



COMPASS

February 2023

Essex Market Insights

Table of Contents

FEBRUARY 2023

SUBMARKET NAME	PAGE
B	3
C	7
E	11
F	15
G	17
I	19
L	21
M	23
N	29
O	35
R	37
S	39
V	43
W	45

Belleville

FEBRUARY 2023

UNDER CONTRACT

21
Total
Properties

\$326K
Average
Price

\$359K
Median
Price

-32%
Decrease From
Feb 2022

-4%
Decrease From
Feb 2022

0%
Change From
Feb 2022

UNITS SOLD

10
Total
Properties

\$430K
Average
Price

\$439K
Median
Price

-55%
Decrease From
Feb 2022

24%
Increase From
Feb 2022

22%
Increase From
Feb 2022

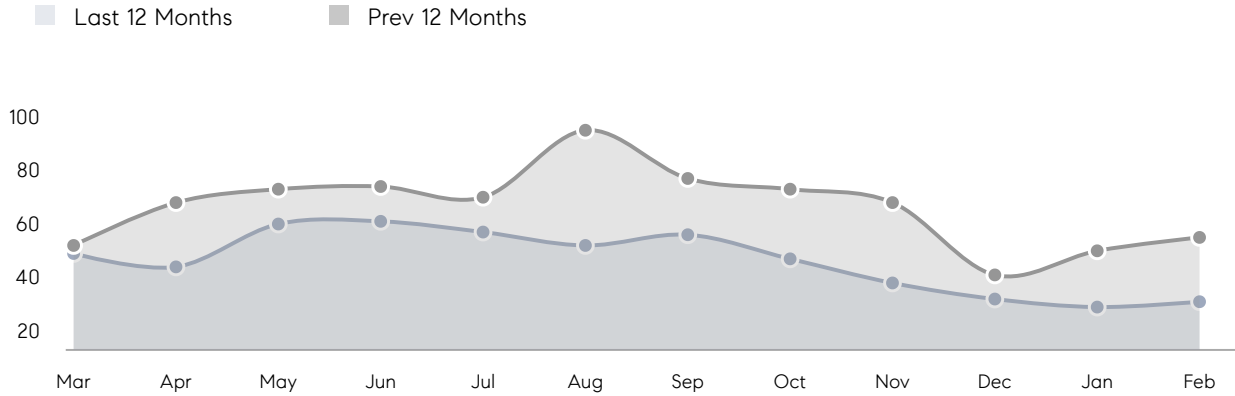
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	74	60	23%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$430,340	\$346,523	24.2%
	# OF CONTRACTS	21	31	-32.3%
	NEW LISTINGS	21	41	-49%
Houses	AVERAGE DOM	78	59	32%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$460,711	\$383,393	20%
	# OF CONTRACTS	12	18	-33%
	NEW LISTINGS	13	26	-50%
Condo/Co-op/TH	AVERAGE DOM	35	61	-43%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$157,000	\$282,000	-44%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	8	15	-47%

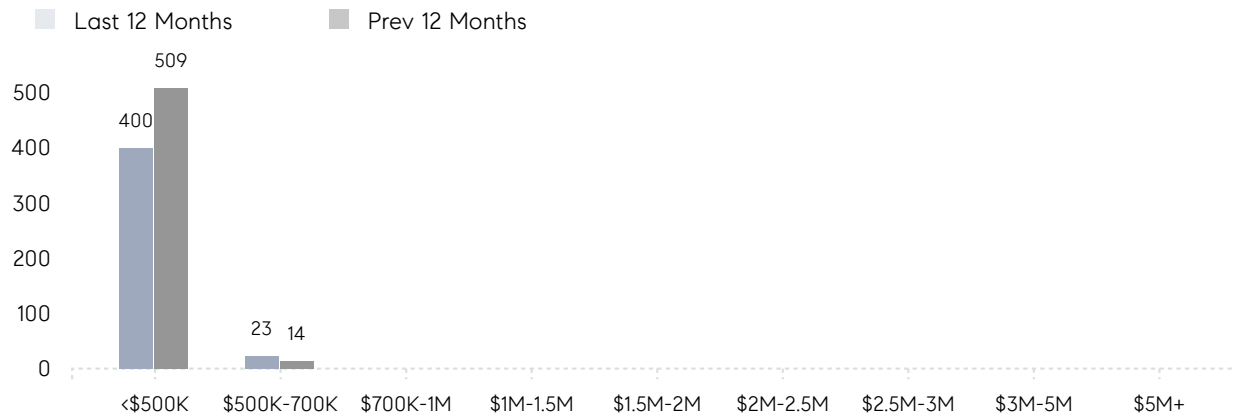
Belleville

FEBRUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bloomfield

FEBRUARY 2023

UNDER CONTRACT

30
Total
Properties

\$469K
Average
Price

\$477K
Median
Price

-25%
Decrease From
Feb 2022

13%
Increase From
Feb 2022

13%
Increase From
Feb 2022

UNITS SOLD

10
Total
Properties

\$434K
Average
Price

\$447K
Median
Price

-67%
Decrease From
Feb 2022

14%
Increase From
Feb 2022

10%
Increase From
Feb 2022

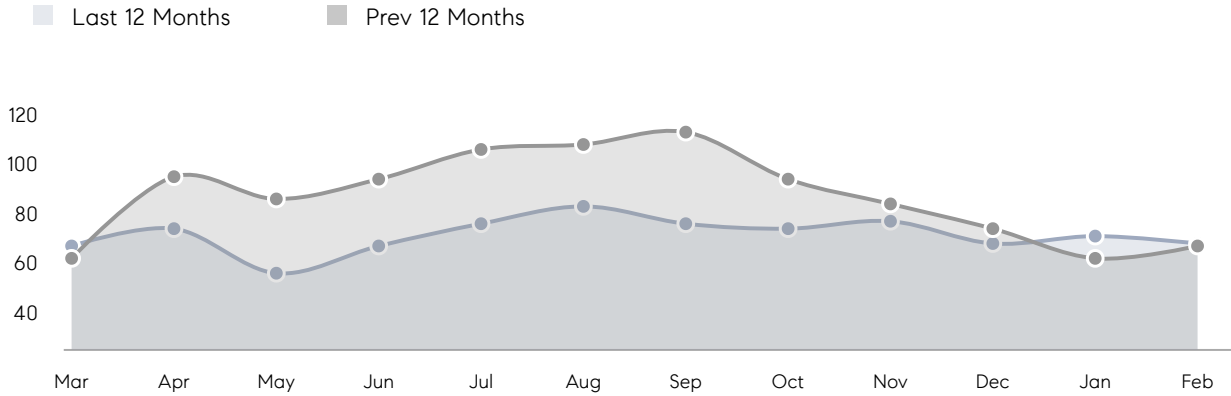
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	46	43	7%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$434,380	\$381,663	13.8%
	# OF CONTRACTS	30	40	-25.0%
	NEW LISTINGS	23	47	-51%
Houses	AVERAGE DOM	46	43	7%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$434,380	\$419,596	4%
	# OF CONTRACTS	28	35	-20%
	NEW LISTINGS	22	38	-42%
Condo/Co-op/TH	AVERAGE DOM	-	41	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$192,000	-
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	1	9	-89%

Bloomfield

FEBRUARY 2023

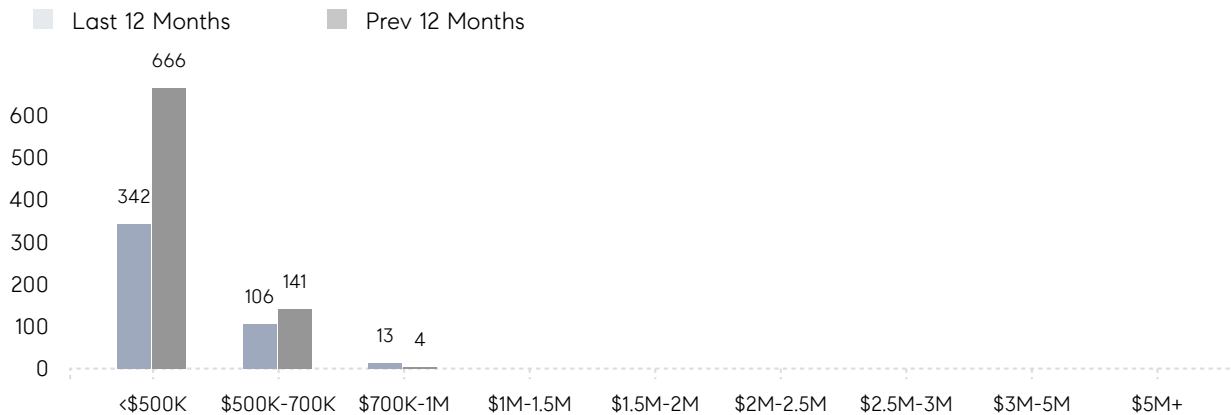
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Caldwell

FEBRUARY 2023

UNDER CONTRACT

5
Total
Properties

\$545K
Average
Price

\$520K
Median
Price

67%
Increase From
Feb 2022

52%
Increase From
Feb 2022

118%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$516K
Average
Price

\$496K
Median
Price

0%
Change From
Feb 2022

0%
Change From
Feb 2022

-5%
Decrease From
Feb 2022

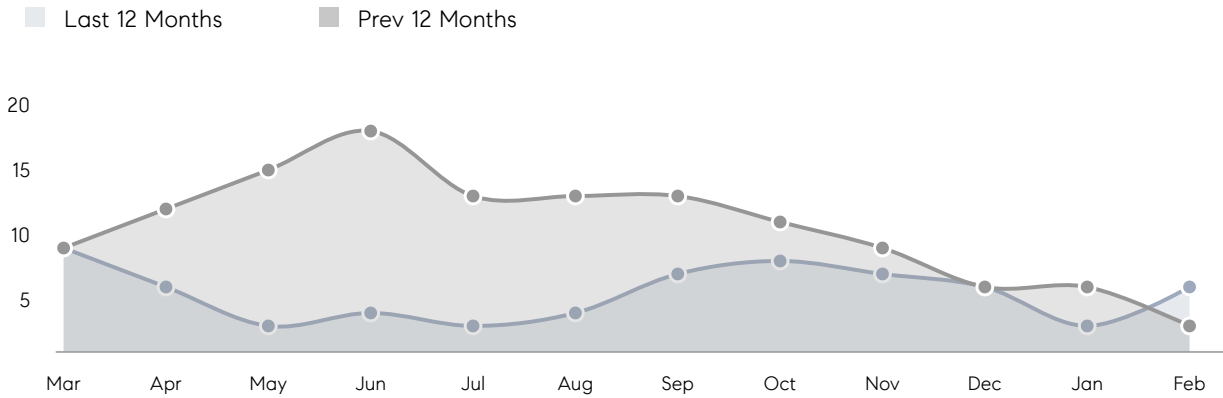
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	72	46	57%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$516,804	\$516,800	0.0%
	# OF CONTRACTS	5	3	66.7%
	NEW LISTINGS	8	1	700%
Houses	AVERAGE DOM	77	69	12%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$553,505	\$645,333	-14%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	53	12	342%
	% OF ASKING PRICE	93%	106%	
	AVERAGE SOLD PRICE	\$370,000	\$324,000	14%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	4	0	0%

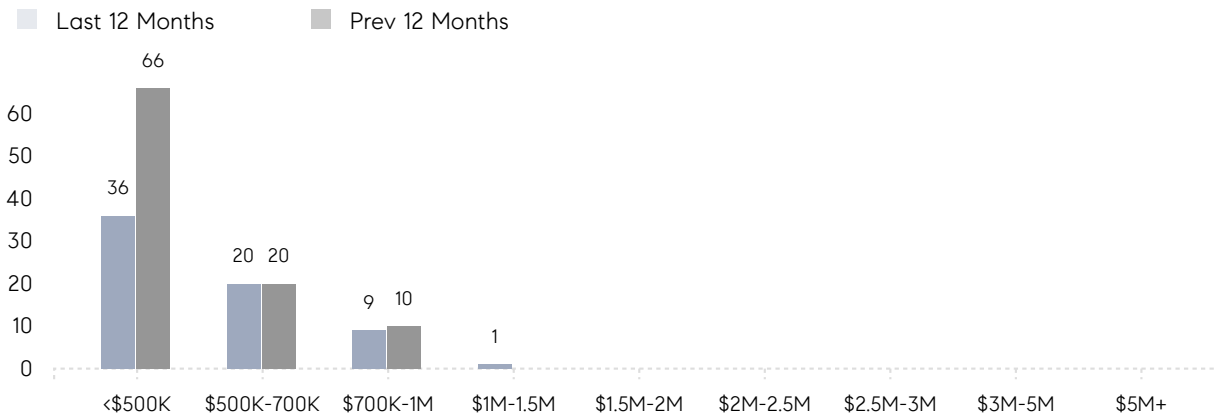
Caldwell

FEBRUARY 2023

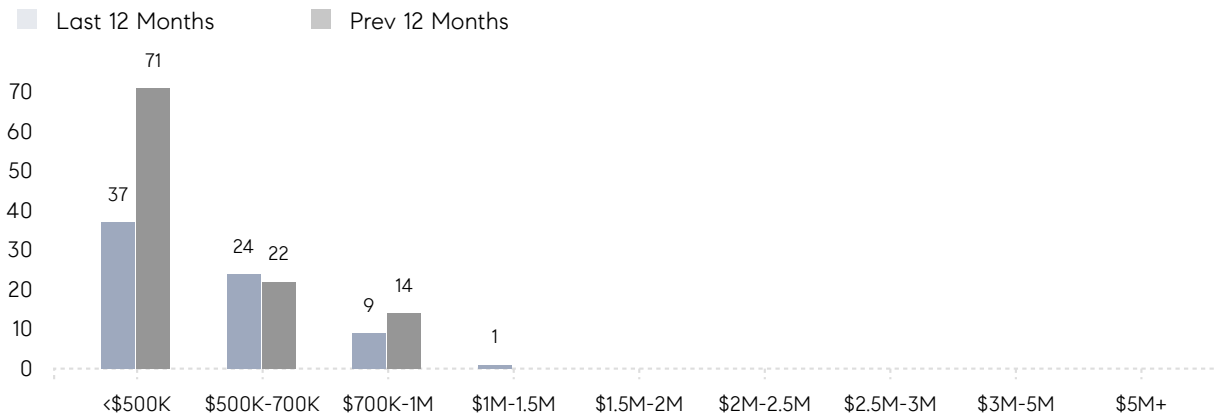
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cedar Grove

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$553K
Average
Price

\$539K
Median
Price

-15%
Decrease From
Feb 2022

0%
Change From
Feb 2022

-5%
Decrease From
Feb 2022

UNITS SOLD

7
Total
Properties

\$593K
Average
Price

\$662K
Median
Price

-30%
Decrease From
Feb 2022

-21%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

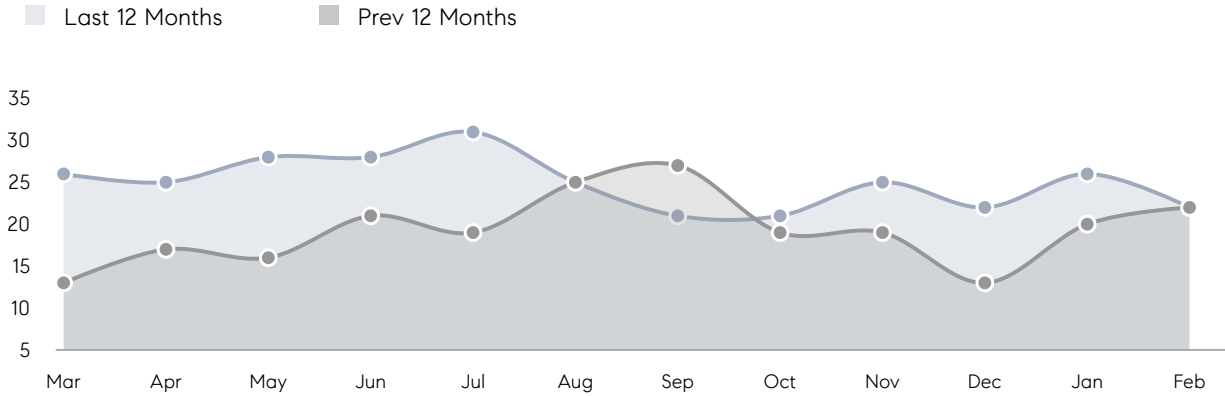
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	27	25	8%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$593,071	\$750,600	-21.0%
	# OF CONTRACTS	11	13	-15.4%
	NEW LISTINGS	8	13	-38%
Houses	AVERAGE DOM	25	27	-7%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$547,900	\$821,667	-33%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	6	12	-50%
Condo/Co-op/TH	AVERAGE DOM	34	22	55%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$706,000	\$644,000	10%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	2	1	100%

