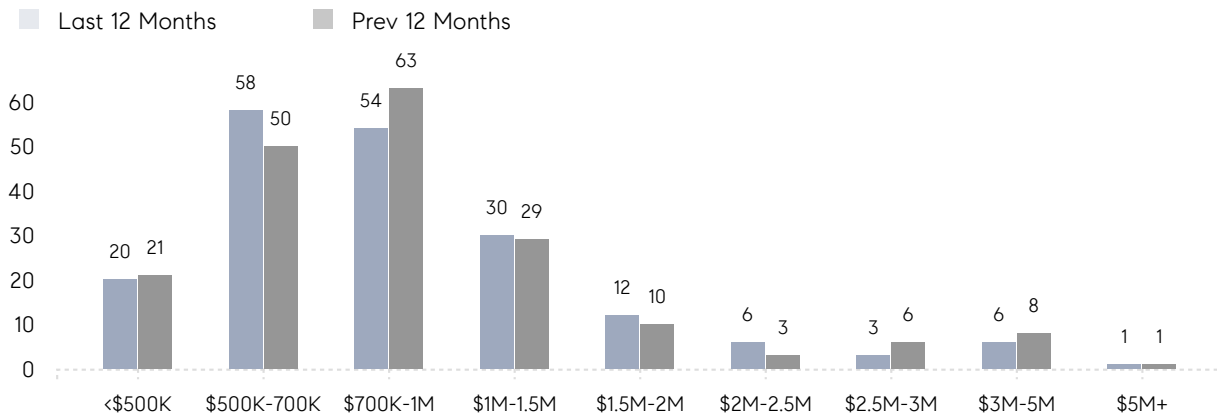
Cresskill

JULY 2022

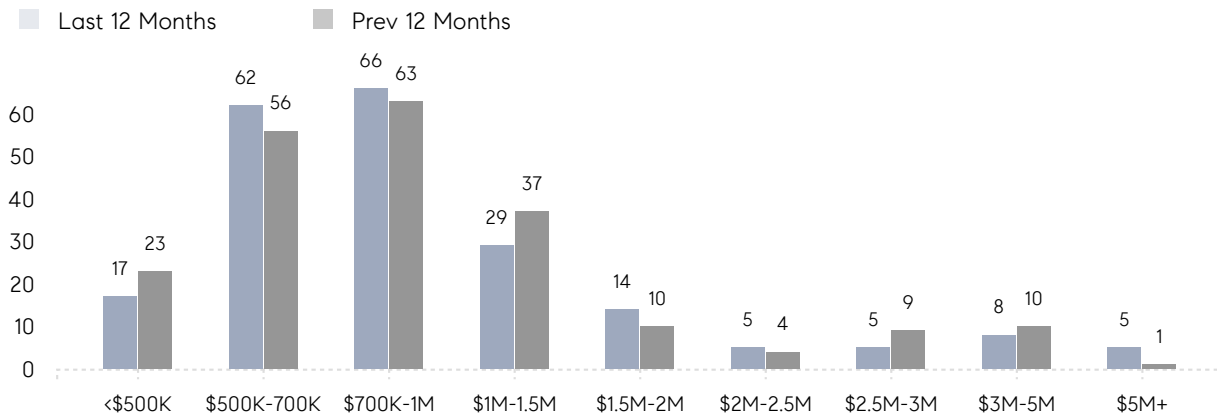
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report



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COMPASS

July 2022

Demarest Market Insights

Demarest

JULY 2022

UNDER CONTRACT

8	\$1.7M	\$1.5M
Total Properties	Average Price	Median Price
14%	34%	66%
Increase From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

4	\$1.8M	\$1.9M
Total Properties	Average Price	Median Price
-56%	82%	122%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

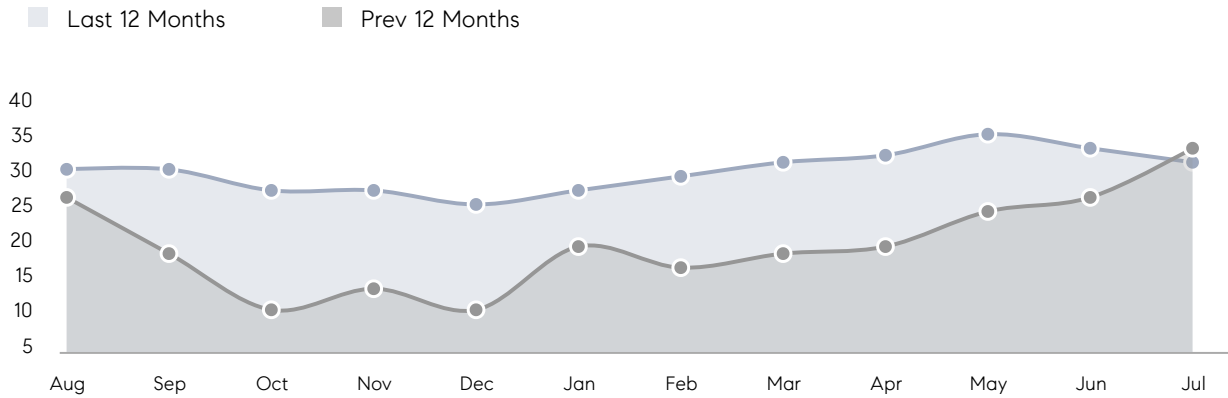
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	46	32	44%
	% OF ASKING PRICE	94%	96%	
	AVERAGE SOLD PRICE	\$1,858,750	\$1,019,461	82.3%
	# OF CONTRACTS	8	7	14.3%
	NEW LISTINGS	6	13	-54%
Houses	AVERAGE DOM	41	32	28%
	% OF ASKING PRICE	95%	96%	
	AVERAGE SOLD PRICE	\$1,870,000	\$1,019,461	83%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	6	13	-54%
Condo/Co-op/TH	AVERAGE DOM	63	-	-
	% OF ASKING PRICE	92%	-	
	AVERAGE SOLD PRICE	\$1,825,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

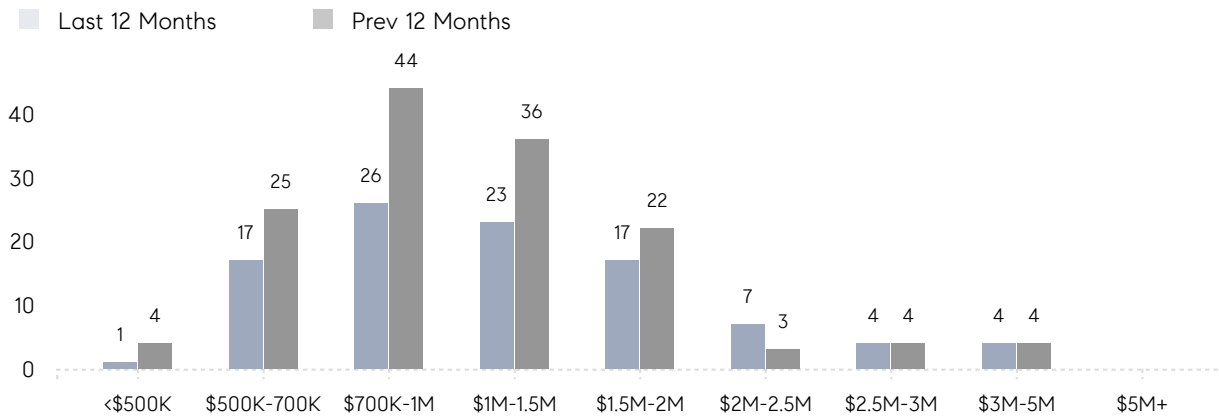
Demarest

JULY 2022

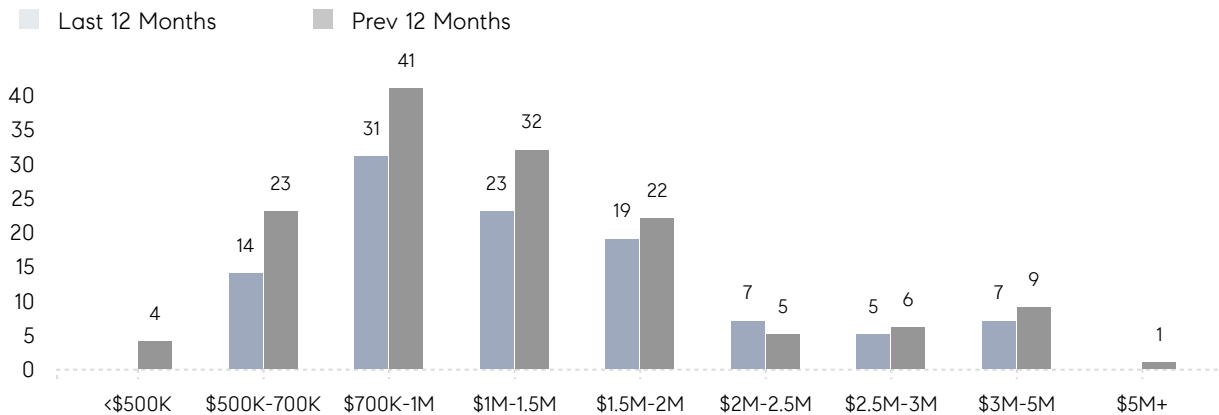
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Denville Market Insights

Denville

JULY 2022

UNDER CONTRACT

24
Total
Properties

\$529K
Average
Price

\$447K
Median
Price

-17%
Decrease From
Jul 2021

-3%
Decrease From
Jul 2021

-2%
Decrease From
Jul 2021

UNITS SOLD

19
Total
Properties

\$582K
Average
Price

\$530K
Median
Price

-39%
Decrease From
Jul 2021

15%
Increase From
Jul 2021

13%
Increase From
Jul 2021

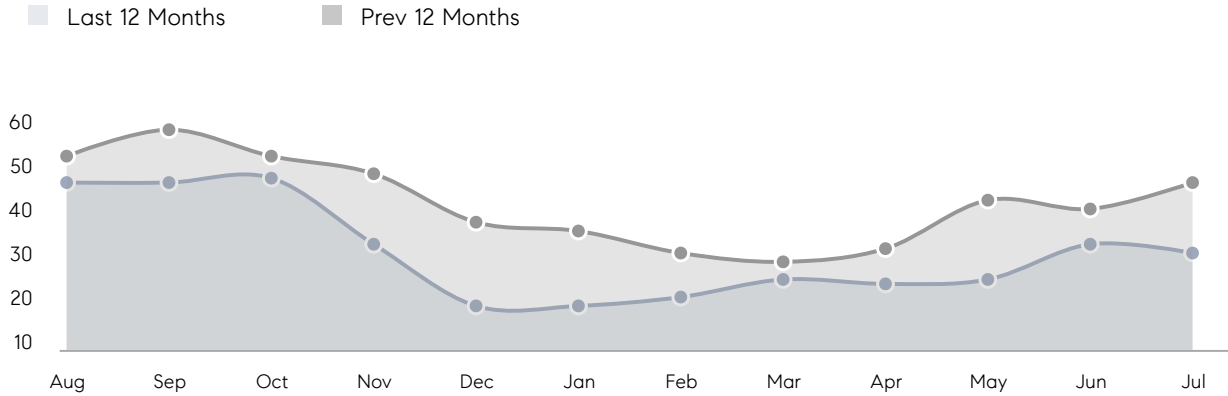
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	14	17	-18%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$582,421	\$508,597	14.5%
	# OF CONTRACTS	24	29	-17.2%
	NEW LISTINGS	24	41	-41%
Houses	AVERAGE DOM	14	17	-18%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$625,438	\$533,283	17%
	# OF CONTRACTS	21	24	-12%
	NEW LISTINGS	22	34	-35%
Condo/Co-op/TH	AVERAGE DOM	14	15	-7%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$353,000	\$437,625	-19%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	2	7	-71%

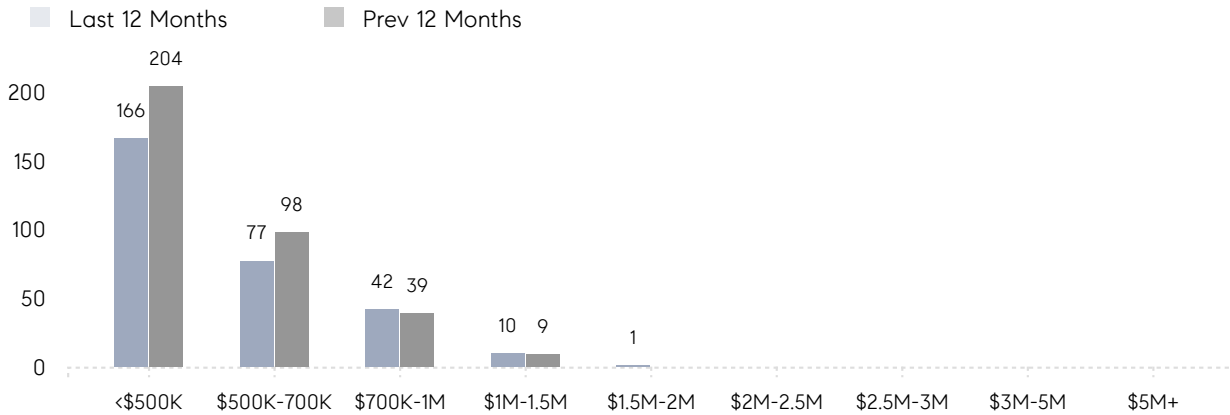
Denville

JULY 2022

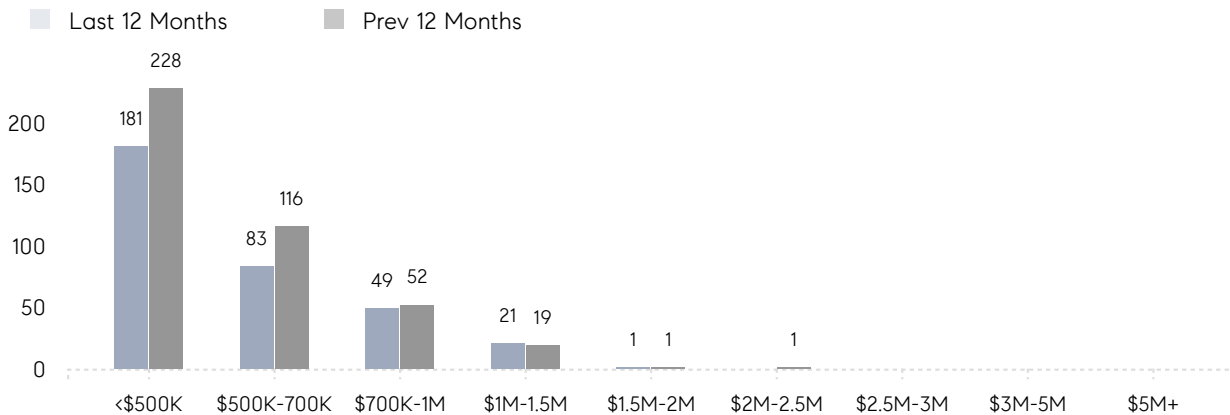
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Dumont Market Insights

Dumont

JULY 2022

UNDER CONTRACT

12
Total
Properties

\$461K
Average
Price

\$459K
Median
Price

-37%
Decrease From
Jul 2021

-5%
Decrease From
Jul 2021

-2%
Decrease From
Jul 2021

UNITS SOLD

16
Total
Properties

\$527K
Average
Price

\$492K
Median
Price

-24%
Decrease From
Jul 2021

5%
Increase From
Jul 2021

-1%
Decrease From
Jul 2021

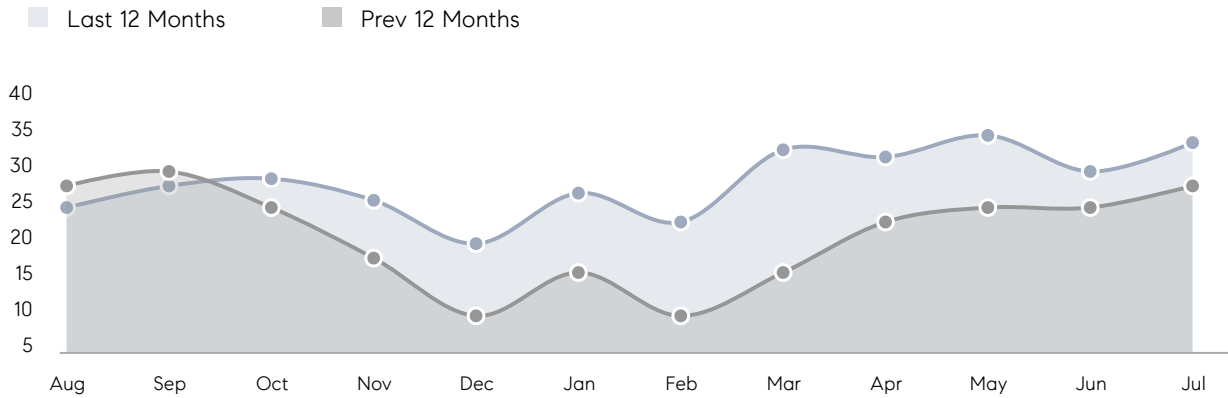
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	17	26	-35%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$527,699	\$503,738	4.8%
	# OF CONTRACTS	12	19	-36.8%
	NEW LISTINGS	15	23	-35%
Houses	AVERAGE DOM	17	26	-35%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$527,699	\$503,738	5%
	# OF CONTRACTS	12	18	-33%
	NEW LISTINGS	15	23	-35%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

Dumont

JULY 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

East Hanover Market Insights

East Hanover

JULY 2022

UNDER CONTRACT

8
Total
Properties

\$754K
Average
Price

\$699K
Median
Price

-33%
Decrease From
Jul 2021

15%
Increase From
Jul 2021

7%
Increase From
Jul 2021

UNITS SOLD

12
Total
Properties

\$654K
Average
Price

\$597K
Median
Price

-43%
Decrease From
Jul 2021

-3%
Decrease From
Jul 2021

-6%
Decrease From
Jul 2021

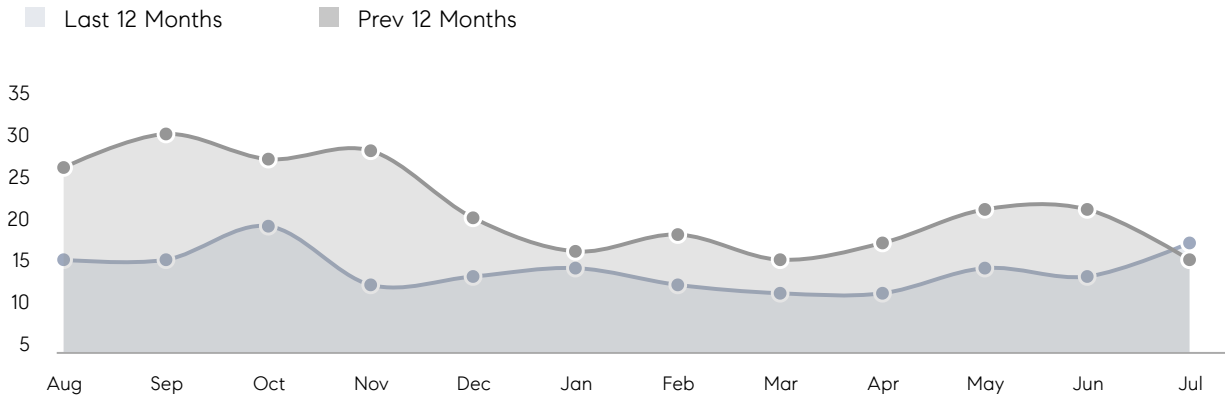
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	19	26	-27%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$654,158	\$675,995	-3.2%
	# OF CONTRACTS	8	12	-33.3%
	NEW LISTINGS	13	11	18%
Houses	AVERAGE DOM	19	23	-17%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$746,861	\$722,170	3%
	# OF CONTRACTS	8	10	-20%
	NEW LISTINGS	10	8	25%
Condo/Co-op/TH	AVERAGE DOM	18	40	-55%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$468,750	\$479,750	-2%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	3	3	0%

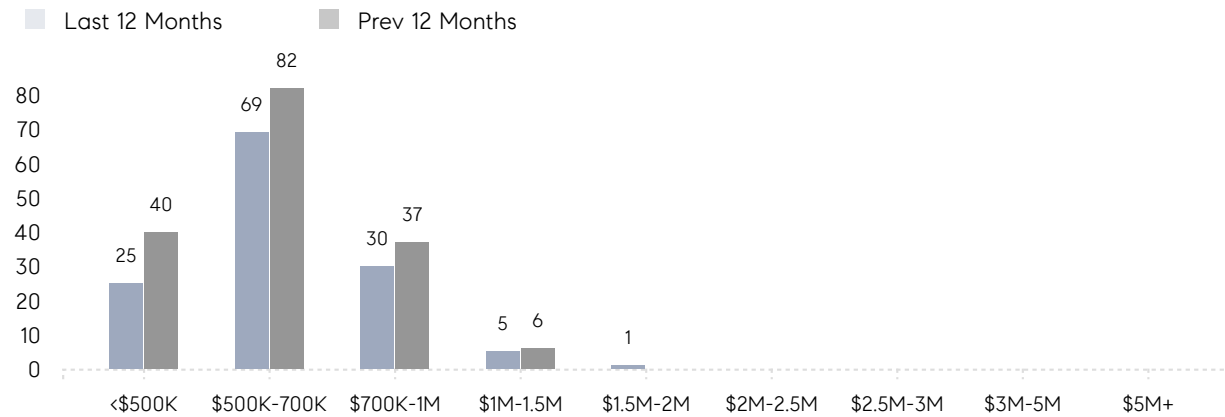
East Hanover

JULY 2022

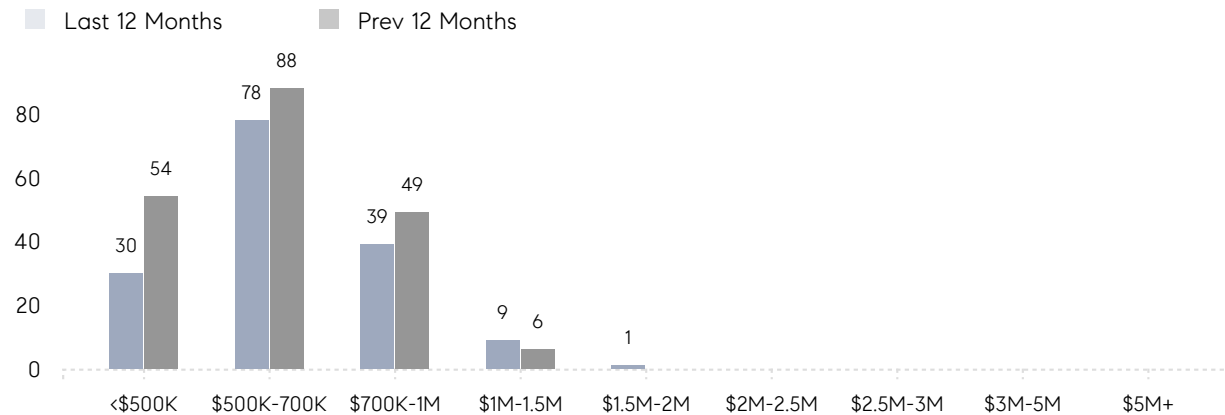
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

East Orange Market Insights

East Orange

JULY 2022

UNDER CONTRACT

32
Total
Properties

\$328K
Average
Price

\$357K
Median
Price

33%
Increase From
Jul 2021

5%
Increase From
Jul 2021

10%
Increase From
Jul 2021

UNITS SOLD

22
Total
Properties

\$395K
Average
Price

\$412K
Median
Price

-4%
Decrease From
Jul 2021

16%
Increase From
Jul 2021

10%
Increase From
Jul 2021

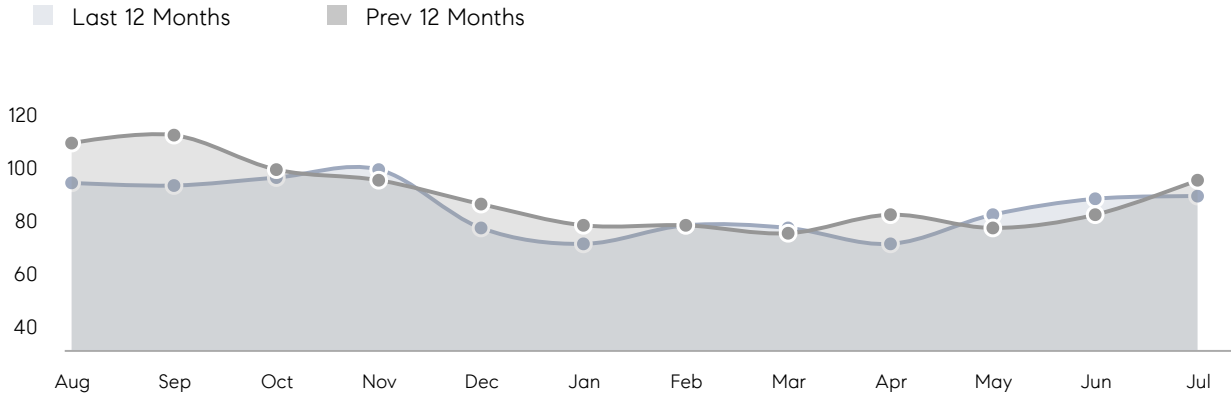
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	46	52	-12%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$395,045	\$340,913	15.9%
	# OF CONTRACTS	32	24	33.3%
	NEW LISTINGS	39	43	-9%
Houses	AVERAGE DOM	43	49	-12%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$423,550	\$389,237	9%
	# OF CONTRACTS	26	18	44%
	NEW LISTINGS	31	33	-6%
Condo/Co-op/TH	AVERAGE DOM	72	61	18%
	% OF ASKING PRICE	100%	91%	
	AVERAGE SOLD PRICE	\$110,000	\$111,375	-1%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	8	10	-20%

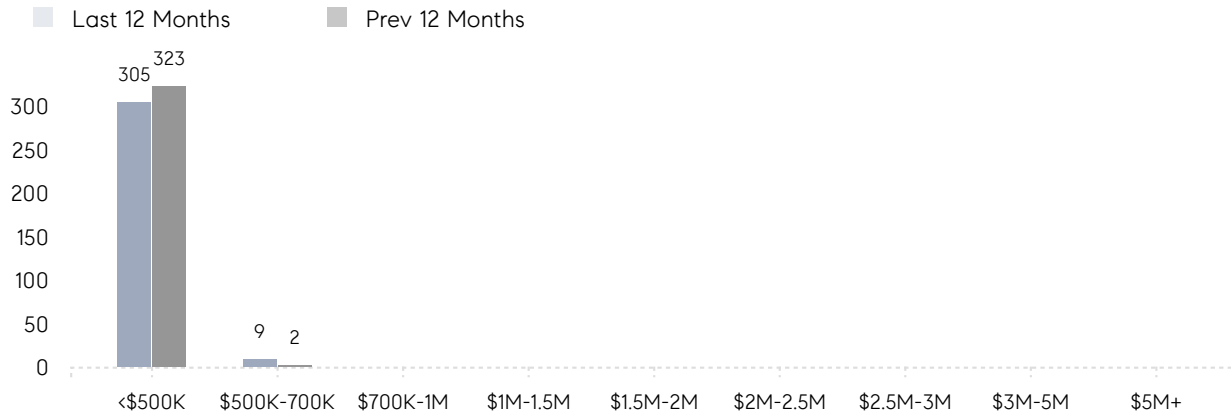
East Orange

JULY 2022

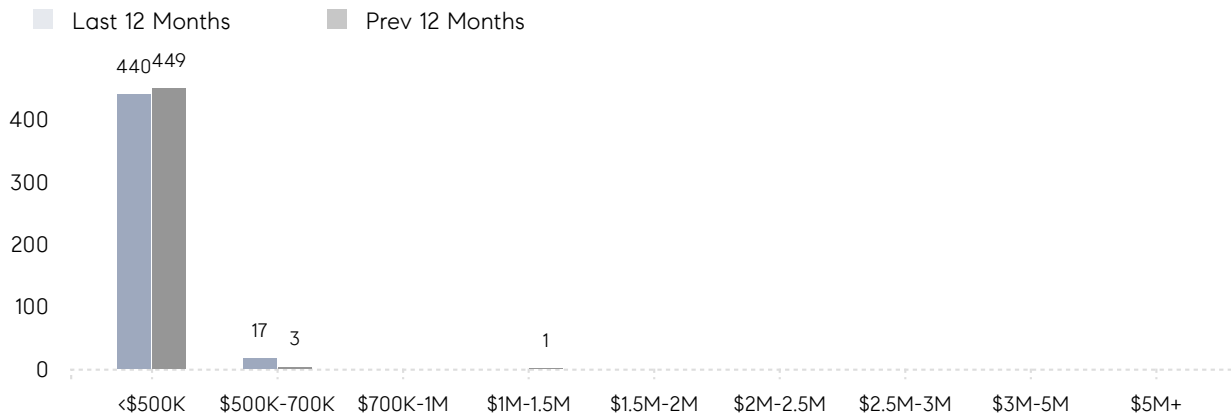
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2022

Edgewater Market Insights

Edgewater

JULY 2022

UNDER CONTRACT

35
Total
Properties

\$767K
Average
Price

\$699K
Median
Price

30%
Increase From
Jul 2021

1%
Increase From
Jul 2021

10%
Increase From
Jul 2021

UNITS SOLD

20
Total
Properties

\$1.0M
Average
Price

\$960K
Median
Price

-47%
Decrease From
Jul 2021

36%
Increase From
Jul 2021

62%
Increase From
Jul 2021

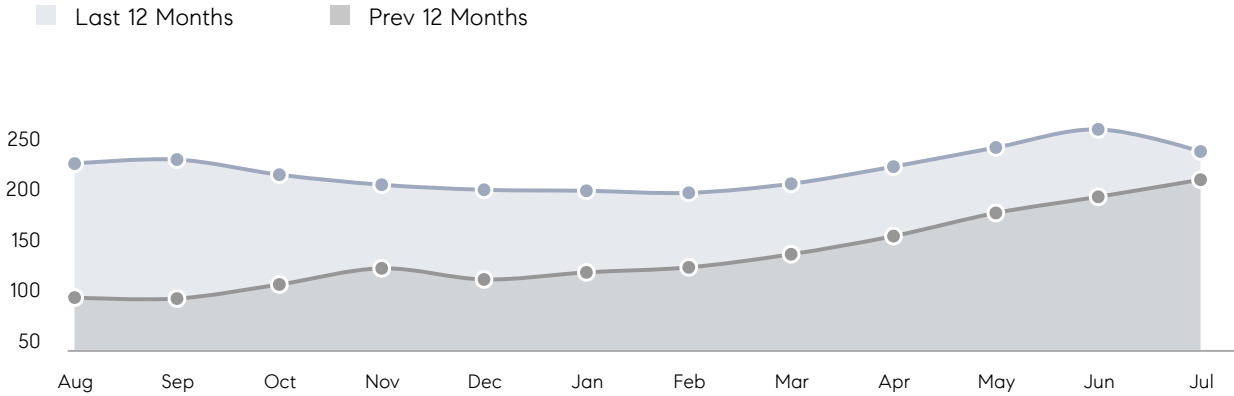
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	71	53	34%
	% OF ASKING PRICE	95%	96%	
	AVERAGE SOLD PRICE	\$1,021,838	\$752,750	35.7%
	# OF CONTRACTS	35	27	29.6%
	NEW LISTINGS	16	51	-69%
Houses	AVERAGE DOM	394	17	2,218%
	% OF ASKING PRICE	90%	100%	
	AVERAGE SOLD PRICE	\$790,000	\$1,939,500	-59%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	3	0	0%
Condo/Co-op/TH	AVERAGE DOM	54	54	0%
	% OF ASKING PRICE	95%	96%	
	AVERAGE SOLD PRICE	\$1,034,039	\$720,676	43%
	# OF CONTRACTS	33	27	22%
	NEW LISTINGS	13	51	-75%

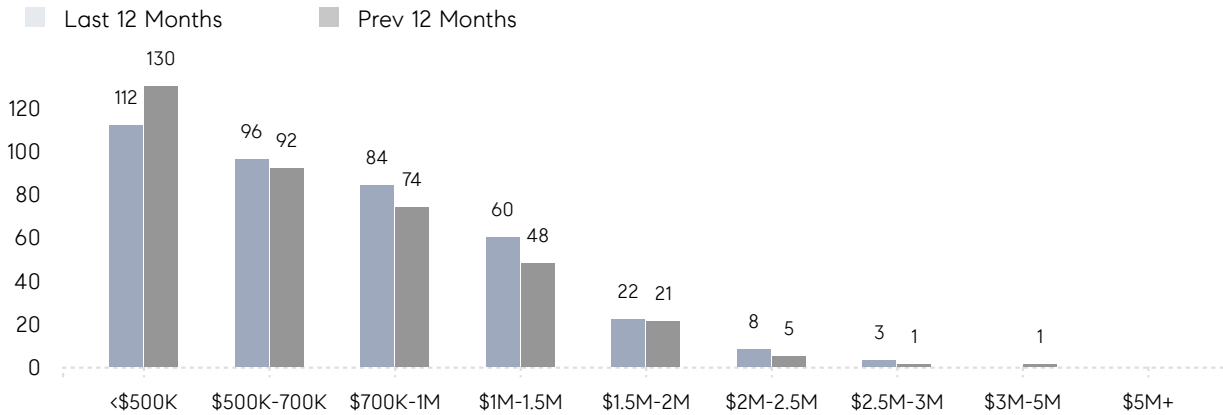
Edgewater

JULY 2022

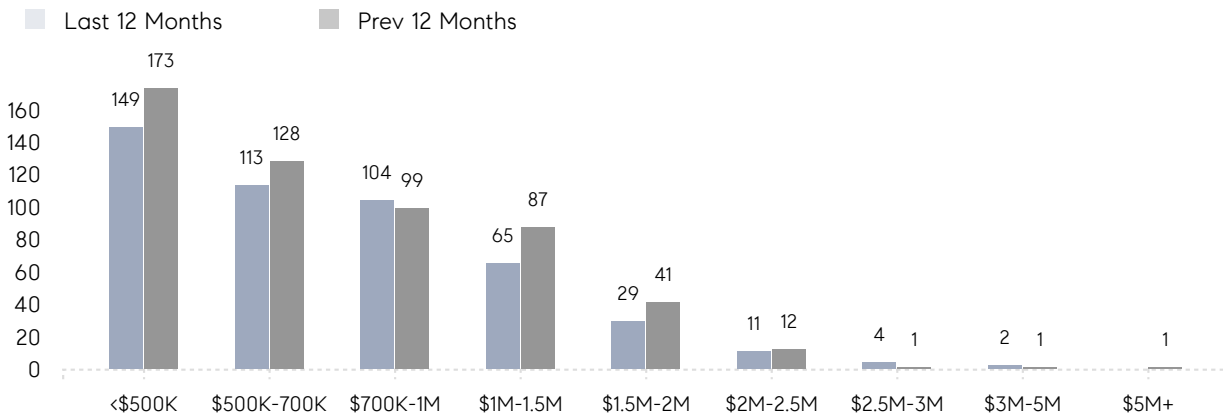
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Elizabeth Market Insights

Elizabeth

JULY 2022

UNDER CONTRACT

19	\$376K	\$389K
Total Properties	Average Price	Median Price
-37%	-7%	-3%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

22	\$367K	\$372K
Total Properties	Average Price	Median Price
-8%	1%	4%
Decrease From Jul 2021	Change From Jul 2021	Increase From Jul 2021

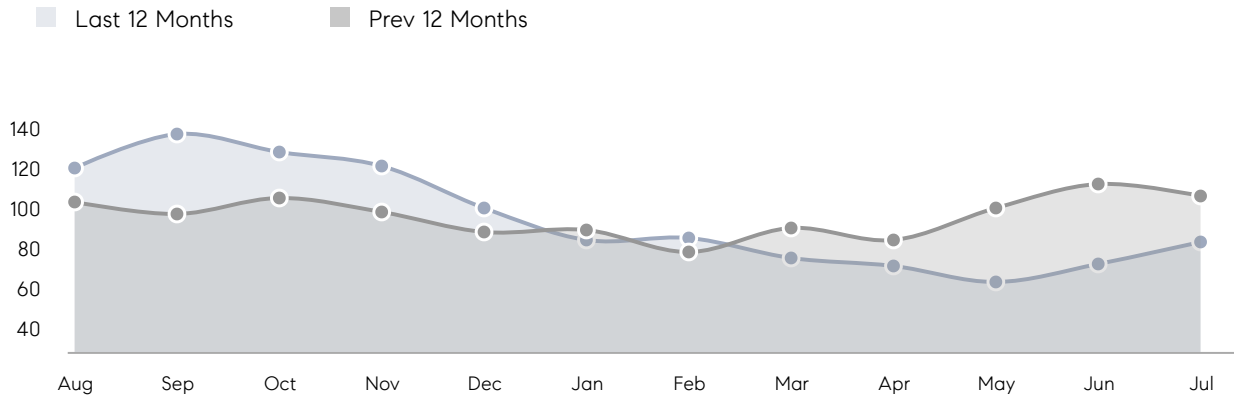
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	35	30	17%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$367,995	\$364,746	0.9%
	# OF CONTRACTS	19	30	-36.7%
	NEW LISTINGS	39	40	-2%
Houses	AVERAGE DOM	31	30	3%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$406,700	\$393,195	3%
	# OF CONTRACTS	15	24	-37%
	NEW LISTINGS	30	32	-6%
Condo/Co-op/TH	AVERAGE DOM	51	30	70%
	% OF ASKING PRICE	106%	99%	
	AVERAGE SOLD PRICE	\$236,400	\$222,500	6%
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	9	8	13%

Elizabeth

JULY 2022

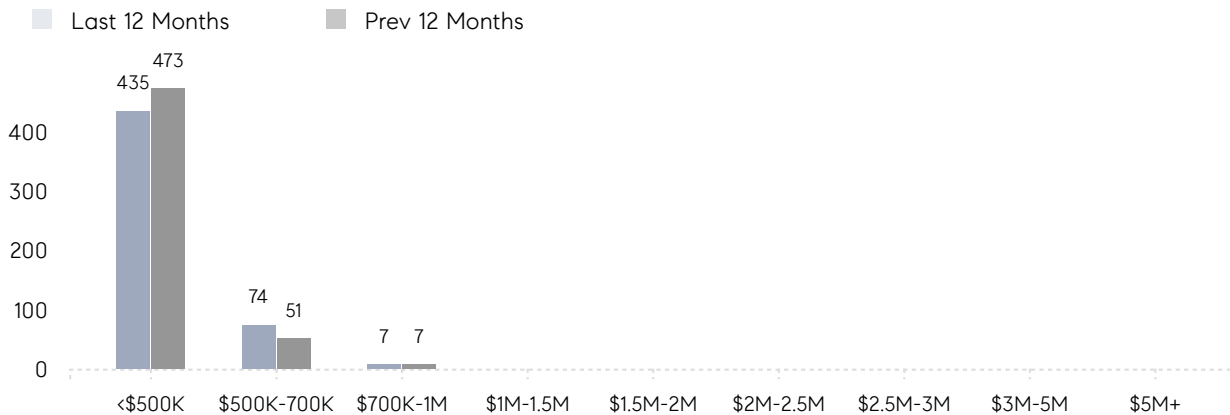
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Elmwood Park Market Insights

Elmwood Park

JULY 2022

UNDER CONTRACT

13
Total
Properties

\$500K
Average
Price

\$449K
Median
Price

-46%
Decrease From
Jul 2021

13%
Increase From
Jul 2021

0%
Change From
Jul 2021

UNITS SOLD

16
Total
Properties

\$449K
Average
Price

\$455K
Median
Price

7%
Increase From
Jul 2021

-7%
Decrease From
Jul 2021

-2%
Decrease From
Jul 2021

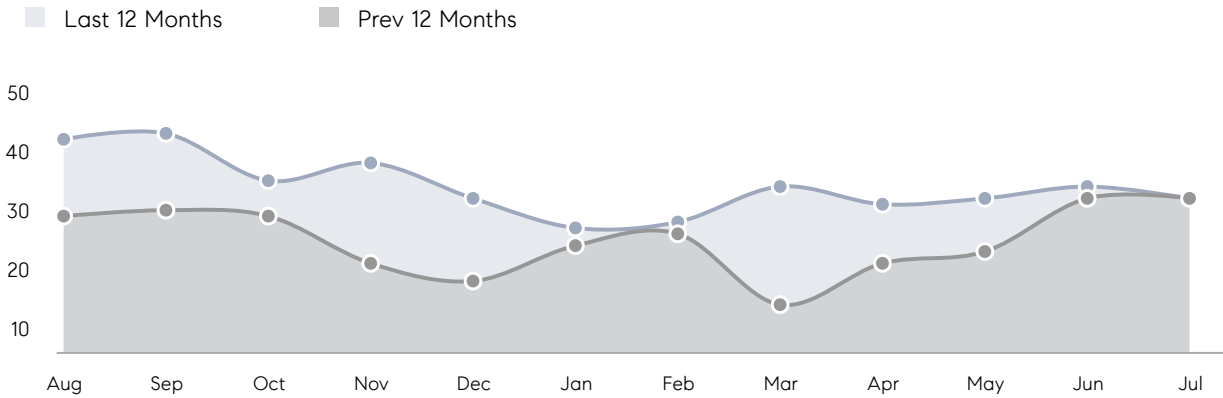
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	27	59	-54%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$449,875	\$482,500	-6.8%
	# OF CONTRACTS	13	24	-45.8%
	NEW LISTINGS	10	26	-62%
Houses	AVERAGE DOM	27	47	-43%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$455,533	\$524,955	-13%
	# OF CONTRACTS	12	21	-43%
	NEW LISTINGS	9	22	-59%
Condo/Co-op/TH	AVERAGE DOM	18	91	-80%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$365,000	\$365,750	0%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	4	-75%

Elmwood Park

JULY 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Emerson Market Insights

Emerson

JULY 2022

UNDER CONTRACT

8	\$581K	\$519K
Total Properties	Average Price	Median Price
-27%	9%	-6%
Decrease From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

UNITS SOLD

8	\$603K	\$559K
Total Properties	Average Price	Median Price
-20%	5%	0%
Decrease From Jul 2021	Increase From Jul 2021	Change From Jul 2021

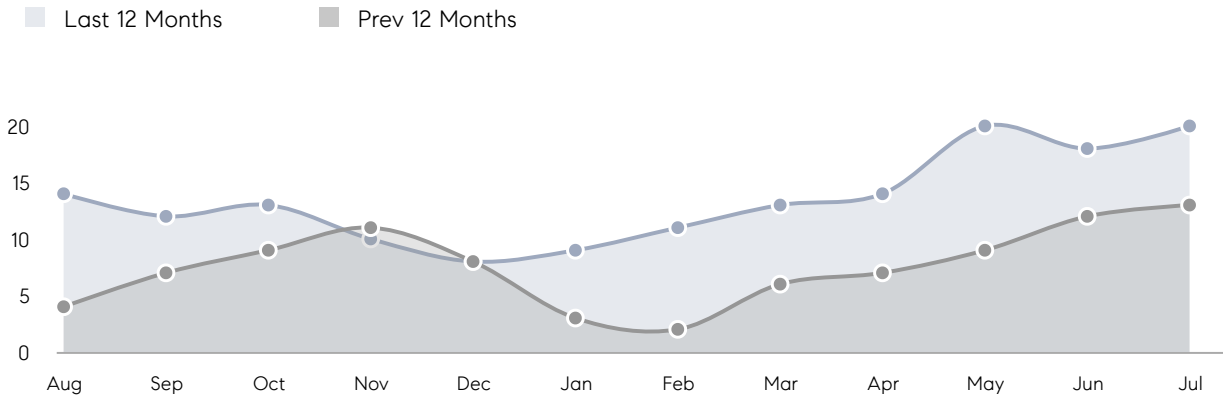
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	30	14	114%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$603,938	\$572,543	5.5%
	# OF CONTRACTS	8	11	-27.3%
	NEW LISTINGS	13	14	-7%
Houses	AVERAGE DOM	26	14	86%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$648,083	\$572,543	13%
	# OF CONTRACTS	7	11	-36%
	NEW LISTINGS	13	14	-7%
Condo/Co-op/TH	AVERAGE DOM	42	-	-
	% OF ASKING PRICE	97%	-	
	AVERAGE SOLD PRICE	\$471,500	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

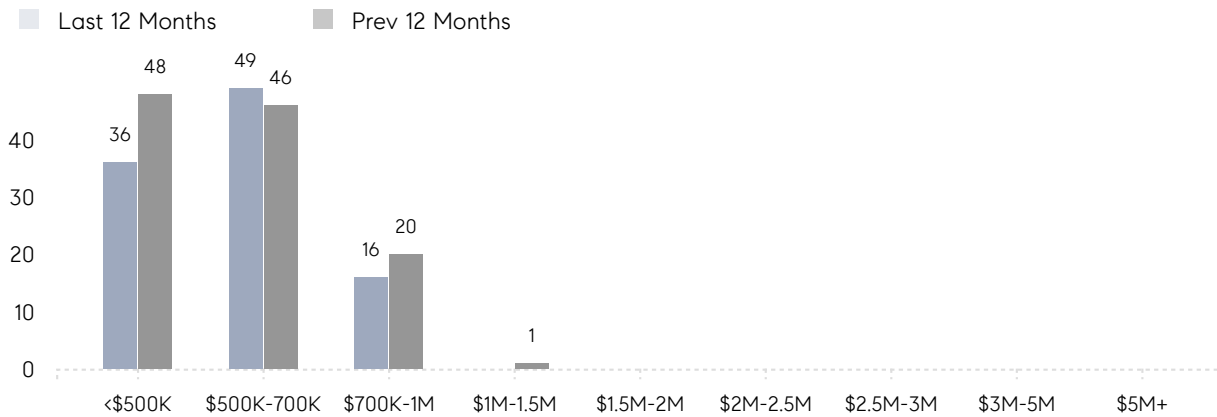
Emerson

JULY 2022

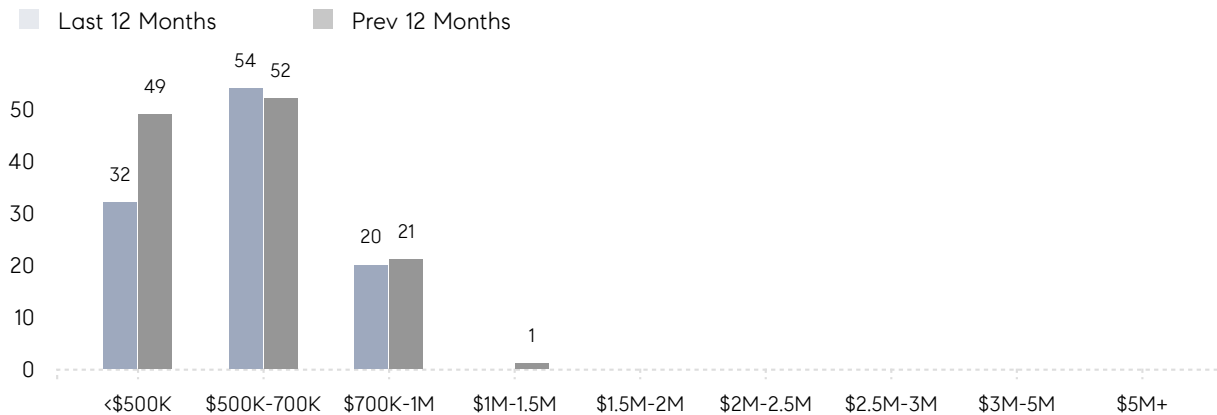
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Englewood Market Insights

Englewood

JULY 2022

UNDER CONTRACT

19
Total
Properties

\$677K
Average
Price

\$499K
Median
Price

-39%
Decrease From
Jul 2021

-16%
Decrease From
Jul 2021

6%
Increase From
Jul 2021

UNITS SOLD

32
Total
Properties

\$927K
Average
Price

\$525K
Median
Price

-20%
Decrease From
Jul 2021

47%
Increase From
Jul 2021

13%
Increase From
Jul 2021

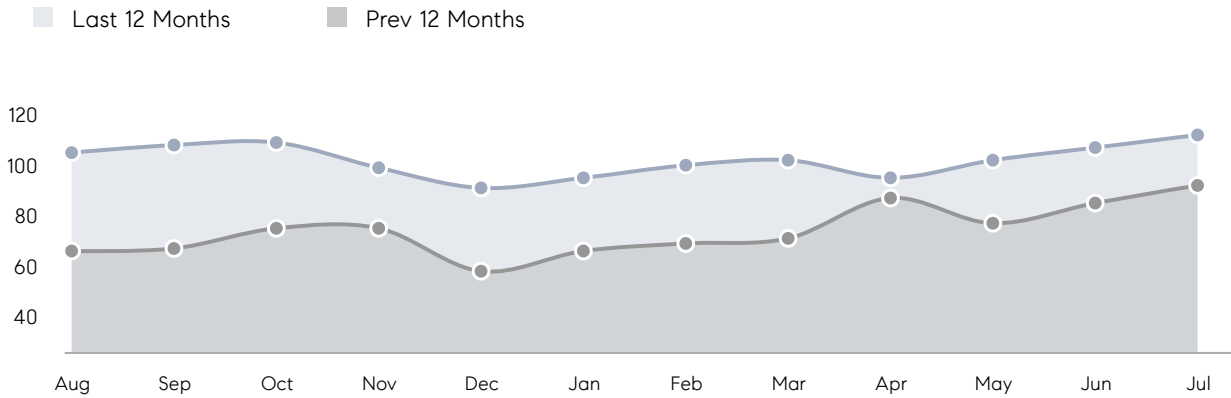
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	44	42	5%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$927,125	\$631,694	46.8%
	# OF CONTRACTS	19	31	-38.7%
	NEW LISTINGS	24	37	-35%
Houses	AVERAGE DOM	55	32	72%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$1,292,500	\$790,812	63%
	# OF CONTRACTS	11	23	-52%
	NEW LISTINGS	22	21	5%
Condo/Co-op/TH	AVERAGE DOM	29	53	-45%
	% OF ASKING PRICE	103%	97%	
	AVERAGE SOLD PRICE	\$457,357	\$455,826	0%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	2	16	-87%

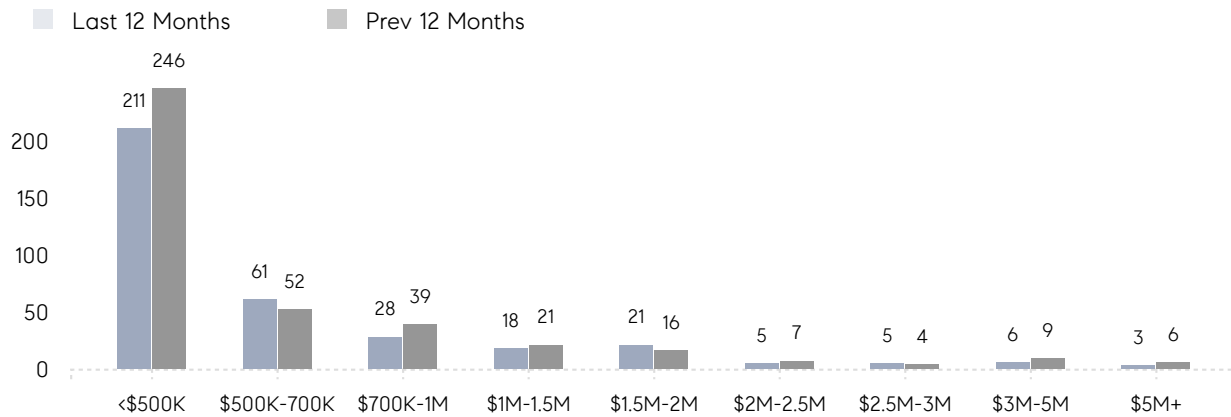
Englewood

JULY 2022

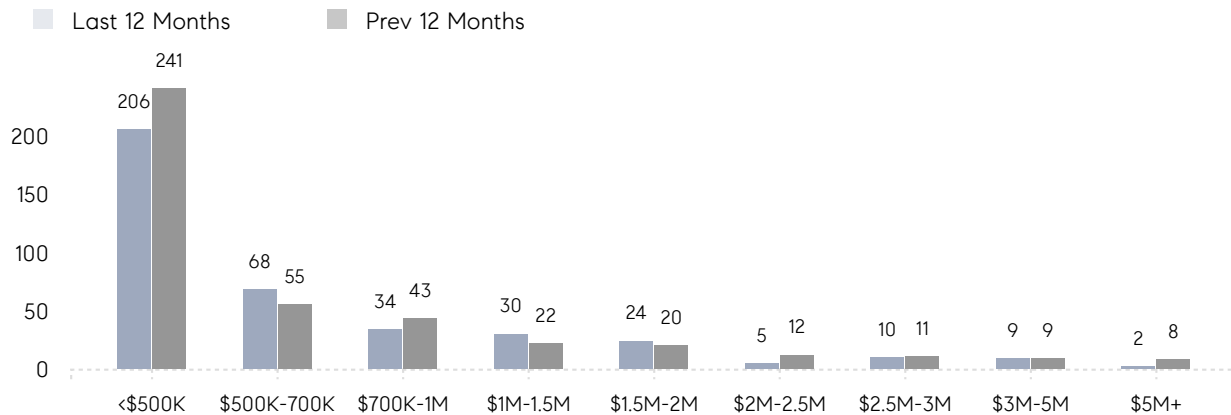
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Englewood Cliffs Market Insights

Englewood Cliffs

JULY 2022

UNDER CONTRACT

5	\$1.3M	\$1.2M
Total Properties	Average Price	Median Price
-37%	-19%	-4%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

6	\$1.4M	\$1.4M
Total Properties	Average Price	Median Price
-40%	1%	9%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

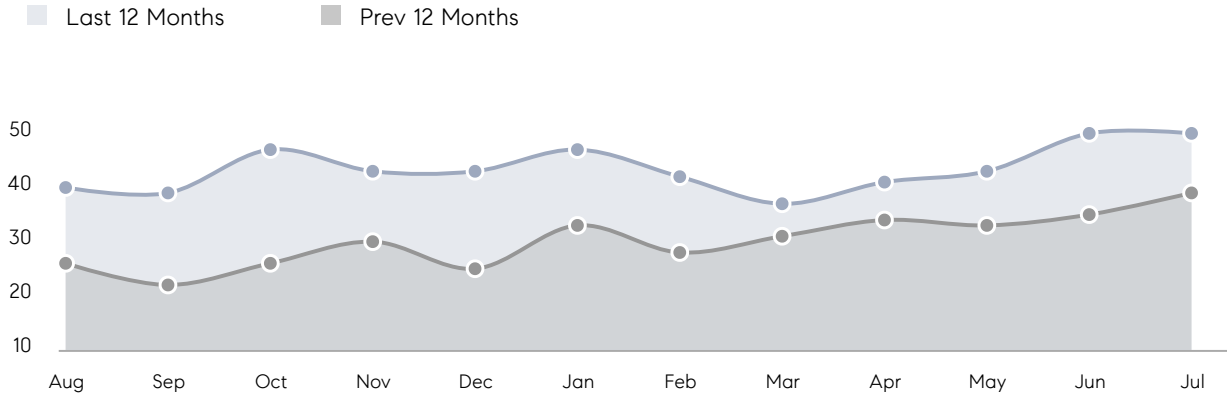
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	52	87	-40%
	% OF ASKING PRICE	101%	96%	
	AVERAGE SOLD PRICE	\$1,484,400	\$1,465,700	1.3%
	# OF CONTRACTS	5	8	-37.5%
	NEW LISTINGS	7	12	-42%
Houses	AVERAGE DOM	52	87	-40%
	% OF ASKING PRICE	101%	96%	
	AVERAGE SOLD PRICE	\$1,484,400	\$1,465,700	1%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	7	12	-42%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

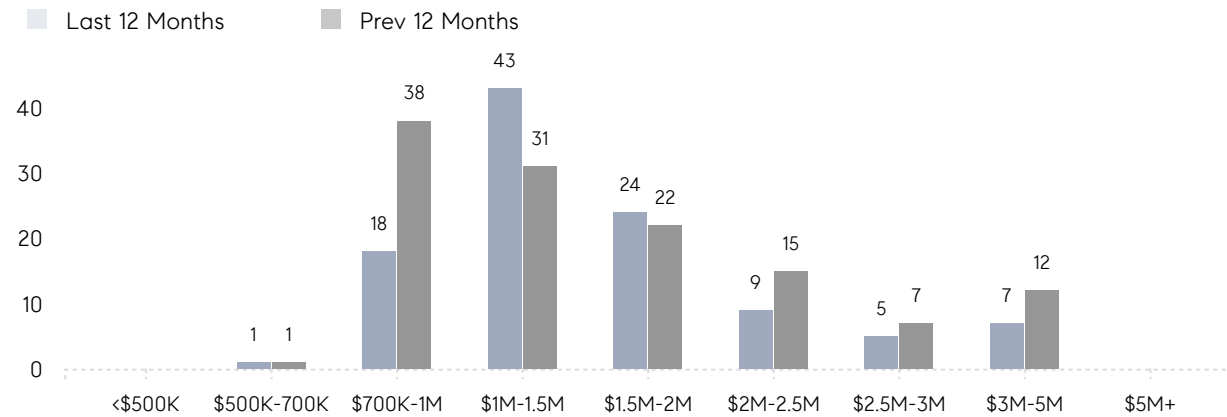
Englewood Cliffs

JULY 2022

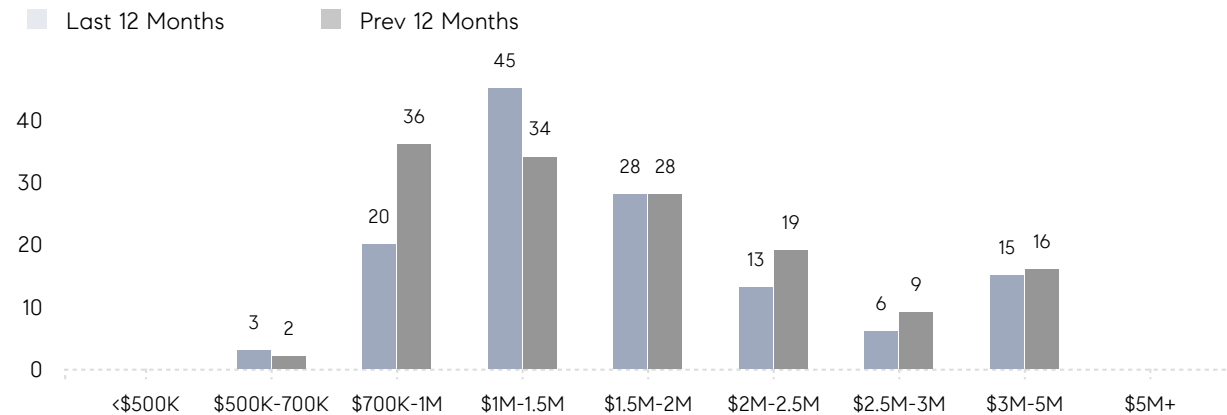
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Essex Fells Market Insights

Essex Fells

JULY 2022

UNDER CONTRACT

4	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
0%	-	-
Change From Jul 2021	Change From Jul 2021	Change From Jul 2021

UNITS SOLD

3	\$623K	\$600K
Total Properties	Average Price	Median Price
-25%	-9%	-11%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

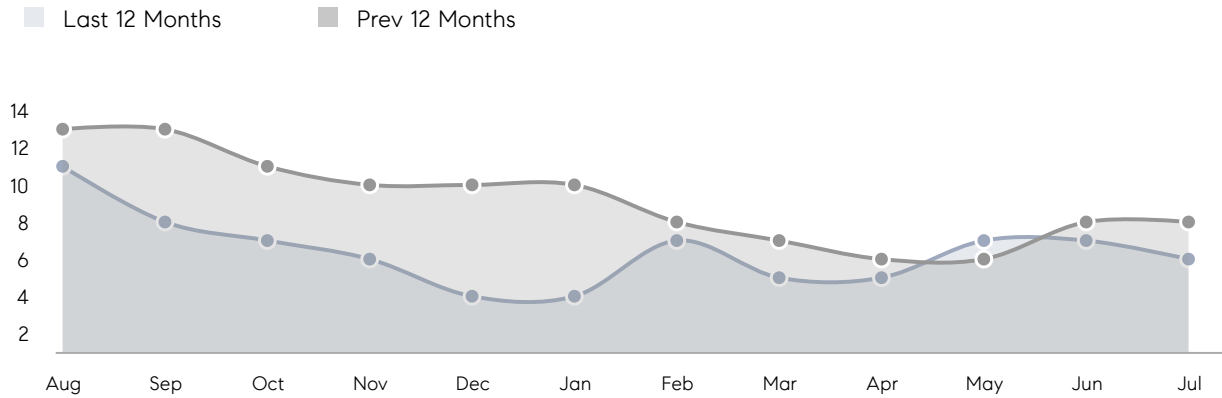
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	17	19	-11%
	% OF ASKING PRICE	95%	100%	
	AVERAGE SOLD PRICE	\$623,333	\$682,500	-8.7%
	# OF CONTRACTS	4	0	0.0%
	NEW LISTINGS	3	2	50%
Houses	AVERAGE DOM	17	24	-29%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$623,333	\$882,500	-29%
	# OF CONTRACTS	4	0	0%
	NEW LISTINGS	3	1	200%
Condo/Co-op/TH	AVERAGE DOM	-	15	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$482,500	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

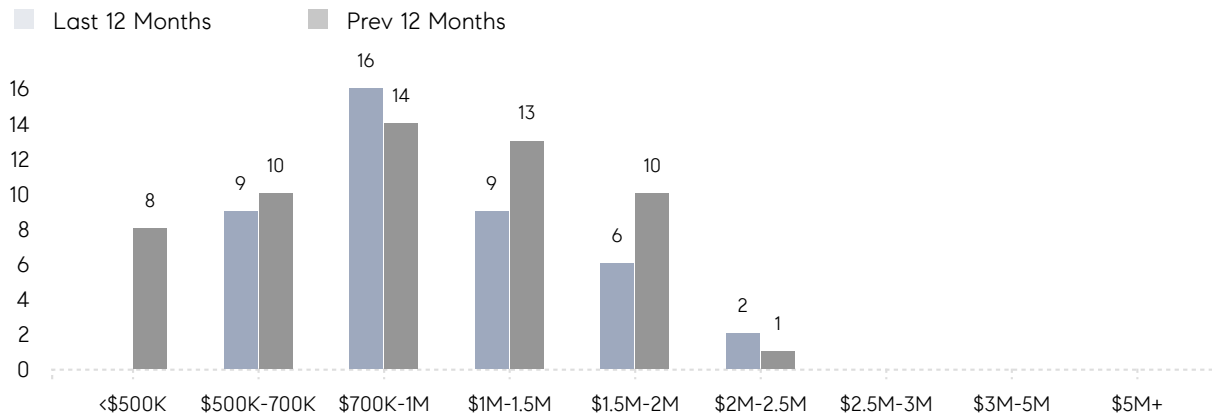
Essex Fells

JULY 2022

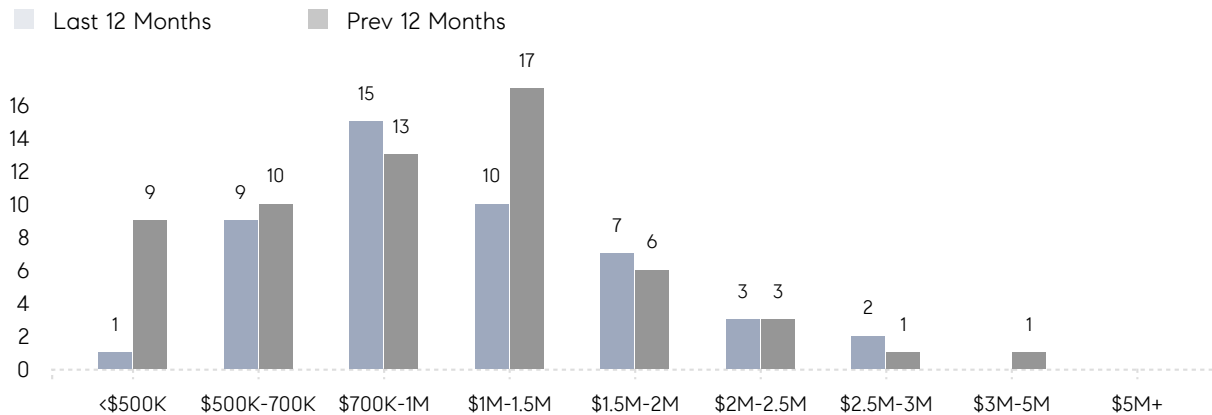
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Fair Lawn Market Insights

Fair Lawn

JULY 2022

UNDER CONTRACT

47
Total
Properties

\$538K
Average
Price

\$524K
Median
Price

4%
Increase From
Jul 2021

1%
Change From
Jul 2021

3%
Increase From
Jul 2021

UNITS SOLD

43
Total
Properties

\$623K
Average
Price

\$590K
Median
Price

2%
Increase From
Jul 2021

20%
Increase From
Jul 2021

20%
Increase From
Jul 2021

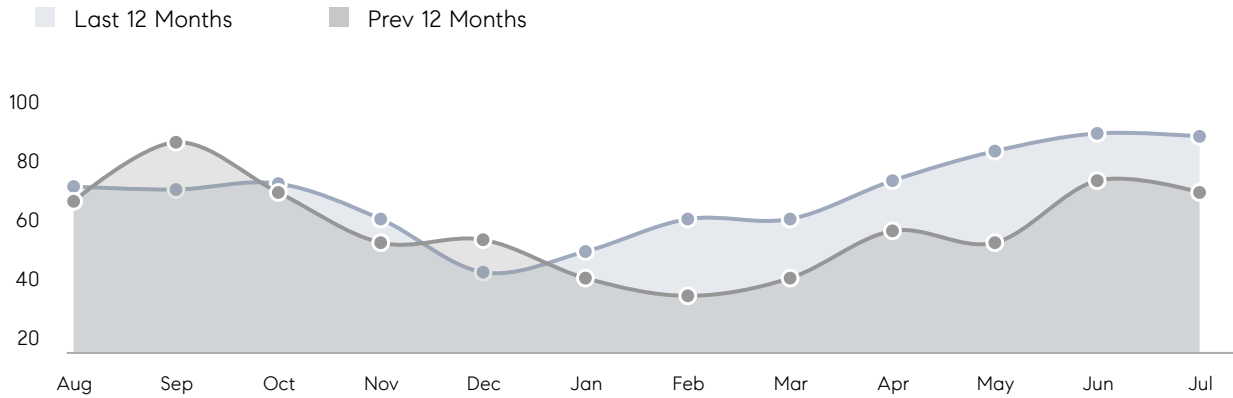
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	28	22	27%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$623,646	\$518,024	20.4%
	# OF CONTRACTS	47	45	4.4%
	NEW LISTINGS	44	38	16%
Houses	AVERAGE DOM	30	22	36%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$641,780	\$533,000	20%
	# OF CONTRACTS	40	40	0%
	NEW LISTINGS	41	35	17%
Condo/Co-op/TH	AVERAGE DOM	15	19	-21%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$485,824	\$323,333	50%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	3	3	0%

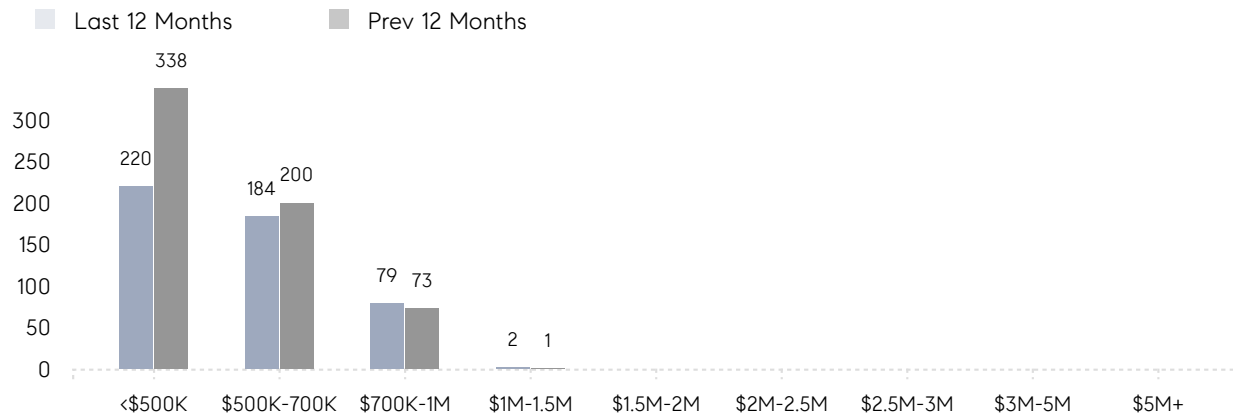
Fair Lawn

JULY 2022

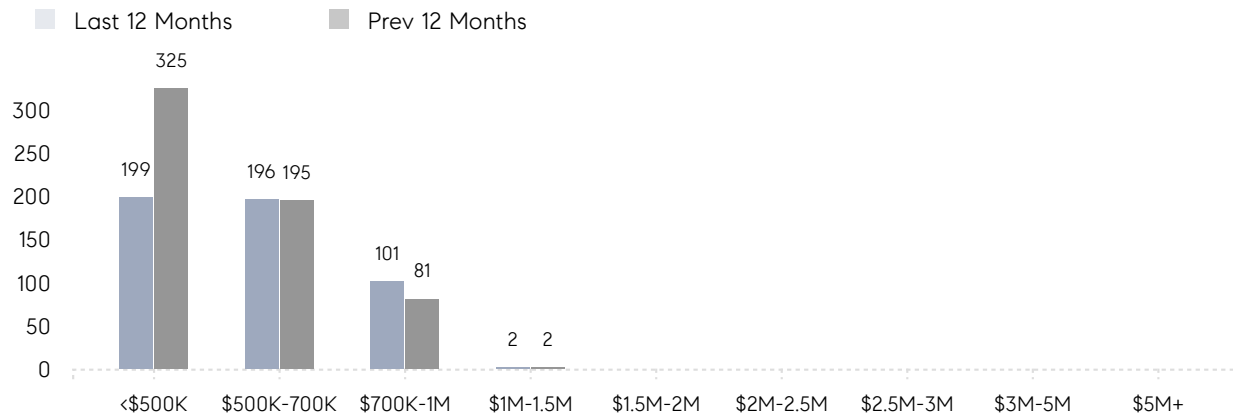
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Fairfield Market Insights

Fairfield

JULY 2022

UNDER CONTRACT

9
Total
Properties

\$686K
Average
Price

\$749K
Median
Price

13%
Increase From
Jul 2021

16%
Increase From
Jul 2021

21%
Increase From
Jul 2021

UNITS SOLD

2
Total
Properties

\$547K
Average
Price

\$547K
Median
Price

-75%
Decrease From
Jul 2021

-14%
Decrease From
Jul 2021

-15%
Decrease From
Jul 2021

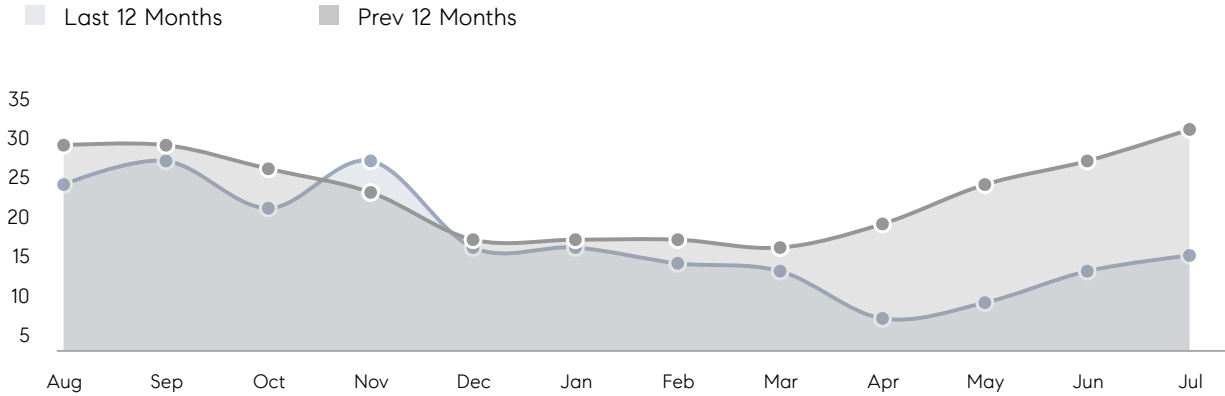
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	12	19	-37%
	% OF ASKING PRICE	110%	105%	
	AVERAGE SOLD PRICE	\$547,500	\$638,125	-14.2%
	# OF CONTRACTS	9	8	12.5%
	NEW LISTINGS	14	15	-7%
Houses	AVERAGE DOM	12	19	-37%
	% OF ASKING PRICE	110%	105%	
	AVERAGE SOLD PRICE	\$547,500	\$638,125	-14%
	# OF CONTRACTS	9	7	29%
	NEW LISTINGS	13	13	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	2	-50%

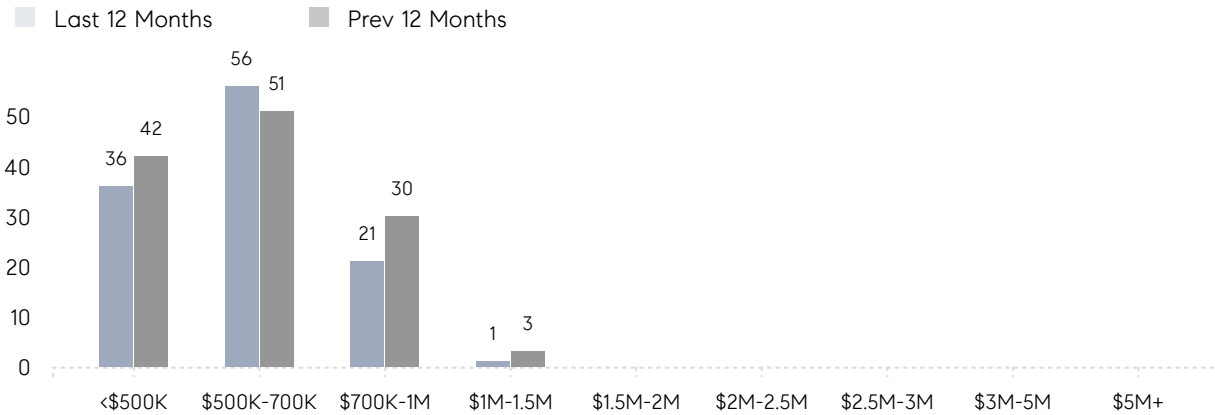
Fairfield

JULY 2022

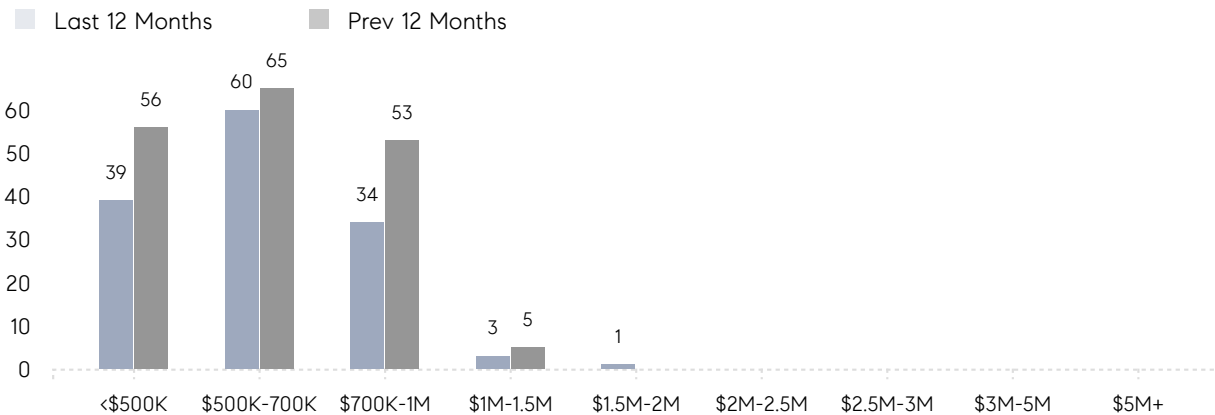
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Fairview Market Insights

Fairview

JULY 2022

UNDER CONTRACT

7
Total
Properties

\$554K
Average
Price

\$450K
Median
Price

-22%
Decrease From
Jul 2021

35%
Increase From
Jul 2021

13%
Increase From
Jul 2021

UNITS SOLD

4
Total
Properties

\$470K
Average
Price

\$492K
Median
Price

-20%
Decrease From
Jul 2021

-10%
Decrease From
Jul 2021

-10%
Decrease From
Jul 2021

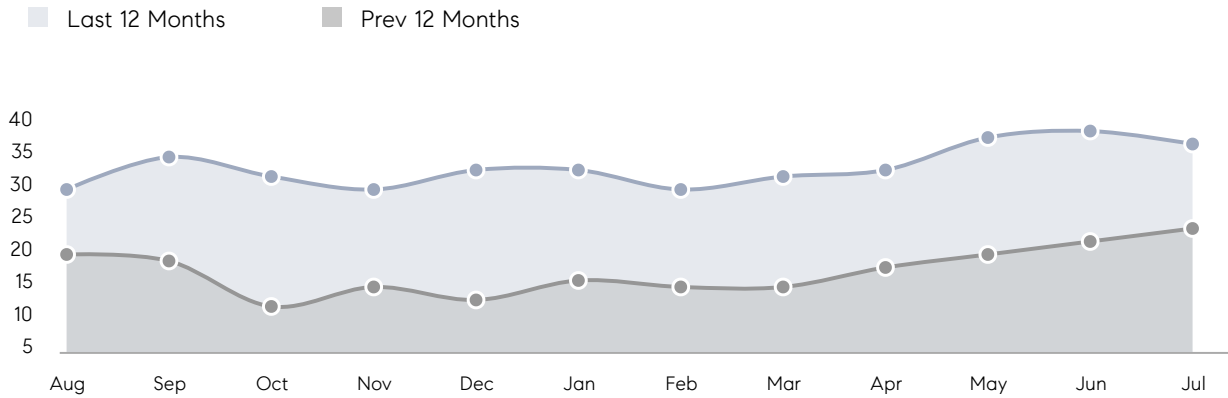
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	18	72	-75%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$470,000	\$523,000	-10.1%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	3	10	-70%
Houses	AVERAGE DOM	20	192	-90%
	% OF ASKING PRICE	100%	87%	
	AVERAGE SOLD PRICE	\$440,000	\$565,000	-22%
	# OF CONTRACTS	2	6	-67%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	16	42	-62%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$500,000	\$512,500	-2%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	0	4	0%

Fairview

JULY 2022

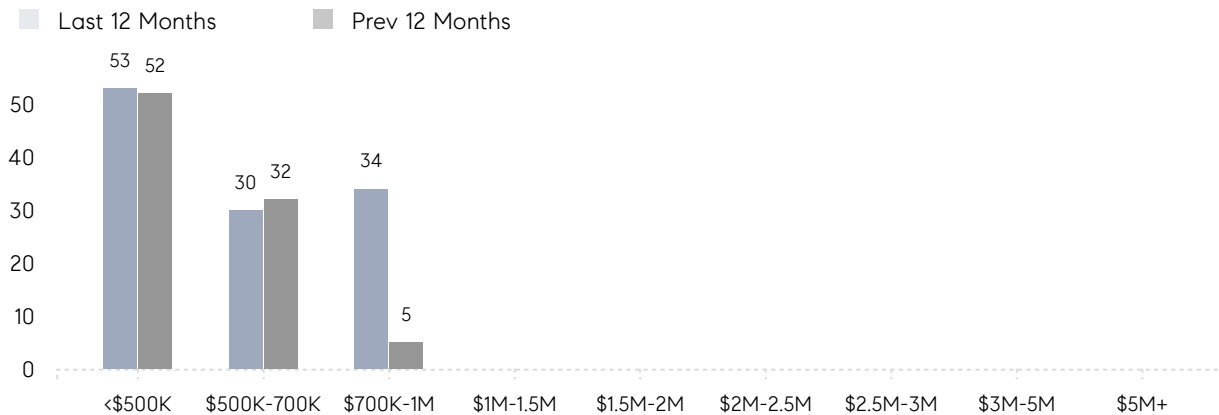
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Fanwood Market Insights

Fanwood

JULY 2022

UNDER CONTRACT

7
Total
Properties

\$619K
Average
Price

\$599K
Median
Price

-22%
Decrease From
Jul 2021

21%
Increase From
Jul 2021

21%
Increase From
Jul 2021

UNITS SOLD

11
Total
Properties

\$697K
Average
Price

\$662K
Median
Price

-15%
Decrease From
Jul 2021

19%
Increase From
Jul 2021

15%
Increase From
Jul 2021

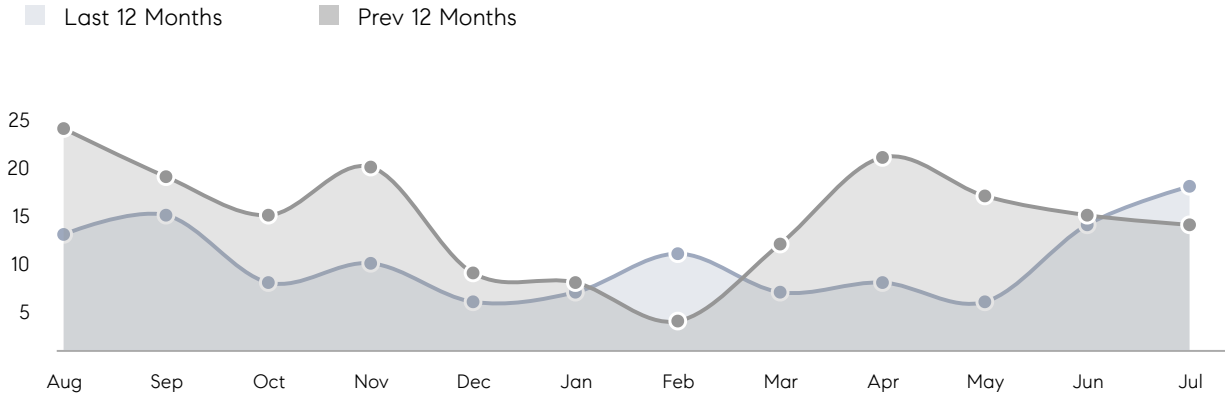
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	13	19	-32%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$697,289	\$583,538	19.5%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	11	8	38%
Houses	AVERAGE DOM	13	19	-32%
	% OF ASKING PRICE	109%	105%	
	AVERAGE SOLD PRICE	\$720,400	\$583,538	23%
	# OF CONTRACTS	7	9	-22%
	NEW LISTINGS	11	7	57%
Condo/Co-op/TH	AVERAGE DOM	6	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$466,181	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

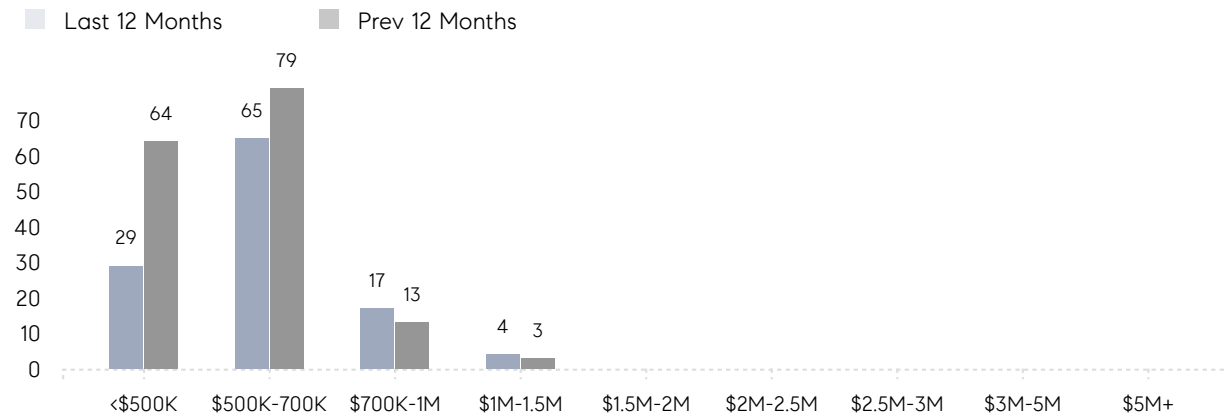
Fanwood

JULY 2022

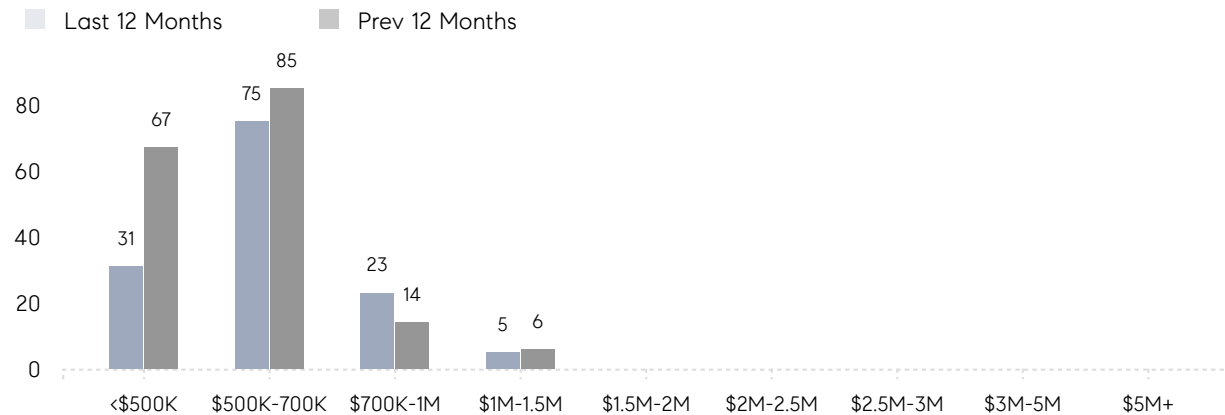
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Far Hills Market Insights

Far Hills

JULY 2022

UNDER CONTRACT

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

UNITS SOLD

1	\$705K	\$705K
Total Properties	Average Price	Median Price
0%	2%	2%
Change From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

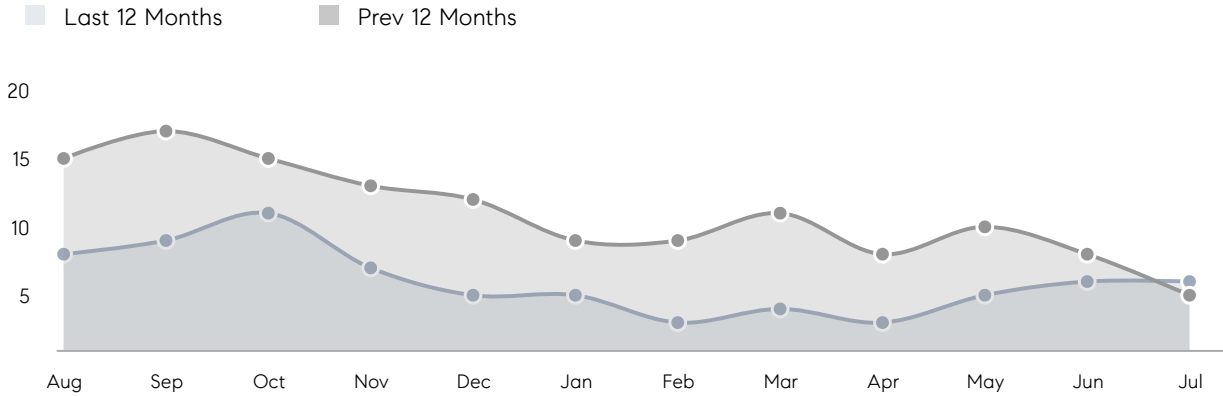
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	21	62	-66%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$705,000	\$688,000	2.5%
	# OF CONTRACTS	0	3	0.0%
	NEW LISTINGS	0	0	0%
Houses	AVERAGE DOM	-	62	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$688,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	21	-	-
	% OF ASKING PRICE	101%	-	
	AVERAGE SOLD PRICE	\$705,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

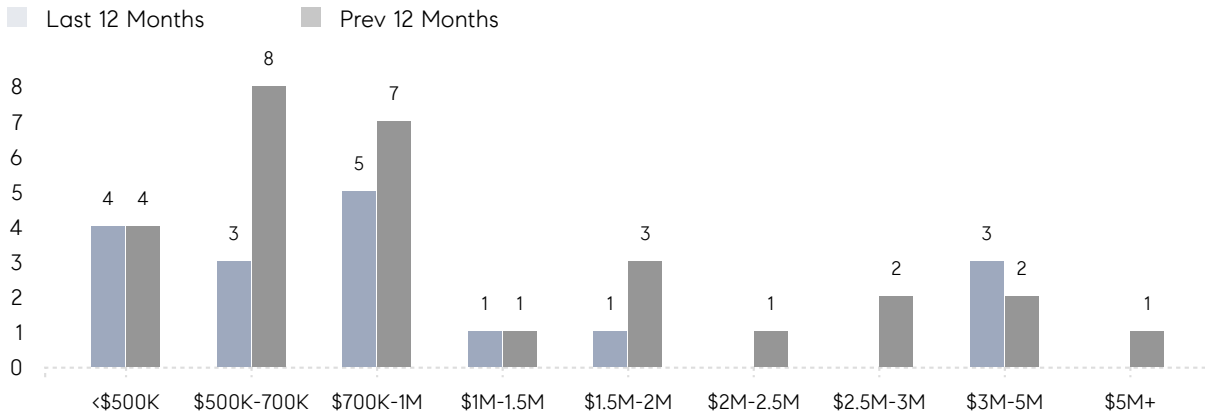
Far Hills

JULY 2022

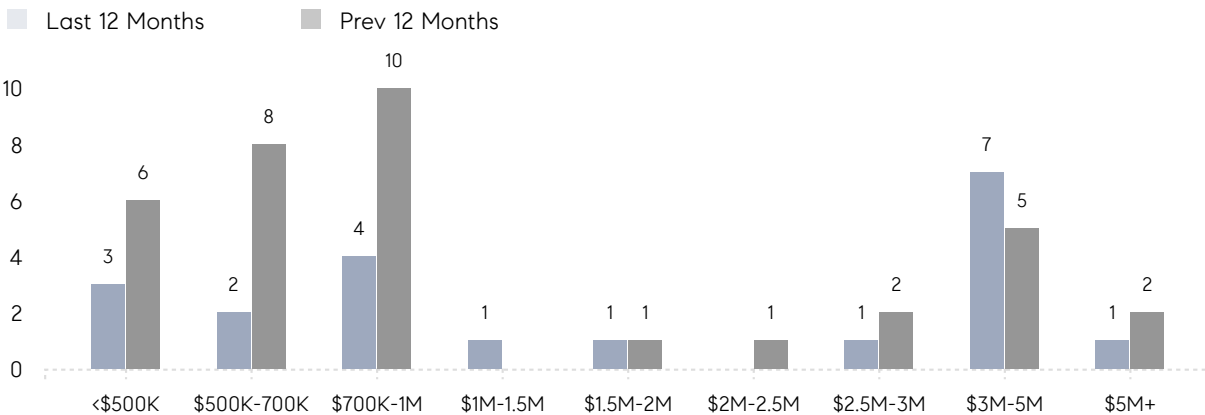
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Flemington Market Insights