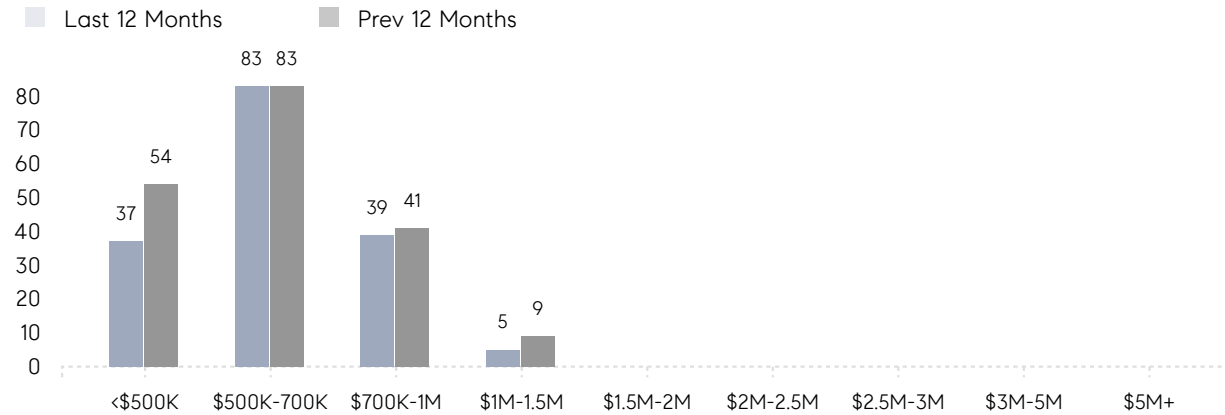
Cedar Grove

FEBRUARY 2023

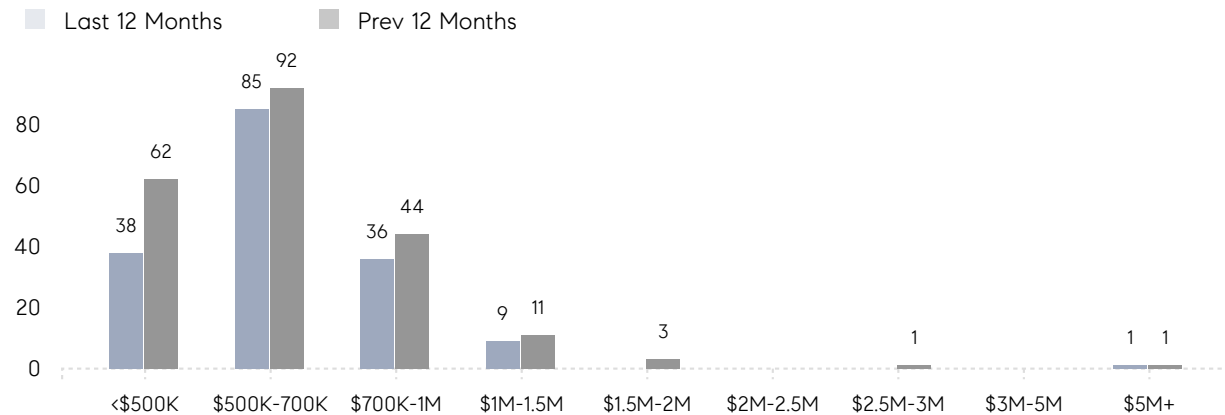
Monthly Inventory



Contracts By Price Range



Listings By Price Range



East Orange

FEBRUARY 2023

UNDER CONTRACT

23
Total
Properties

\$344K
Average
Price

\$330K
Median
Price

35%
Increase From
Feb 2022

2%
Increase From
Feb 2022

-11%
Decrease From
Feb 2022

UNITS SOLD

15
Total
Properties

\$400K
Average
Price

\$410K
Median
Price

-25%
Decrease From
Feb 2022

30%
Increase From
Feb 2022

27%
Increase From
Feb 2022

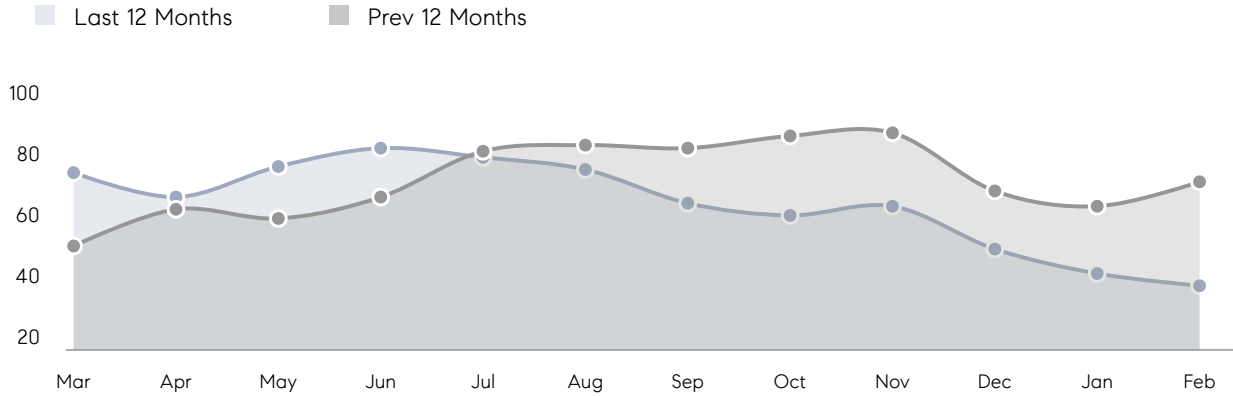
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	66	55	20%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$400,527	\$308,485	29.8%
	# OF CONTRACTS	23	17	35.3%
	NEW LISTINGS	22	36	-39%
Houses	AVERAGE DOM	70	54	30%
	% OF ASKING PRICE	102%	109%	
	AVERAGE SOLD PRICE	\$416,762	\$331,806	26%
	# OF CONTRACTS	18	14	29%
	NEW LISTINGS	17	28	-39%
Condo/Co-op/TH	AVERAGE DOM	40	63	-37%
	% OF ASKING PRICE	103%	94%	
	AVERAGE SOLD PRICE	\$295,000	\$176,333	67%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	5	8	-37%

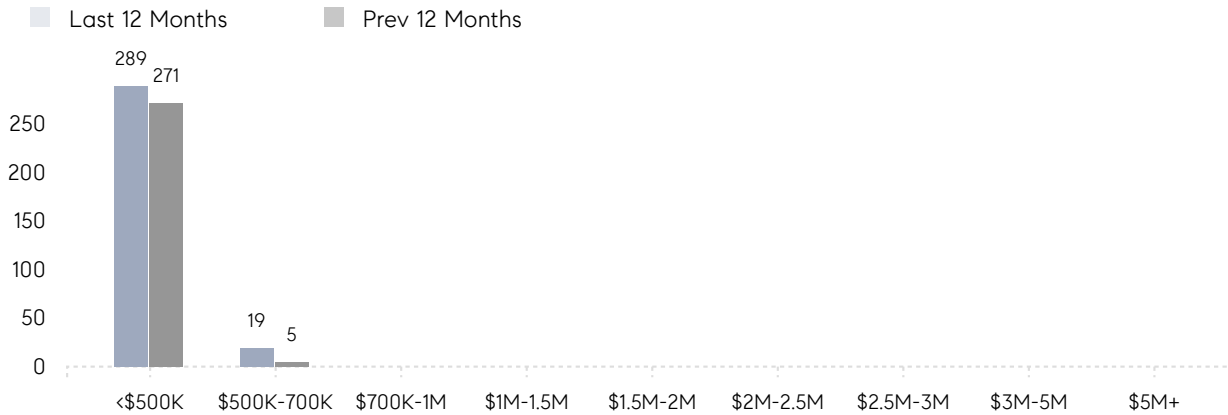
East Orange

FEBRUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Essex Fells

FEBRUARY 2023

UNDER CONTRACT

1
Total
Properties

\$959K
Average
Price

\$959K
Median
Price

0%
Change From
Feb 2022

–
Change From
Feb 2022

–
Change From
Feb 2022

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Feb 2022

–
Change From
Feb 2022

–
Change From
Feb 2022

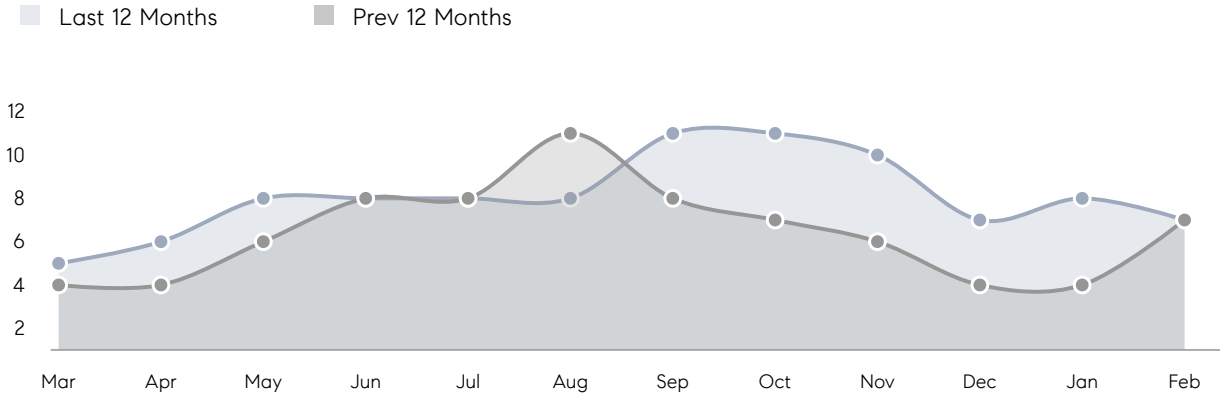
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	108	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$1,075,000	-
	# OF CONTRACTS	1	0	0.0%
	NEW LISTINGS	0	3	0%
Houses	AVERAGE DOM	-	108	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$1,075,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	3	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

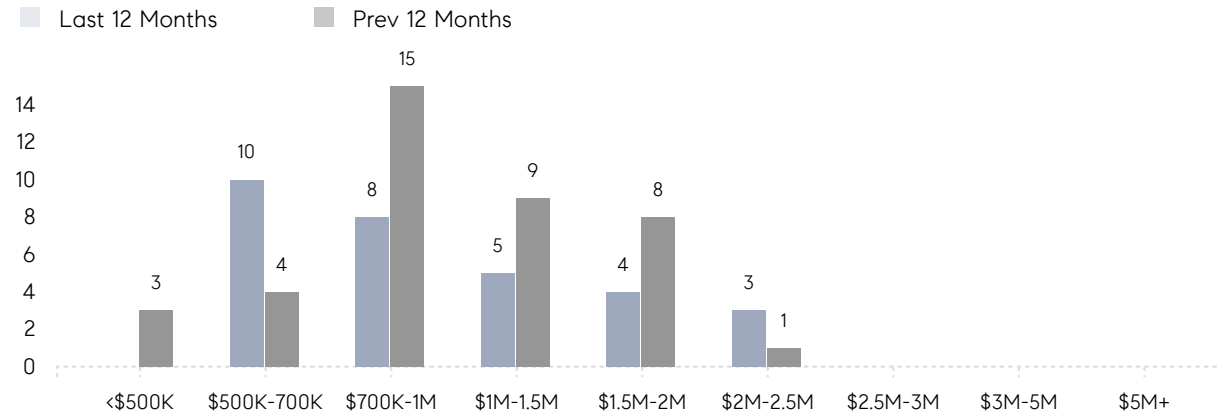
Essex Fells

FEBRUARY 2023

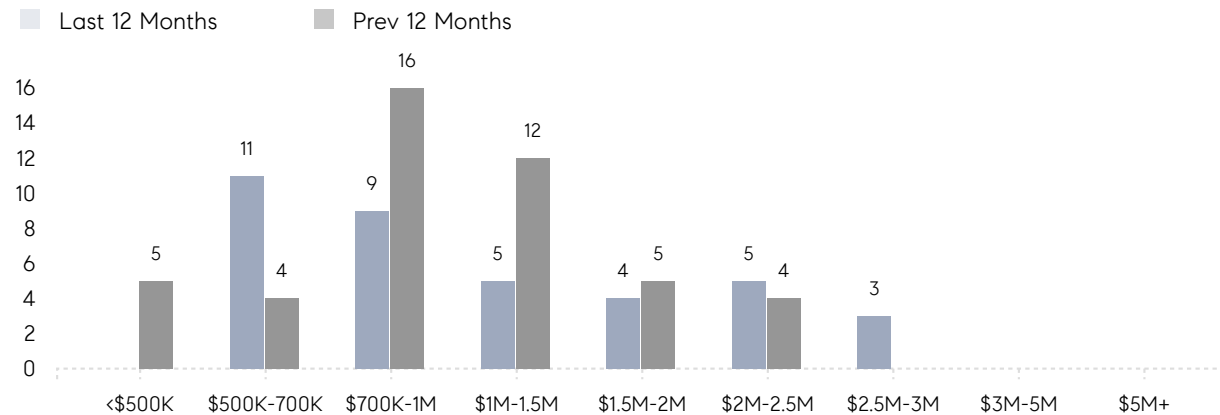
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fairfield

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$647K
Average
Price

\$569K
Median
Price

-56%
Decrease From
Feb 2022

21%
Increase From
Feb 2022

2%
Increase From
Feb 2022

UNITS SOLD

2
Total
Properties

\$752K
Average
Price

\$752K
Median
Price

-78%
Decrease From
Feb 2022

22%
Increase From
Feb 2022

48%
Increase From
Feb 2022

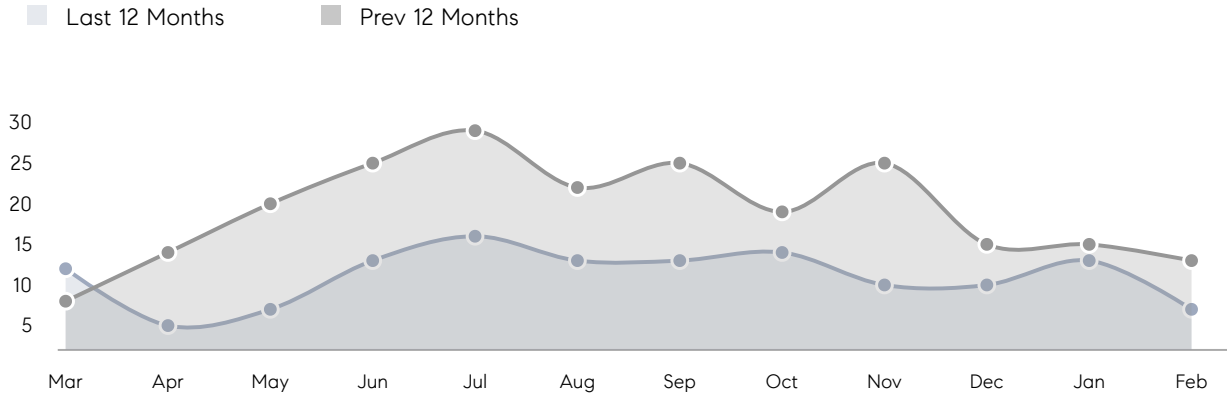
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	14	42	-67%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$752,500	\$617,167	21.9%
	# OF CONTRACTS	7	16	-56.2%
	NEW LISTINGS	3	15	-80%
Houses	AVERAGE DOM	14	42	-67%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$752,500	\$617,167	22%
	# OF CONTRACTS	7	9	-22%
	NEW LISTINGS	3	8	-62%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	7	0%
	NEW LISTINGS	0	7	0%

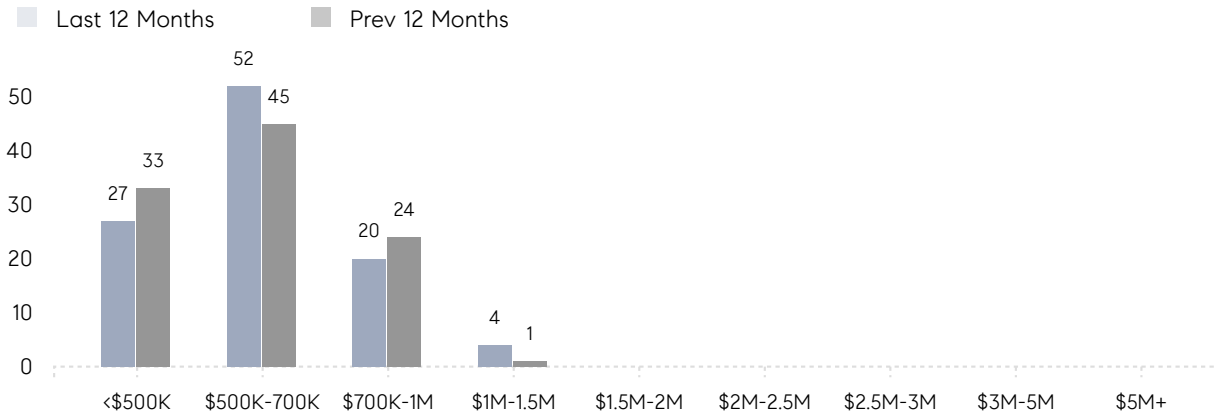
Fairfield

FEBRUARY 2023

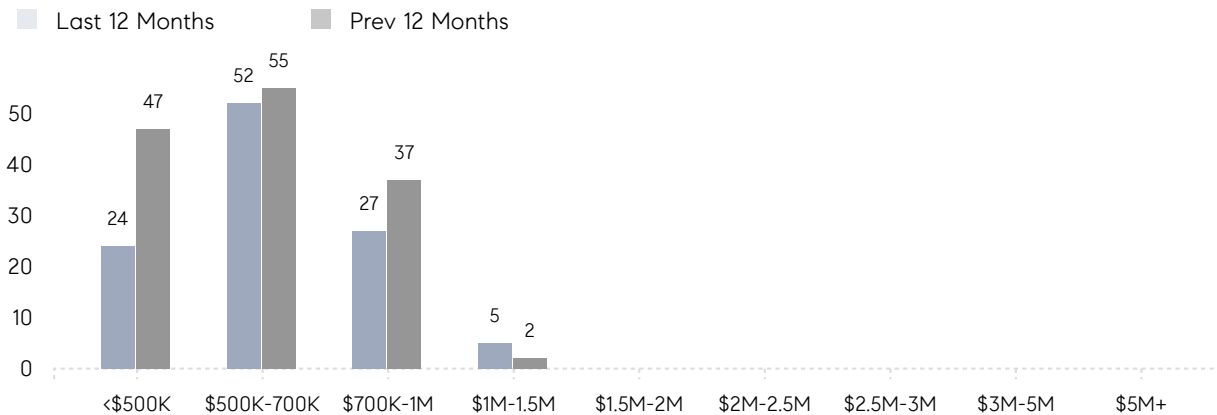
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Ridge

FEBRUARY 2023

UNDER CONTRACT

5	\$545K	\$598K
Total Properties	Average Price	Median Price
-37%	-42%	-33%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

5	\$728K	\$959K
Total Properties	Average Price	Median Price
150%	3%	36%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

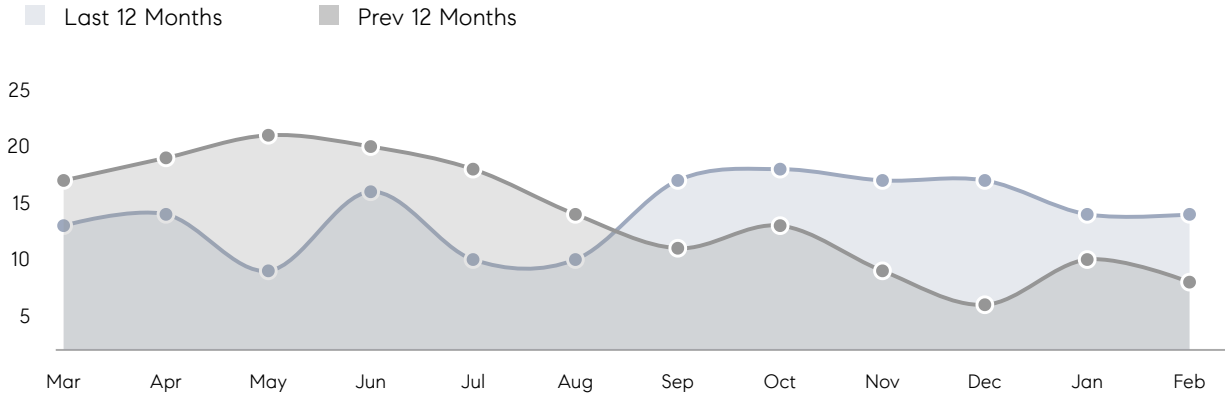
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	55	22	150%
	% OF ASKING PRICE	103%	119%	
	AVERAGE SOLD PRICE	\$728,600	\$707,500	3.0%
	# OF CONTRACTS	5	8	-37.5%
	NEW LISTINGS	4	6	-33%
Houses	AVERAGE DOM	36	22	64%
	% OF ASKING PRICE	105%	119%	
	AVERAGE SOLD PRICE	\$972,667	\$707,500	37%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	82	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$362,500	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	1	0%

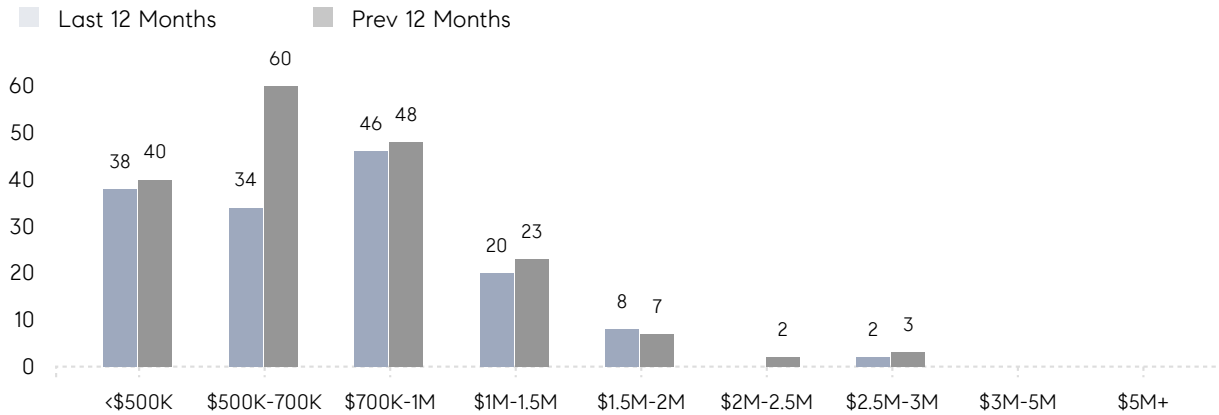
Glen Ridge

FEBRUARY 2023

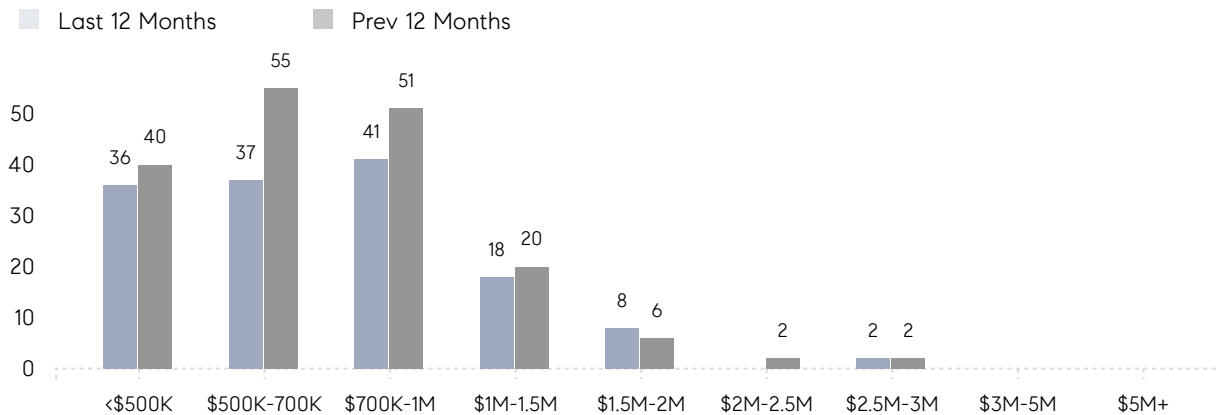
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Irvington

FEBRUARY 2023

UNDER CONTRACT

21
Total
Properties

\$344K
Average
Price

\$349K
Median
Price

11%
Increase From
Feb 2022

29%
Increase From
Feb 2022

34%
Increase From
Feb 2022

UNITS SOLD

12
Total
Properties

\$315K
Average
Price

\$320K
Median
Price

-45%
Decrease From
Feb 2022

26%
Increase From
Feb 2022

21%
Increase From
Feb 2022

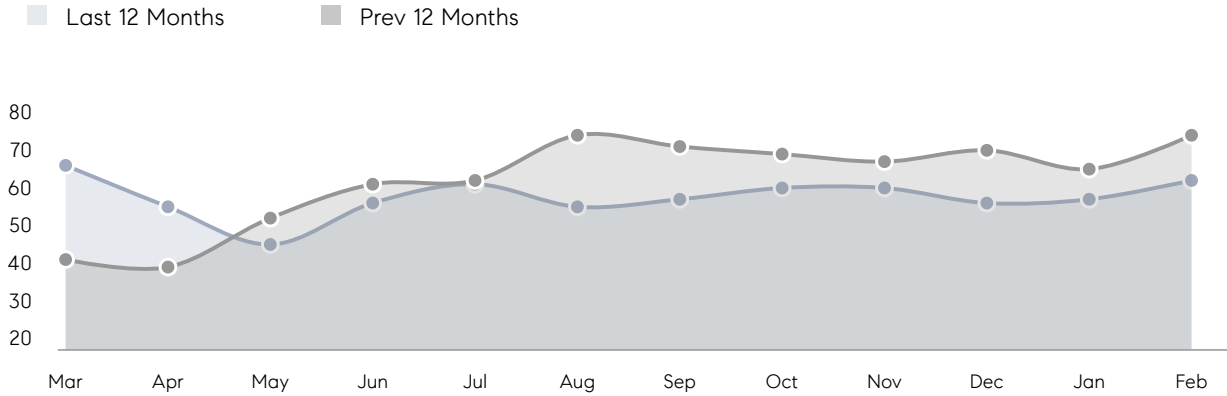
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	49	55	-11%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$315,525	\$251,342	25.5%
	# OF CONTRACTS	21	19	10.5%
	NEW LISTINGS	26	43	-40%
Houses	AVERAGE DOM	49	57	-14%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$315,525	\$257,263	23%
	# OF CONTRACTS	21	19	11%
	NEW LISTINGS	25	40	-37%
Condo/Co-op/TH	AVERAGE DOM	-	16	-
	% OF ASKING PRICE	-	127%	
	AVERAGE SOLD PRICE	-	\$127,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	3	-67%

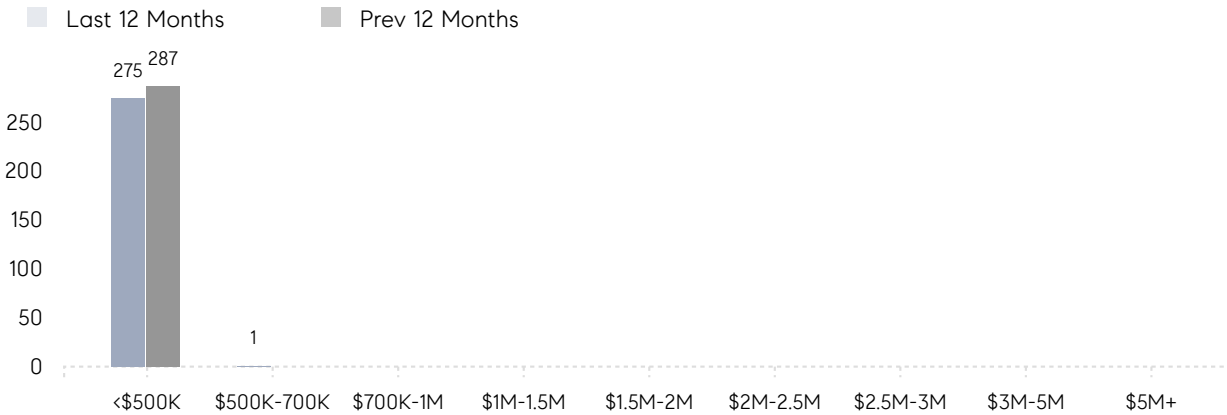
Irvington

FEBRUARY 2023

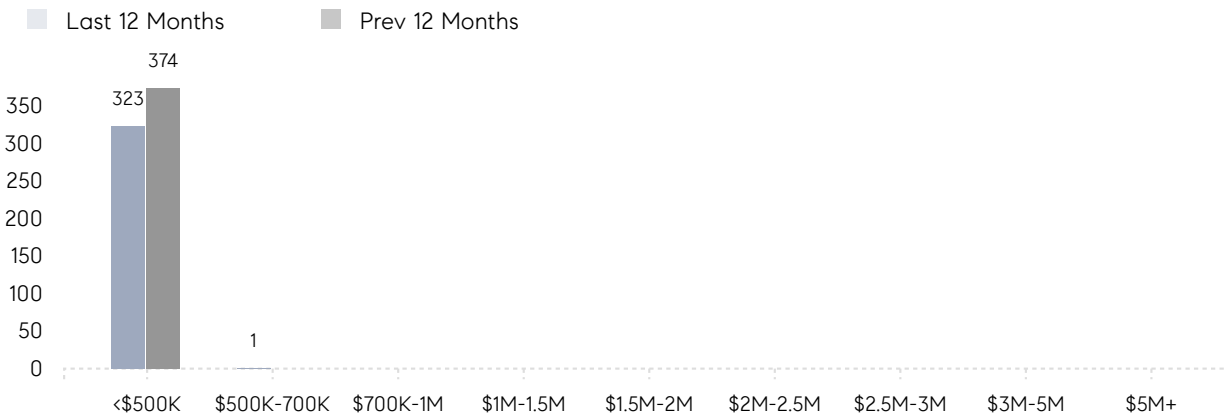
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Livingston

FEBRUARY 2023

UNDER CONTRACT

52
Total
Properties

\$1.0M
Average
Price

\$812K
Median
Price

37%
Increase From
Feb 2022

6%
Increase From
Feb 2022

0%
Change From
Feb 2022

UNITS SOLD

20
Total
Properties

\$1.0M
Average
Price

\$1.2M
Median
Price

-17%
Decrease From
Feb 2022

-22%
Decrease From
Feb 2022

15%
Increase From
Feb 2022

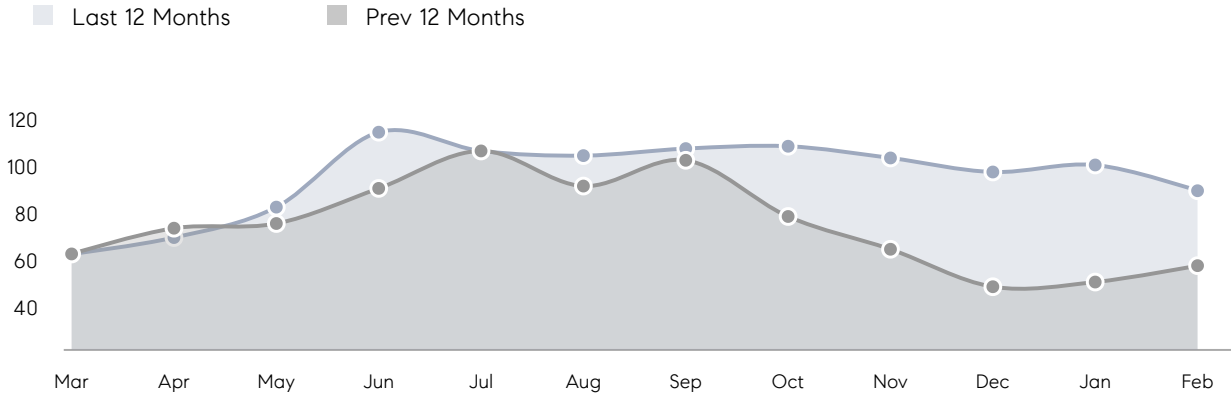
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	41	75	-45%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$1,079,450	\$1,383,378	-22.0%
	# OF CONTRACTS	52	38	36.8%
	NEW LISTINGS	33	43	-23%
Houses	AVERAGE DOM	41	75	-45%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$1,096,526	\$1,383,378	-21%
	# OF CONTRACTS	46	30	53%
	NEW LISTINGS	30	35	-14%
Condo/Co-op/TH	AVERAGE DOM	40	-	-
	% OF ASKING PRICE	97%	-	
	AVERAGE SOLD PRICE	\$755,000	-	-
	# OF CONTRACTS	6	8	-25%
	NEW LISTINGS	3	8	-62%