Flemington

JULY 2022

UNDER CONTRACT

5	\$419K	\$319K
Total Properties	Average Price	Median Price
67%	16%	-9%
Increase From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

UNITS SOLD

1	\$485K	\$485K
Total Properties	Average Price	Median Price
-87%	29%	34%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

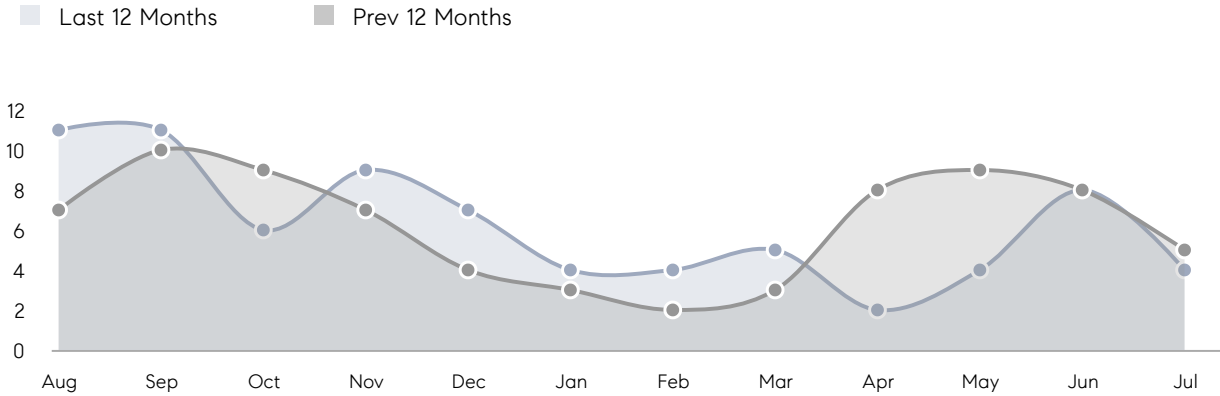
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	23	24	-4%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$485,000	\$377,250	28.6%
	# OF CONTRACTS	5	3	66.7%
	NEW LISTINGS	1	2	-50%
Houses	AVERAGE DOM	23	26	-12%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$485,000	\$382,571	27%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	1	2	-50%
Condo/Co-op/TH	AVERAGE DOM	-	9	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$340,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

Flemington

JULY 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Florham Park Market Insights

Florham Park

JULY 2022

UNDER CONTRACT

8
Total
Properties

\$858K
Average
Price

\$587K
Median
Price

-33%
Decrease From
Jul 2021

4%
Increase From
Jul 2021

3%
Increase From
Jul 2021

UNITS SOLD

21
Total
Properties

\$783K
Average
Price

\$800K
Median
Price

17%
Increase From
Jul 2021

-11%
Decrease From
Jul 2021

9%
Increase From
Jul 2021

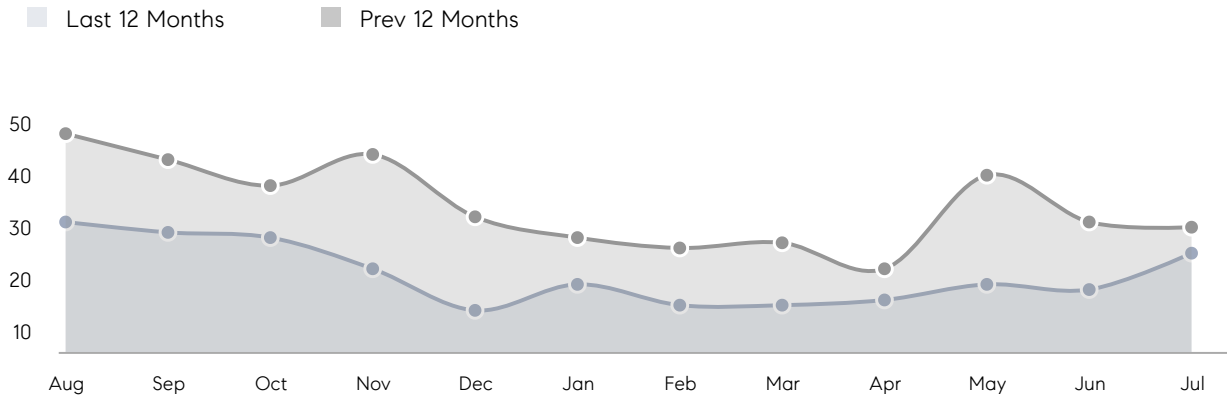
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	31	28	11%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$783,244	\$879,944	-11.0%
	# OF CONTRACTS	8	12	-33.3%
	NEW LISTINGS	15	15	0%
Houses	AVERAGE DOM	17	28	-39%
	% OF ASKING PRICE	105%	98%	
	AVERAGE SOLD PRICE	\$817,333	\$971,692	-16%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	9	11	-18%
Condo/Co-op/TH	AVERAGE DOM	50	30	67%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$737,790	\$641,400	15%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	6	4	50%

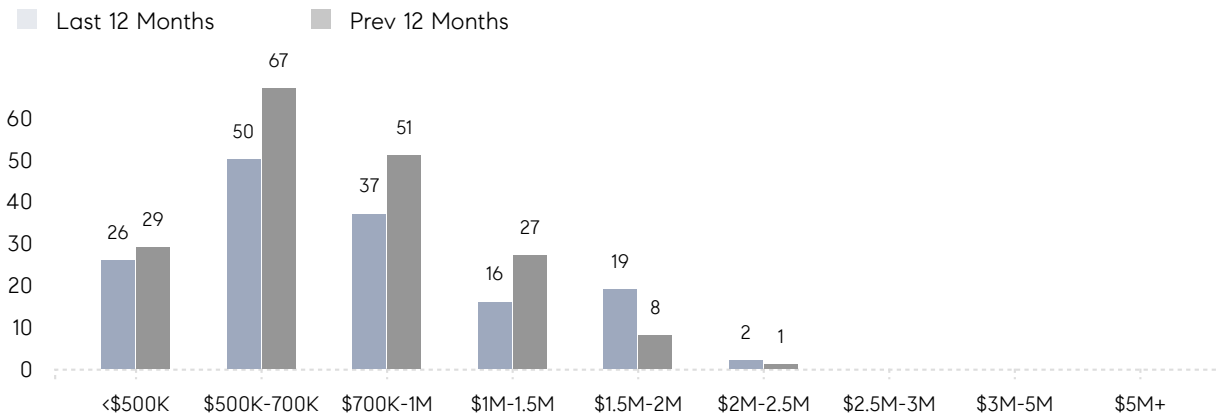
Florham Park

JULY 2022

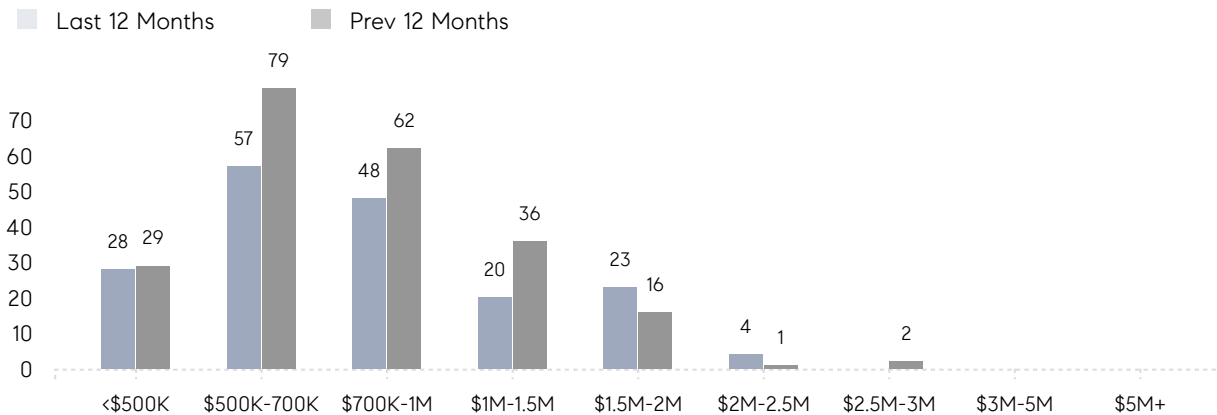
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Fort Lee Market Insights

Fort Lee

JULY 2022

UNDER CONTRACT

56
Total
Properties

\$390K
Average
Price

\$247K
Median
Price

-16%
Decrease From
Jul 2021

-24%
Decrease From
Jul 2021

-21%
Decrease From
Jul 2021

UNITS SOLD

71
Total
Properties

\$431K
Average
Price

\$285K
Median
Price

8%
Increase From
Jul 2021

-7%
Decrease From
Jul 2021

-24%
Decrease From
Jul 2021

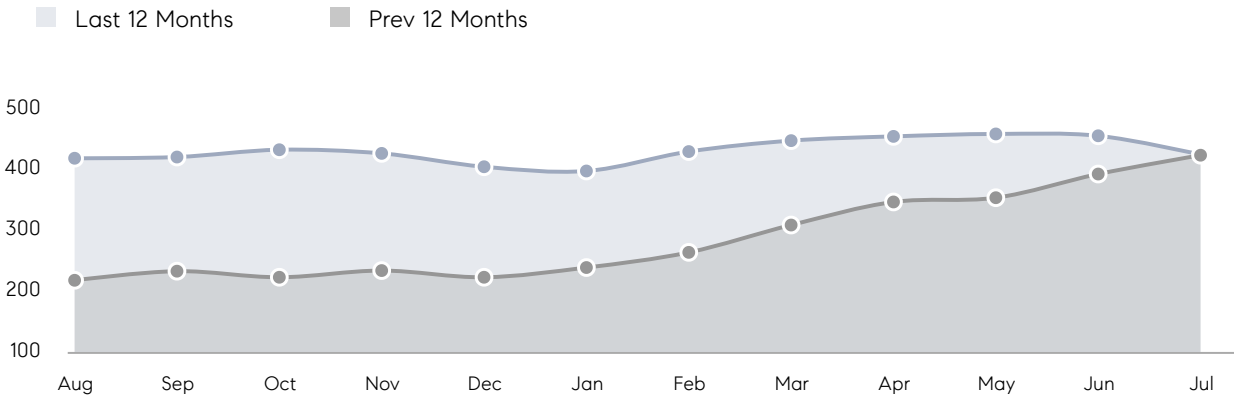
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	75	70	7%
	% OF ASKING PRICE	95%	95%	
	AVERAGE SOLD PRICE	\$431,827	\$465,002	-7.1%
	# OF CONTRACTS	56	67	-16.4%
	NEW LISTINGS	24	114	-79%
Houses	AVERAGE DOM	81	37	119%
	% OF ASKING PRICE	91%	99%	
	AVERAGE SOLD PRICE	\$1,193,600	\$1,026,659	16%
	# OF CONTRACTS	6	9	-33%
	NEW LISTINGS	11	13	-15%
Condo/Co-op/TH	AVERAGE DOM	74	76	-3%
	% OF ASKING PRICE	96%	94%	
	AVERAGE SOLD PRICE	\$374,117	\$350,591	7%
	# OF CONTRACTS	50	58	-14%
	NEW LISTINGS	13	101	-87%

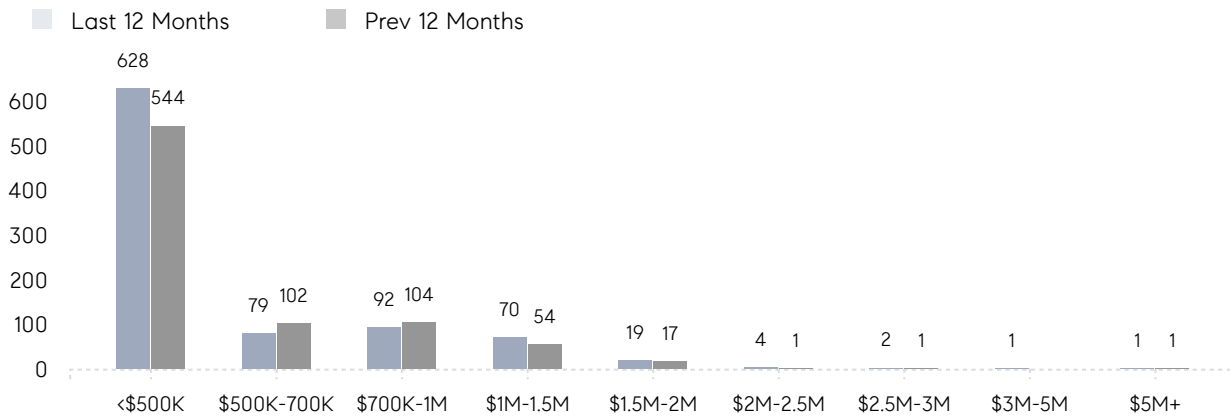
Fort Lee

JULY 2022

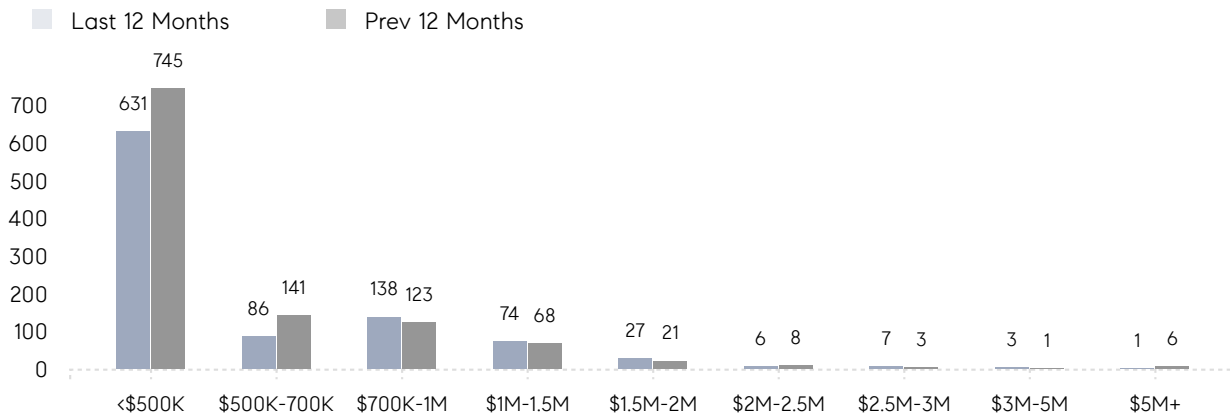
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Franklin Lakes Market Insights

Franklin Lakes

JULY 2022

UNDER CONTRACT

15	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
0%	-5%	-
Change From Jul 2021	Decrease From Jul 2021	Change From Jul 2021

UNITS SOLD

16	\$1.6M	\$1.4M
Total Properties	Average Price	Median Price
23%	7%	19%
Increase From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

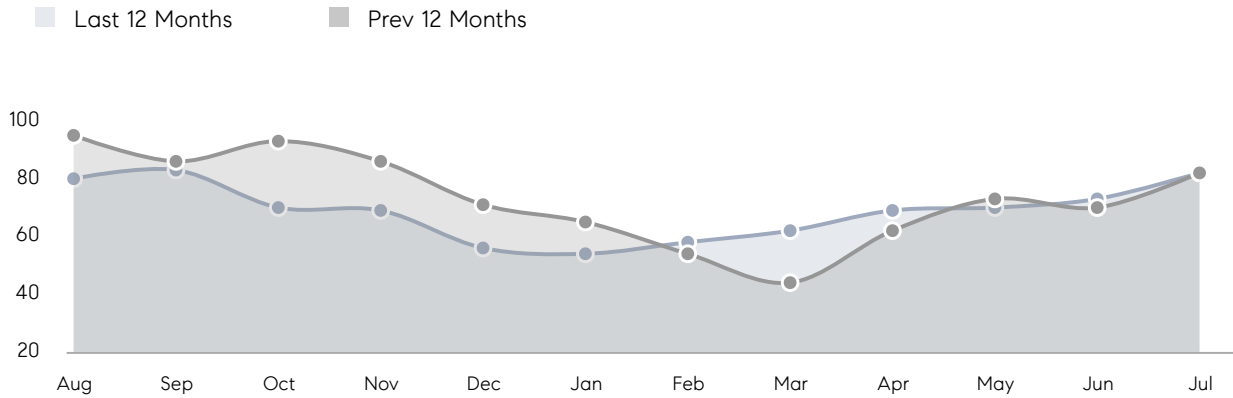
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	41	42	-2%
	% OF ASKING PRICE	103%	96%	
	AVERAGE SOLD PRICE	\$1,605,592	\$1,501,038	7.0%
	# OF CONTRACTS	15	15	0.0%
	NEW LISTINGS	27	30	-10%
Houses	AVERAGE DOM	47	44	7%
	% OF ASKING PRICE	102%	96%	
	AVERAGE SOLD PRICE	\$1,649,214	\$1,563,625	5%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	24	26	-8%
Condo/Co-op/TH	AVERAGE DOM	2	8	-75%
	% OF ASKING PRICE	116%	100%	
	AVERAGE SOLD PRICE	\$1,300,239	\$750,000	73%
	# OF CONTRACTS	5	1	400%
	NEW LISTINGS	3	4	-25%

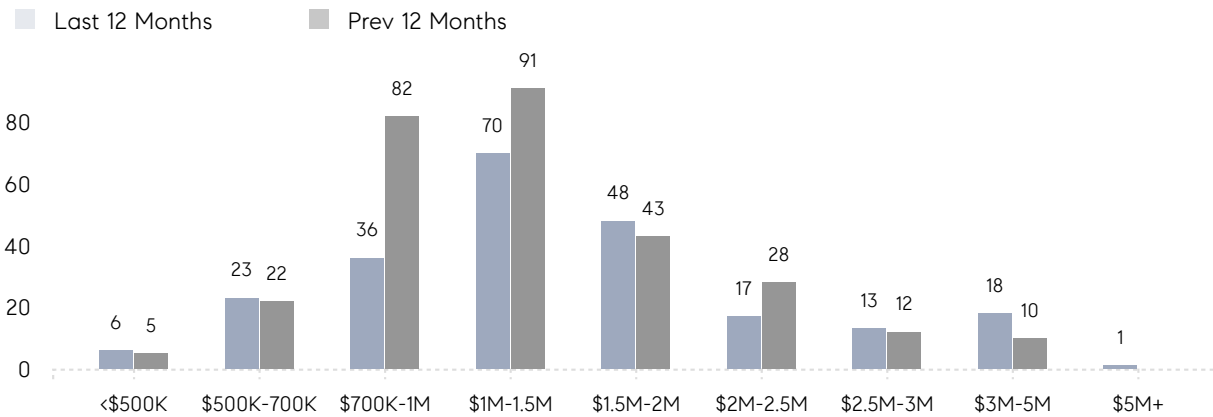
Franklin Lakes

JULY 2022

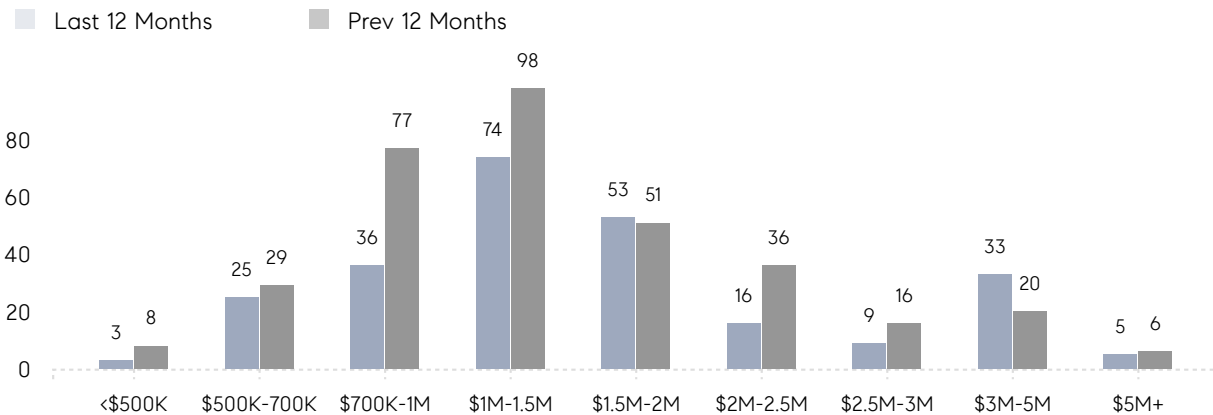
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Garfield City Market Insights

Garfield City

JULY 2022

UNDER CONTRACT

4	\$326K	\$334K
Total Properties	Average Price	Median Price
-80%	-18%	-16%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

8	\$433K	\$397K
Total Properties	Average Price	Median Price
-27%	2%	-1%
Decrease From Jul 2021	Increase From Jul 2021	Change From Jul 2021

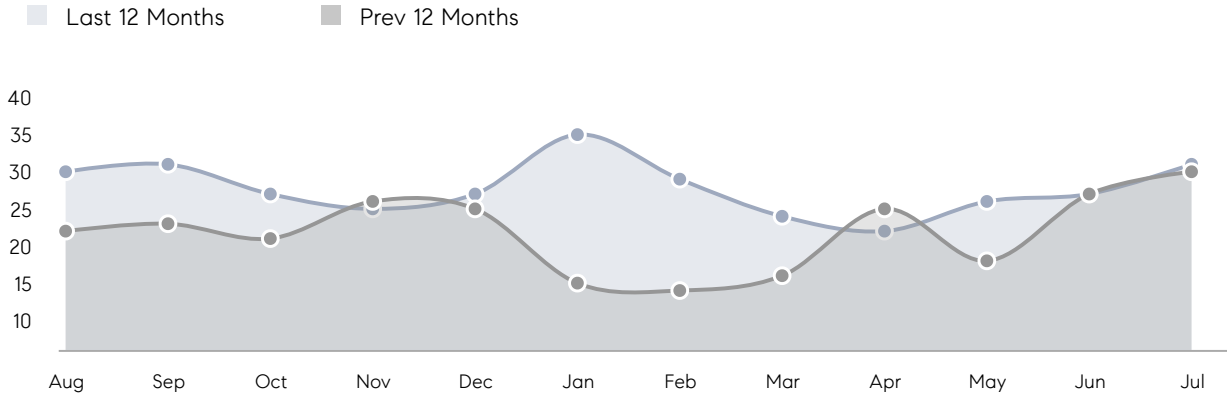
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	101	20	405%
	% OF ASKING PRICE	99%	106%	
	AVERAGE SOLD PRICE	\$433,125	\$425,545	1.8%
	# OF CONTRACTS	4	20	-80.0%
	NEW LISTINGS	11	18	-39%
Houses	AVERAGE DOM	190	22	764%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$489,333	\$442,000	11%
	# OF CONTRACTS	2	14	-86%
	NEW LISTINGS	11	11	0%
Condo/Co-op/TH	AVERAGE DOM	47	16	194%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$399,400	\$381,667	5%
	# OF CONTRACTS	2	6	-67%
	NEW LISTINGS	0	7	0%

Garfield City

JULY 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Garwood Market Insights

Garwood

JULY 2022

UNDER CONTRACT

1	\$575K	\$575K
Total Properties	Average Price	Median Price
-67%	13%	15%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

3	\$530K	\$460K
Total Properties	Average Price	Median Price
-57%	10%	-3%
Decrease From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

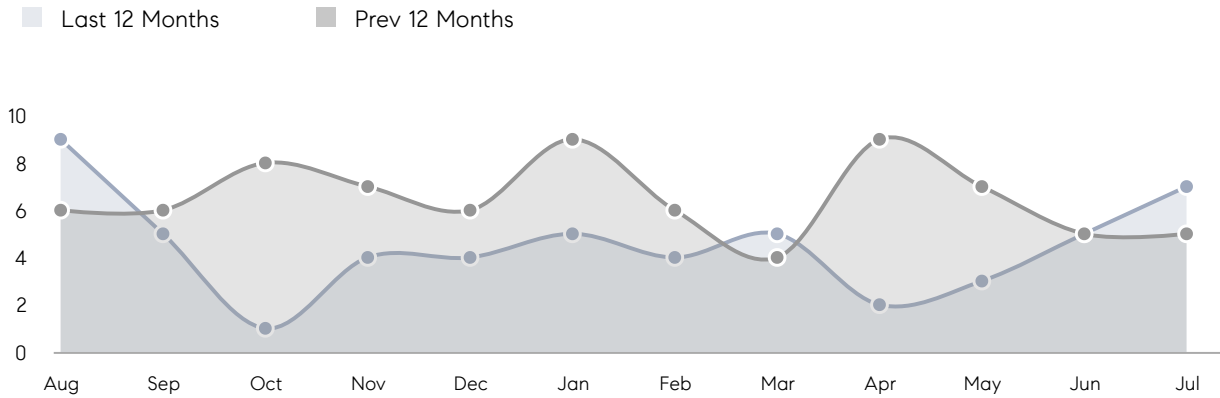
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	55	17	224%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$530,667	\$481,571	10.2%
	# OF CONTRACTS	1	3	-66.7%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	55	17	224%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$530,667	\$481,571	10%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

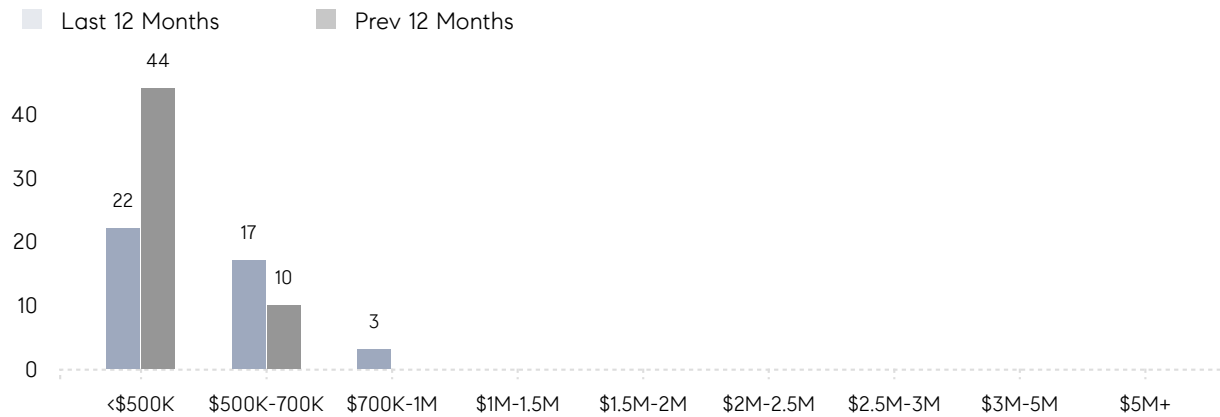
Garwood

JULY 2022

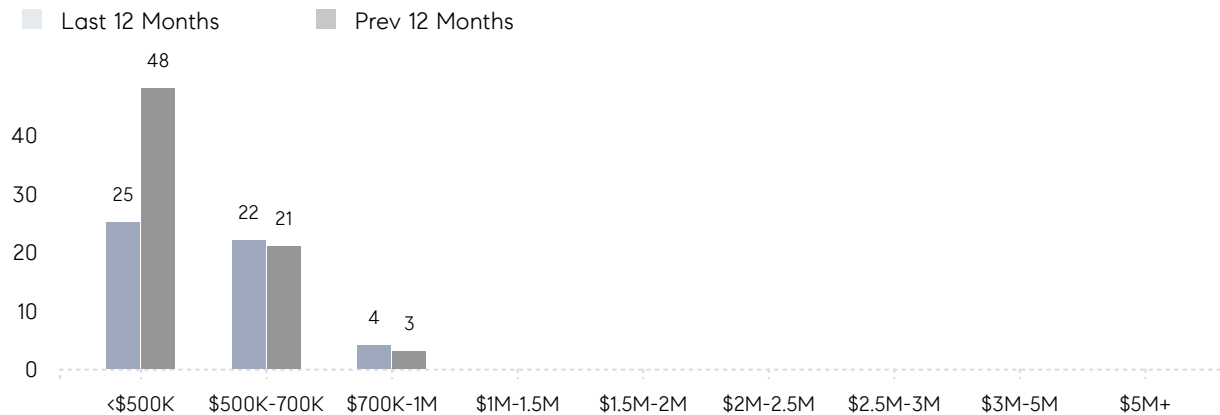
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Glen Ridge Market Insights

Glen Ridge

JULY 2022

UNDER CONTRACT

15	\$714K	\$579K
Total Properties	Average Price	Median Price
-37%	19%	9%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

20	\$990K	\$962K
Total Properties	Average Price	Median Price
-9%	-9%	4%
Decrease From Jul 2021	Decrease From Jul 2021	Increase From Jul 2021

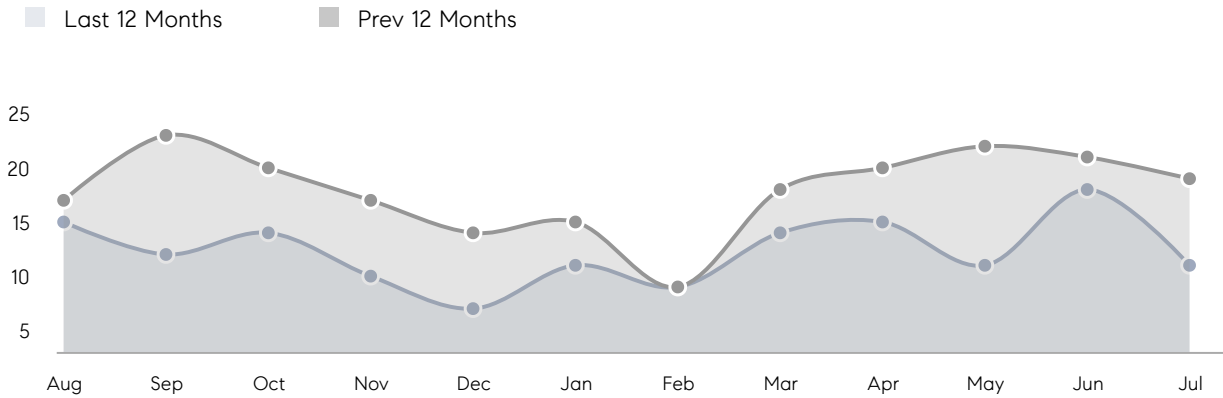
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	13	14	-7%
	% OF ASKING PRICE	130%	122%	
	AVERAGE SOLD PRICE	\$990,535	\$1,093,136	-9.4%
	# OF CONTRACTS	15	24	-37.5%
	NEW LISTINGS	8	22	-64%
Houses	AVERAGE DOM	13	14	-7%
	% OF ASKING PRICE	132%	122%	
	AVERAGE SOLD PRICE	\$1,045,039	\$1,093,136	-4%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	5	17	-71%
Condo/Co-op/TH	AVERAGE DOM	13	-	-
	% OF ASKING PRICE	118%	-	
	AVERAGE SOLD PRICE	\$500,000	-	-
	# OF CONTRACTS	6	11	-45%
	NEW LISTINGS	3	5	-40%

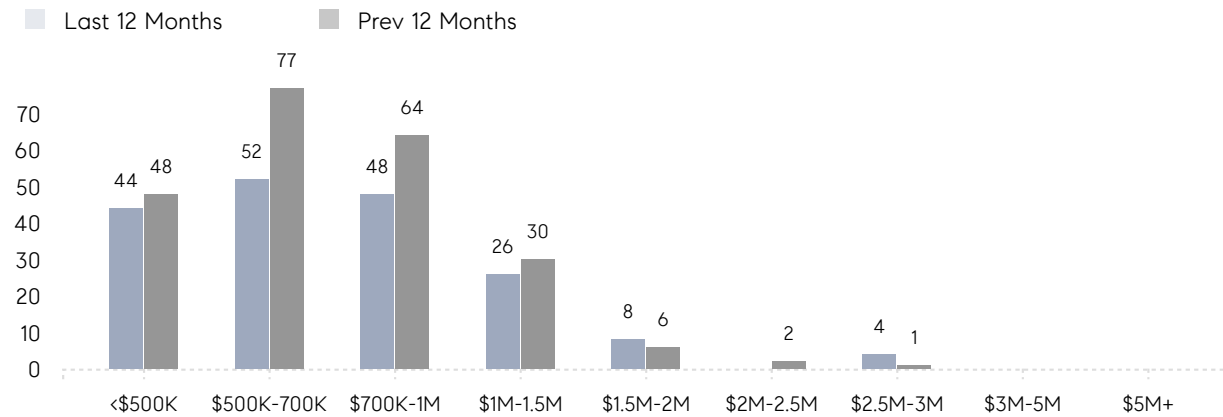
Glen Ridge

JULY 2022

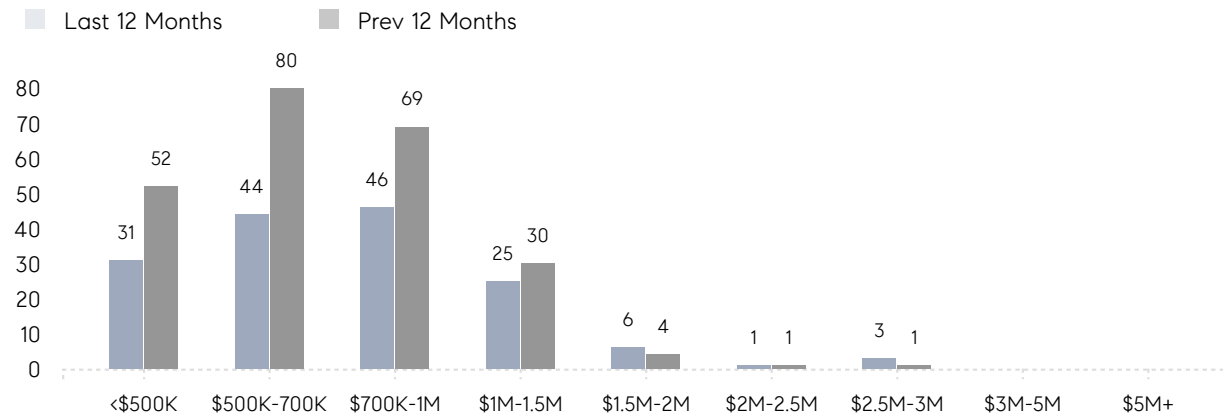
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Glen Rock Market Insights

Glen Rock

JULY 2022

UNDER CONTRACT

23
Total
Properties

\$854K
Average
Price

\$815K
Median
Price

-23%
Decrease From
Jul 2021

8%
Increase From
Jul 2021

9%
Increase From
Jul 2021

UNITS SOLD

16
Total
Properties

\$1.0M
Average
Price

\$943K
Median
Price

-52%
Decrease From
Jul 2021

25%
Increase From
Jul 2021

24%
Increase From
Jul 2021

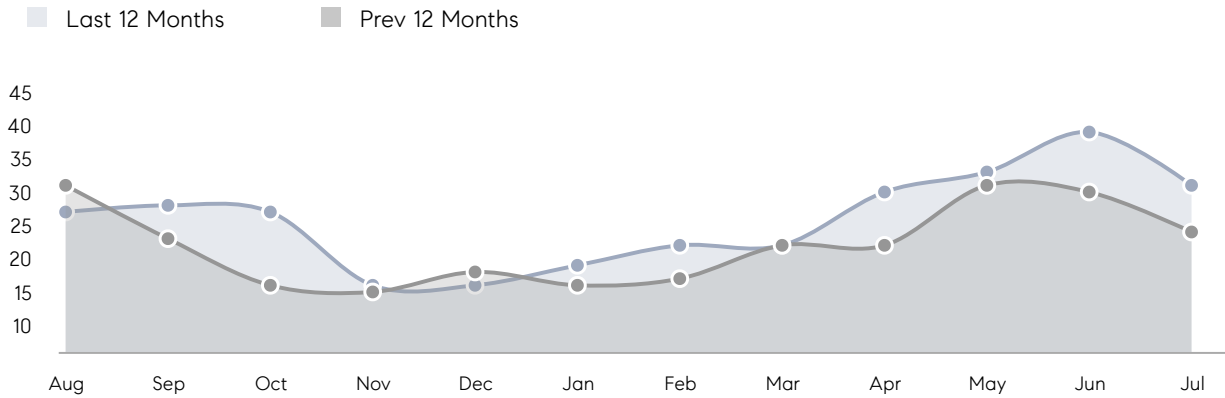
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	25	19	32%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$1,089,240	\$871,340	25.0%
	# OF CONTRACTS	23	30	-23.3%
	NEW LISTINGS	13	27	-52%
Houses	AVERAGE DOM	25	20	25%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$1,089,240	\$901,732	21%
	# OF CONTRACTS	18	28	-36%
	NEW LISTINGS	13	24	-46%
Condo/Co-op/TH	AVERAGE DOM	-	12	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$651,000	-
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	0	3	0%

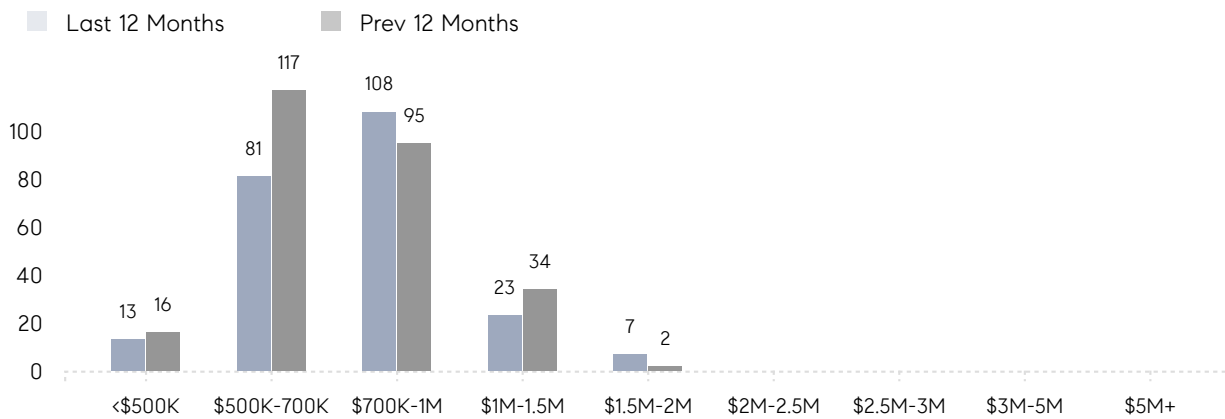
Glen Rock

JULY 2022

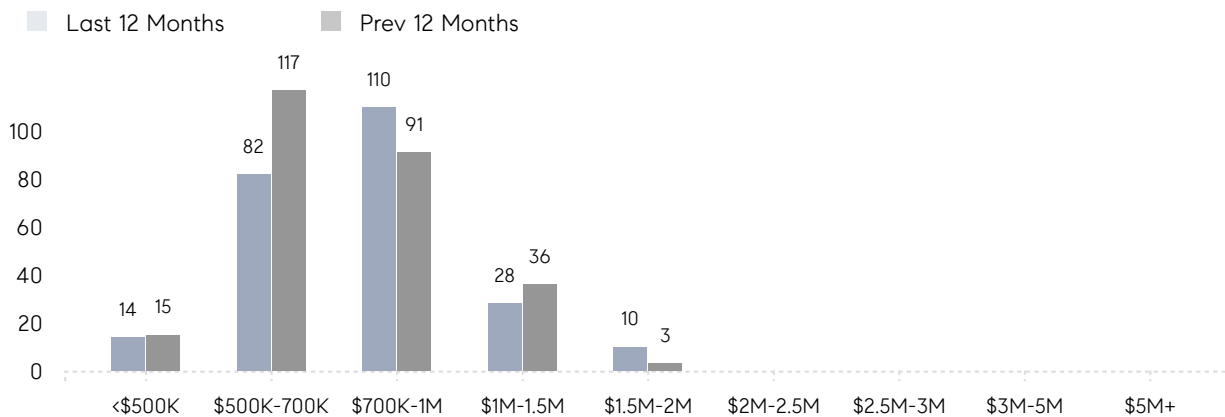
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Green Brook Market Insights

Green Brook

JULY 2022

UNDER CONTRACT

11
Total
Properties

\$597K
Average
Price

\$599K
Median
Price

38%
Increase From
Jul 2021

15%
Increase From
Jul 2021

37%
Increase From
Jul 2021

UNITS SOLD

3
Total
Properties

\$743K
Average
Price

\$900K
Median
Price

-70%
Decrease From
Jul 2021

16%
Increase From
Jul 2021

90%
Increase From
Jul 2021

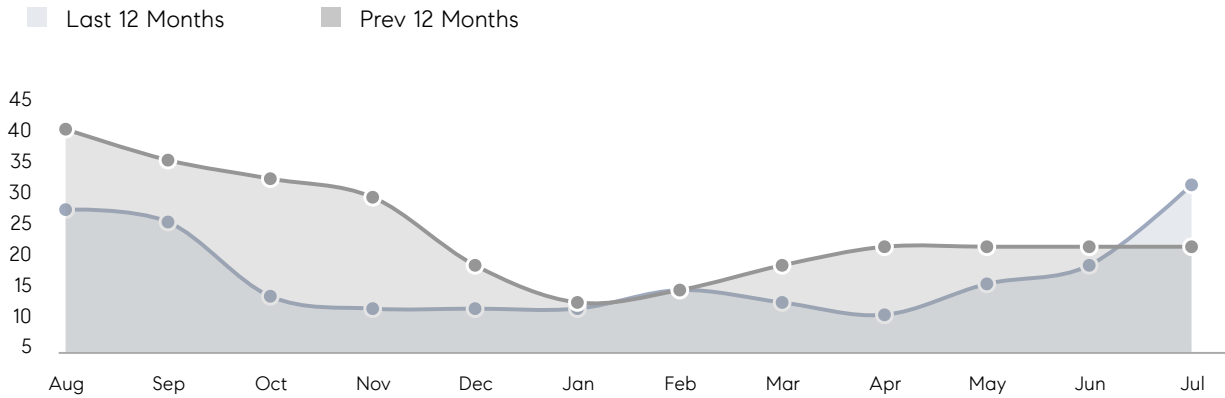
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	57	24	138%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$743,333	\$638,900	16.3%
	# OF CONTRACTS	11	8	37.5%
	NEW LISTINGS	24	12	100%
Houses	AVERAGE DOM	57	13	338%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$743,333	\$698,857	6%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	21	9	133%
Condo/Co-op/TH	AVERAGE DOM	-	51	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$499,000	-
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	3	3	0%

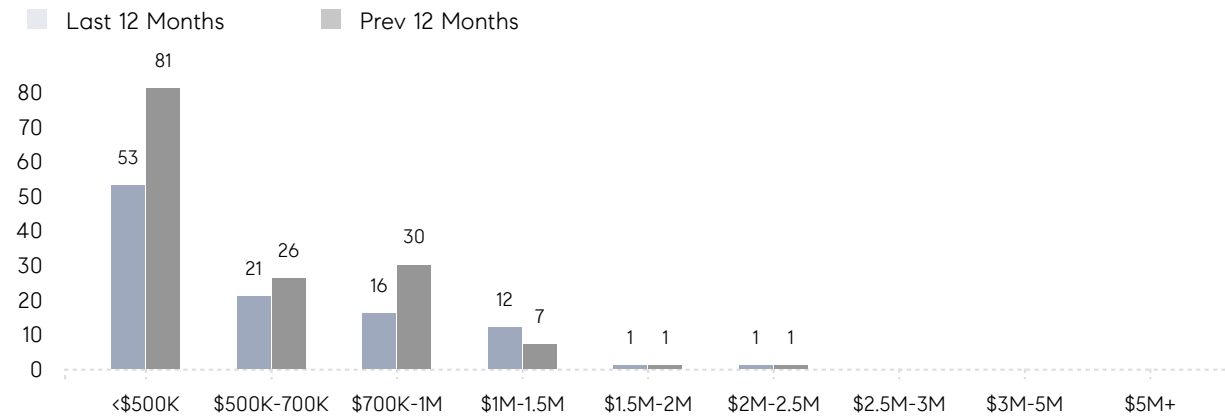
Green Brook

JULY 2022

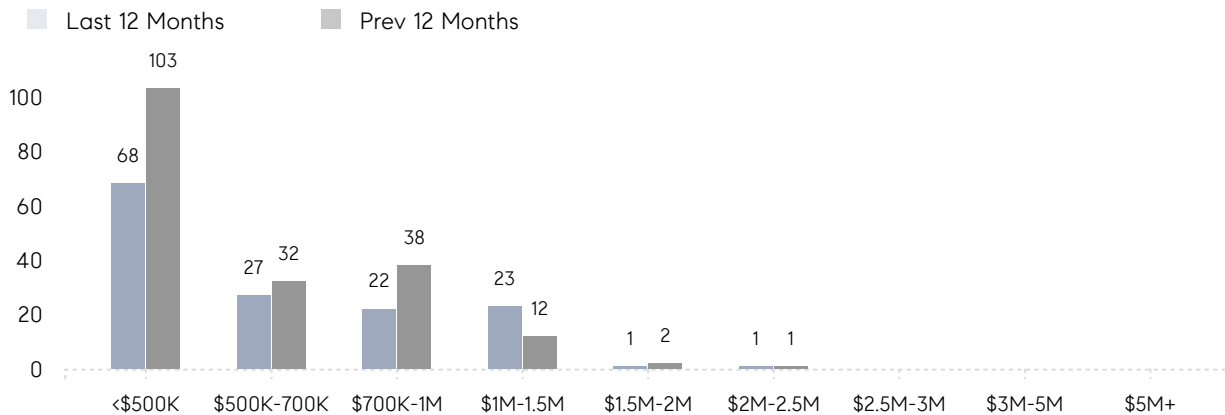
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Guttenberg Market Insights

Guttenberg

JULY 2022

UNDER CONTRACT

8
Total
Properties

\$404K
Average
Price

\$345K
Median
Price

-27%
Decrease From
Jul 2021

-14%
Decrease From
Jul 2021

5%
Increase From
Jul 2021

UNITS SOLD

4
Total
Properties

\$347K
Average
Price

\$305K
Median
Price

-80%
Decrease From
Jul 2021

-14%
Decrease From
Jul 2021

-12%
Decrease From
Jul 2021

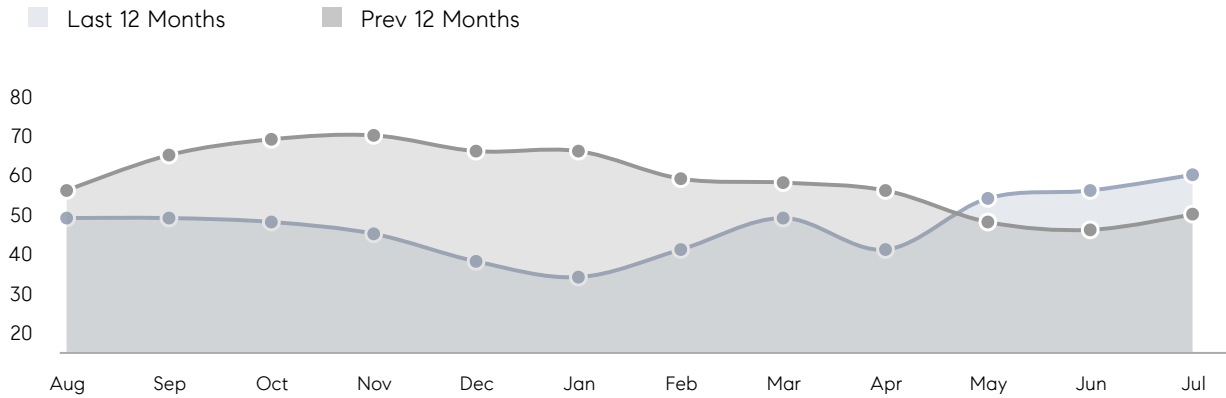
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	91	44	107%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$347,667	\$402,300	-13.6%
	# OF CONTRACTS	8	11	-27.3%
	NEW LISTINGS	21	22	-5%
Houses	AVERAGE DOM	-	32	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$369,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	1	0%
Condo/Co-op/TH	AVERAGE DOM	91	45	102%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$347,667	\$404,053	-14%
	# OF CONTRACTS	8	11	-27%
	NEW LISTINGS	20	21	-5%

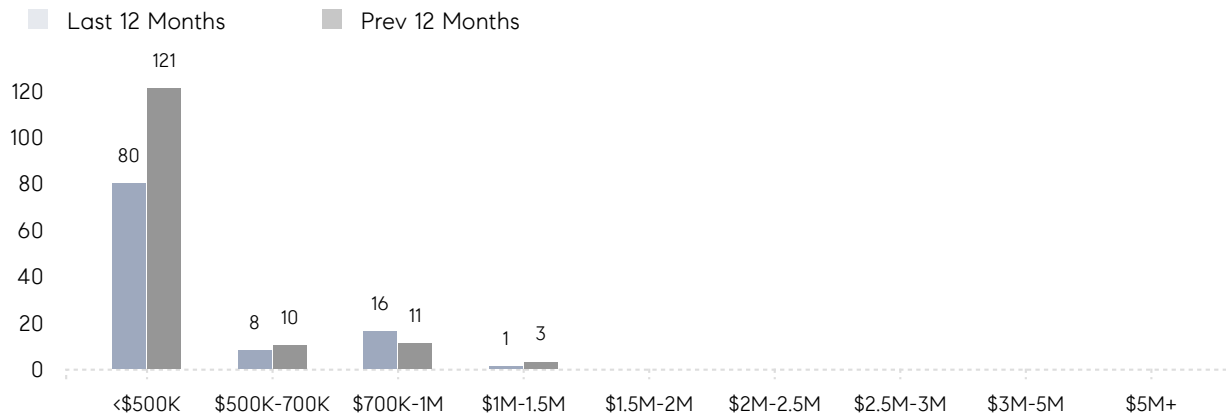
Guttenberg

JULY 2022

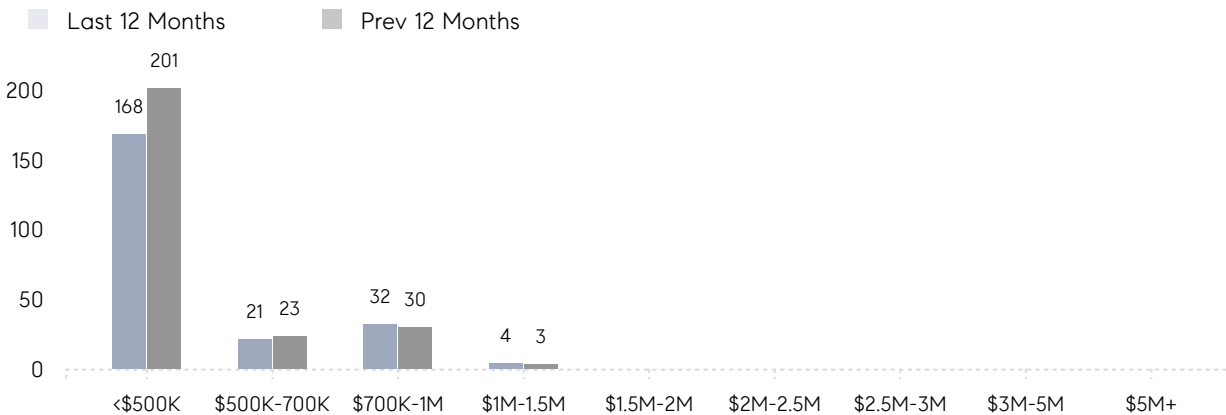
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Hackensack Market Insights

Hackensack

JULY 2022

UNDER CONTRACT

37
Total
Properties

\$373K
Average
Price

\$329K
Median
Price

-18%
Decrease From
Jul 2021

22%
Increase From
Jul 2021

20%
Increase From
Jul 2021

UNITS SOLD

32
Total
Properties

\$351K
Average
Price

\$315K
Median
Price

-16%
Decrease From
Jul 2021

21%
Increase From
Jul 2021

26%
Increase From
Jul 2021

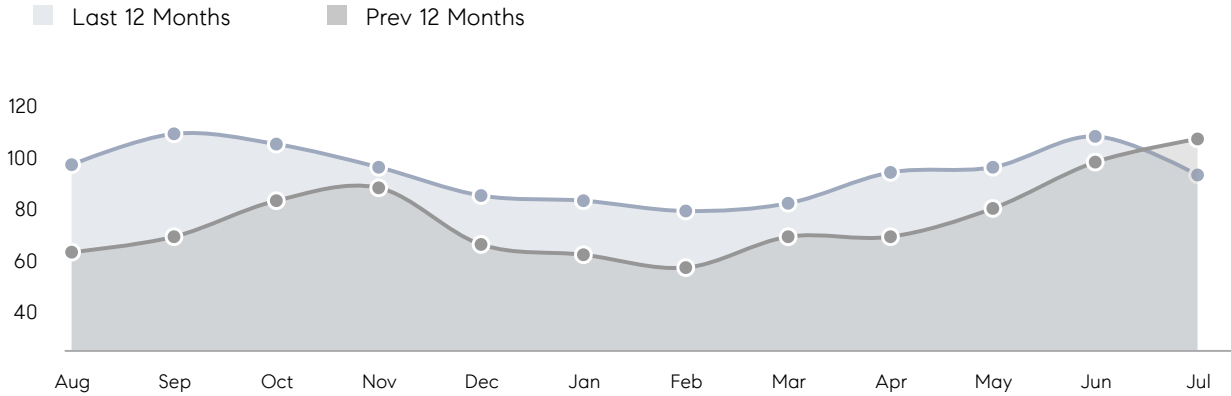
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	25	37	-32%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$351,141	\$289,631	21.2%
	# OF CONTRACTS	37	45	-17.8%
	NEW LISTINGS	20	52	-62%
Houses	AVERAGE DOM	22	27	-19%
	% OF ASKING PRICE	107%	101%	
	AVERAGE SOLD PRICE	\$532,773	\$462,667	15%
	# OF CONTRACTS	15	13	15%
	NEW LISTINGS	13	23	-43%
Condo/Co-op/TH	AVERAGE DOM	27	41	-34%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$256,000	\$235,930	9%
	# OF CONTRACTS	22	32	-31%
	NEW LISTINGS	7	29	-76%

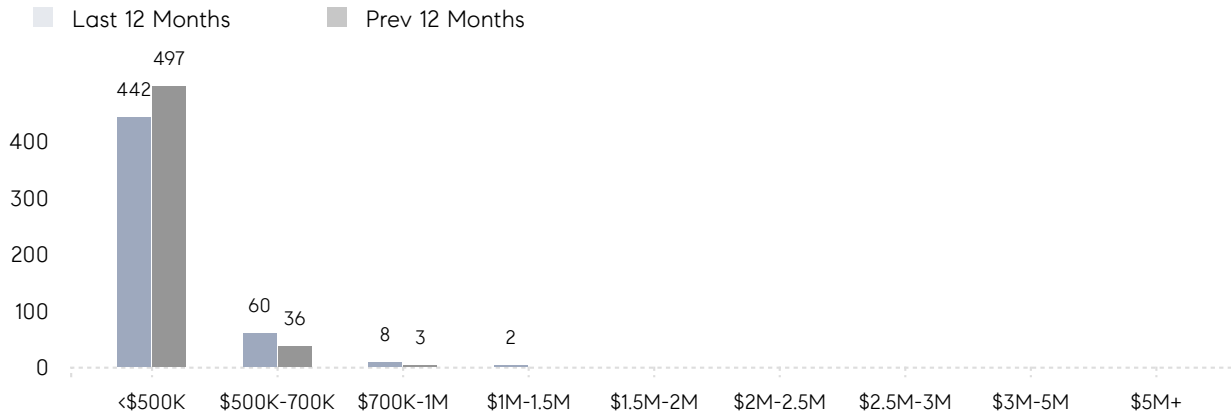
Hackensack

JULY 2022

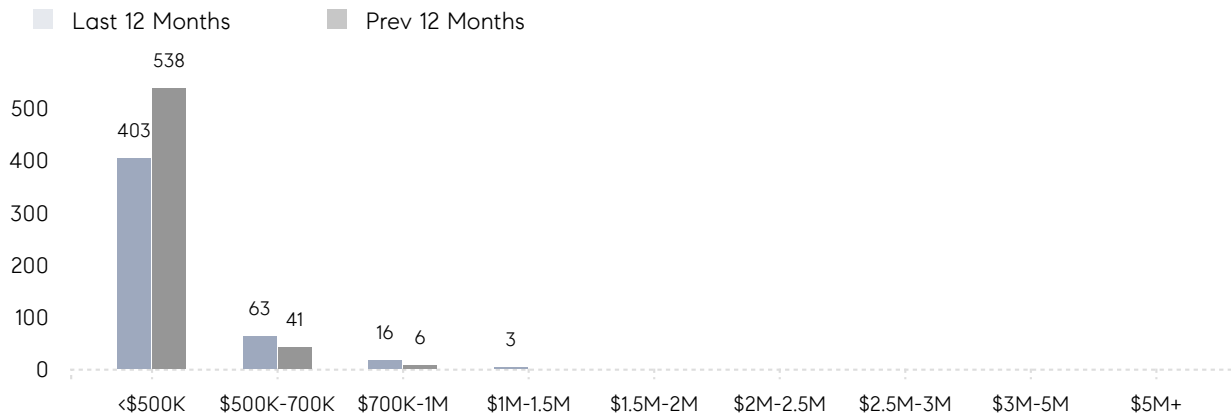
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Hanover Market Insights

Hanover

JULY 2022

UNDER CONTRACT

1
Total
Properties

\$625K
Average
Price

\$625K
Median
Price

-50%
Decrease From
Jul 2021

9%
Increase From
Jul 2021

9%
Increase From
Jul 2021

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Jul 2021

–
Change From
Jul 2021

–
Change From
Jul 2021

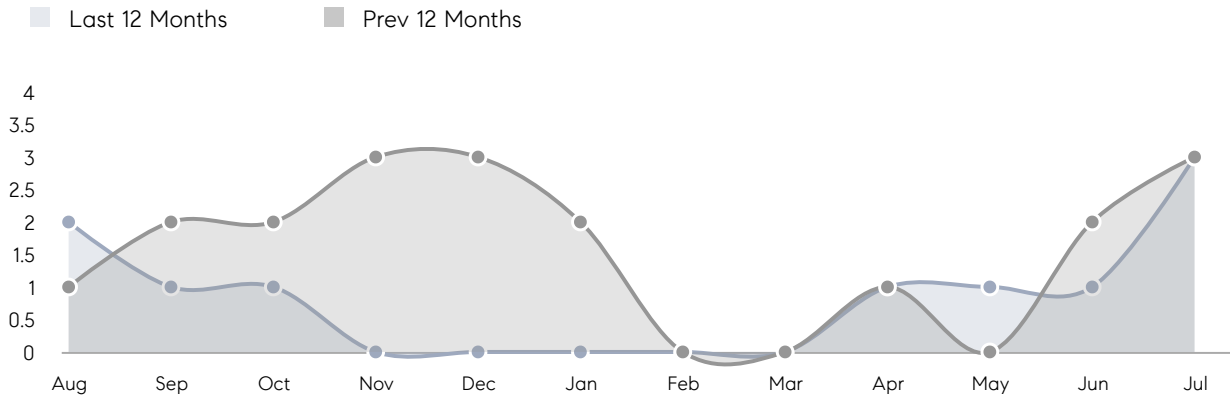
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	-
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	2	-50.0%
	NEW LISTINGS	3	5	-40%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	-
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	-
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

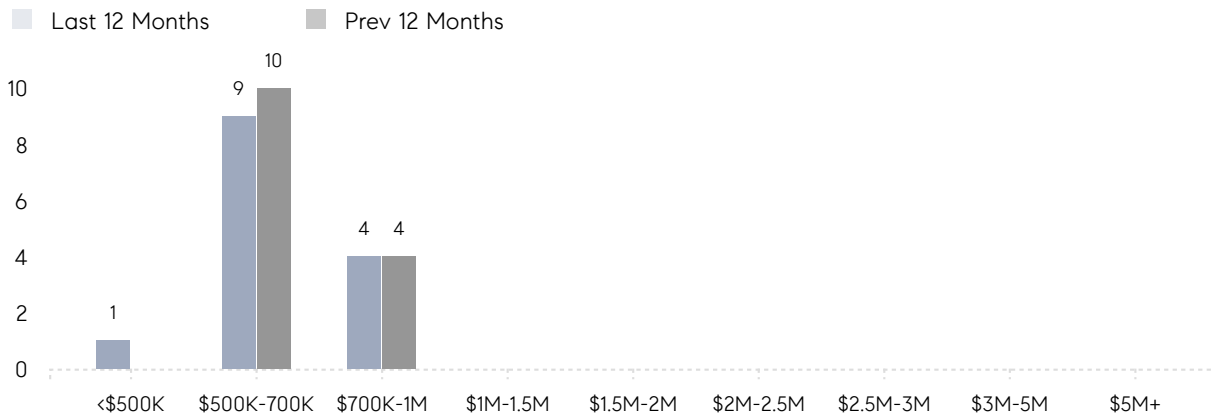
Hanover

JULY 2022

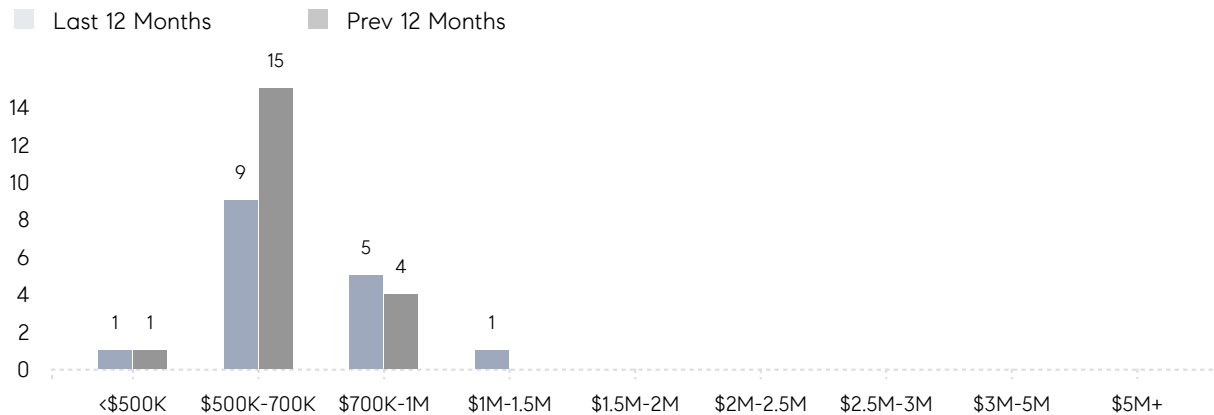
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Harding Market Insights

Harding

JULY 2022

UNDER CONTRACT

3	\$2.0M	\$1.9M
Total Properties	Average Price	Median Price
-40%	80%	64%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

8	\$2.0M	\$1.7M
Total Properties	Average Price	Median Price
14%	5%	-30%
Increase From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

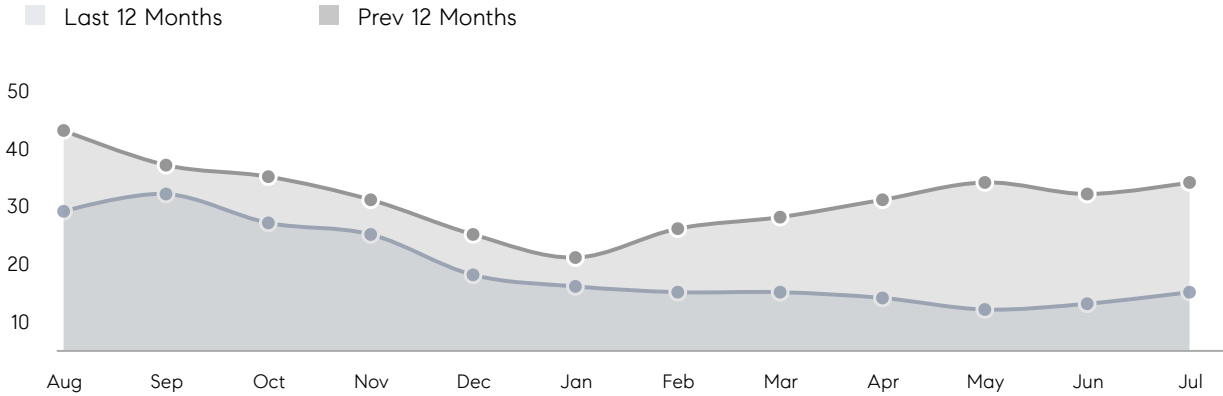
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	41	17	141%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$2,056,125	\$1,950,857	5.4%
	# OF CONTRACTS	3	5	-40.0%
	NEW LISTINGS	5	13	-62%
Houses	AVERAGE DOM	41	18	128%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$2,056,125	\$2,179,167	-6%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	4	11	-64%
Condo/Co-op/TH	AVERAGE DOM	-	12	-
	% OF ASKING PRICE	-	111%	
	AVERAGE SOLD PRICE	-	\$581,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	2	-50%

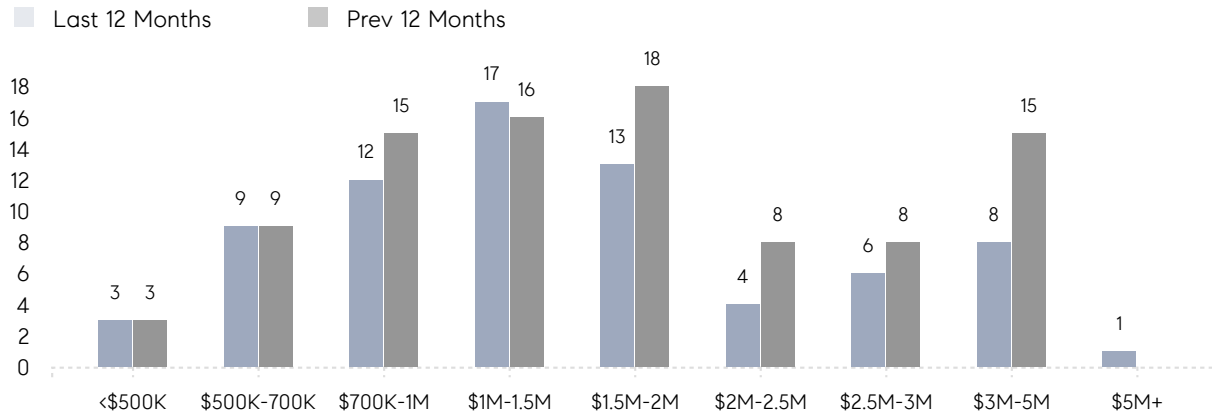
Harding

JULY 2022

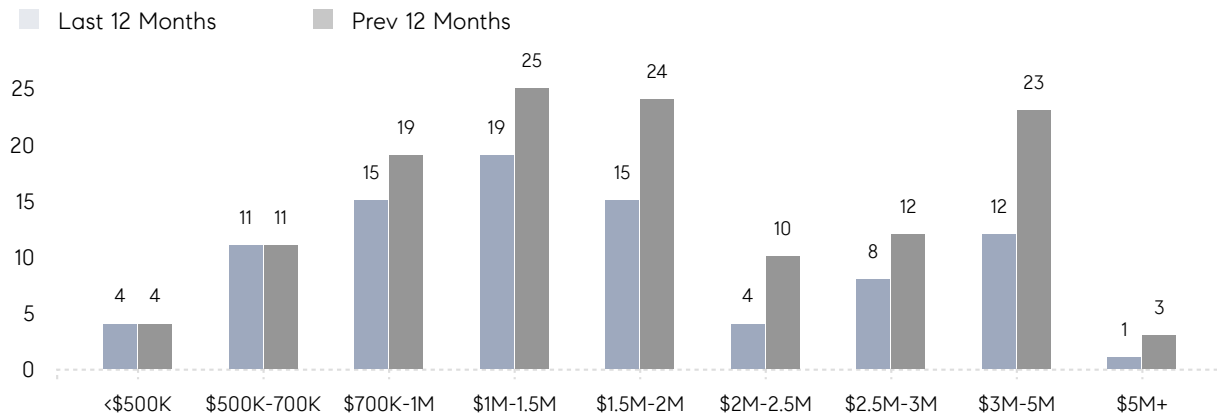
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Harrington Park Market Insights

Harrington Park

JULY 2022

UNDER CONTRACT

1	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-87%	60%	69%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

6	\$766K	\$740K
Total Properties	Average Price	Median Price
-54%	0%	3%
Decrease From Jul 2021	Change From Jul 2021	Increase From Jul 2021

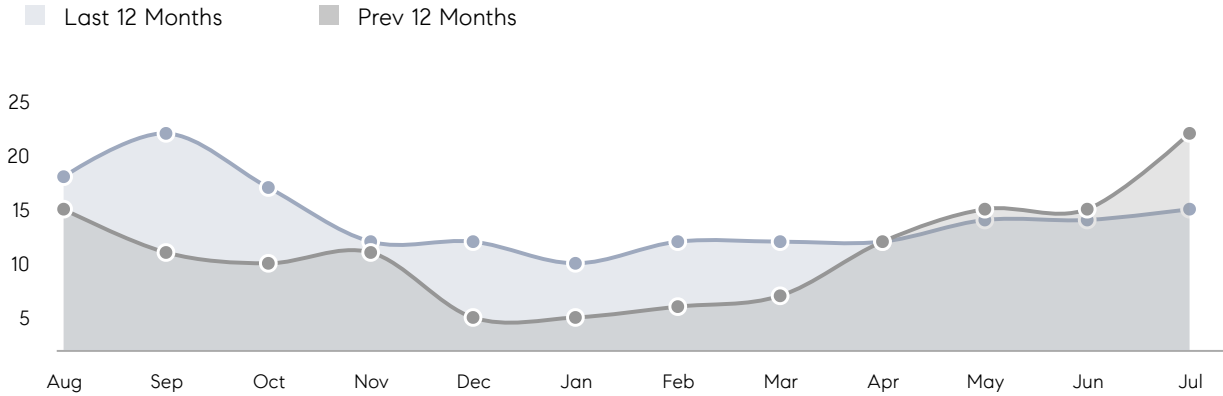
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$766,250	\$769,077	-0.4%
	# OF CONTRACTS	1	8	-87.5%
	NEW LISTINGS	2	15	-87%
Houses	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$766,250	\$769,077	0%
	# OF CONTRACTS	1	8	-87%
	NEW LISTINGS	2	15	-87%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

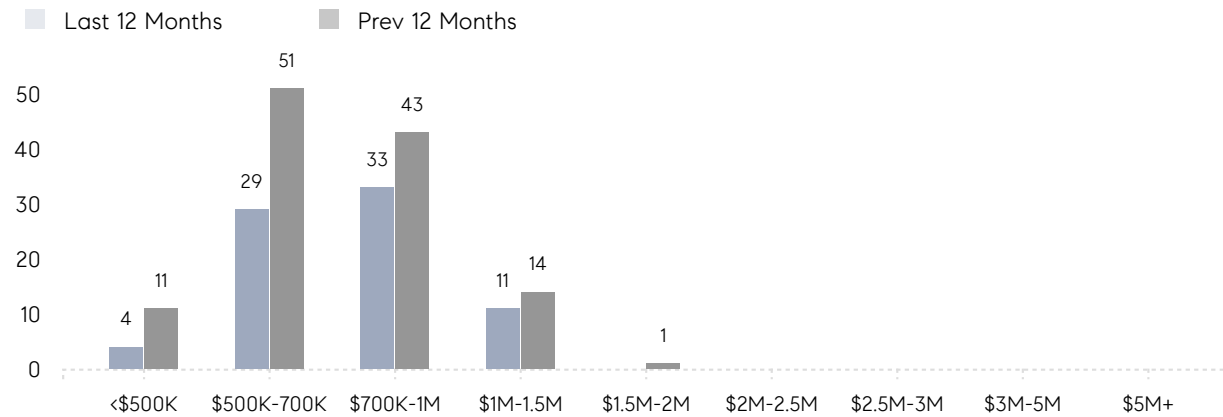
Harrington Park

JULY 2022

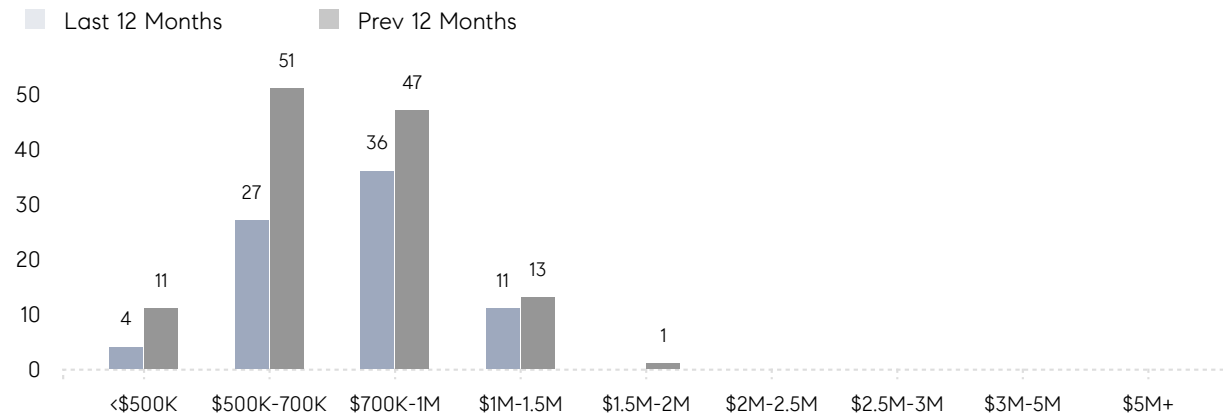
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Harrison Market Insights

Harrison

JULY 2022

UNDER CONTRACT

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

UNITS SOLD

2	\$400K	\$400K
Total Properties	Average Price	Median Price
0%	7%	7%
Change From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

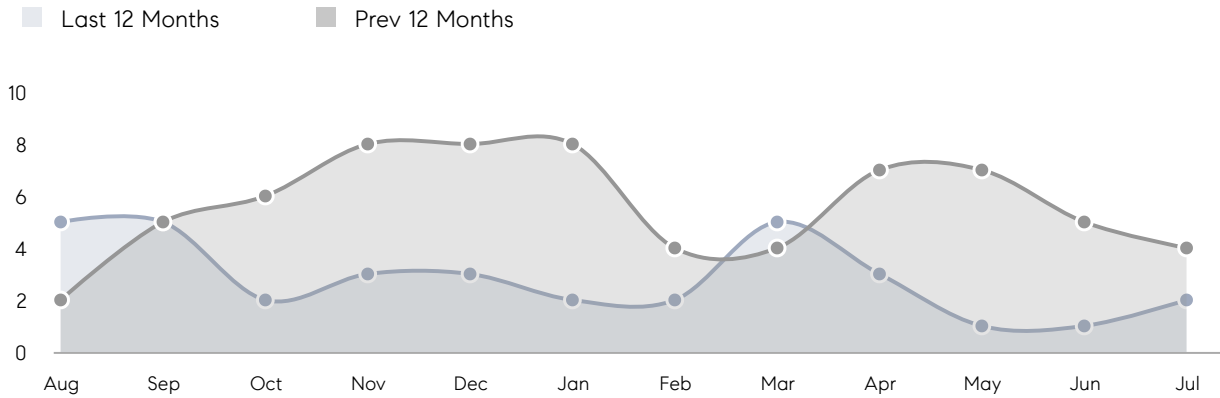
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	74	21	252%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$400,000	\$375,000	6.7%
	# OF CONTRACTS	0	1	0.0%
	NEW LISTINGS	1	1	0%
Houses	AVERAGE DOM	-	8	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$399,999	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	74	34	118%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$400,000	\$350,000	14%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	1	0%

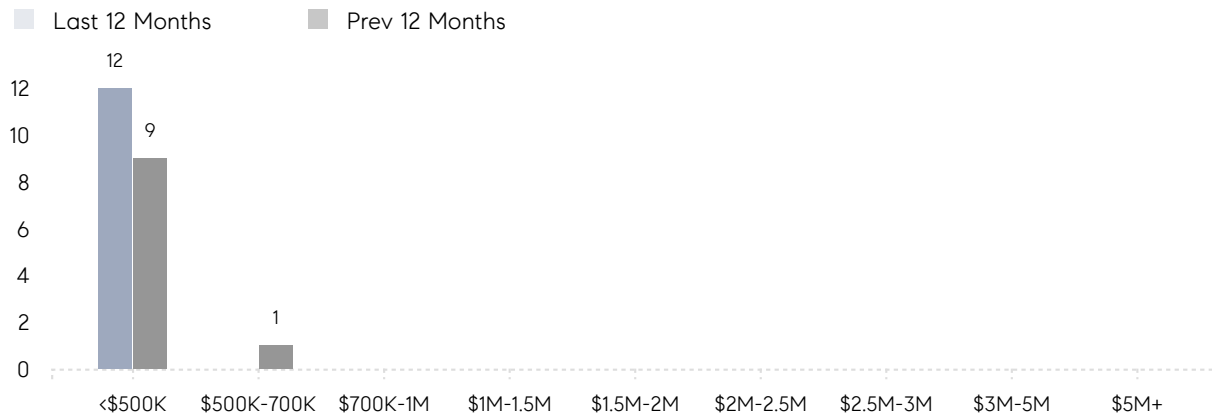
Harrison

JULY 2022

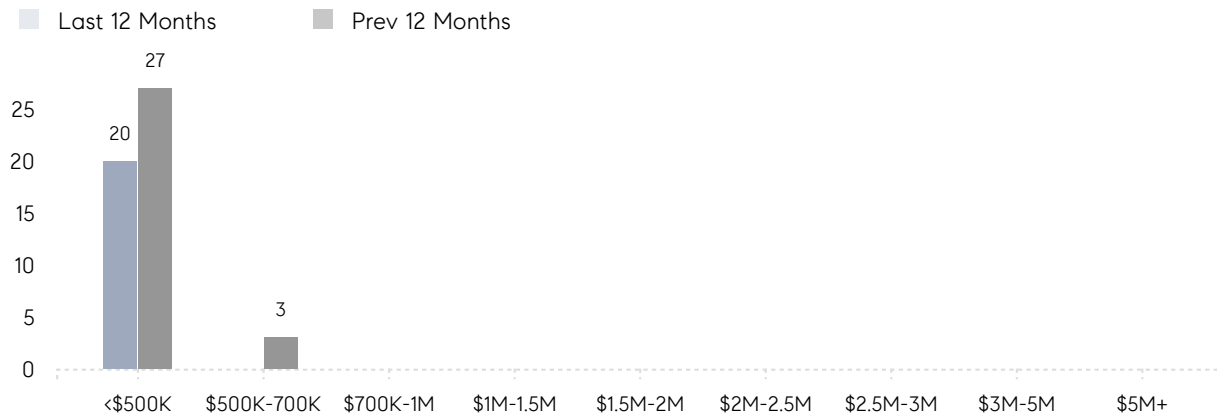
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Hasbrouck Heights Market Insights

Hasbrouck Heights

JULY 2022

UNDER CONTRACT

10
Total
Properties

\$648K
Average
Price

\$655K
Median
Price

-29%
Decrease From
Jul 2021

14%
Increase From
Jul 2021

27%
Increase From
Jul 2021

UNITS SOLD

16
Total
Properties

\$639K
Average
Price

\$625K
Median
Price

45%
Increase From
Jul 2021

16%
Increase From
Jul 2021

17%
Increase From
Jul 2021

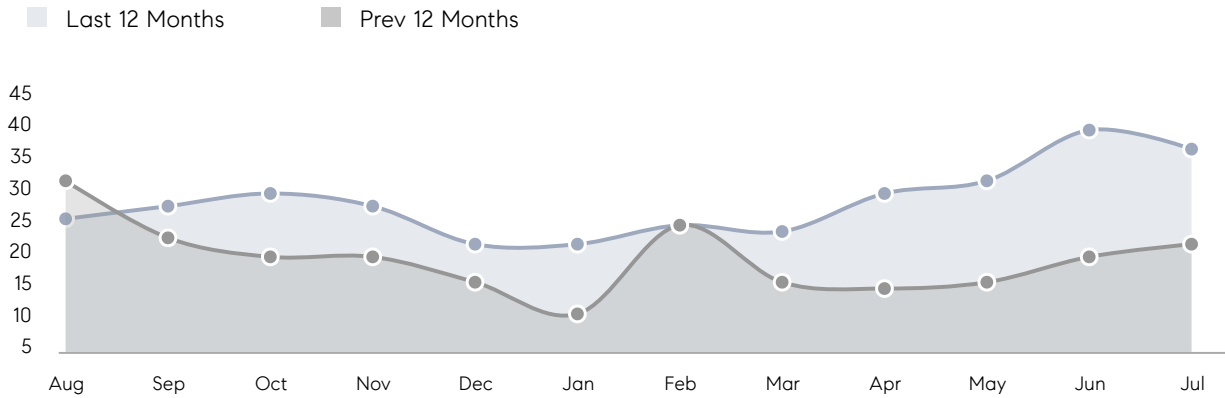
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	18	24	-25%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$639,300	\$553,136	15.6%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	10	15	-33%
Houses	AVERAGE DOM	18	24	-25%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$639,300	\$553,136	16%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	10	15	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

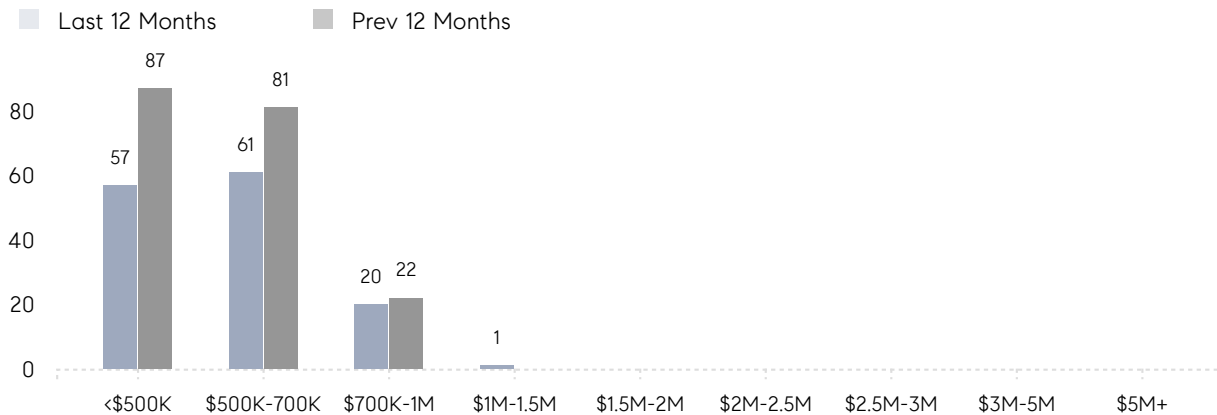
Hasbrouck Heights

JULY 2022

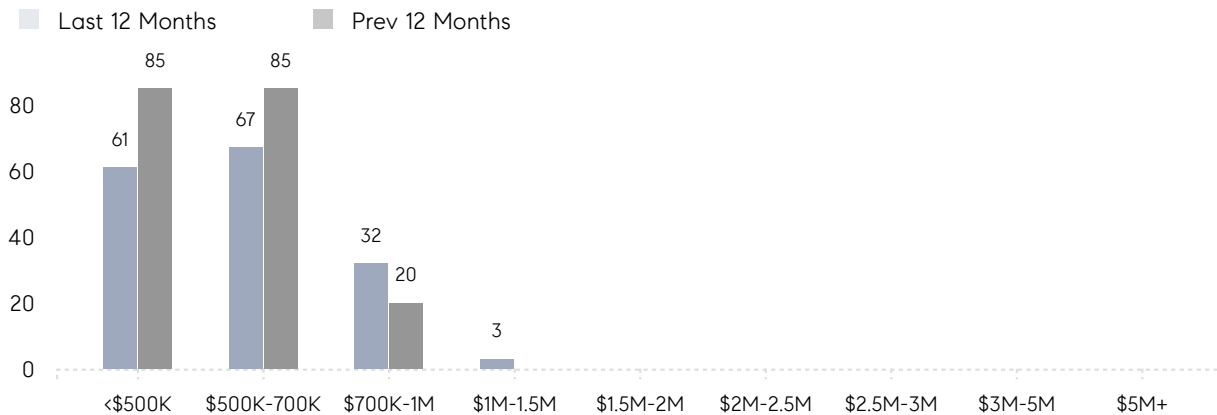
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Haworth Market Insights

Haworth

JULY 2022

UNDER CONTRACT

5	\$1.1M	\$989K
Total Properties	Average Price	Median Price
-44%	10%	10%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

11	\$1.1M	\$999K
Total Properties	Average Price	Median Price
38%	22%	23%
Increase From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

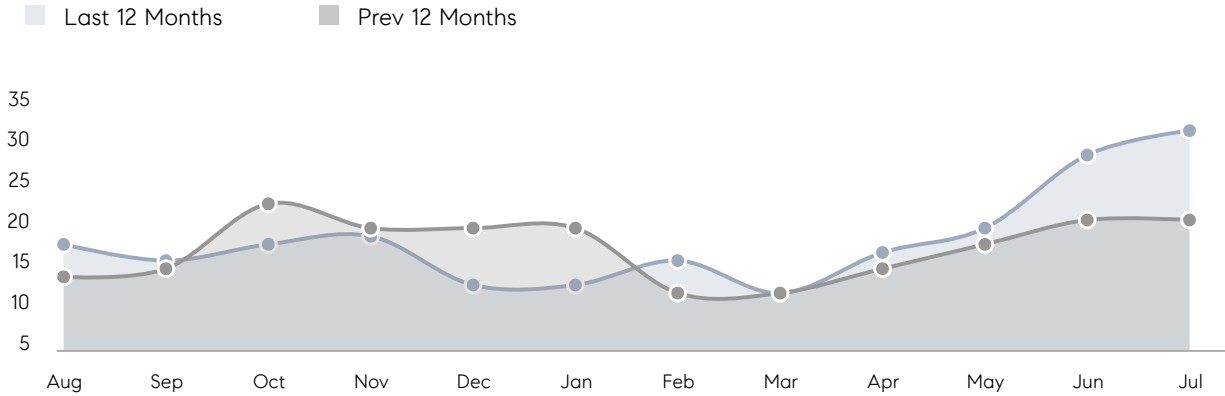
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	14	65	-78%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$1,126,853	\$921,531	22.3%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	9	10	-10%
Houses	AVERAGE DOM	14	65	-78%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$1,126,853	\$921,531	22%
	# OF CONTRACTS	5	9	-44%
	NEW LISTINGS	9	10	-10%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

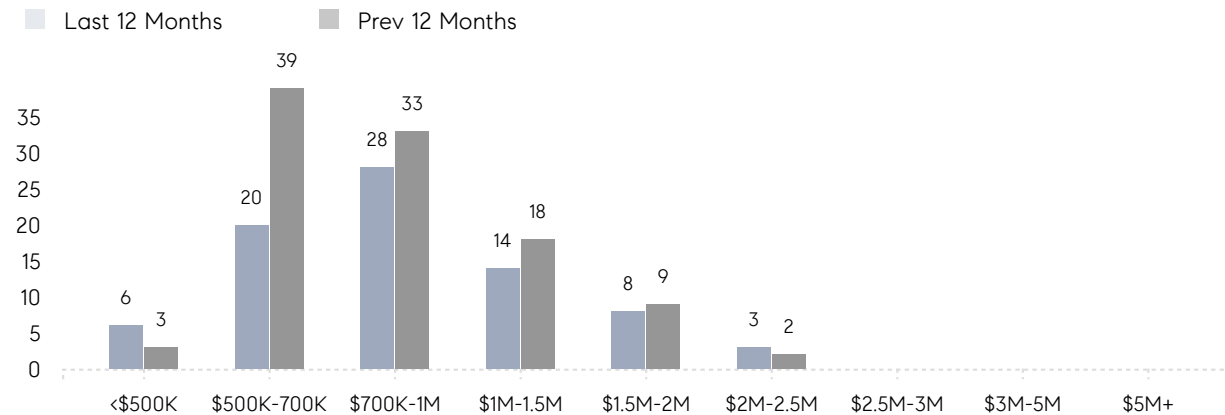
Haworth

JULY 2022

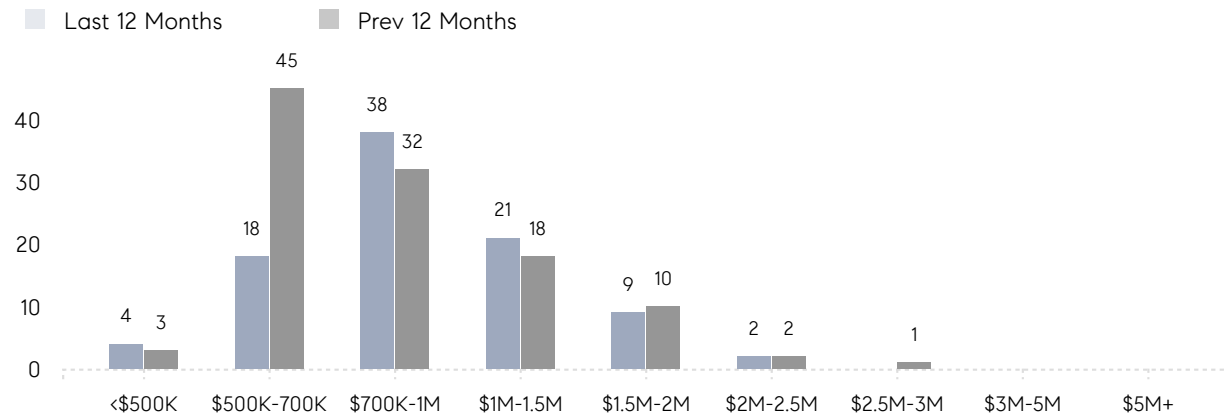
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Hillsborough Market Insights

Hillsborough

JULY 2022

UNDER CONTRACT

55
Total
Properties

\$515K
Average
Price

\$509K
Median
Price

-18%
Decrease From
Jul 2021

4%
Increase From
Jul 2021

7%
Increase From
Jul 2021

UNITS SOLD

52
Total
Properties

\$535K
Average
Price

\$435K
Median
Price

-19%
Decrease From
Jul 2021

10%
Increase From
Jul 2021

-2%
Decrease From
Jul 2021

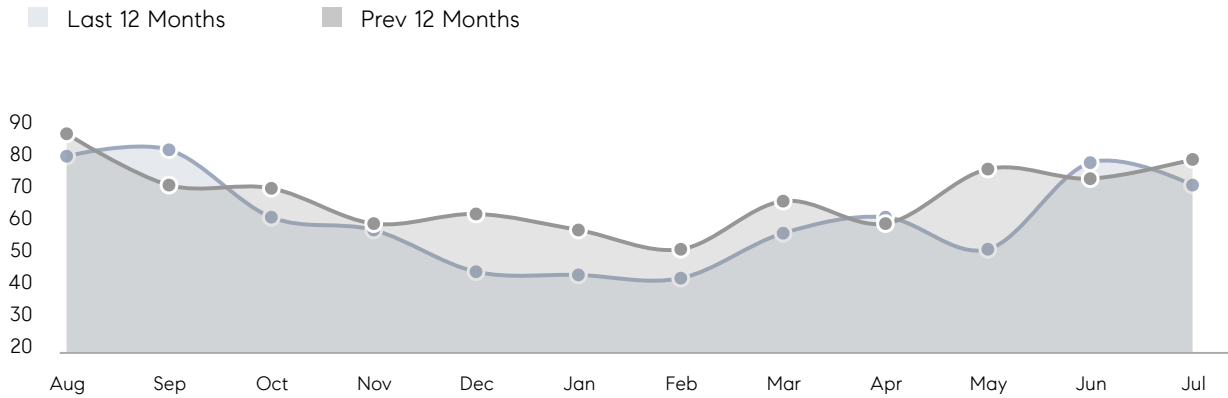
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	22	26	-15%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$535,207	\$484,807	10.4%
	# OF CONTRACTS	55	67	-17.9%
	NEW LISTINGS	49	80	-39%
Houses	AVERAGE DOM	23	32	-28%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$727,455	\$655,570	11%
	# OF CONTRACTS	35	44	-20%
	NEW LISTINGS	27	51	-47%
Condo/Co-op/TH	AVERAGE DOM	20	21	-5%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$327,580	\$324,394	1%
	# OF CONTRACTS	20	23	-13%
	NEW LISTINGS	22	29	-24%