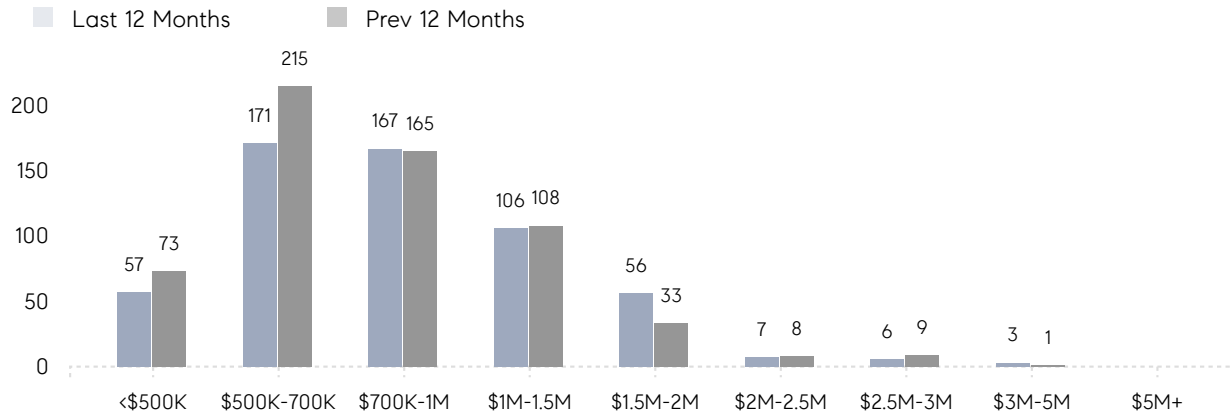
Livingston

FEBRUARY 2023

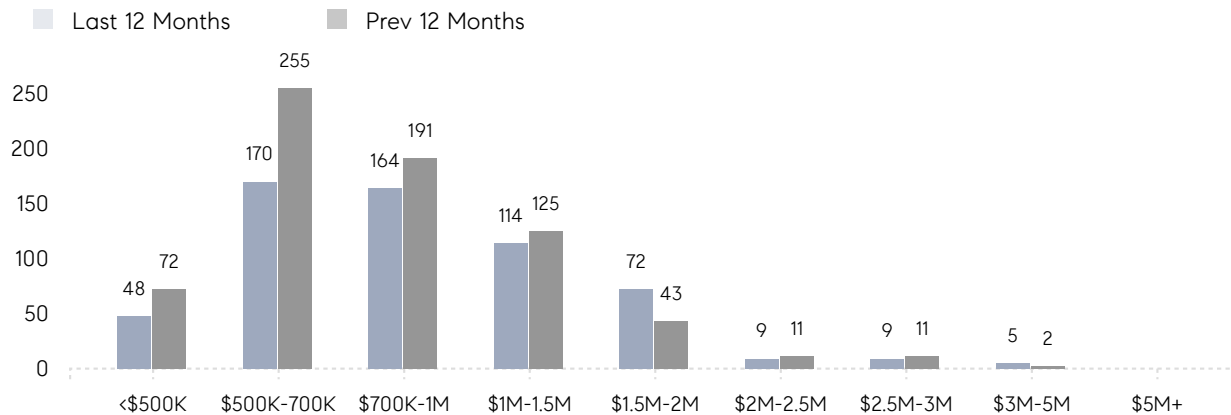
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maplewood

FEBRUARY 2023

UNDER CONTRACT

13	\$736K	\$725K
Total Properties	Average Price	Median Price
-48%	-2%	-8%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

10	\$950K	\$695K
Total Properties	Average Price	Median Price
-41%	14%	-10%
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

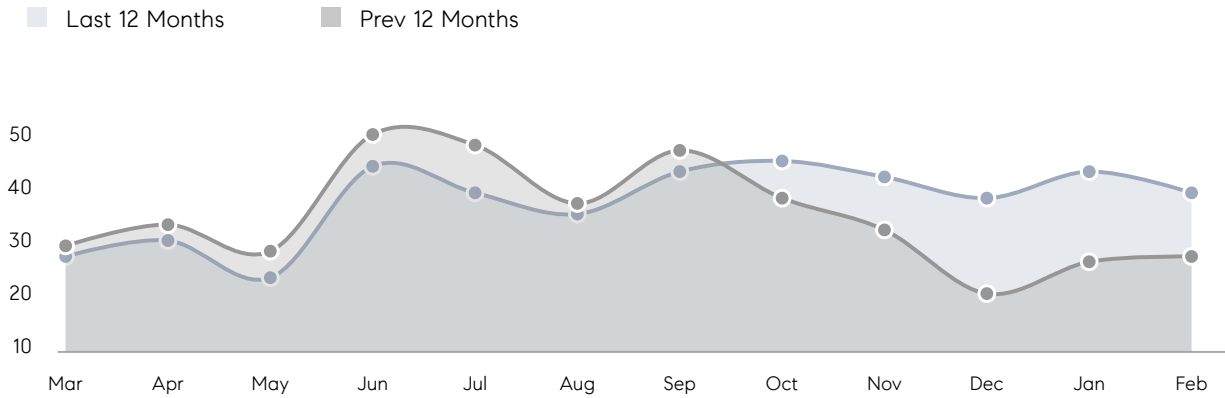
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	52	24	117%
	% OF ASKING PRICE	103%	108%	
	AVERAGE SOLD PRICE	\$950,500	\$834,947	13.8%
	# OF CONTRACTS	13	25	-48.0%
	NEW LISTINGS	11	31	-65%
Houses	AVERAGE DOM	52	22	136%
	% OF ASKING PRICE	103%	109%	
	AVERAGE SOLD PRICE	\$950,500	\$917,606	4%
	# OF CONTRACTS	13	24	-46%
	NEW LISTINGS	8	30	-73%
Condo/Co-op/TH	AVERAGE DOM	-	33	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$215,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	3	1	200%

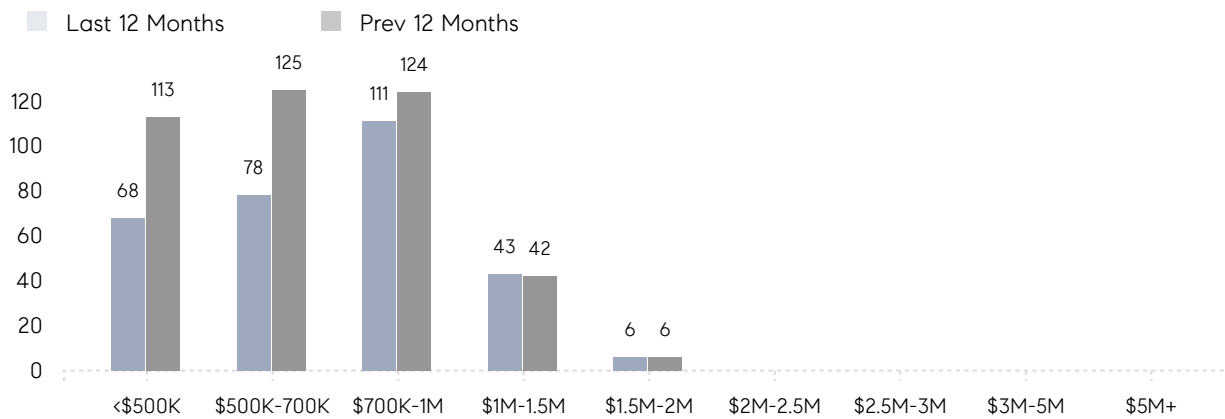
Maplewood

FEBRUARY 2023

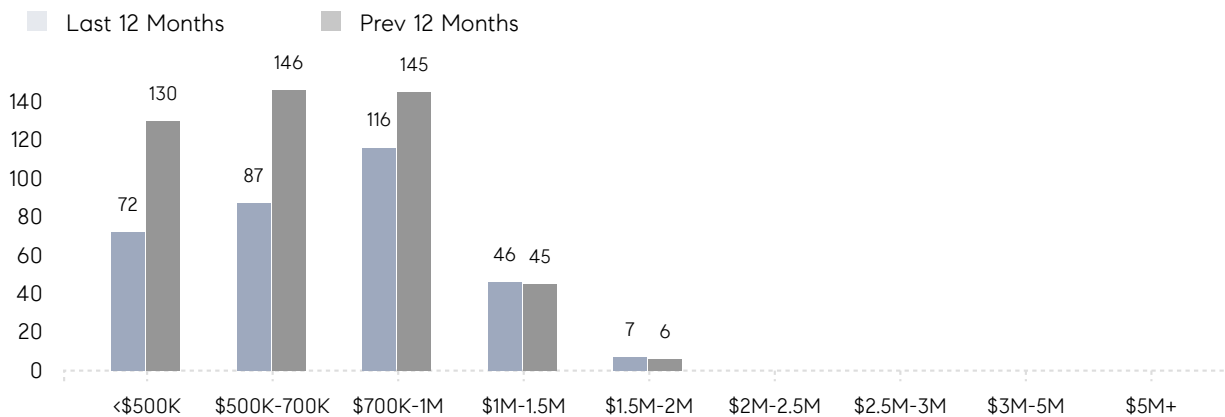
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Millburn

FEBRUARY 2023

UNDER CONTRACT

14 **\$1.3M** **\$1.3M**

Total
Properties

Average
Price

Median
Price

75%

Increase From
Feb 2022

13%

Increase From
Feb 2022

7%

Increase From
Feb 2022

UNITS SOLD

5 **\$1.4M** **\$1.6M**

Total
Properties

Average
Price

Median
Price

-29%

Decrease From
Feb 2022

80%

Increase From
Feb 2022

89%

Increase From
Feb 2022

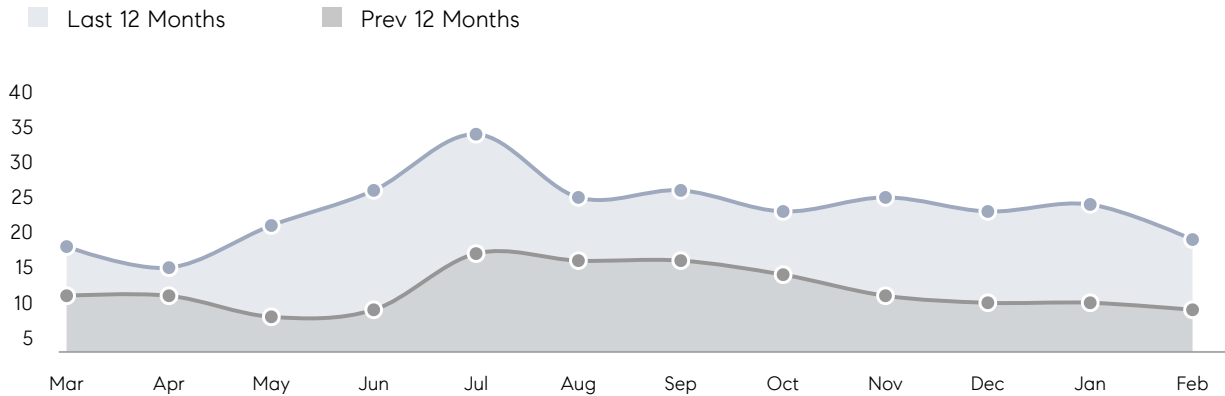
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	32	22	45%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$1,487,390	\$824,857	80.3%
	# OF CONTRACTS	14	8	75.0%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	32	15	113%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,487,390	\$923,167	61%
	# OF CONTRACTS	13	8	63%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	-	69	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$235,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	2	1	100%

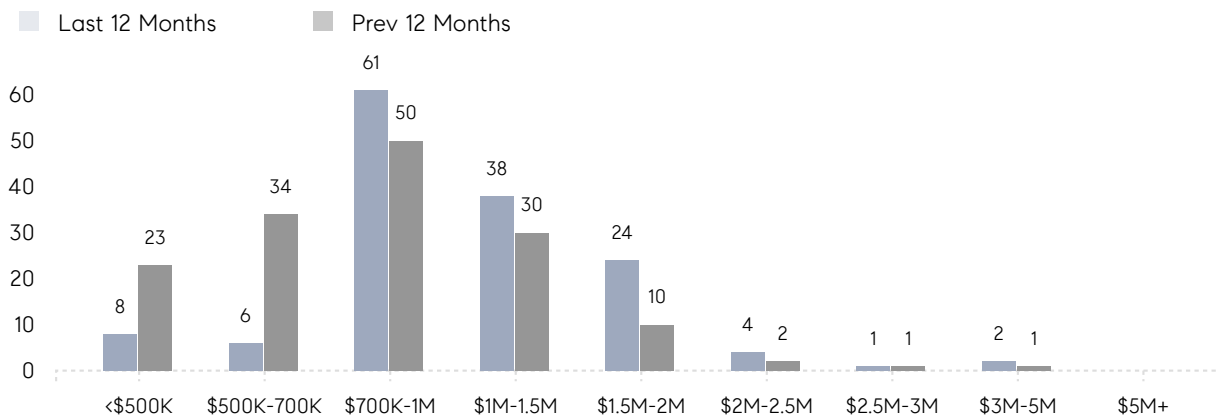
Millburn

FEBRUARY 2023

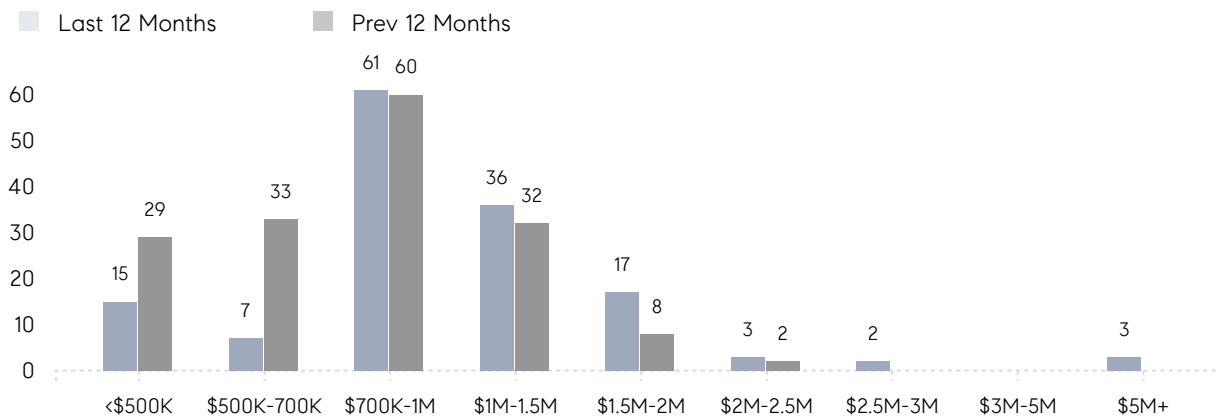
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montclair

FEBRUARY 2023

UNDER CONTRACT

32
Total
Properties

\$834K
Average
Price

\$644K
Median
Price

-11%
Decrease From
Feb 2022

25%
Increase From
Feb 2022

8%
Increase From
Feb 2022

UNITS SOLD

24
Total
Properties

\$813K
Average
Price

\$595K
Median
Price

71%
Increase From
Feb 2022

0%
Change From
Feb 2022

-7%
Decrease From
Feb 2022

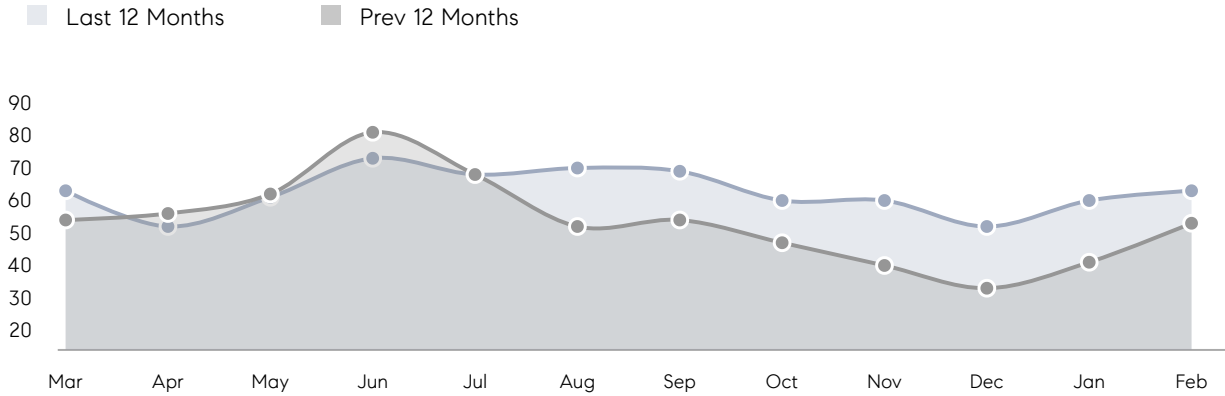
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	33	47	-30%
	% OF ASKING PRICE	108%	120%	
	AVERAGE SOLD PRICE	\$813,917	\$810,643	0.4%
	# OF CONTRACTS	32	36	-11.1%
	NEW LISTINGS	33	45	-27%
Houses	AVERAGE DOM	39	37	5%
	% OF ASKING PRICE	111%	126%	
	AVERAGE SOLD PRICE	\$1,066,563	\$1,015,900	5%
	# OF CONTRACTS	16	24	-33%
	NEW LISTINGS	21	35	-40%
Condo/Co-op/TH	AVERAGE DOM	21	71	-70%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$308,625	\$297,500	4%
	# OF CONTRACTS	16	12	33%
	NEW LISTINGS	12	10	20%

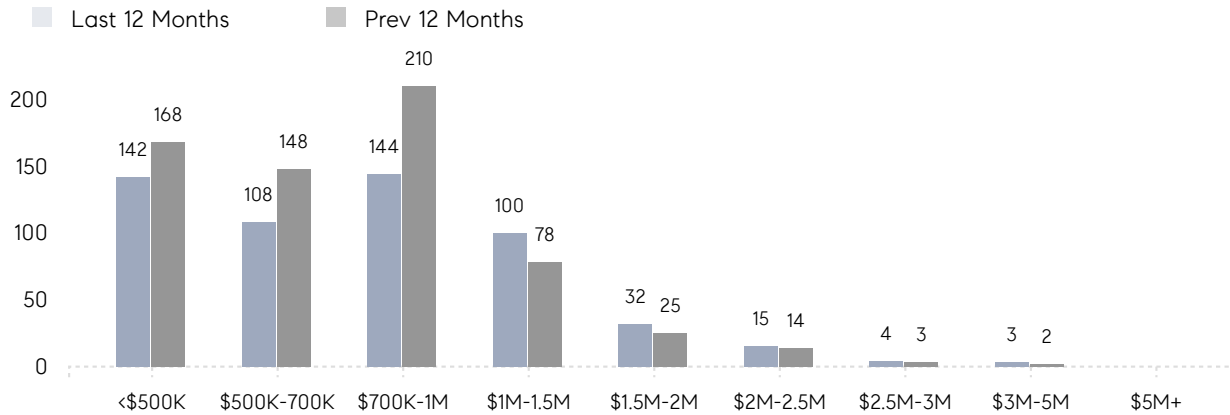
Montclair

FEBRUARY 2023

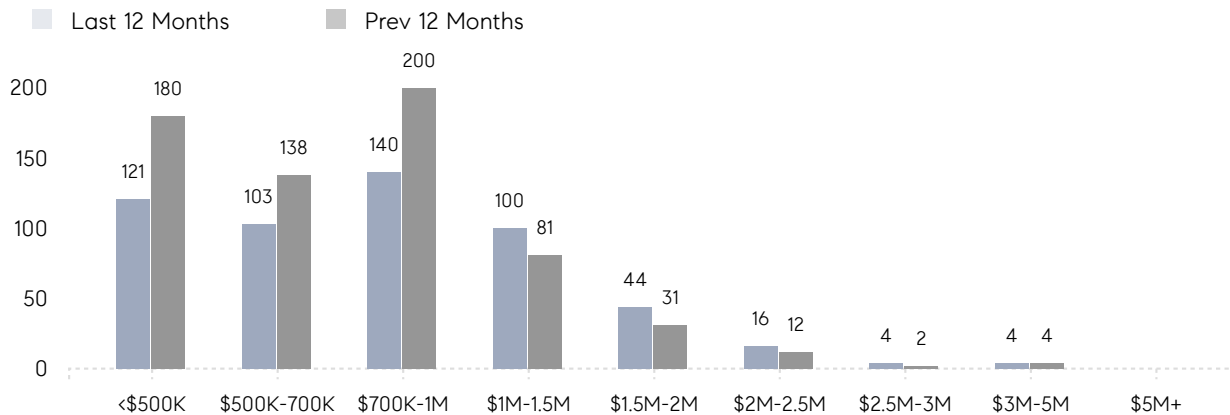
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Newark

FEBRUARY 2023

UNDER CONTRACT

45
Total
Properties

\$363K
Average
Price

\$390K
Median
Price

18%
Increase From
Feb 2022

17%
Increase From
Feb 2022

30%
Increase From
Feb 2022

UNITS SOLD

30
Total
Properties

\$425K
Average
Price

\$410K
Median
Price

-41%
Decrease From
Feb 2022

39%
Increase From
Feb 2022

34%
Increase From
Feb 2022

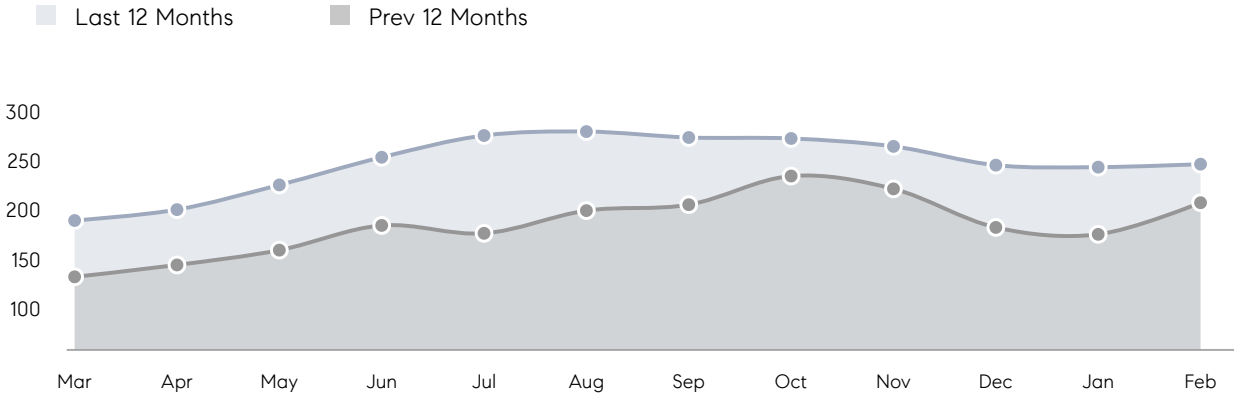
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	73	58	26%
	% OF ASKING PRICE	94%	103%	
	AVERAGE SOLD PRICE	\$425,830	\$306,755	38.8%
	# OF CONTRACTS	45	38	18.4%
	NEW LISTINGS	61	87	-30%
Houses	AVERAGE DOM	65	53	23%
	% OF ASKING PRICE	92%	105%	
	AVERAGE SOLD PRICE	\$424,177	\$327,271	30%
	# OF CONTRACTS	36	30	20%
	NEW LISTINGS	48	71	-32%
Condo/Co-op/TH	AVERAGE DOM	93	68	37%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$430,375	\$265,724	62%
	# OF CONTRACTS	9	8	13%
	NEW LISTINGS	13	16	-19%

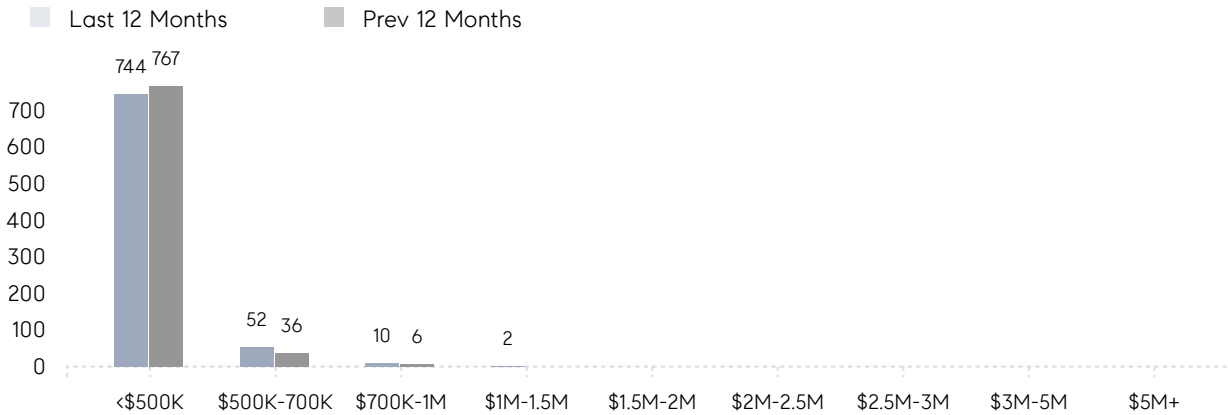
Newark

FEBRUARY 2023

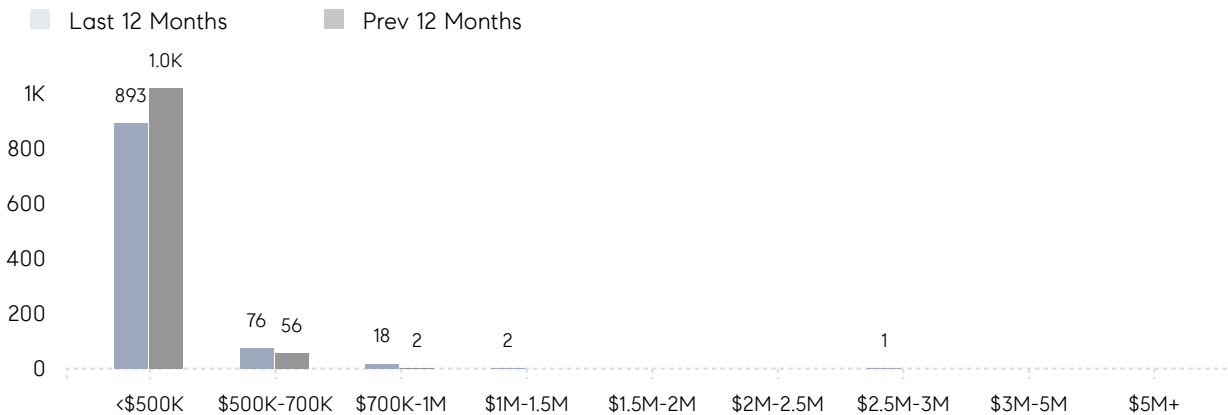
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Caldwell

FEBRUARY 2023

UNDER CONTRACT

8	\$930K	\$799K
Total Properties	Average Price	Median Price
0%	-20%	-9%
Change From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

3	\$1.4M	\$1.2M
Total Properties	Average Price	Median Price
200%	35%	14%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

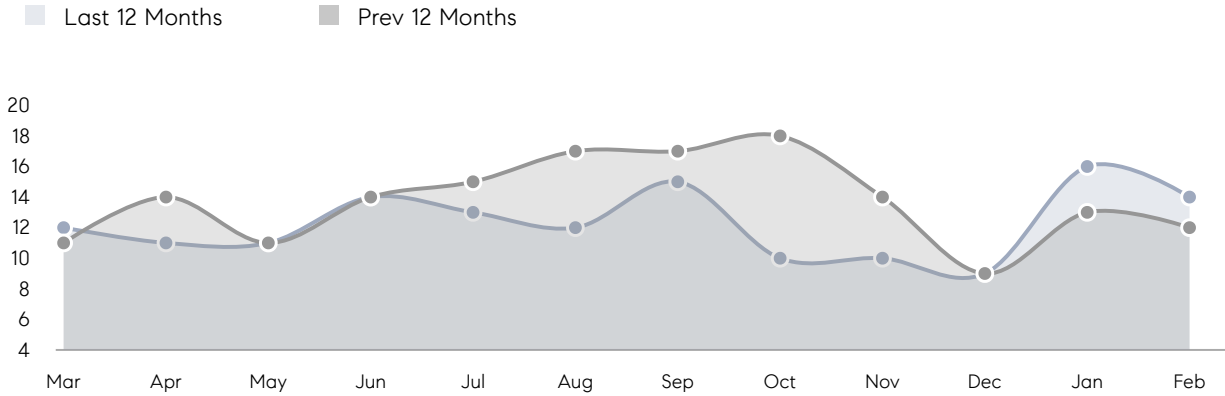
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	33	7	371%
	% OF ASKING PRICE	105%	117%	
	AVERAGE SOLD PRICE	\$1,416,667	\$1,050,000	34.9%
	# OF CONTRACTS	8	8	0.0%
	NEW LISTINGS	6	7	-14%
Houses	AVERAGE DOM	46	7	557%
	% OF ASKING PRICE	102%	117%	
	AVERAGE SOLD PRICE	\$1,850,000	\$1,050,000	76%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	8	-	-
	% OF ASKING PRICE	110%	-	
	AVERAGE SOLD PRICE	\$550,000	-	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	3	0	0%

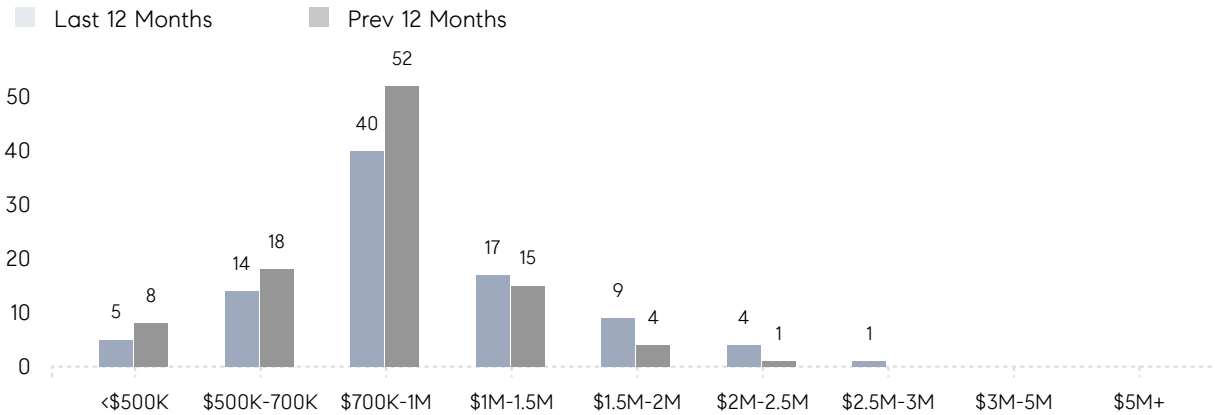
North Caldwell

FEBRUARY 2023

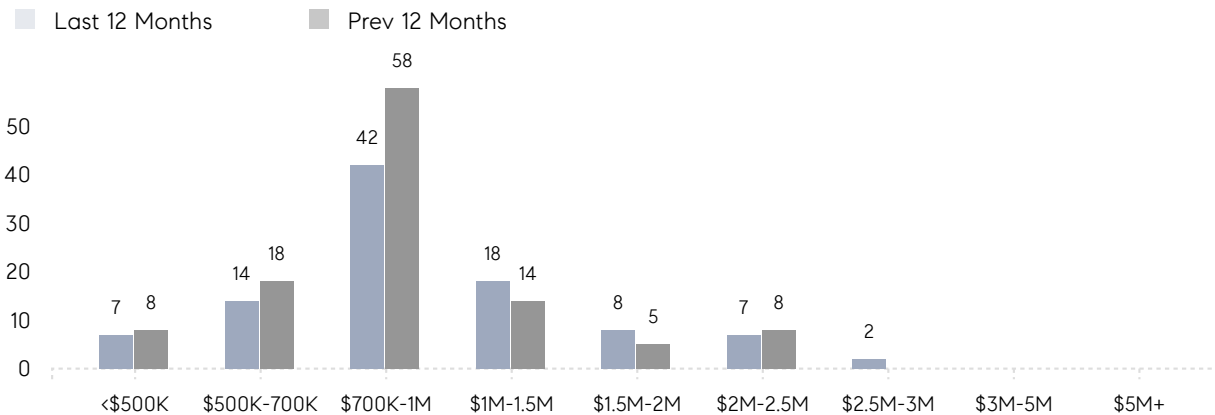
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Nutley

FEBRUARY 2023

UNDER CONTRACT

28
Total
Properties

\$415K
Average
Price

\$406K
Median
Price

22%
Increase From
Feb 2022

-9%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

UNITS SOLD

19
Total
Properties

\$526K
Average
Price

\$500K
Median
Price

-17%
Decrease From
Feb 2022

23%
Increase From
Feb 2022

6%
Increase From
Feb 2022

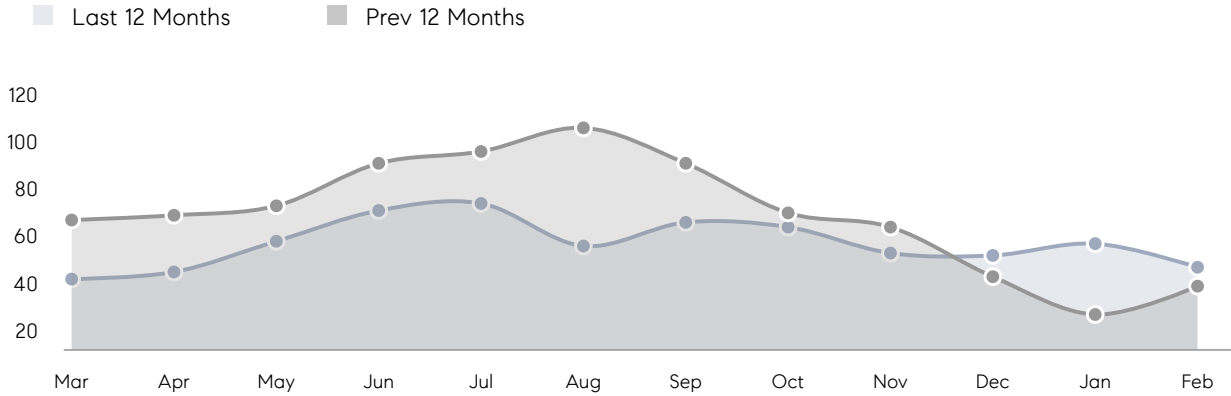
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	42	64	-34%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$526,721	\$429,717	22.6%
	# OF CONTRACTS	28	23	21.7%
	NEW LISTINGS	20	34	-41%
Houses	AVERAGE DOM	45	63	-29%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$601,667	\$560,033	7%
	# OF CONTRACTS	13	15	-13%
	NEW LISTINGS	12	20	-40%
Condo/Co-op/TH	AVERAGE DOM	36	65	-45%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$398,243	\$185,375	115%
	# OF CONTRACTS	15	8	88%
	NEW LISTINGS	8	14	-43%