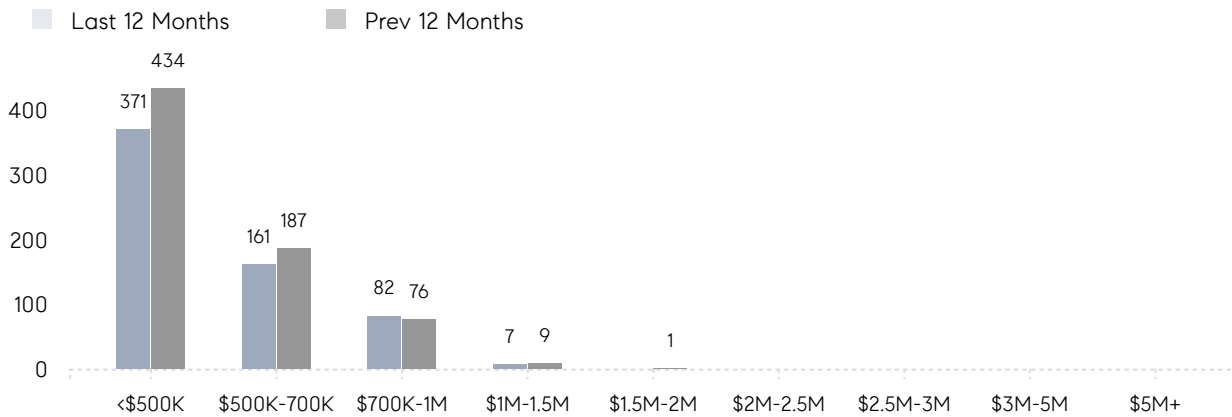
Hillsborough

JULY 2022

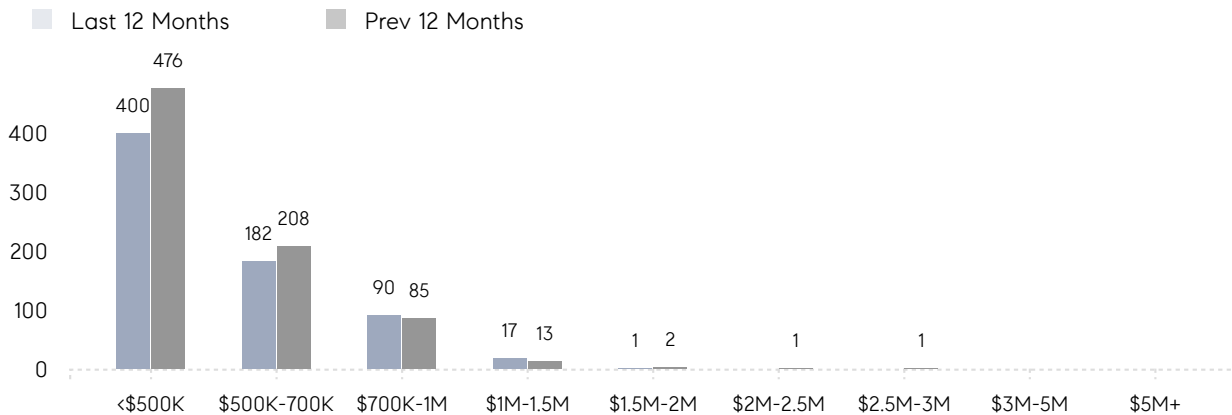
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Hillsdale Market Insights

Hillsdale

JULY 2022

UNDER CONTRACT

11	\$546K	\$539K
Total Properties	Average Price	Median Price
-27%	-3%	-6%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

9	\$744K	\$819K
Total Properties	Average Price	Median Price
-10%	13%	32%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

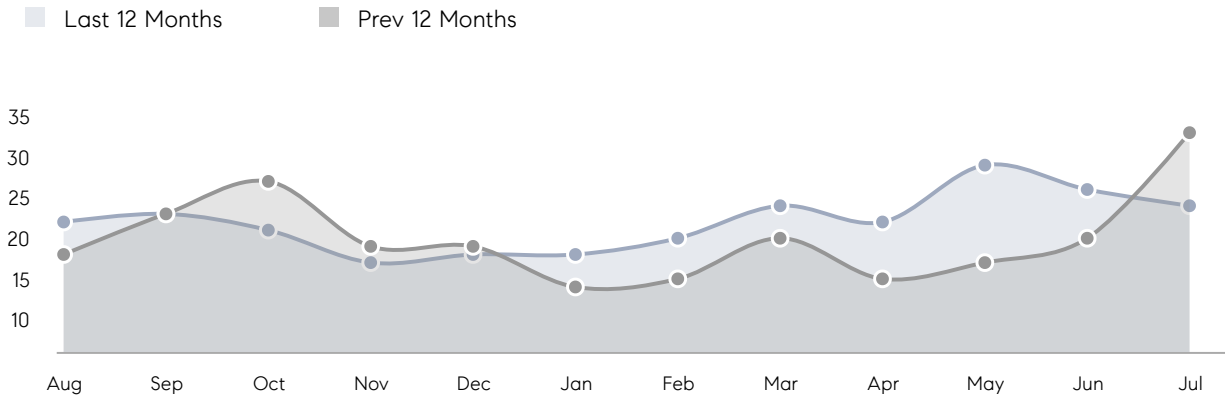
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	15	46	-67%
	% OF ASKING PRICE	106%	97%	
	AVERAGE SOLD PRICE	\$744,333	\$657,700	13.2%
	# OF CONTRACTS	11	15	-26.7%
	NEW LISTINGS	8	25	-68%
Houses	AVERAGE DOM	15	40	-62%
	% OF ASKING PRICE	106%	97%	
	AVERAGE SOLD PRICE	\$744,333	\$661,333	13%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	7	24	-71%
Condo/Co-op/TH	AVERAGE DOM	-	96	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$625,000	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	1	0%

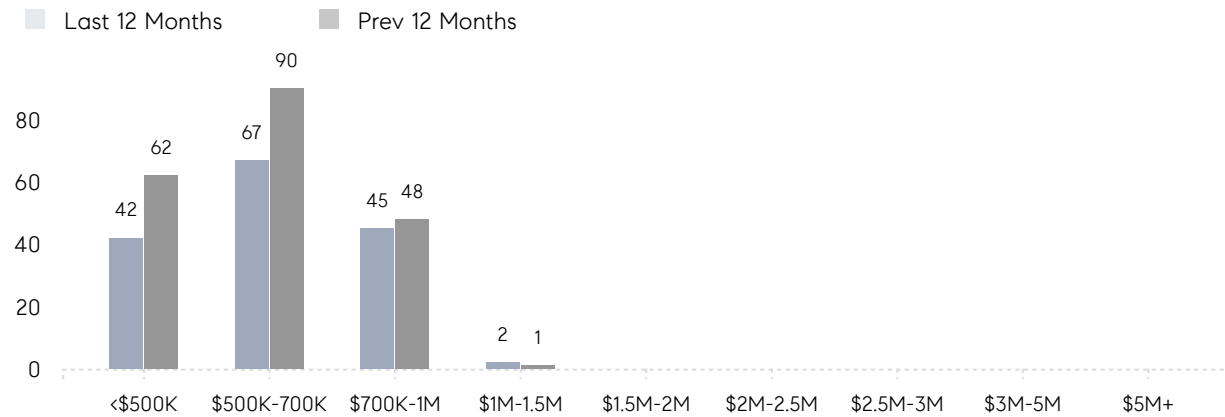
Hillsdale

JULY 2022

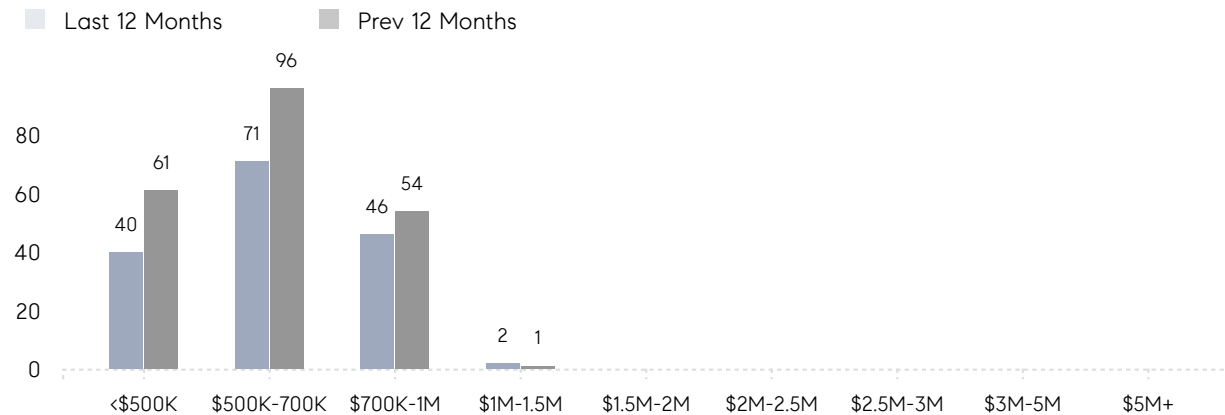
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Ho-Ho-Kus Market Insights

Ho-Ho-Kus

JULY 2022

UNDER CONTRACT

5	\$1.4M	\$1.6M
Total Properties	Average Price	Median Price
-29%	-17%	-5%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

16	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
129%	-2%	-9%
Increase From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

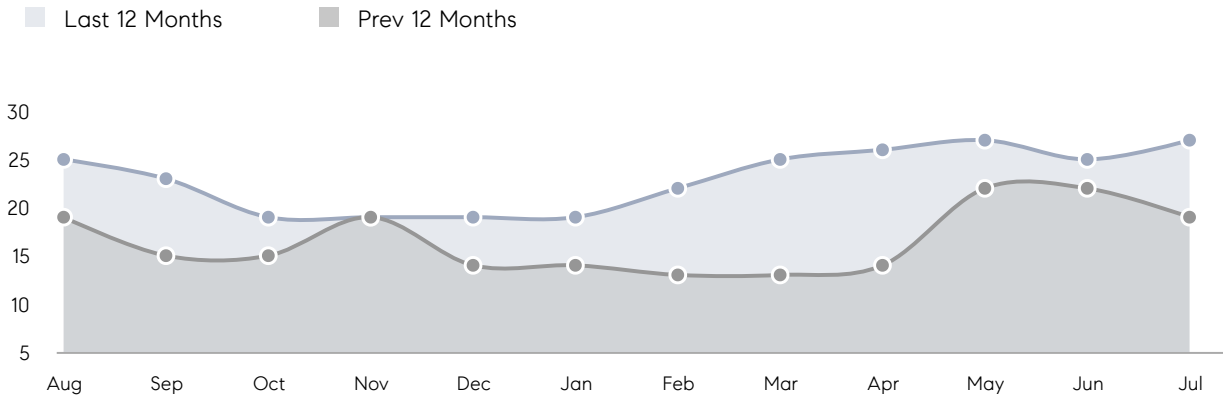
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	16	15	7%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$1,136,500	\$1,158,222	-1.9%
	# OF CONTRACTS	5	7	-28.6%
	NEW LISTINGS	4	5	-20%
Houses	AVERAGE DOM	16	15	7%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$1,136,500	\$1,158,222	-2%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

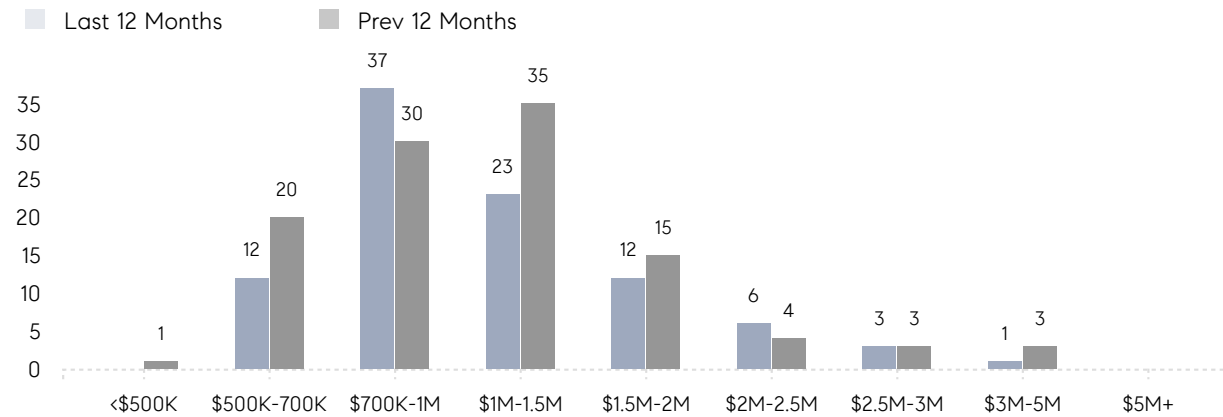
Ho-Ho-Kus

JULY 2022

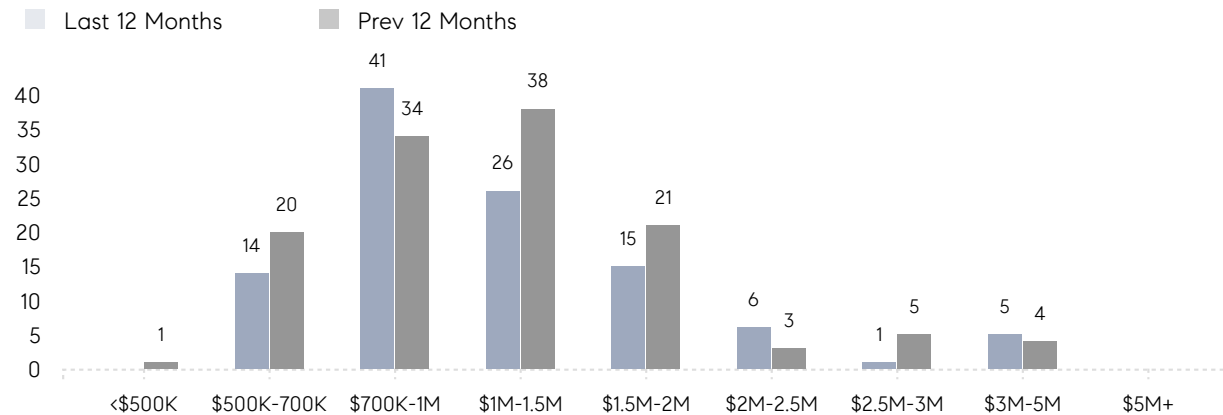
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Hoboken Market Insights

Hoboken

JULY 2022

UNDER CONTRACT

80
Total
Properties

\$982K
Average
Price

\$744K
Median
Price

0%
Change From
Jul 2021

9%
Increase From
Jul 2021

1%
Increase From
Jul 2021

UNITS SOLD

97
Total
Properties

\$927K
Average
Price

\$740K
Median
Price

-33%
Decrease From
Jul 2021

6%
Increase From
Jul 2021

-
Change From
Jul 2021

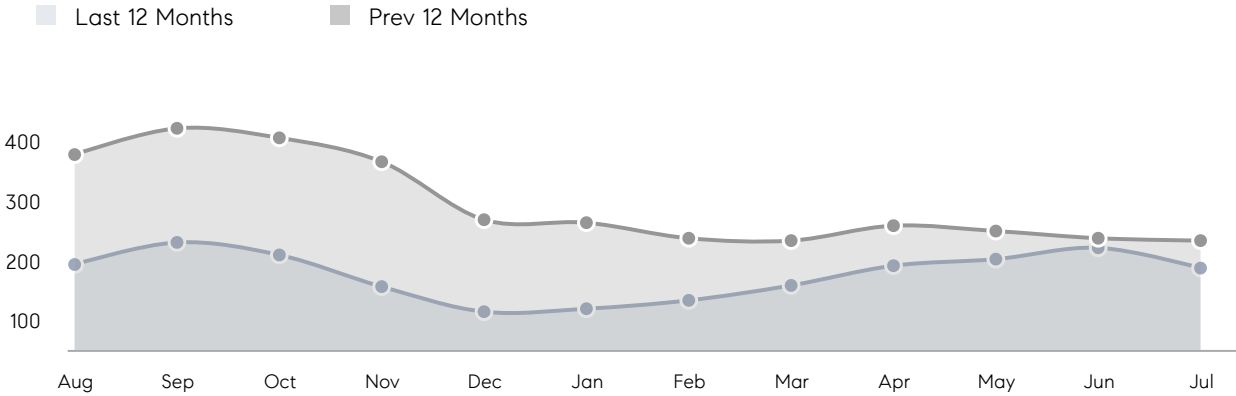
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	27	25	8%
	% OF ASKING PRICE	95%	100%	
	AVERAGE SOLD PRICE	\$927,916	\$876,825	5.8%
	# OF CONTRACTS	80	80	0.0%
	NEW LISTINGS	85	117	-27%
Houses	AVERAGE DOM	51	34	50%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$2,150,900	\$1,592,786	35%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	8	10	-20%
Condo/Co-op/TH	AVERAGE DOM	24	25	-4%
	% OF ASKING PRICE	95%	100%	
	AVERAGE SOLD PRICE	\$800,852	\$840,508	-5%
	# OF CONTRACTS	73	76	-4%
	NEW LISTINGS	77	107	-28%

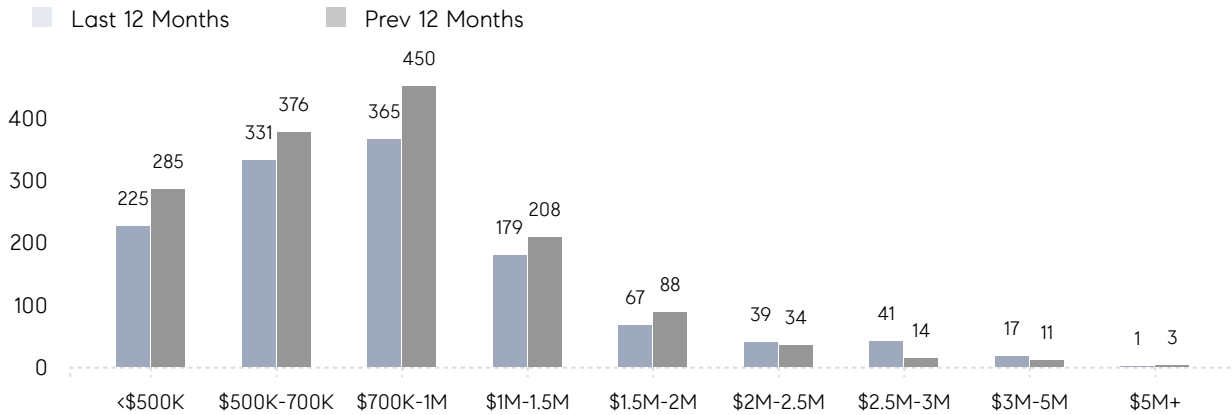
Hoboken

JULY 2022

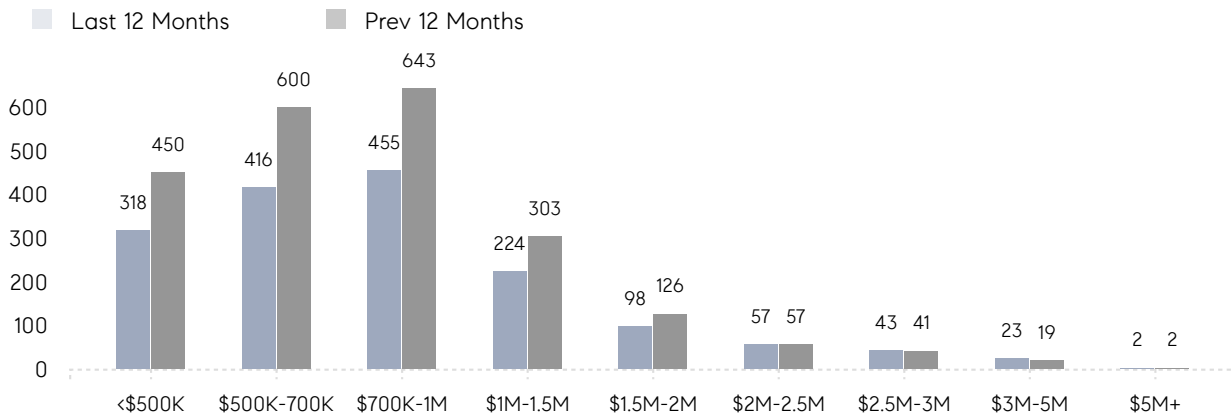
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Jersey City Market Insights

Jersey City

JULY 2022

UNDER CONTRACT

129
Total
Properties

\$668K
Average
Price

\$589K
Median
Price

-18%
Decrease From
Jul 2021

8%
Increase From
Jul 2021

7%
Increase From
Jul 2021

UNITS SOLD

193
Total
Properties

\$708K
Average
Price

\$600K
Median
Price

6%
Increase From
Jul 2021

7%
Increase From
Jul 2021

-4%
Decrease From
Jul 2021

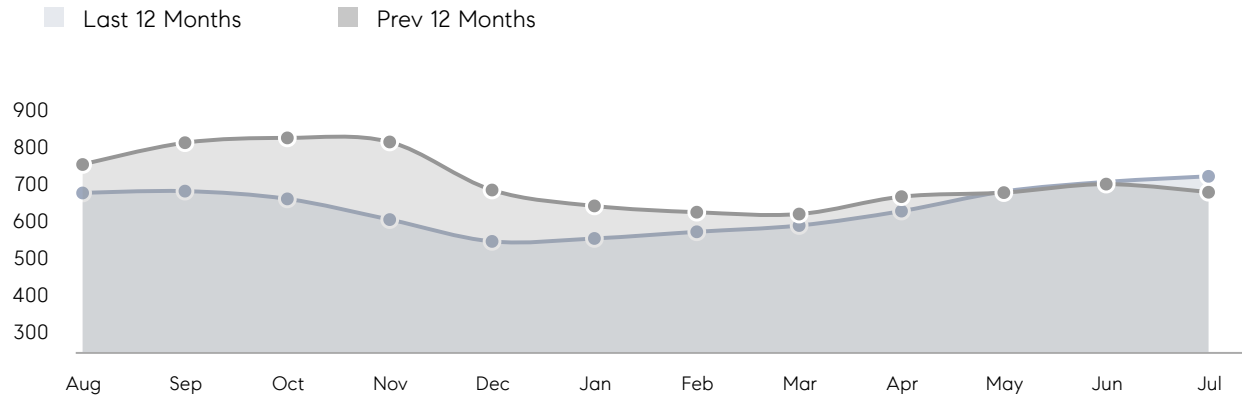
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	31	44	-30%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$708,091	\$663,754	6.7%
	# OF CONTRACTS	129	157	-17.8%
	NEW LISTINGS	272	292	-7%
Houses	AVERAGE DOM	31	40	-22%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$771,056	\$813,180	-5%
	# OF CONTRACTS	20	17	18%
	NEW LISTINGS	40	37	8%
Condo/Co-op/TH	AVERAGE DOM	31	45	-31%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$695,772	\$639,960	9%
	# OF CONTRACTS	109	140	-22%
	NEW LISTINGS	232	255	-9%

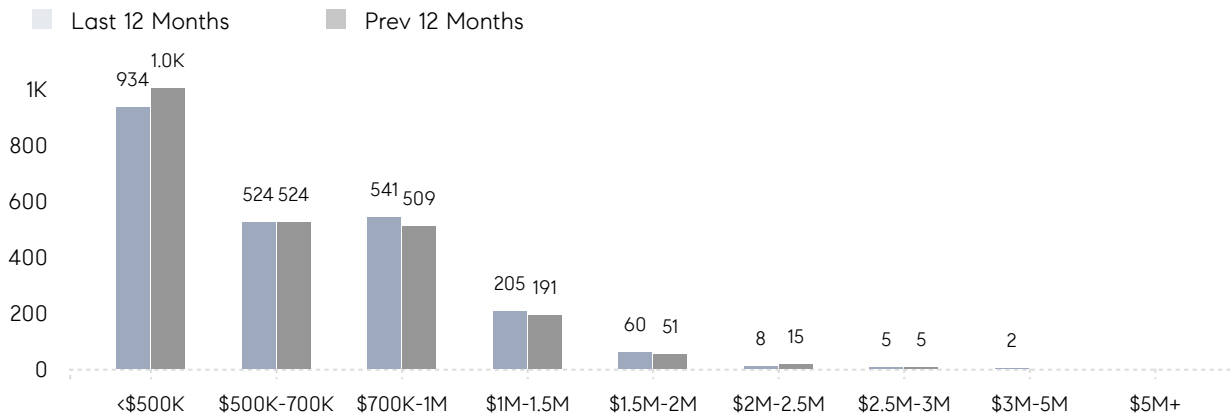
Jersey City

JULY 2022

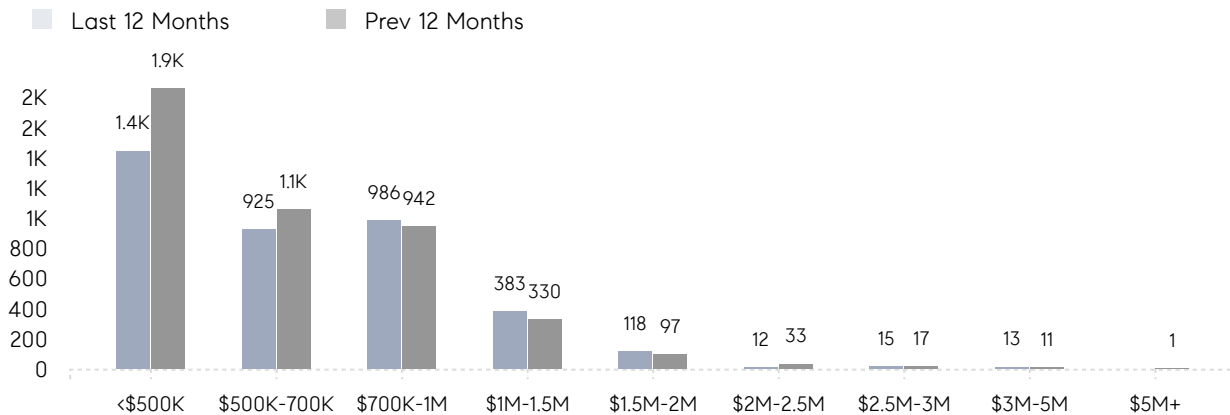
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Kearny Market Insights

Kearny

JULY 2022

UNDER CONTRACT

4	\$355K	\$337K
Total Properties	Average Price	Median Price
-20%	-16%	-16%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

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

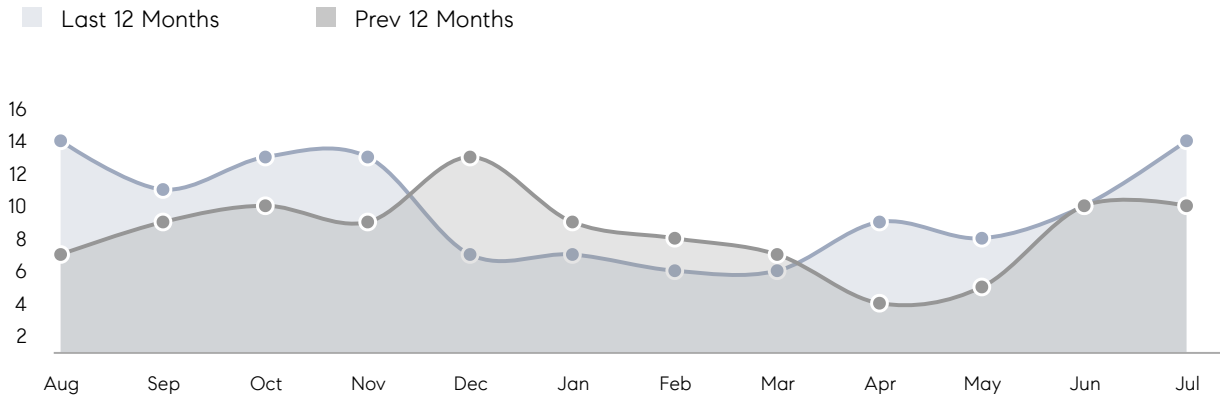
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	-	27	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$342,500	-
	# OF CONTRACTS	4	5	-20.0%
	NEW LISTINGS	9	5	80%
Houses	AVERAGE DOM	-	42	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$360,000	-
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	8	5	60%
Condo/Co-op/TH	AVERAGE DOM	-	12	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$325,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

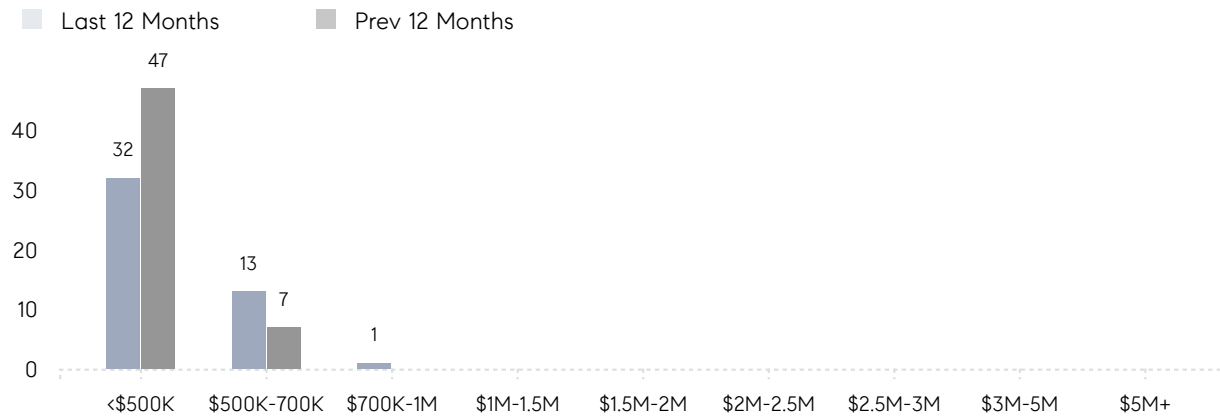
Kearny

JULY 2022

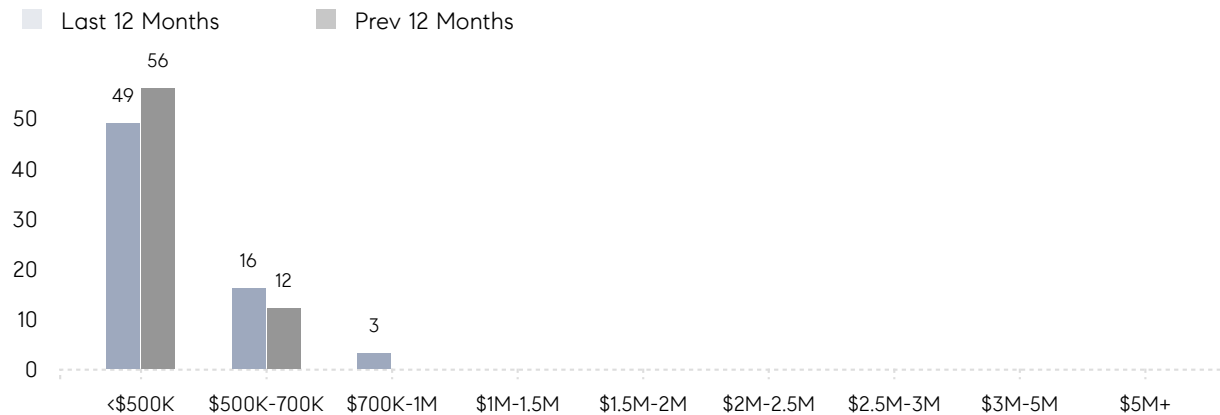
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2022

Kinnelon Market Insights

Kinnelon

JULY 2022

UNDER CONTRACT

18
Total
Properties

\$706K
Average
Price

\$724K
Median
Price

0%
Change From
Jul 2021

-19%
Decrease From
Jul 2021

0%
Change From
Jul 2021

UNITS SOLD

9
Total
Properties

\$917K
Average
Price

\$800K
Median
Price

-59%
Decrease From
Jul 2021

10%
Increase From
Jul 2021

11%
Increase From
Jul 2021

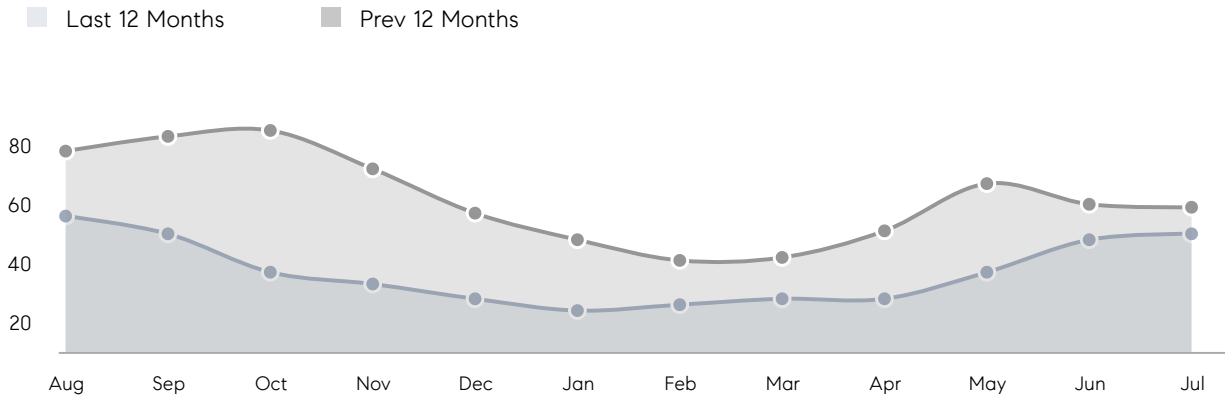
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	19	40	-52%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$917,722	\$836,473	9.7%
	# OF CONTRACTS	18	18	0.0%
	NEW LISTINGS	21	22	-5%
Houses	AVERAGE DOM	19	40	-52%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$917,722	\$836,473	10%
	# OF CONTRACTS	18	18	0%
	NEW LISTINGS	21	22	-5%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

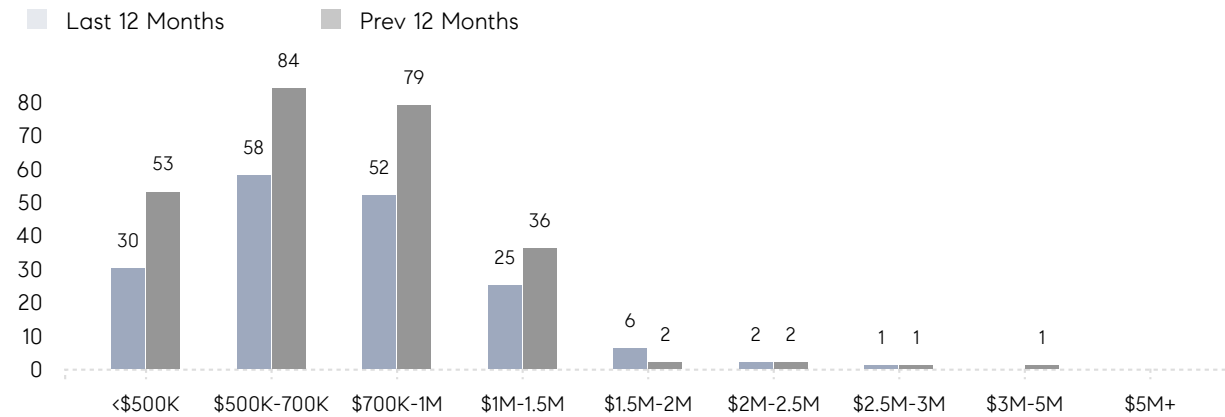
Kinnelon

JULY 2022

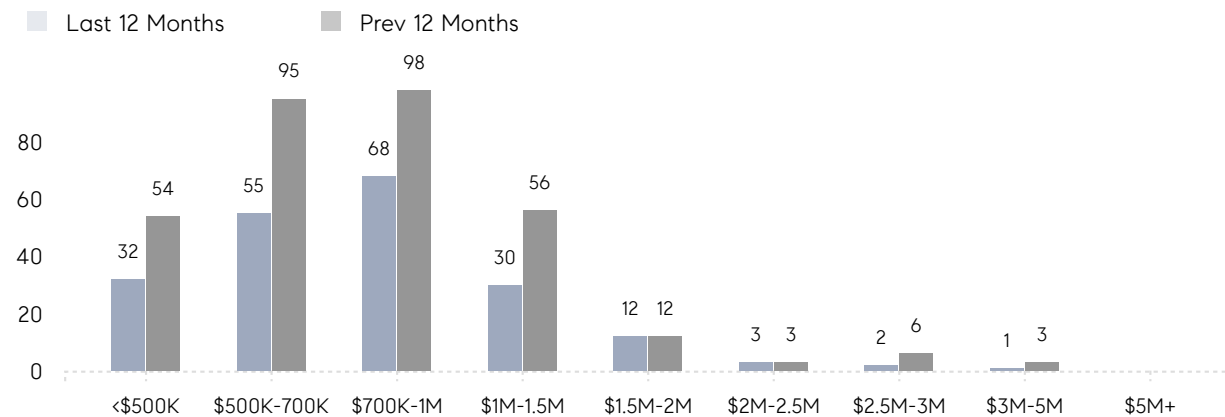
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Leonia Market Insights

Leonia

JULY 2022

UNDER CONTRACT

8
Total
Properties

\$674K
Average
Price

\$648K
Median
Price

-43%
Decrease From
Jul 2021

21%
Increase From
Jul 2021

20%
Increase From
Jul 2021

UNITS SOLD

14
Total
Properties

\$714K
Average
Price

\$680K
Median
Price

17%
Increase From
Jul 2021

9%
Increase From
Jul 2021

-2%
Decrease From
Jul 2021

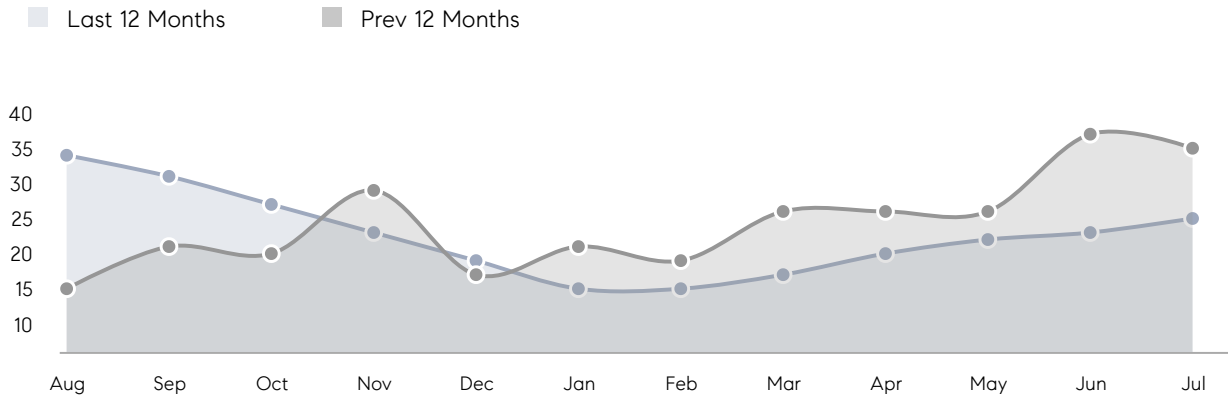
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	25	36	-31%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$714,211	\$657,092	8.7%
	# OF CONTRACTS	8	14	-42.9%
	NEW LISTINGS	11	14	-21%
Houses	AVERAGE DOM	23	31	-26%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$760,542	\$729,510	4%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	8	12	-33%
Condo/Co-op/TH	AVERAGE DOM	37	60	-38%
	% OF ASKING PRICE	100%	95%	
	AVERAGE SOLD PRICE	\$436,225	\$295,000	48%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	3	2	50%

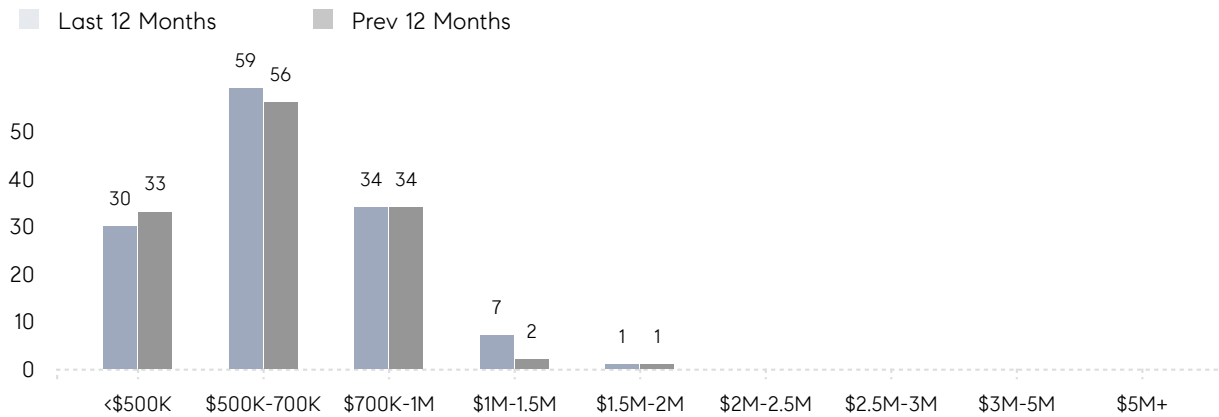
Leonia

JULY 2022

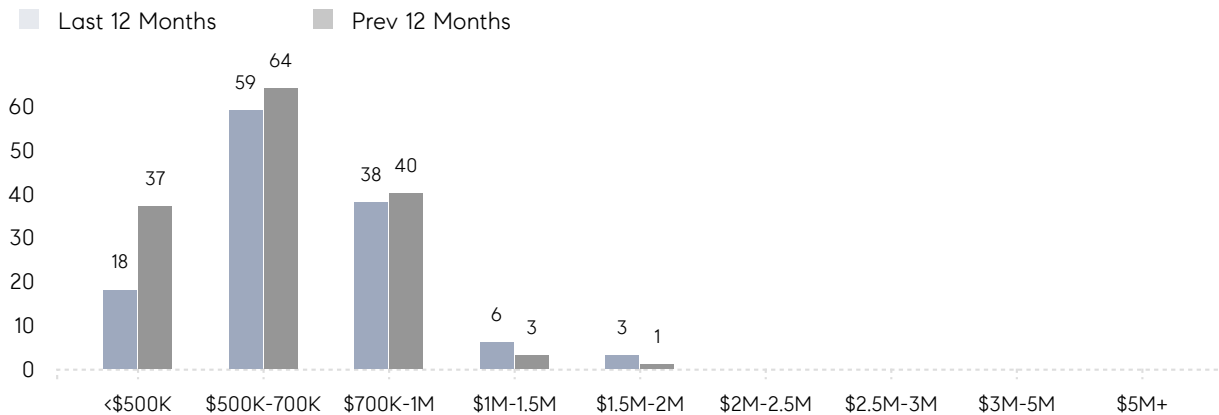
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Little Ferry Market Insights

Little Ferry

JULY 2022

UNDER CONTRACT

10
Total
Properties

\$398K
Average
Price

\$356K
Median
Price

0%
Change From
Jul 2021

-8%
Decrease From
Jul 2021

-18%
Decrease From
Jul 2021

UNITS SOLD

6
Total
Properties

\$435K
Average
Price

\$487K
Median
Price

-14%
Decrease From
Jul 2021

14%
Increase From
Jul 2021

15%
Increase From
Jul 2021

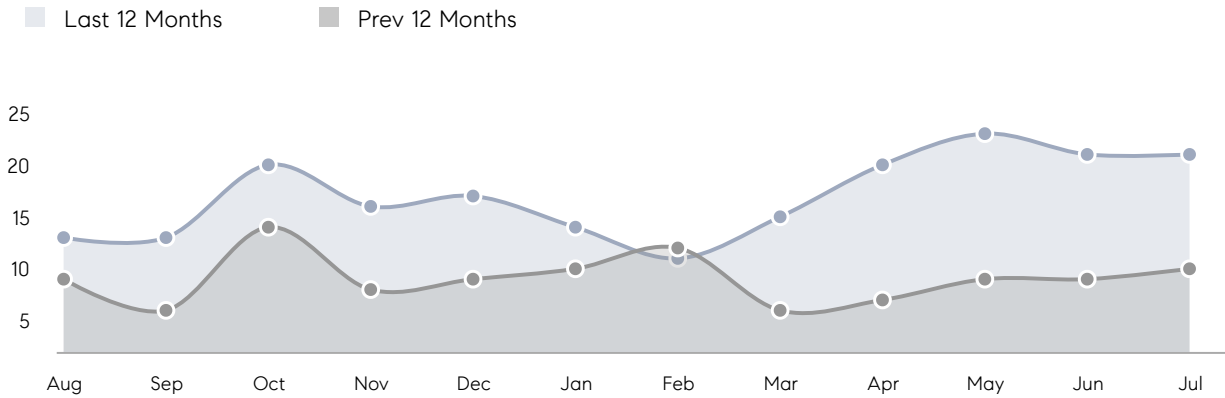
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	34	23	48%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$435,500	\$382,571	13.8%
	# OF CONTRACTS	10	10	0.0%
	NEW LISTINGS	10	11	-9%
Houses	AVERAGE DOM	38	28	36%
	% OF ASKING PRICE	109%	103%	
	AVERAGE SOLD PRICE	\$527,250	\$436,600	21%
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	9	7	29%
Condo/Co-op/TH	AVERAGE DOM	28	10	180%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$252,000	\$247,500	2%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	1	4	-75%

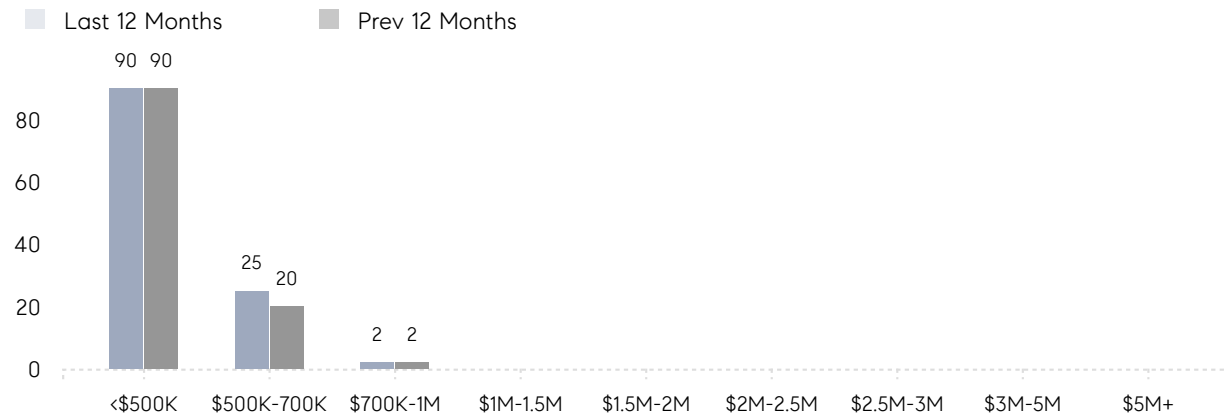
Little Ferry

JULY 2022

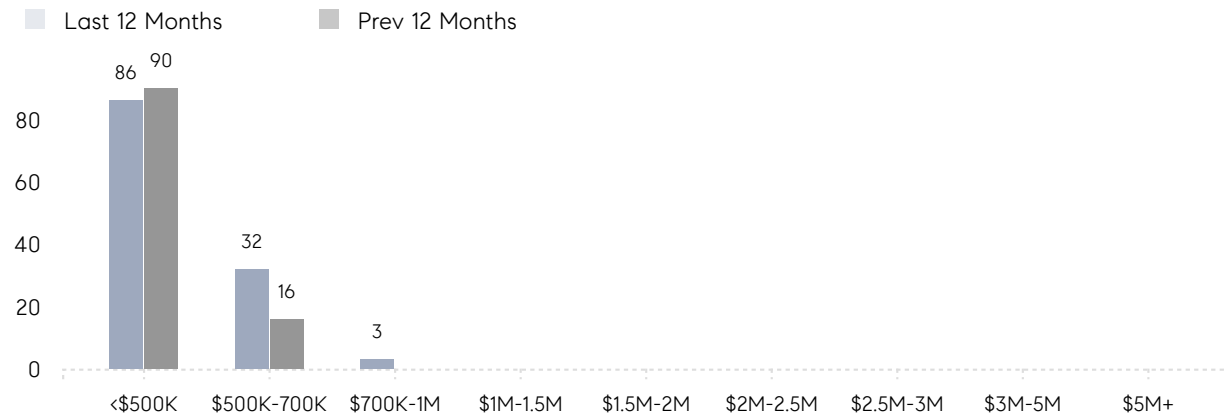
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Livingston Market Insights

Livingston

JULY 2022

UNDER CONTRACT

58	\$910K	\$719K
Total Properties	Average Price	Median Price
0%	6%	-1%
Change From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

UNITS SOLD

42	\$975K	\$829K
Total Properties	Average Price	Median Price
-26%	14%	12%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

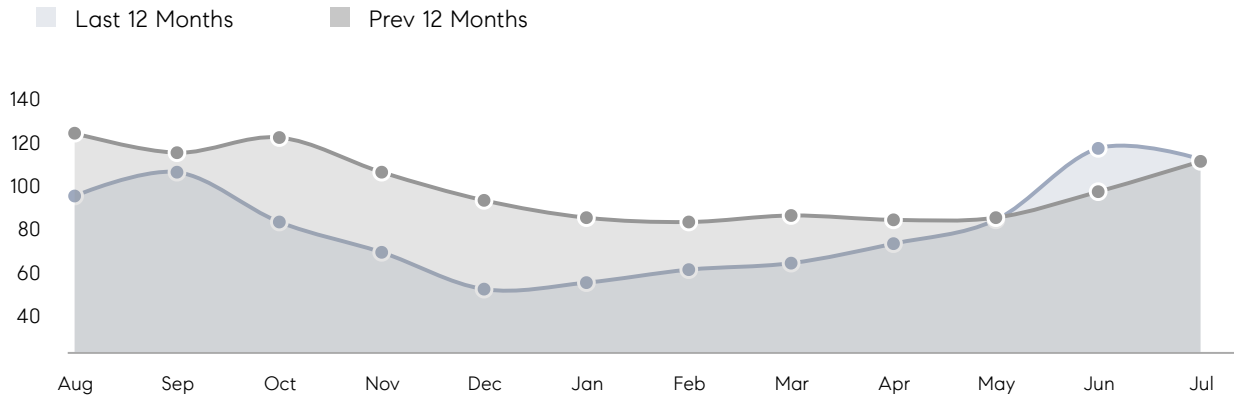
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	23	22	5%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$975,260	\$857,938	13.7%
	# OF CONTRACTS	58	58	0.0%
	NEW LISTINGS	55	86	-36%
Houses	AVERAGE DOM	20	16	25%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,000,562	\$917,217	9%
	# OF CONTRACTS	50	46	9%
	NEW LISTINGS	51	79	-35%
Condo/Co-op/TH	AVERAGE DOM	64	45	42%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$646,333	\$610,044	6%
	# OF CONTRACTS	8	12	-33%
	NEW LISTINGS	4	7	-43%

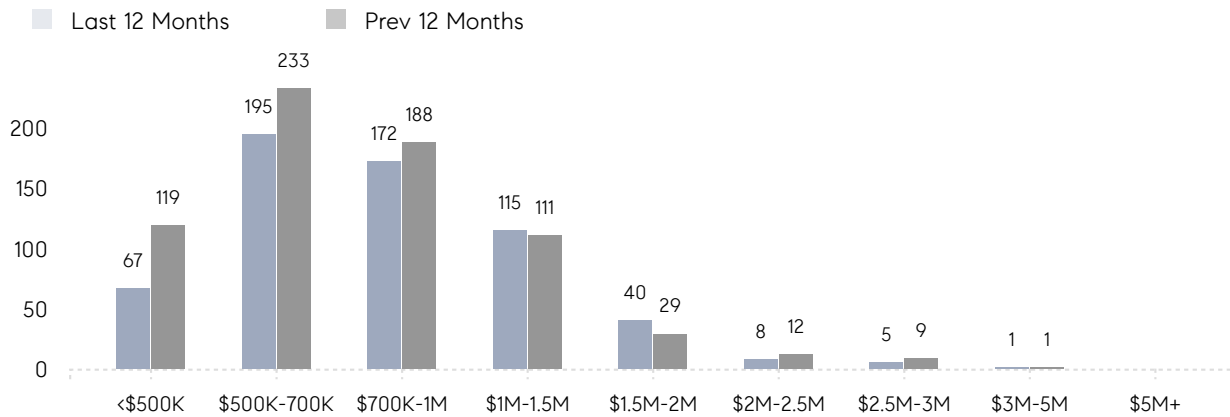
Livingston

JULY 2022

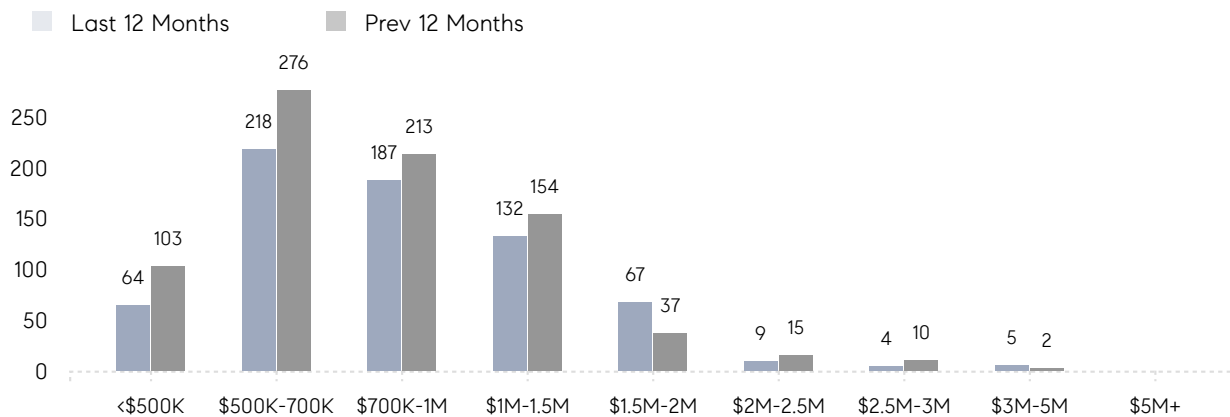
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Lodi Market Insights

Lodi

JULY 2022

UNDER CONTRACT

5
Total
Properties

\$443K
Average
Price

\$485K
Median
Price

-44%
Decrease From
Jul 2021

17%
Increase From
Jul 2021

10%
Increase From
Jul 2021

UNITS SOLD

5
Total
Properties

\$515K
Average
Price

\$505K
Median
Price

-55%
Decrease From
Jul 2021

19%
Increase From
Jul 2021

12%
Increase From
Jul 2021

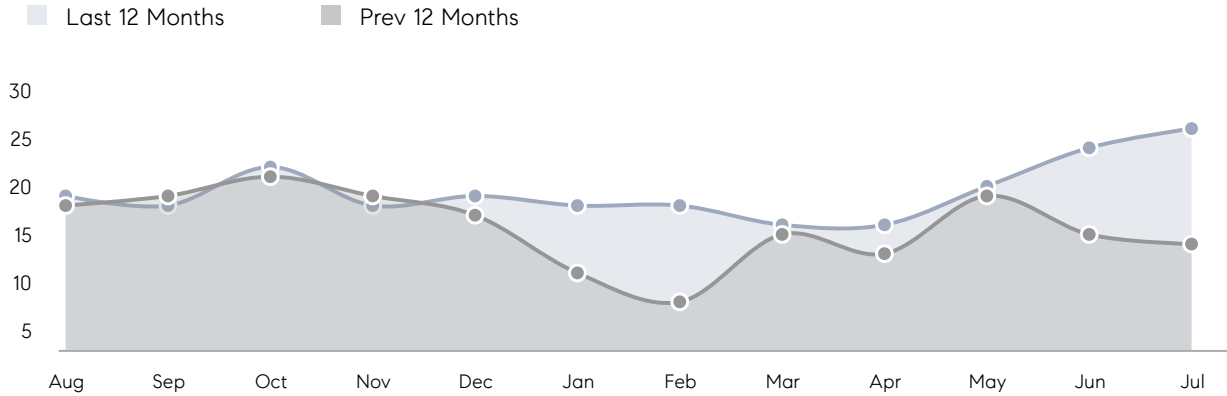
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	30	22	36%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$515,000	\$434,000	18.7%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	7	7	0%
Houses	AVERAGE DOM	30	20	50%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$515,000	\$460,900	12%
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	7	6	17%
Condo/Co-op/TH	AVERAGE DOM	-	40	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$165,000	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	0	1	0%

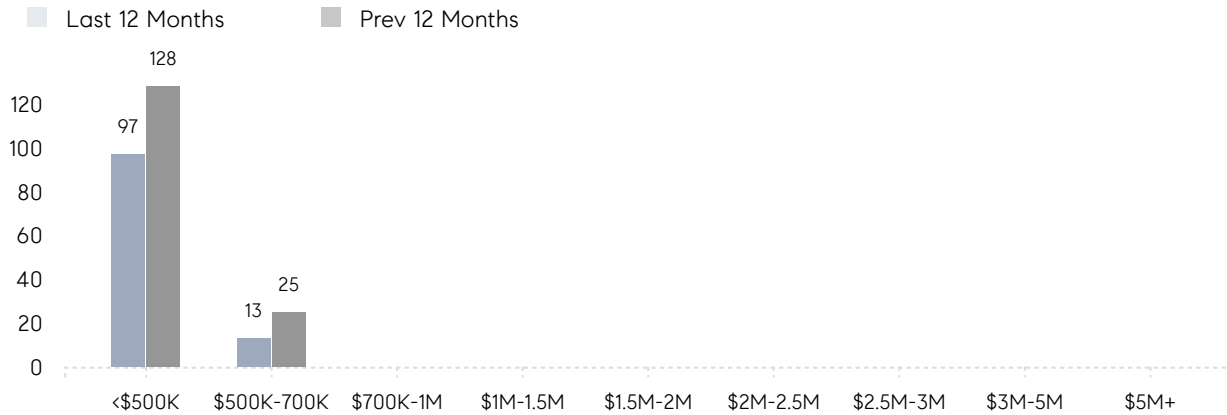
Lodi

JULY 2022

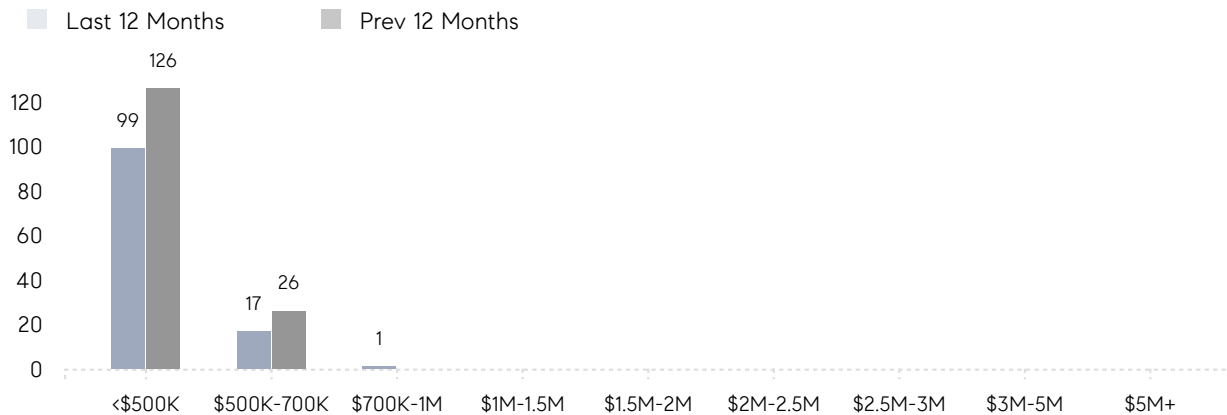
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Long Hill Market Insights

Long Hill

JULY 2022

UNDER CONTRACT

14
Total
Properties

\$650K
Average
Price

\$599K
Median
Price

27%
Increase From
Jul 2021

12%
Increase From
Jul 2021

23%
Increase From
Jul 2021

UNITS SOLD

8
Total
Properties

\$597K
Average
Price

\$633K
Median
Price

-50%
Decrease From
Jul 2021

-15%
Decrease From
Jul 2021

-3%
Decrease From
Jul 2021

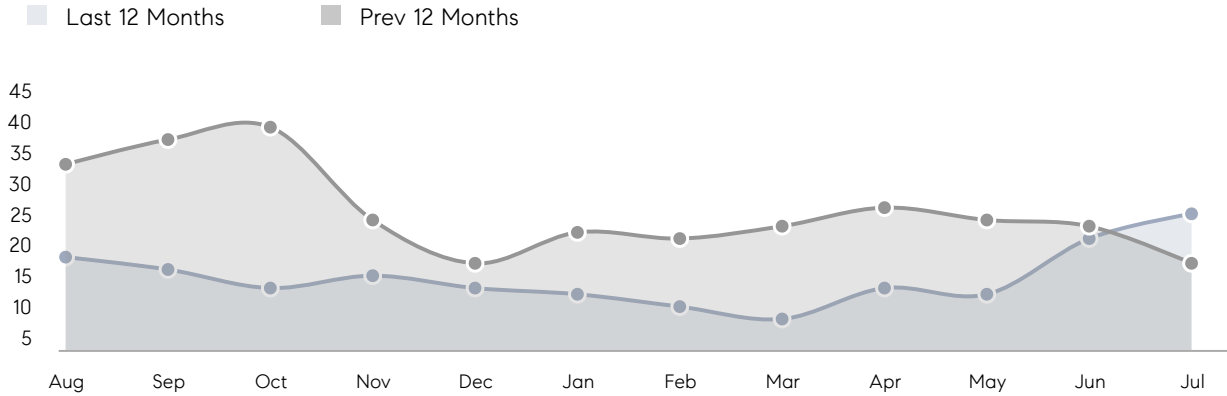
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	27	47	-43%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$597,778	\$701,938	-14.8%
	# OF CONTRACTS	14	11	27.3%
	NEW LISTINGS	18	13	38%
Houses	AVERAGE DOM	25	49	-49%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$630,000	\$719,067	-12%
	# OF CONTRACTS	12	10	20%
	NEW LISTINGS	17	11	55%
Condo/Co-op/TH	AVERAGE DOM	30	7	329%
	% OF ASKING PRICE	106%	109%	
	AVERAGE SOLD PRICE	\$501,111	\$445,000	13%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	2	-50%

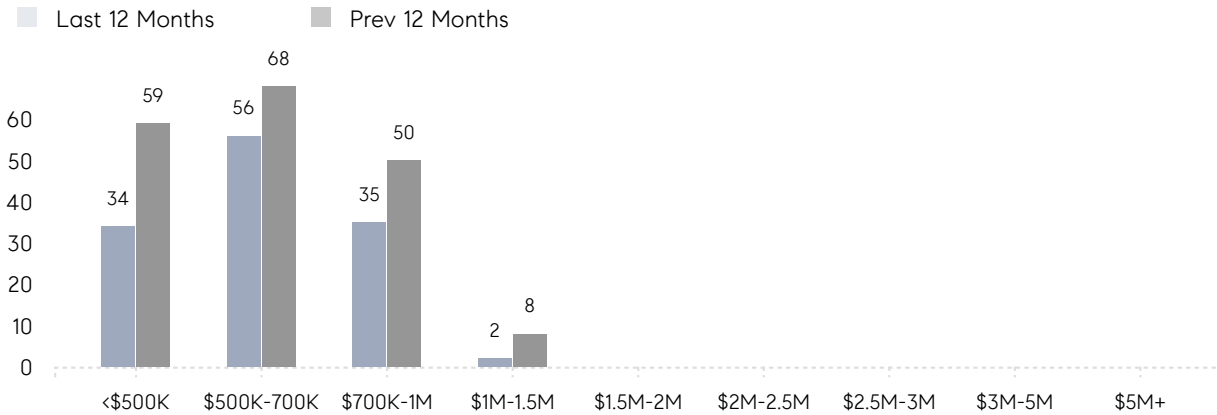
Long Hill

JULY 2022

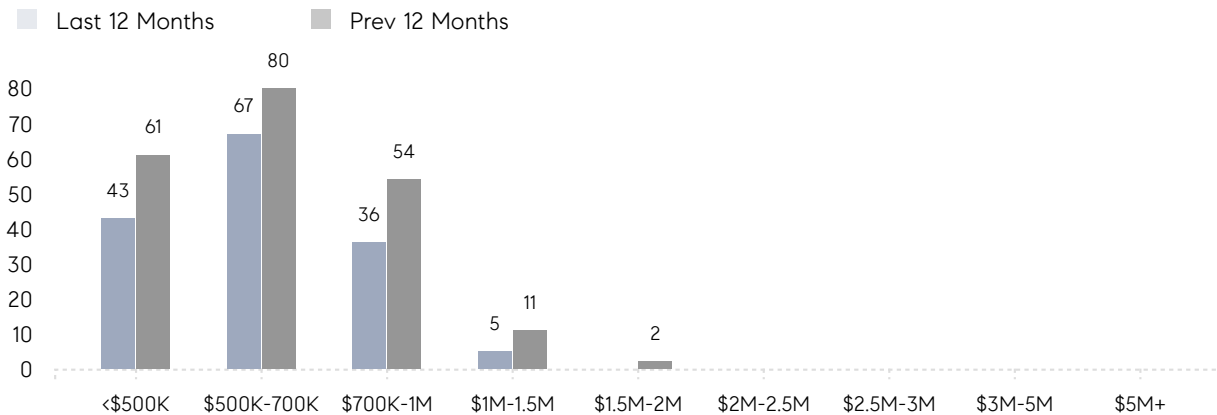
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Lyndhurst Market Insights

Lyndhurst

JULY 2022

UNDER CONTRACT

11
Total
Properties

\$494K
Average
Price

\$502K
Median
Price

-27%
Decrease From
Jul 2021

8%
Increase From
Jul 2021

14%
Increase From
Jul 2021

UNITS SOLD

4
Total
Properties

\$370K
Average
Price

\$365K
Median
Price

-71%
Decrease From
Jul 2021

-12%
Decrease From
Jul 2021

-15%
Decrease From
Jul 2021

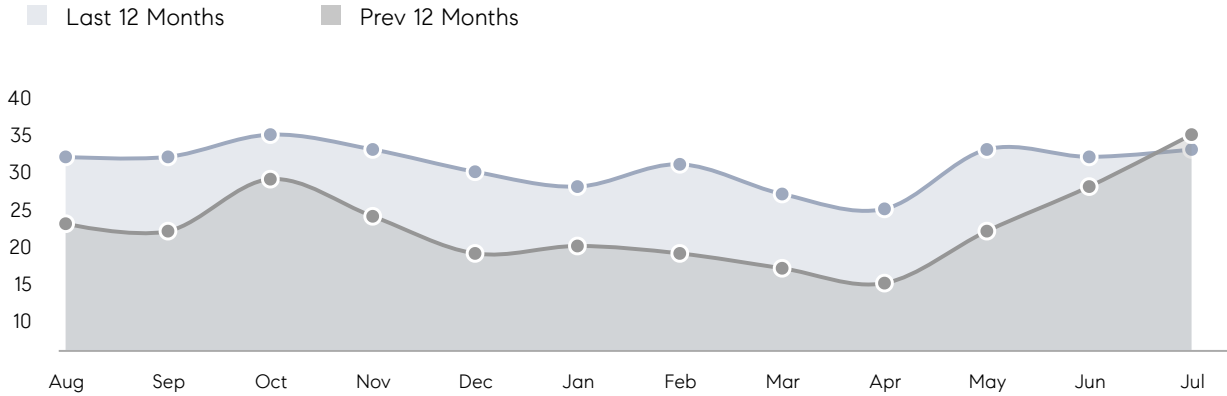
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	47	14	236%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$370,250	\$422,929	-12.5%
	# OF CONTRACTS	11	15	-26.7%
	NEW LISTINGS	13	21	-38%
Houses	AVERAGE DOM	60	11	445%
	% OF ASKING PRICE	103%	109%	
	AVERAGE SOLD PRICE	\$390,000	\$453,091	-14%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	12	18	-33%
Condo/Co-op/TH	AVERAGE DOM	7	24	-71%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$311,000	\$312,333	0%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	3	-67%

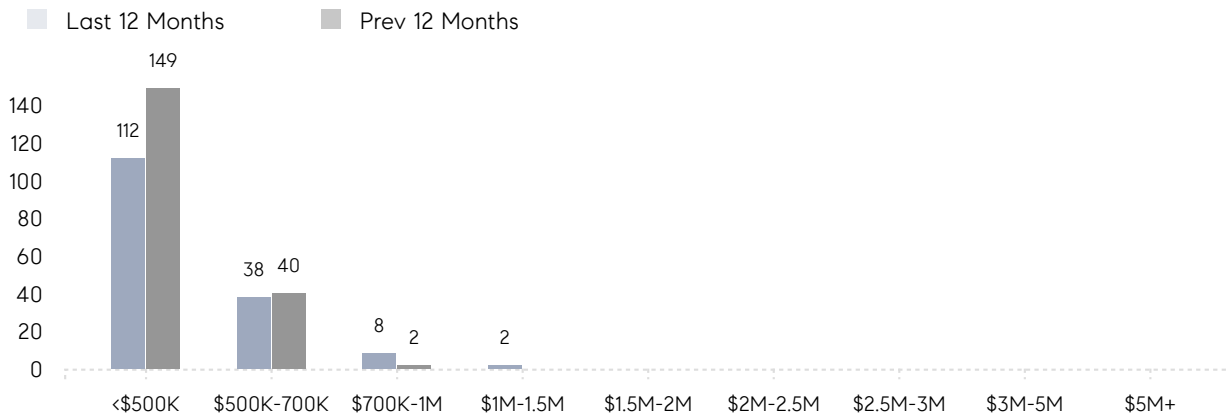
Lyndhurst

JULY 2022

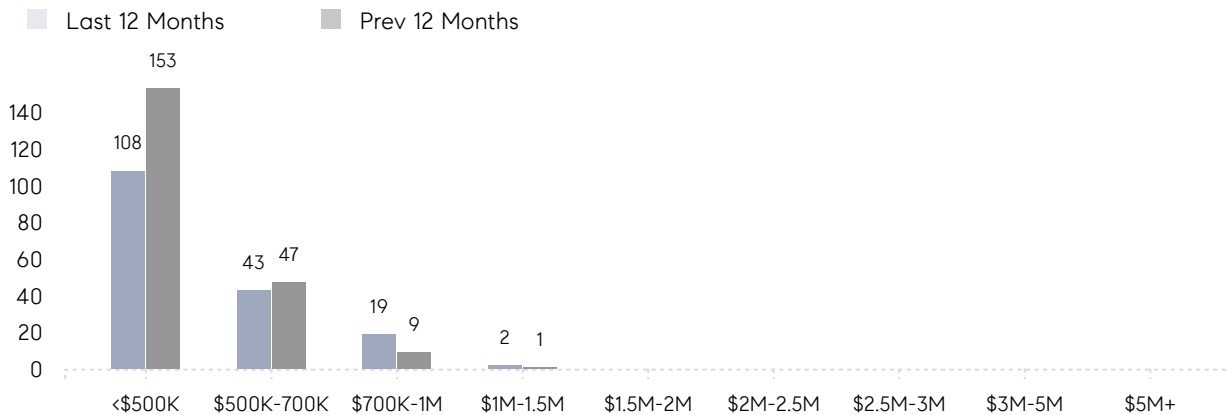
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Madison Market Insights

Madison

JULY 2022

UNDER CONTRACT

14
Total
Properties

\$861K
Average
Price

\$824K
Median
Price

-26%
Decrease From
Jul 2021

0%
Change From
Jul 2021

13%
Increase From
Jul 2021

UNITS SOLD

10
Total
Properties

\$1.6M
Average
Price

\$1.6M
Median
Price

-47%
Decrease From
Jul 2021

80%
Increase From
Jul 2021

118%
Increase From
Jul 2021

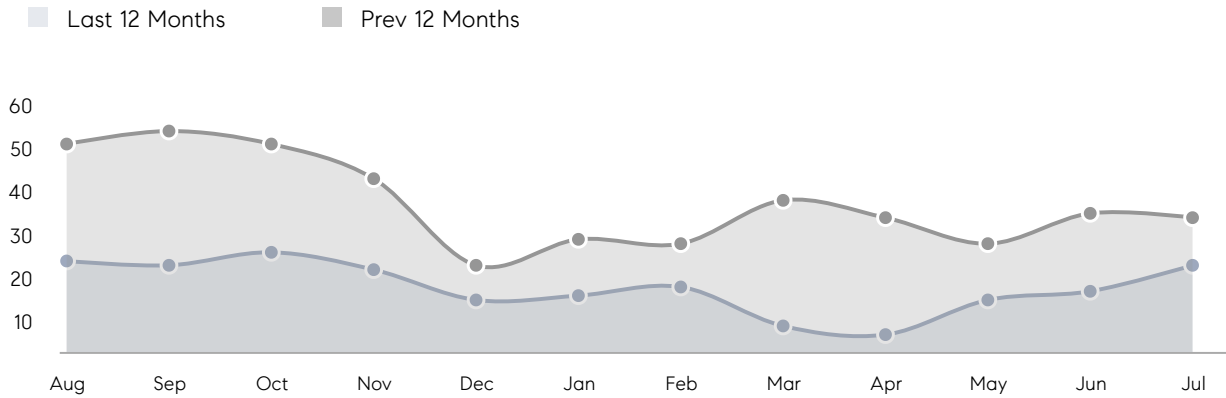
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	16	23	-30%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$1,672,400	\$926,605	80.5%
	# OF CONTRACTS	14	19	-26.3%
	NEW LISTINGS	22	23	-4%
Houses	AVERAGE DOM	16	19	-16%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$1,672,400	\$1,035,071	62%
	# OF CONTRACTS	10	16	-37%
	NEW LISTINGS	16	21	-24%
Condo/Co-op/TH	AVERAGE DOM	-	33	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$622,900	-
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	6	2	200%

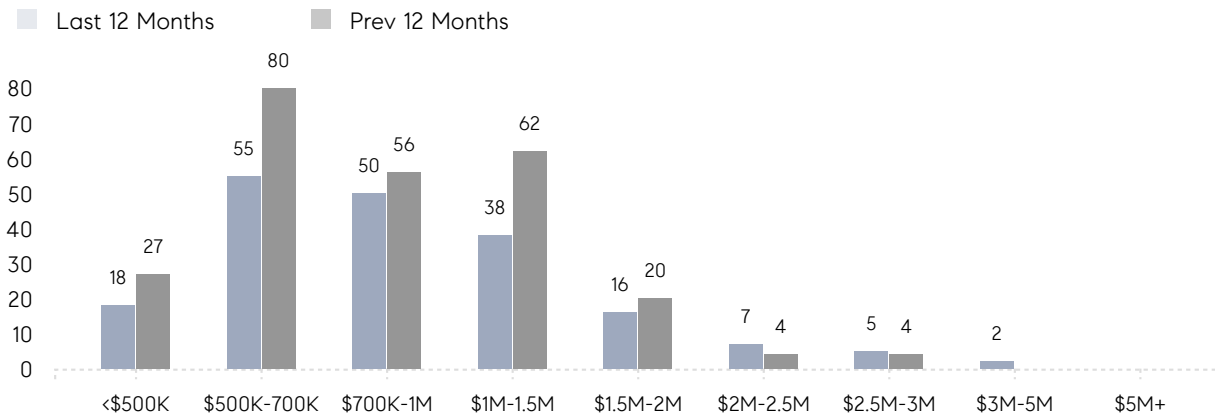
Madison

JULY 2022

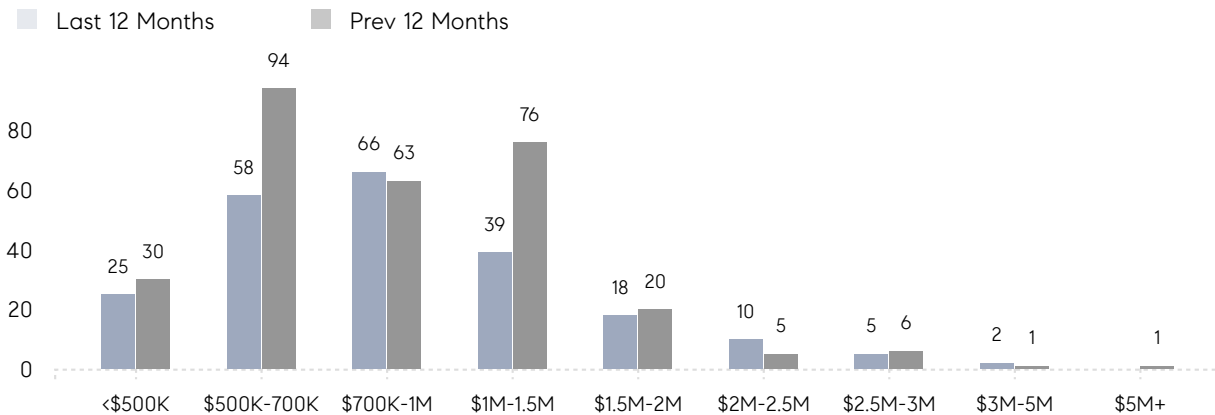
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Mahwah Market Insights

Mahwah

JULY 2022

UNDER CONTRACT

53	\$618K	\$495K
Total Properties	Average Price	Median Price
-9%	-1%	-2%
Decrease From Jul 2021	Change From Jul 2021	Decrease From Jul 2021

UNITS SOLD

35	\$668K	\$514K
Total Properties	Average Price	Median Price
-42%	4%	-5%
Decrease From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

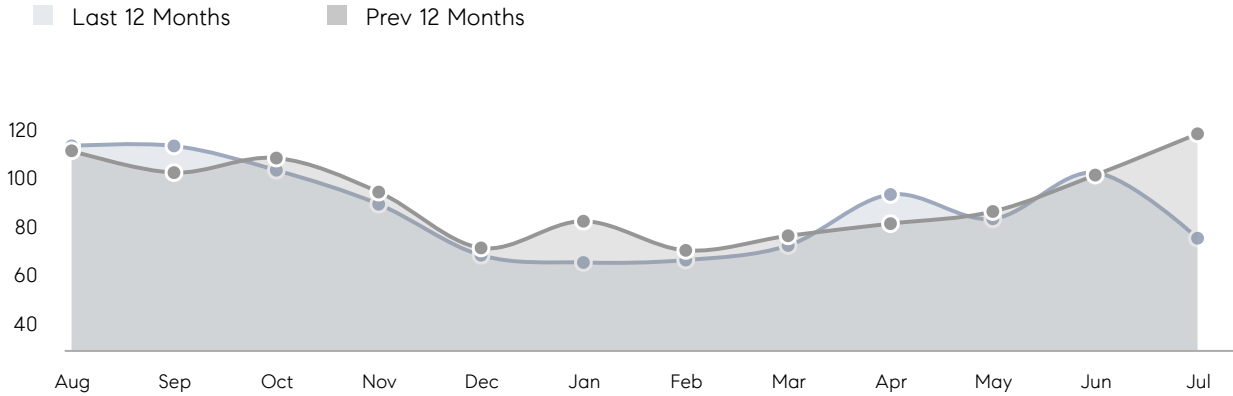
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	27	25	8%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$668,232	\$641,345	4.2%
	# OF CONTRACTS	53	58	-8.6%
	NEW LISTINGS	25	74	-66%
Houses	AVERAGE DOM	42	32	31%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$997,146	\$883,031	13%
	# OF CONTRACTS	20	26	-23%
	NEW LISTINGS	9	39	-77%
Condo/Co-op/TH	AVERAGE DOM	16	18	-11%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$437,993	\$415,252	5%
	# OF CONTRACTS	33	32	3%
	NEW LISTINGS	16	35	-54%

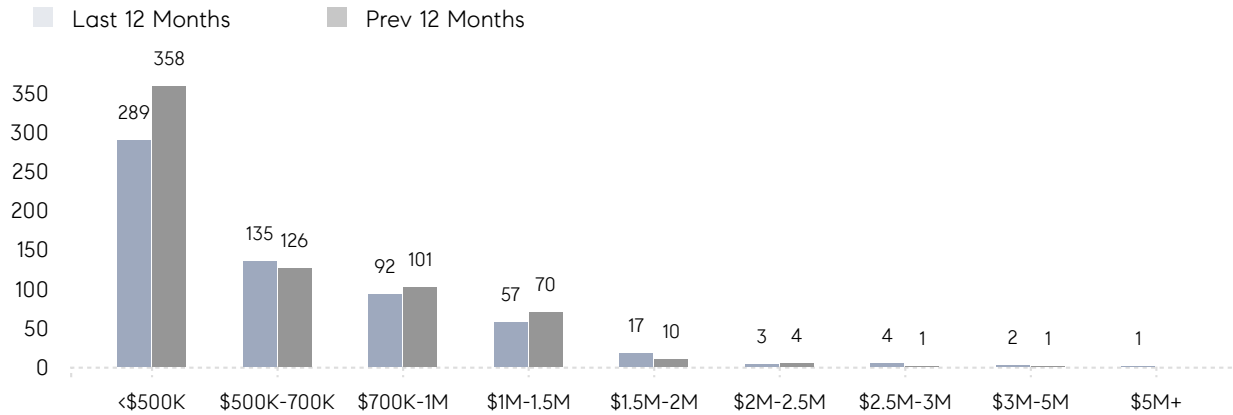
Mahwah

JULY 2022

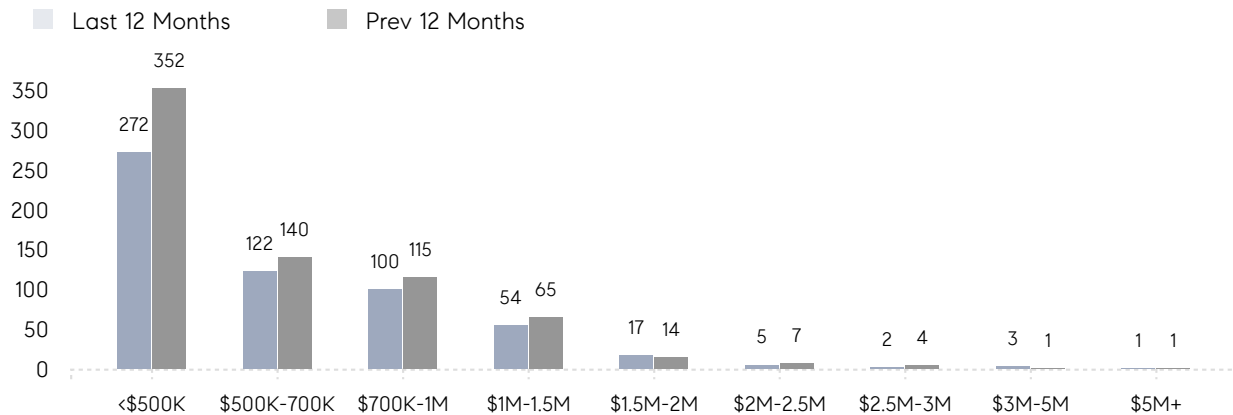
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Mantoloking Market Insights

Mantoloking

JULY 2022

UNDER CONTRACT

3	\$4.8M	\$3.9M
Total Properties	Average Price	Median Price
200%	-45%	-55%
Increase From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

1	\$7.5M	\$7.5M
Total Properties	Average Price	Median Price
0%	150%	150%
Change From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

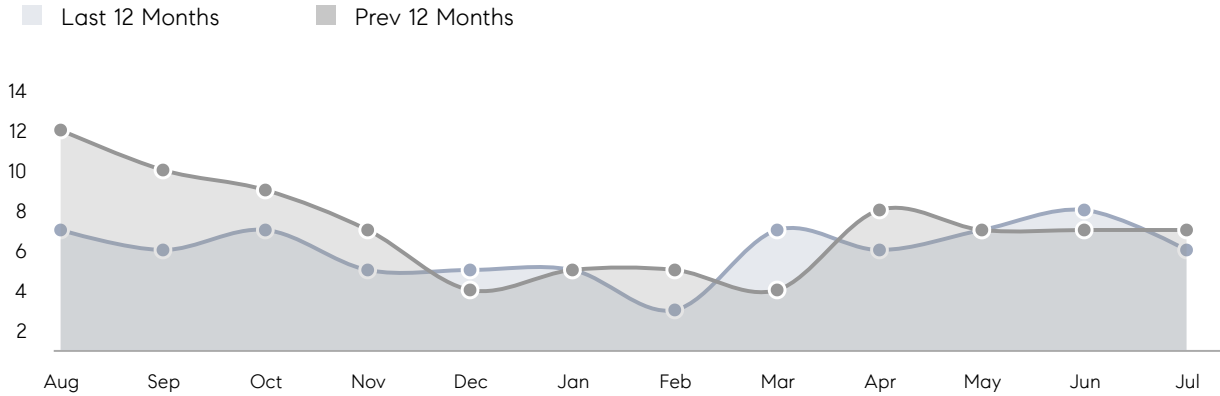
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	38	159	-76%
	% OF ASKING PRICE	92%	94%	
	AVERAGE SOLD PRICE	\$7,500,000	\$3,000,000	150.0%
	# OF CONTRACTS	3	1	200.0%
	NEW LISTINGS	4	2	100%
Houses	AVERAGE DOM	38	159	-76%
	% OF ASKING PRICE	92%	94%	
	AVERAGE SOLD PRICE	\$7,500,000	\$3,000,000	150%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	4	2	100%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

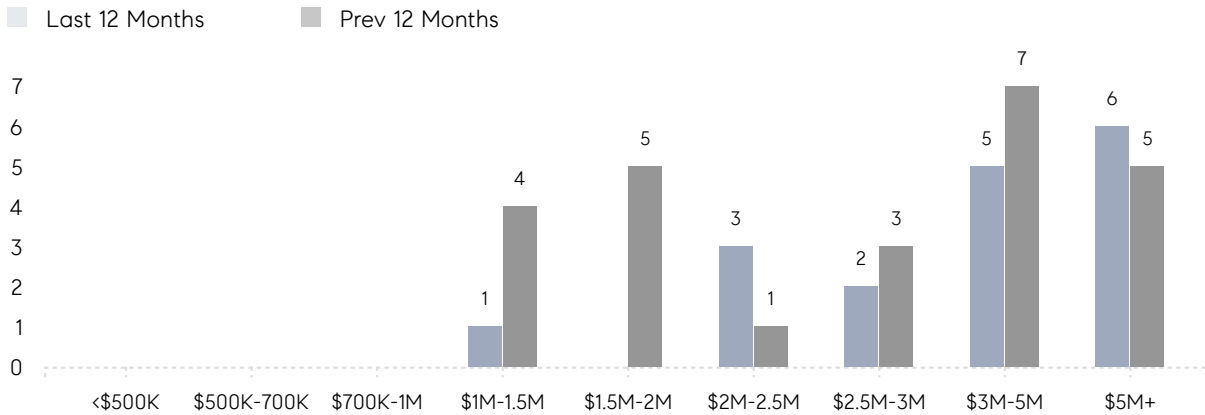
Mantoloking

JULY 2022

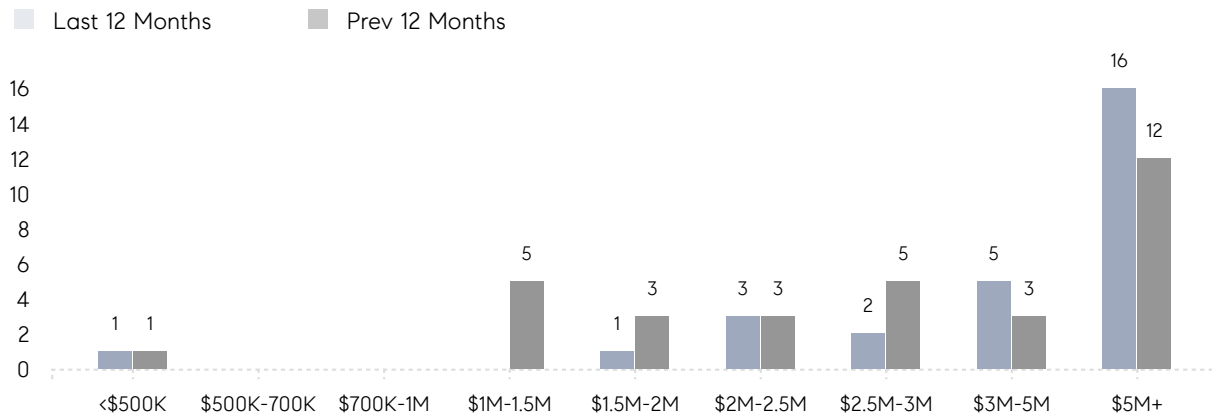
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Maplewood Market Insights

Maplewood

JULY 2022

UNDER CONTRACT

27
Total
Properties

\$860K
Average
Price

\$850K
Median
Price

-29%
Decrease From
Jul 2021

30%
Increase From
Jul 2021

34%
Increase From
Jul 2021

UNITS SOLD

18
Total
Properties

\$1.0M
Average
Price

\$1.0M
Median
Price

-62%
Decrease From
Jul 2021

28%
Increase From
Jul 2021

31%
Increase From
Jul 2021

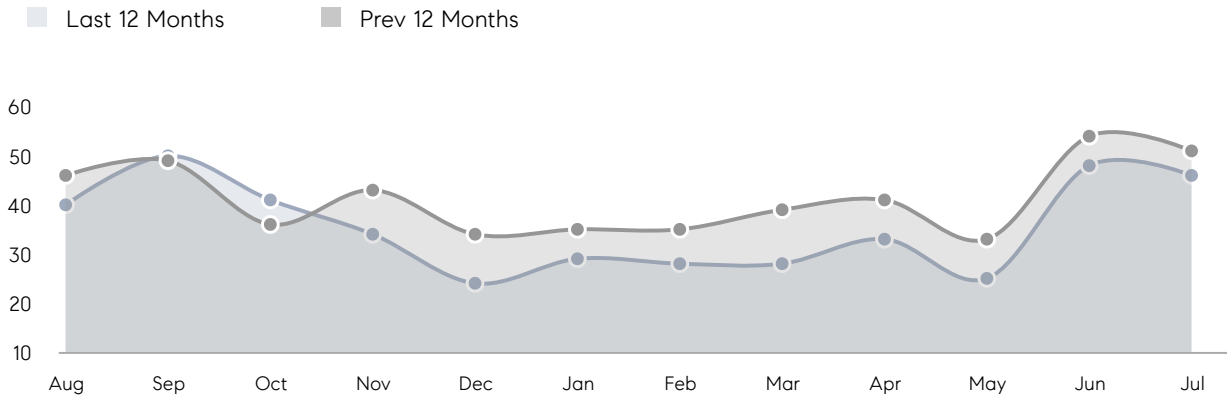
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	18	19	-5%
	% OF ASKING PRICE	115%	113%	
	AVERAGE SOLD PRICE	\$1,079,750	\$841,093	28.4%
	# OF CONTRACTS	27	38	-28.9%
	NEW LISTINGS	25	44	-43%
Houses	AVERAGE DOM	16	17	-6%
	% OF ASKING PRICE	116%	115%	
	AVERAGE SOLD PRICE	\$1,121,206	\$886,310	27%
	# OF CONTRACTS	26	33	-21%
	NEW LISTINGS	21	36	-42%
Condo/Co-op/TH	AVERAGE DOM	55	40	38%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$375,000	\$355,000	6%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	4	8	-50%