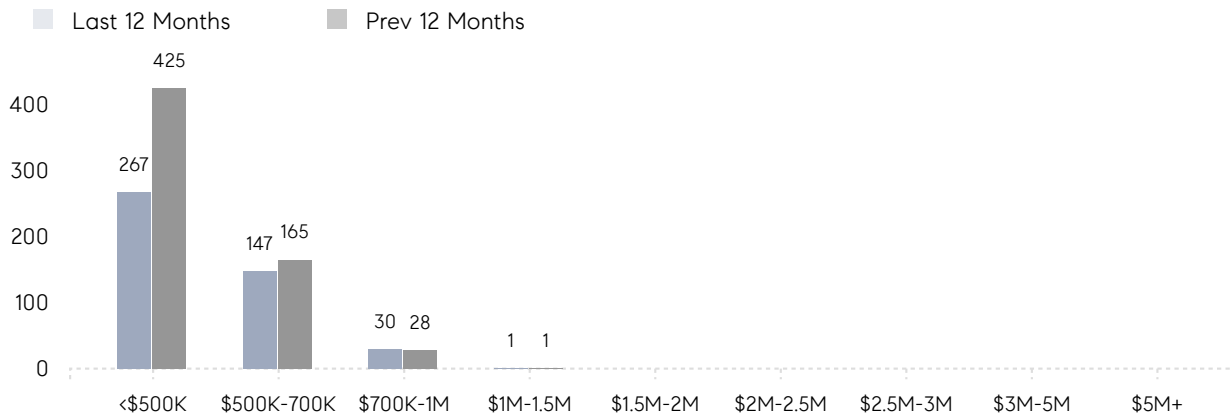
Nutley

FEBRUARY 2023

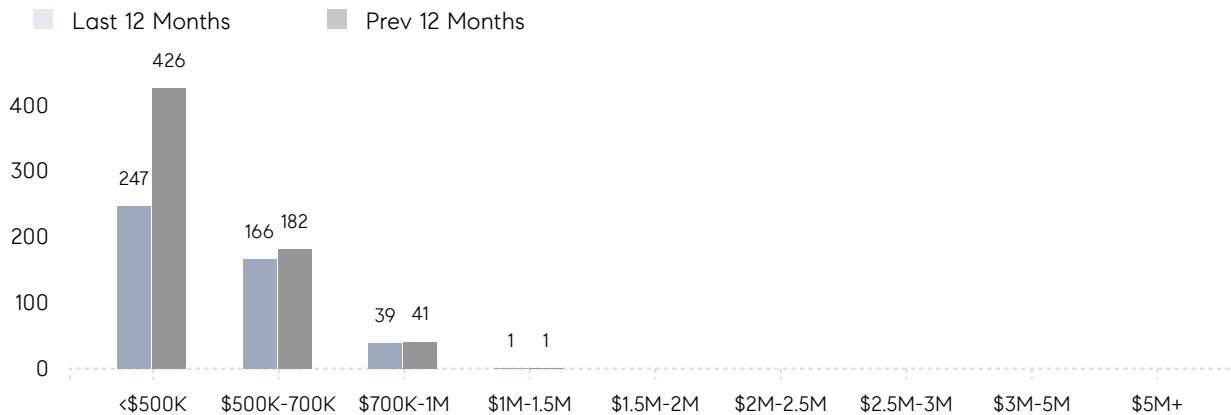
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Orange

FEBRUARY 2023

UNDER CONTRACT

9
Total
Properties

\$444K
Average
Price

\$449K
Median
Price

-44%
Decrease From
Feb 2022

34%
Increase From
Feb 2022

44%
Increase From
Feb 2022

UNITS SOLD

9
Total
Properties

\$524K
Average
Price

\$523K
Median
Price

125%
Increase From
Feb 2022

71%
Increase From
Feb 2022

81%
Increase From
Feb 2022

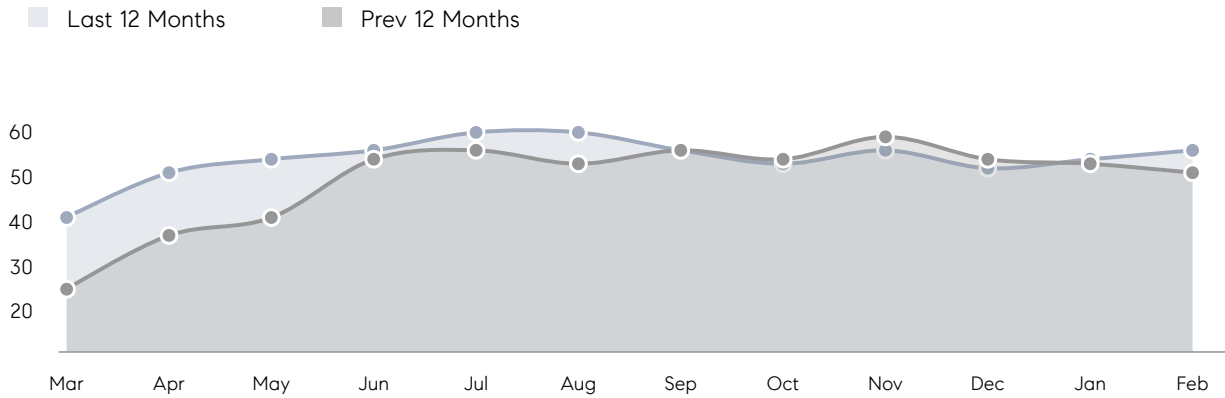
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	57	61	-7%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$524,222	\$306,000	71.3%
	# OF CONTRACTS	9	16	-43.7%
	NEW LISTINGS	15	15	0%
Houses	AVERAGE DOM	51	11	364%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$566,000	\$295,667	91%
	# OF CONTRACTS	9	11	-18%
	NEW LISTINGS	11	12	-8%
Condo/Co-op/TH	AVERAGE DOM	103	212	-51%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$190,000	\$337,000	-44%
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	4	3	33%

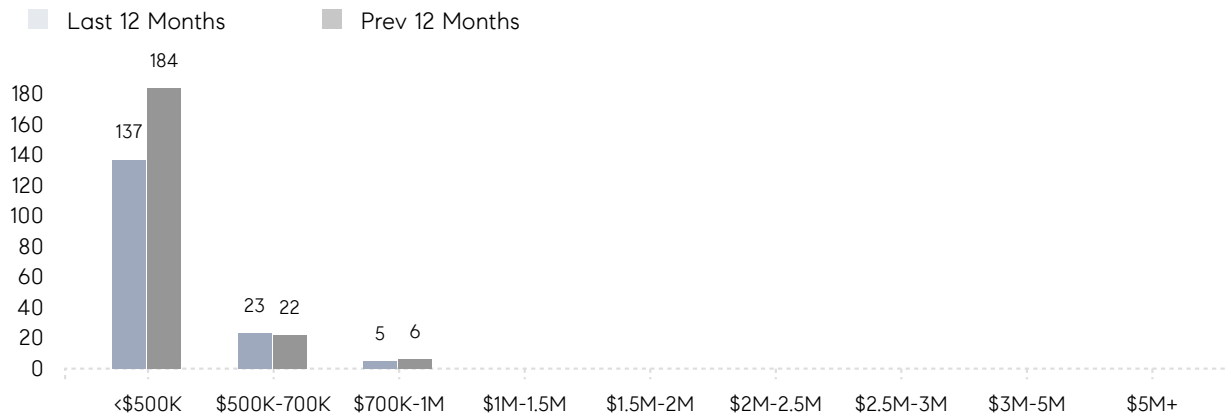
Orange

FEBRUARY 2023

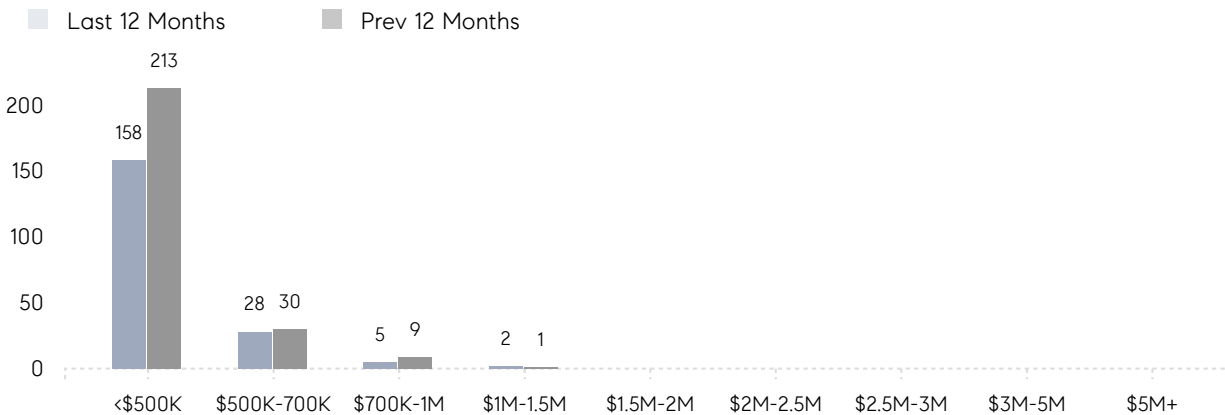
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roseland

FEBRUARY 2023

UNDER CONTRACT

4	\$600K	\$587K
Total Properties	Average Price	Median Price
33%	-44%	-48%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

5	\$666K	\$665K
Total Properties	Average Price	Median Price
400%	7%	6%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

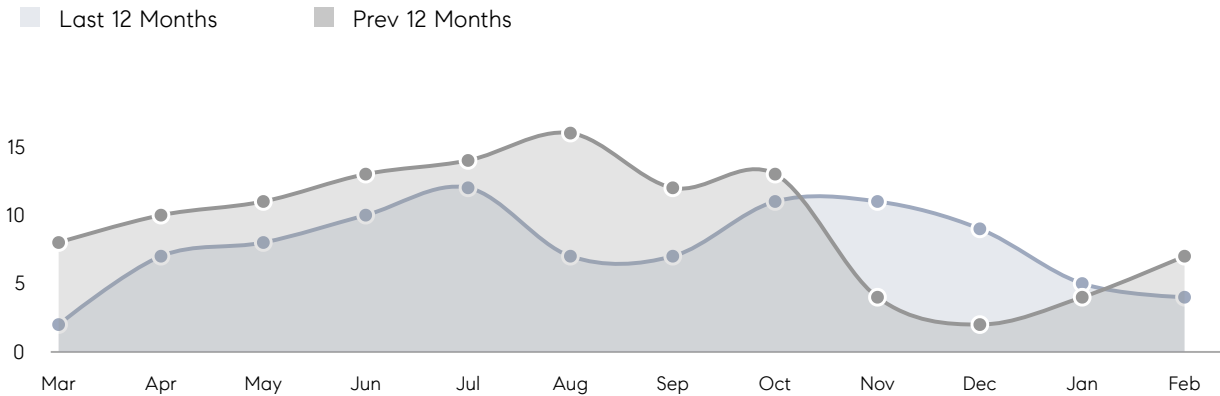
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	42	10	320%
	% OF ASKING PRICE	96%	105%	
	AVERAGE SOLD PRICE	\$666,000	\$625,000	6.6%
	# OF CONTRACTS	4	3	33.3%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	42	10	320%
	% OF ASKING PRICE	96%	105%	
	AVERAGE SOLD PRICE	\$666,000	\$625,000	7%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	3	-67%

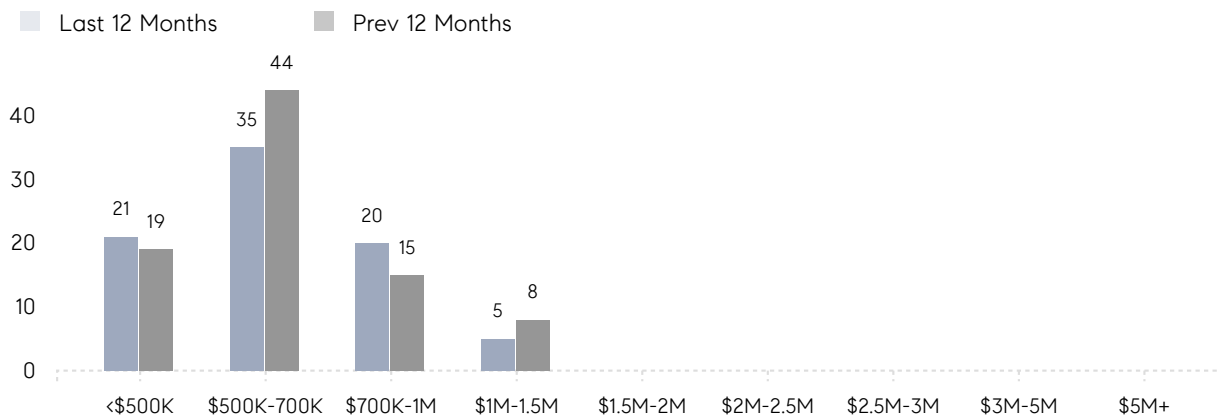
Roseland

FEBRUARY 2023

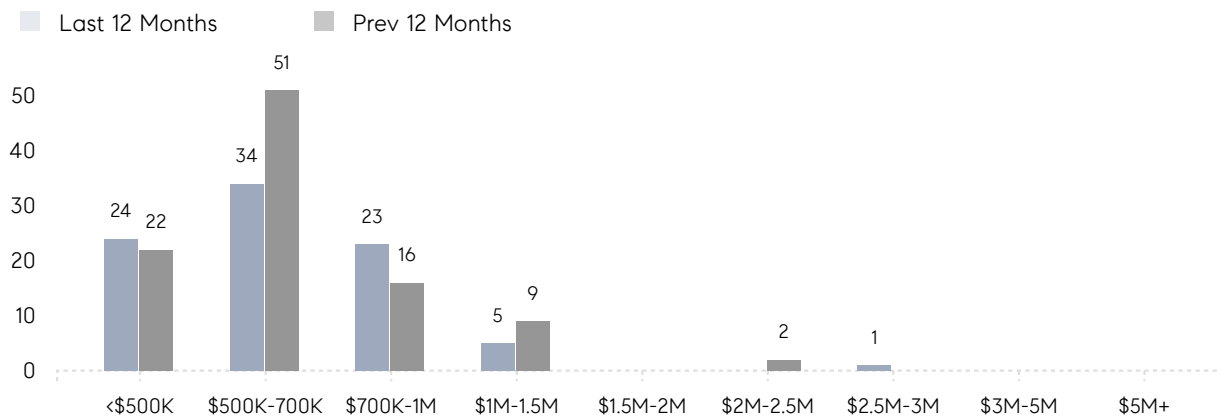
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Short Hills

FEBRUARY 2023

UNDER CONTRACT

19	\$1.8M	\$1.8M
Total Properties	Average Price	Median Price
27%	-1%	-9%
Increase From Feb 2022	Change From Feb 2022	Decrease From Feb 2022

UNITS SOLD

1	\$4.2M	\$4.2M
Total Properties	Average Price	Median Price
-83%	132%	171%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

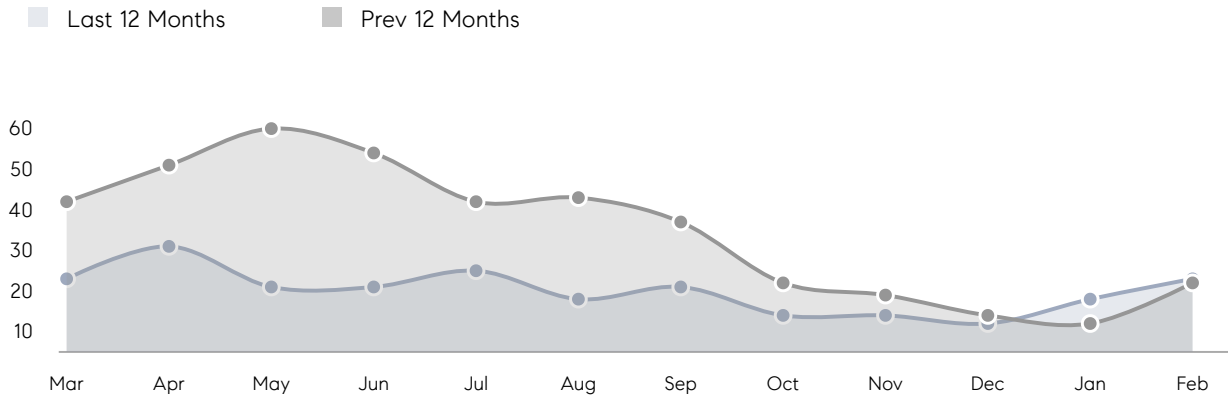
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	58	55	5%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$4,285,000	\$1,845,833	132.1%
	# OF CONTRACTS	19	15	26.7%
	NEW LISTINGS	26	29	-10%
Houses	AVERAGE DOM	58	55	5%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$4,285,000	\$1,845,833	132%
	# OF CONTRACTS	19	15	27%
	NEW LISTINGS	26	29	-10%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

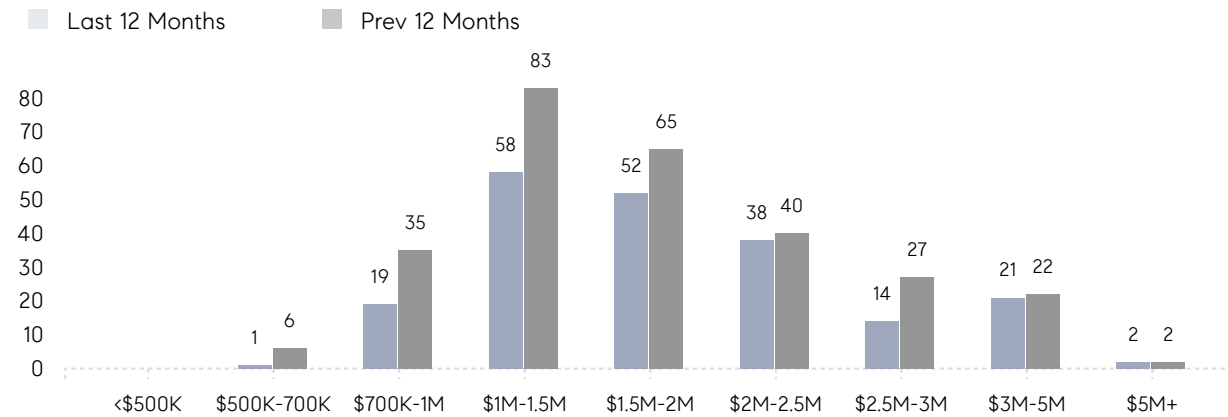
Short Hills

FEBRUARY 2023

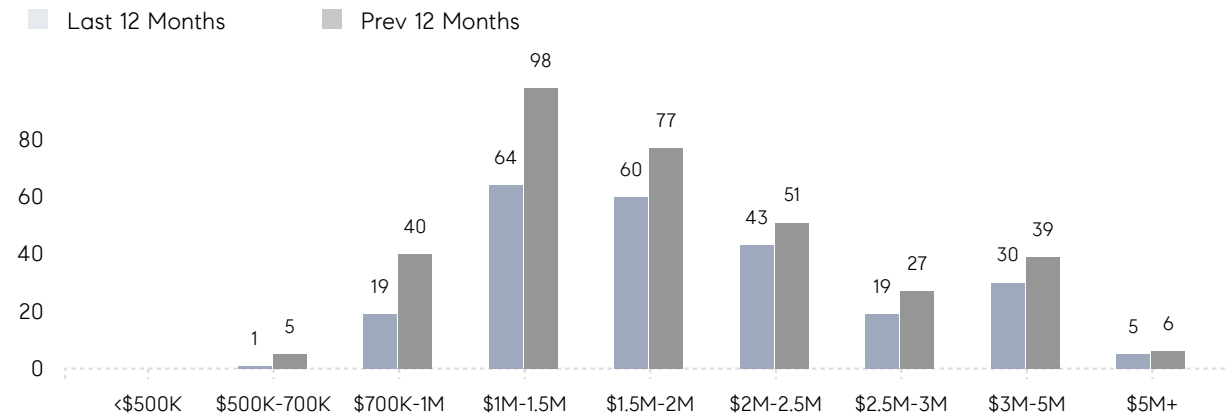
Monthly Inventory



Contracts By Price Range



Listings By Price Range



South Orange

FEBRUARY 2023

UNDER CONTRACT

15
Total
Properties

\$866K
Average
Price

\$789K
Median
Price

-17%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

17%
Increase From
Feb 2022

UNITS SOLD

7
Total
Properties

\$948K
Average
Price

\$1.1M
Median
Price

-30%
Decrease From
Feb 2022

43%
Increase From
Feb 2022

99%
Increase From
Feb 2022

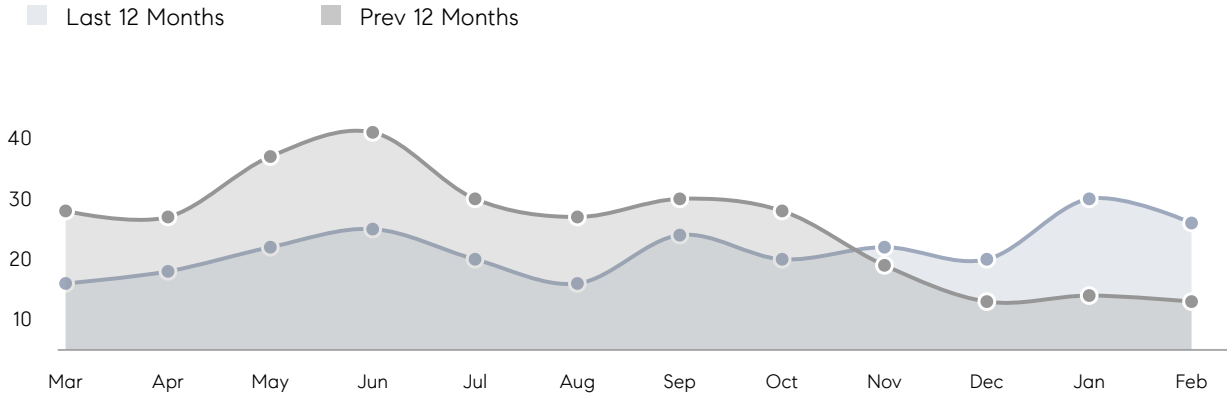
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	43	24	79%
	% OF ASKING PRICE	106%	110%	
	AVERAGE SOLD PRICE	\$948,229	\$664,890	42.6%
	# OF CONTRACTS	15	18	-16.7%
	NEW LISTINGS	11	15	-27%
Houses	AVERAGE DOM	43	22	95%
	% OF ASKING PRICE	106%	113%	
	AVERAGE SOLD PRICE	\$948,229	\$748,113	27%
	# OF CONTRACTS	15	15	0%
	NEW LISTINGS	9	14	-36%
Condo/Co-op/TH	AVERAGE DOM	-	30	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$332,000	-
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	2	1	100%

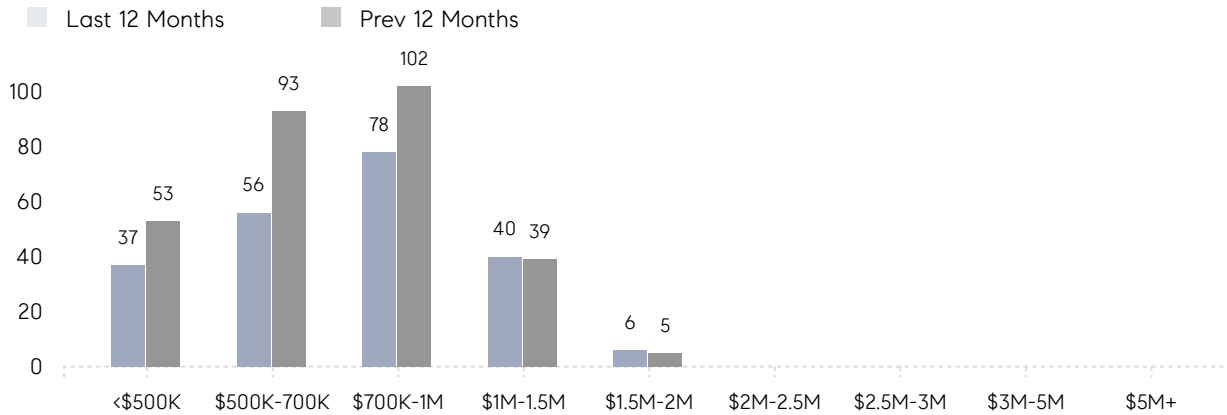
South Orange

FEBRUARY 2023

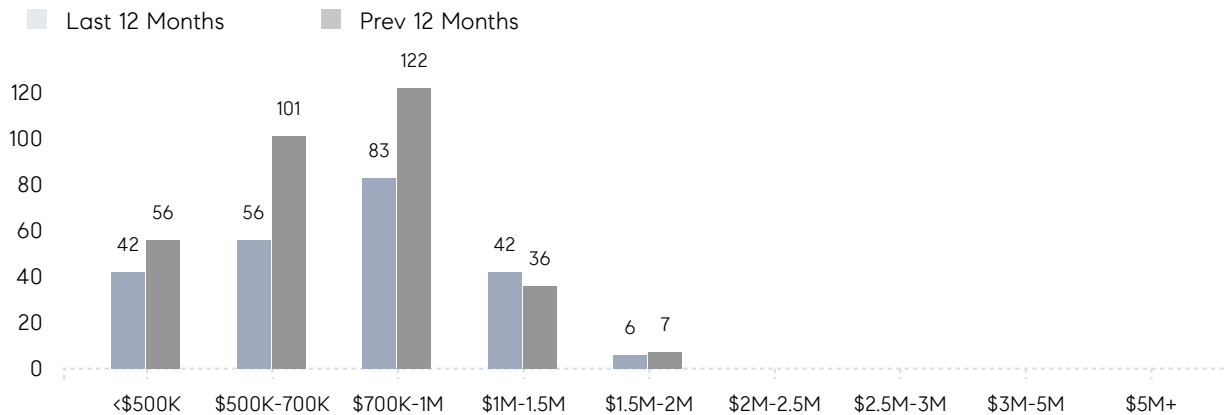
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Verona

FEBRUARY 2023

UNDER CONTRACT

15
Total
Properties

\$463K
Average
Price

\$519K
Median
Price

25%
Increase From
Feb 2022

-13%
Decrease From
Feb 2022

-11%
Decrease From
Feb 2022

UNITS SOLD

10
Total
Properties

\$363K
Average
Price

\$365K
Median
Price

-29%
Decrease From
Feb 2022

-39%
Decrease From
Feb 2022

-35%
Decrease From
Feb 2022

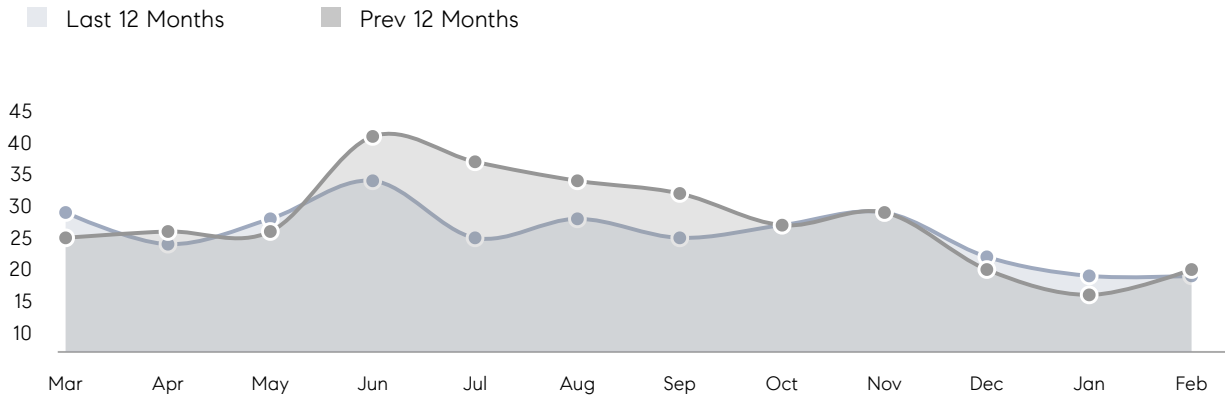
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	45	25	80%
	% OF ASKING PRICE	99%	106%	
	AVERAGE SOLD PRICE	\$363,300	\$591,786	-38.6%
	# OF CONTRACTS	15	12	25.0%
	NEW LISTINGS	16	17	-6%
Houses	AVERAGE DOM	60	21	186%
	% OF ASKING PRICE	92%	107%	
	AVERAGE SOLD PRICE	\$476,000	\$642,273	-26%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	13	10	30%
Condo/Co-op/TH	AVERAGE DOM	42	36	17%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$335,125	\$406,667	-18%
	# OF CONTRACTS	6	3	100%
	NEW LISTINGS	3	7	-57%

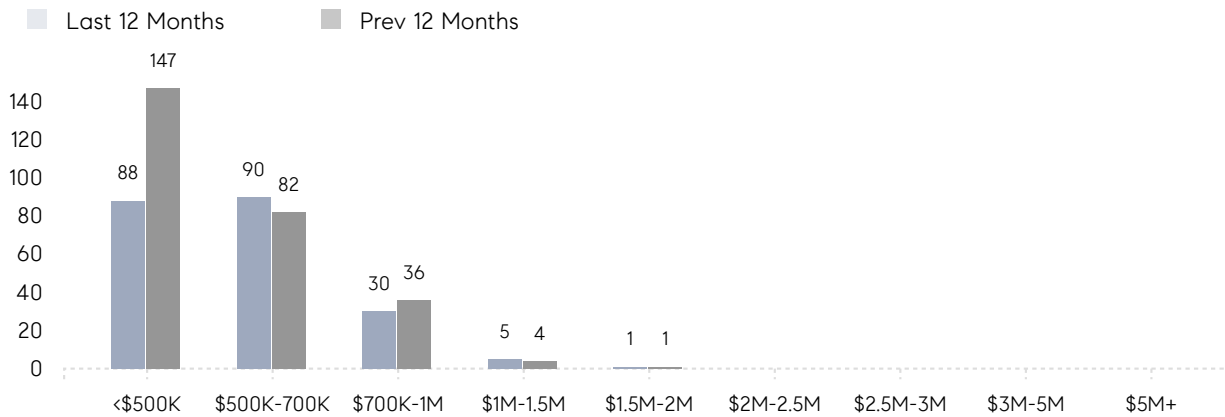
Verona

FEBRUARY 2023

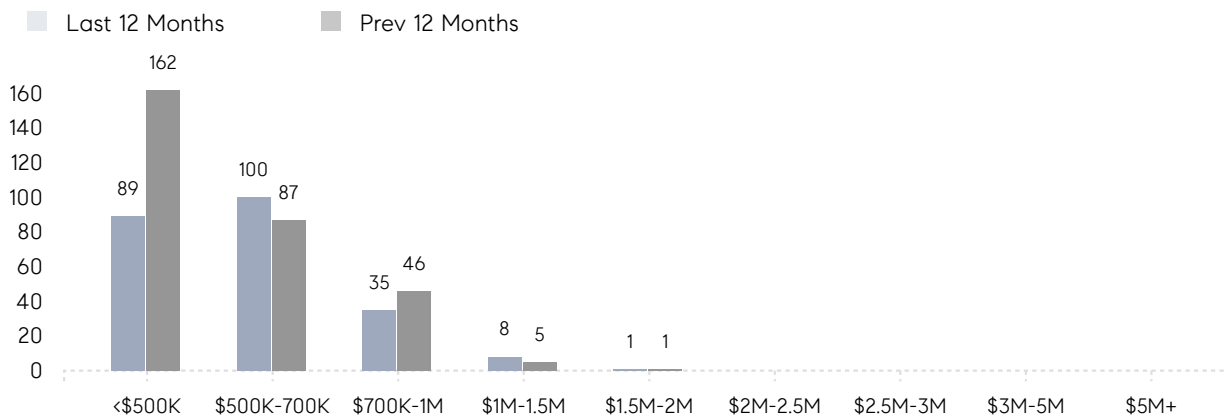
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Caldwell