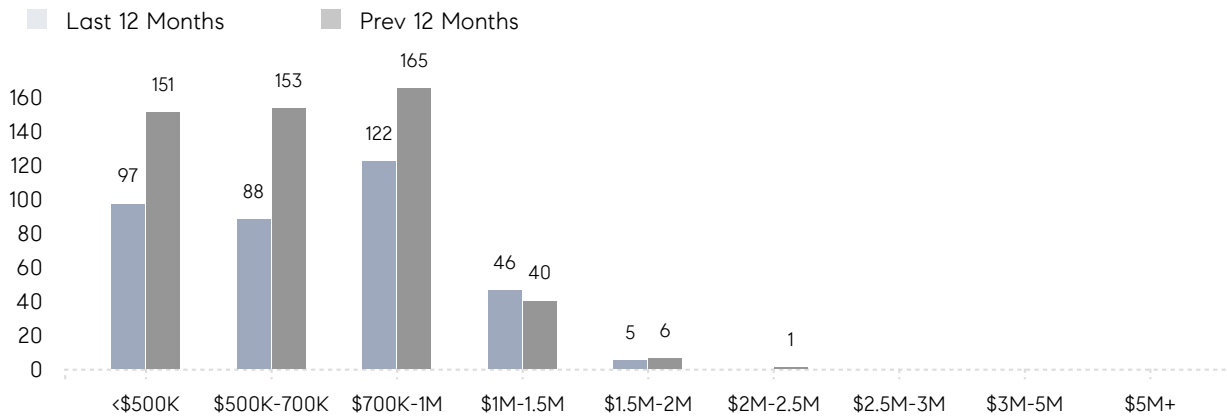
Maplewood

JULY 2022

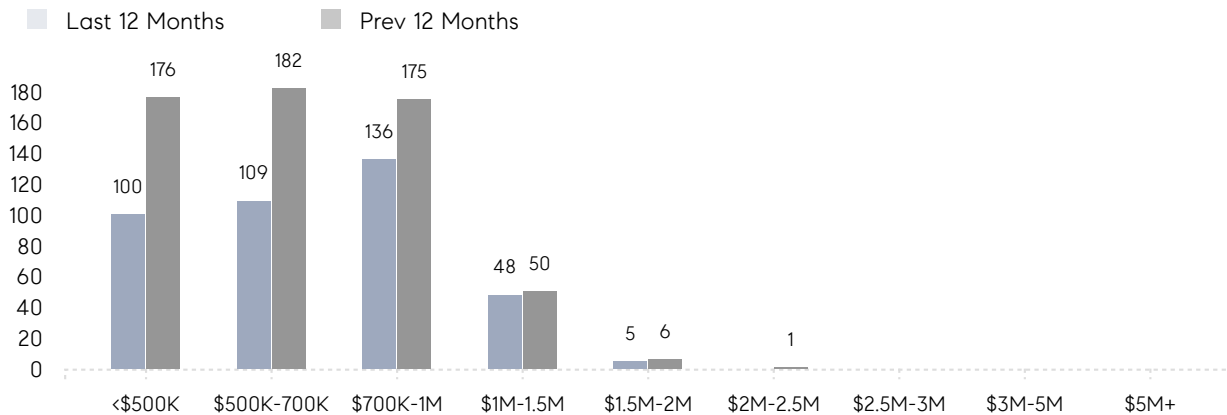
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Maywood Market Insights

Maywood

JULY 2022

UNDER CONTRACT

4
Total
Properties

\$567K
Average
Price

\$509K
Median
Price

-56%
Decrease From
Jul 2021

15%
Increase From
Jul 2021

6%
Increase From
Jul 2021

UNITS SOLD

11
Total
Properties

\$550K
Average
Price

\$540K
Median
Price

57%
Increase From
Jul 2021

2%
Increase From
Jul 2021

9%
Increase From
Jul 2021

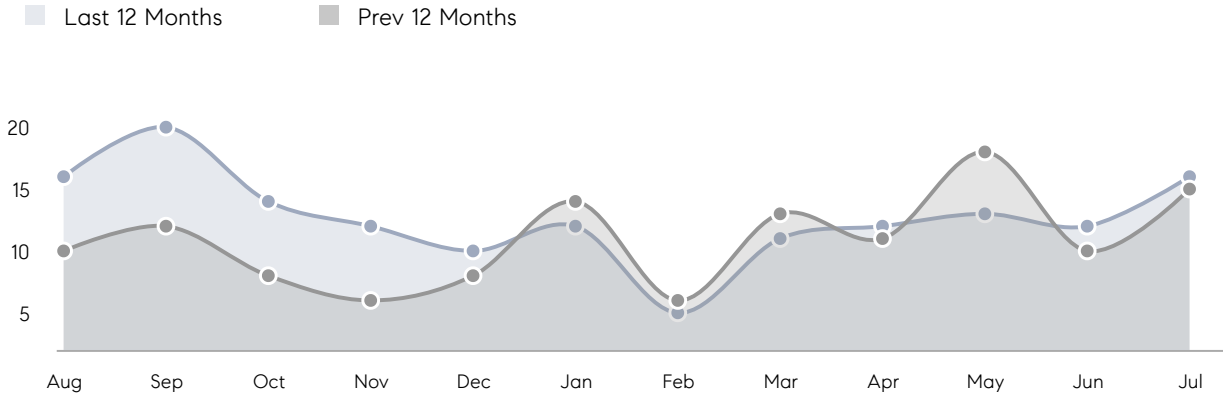
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$550,455	\$539,929	1.9%
	# OF CONTRACTS	4	9	-55.6%
	NEW LISTINGS	10	13	-23%
Houses	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$550,455	\$539,929	2%
	# OF CONTRACTS	4	9	-56%
	NEW LISTINGS	10	13	-23%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

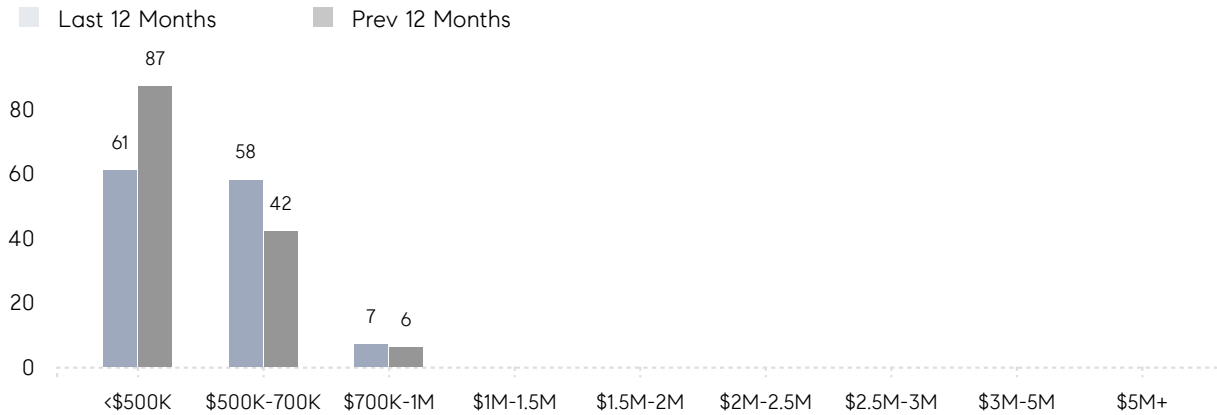
Maywood

JULY 2022

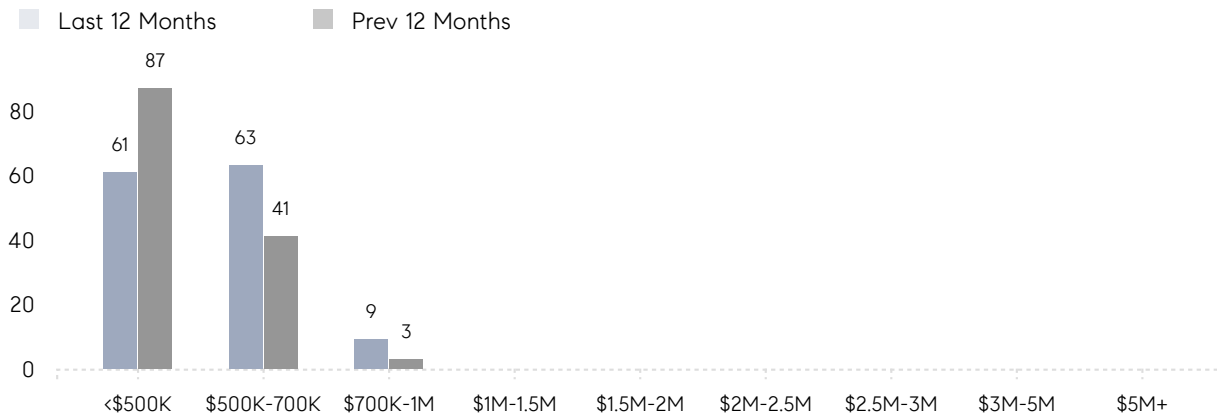
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Mendham Borough Market Insights

Mendham Borough

JULY 2022

UNDER CONTRACT

6	\$1.2M	\$694K
Total Properties	Average Price	Median Price
50%	40%	-12%
Increase From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

UNITS SOLD

10	\$841K	\$755K
Total Properties	Average Price	Median Price
-17%	-32%	-1%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

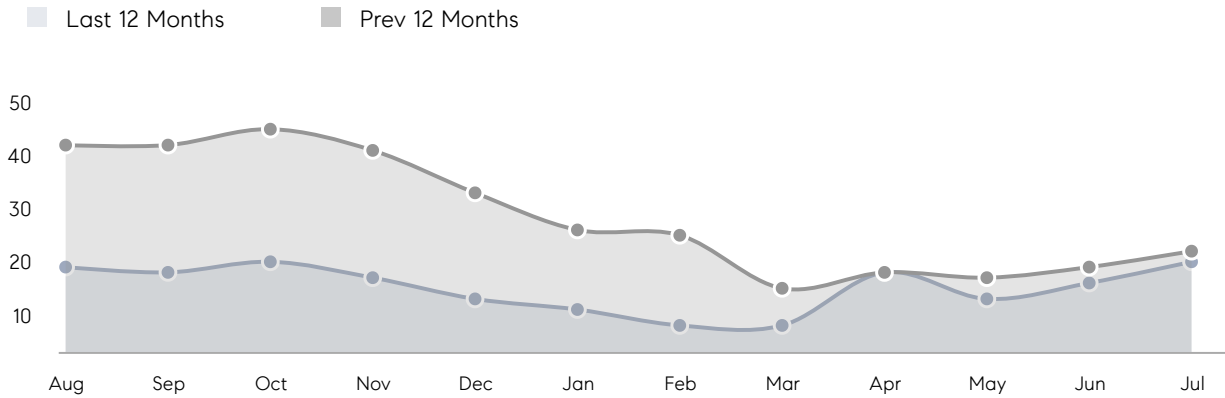
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	39	96	-59%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$841,500	\$1,231,250	-31.7%
	# OF CONTRACTS	6	4	50.0%
	NEW LISTINGS	12	10	20%
Houses	AVERAGE DOM	44	108	-59%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$978,429	\$1,363,000	-28%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	10	9	11%
Condo/Co-op/TH	AVERAGE DOM	27	37	-27%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$522,000	\$572,500	-9%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	2	1	100%

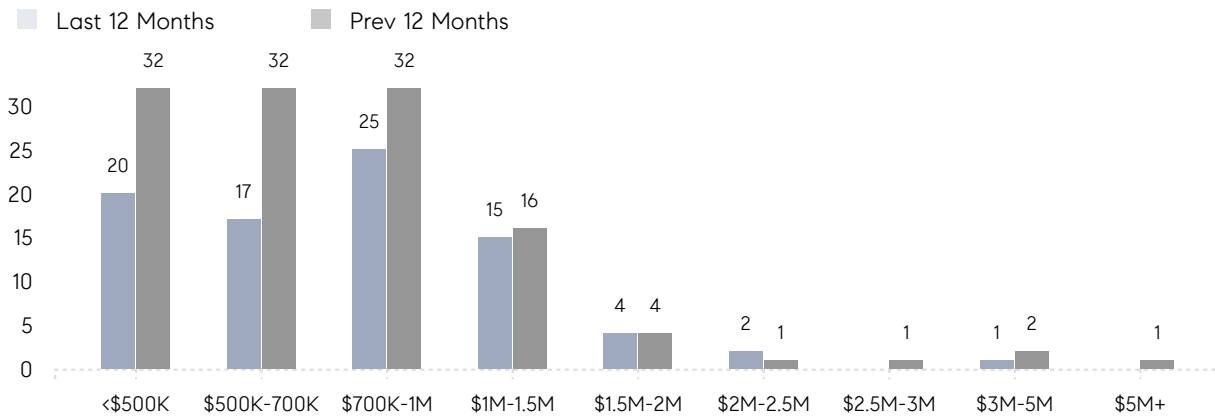
Mendham Borough

JULY 2022

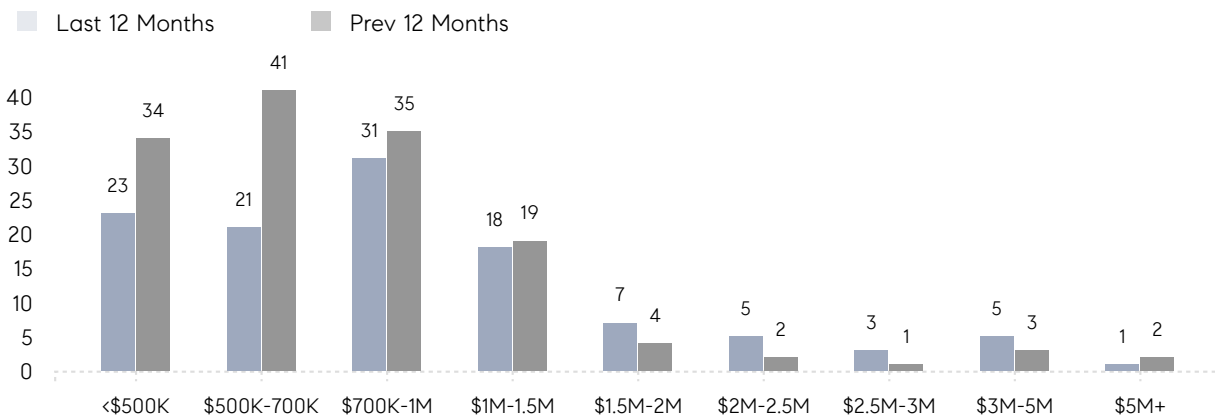
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Mendham Township Market Insights

Mendham Township

JULY 2022

UNDER CONTRACT

4	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-64%	10%	53%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

9	\$946K	\$915K
Total Properties	Average Price	Median Price
-31%	-17%	10%
Decrease From Jul 2021	Decrease From Jul 2021	Increase From Jul 2021

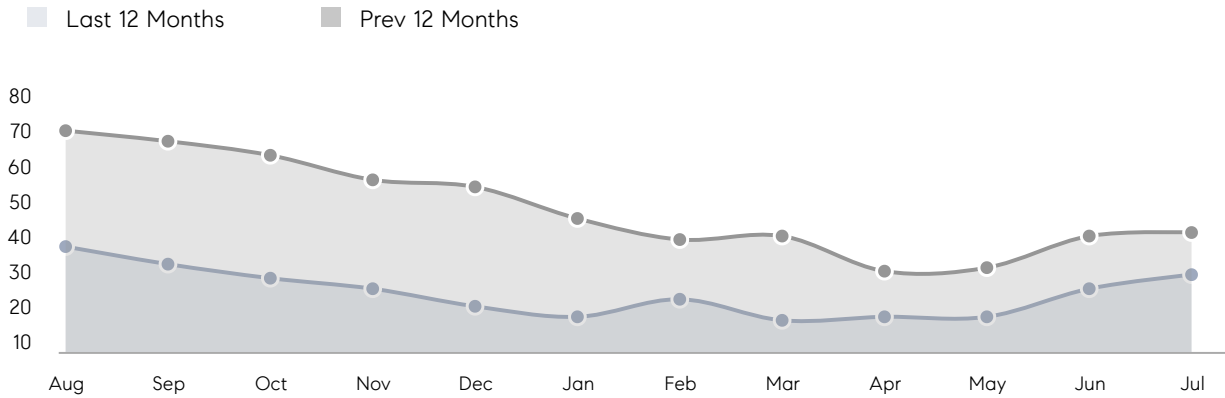
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	11	51	-78%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$946,111	\$1,140,615	-17.1%
	# OF CONTRACTS	4	11	-63.6%
	NEW LISTINGS	11	14	-21%
Houses	AVERAGE DOM	11	51	-78%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$946,111	\$1,140,615	-17%
	# OF CONTRACTS	4	11	-64%
	NEW LISTINGS	11	14	-21%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

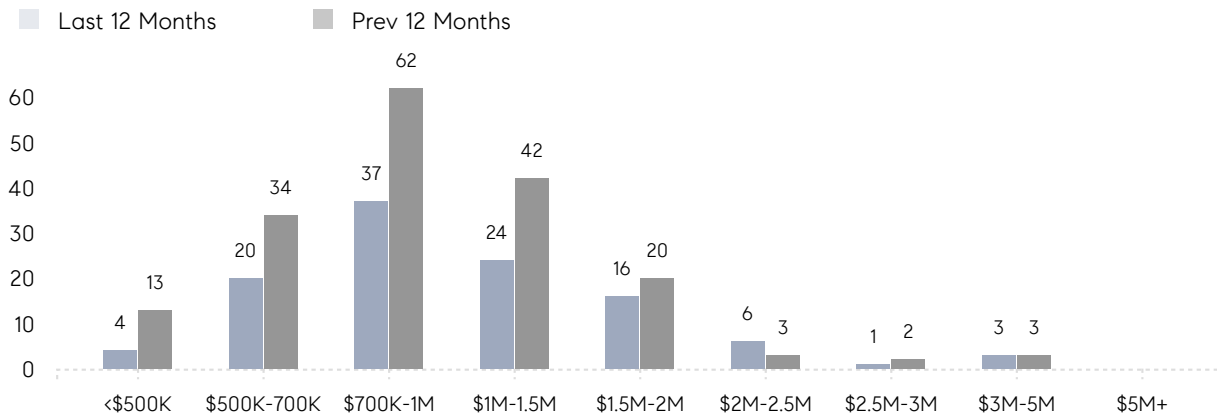
Mendham Township

JULY 2022

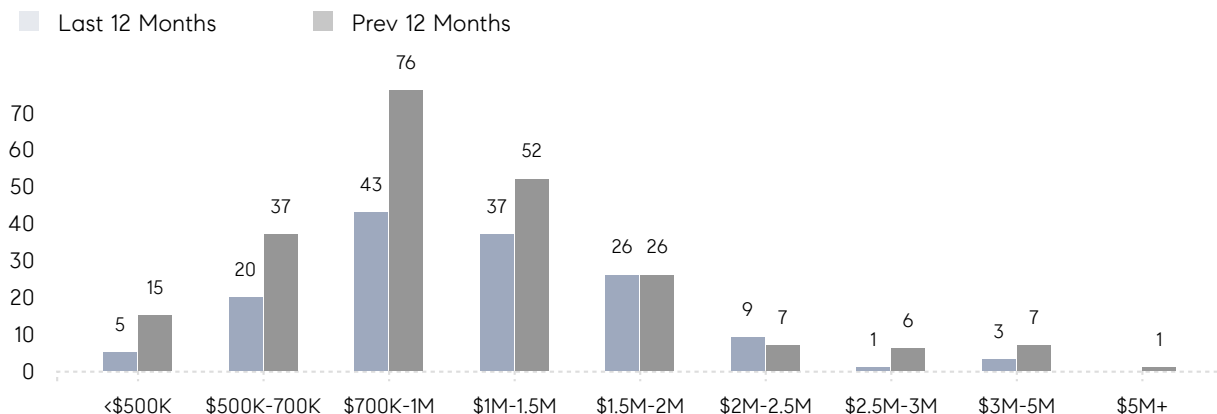
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Metuchen Borough Market Insights

Metuchen Borough

JULY 2022

UNDER CONTRACT

1	\$450K	\$450K
Total Properties	Average Price	Median Price
-67%	-20%	-22%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

3	\$618K	\$680K
Total Properties	Average Price	Median Price
-25%	10%	21%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

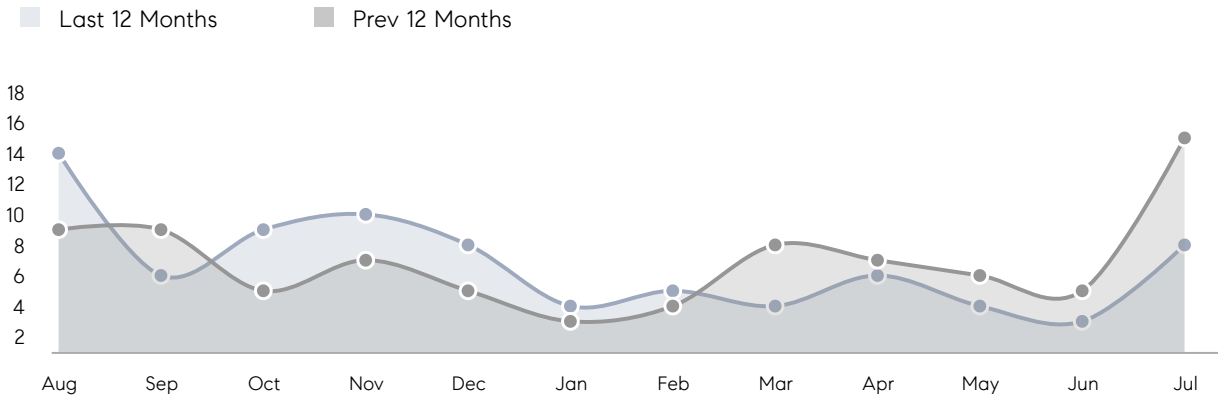
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	14	41	-66%
	% OF ASKING PRICE	109%	101%	
	AVERAGE SOLD PRICE	\$618,000	\$559,975	10.4%
	# OF CONTRACTS	1	3	-66.7%
	NEW LISTINGS	6	13	-54%
Houses	AVERAGE DOM	14	41	-66%
	% OF ASKING PRICE	109%	101%	
	AVERAGE SOLD PRICE	\$618,000	\$559,975	10%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	6	10	-40%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	3	0%

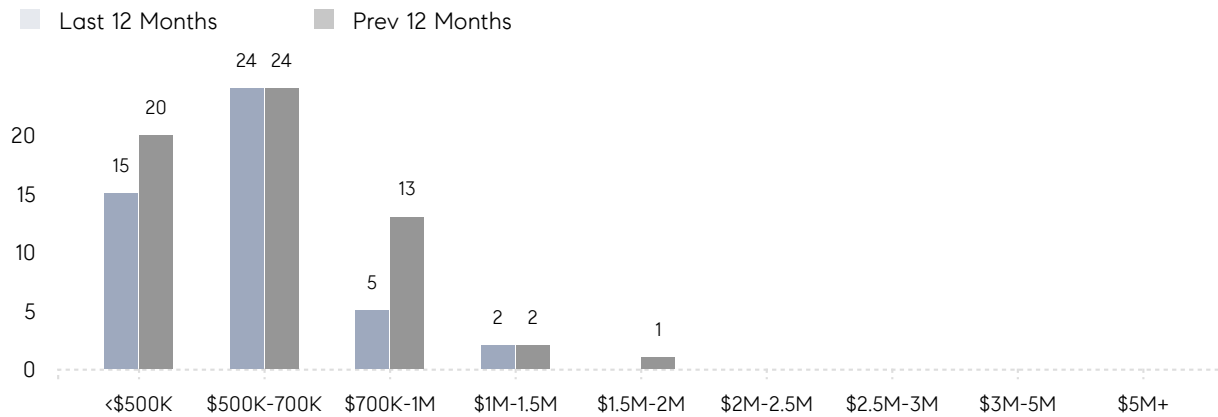
Metuchen Borough

JULY 2022

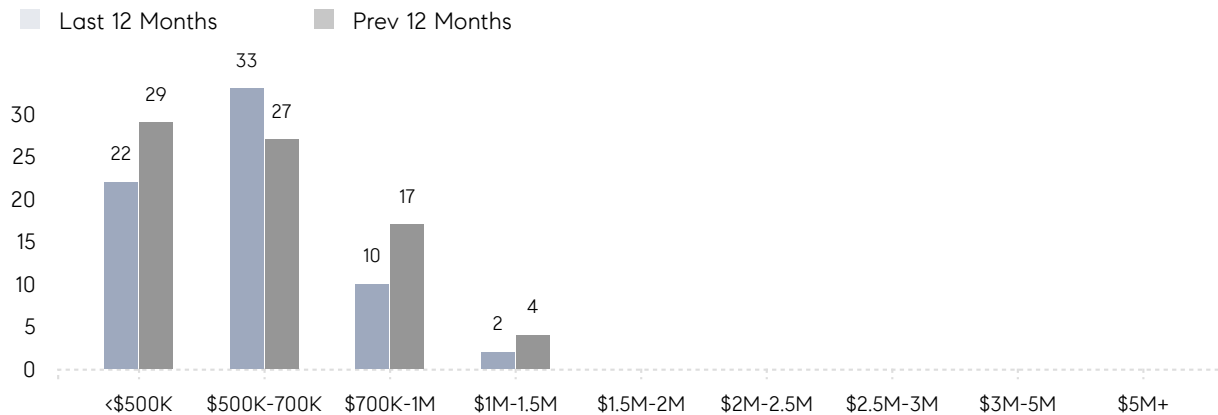
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Midland Park Market Insights

Midland Park

JULY 2022

UNDER CONTRACT

6
Total
Properties

\$758K
Average
Price

\$787K
Median
Price

-33%
Decrease From
Jul 2021

52%
Increase From
Jul 2021

64%
Increase From
Jul 2021

UNITS SOLD

7
Total
Properties

\$591K
Average
Price

\$530K
Median
Price

-12%
Decrease From
Jul 2021

-3%
Decrease From
Jul 2021

-15%
Decrease From
Jul 2021

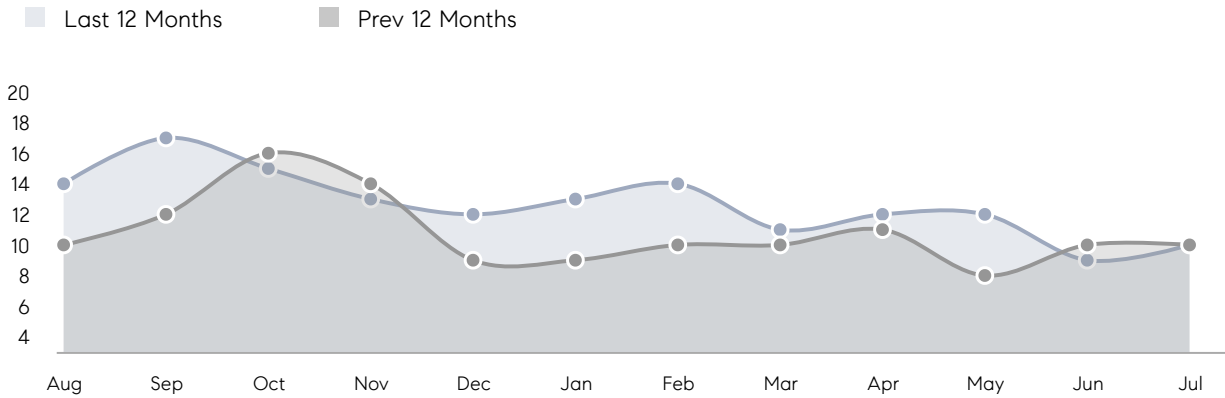
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	30	39	-23%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$591,629	\$610,250	-3.1%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	6	8	-25%
Houses	AVERAGE DOM	30	39	-23%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$591,629	\$610,250	-3%
	# OF CONTRACTS	6	9	-33%
	NEW LISTINGS	6	8	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

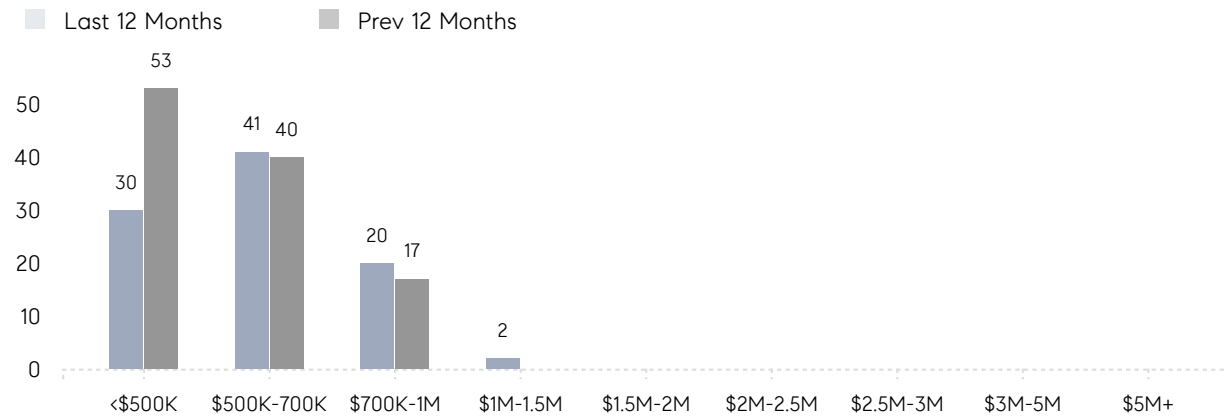
Midland Park

JULY 2022

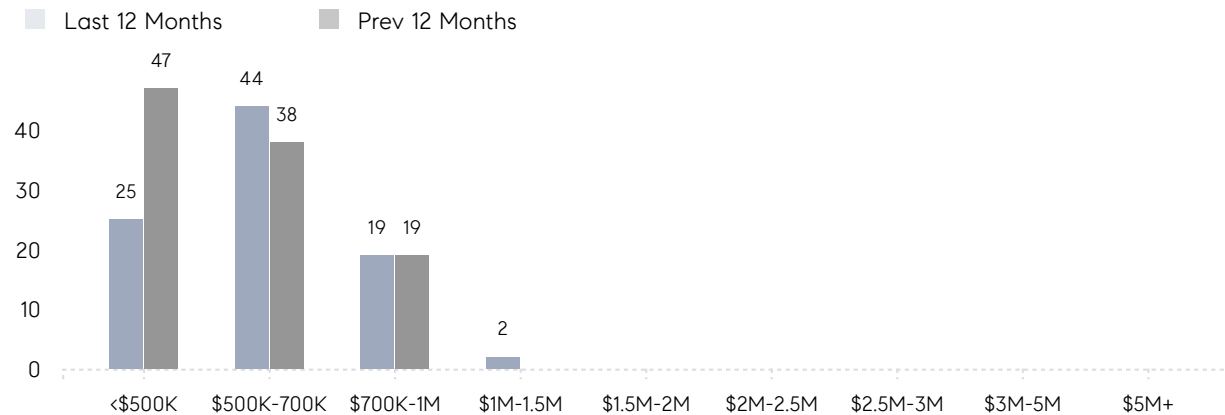
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Millburn Market Insights

Millburn

JULY 2022

UNDER CONTRACT

17	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
55%	46%	30%
Increase From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

9	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-53%	39%	60%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

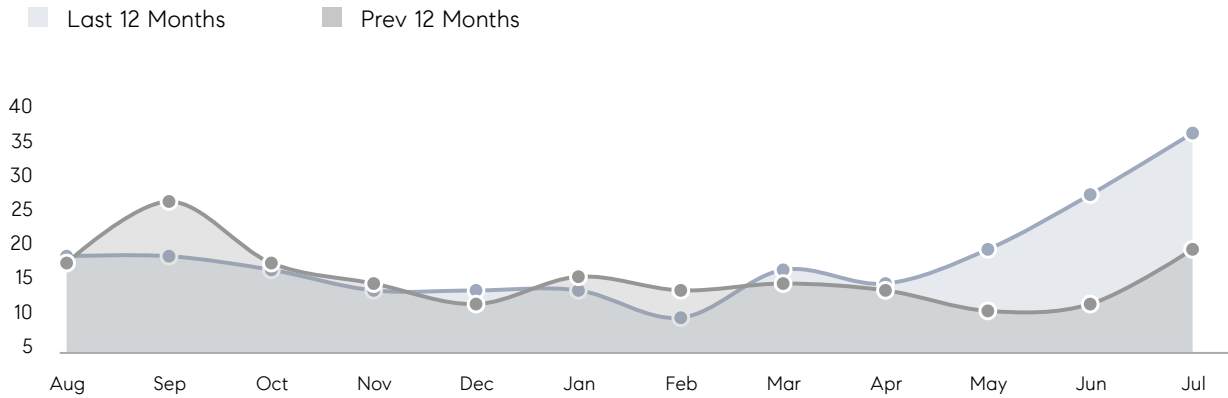
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	17	18	-6%
	% OF ASKING PRICE	116%	103%	
	AVERAGE SOLD PRICE	\$1,205,833	\$867,500	39.0%
	# OF CONTRACTS	17	11	54.5%
	NEW LISTINGS	22	22	0%
Houses	AVERAGE DOM	17	17	0%
	% OF ASKING PRICE	116%	105%	
	AVERAGE SOLD PRICE	\$1,205,833	\$1,007,107	20%
	# OF CONTRACTS	16	9	78%
	NEW LISTINGS	20	17	18%
Condo/Co-op/TH	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$476,600	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	2	5	-60%

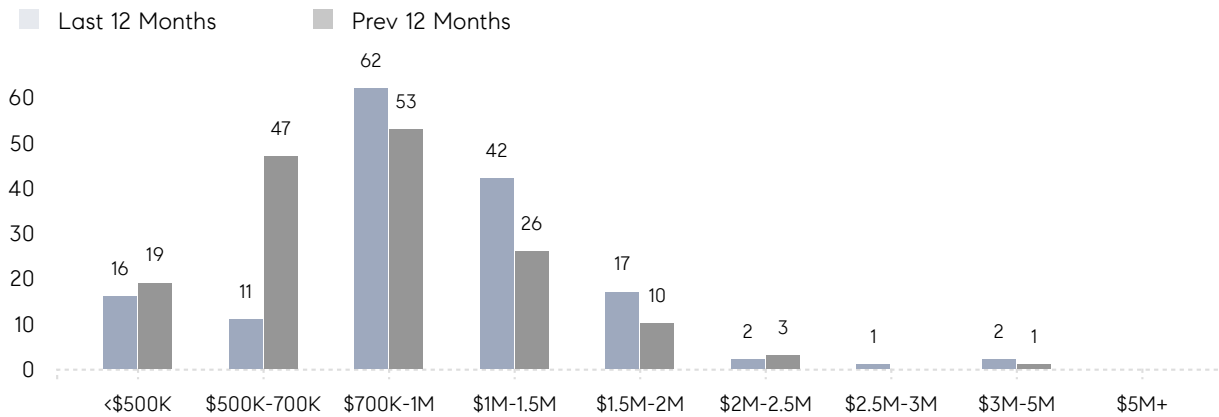
Millburn

JULY 2022

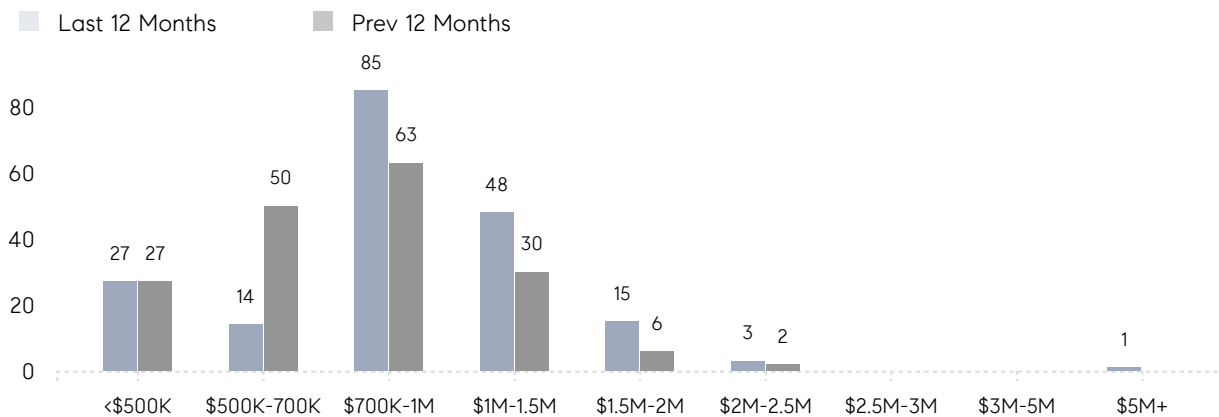
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Montclair Market Insights

Montclair

JULY 2022

UNDER CONTRACT

54	\$918K	\$749K
Total Properties	Average Price	Median Price
-31%	12%	-4%
Decrease From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

UNITS SOLD

60	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-10%	35%	28%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

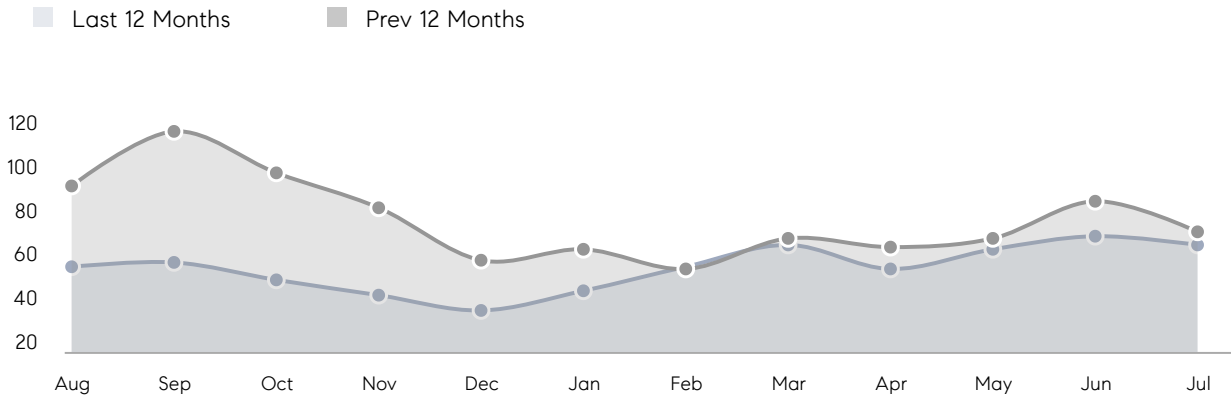
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	24	19	26%
	% OF ASKING PRICE	124%	117%	
	AVERAGE SOLD PRICE	\$1,239,150	\$914,730	35.5%
	# OF CONTRACTS	54	78	-30.8%
	NEW LISTINGS	48	63	-24%
Houses	AVERAGE DOM	24	17	41%
	% OF ASKING PRICE	128%	123%	
	AVERAGE SOLD PRICE	\$1,401,843	\$1,125,783	25%
	# OF CONTRACTS	44	68	-35%
	NEW LISTINGS	41	56	-27%
Condo/Co-op/TH	AVERAGE DOM	24	27	-11%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$317,222	\$293,988	8%
	# OF CONTRACTS	10	10	0%
	NEW LISTINGS	7	7	0%

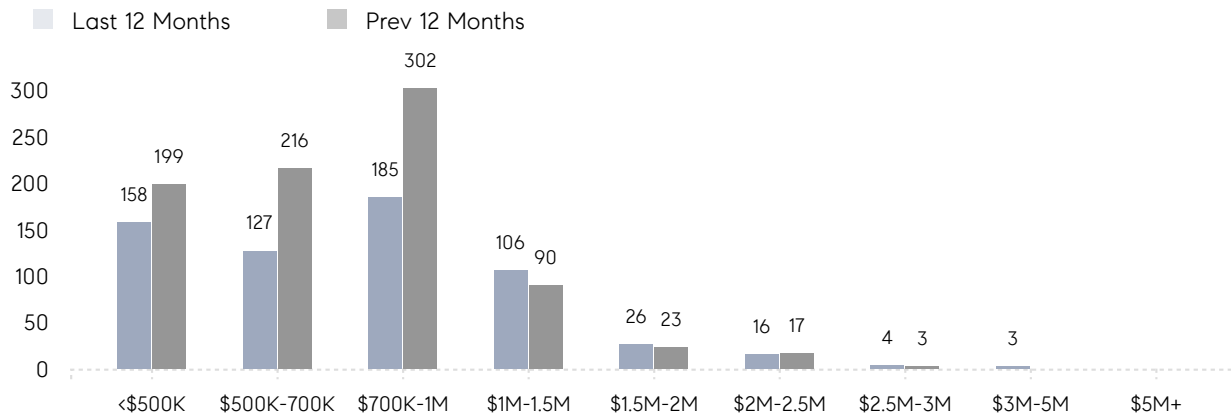
Montclair

JULY 2022

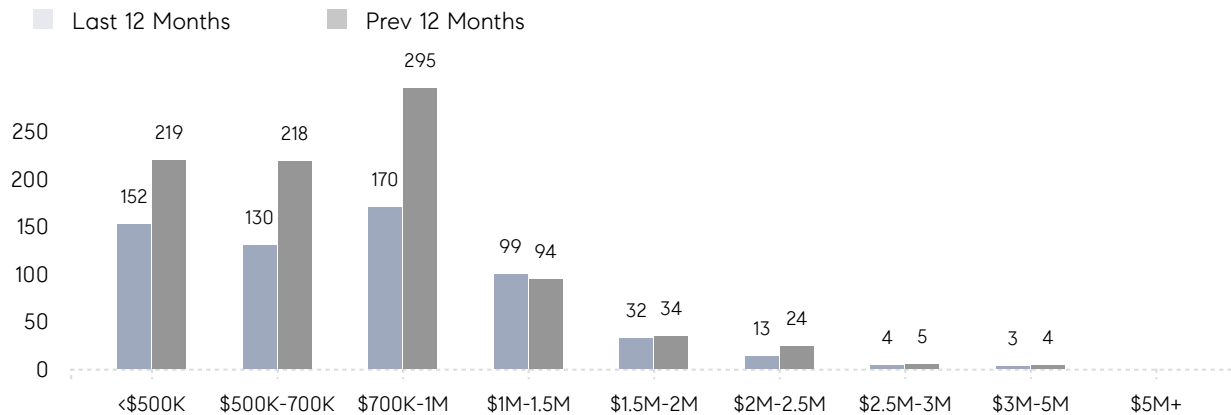
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Montvale Market Insights

Montvale

JULY 2022

UNDER CONTRACT

12
Total
Properties

\$794K
Average
Price

\$774K
Median
Price

-40%
Decrease From
Jul 2021

25%
Increase From
Jul 2021

25%
Increase From
Jul 2021

UNITS SOLD

20
Total
Properties

\$726K
Average
Price

\$637K
Median
Price

-5%
Decrease From
Jul 2021

-13%
Decrease From
Jul 2021

-17%
Decrease From
Jul 2021

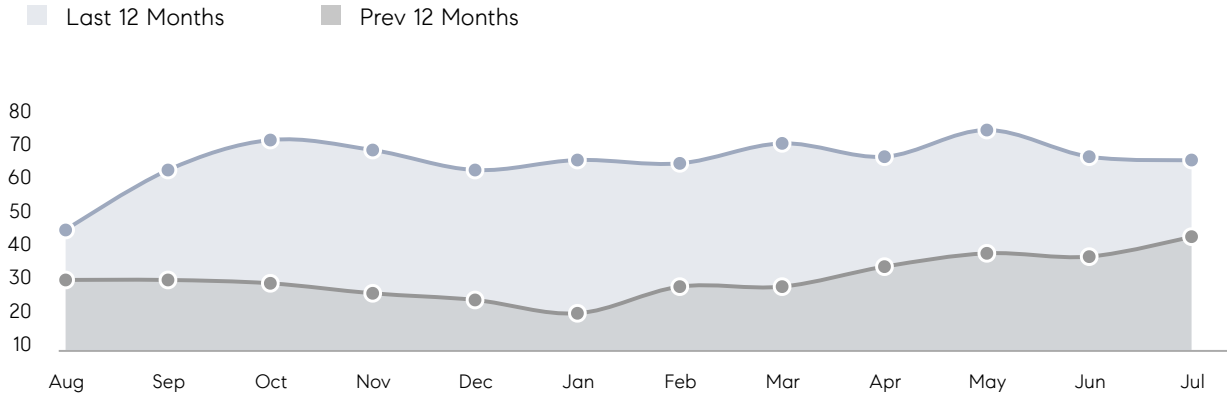
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	32	26	23%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$726,804	\$832,238	-12.7%
	# OF CONTRACTS	12	20	-40.0%
	NEW LISTINGS	11	22	-50%
Houses	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$785,531	\$816,769	-4%
	# OF CONTRACTS	8	12	-33%
	NEW LISTINGS	8	13	-38%
Condo/Co-op/TH	AVERAGE DOM	49	39	26%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$617,741	\$857,375	-28%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	3	9	-67%

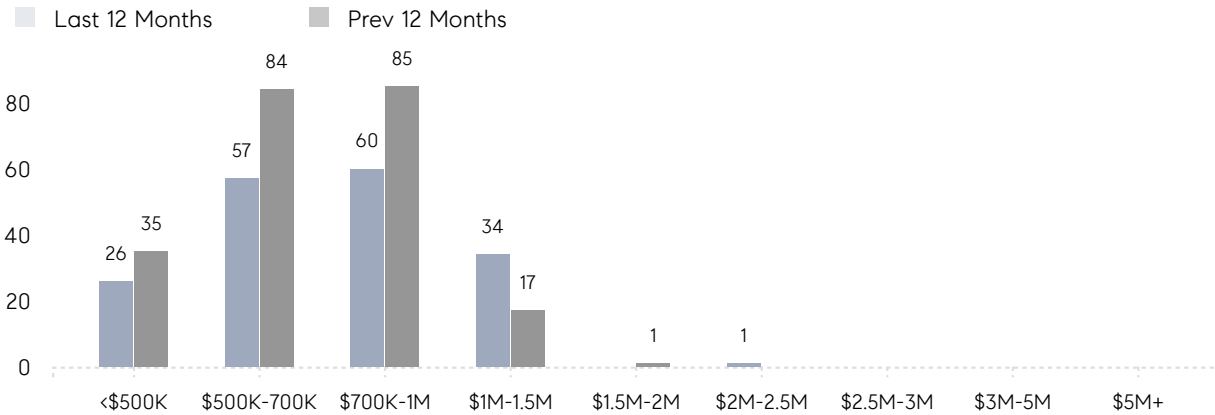
Montvale

JULY 2022

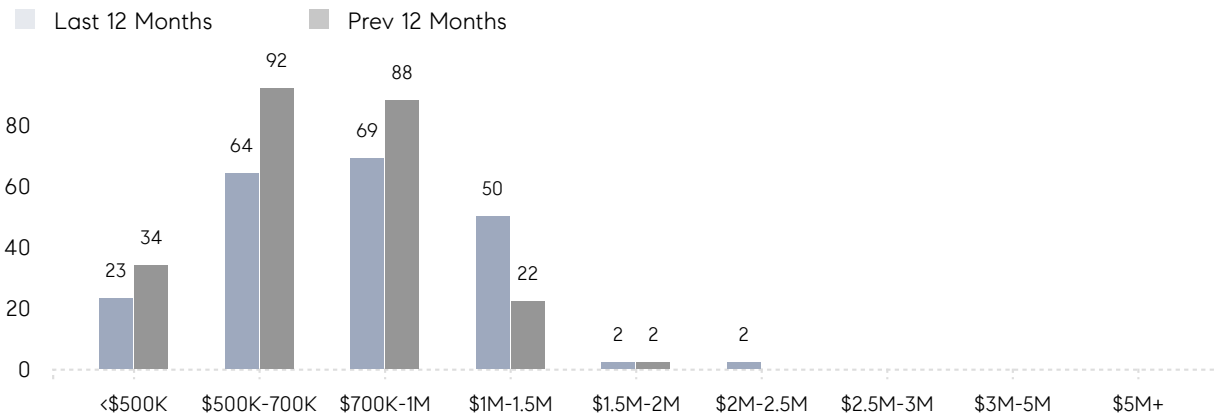
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Montville Market Insights

Montville

JULY 2022

UNDER CONTRACT

21
Total
Properties

\$727K
Average
Price

\$649K
Median
Price

-50%
Decrease From
Jul 2021

0%
Change From
Jul 2021

10%
Increase From
Jul 2021

UNITS SOLD

22
Total
Properties

\$725K
Average
Price

\$685K
Median
Price

-50%
Decrease From
Jul 2021

3%
Increase From
Jul 2021

2%
Increase From
Jul 2021

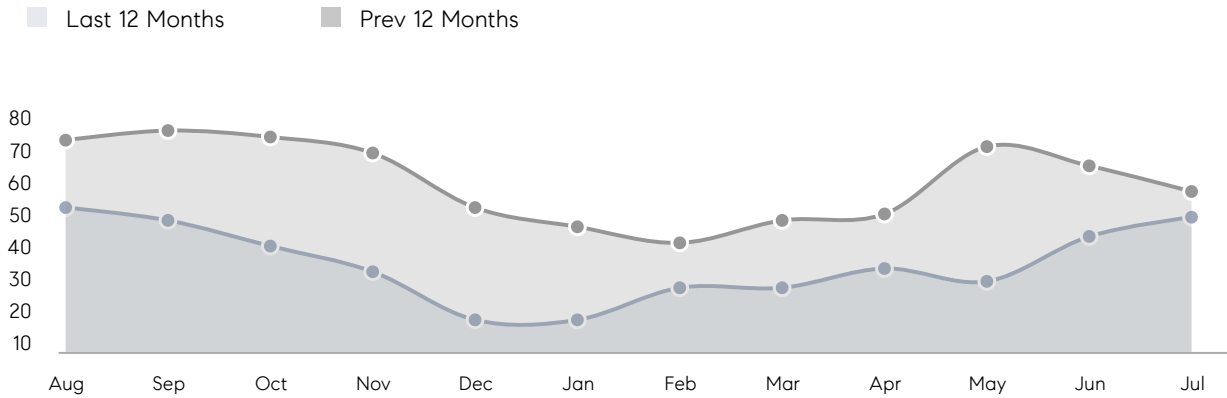
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	24	27	-11%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$725,565	\$702,395	3.3%
	# OF CONTRACTS	21	42	-50.0%
	NEW LISTINGS	30	48	-37%
Houses	AVERAGE DOM	24	31	-23%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$790,201	\$779,725	1%
	# OF CONTRACTS	16	25	-36%
	NEW LISTINGS	21	34	-38%
Condo/Co-op/TH	AVERAGE DOM	25	16	56%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$505,800	\$496,183	2%
	# OF CONTRACTS	5	17	-71%
	NEW LISTINGS	9	14	-36%

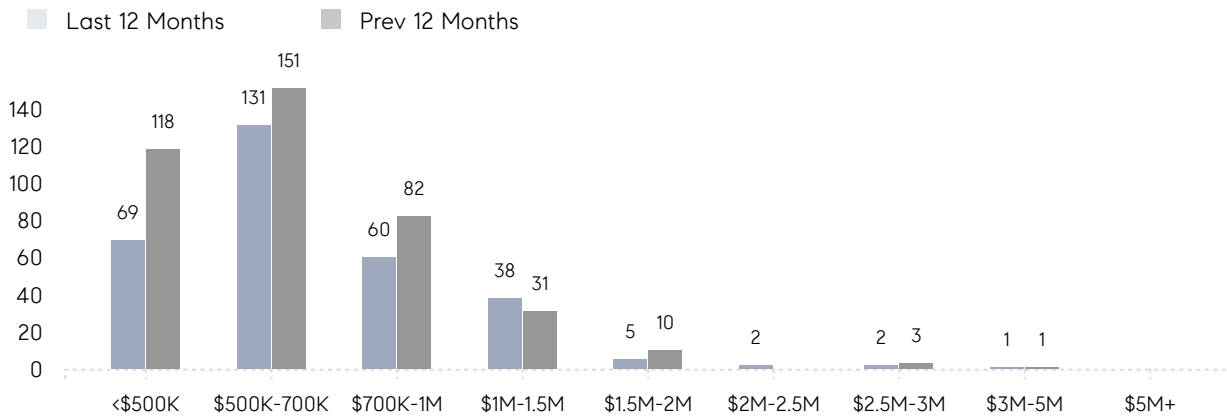
Montville

JULY 2022

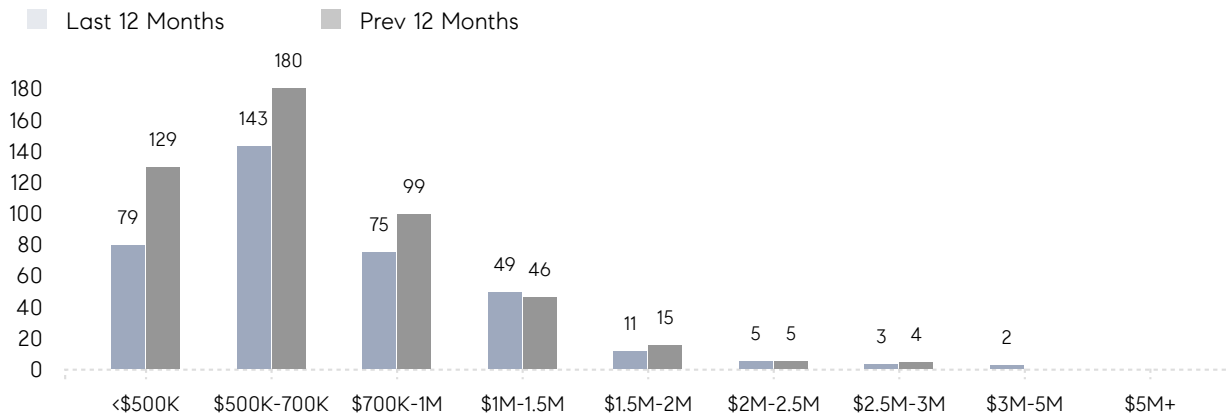
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Moonachie Market Insights

Moonachie

JULY 2022

UNDER CONTRACT

1
Total
Properties

\$475K
Average
Price

\$475K
Median
Price

-80%
Decrease From
Jul 2021

13%
Increase From
Jul 2021

23%
Increase From
Jul 2021

UNITS SOLD

1
Total
Properties

\$445K
Average
Price

\$445K
Median
Price

-67%
Decrease From
Jul 2021

-5%
Decrease From
Jul 2021

-5%
Decrease From
Jul 2021

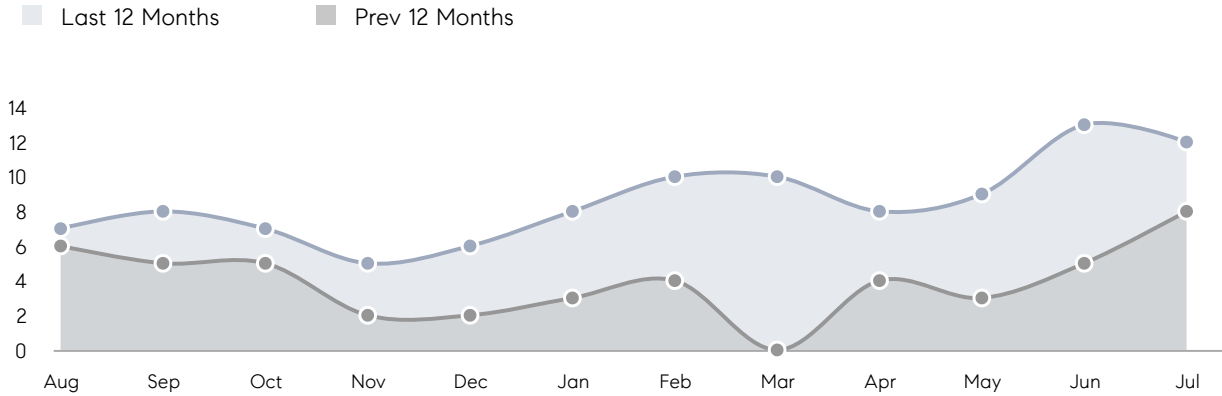
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	73	29	152%
	% OF ASKING PRICE	89%	101%	
	AVERAGE SOLD PRICE	\$445,000	\$470,000	-5.3%
	# OF CONTRACTS	1	5	-80.0%
	NEW LISTINGS	0	8	0%
Houses	AVERAGE DOM	73	29	152%
	% OF ASKING PRICE	89%	101%	
	AVERAGE SOLD PRICE	\$445,000	\$470,000	-5%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	0	8	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Moonachie

JULY 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Morris Township Market Insights

Morris Township

JULY 2022

UNDER CONTRACT

26	\$772K	\$682K
Total Properties	Average Price	Median Price
-24%	4%	-6%
Decrease From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

UNITS SOLD

39	\$858K	\$850K
Total Properties	Average Price	Median Price
8%	21%	33%
Increase From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

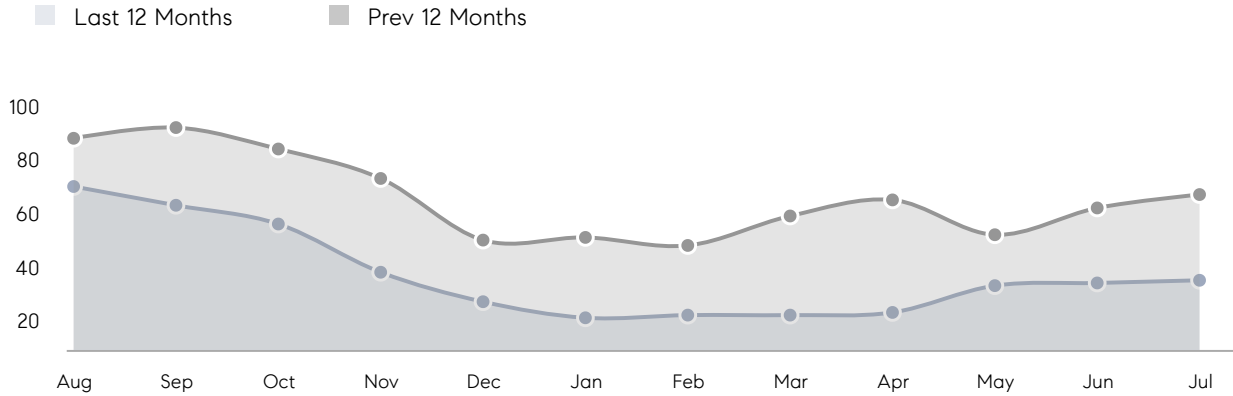
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	16	22	-27%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$858,579	\$710,495	20.8%
	# OF CONTRACTS	26	34	-23.5%
	NEW LISTINGS	28	49	-43%
Houses	AVERAGE DOM	15	21	-29%
	% OF ASKING PRICE	107%	102%	
	AVERAGE SOLD PRICE	\$902,394	\$738,651	22%
	# OF CONTRACTS	20	24	-17%
	NEW LISTINGS	19	33	-42%
Condo/Co-op/TH	AVERAGE DOM	21	24	-12%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$658,286	\$654,183	1%
	# OF CONTRACTS	6	10	-40%
	NEW LISTINGS	9	16	-44%

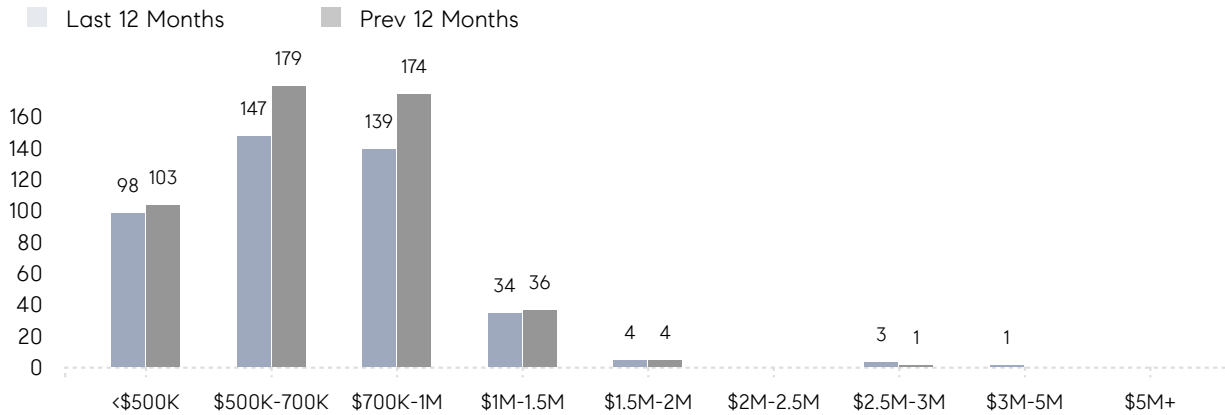
Morris Township

JULY 2022

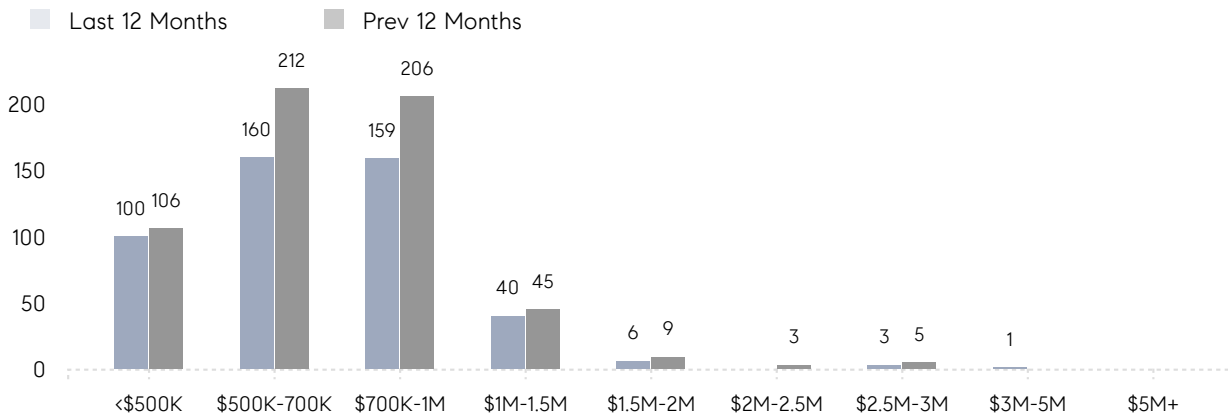
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Morris Plains Market Insights

Morris Plains

JULY 2022

UNDER CONTRACT

14
Total
Properties

\$641K
Average
Price

\$662K
Median
Price

56%
Increase From
Jul 2021

4%
Increase From
Jul 2021

5%
Increase From
Jul 2021

UNITS SOLD

5
Total
Properties

\$579K
Average
Price

\$550K
Median
Price

-55%
Decrease From
Jul 2021

8%
Increase From
Jul 2021

-2%
Decrease From
Jul 2021

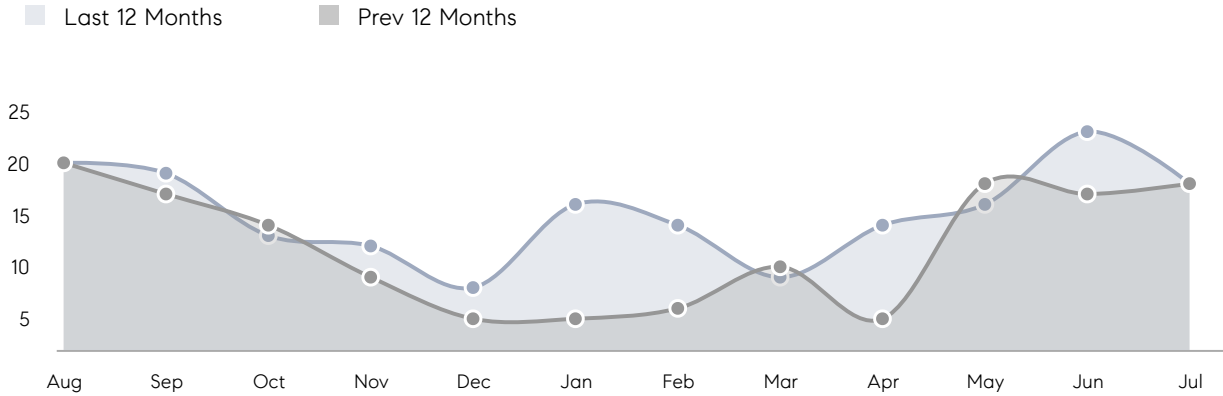
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	18	15	20%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$579,800	\$537,965	7.8%
	# OF CONTRACTS	14	9	55.6%
	NEW LISTINGS	18	14	29%
Houses	AVERAGE DOM	19	13	46%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$642,500	\$601,235	7%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	6	9	-33%
Condo/Co-op/TH	AVERAGE DOM	14	25	-44%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$329,000	\$253,250	30%
	# OF CONTRACTS	7	1	600%
	NEW LISTINGS	12	5	140%

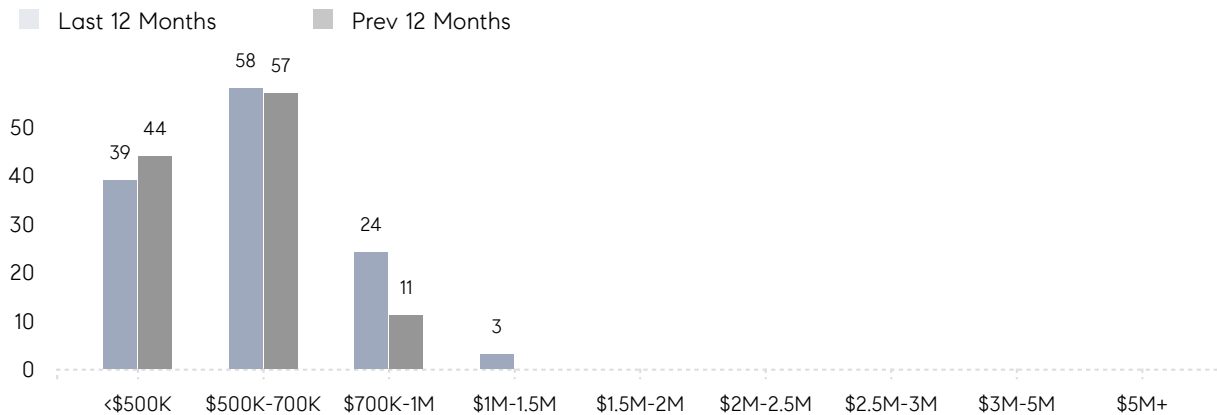
Morris Plains

JULY 2022

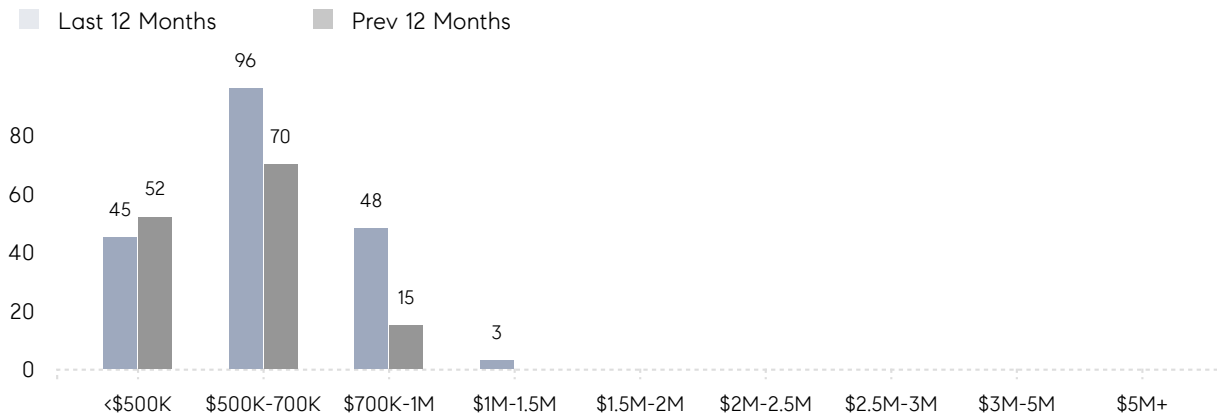
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Morristown Market Insights

Morristown

JULY 2022

UNDER CONTRACT

21
Total
Properties

\$566K
Average
Price

\$449K
Median
Price

0%
Change From
Jul 2021

14%
Increase From
Jul 2021

7%
Increase From
Jul 2021

UNITS SOLD

18
Total
Properties

\$683K
Average
Price

\$604K
Median
Price

13%
Increase From
Jul 2021

16%
Increase From
Jul 2021

21%
Increase From
Jul 2021

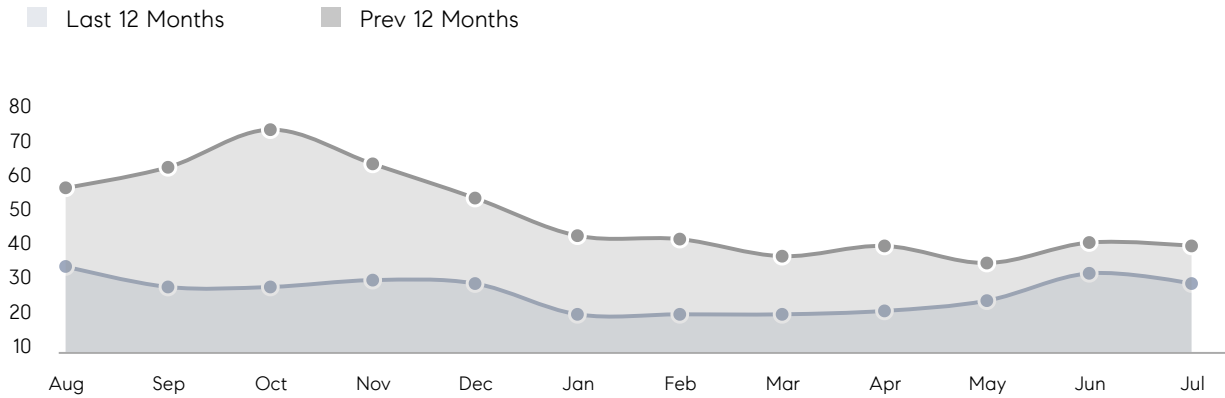
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	22	23	-4%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$683,928	\$587,613	16.4%
	# OF CONTRACTS	21	21	0.0%
	NEW LISTINGS	18	29	-38%
Houses	AVERAGE DOM	17	11	55%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$737,257	\$559,567	32%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	9	8	13%
Condo/Co-op/TH	AVERAGE DOM	25	30	-17%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$649,991	\$604,440	8%
	# OF CONTRACTS	13	15	-13%
	NEW LISTINGS	9	21	-57%

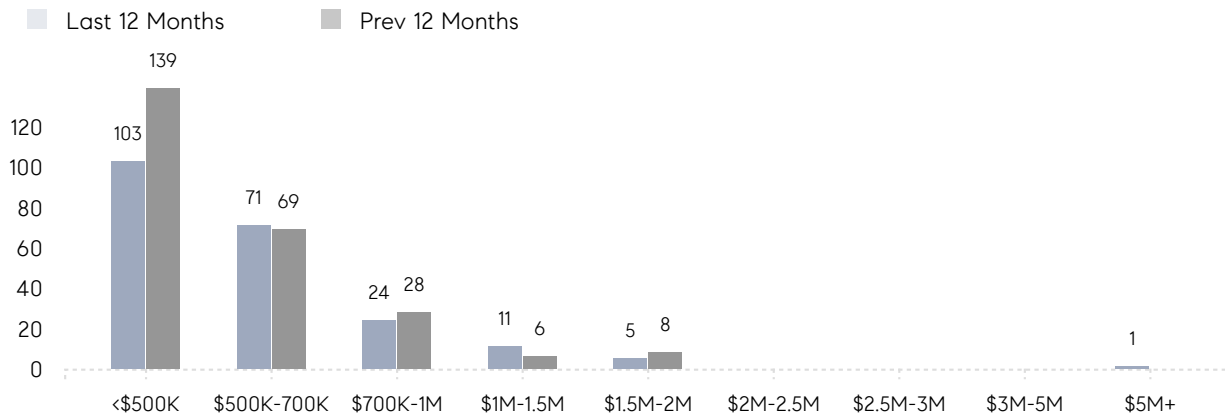
Morristown

JULY 2022

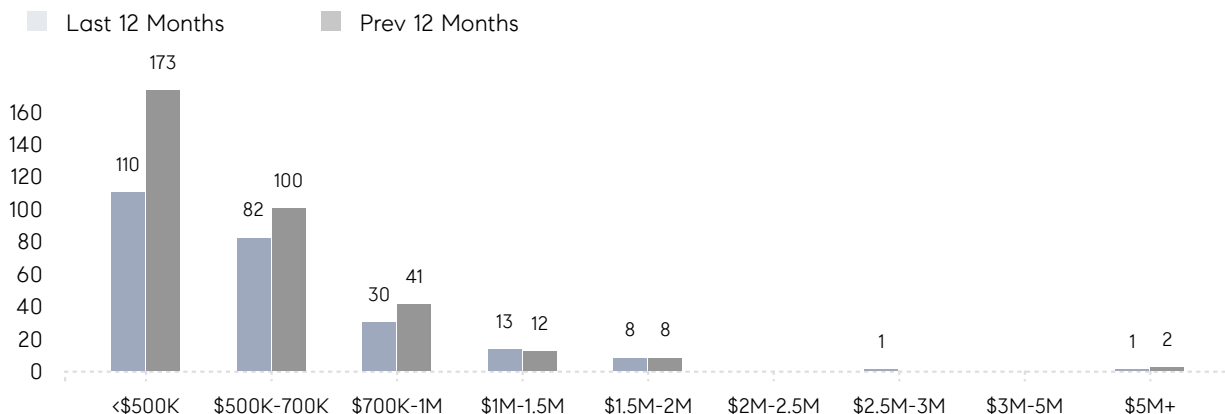
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Mountain Lakes Market Insights

Mountain Lakes

JULY 2022

UNDER CONTRACT

9
Total
Properties

\$843K
Average
Price

\$699K
Median
Price

80%
Increase From
Jul 2021

-31%
Decrease From
Jul 2021

-40%
Decrease From
Jul 2021

UNITS SOLD

9
Total
Properties

\$1.0M
Average
Price

\$889K
Median
Price

-50%
Decrease From
Jul 2021

-14%
Decrease From
Jul 2021

-26%
Decrease From
Jul 2021

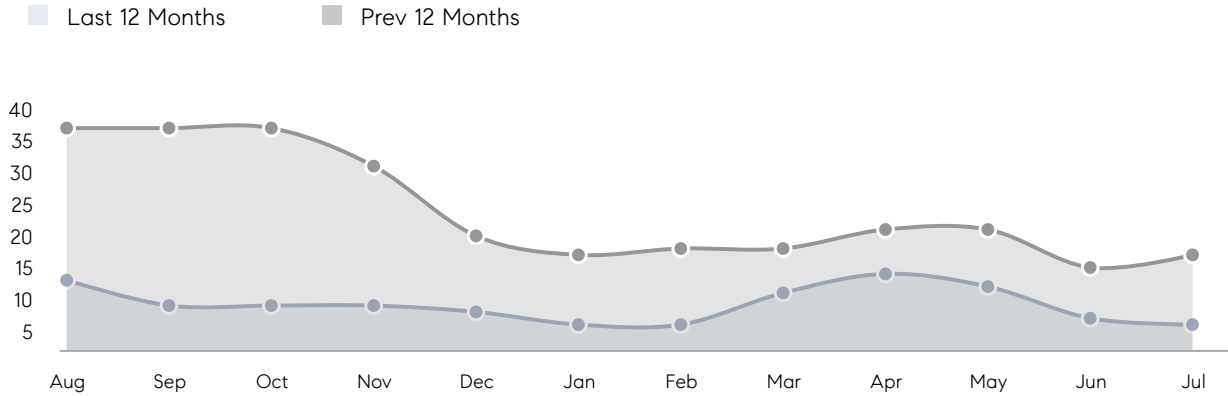
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	17	41	-59%
	% OF ASKING PRICE	107%	98%	
	AVERAGE SOLD PRICE	\$1,066,667	\$1,235,639	-13.7%
	# OF CONTRACTS	9	5	80.0%
	NEW LISTINGS	10	8	25%
Houses	AVERAGE DOM	20	41	-51%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$1,415,800	\$1,235,639	15%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	7	6	17%
Condo/Co-op/TH	AVERAGE DOM	14	-	-
	% OF ASKING PRICE	113%	-	
	AVERAGE SOLD PRICE	\$630,250	-	-
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	3	2	50%

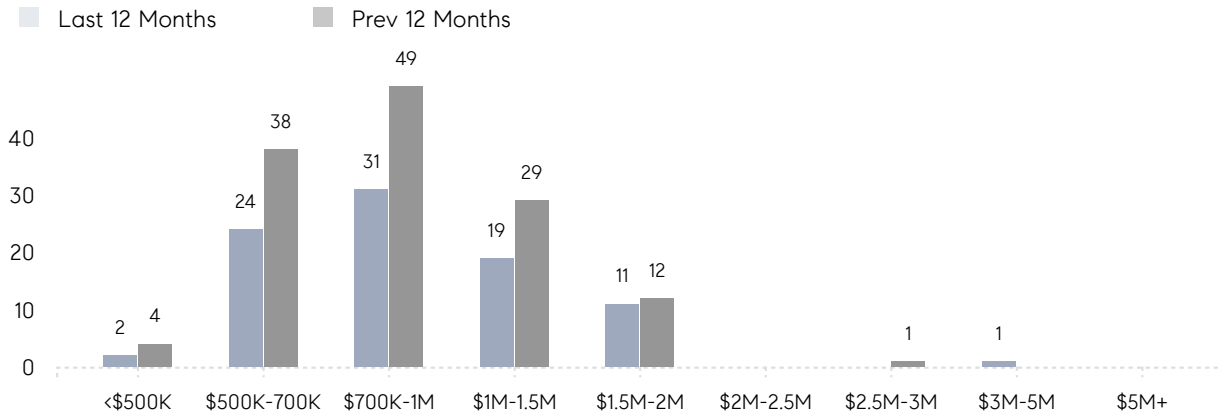
Mountain Lakes

JULY 2022

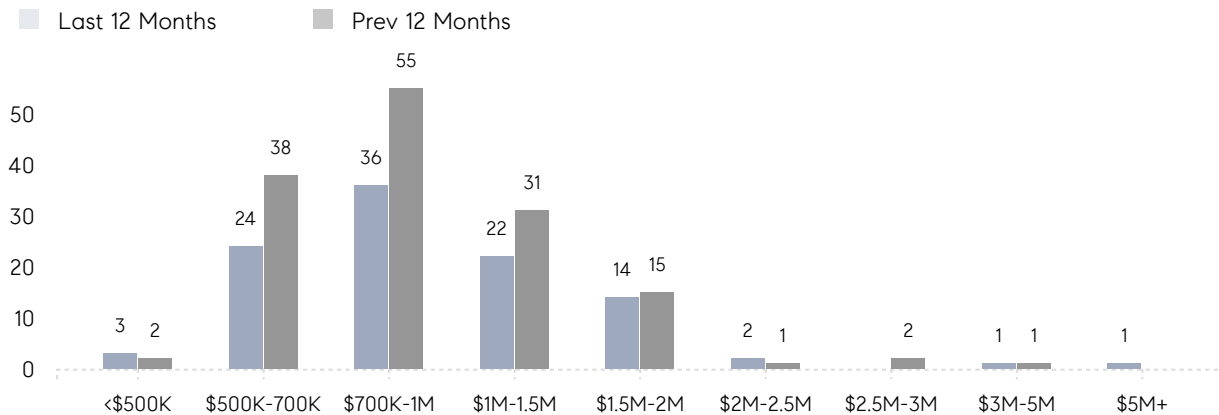
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Mountainside Market Insights

Mountainside

JULY 2022

UNDER CONTRACT

8
Total
Properties

\$856K
Average
Price

\$837K
Median
Price

-20%
Decrease From
Jul 2021

18%
Increase From
Jul 2021

28%
Increase From
Jul 2021

UNITS SOLD

6
Total
Properties

\$795K
Average
Price

\$780K
Median
Price

-40%
Decrease From
Jul 2021

-8%
Decrease From
Jul 2021

-8%
Decrease From
Jul 2021

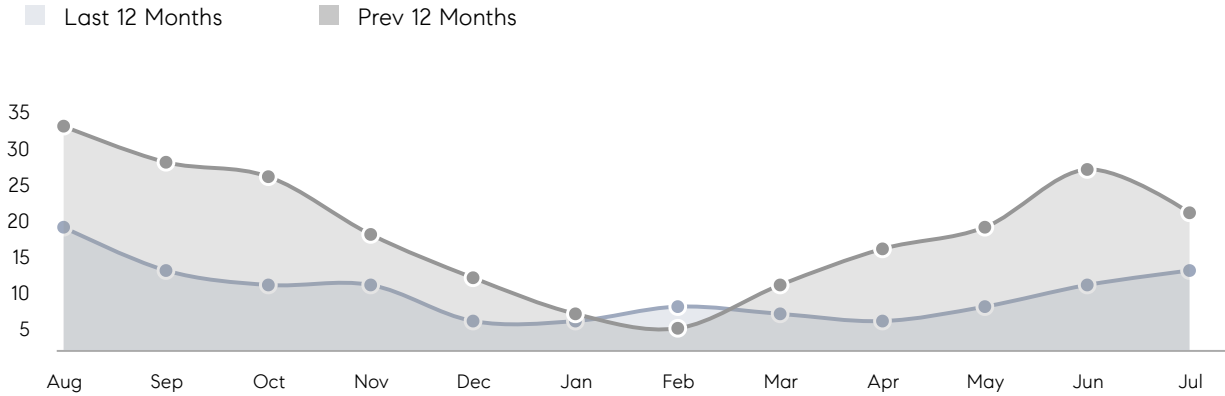
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	23	24	-4%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$795,833	\$869,490	-8.5%
	# OF CONTRACTS	8	10	-20.0%
	NEW LISTINGS	10	13	-23%
Houses	AVERAGE DOM	23	24	-4%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$786,000	\$869,490	-10%
	# OF CONTRACTS	8	10	-20%
	NEW LISTINGS	10	13	-23%
Condo/Co-op/TH	AVERAGE DOM	22	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$845,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

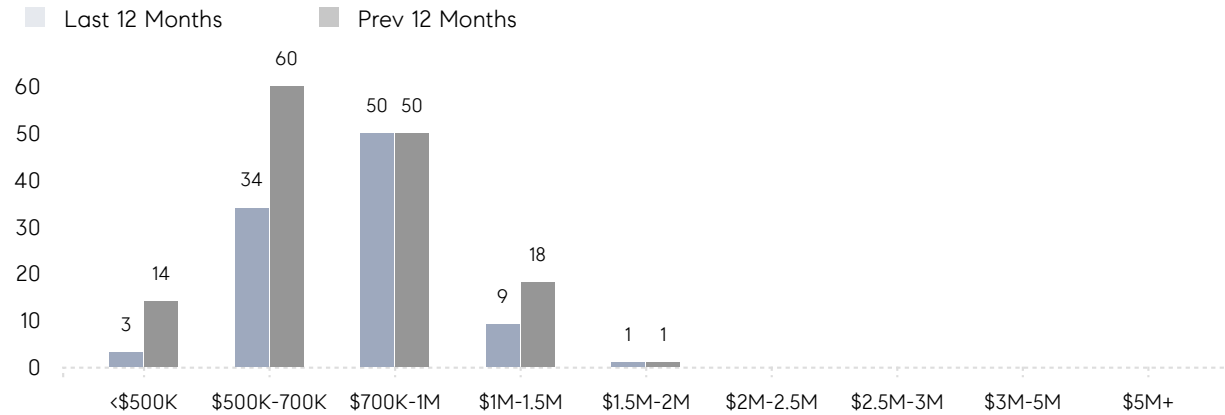
Mountainside

JULY 2022

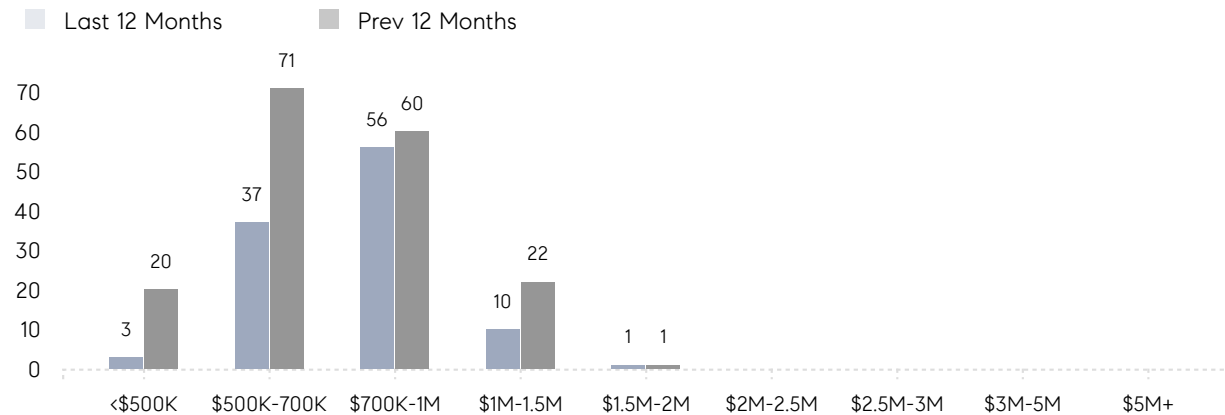
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Newark Market Insights

Newark

JULY 2022

UNDER CONTRACT

68
Total
Properties

\$319K
Average
Price

\$317K
Median
Price

-11%
Decrease From
Jul 2021

8%
Increase From
Jul 2021

8%
Increase From
Jul 2021

UNITS SOLD

44
Total
Properties

\$323K
Average
Price

\$312K
Median
Price

-42%
Decrease From
Jul 2021

6%
Increase From
Jul 2021

-1%
Decrease From
Jul 2021

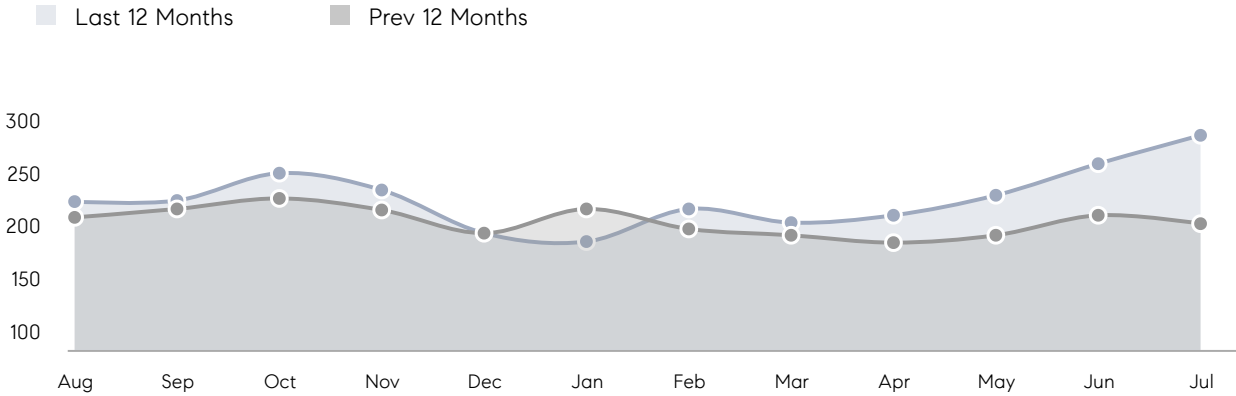
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	50	47	6%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$323,053	\$304,612	6.1%
	# OF CONTRACTS	68	76	-10.5%
	NEW LISTINGS	102	88	16%
Houses	AVERAGE DOM	54	47	15%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$341,651	\$319,759	7%
	# OF CONTRACTS	49	52	-6%
	NEW LISTINGS	84	66	27%
Condo/Co-op/TH	AVERAGE DOM	42	46	-9%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$288,337	\$262,200	10%
	# OF CONTRACTS	19	24	-21%
	NEW LISTINGS	18	22	-18%

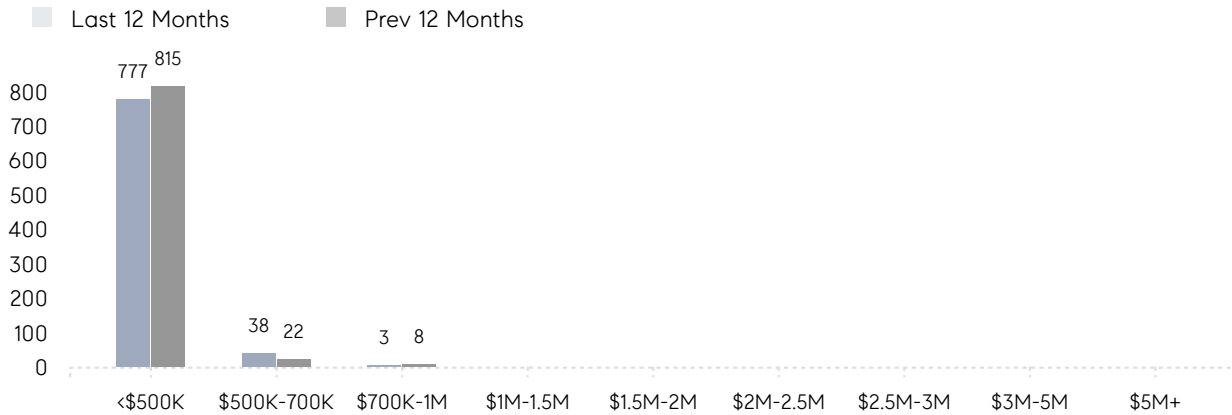
Newark

JULY 2022

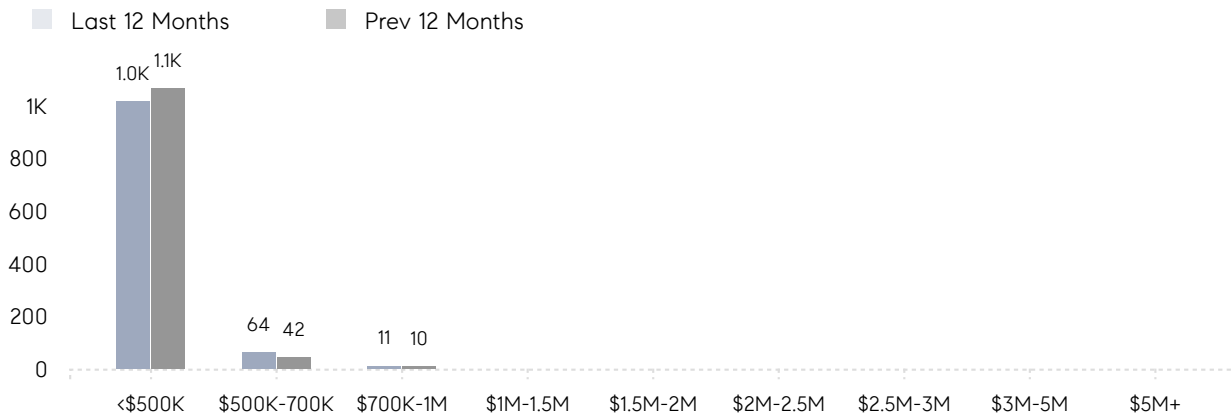
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

New Milford Market Insights

New Milford

JULY 2022

UNDER CONTRACT

12
Total
Properties

\$656K
Average
Price

\$639K
Median
Price

-45%
Decrease From
Jul 2021

20%
Increase From
Jul 2021

32%
Increase From
Jul 2021

UNITS SOLD

14
Total
Properties

\$609K
Average
Price

\$520K
Median
Price

-18%
Decrease From
Jul 2021

4%
Increase From
Jul 2021

-4%
Decrease From
Jul 2021

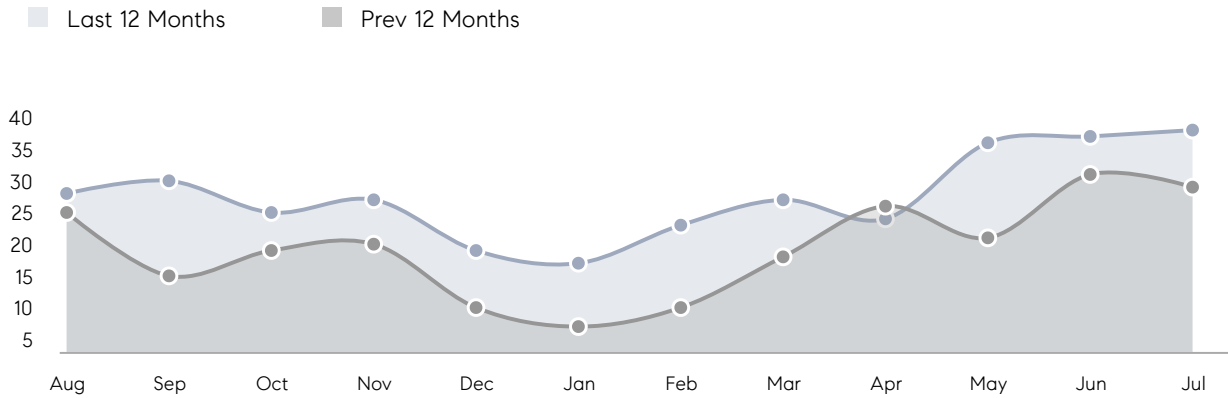
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	18	32	-44%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$609,214	\$583,882	4.3%
	# OF CONTRACTS	12	22	-45.5%
	NEW LISTINGS	9	17	-47%
Houses	AVERAGE DOM	18	33	-45%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$609,214	\$595,063	2%
	# OF CONTRACTS	12	20	-40%
	NEW LISTINGS	8	17	-53%
Condo/Co-op/TH	AVERAGE DOM	-	11	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$405,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	0	0%

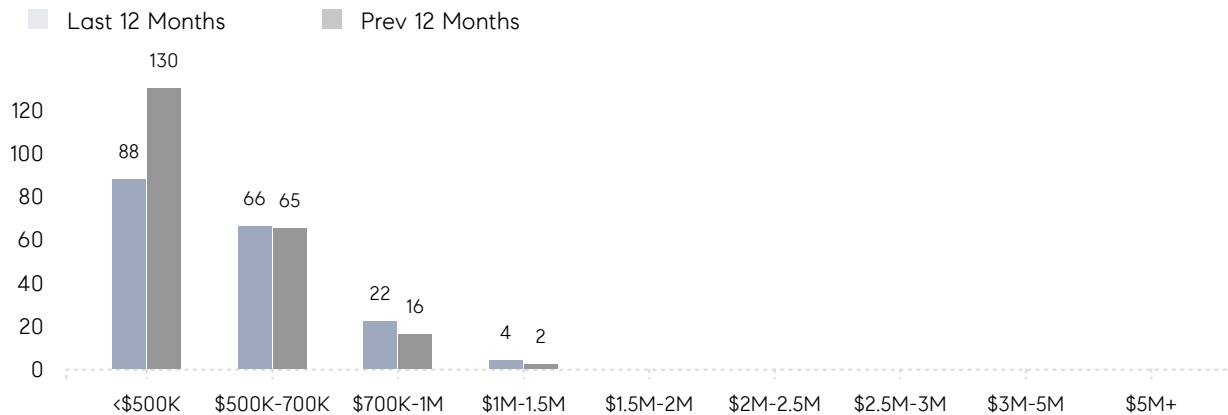
New Milford

JULY 2022

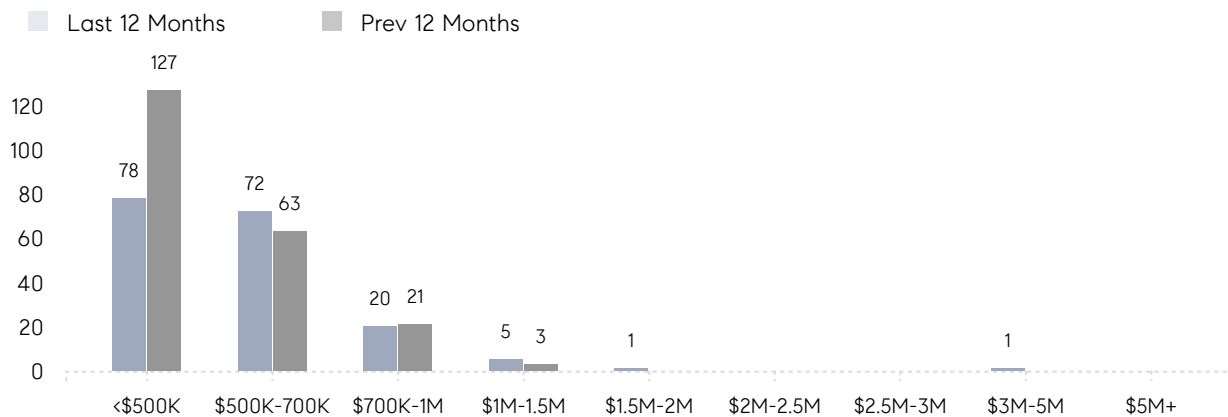
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

New Providence Market Insights

New Providence

JULY 2022

UNDER CONTRACT

21
Total
Properties

\$812K
Average
Price

\$749K
Median
Price

11%
Increase From
Jul 2021

33%
Increase From
Jul 2021

21%
Increase From
Jul 2021

UNITS SOLD

20
Total
Properties

\$925K
Average
Price

\$825K
Median
Price

-20%
Decrease From
Jul 2021

15%
Increase From
Jul 2021

6%
Increase From
Jul 2021

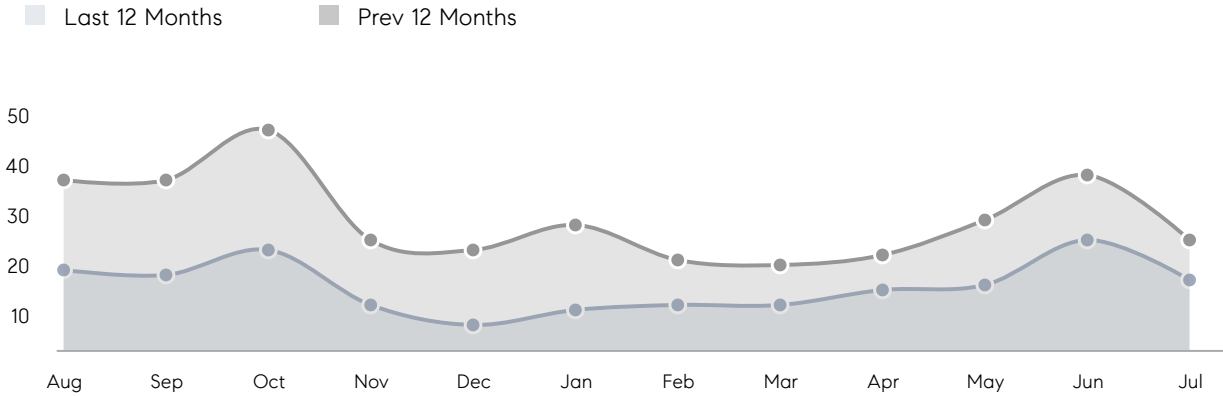
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	16	17	-6%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$925,050	\$801,589	15.4%
	# OF CONTRACTS	21	19	10.5%
	NEW LISTINGS	16	13	23%
Houses	AVERAGE DOM	16	16	0%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$948,667	\$825,336	15%
	# OF CONTRACTS	18	16	13%
	NEW LISTINGS	14	10	40%
Condo/Co-op/TH	AVERAGE DOM	19	29	-34%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$712,500	\$528,500	35%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	3	-33%

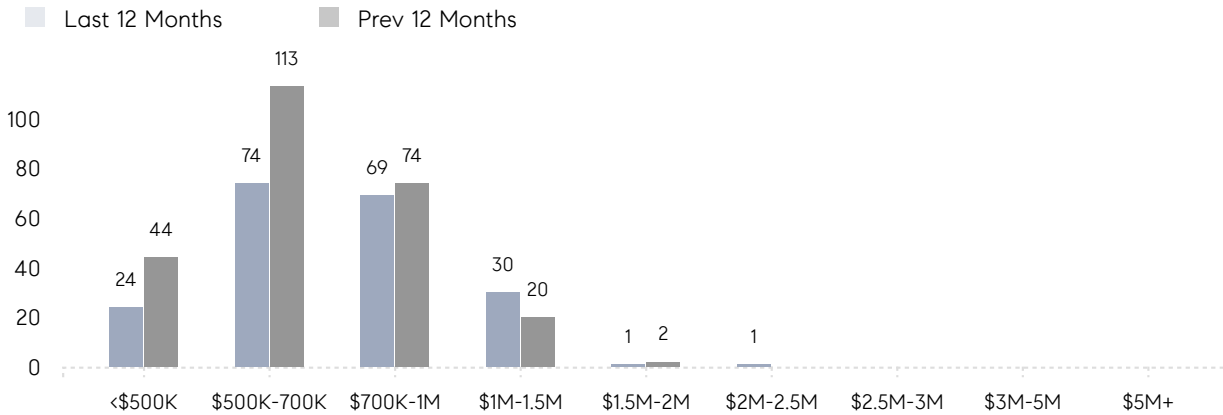
New Providence

JULY 2022

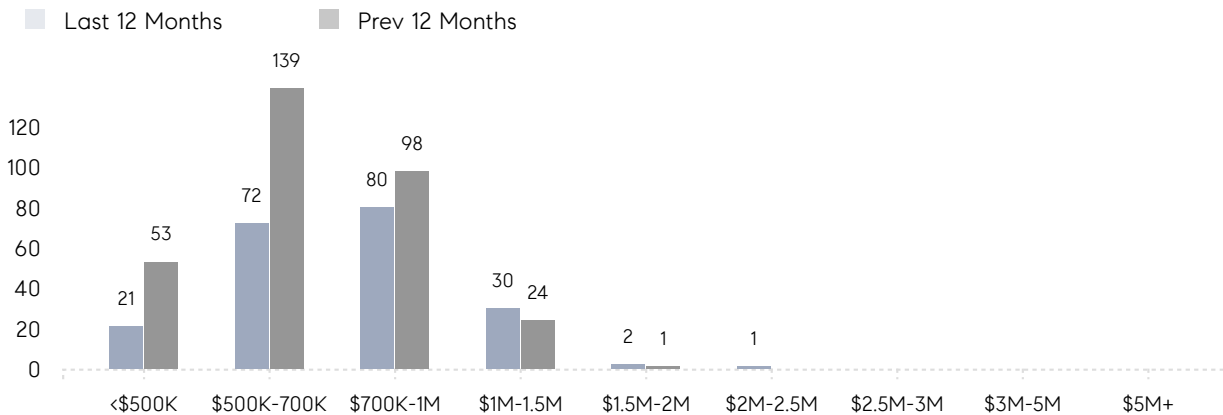
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

North Arlington Market Insights

North Arlington

JULY 2022

UNDER CONTRACT

17
Total
Properties

\$516K
Average
Price

\$469K
Median
Price

70%
Increase From
Jul 2021

19%
Increase From
Jul 2021

12%
Increase From
Jul 2021

UNITS SOLD

9
Total
Properties

\$466K
Average
Price

\$440K
Median
Price

-10%
Decrease From
Jul 2021

2%
Increase From
Jul 2021

-3%
Decrease From
Jul 2021

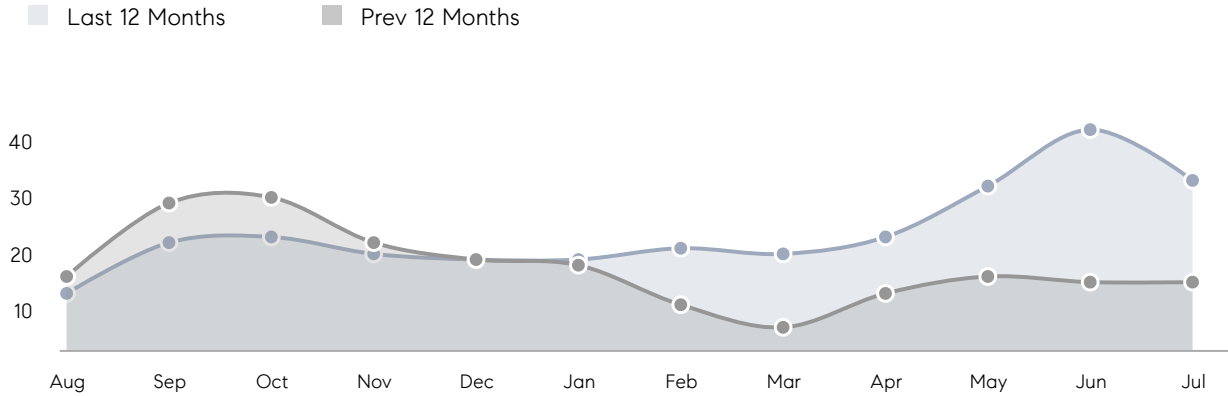
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	47	34	38%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$466,444	\$457,410	2.0%
	# OF CONTRACTS	17	10	70.0%
	NEW LISTINGS	7	8	-12%
Houses	AVERAGE DOM	47	34	38%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$466,444	\$457,410	2%
	# OF CONTRACTS	17	10	70%
	NEW LISTINGS	7	8	-12%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

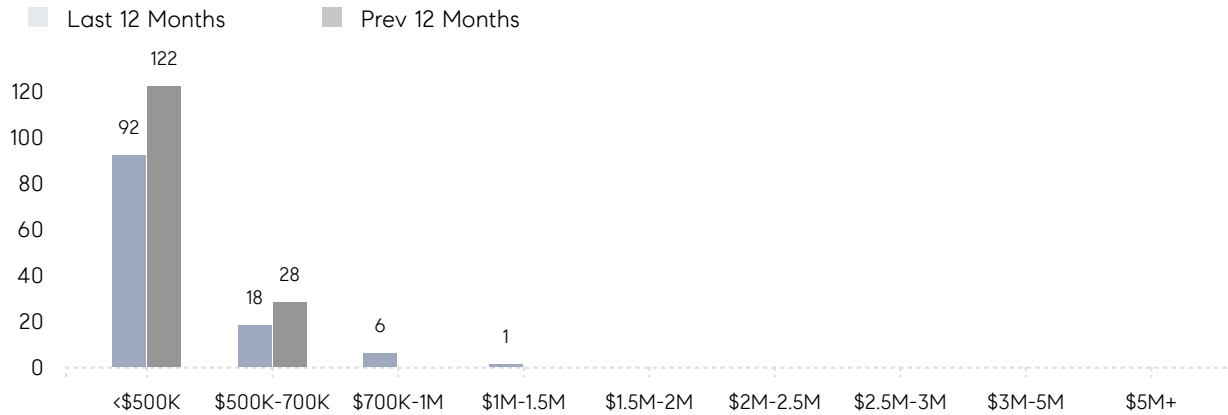
North Arlington

JULY 2022

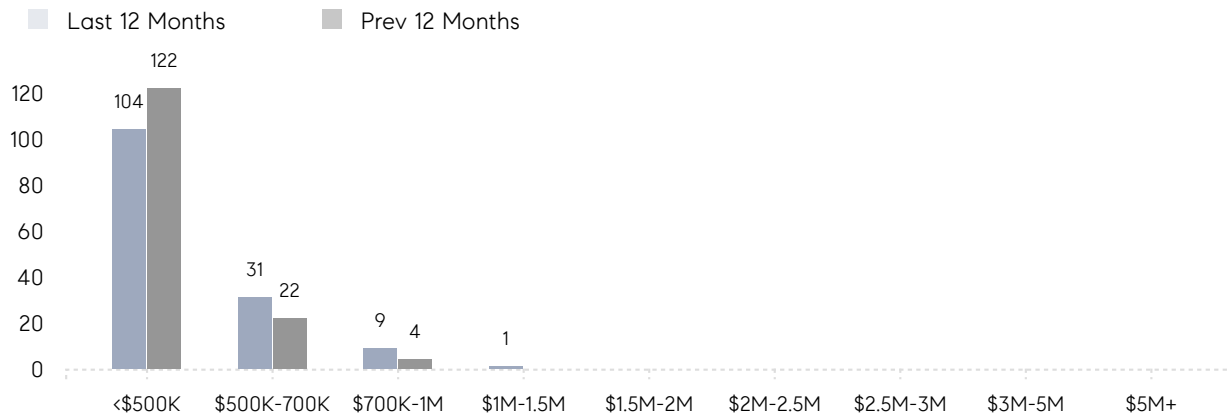
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

North Bergen Market Insights

North Bergen

JULY 2022

UNDER CONTRACT

20
Total
Properties

\$448K
Average
Price

\$357K
Median
Price

43%
Increase From
Jul 2021

-10%
Decrease From
Jul 2021

-24%
Decrease From
Jul 2021

UNITS SOLD

23
Total
Properties

\$390K
Average
Price

\$335K
Median
Price

-36%
Decrease From
Jul 2021

-12%
Decrease From
Jul 2021

-21%
Decrease From
Jul 2021

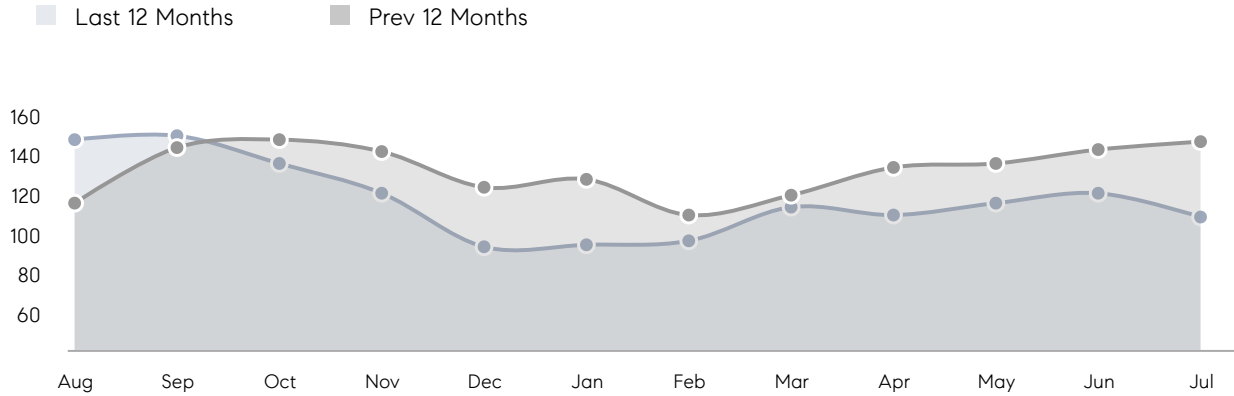
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	33	26	27%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$390,789	\$444,282	-12.0%
	# OF CONTRACTS	20	14	42.9%
	NEW LISTINGS	30	44	-32%
Houses	AVERAGE DOM	32	23	39%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$543,750	\$461,889	18%
	# OF CONTRACTS	2	6	-67%
	NEW LISTINGS	13	19	-32%
Condo/Co-op/TH	AVERAGE DOM	33	26	27%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$350,000	\$437,944	-20%
	# OF CONTRACTS	18	8	125%
	NEW LISTINGS	17	25	-32%

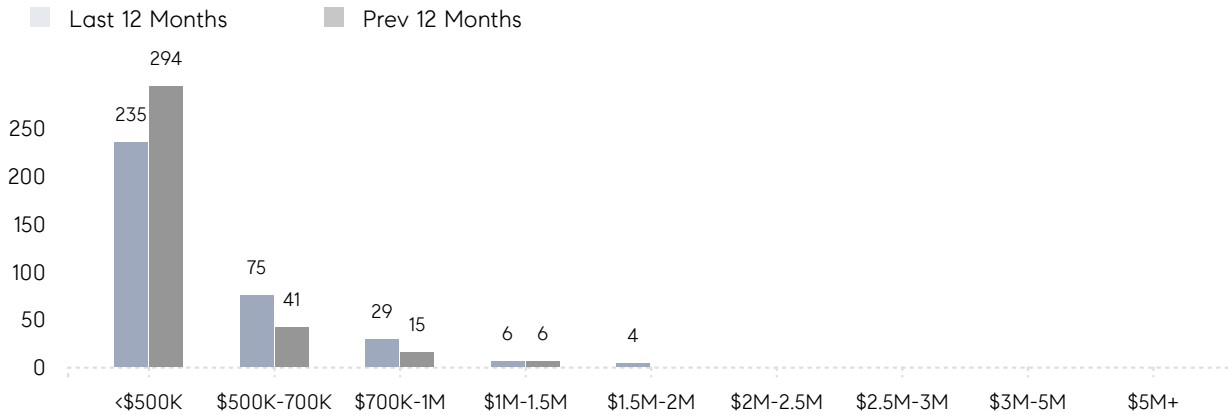
North Bergen

JULY 2022

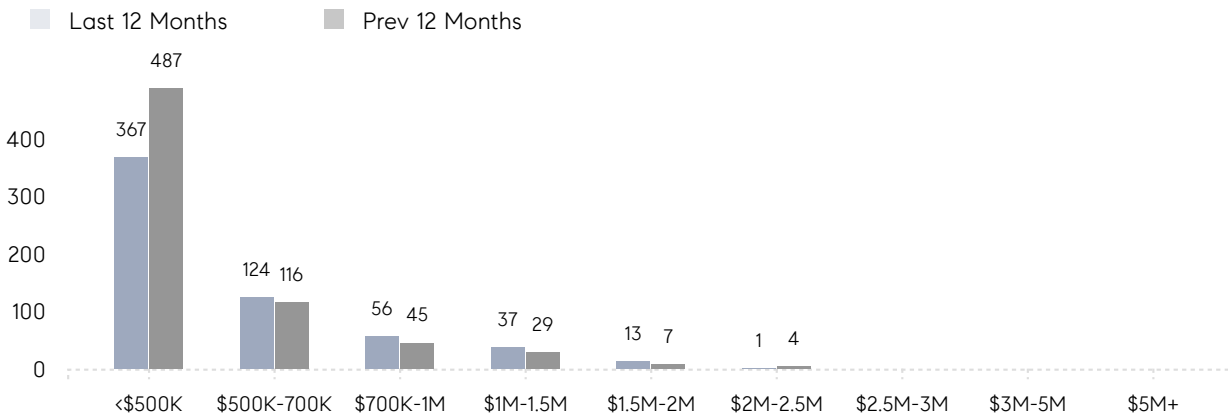
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

North Caldwell Market Insights

North Caldwell

JULY 2022

UNDER CONTRACT

15
Total
Properties

\$1.0M
Average
Price

\$865K
Median
Price

15%
Increase From
Jul 2021

31%
Increase From
Jul 2021

19%
Increase From
Jul 2021

UNITS SOLD

8
Total
Properties

\$1.0M
Average
Price

\$1.1M
Median
Price

-11%
Decrease From
Jul 2021

17%
Increase From
Jul 2021

47%
Increase From
Jul 2021

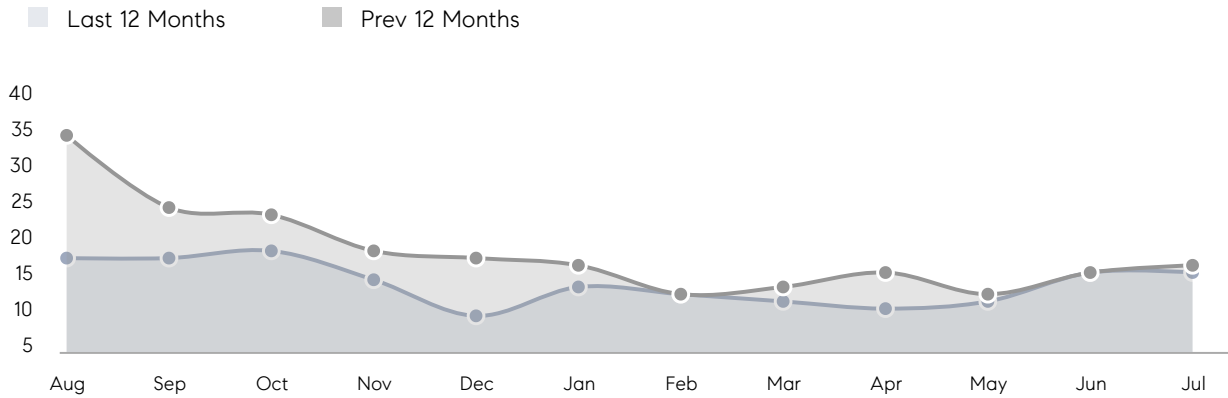
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	19	38	-50%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$1,093,625	\$938,167	16.6%
	# OF CONTRACTS	15	13	15.4%
	NEW LISTINGS	15	14	7%
Houses	AVERAGE DOM	19	37	-49%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$1,093,625	\$955,463	14%
	# OF CONTRACTS	13	12	8%
	NEW LISTINGS	13	11	18%
Condo/Co-op/TH	AVERAGE DOM	-	44	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$799,800	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	3	-33%

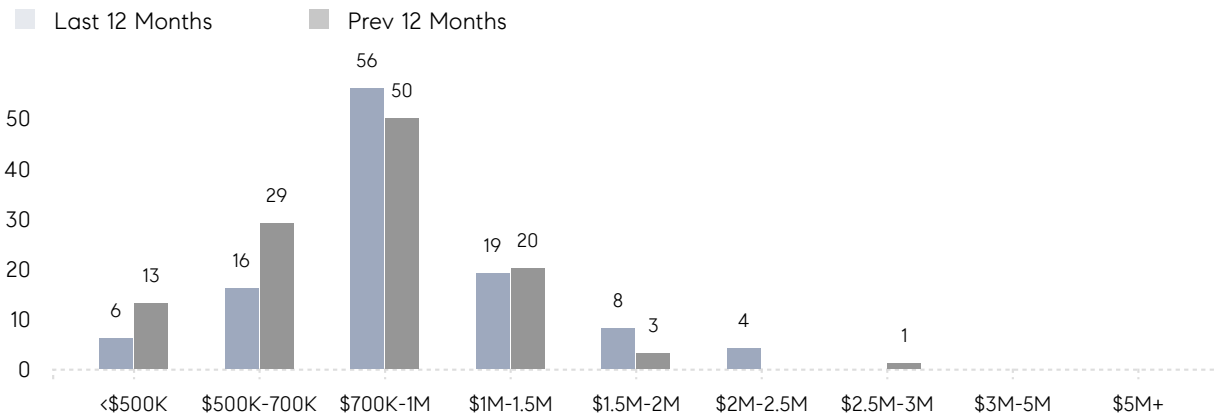
North Caldwell

JULY 2022

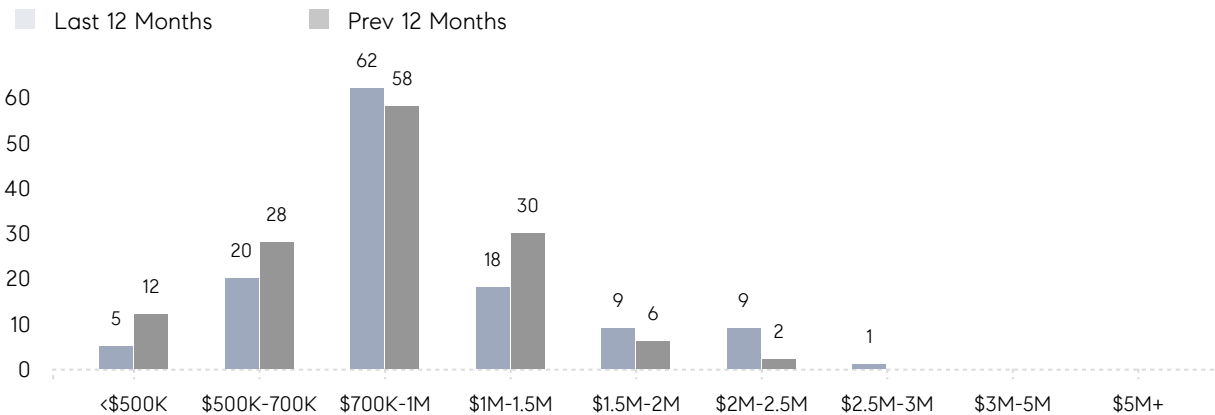
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

North Plainfield Market Insights

North Plainfield

JULY 2022

UNDER CONTRACT

15
Total
Properties

\$354K
Average
Price

\$350K
Median
Price

-25%
Decrease From
Jul 2021

13%
Increase From
Jul 2021

1%
Change From
Jul 2021

UNITS SOLD

22
Total
Properties

\$373K
Average
Price

\$405K
Median
Price

5%
Increase From
Jul 2021

7%
Increase From
Jul 2021

13%
Increase From
Jul 2021

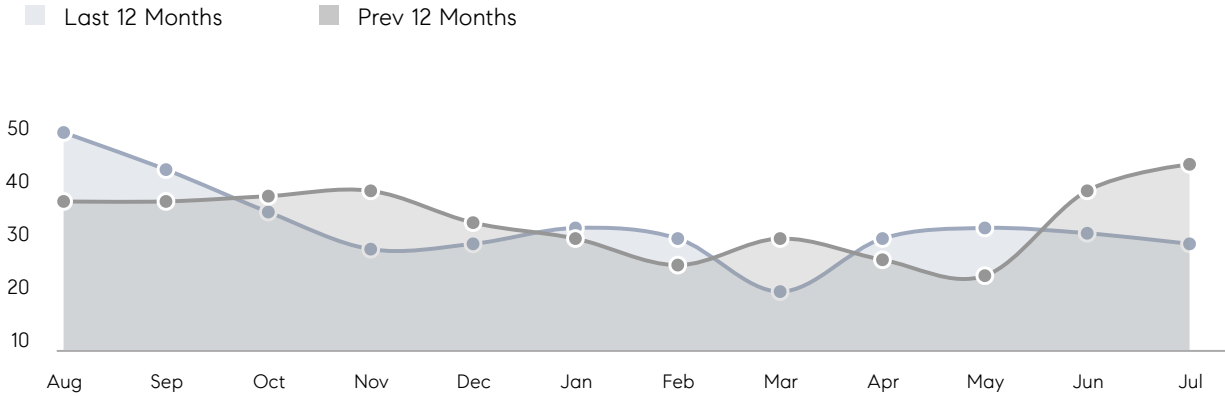
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	33	63	-48%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$373,045	\$347,729	7.3%
	# OF CONTRACTS	15	20	-25.0%
	NEW LISTINGS	17	27	-37%
Houses	AVERAGE DOM	32	68	-53%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$407,816	\$370,416	10%
	# OF CONTRACTS	14	17	-18%
	NEW LISTINGS	16	24	-33%
Condo/Co-op/TH	AVERAGE DOM	41	12	242%
	% OF ASKING PRICE	103%	96%	
	AVERAGE SOLD PRICE	\$152,833	\$132,200	16%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	3	-67%

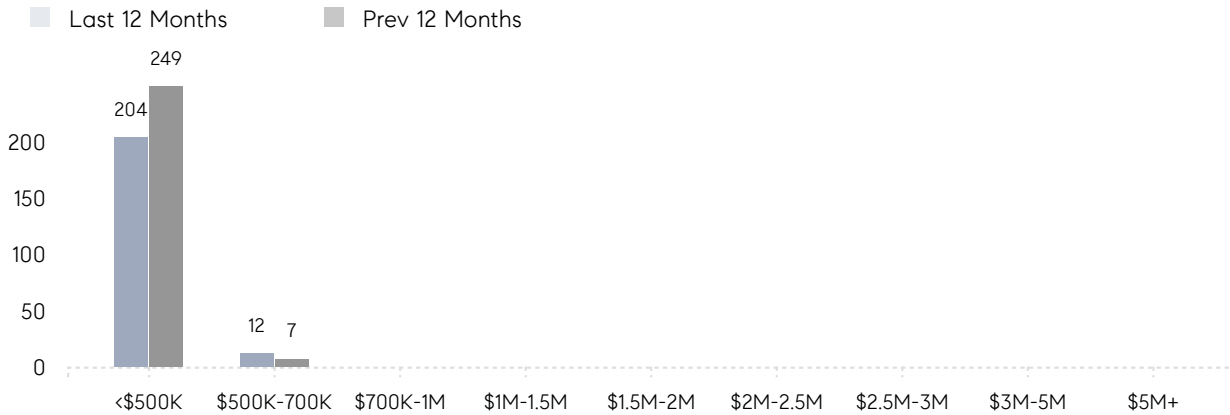
North Plainfield

JULY 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Northvale Market Insights

Northvale

JULY 2022

UNDER CONTRACT

2
Total
Properties

\$574K
Average
Price

\$574K
Median
Price

-82%
Decrease From
Jul 2021

-3%
Decrease From
Jul 2021

3%
Increase From
Jul 2021

UNITS SOLD

5
Total
Properties

\$684K
Average
Price

\$690K
Median
Price

-44%
Decrease From
Jul 2021

6%
Increase From
Jul 2021

3%
Increase From
Jul 2021

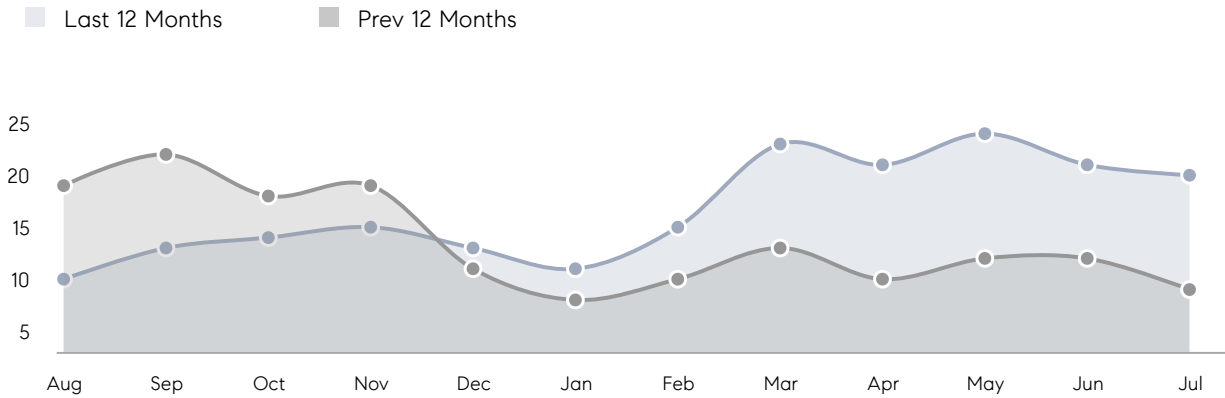
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	46	19	142%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$684,000	\$646,876	5.7%
	# OF CONTRACTS	2	11	-81.8%
	NEW LISTINGS	1	7	-86%
Houses	AVERAGE DOM	46	19	142%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$684,000	\$643,875	6%
	# OF CONTRACTS	2	11	-82%
	NEW LISTINGS	1	6	-83%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$670,888	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

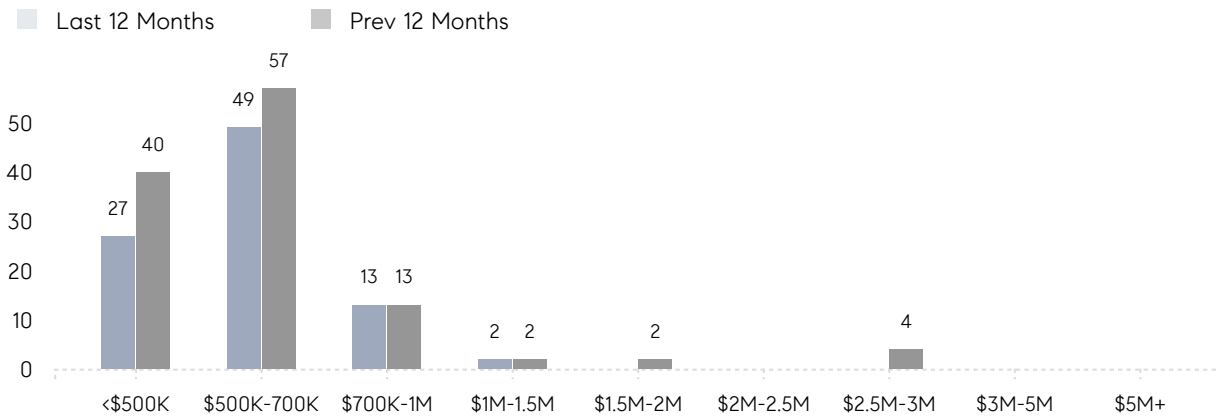
Northvale

JULY 2022

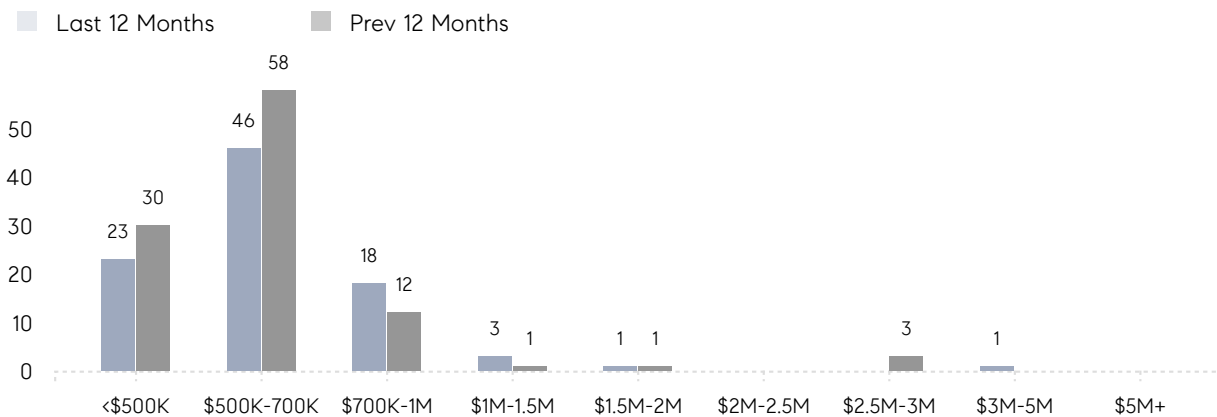
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Norwood Market Insights

Norwood

JULY 2022

UNDER CONTRACT

9
Total
Properties

\$691K
Average
Price

\$699K
Median
Price

0%
Change From
Jul 2021

-5%
Decrease From
Jul 2021

1%
Increase From
Jul 2021

UNITS SOLD

10
Total
Properties

\$916K
Average
Price

\$862K
Median
Price

25%
Increase From
Jul 2021

28%
Increase From
Jul 2021

44%
Increase From
Jul 2021

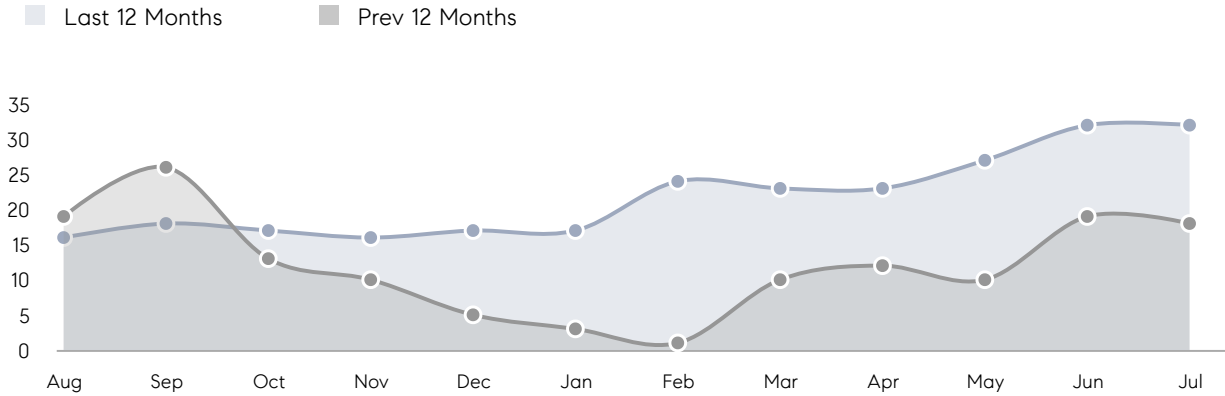
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	38	24	58%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$916,600	\$714,773	28.2%
	# OF CONTRACTS	9	9	0.0%
	NEW LISTINGS	11	8	38%
Houses	AVERAGE DOM	38	28	36%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$916,600	\$807,083	14%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	9	7	29%
Condo/Co-op/TH	AVERAGE DOM	-	12	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$437,843	-
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	2	1	100%

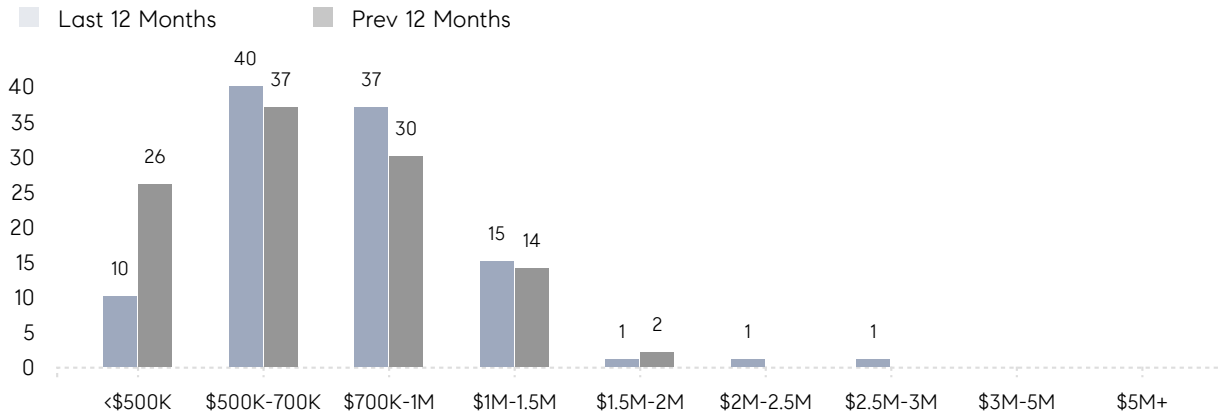
Norwood

JULY 2022

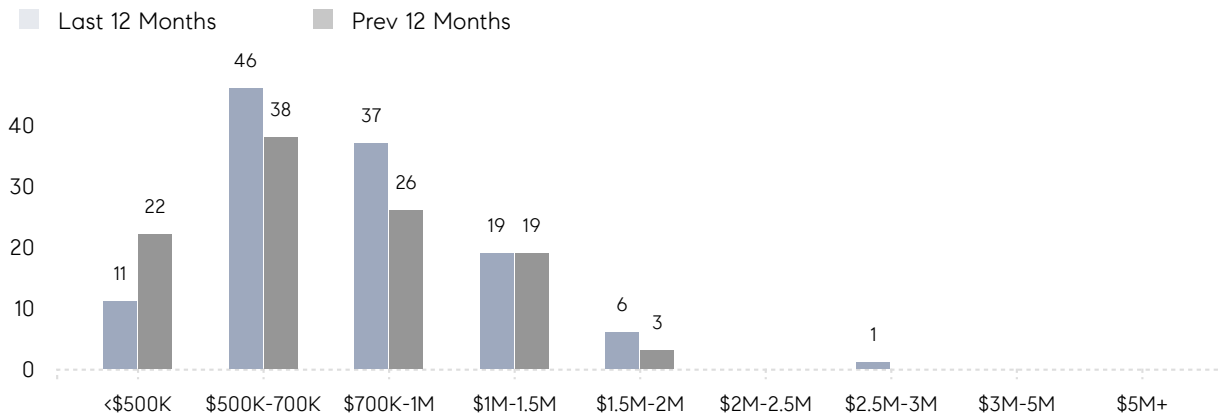
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Nutley Market Insights

Nutley

JULY 2022

UNDER CONTRACT

52
Total
Properties

\$518K
Average
Price

\$499K
Median
Price

30%
Increase From
Jul 2021

24%
Increase From
Jul 2021

12%
Increase From
Jul 2021

UNITS SOLD

34
Total
Properties

\$503K
Average
Price

\$490K
Median
Price

-24%
Decrease From
Jul 2021

14%
Increase From
Jul 2021

8%
Increase From
Jul 2021

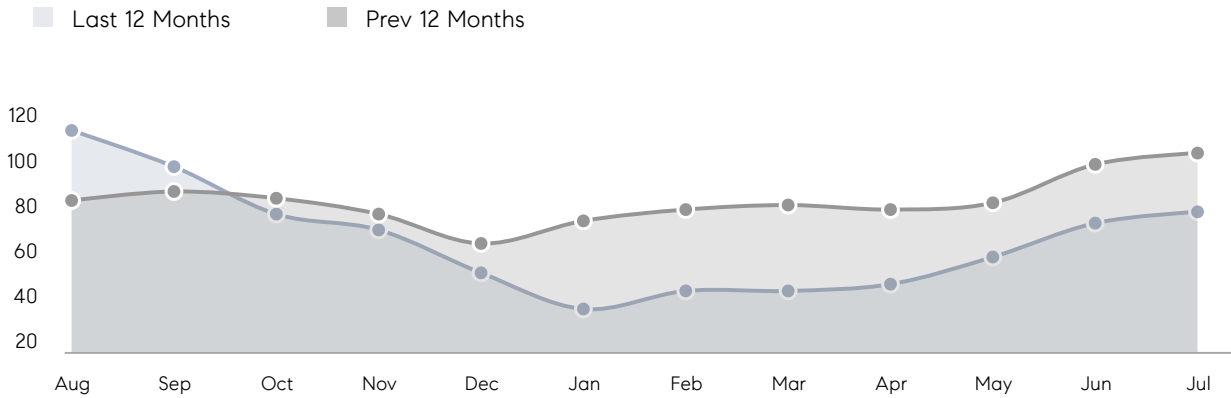
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	27	34	-21%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$503,303	\$442,942	13.6%
	# OF CONTRACTS	52	40	30.0%
	NEW LISTINGS	50	50	0%
Houses	AVERAGE DOM	23	27	-15%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$599,211	\$512,679	17%
	# OF CONTRACTS	35	25	40%
	NEW LISTINGS	38	36	6%
Condo/Co-op/TH	AVERAGE DOM	31	53	-42%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$373,143	\$251,167	49%
	# OF CONTRACTS	17	15	13%
	NEW LISTINGS	12	14	-14%

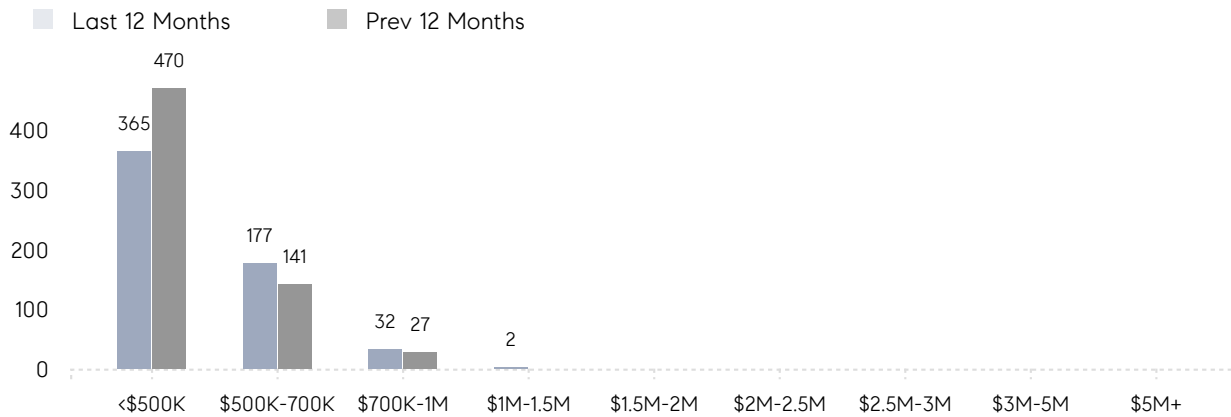
Nutley

JULY 2022

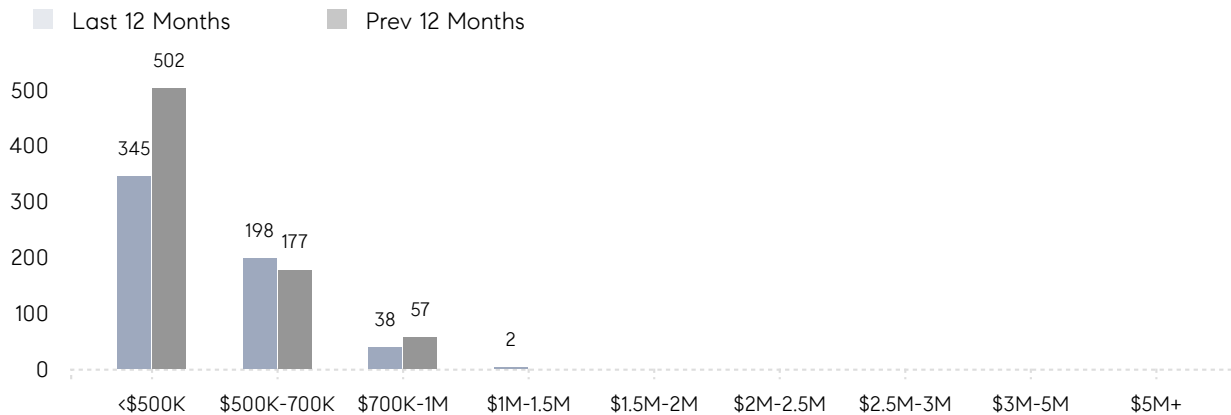
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Oakland Market Insights

Oakland

JULY 2022

UNDER CONTRACT

14
Total
Properties

\$606K
Average
Price

\$637K
Median
Price

-33%
Decrease From
Jul 2021

13%
Increase From
Jul 2021

28%
Increase From
Jul 2021

UNITS SOLD

17
Total
Properties

\$610K
Average
Price

\$600K
Median
Price

-26%
Decrease From
Jul 2021

3%
Increase From
Jul 2021

12%
Increase From
Jul 2021

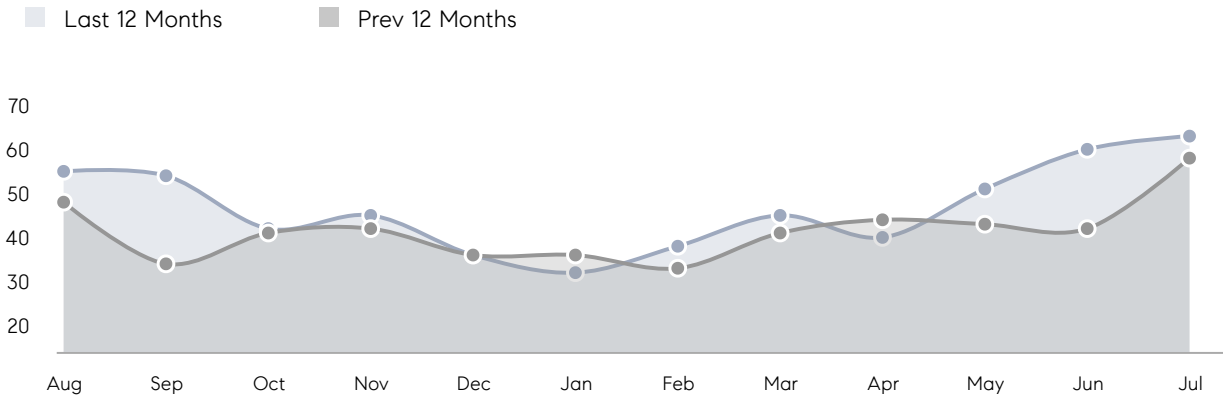
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	23	30	-23%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$610,489	\$590,589	3.4%
	# OF CONTRACTS	14	21	-33.3%
	NEW LISTINGS	22	35	-37%
Houses	AVERAGE DOM	23	30	-23%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$610,489	\$590,589	3%
	# OF CONTRACTS	14	21	-33%
	NEW LISTINGS	22	33	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	2	0%

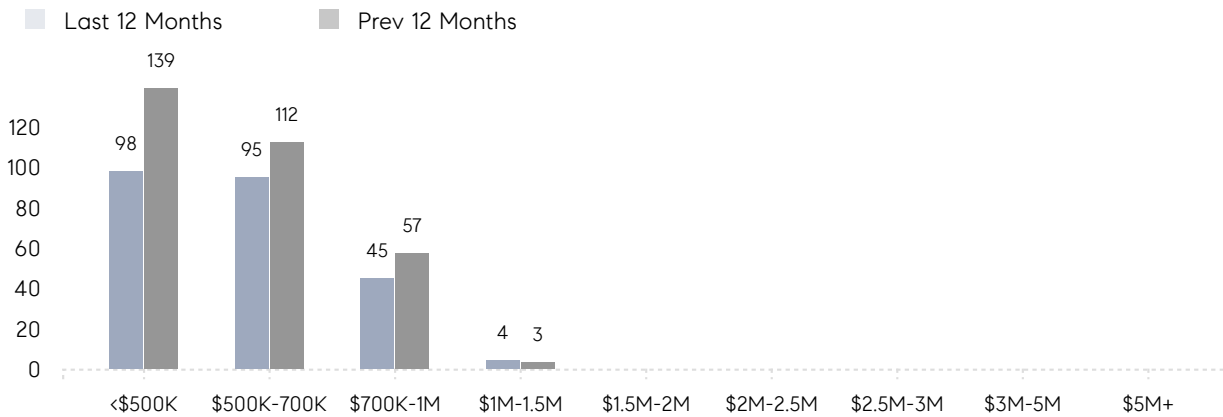
Oakland

JULY 2022

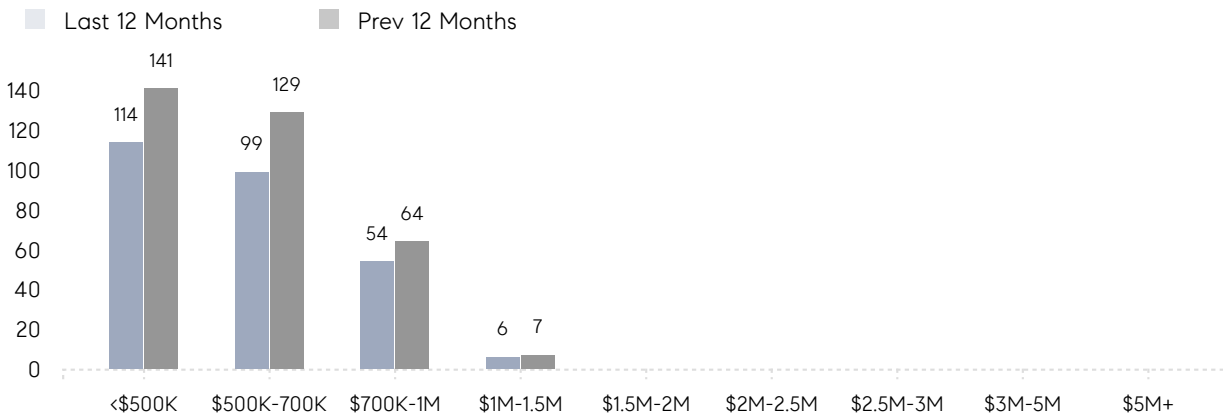
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Old Tappan Market Insights

Old Tappan

JULY 2022

UNDER CONTRACT

9	\$1.4M	\$1.1M
Total Properties	Average Price	Median Price
0%	29%	36%
Change From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

9	\$893K	\$885K
Total Properties	Average Price	Median Price
13%	-33%	-27%
Increase From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

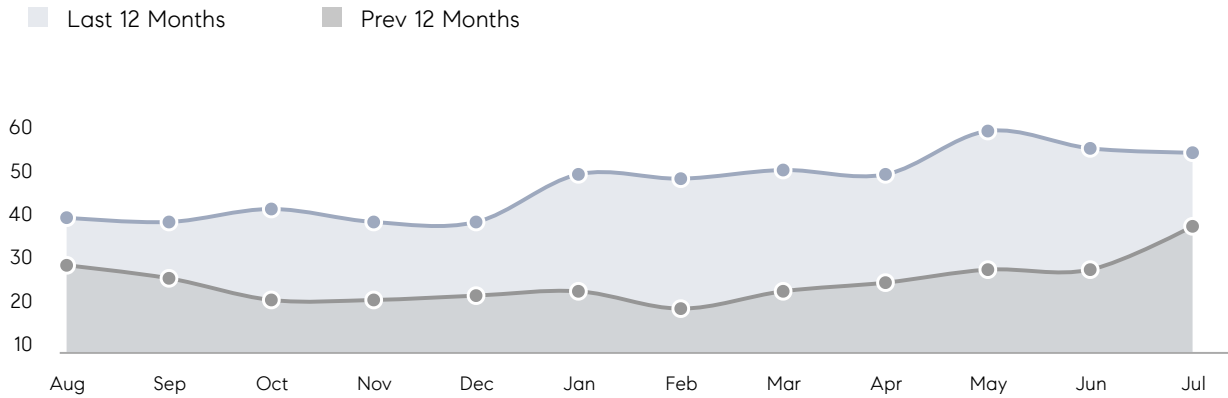
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	26	43	-40%
	% OF ASKING PRICE	106%	97%	
	AVERAGE SOLD PRICE	\$893,889	\$1,339,875	-33.3%
	# OF CONTRACTS	9	9	0.0%
	NEW LISTINGS	6	17	-65%
Houses	AVERAGE DOM	29	46	-37%
	% OF ASKING PRICE	107%	97%	
	AVERAGE SOLD PRICE	\$971,714	\$1,451,286	-33%
	# OF CONTRACTS	7	9	-22%
	NEW LISTINGS	6	11	-45%
Condo/Co-op/TH	AVERAGE DOM	15	22	-32%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$621,500	\$560,000	11%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	6	0%

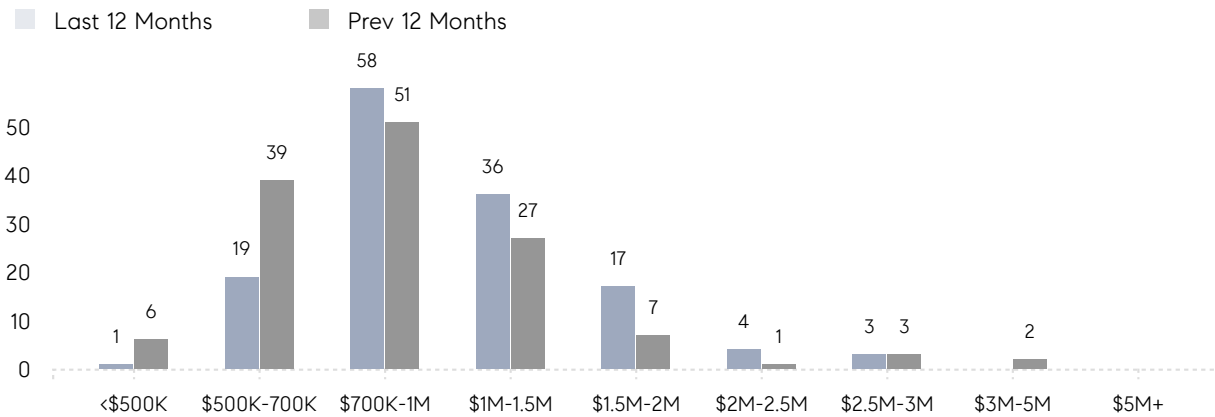
Old Tappan

JULY 2022

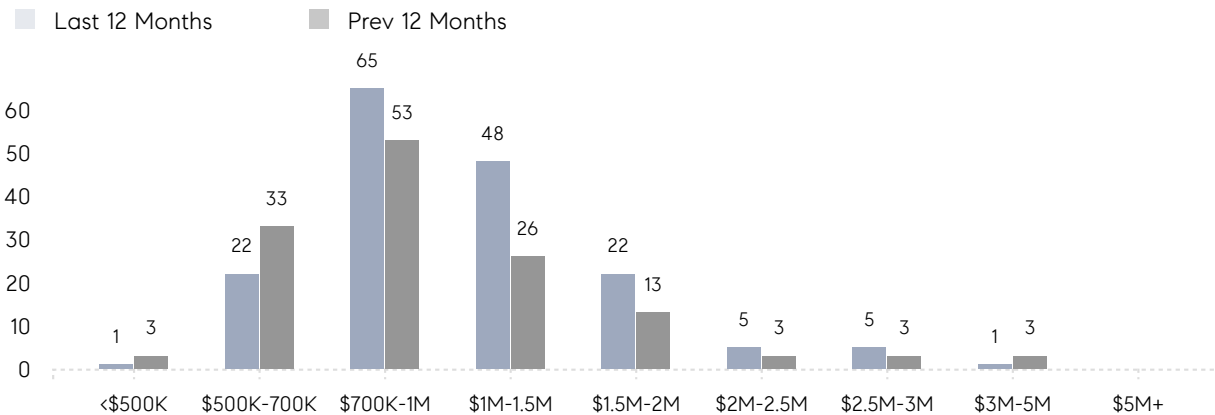
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Oradell Market Insights

Oradell

JULY 2022

UNDER CONTRACT

13
Total
Properties

\$847K
Average
Price

\$699K
Median
Price

0%
Change From
Jul 2021

26%
Increase From
Jul 2021

18%
Increase From
Jul 2021

UNITS SOLD

9
Total
Properties

\$687K
Average
Price

\$675K
Median
Price

-44%
Decrease From
Jul 2021

-6%
Decrease From
Jul 2021

3%
Increase From
Jul 2021

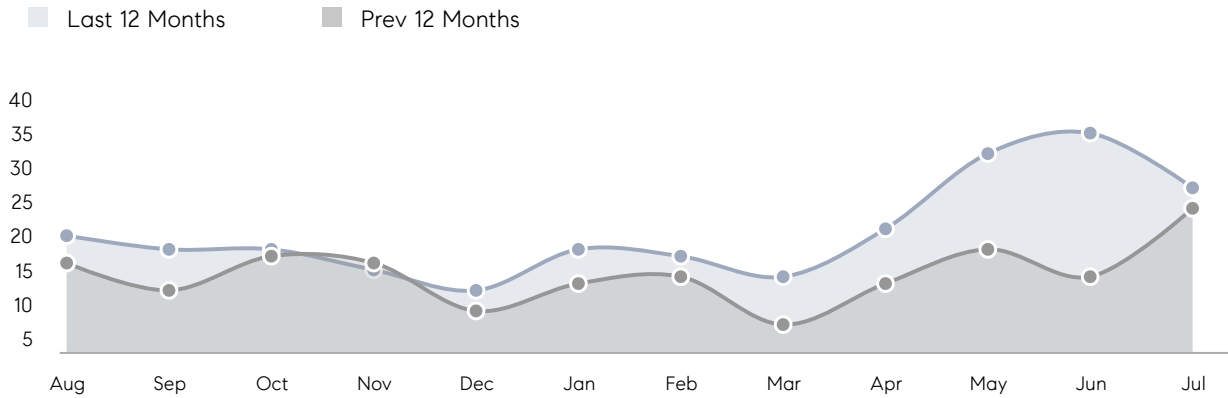
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	24	17	41%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$687,778	\$730,063	-5.8%
	# OF CONTRACTS	13	13	0.0%
	NEW LISTINGS	6	21	-71%
Houses	AVERAGE DOM	24	17	41%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$687,778	\$730,063	-6%
	# OF CONTRACTS	13	13	0%
	NEW LISTINGS	6	21	-71%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

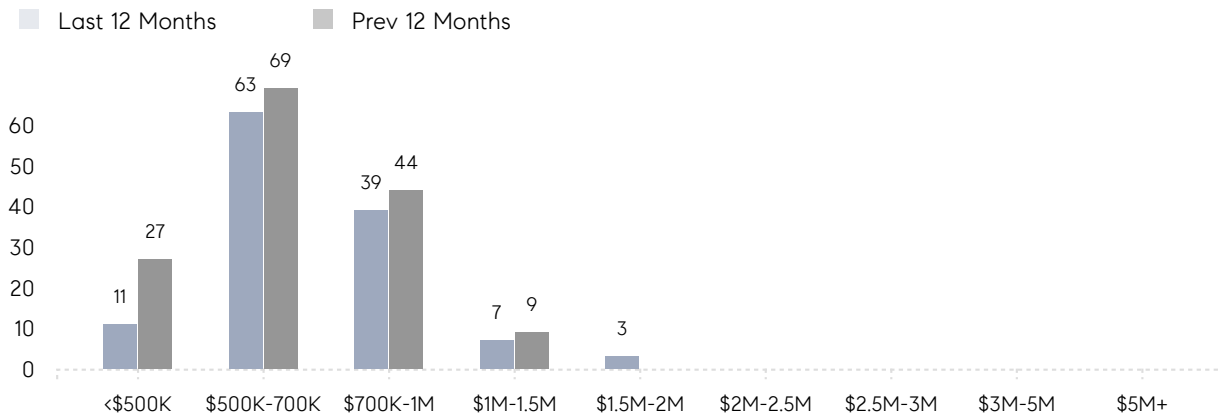
Oradell

JULY 2022

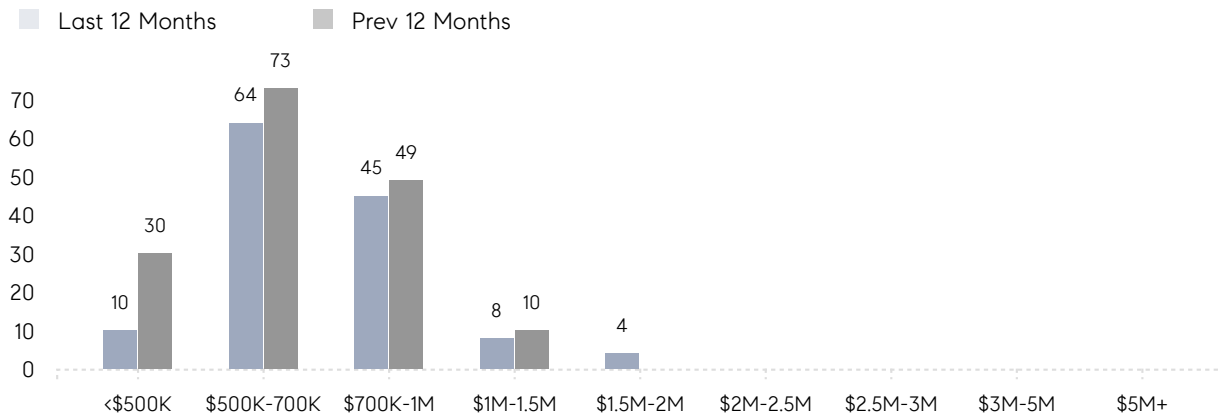
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Orange Market Insights

Orange

JULY 2022

UNDER CONTRACT

14
Total
Properties

\$334K
Average
Price

\$285K
Median
Price

-26%
Decrease From
Jul 2021

13%
Increase From
Jul 2021

10%
Increase From
Jul 2021

UNITS SOLD

15
Total
Properties

\$458K
Average
Price

\$355K
Median
Price

25%
Increase From
Jul 2021

42%
Increase From
Jul 2021

17%
Increase From
Jul 2021

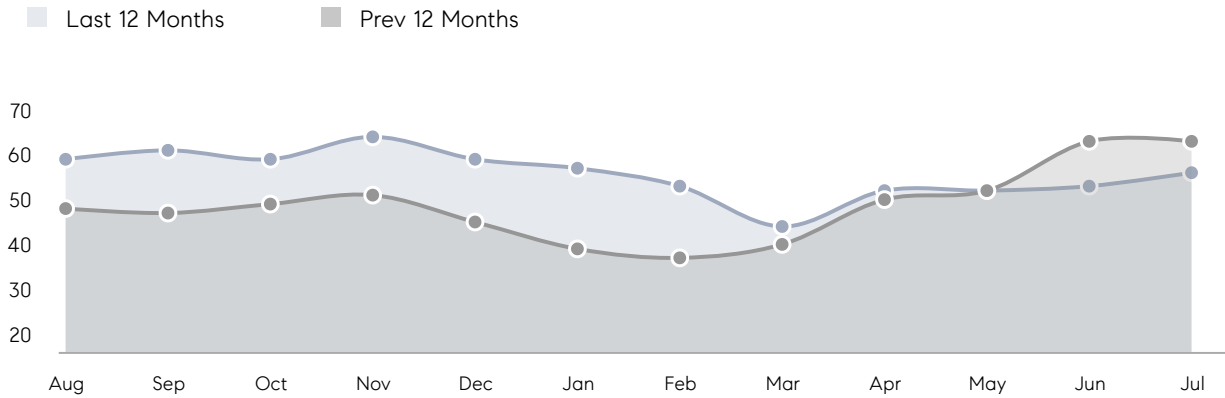
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	48	30	60%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$458,467	\$322,992	41.9%
	# OF CONTRACTS	14	19	-26.3%
	NEW LISTINGS	18	18	0%
Houses	AVERAGE DOM	49	28	75%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$496,091	\$398,313	25%
	# OF CONTRACTS	13	14	-7%
	NEW LISTINGS	16	13	23%
Condo/Co-op/TH	AVERAGE DOM	46	34	35%
	% OF ASKING PRICE	100%	114%	
	AVERAGE SOLD PRICE	\$355,000	\$172,350	106%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	2	5	-60%

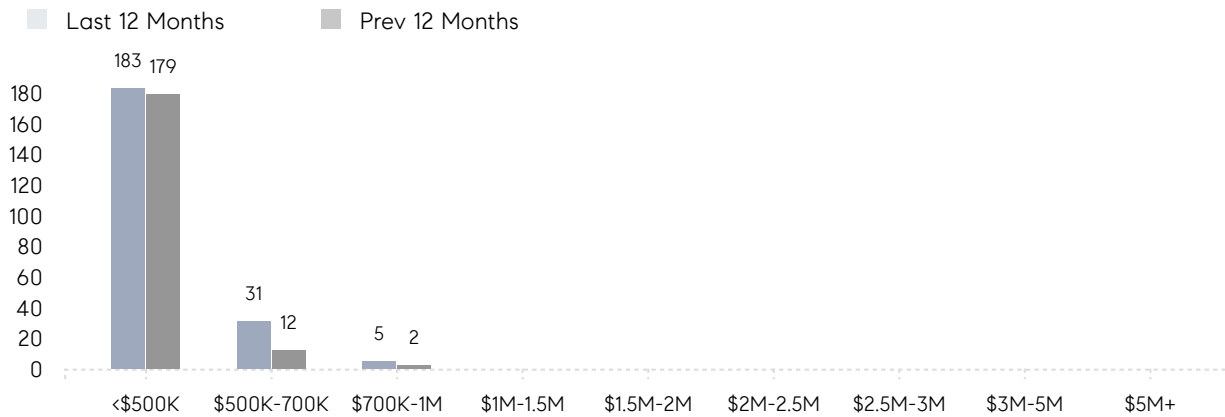
Orange

JULY 2022

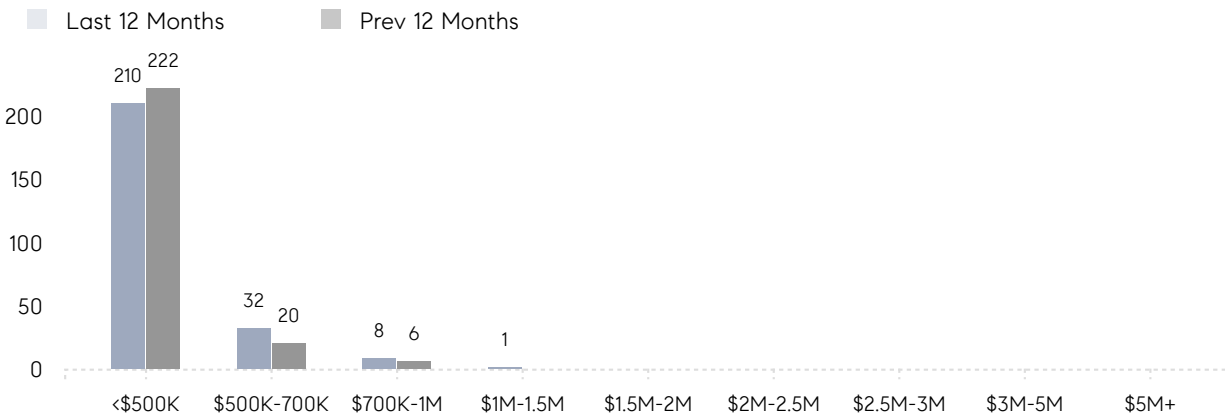
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Palisades Park Market Insights

Palisades Park

JULY 2022

UNDER CONTRACT

7	\$808K	\$885K
Total Properties	Average Price	Median Price
-53%	8%	11%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

8	\$678K	\$625K
Total Properties	Average Price	Median Price
-64%	3%	-6%
Decrease From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

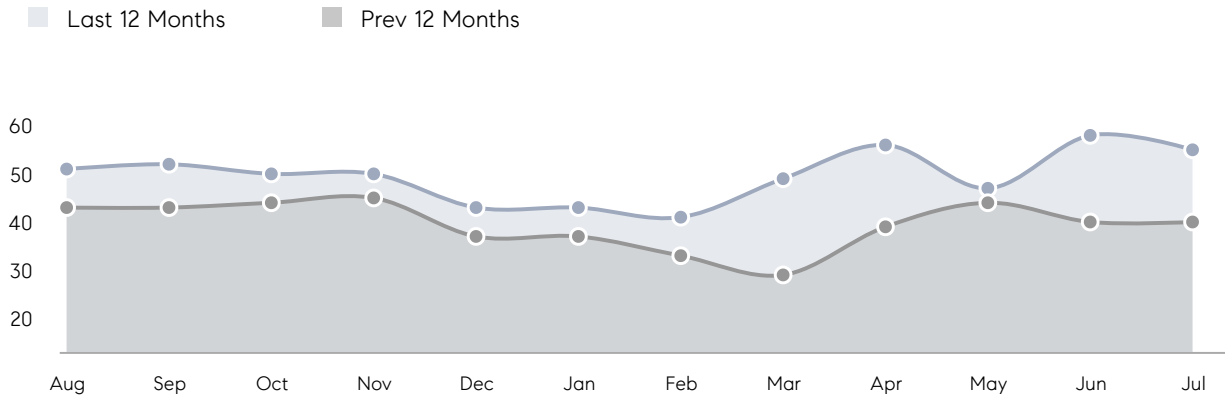
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	37	38	-3%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$678,125	\$658,295	3.0%
	# OF CONTRACTS	7	15	-53.3%
	NEW LISTINGS	4	15	-73%
Houses	AVERAGE DOM	14	72	-81%
	% OF ASKING PRICE	105%	96%	
	AVERAGE SOLD PRICE	\$610,000	\$832,500	-27%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	1	1	0%
Condo/Co-op/TH	AVERAGE DOM	41	30	37%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$687,857	\$619,583	11%
	# OF CONTRACTS	7	12	-42%
	NEW LISTINGS	3	14	-79%

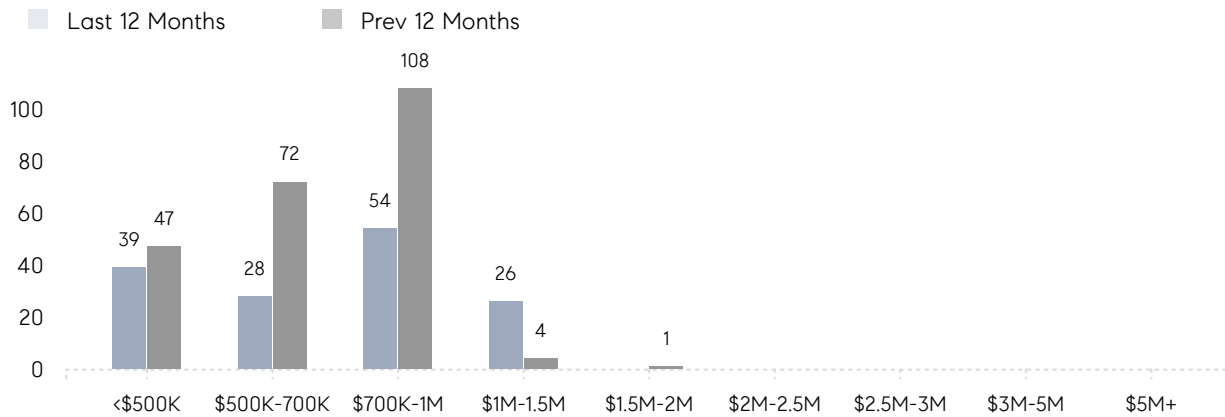
Palisades Park

JULY 2022

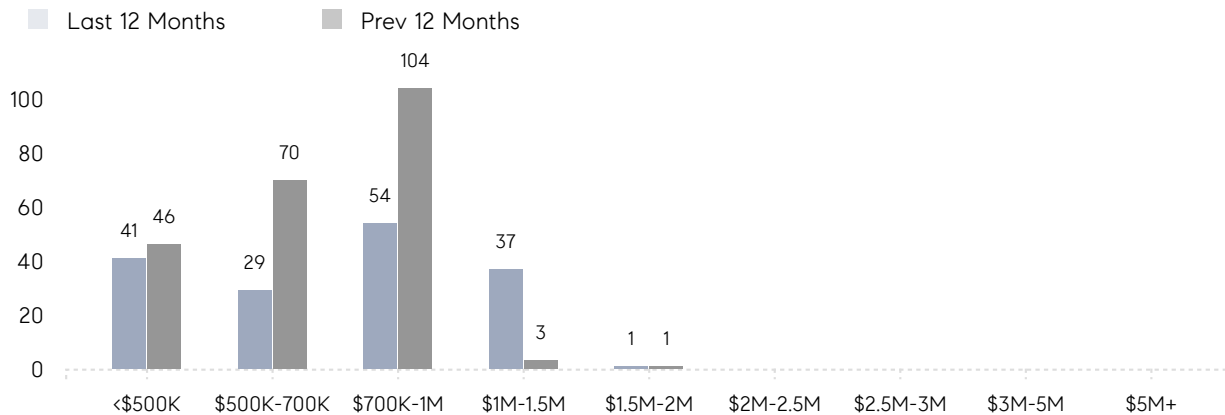
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Paramus Market Insights

Paramus

JULY 2022

UNDER CONTRACT

23	\$783K	\$719K
Total Properties	Average Price	Median Price
-23%	-23%	-9%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

31	\$981K	\$860K
Total Properties	Average Price	Median Price
24%	12%	10%
Increase From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

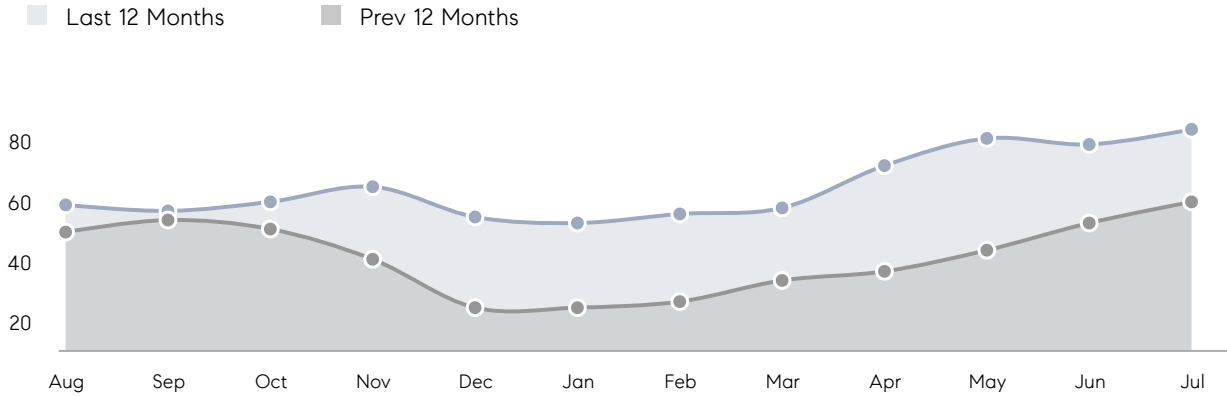
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	28	25	12%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$981,903	\$874,984	12.2%
	# OF CONTRACTS	23	30	-23.3%
	NEW LISTINGS	26	34	-24%
Houses	AVERAGE DOM	29	25	16%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$981,467	\$878,108	12%
	# OF CONTRACTS	23	29	-21%
	NEW LISTINGS	26	32	-19%
Condo/Co-op/TH	AVERAGE DOM	7	44	-84%
	% OF ASKING PRICE	91%	93%	
	AVERAGE SOLD PRICE	\$995,000	\$800,000	24%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

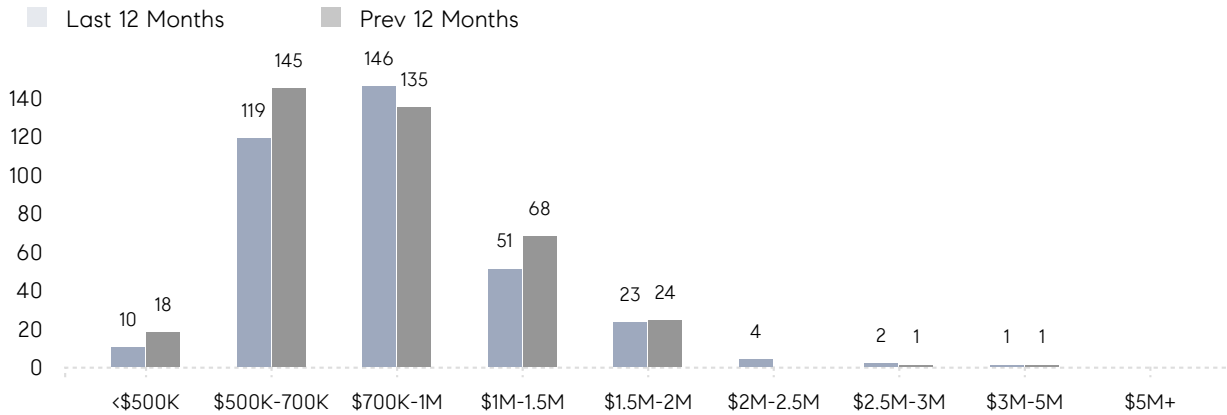
Paramus

JULY 2022

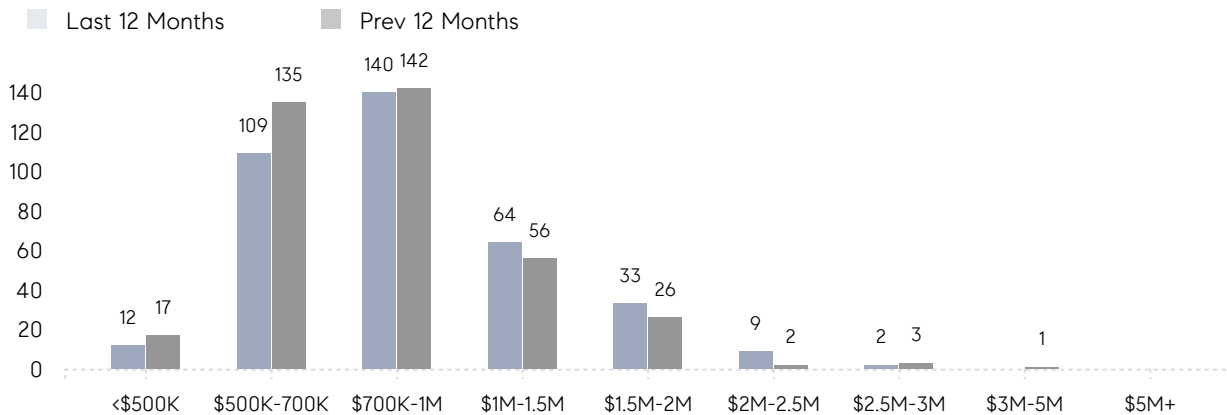
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Park Ridge Market Insights

Park Ridge

JULY 2022

UNDER CONTRACT

11	\$647K	\$599K
Total Properties	Average Price	Median Price
-31%	-6%	-2%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

9	\$732K	\$735K
Total Properties	Average Price	Median Price
-55%	6%	20%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

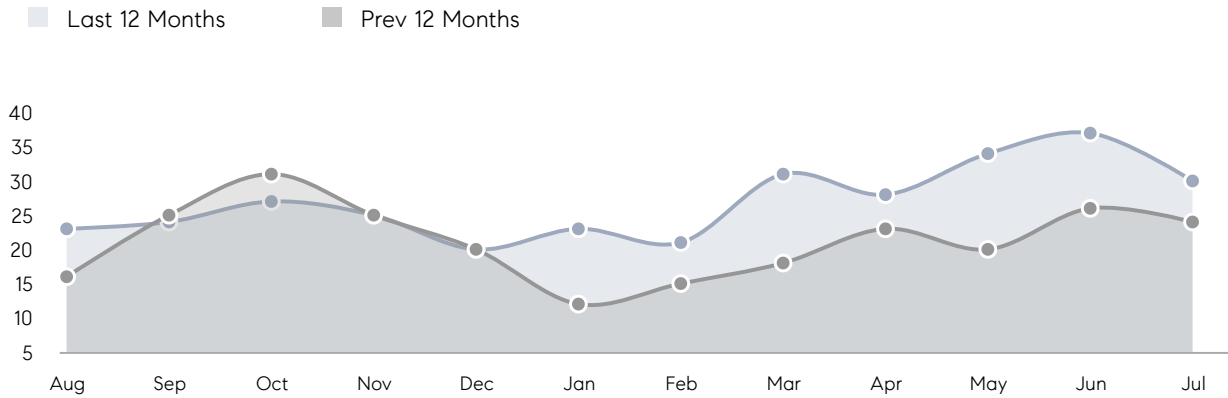
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	15	29	-48%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$732,111	\$691,600	5.9%
	# OF CONTRACTS	11	16	-31.2%
	NEW LISTINGS	5	14	-64%
Houses	AVERAGE DOM	14	28	-50%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$846,286	\$700,471	21%
	# OF CONTRACTS	10	13	-23%
	NEW LISTINGS	5	12	-58%
Condo/Co-op/TH	AVERAGE DOM	20	38	-47%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$332,500	\$641,333	-48%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	0	2	0%

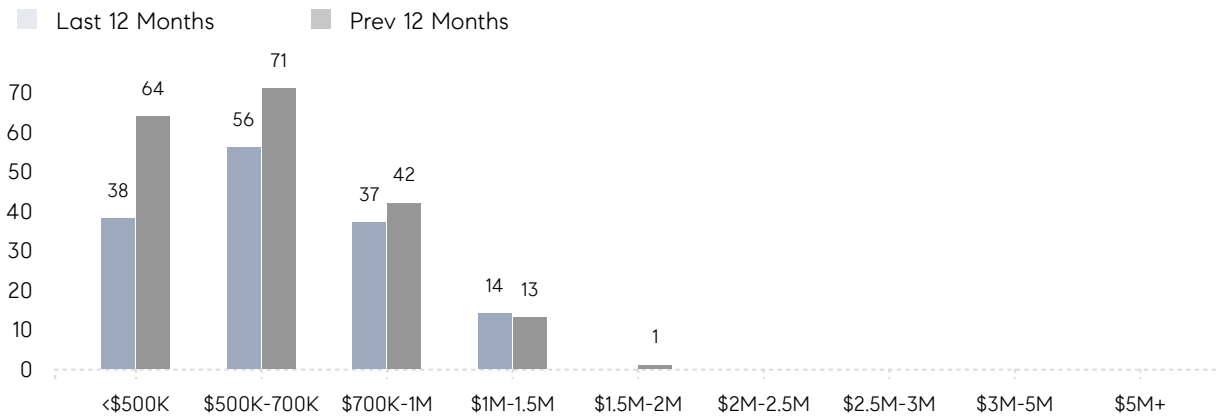
Park Ridge

JULY 2022

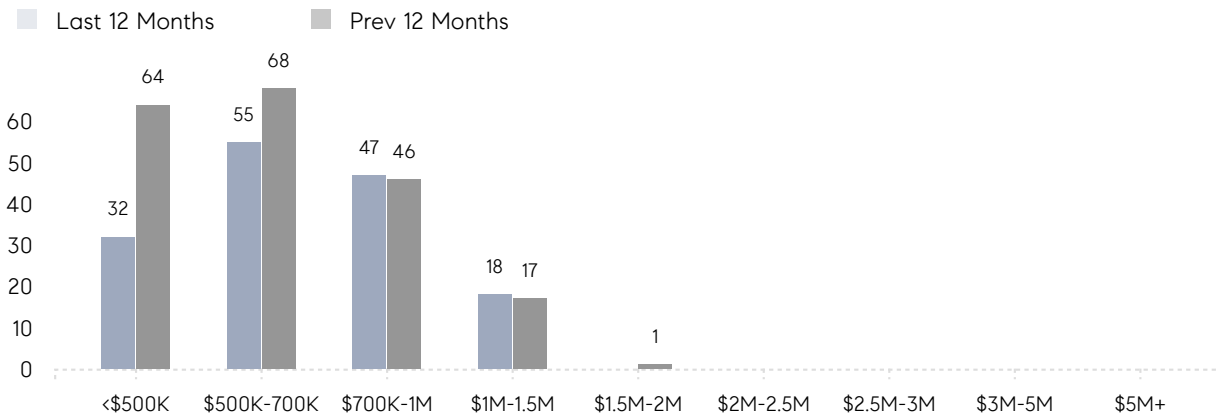
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Parsippany Market Insights

Parsippany

JULY 2022

UNDER CONTRACT

53
Total
Properties

\$486K
Average
Price

\$498K
Median
Price

-16%
Decrease From
Jul 2021

-1%
Change From
Jul 2021

0%
Change From
Jul 2021

UNITS SOLD

39
Total
Properties

\$509K
Average
Price

\$527K
Median
Price

-30%
Decrease From
Jul 2021

5%
Increase From
Jul 2021

9%
Increase From
Jul 2021

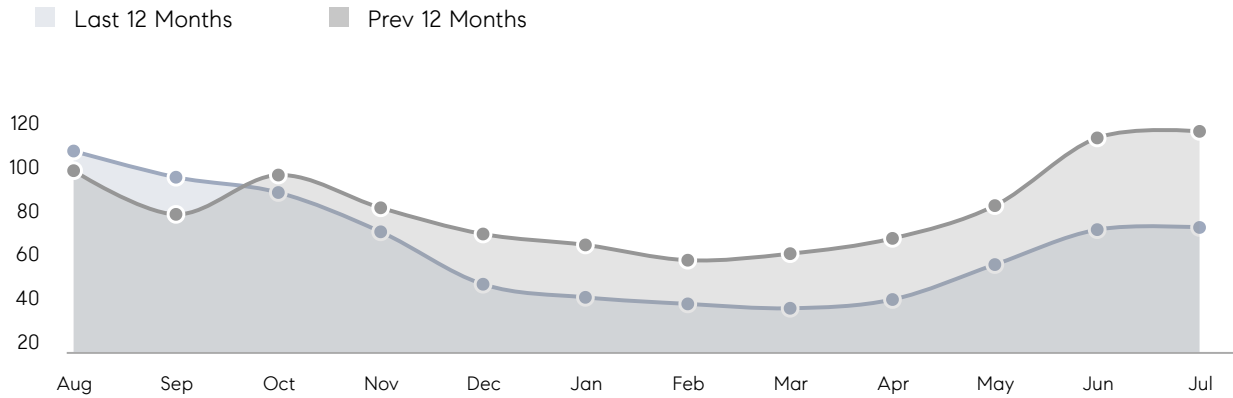
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	18	22	-18%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$509,564	\$486,589	4.7%
	# OF CONTRACTS	53	63	-15.9%
	NEW LISTINGS	59	83	-29%
Houses	AVERAGE DOM	18	22	-18%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$545,500	\$540,524	1%
	# OF CONTRACTS	43	45	-4%
	NEW LISTINGS	40	66	-39%
Condo/Co-op/TH	AVERAGE DOM	18	22	-18%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$265,200	\$339,167	-22%
	# OF CONTRACTS	10	18	-44%
	NEW LISTINGS	19	17	12%

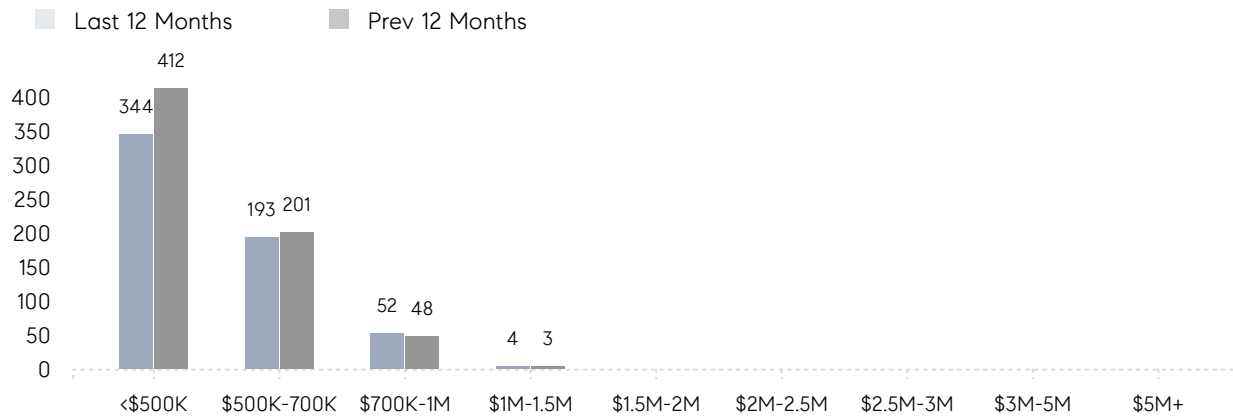
Parsippany

JULY 2022

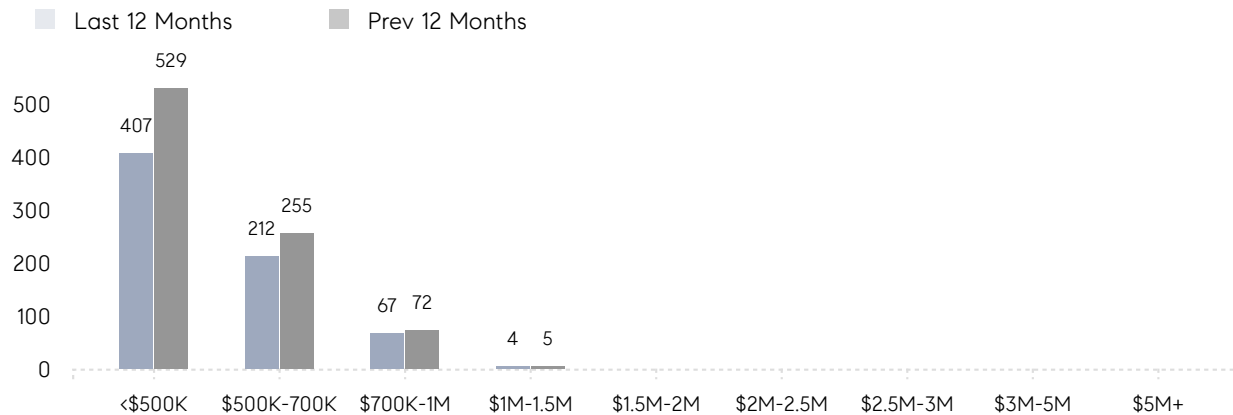
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Passaic Market Insights

Passaic

JULY 2022

UNDER CONTRACT

16
Total
Properties

\$380K
Average
Price

\$289K
Median
Price

7%
Increase From
Jul 2021

22%
Increase From
Jul 2021

-3%
Decrease From
Jul 2021

UNITS SOLD

9
Total
Properties

\$368K
Average
Price

\$280K
Median
Price

13%
Increase From
Jul 2021

-1%
Change From
Jul 2021

-17%
Decrease From
Jul 2021

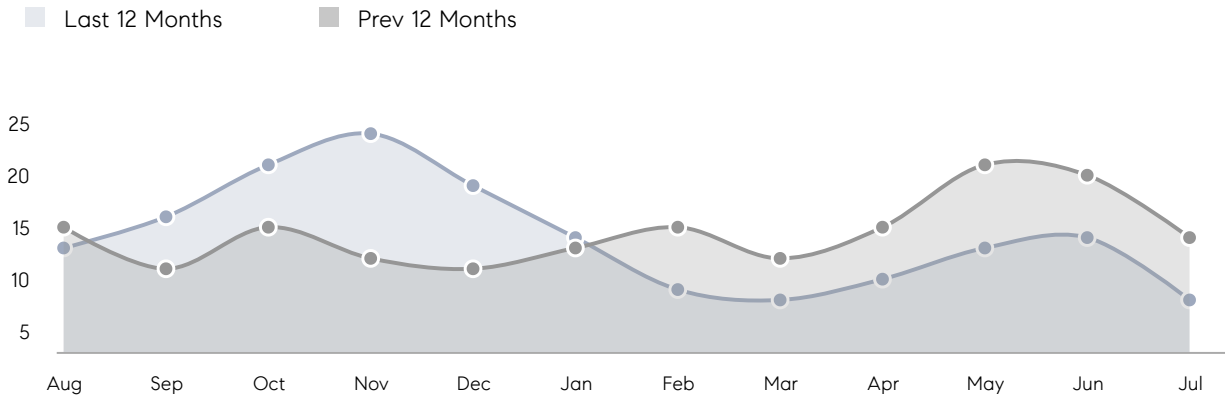
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	55	29	90%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$368,222	\$371,863	-1.0%
	# OF CONTRACTS	16	15	6.7%
	NEW LISTINGS	10	9	11%
Houses	AVERAGE DOM	50	33	52%
	% OF ASKING PRICE	105%	96%	
	AVERAGE SOLD PRICE	\$542,000	\$458,000	18%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	5	6	-17%
Condo/Co-op/TH	AVERAGE DOM	60	22	173%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$151,000	\$228,300	-34%
	# OF CONTRACTS	9	7	29%
	NEW LISTINGS	5	3	67%

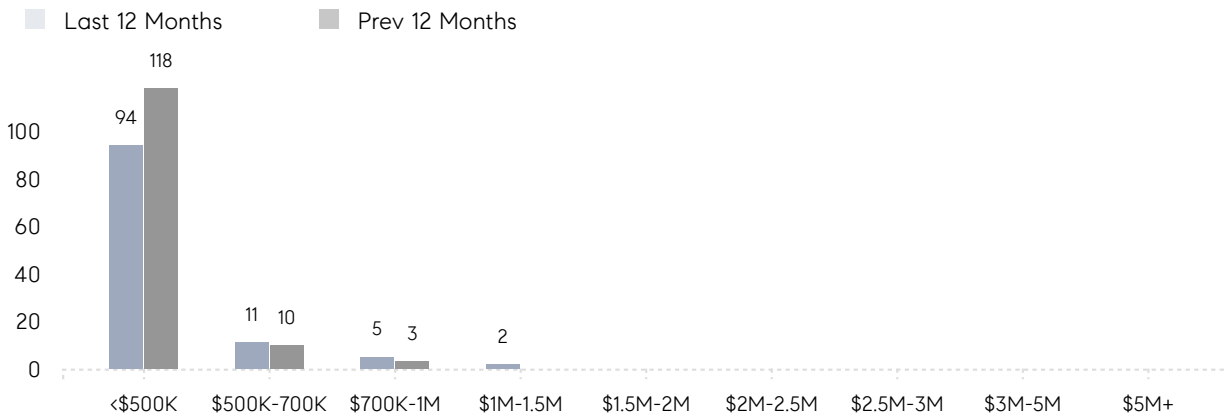
Passaic

JULY 2022

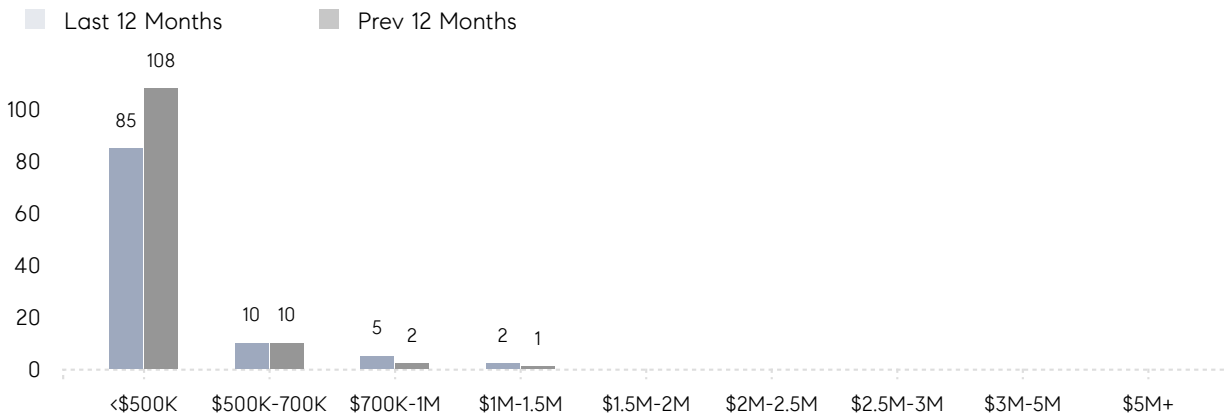
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Peapack Gladstone Market Insights

Peapack Gladstone

JULY 2022

UNDER CONTRACT

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

UNITS SOLD

4	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-20%	72%	102%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

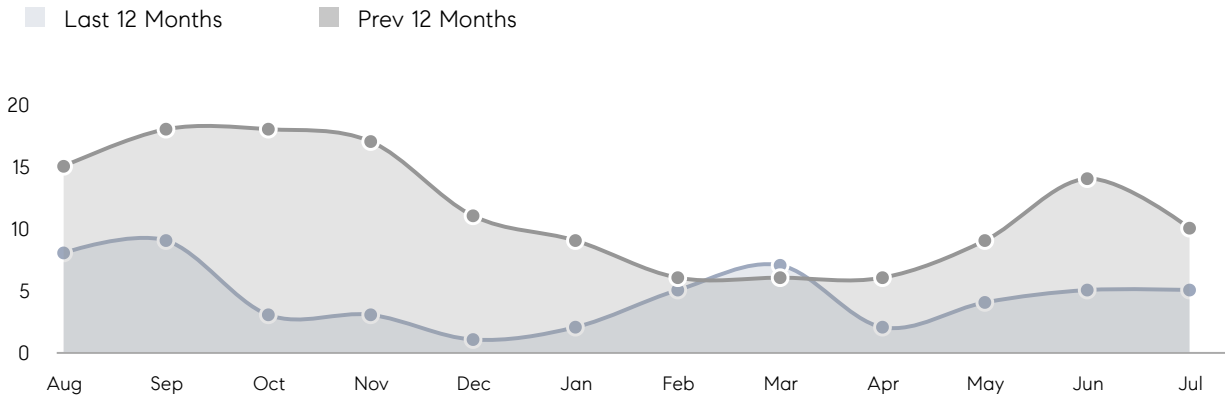
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	33	16	106%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$1,193,750	\$692,200	72.5%
	# OF CONTRACTS	0	5	0.0%
	NEW LISTINGS	1	4	-75%
Houses	AVERAGE DOM	33	16	106%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$1,193,750	\$692,200	72%
	# OF CONTRACTS	0	5	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%

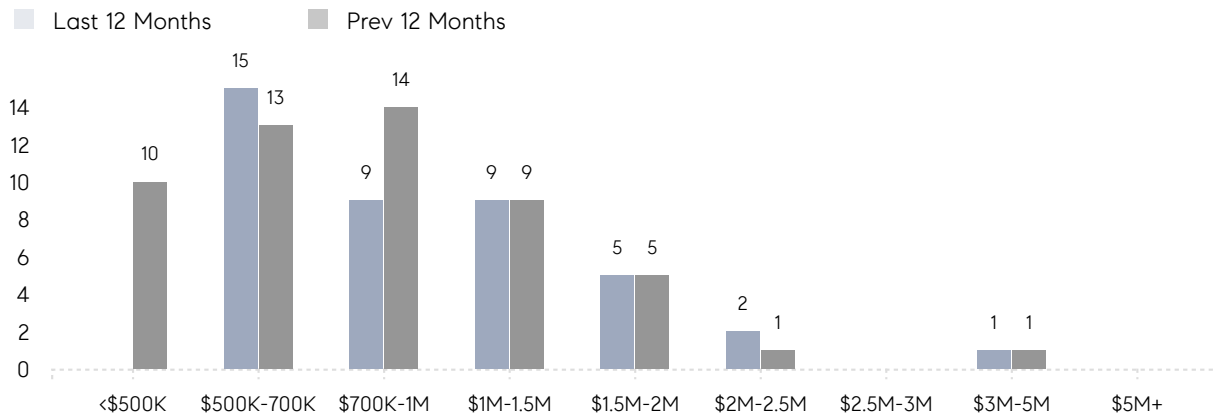
Peapack Gladstone

JULY 2022

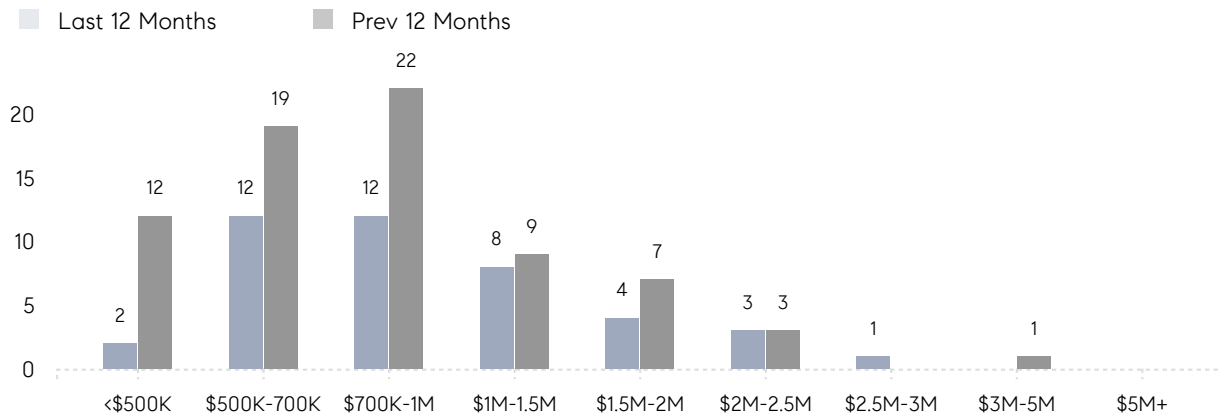
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Ramsey Market Insights

Ramsey

JULY 2022

UNDER CONTRACT

30
Total
Properties

\$617K
Average
Price

\$599K
Median
Price

67%
Increase From
Jul 2021

20%
Increase From
Jul 2021

23%
Increase From
Jul 2021

UNITS SOLD

20
Total
Properties

\$606K
Average
Price

\$571K
Median
Price

-44%
Decrease From
Jul 2021

-11%
Decrease From
Jul 2021

0%
Change From
Jul 2021

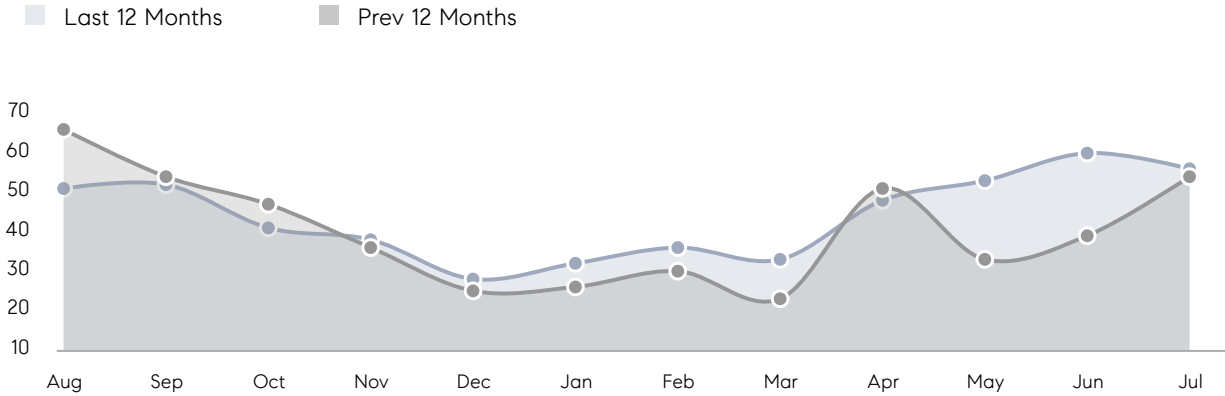
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	23	45	-49%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$606,085	\$678,131	-10.6%
	# OF CONTRACTS	30	18	66.7%
	NEW LISTINGS	27	36	-25%
Houses	AVERAGE DOM	18	37	-51%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$754,042	\$791,220	-5%
	# OF CONTRACTS	19	11	73%
	NEW LISTINGS	20	19	5%
Condo/Co-op/TH	AVERAGE DOM	29	66	-56%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$384,150	\$384,100	0%
	# OF CONTRACTS	11	7	57%
	NEW LISTINGS	7	17	-59%

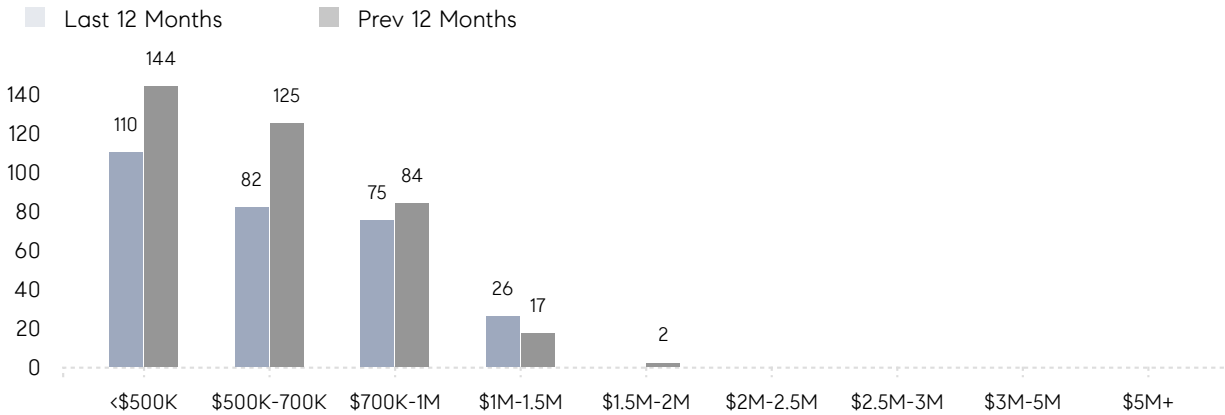
Ramsey

JULY 2022

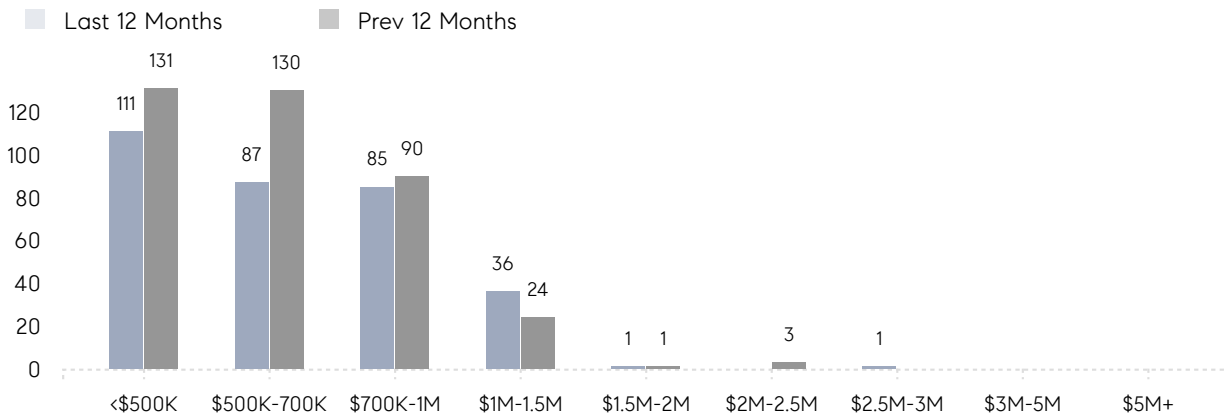
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Randolph Market Insights

Randolph

JULY 2022

UNDER CONTRACT

41
Total
Properties

\$650K
Average
Price

\$670K
Median
Price

21%
Increase From
Jul 2021

8%
Increase From
Jul 2021

12%
Increase From
Jul 2021

UNITS SOLD

36
Total
Properties

\$694K
Average
Price

\$695K
Median
Price

-8%
Decrease From
Jul 2021

7%
Increase From
Jul 2021

4%
Increase From
Jul 2021

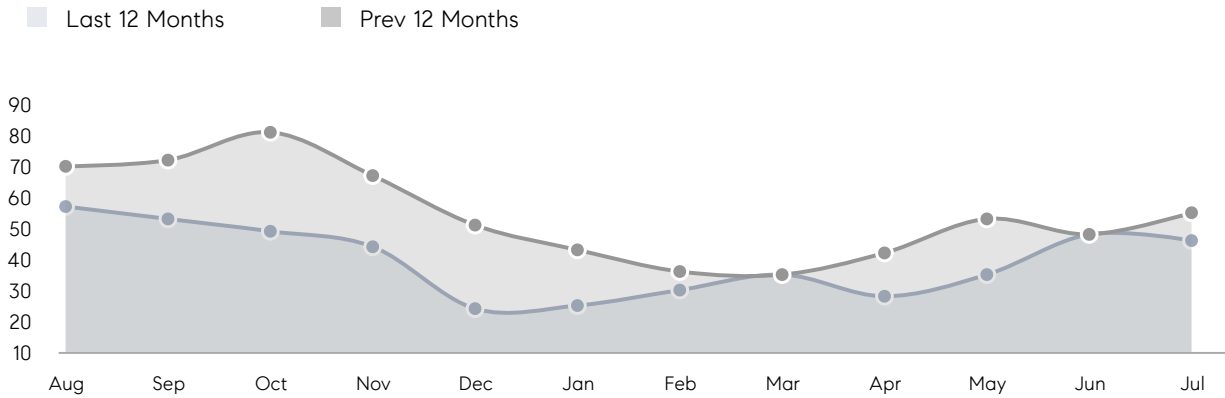
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	17	22	-23%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$694,239	\$649,035	7.0%
	# OF CONTRACTS	41	34	20.6%
	NEW LISTINGS	39	50	-22%
Houses	AVERAGE DOM	15	22	-32%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$722,238	\$663,036	9%
	# OF CONTRACTS	34	31	10%
	NEW LISTINGS	35	43	-19%
Condo/Co-op/TH	AVERAGE DOM	35	19	84%
	% OF ASKING PRICE	110%	99%	
	AVERAGE SOLD PRICE	\$470,250	\$390,000	21%
	# OF CONTRACTS	7	3	133%
	NEW LISTINGS	4	7	-43%

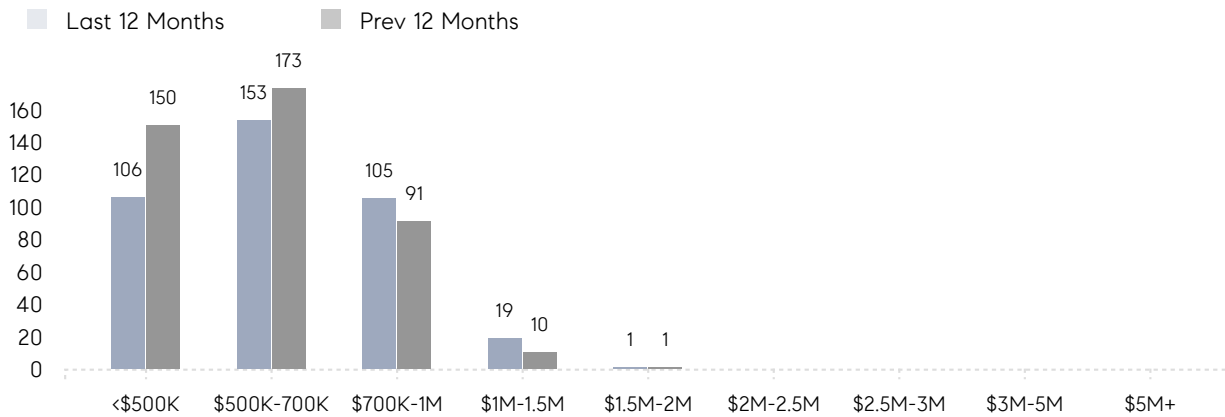
Randolph

JULY 2022

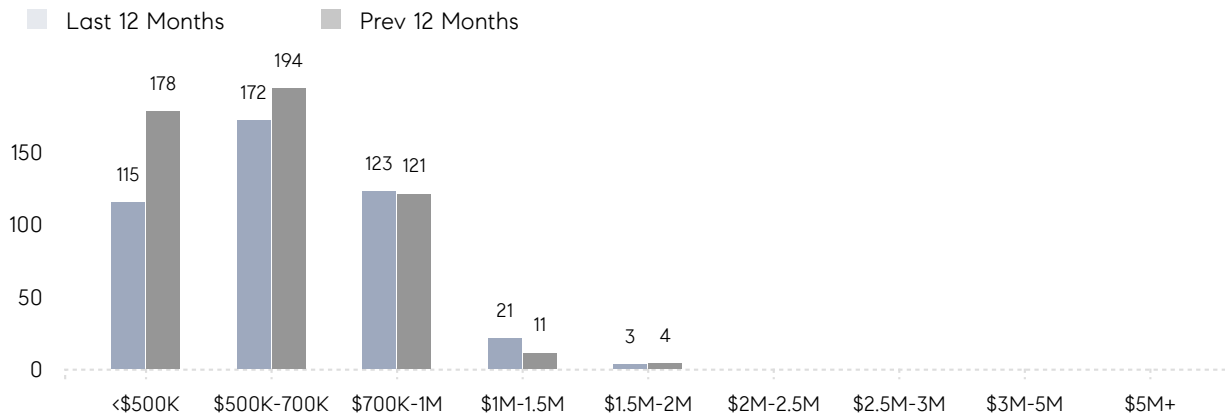
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Raritan Township Market Insights

Raritan Township

JULY 2022

UNDER CONTRACT

33
Total
Properties

\$553K
Average
Price

\$549K
Median
Price

-23%
Decrease From
Jul 2021

-10%
Decrease From
Jul 2021

-8%
Decrease From
Jul 2021

UNITS SOLD

40
Total
Properties

\$539K
Average
Price

\$553K
Median
Price

-2%
Decrease From
Jul 2021

-5%
Decrease From
Jul 2021

4%
Increase From
Jul 2021

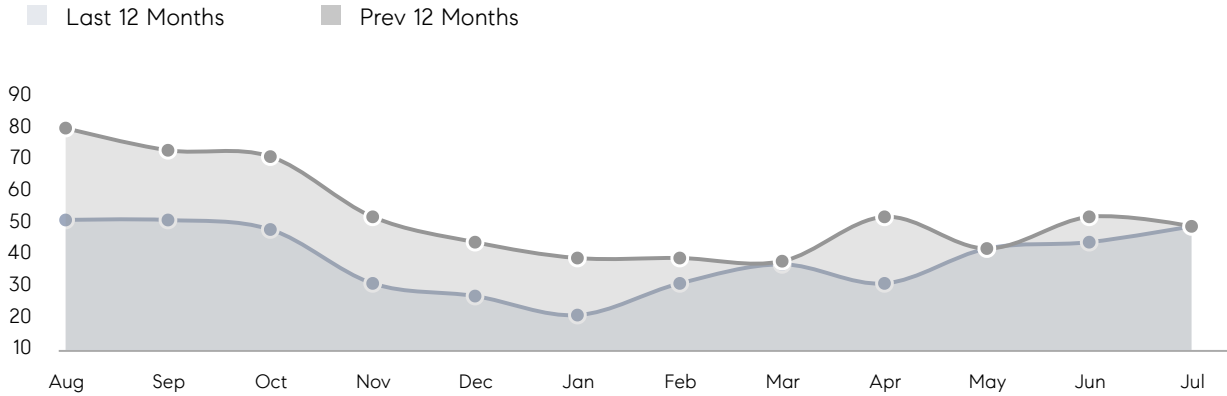
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	22	16	38%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$539,464	\$568,738	-5.1%
	# OF CONTRACTS	33	43	-23.3%
	NEW LISTINGS	40	50	-20%
Houses	AVERAGE DOM	22	18	22%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$611,481	\$680,974	-10%
	# OF CONTRACTS	24	37	-35%
	NEW LISTINGS	28	37	-24%
Condo/Co-op/TH	AVERAGE DOM	20	13	54%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$323,415	\$327,000	-1%
	# OF CONTRACTS	9	6	50%
	NEW LISTINGS	12	13	-8%

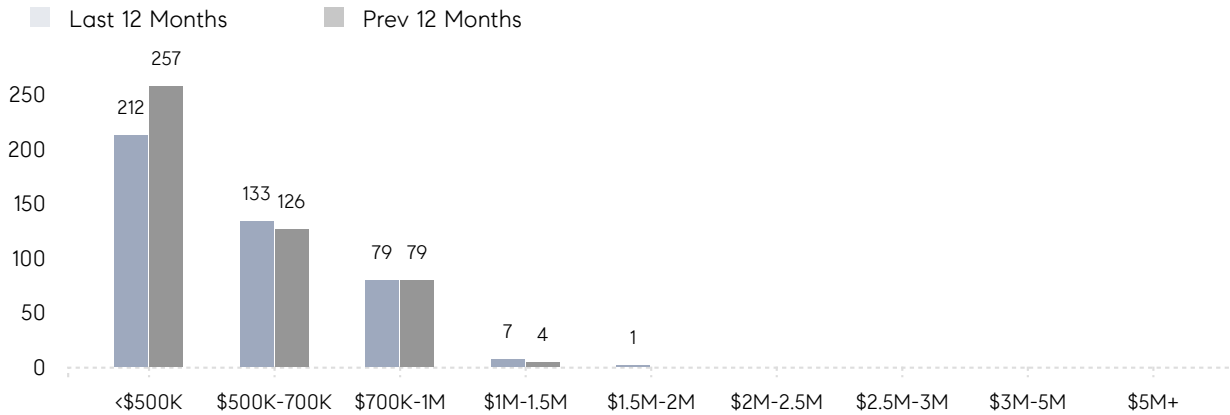
Raritan Township

JULY 2022

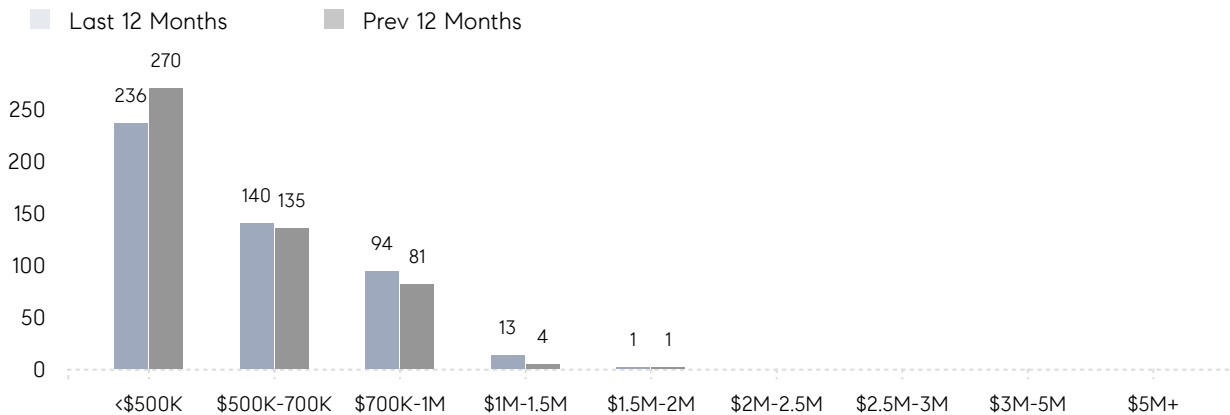
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Ridgefield Market Insights

Ridgefield

JULY 2022

UNDER CONTRACT

10
Total
Properties

\$560K
Average
Price

\$572K
Median
Price

43%
Increase From
Jul 2021

-27%
Decrease From
Jul 2021

-18%
Decrease From
Jul 2021

UNITS SOLD

3
Total
Properties

\$426K
Average
Price

\$470K
Median
Price

-50%
Decrease From
Jul 2021

-24%
Decrease From
Jul 2021

-11%
Decrease From
Jul 2021

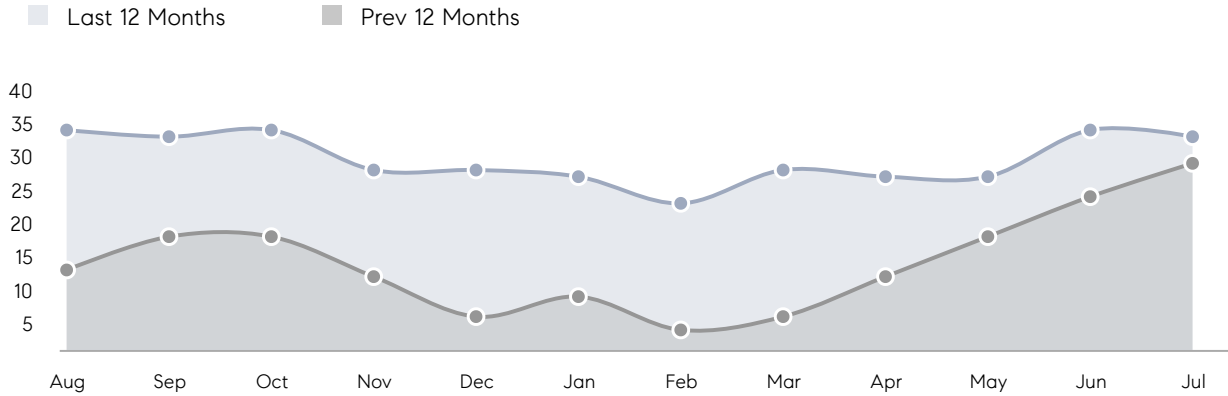
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	13	48	-73%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$426,667	\$561,250	-24.0%
	# OF CONTRACTS	10	7	42.9%
	NEW LISTINGS	9	11	-18%
Houses	AVERAGE DOM	15	48	-69%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$510,000	\$561,250	-9%
	# OF CONTRACTS	10	7	43%
	NEW LISTINGS	9	9	0%
Condo/Co-op/TH	AVERAGE DOM	10	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$260,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	2	0%

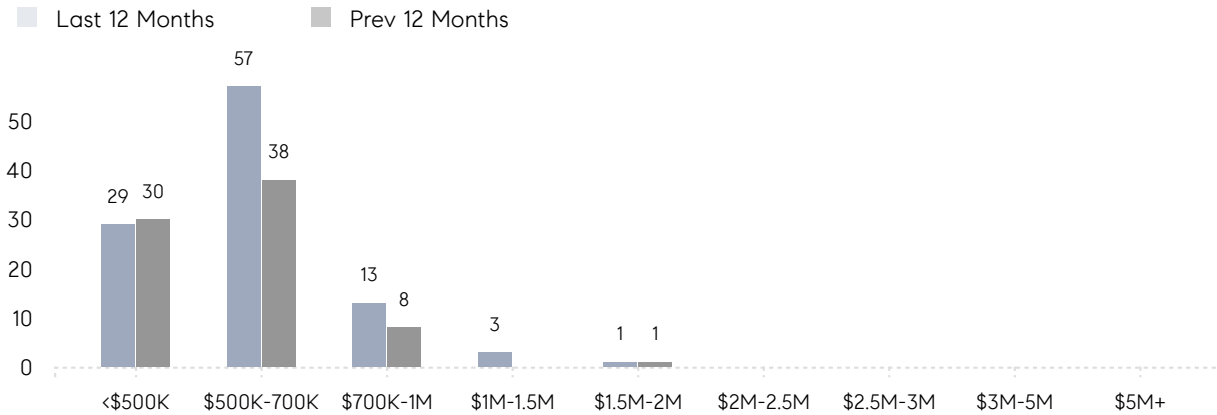
Ridgefield

JULY 2022

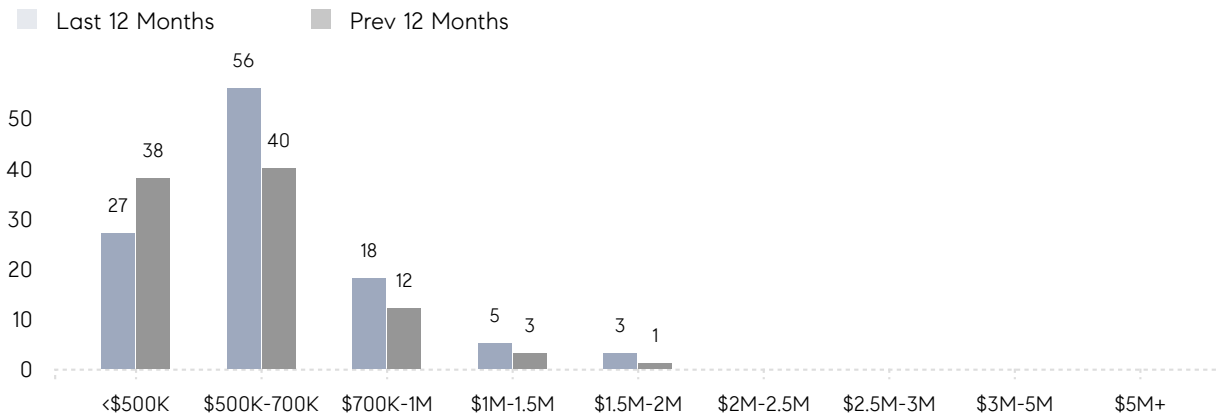
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Ridgefield Park Market Insights

Ridgefield Park

JULY 2022

UNDER CONTRACT

6
Total
Properties

\$432K
Average
Price

\$424K
Median
Price

-60%
Decrease From
Jul 2021

22%
Increase From
Jul 2021

1%
Increase From
Jul 2021

UNITS SOLD

6
Total
Properties

\$363K
Average
Price

\$450K
Median
Price

-25%
Decrease From
Jul 2021

-20%
Decrease From
Jul 2021

-4%
Decrease From
Jul 2021

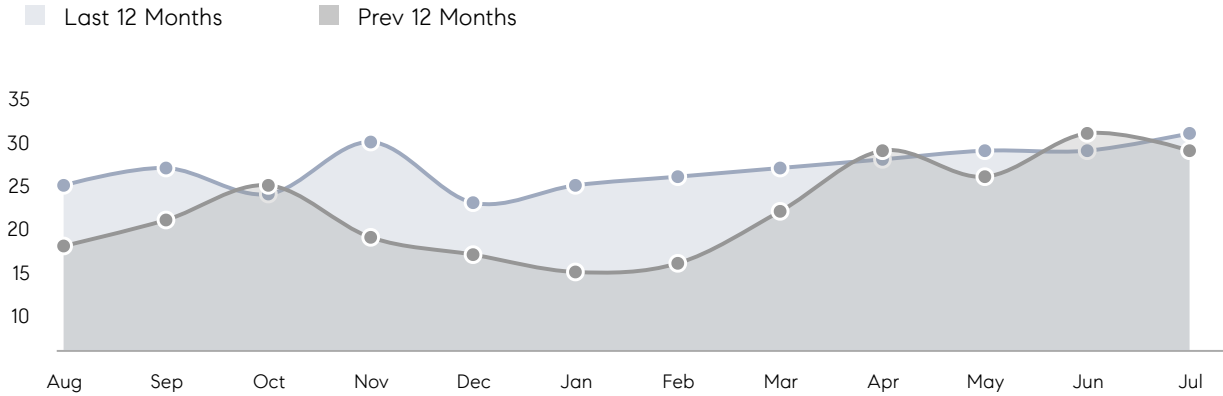
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	18	29	-38%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$363,500	\$454,063	-19.9%
	# OF CONTRACTS	6	15	-60.0%
	NEW LISTINGS	7	8	-12%
Houses	AVERAGE DOM	17	27	-37%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$495,000	\$471,071	5%
	# OF CONTRACTS	5	11	-55%
	NEW LISTINGS	7	6	17%
Condo/Co-op/TH	AVERAGE DOM	22	45	-51%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$100,500	\$335,000	-70%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	0	2	0%

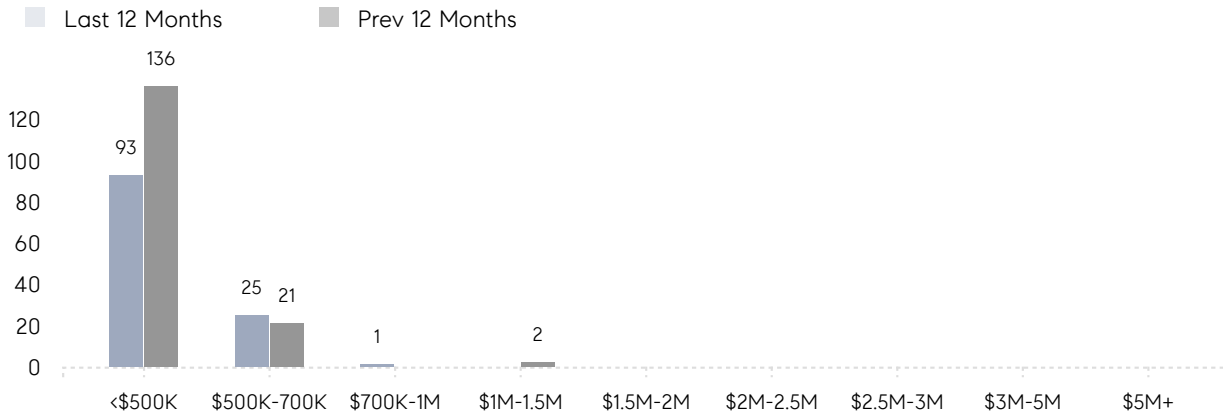
Ridgefield Park

JULY 2022

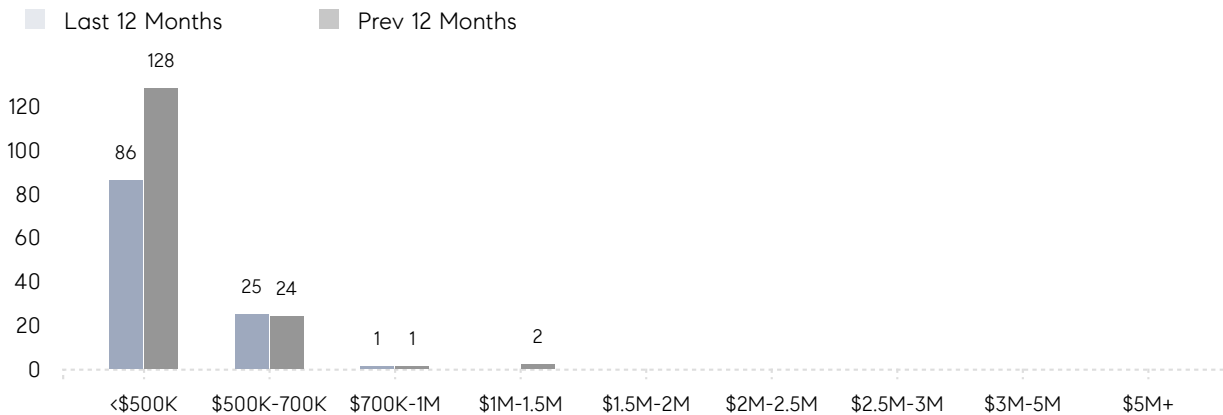
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report

Sources: Garden State MLS, Hudson MLS, NJ MLS



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COMPASS

July 2022

Ridgewood Market Insights

Ridgewood

JULY 2022

UNDER CONTRACT

13
Total
Properties

\$863K
Average
Price

\$835K
Median
Price

-63%
Decrease From
Jul 2021

-23%
Decrease From
Jul 2021

-7%
Decrease From
Jul 2021

UNITS SOLD

30
Total
Properties

\$1.0M
Average
Price

\$957K
Median
Price

-3%
Decrease From
Jul 2021

-1%
Change From
Jul 2021

14%
Increase From
Jul 2021

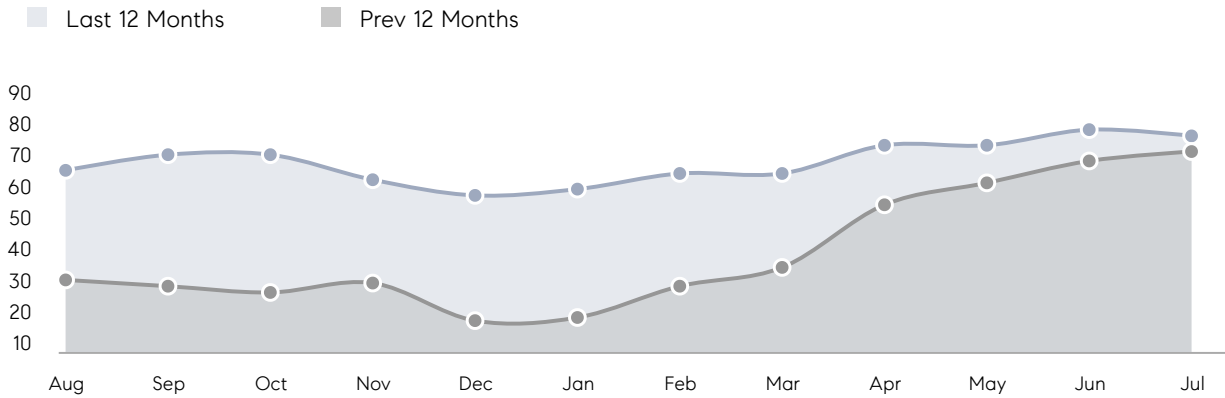
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	24	24	0%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$1,027,733	\$1,036,258	-0.8%
	# OF CONTRACTS	13	35	-62.9%
	NEW LISTINGS	9	39	-77%
Houses	AVERAGE DOM	25	24	4%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$1,037,655	\$1,036,258	0%
	# OF CONTRACTS	13	33	-61%
	NEW LISTINGS	9	36	-75%
Condo/Co-op/TH	AVERAGE DOM	14	-	-
	% OF ASKING PRICE	124%	-	
	AVERAGE SOLD PRICE	\$740,000	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	3	0%

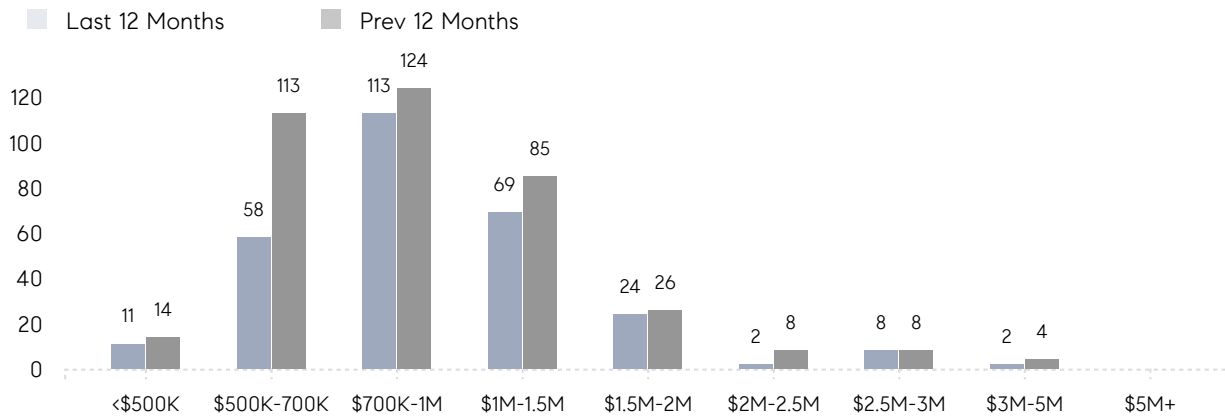
Ridgewood

JULY 2022

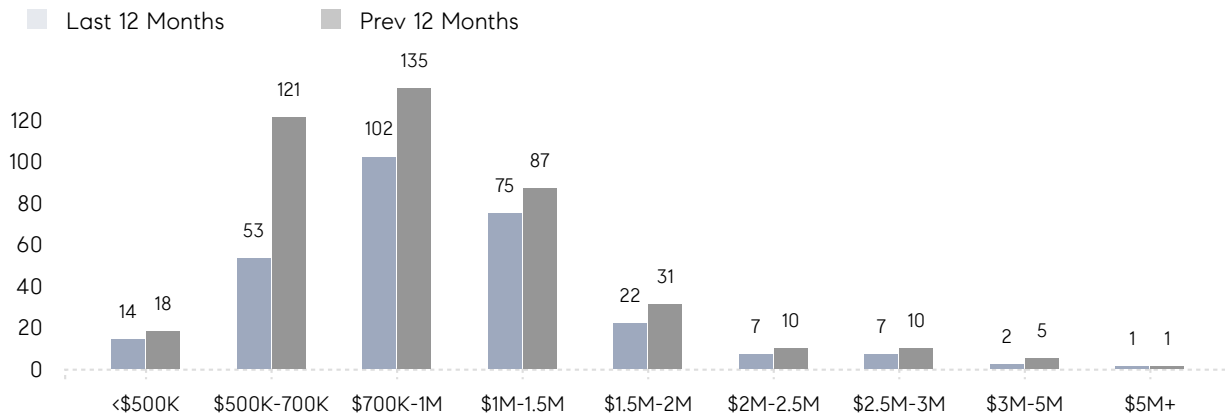
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

River Edge Market Insights

River Edge

JULY 2022

UNDER CONTRACT

4
Total
Properties

\$878K
Average
Price

\$837K
Median
Price

-79%
Decrease From
Jul 2021

31%
Increase From
Jul 2021

46%
Increase From
Jul 2021

UNITS SOLD

10
Total
Properties

\$686K
Average
Price

\$713K
Median
Price

-33%
Decrease From
Jul 2021

15%
Increase From
Jul 2021

32%
Increase From
Jul 2021

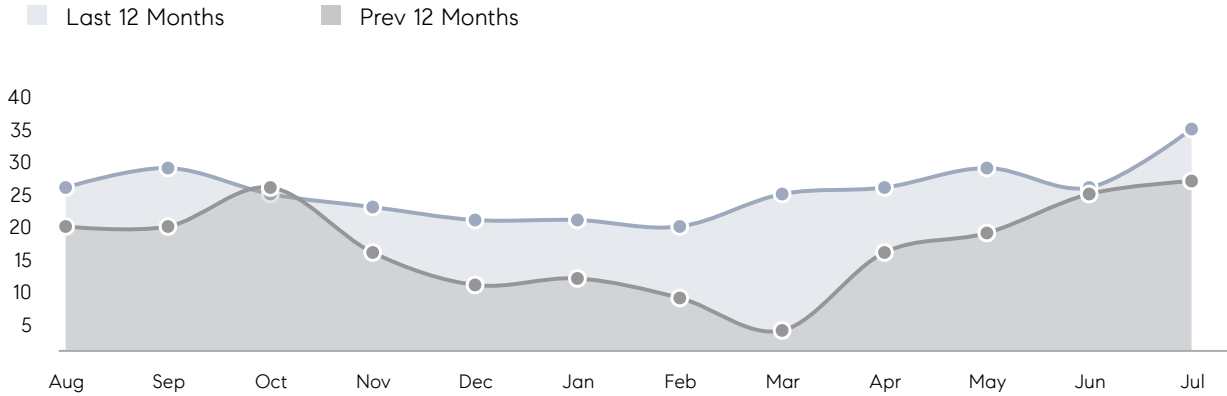
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	14	17	-18%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$686,100	\$598,033	14.7%
	# OF CONTRACTS	4	19	-78.9%
	NEW LISTINGS	13	22	-41%
Houses	AVERAGE DOM	13	18	-28%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$742,889	\$604,308	23%
	# OF CONTRACTS	4	18	-78%
	NEW LISTINGS	13	20	-35%
Condo/Co-op/TH	AVERAGE DOM	18	14	29%
	% OF ASKING PRICE	113%	103%	
	AVERAGE SOLD PRICE	\$175,000	\$557,250	-69%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

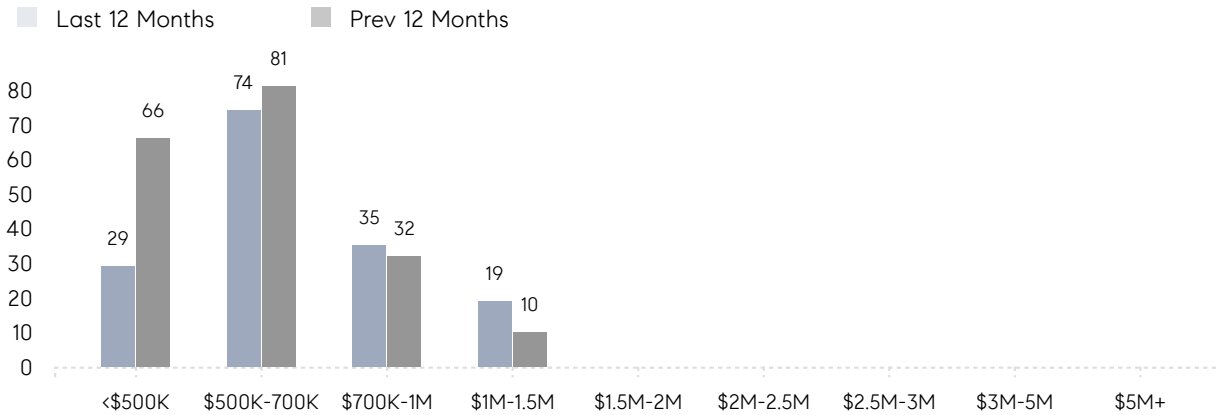
River Edge

JULY 2022

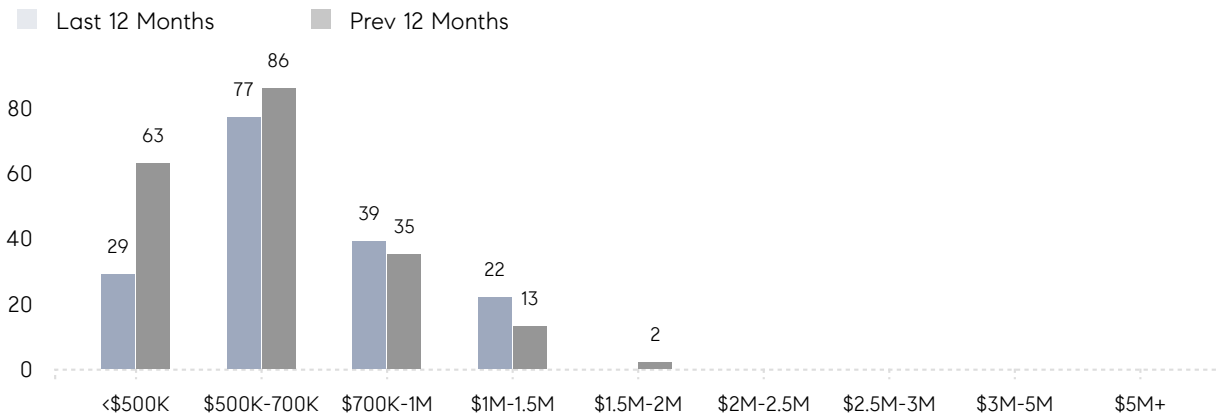
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

River Vale Market Insights

River Vale

JULY 2022

UNDER CONTRACT

14
Total
Properties

\$797K
Average
Price

\$824K
Median
Price

-12%
Decrease From
Jul 2021

0%
Change From
Jul 2021

7%
Increase From
Jul 2021

UNITS SOLD

10
Total
Properties

\$681K
Average
Price

\$727K
Median
Price

-47%
Decrease From
Jul 2021

-7%
Decrease From
Jul 2021

8%
Increase From
Jul 2021

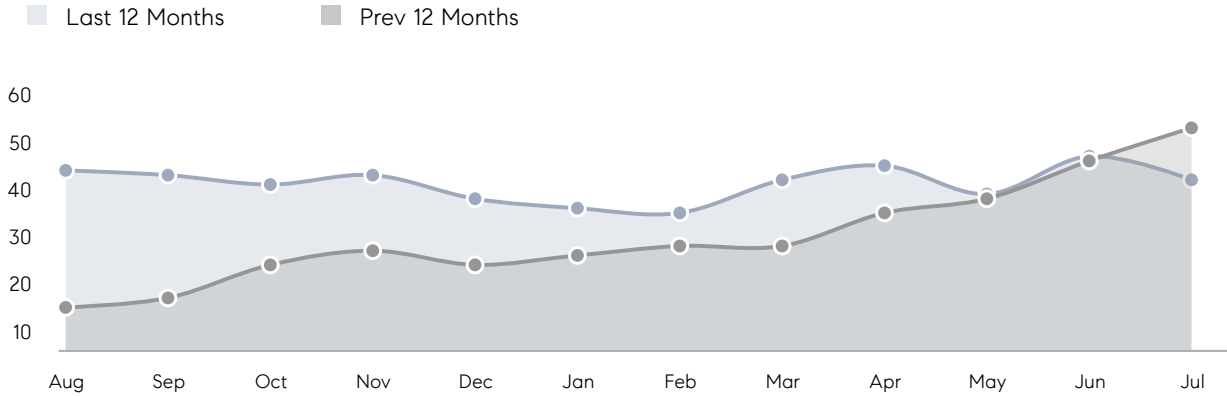
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	15	32	-53%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$681,345	\$730,676	-6.8%
	# OF CONTRACTS	14	16	-12.5%
	NEW LISTINGS	7	24	-71%
Houses	AVERAGE DOM	16	27	-41%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$727,328	\$780,991	-7%
	# OF CONTRACTS	11	15	-27%
	NEW LISTINGS	7	23	-70%
Condo/Co-op/TH	AVERAGE DOM	3	61	-95%
	% OF ASKING PRICE	103%	95%	
	AVERAGE SOLD PRICE	\$267,500	\$462,333	-42%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	0	1	0%

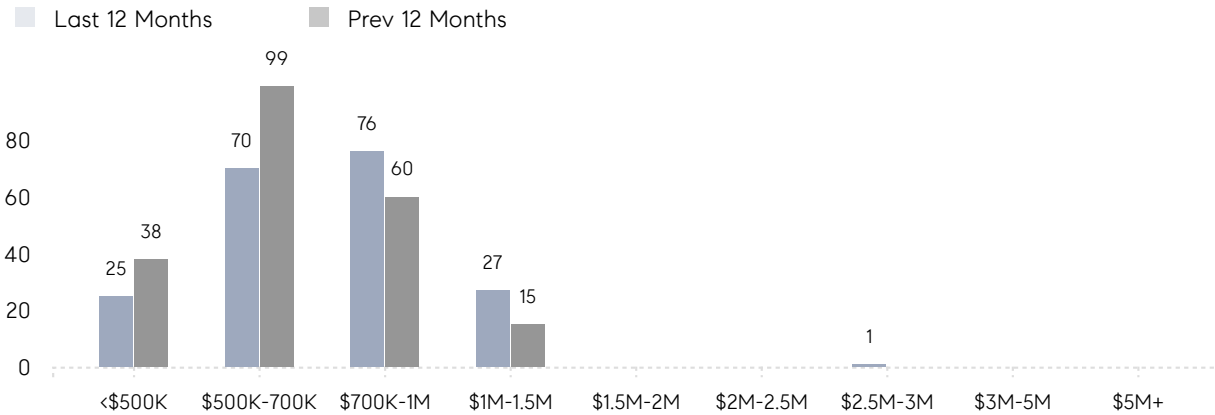
River Vale

JULY 2022

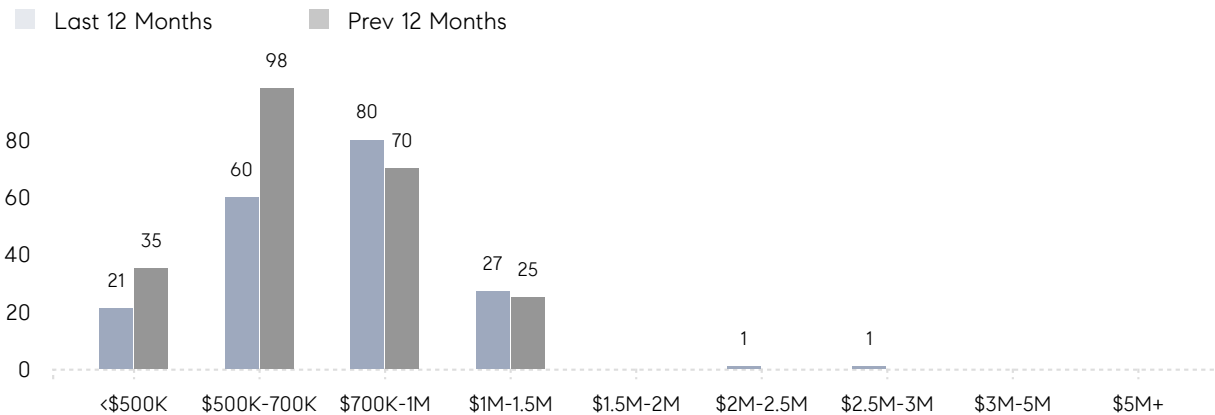
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Rochelle Park Market Insights

Rochelle Park

JULY 2022

UNDER CONTRACT

5
Total
Properties

\$488K
Average
Price

\$479K
Median
Price

67%
Increase From
Jul 2021

-13%
Decrease From
Jul 2021

-11%
Decrease From
Jul 2021

UNITS SOLD

4
Total
Properties

\$472K
Average
Price

\$465K
Median
Price

-56%
Decrease From
Jul 2021

-1%
Change From
Jul 2021

-7%
Decrease From
Jul 2021

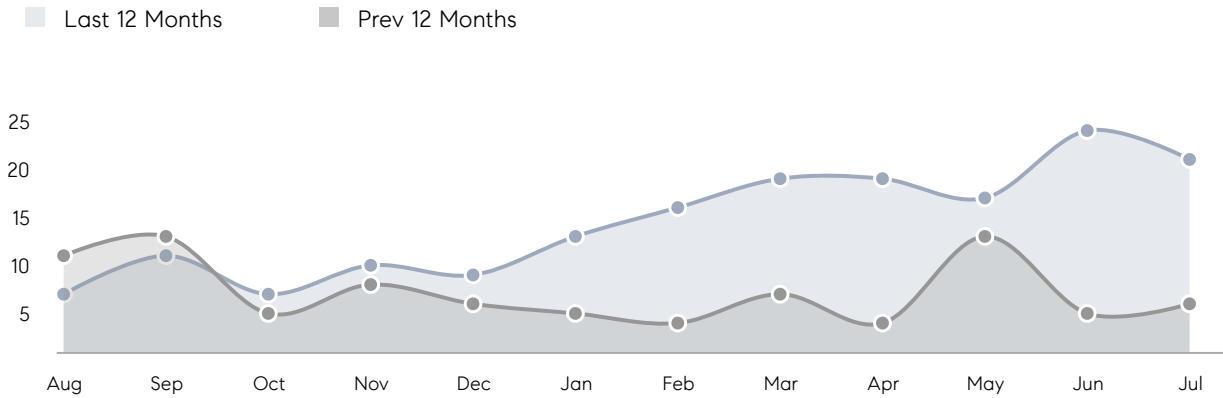
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	11	21	-48%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$472,500	\$475,389	-0.6%
	# OF CONTRACTS	5	3	66.7%
	NEW LISTINGS	3	5	-40%
Houses	AVERAGE DOM	12	24	-50%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$470,000	\$494,786	-5%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	6	12	-50%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$480,000	\$407,500	18%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

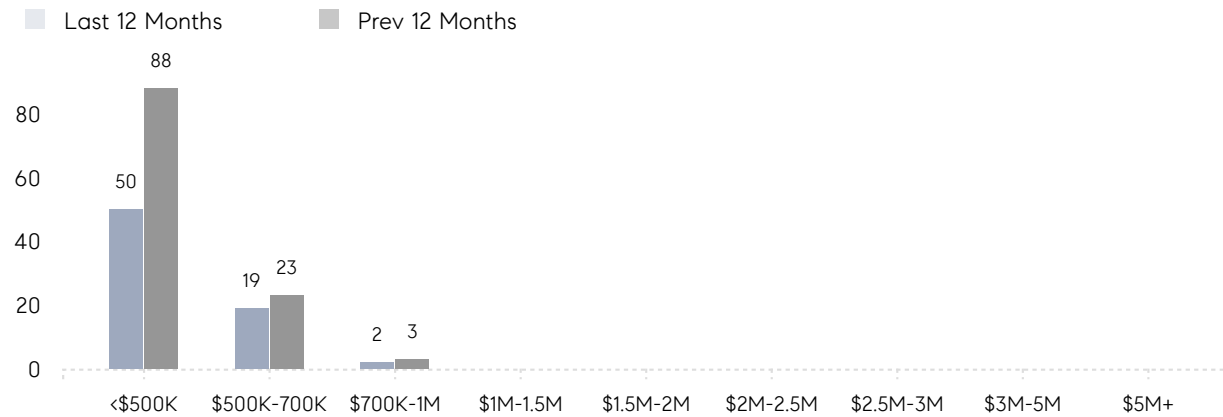
Rochelle Park

JULY 2022

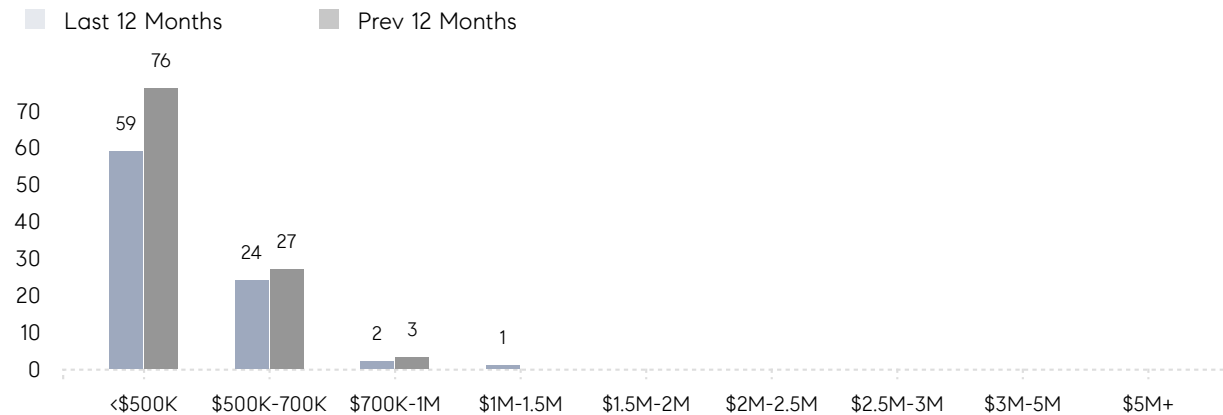
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Rockaway Market Insights

Rockaway

JULY 2022

UNDER CONTRACT

29
Total
Properties

\$504K
Average
Price

\$419K
Median
Price

-33%
Decrease From
Jul 2021

22%
Increase From
Jul 2021

5%
Increase From
Jul 2021

UNITS SOLD

48
Total
Properties

\$454K
Average
Price

\$427K
Median
Price

9%
Increase From
Jul 2021

-1%
Change From
Jul 2021

7%
Increase From
Jul 2021

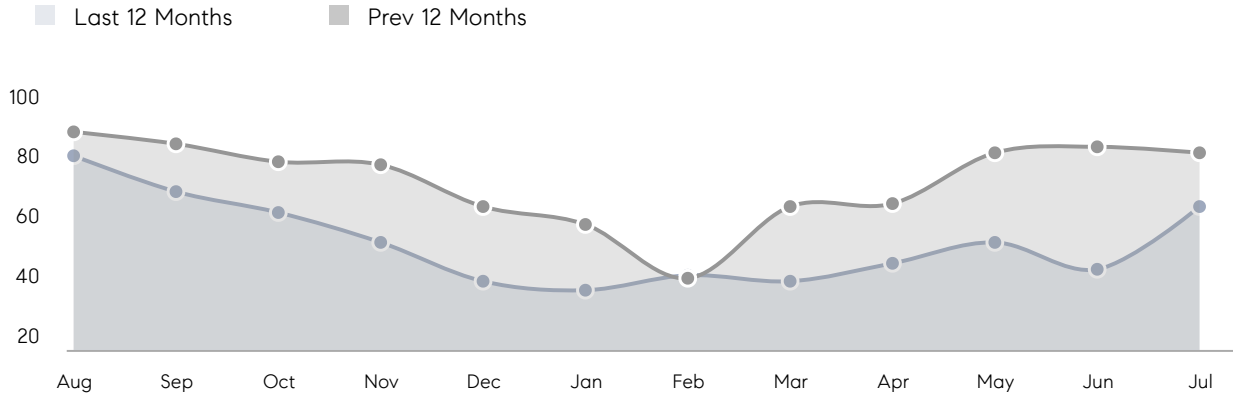
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	31	27	15%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$454,529	\$457,213	-0.6%
	# OF CONTRACTS	29	43	-32.6%
	NEW LISTINGS	52	55	-5%
Houses	AVERAGE DOM	33	20	65%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$500,065	\$518,956	-4%
	# OF CONTRACTS	24	32	-25%
	NEW LISTINGS	38	42	-10%
Condo/Co-op/TH	AVERAGE DOM	28	43	-35%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$371,494	\$324,907	14%
	# OF CONTRACTS	5	11	-55%
	NEW LISTINGS	14	13	8%

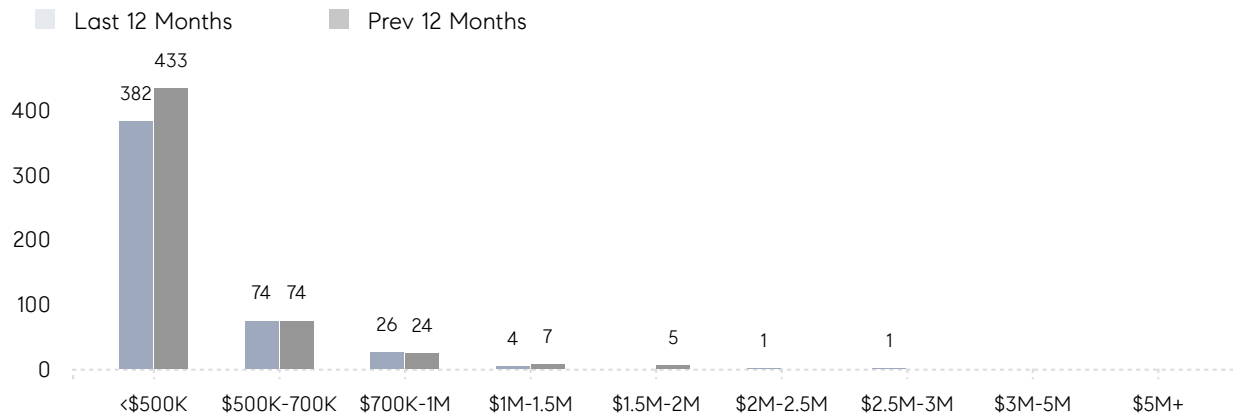
Rockaway

JULY 2022

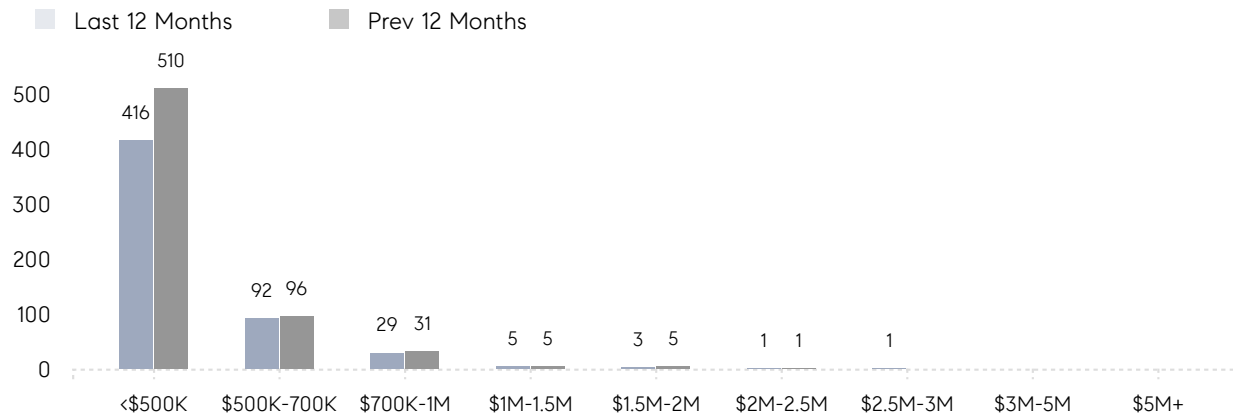
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Roseland Market Insights

Roseland

JULY 2022

UNDER CONTRACT

9	\$659K	\$525K
Total Properties	Average Price	Median Price
0%	14%	-12%
Change From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

UNITS SOLD

13	\$651K	\$647K
Total Properties	Average Price	Median Price
117%	-13%	-13%
Increase From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

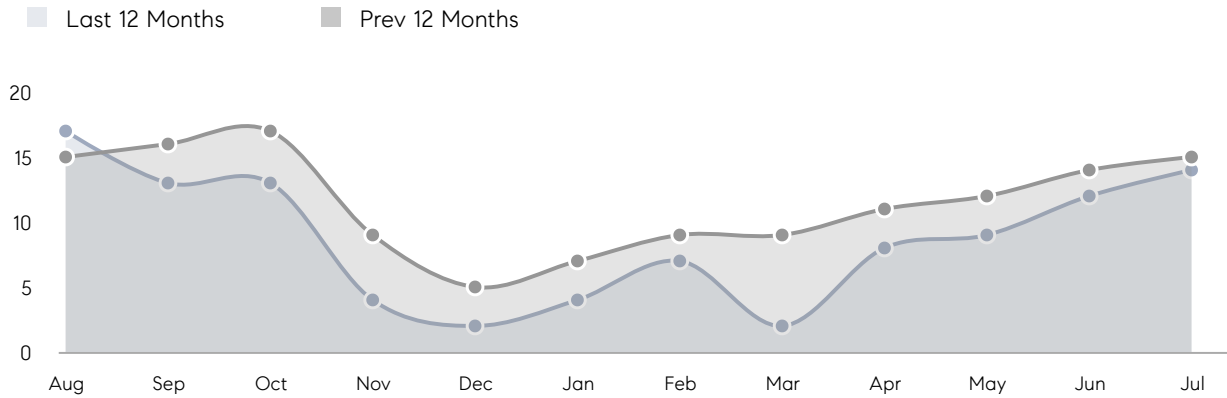
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	19	39	-51%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$651,071	\$747,440	-12.9%
	# OF CONTRACTS	9	9	0.0%
	NEW LISTINGS	11	11	0%
Houses	AVERAGE DOM	20	22	-9%
	% OF ASKING PRICE	107%	102%	
	AVERAGE SOLD PRICE	\$655,214	\$870,400	-25%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	5	8	-37%
Condo/Co-op/TH	AVERAGE DOM	16	124	-87%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$641,750	\$132,640	384%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	6	3	100%

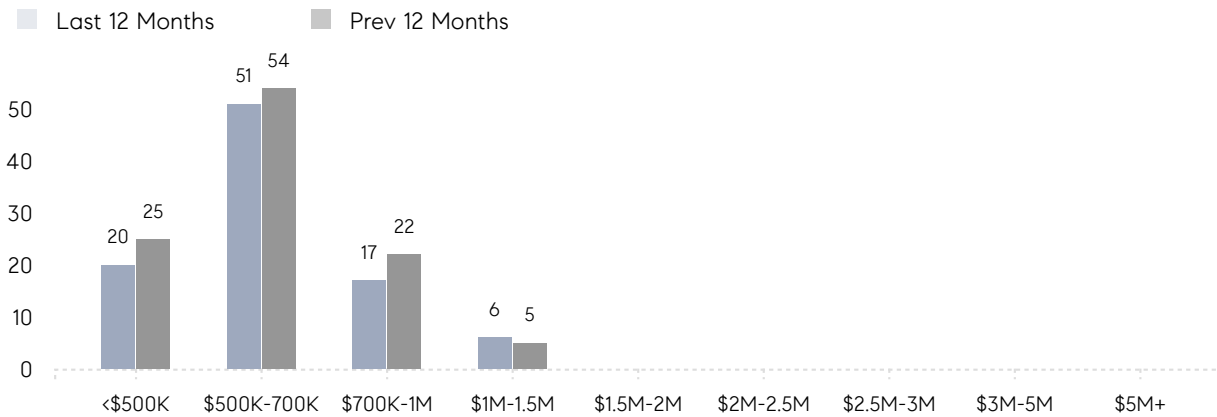
Roseland

JULY 2022

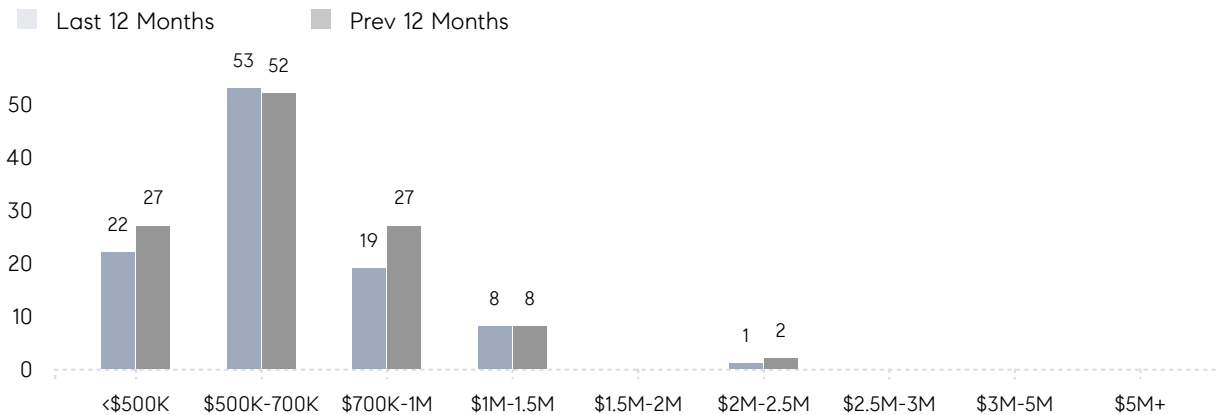
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Roselle Park Market Insights

Roselle Park

JULY 2022

UNDER CONTRACT

15
Total
Properties

\$385K
Average
Price

\$424K
Median
Price

25%
Increase From
Jul 2021

2%
Increase From
Jul 2021

17%
Increase From
Jul 2021

UNITS SOLD

13
Total
Properties

\$417K
Average
Price

\$410K
Median
Price

-41%
Decrease From
Jul 2021

11%
Increase From
Jul 2021

4%
Increase From
Jul 2021

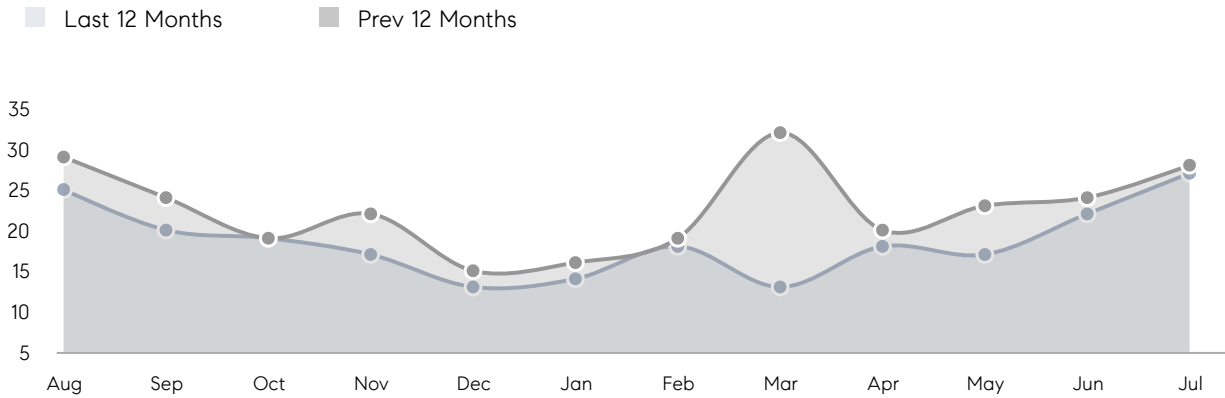
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	25	29	-14%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$417,462	\$377,637	10.5%
	# OF CONTRACTS	15	12	25.0%
	NEW LISTINGS	21	21	0%
Houses	AVERAGE DOM	24	29	-17%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$432,667	\$406,948	6%
	# OF CONTRACTS	11	10	10%
	NEW LISTINGS	19	17	12%
Condo/Co-op/TH	AVERAGE DOM	27	24	13%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$235,000	\$192,000	22%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	2	4	-50%

Roselle Park

JULY 2022

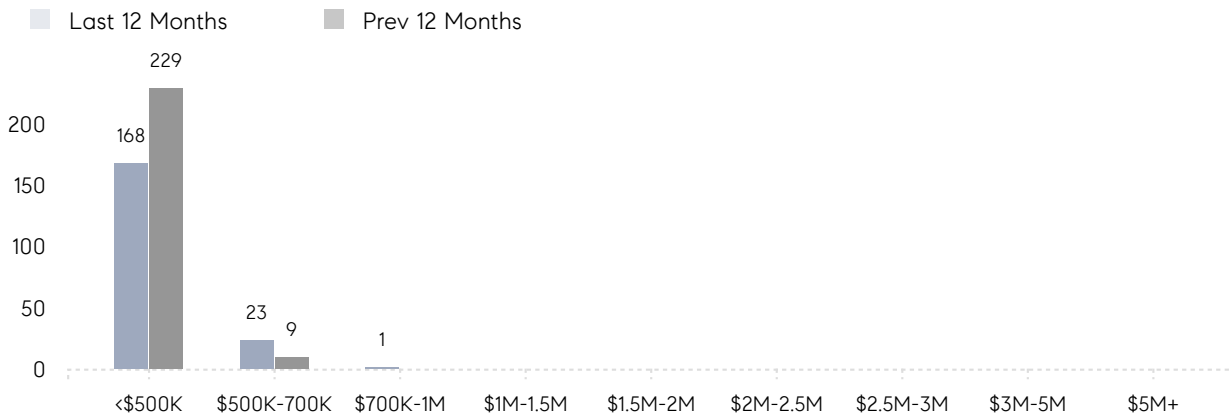
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Rutherford Market Insights

Rutherford

JULY 2022

UNDER CONTRACT

26
Total
Properties

\$578K
Average
Price

\$604K
Median
Price

-19%
Decrease From
Jul 2021

14%
Increase From
Jul 2021

21%
Increase From
Jul 2021

UNITS SOLD

19
Total
Properties

\$517K
Average
Price

\$525K
Median
Price

-34%
Decrease From
Jul 2021

9%
Increase From
Jul 2021

17%
Increase From
Jul 2021

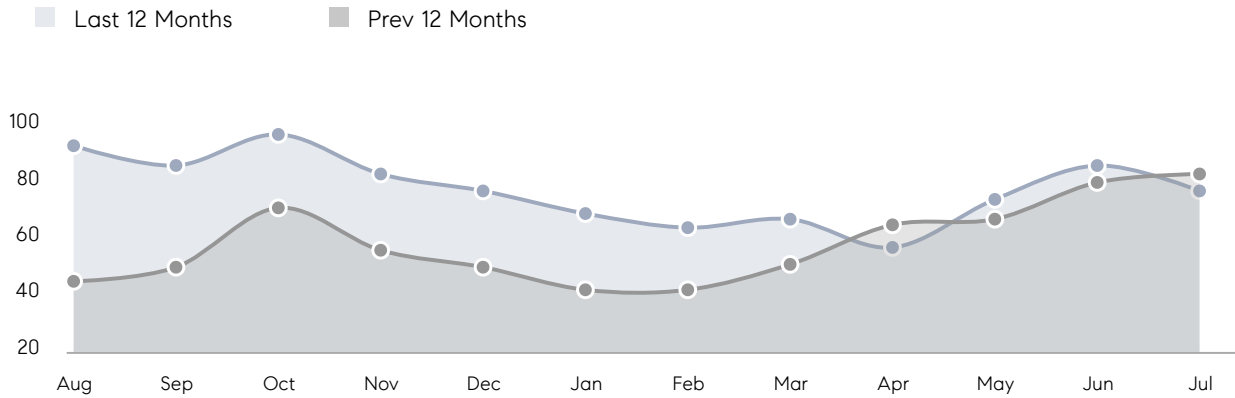
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	18	33	-45%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$517,842	\$473,479	9.4%
	# OF CONTRACTS	26	32	-18.7%
	NEW LISTINGS	22	38	-42%
Houses	AVERAGE DOM	16	26	-38%
	% OF ASKING PRICE	107%	100%	
	AVERAGE SOLD PRICE	\$678,000	\$594,118	14%
	# OF CONTRACTS	19	25	-24%
	NEW LISTINGS	17	30	-43%
Condo/Co-op/TH	AVERAGE DOM	21	44	-52%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$297,625	\$302,575	-2%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	5	8	-37%

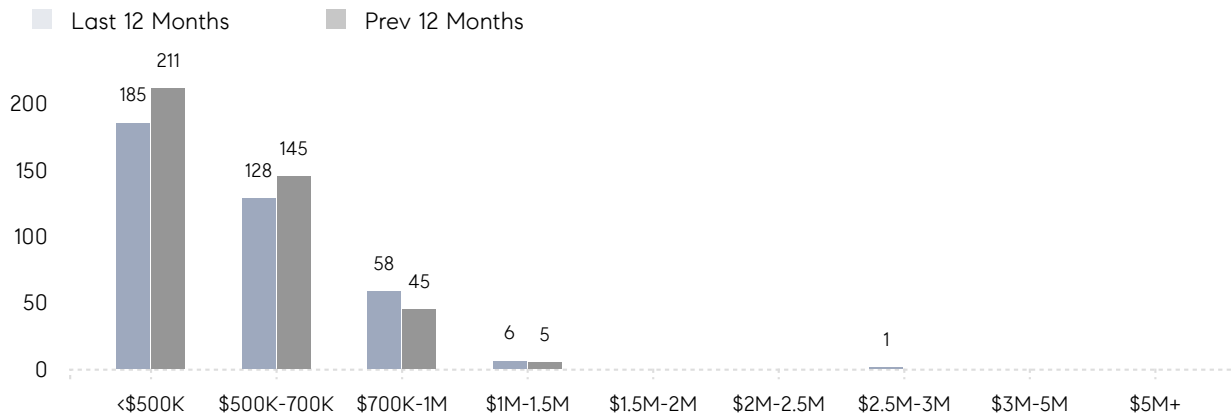
Rutherford

JULY 2022

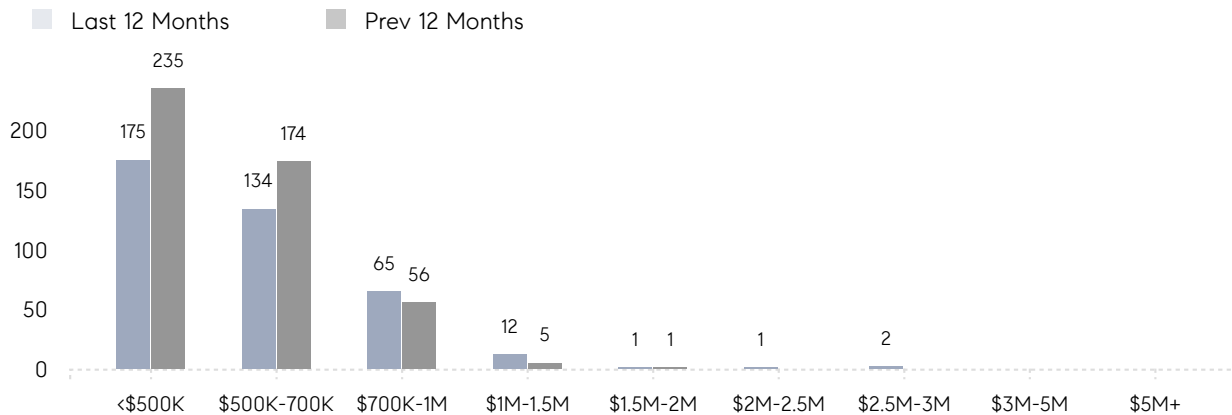
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Saddle Brook Market Insights

Saddle Brook

JULY 2022

UNDER CONTRACT

8
Total
Properties

\$659K
Average
Price

\$637K
Median
Price

-27%
Decrease From
Jul 2021

57%
Increase From
Jul 2021

63%
Increase From
Jul 2021

UNITS SOLD

13
Total
Properties

\$590K
Average
Price

\$545K
Median
Price

63%
Increase From
Jul 2021

36%
Increase From
Jul 2021

33%
Increase From
Jul 2021

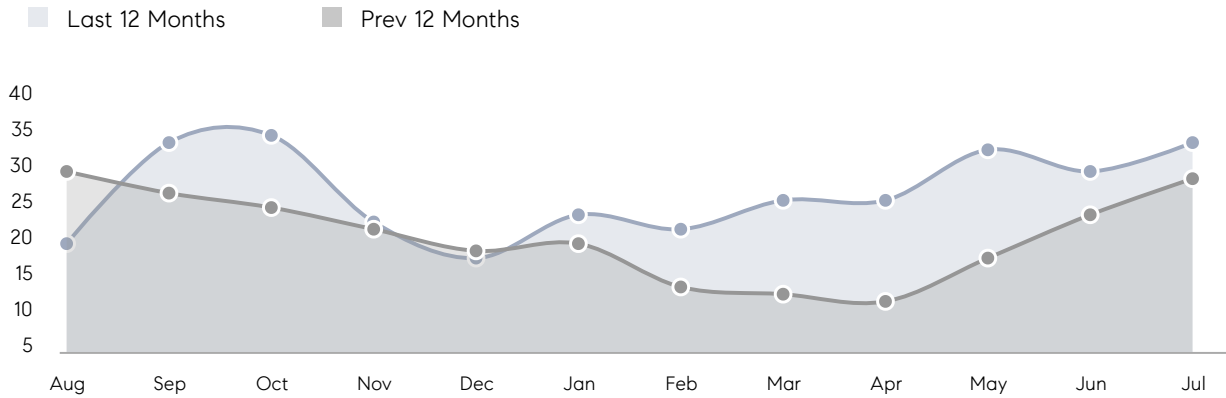
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	38	20	90%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$590,385	\$433,363	36.2%
	# OF CONTRACTS	8	11	-27.3%
	NEW LISTINGS	14	18	-22%
Houses	AVERAGE DOM	38	19	100%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$590,385	\$482,483	22%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	14	15	-7%
Condo/Co-op/TH	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$286,000	-
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	0	3	0%

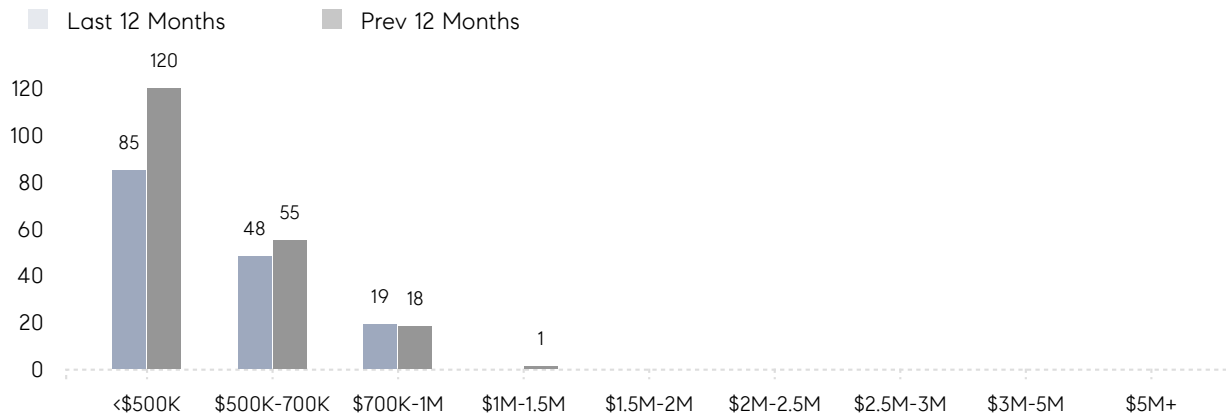
Saddle Brook

JULY 2022

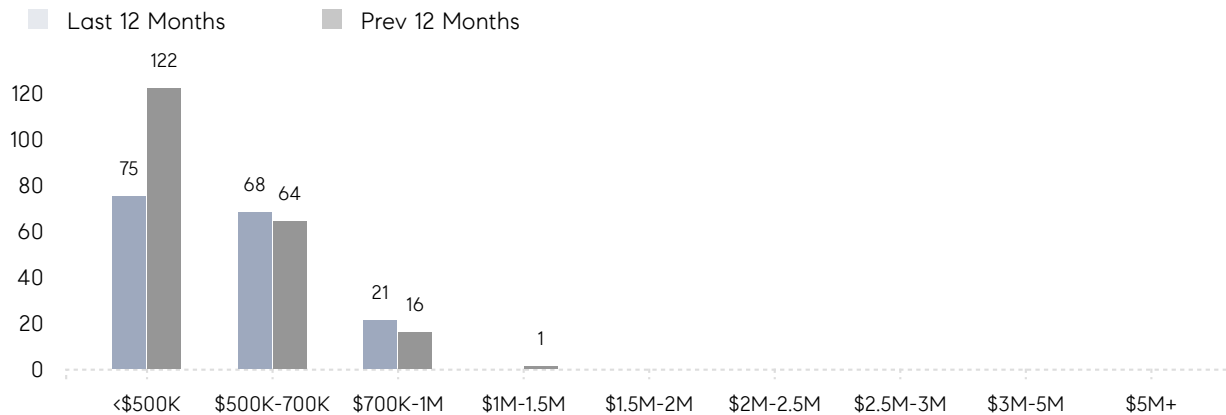
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Saddle River Market Insights

Saddle River

JULY 2022

UNDER CONTRACT

4
Total
Properties

\$2.3M
Average
Price

\$2.0M
Median
Price

-43%
Decrease From
Jul 2021

37%
Increase From
Jul 2021

23%
Increase From
Jul 2021

UNITS SOLD

3
Total
Properties

\$2.2M
Average
Price

\$1.9M
Median
Price

-57%
Decrease From
Jul 2021

5%
Increase From
Jul 2021

-1%
Decrease From
Jul 2021

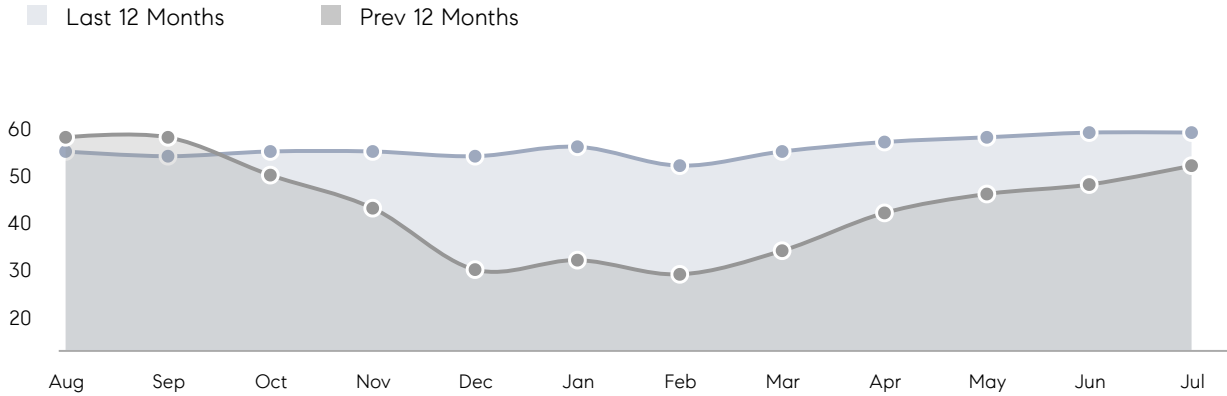
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	104	105	-1%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$2,236,667	\$2,128,429	5.1%
	# OF CONTRACTS	4	7	-42.9%
	NEW LISTINGS	11	11	0%
Houses	AVERAGE DOM	104	105	-1%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$2,236,667	\$2,128,429	5%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	10	10	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	1	0%

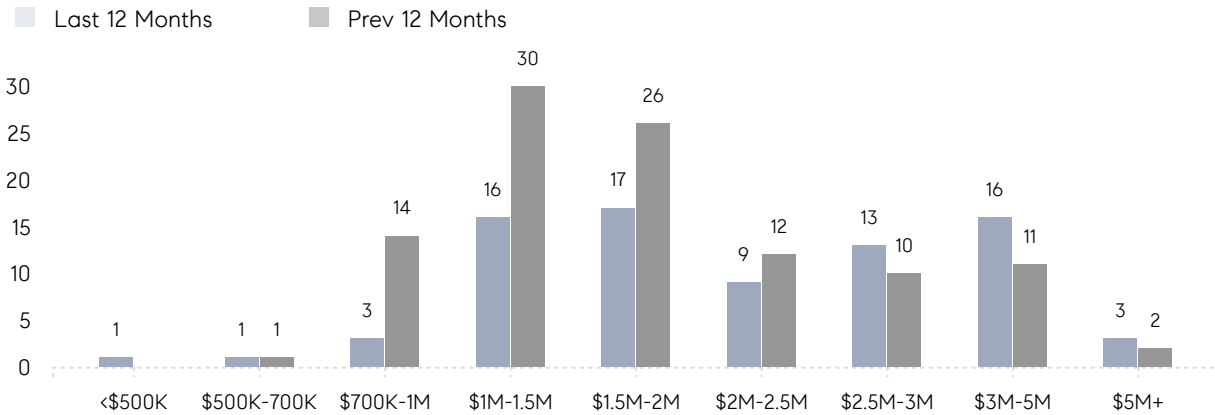
Saddle River

JULY 2022

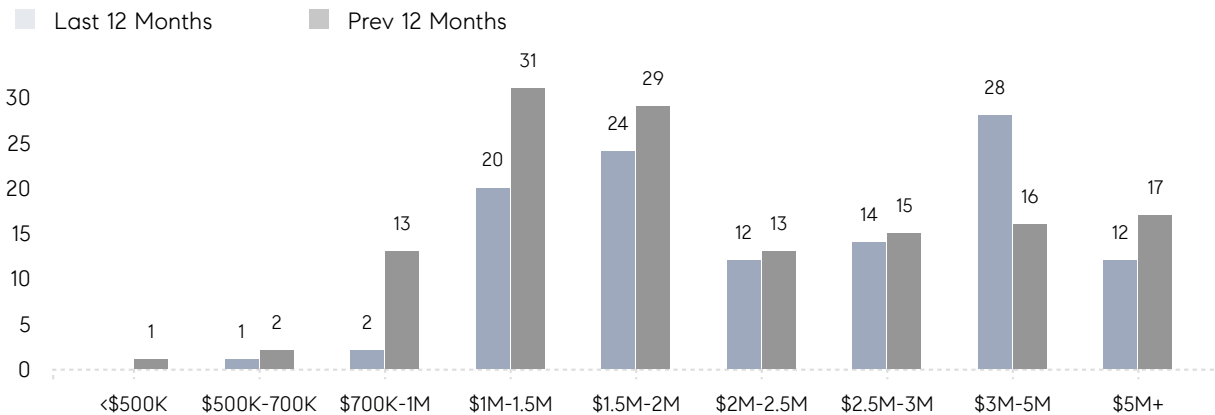
Monthly Inventory



Contracts By Price Range



Listings By Price Range

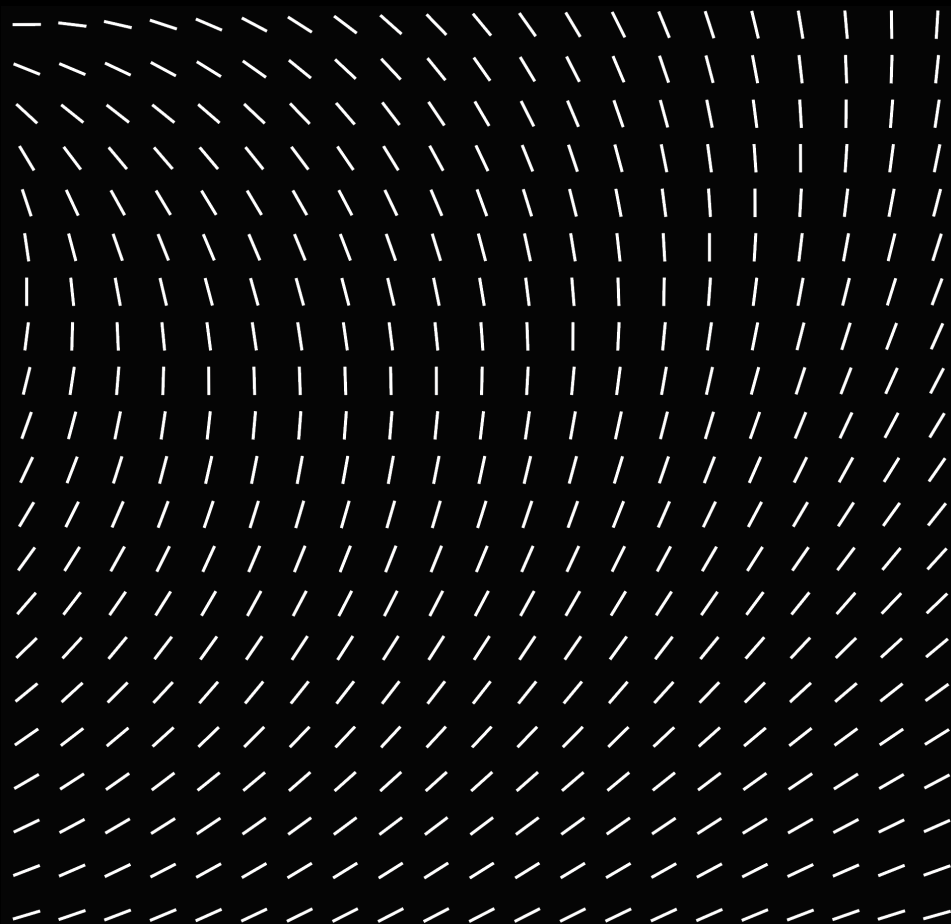




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COMPASS

July 2022

Scotch Plains Market Insights

Scotch Plains

JULY 2022

UNDER CONTRACT

26
Total
Properties

\$702K
Average
Price

\$589K
Median
Price

-21%
Decrease From
Jul 2021

11%
Increase From
Jul 2021

11%
Increase From
Jul 2021

UNITS SOLD

32
Total
Properties

\$839K
Average
Price

\$690K
Median
Price

-26%
Decrease From
Jul 2021

14%
Increase From
Jul 2021

-1%
Decrease From
Jul 2021

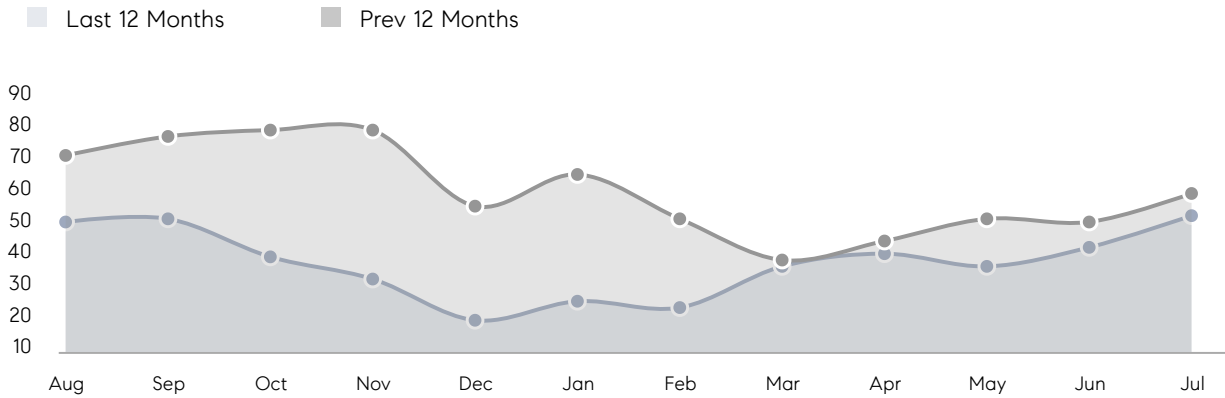
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	26	27	-4%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$839,444	\$738,144	13.7%
	# OF CONTRACTS	26	33	-21.2%
	NEW LISTINGS	40	49	-18%
Houses	AVERAGE DOM	22	27	-19%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$912,341	\$738,144	24%
	# OF CONTRACTS	21	25	-16%
	NEW LISTINGS	35	44	-20%
Condo/Co-op/TH	AVERAGE DOM	44	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$445,800	-	-
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	5	5	0%

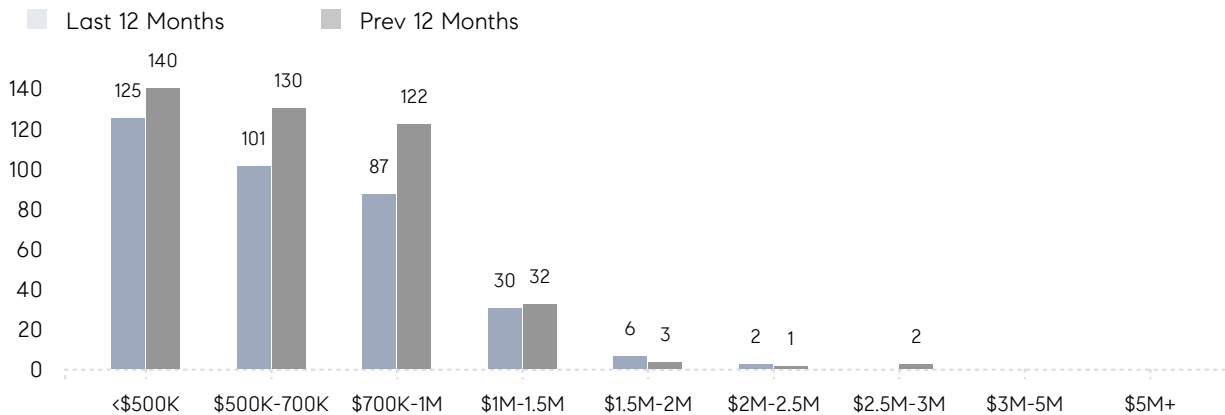
Scotch Plains

JULY 2022

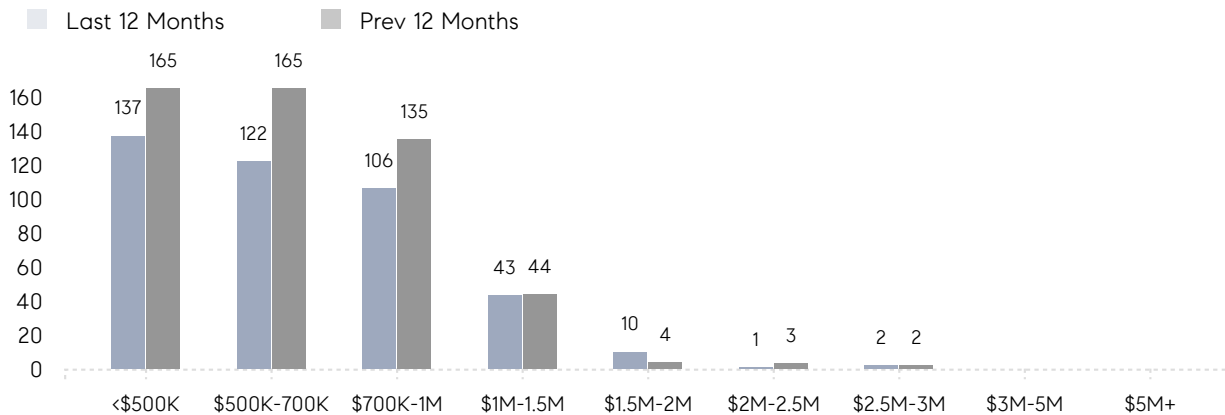
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Secaucus Market Insights

Secaucus

JULY 2022

UNDER CONTRACT

18	\$511K	\$449K
Total Properties	Average Price	Median Price
-25%	3%	-3%
Decrease From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

UNITS SOLD

18	\$415K	\$370K
Total Properties	Average Price	Median Price
-25%	-14%	-27%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

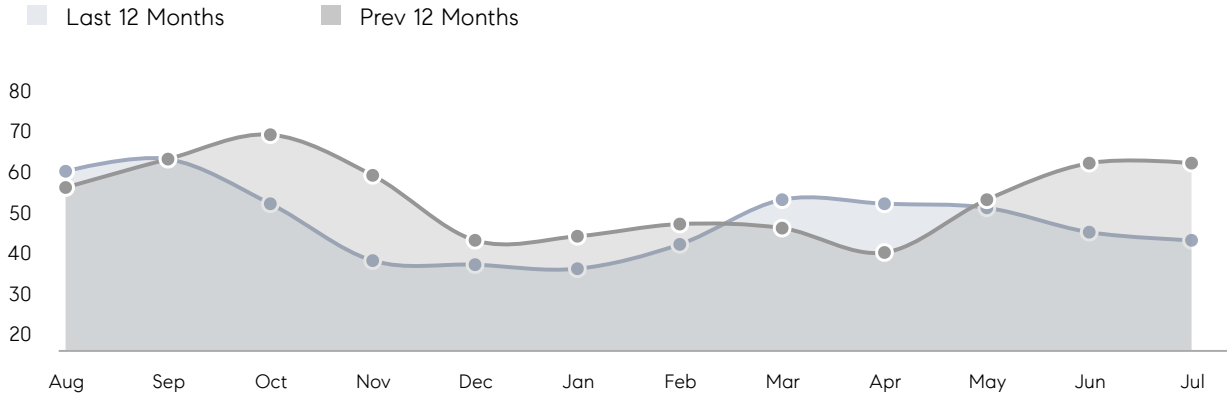
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	31	35	-11%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$415,369	\$481,478	-13.7%
	# OF CONTRACTS	18	24	-25.0%
	NEW LISTINGS	25	37	-32%
Houses	AVERAGE DOM	29	13	123%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$643,140	\$530,667	21%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	8	8	0%
Condo/Co-op/TH	AVERAGE DOM	31	49	-37%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$380,327	\$449,857	-15%
	# OF CONTRACTS	12	18	-33%
	NEW LISTINGS	17	29	-41%

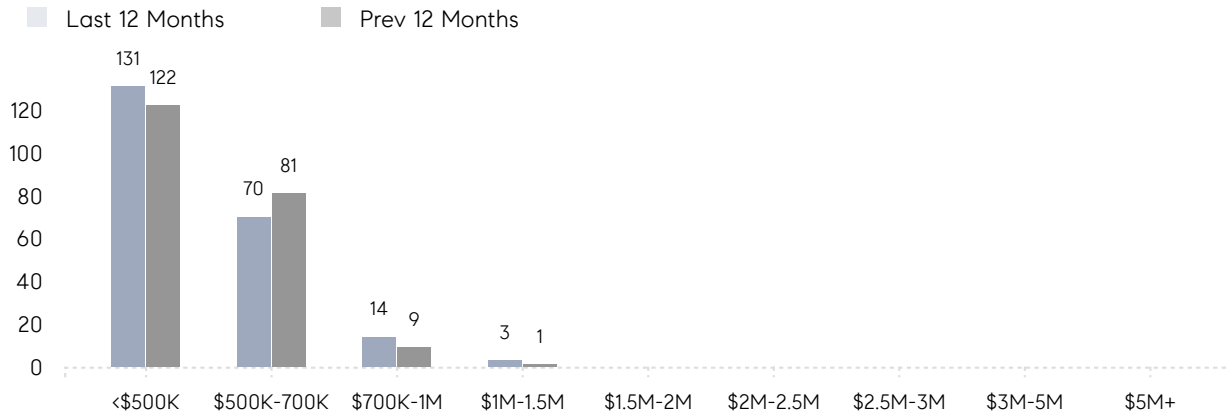
Secaucus

JULY 2022

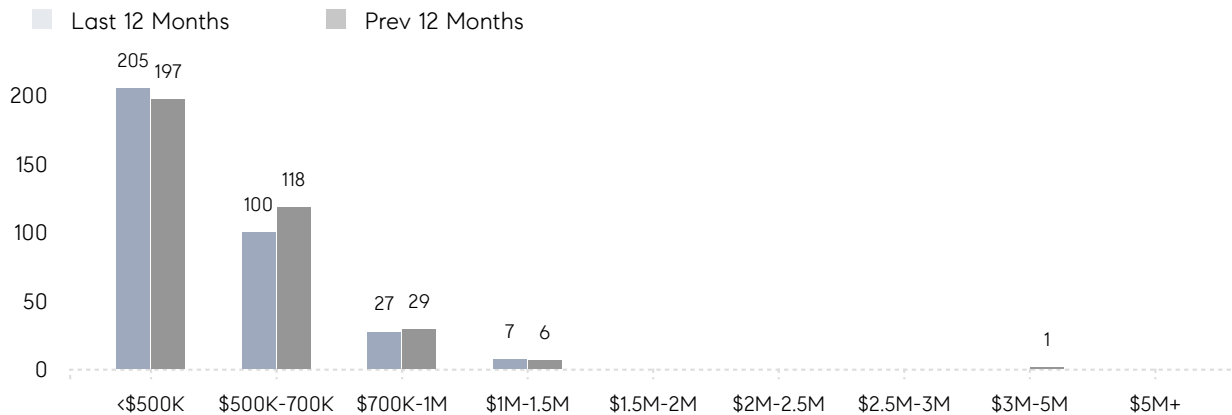
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Short Hills Market Insights

Short Hills

JULY 2022

UNDER CONTRACT

18	\$1.9M	\$1.7M
Total Properties	Average Price	Median Price
-28%	4%	14%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

34	\$2.1M	\$1.7M
Total Properties	Average Price	Median Price
-13%	2%	-9%
Decrease From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

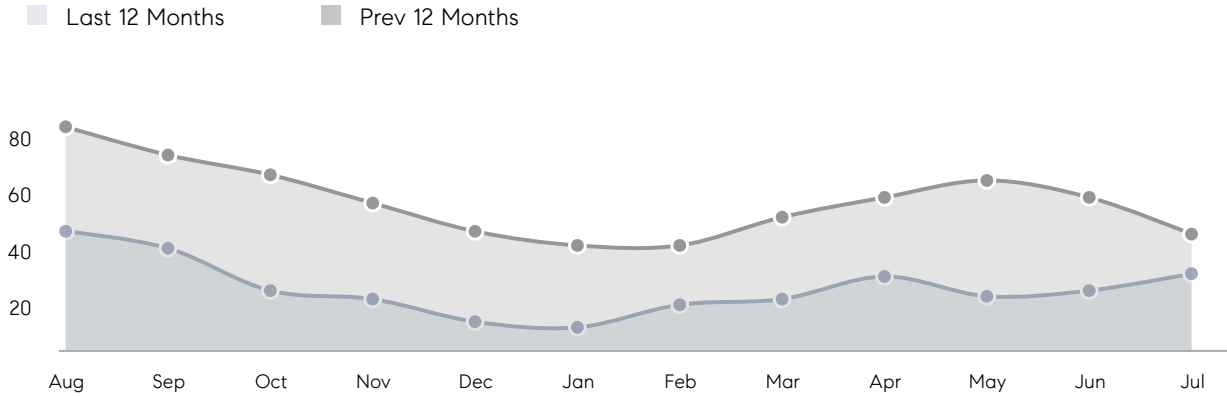
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	41	22	86%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$2,109,288	\$2,064,626	2.2%
	# OF CONTRACTS	18	25	-28.0%
	NEW LISTINGS	26	24	8%
Houses	AVERAGE DOM	41	22	86%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$2,109,288	\$2,064,626	2%
	# OF CONTRACTS	18	25	-28%
	NEW LISTINGS	26	23	13%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

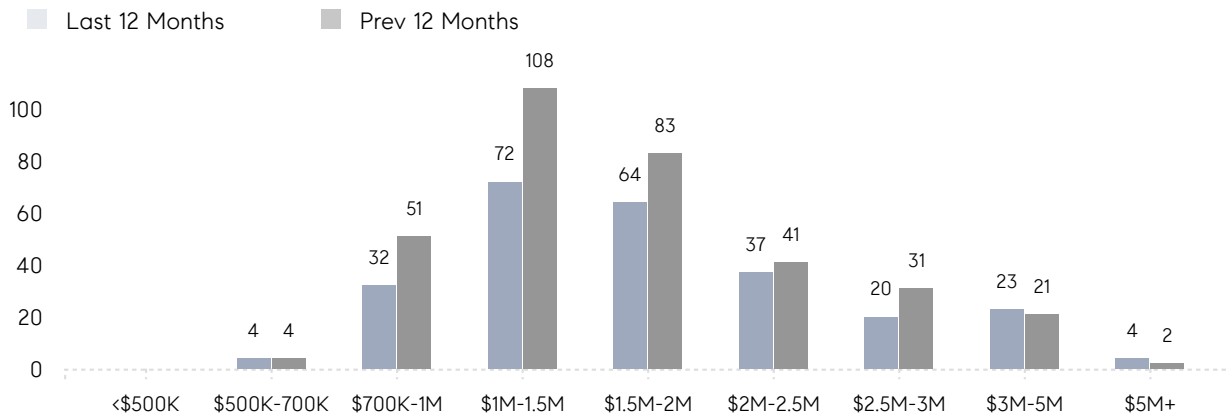
Short Hills

JULY 2022

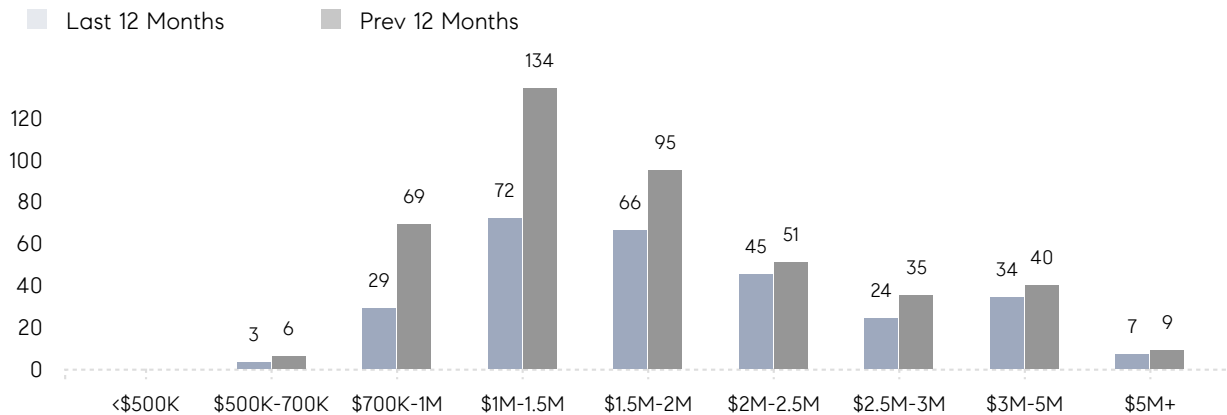
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Somerville Market Insights

Somerville

JULY 2022

UNDER CONTRACT

11
Total
Properties

\$443K
Average
Price

\$419K
Median
Price

10%
Increase From
Jul 2021

18%
Increase From
Jul 2021

13%
Increase From
Jul 2021

UNITS SOLD

19
Total
Properties

\$414K
Average
Price

\$425K
Median
Price

111%
Increase From
Jul 2021

9%
Increase From
Jul 2021

13%
Increase From
Jul 2021

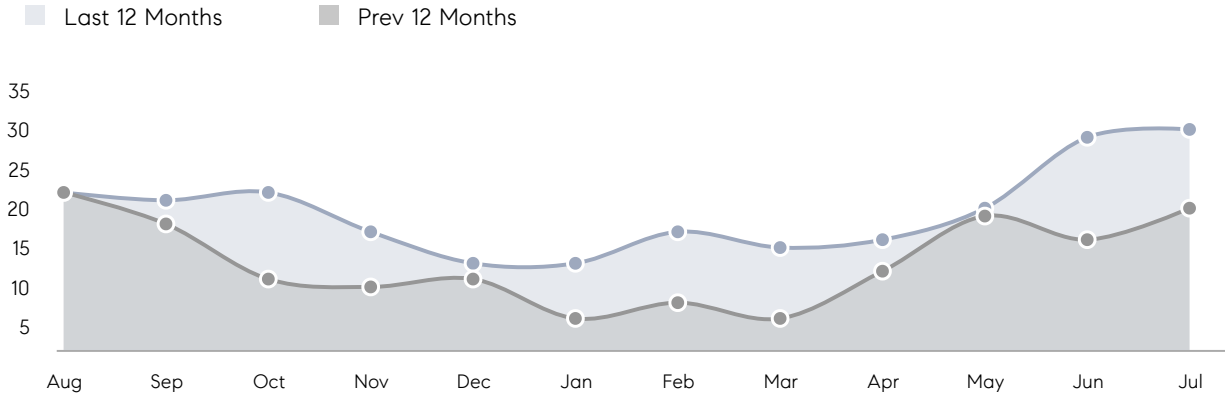
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	45	27	67%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$414,079	\$380,111	8.9%
	# OF CONTRACTS	11	10	10.0%
	NEW LISTINGS	17	16	6%
Houses	AVERAGE DOM	46	27	70%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$418,194	\$380,111	10%
	# OF CONTRACTS	11	9	22%
	NEW LISTINGS	14	16	-12%
Condo/Co-op/TH	AVERAGE DOM	14	-	-
	% OF ASKING PRICE	111%	-	
	AVERAGE SOLD PRICE	\$340,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	3	0	0%

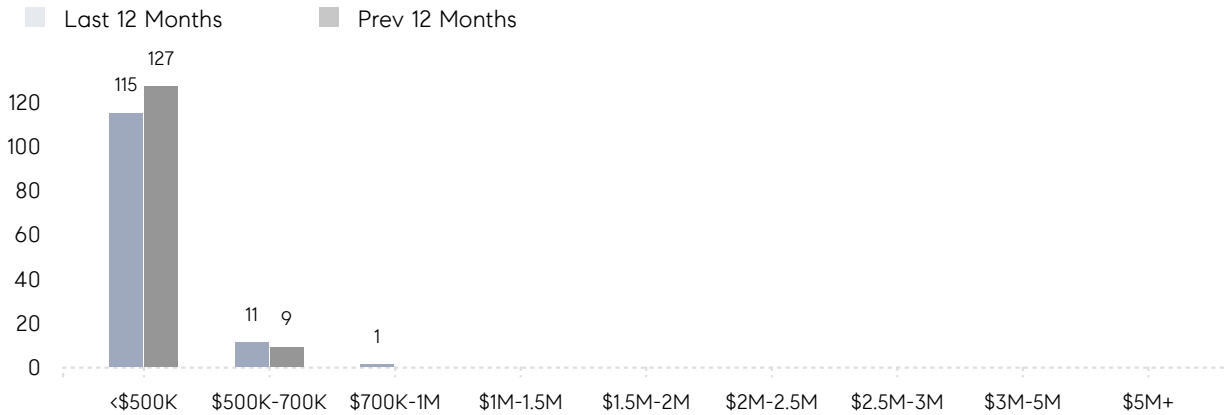
Somerville

JULY 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

South Orange Market Insights

South Orange

JULY 2022

UNDER CONTRACT

23
Total
Properties

\$751K
Average
Price

\$679K
Median
Price

-12%
Decrease From
Jul 2021

3%
Increase From
Jul 2021

4%
Increase From
Jul 2021

UNITS SOLD

19
Total
Properties

\$892K
Average
Price

\$902K
Median
Price

-39%
Decrease From
Jul 2021

2%
Increase From
Jul 2021

1%
Increase From
Jul 2021

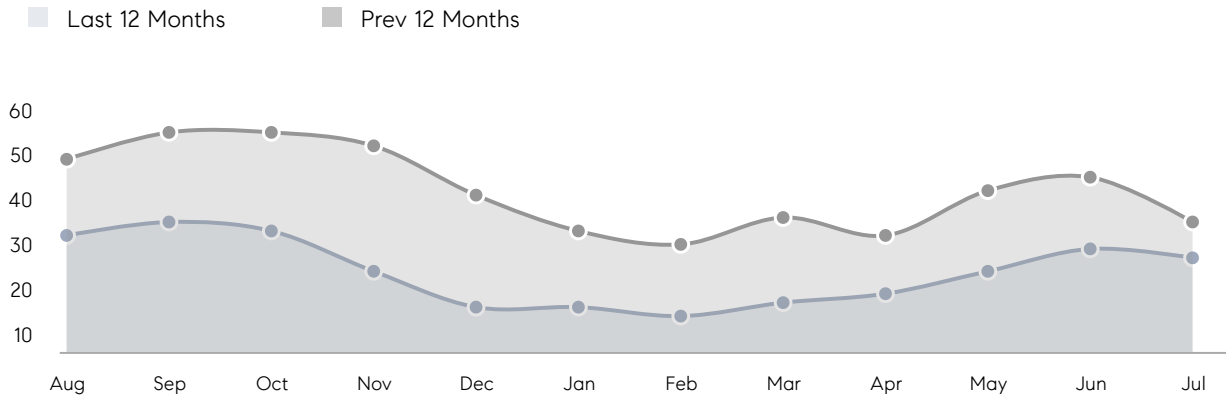
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	17	15	13%
	% OF ASKING PRICE	110%	110%	
	AVERAGE SOLD PRICE	\$892,858	\$879,280	1.5%
	# OF CONTRACTS	23	26	-11.5%
	NEW LISTINGS	24	20	20%
Houses	AVERAGE DOM	15	15	0%
	% OF ASKING PRICE	111%	110%	
	AVERAGE SOLD PRICE	\$961,894	\$906,782	6%
	# OF CONTRACTS	18	22	-18%
	NEW LISTINGS	19	20	-5%
Condo/Co-op/TH	AVERAGE DOM	29	18	61%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$524,667	\$480,500	9%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	5	0	0%

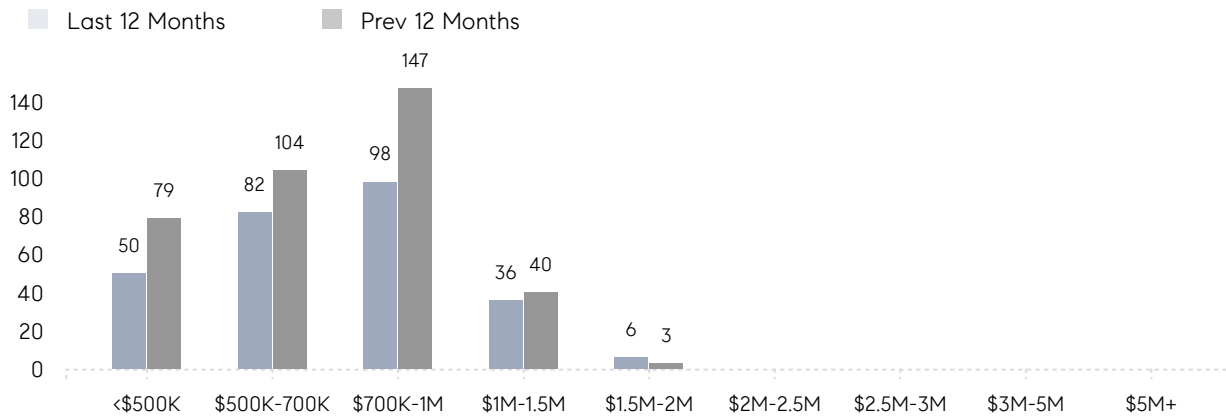
South Orange

JULY 2022

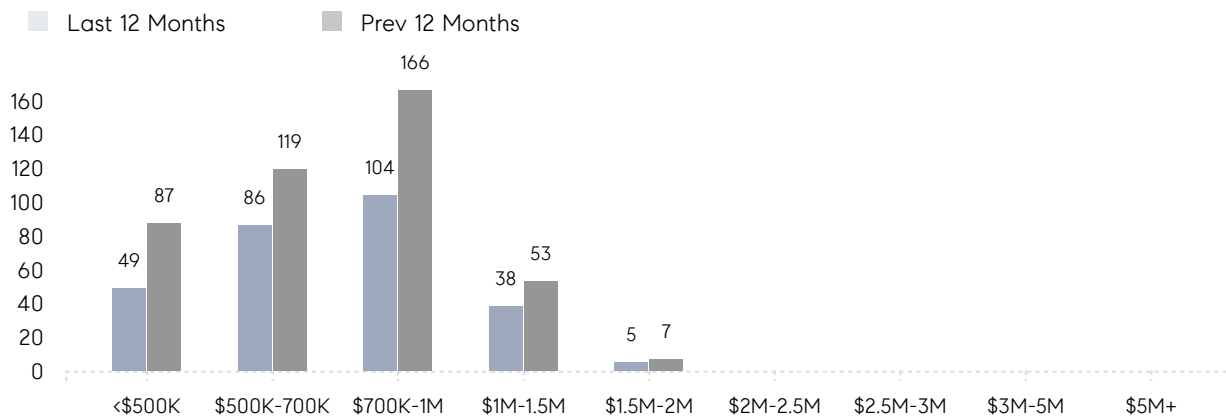
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Springfield Market Insights

Springfield

JULY 2022

UNDER CONTRACT

20
Total
Properties

\$615K
Average
Price

\$493K
Median
Price

-5%
Decrease From
Jul 2021

24%
Increase From
Jul 2021

7%
Increase From
Jul 2021

UNITS SOLD

18
Total
Properties

\$645K
Average
Price

\$611K
Median
Price

-31%
Decrease From
Jul 2021

24%
Increase From
Jul 2021

14%
Increase From
Jul 2021

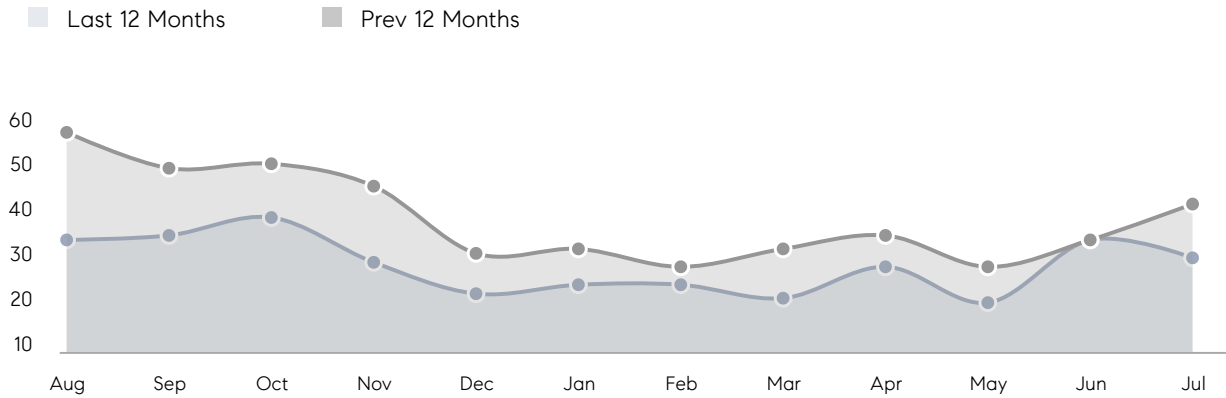
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	27	22	23%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$645,365	\$521,239	23.8%
	# OF CONTRACTS	20	21	-4.8%
	NEW LISTINGS	20	33	-39%
Houses	AVERAGE DOM	29	21	38%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$697,171	\$619,747	12%
	# OF CONTRACTS	18	18	0%
	NEW LISTINGS	15	27	-44%
Condo/Co-op/TH	AVERAGE DOM	15	24	-37%
	% OF ASKING PRICE	107%	100%	
	AVERAGE SOLD PRICE	\$386,333	\$299,597	29%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	5	6	-17%

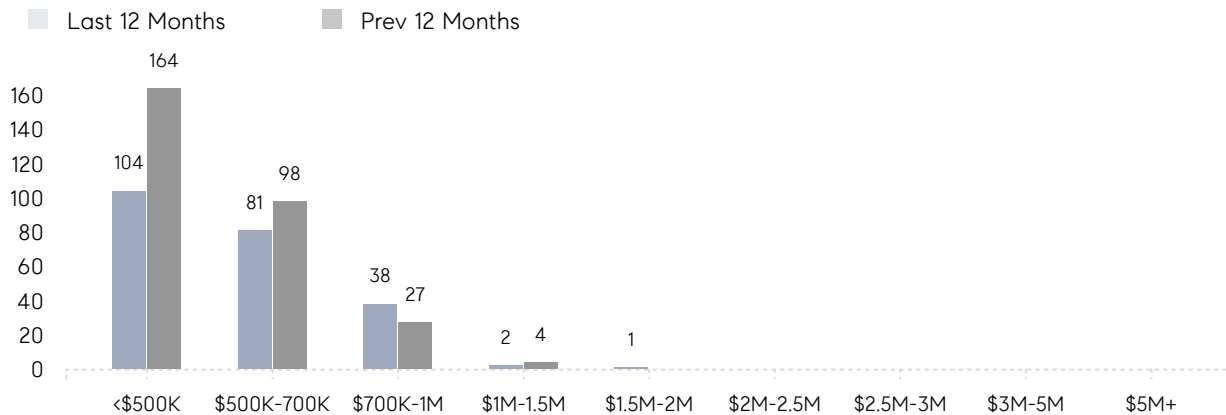
Springfield

JULY 2022

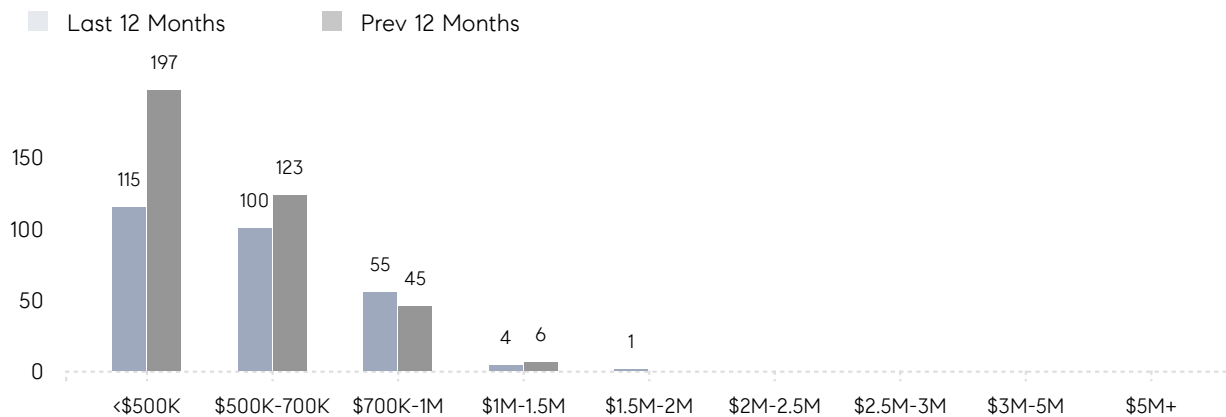
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Summit Market Insights

Summit

JULY 2022

UNDER CONTRACT

22	\$986K	\$804K
Total Properties	Average Price	Median Price
-39%	-18%	-13%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

36	\$1.4M	\$1.2M
Total Properties	Average Price	Median Price
-22%	6%	-4%
Decrease From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

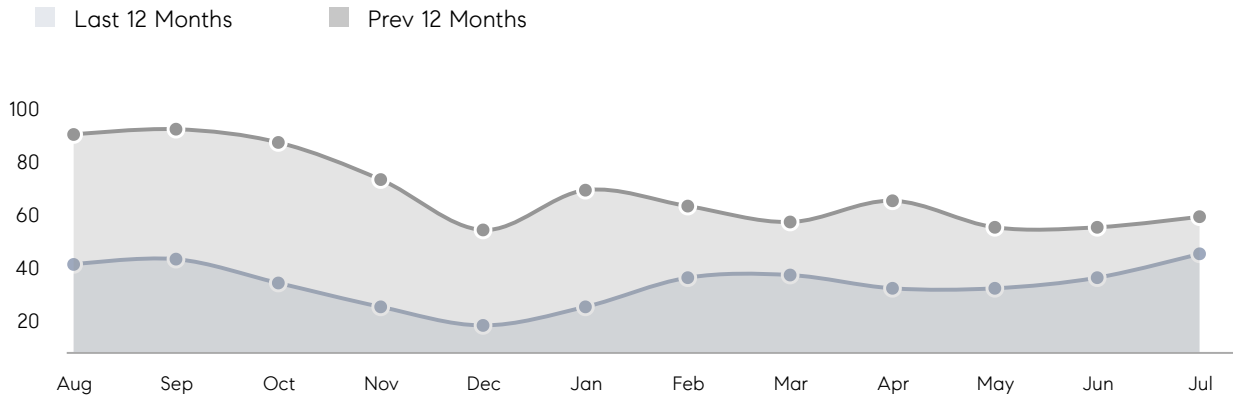
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	15	24	-37%
	% OF ASKING PRICE	108%	102%	
	AVERAGE SOLD PRICE	\$1,432,569	\$1,353,997	5.8%
	# OF CONTRACTS	22	36	-38.9%
	NEW LISTINGS	36	52	-31%
Houses	AVERAGE DOM	15	22	-32%
	% OF ASKING PRICE	108%	102%	
	AVERAGE SOLD PRICE	\$1,551,672	\$1,552,049	0%
	# OF CONTRACTS	20	30	-33%
	NEW LISTINGS	27	41	-34%
Condo/Co-op/TH	AVERAGE DOM	16	33	-52%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$479,750	\$641,010	-25%
	# OF CONTRACTS	2	6	-67%
	NEW LISTINGS	9	11	-18%

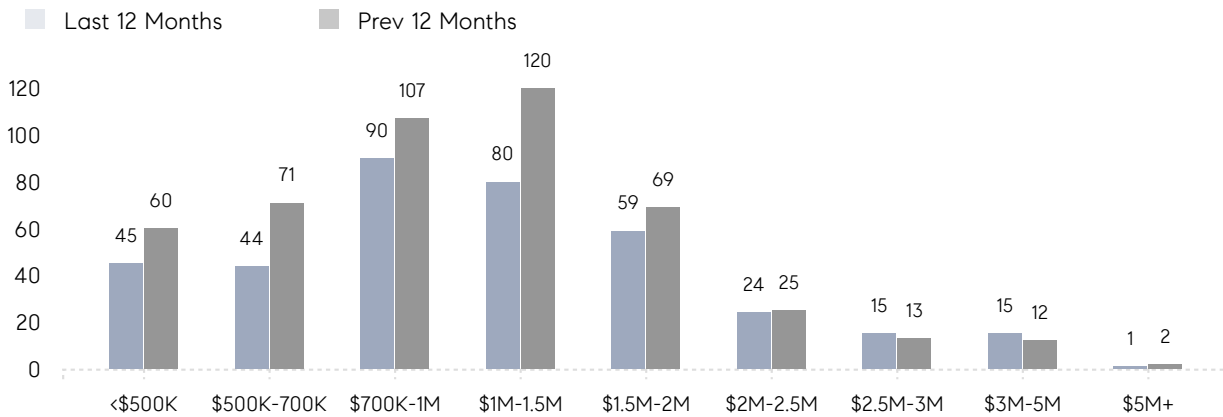
Summit

JULY 2022

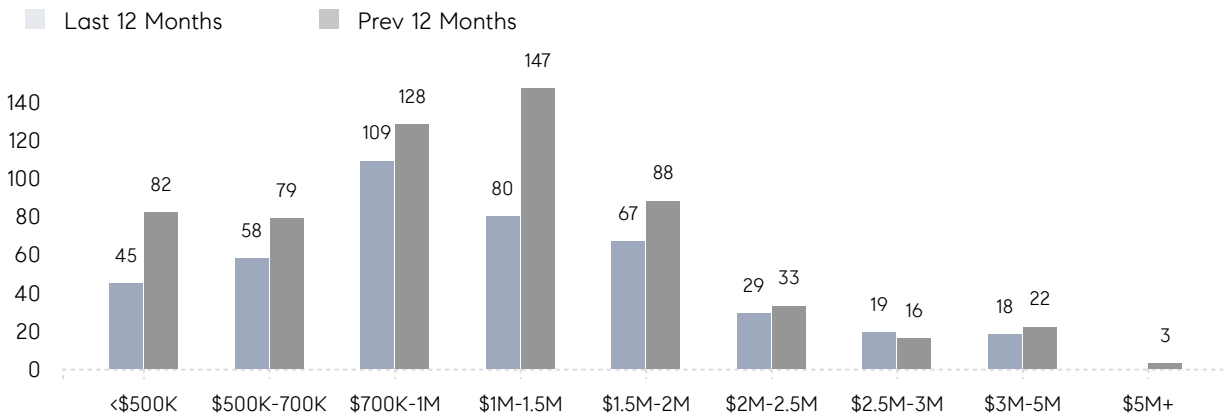
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Teaneck Market Insights

Teaneck

JULY 2022

UNDER CONTRACT

35
Total
Properties

\$637K
Average
Price

\$514K
Median
Price

-10%
Decrease From
Jul 2021

21%
Increase From
Jul 2021

6%
Increase From
Jul 2021

UNITS SOLD

42
Total
Properties

\$523K
Average
Price

\$507K
Median
Price

50%
Increase From
Jul 2021

-3%
Decrease From
Jul 2021

-6%
Decrease From
Jul 2021

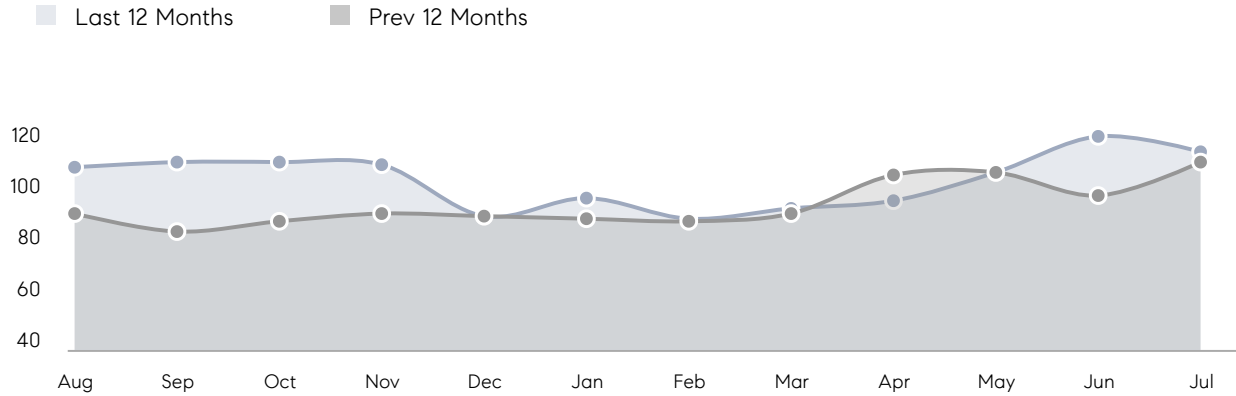
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	30	61	-51%
	% OF ASKING PRICE	103%	97%	
	AVERAGE SOLD PRICE	\$523,718	\$537,607	-2.6%
	# OF CONTRACTS	35	39	-10.3%
	NEW LISTINGS	22	53	-58%
Houses	AVERAGE DOM	22	47	-53%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$598,946	\$632,409	-5%
	# OF CONTRACTS	31	35	-11%
	NEW LISTINGS	20	46	-57%
Condo/Co-op/TH	AVERAGE DOM	52	115	-55%
	% OF ASKING PRICE	101%	89%	
	AVERAGE SOLD PRICE	\$335,648	\$190,000	77%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	2	7	-71%

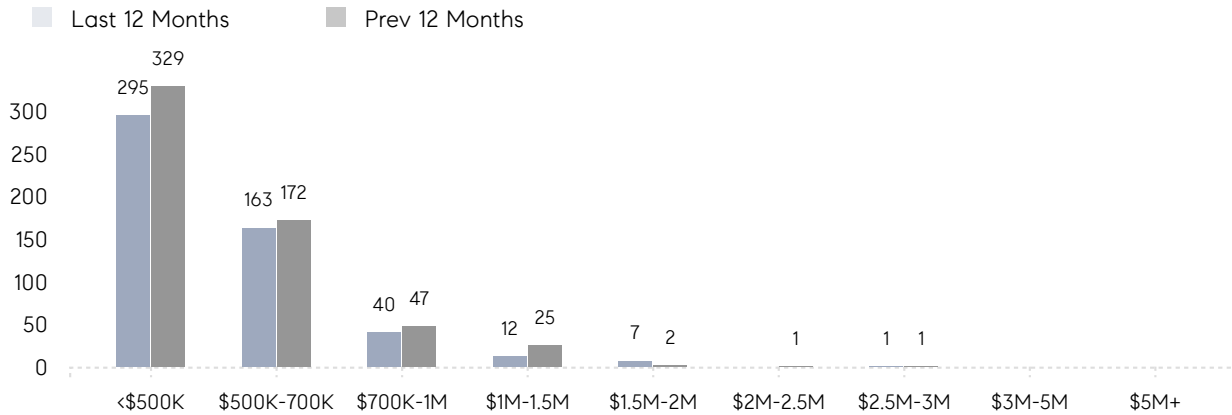
Teaneck

JULY 2022

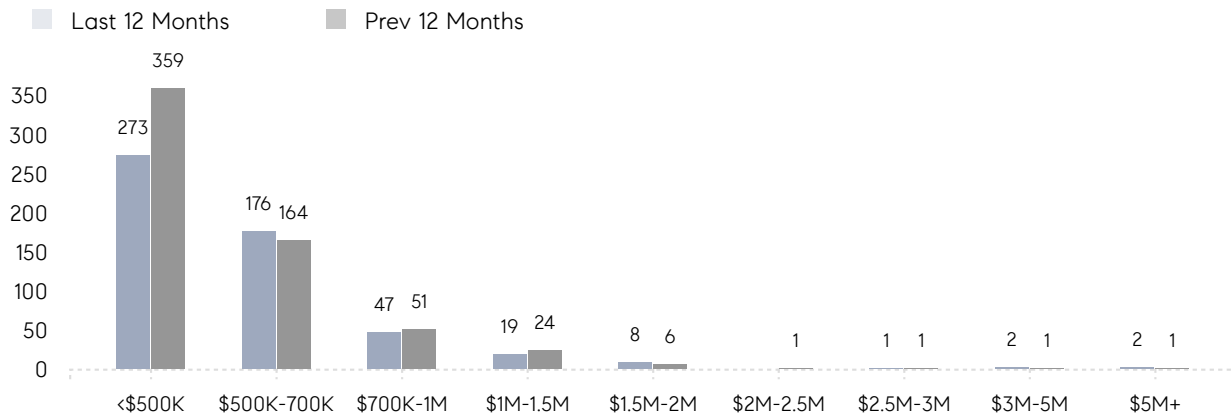
Monthly Inventory



Contracts By Price Range



Listings By Price Range



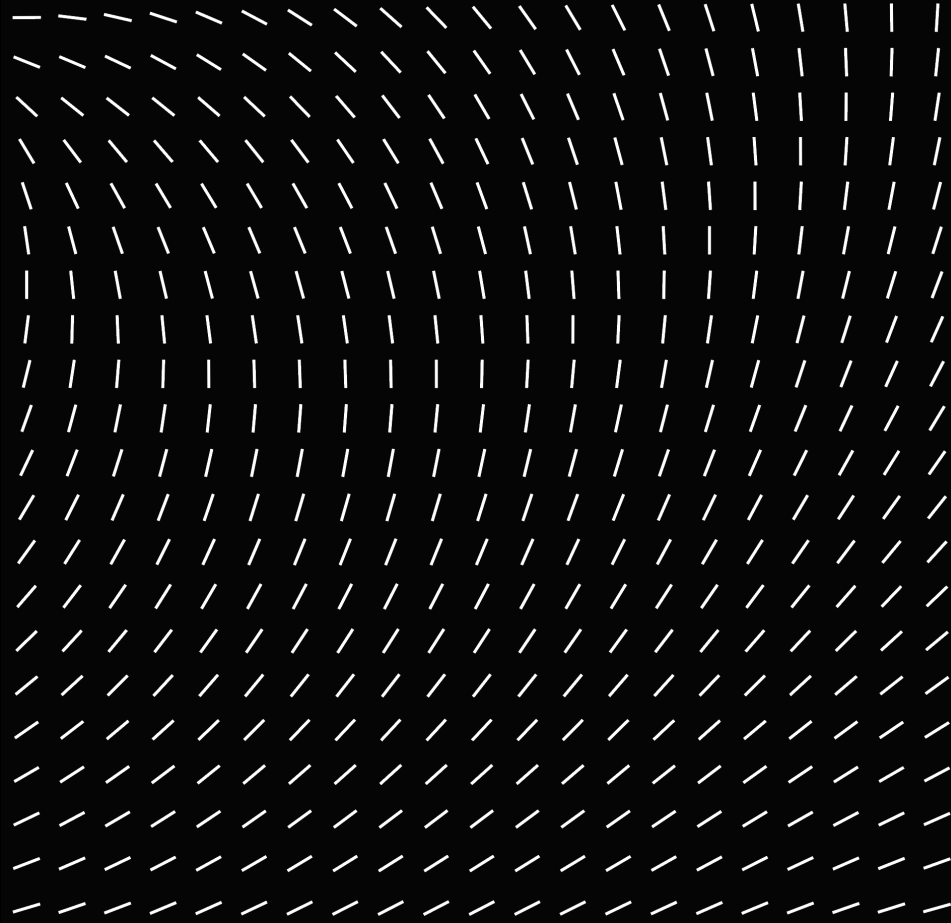
Compass New Jersey Market Report



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COMPASS

July 2022

Tenaflly Market Insights

Tenafly

JULY 2022

UNDER CONTRACT

18	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-22%	-11%	10%
Decrease From Jul 2021	Decrease From Jul 2021	Increase From Jul 2021

UNITS SOLD

26	\$1.4M	\$1.3M
Total Properties	Average Price	Median Price
-35%	30%	44%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

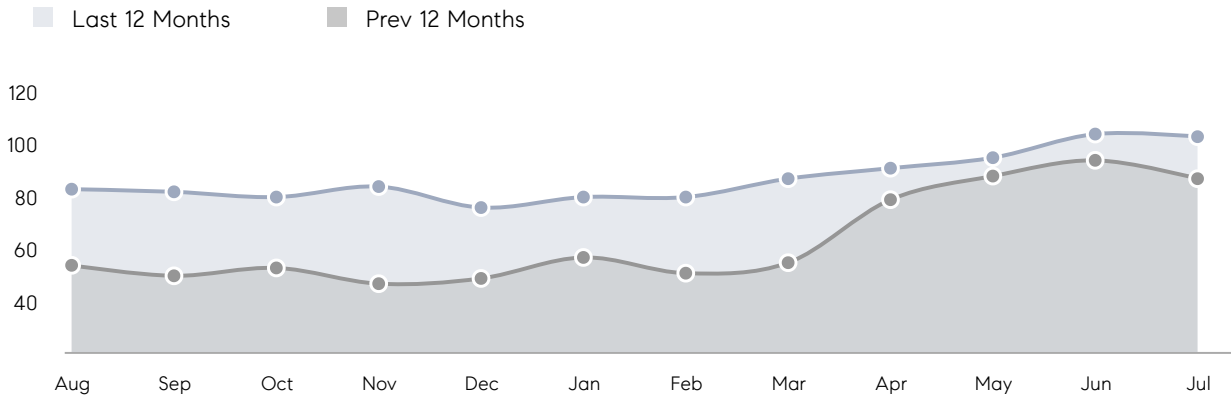
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	51	58	-12%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$1,484,365	\$1,138,185	30.4%
	# OF CONTRACTS	18	23	-21.7%
	NEW LISTINGS	15	18	-17%
Houses	AVERAGE DOM	47	52	-10%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$1,677,190	\$1,228,606	37%
	# OF CONTRACTS	16	21	-24%
	NEW LISTINGS	14	14	0%
Condo/Co-op/TH	AVERAGE DOM	66	84	-21%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$674,500	\$776,500	-13%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	4	-75%

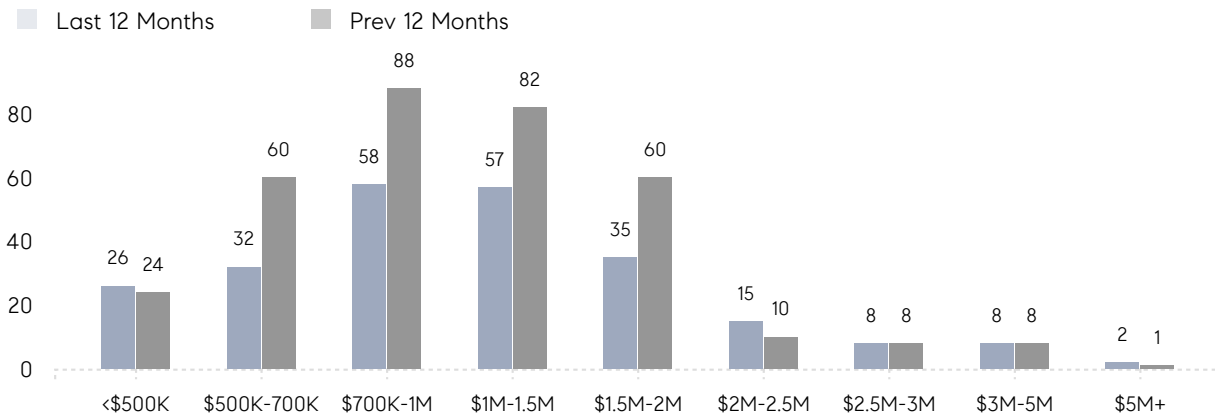
Tenaflly

JULY 2022

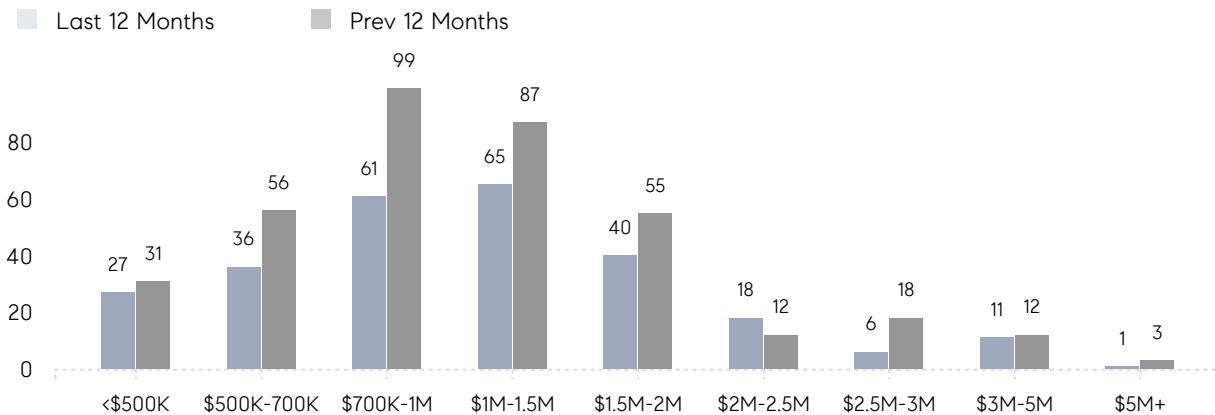
Monthly Inventory



Contracts By Price Range



Listings By Price Range

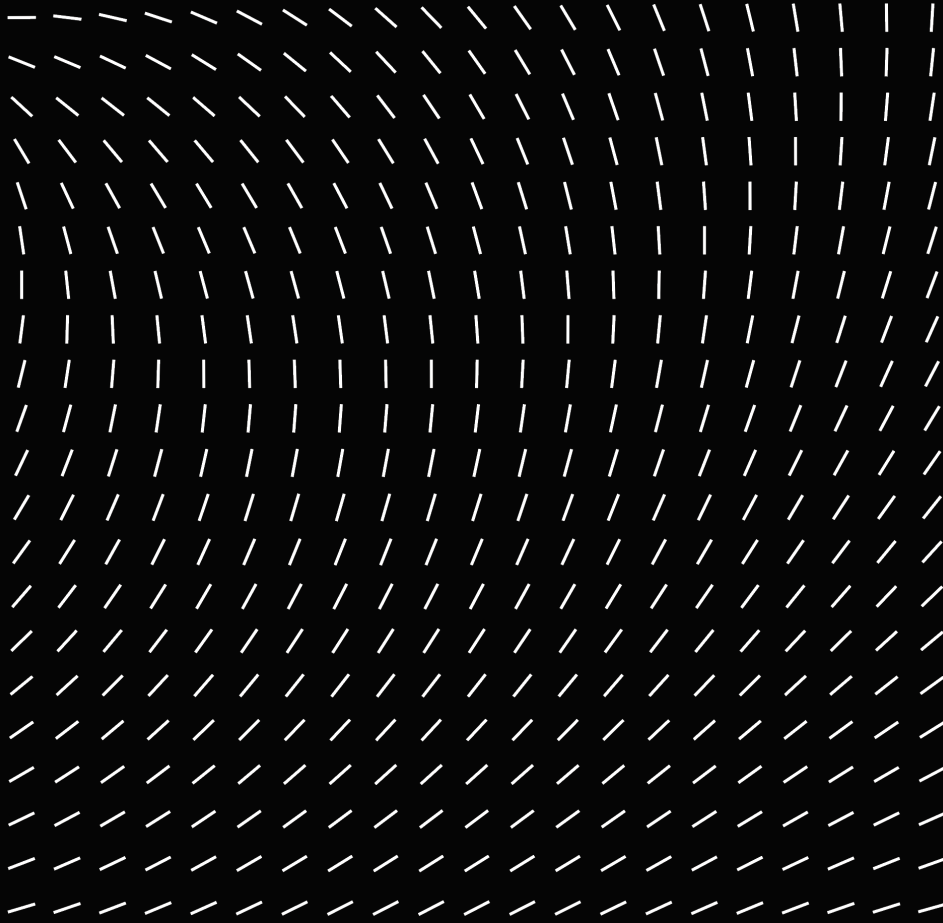




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COMPASS

July 2022

Tewksbury Township Market Insights

Tewksbury Township

JULY 2022

UNDER CONTRACT

7	\$735K	\$715K
Total Properties	Average Price	Median Price
-30%	-24%	-3%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

9	\$930K	\$780K
Total Properties	Average Price	Median Price
-25%	11%	-5%
Decrease From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

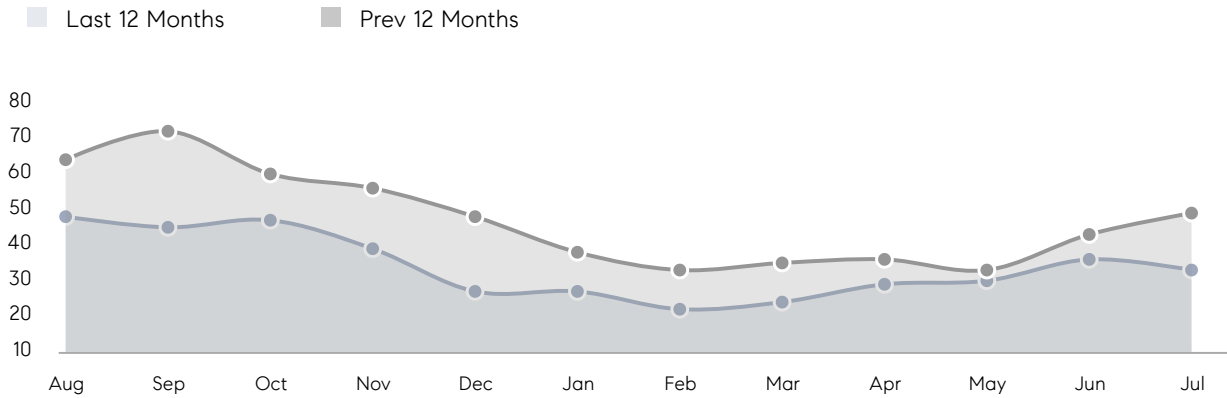
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	40	38	5%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$930,550	\$841,167	10.6%
	# OF CONTRACTS	7	10	-30.0%
	NEW LISTINGS	6	19	-68%
Houses	AVERAGE DOM	42	41	2%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$1,074,158	\$854,818	26%
	# OF CONTRACTS	6	8	-25%
	NEW LISTINGS	5	14	-64%
Condo/Co-op/TH	AVERAGE DOM	36	7	414%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$643,333	\$691,000	-7%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	5	-80%

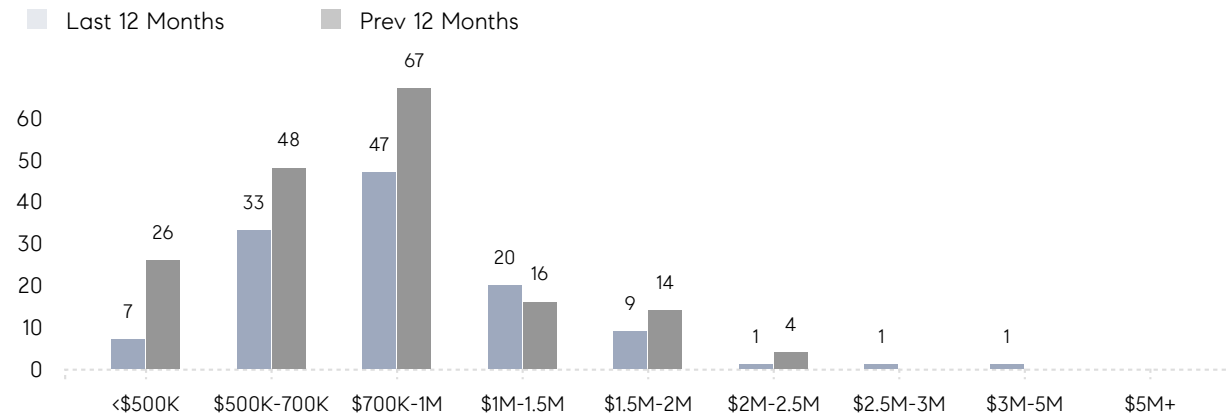
Tewksbury Township

JULY 2022

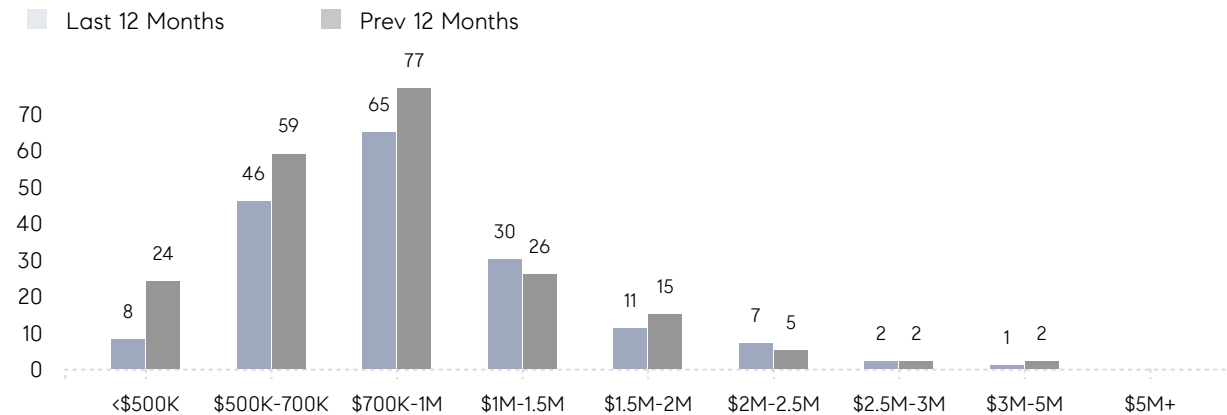
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Union City Market Insights

Union City

JULY 2022

UNDER CONTRACT

29
Total
Properties

\$450K
Average
Price

\$399K
Median
Price

38%
Increase From
Jul 2021

21%
Increase From
Jul 2021

11%
Increase From
Jul 2021

UNITS SOLD

30
Total
Properties

\$508K
Average
Price

\$450K
Median
Price

-6%
Decrease From
Jul 2021

14%
Increase From
Jul 2021

29%
Increase From
Jul 2021

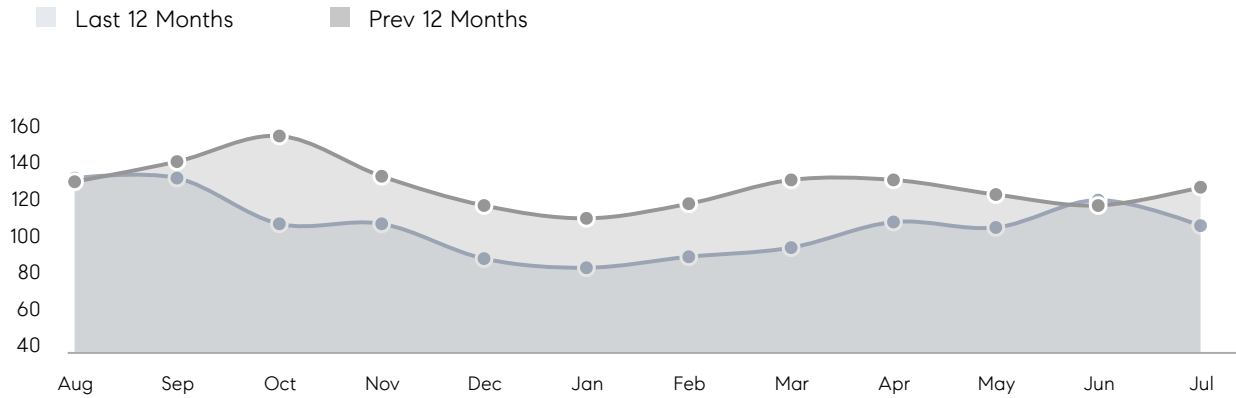
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	51	57	-11%
	% OF ASKING PRICE	94%	98%	
	AVERAGE SOLD PRICE	\$508,365	\$444,653	14.3%
	# OF CONTRACTS	29	21	38.1%
	NEW LISTINGS	25	50	-50%
Houses	AVERAGE DOM	28	28	0%
	% OF ASKING PRICE	101%	95%	
	AVERAGE SOLD PRICE	\$733,500	\$395,000	86%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	58	59	-2%
	% OF ASKING PRICE	93%	98%	
	AVERAGE SOLD PRICE	\$463,338	\$447,963	3%
	# OF CONTRACTS	27	18	50%
	NEW LISTINGS	20	41	-51%

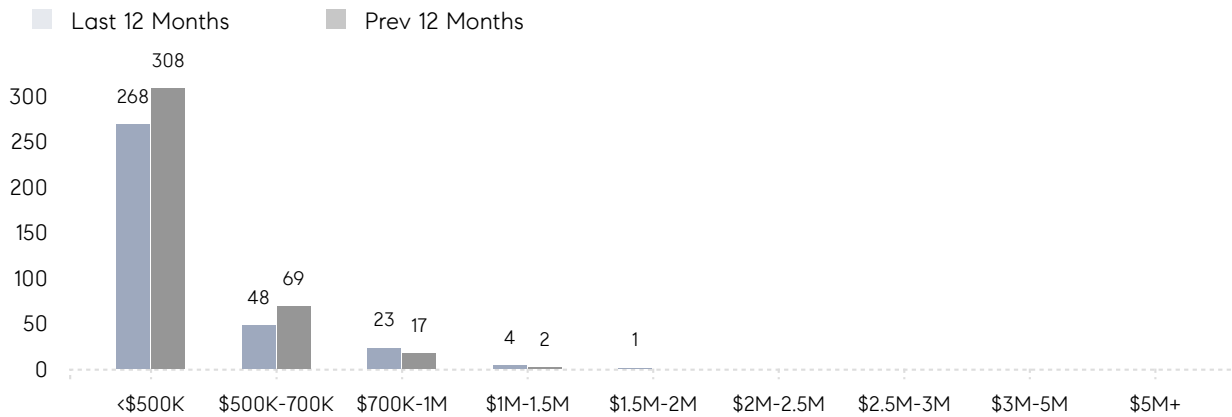
Union City

JULY 2022

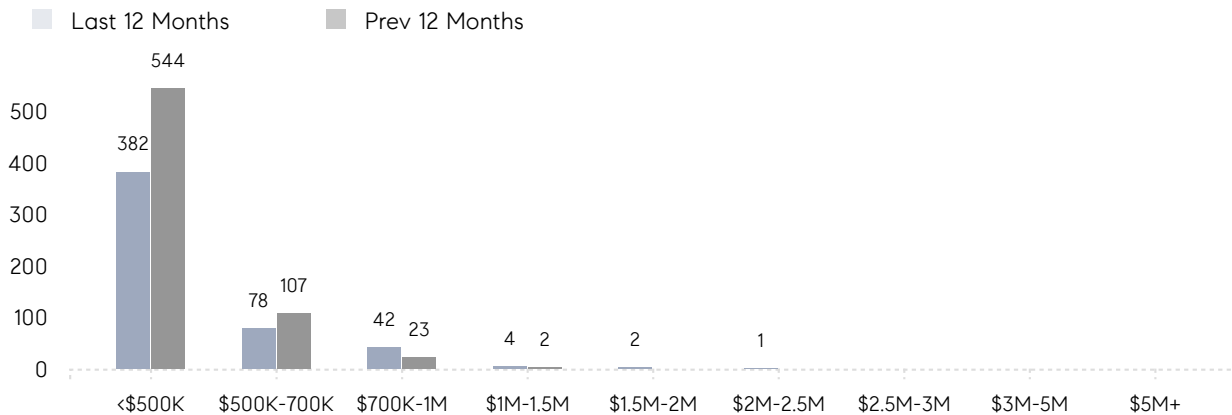
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Upper Saddle River Market Insights

Upper Saddle River

JULY 2022

UNDER CONTRACT

12	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-37%	8%	33%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

UNITS SOLD

19	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
73%	-1%	-7%
Increase From Jul 2021	Change From Jul 2021	Decrease From Jul 2021

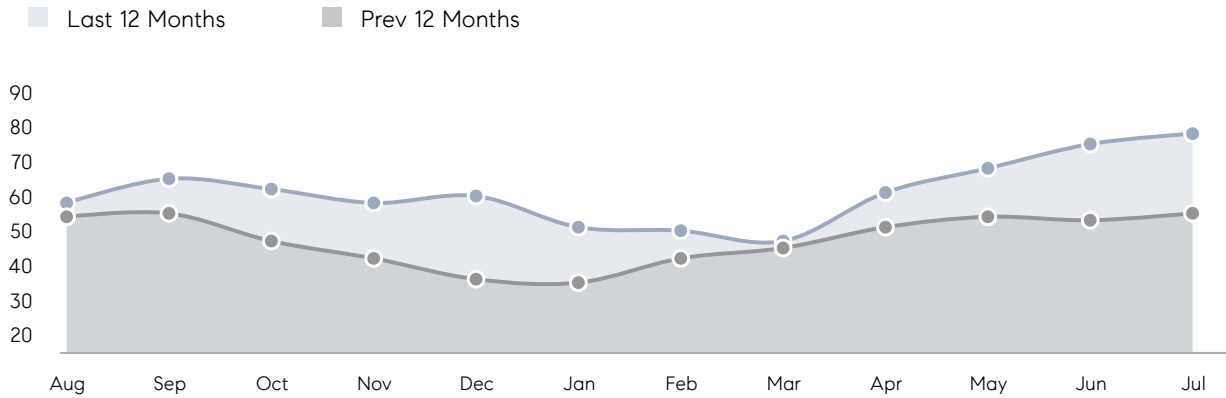
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	38	16	138%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$1,256,116	\$1,266,818	-0.8%
	# OF CONTRACTS	12	19	-36.8%
	NEW LISTINGS	15	24	-37%
Houses	AVERAGE DOM	33	16	106%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$1,363,143	\$1,266,818	8%
	# OF CONTRACTS	9	19	-53%
	NEW LISTINGS	13	23	-43%
Condo/Co-op/TH	AVERAGE DOM	53	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$956,441	-	-
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	2	1	100%

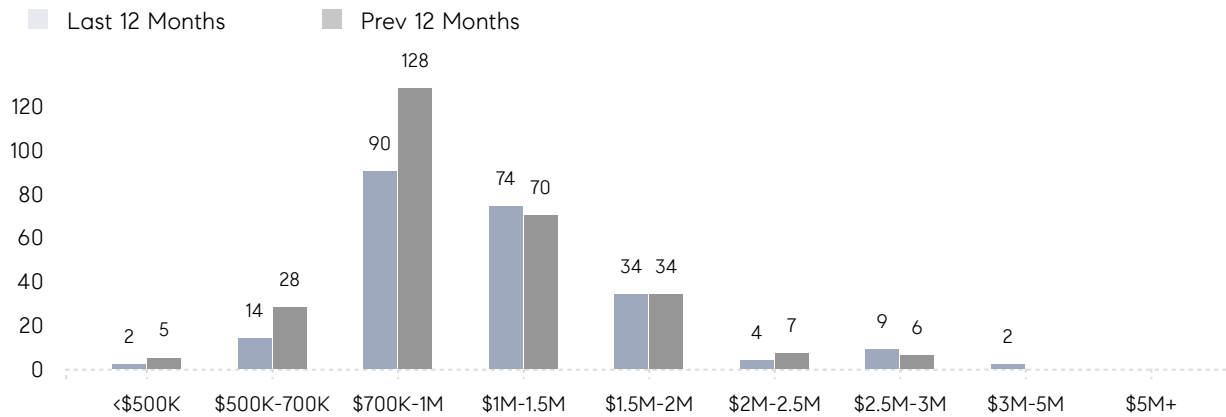
Upper Saddle River

JULY 2022

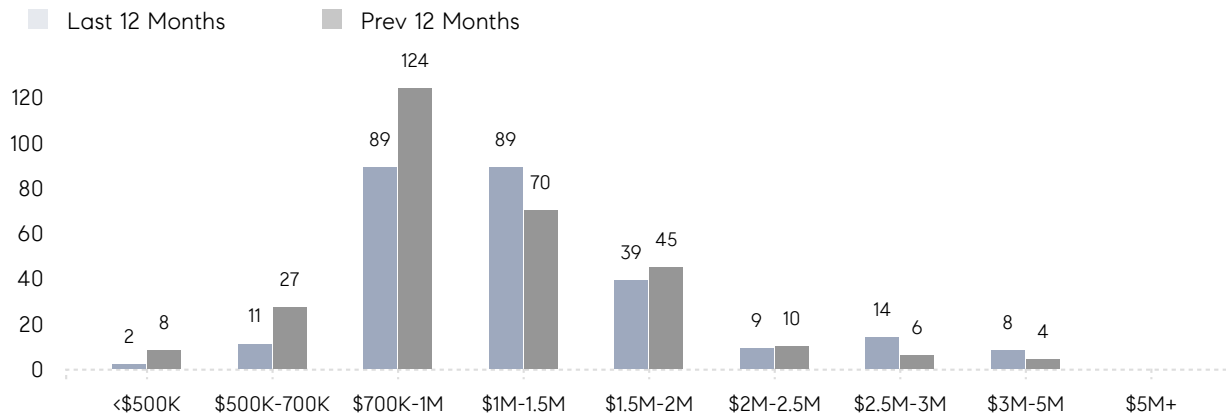
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Verona Market Insights

Verona

JULY 2022

UNDER CONTRACT

28
Total
Properties

\$587K
Average
Price

\$544K
Median
Price

-7%
Decrease From
Jul 2021

4%
Increase From
Jul 2021

8%
Increase From
Jul 2021

UNITS SOLD

18
Total
Properties

\$619K
Average
Price

\$559K
Median
Price

-22%
Decrease From
Jul 2021

14%
Increase From
Jul 2021

9%
Increase From
Jul 2021

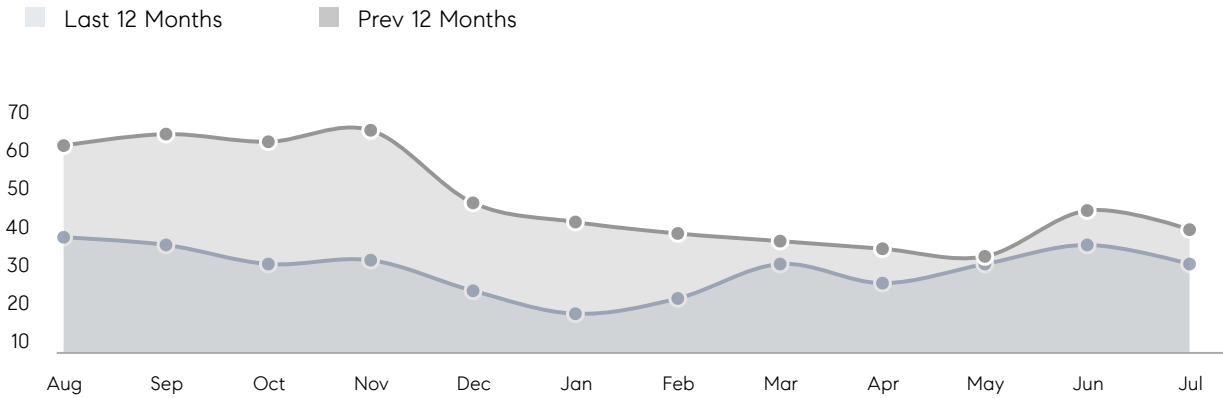
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	34	30	13%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$619,194	\$541,978	14.2%
	# OF CONTRACTS	28	30	-6.7%
	NEW LISTINGS	24	30	-20%
Houses	AVERAGE DOM	16	25	-36%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$691,367	\$596,694	16%
	# OF CONTRACTS	20	22	-9%
	NEW LISTINGS	16	14	14%
Condo/Co-op/TH	AVERAGE DOM	124	49	153%
	% OF ASKING PRICE	98%	92%	
	AVERAGE SOLD PRICE	\$258,333	\$345,000	-25%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	8	16	-50%

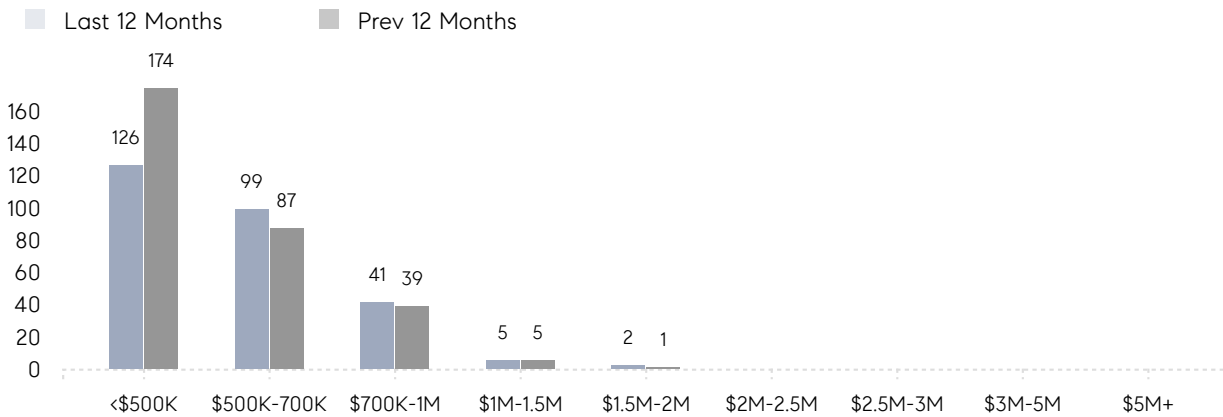
Verona

JULY 2022

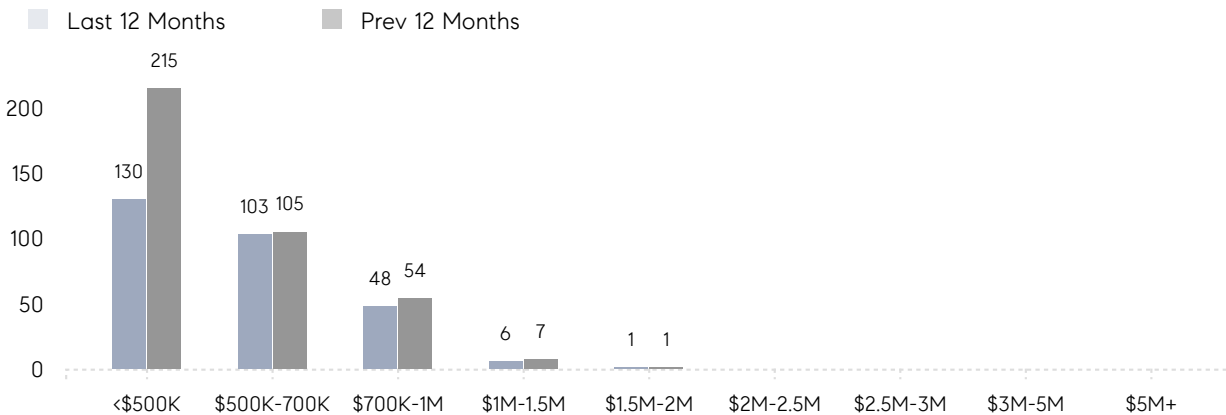
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Waldwick Market Insights

Waldwick

JULY 2022

UNDER CONTRACT

14	\$520K	\$538K
Total Properties	Average Price	Median Price
-36%	-8%	-4%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

13	\$604K	\$610K
Total Properties	Average Price	Median Price
-24%	14%	15%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

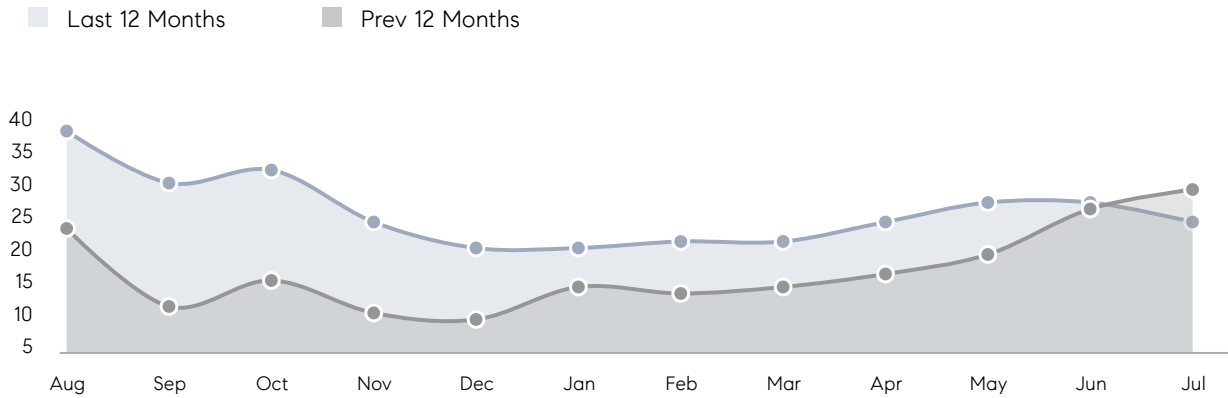
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	13	22	-41%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$604,769	\$532,765	13.5%
	# OF CONTRACTS	14	22	-36.4%
	NEW LISTINGS	12	23	-48%
Houses	AVERAGE DOM	13	25	-48%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$604,769	\$510,615	18%
	# OF CONTRACTS	12	20	-40%
	NEW LISTINGS	11	20	-45%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$604,750	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	3	-67%

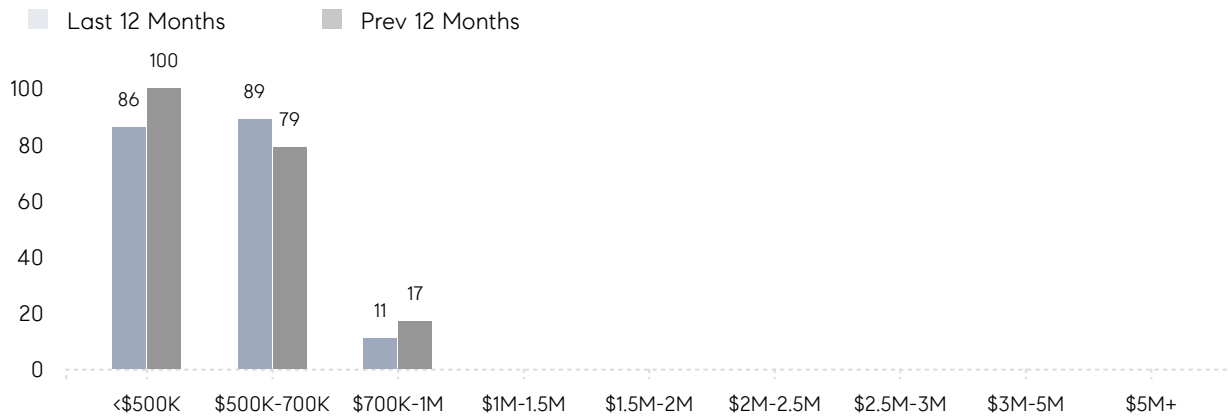
Waldwick

JULY 2022

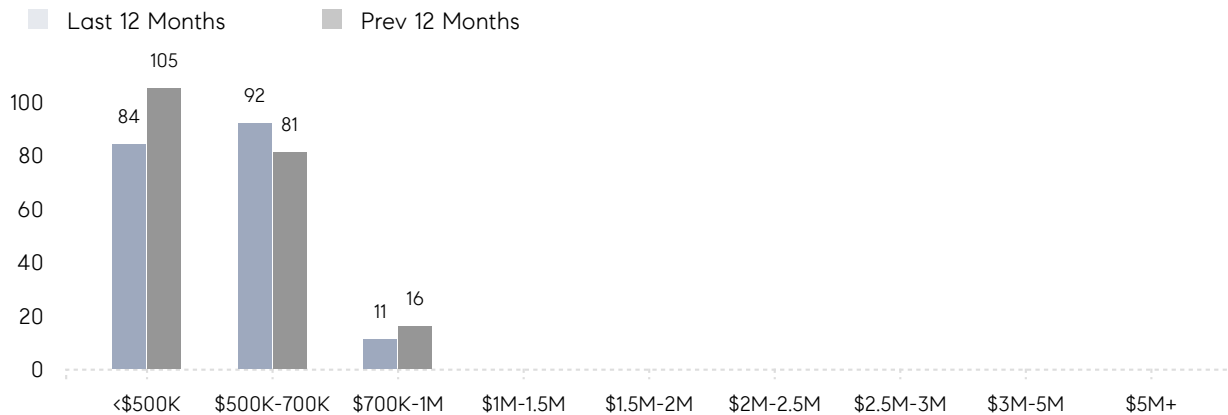
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Wallington Market Insights

Wallington

JULY 2022

UNDER CONTRACT

3
Total
Properties

\$414K
Average
Price

\$434K
Median
Price

50%
Increase From
Jul 2021

-18%
Decrease From
Jul 2021

-14%
Decrease From
Jul 2021

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Jul 2021

–
Change From
Jul 2021

–
Change From
Jul 2021

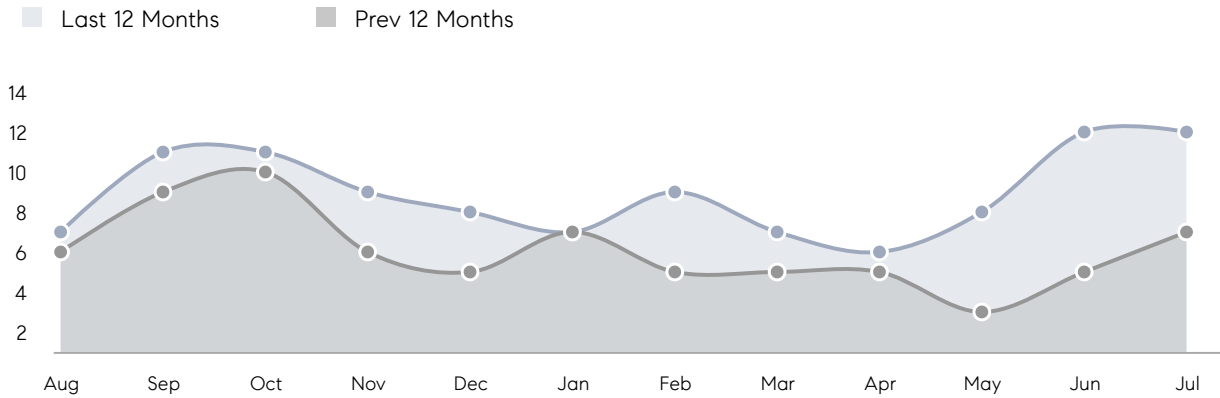
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	-	11	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$350,000	-
	# OF CONTRACTS	3	2	50.0%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	-	11	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$350,000	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	1	0	0%

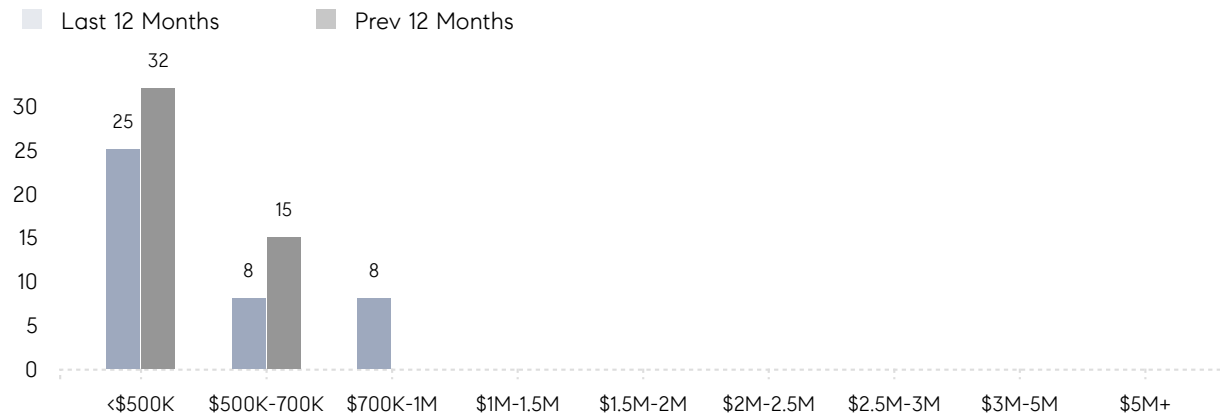
Wallington

JULY 2022

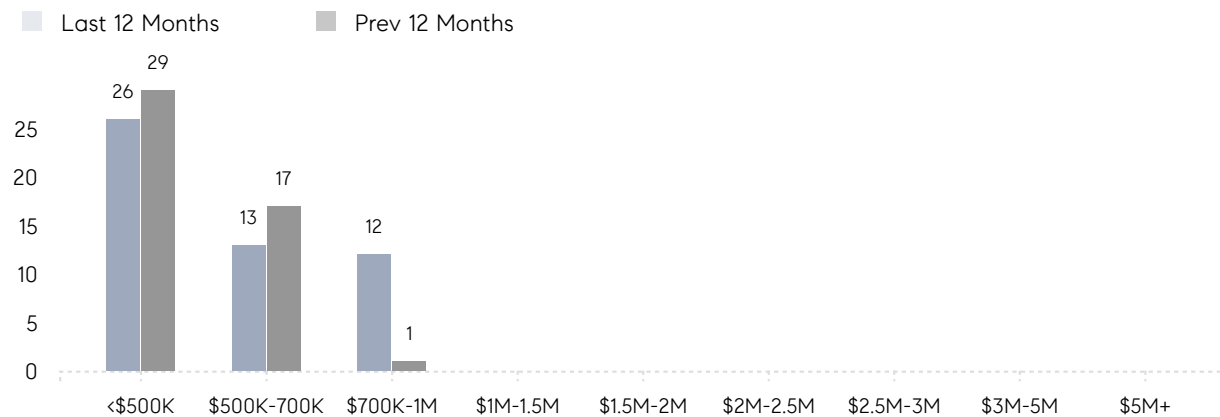
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Warren Market Insights

Warren

JULY 2022

UNDER CONTRACT

26
Total
Properties

\$947K
Average
Price

\$839K
Median
Price

13%
Increase From
Jul 2021

-6%
Decrease From
Jul 2021

-2%
Decrease From
Jul 2021

UNITS SOLD

21
Total
Properties

\$963K
Average
Price

\$900K
Median
Price

-45%
Decrease From
Jul 2021

0%
Change From
Jul 2021

3%
Increase From
Jul 2021

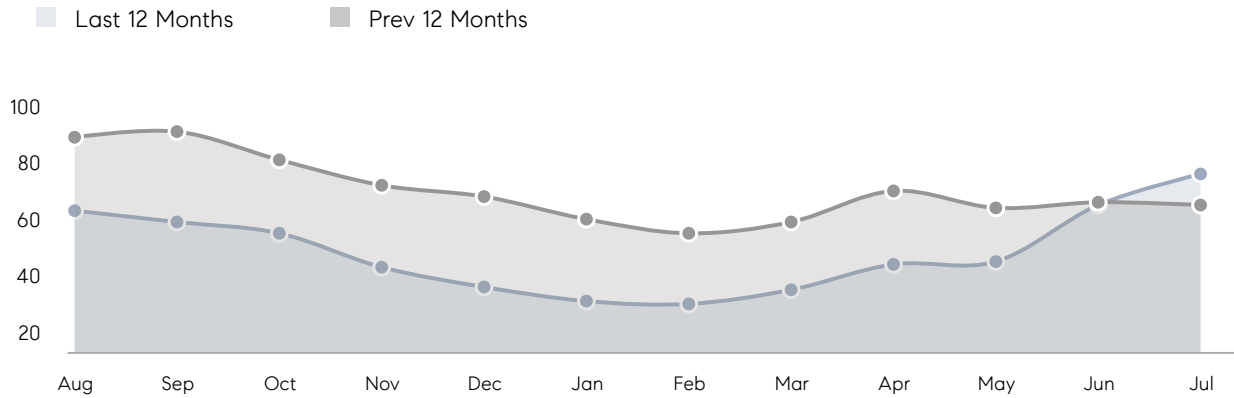
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	35	35	0%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$963,500	\$962,845	0.1%
	# OF CONTRACTS	26	23	13.0%
	NEW LISTINGS	38	35	9%
Houses	AVERAGE DOM	35	35	0%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$947,175	\$962,946	-2%
	# OF CONTRACTS	26	23	13%
	NEW LISTINGS	34	35	-3%
Condo/Co-op/TH	AVERAGE DOM	30	24	25%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$1,290,000	\$961,667	34%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	4	0	0%

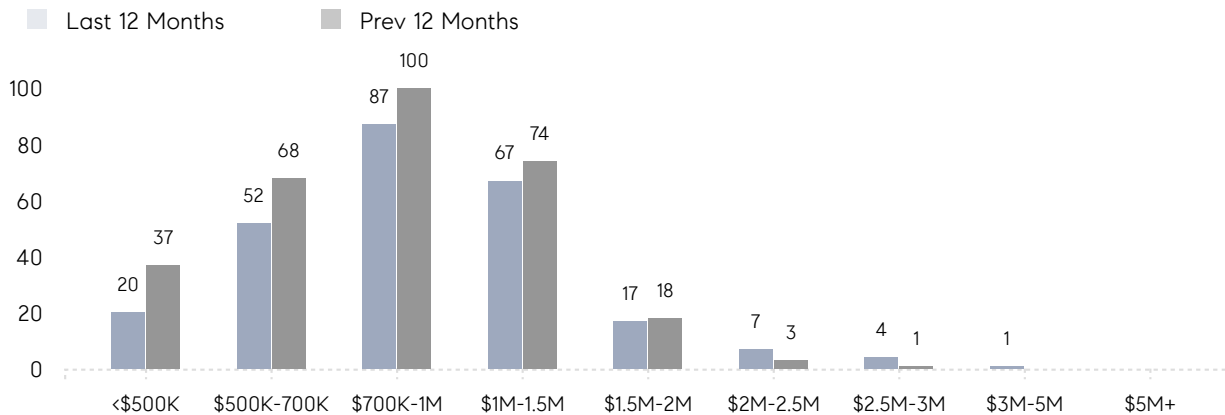
Warren

JULY 2022

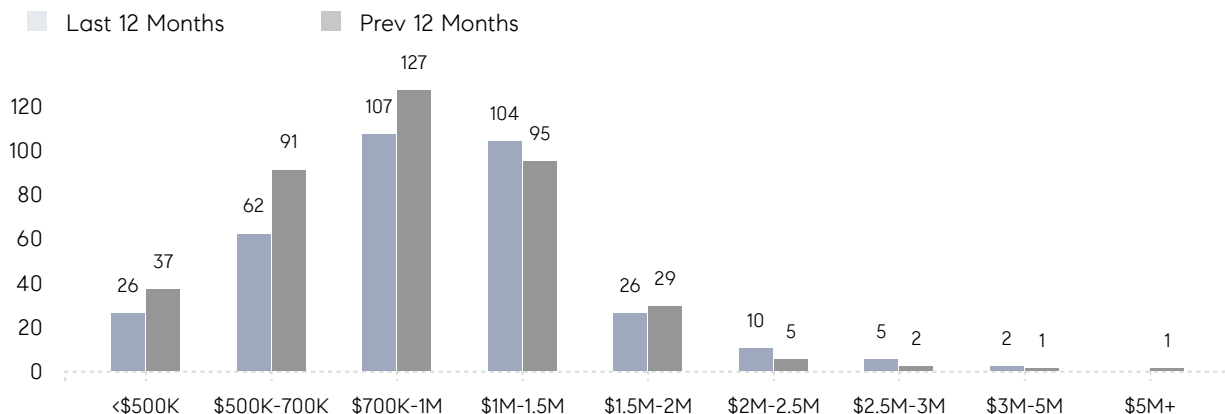
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Washington Township Market Insights

Washington Township

JULY 2022

UNDER CONTRACT

35
Total
Properties

\$655K
Average
Price

\$625K
Median
Price

-24%
Decrease From
Jul 2021

14%
Increase From
Jul 2021

13%
Increase From
Jul 2021

UNITS SOLD

40
Total
Properties

\$651K
Average
Price

\$617K
Median
Price

-9%
Decrease From
Jul 2021

7%
Increase From
Jul 2021

4%
Increase From
Jul 2021

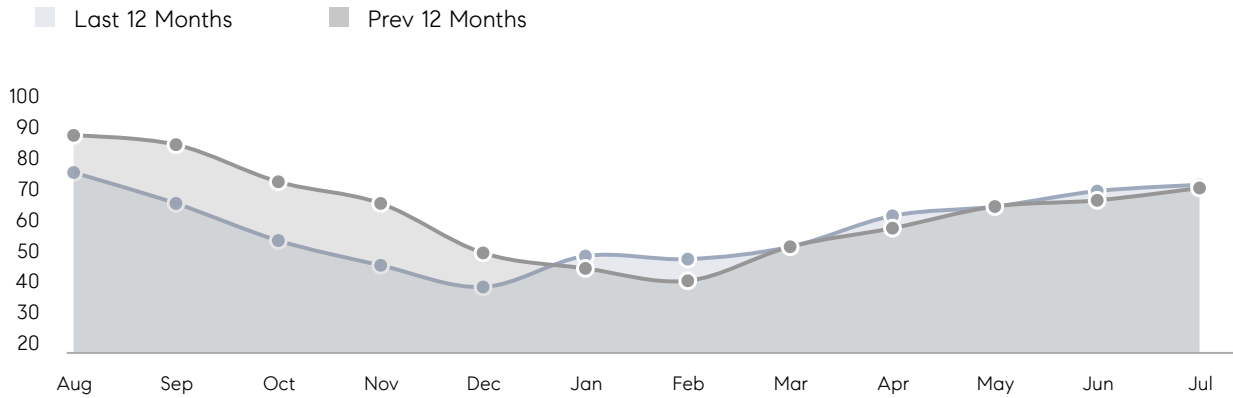
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	23	30	-23%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$651,815	\$609,359	7.0%
	# OF CONTRACTS	35	46	-23.9%
	NEW LISTINGS	37	55	-33%
Houses	AVERAGE DOM	24	32	-25%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$670,531	\$637,758	5%
	# OF CONTRACTS	28	43	-35%
	NEW LISTINGS	31	47	-34%
Condo/Co-op/TH	AVERAGE DOM	21	16	31%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$520,800	\$387,850	34%
	# OF CONTRACTS	7	3	133%
	NEW LISTINGS	6	8	-25%

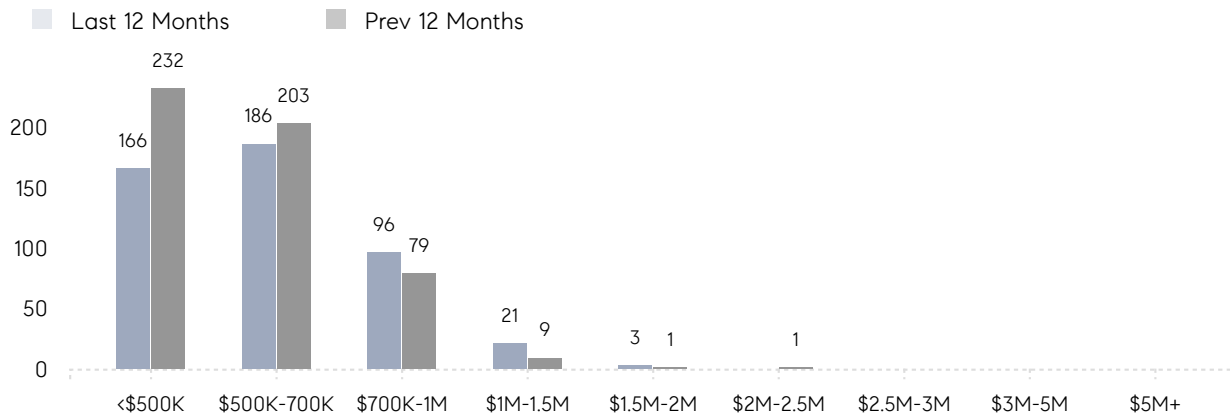
Washington Township

JULY 2022

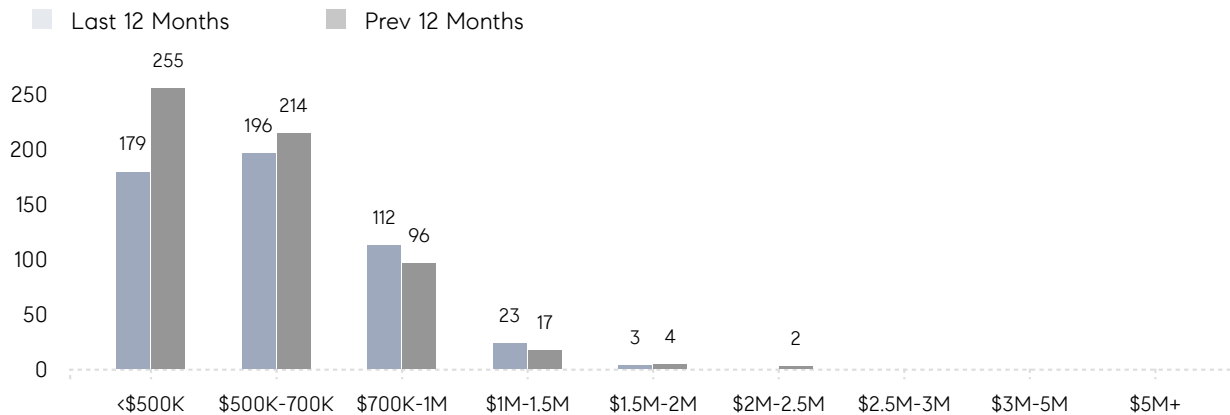
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report

Sources: Garden State MLS, Hudson MLS, NJ MLS



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COMPASS

July 2022

Watchung Market Insights

Watchung

JULY 2022

UNDER CONTRACT

13
Total
Properties

\$1.1M
Average
Price

\$979K
Median
Price

86%
Increase From
Jul 2021

20%
Increase From
Jul 2021

15%
Increase From
Jul 2021

UNITS SOLD

12
Total
Properties

\$1.0M
Average
Price

\$984K
Median
Price

33%
Increase From
Jul 2021

8%
Increase From
Jul 2021

17%
Increase From
Jul 2021

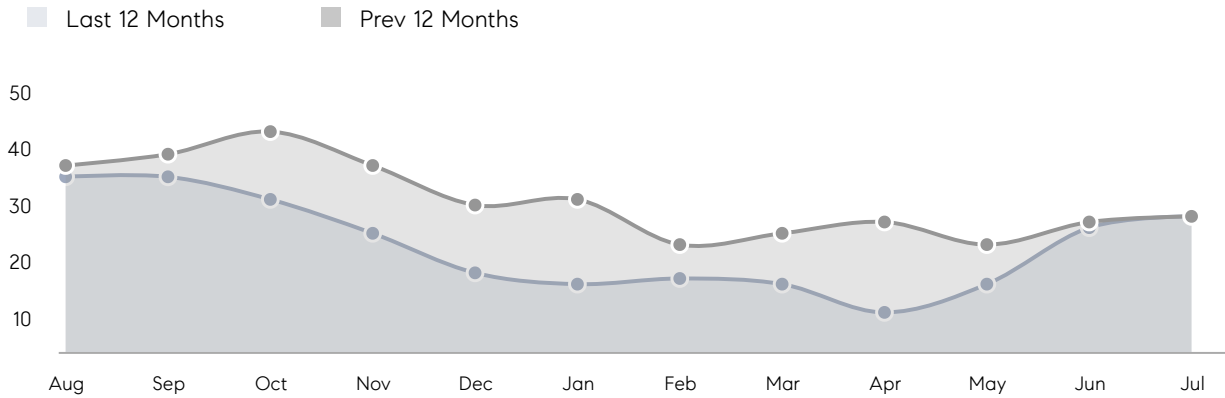
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	25	42	-40%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$1,078,833	\$1,001,000	7.8%
	# OF CONTRACTS	13	7	85.7%
	NEW LISTINGS	15	9	67%
Houses	AVERAGE DOM	25	38	-34%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$1,078,833	\$1,093,571	-1%
	# OF CONTRACTS	12	6	100%
	NEW LISTINGS	14	7	100%
Condo/Co-op/TH	AVERAGE DOM	-	56	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$677,000	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	2	-50%

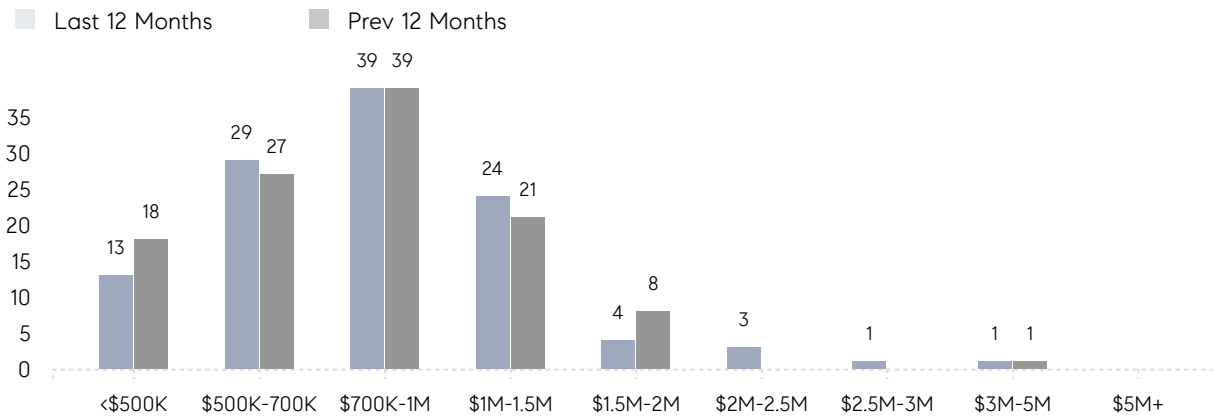
Watchung

JULY 2022

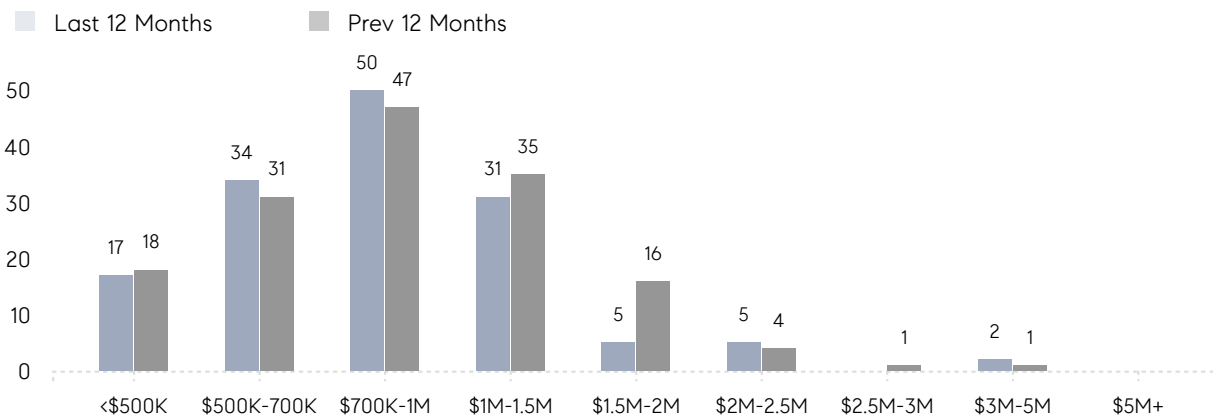
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Weehawken Market Insights

Weehawken

JULY 2022

UNDER CONTRACT

19
Total
Properties

\$1.0M
Average
Price

\$818K
Median
Price

-10%
Decrease From
Jul 2021

5%
Increase From
Jul 2021

4%
Increase From
Jul 2021

UNITS SOLD

22
Total
Properties

\$855K
Average
Price

\$710K
Median
Price

57%
Increase From
Jul 2021

40%
Increase From
Jul 2021

11%
Increase From
Jul 2021

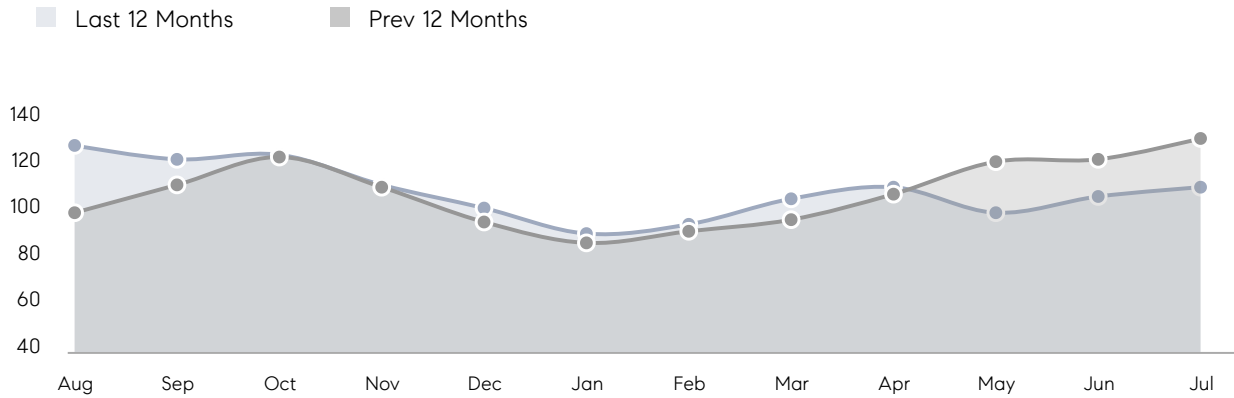
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	47	56	-16%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$855,833	\$609,564	40.4%
	# OF CONTRACTS	19	21	-9.5%
	NEW LISTINGS	33	47	-30%
Houses	AVERAGE DOM	41	29	41%
	% OF ASKING PRICE	87%	100%	
	AVERAGE SOLD PRICE	\$3,050,000	\$1,060,000	188%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	7	4	75%
Condo/Co-op/TH	AVERAGE DOM	48	58	-17%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$746,125	\$574,915	30%
	# OF CONTRACTS	15	16	-6%
	NEW LISTINGS	26	43	-40%

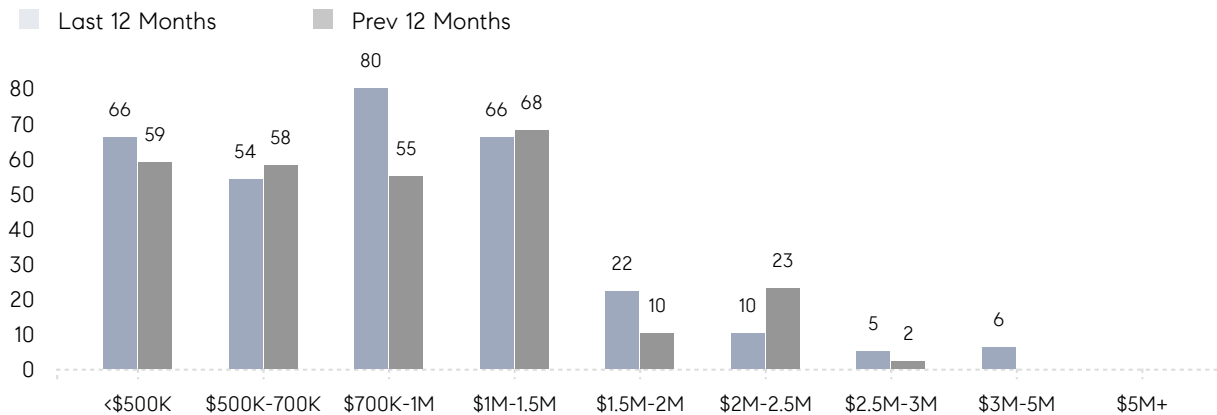
Weehawken

JULY 2022

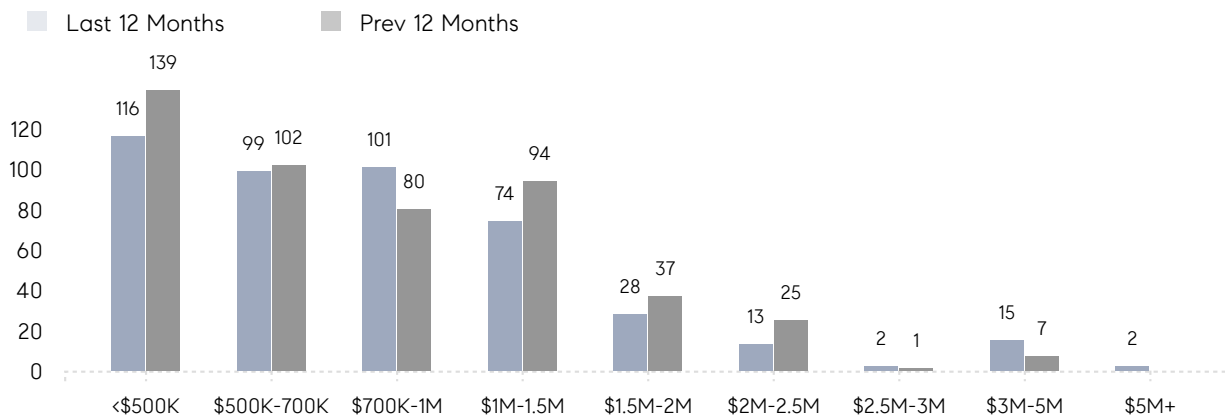
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

West Caldwell Market Insights

West Caldwell

JULY 2022

UNDER CONTRACT

14
Total
Properties

\$583K
Average
Price

\$577K
Median
Price

40%
Increase From
Jul 2021

3%
Increase From
Jul 2021

7%
Increase From
Jul 2021

UNITS SOLD

21
Total
Properties

\$712K
Average
Price

\$735K
Median
Price

5%
Increase From
Jul 2021

17%
Increase From
Jul 2021

26%
Increase From
Jul 2021

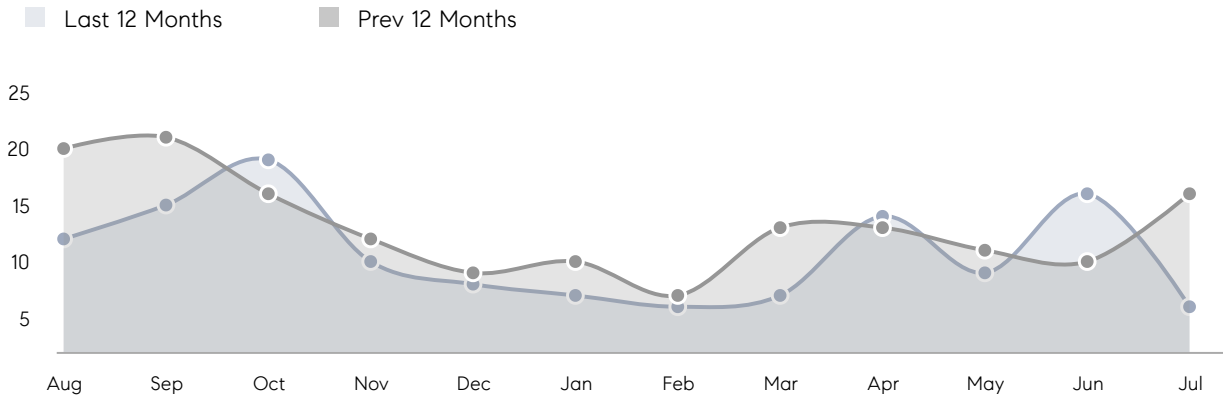
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	16	28	-43%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$712,238	\$607,593	17.2%
	# OF CONTRACTS	14	10	40.0%
	NEW LISTINGS	6	19	-68%
Houses	AVERAGE DOM	17	16	6%
	% OF ASKING PRICE	106%	108%	
	AVERAGE SOLD PRICE	\$731,100	\$645,181	13%
	# OF CONTRACTS	13	9	44%
	NEW LISTINGS	6	19	-68%
Condo/Co-op/TH	AVERAGE DOM	8	144	-94%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$335,000	\$269,300	24%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	0	0%

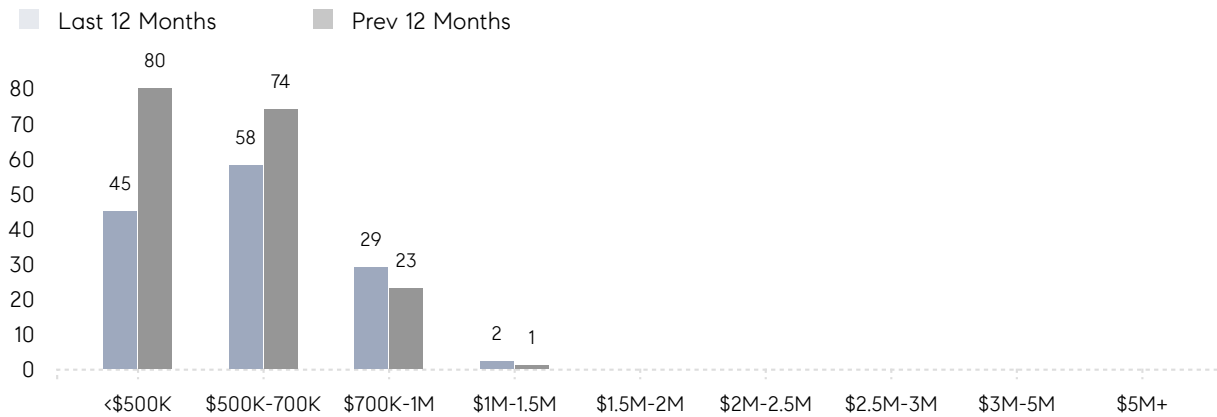
West Caldwell

JULY 2022

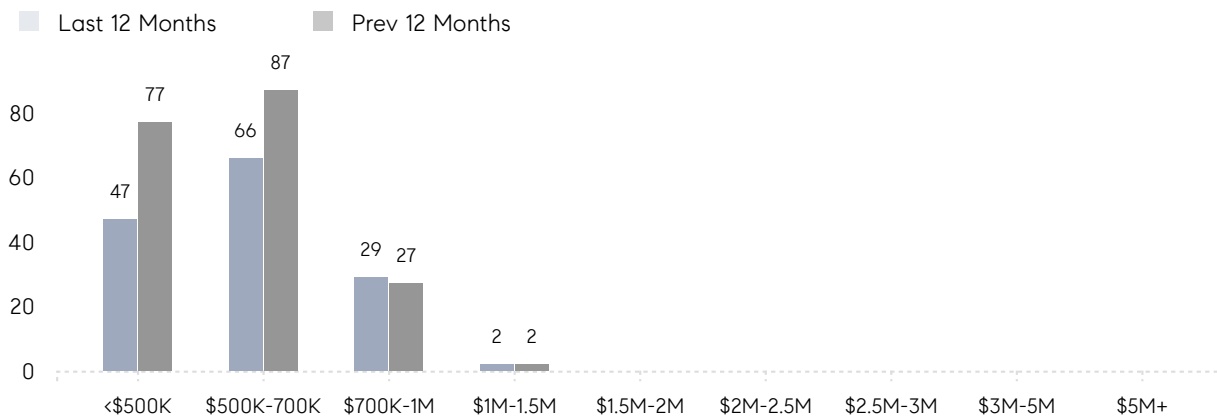
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Westfield Market Insights

Westfield

JULY 2022

UNDER CONTRACT

27
Total
Properties

\$1.0M
Average
Price

\$995K
Median
Price

-46%
Decrease From
Jul 2021

11%
Increase From
Jul 2021

15%
Increase From
Jul 2021

UNITS SOLD

34
Total
Properties

\$1.1M
Average
Price

\$975K
Median
Price

-49%
Decrease From
Jul 2021

24%
Increase From
Jul 2021

8%
Increase From
Jul 2021

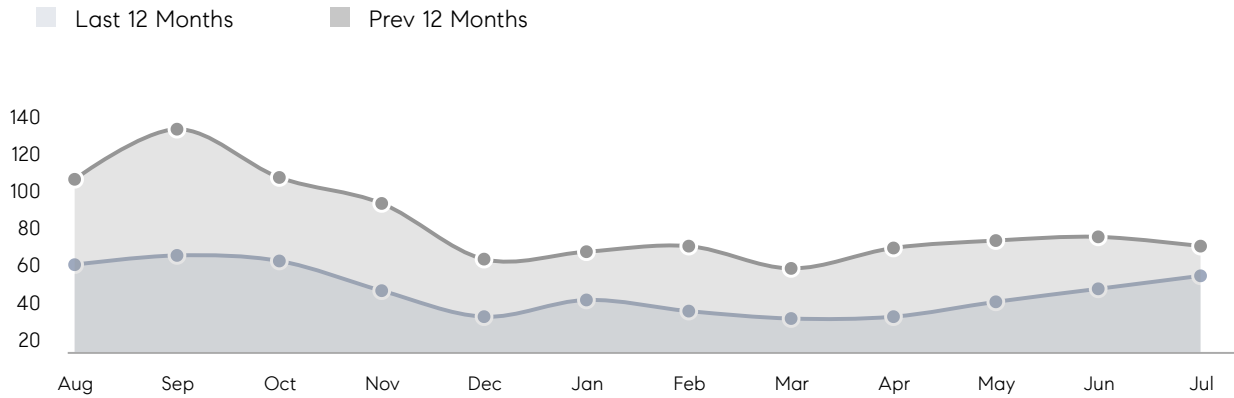
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	27	24	13%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$1,199,706	\$966,329	24.2%
	# OF CONTRACTS	27	50	-46.0%
	NEW LISTINGS	36	62	-42%
Houses	AVERAGE DOM	27	23	17%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$1,220,000	\$1,013,454	20%
	# OF CONTRACTS	24	47	-49%
	NEW LISTINGS	33	59	-44%
Condo/Co-op/TH	AVERAGE DOM	14	29	-52%
	% OF ASKING PRICE	106%	96%	
	AVERAGE SOLD PRICE	\$875,000	\$381,980	129%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	3	3	0%

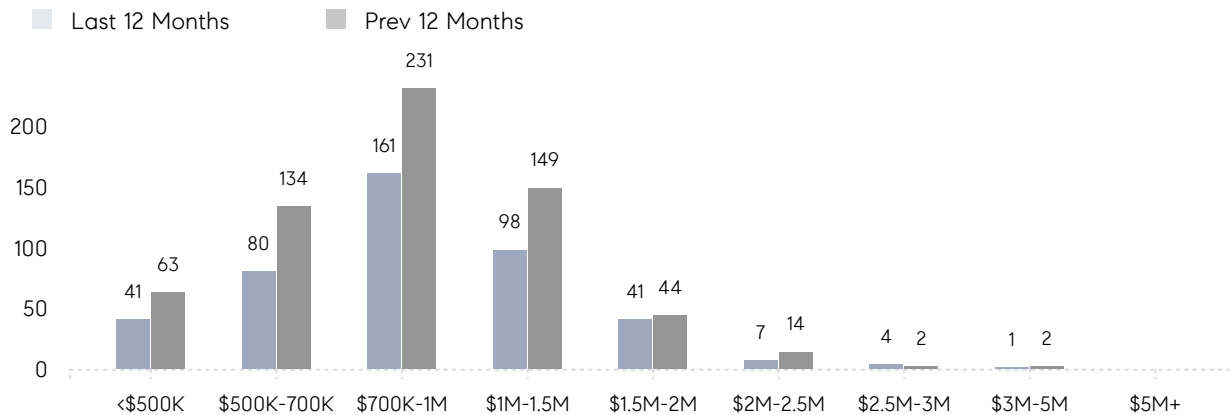
Westfield

JULY 2022

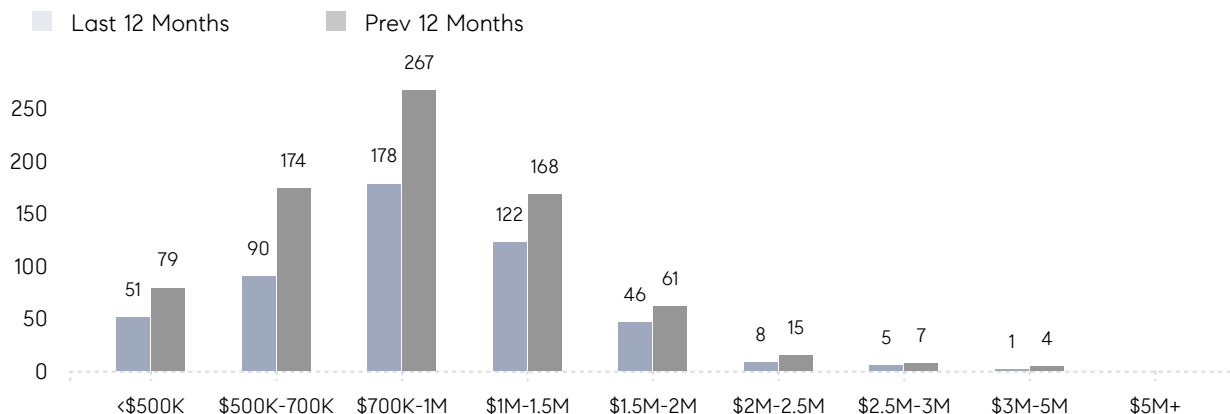
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

West New York Market Insights

West New York

JULY 2022

UNDER CONTRACT

22	\$441K	\$335K
Total Properties	Average Price	Median Price
-19%	-12%	-18%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

28	\$478K	\$447K
Total Properties	Average Price	Median Price
4%	-17%	-21%
Increase From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

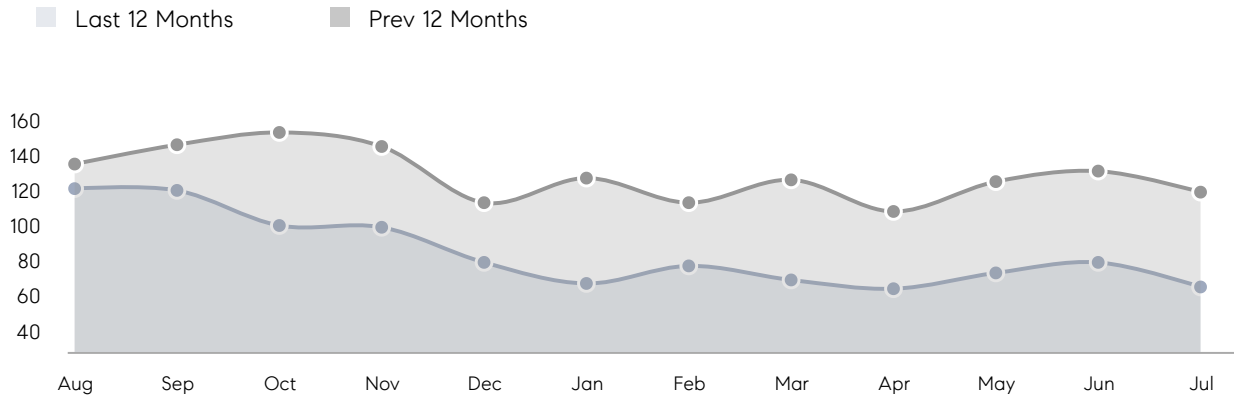
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	39	40	-2%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$478,632	\$578,241	-17.2%
	# OF CONTRACTS	22	27	-18.5%
	NEW LISTINGS	22	36	-39%
Houses	AVERAGE DOM	21	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$445,000	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	2	-50%
Condo/Co-op/TH	AVERAGE DOM	39	40	-2%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$480,233	\$578,241	-17%
	# OF CONTRACTS	20	26	-23%
	NEW LISTINGS	21	34	-38%

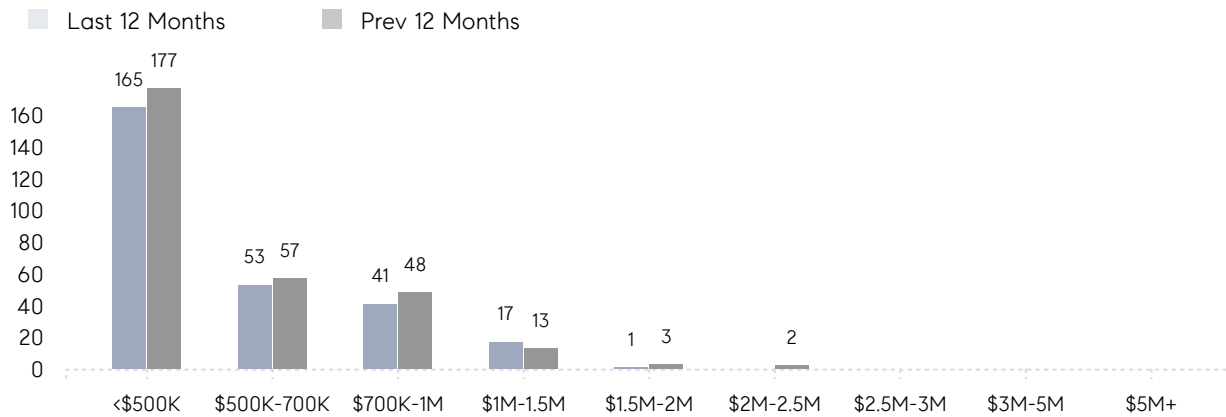
West New York

JULY 2022

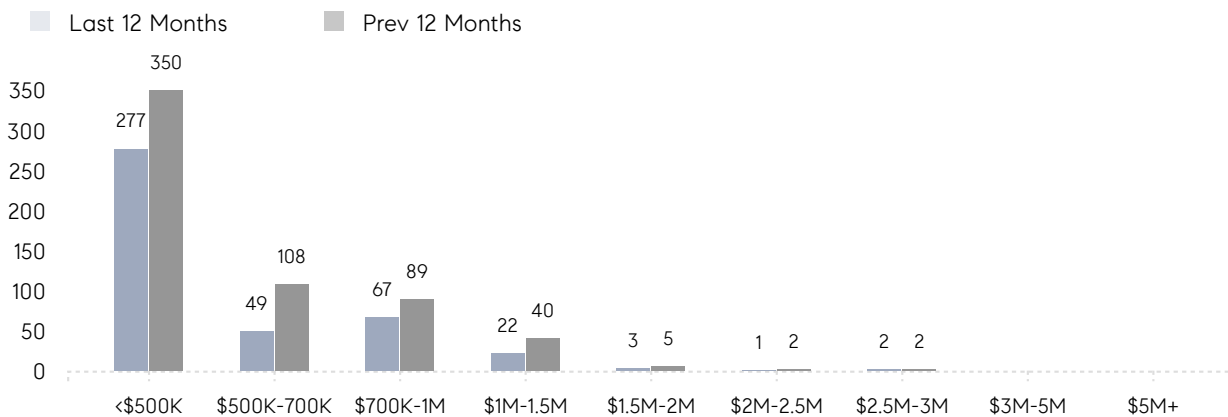
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

West Orange Market Insights

West Orange

JULY 2022

UNDER CONTRACT

77
Total
Properties

\$534K
Average
Price

\$515K
Median
Price

-9%
Decrease From
Jul 2021

10%
Increase From
Jul 2021

12%
Increase From
Jul 2021

UNITS SOLD

68
Total
Properties

\$600K
Average
Price

\$553K
Median
Price

-20%
Decrease From
Jul 2021

12%
Increase From
Jul 2021

8%
Increase From
Jul 2021

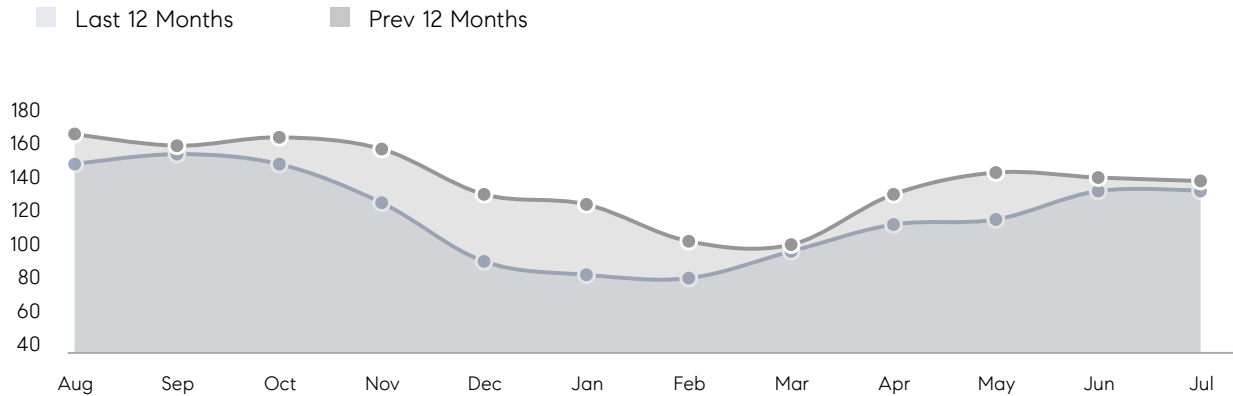
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	19	31	-39%
	% OF ASKING PRICE	110%	108%	
	AVERAGE SOLD PRICE	\$600,246	\$536,505	11.9%
	# OF CONTRACTS	77	85	-9.4%
	NEW LISTINGS	78	91	-14%
Houses	AVERAGE DOM	19	30	-37%
	% OF ASKING PRICE	111%	109%	
	AVERAGE SOLD PRICE	\$614,264	\$570,669	8%
	# OF CONTRACTS	54	61	-11%
	NEW LISTINGS	55	66	-17%
Condo/Co-op/TH	AVERAGE DOM	16	32	-50%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$554,688	\$399,848	39%
	# OF CONTRACTS	23	24	-4%
	NEW LISTINGS	23	25	-8%

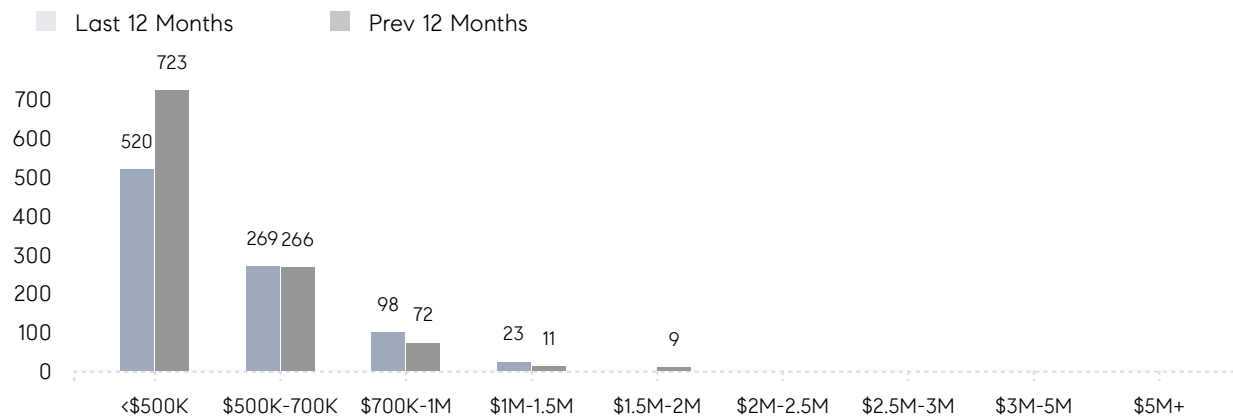
West Orange

JULY 2022

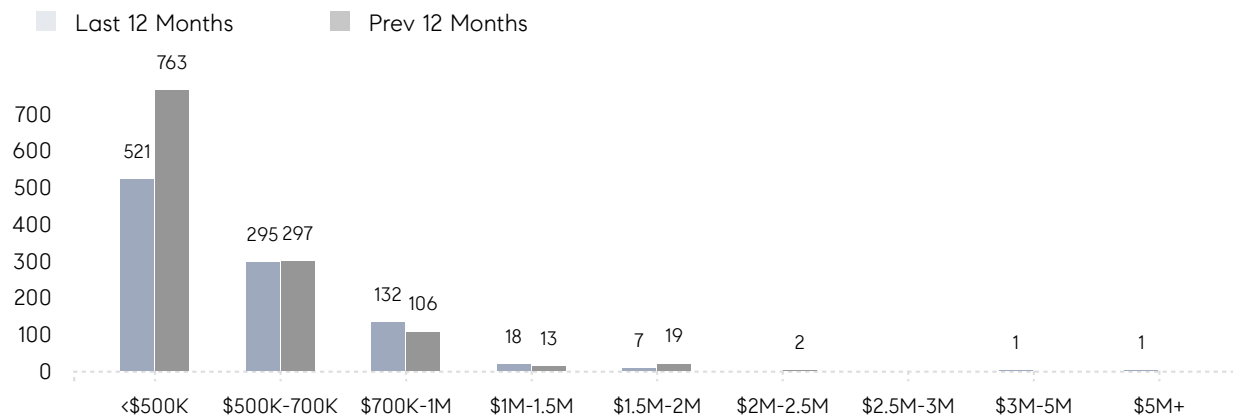
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Westwood Market Insights

Westwood

JULY 2022

UNDER CONTRACT

15
Total
Properties

\$572K
Average
Price

\$575K
Median
Price

88%
Increase From
Jul 2021

15%
Increase From
Jul 2021

9%
Increase From
Jul 2021

UNITS SOLD

15
Total
Properties

\$692K
Average
Price

\$642K
Median
Price

50%
Increase From
Jul 2021

49%
Increase From
Jul 2021

28%
Increase From
Jul 2021

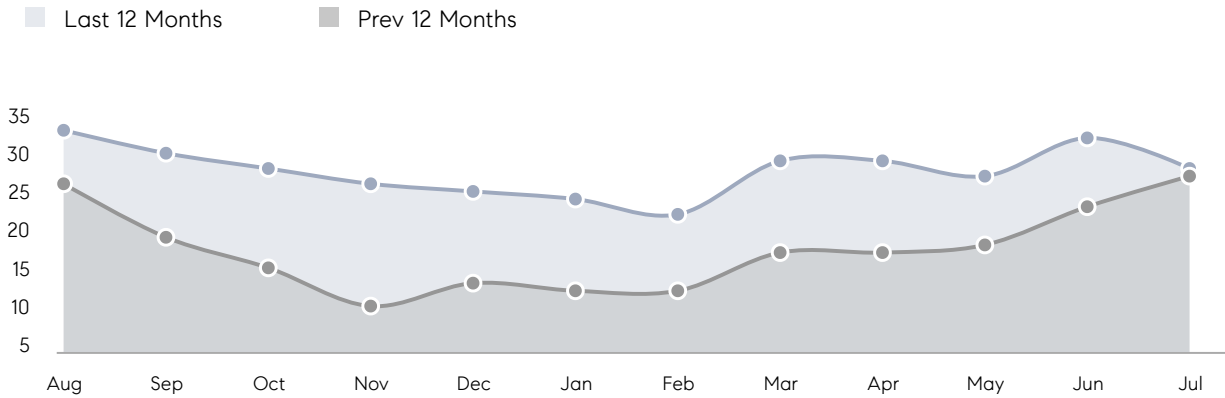
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	36	19	89%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$692,913	\$463,878	49.4%
	# OF CONTRACTS	15	8	87.5%
	NEW LISTINGS	11	11	0%
Houses	AVERAGE DOM	38	11	245%
	% OF ASKING PRICE	103%	108%	
	AVERAGE SOLD PRICE	\$724,907	\$551,825	31%
	# OF CONTRACTS	14	6	133%
	NEW LISTINGS	10	10	0%
Condo/Co-op/TH	AVERAGE DOM	20	37	-46%
	% OF ASKING PRICE	107%	100%	
	AVERAGE SOLD PRICE	\$245,000	\$258,667	-5%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	1	0%

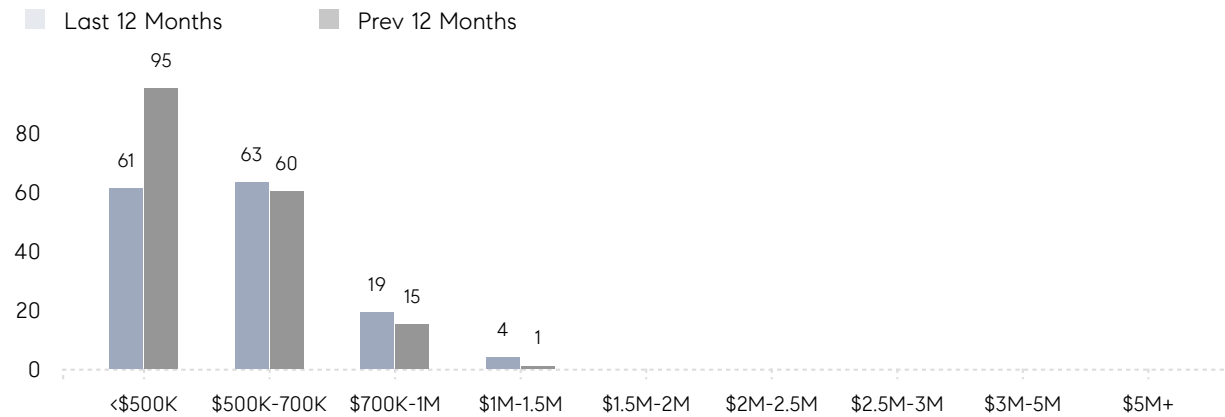
Westwood

JULY 2022

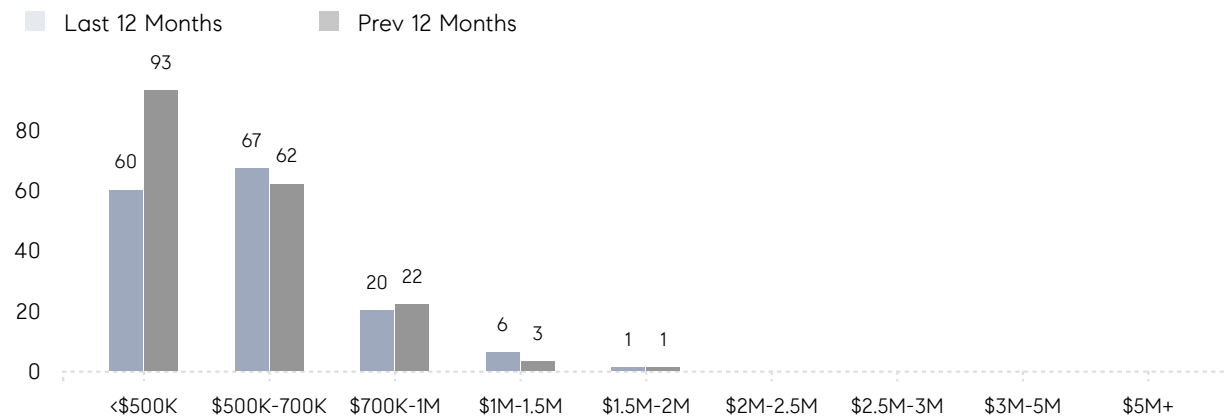
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report

Sources: Garden State MLS, Hudson MLS, NJ MLS



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COMPASS

July 2022

Whippany Market Insights

Whippany

JULY 2022

UNDER CONTRACT

7
Total
Properties

\$622K
Average
Price

\$570K
Median
Price

-56%
Decrease From
Jul 2021

17%
Increase From
Jul 2021

11%
Increase From
Jul 2021

UNITS SOLD

6
Total
Properties

\$602K
Average
Price

\$573K
Median
Price

50%
Increase From
Jul 2021

-28%
Decrease From
Jul 2021

-32%
Decrease From
Jul 2021

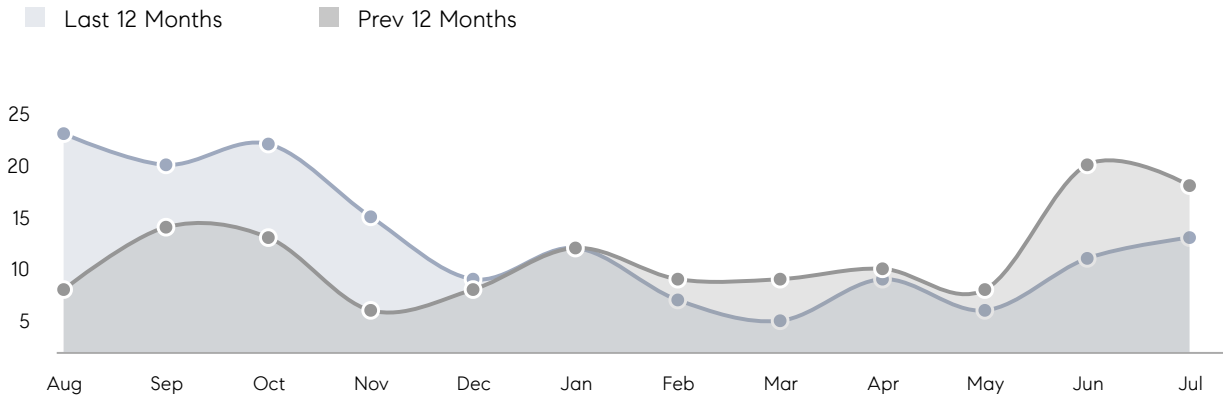
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	23	12	92%
	% OF ASKING PRICE	99%	106%	
	AVERAGE SOLD PRICE	\$602,250	\$841,750	-28.5%
	# OF CONTRACTS	7	16	-56.2%
	NEW LISTINGS	11	15	-27%
Houses	AVERAGE DOM	26	12	117%
	% OF ASKING PRICE	99%	106%	
	AVERAGE SOLD PRICE	\$653,000	\$841,750	-22%
	# OF CONTRACTS	6	10	-40%
	NEW LISTINGS	6	7	-14%
Condo/Co-op/TH	AVERAGE DOM	6	-	-
	% OF ASKING PRICE	97%	-	
	AVERAGE SOLD PRICE	\$348,500	-	-
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	5	8	-37%

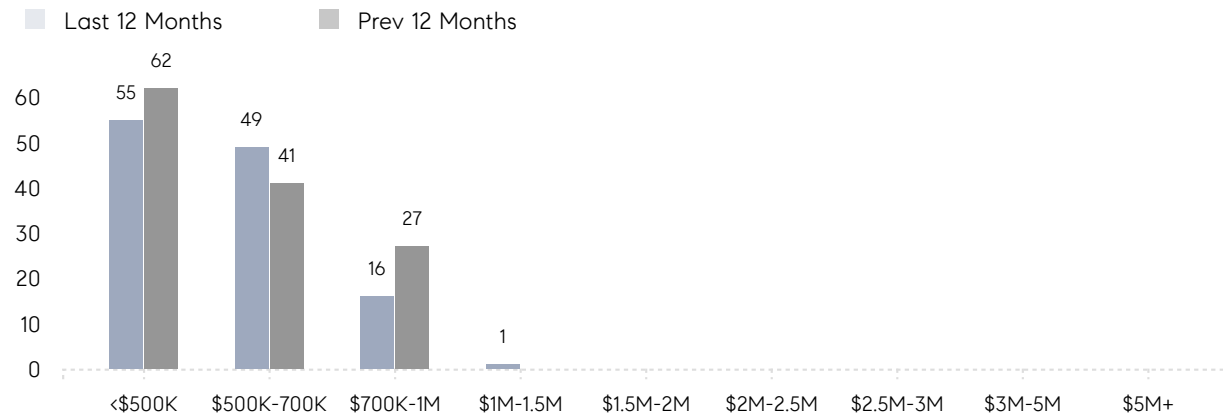
Whippany

JULY 2022

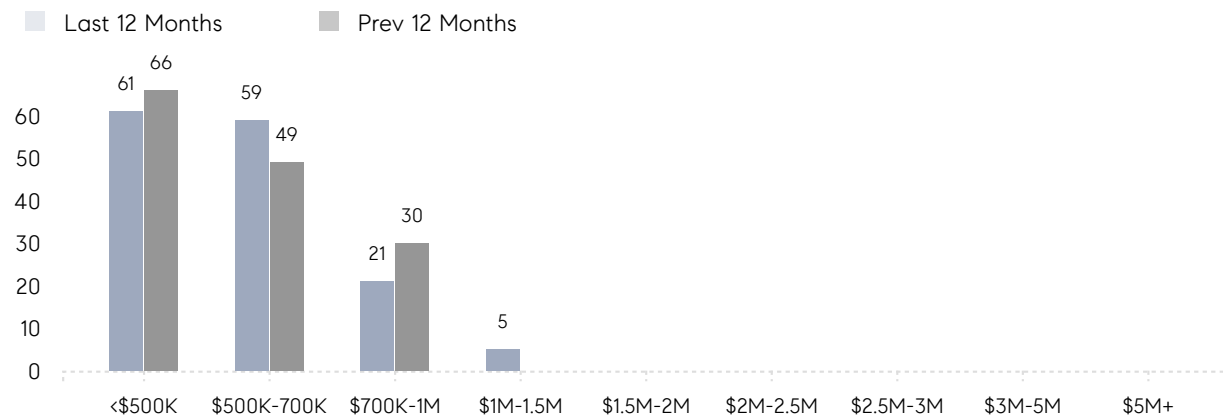
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Woodbridge Township Market Insights

Woodbridge Township

JULY 2022

UNDER CONTRACT

25
Total
Properties

\$396K
Average
Price

\$385K
Median
Price

47%
Increase From
Jul 2021

6%
Increase From
Jul 2021

5%
Increase From
Jul 2021

UNITS SOLD

18
Total
Properties

\$398K
Average
Price

\$395K
Median
Price

6%
Increase From
Jul 2021

5%
Increase From
Jul 2021

10%
Increase From
Jul 2021

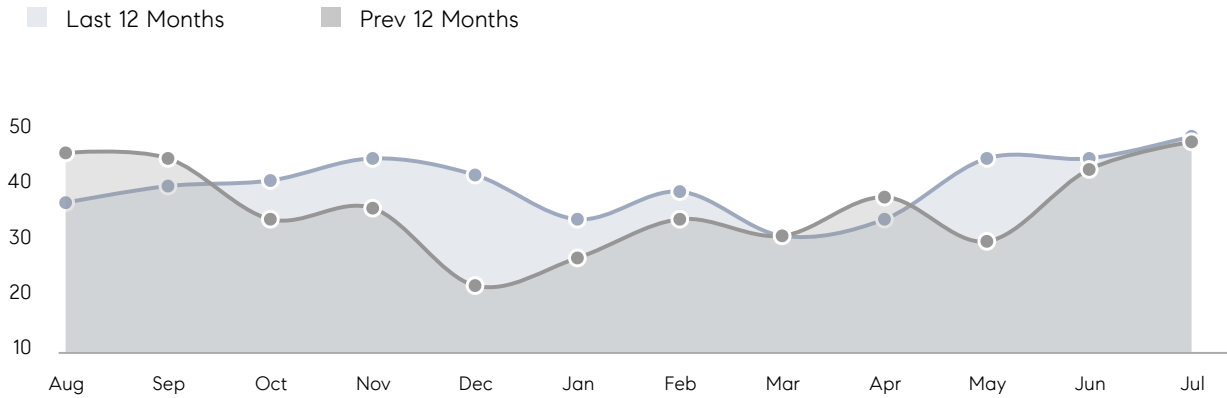
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	37	28	32%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$398,211	\$381,029	4.5%
	# OF CONTRACTS	25	17	47.1%
	NEW LISTINGS	31	27	15%
Houses	AVERAGE DOM	35	28	25%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$442,843	\$395,577	12%
	# OF CONTRACTS	20	13	54%
	NEW LISTINGS	27	22	23%
Condo/Co-op/TH	AVERAGE DOM	44	28	57%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$242,000	\$333,750	-27%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	4	5	-20%

Woodbridge Township

JULY 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report

Sources: Garden State MLS, Hudson MLS, NJ MLS



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COMPASS

July 2022

Wood-Ridge Market Insights

Wood-Ridge

JULY 2022

UNDER CONTRACT

14	\$517K	\$503K
Total Properties	Average Price	Median Price
-36%	-8%	-10%
Decrease From Jul 2021	Decrease From Jul 2021	Decrease From Jul 2021

UNITS SOLD

15	\$621K	\$621K
Total Properties	Average Price	Median Price
-37%	14%	16%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

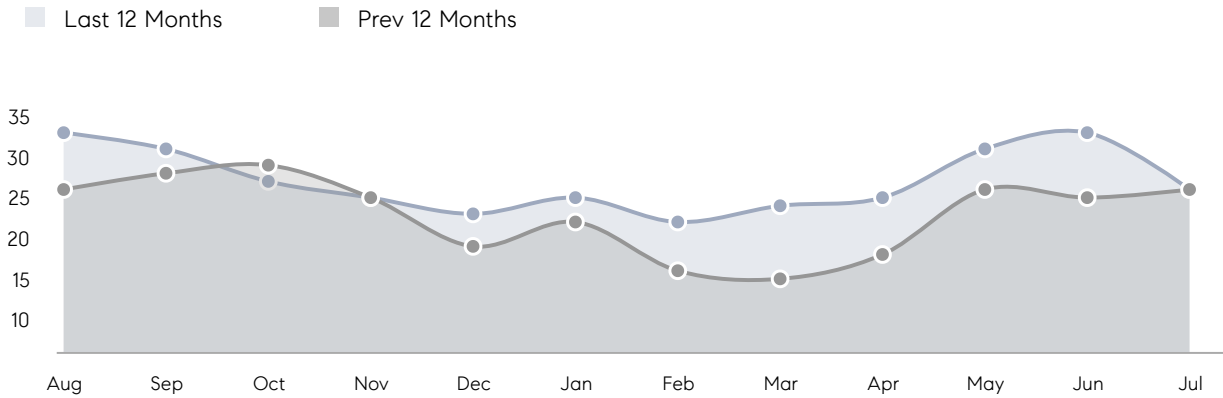
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	17	17	0%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$621,442	\$543,913	14.3%
	# OF CONTRACTS	14	22	-36.4%
	NEW LISTINGS	7	23	-70%
Houses	AVERAGE DOM	18	24	-25%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$566,200	\$527,500	7%
	# OF CONTRACTS	11	10	10%
	NEW LISTINGS	6	11	-45%
Condo/Co-op/TH	AVERAGE DOM	14	14	0%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$731,927	\$549,384	33%
	# OF CONTRACTS	3	12	-75%
	NEW LISTINGS	1	12	-92%

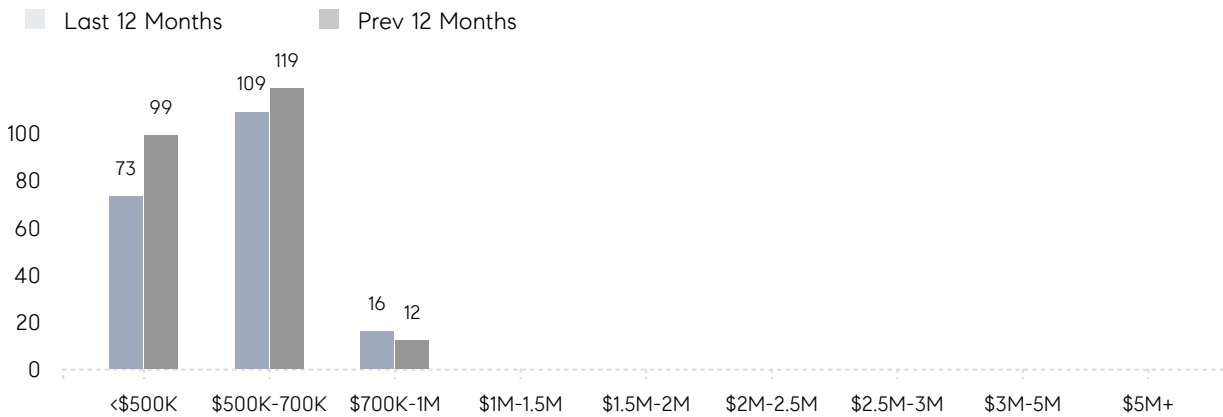
Wood-Ridge

JULY 2022

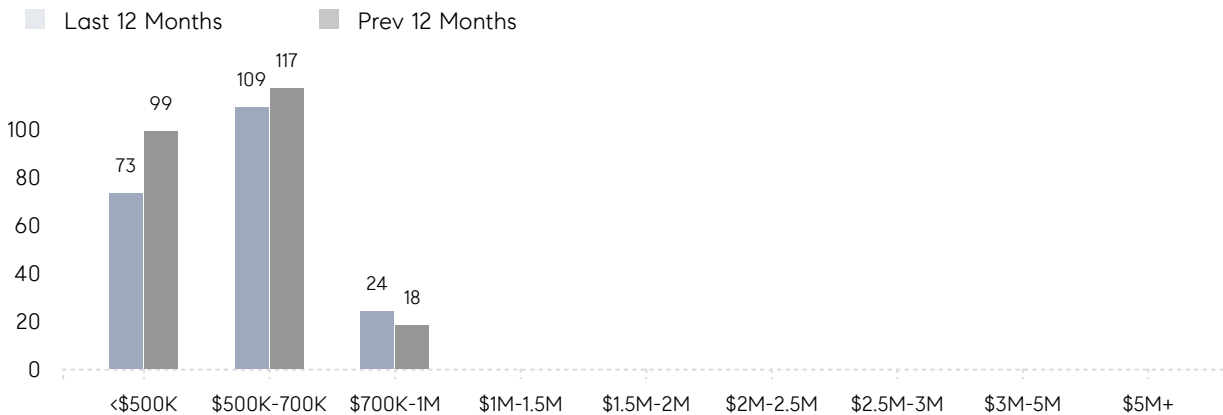
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Woodcliff Lake Market Insights

Woodcliff Lake

JULY 2022

UNDER CONTRACT

7
Total
Properties

\$897K
Average
Price

\$899K
Median
Price

0%
Change From
Jul 2021

-14%
Decrease From
Jul 2021

3%
Increase From
Jul 2021

UNITS SOLD

4
Total
Properties

\$1.3M
Average
Price

\$1.0M
Median
Price

-60%
Decrease From
Jul 2021

50%
Increase From
Jul 2021

19%
Increase From
Jul 2021

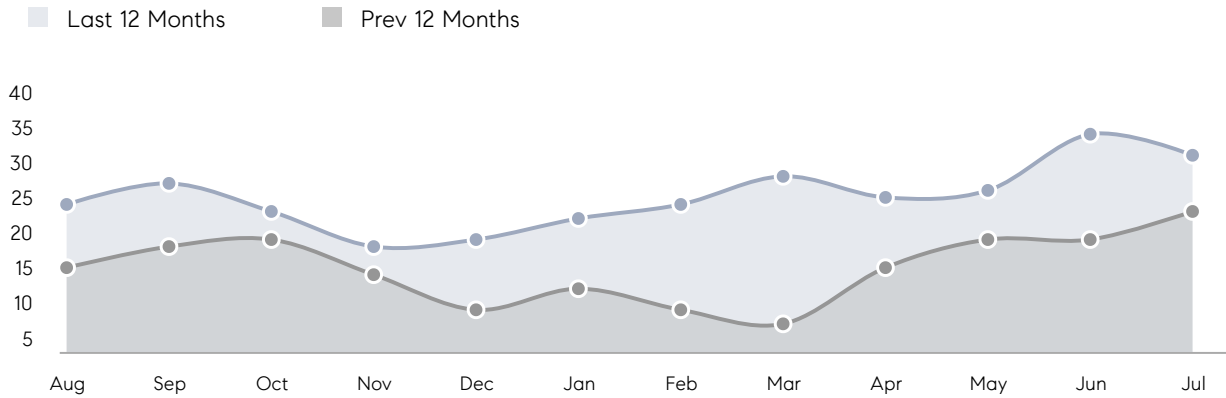
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	78	80	-2%
	% OF ASKING PRICE	93%	98%	
	AVERAGE SOLD PRICE	\$1,300,250	\$866,260	50.1%
	# OF CONTRACTS	7	7	0.0%
	NEW LISTINGS	7	13	-46%
Houses	AVERAGE DOM	99	84	18%
	% OF ASKING PRICE	93%	98%	
	AVERAGE SOLD PRICE	\$1,437,000	\$865,956	66%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	6	11	-45%
Condo/Co-op/TH	AVERAGE DOM	12	45	-73%
	% OF ASKING PRICE	93%	99%	
	AVERAGE SOLD PRICE	\$890,000	\$869,000	2%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	1	2	-50%

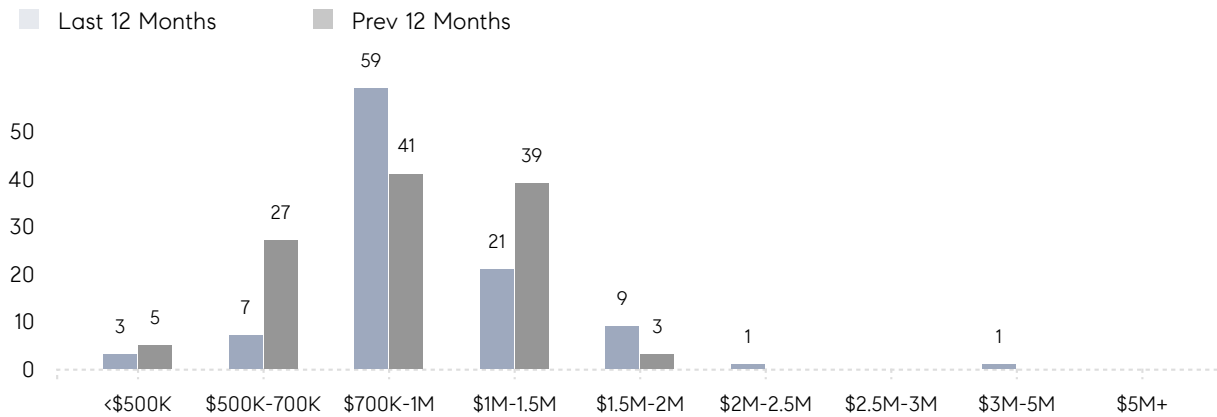
Woodcliff Lake

JULY 2022

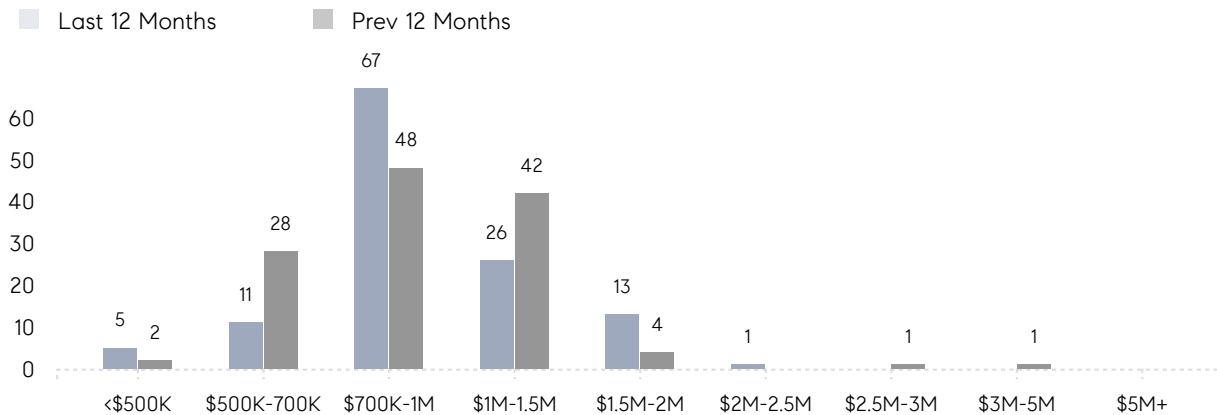
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2022

Wyckoff Market Insights

Wyckoff

JULY 2022

UNDER CONTRACT

24	\$981K	\$810K
Total Properties	Average Price	Median Price
-37%	10%	-6%
Decrease From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

UNITS SOLD

18	\$971K	\$745K
Total Properties	Average Price	Median Price
-40%	8%	0%
Decrease From Jul 2021	Increase From Jul 2021	Change From Jul 2021

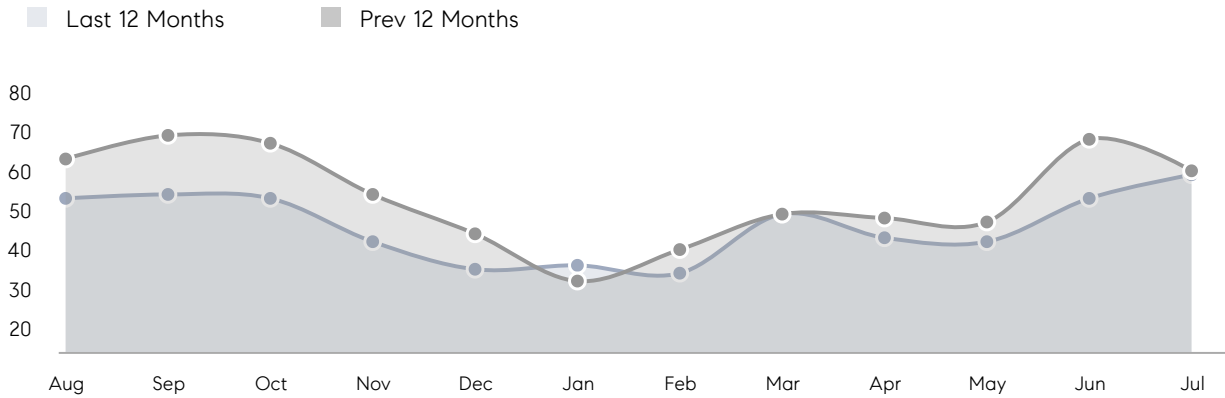
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	26	29	-10%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$971,611	\$899,281	8.0%
	# OF CONTRACTS	24	38	-36.8%
	NEW LISTINGS	29	33	-12%
Houses	AVERAGE DOM	26	29	-10%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$971,611	\$899,281	8%
	# OF CONTRACTS	20	32	-37%
	NEW LISTINGS	25	31	-19%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	4	2	100%

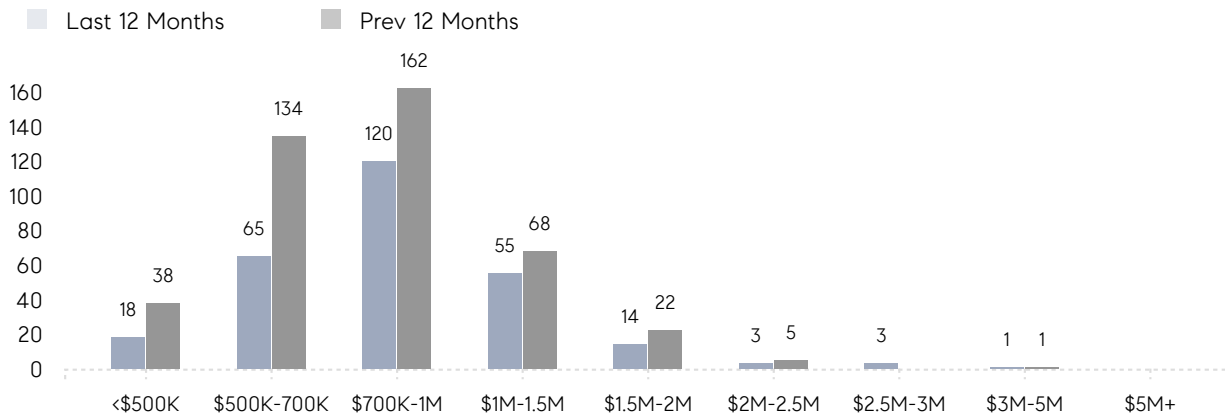
Wyckoff

JULY 2022

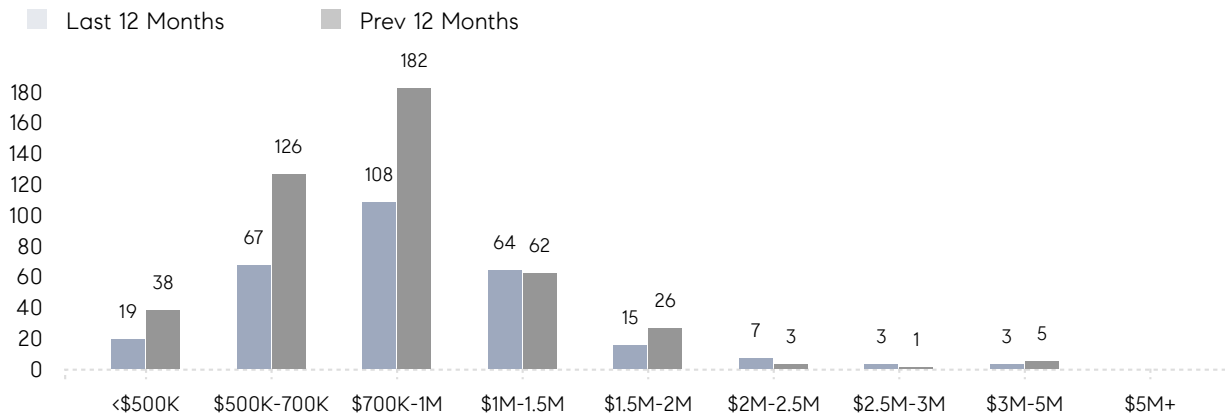
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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