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$633K
Average
Price

\$599K
Median
Price

0%
Change From
Feb 2022

31%
Increase From
Feb 2022

20%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$663K
Average
Price

\$680K
Median
Price

-20%
Decrease From
Feb 2022

16%
Increase From
Feb 2022

8%
Increase From
Feb 2022

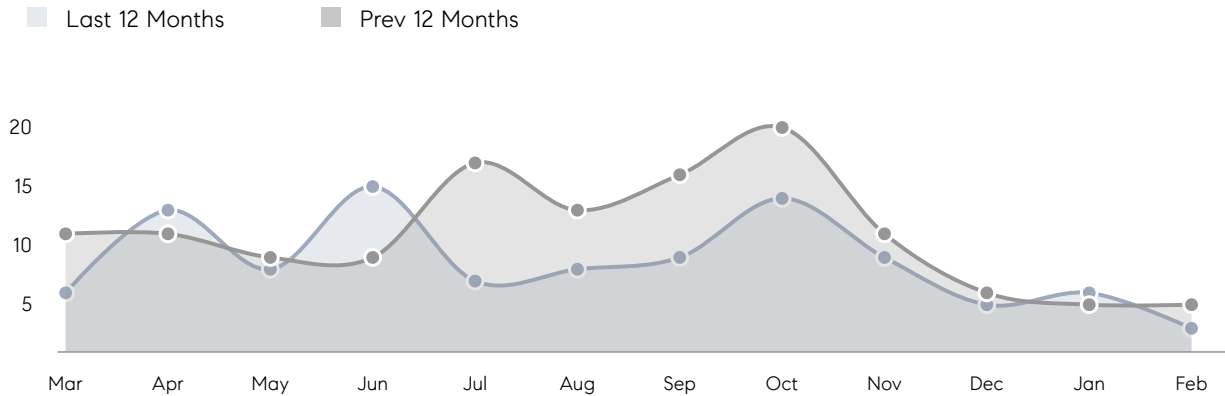
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	62	75	-17%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$663,750	\$569,800	16.5%
	# OF CONTRACTS	7	7	0.0%
	NEW LISTINGS	4	8	-50%
Houses	AVERAGE DOM	62	75	-17%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$663,750	\$569,800	16%
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	4	6	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

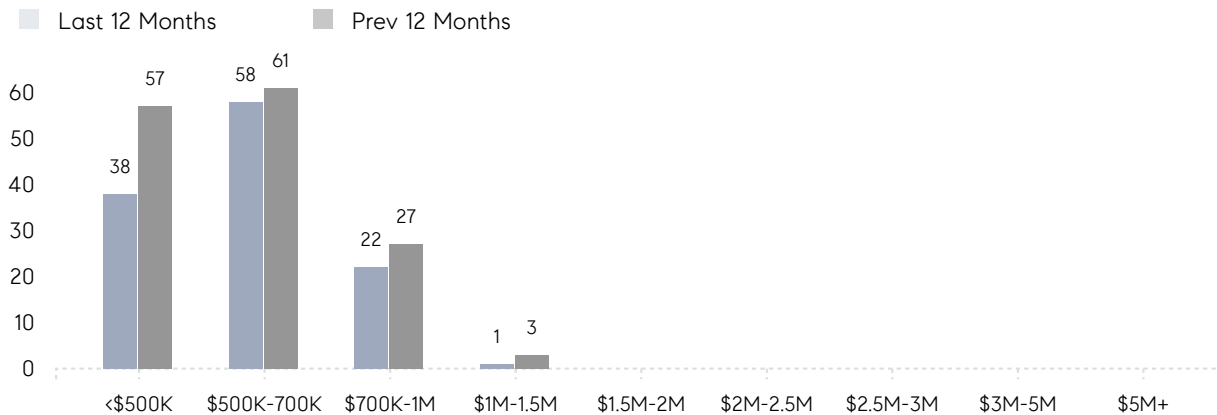
West Caldwell

FEBRUARY 2023

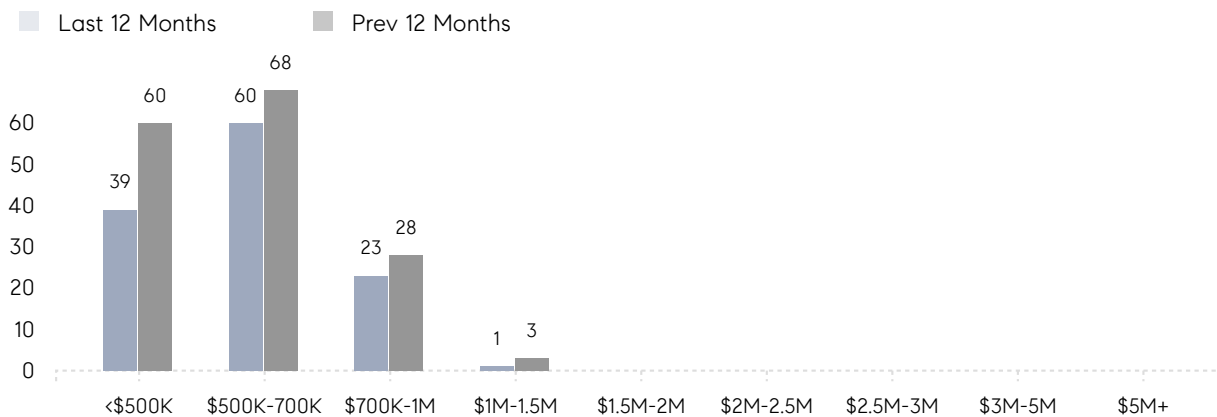
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Orange

FEBRUARY 2023

UNDER CONTRACT

55
Total
Properties

\$589K
Average
Price

\$549K
Median
Price

10%
Increase From
Feb 2022

6%
Increase From
Feb 2022

7%
Increase From
Feb 2022

UNITS SOLD

20
Total
Properties

\$647K
Average
Price

\$662K
Median
Price

-44%
Decrease From
Feb 2022

32%
Increase From
Feb 2022

42%
Increase From
Feb 2022

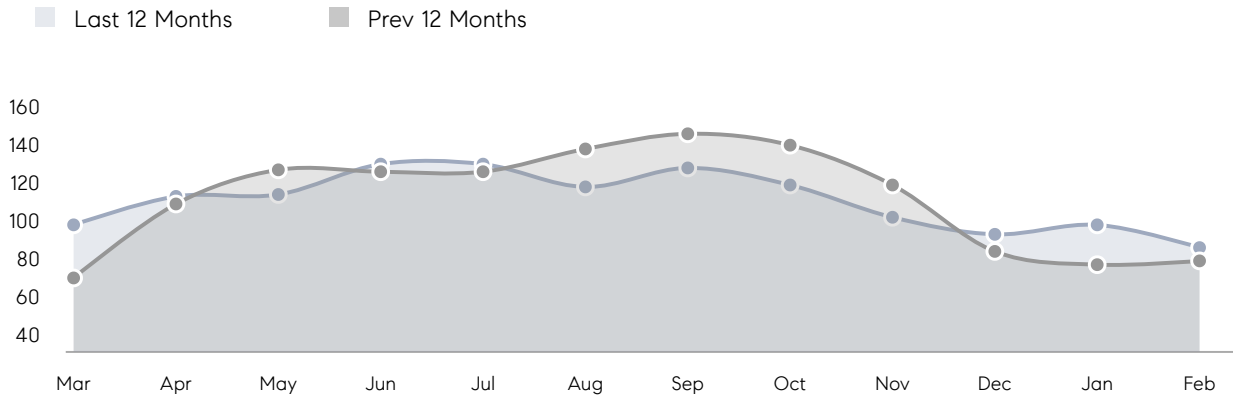
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	35	53	-34%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$647,075	\$490,472	31.9%
	# OF CONTRACTS	55	50	10.0%
	NEW LISTINGS	42	52	-19%
Houses	AVERAGE DOM	34	58	-41%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$668,969	\$521,034	28%
	# OF CONTRACTS	40	34	18%
	NEW LISTINGS	29	38	-24%
Condo/Co-op/TH	AVERAGE DOM	38	34	12%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$559,500	\$363,857	54%
	# OF CONTRACTS	15	16	-6%
	NEW LISTINGS	13	14	-7%

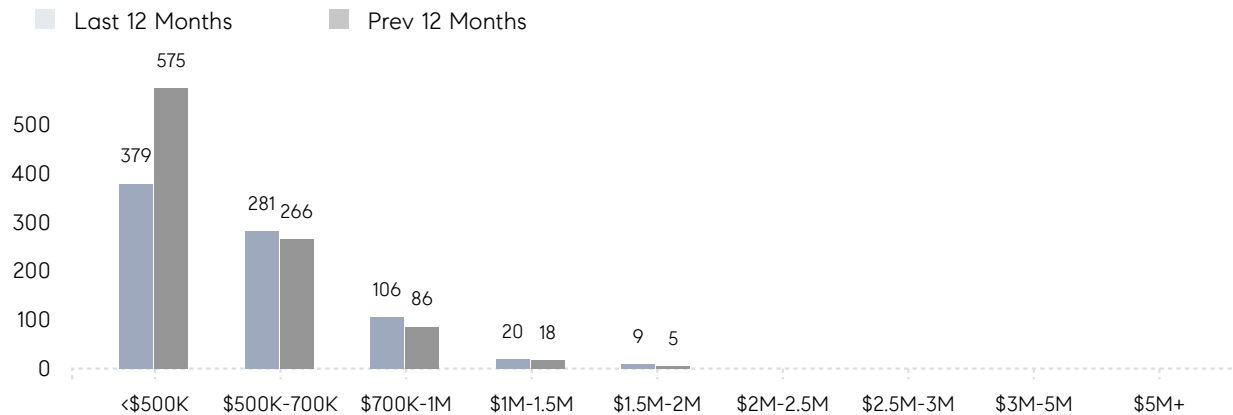
West Orange

FEBRUARY 2023

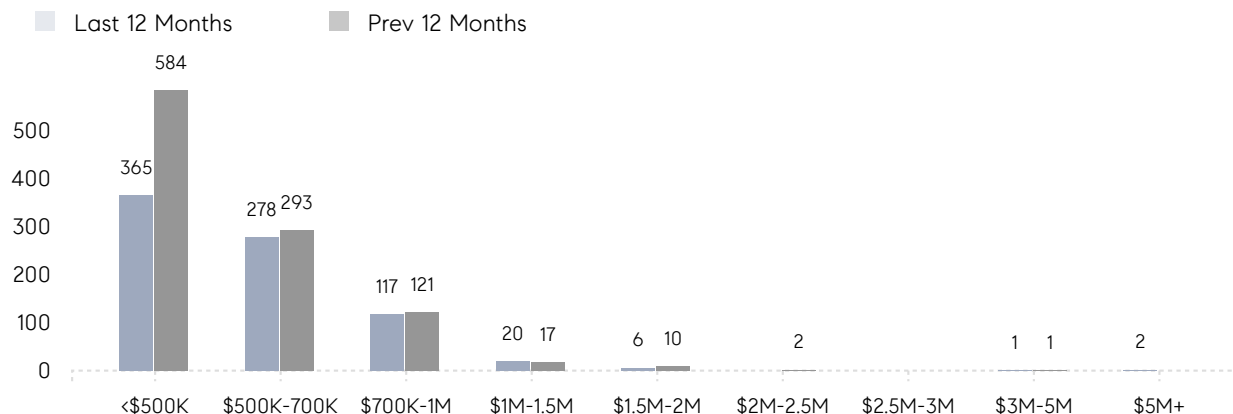
Monthly Inventory



Contracts By Price Range



Listings By Price Range





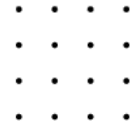
COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.

Belleville

FEBRUARY 2023



\$430K

Average
Sales Price

-55%

Decrease In Sales
From Feb 2022

\$439K

Median
Sales Price

-32%

Decrease In Contracts
From Feb 2022

103%

Average %
Of Asking Price

23%

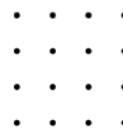
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bloomfield

FEBRUARY 2023



\$434K

Average
Sales Price

-67%

Decrease In Sales
From Feb 2022

\$447K

Median
Sales Price

-25%

Decrease In Contracts
From Feb 2022

104%

Average %
Of Asking Price

7%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Caldwell

FEBRUARY 2023



\$516K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$496K

Median
Sales Price

67%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

57%

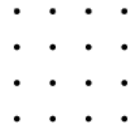
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cedar Grove

FEBRUARY 2023



\$593K

Average
Sales Price

-30%

Decrease In Sales
From Feb 2022

\$662K

Median
Sales Price

-15%

Decrease In Contracts
From Feb 2022

104%

Average %
Of Asking Price

8%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

East Orange

FEBRUARY 2023



\$400K

Average
Sales Price

-25%

Decrease In Sales
From Feb 2022

\$410K

Median
Sales Price

35%

Increase In Contracts
From Feb 2022

102%

Average %
Of Asking Price

20%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Essex Fells

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

0%

Change In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

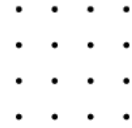
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fairfield

FEBRUARY 2023



\$752K

Average
Sales Price

-78%

Decrease In Sales
From Feb 2022

\$752K

Median
Sales Price

-56%

Decrease In Contracts
From Feb 2022

105%

Average %
Of Asking Price

-67%

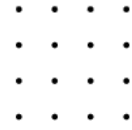
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Glen Ridge

FEBRUARY 2023



\$728K

Average
Sales Price

150%

Increase In Sales
From Feb 2022

\$959K

Median
Sales Price

-37%

Decrease In Contracts
From Feb 2022

103%

Average %
Of Asking Price

150%

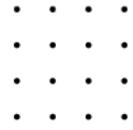
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Irvington

FEBRUARY 2023



\$315K

Average
Sales Price

-45%

Decrease In Sales
From Feb 2022

\$320K

Median
Sales Price

11%

Increase In Contracts
From Feb 2022

108%

Average %
Of Asking Price

-11%

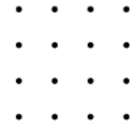
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Livingston

FEBRUARY 2023



\$1.0M

Average
Sales Price

-17%

Decrease In Sales
From Feb 2022

\$1.2M

Median
Sales Price

37%

Increase In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-45%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Maplewood

FEBRUARY 2023



\$950K

Average
Sales Price

-41%

Decrease In Sales
From Feb 2022

\$695K

Median
Sales Price

-48%

Decrease In Contracts
From Feb 2022

103%

Average %
Of Asking Price

117%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Millburn

FEBRUARY 2023



\$1.4M

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$1.6M

Median
Sales Price

75%

Increase In Contracts
From Feb 2022

102%

Average %
Of Asking Price

45%

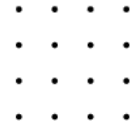
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montclair

FEBRUARY 2023



\$813K

Average
Sales Price

71%

Increase In Sales
From Feb 2022

\$595K

Median
Sales Price

-11%

Decrease In Contracts
From Feb 2022

108%

Average %
Of Asking Price

-30%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Newark

FEBRUARY 2023



\$425K

Average
Sales Price

-41%

Decrease In Sales
From Feb 2022

\$410K

Median
Sales Price

18%

Increase In Contracts
From Feb 2022

94%

Average %
Of Asking Price

26%

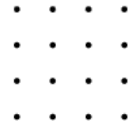
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Caldwell

FEBRUARY 2023



\$1.4M

Average
Sales Price

200%

Increase In Sales
From Feb 2022

\$1.2M

Median
Sales Price

0%

Change In Contracts
From Feb 2022

105%

Average %
Of Asking Price

371%

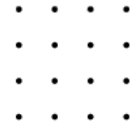
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Nutley

FEBRUARY 2023



\$526K

Average
Sales Price

-17%

Decrease In Sales
From Feb 2022

\$500K

Median
Sales Price

22%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-34%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Orange

FEBRUARY 2023



\$524K

Average
Sales Price

125%

Increase In Sales
From Feb 2022

\$523K

Median
Sales Price

-44%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-7%

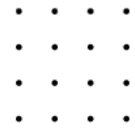
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roseland

FEBRUARY 2023



\$666K

Average
Sales Price

400%

Increase In Sales
From Feb 2022

\$665K

Median
Sales Price

33%

Increase In Contracts
From Feb 2022

96%

Average %
Of Asking Price

320%

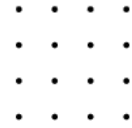
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Short Hills

FEBRUARY 2023



\$4.2M

Average
Sales Price

-83%

Decrease In Sales
From Feb 2022

\$4.2M

Median
Sales Price

27%

Increase In Contracts
From Feb 2022

102%

Average %
Of Asking Price

5%

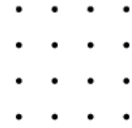
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

South Orange

FEBRUARY 2023



\$948K

Average
Sales Price

-30%

Decrease In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-17%

Decrease In Contracts
From Feb 2022

106%

Average %
Of Asking Price

79%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Verona

FEBRUARY 2023



\$363K

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$365K

Median
Sales Price

25%

Increase In Contracts
From Feb 2022

99%

Average %
Of Asking Price

80%

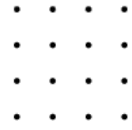
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Caldwell

FEBRUARY 2023



\$663K

Average
Sales Price

-20%

Decrease In Sales
From Feb 2022

\$680K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

103%

Average %
Of Asking Price

-17%

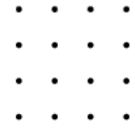
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Orange

FEBRUARY 2023



\$647K

Average
Sales Price

-44%

Decrease In Sales
From Feb 2022

\$662K

Median
Sales Price

10%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-34%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS