



COMPASS

March 2023

Allendale Market Insights

Allendale

MARCH 2023

UNDER CONTRACT

6	\$927K	\$935K
Total Properties	Average Price	Median Price
-50%	-17%	-14%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

10	\$1.0M	\$895K
Total Properties	Average Price	Median Price
400%	77%	56%
Increase From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

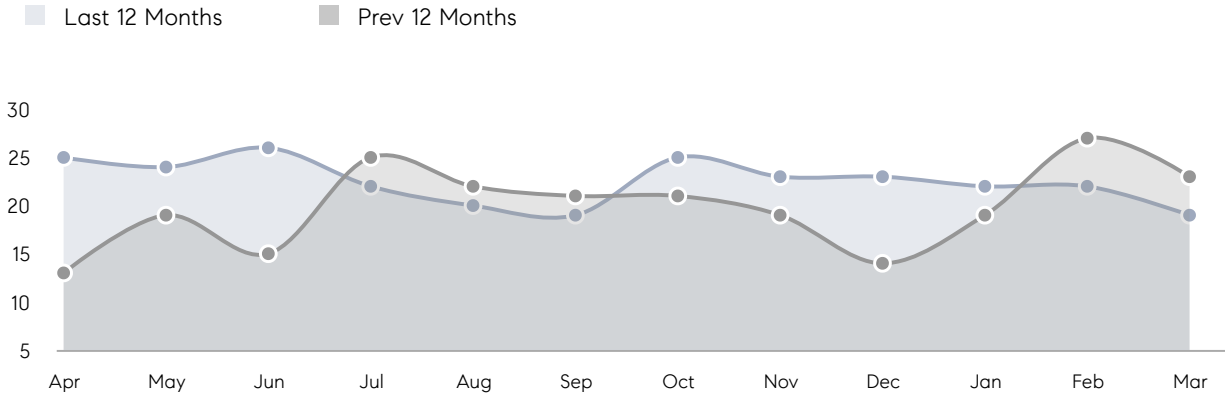
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	24	14	71%
	% OF ASKING PRICE	100%	112%	
	AVERAGE SOLD PRICE	\$1,018,700	\$575,000	77.2%
	# OF CONTRACTS	6	12	-50.0%
	NEW LISTINGS	4	10	-60%
Houses	AVERAGE DOM	22	14	57%
	% OF ASKING PRICE	100%	112%	
	AVERAGE SOLD PRICE	\$1,050,889	\$575,000	83%
	# OF CONTRACTS	4	9	-56%
	NEW LISTINGS	1	7	-86%
Condo/Co-op/TH	AVERAGE DOM	39	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$729,000	-	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	3	3	0%

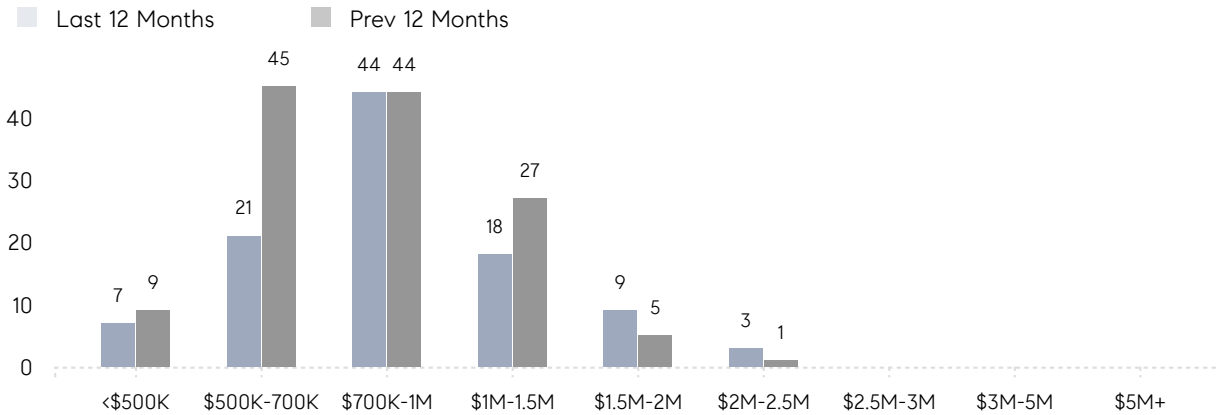
Allendale

MARCH 2023

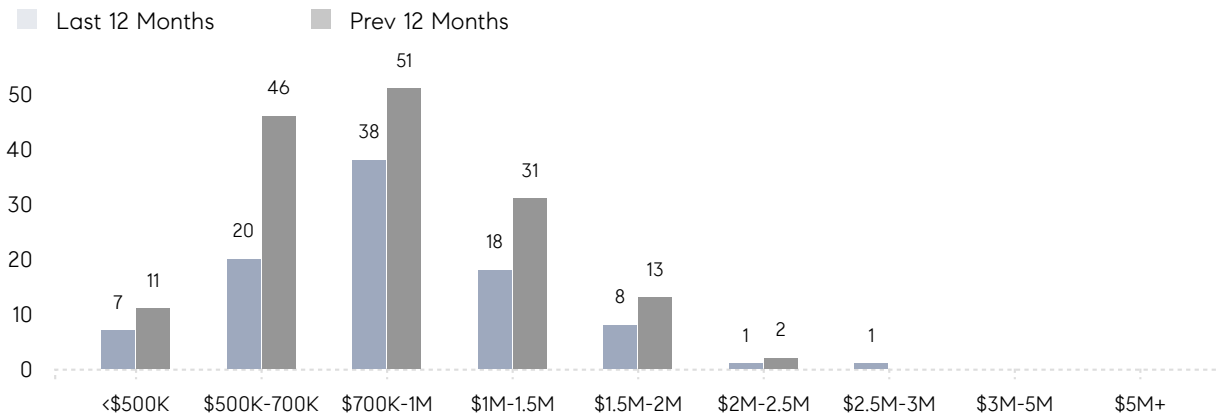
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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March 2023

Alpine Market Insights

Alpine

MARCH 2023

UNDER CONTRACT

3
Total
Properties

\$3.8M
Average
Price

\$3.2M
Median
Price

50%
Increase From
Mar 2022

1%
Increase From
Mar 2022

-14%
Decrease From
Mar 2022

UNITS SOLD

2
Total
Properties

\$2.3M
Average
Price

\$2.3M
Median
Price

100%
Increase From
Mar 2022

-15%
Decrease From
Mar 2022

-15%
Decrease From
Mar 2022

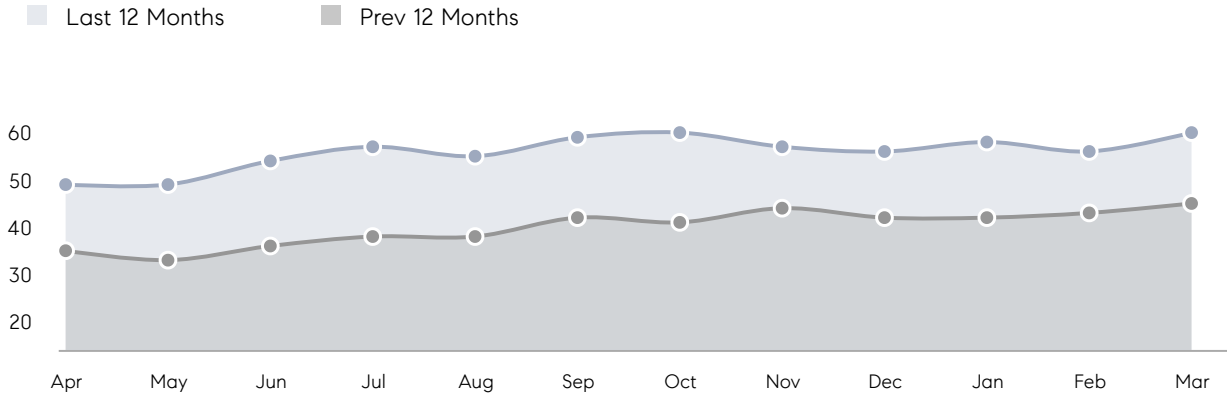
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	121	59	105%
	% OF ASKING PRICE	95%	85%	
	AVERAGE SOLD PRICE	\$2,372,513	\$2,800,000	-15.3%
	# OF CONTRACTS	3	2	50.0%
	NEW LISTINGS	7	7	0%
Houses	AVERAGE DOM	121	59	105%
	% OF ASKING PRICE	95%	85%	
	AVERAGE SOLD PRICE	\$2,372,513	\$2,800,000	-15%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	7	7	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

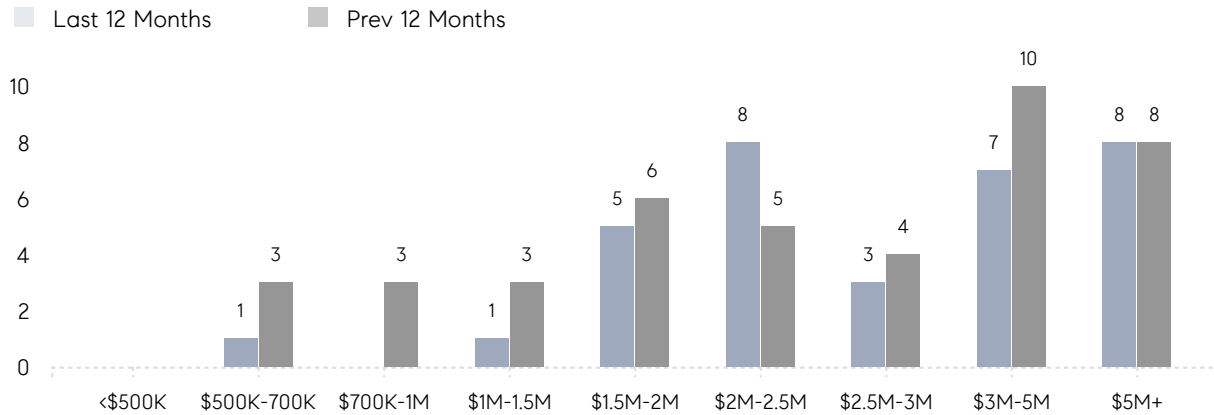
Alpine

MARCH 2023

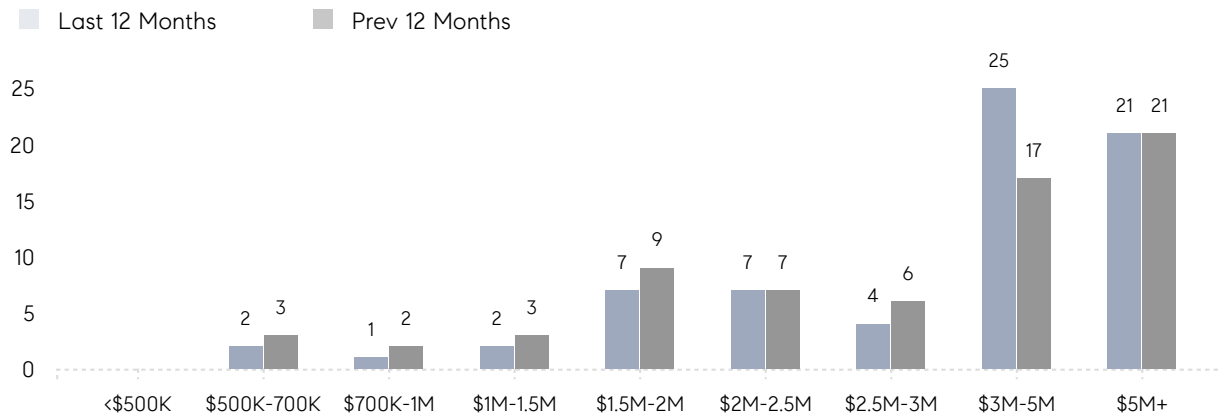
Monthly Inventory



Contracts By Price Range



Listings By Price Range

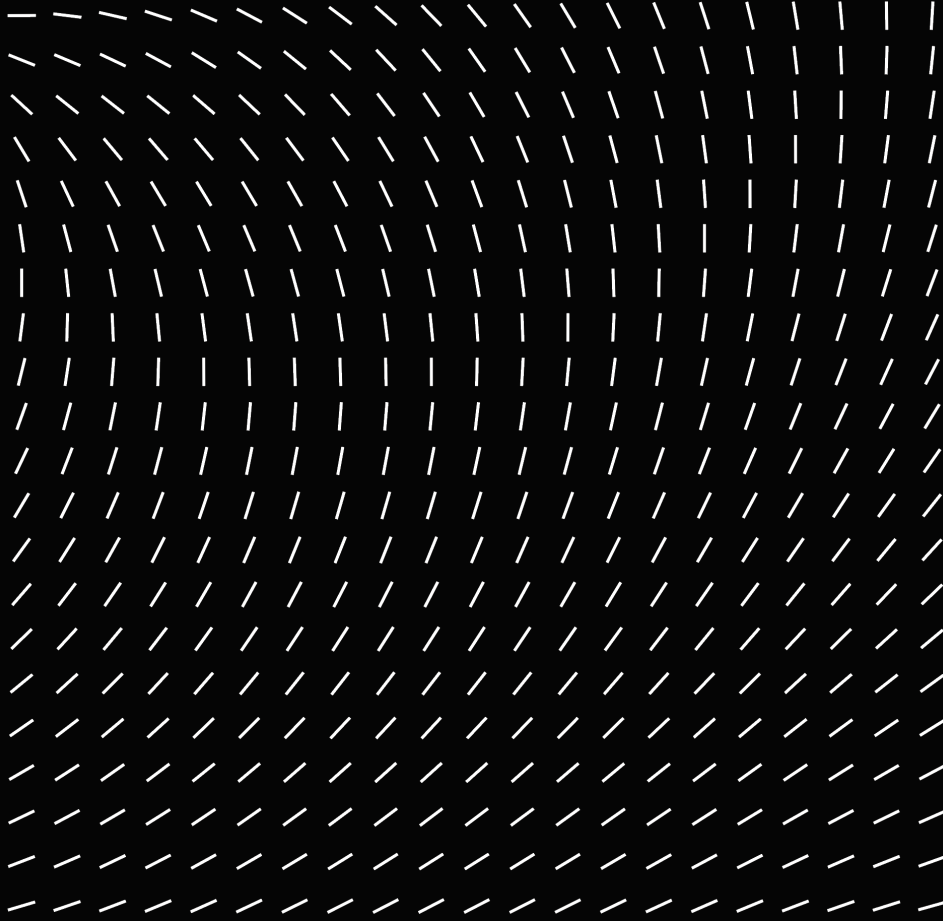




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March 2023

Andover Borough Market Insights

Andover Borough

MARCH 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Mar 2022	Change From Mar 2022	Change From Mar 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Mar 2022	Change From Mar 2022	Change From Mar 2022

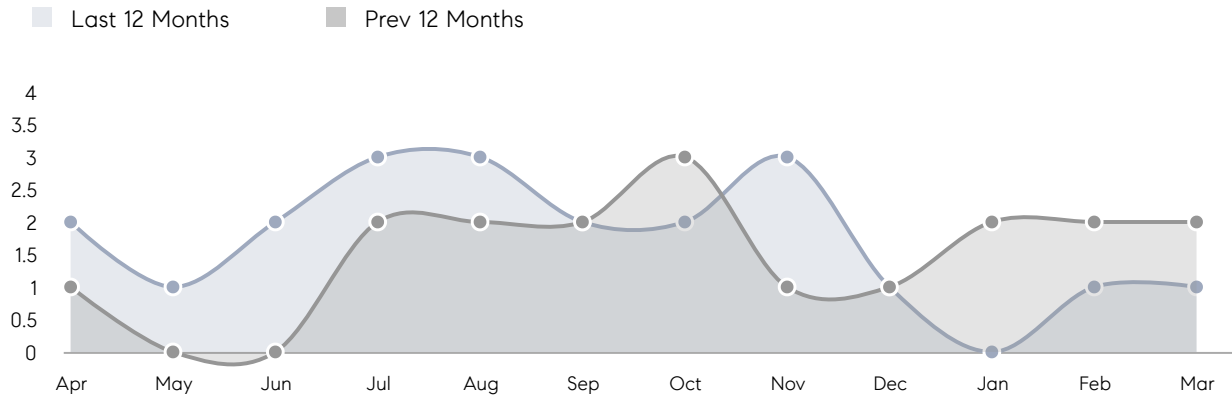
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0.0%
	NEW LISTINGS	0	1	0%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

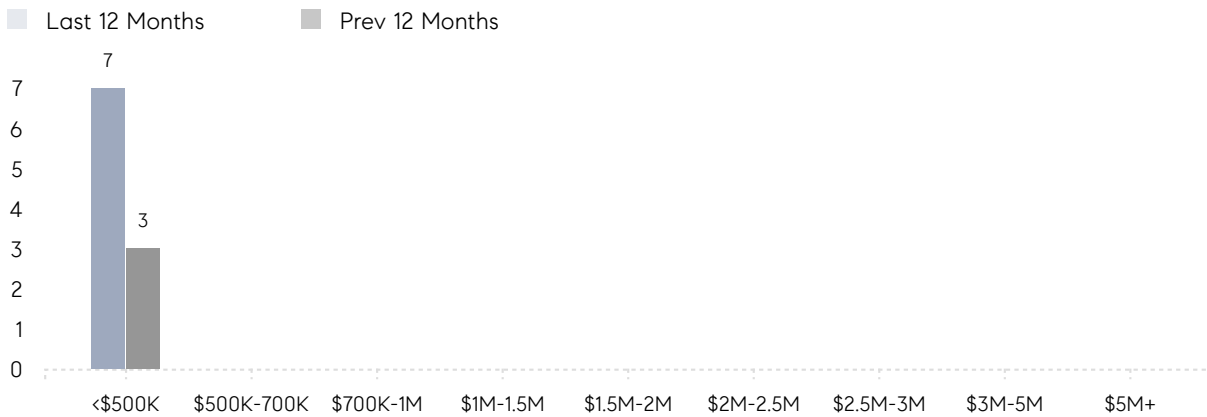
Andover Borough

MARCH 2023

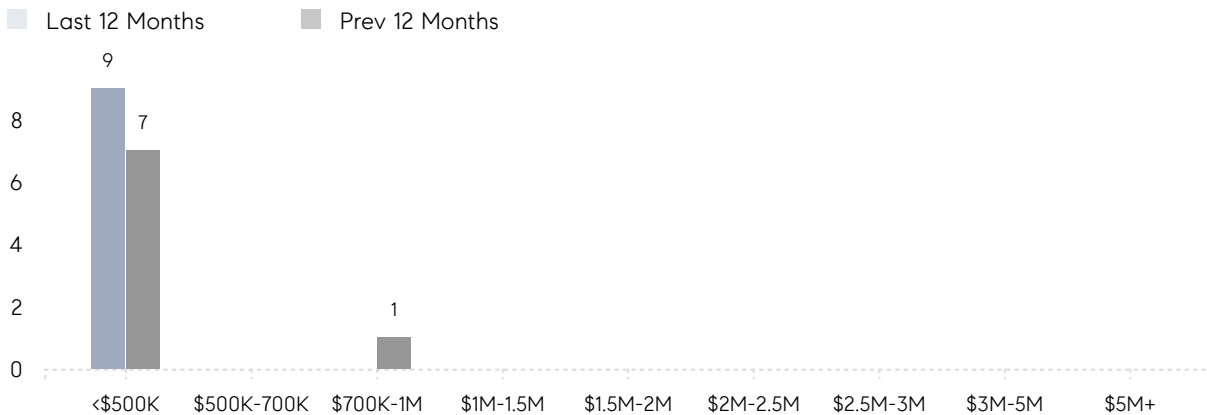
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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March 2023

Andover Township Market Insights

Andover Township

MARCH 2023

UNDER CONTRACT

1
Total
Properties

\$469K
Average
Price

\$469K
Median
Price

-86%
Decrease From
Mar 2022

26%
Increase From
Mar 2022

68%
Increase From
Mar 2022

UNITS SOLD

1
Total
Properties

\$425K
Average
Price

\$425K
Median
Price

-92%
Decrease From
Mar 2022

-7%
Decrease From
Mar 2022

-5%
Decrease From
Mar 2022

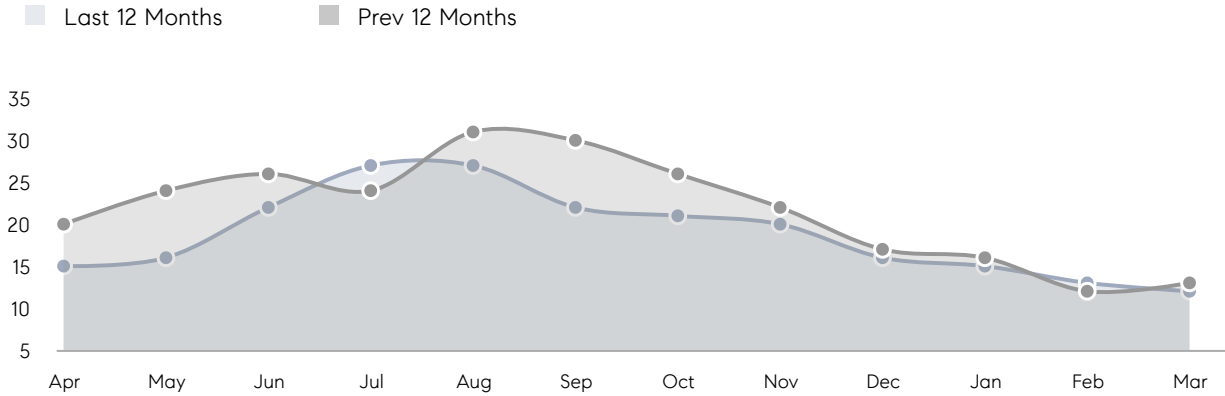
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	14	49	-71%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$425,000	\$457,208	-7.0%
	# OF CONTRACTS	1	7	-85.7%
	NEW LISTINGS	0	11	0%
Houses	AVERAGE DOM	14	54	-74%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$425,000	\$504,650	-16%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	0	10	0%
Condo/Co-op/TH	AVERAGE DOM	-	26	-
	% OF ASKING PRICE	-	112%	
	AVERAGE SOLD PRICE	-	\$220,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	1	0%

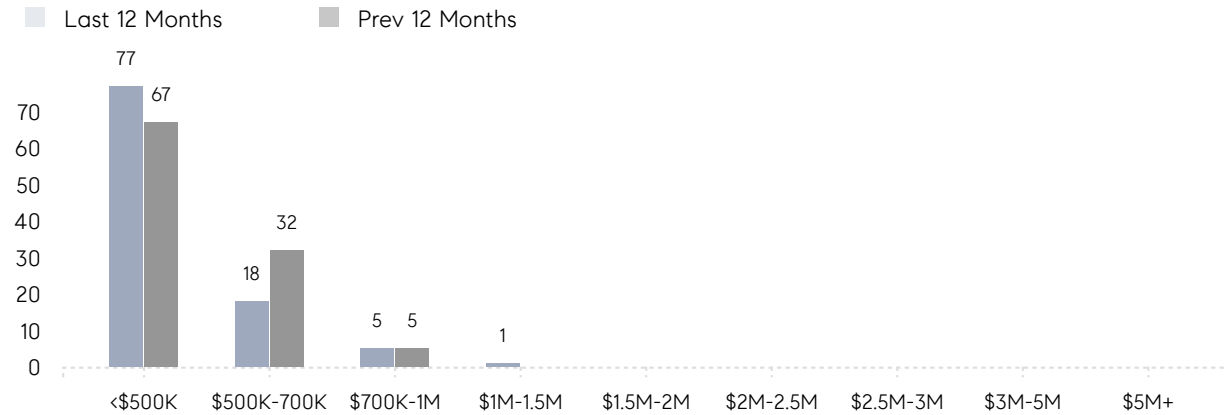
Andover Township

MARCH 2023

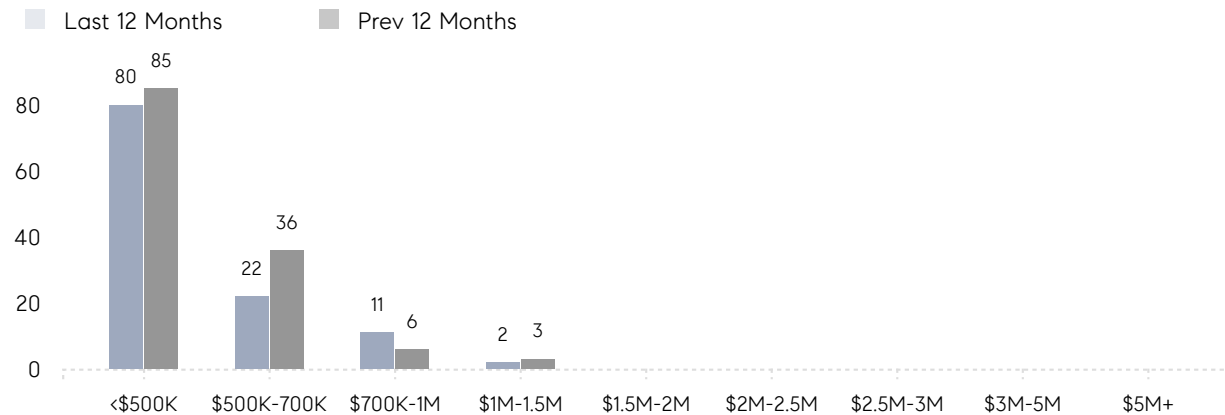
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Basking Ridge Market Insights

Basking Ridge

MARCH 2023

UNDER CONTRACT

36	\$869K	\$677K
Total Properties	Average Price	Median Price
-37%	5%	-3%
Decrease From Mar 2022	Increase From Mar 2022	Decrease From Mar 2022

UNITS SOLD

17	\$731K	\$519K
Total Properties	Average Price	Median Price
-37%	13%	-13%
Decrease From Mar 2022	Increase From Mar 2022	Decrease From Mar 2022

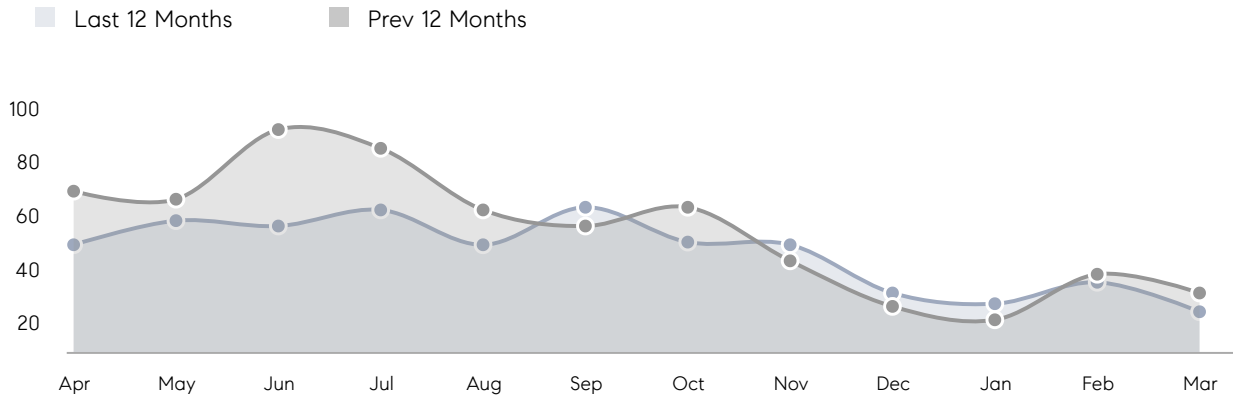
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	33	24	38%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$731,059	\$644,193	13.5%
	# OF CONTRACTS	36	57	-36.8%
	NEW LISTINGS	33	51	-35%
Houses	AVERAGE DOM	50	36	39%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$1,082,000	\$903,760	20%
	# OF CONTRACTS	21	34	-38%
	NEW LISTINGS	22	32	-31%
Condo/Co-op/TH	AVERAGE DOM	18	9	100%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$419,111	\$319,733	31%
	# OF CONTRACTS	15	23	-35%
	NEW LISTINGS	11	19	-42%

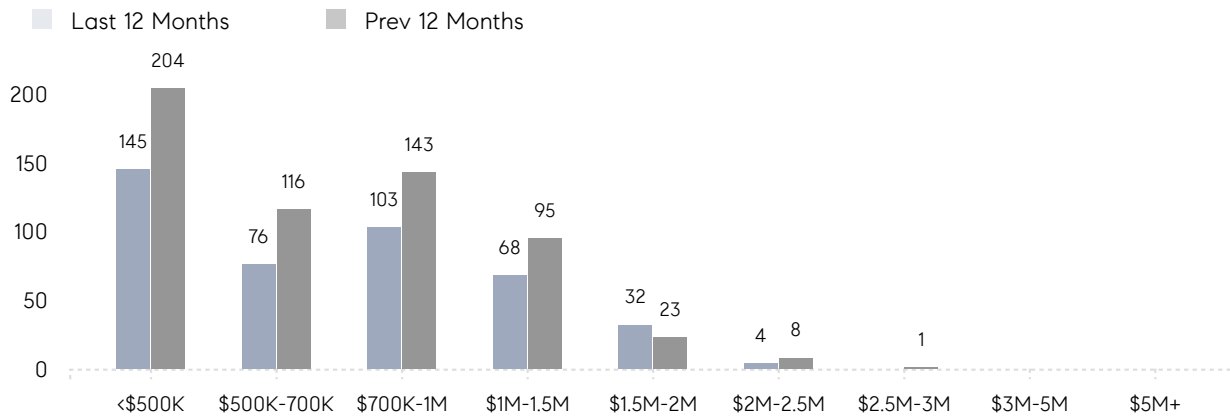
Basking Ridge

MARCH 2023

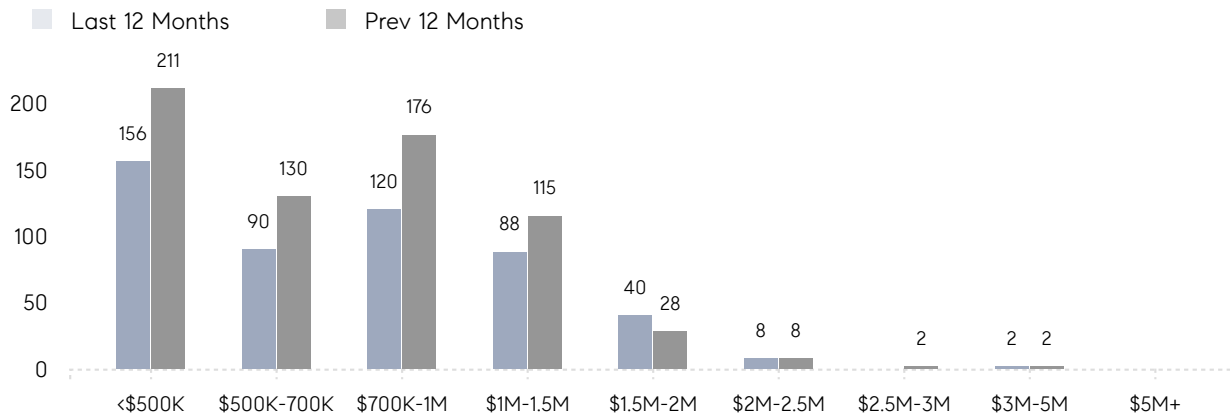
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Bay Head Market Insights

Bay Head

MARCH 2023

UNDER CONTRACT

3 **\$2.9M** **\$2.2M**
 Total Average Median
 Properties Price Price

50% **64%** **28%**
 Increase From Increase From Increase From
 Mar 2022 Mar 2022 Mar 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 Mar 2022 Mar 2022 Mar 2022

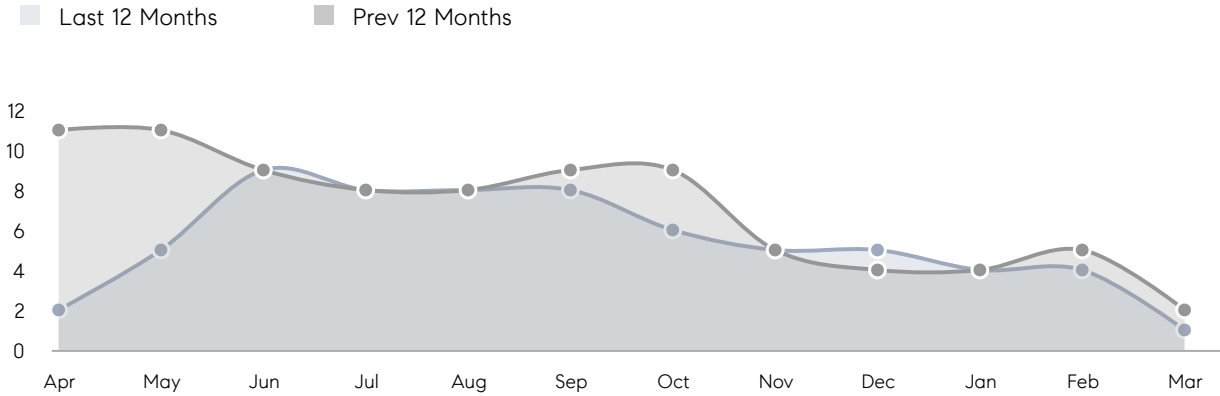
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	-	26	-
	% OF ASKING PRICE	-	108%	
	AVERAGE SOLD PRICE	-	\$1,762,500	-
	# OF CONTRACTS	3	2	50.0%
	NEW LISTINGS	0	0	0%
Houses	AVERAGE DOM	-	26	-
	% OF ASKING PRICE	-	108%	
	AVERAGE SOLD PRICE	-	\$1,762,500	-
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

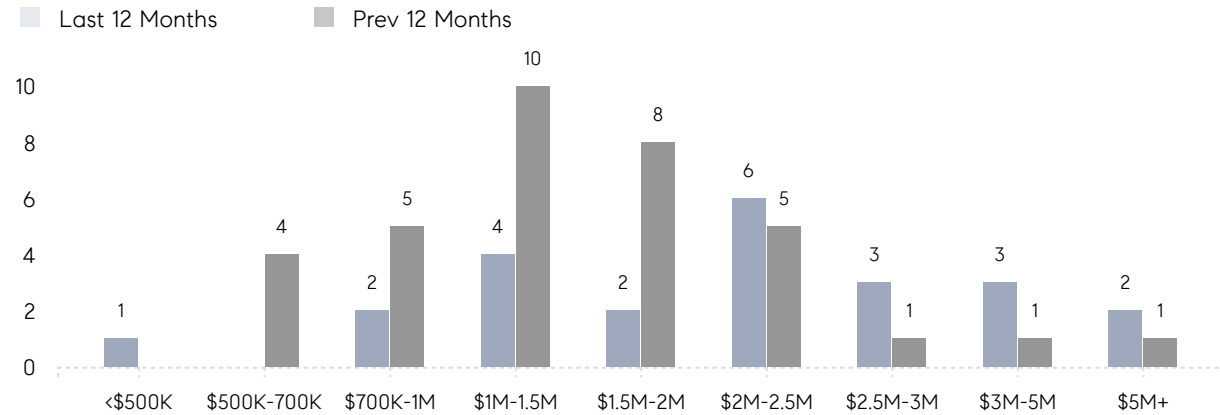
Bay Head

MARCH 2023

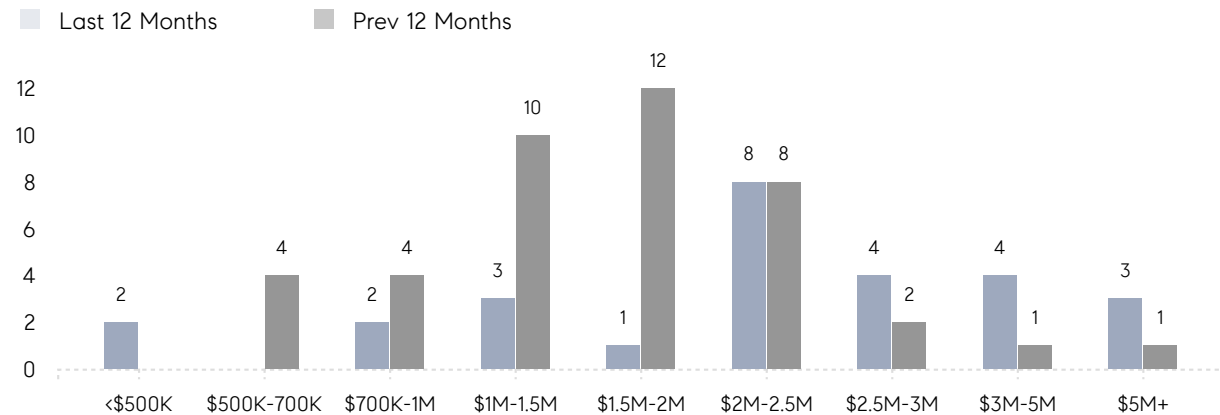
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Bayonne Market Insights

Bayonne

MARCH 2023

UNDER CONTRACT

24
Total
Properties

\$355K
Average
Price

\$372K
Median
Price

-14%
Decrease From
Mar 2022

-9%
Decrease From
Mar 2022

-10%
Decrease From
Mar 2022

UNITS SOLD

19
Total
Properties

\$367K
Average
Price

\$359K
Median
Price

12%
Increase From
Mar 2022

-2%
Decrease From
Mar 2022

-8%
Decrease From
Mar 2022

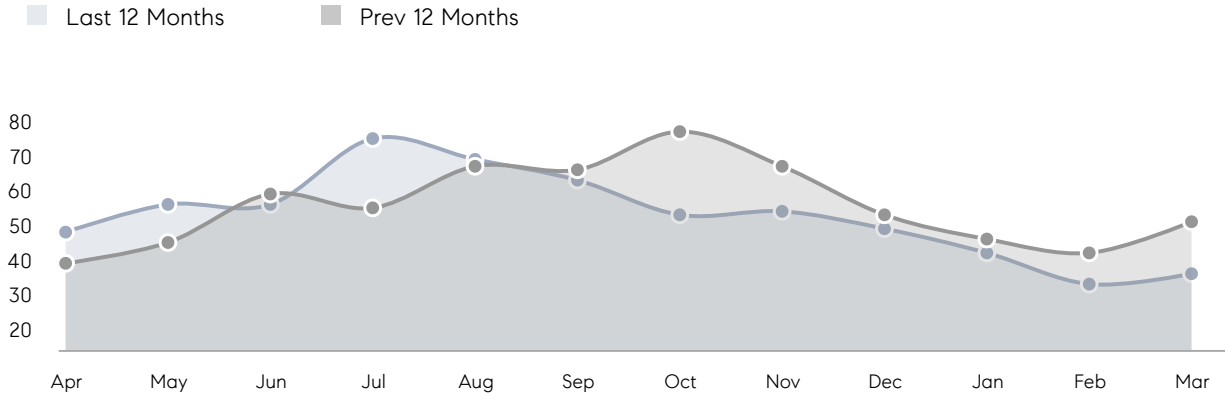
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	53	49	8%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$367,595	\$373,405	-1.6%
	# OF CONTRACTS	24	28	-14.3%
	NEW LISTINGS	33	51	-35%
Houses	AVERAGE DOM	46	60	-23%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$422,527	\$428,364	-1%
	# OF CONTRACTS	13	19	-32%
	NEW LISTINGS	16	33	-52%
Condo/Co-op/TH	AVERAGE DOM	62	30	107%
	% OF ASKING PRICE	103%	97%	
	AVERAGE SOLD PRICE	\$292,063	\$272,647	7%
	# OF CONTRACTS	11	9	22%
	NEW LISTINGS	17	18	-6%

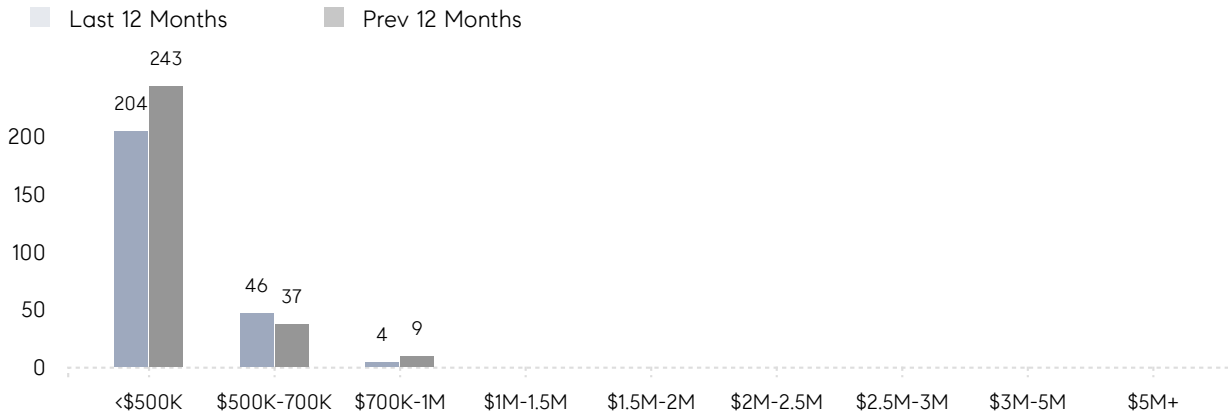
Bayonne

MARCH 2023

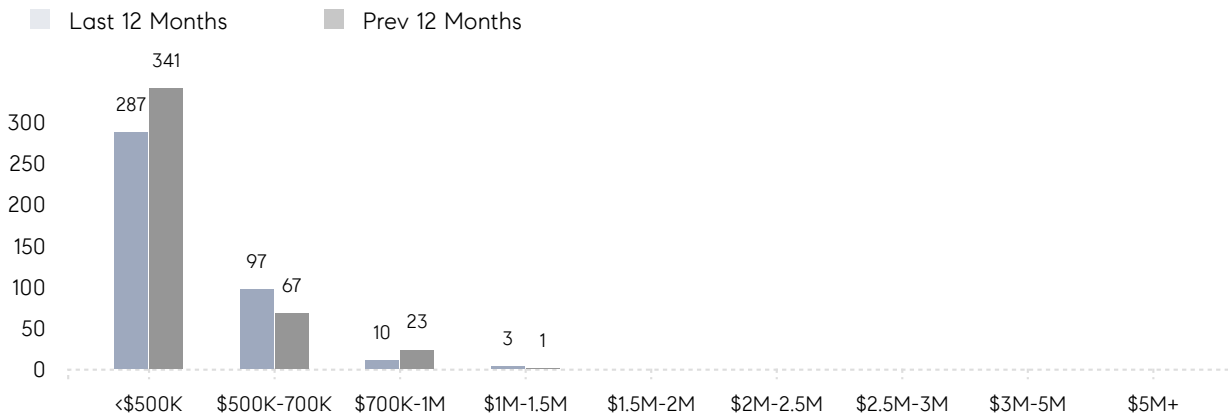
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Bedminster Market Insights

Bedminster

MARCH 2023

UNDER CONTRACT

14
Total
Properties

\$492K
Average
Price

\$427K
Median
Price

56%
Increase From
Mar 2022

-69%
Decrease From
Mar 2022

8%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$977K
Average
Price

\$595K
Median
Price

-36%
Decrease From
Mar 2022

72%
Increase From
Mar 2022

51%
Increase From
Mar 2022

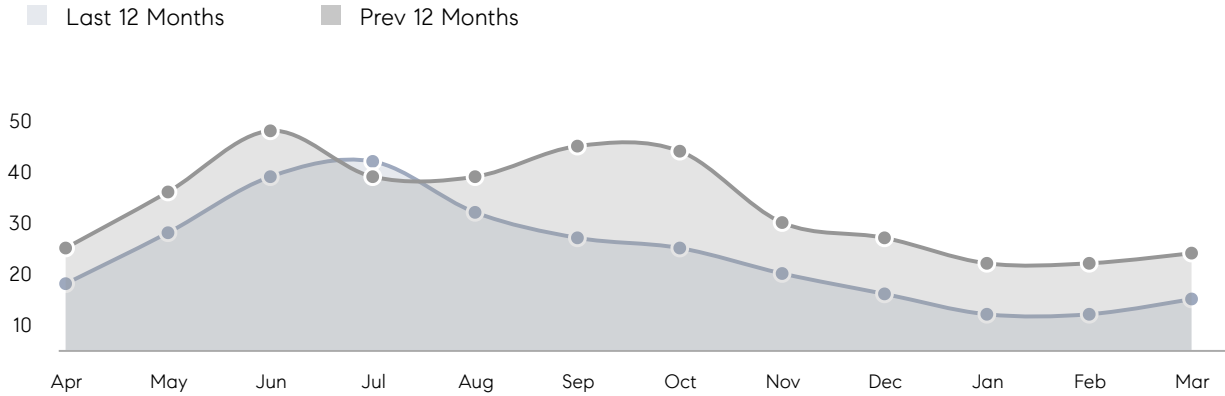
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	74	20	270%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$977,111	\$566,607	72.4%
	# OF CONTRACTS	14	9	55.6%
	NEW LISTINGS	18	14	29%
Houses	AVERAGE DOM	90	30	200%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$1,240,833	\$1,343,333	-8%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	7	6	17%
Condo/Co-op/TH	AVERAGE DOM	42	18	133%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$449,667	\$354,773	27%
	# OF CONTRACTS	9	5	80%
	NEW LISTINGS	11	8	38%

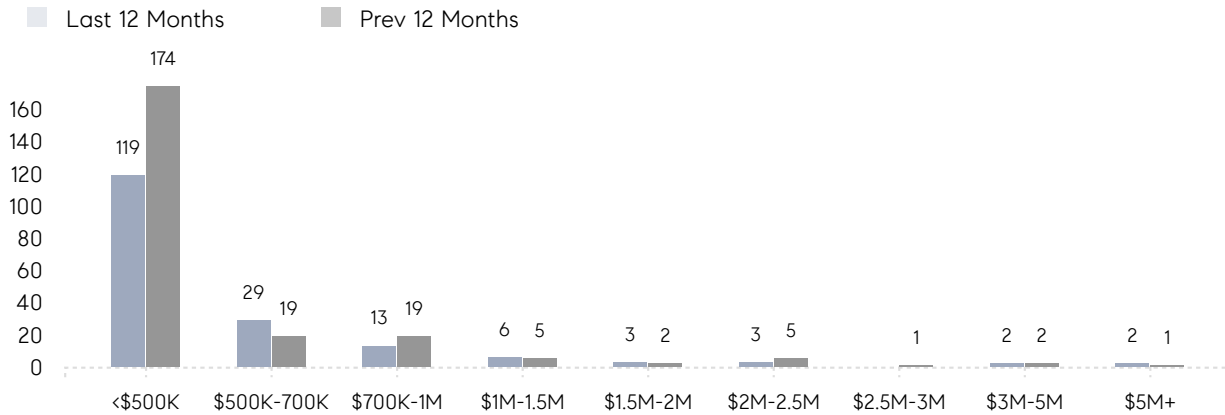
Bedminster

MARCH 2023

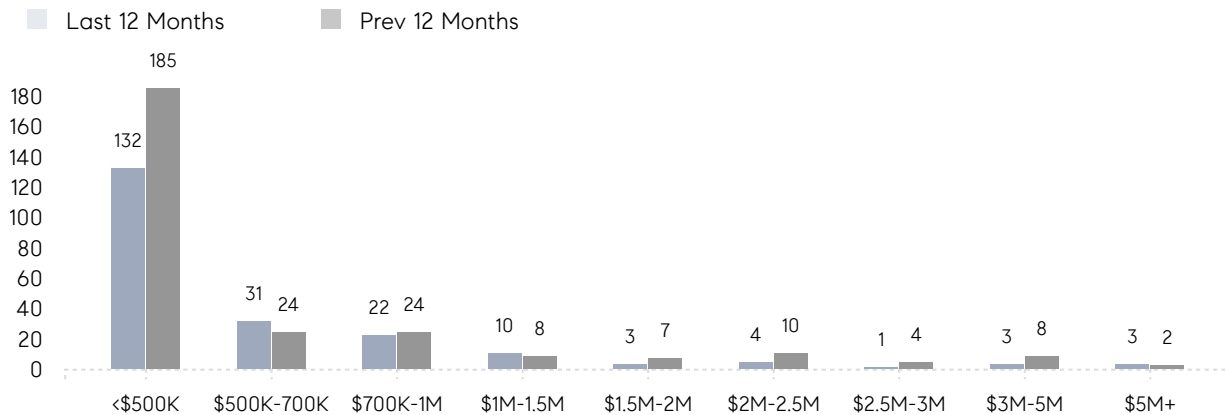
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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March 2023

Belleville Market Insights

Belleville

MARCH 2023

UNDER CONTRACT

20
Total
Properties

\$394K
Average
Price

\$375K
Median
Price

-61%
Decrease From
Mar 2022

31%
Increase From
Mar 2022

32%
Increase From
Mar 2022

UNITS SOLD

16
Total
Properties

\$374K
Average
Price

\$432K
Median
Price

-11%
Decrease From
Mar 2022

13%
Increase From
Mar 2022

24%
Increase From
Mar 2022

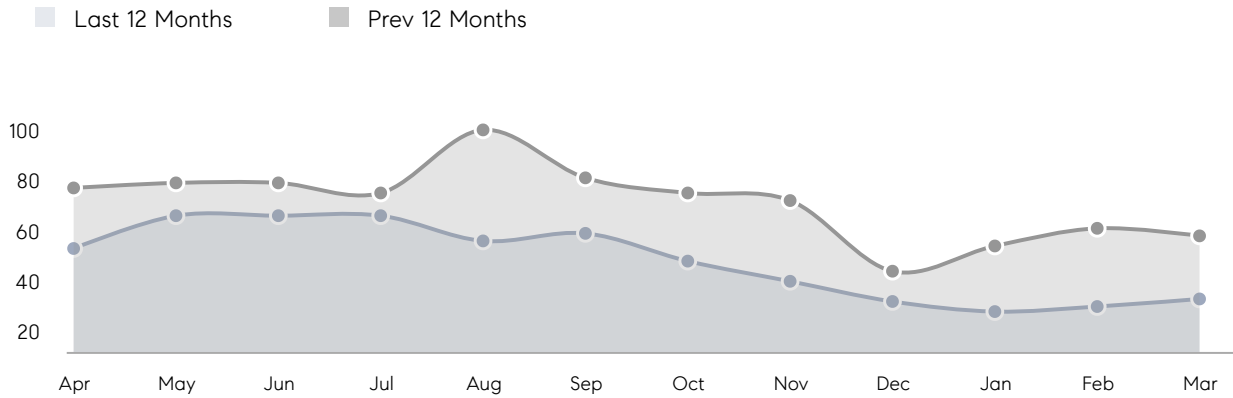
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	54	52	4%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$374,375	\$330,417	13.3%
	# OF CONTRACTS	20	51	-60.8%
	NEW LISTINGS	25	44	-43%
Houses	AVERAGE DOM	26	29	-10%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$470,333	\$408,167	15%
	# OF CONTRACTS	11	25	-56%
	NEW LISTINGS	15	25	-40%
Condo/Co-op/TH	AVERAGE DOM	91	76	20%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$251,000	\$252,667	-1%
	# OF CONTRACTS	9	26	-65%
	NEW LISTINGS	10	19	-47%

Belleville

MARCH 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Bergenfield Market Insights

Bergenfield

MARCH 2023

UNDER CONTRACT

12
Total
Properties

\$512K
Average
Price

\$524K
Median
Price

-59%
Decrease From
Mar 2022

-4%
Decrease From
Mar 2022

9%
Increase From
Mar 2022

UNITS SOLD

3
Total
Properties

\$418K
Average
Price

\$435K
Median
Price

-88%
Decrease From
Mar 2022

-18%
Decrease From
Mar 2022

-3%
Decrease From
Mar 2022

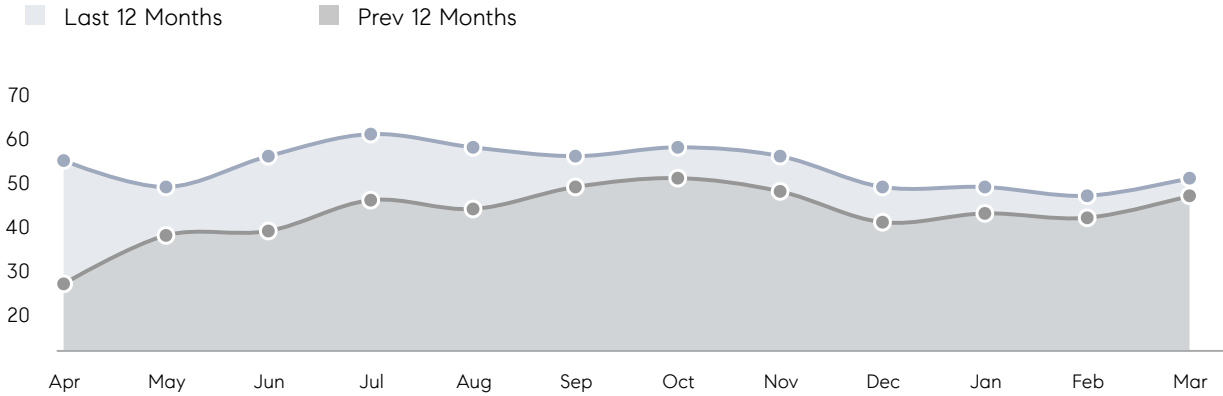
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	99	33	200%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$418,333	\$512,715	-18.4%
	# OF CONTRACTS	12	29	-58.6%
	NEW LISTINGS	18	35	-49%
Houses	AVERAGE DOM	31	35	-11%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$497,500	\$549,157	-9%
	# OF CONTRACTS	11	26	-58%
	NEW LISTINGS	17	31	-45%
Condo/Co-op/TH	AVERAGE DOM	234	18	1,200%
	% OF ASKING PRICE	87%	103%	
	AVERAGE SOLD PRICE	\$260,000	\$233,333	11%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	4	-75%

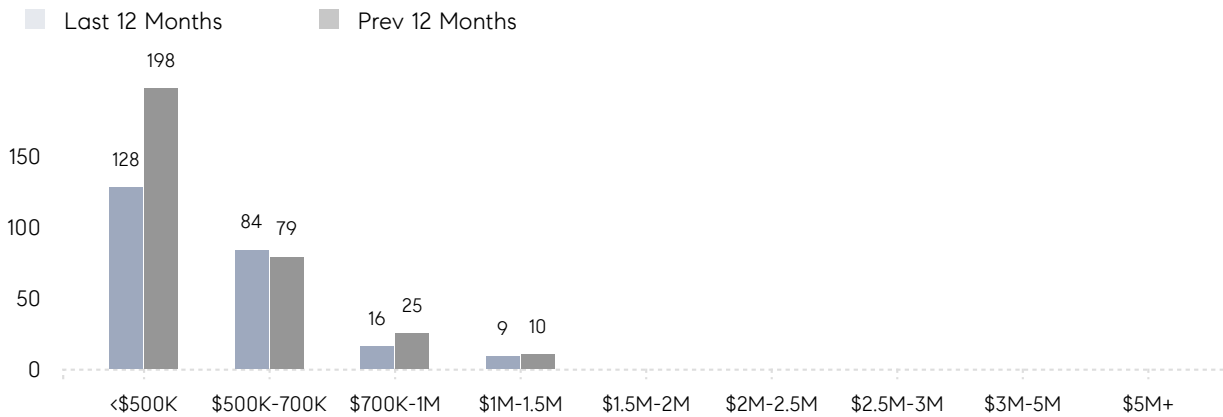
Bergenfield

MARCH 2023

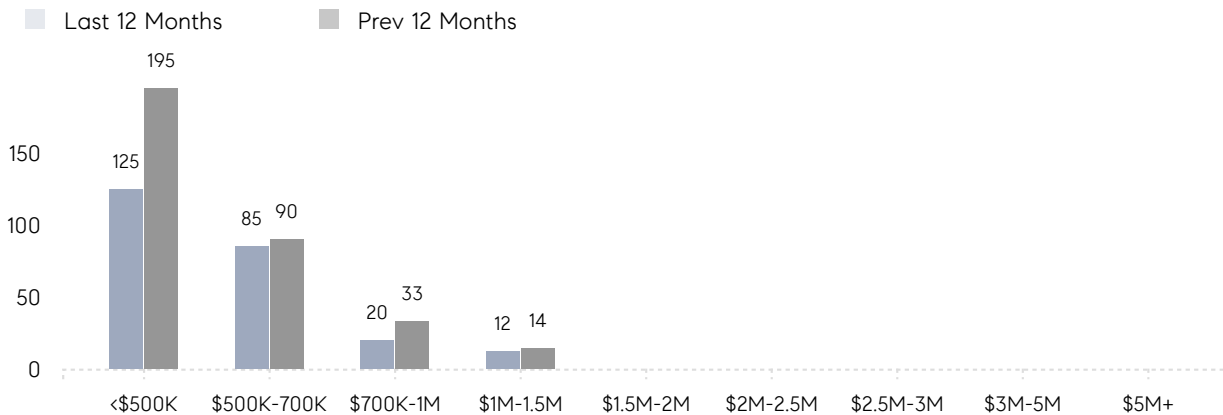
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Berkeley Heights Market Insights

Berkeley Heights

MARCH 2023

UNDER CONTRACT

11
Total
Properties

\$753K
Average
Price

\$729K
Median
Price

-21%
Decrease From
Mar 2022

1%
Change From
Mar 2022

8%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$646K
Average
Price

\$549K
Median
Price

-18%
Decrease From
Mar 2022

-10%
Decrease From
Mar 2022

-15%
Decrease From
Mar 2022

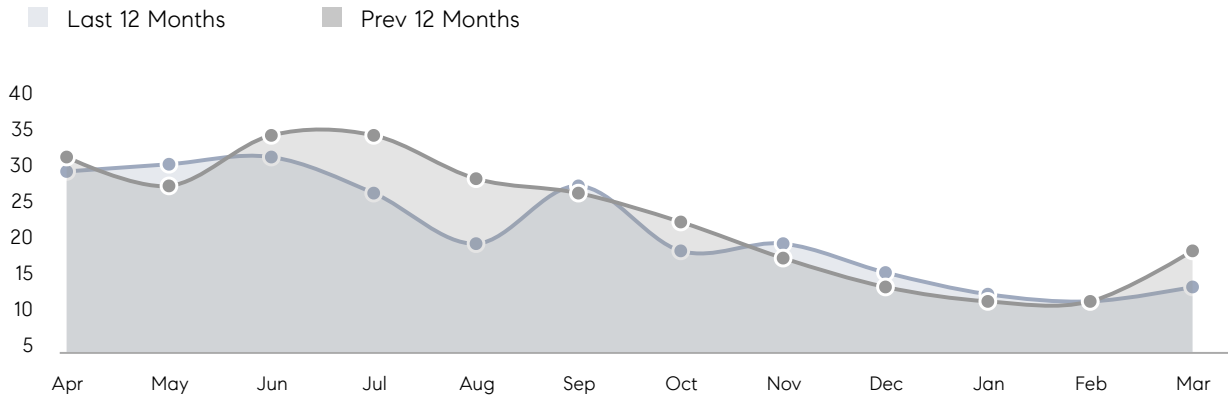
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	33	31	6%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$646,055	\$718,273	-10.1%
	# OF CONTRACTS	11	14	-21.4%
	NEW LISTINGS	15	21	-29%
Houses	AVERAGE DOM	39	21	86%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$732,417	\$772,444	-5%
	# OF CONTRACTS	10	12	-17%
	NEW LISTINGS	12	17	-29%
Condo/Co-op/TH	AVERAGE DOM	21	77	-73%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$473,333	\$474,500	0%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	3	4	-25%

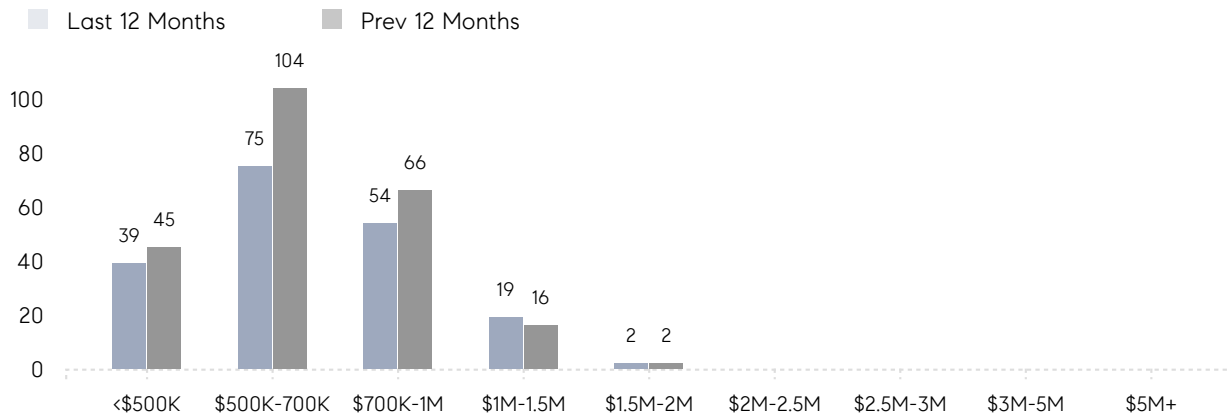
Berkeley Heights

MARCH 2023

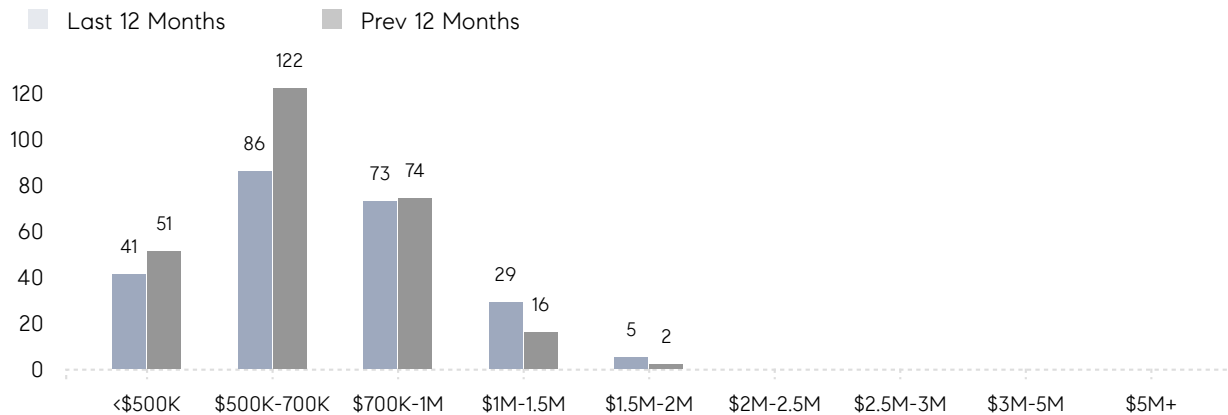
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Bernardsville Market Insights

Bernardsville

MARCH 2023

UNDER CONTRACT

8	\$1.0M	\$739K
Total Properties	Average Price	Median Price
-43%	0%	-5%
Decrease From Mar 2022	Change From Mar 2022	Decrease From Mar 2022

UNITS SOLD

8	\$850K	\$767K
Total Properties	Average Price	Median Price
14%	-5%	-2%
Increase From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

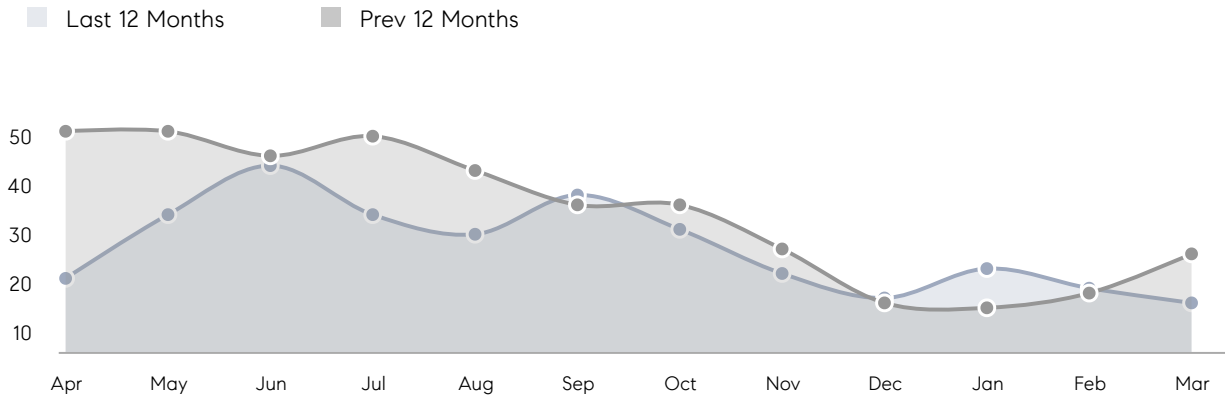
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	25	38	-34%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$850,125	\$896,857	-5.2%
	# OF CONTRACTS	8	14	-42.9%
	NEW LISTINGS	7	23	-70%
Houses	AVERAGE DOM	26	18	44%
	% OF ASKING PRICE	101%	109%	
	AVERAGE SOLD PRICE	\$936,286	\$911,400	3%
	# OF CONTRACTS	8	14	-43%
	NEW LISTINGS	6	19	-68%
Condo/Co-op/TH	AVERAGE DOM	14	88	-84%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$247,000	\$860,500	-71%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	4	-75%

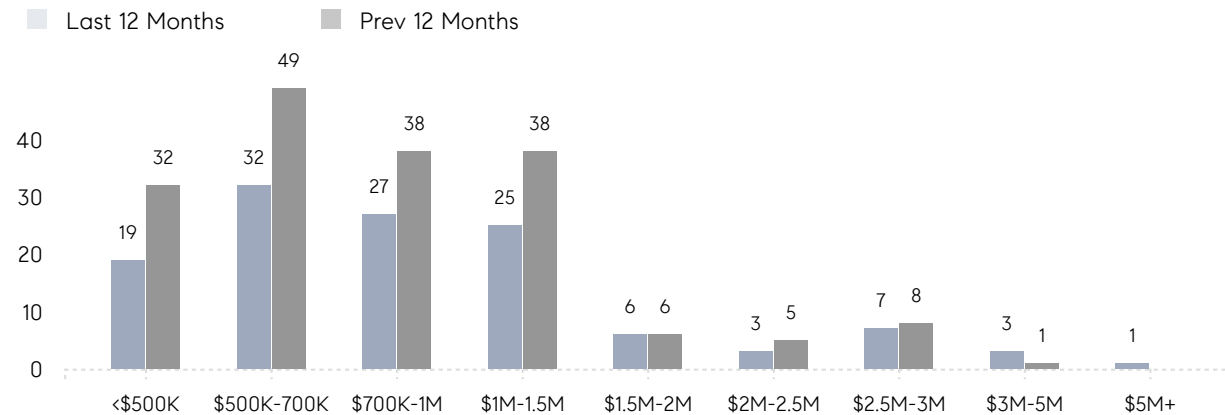
Bernardsville

MARCH 2023

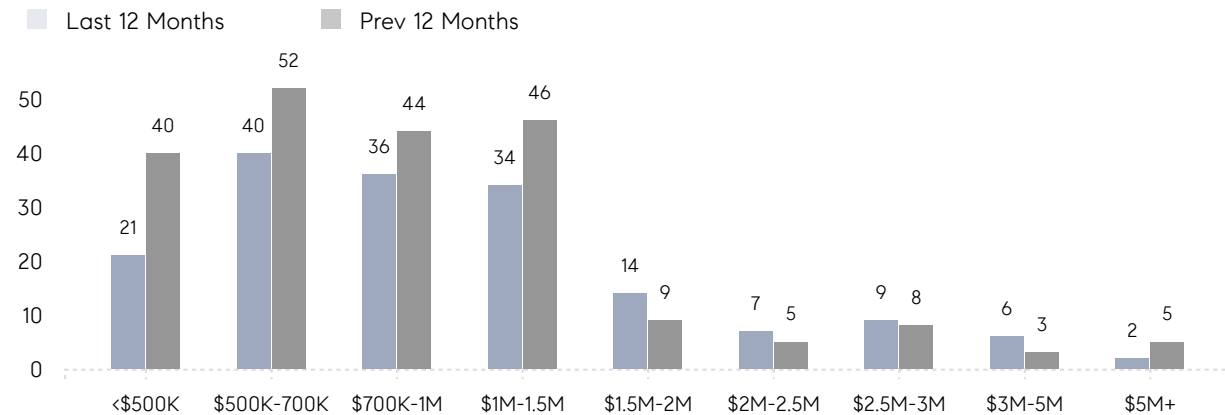
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Bloomfield Market Insights

Bloomfield

MARCH 2023

UNDER CONTRACT

35
Total
Properties

\$513K
Average
Price

\$524K
Median
Price

-22%
Decrease From
Mar 2022

23%
Increase From
Mar 2022

24%
Increase From
Mar 2022

UNITS SOLD

22
Total
Properties

\$485K
Average
Price

\$500K
Median
Price

-50%
Decrease From
Mar 2022

15%
Increase From
Mar 2022

11%
Increase From
Mar 2022

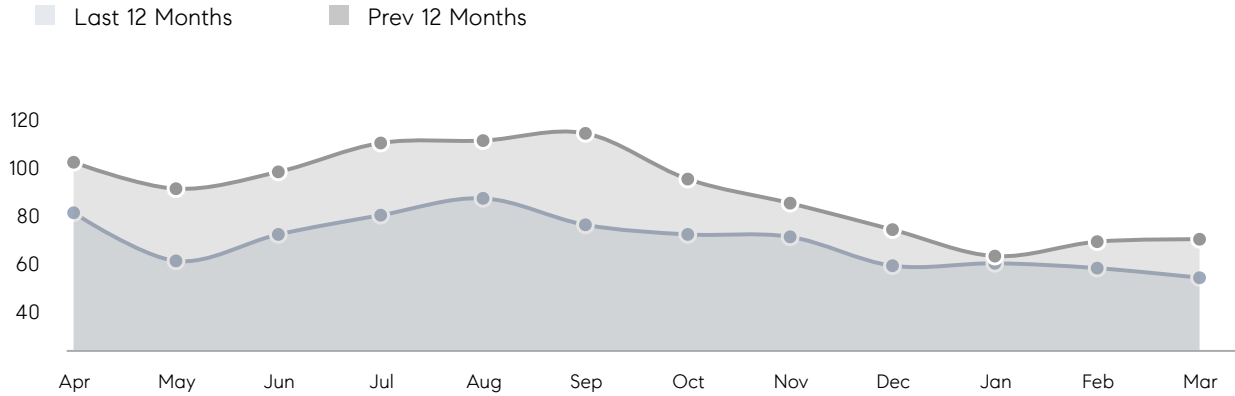
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	42	34	24%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$485,750	\$422,920	14.9%
	# OF CONTRACTS	35	45	-22.2%
	NEW LISTINGS	33	46	-28%
Houses	AVERAGE DOM	42	34	24%
	% OF ASKING PRICE	107%	108%	
	AVERAGE SOLD PRICE	\$514,625	\$472,351	9%
	# OF CONTRACTS	34	34	0%
	NEW LISTINGS	29	39	-26%
Condo/Co-op/TH	AVERAGE DOM	45	35	29%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$197,000	\$161,643	22%
	# OF CONTRACTS	1	11	-91%
	NEW LISTINGS	4	7	-43%

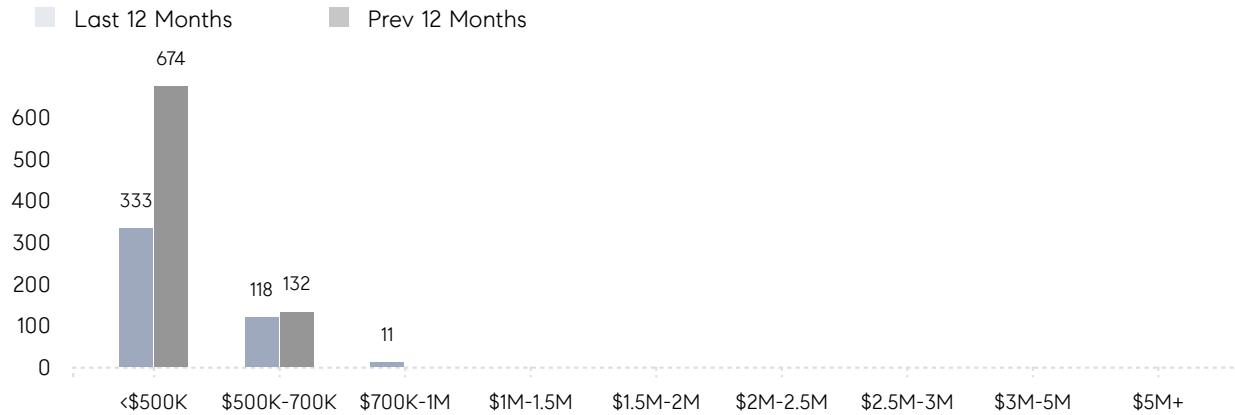
Bloomfield

MARCH 2023

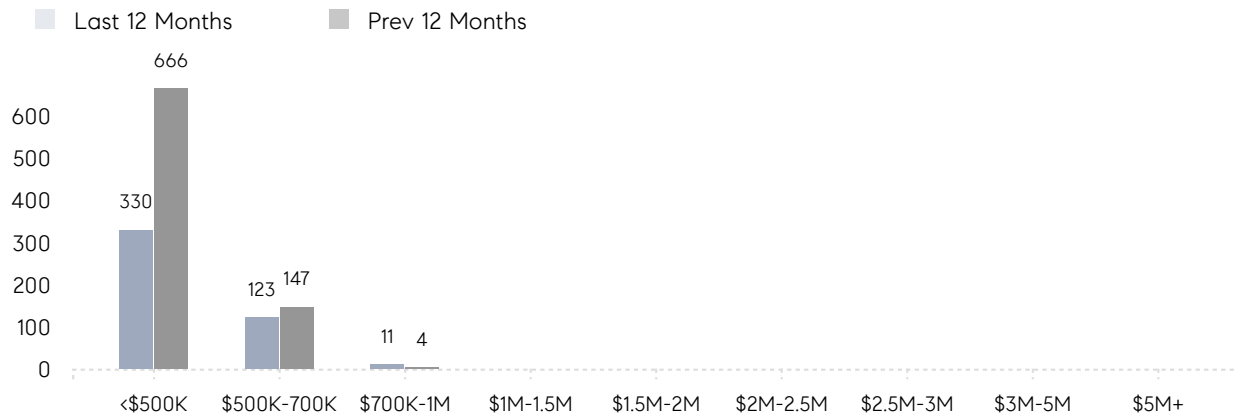
Monthly Inventory



Contracts By Price Range



Listings By Price Range

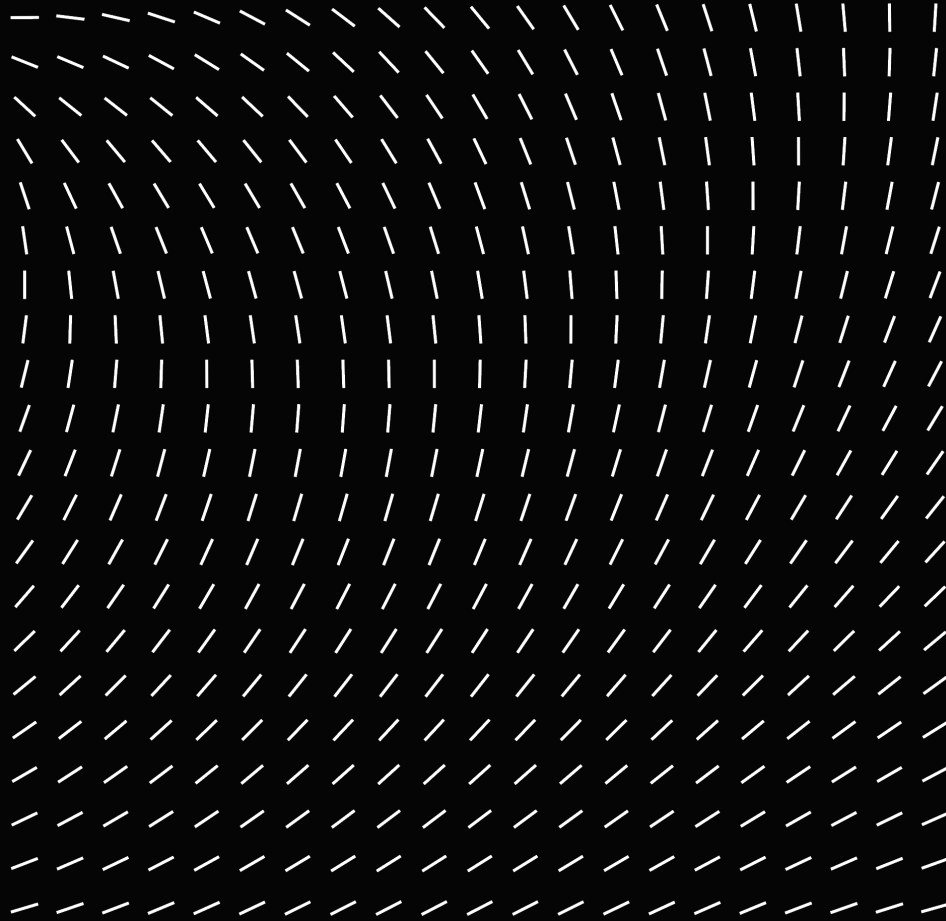




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COMPASS

March 2023

Bogota Market Insights

Bogota

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$457K
Average
Price

\$457K
Median
Price

-9%
Decrease From
Mar 2022

-3%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

UNITS SOLD

1
Total
Properties

\$550K
Average
Price

\$550K
Median
Price

-67%
Decrease From
Mar 2022

32%
Increase From
Mar 2022

48%
Increase From
Mar 2022

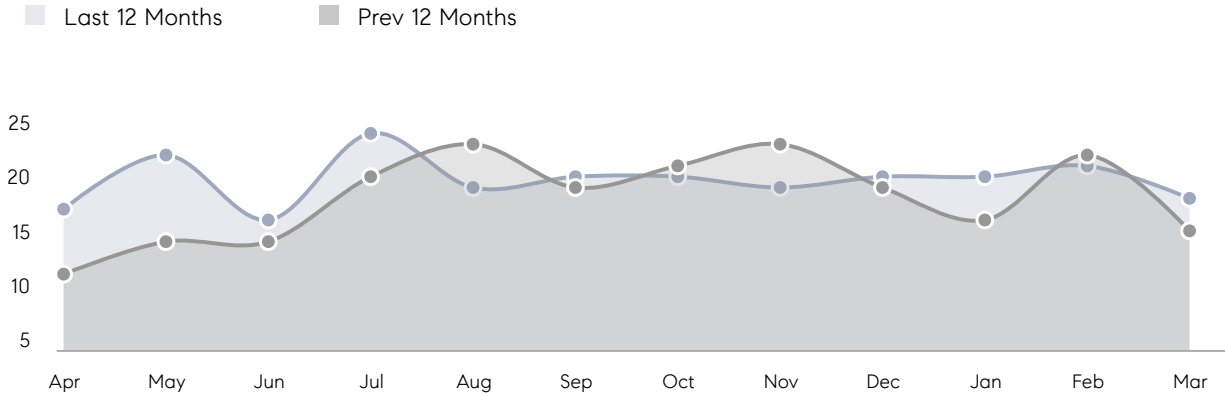
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	158	131	21%
	% OF ASKING PRICE	93%	106%	
	AVERAGE SOLD PRICE	\$550,000	\$417,333	31.8%
	# OF CONTRACTS	10	11	-9.1%
	NEW LISTINGS	6	3	100%
Houses	AVERAGE DOM	158	131	21%
	% OF ASKING PRICE	93%	106%	
	AVERAGE SOLD PRICE	\$550,000	\$417,333	32%
	# OF CONTRACTS	10	11	-9%
	NEW LISTINGS	6	3	100%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	-
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Bogota

MARCH 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Boonton Market Insights

Boonton

MARCH 2023

UNDER CONTRACT

4
Total
Properties

\$543K
Average
Price

\$537K
Median
Price

-67%
Decrease From
Mar 2022

16%
Increase From
Mar 2022

16%
Increase From
Mar 2022

UNITS SOLD

4
Total
Properties

\$510K
Average
Price

\$507K
Median
Price

100%
Increase From
Mar 2022

-4%
Decrease From
Mar 2022

-4%
Decrease From
Mar 2022

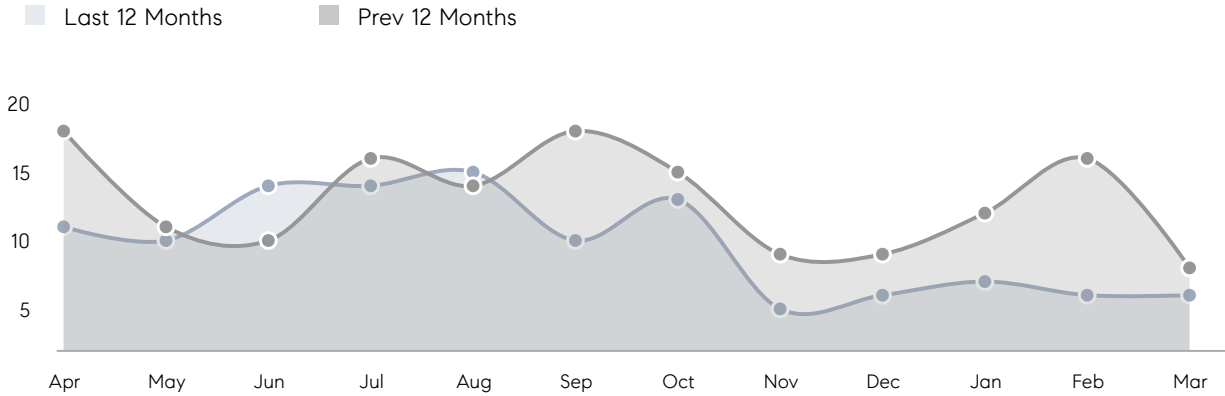
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	23	22	5%
	% OF ASKING PRICE	104%	110%	
	AVERAGE SOLD PRICE	\$510,375	\$529,500	-3.6%
	# OF CONTRACTS	4	12	-66.7%
	NEW LISTINGS	7	8	-12%
Houses	AVERAGE DOM	24	22	9%
	% OF ASKING PRICE	102%	110%	
	AVERAGE SOLD PRICE	\$565,500	\$529,500	7%
	# OF CONTRACTS	4	11	-64%
	NEW LISTINGS	7	8	-12%
Condo/Co-op/TH	AVERAGE DOM	21	-	-
	% OF ASKING PRICE	110%	-	
	AVERAGE SOLD PRICE	\$345,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

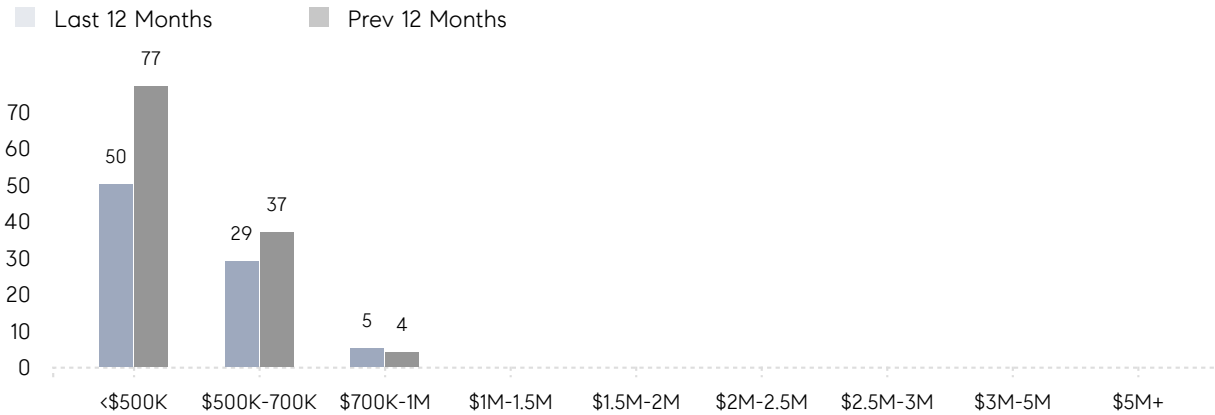
Boonton

MARCH 2023

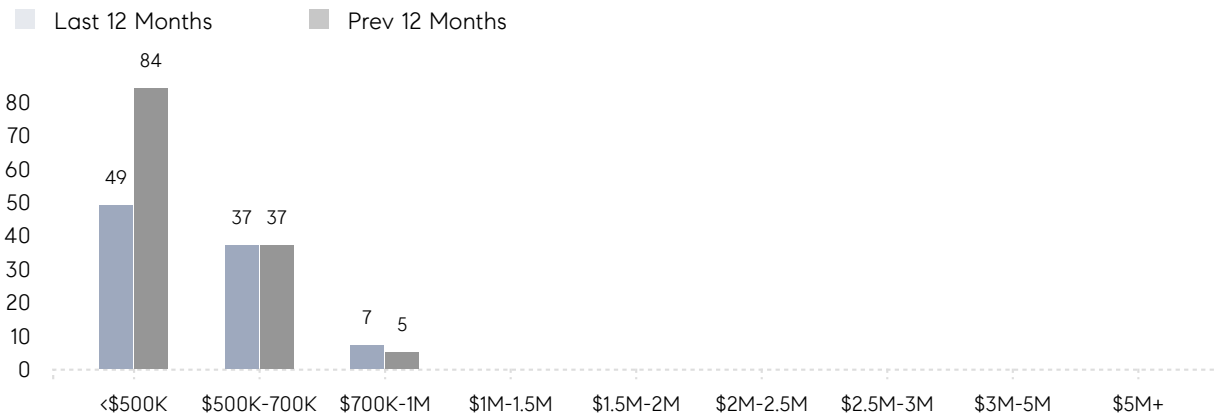
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Boonton Township Market Insights

Boonton Township

MARCH 2023

UNDER CONTRACT

4	\$711K	\$612K
Total Properties	Average Price	Median Price
-60%	-13%	-18%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

7	\$933K	\$833K
Total Properties	Average Price	Median Price
40%	34%	57%
Increase From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

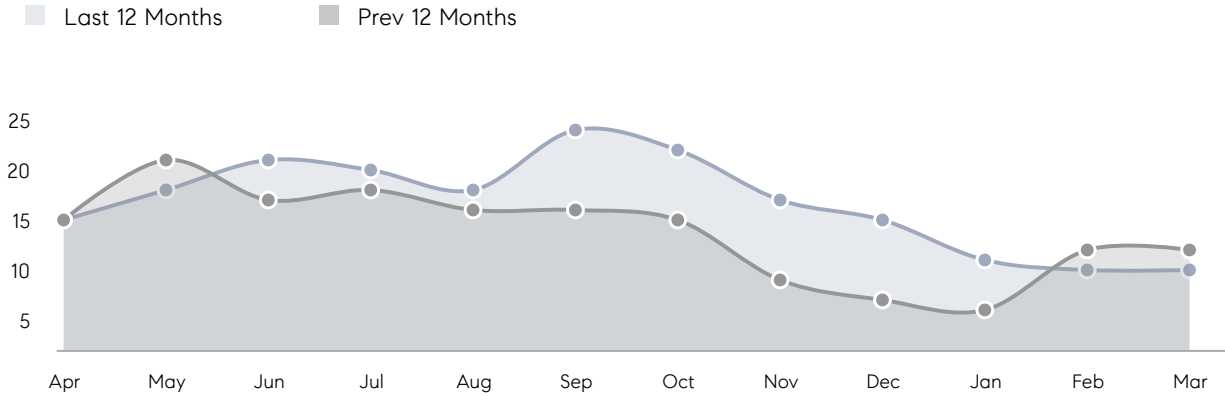
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	93	41	127%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$933,529	\$698,200	33.7%
	# OF CONTRACTS	4	10	-60.0%
	NEW LISTINGS	5	10	-50%
Houses	AVERAGE DOM	93	50	86%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$933,529	\$740,000	26%
	# OF CONTRACTS	4	9	-56%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	-	8	-
	% OF ASKING PRICE	-	106%	
	AVERAGE SOLD PRICE	-	\$531,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	1	0%

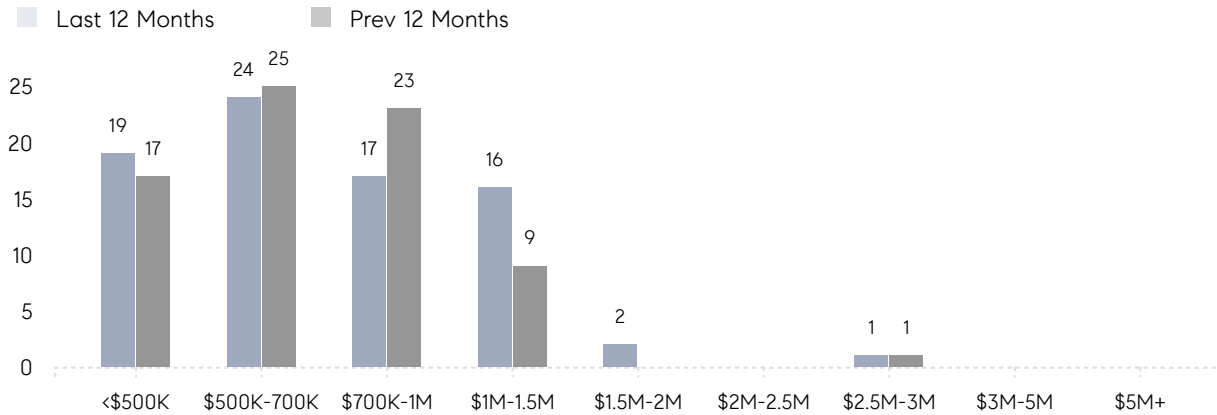
Boonton Township

MARCH 2023

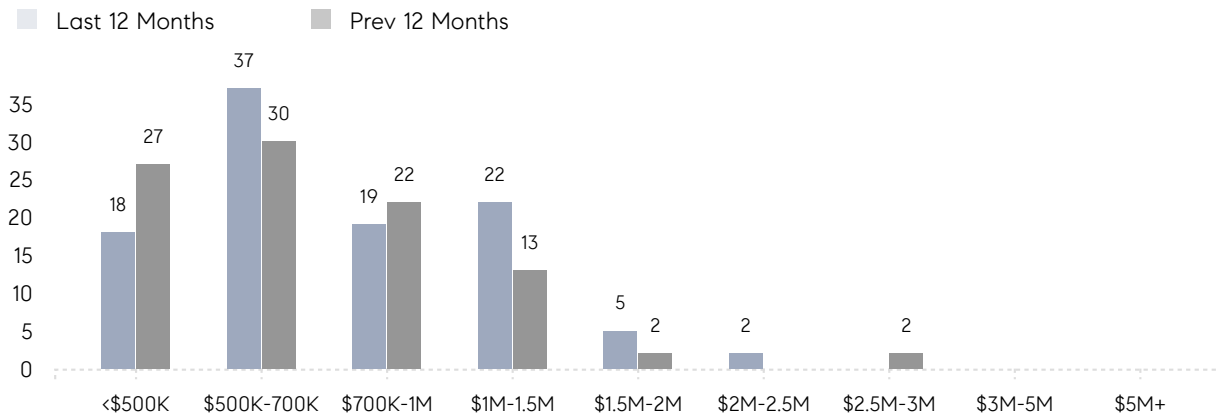
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Branchburg Market Insights

Branchburg

MARCH 2023

UNDER CONTRACT

15
Total
Properties

\$572K
Average
Price

\$599K
Median
Price

-44%
Decrease From
Mar 2022

10%
Increase From
Mar 2022

20%
Increase From
Mar 2022

UNITS SOLD

11
Total
Properties

\$622K
Average
Price

\$550K
Median
Price

-48%
Decrease From
Mar 2022

8%
Increase From
Mar 2022

-11%
Decrease From
Mar 2022

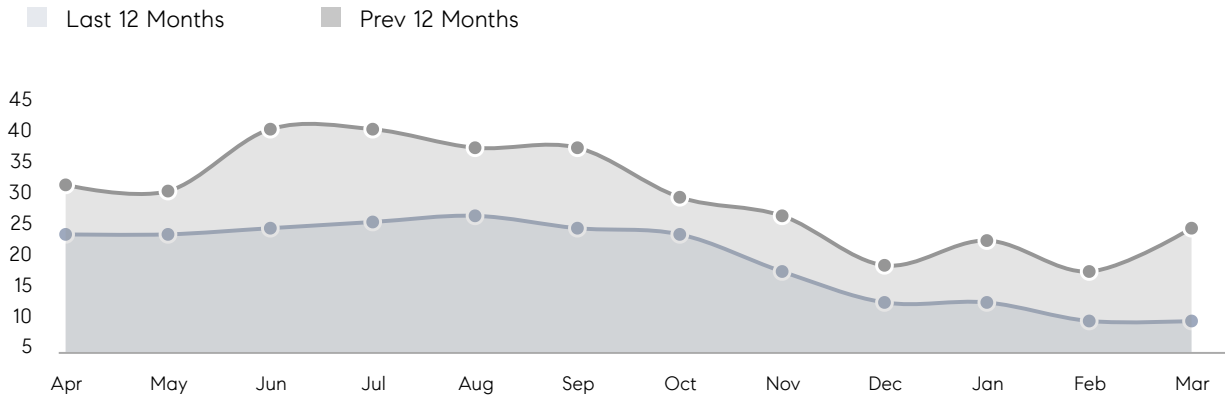
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	40	24	67%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$622,627	\$576,912	7.9%
	# OF CONTRACTS	15	27	-44.4%
	NEW LISTINGS	17	35	-51%
Houses	AVERAGE DOM	49	28	75%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$716,438	\$585,929	22%
	# OF CONTRACTS	12	14	-14%
	NEW LISTINGS	13	18	-28%
Condo/Co-op/TH	AVERAGE DOM	15	16	-6%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$372,467	\$558,880	-33%
	# OF CONTRACTS	3	13	-77%
	NEW LISTINGS	4	17	-76%

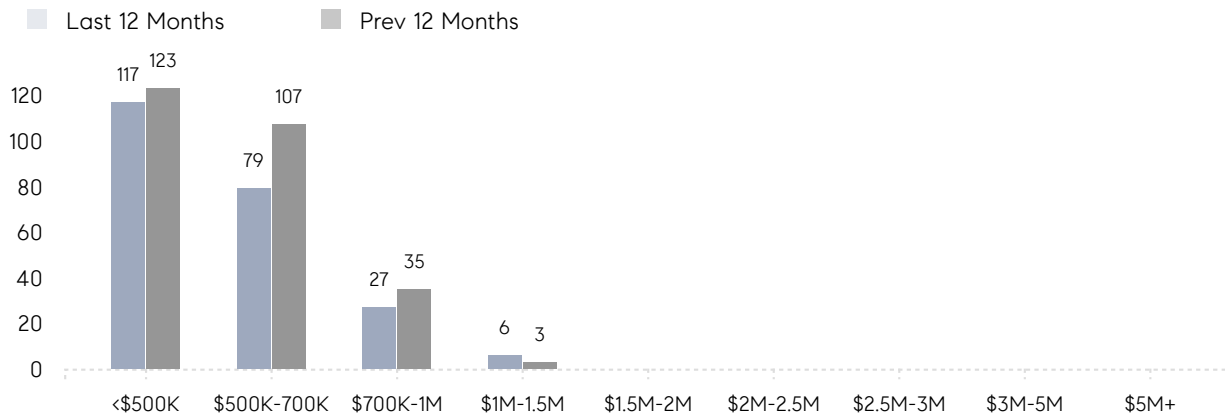
Branchburg

MARCH 2023

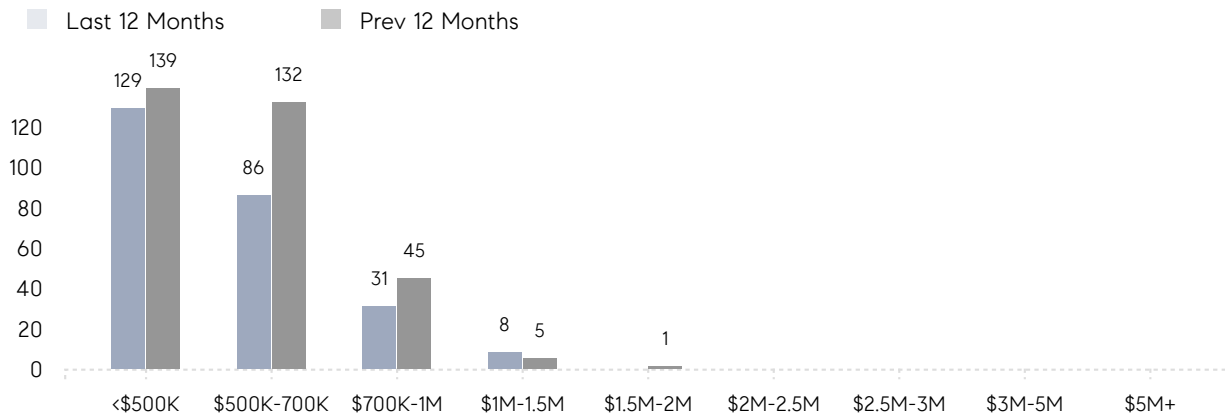
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Bridgewater Market Insights

Bridgewater

MARCH 2023

UNDER CONTRACT

39
Total
Properties

\$656K
Average
Price

\$575K
Median
Price

15%
Increase From
Mar 2022

22%
Increase From
Mar 2022

15%
Increase From
Mar 2022

UNITS SOLD

40
Total
Properties

\$595K
Average
Price

\$582K
Median
Price

48%
Increase From
Mar 2022

13%
Increase From
Mar 2022

19%
Increase From
Mar 2022

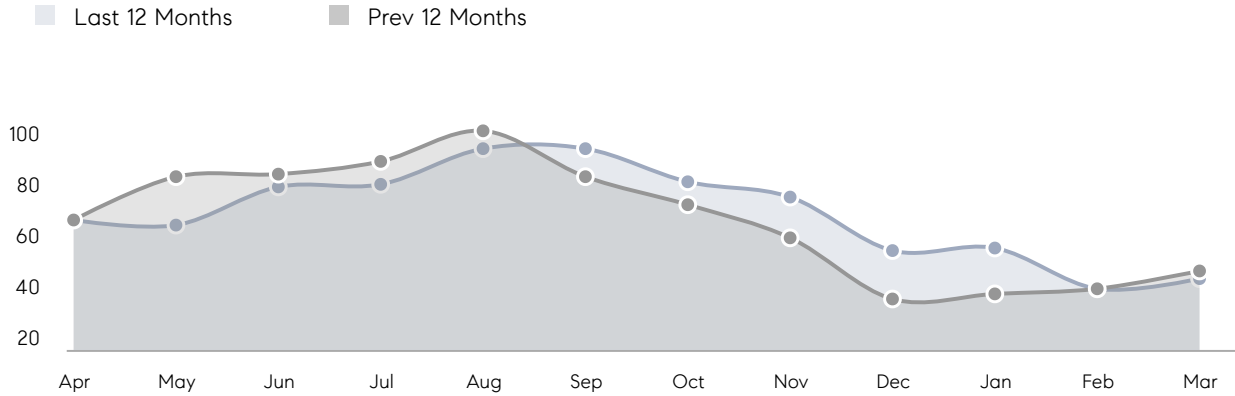
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	43	32	34%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$595,585	\$525,996	13.2%
	# OF CONTRACTS	39	34	14.7%
	NEW LISTINGS	47	47	0%
Houses	AVERAGE DOM	47	38	24%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$651,530	\$606,863	7%
	# OF CONTRACTS	29	24	21%
	NEW LISTINGS	35	36	-3%
Condo/Co-op/TH	AVERAGE DOM	31	17	82%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$427,750	\$333,938	28%
	# OF CONTRACTS	10	10	0%
	NEW LISTINGS	12	11	9%

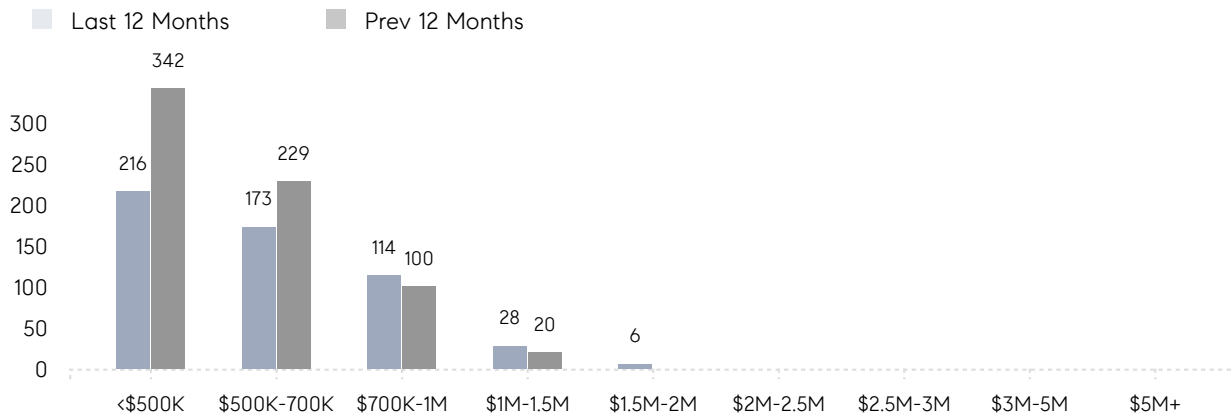
Bridgewater

MARCH 2023

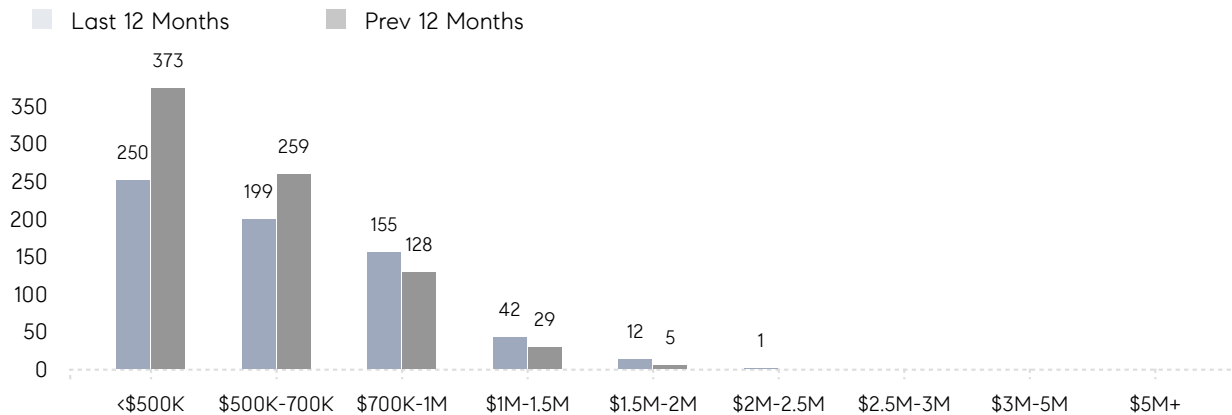
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Byram Market Insights

Byram

MARCH 2023

UNDER CONTRACT

3
Total
Properties

\$504K
Average
Price

\$414K
Median
Price

-50%
Decrease From
Mar 2022

30%
Increase From
Mar 2022

8%
Increase From
Mar 2022

UNITS SOLD

2
Total
Properties

\$270K
Average
Price

\$270K
Median
Price

-78%
Decrease From
Mar 2022

-26%
Decrease From
Mar 2022

-17%
Decrease From
Mar 2022

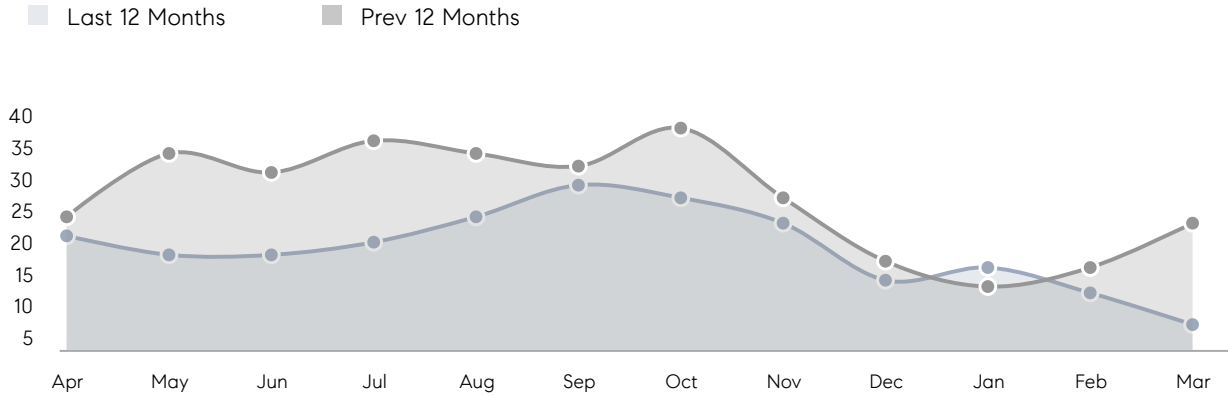
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	96	48	100%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$270,000	\$363,444	-25.7%
	# OF CONTRACTS	3	6	-50.0%
	NEW LISTINGS	0	14	0%
Houses	AVERAGE DOM	96	48	100%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$270,000	\$363,444	-26%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	0	14	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

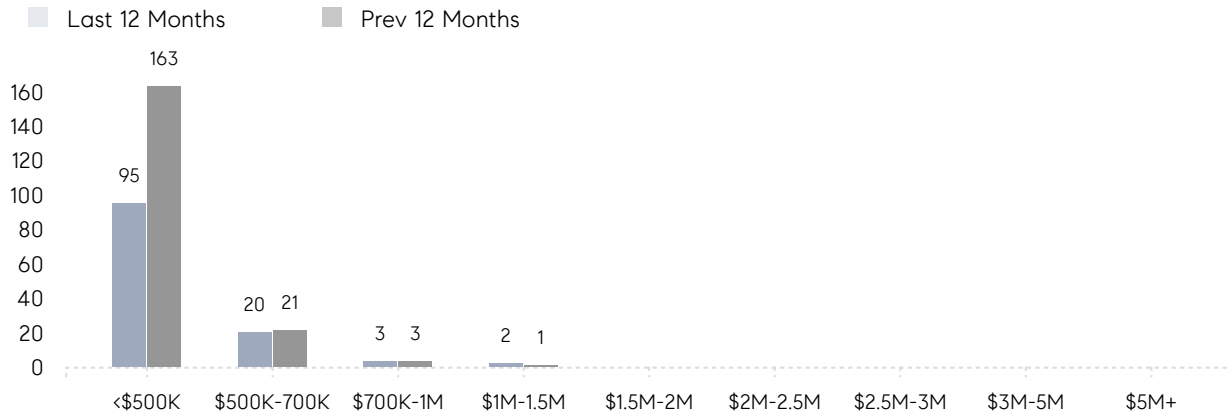
Byram

MARCH 2023

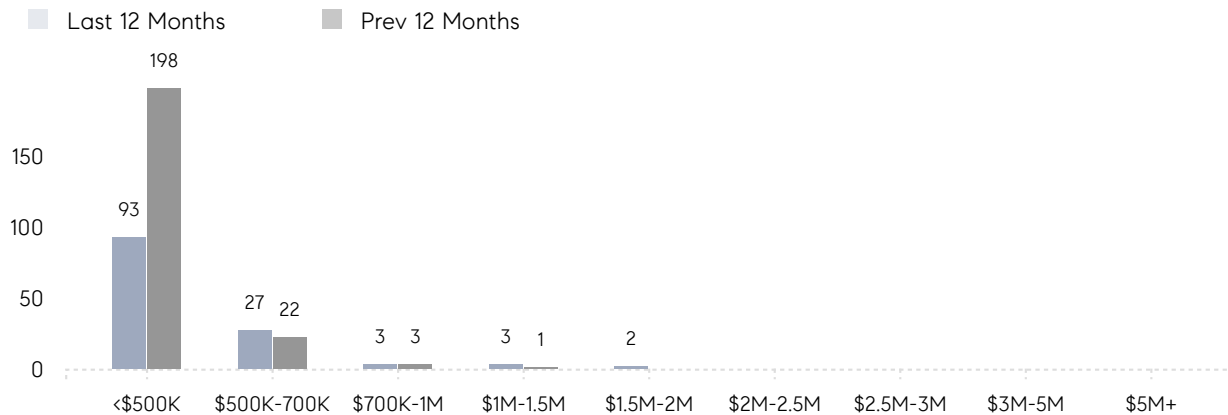
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Caldwell Market Insights

Caldwell

MARCH 2023

UNDER CONTRACT

8
Total
Properties

\$466K
Average
Price

\$449K
Median
Price

33%
Increase From
Mar 2022

4%
Increase From
Mar 2022

8%
Increase From
Mar 2022

UNITS SOLD

6
Total
Properties

\$419K
Average
Price

\$405K
Median
Price

-14%
Decrease From
Mar 2022

-13%
Decrease From
Mar 2022

14%
Increase From
Mar 2022

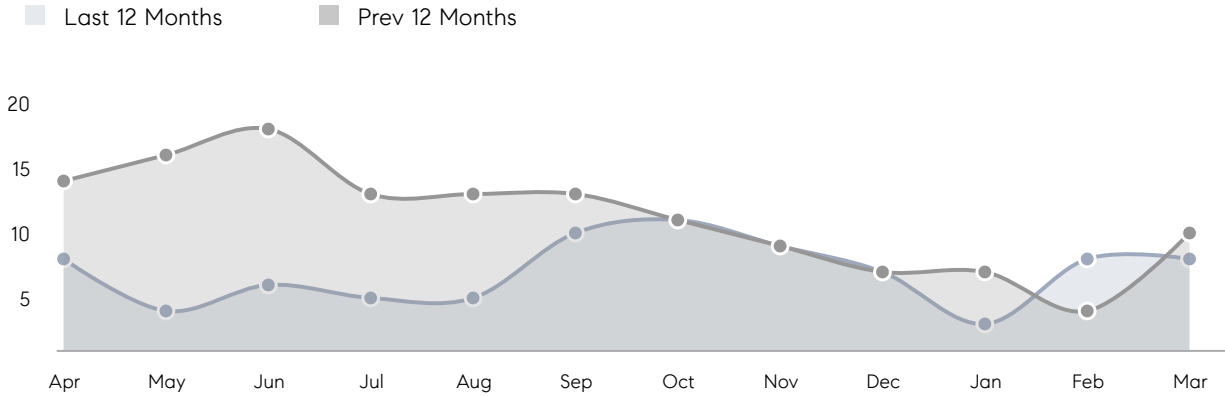
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	31	26	19%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$419,500	\$481,286	-12.8%
	# OF CONTRACTS	8	6	33.3%
	NEW LISTINGS	10	14	-29%
Houses	AVERAGE DOM	8	12	-33%
	% OF ASKING PRICE	112%	108%	
	AVERAGE SOLD PRICE	\$565,667	\$623,333	-9%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	54	37	46%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$273,333	\$374,750	-27%
	# OF CONTRACTS	7	2	250%
	NEW LISTINGS	6	6	0%

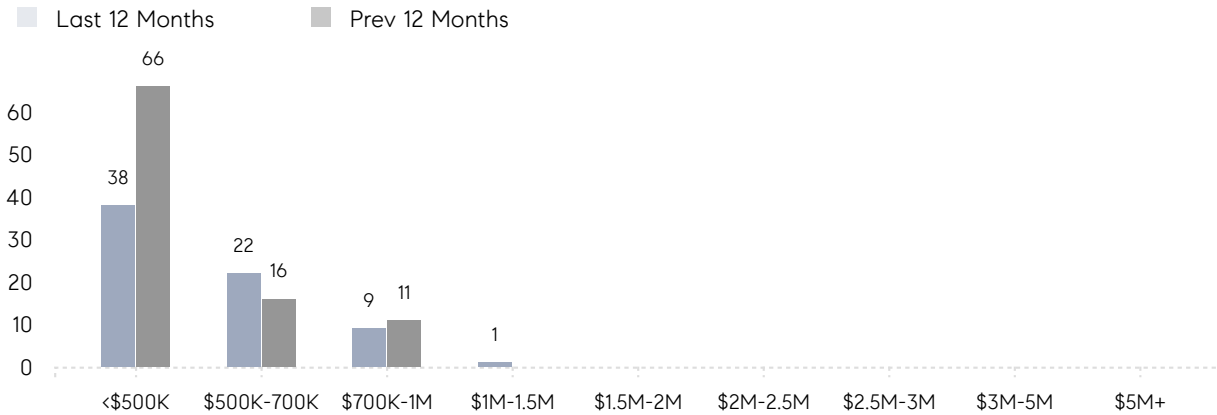
Caldwell

MARCH 2023

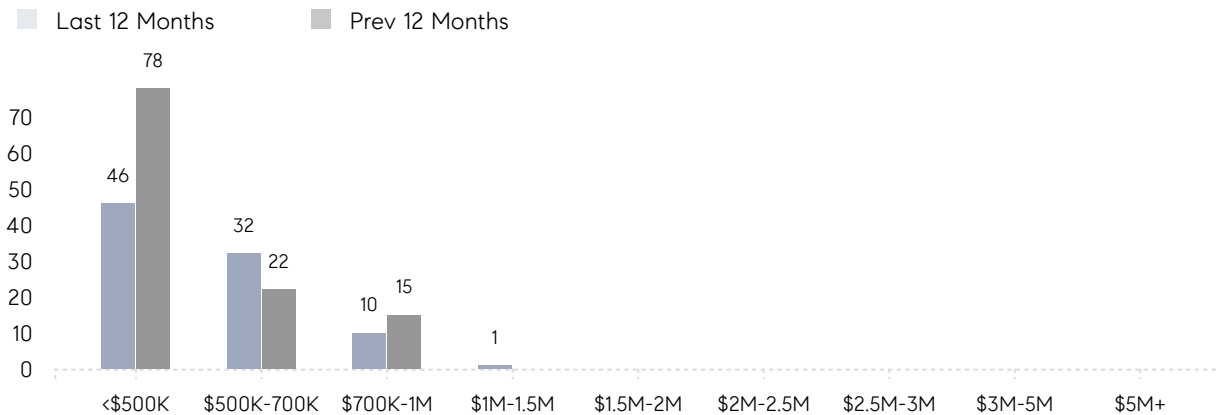
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Carlstadt Market Insights

Carlstadt

MARCH 2023

UNDER CONTRACT

2	\$603K	\$603K
Total Properties	Average Price	Median Price
100%	-39%	-39%
Increase From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

0	-	-
Total Properties	Average Price	Median Price
0%	-	-
Change From Mar 2022	Change From Mar 2022	Change From Mar 2022

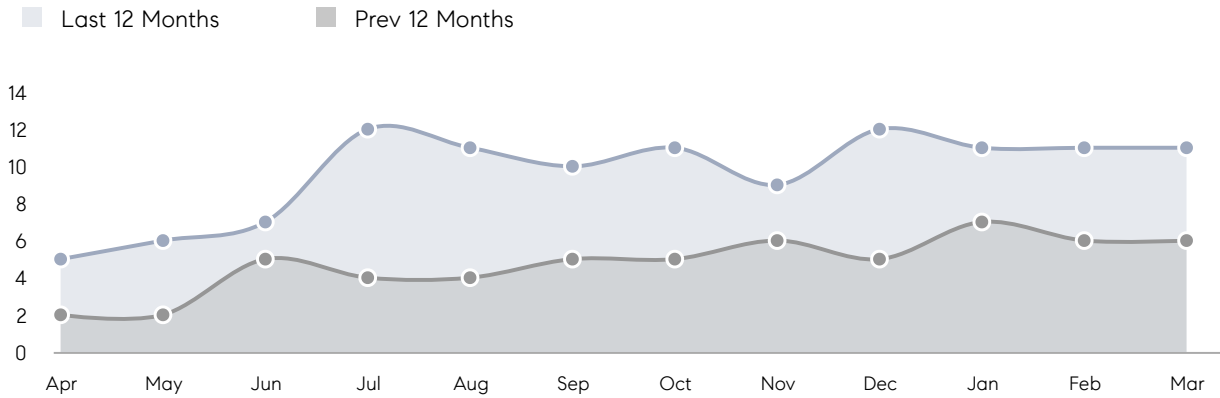
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	-	35	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$539,000	-
	# OF CONTRACTS	2	1	100.0%
	NEW LISTINGS	2	1	100%
Houses	AVERAGE DOM	-	35	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$539,000	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	1	100%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

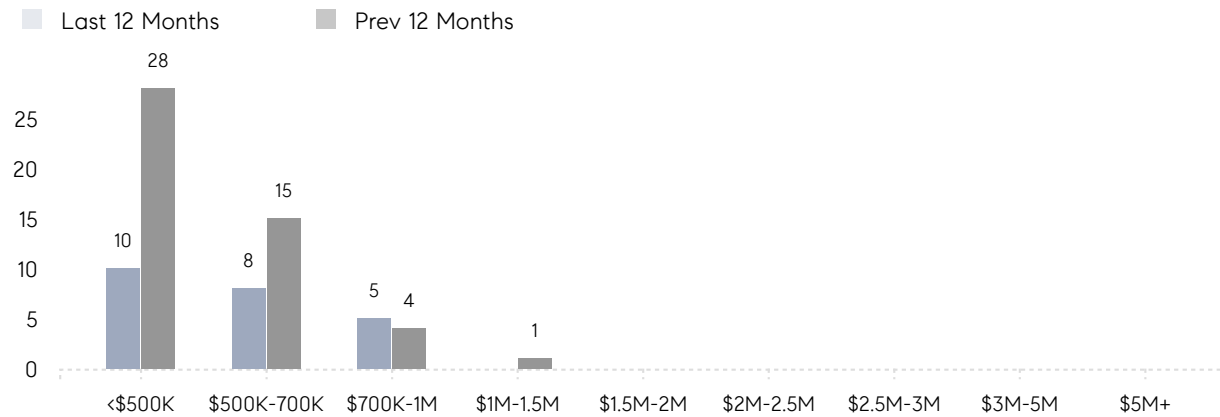
Carlstadt

MARCH 2023

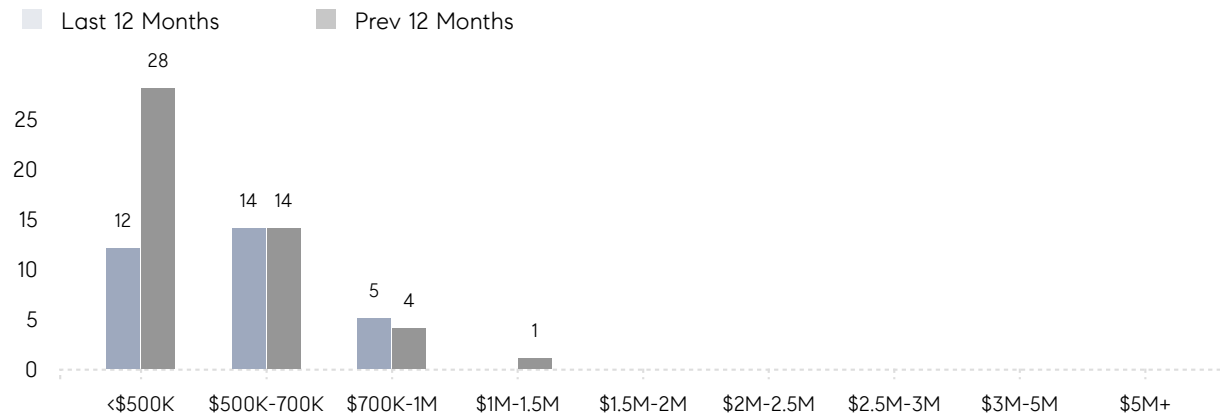
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Cedar Grove Market Insights

Cedar Grove

MARCH 2023

UNDER CONTRACT

5
Total
Properties

\$698K
Average
Price

\$725K
Median
Price

-62%
Decrease From
Mar 2022

2%
Increase From
Mar 2022

18%
Increase From
Mar 2022

UNITS SOLD

7
Total
Properties

\$674K
Average
Price

\$620K
Median
Price

-42%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

1%
Change From
Mar 2022

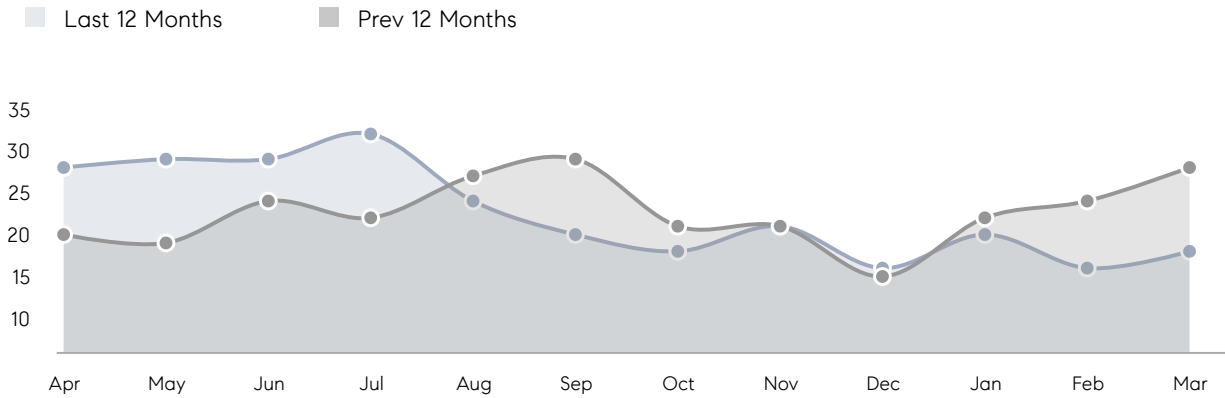
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	20	12	67%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$674,114	\$647,083	4.2%
	# OF CONTRACTS	5	13	-61.5%
	NEW LISTINGS	9	17	-47%
Houses	AVERAGE DOM	24	11	118%
	% OF ASKING PRICE	102%	108%	
	AVERAGE SOLD PRICE	\$757,960	\$650,278	17%
	# OF CONTRACTS	3	8	-62%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	9	16	-44%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$464,500	\$637,500	-27%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	5	7	-29%

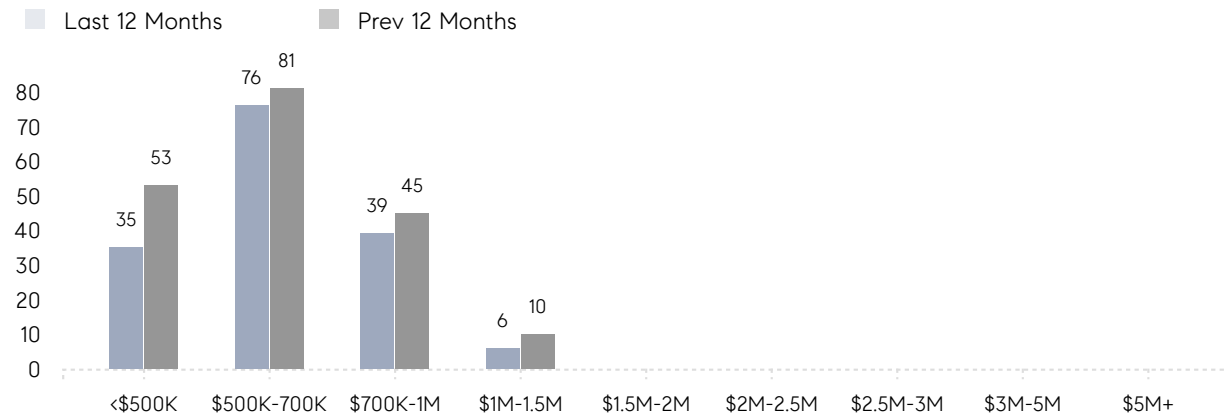
Cedar Grove

MARCH 2023

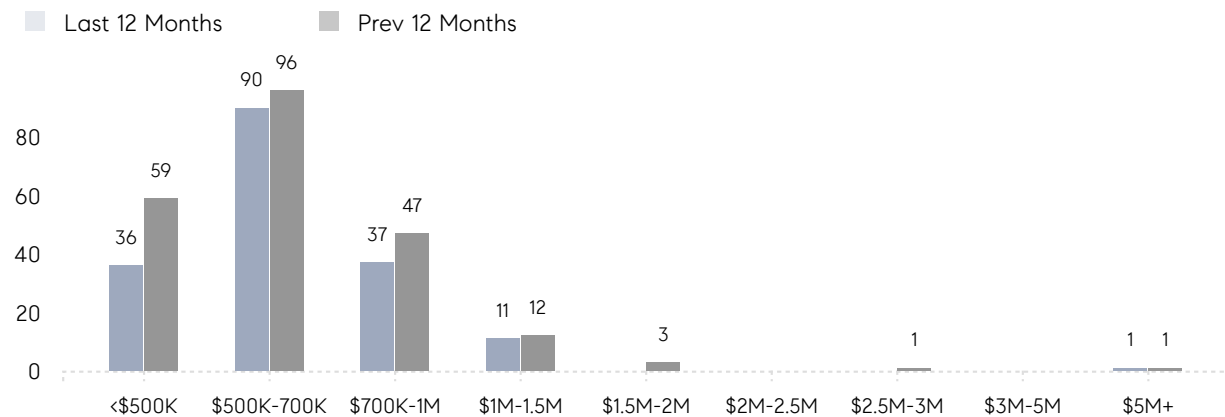
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Cedar Knolls Market Insights

Cedar Knolls

MARCH 2023

UNDER CONTRACT

3	\$691K	\$500K
Total Properties	Average Price	Median Price
-40%	-1%	-12%
Decrease From Mar 2022	Change From Mar 2022	Decrease From Mar 2022

UNITS SOLD

4	\$500K	\$470K
Total Properties	Average Price	Median Price
0%	-29%	-39%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

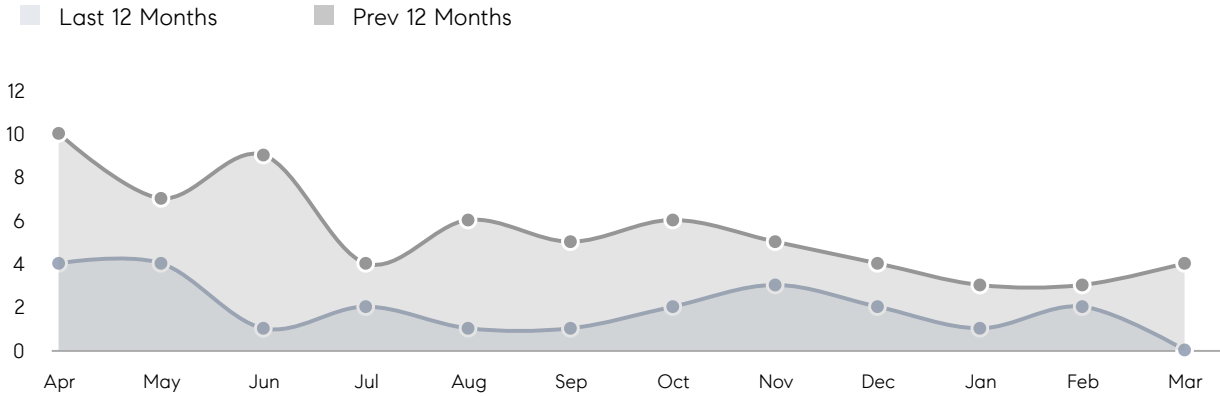
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	29	14	107%
	% OF ASKING PRICE	103%	109%	
	AVERAGE SOLD PRICE	\$500,000	\$706,125	-29.2%
	# OF CONTRACTS	3	5	-40.0%
	NEW LISTINGS	1	7	-86%
Houses	AVERAGE DOM	48	22	118%
	% OF ASKING PRICE	105%	113%	
	AVERAGE SOLD PRICE	\$602,500	\$537,500	12%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	1	6	-83%
Condo/Co-op/TH	AVERAGE DOM	10	7	43%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$397,500	\$874,750	-55%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	1	0%

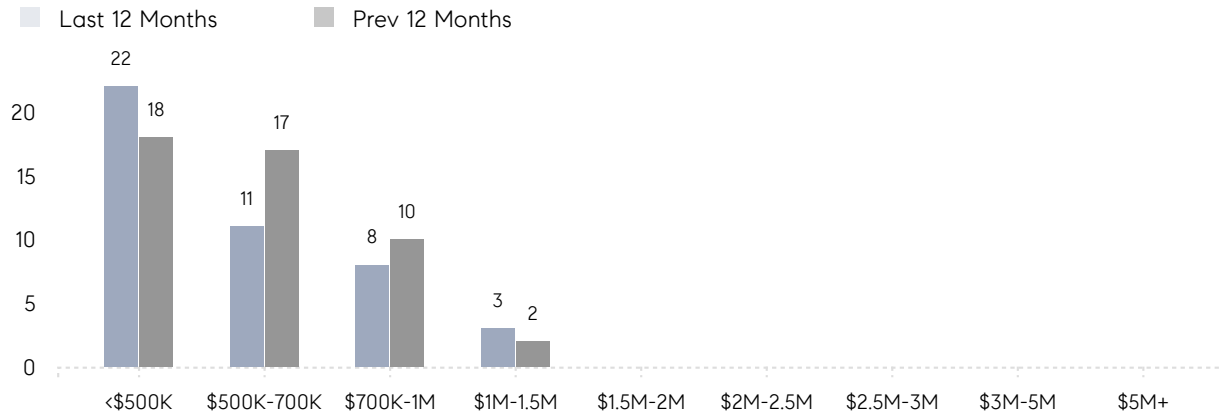
Cedar Knolls

MARCH 2023

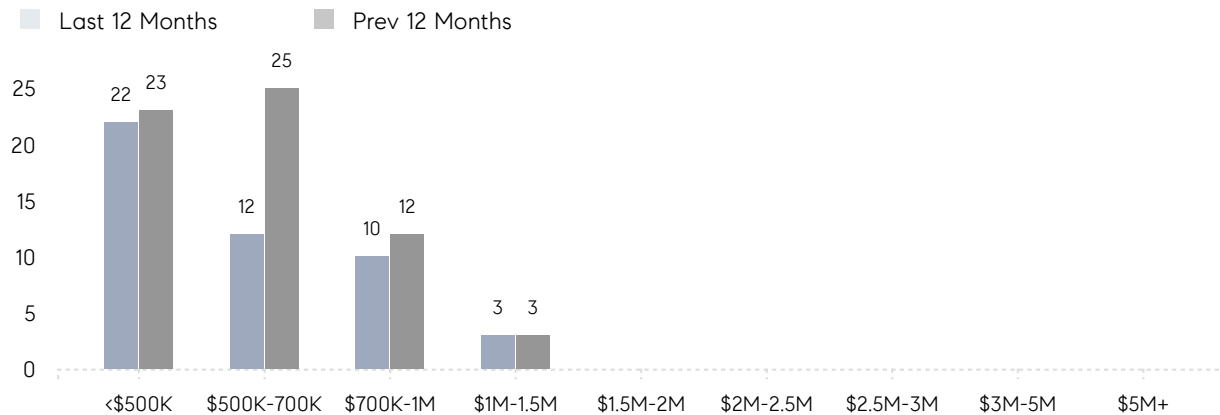
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Chatham Borough Market Insights

Chatham Borough

MARCH 2023

UNDER CONTRACT

9	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-10%	10%	-2%
Decrease From Mar 2022	Increase From Mar 2022	Decrease From Mar 2022

UNITS SOLD

8	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
33%	74%	54%
Increase From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

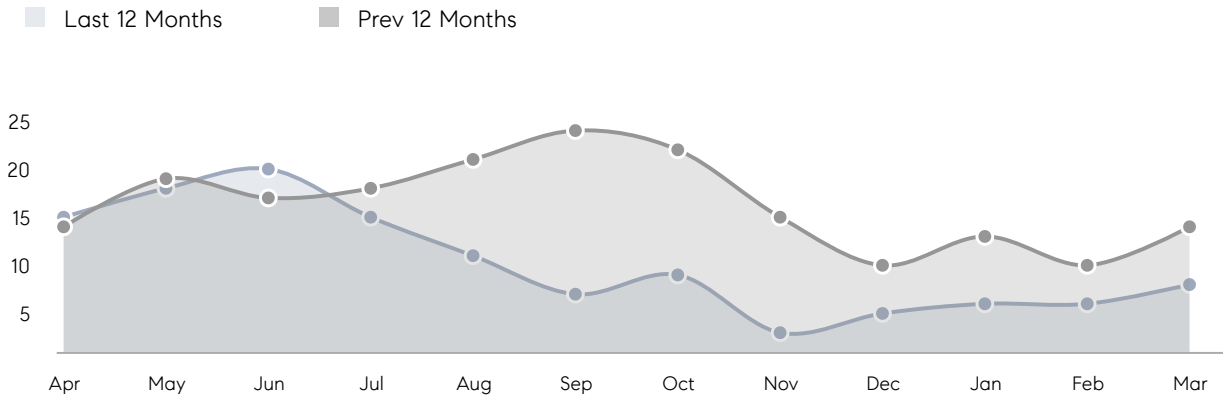
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	10	33	-70%
	% OF ASKING PRICE	110%	109%	
	AVERAGE SOLD PRICE	\$1,331,875	\$763,713	74.4%
	# OF CONTRACTS	9	10	-10.0%
	NEW LISTINGS	11	15	-27%
Houses	AVERAGE DOM	10	33	-70%
	% OF ASKING PRICE	110%	109%	
	AVERAGE SOLD PRICE	\$1,331,875	\$763,713	74%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	10	15	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

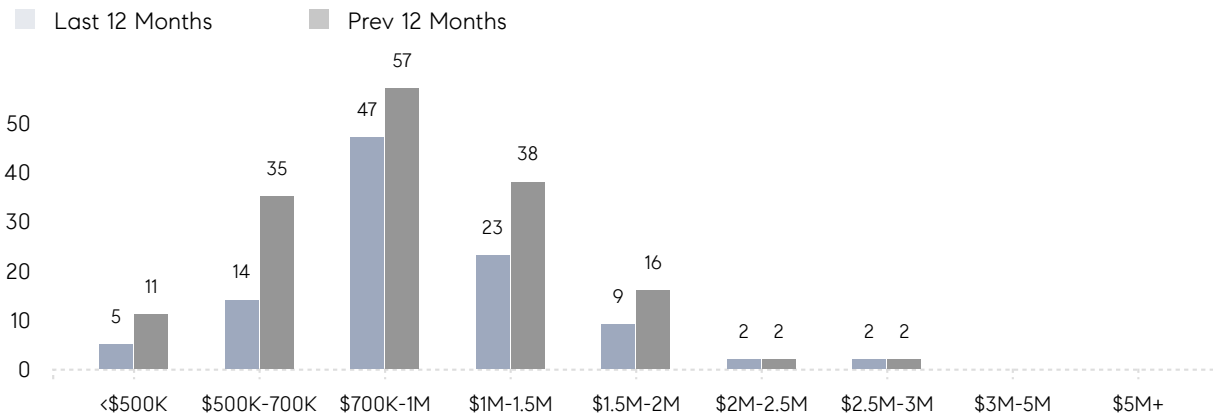
Chatham Borough

MARCH 2023

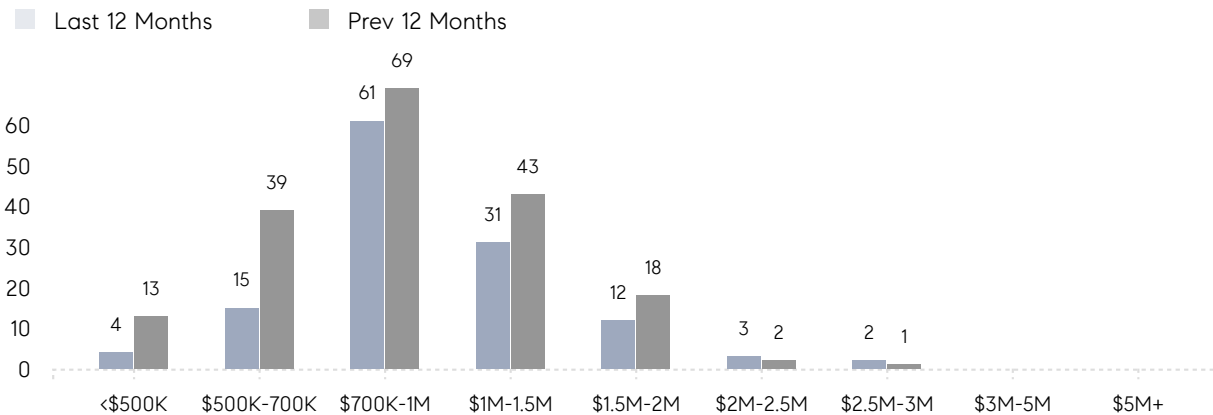
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Chatham Township Market Insights

Chatham Township

MARCH 2023

UNDER CONTRACT

15
Total
Properties

\$1.5M
Average
Price

\$1.4M
Median
Price

-29%
Decrease From
Mar 2022

5%
Increase From
Mar 2022

7%
Increase From
Mar 2022

UNITS SOLD

13
Total
Properties

\$1.3M
Average
Price

\$1.3M
Median
Price

18%
Increase From
Mar 2022

-13%
Decrease From
Mar 2022

-10%
Decrease From
Mar 2022

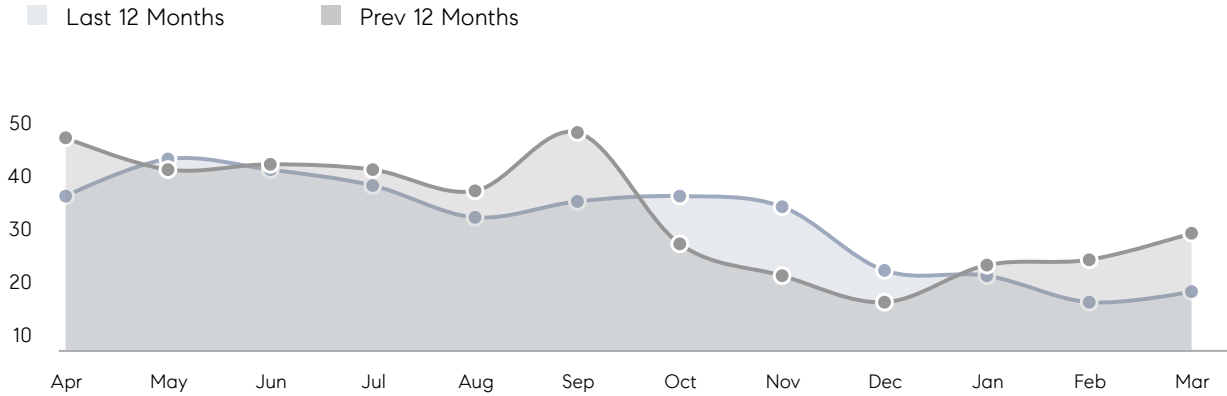
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	24	17	41%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$1,338,384	\$1,537,409	-12.9%
	# OF CONTRACTS	15	21	-28.6%
	NEW LISTINGS	21	29	-28%
Houses	AVERAGE DOM	21	19	11%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,792,750	\$1,751,188	2%
	# OF CONTRACTS	10	15	-33%
	NEW LISTINGS	19	25	-24%
Condo/Co-op/TH	AVERAGE DOM	28	12	133%
	% OF ASKING PRICE	102%	112%	
	AVERAGE SOLD PRICE	\$808,291	\$967,333	-16%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	2	4	-50%

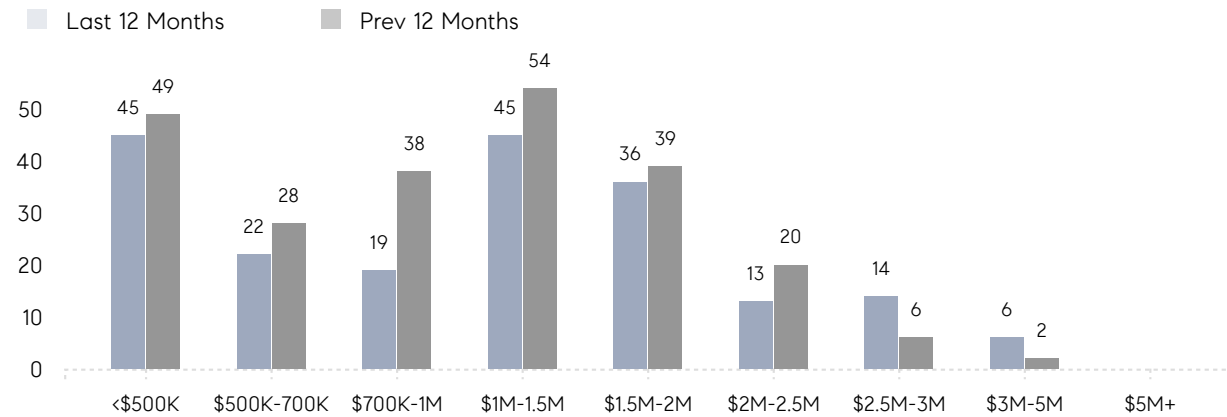
Chatham Township

MARCH 2023

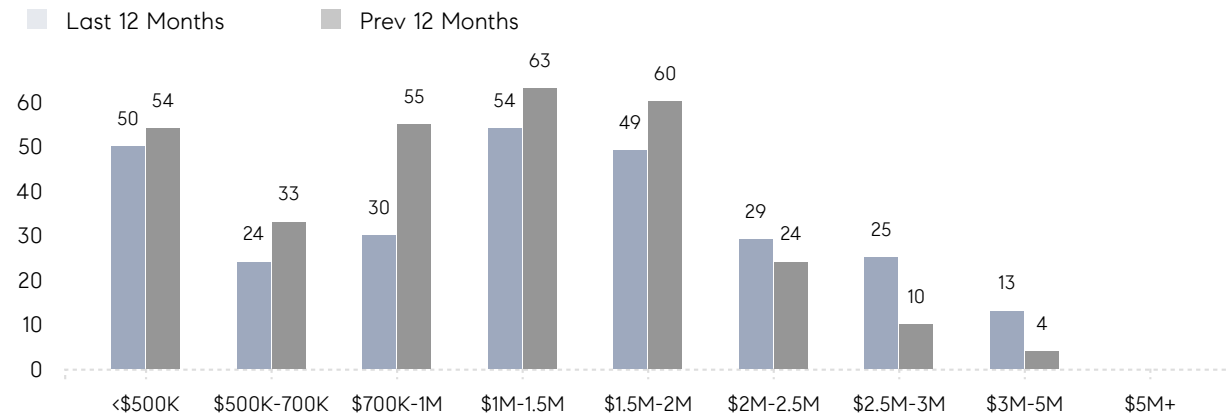
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Chester Borough Market Insights

Chester Borough

MARCH 2023

UNDER CONTRACT

1	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-80%	115%	118%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

2	\$618K	\$618K
Total Properties	Average Price	Median Price
100%	5%	5%
Increase From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

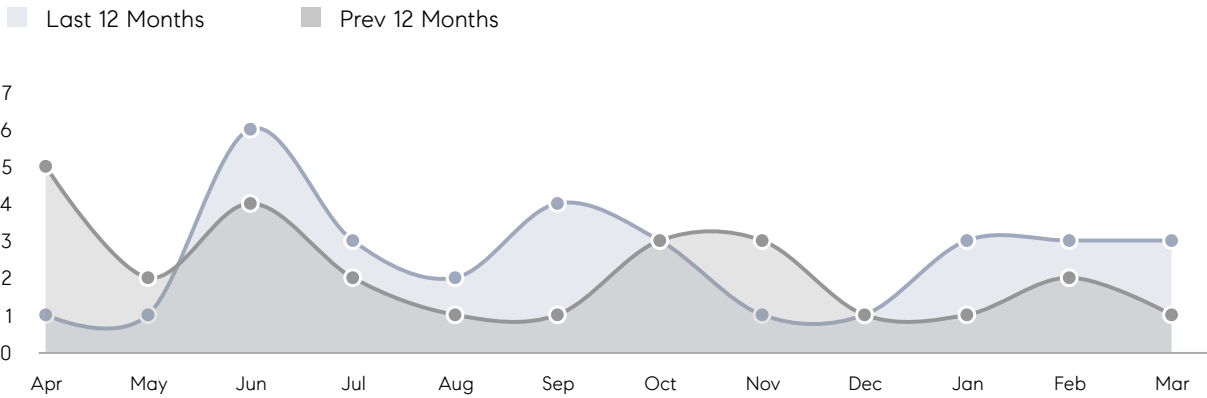
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	11	7	57%
	% OF ASKING PRICE	111%	104%	
	AVERAGE SOLD PRICE	\$618,500	\$590,000	4.8%
	# OF CONTRACTS	1	5	-80.0%
	NEW LISTINGS	2	4	-50%
Houses	AVERAGE DOM	11	7	57%
	% OF ASKING PRICE	111%	104%	
	AVERAGE SOLD PRICE	\$618,500	\$590,000	5%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

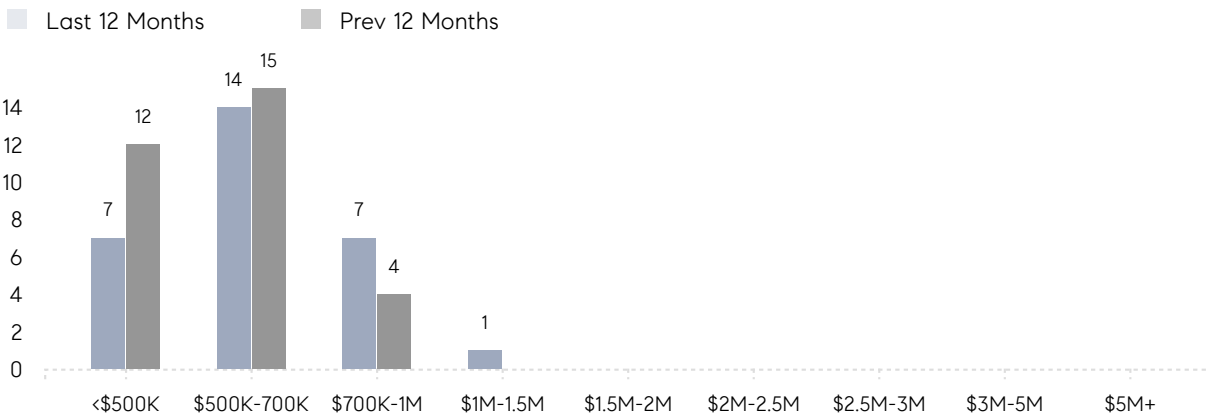
Chester Borough

MARCH 2023

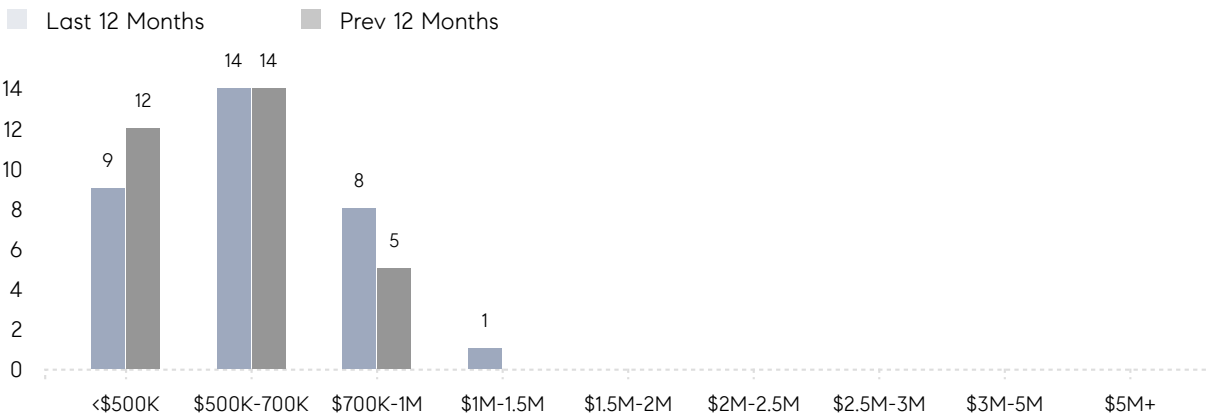
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Chester Township Market Insights

Chester Township

MARCH 2023

UNDER CONTRACT

11
Total
Properties

\$907K
Average
Price

\$889K
Median
Price

38%
Increase From
Mar 2022

-20%
Decrease From
Mar 2022

-27%
Decrease From
Mar 2022

UNITS SOLD

8
Total
Properties

\$761K
Average
Price

\$752K
Median
Price

33%
Increase From
Mar 2022

-15%
Decrease From
Mar 2022

12%
Increase From
Mar 2022

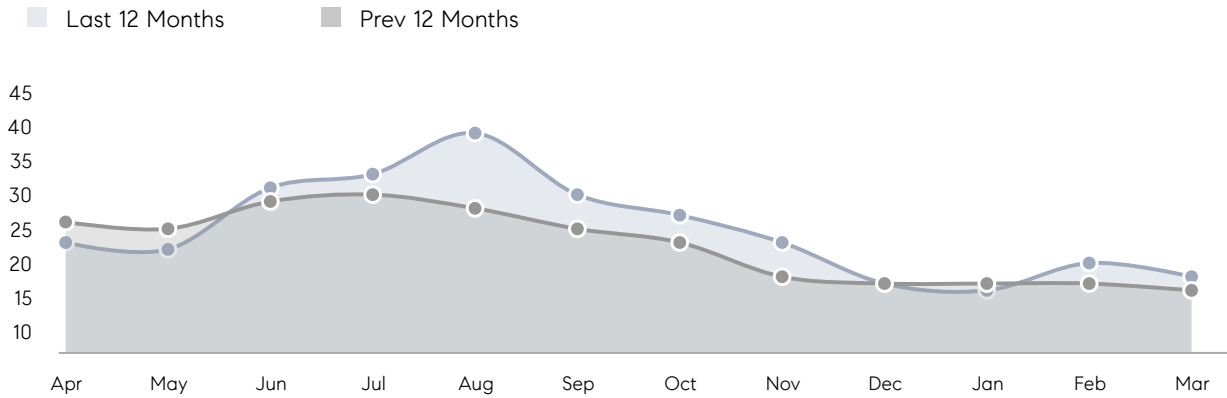
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	55	38	45%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$761,875	\$900,500	-15.4%
	# OF CONTRACTS	11	8	37.5%
	NEW LISTINGS	10	11	-9%
Houses	AVERAGE DOM	55	54	2%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$761,875	\$1,028,750	-26%
	# OF CONTRACTS	10	8	25%
	NEW LISTINGS	10	10	0%
Condo/Co-op/TH	AVERAGE DOM	-	7	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$644,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	1	0%

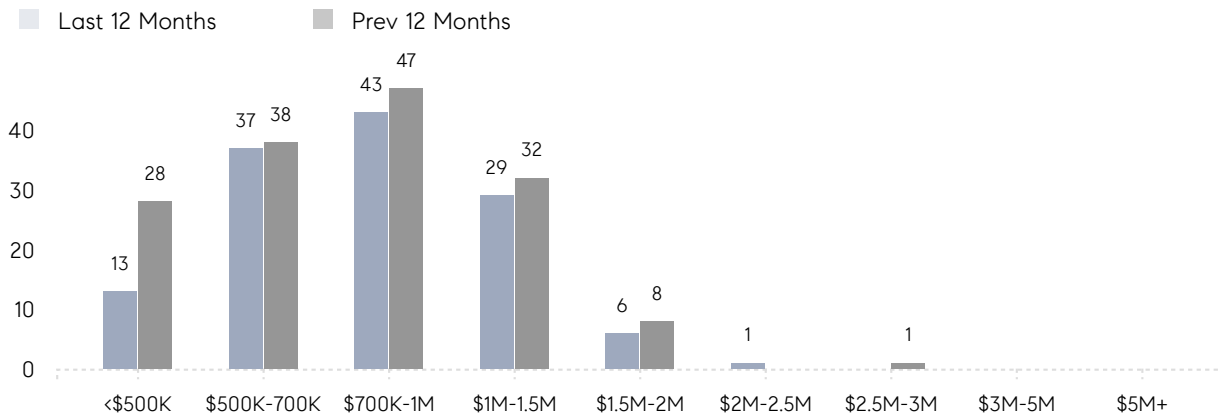
Chester Township

MARCH 2023

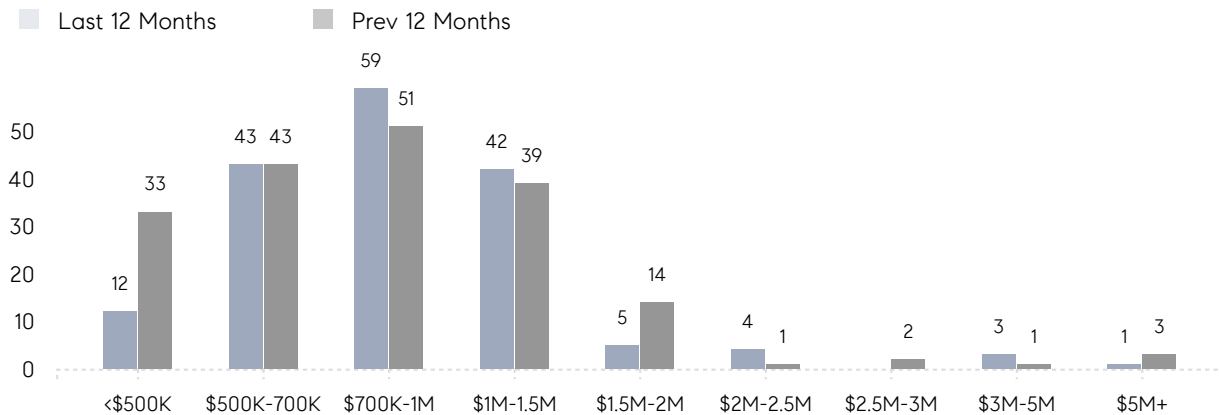
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Clark Market Insights

Clark

MARCH 2023

UNDER CONTRACT

7
Total
Properties

\$543K
Average
Price

\$624K
Median
Price

-22%
Decrease From
Mar 2022

-4%
Decrease From
Mar 2022

9%
Increase From
Mar 2022

UNITS SOLD

11
Total
Properties

\$601K
Average
Price

\$630K
Median
Price

-15%
Decrease From
Mar 2022

11%
Increase From
Mar 2022

22%
Increase From
Mar 2022

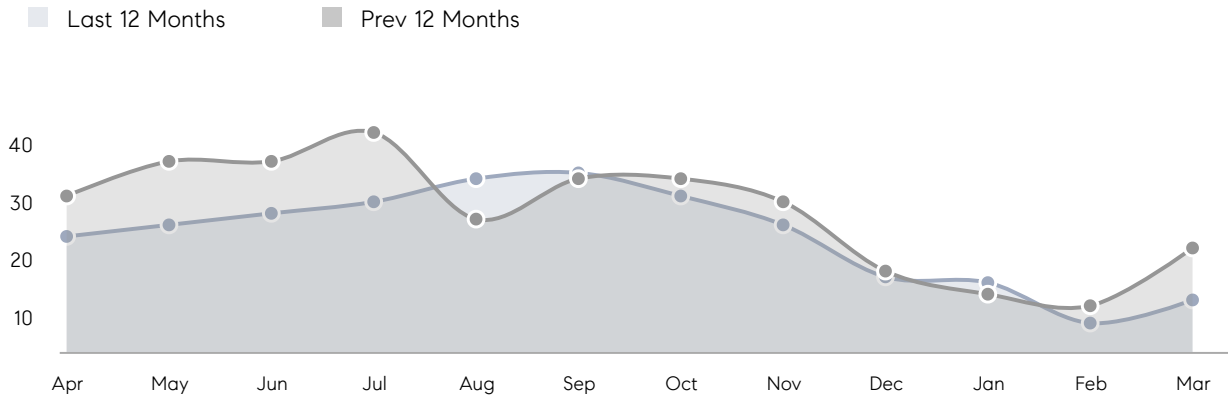
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	40	43	-7%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$601,500	\$539,629	11.5%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	12	22	-45%
Houses	AVERAGE DOM	49	49	0%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$629,563	\$575,561	9%
	# OF CONTRACTS	6	8	-25%
	NEW LISTINGS	10	19	-47%
Condo/Co-op/TH	AVERAGE DOM	17	14	21%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$526,667	\$342,000	54%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	3	-33%

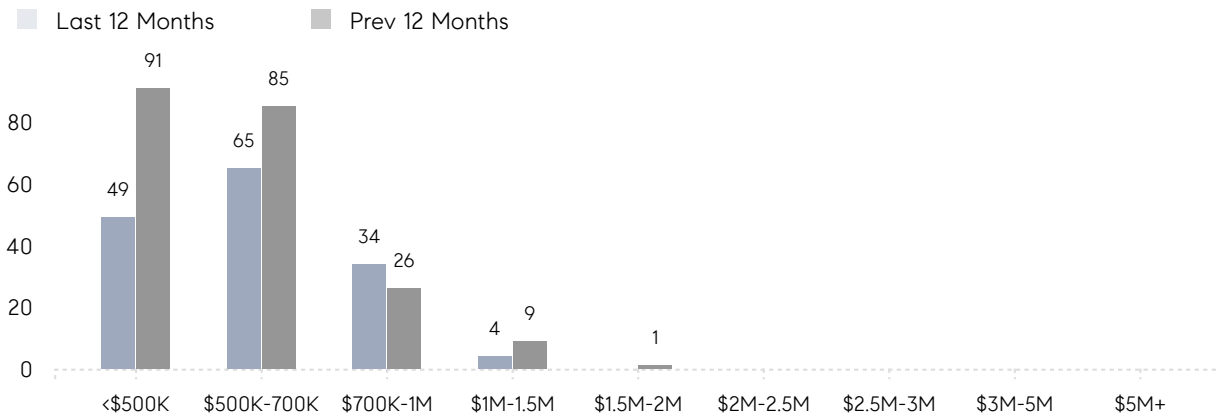
Clark

MARCH 2023

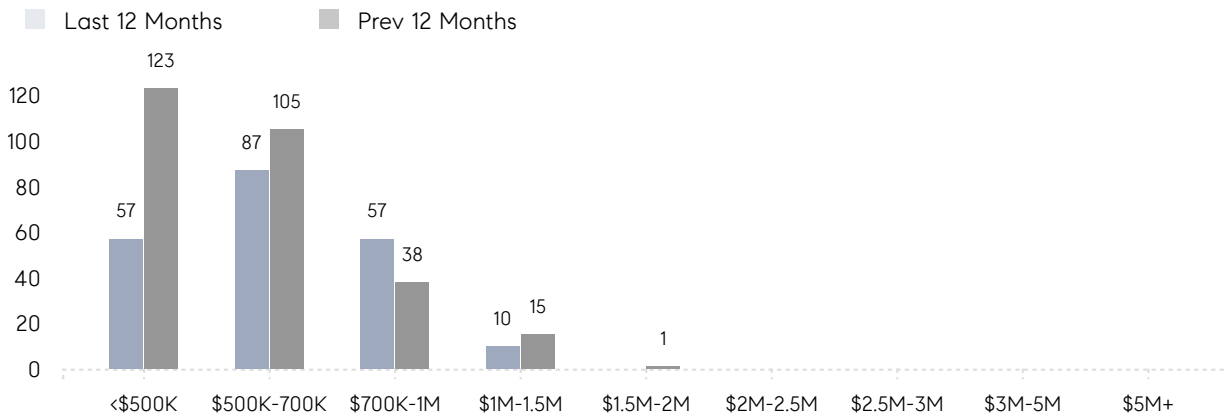
Monthly Inventory



Contracts By Price Range



Listings By Price Range

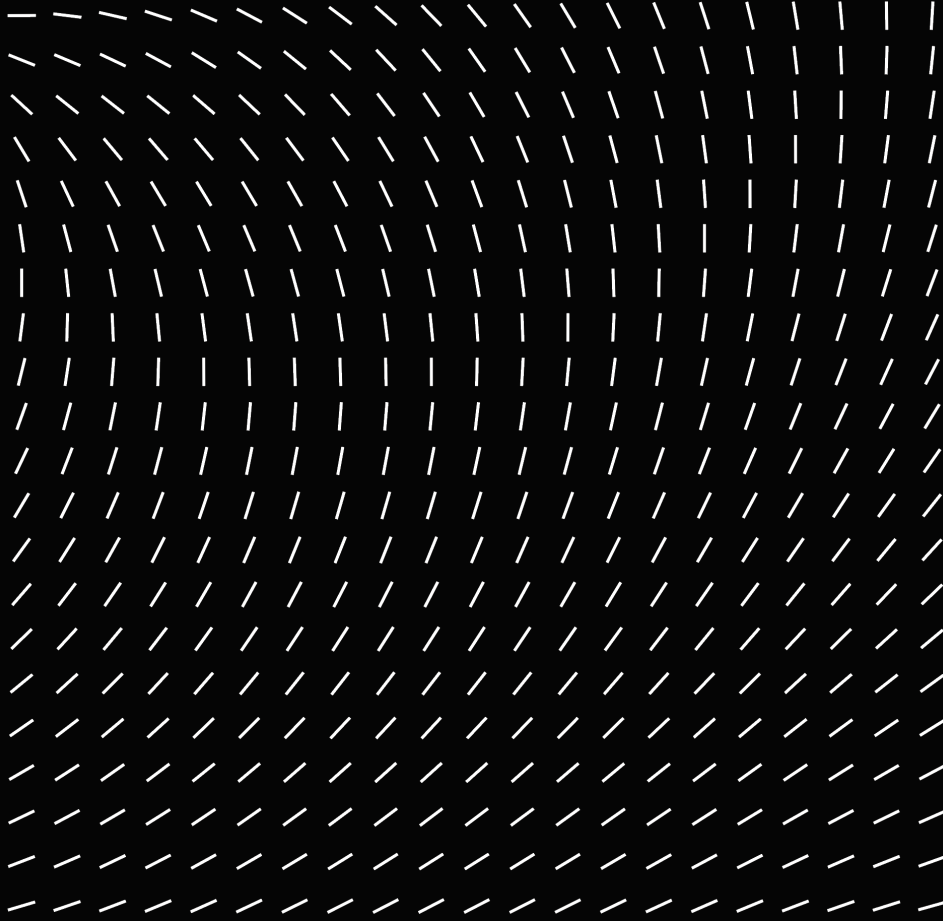




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COMPASS

March 2023

Cliffside Park Market Insights

Cliffside Park

MARCH 2023

UNDER CONTRACT

33
Total
Properties

\$711K
Average
Price

\$625K
Median
Price

-21%
Decrease From
Mar 2022

19%
Increase From
Mar 2022

26%
Increase From
Mar 2022

UNITS SOLD

17
Total
Properties

\$637K
Average
Price

\$549K
Median
Price

-41%
Decrease From
Mar 2022

9%
Increase From
Mar 2022

5%
Increase From
Mar 2022

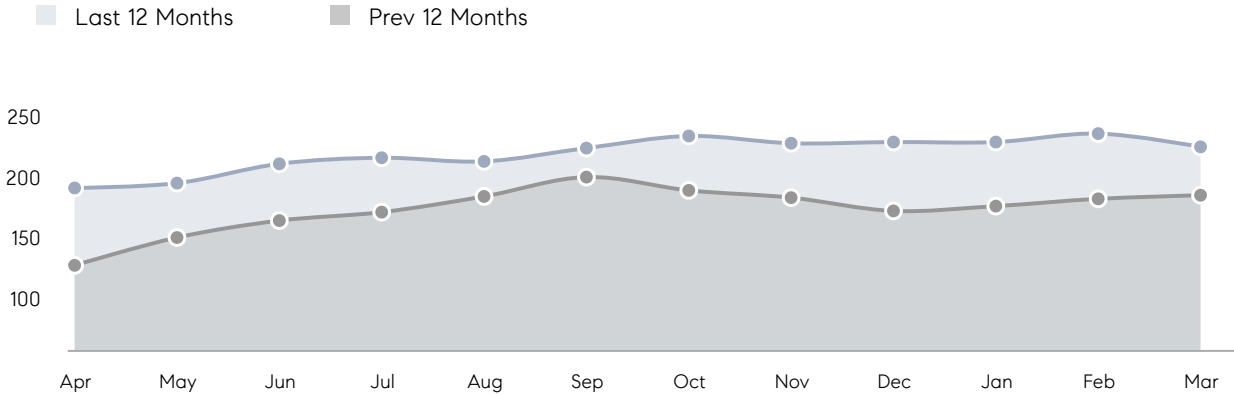
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	68	67	1%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$637,000	\$582,725	9.3%
	# OF CONTRACTS	33	42	-21.4%
	NEW LISTINGS	22	36	-39%
Houses	AVERAGE DOM	53	46	15%
	% OF ASKING PRICE	95%	104%	
	AVERAGE SOLD PRICE	\$780,000	\$659,571	18%
	# OF CONTRACTS	7	3	133%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	72	73	-1%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$606,357	\$558,274	9%
	# OF CONTRACTS	26	39	-33%
	NEW LISTINGS	19	30	-37%

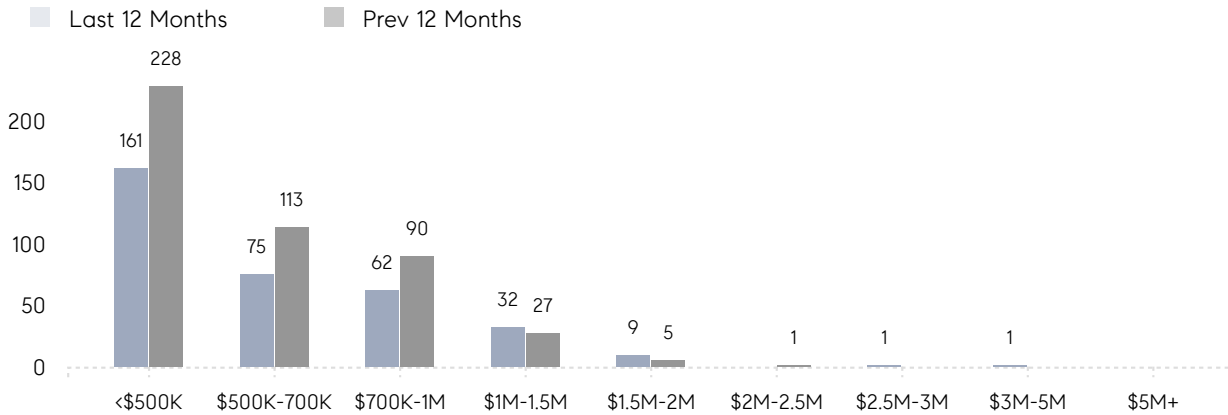
Cliffside Park

MARCH 2023

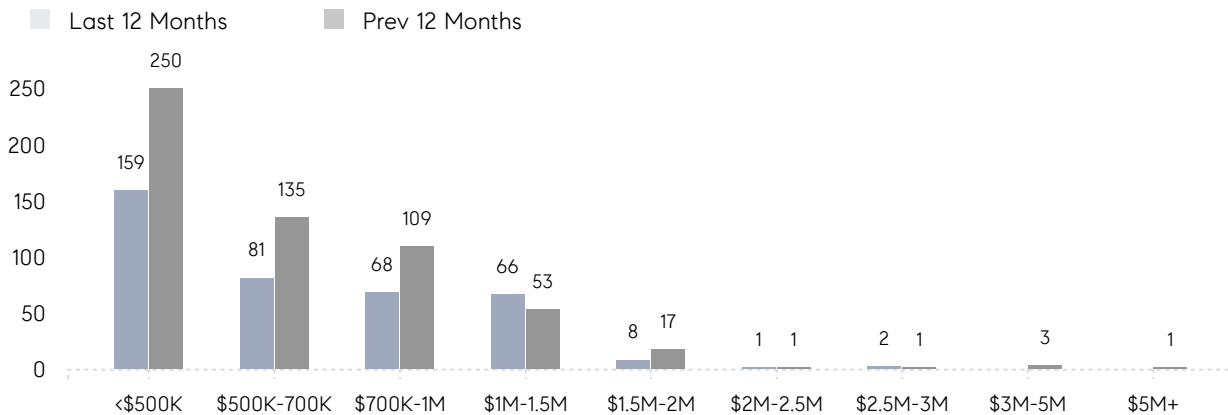
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Clifton Market Insights

Clifton

MARCH 2023

UNDER CONTRACT

57
Total
Properties

\$467K
Average
Price

\$430K
Median
Price

-31%
Decrease From
Mar 2022

1%
Increase From
Mar 2022

-
Change From
Mar 2022

UNITS SOLD

52
Total
Properties

\$441K
Average
Price

\$439K
Median
Price

-20%
Decrease From
Mar 2022

-11%
Decrease From
Mar 2022

-4%
Decrease From
Mar 2022

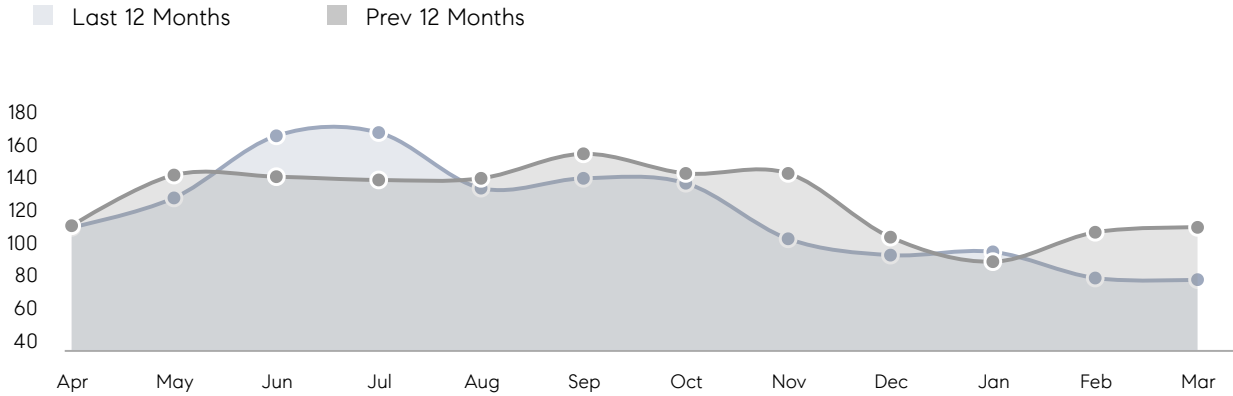
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	52	45	16%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$441,944	\$498,175	-11.3%
	# OF CONTRACTS	57	83	-31.3%
	NEW LISTINGS	63	88	-28%
Houses	AVERAGE DOM	56	44	27%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$487,272	\$539,958	-10%
	# OF CONTRACTS	43	67	-36%
	NEW LISTINGS	51	64	-20%
Condo/Co-op/TH	AVERAGE DOM	44	50	-12%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$339,956	\$345,964	-2%
	# OF CONTRACTS	14	16	-12%
	NEW LISTINGS	12	24	-50%

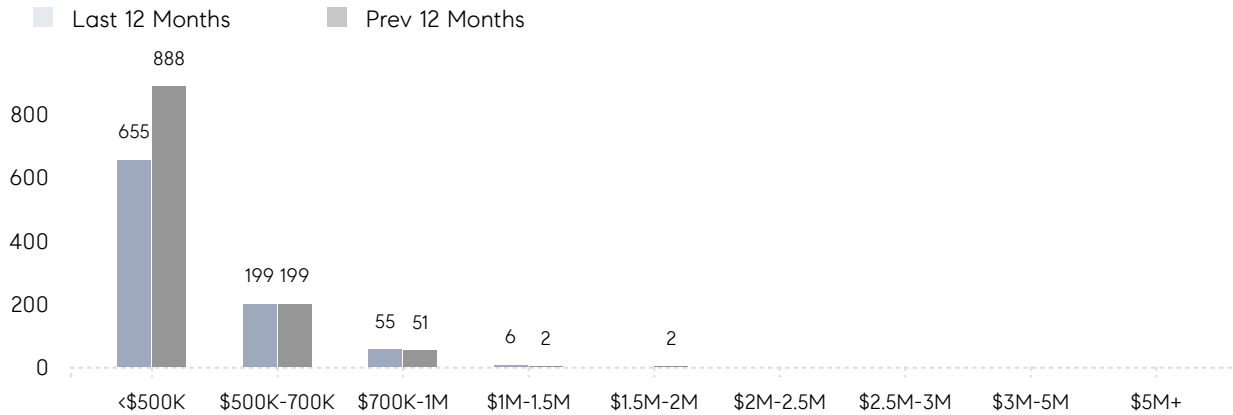
Clifton

MARCH 2023

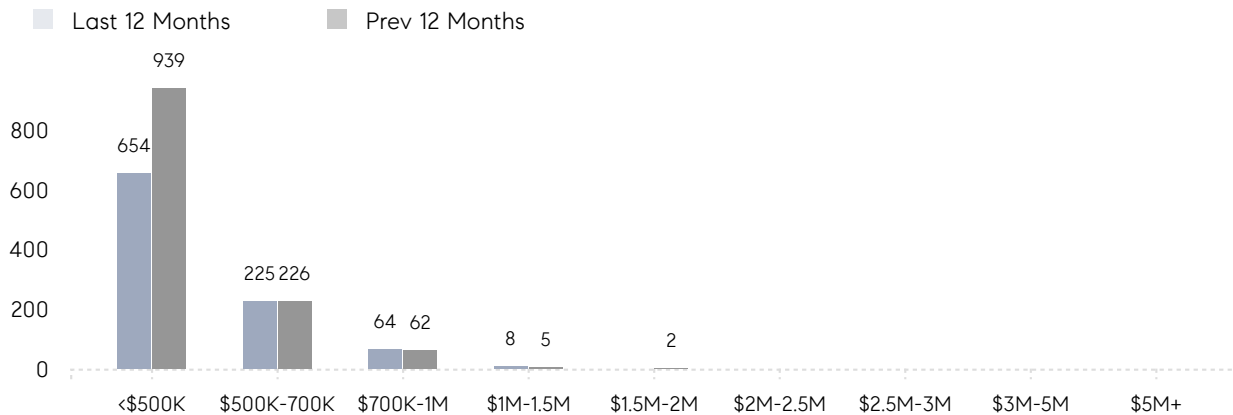
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Cluster Market Insights

Closter

MARCH 2023

UNDER CONTRACT

6	\$1.3M	\$1.2M
Total Properties	Average Price	Median Price
-62%	16%	18%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

2	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-67%	5%	5%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

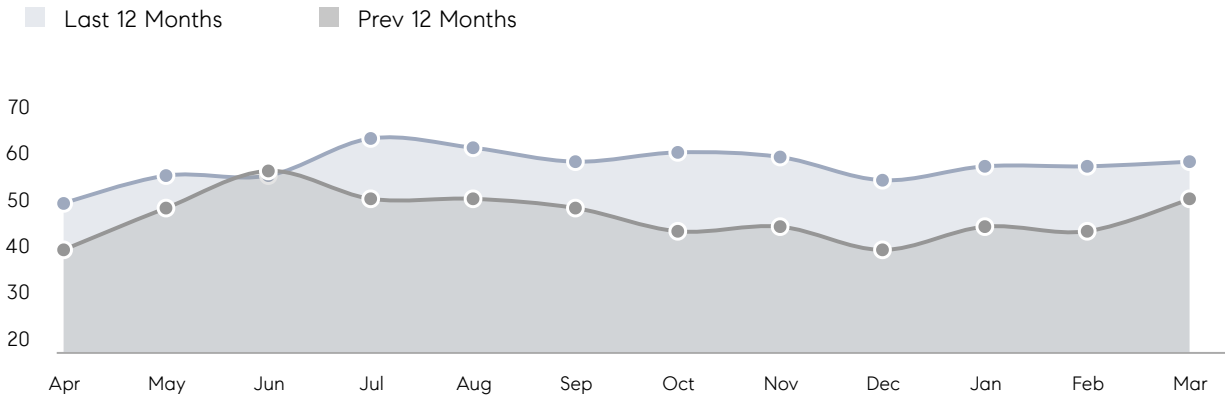
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	38	49	-22%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$1,019,000	\$967,167	5.4%
	# OF CONTRACTS	6	16	-62.5%
	NEW LISTINGS	7	20	-65%
Houses	AVERAGE DOM	38	49	-22%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$1,019,000	\$967,167	5%
	# OF CONTRACTS	6	16	-62%
	NEW LISTINGS	7	20	-65%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

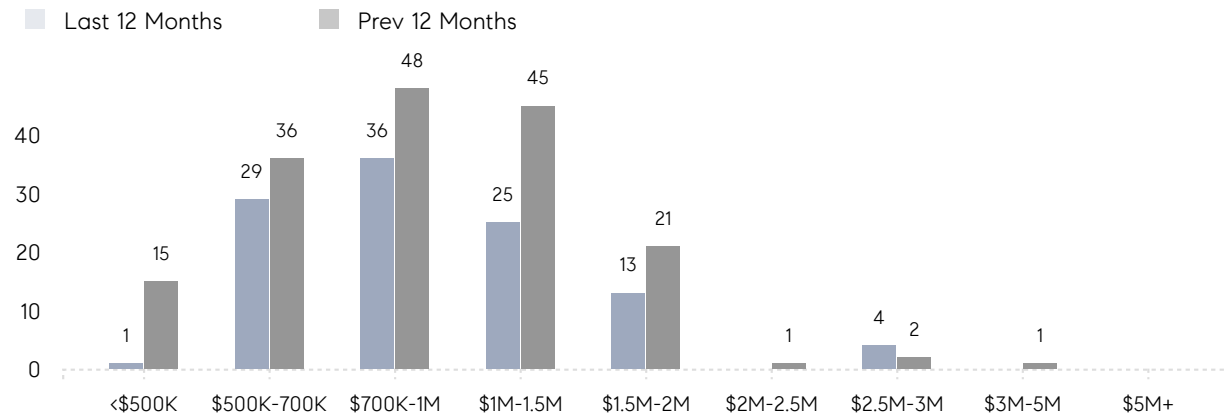
Cluster

MARCH 2023

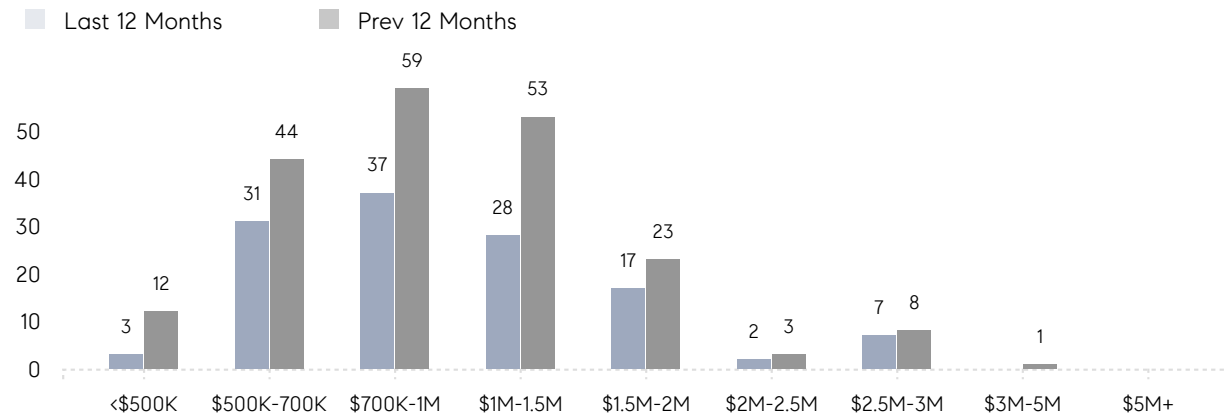
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Colonia Market Insights

Colonia

MARCH 2023

UNDER CONTRACT

3
Total
Properties

\$736K
Average
Price

\$519K
Median
Price

-50%
Decrease From
Mar 2022

77%
Increase From
Mar 2022

27%
Increase From
Mar 2022

UNITS SOLD

3
Total
Properties

\$561K
Average
Price

\$530K
Median
Price

-25%
Decrease From
Mar 2022

-1%
Change From
Mar 2022

-6%
Decrease From
Mar 2022

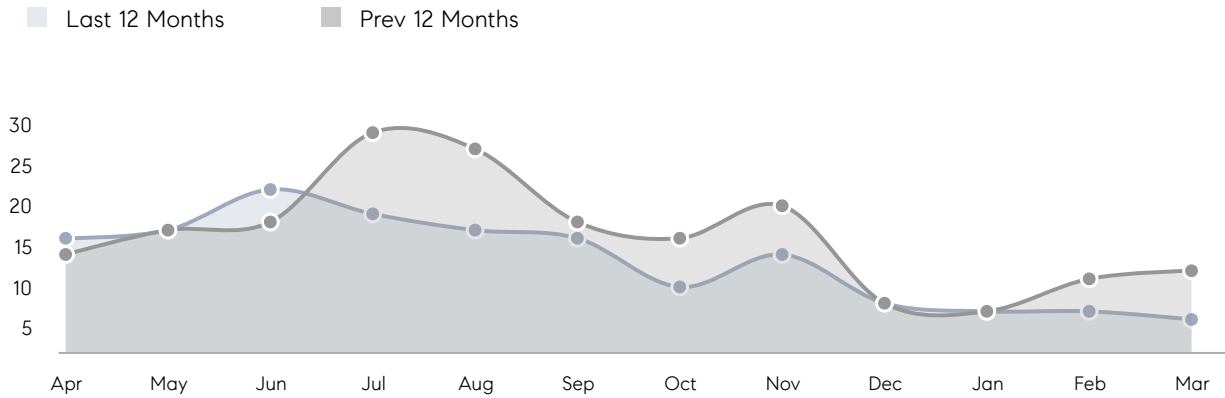
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	40	35	14%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$561,667	\$565,000	-0.6%
	# OF CONTRACTS	3	6	-50.0%
	NEW LISTINGS	3	7	-57%
Houses	AVERAGE DOM	40	35	14%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$561,667	\$565,000	-1%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

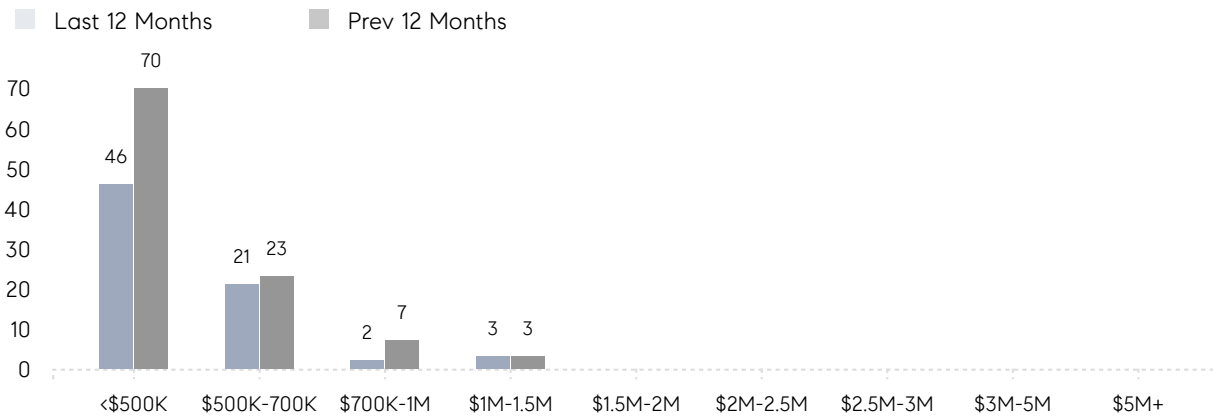
Colonia

MARCH 2023

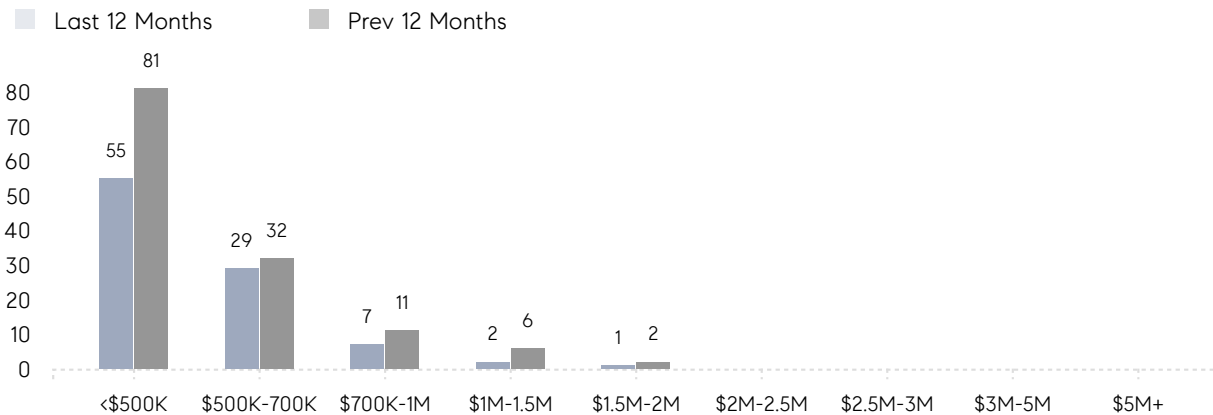
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Cranford Market Insights

Cranford

MARCH 2023

UNDER CONTRACT

14
Total
Properties

\$665K
Average
Price

\$624K
Median
Price

-55%
Decrease From
Mar 2022

11%
Increase From
Mar 2022

6%
Increase From
Mar 2022

UNITS SOLD

16
Total
Properties

\$681K
Average
Price

\$664K
Median
Price

23%
Increase From
Mar 2022

30%
Increase From
Mar 2022

28%
Increase From
Mar 2022

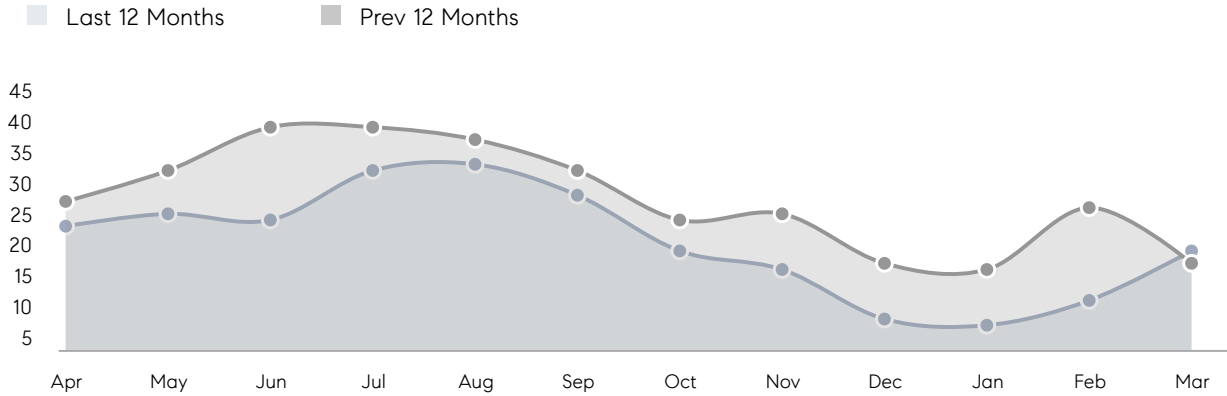
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	31	22	41%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$681,723	\$522,665	30.4%
	# OF CONTRACTS	14	31	-54.8%
	NEW LISTINGS	24	25	-4%
Houses	AVERAGE DOM	30	16	88%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$741,178	\$604,965	23%
	# OF CONTRACTS	14	27	-48%
	NEW LISTINGS	21	21	0%
Condo/Co-op/TH	AVERAGE DOM	33	40	-17%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$424,083	\$248,333	71%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	3	4	-25%

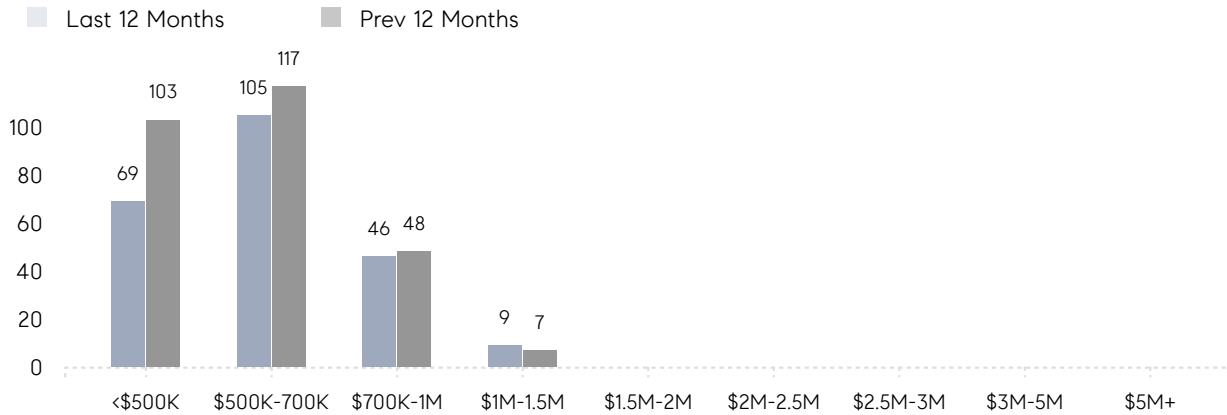
Cranford

MARCH 2023

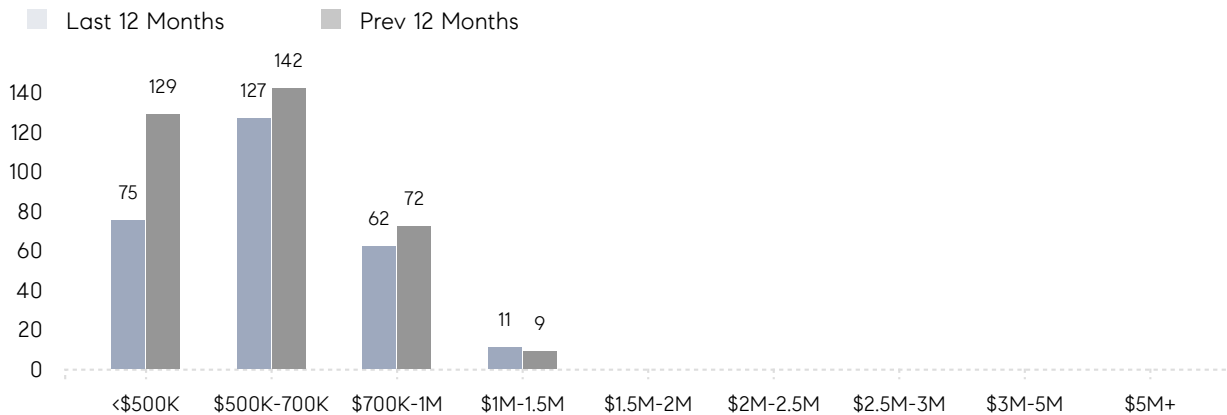
Monthly Inventory



Contracts By Price Range



Listings By Price Range

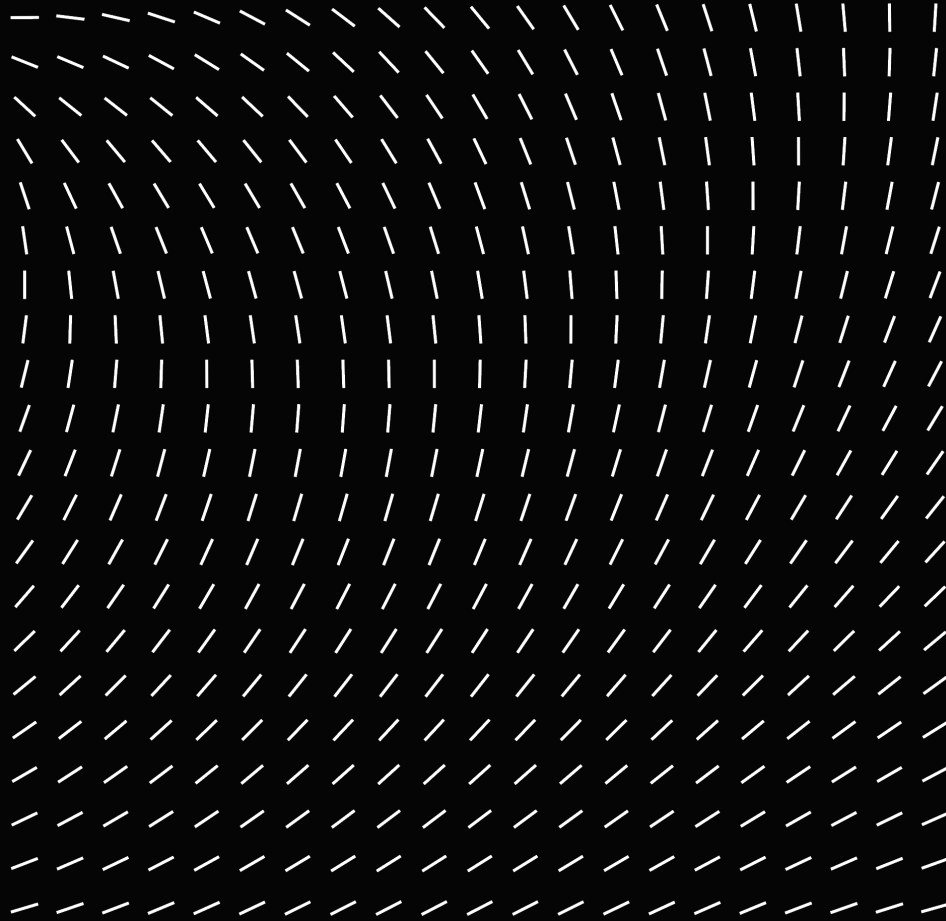




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COMPASS

March 2023

Cresskill Market Insights

Cresskill

MARCH 2023

UNDER CONTRACT

8	\$1.2M	\$1.3M
Total Properties	Average Price	Median Price
-62%	31%	69%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

6	\$824K	\$682K
Total Properties	Average Price	Median Price
-54%	-4%	3%
Decrease From Mar 2022	Decrease From Mar 2022	Increase From Mar 2022

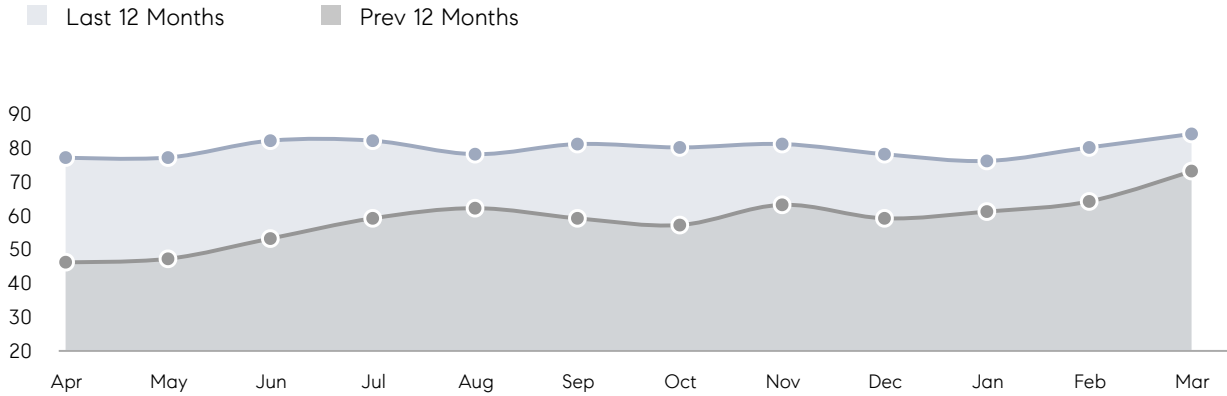
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	70	44	59%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$824,583	\$861,154	-4.2%
	# OF CONTRACTS	8	21	-61.9%
	NEW LISTINGS	11	28	-61%
Houses	AVERAGE DOM	45	37	22%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$939,375	\$931,900	1%
	# OF CONTRACTS	8	18	-56%
	NEW LISTINGS	8	23	-65%
Condo/Co-op/TH	AVERAGE DOM	120	70	71%
	% OF ASKING PRICE	92%	98%	
	AVERAGE SOLD PRICE	\$595,000	\$625,333	-5%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	3	5	-40%

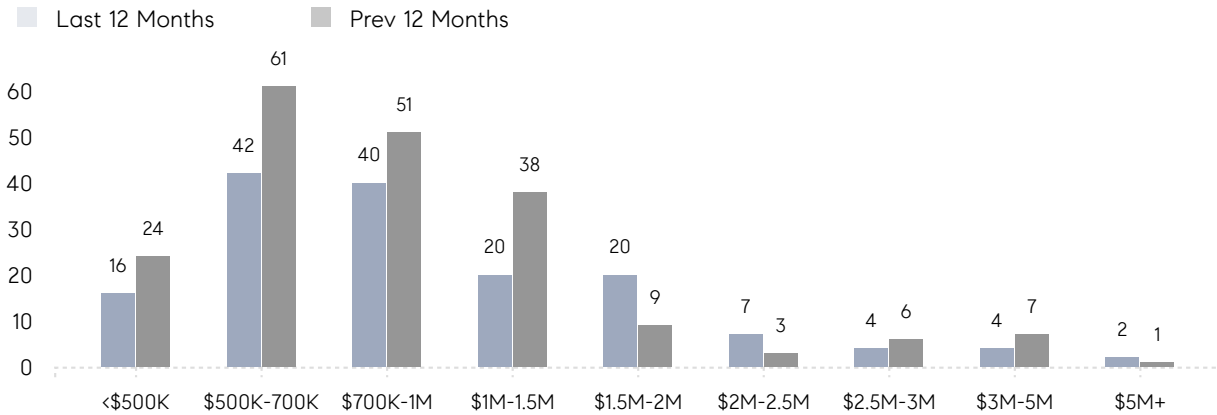
Cresskill

MARCH 2023

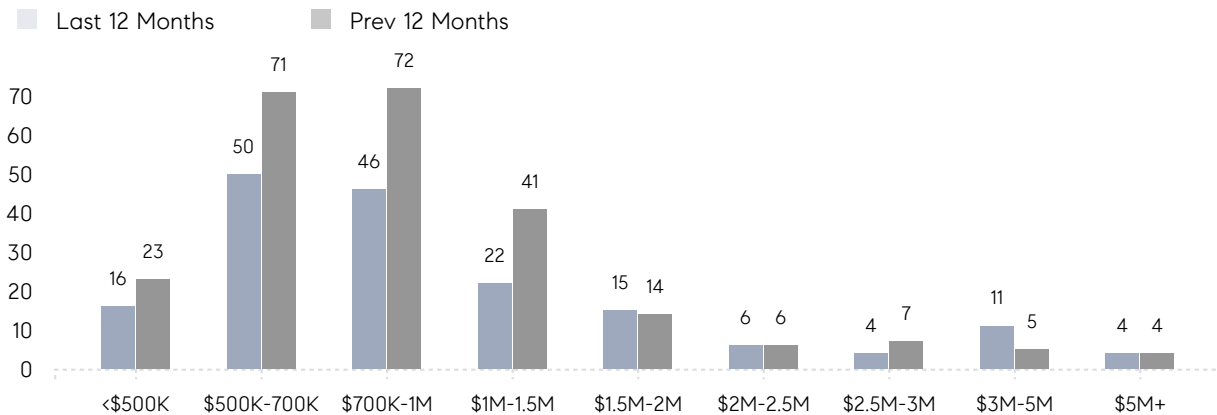
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Demarest Market Insights

Demarest

MARCH 2023

UNDER CONTRACT

9	\$1.4M	\$1.6M
Total Properties	Average Price	Median Price
-10%	-15%	14%
Decrease From Mar 2022	Decrease From Mar 2022	Increase From Mar 2022

UNITS SOLD

5	\$1.2M	\$1.6M
Total Properties	Average Price	Median Price
0%	1%	20%
Change From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

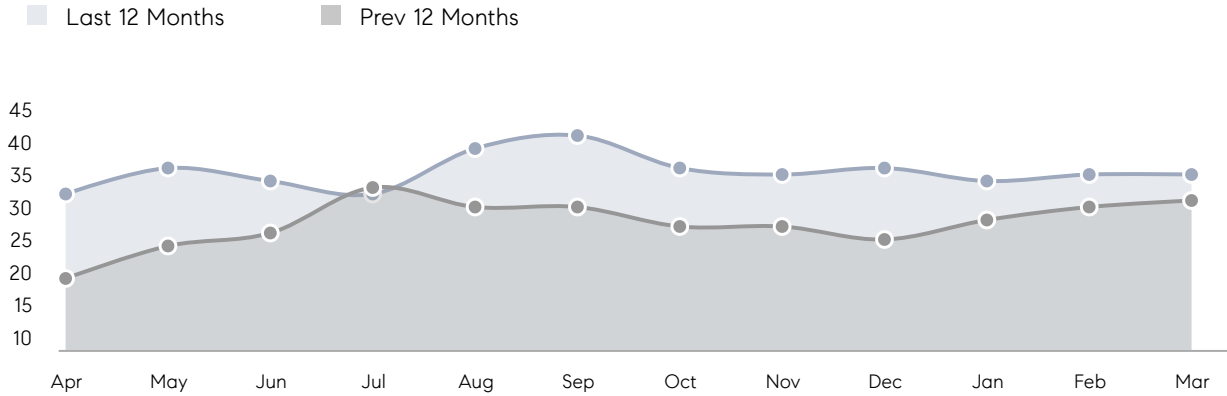
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	96	19	405%
	% OF ASKING PRICE	91%	101%	
	AVERAGE SOLD PRICE	\$1,258,000	\$1,242,760	1.2%
	# OF CONTRACTS	9	10	-10.0%
	NEW LISTINGS	10	12	-17%
Houses	AVERAGE DOM	109	19	474%
	% OF ASKING PRICE	91%	101%	
	AVERAGE SOLD PRICE	\$1,135,000	\$1,242,760	-9%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	10	12	-17%
Condo/Co-op/TH	AVERAGE DOM	42	-	-
	% OF ASKING PRICE	95%	-	
	AVERAGE SOLD PRICE	\$1,750,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

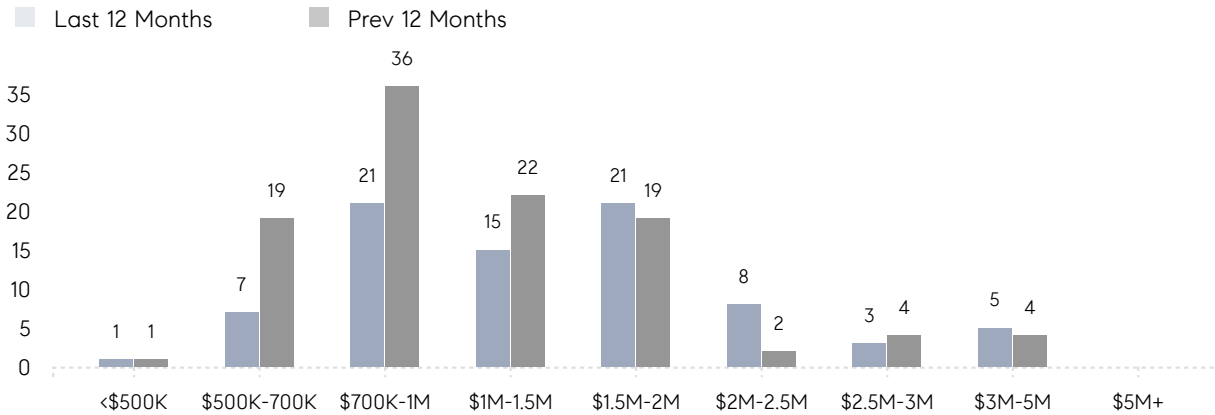
Demarest

MARCH 2023

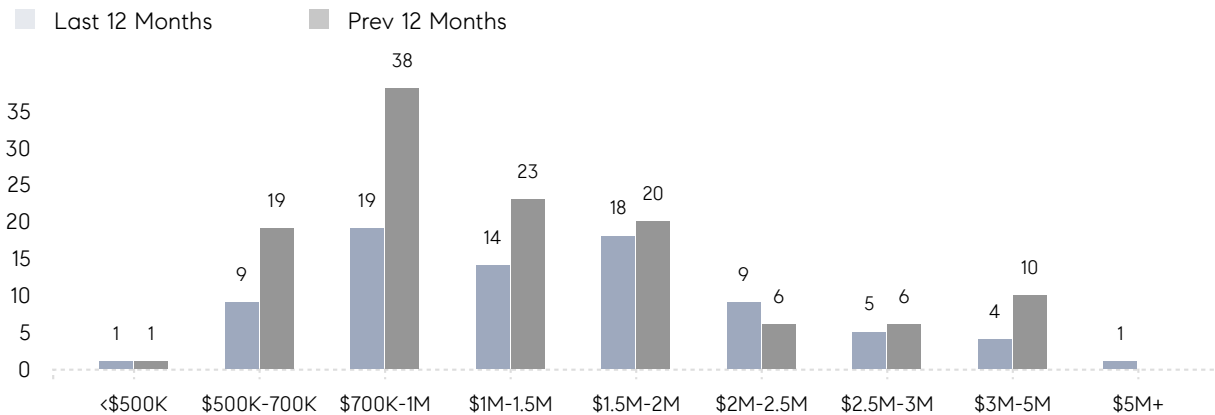
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Denville Market Insights

Denville

MARCH 2023

UNDER CONTRACT

15
Total
Properties

\$603K
Average
Price

\$549K
Median
Price

-12%
Decrease From
Mar 2022

13%
Increase From
Mar 2022

13%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$621K
Average
Price

\$600K
Median
Price

-40%
Decrease From
Mar 2022

42%
Increase From
Mar 2022

33%
Increase From
Mar 2022

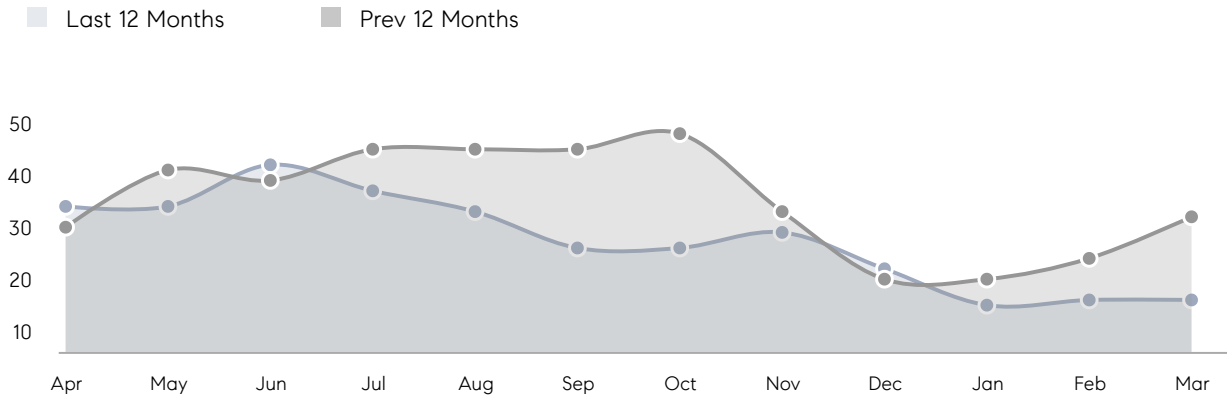
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	51	18	183%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$621,689	\$436,730	42.4%
	# OF CONTRACTS	15	17	-11.8%
	NEW LISTINGS	17	28	-39%
Houses	AVERAGE DOM	51	15	240%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$621,689	\$449,859	38%
	# OF CONTRACTS	13	13	0%
	NEW LISTINGS	14	24	-42%
Condo/Co-op/TH	AVERAGE DOM	-	27	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$400,625	-
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	3	4	-25%

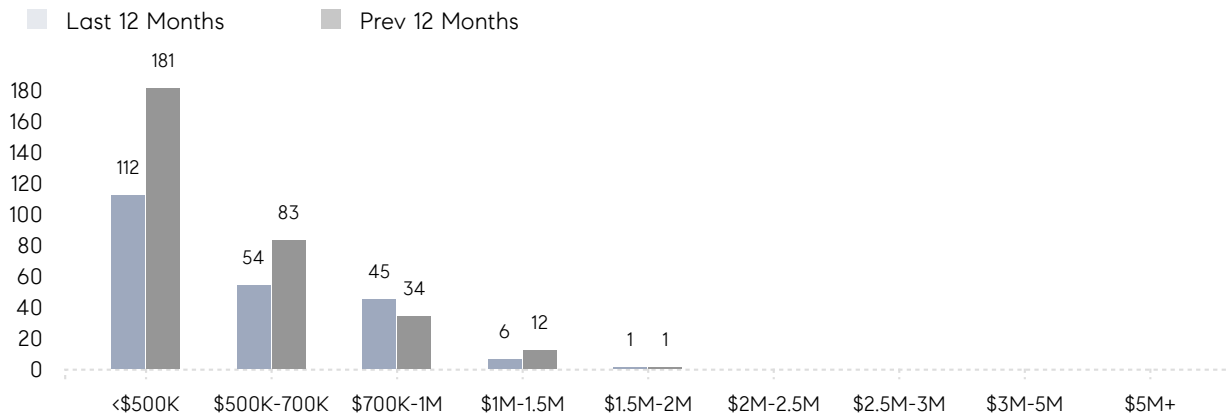
Denville

MARCH 2023

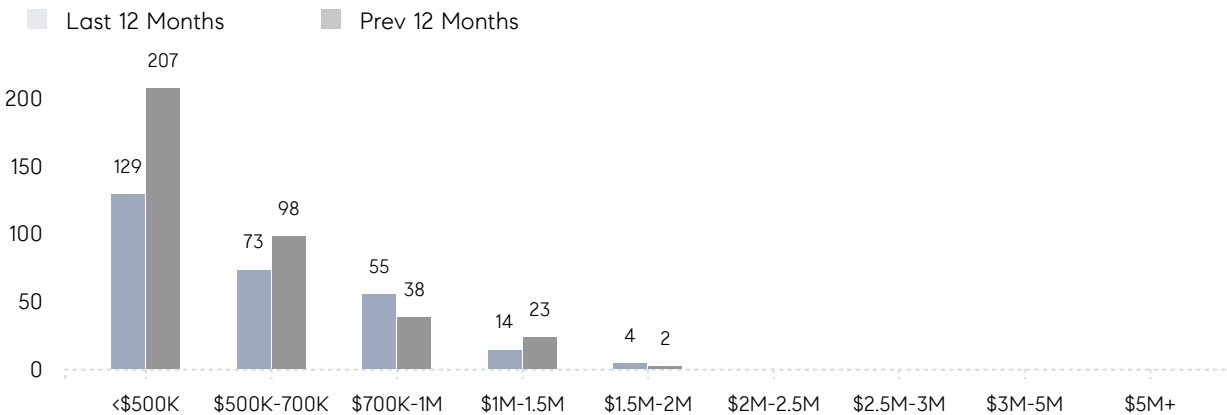
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Dumont Market Insights

Dumont

MARCH 2023

UNDER CONTRACT

8
Total
Properties

\$514K
Average
Price

\$512K
Median
Price

-33%
Decrease From
Mar 2022

-1%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

UNITS SOLD

12
Total
Properties

\$469K
Average
Price

\$470K
Median
Price

-33%
Decrease From
Mar 2022

-11%
Decrease From
Mar 2022

-7%
Decrease From
Mar 2022

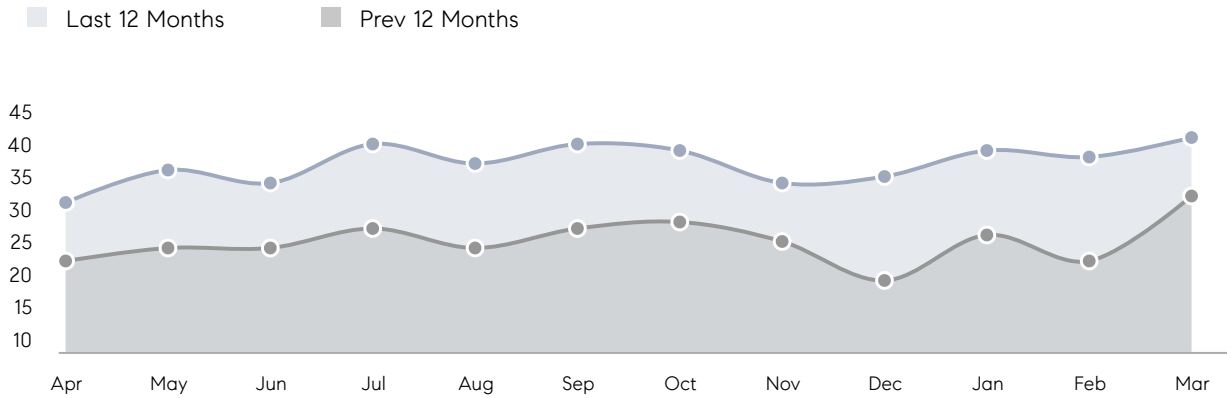
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	55	14	293%
	% OF ASKING PRICE	98%	104%	
	AVERAGE SOLD PRICE	\$469,958	\$525,694	-10.6%
	# OF CONTRACTS	8	12	-33.3%
	NEW LISTINGS	11	23	-52%
Houses	AVERAGE DOM	55	14	293%
	% OF ASKING PRICE	98%	104%	
	AVERAGE SOLD PRICE	\$469,958	\$525,694	-11%
	# OF CONTRACTS	8	12	-33%
	NEW LISTINGS	11	23	-52%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

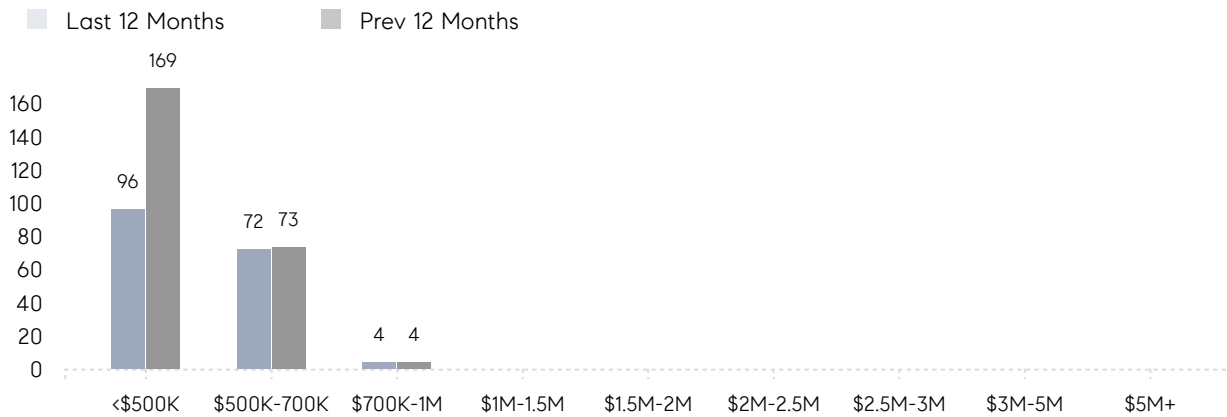
Dumont

MARCH 2023

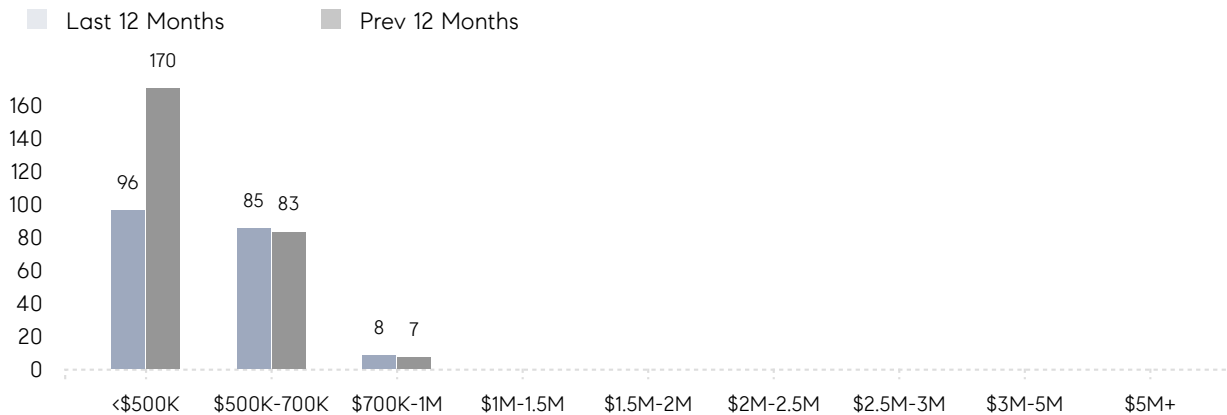
Monthly Inventory



Contracts By Price Range



Listings By Price Range

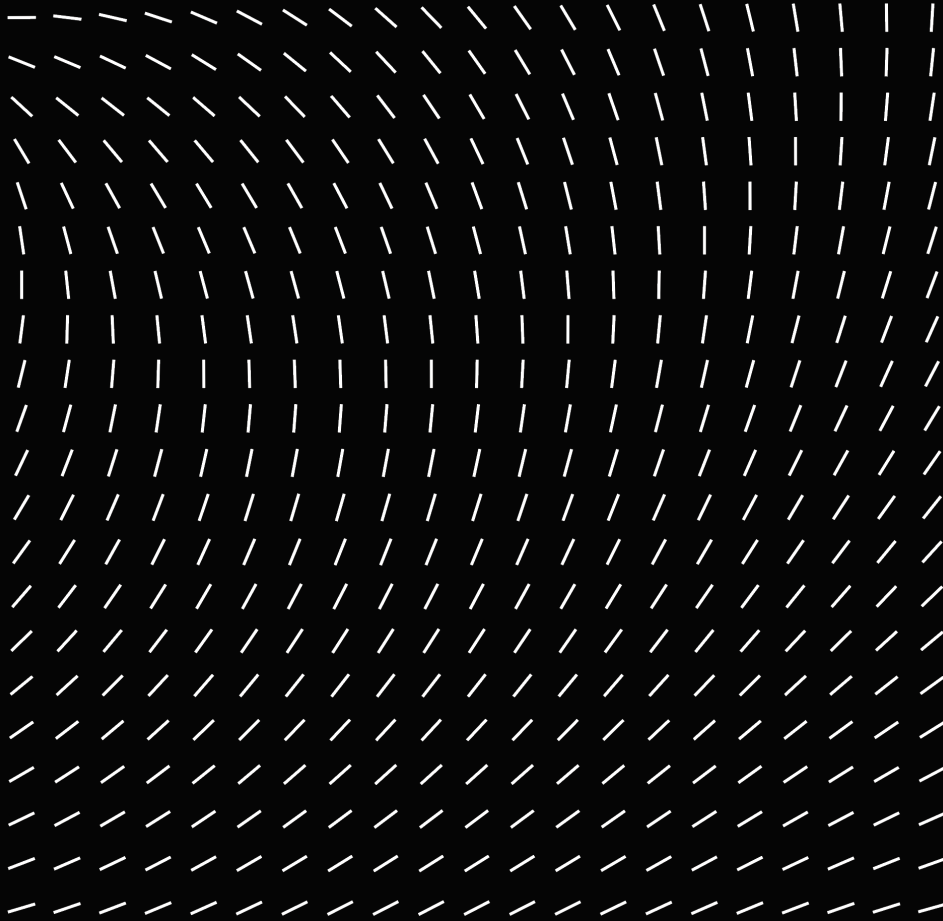




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COMPASS

March 2023

East Hanover Market Insights

East Hanover

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$650K
Average
Price

\$639K
Median
Price

-29%
Decrease From
Mar 2022

16%
Increase From
Mar 2022

19%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$738K
Average
Price

\$750K
Median
Price

0%
Change From
Mar 2022

17%
Increase From
Mar 2022

30%
Increase From
Mar 2022

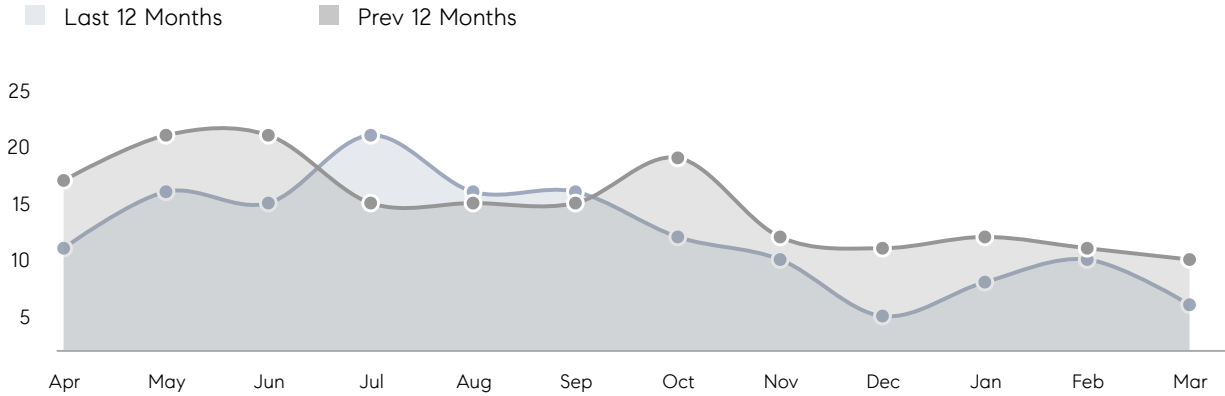
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	36	41	-12%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$738,356	\$629,000	17.4%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	7	15	-53%
Houses	AVERAGE DOM	39	62	-37%
	% OF ASKING PRICE	102%	97%	
	AVERAGE SOLD PRICE	\$763,775	\$734,400	4%
	# OF CONTRACTS	8	9	-11%
	NEW LISTINGS	4	12	-67%
Condo/Co-op/TH	AVERAGE DOM	10	14	-29%
	% OF ASKING PRICE	107%	101%	
	AVERAGE SOLD PRICE	\$535,000	\$497,250	8%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	3	3	0%

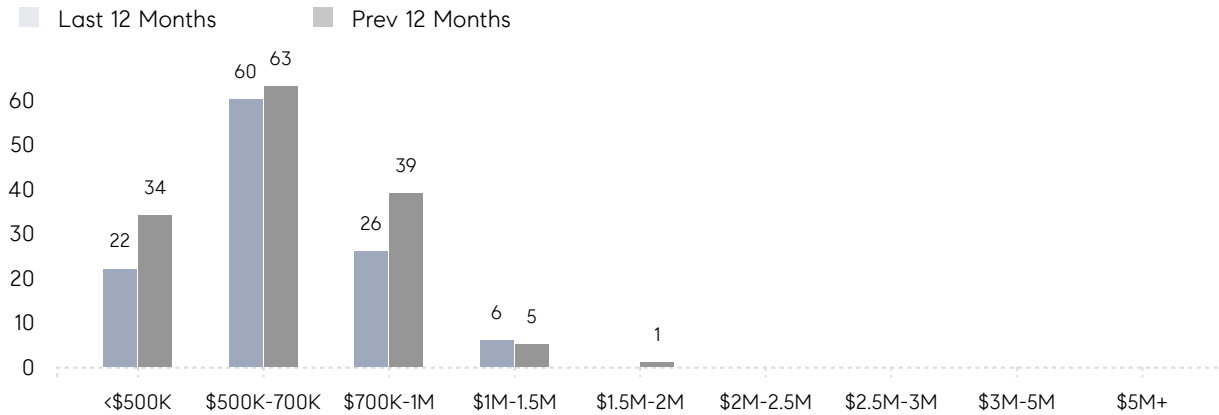
East Hanover

MARCH 2023

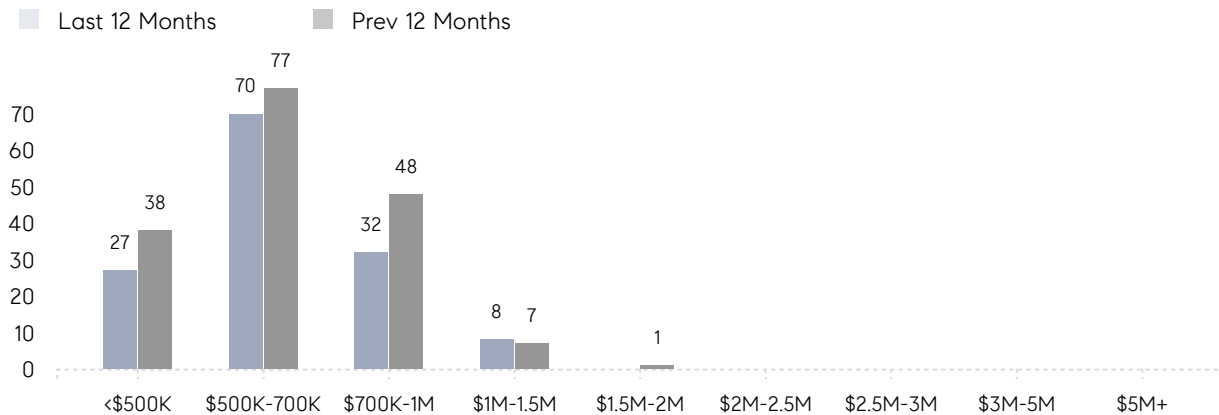
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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East Orange Market Insights

East Orange

MARCH 2023

UNDER CONTRACT

38
Total
Properties

\$342K
Average
Price

\$357K
Median
Price

58%
Increase From
Mar 2022

6%
Increase From
Mar 2022

-
Change From
Mar 2022

UNITS SOLD

36
Total
Properties

\$286K
Average
Price

\$290K
Median
Price

71%
Increase From
Mar 2022

-6%
Decrease From
Mar 2022

-17%
Decrease From
Mar 2022

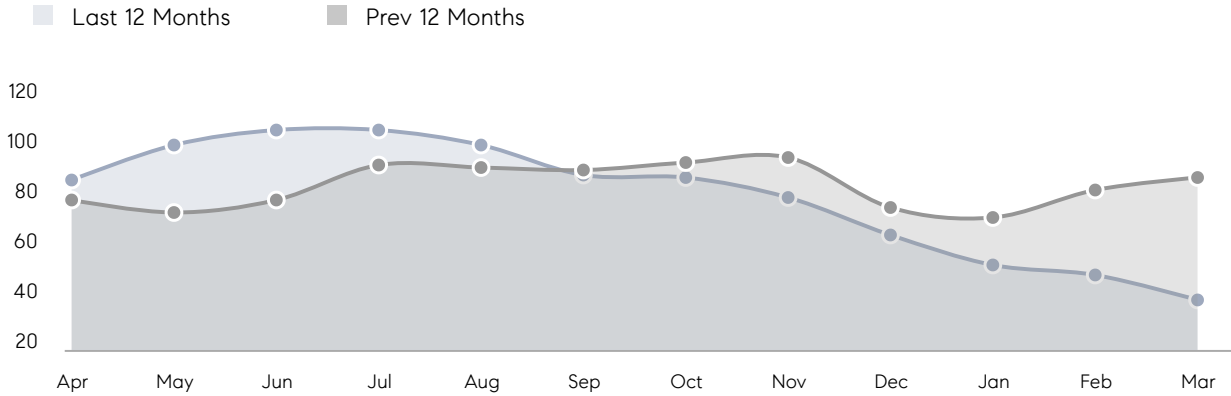
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	47	44	7%
	% OF ASKING PRICE	101%	109%	
	AVERAGE SOLD PRICE	\$286,424	\$306,269	-6.5%
	# OF CONTRACTS	38	24	58.3%
	NEW LISTINGS	30	40	-25%
Houses	AVERAGE DOM	60	48	25%
	% OF ASKING PRICE	102%	110%	
	AVERAGE SOLD PRICE	\$377,341	\$356,610	6%
	# OF CONTRACTS	28	18	56%
	NEW LISTINGS	21	34	-38%
Condo/Co-op/TH	AVERAGE DOM	25	33	-24%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$143,554	\$180,417	-20%
	# OF CONTRACTS	10	6	67%
	NEW LISTINGS	9	6	50%

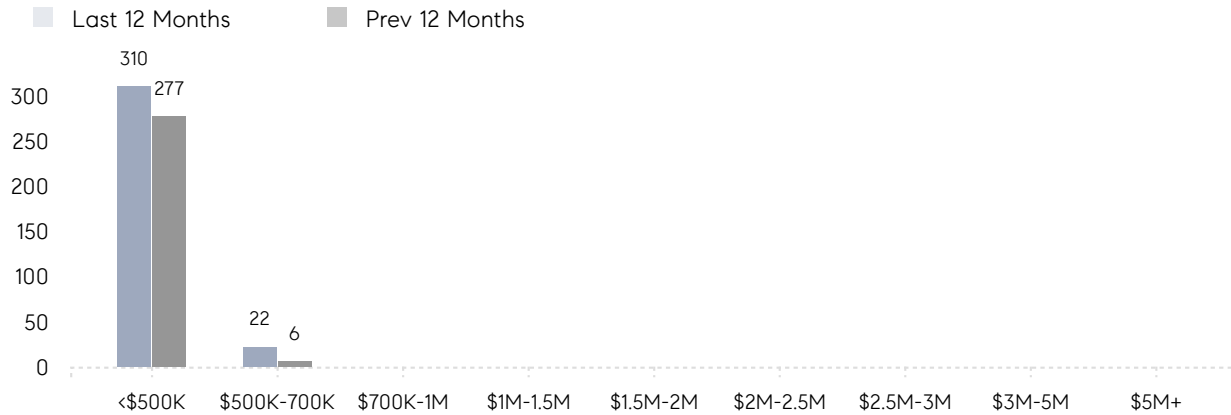
East Orange

MARCH 2023

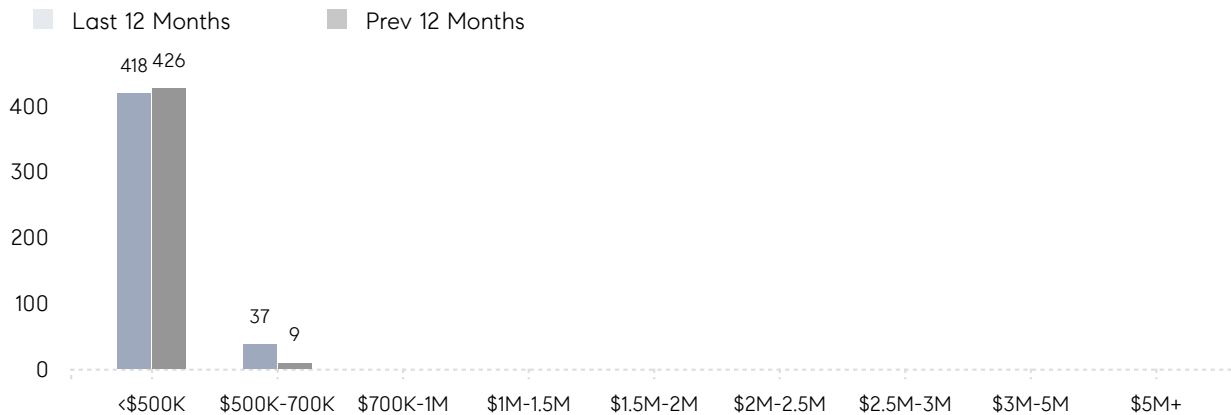
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Edgewater Market Insights

Edgewater

MARCH 2023

UNDER CONTRACT

31
Total
Properties

\$746K
Average
Price

\$629K
Median
Price

24%
Increase From
Mar 2022

-2%
Decrease From
Mar 2022

-3%
Decrease From
Mar 2022

UNITS SOLD

15
Total
Properties

\$655K
Average
Price

\$505K
Median
Price

-40%
Decrease From
Mar 2022

-15%
Decrease From
Mar 2022

-38%
Decrease From
Mar 2022

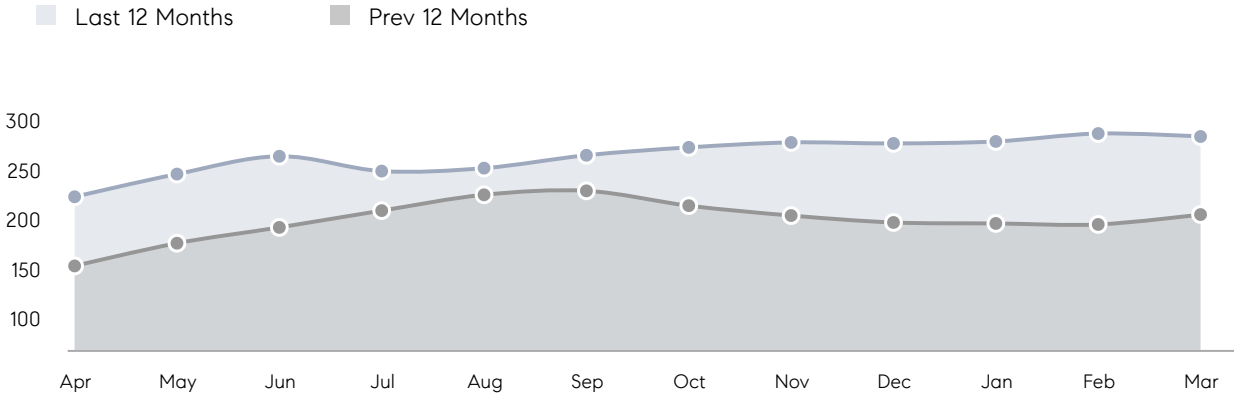
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	63	64	-2%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$655,380	\$772,436	-15.2%
	# OF CONTRACTS	31	25	24.0%
	NEW LISTINGS	29	44	-34%
Houses	AVERAGE DOM	89	16	456%
	% OF ASKING PRICE	107%	115%	
	AVERAGE SOLD PRICE	\$375,000	\$1,150,000	-67%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	3	2	50%
Condo/Co-op/TH	AVERAGE DOM	61	66	-8%
	% OF ASKING PRICE	97%	96%	
	AVERAGE SOLD PRICE	\$675,407	\$756,704	-11%
	# OF CONTRACTS	27	24	13%
	NEW LISTINGS	26	42	-38%

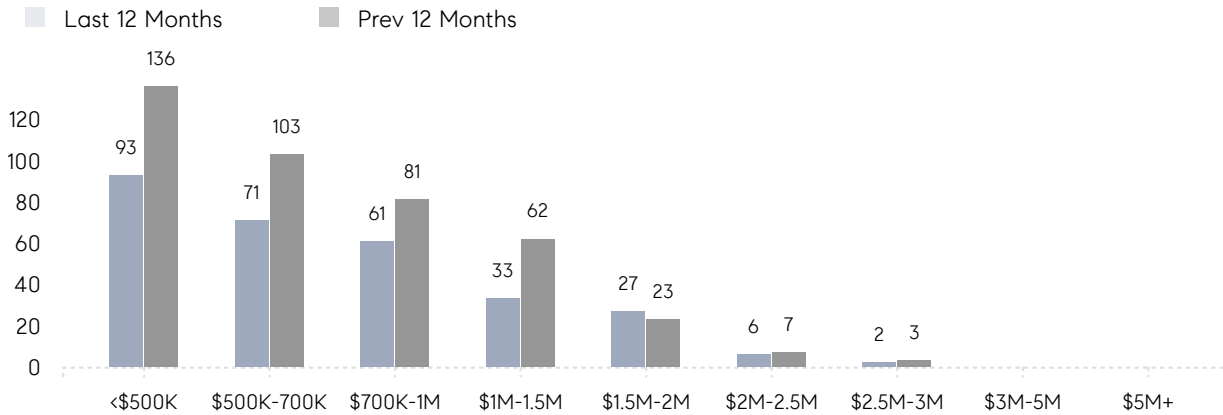
Edgewater

MARCH 2023

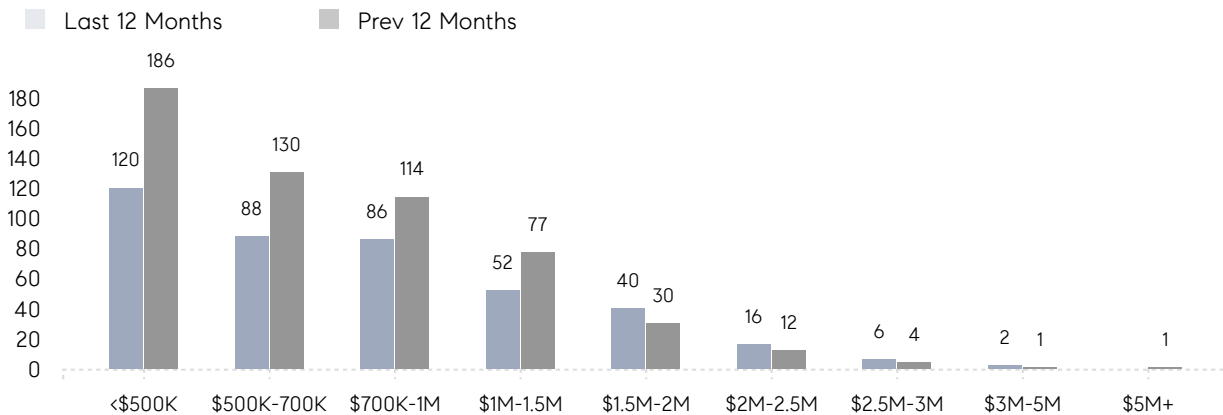
Monthly Inventory



Contracts By Price Range



Listings By Price Range

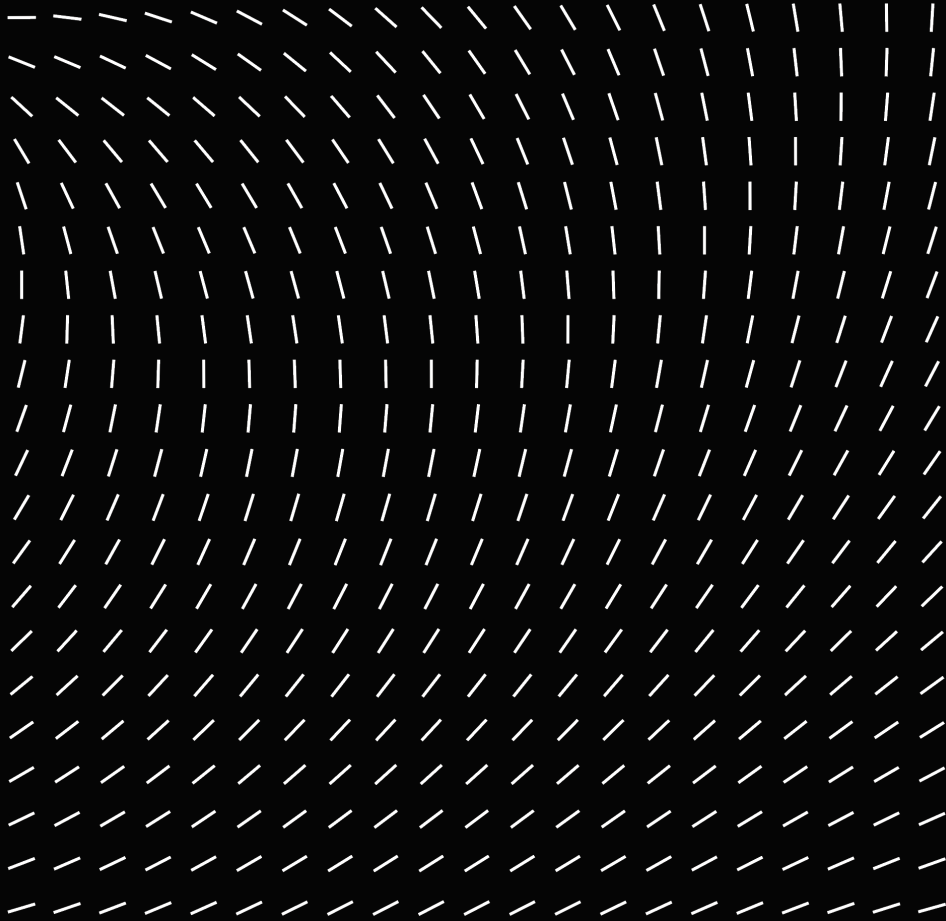




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March 2023

Elizabeth Market Insights

Elizabeth

MARCH 2023

UNDER CONTRACT

19
Total
Properties

\$413K
Average
Price

\$399K
Median
Price

-46%
Decrease From
Mar 2022

10%
Increase From
Mar 2022

5%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$460K
Average
Price

\$450K
Median
Price

-72%
Decrease From
Mar 2022

32%
Increase From
Mar 2022

22%
Increase From
Mar 2022

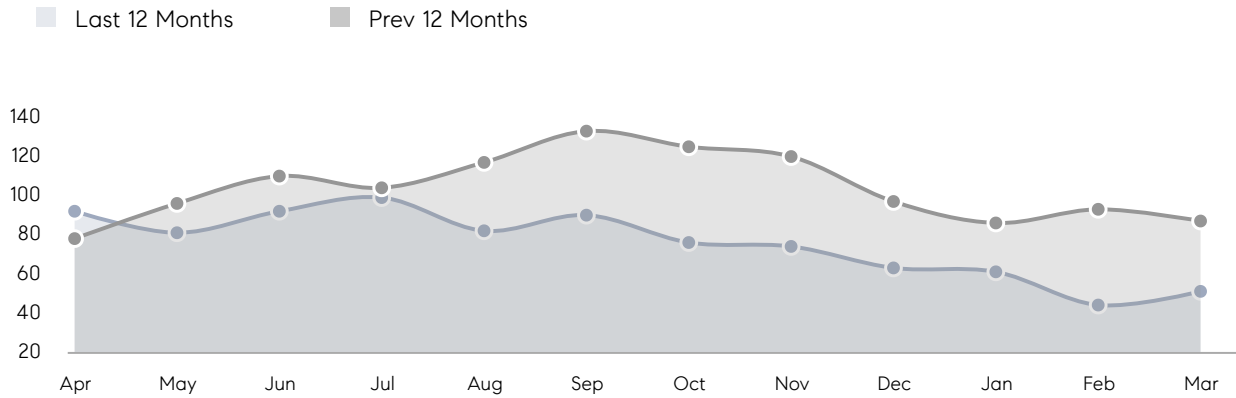
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	51	48	6%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$460,222	\$348,247	32.2%
	# OF CONTRACTS	19	35	-45.7%
	NEW LISTINGS	34	45	-24%
Houses	AVERAGE DOM	51	46	11%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$460,222	\$398,816	15%
	# OF CONTRACTS	16	29	-45%
	NEW LISTINGS	20	35	-43%
Condo/Co-op/TH	AVERAGE DOM	-	54	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$167,643	-
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	14	10	40%

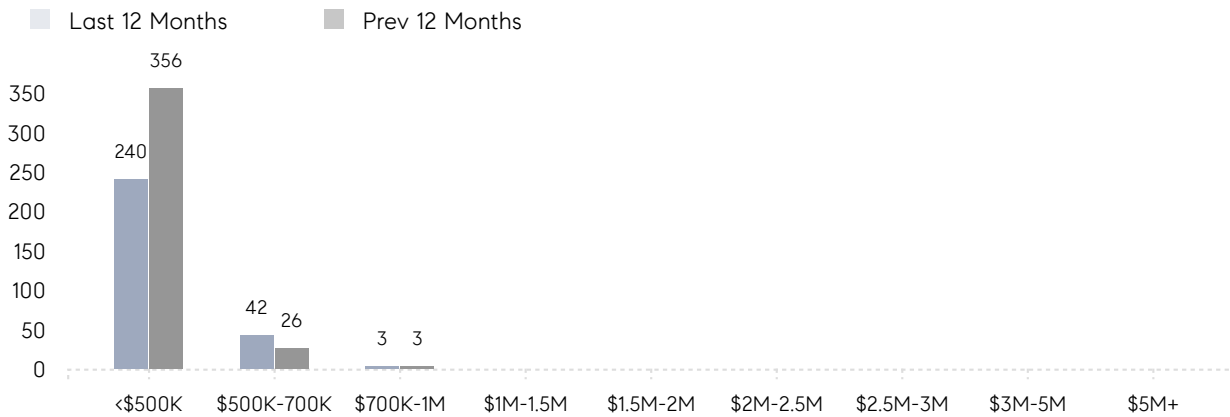
Elizabeth

MARCH 2023

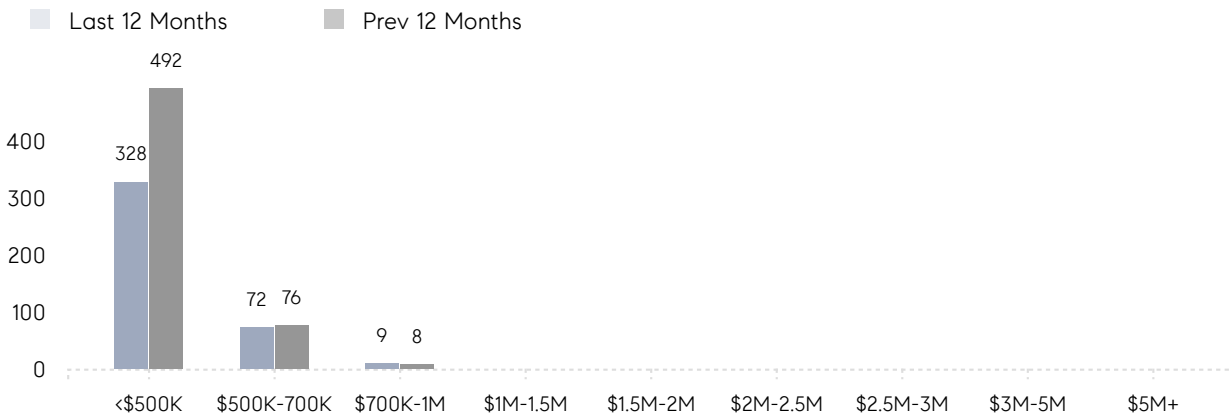
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Elmwood Park Market Insights

Elmwood Park

MARCH 2023

UNDER CONTRACT

12	\$451K	\$409K
Total Properties	Average Price	Median Price
-50%	7%	-6%
Decrease From Mar 2022	Increase From Mar 2022	Decrease From Mar 2022

UNITS SOLD

8	\$474K	\$480K
Total Properties	Average Price	Median Price
-27%	16%	19%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

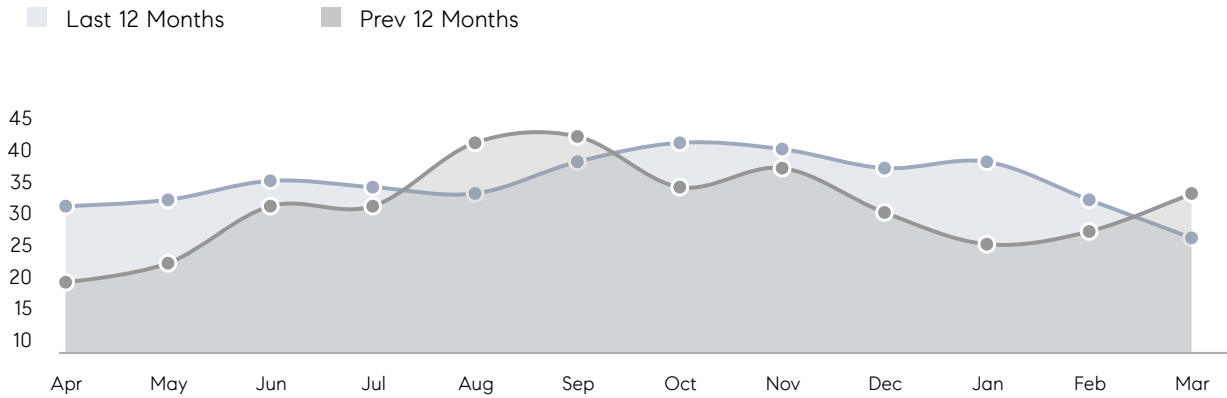
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	40	82	-51%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$474,250	\$407,455	16.4%
	# OF CONTRACTS	12	24	-50.0%
	NEW LISTINGS	5	30	-83%
Houses	AVERAGE DOM	40	88	-55%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$474,250	\$398,210	19%
	# OF CONTRACTS	11	20	-45%
	NEW LISTINGS	4	26	-85%
Condo/Co-op/TH	AVERAGE DOM	-	25	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$499,900	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	1	4	-75%

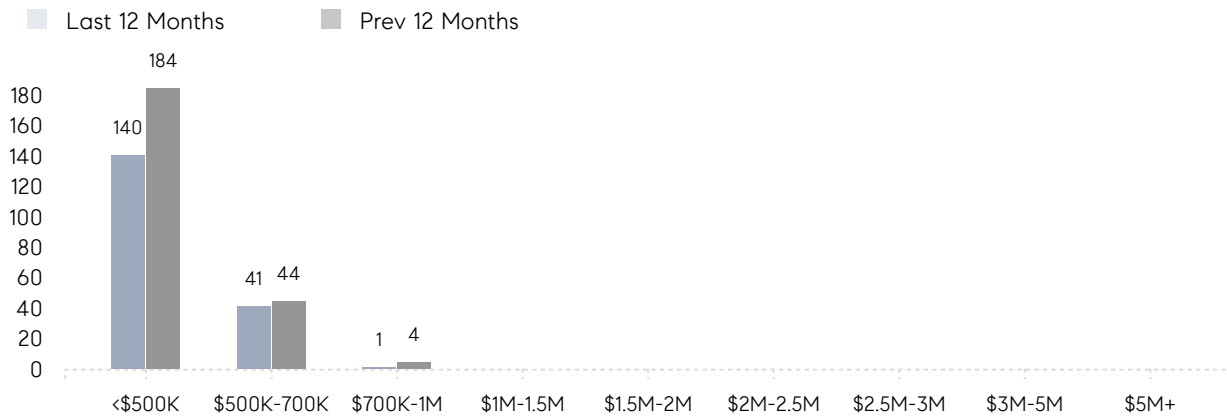
Elmwood Park

MARCH 2023

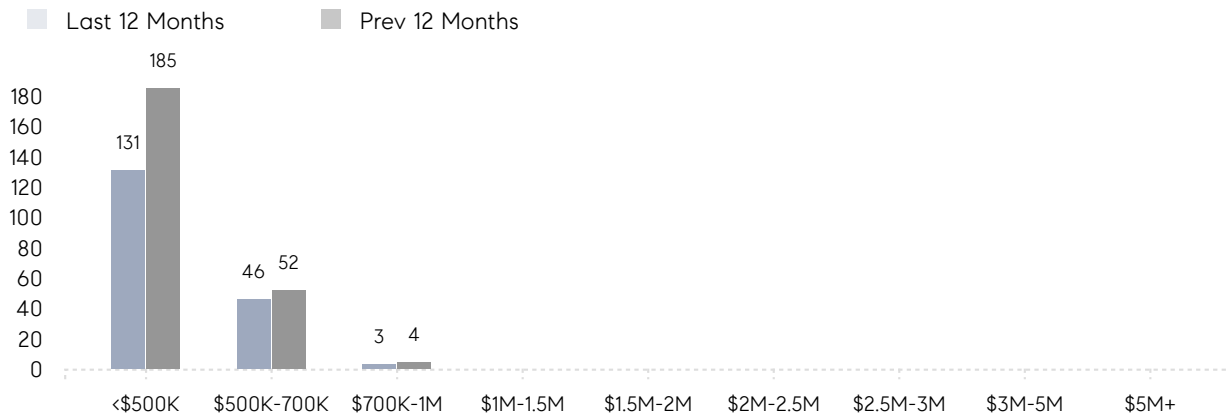
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Emerson Market Insights

Emerson

MARCH 2023

UNDER CONTRACT

6
Total
Properties

\$782K
Average
Price

\$824K
Median
Price

-14%
Decrease From
Mar 2022

13%
Increase From
Mar 2022

20%
Increase From
Mar 2022

UNITS SOLD

4
Total
Properties

\$597K
Average
Price

\$607K
Median
Price

-33%
Decrease From
Mar 2022

14%
Increase From
Mar 2022

17%
Increase From
Mar 2022

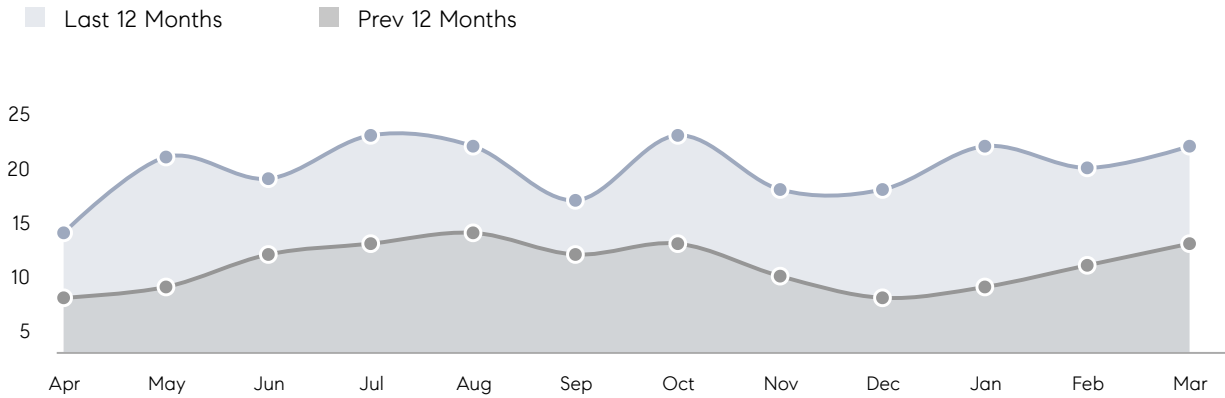
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	15	21	-29%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$597,500	\$523,500	14.1%
	# OF CONTRACTS	6	7	-14.3%
	NEW LISTINGS	11	9	22%
Houses	AVERAGE DOM	15	16	-6%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$597,500	\$548,200	9%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	9	9	0%
Condo/Co-op/TH	AVERAGE DOM	-	43	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$400,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%

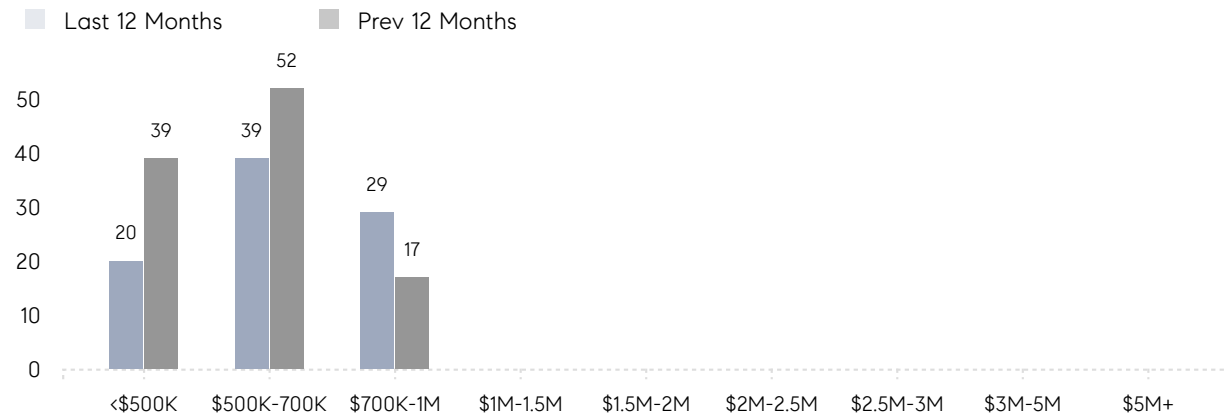
Emerson

MARCH 2023

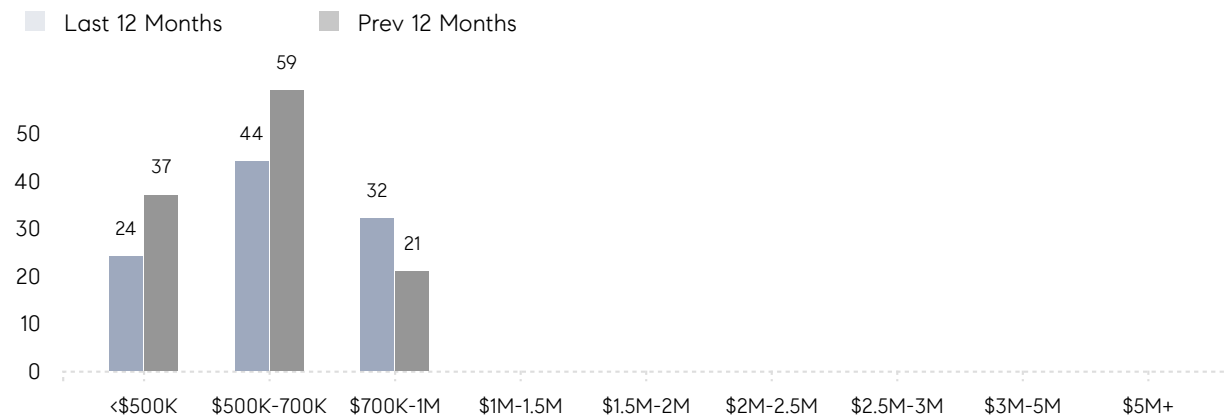
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Englewood Market Insights

Englewood

MARCH 2023

UNDER CONTRACT

17
Total
Properties

\$487K
Average
Price

\$418K
Median
Price

-60%
Decrease From
Mar 2022

-47%
Decrease From
Mar 2022

-24%
Decrease From
Mar 2022

UNITS SOLD

17
Total
Properties

\$490K
Average
Price

\$337K
Median
Price

-35%
Decrease From
Mar 2022

-44%
Decrease From
Mar 2022

-33%
Decrease From
Mar 2022

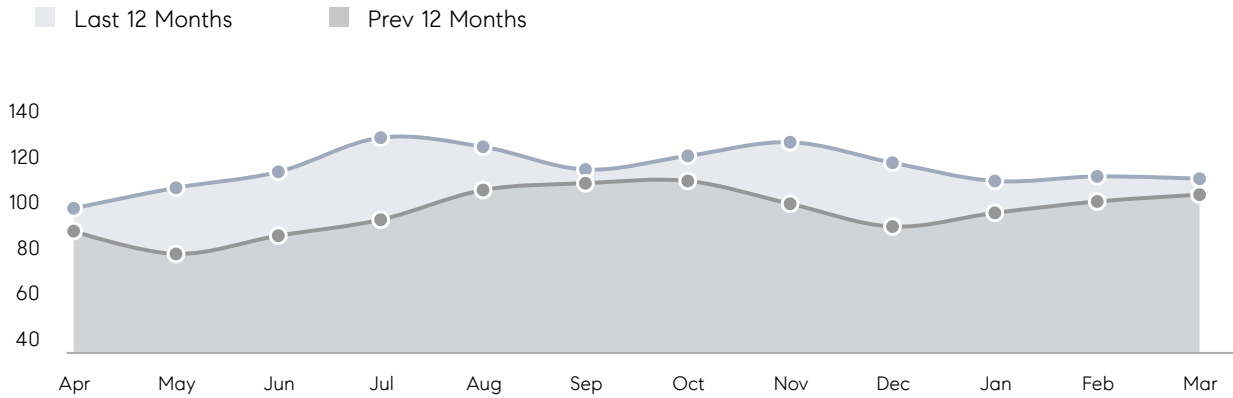
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	39	60	-35%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$490,618	\$869,577	-43.6%
	# OF CONTRACTS	17	42	-59.5%
	NEW LISTINGS	20	38	-47%
Houses	AVERAGE DOM	45	66	-32%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$609,364	\$1,229,038	-50%
	# OF CONTRACTS	7	29	-76%
	NEW LISTINGS	11	22	-50%
Condo/Co-op/TH	AVERAGE DOM	27	53	-49%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$272,917	\$510,115	-46%
	# OF CONTRACTS	10	13	-23%
	NEW LISTINGS	9	16	-44%

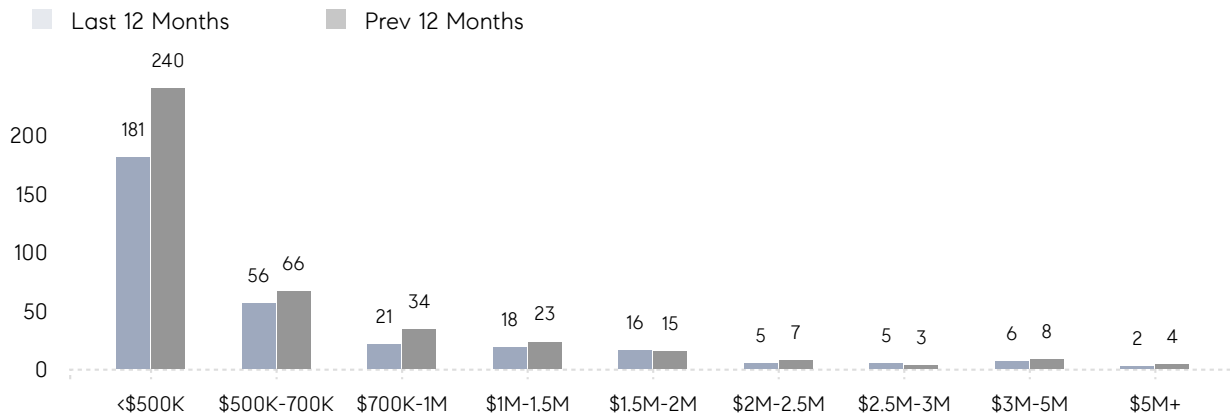
Englewood

MARCH 2023

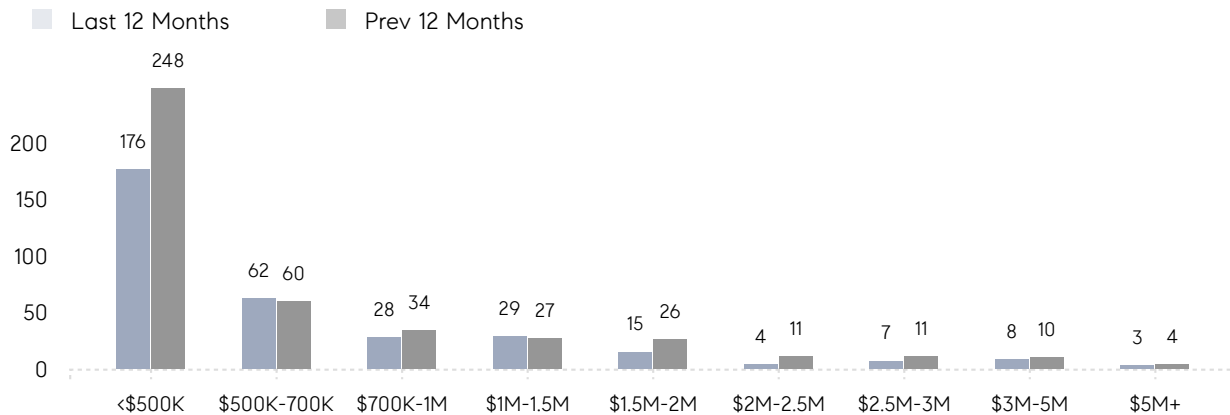
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Englewood Cliffs Market Insights

Englewood Cliffs

MARCH 2023

UNDER CONTRACT

8	\$1.6M	\$1.4M
Total Properties	Average Price	Median Price
-43%	-1%	-6%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

6	\$1.4M	\$1.6M
Total Properties	Average Price	Median Price
-25%	-9%	38%
Decrease From Mar 2022	Decrease From Mar 2022	Increase From Mar 2022

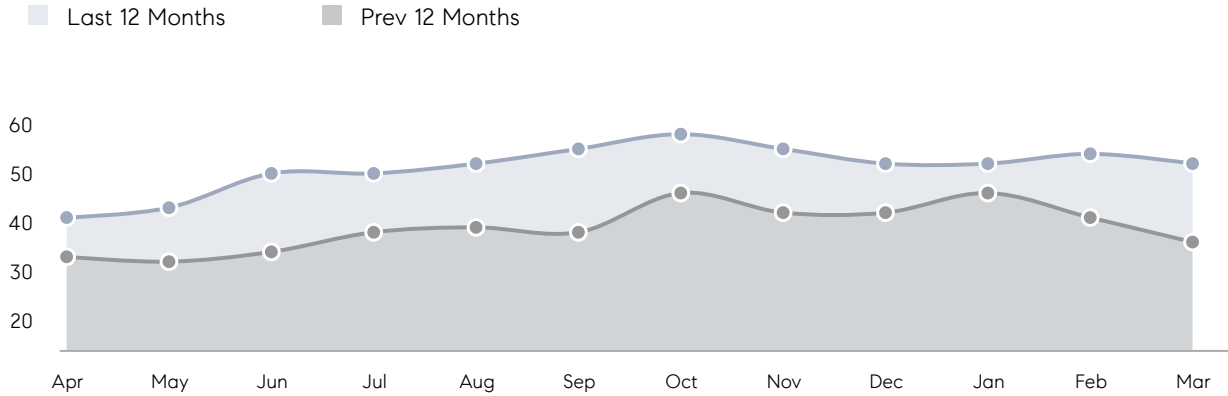
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	65	63	3%
	% OF ASKING PRICE	93%	93%	
	AVERAGE SOLD PRICE	\$1,491,667	\$1,646,750	-9.4%
	# OF CONTRACTS	8	14	-42.9%
	NEW LISTINGS	5	14	-64%
Houses	AVERAGE DOM	65	63	3%
	% OF ASKING PRICE	93%	93%	
	AVERAGE SOLD PRICE	\$1,491,667	\$1,646,750	-9%
	# OF CONTRACTS	8	14	-43%
	NEW LISTINGS	5	14	-64%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

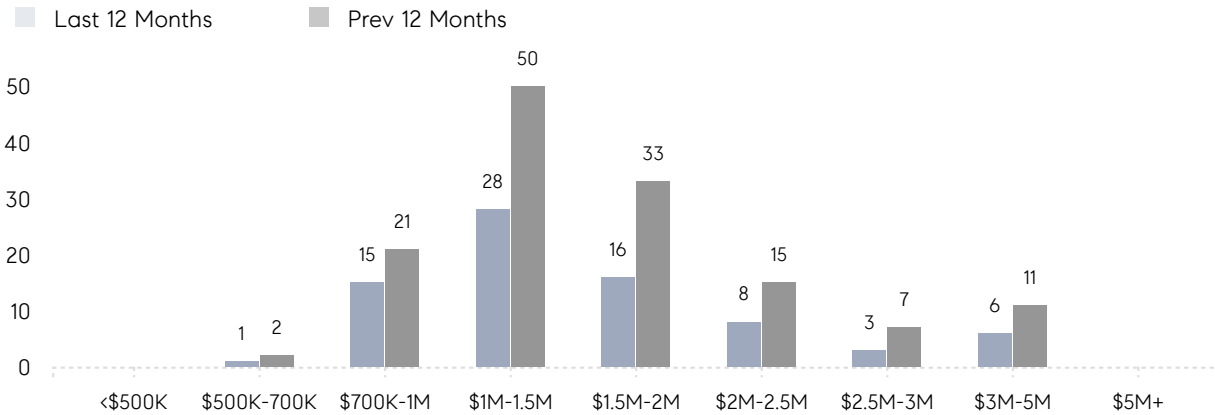
Englewood Cliffs

MARCH 2023

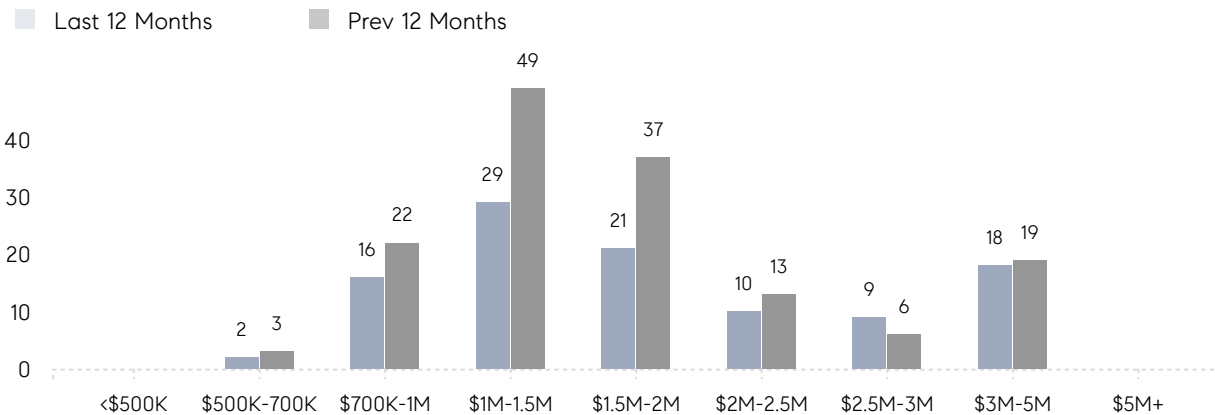
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Essex Fells Market Insights

Essex Fells

MARCH 2023

UNDER CONTRACT

3	\$831K	\$660K
Total Properties	Average Price	Median Price
0%	-30%	-39%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

1	\$1.9M	\$1.9M
Total Properties	Average Price	Median Price
-75%	88%	74%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

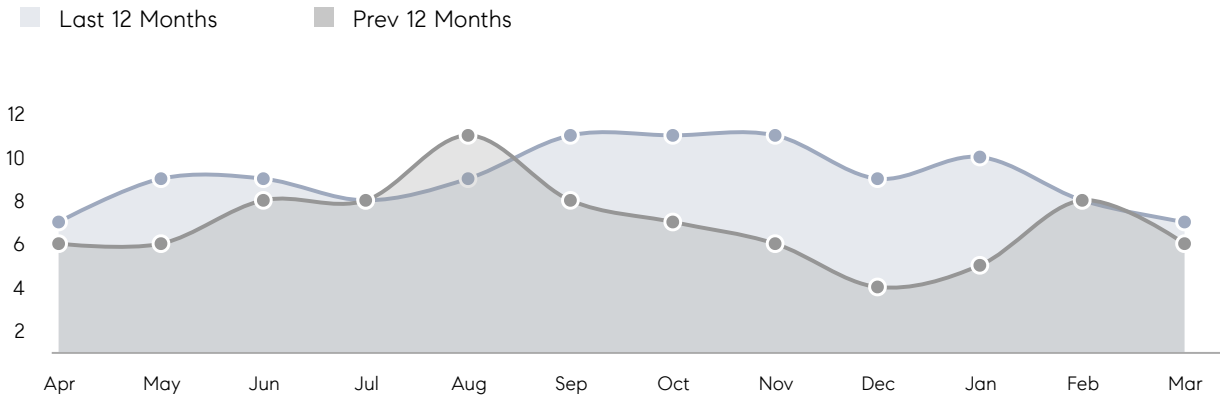
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	70	39	79%
	% OF ASKING PRICE	93%	101%	
	AVERAGE SOLD PRICE	\$1,995,000	\$1,060,250	88.2%
	# OF CONTRACTS	3	3	0.0%
	NEW LISTINGS	4	1	300%
Houses	AVERAGE DOM	70	39	79%
	% OF ASKING PRICE	93%	101%	
	AVERAGE SOLD PRICE	\$1,995,000	\$1,060,250	88%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

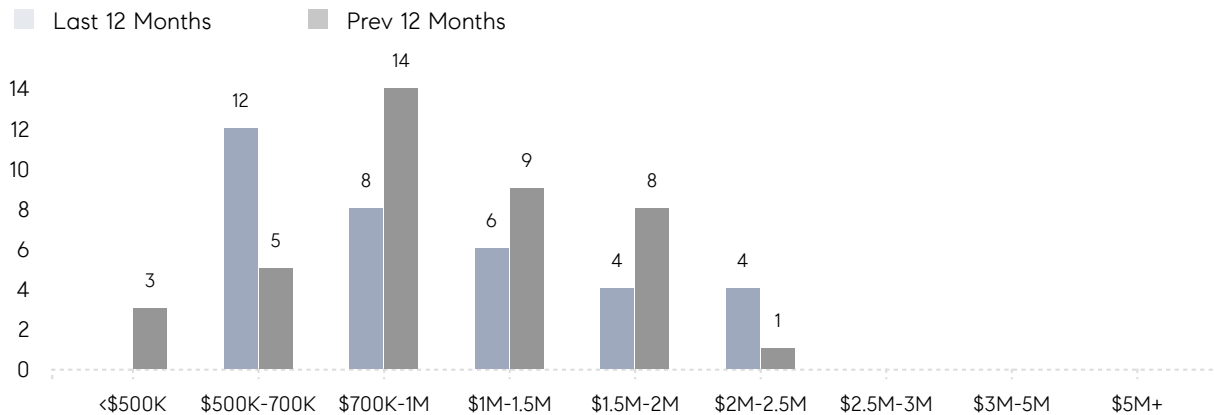
Essex Fells

MARCH 2023

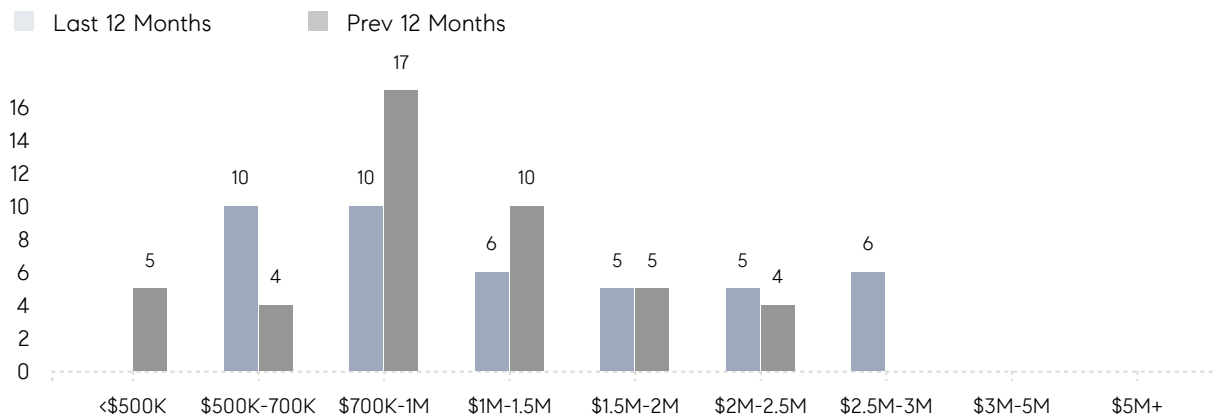
Monthly Inventory

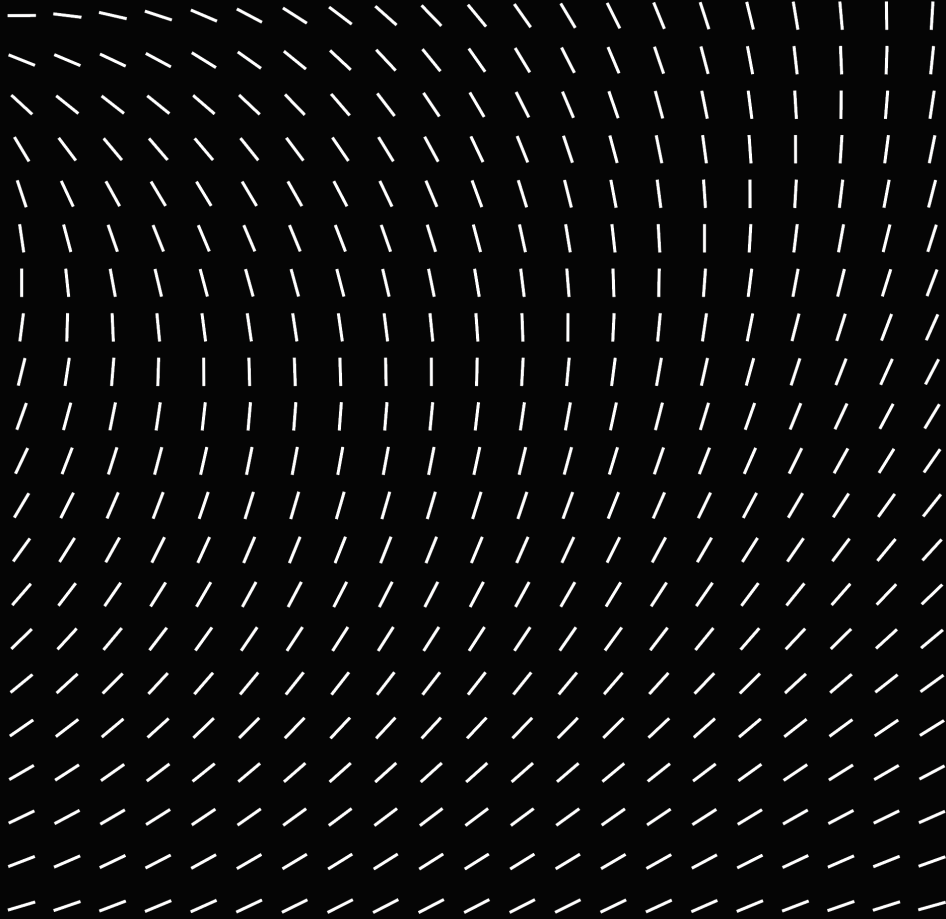


Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Fair Lawn Market Insights

Fair Lawn

MARCH 2023

UNDER CONTRACT

31	\$608K	\$599K
Total Properties	Average Price	Median Price
-26%	-1%	-2%
Decrease From Mar 2022	Change From Mar 2022	Decrease From Mar 2022

UNITS SOLD

18	\$640K	\$635K
Total Properties	Average Price	Median Price
-25%	18%	17%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

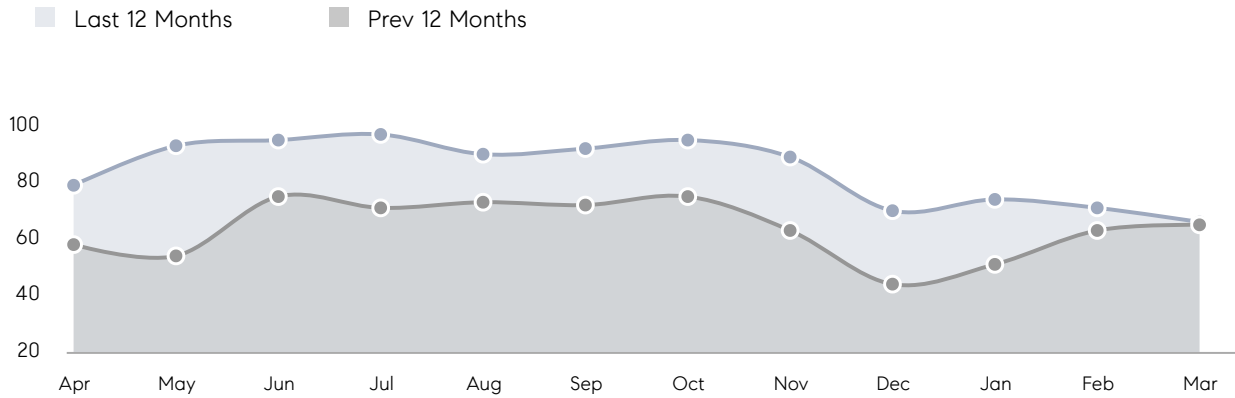
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	31	30	3%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$640,076	\$540,944	18.3%
	# OF CONTRACTS	31	42	-26.2%
	NEW LISTINGS	31	45	-31%
Houses	AVERAGE DOM	31	29	7%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$640,076	\$520,262	23%
	# OF CONTRACTS	30	39	-23%
	NEW LISTINGS	30	39	-23%
Condo/Co-op/TH	AVERAGE DOM	-	31	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$685,716	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	6	-83%

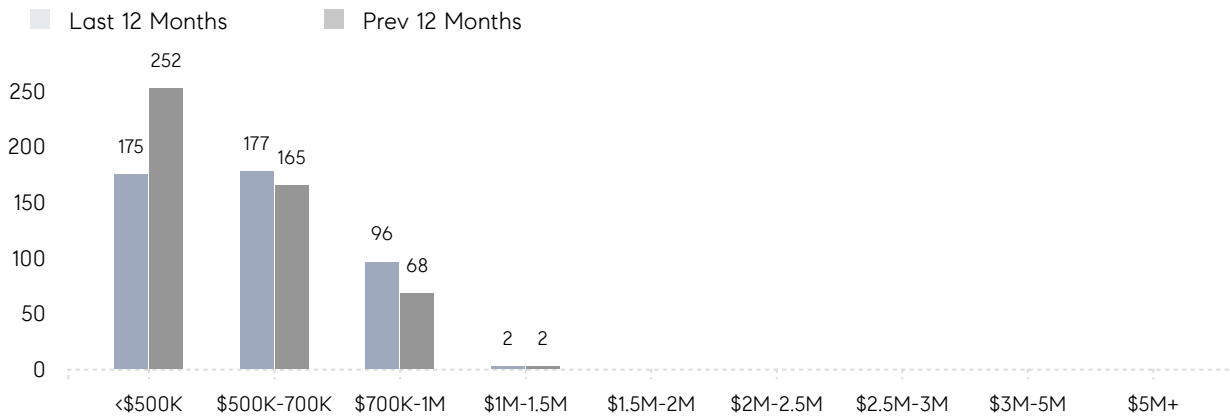
Fair Lawn

MARCH 2023

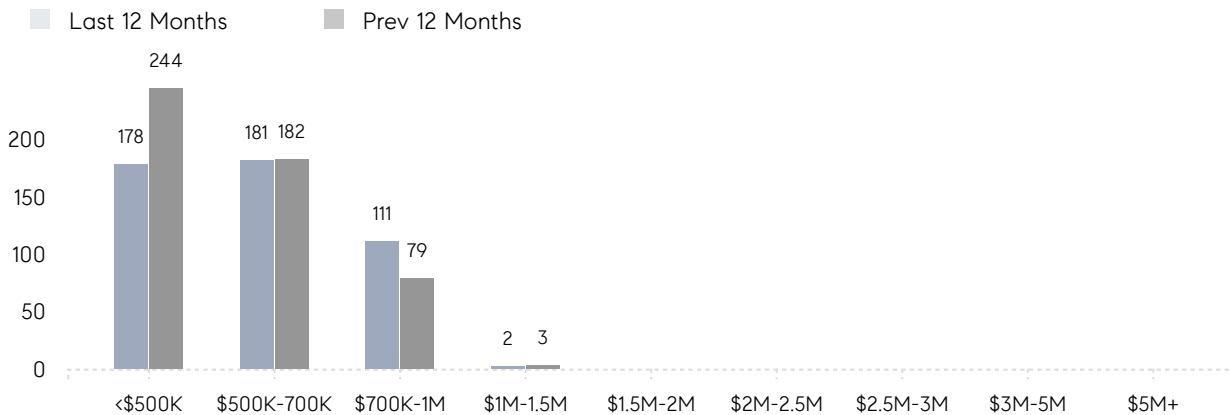
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Fairfield Market Insights

Fairfield

MARCH 2023

UNDER CONTRACT

6
Total
Properties

\$637K
Average
Price

\$662K
Median
Price

-57%
Decrease From
Mar 2022

26%
Increase From
Mar 2022

29%
Increase From
Mar 2022

UNITS SOLD

6
Total
Properties

\$623K
Average
Price

\$603K
Median
Price

100%
Increase From
Mar 2022

21%
Increase From
Mar 2022

15%
Increase From
Mar 2022

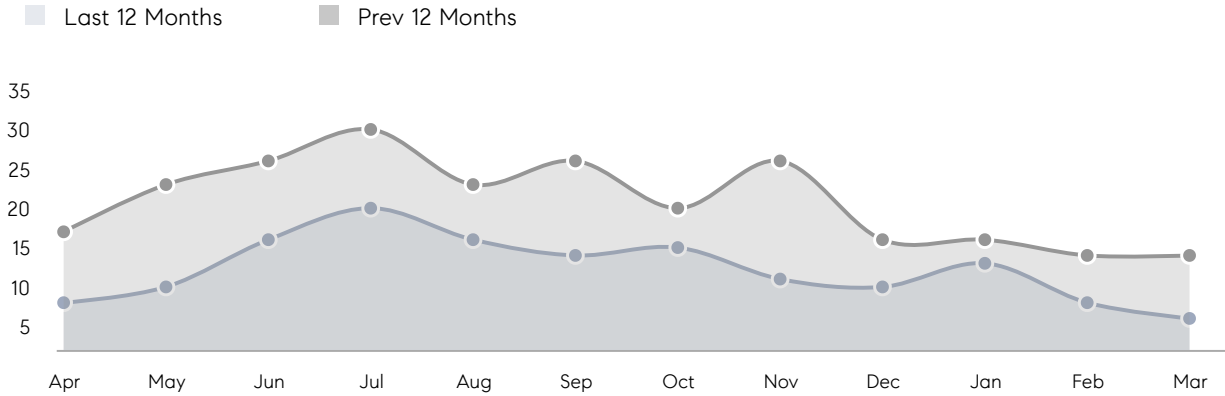
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	72	52	38%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$623,750	\$517,000	20.6%
	# OF CONTRACTS	6	14	-57.1%
	NEW LISTINGS	6	19	-68%
Houses	AVERAGE DOM	23	52	-56%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$631,500	\$517,000	22%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	6	13	-54%
Condo/Co-op/TH	AVERAGE DOM	317	-	-
	% OF ASKING PRICE	97%	-	
	AVERAGE SOLD PRICE	\$585,000	-	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	0	6	0%

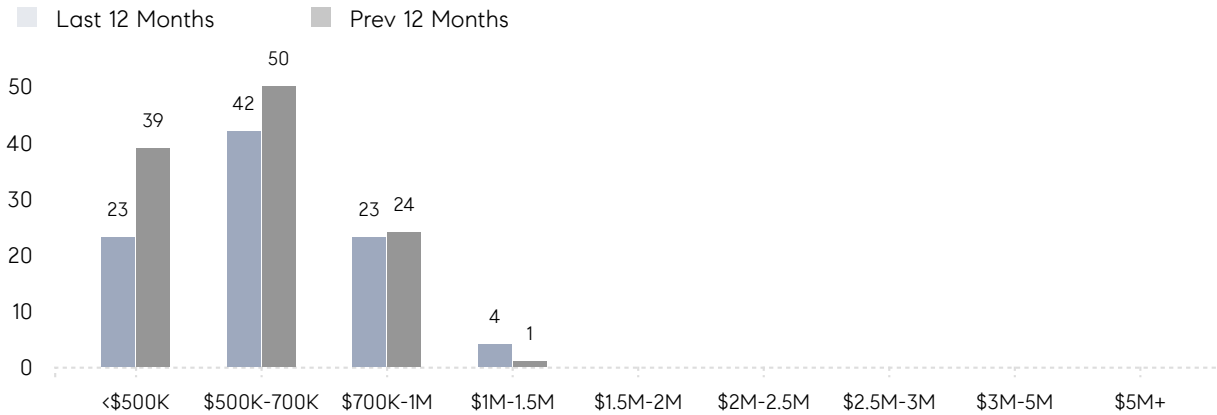
Fairfield

MARCH 2023

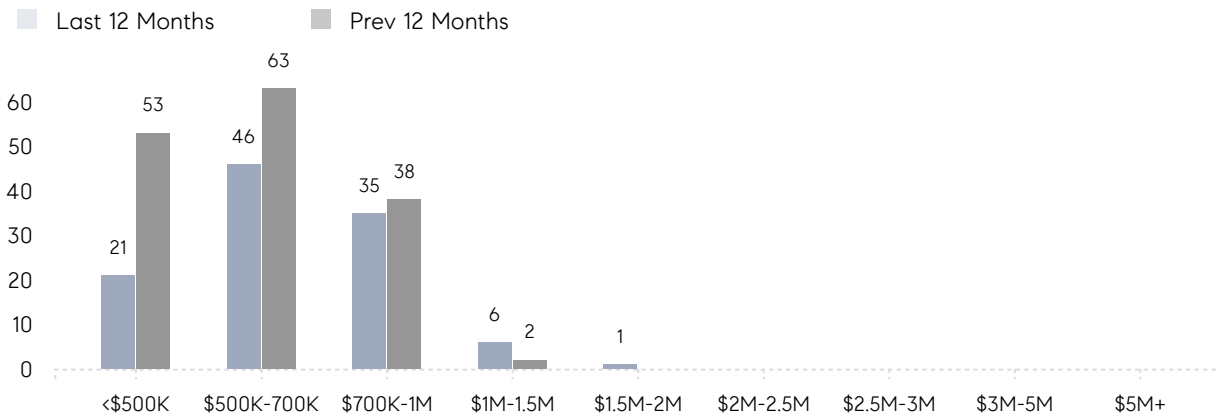
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Fairview Market Insights

Fairview

MARCH 2023

UNDER CONTRACT

5
Total
Properties

\$549K
Average
Price

\$499K
Median
Price

-44%
Decrease From
Mar 2022

27%
Increase From
Mar 2022

21%
Increase From
Mar 2022

UNITS SOLD

6
Total
Properties

\$514K
Average
Price

\$372K
Median
Price

20%
Increase From
Mar 2022

-20%
Decrease From
Mar 2022

-47%
Decrease From
Mar 2022

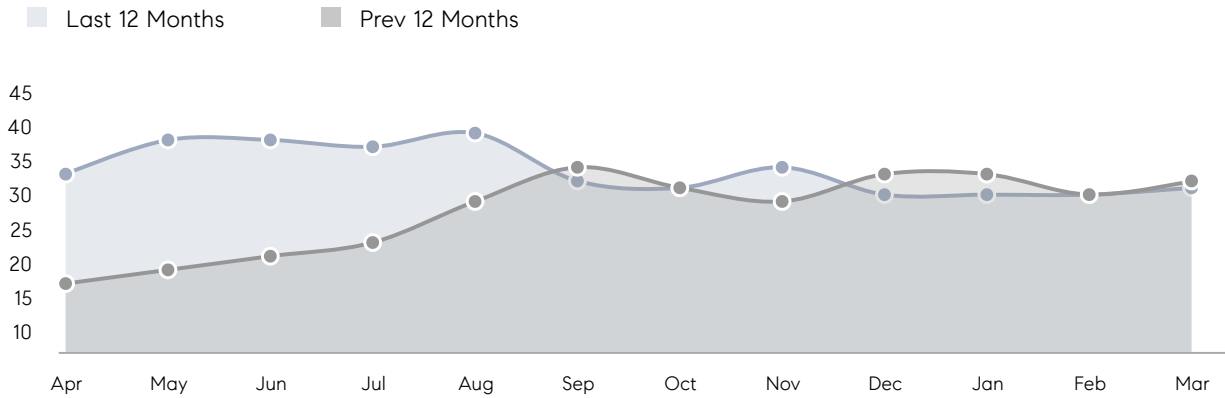
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	39	52	-25%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$514,667	\$646,400	-20.4%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	7	9	-22%
Houses	AVERAGE DOM	29	80	-64%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$348,333	\$544,667	-36%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	5	3	67%
Condo/Co-op/TH	AVERAGE DOM	48	11	336%
	% OF ASKING PRICE	95%	100%	
	AVERAGE SOLD PRICE	\$681,000	\$799,000	-15%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	2	6	-67%

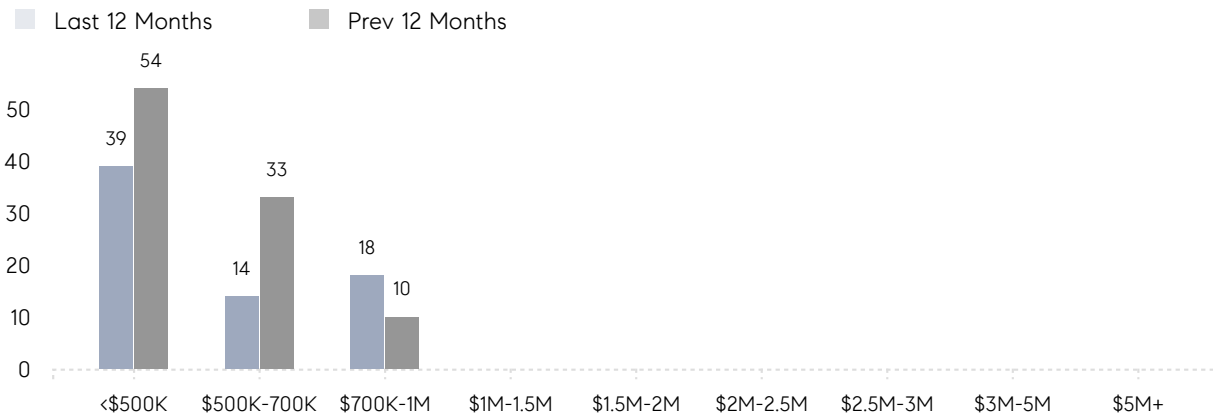
Fairview

MARCH 2023

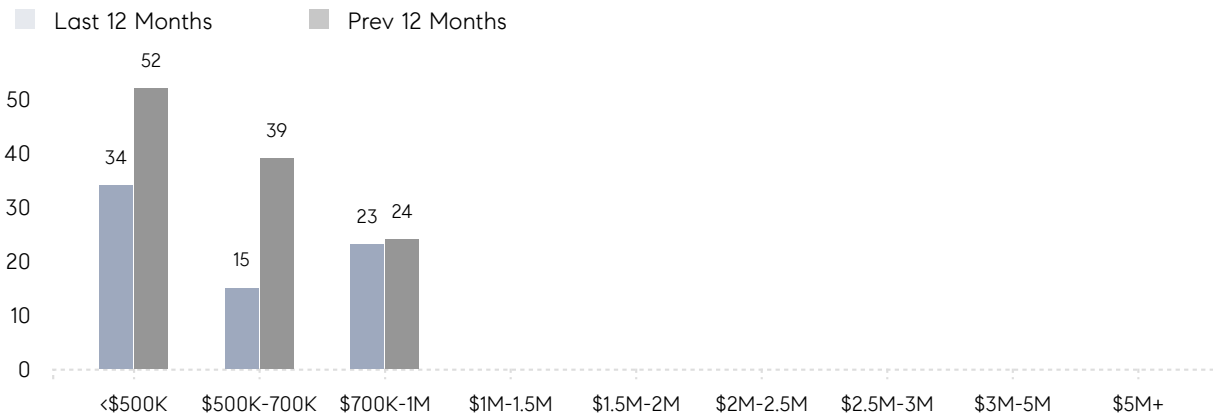
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Fanwood Market Insights

Fanwood

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$662K
Average
Price

\$589K
Median
Price

-9%
Decrease From
Mar 2022

6%
Increase From
Mar 2022

-4%
Decrease From
Mar 2022

UNITS SOLD

4
Total
Properties

\$633K
Average
Price

\$652K
Median
Price

-20%
Decrease From
Mar 2022

-15%
Decrease From
Mar 2022

-2%
Decrease From
Mar 2022

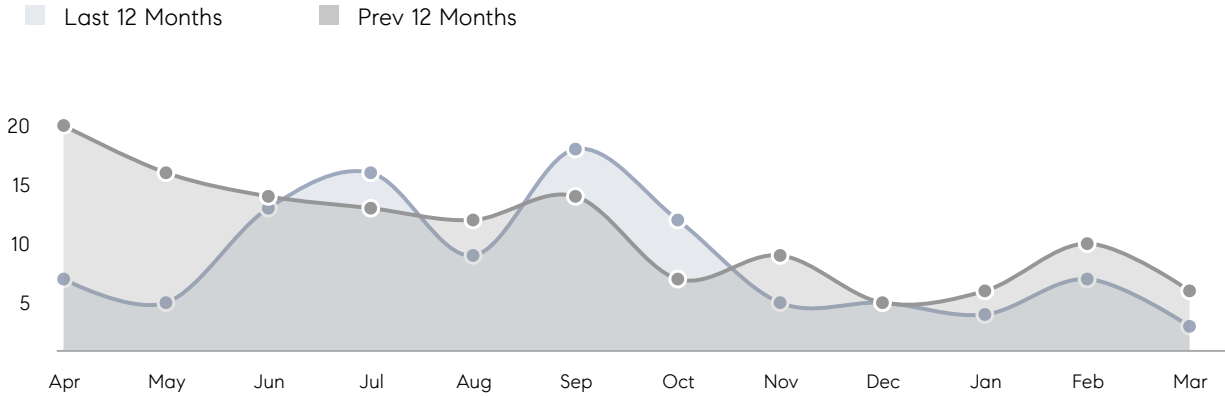
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	27	12	125%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$633,375	\$744,900	-15.0%
	# OF CONTRACTS	10	11	-9.1%
	NEW LISTINGS	7	10	-30%
Houses	AVERAGE DOM	27	12	125%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$633,375	\$744,900	-15%
	# OF CONTRACTS	9	11	-18%
	NEW LISTINGS	6	10	-40%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

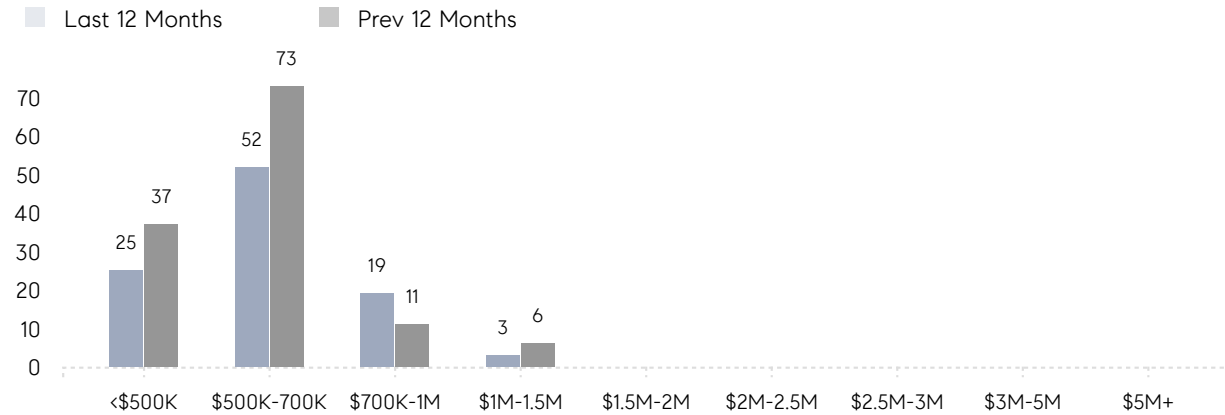
Fanwood

MARCH 2023

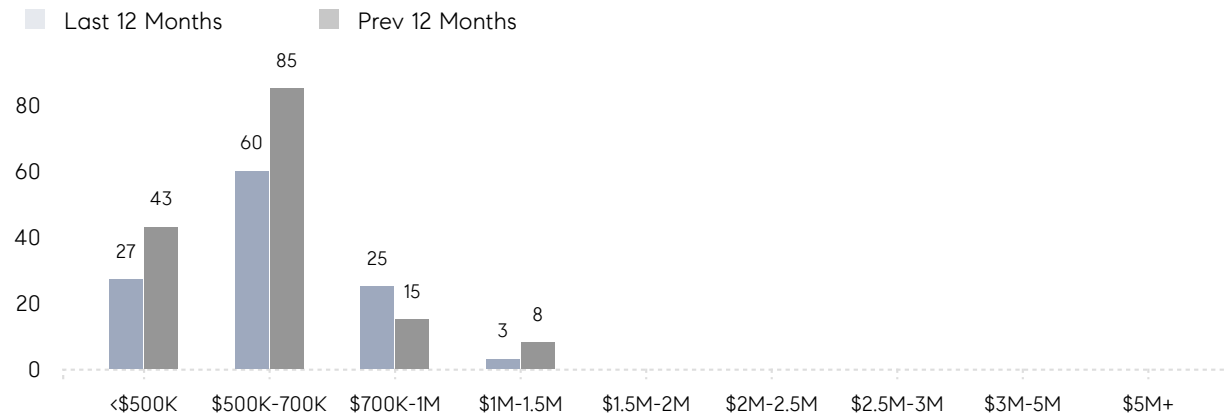
Monthly Inventory



Contracts By Price Range



Listings By Price Range

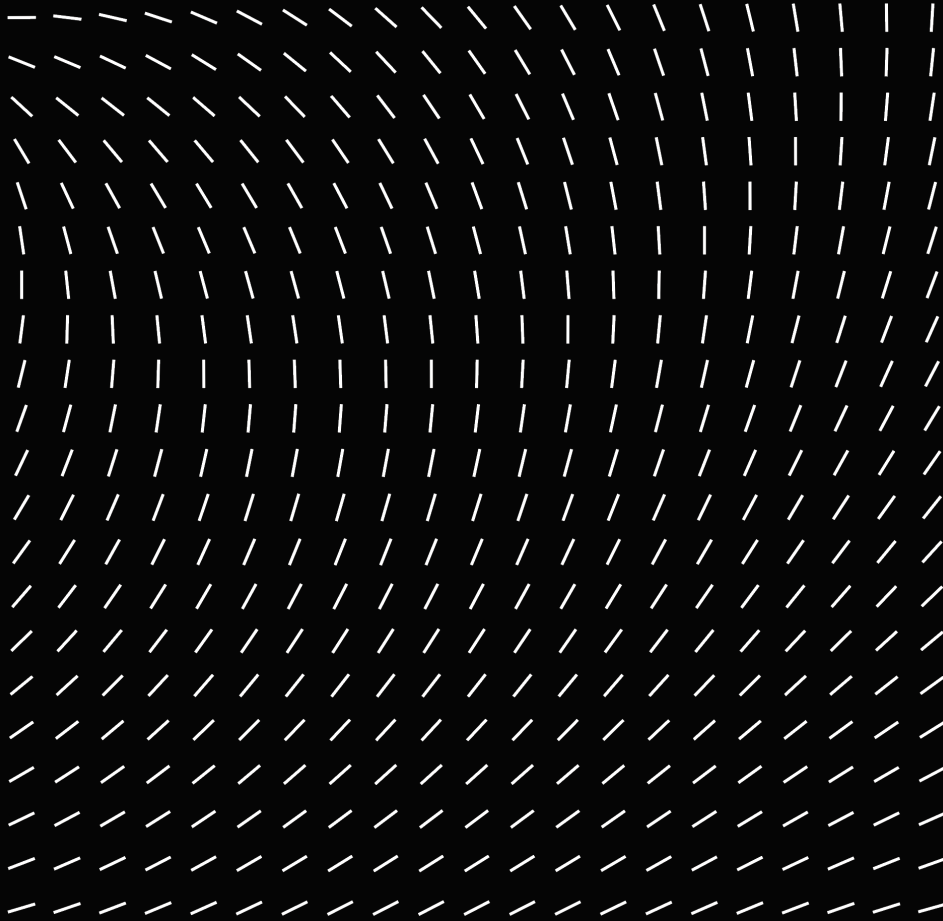




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COMPASS

March 2023

Far Hills Market Insights

Far Hills

MARCH 2023

UNDER CONTRACT

1	\$785K	\$785K
Total Properties	Average Price	Median Price
0%	-82%	-82%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

1	\$2.0M	\$2.0M
Total Properties	Average Price	Median Price
-75%	-31%	-20%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

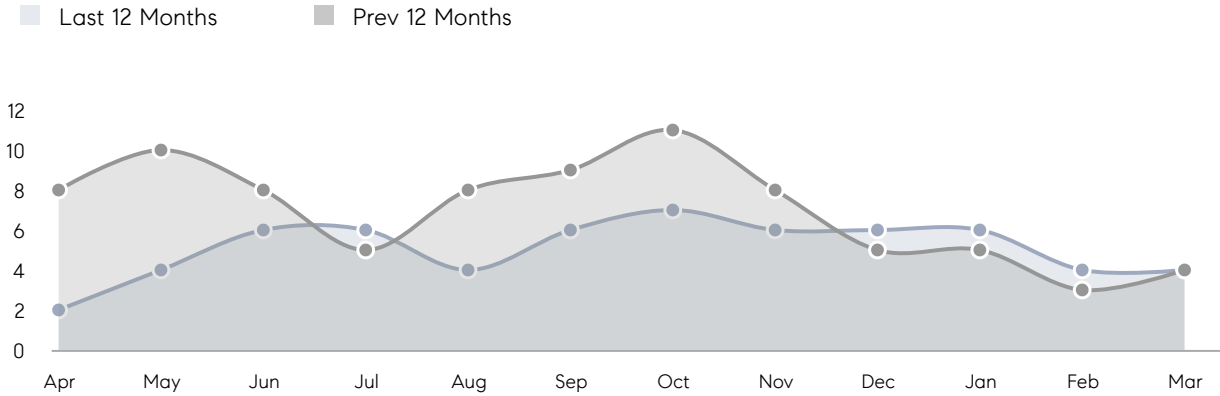
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	85	111	-23%
	% OF ASKING PRICE	133%	92%	
	AVERAGE SOLD PRICE	\$2,000,000	\$2,883,750	-30.6%
	# OF CONTRACTS	1	1	0.0%
	NEW LISTINGS	1	2	-50%
Houses	AVERAGE DOM	85	132	-36%
	% OF ASKING PRICE	133%	90%	
	AVERAGE SOLD PRICE	\$2,000,000	\$3,553,333	-44%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%
Condo/Co-op/TH	AVERAGE DOM	-	47	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$875,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

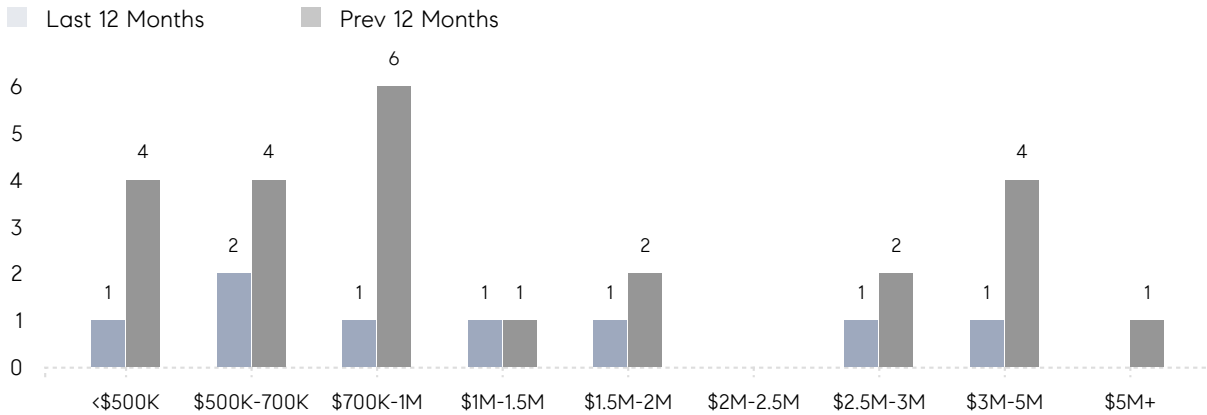
Far Hills

MARCH 2023

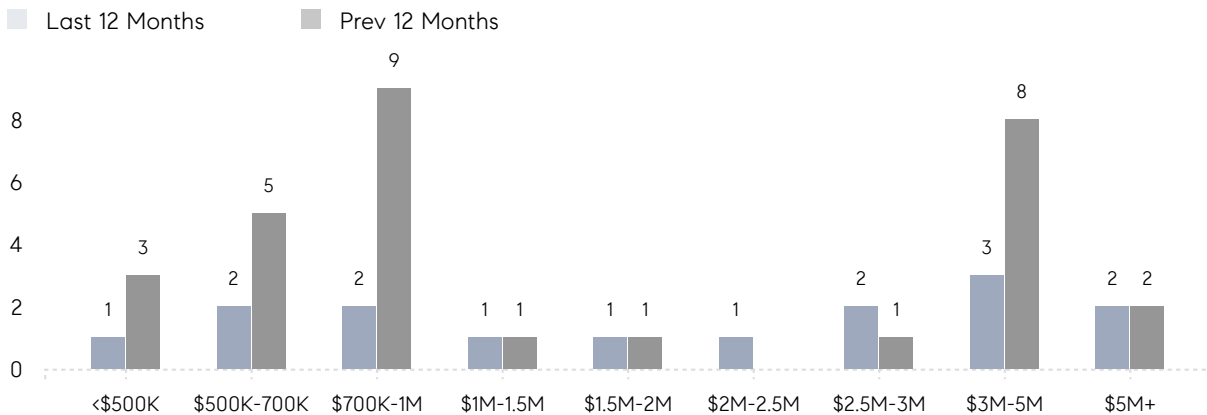
Monthly Inventory



Contracts By Price Range



Listings By Price Range

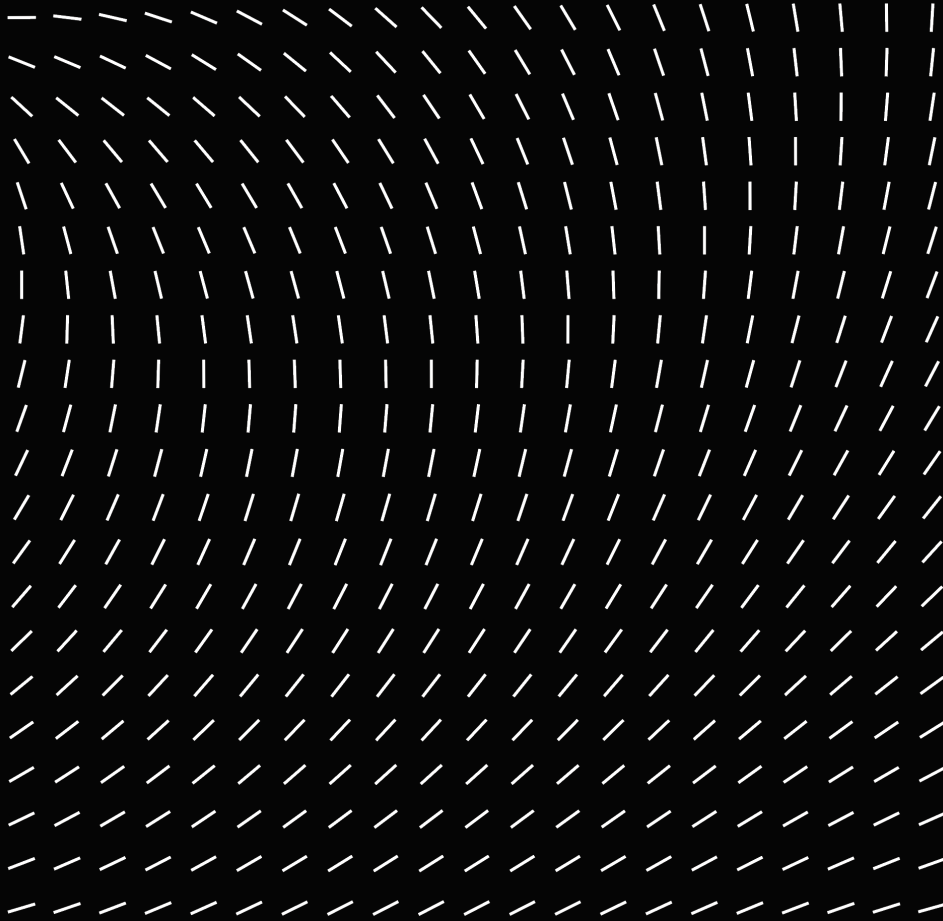




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March 2023

Flemington Market Insights

Flemington

MARCH 2023

UNDER CONTRACT

1	\$599K	\$599K
Total Properties	Average Price	Median Price
-75%	82%	68%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

4	\$397K	\$397K
Total Properties	Average Price	Median Price
100%	12%	12%
Increase From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

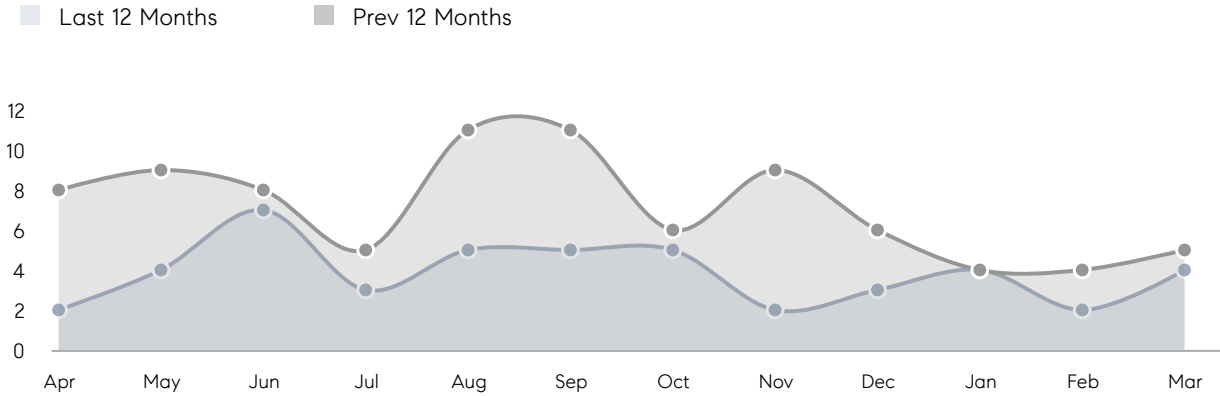
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	32	31	3%
	% OF ASKING PRICE	109%	103%	
	AVERAGE SOLD PRICE	\$397,500	\$355,250	11.9%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	40	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$393,333	-	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	8	31	-74%
	% OF ASKING PRICE	122%	103%	
	AVERAGE SOLD PRICE	\$410,000	\$355,250	15%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Flemington

MARCH 2023

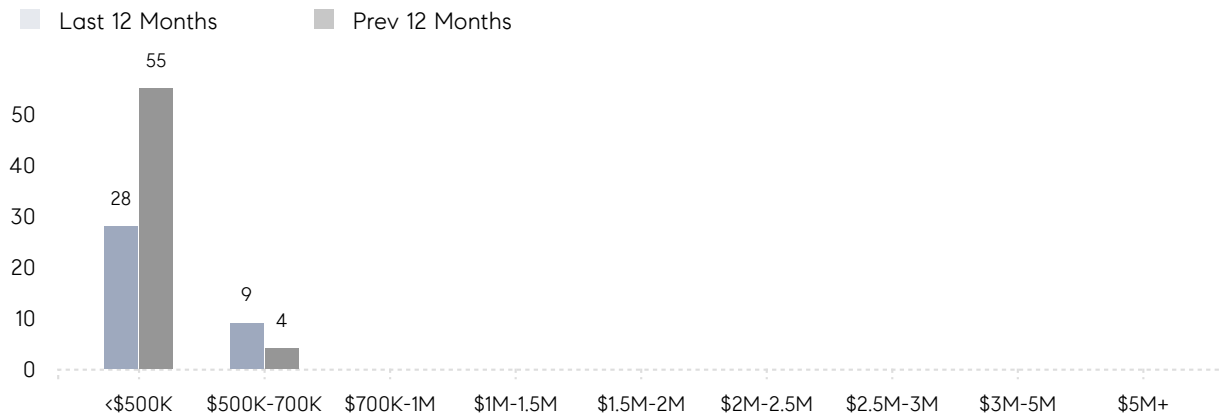
Monthly Inventory

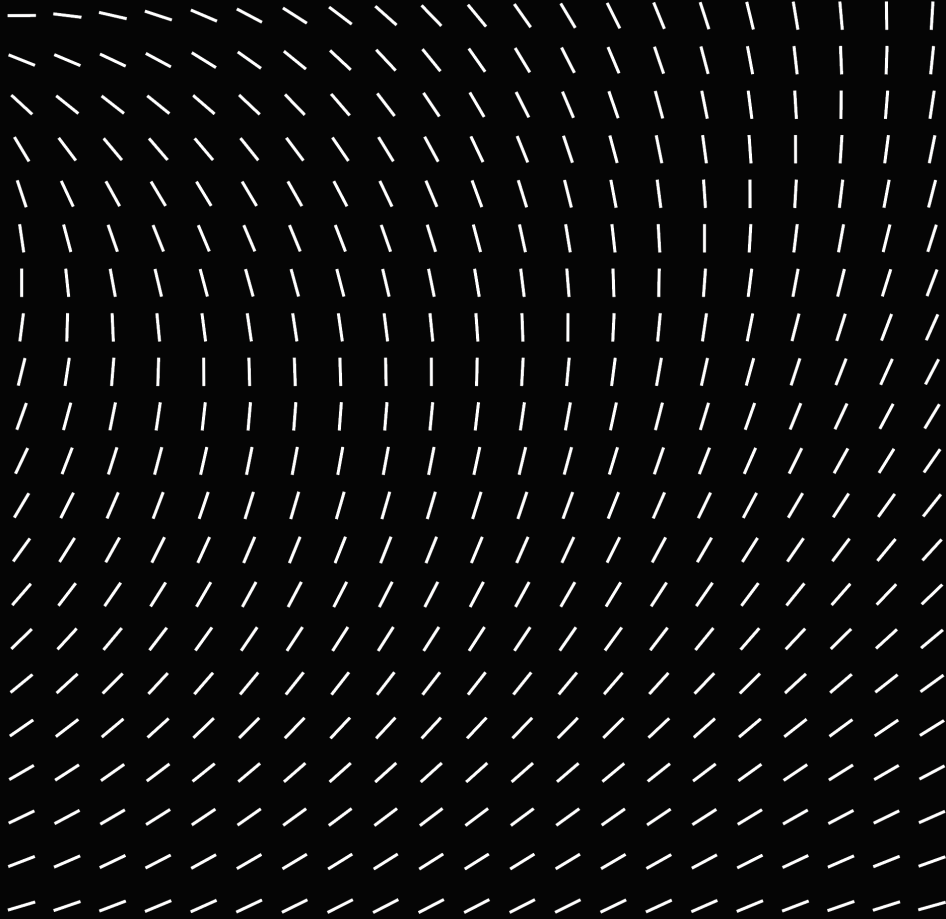


Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Florham Park Market Insights

Florham Park

MARCH 2023

UNDER CONTRACT

18
Total
Properties

\$929K
Average
Price

\$922K
Median
Price

38%
Increase From
Mar 2022

25%
Increase From
Mar 2022

54%
Increase From
Mar 2022

UNITS SOLD

10
Total
Properties

\$757K
Average
Price

\$595K
Median
Price

43%
Increase From
Mar 2022

-13%
Decrease From
Mar 2022

-26%
Decrease From
Mar 2022

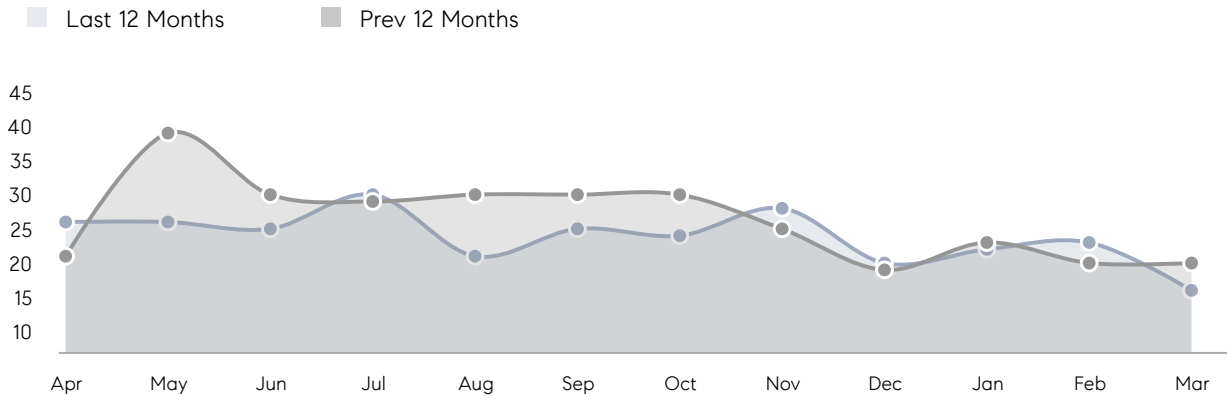
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	66	52	27%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$757,150	\$871,571	-13.1%
	# OF CONTRACTS	18	13	38.5%
	NEW LISTINGS	11	17	-35%
Houses	AVERAGE DOM	118	79	49%
	% OF ASKING PRICE	95%	101%	
	AVERAGE SOLD PRICE	\$1,054,375	\$1,165,250	-10%
	# OF CONTRACTS	9	7	29%
	NEW LISTINGS	6	10	-40%
Condo/Co-op/TH	AVERAGE DOM	31	17	82%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$559,000	\$480,000	16%
	# OF CONTRACTS	9	6	50%
	NEW LISTINGS	5	7	-29%

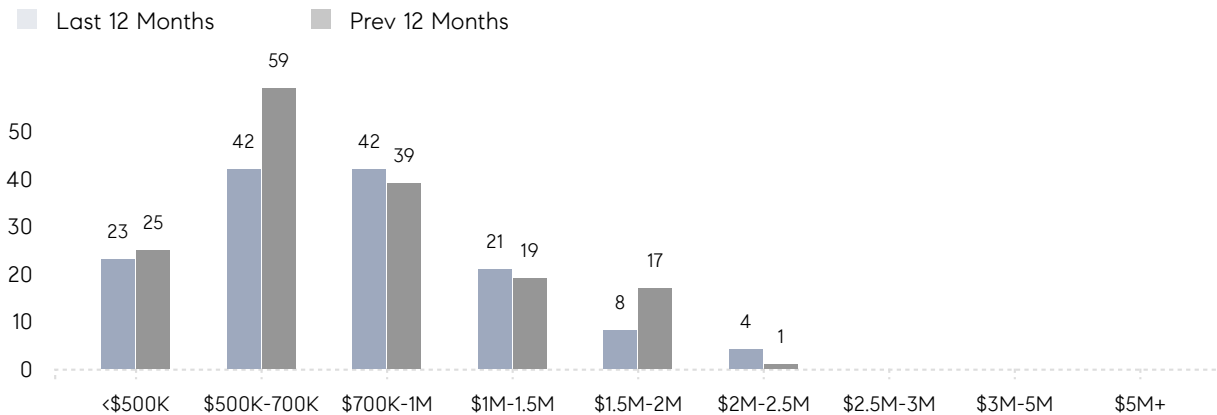
Florham Park

MARCH 2023

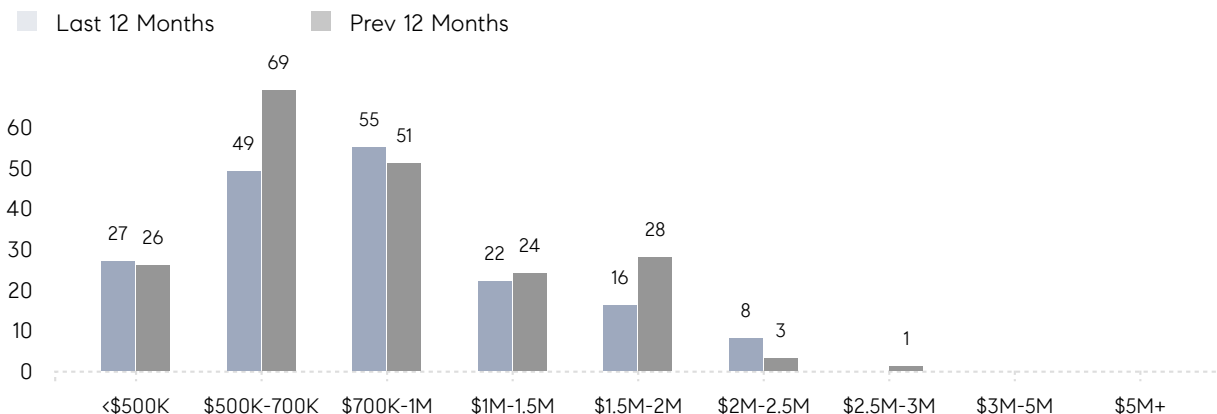
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Fort Lee Market Insights

Fort Lee

MARCH 2023

UNDER CONTRACT

60
Total
Properties

\$455K
Average
Price

\$291K
Median
Price

-8%
Decrease From
Mar 2022

5%
Increase From
Mar 2022

-2%
Decrease From
Mar 2022

UNITS SOLD

41
Total
Properties

\$542K
Average
Price

\$500K
Median
Price

-31%
Decrease From
Mar 2022

38%
Increase From
Mar 2022

56%
Increase From
Mar 2022

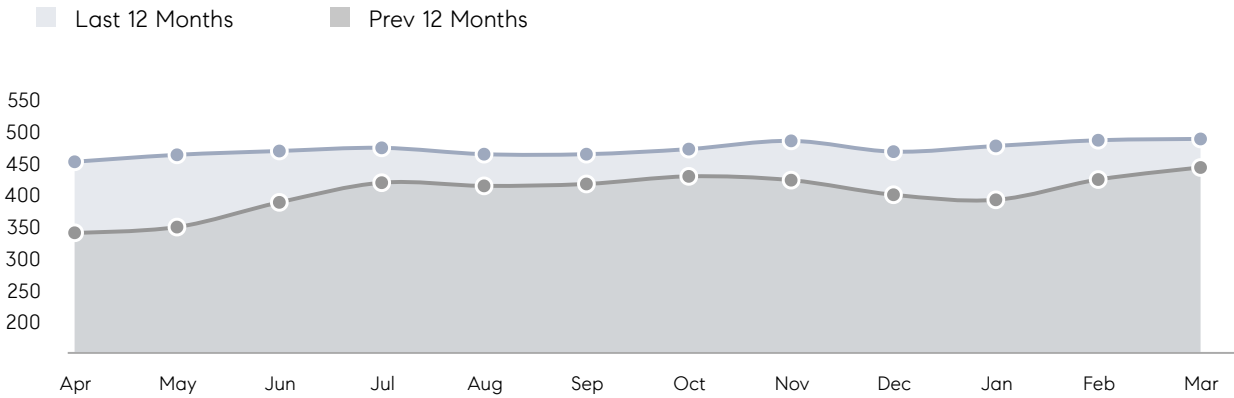
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	62	91	-32%
	% OF ASKING PRICE	97%	95%	
	AVERAGE SOLD PRICE	\$542,815	\$392,436	38.3%
	# OF CONTRACTS	60	65	-7.7%
	NEW LISTINGS	63	88	-28%
Houses	AVERAGE DOM	64	38	68%
	% OF ASKING PRICE	90%	96%	
	AVERAGE SOLD PRICE	\$967,000	\$948,333	2%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	1	13	-92%
Condo/Co-op/TH	AVERAGE DOM	61	94	-35%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$439,982	\$362,656	21%
	# OF CONTRACTS	53	57	-7%
	NEW LISTINGS	62	75	-17%

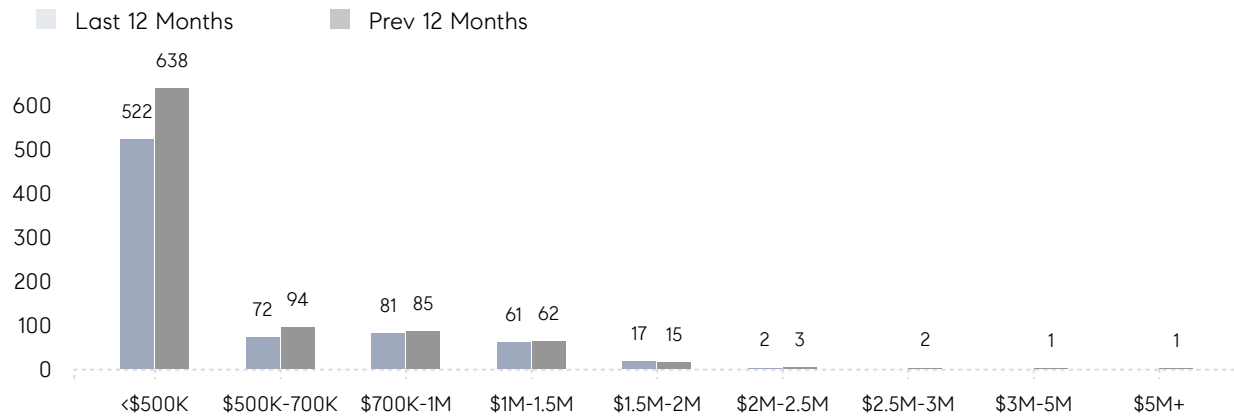
Fort Lee

MARCH 2023

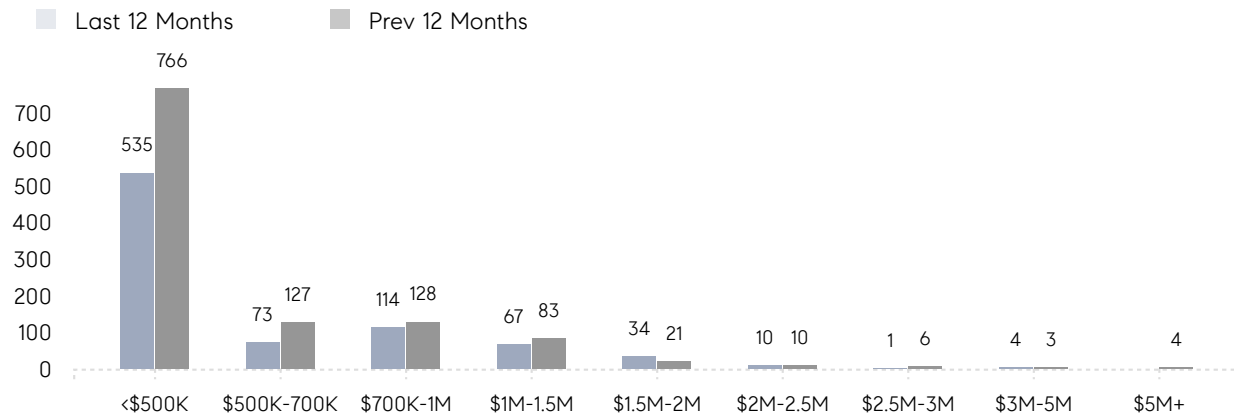
Monthly Inventory



Contracts By Price Range



Listings By Price Range

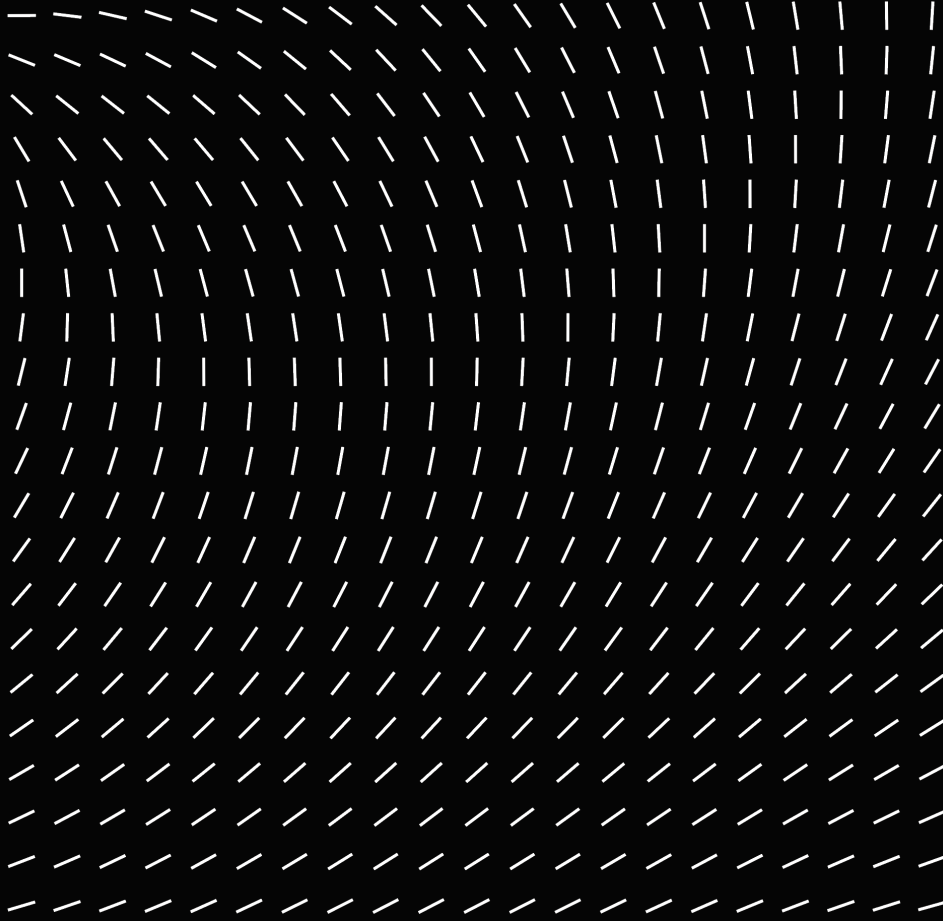




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COMPASS

March 2023

Franklin Lakes Market Insights

Franklin Lakes

MARCH 2023

UNDER CONTRACT

13	\$1.8M	\$1.2M
Total Properties	Average Price	Median Price
-28%	28%	-7%
Decrease From Mar 2022	Increase From Mar 2022	Decrease From Mar 2022

UNITS SOLD

15	\$1.3M	\$1.5M
Total Properties	Average Price	Median Price
-6%	-37%	-11%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

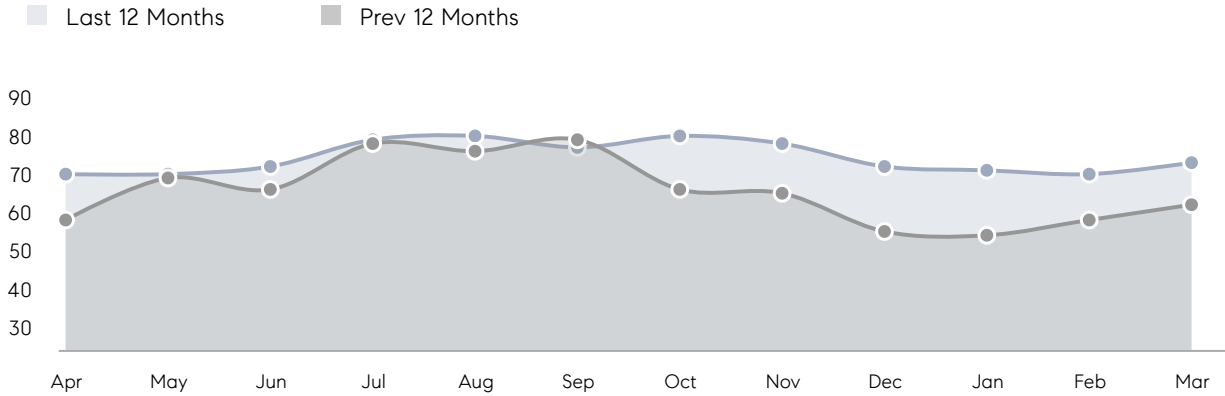
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	79	68	16%
	% OF ASKING PRICE	104%	95%	
	AVERAGE SOLD PRICE	\$1,349,529	\$2,138,531	-36.9%
	# OF CONTRACTS	13	18	-27.8%
	NEW LISTINGS	15	25	-40%
Houses	AVERAGE DOM	90	68	32%
	% OF ASKING PRICE	101%	95%	
	AVERAGE SOLD PRICE	\$1,376,308	\$2,138,531	-36%
	# OF CONTRACTS	12	16	-25%
	NEW LISTINGS	13	25	-48%
Condo/Co-op/TH	AVERAGE DOM	5	-	-
	% OF ASKING PRICE	119%	-	
	AVERAGE SOLD PRICE	\$1,175,471	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	2	0	0%

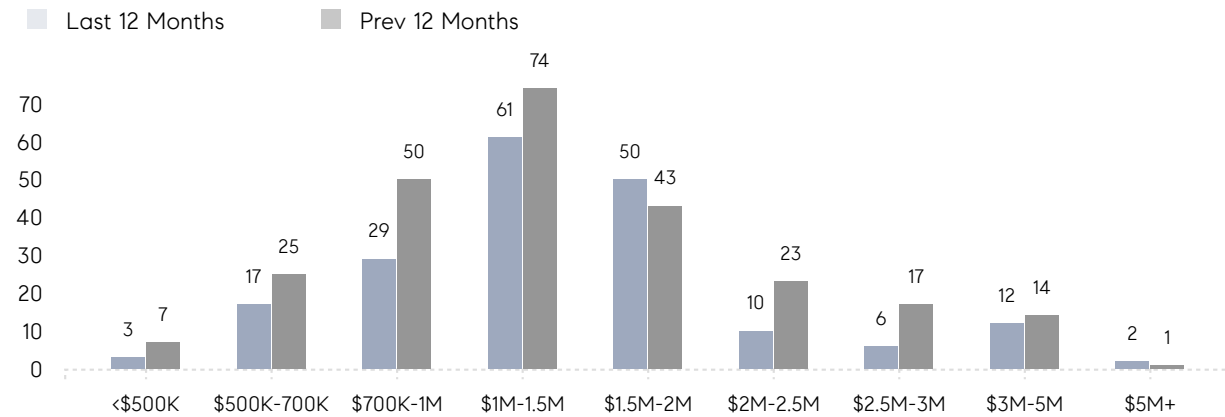
Franklin Lakes

MARCH 2023

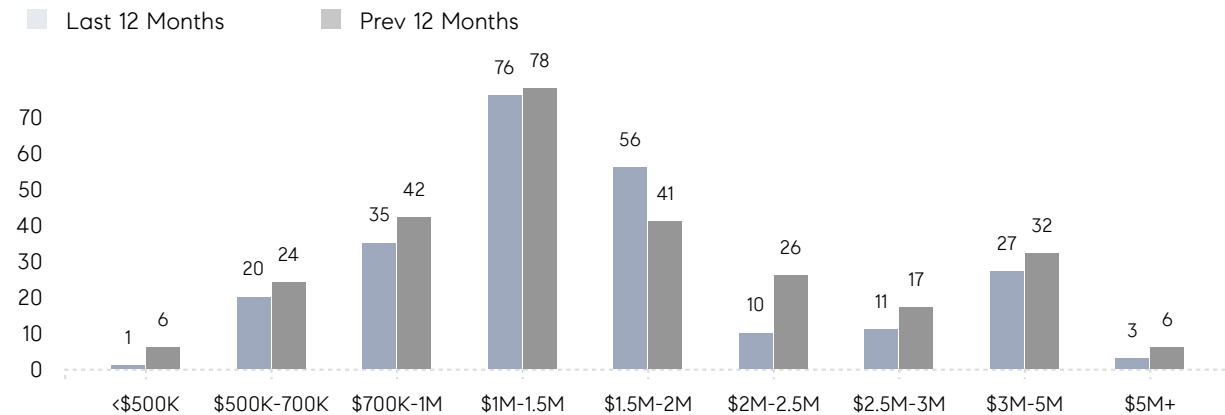
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Garfield City Market Insights

Garfield City

MARCH 2023

UNDER CONTRACT

12
Total
Properties

\$411K
Average
Price

\$394K
Median
Price

20%
Increase From
Mar 2022

-11%
Decrease From
Mar 2022

-8%
Decrease From
Mar 2022

UNITS SOLD

7
Total
Properties

\$456K
Average
Price

\$480K
Median
Price

-30%
Decrease From
Mar 2022

17%
Increase From
Mar 2022

19%
Increase From
Mar 2022

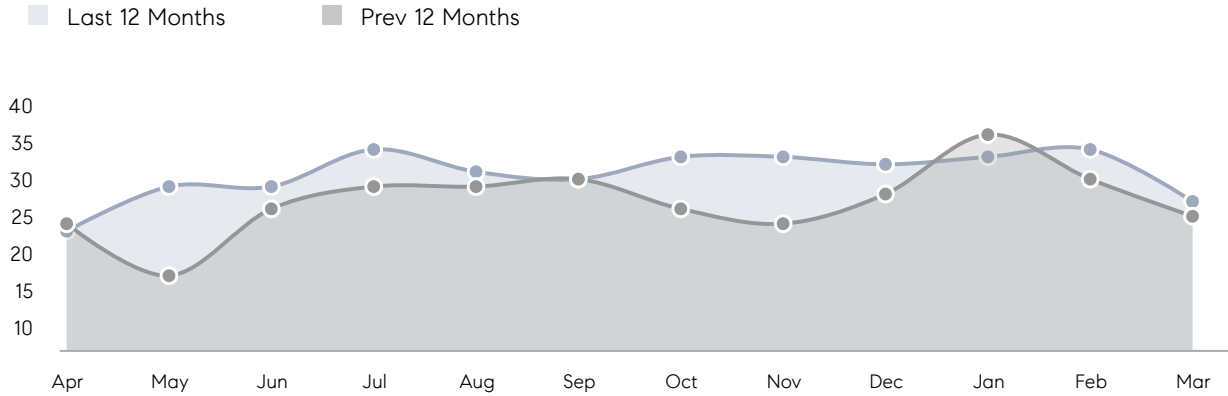
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	50	30	67%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$456,714	\$391,250	16.7%
	# OF CONTRACTS	12	10	20.0%
	NEW LISTINGS	4	6	-33%
Houses	AVERAGE DOM	53	29	83%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$452,833	\$382,188	18%
	# OF CONTRACTS	8	9	-11%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	32	33	-3%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$480,000	\$427,500	12%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	0	1	0%

Garfield City

MARCH 2023

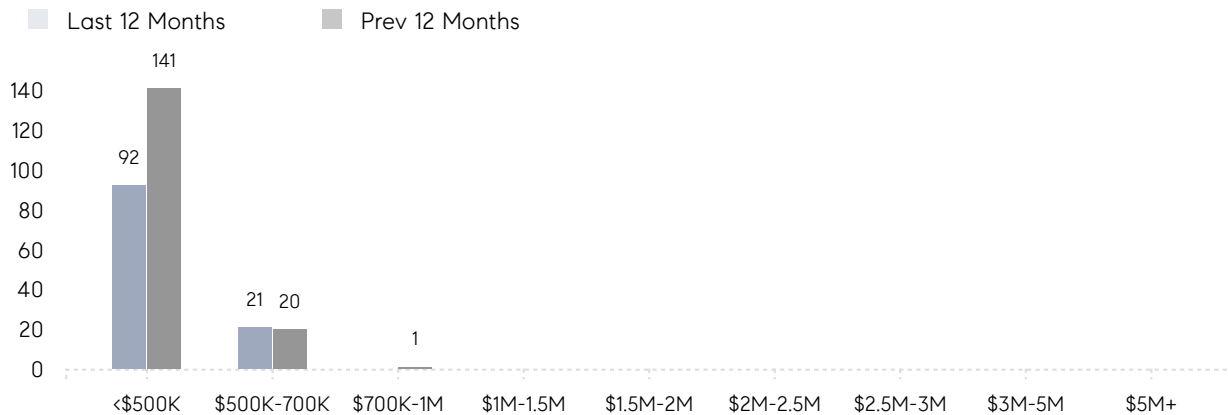
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Garwood Market Insights

Garwood

MARCH 2023

UNDER CONTRACT

4	\$489K	\$502K
Total Properties	Average Price	Median Price
0%	-11%	-7%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

2	\$447K	\$447K
Total Properties	Average Price	Median Price
0%	-34%	-34%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

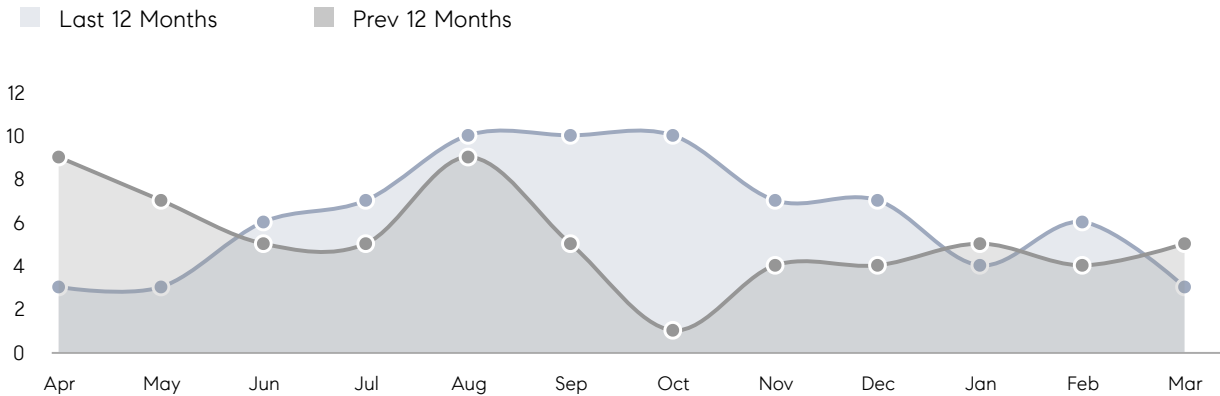
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	58	54	7%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$447,000	\$673,500	-33.6%
	# OF CONTRACTS	4	4	0.0%
	NEW LISTINGS	3	5	-40%
Houses	AVERAGE DOM	58	16	263%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$447,000	\$762,000	-41%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	-	92	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$585,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

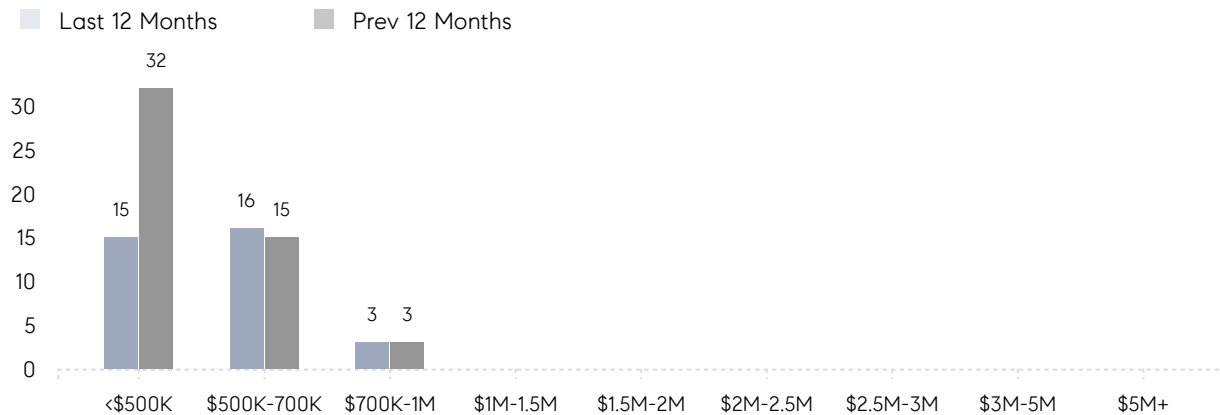
Garwood

MARCH 2023

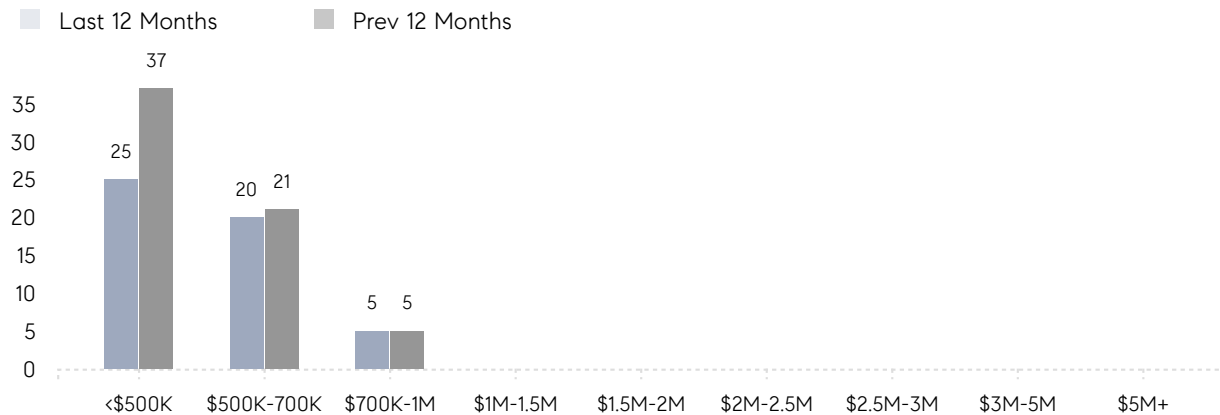
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Glen Ridge Market Insights

Glen Ridge

MARCH 2023

UNDER CONTRACT

13
Total
Properties

\$777K
Average
Price

\$649K
Median
Price

-13%
Decrease From
Mar 2022

-19%
Decrease From
Mar 2022

-22%
Decrease From
Mar 2022

UNITS SOLD

6
Total
Properties

\$754K
Average
Price

\$694K
Median
Price

0%
Change From
Mar 2022

-16%
Decrease From
Mar 2022

-26%
Decrease From
Mar 2022

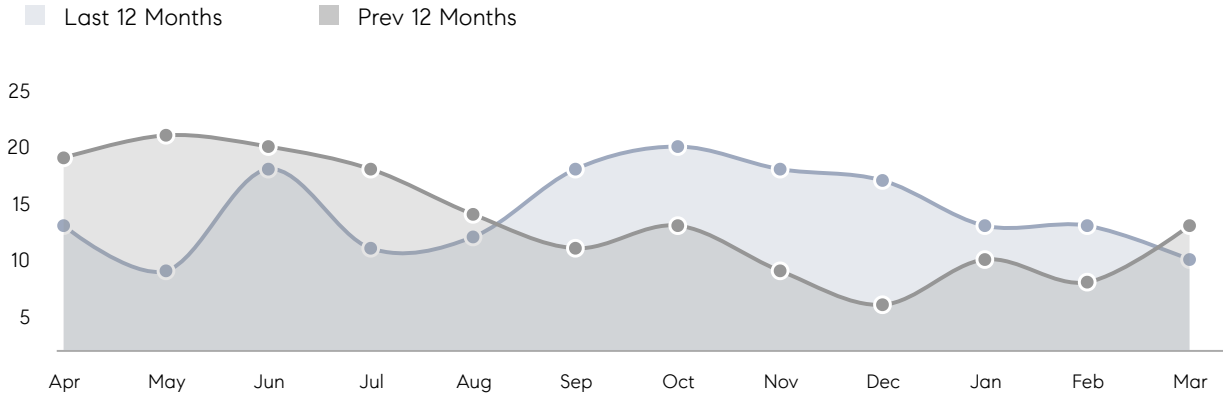
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	20	32	-37%
	% OF ASKING PRICE	112%	119%	
	AVERAGE SOLD PRICE	\$754,333	\$893,000	-15.5%
	# OF CONTRACTS	13	15	-13.3%
	NEW LISTINGS	10	18	-44%
Houses	AVERAGE DOM	13	18	-28%
	% OF ASKING PRICE	115%	129%	
	AVERAGE SOLD PRICE	\$973,500	\$1,185,500	-18%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	7	17	-59%
Condo/Co-op/TH	AVERAGE DOM	34	61	-44%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$316,000	\$308,000	3%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	3	1	200%

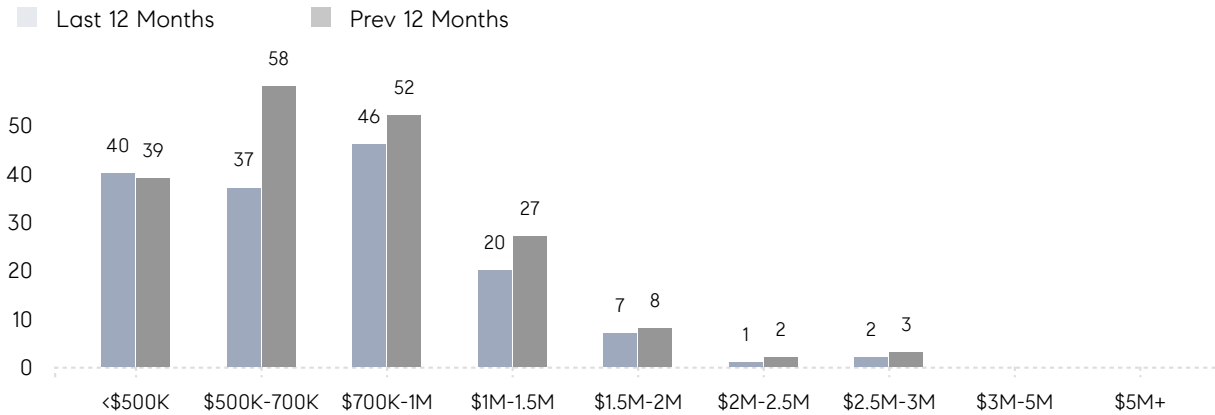
Glen Ridge

MARCH 2023

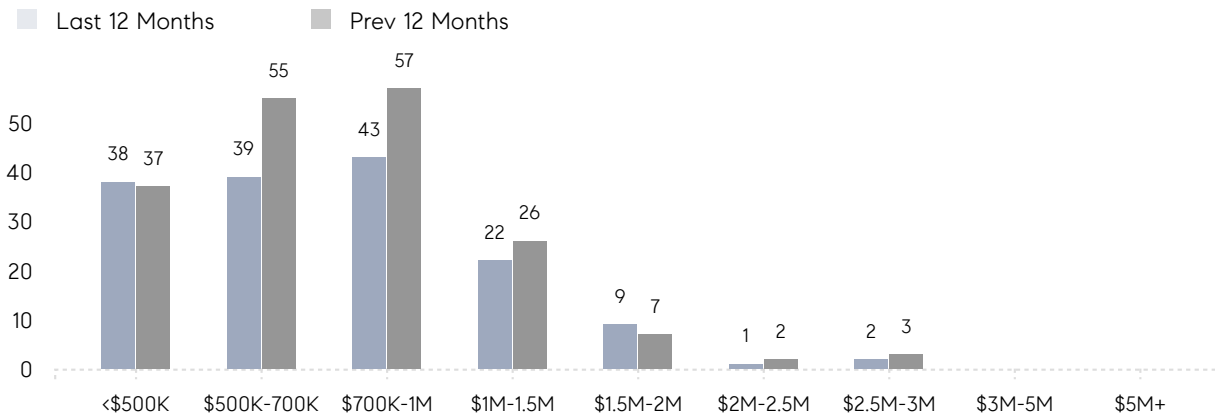
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Glen Rock Market Insights

Glen Rock

MARCH 2023

UNDER CONTRACT

15
Total
Properties

\$933K
Average
Price

\$869K
Median
Price

-40%
Decrease From
Mar 2022

17%
Increase From
Mar 2022

16%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$719K
Average
Price

\$625K
Median
Price

50%
Increase From
Mar 2022

-11%
Decrease From
Mar 2022

-26%
Decrease From
Mar 2022

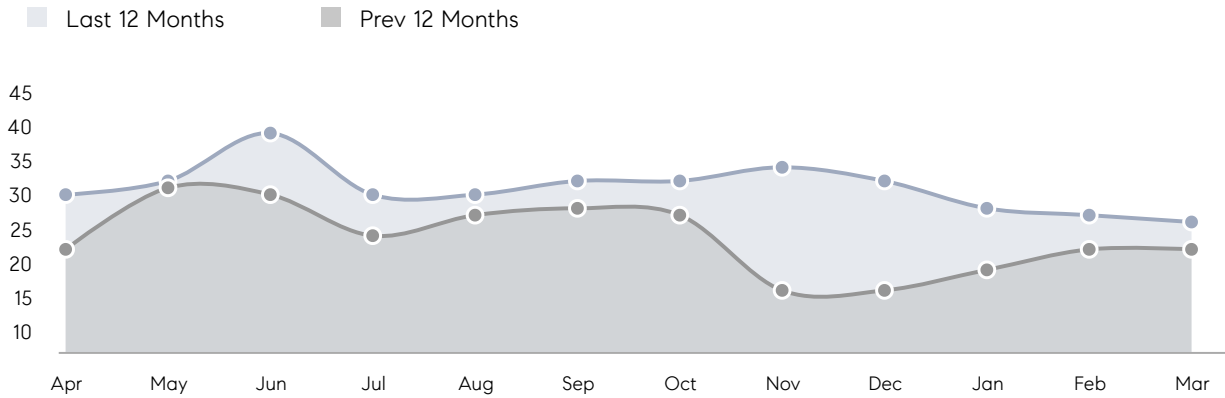
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	41	10	310%
	% OF ASKING PRICE	103%	109%	
	AVERAGE SOLD PRICE	\$719,000	\$808,917	-11.1%
	# OF CONTRACTS	15	25	-40.0%
	NEW LISTINGS	16	23	-30%
Houses	AVERAGE DOM	41	10	310%
	% OF ASKING PRICE	103%	109%	
	AVERAGE SOLD PRICE	\$719,000	\$808,917	-11%
	# OF CONTRACTS	15	25	-40%
	NEW LISTINGS	14	23	-39%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%

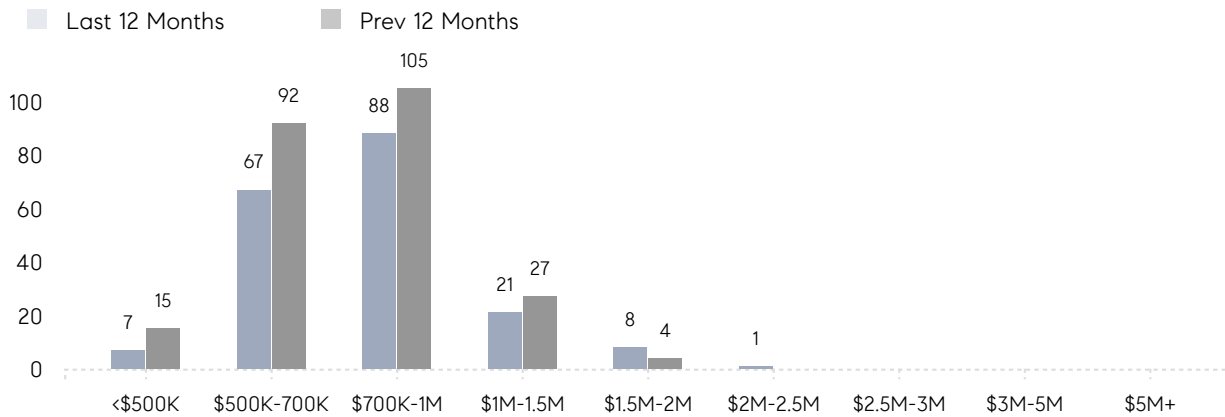
Glen Rock

MARCH 2023

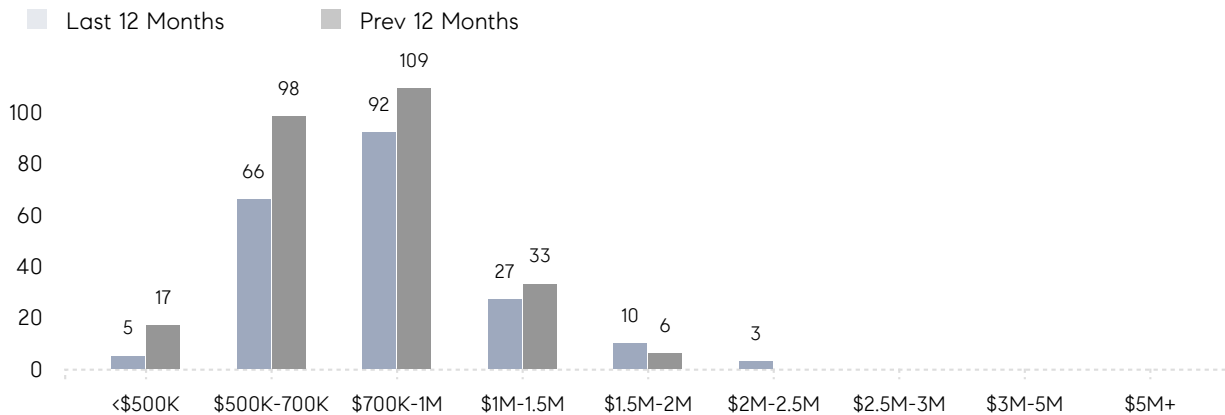
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Green Brook Market Insights

Green Brook

MARCH 2023

UNDER CONTRACT

4	\$795K	\$611K
Total Properties	Average Price	Median Price
-64%	-17%	-19%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

2	\$910K	\$910K
Total Properties	Average Price	Median Price
-67%	81%	131%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

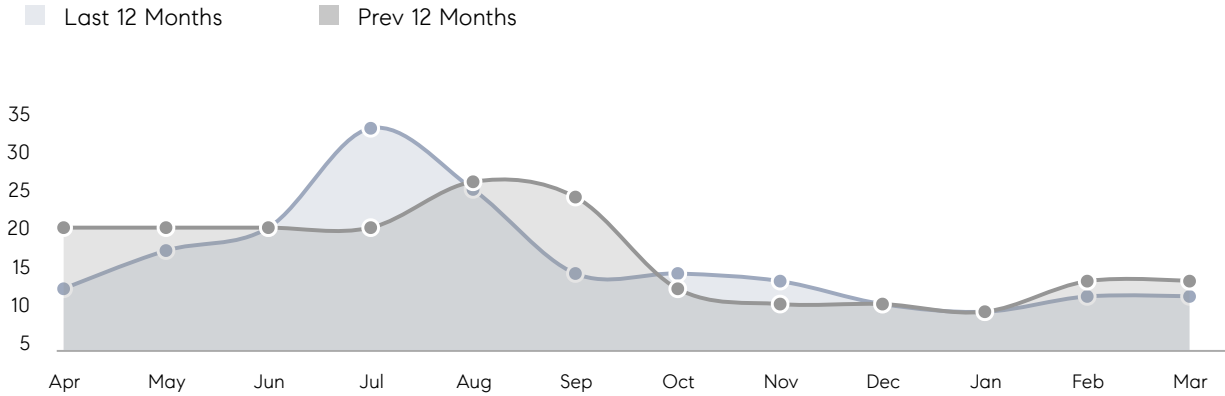
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	25	37	-32%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$910,000	\$501,917	81.3%
	# OF CONTRACTS	4	11	-63.6%
	NEW LISTINGS	7	12	-42%
Houses	AVERAGE DOM	42	41	2%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$1,500,000	\$522,500	187%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	8	16	-50%
	% OF ASKING PRICE	91%	100%	
	AVERAGE SOLD PRICE	\$320,000	\$399,000	-20%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	0	3	0%

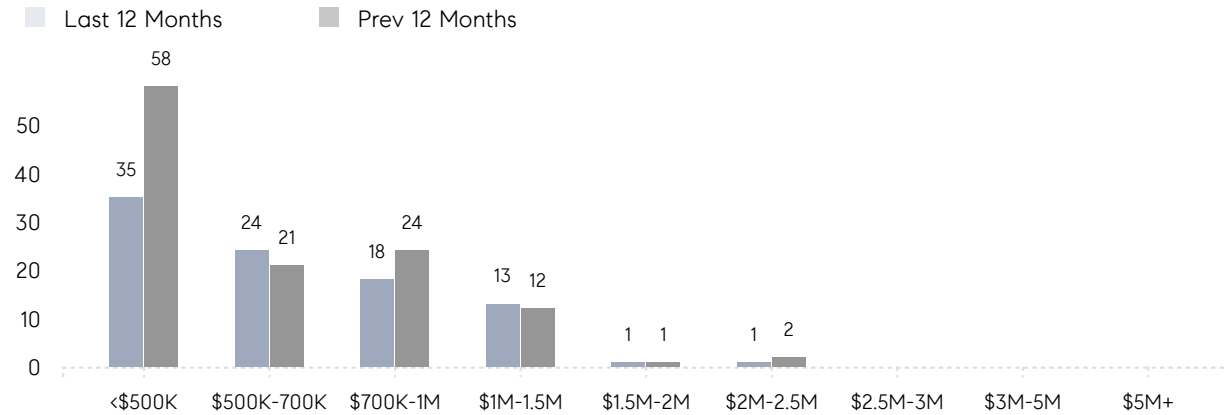
Green Brook

MARCH 2023

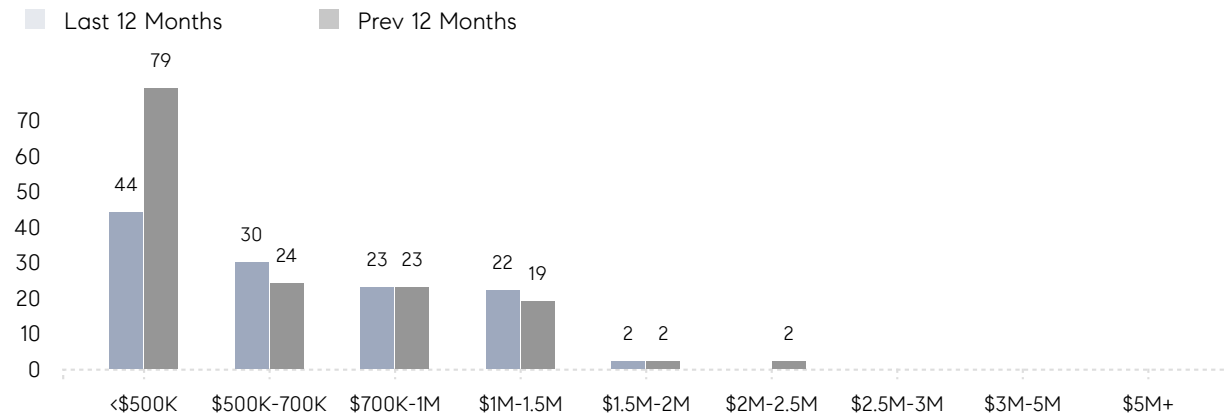
Monthly Inventory



Contracts By Price Range



Listings By Price Range

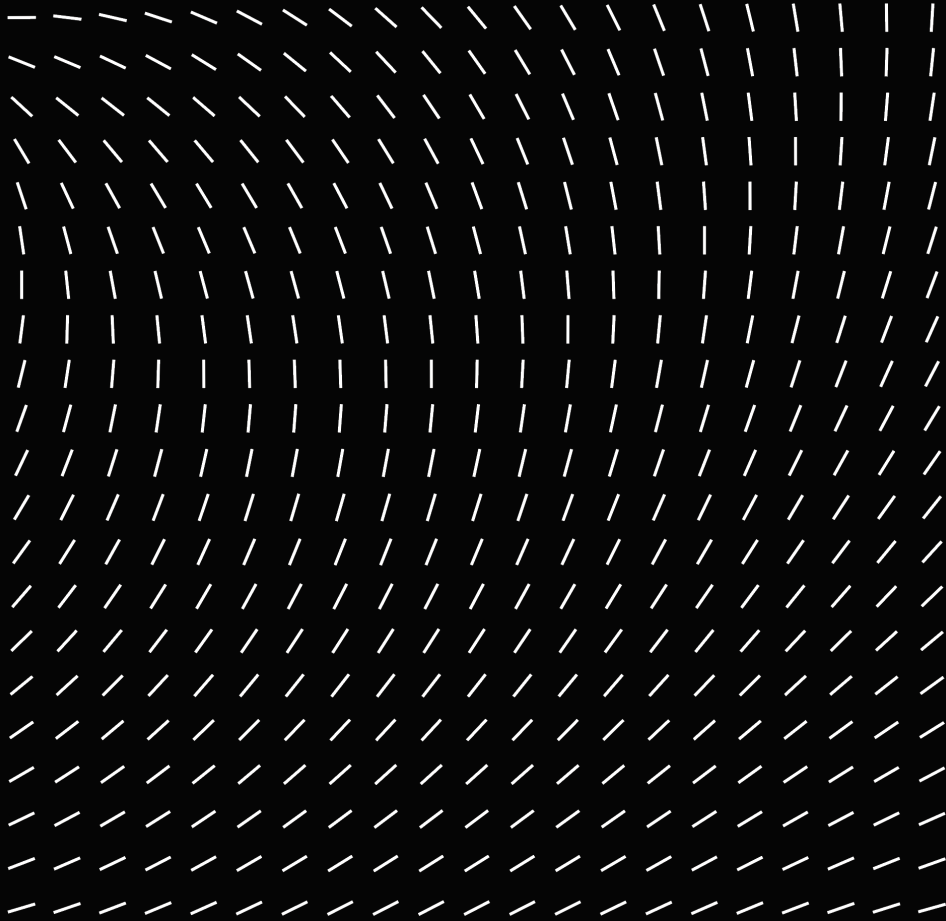




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COMPASS

March 2023

Guttenberg Market Insights

Guttenberg

MARCH 2023

UNDER CONTRACT

6	\$313K	\$297K
Total Properties	Average Price	Median Price
-25%	-15%	-10%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

9	\$412K	\$295K
Total Properties	Average Price	Median Price
29%	34%	57%
Increase From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

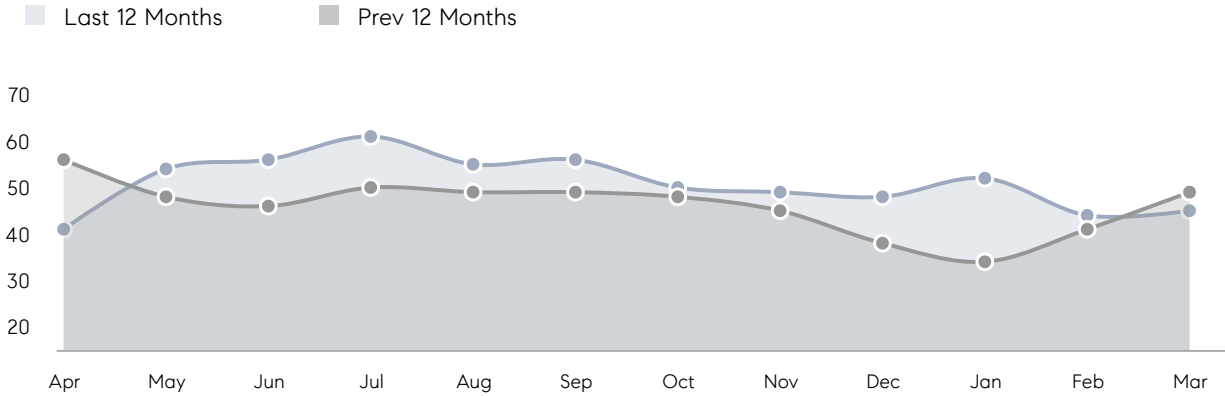
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	94	73	29%
	% OF ASKING PRICE	87%	98%	
	AVERAGE SOLD PRICE	\$412,222	\$308,571	33.6%
	# OF CONTRACTS	6	8	-25.0%
	NEW LISTINGS	17	27	-37%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	2	-50%
Condo/Co-op/TH	AVERAGE DOM	94	73	29%
	% OF ASKING PRICE	87%	98%	
	AVERAGE SOLD PRICE	\$412,222	\$308,571	34%
	# OF CONTRACTS	6	8	-25%
	NEW LISTINGS	16	25	-36%

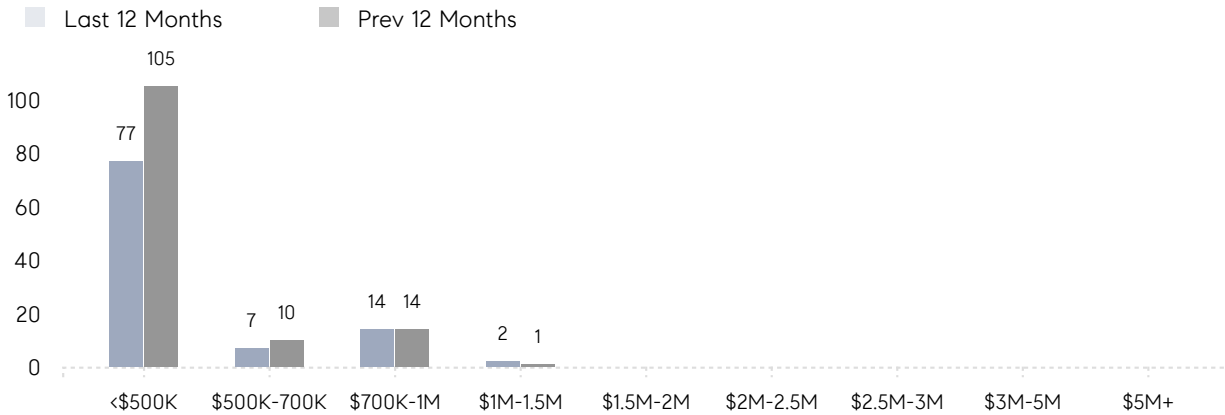
Guttenberg

MARCH 2023

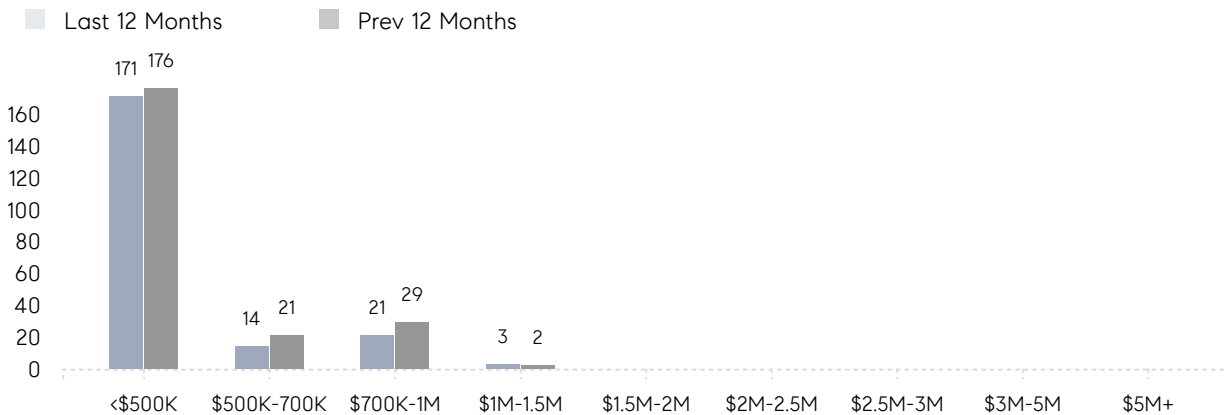
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Hackensack Market Insights

Hackensack

MARCH 2023

UNDER CONTRACT

36
Total
Properties

\$322K
Average
Price

\$309K
Median
Price

13%
Increase From
Mar 2022

-9%
Decrease From
Mar 2022

-3%
Decrease From
Mar 2022

UNITS SOLD

17
Total
Properties

\$402K
Average
Price

\$365K
Median
Price

-41%
Decrease From
Mar 2022

17%
Increase From
Mar 2022

14%
Increase From
Mar 2022

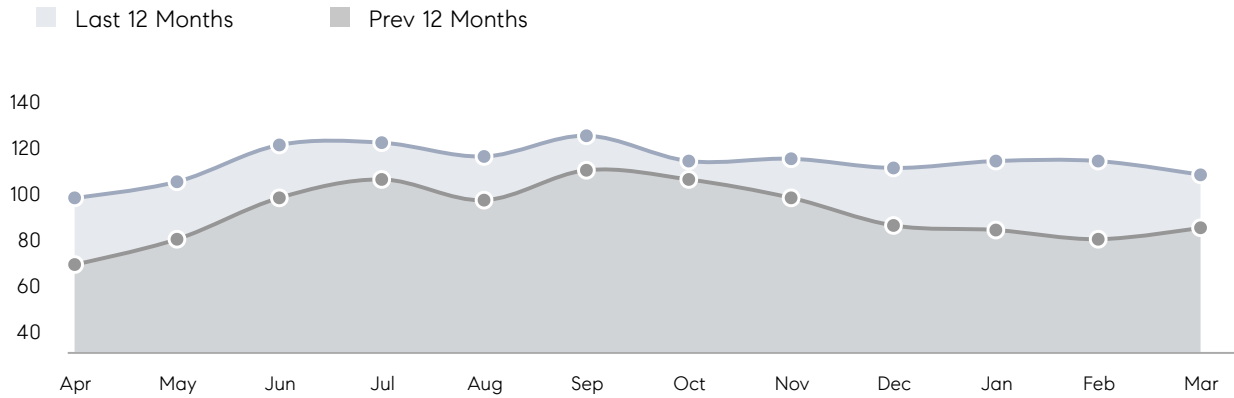
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	63	67	-6%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$402,295	\$344,093	16.9%
	# OF CONTRACTS	36	32	12.5%
	NEW LISTINGS	29	33	-12%
Houses	AVERAGE DOM	88	104	-15%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$511,875	\$526,056	-3%
	# OF CONTRACTS	10	11	-9%
	NEW LISTINGS	4	14	-71%
Condo/Co-op/TH	AVERAGE DOM	41	51	-20%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$304,891	\$262,210	16%
	# OF CONTRACTS	26	21	24%
	NEW LISTINGS	25	19	32%

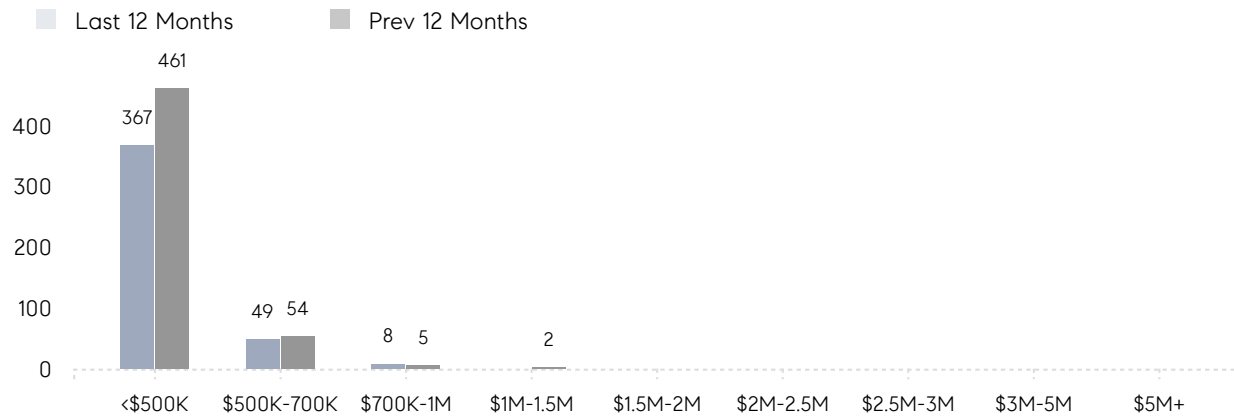
Hackensack

MARCH 2023

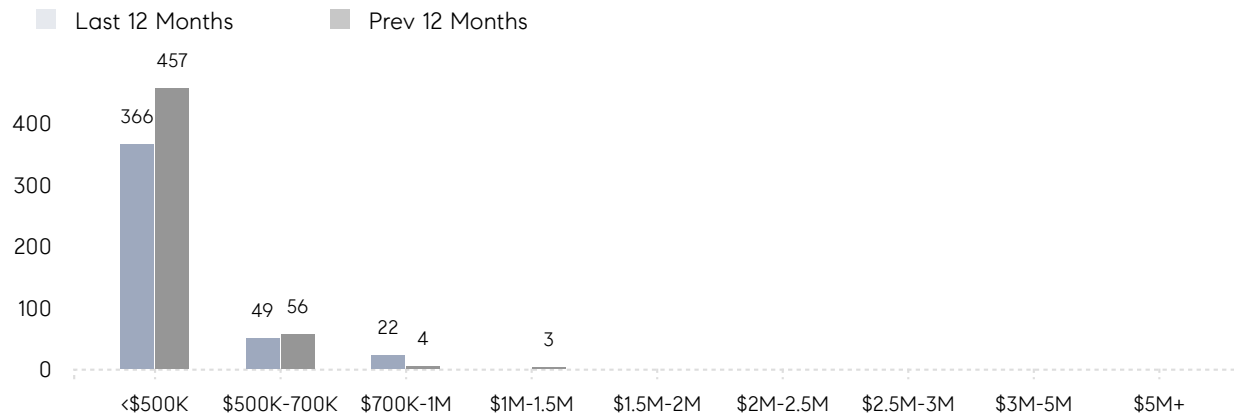
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Hanover Market Insights

Hanover

MARCH 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Mar 2022	Change From Mar 2022	Change From Mar 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Mar 2022	Change From Mar 2022	Change From Mar 2022

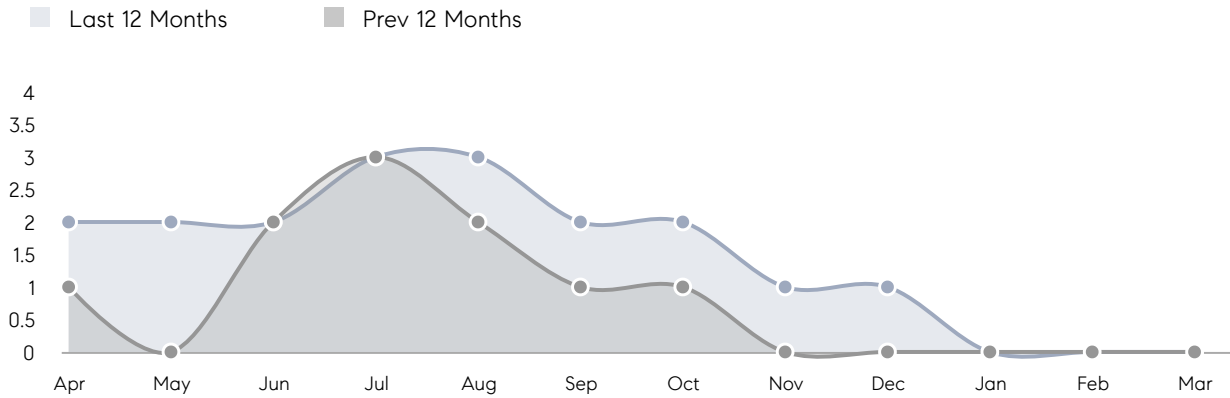
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0.0%
	NEW LISTINGS	0	0	0%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

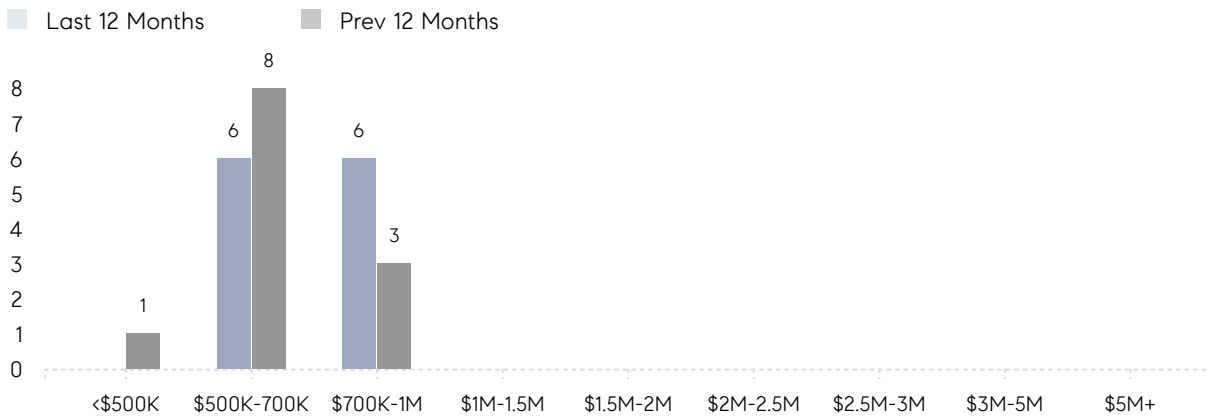
Hanover

MARCH 2023

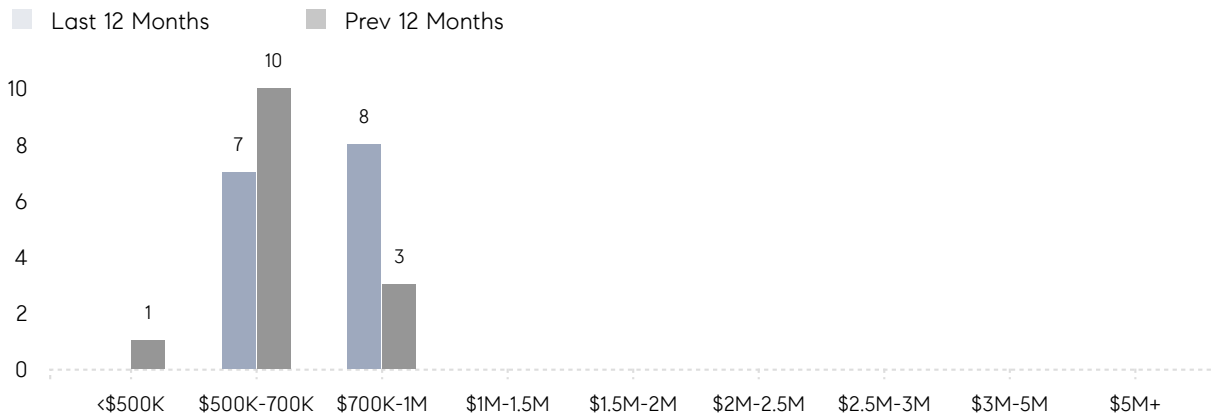
Monthly Inventory



Contracts By Price Range



Listings By Price Range

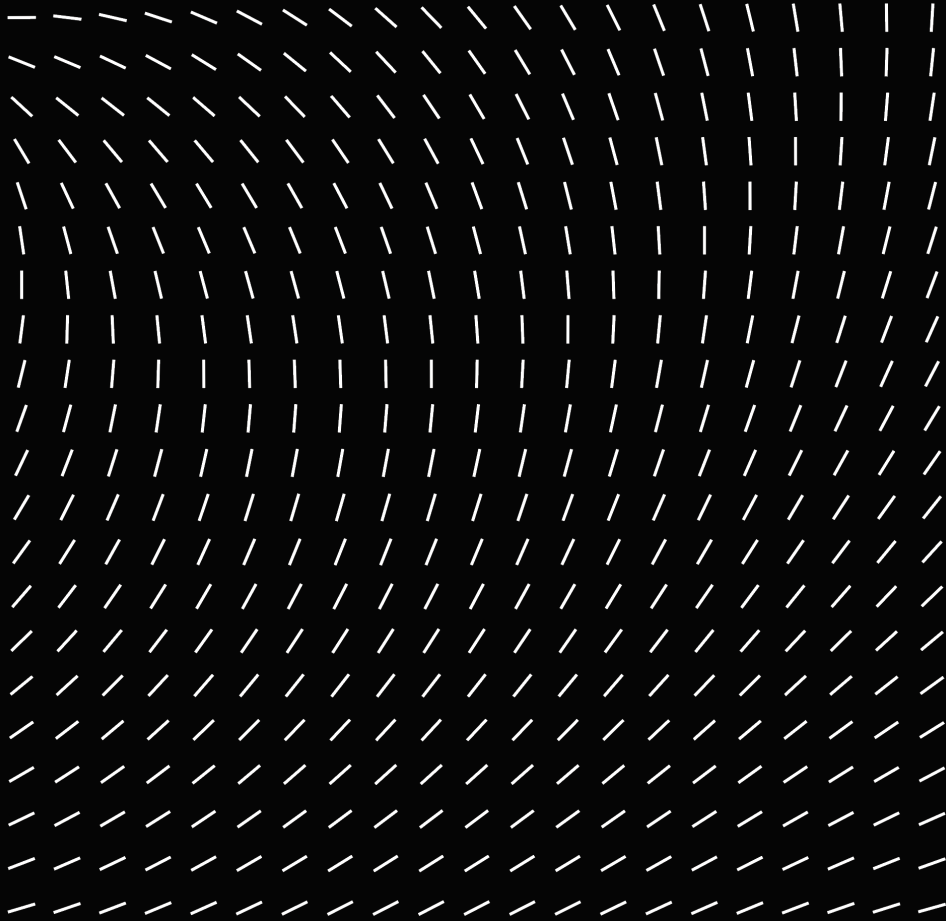




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COMPASS

March 2023

Harding Market Insights

Harding

MARCH 2023

UNDER CONTRACT

3	\$1.4M	\$1.1M
Total Properties	Average Price	Median Price
-40%	57%	-8%
Decrease From Mar 2022	Increase From Mar 2022	Decrease From Mar 2022

UNITS SOLD

8	\$1.4M	\$1.7M
Total Properties	Average Price	Median Price
60%	-14%	9%
Increase From Mar 2022	Decrease From Mar 2022	Increase From Mar 2022

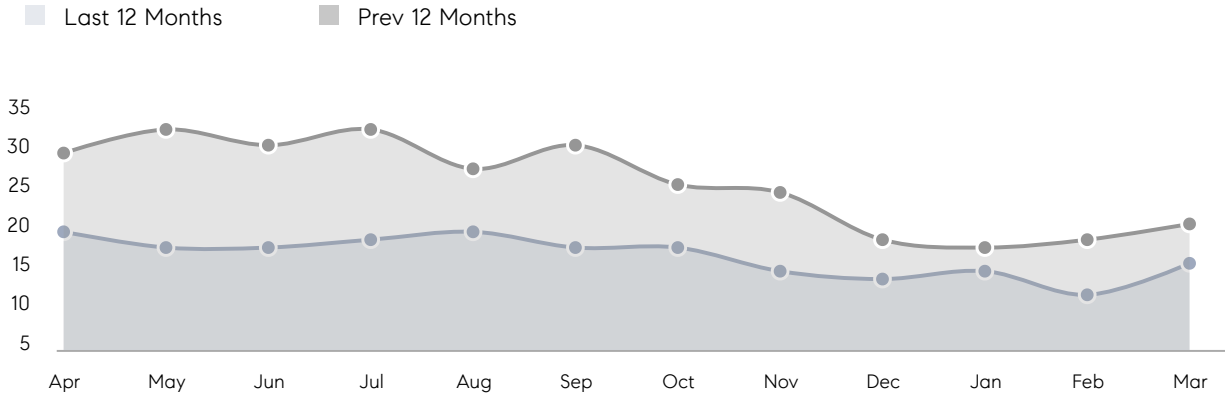
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	81	142	-43%
	% OF ASKING PRICE	97%	95%	
	AVERAGE SOLD PRICE	\$1,474,375	\$1,722,700	-14.4%
	# OF CONTRACTS	3	5	-40.0%
	NEW LISTINGS	8	8	0%
Houses	AVERAGE DOM	102	142	-28%
	% OF ASKING PRICE	96%	95%	
	AVERAGE SOLD PRICE	\$1,784,167	\$1,722,700	4%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	7	8	-12%
Condo/Co-op/TH	AVERAGE DOM	17	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$545,000	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	0	0%

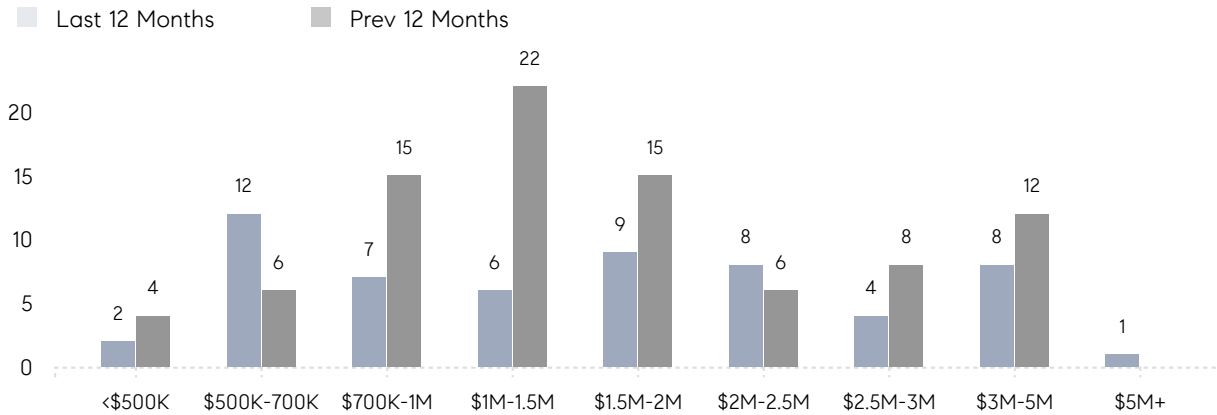
Harding

MARCH 2023

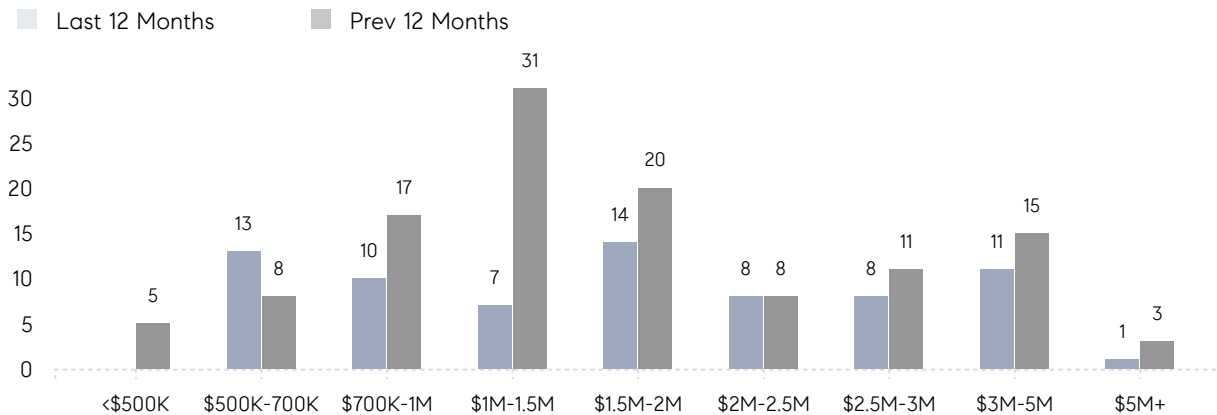
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Harrington Park Market Insights

Harrington Park

MARCH 2023

UNDER CONTRACT

9
Total
Properties

\$897K
Average
Price

\$859K
Median
Price

29%
Increase From
Mar 2022

15%
Increase From
Mar 2022

34%
Increase From
Mar 2022

UNITS SOLD

2
Total
Properties

\$825K
Average
Price

\$825K
Median
Price

-33%
Decrease From
Mar 2022

1%
Change From
Mar 2022

28%
Increase From
Mar 2022

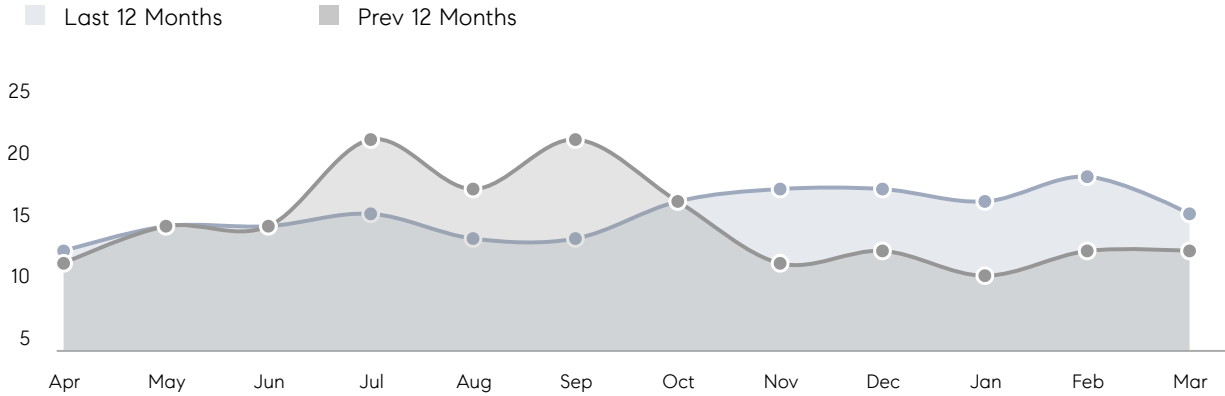
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	14	63	-78%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$825,000	\$819,000	0.7%
	# OF CONTRACTS	9	7	28.6%
	NEW LISTINGS	4	8	-50%
Houses	AVERAGE DOM	14	63	-78%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$825,000	\$819,000	1%
	# OF CONTRACTS	9	7	29%
	NEW LISTINGS	4	7	-43%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

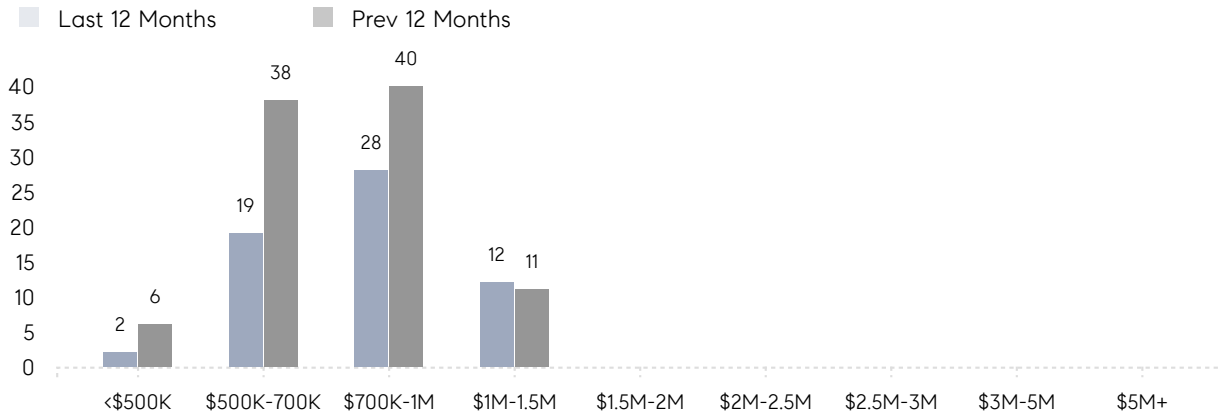
Harrington Park

MARCH 2023

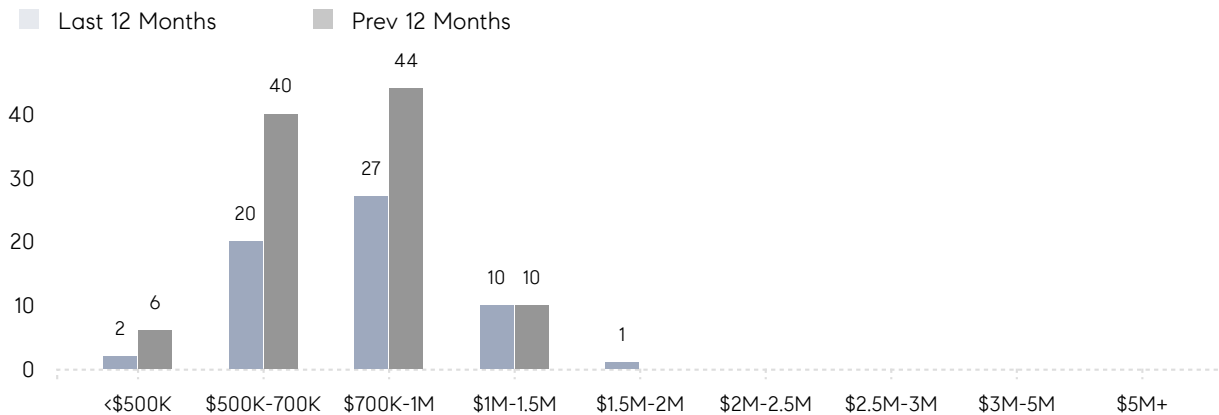
Monthly Inventory



Contracts By Price Range



Listings By Price Range

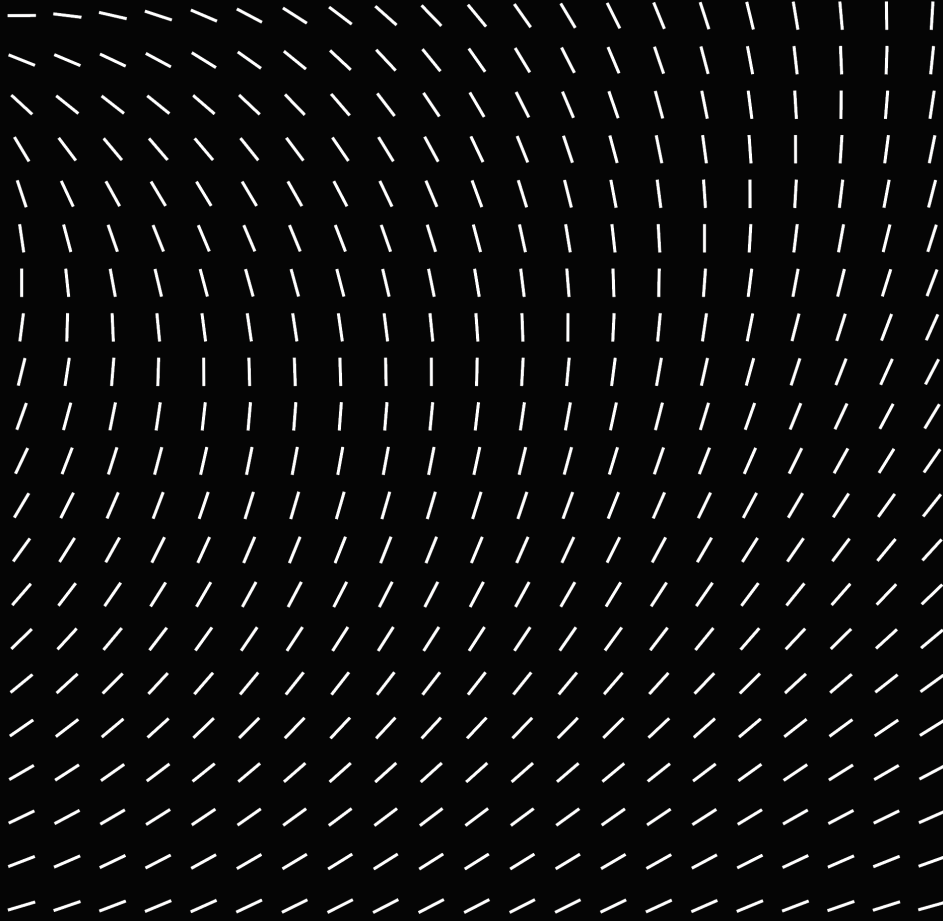




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COMPASS

March 2023

Harrison Market Insights

Harrison

MARCH 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Mar 2022	Change From Mar 2022	Change From Mar 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Mar 2022	Change From Mar 2022	Change From Mar 2022

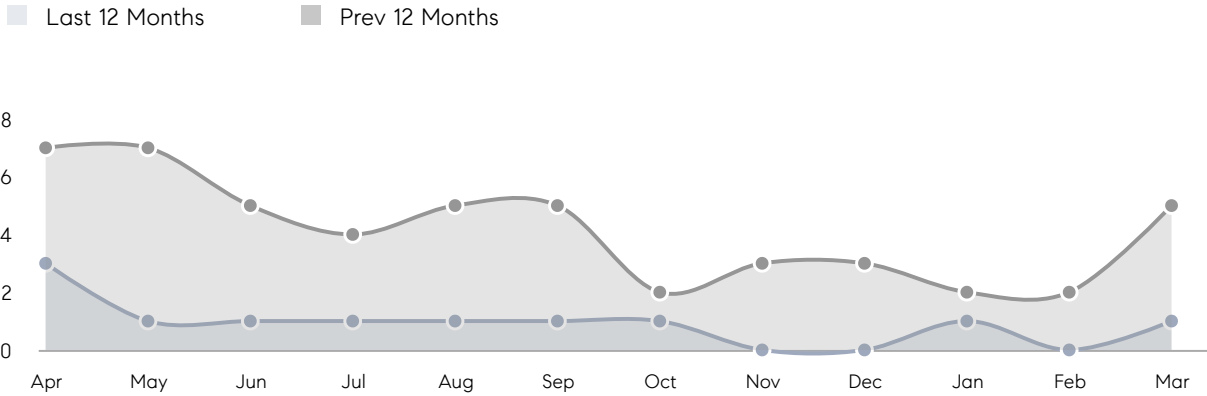
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0.0%
	NEW LISTINGS	1	4	-75%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	1	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	3	0%

Harrison

MARCH 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Hasbrouck Heights Market Insights

Hasbrouck Heights

MARCH 2023

UNDER CONTRACT

12
Total
Properties

\$682K
Average
Price

\$664K
Median
Price

0%
Change From
Mar 2022

20%
Increase From
Mar 2022

31%
Increase From
Mar 2022

UNITS SOLD

6
Total
Properties

\$713K
Average
Price

\$675K
Median
Price

-45%
Decrease From
Mar 2022

21%
Increase From
Mar 2022

13%
Increase From
Mar 2022

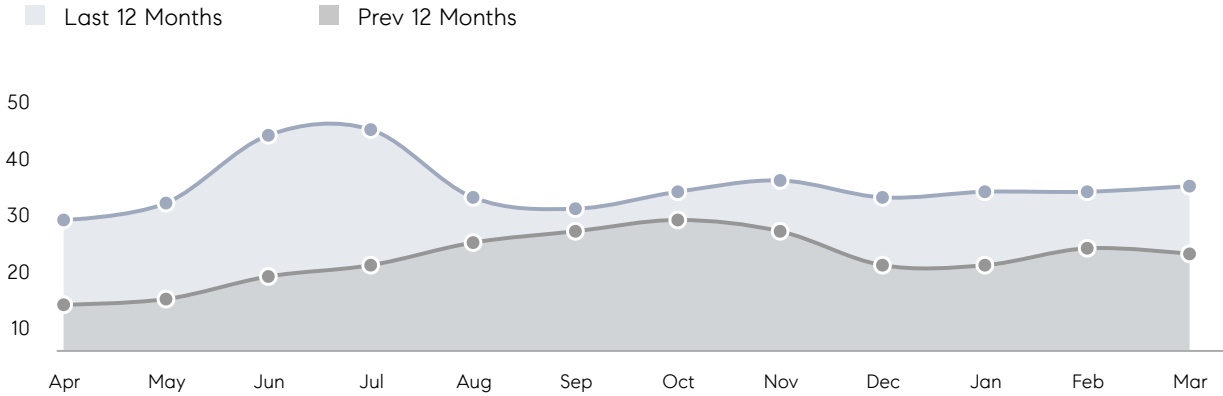
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	72	32	125%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$713,667	\$591,809	20.6%
	# OF CONTRACTS	12	12	0.0%
	NEW LISTINGS	14	14	0%
Houses	AVERAGE DOM	72	32	125%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$713,667	\$591,809	21%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	12	12	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	2	0%

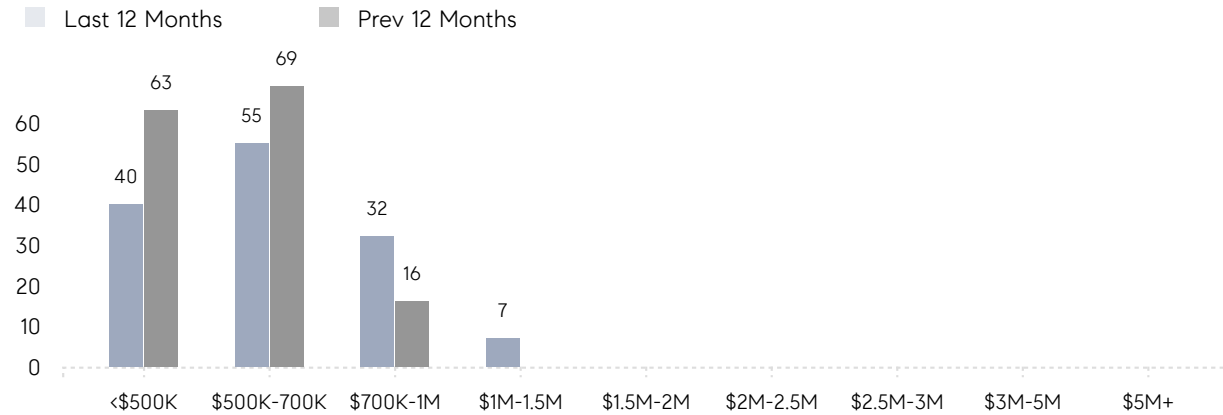
Hasbrouck Heights

MARCH 2023

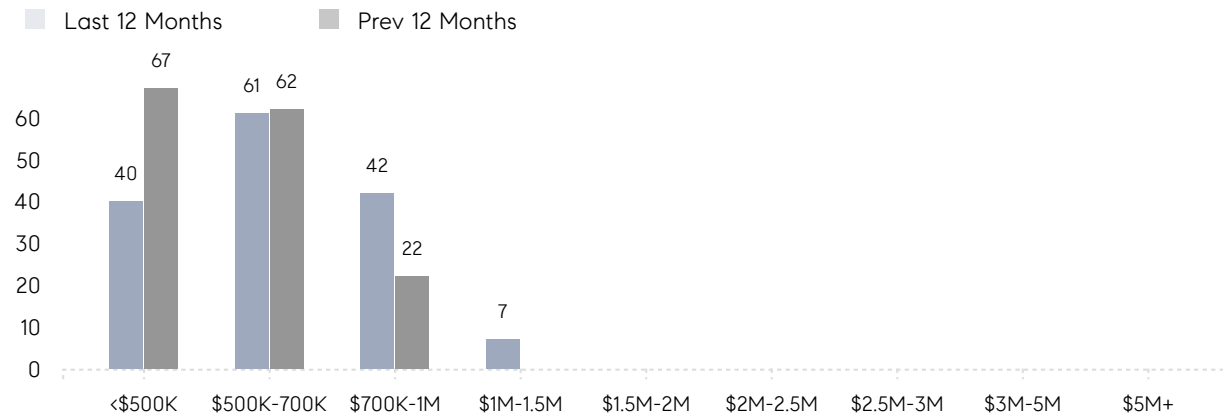
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Haworth Market Insights

Haworth

MARCH 2023

UNDER CONTRACT

7
Total
Properties

\$975K
Average
Price

\$899K
Median
Price

-12%
Decrease From
Mar 2022

-14%
Decrease From
Mar 2022

0%
Change From
Mar 2022

UNITS SOLD

4
Total
Properties

\$908K
Average
Price

\$980K
Median
Price

33%
Increase From
Mar 2022

-24%
Decrease From
Mar 2022

-7%
Decrease From
Mar 2022

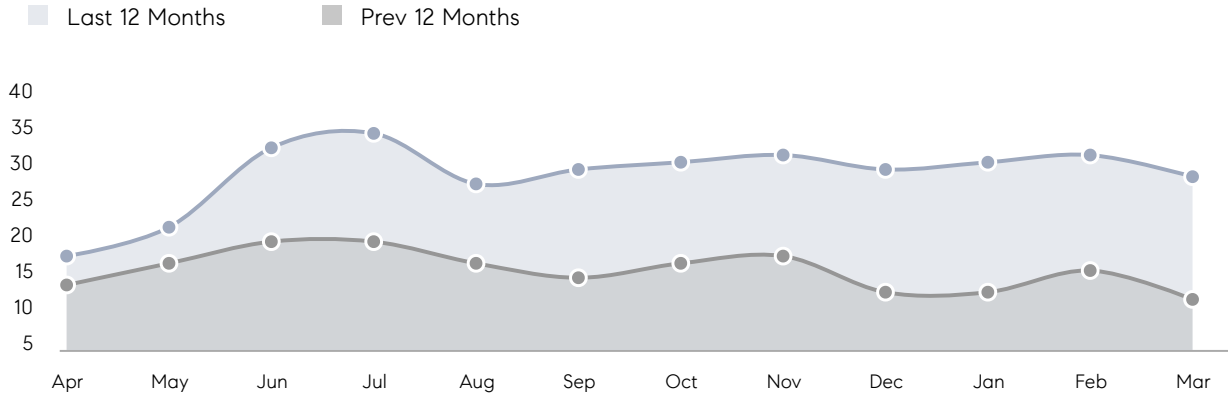
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	26	57	-54%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$908,750	\$1,191,333	-23.7%
	# OF CONTRACTS	7	8	-12.5%
	NEW LISTINGS	9	4	125%
Houses	AVERAGE DOM	14	57	-75%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$837,500	\$1,191,333	-30%
	# OF CONTRACTS	6	8	-25%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	39	-	-
	% OF ASKING PRICE	93%	-	
	AVERAGE SOLD PRICE	\$980,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	6	0	0%

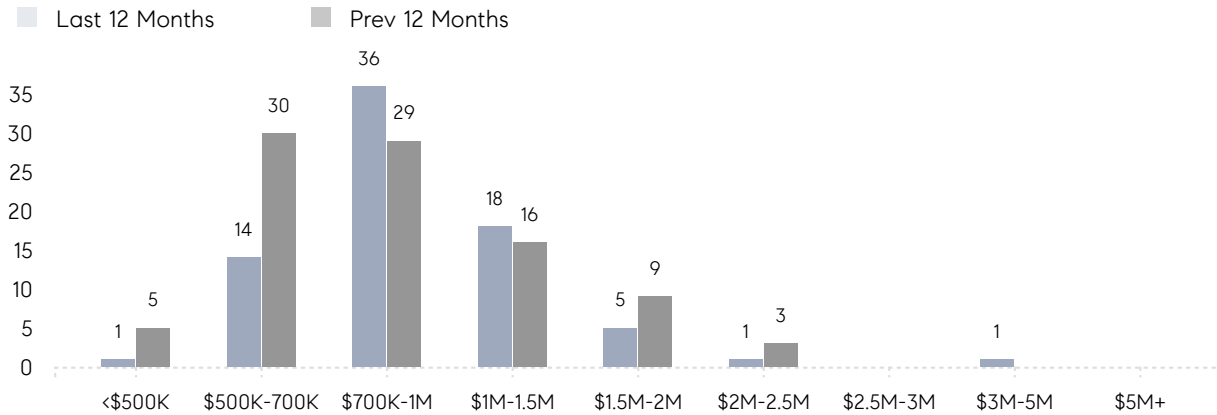
Haworth

MARCH 2023

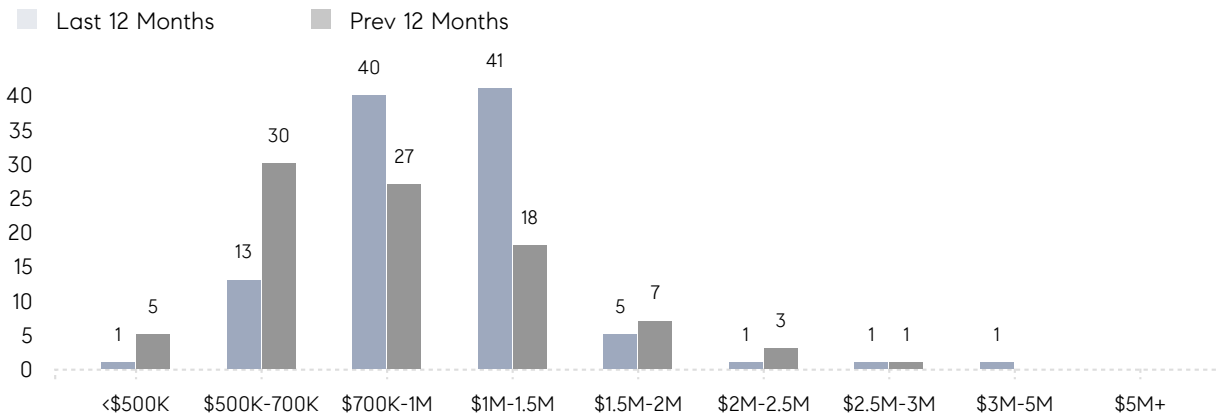
Monthly Inventory



Contracts By Price Range



Listings By Price Range

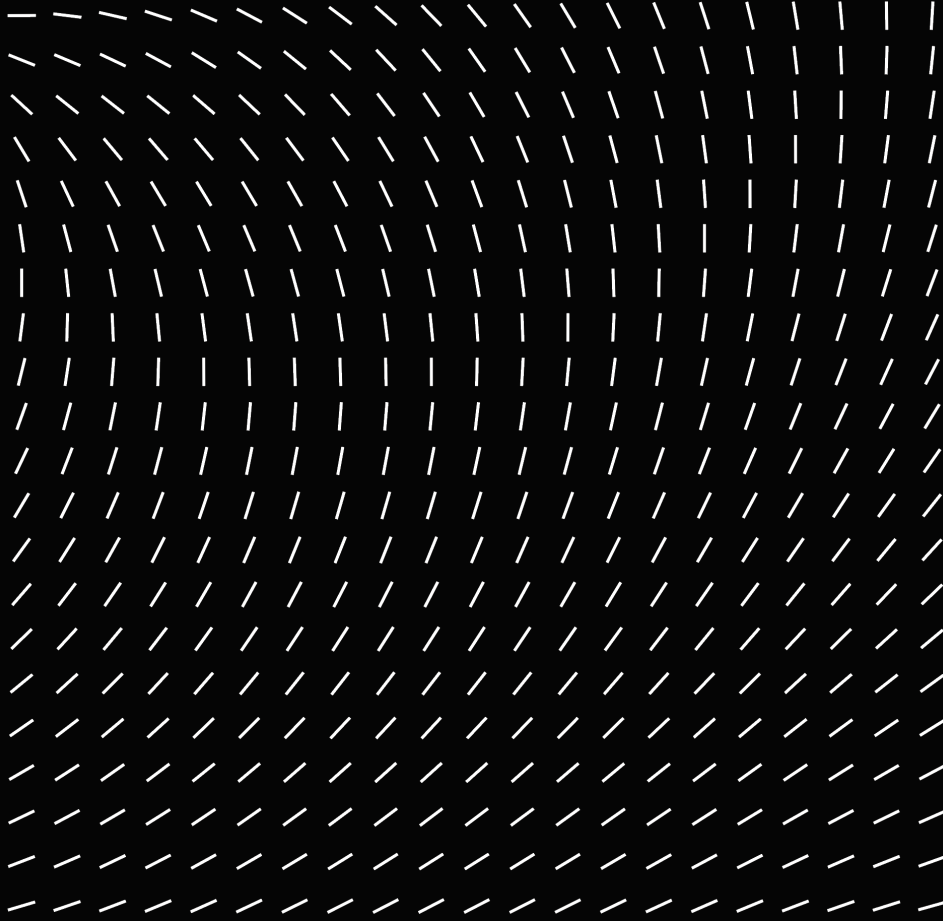




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COMPASS

March 2023

Hillsborough Market Insights

Hillsborough

MARCH 2023

UNDER CONTRACT

31
Total
Properties

\$580K
Average
Price

\$599K
Median
Price

-9%
Decrease From
Mar 2022

29%
Increase From
Mar 2022

69%
Increase From
Mar 2022

UNITS SOLD

28
Total
Properties

\$438K
Average
Price

\$437K
Median
Price

-35%
Decrease From
Mar 2022

-1%
Decrease From
Mar 2022

9%
Increase From
Mar 2022

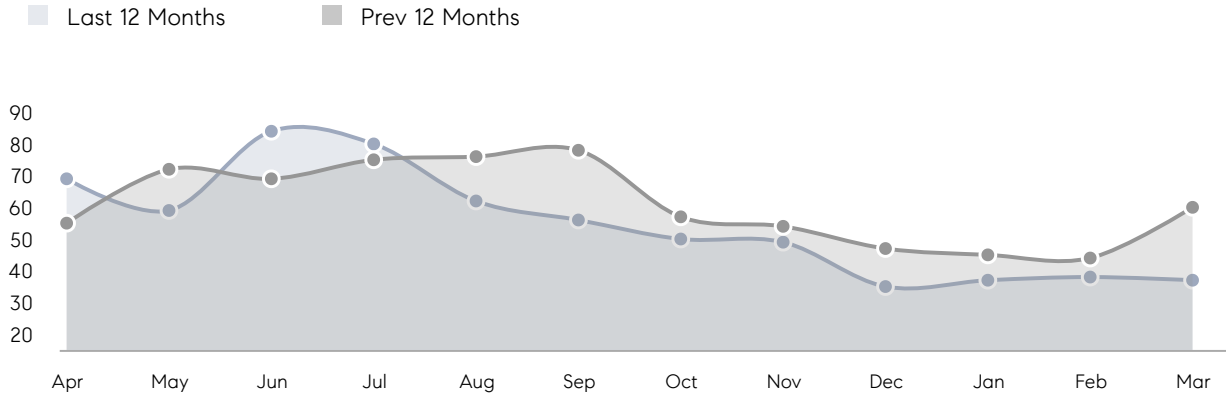
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	28	25	12%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$438,207	\$442,710	-1.0%
	# OF CONTRACTS	31	34	-8.8%
	NEW LISTINGS	34	54	-37%
Houses	AVERAGE DOM	37	28	32%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$553,799	\$577,552	-4%
	# OF CONTRACTS	25	15	67%
	NEW LISTINGS	25	34	-26%
Condo/Co-op/TH	AVERAGE DOM	22	22	0%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$363,412	\$313,998	16%
	# OF CONTRACTS	6	19	-68%
	NEW LISTINGS	9	20	-55%

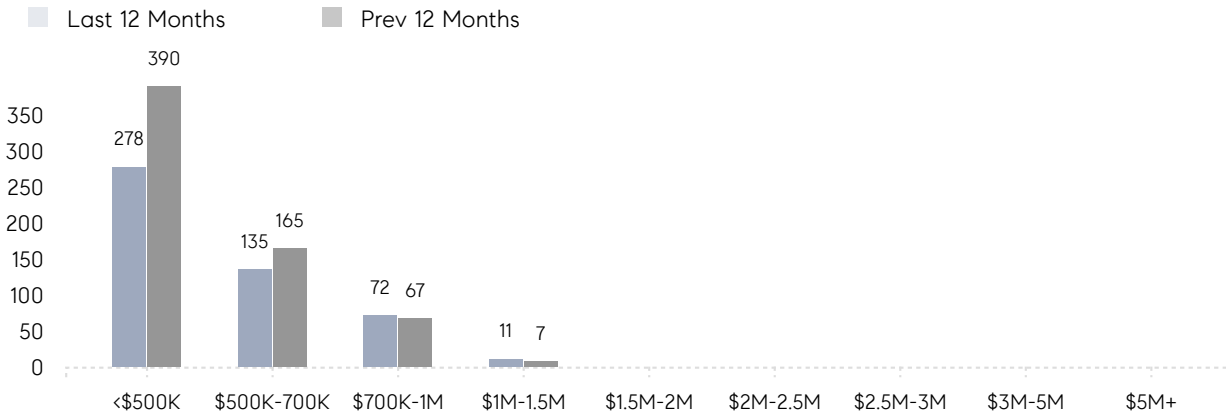
Hillsborough

MARCH 2023

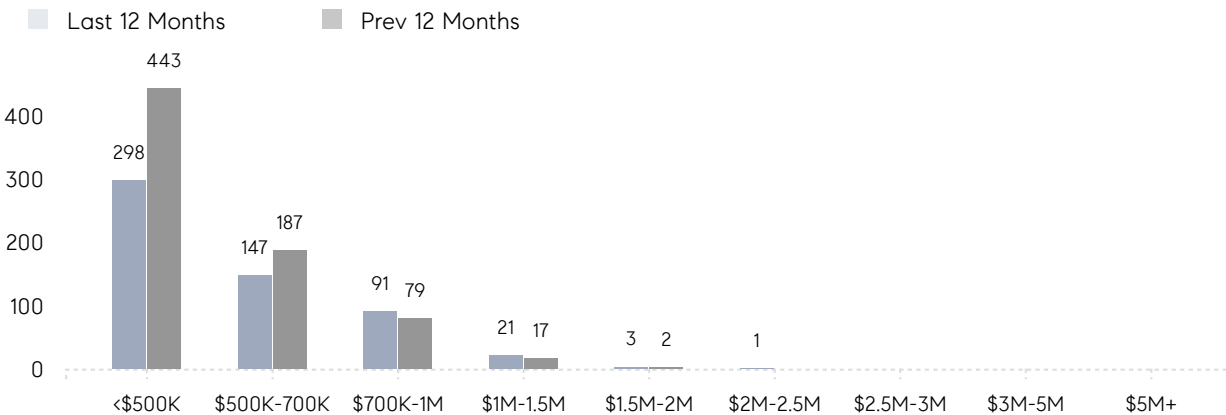
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Hillsdale Market Insights

Hillsdale

MARCH 2023

UNDER CONTRACT

10	\$717K	\$662K
Total Properties	Average Price	Median Price
-37%	-1%	-15%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

7	\$588K	\$535K
Total Properties	Average Price	Median Price
40%	-6%	-18%
Increase From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

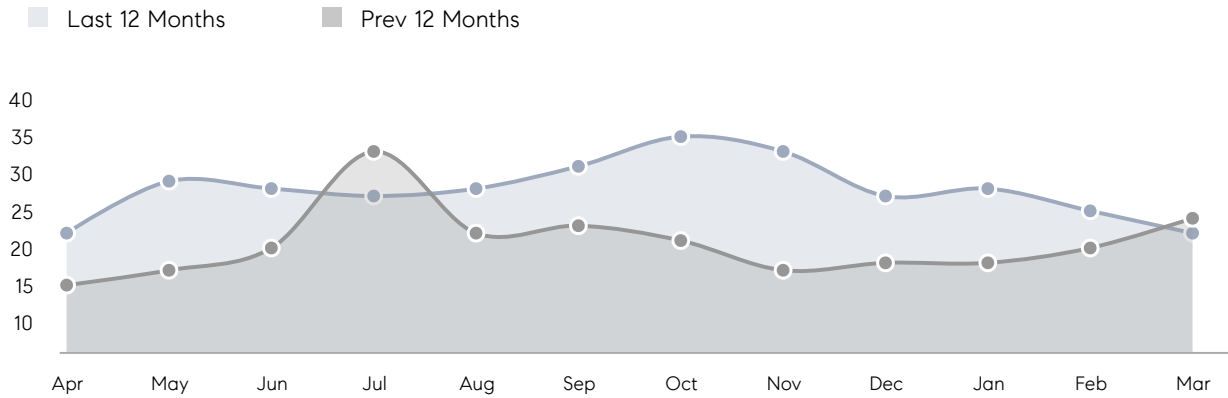
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	49	52	-6%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$588,071	\$624,200	-5.8%
	# OF CONTRACTS	10	16	-37.5%
	NEW LISTINGS	8	19	-58%
Houses	AVERAGE DOM	49	37	32%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$588,071	\$624,000	-6%
	# OF CONTRACTS	10	16	-37%
	NEW LISTINGS	8	19	-58%
Condo/Co-op/TH	AVERAGE DOM	-	114	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$625,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

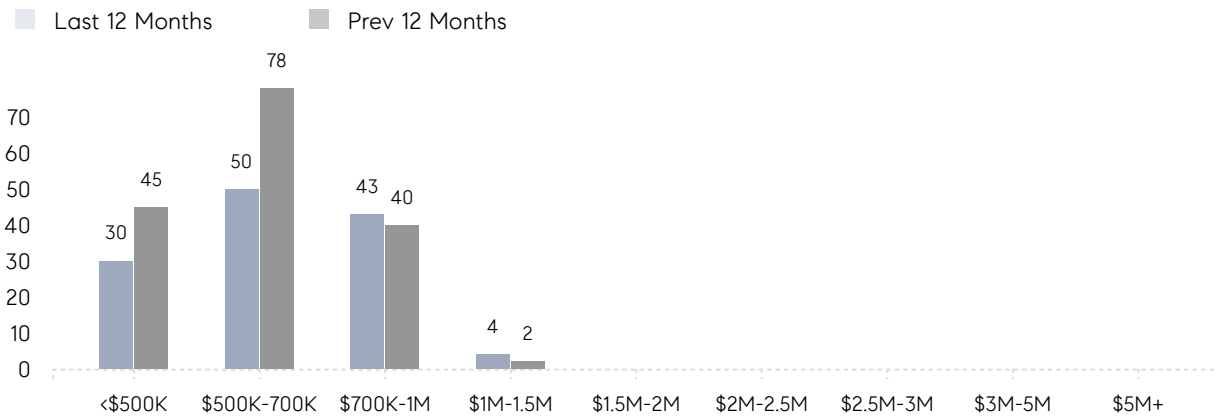
Hillsdale

MARCH 2023

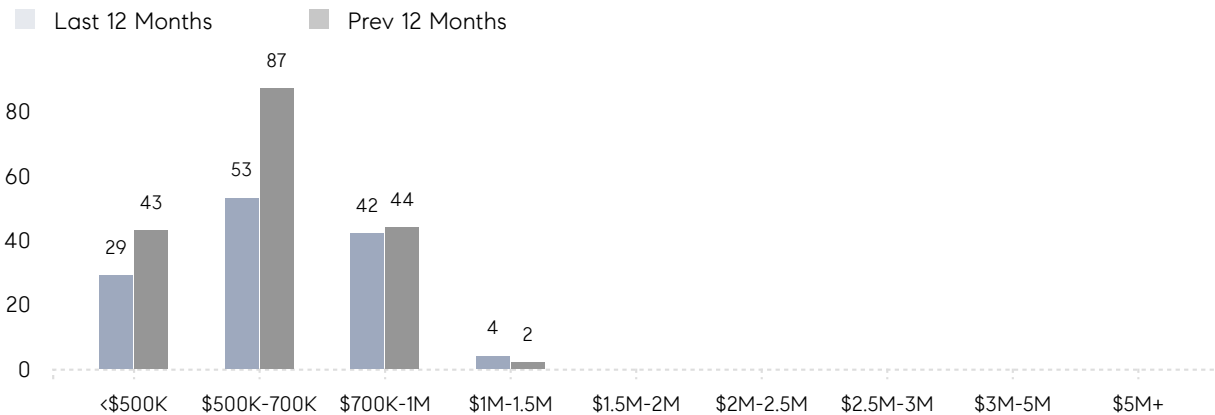
Monthly Inventory

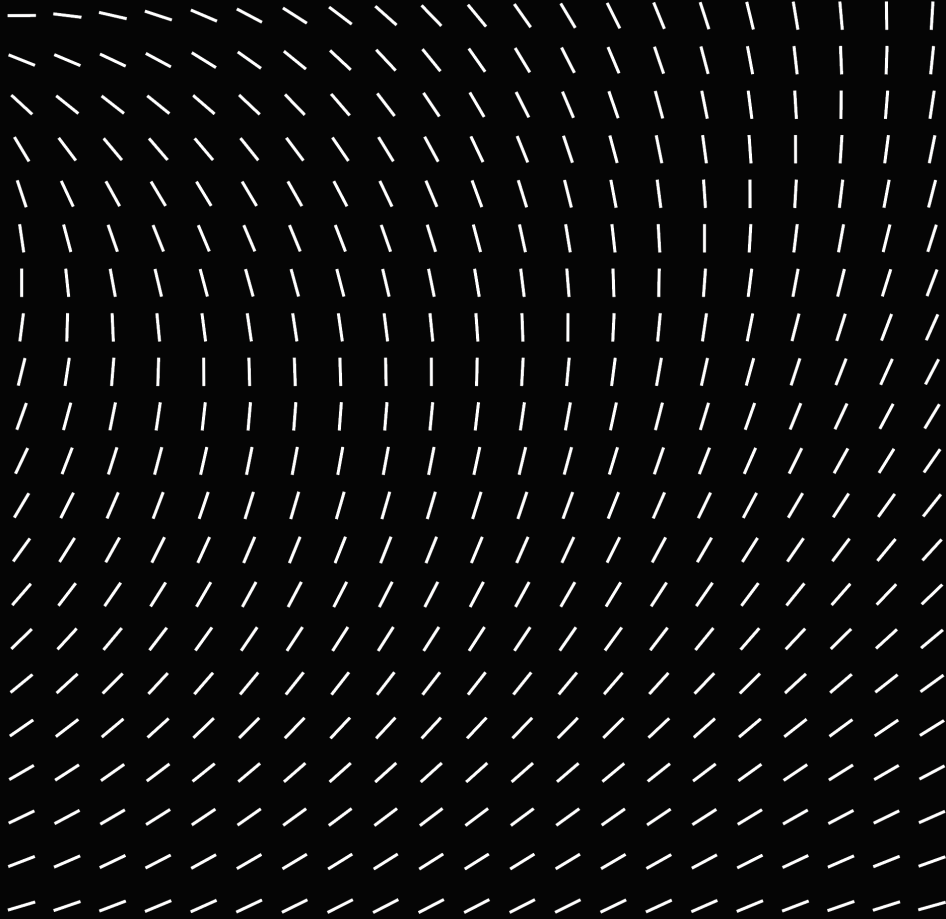


Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Hillside Market Insights

Hillside

MARCH 2023

UNDER CONTRACT

16
Total
Properties

\$462K
Average
Price

\$444K
Median
Price

14%
Increase From
Mar 2022

22%
Increase From
Mar 2022

18%
Increase From
Mar 2022

UNITS SOLD

17
Total
Properties

\$437K
Average
Price

\$439K
Median
Price

-15%
Decrease From
Mar 2022

5%
Increase From
Mar 2022

14%
Increase From
Mar 2022

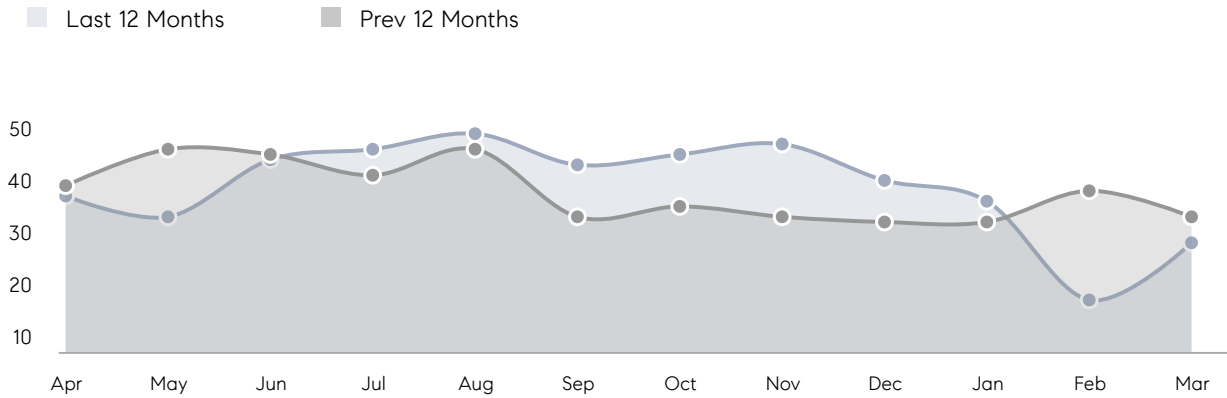
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	50	43	16%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$437,312	\$416,475	5.0%
	# OF CONTRACTS	16	14	14.3%
	NEW LISTINGS	21	19	11%
Houses	AVERAGE DOM	52	43	21%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$449,081	\$416,475	8%
	# OF CONTRACTS	16	13	23%
	NEW LISTINGS	21	18	17%
Condo/Co-op/TH	AVERAGE DOM	21	-	-
	% OF ASKING PRICE	100%	-	-
	AVERAGE SOLD PRICE	\$249,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

Hillside

MARCH 2023

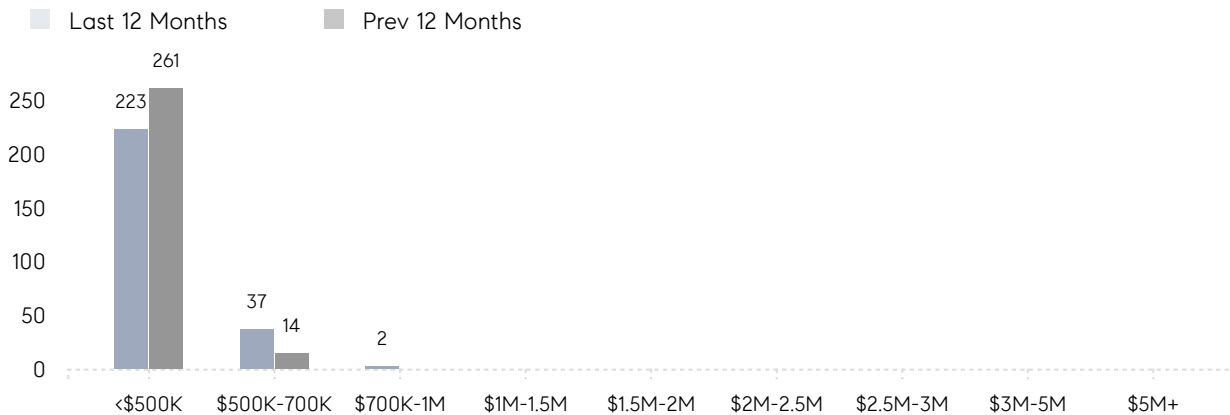
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Ho-Ho-Kus Market Insights

Ho-Ho-Kus

MARCH 2023

UNDER CONTRACT

7	\$1.3M	\$1.4M
Total Properties	Average Price	Median Price
-30%	-7%	5%
Decrease From Mar 2022	Decrease From Mar 2022	Increase From Mar 2022

UNITS SOLD

1	\$861K	\$861K
Total Properties	Average Price	Median Price
-67%	-46%	-48%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

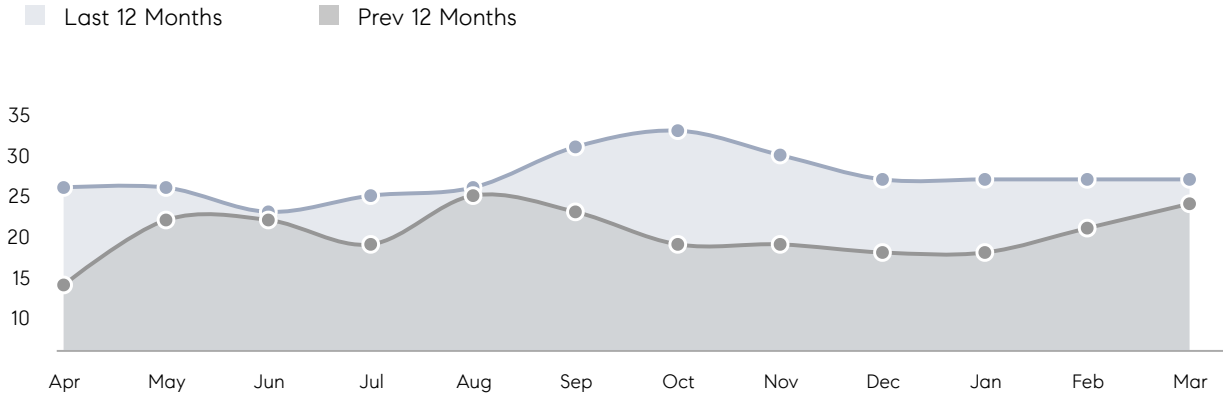
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	25	14	79%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$861,500	\$1,599,667	-46.1%
	# OF CONTRACTS	7	10	-30.0%
	NEW LISTINGS	8	13	-38%
Houses	AVERAGE DOM	25	14	79%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$861,500	\$1,599,667	-46%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	8	13	-38%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

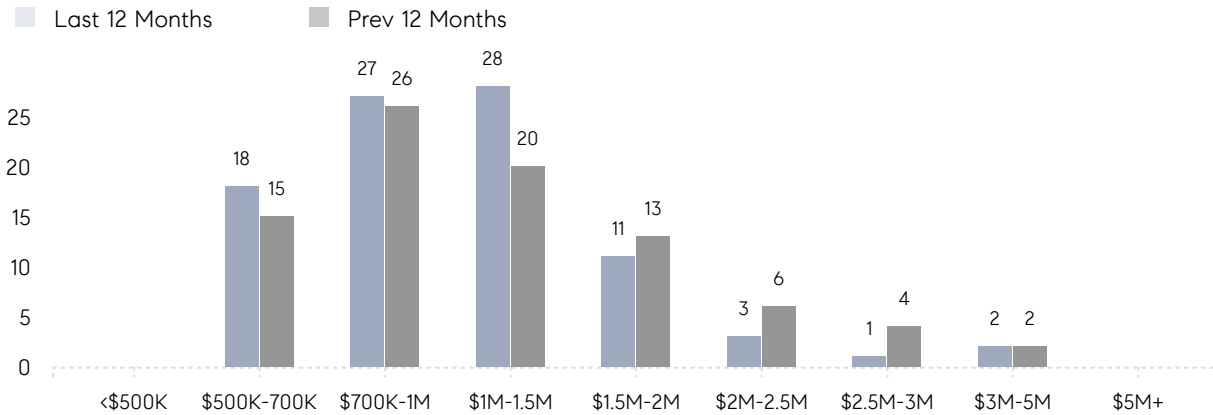
Ho-Ho-Kus

MARCH 2023

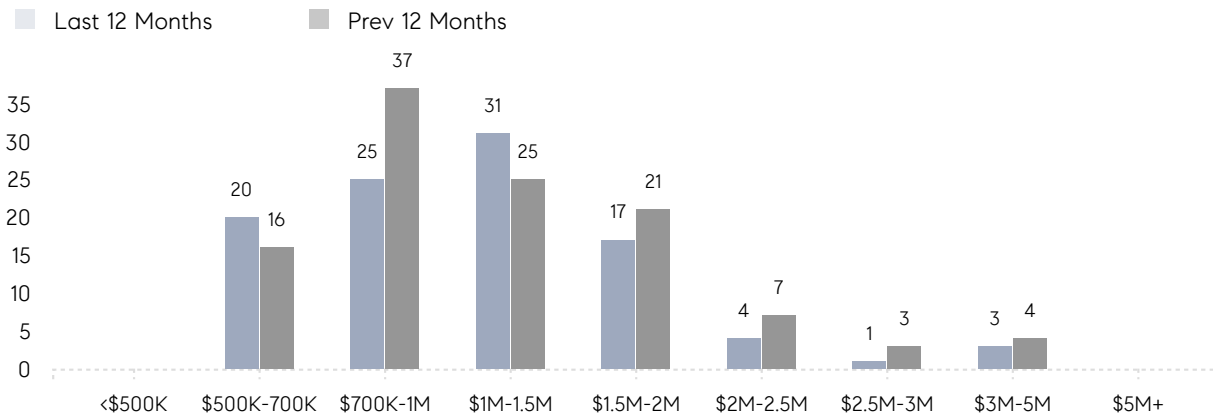
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Hoboken Market Insights

Hoboken

MARCH 2023

UNDER CONTRACT

65
Total
Properties

\$963K
Average
Price

\$869K
Median
Price

-55%
Decrease From
Mar 2022

0%
Change From
Mar 2022

12%
Increase From
Mar 2022

UNITS SOLD

41
Total
Properties

\$876K
Average
Price

\$785K
Median
Price

-53%
Decrease From
Mar 2022

0%
Change From
Mar 2022

9%
Increase From
Mar 2022

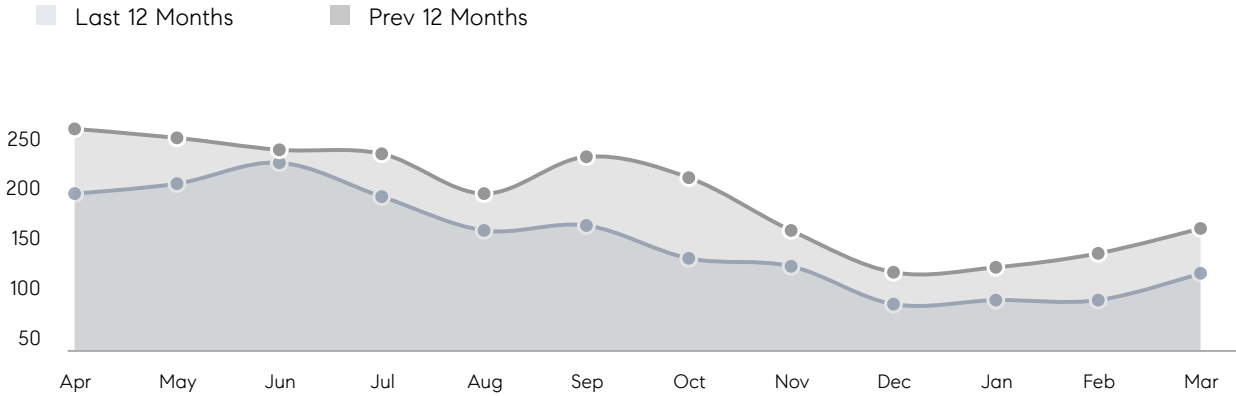
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	28	33	-15%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$876,037	\$875,844	0.0%
	# OF CONTRACTS	65	143	-54.5%
	NEW LISTINGS	106	178	-40%
Houses	AVERAGE DOM	68	7	871%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$1,590,000	\$1,849,500	-14%
	# OF CONTRACTS	3	9	-67%
	NEW LISTINGS	8	9	-11%
Condo/Co-op/TH	AVERAGE DOM	25	33	-24%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$819,671	\$853,201	-4%
	# OF CONTRACTS	62	134	-54%
	NEW LISTINGS	98	169	-42%

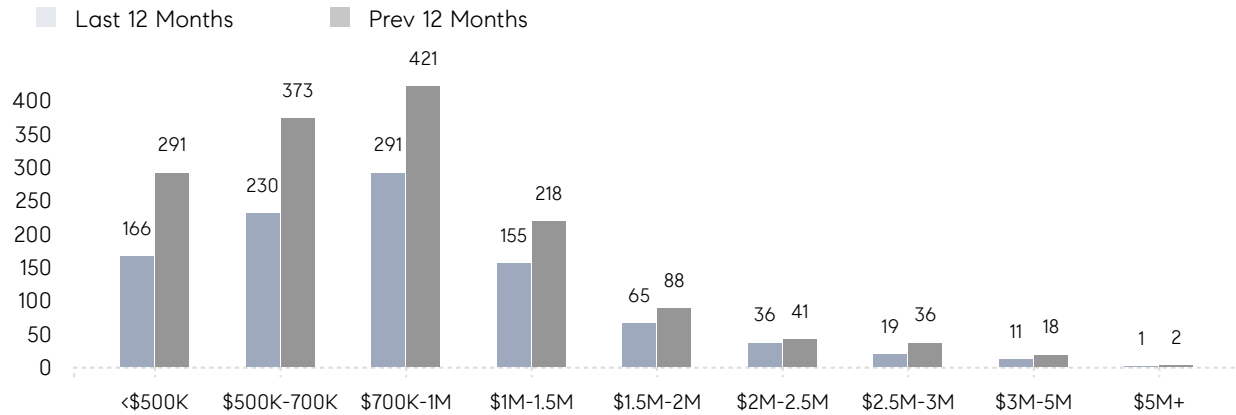
Hoboken

MARCH 2023

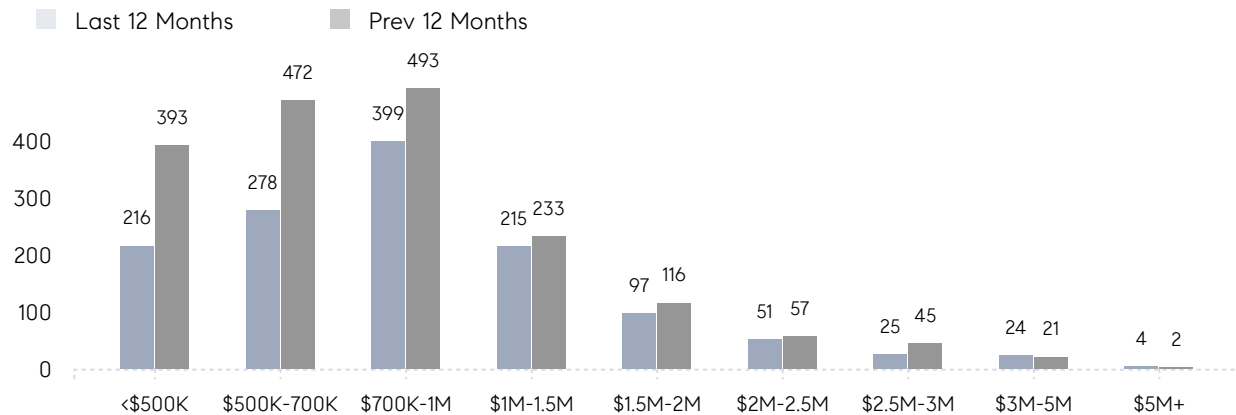
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Hopaccong Market Insights

Hopatcong

MARCH 2023

UNDER CONTRACT

4	\$296K	\$275K
Total Properties	Average Price	Median Price
-86%	-11%	-13%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

4	\$383K	\$379K
Total Properties	Average Price	Median Price
-85%	26%	22%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

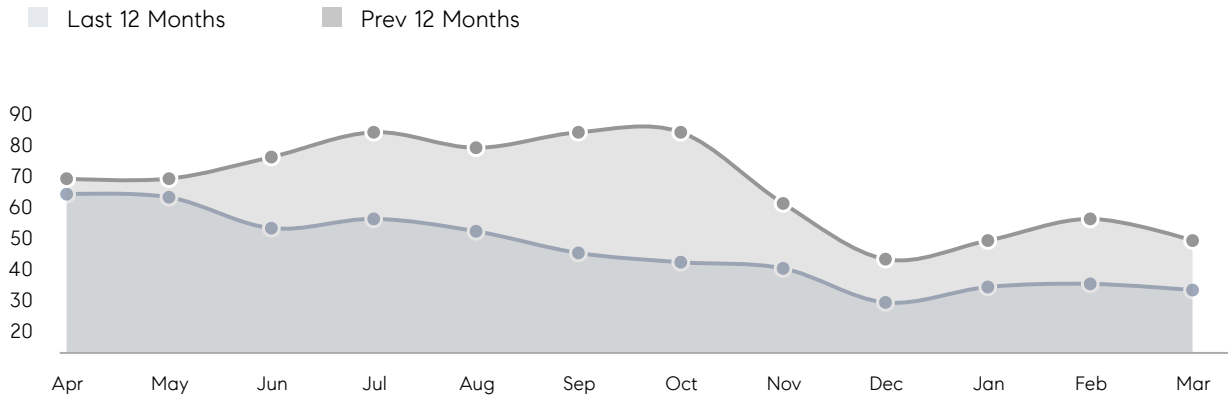
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	32	40	-20%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$383,475	\$304,352	26.0%
	# OF CONTRACTS	4	28	-85.7%
	NEW LISTINGS	2	31	-94%
Houses	AVERAGE DOM	32	40	-20%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$383,475	\$304,352	26%
	# OF CONTRACTS	4	28	-86%
	NEW LISTINGS	2	31	-94%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

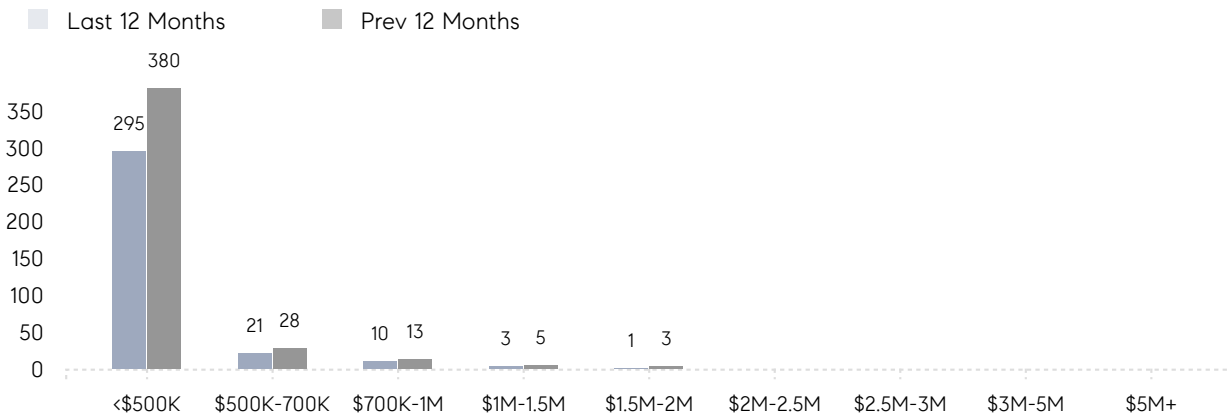
Hopatcong

MARCH 2023

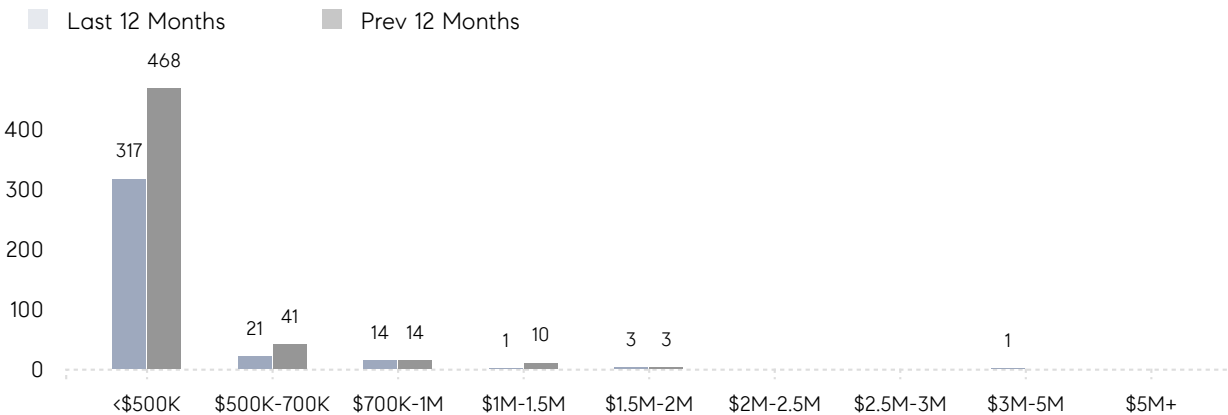
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Irvington Market Insights

Irvington

MARCH 2023

UNDER CONTRACT

32
Total
Properties

\$340K
Average
Price

\$337K
Median
Price

19%
Increase From
Mar 2022

20%
Increase From
Mar 2022

13%
Increase From
Mar 2022

UNITS SOLD

26
Total
Properties

\$311K
Average
Price

\$322K
Median
Price

13%
Increase From
Mar 2022

10%
Increase From
Mar 2022

9%
Increase From
Mar 2022

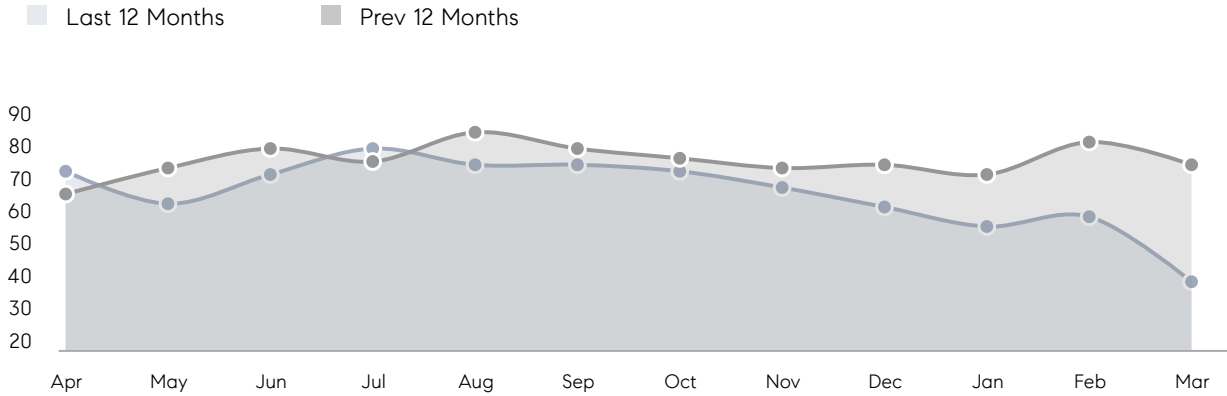
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	55	54	2%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$311,923	\$283,570	10.0%
	# OF CONTRACTS	32	27	18.5%
	NEW LISTINGS	21	27	-22%
Houses	AVERAGE DOM	55	55	0%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$311,923	\$291,290	7%
	# OF CONTRACTS	31	26	19%
	NEW LISTINGS	21	26	-19%
Condo/Co-op/TH	AVERAGE DOM	-	49	-
	% OF ASKING PRICE	-	115%	
	AVERAGE SOLD PRICE	-	\$202,500	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	1	0%

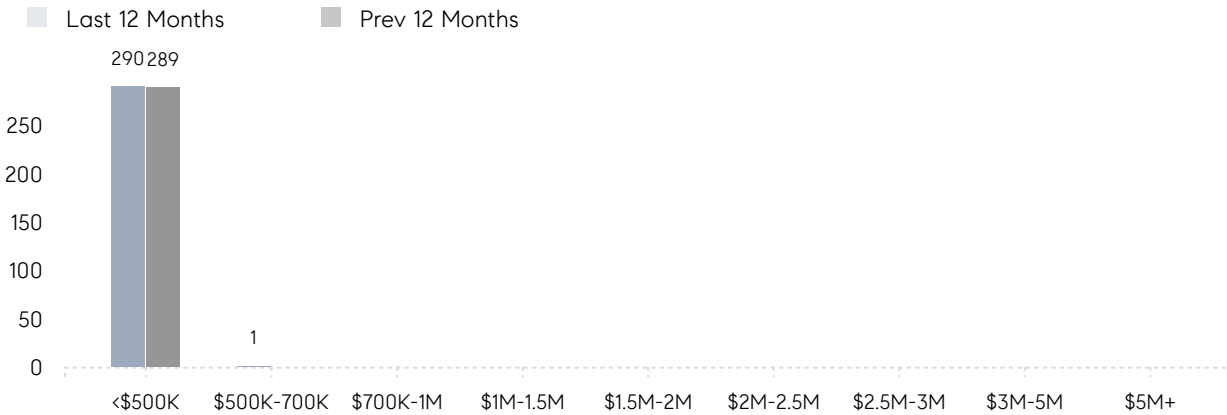
Irvington

MARCH 2023

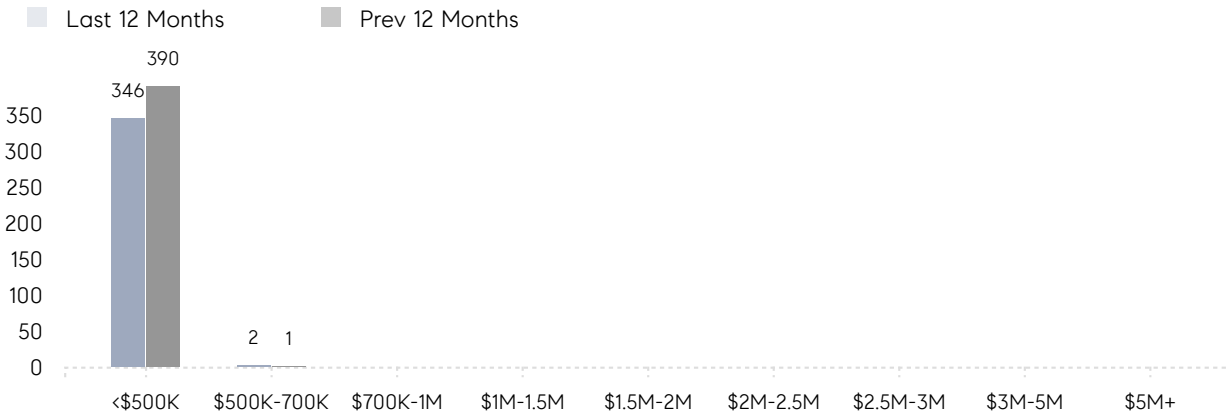
Monthly Inventory



Contracts By Price Range



Listings By Price Range

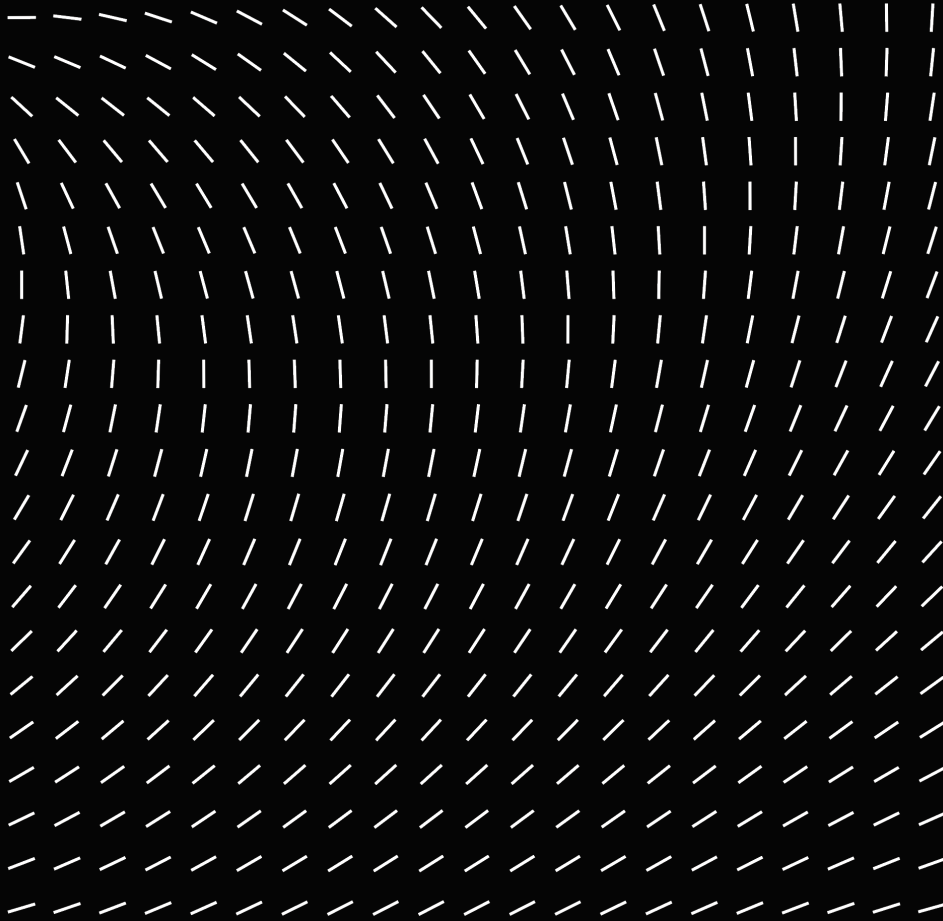




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COMPASS

March 2023

Jersey City Market Insights

Jersey City

MARCH 2023

UNDER CONTRACT

168
Total
Properties

\$665K
Average
Price

\$599K
Median
Price

-27%
Decrease From
Mar 2022

-3%
Decrease From
Mar 2022

-5%
Decrease From
Mar 2022

UNITS SOLD

119
Total
Properties

\$638K
Average
Price

\$635K
Median
Price

-37%
Decrease From
Mar 2022

-4%
Decrease From
Mar 2022

2%
Increase From
Mar 2022

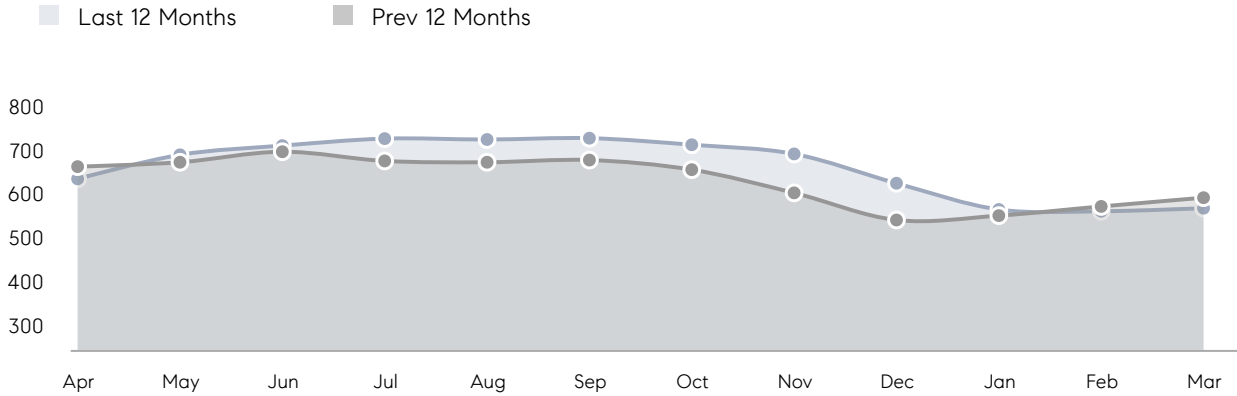
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	49	41	20%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$638,962	\$665,090	-3.9%
	# OF CONTRACTS	168	229	-26.6%
	NEW LISTINGS	239	362	-34%
Houses	AVERAGE DOM	50	43	16%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$599,162	\$757,600	-21%
	# OF CONTRACTS	26	29	-10%
	NEW LISTINGS	42	60	-30%
Condo/Co-op/TH	AVERAGE DOM	48	40	20%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$643,843	\$650,901	-1%
	# OF CONTRACTS	142	200	-29%
	NEW LISTINGS	197	302	-35%

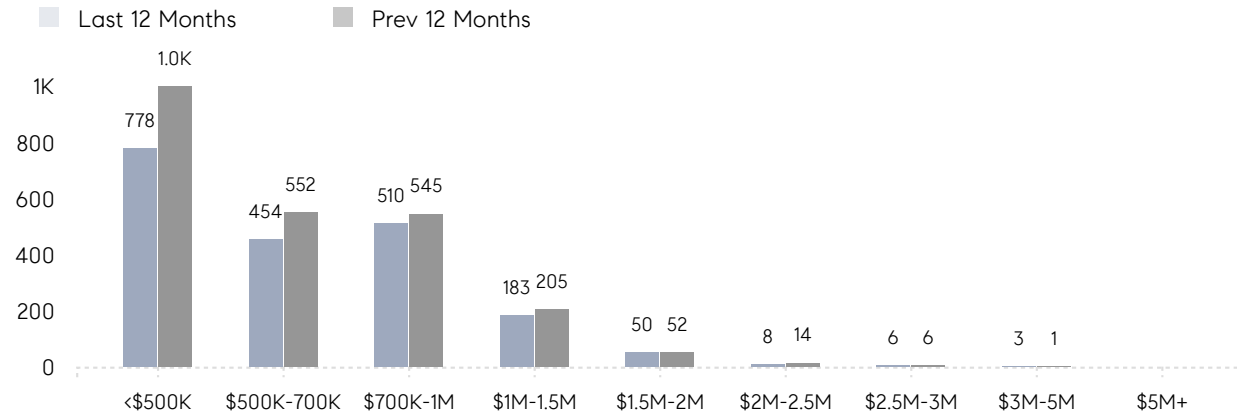
Jersey City

MARCH 2023

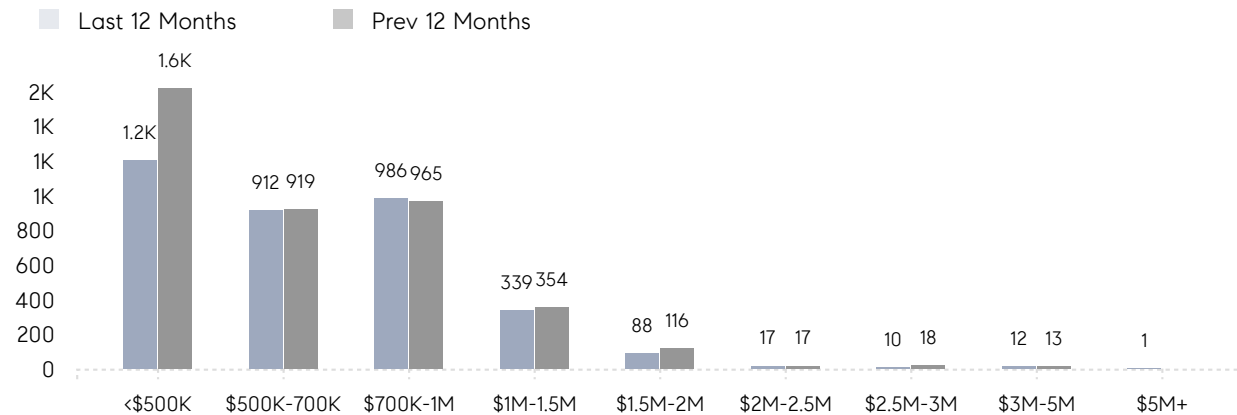
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Kearny Market Insights

Kearny

MARCH 2023

UNDER CONTRACT

3
Total
Properties

\$426K
Average
Price

\$429K
Median
Price

0%
Change From
Mar 2022

10%
Increase From
Mar 2022

16%
Increase From
Mar 2022

UNITS SOLD

1
Total
Properties

\$390K
Average
Price

\$390K
Median
Price

-50%
Decrease From
Mar 2022

-8%
Decrease From
Mar 2022

-8%
Decrease From
Mar 2022

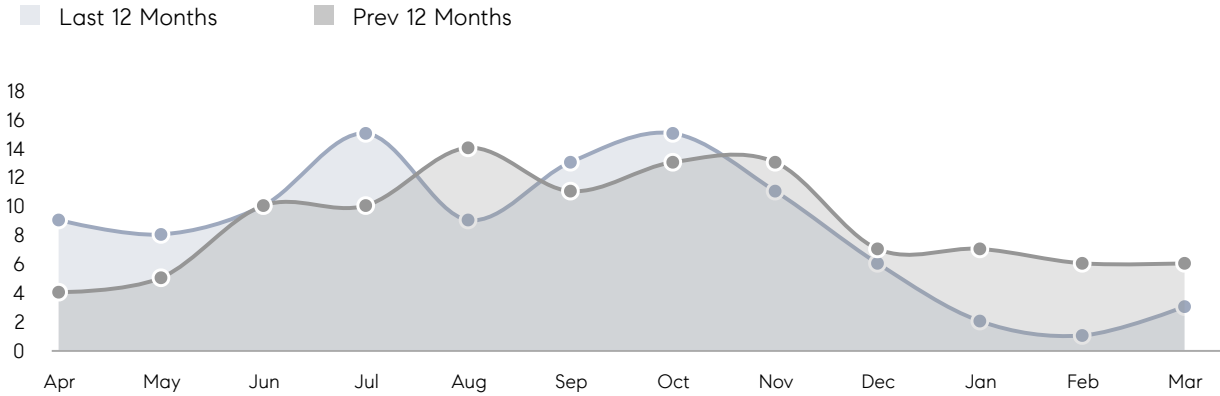
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	1	4	-75%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$390,000	\$425,000	-8.2%
	# OF CONTRACTS	3	3	0.0%
	NEW LISTINGS	6	5	20%
Houses	AVERAGE DOM	1	4	-75%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$390,000	\$425,000	-8%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	5	5	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	0	0%

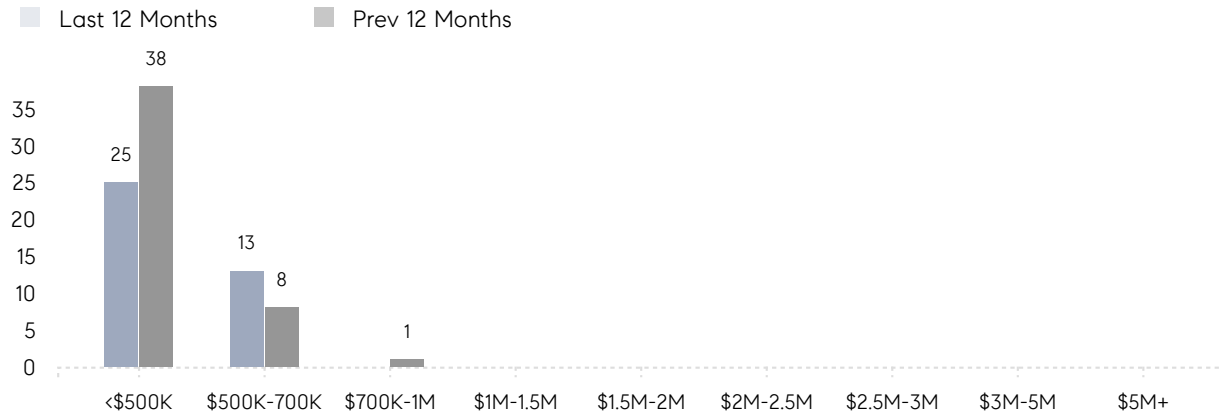
Kearny

MARCH 2023

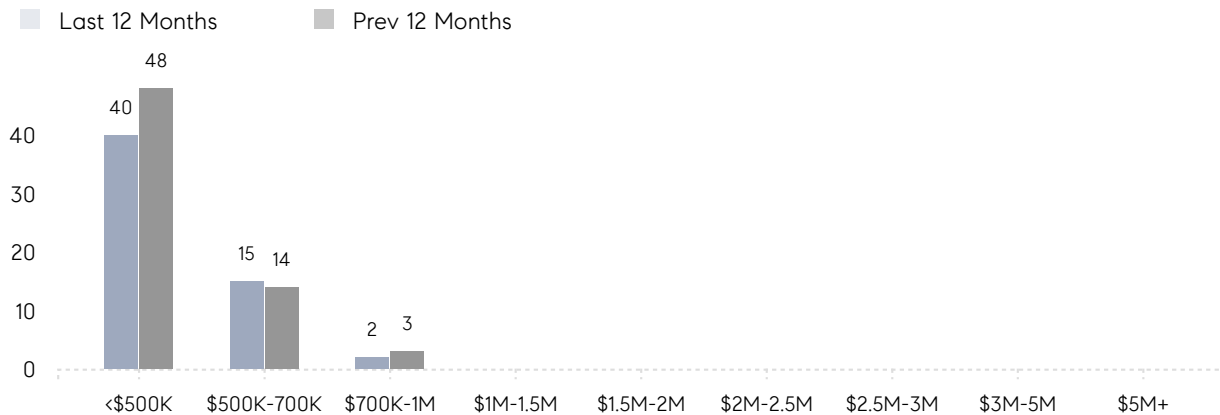
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Kenilworth Market Insights

Kenilworth

MARCH 2023

UNDER CONTRACT

5
Total
Properties

\$716K
Average
Price

\$725K
Median
Price

-67%
Decrease From
Mar 2022

31%
Increase From
Mar 2022

38%
Increase From
Mar 2022

UNITS SOLD

4
Total
Properties

\$554K
Average
Price

\$549K
Median
Price

0%
Change From
Mar 2022

-8%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

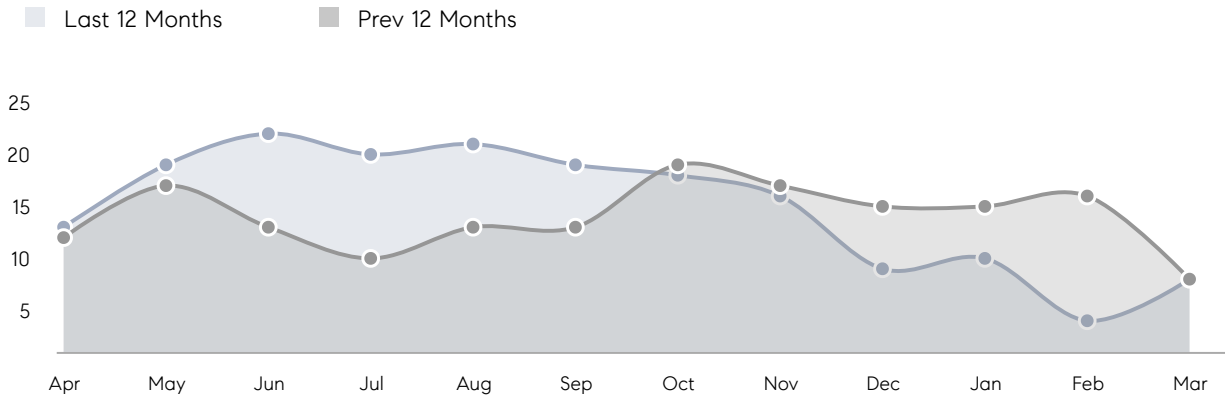
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	68	41	66%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$554,219	\$599,375	-7.5%
	# OF CONTRACTS	5	15	-66.7%
	NEW LISTINGS	8	10	-20%
Houses	AVERAGE DOM	68	41	66%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$554,219	\$599,375	-8%
	# OF CONTRACTS	5	15	-67%
	NEW LISTINGS	8	10	-20%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

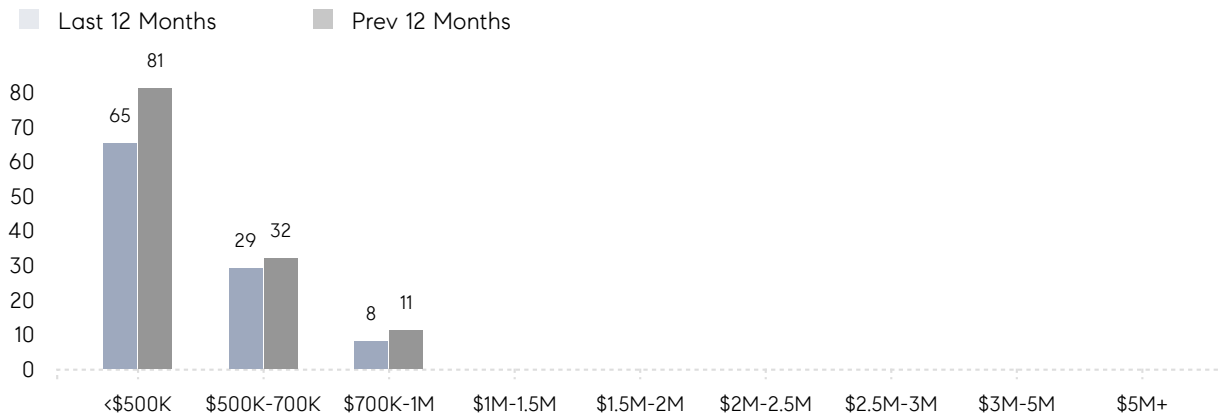
Kenilworth

MARCH 2023

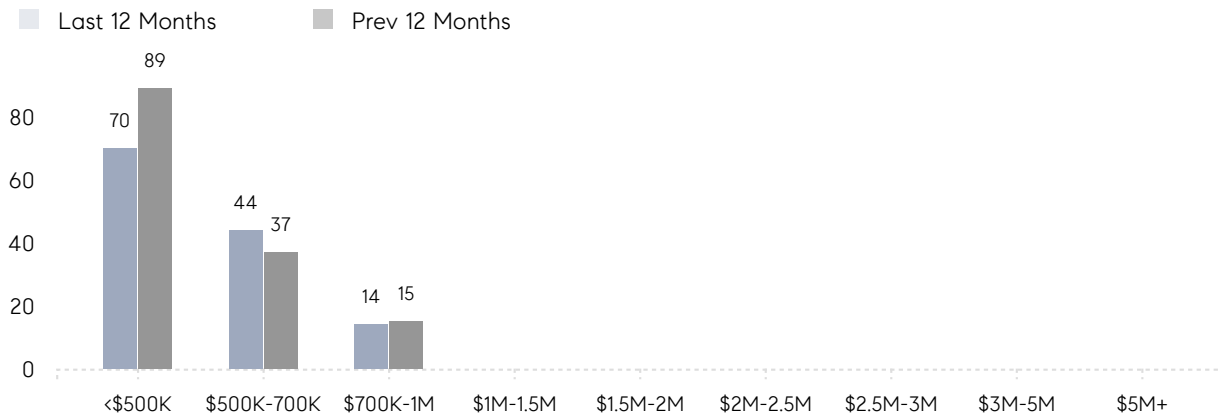
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Kinneton Market Insights

Kinnelon

MARCH 2023

UNDER CONTRACT

12	\$703K	\$650K
Total Properties	Average Price	Median Price
-14%	-12%	-14%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

9	\$734K	\$700K
Total Properties	Average Price	Median Price
29%	4%	11%
Increase From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

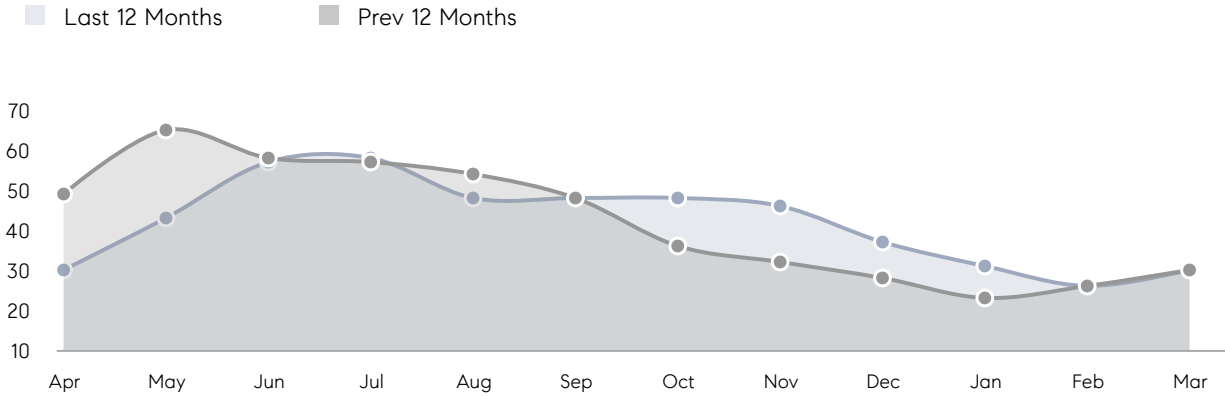
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	69	62	11%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$734,500	\$705,929	4.0%
	# OF CONTRACTS	12	14	-14.3%
	NEW LISTINGS	18	19	-5%
Houses	AVERAGE DOM	77	62	24%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$783,188	\$705,929	11%
	# OF CONTRACTS	12	14	-14%
	NEW LISTINGS	18	19	-5%
Condo/Co-op/TH	AVERAGE DOM	12	-	-
	% OF ASKING PRICE	106%	-	
	AVERAGE SOLD PRICE	\$345,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

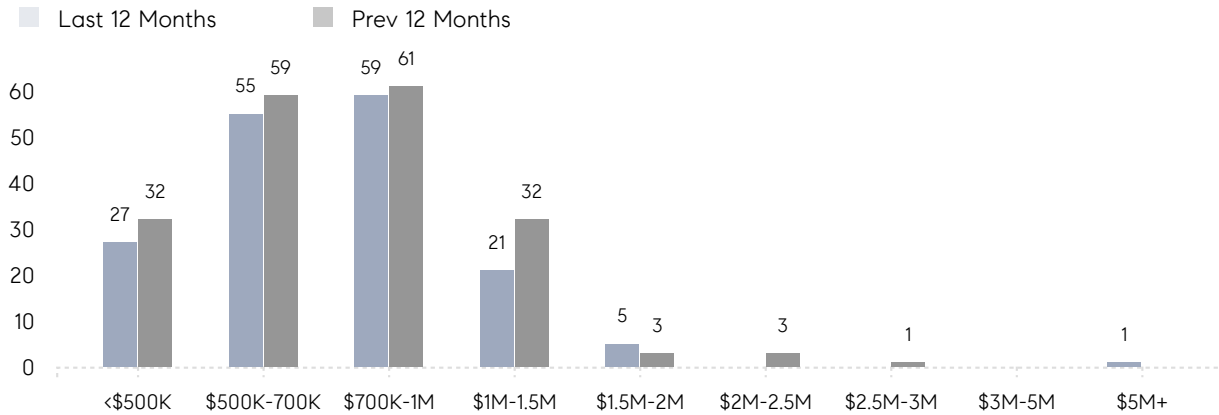
Kinnelon

MARCH 2023

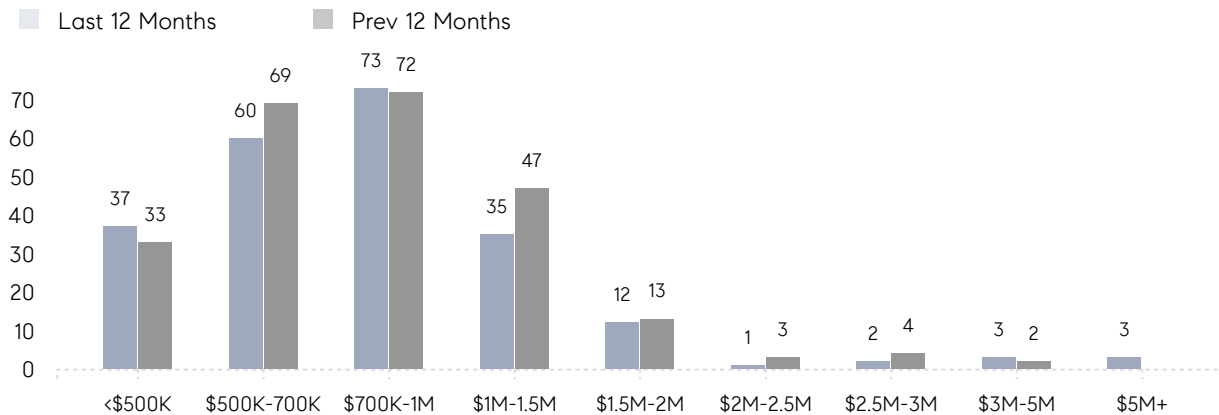
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Leonia Market Insights

Leonia

MARCH 2023

UNDER CONTRACT

6
Total
Properties

\$589K
Average
Price

\$622K
Median
Price

-25%
Decrease From
Mar 2022

-13%
Decrease From
Mar 2022

2%
Increase From
Mar 2022

UNITS SOLD

3
Total
Properties

\$625K
Average
Price

\$550K
Median
Price

-73%
Decrease From
Mar 2022

11%
Increase From
Mar 2022

-4%
Decrease From
Mar 2022

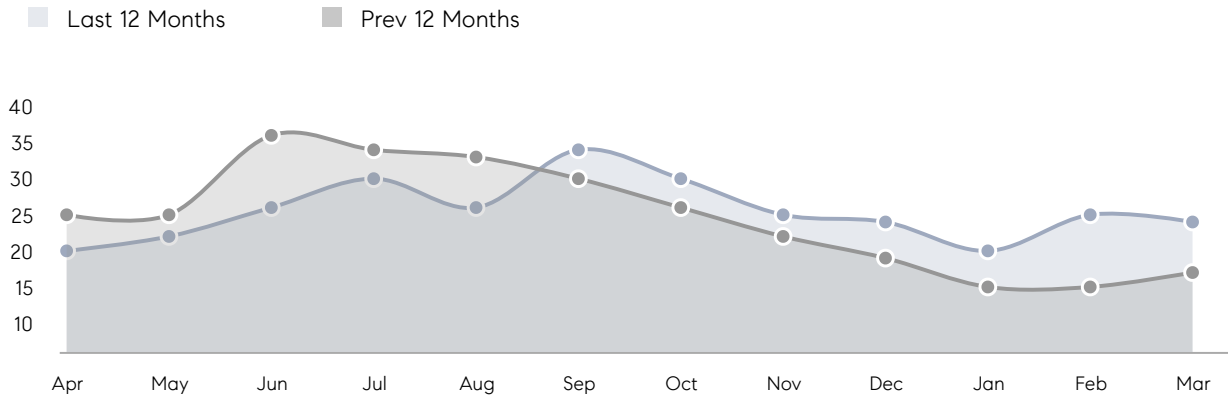
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	46	38	21%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$625,000	\$564,482	10.7%
	# OF CONTRACTS	6	8	-25.0%
	NEW LISTINGS	6	8	-25%
Houses	AVERAGE DOM	51	46	11%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$667,500	\$631,788	6%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	6	7	-14%
Condo/Co-op/TH	AVERAGE DOM	36	16	125%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$540,000	\$385,000	40%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	1	0%

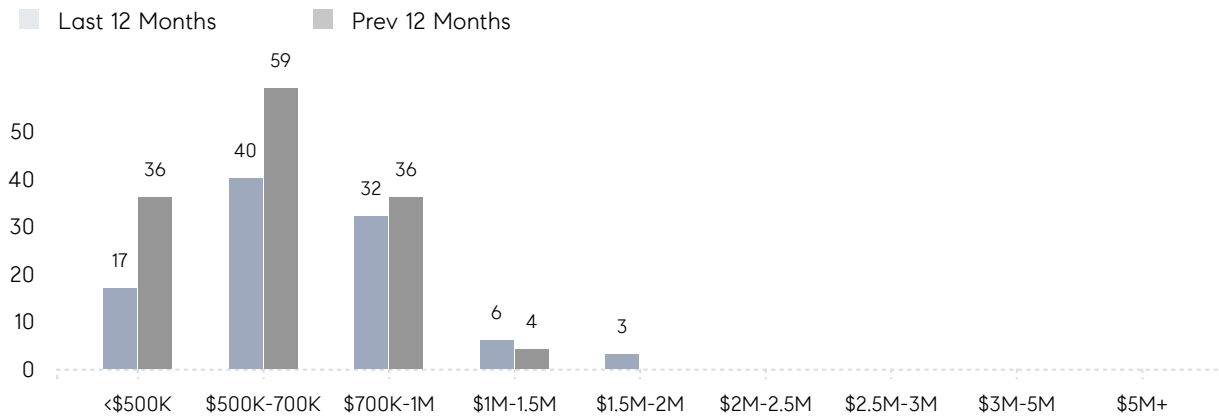
Leonia

MARCH 2023

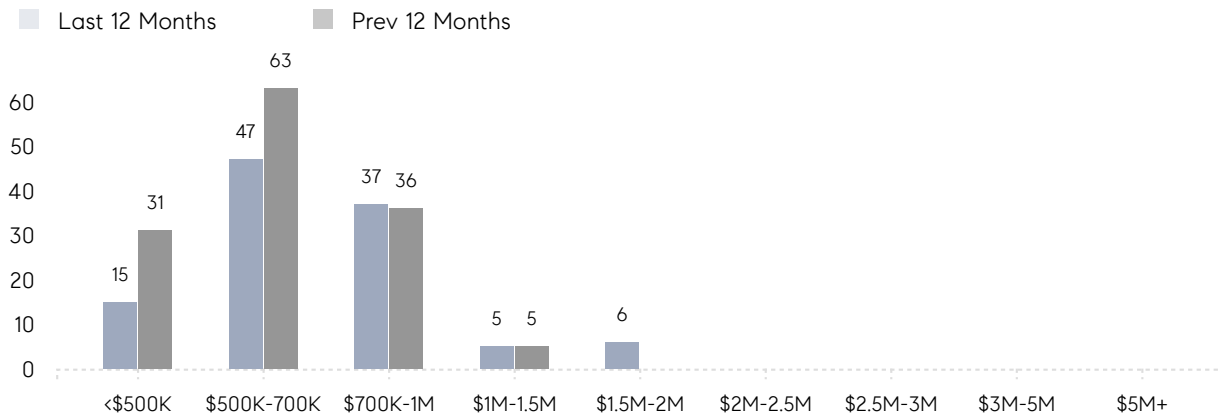
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Linden Market Insights

Linden

MARCH 2023

UNDER CONTRACT

21
Total
Properties

\$478K
Average
Price

\$489K
Median
Price

-47%
Decrease From
Mar 2022

14%
Increase From
Mar 2022

18%
Increase From
Mar 2022

UNITS SOLD

18
Total
Properties

\$456K
Average
Price

\$429K
Median
Price

-10%
Decrease From
Mar 2022

21%
Increase From
Mar 2022

9%
Increase From
Mar 2022

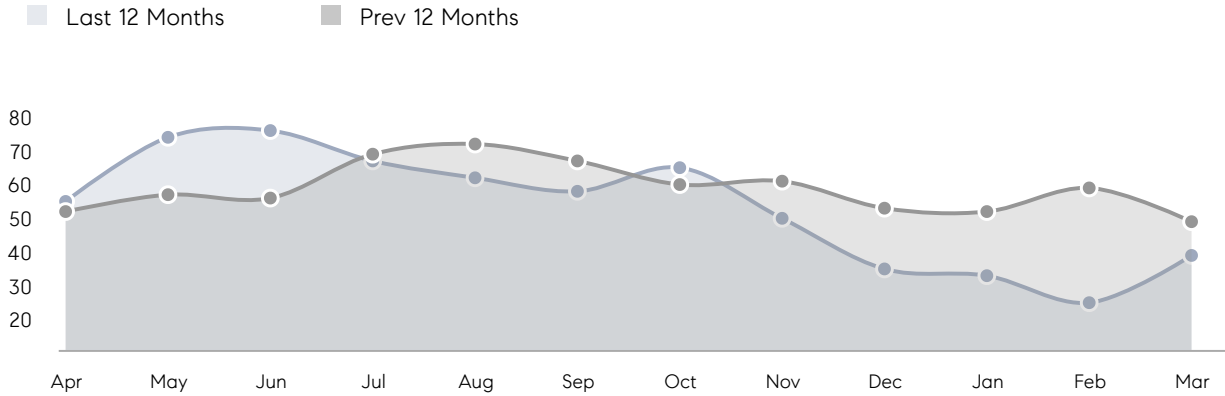
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	44	31	42%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$456,056	\$376,270	21.2%
	# OF CONTRACTS	21	40	-47.5%
	NEW LISTINGS	28	38	-26%
Houses	AVERAGE DOM	44	22	100%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$456,056	\$431,960	6%
	# OF CONTRACTS	21	36	-42%
	NEW LISTINGS	26	35	-26%
Condo/Co-op/TH	AVERAGE DOM	-	59	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$209,200	-
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	2	3	-33%

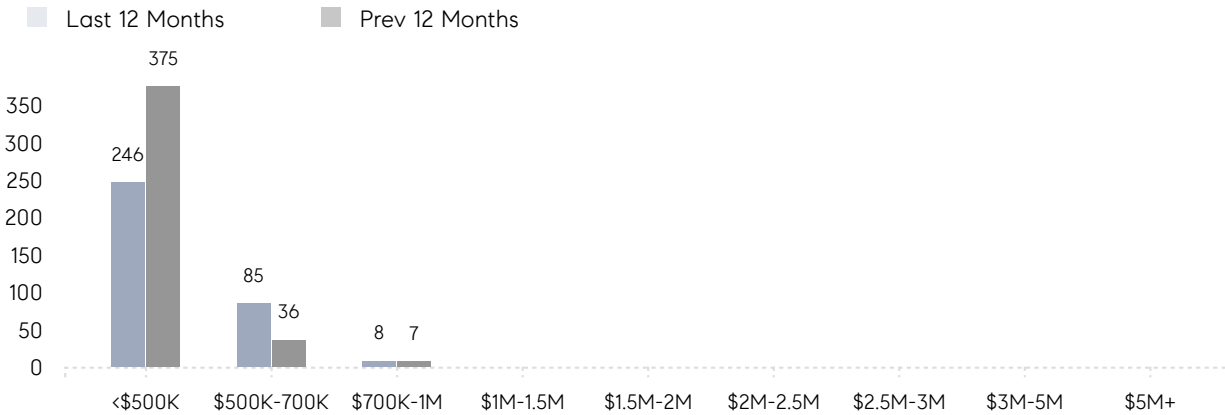
Linden

MARCH 2023

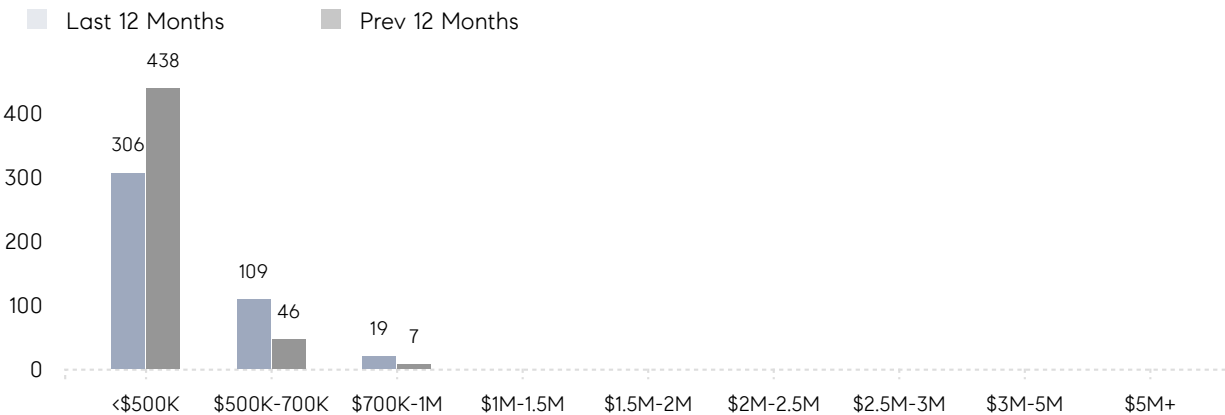
Monthly Inventory



Contracts By Price Range



Listings By Price Range

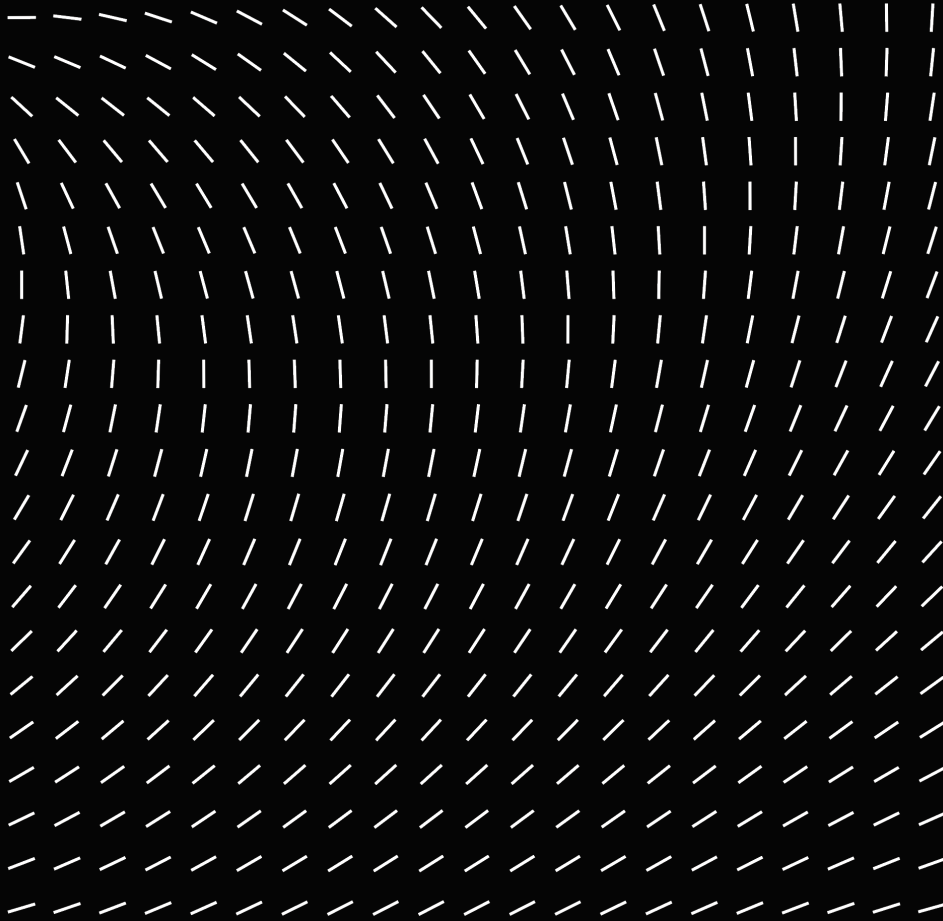




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COMPASS

March 2023

Little Ferry Market Insights

Little Ferry

MARCH 2023

UNDER CONTRACT

7
Total
Properties

\$471K
Average
Price

\$409K
Median
Price

75%
Increase From
Mar 2022

24%
Increase From
Mar 2022

21%
Increase From
Mar 2022

UNITS SOLD

2
Total
Properties

\$368K
Average
Price

\$368K
Median
Price

-75%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

28%
Increase From
Mar 2022

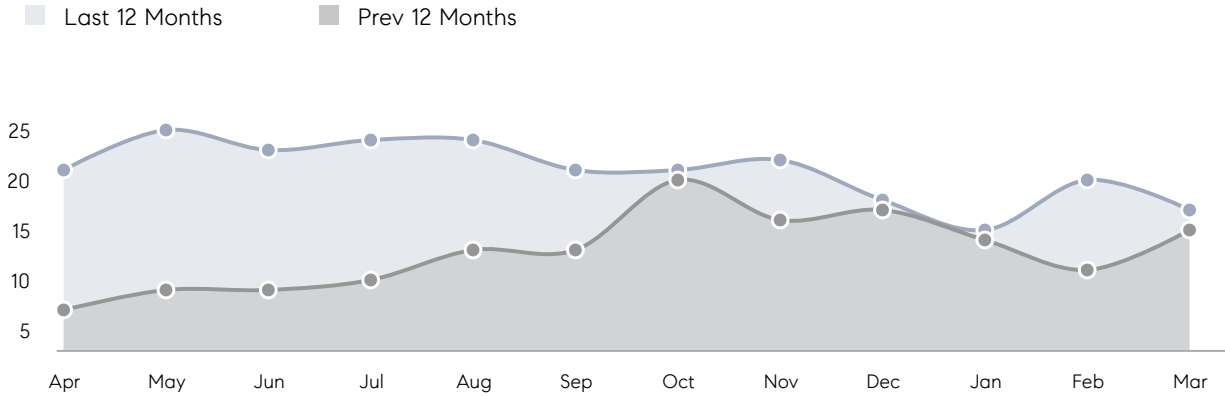
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	49	51	-4%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$368,000	\$353,063	4.2%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	4	7	-43%
Houses	AVERAGE DOM	20	88	-77%
	% OF ASKING PRICE	101%	96%	
	AVERAGE SOLD PRICE	\$455,000	\$518,333	-12%
	# OF CONTRACTS	6	2	200%
	NEW LISTINGS	4	4	0%
Condo/Co-op/TH	AVERAGE DOM	77	28	175%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$281,000	\$253,900	11%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	3	0%

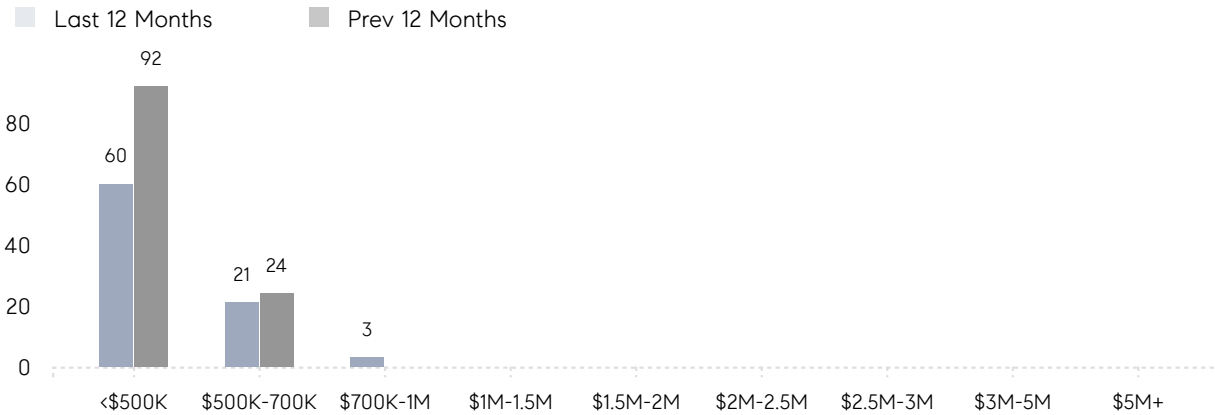
Little Ferry

MARCH 2023

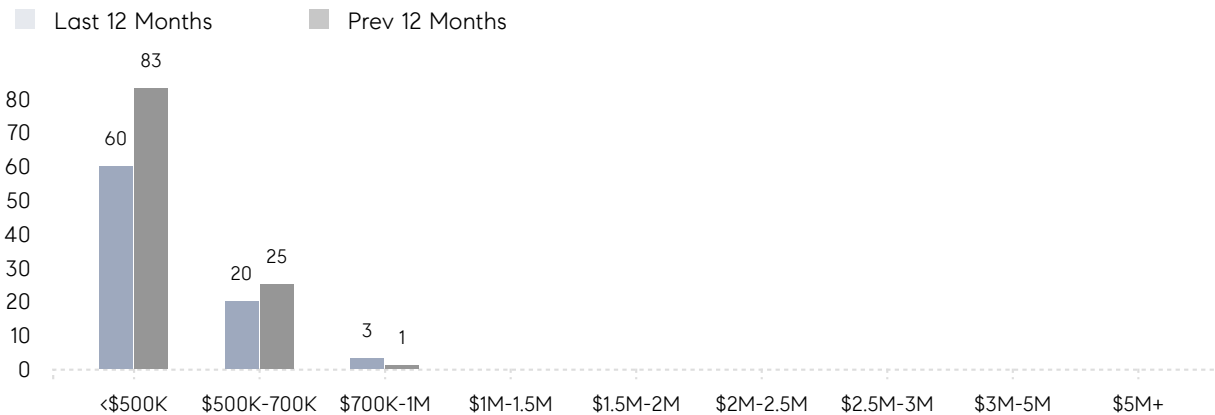
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Livingston Market Insights

Livingston

MARCH 2023

UNDER CONTRACT

40
Total
Properties

\$1.1M
Average
Price

\$959K
Median
Price

-11%
Decrease From
Mar 2022

21%
Increase From
Mar 2022

13%
Increase From
Mar 2022

UNITS SOLD

29
Total
Properties

\$947K
Average
Price

\$775K
Median
Price

-28%
Decrease From
Mar 2022

0%
Change From
Mar 2022

-7%
Decrease From
Mar 2022

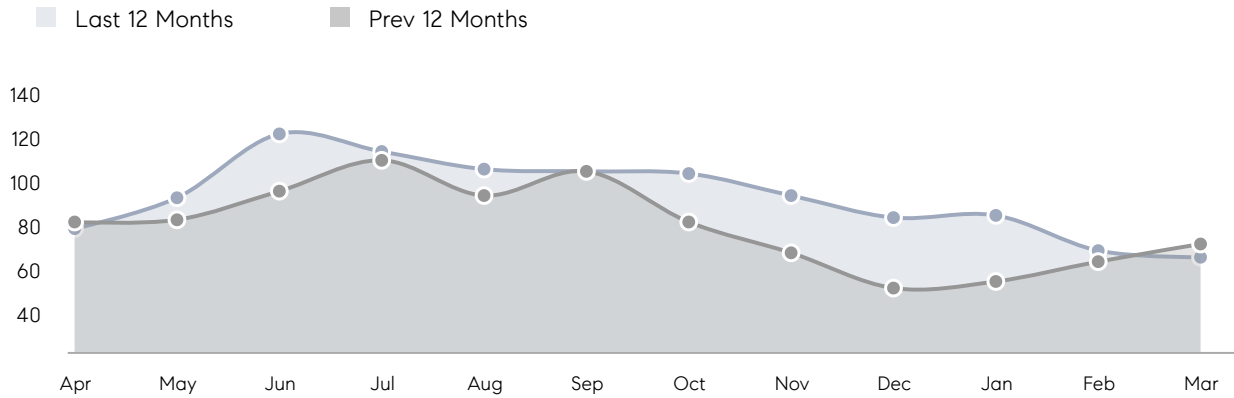
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	34	15	127%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$947,724	\$948,975	-0.1%
	# OF CONTRACTS	40	45	-11.1%
	NEW LISTINGS	33	57	-42%
Houses	AVERAGE DOM	38	15	153%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$1,003,000	\$988,028	2%
	# OF CONTRACTS	36	42	-14%
	NEW LISTINGS	31	53	-42%
Condo/Co-op/TH	AVERAGE DOM	12	15	-20%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$682,400	\$597,500	14%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	2	4	-50%

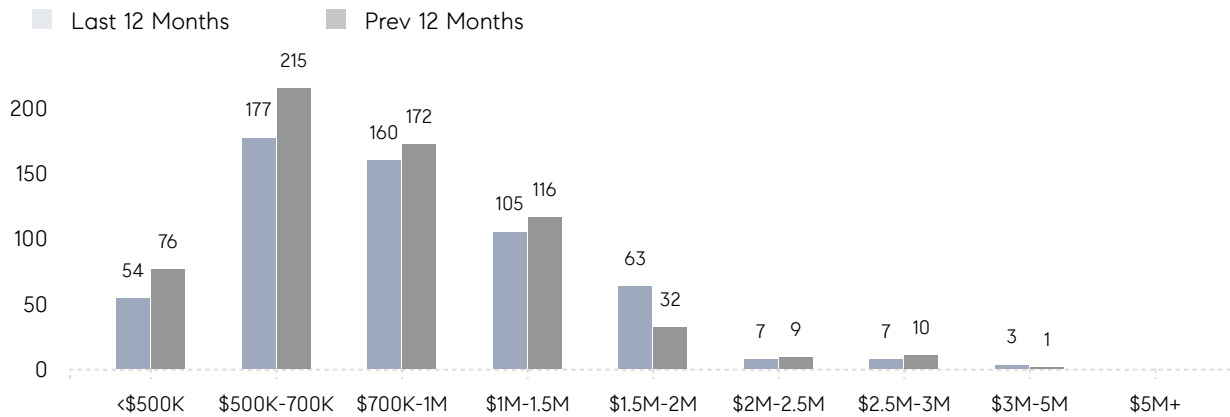
Livingston

MARCH 2023

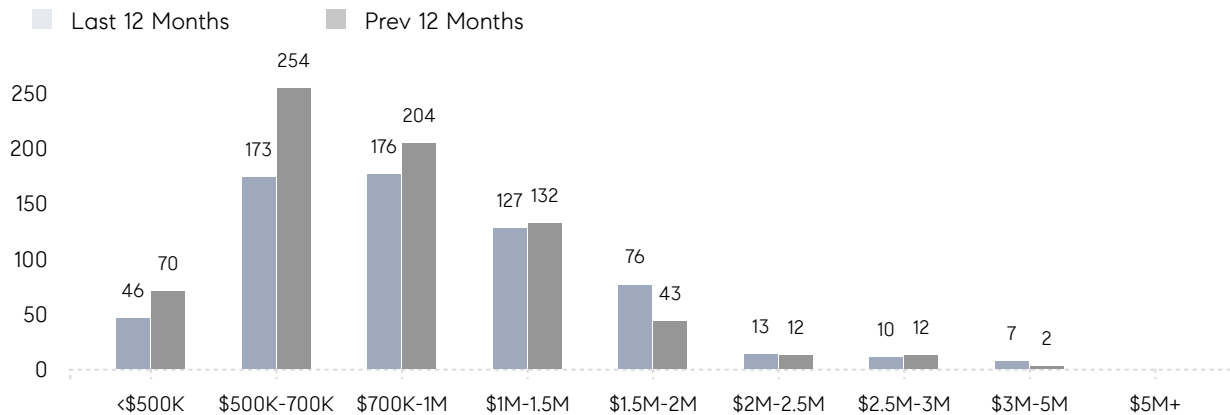
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Lodi Market Insights

Lodi

MARCH 2023

UNDER CONTRACT

3
Total
Properties

\$481K
Average
Price

\$499K
Median
Price

-79%
Decrease From
Mar 2022

18%
Increase From
Mar 2022

17%
Increase From
Mar 2022

UNITS SOLD

2
Total
Properties

\$442K
Average
Price

\$442K
Median
Price

-71%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

-5%
Decrease From
Mar 2022

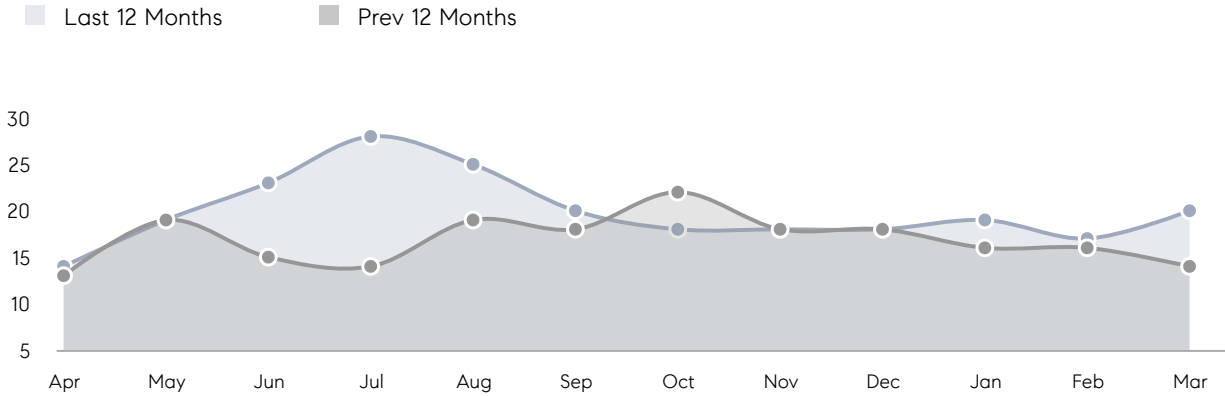
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	71	28	154%
	% OF ASKING PRICE	90%	99%	
	AVERAGE SOLD PRICE	\$442,500	\$426,000	3.9%
	# OF CONTRACTS	3	14	-78.6%
	NEW LISTINGS	6	12	-50%
Houses	AVERAGE DOM	71	30	137%
	% OF ASKING PRICE	90%	101%	
	AVERAGE SOLD PRICE	\$442,500	\$470,000	-6%
	# OF CONTRACTS	2	11	-82%
	NEW LISTINGS	5	8	-37%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	90%	
	AVERAGE SOLD PRICE	-	\$162,000	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	4	-75%

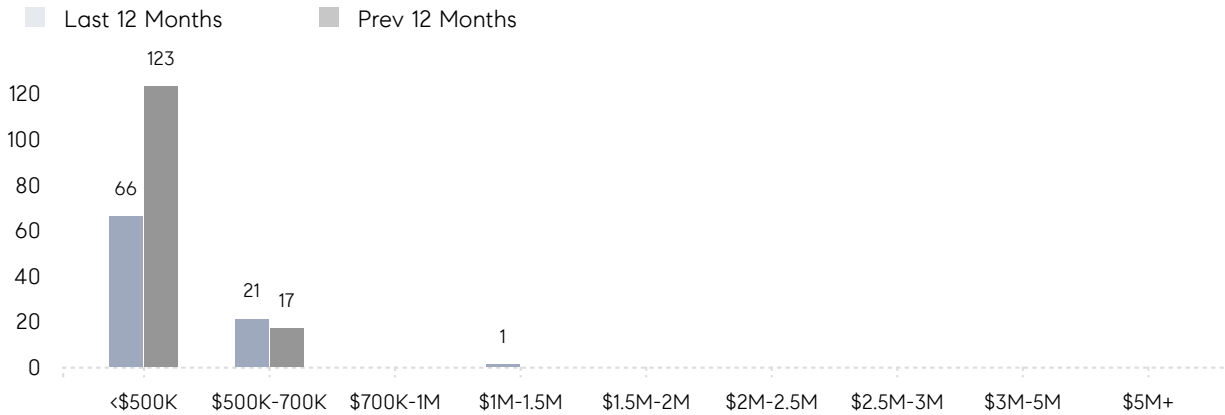
Lodi

MARCH 2023

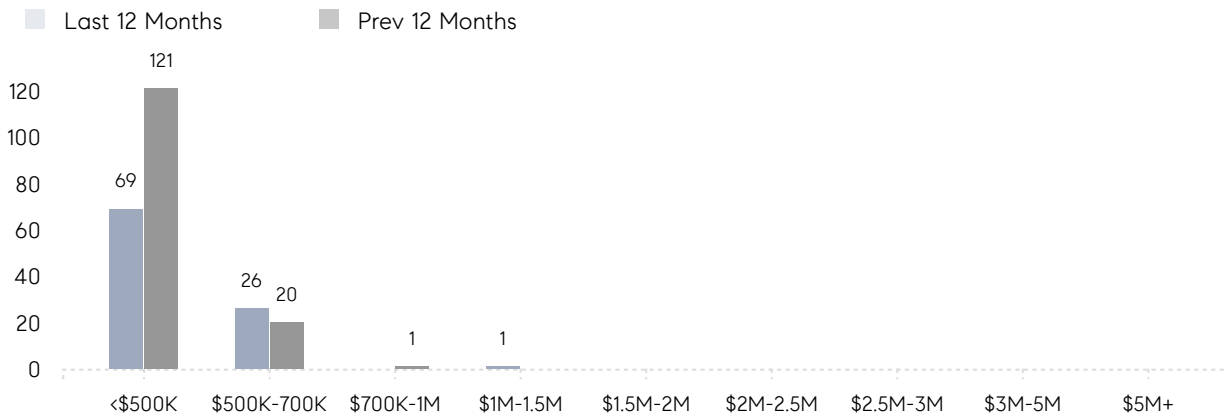
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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March 2023

Long Hill Market Insights

Long Hill

MARCH 2023

UNDER CONTRACT

11
Total
Properties

\$783K
Average
Price

\$750K
Median
Price

-15%
Decrease From
Mar 2022

21%
Increase From
Mar 2022

20%
Increase From
Mar 2022

UNITS SOLD

7
Total
Properties

\$661K
Average
Price

\$550K
Median
Price

0%
Change From
Mar 2022

-9%
Decrease From
Mar 2022

-13%
Decrease From
Mar 2022

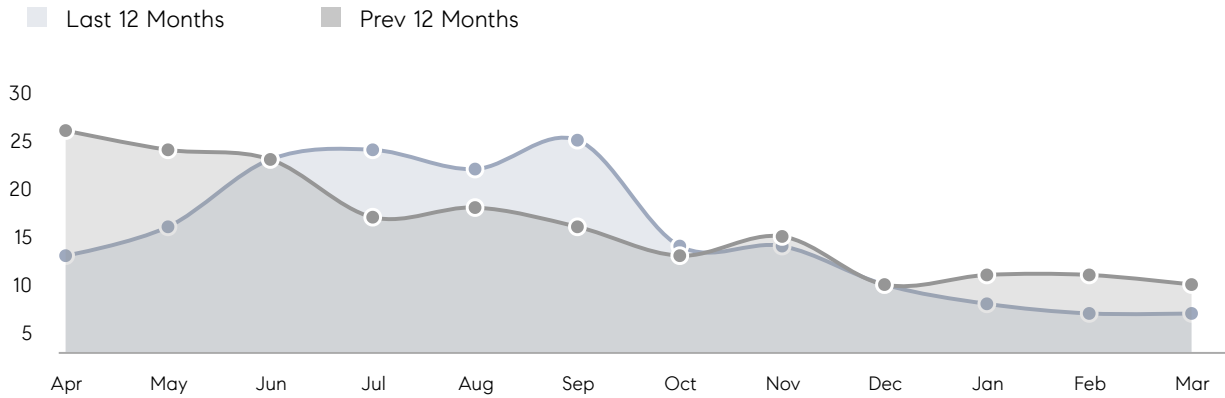
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	31	38	-18%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$661,143	\$725,214	-8.8%
	# OF CONTRACTS	11	13	-15.4%
	NEW LISTINGS	12	13	-8%
Houses	AVERAGE DOM	31	38	-18%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$717,600	\$725,214	-1%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	10	12	-17%
Condo/Co-op/TH	AVERAGE DOM	31	-	-
	% OF ASKING PRICE	101%	-	-
	AVERAGE SOLD PRICE	\$520,000	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	2	1	100%

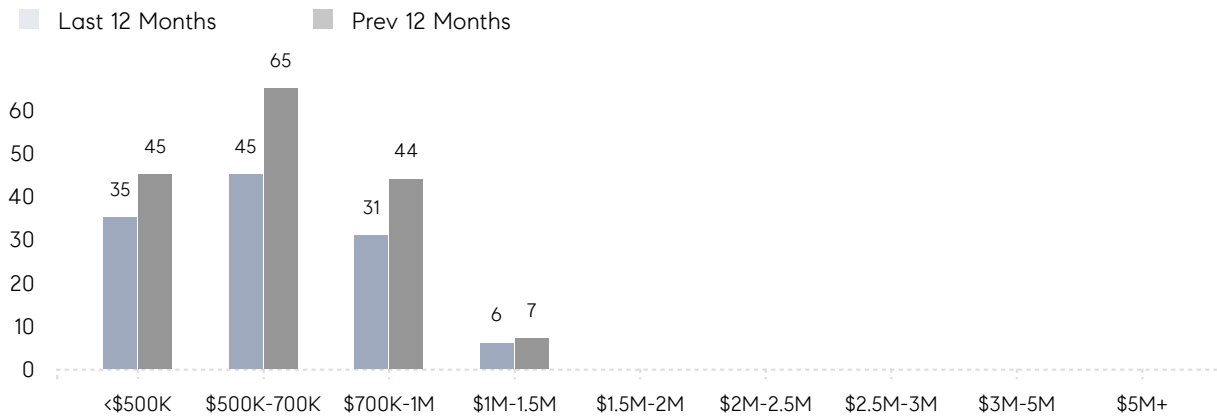
Long Hill

MARCH 2023

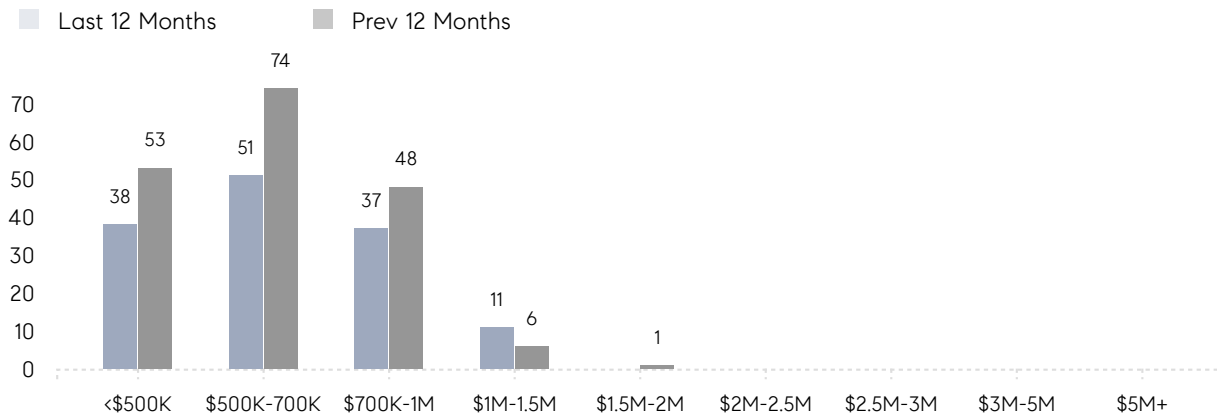
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Lyndhurst Market Insights

Lyndhurst

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$552K
Average
Price

\$549K
Median
Price

-57%
Decrease From
Mar 2022

19%
Increase From
Mar 2022

22%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$529K
Average
Price

\$540K
Median
Price

50%
Increase From
Mar 2022

-4%
Decrease From
Mar 2022

2%
Increase From
Mar 2022

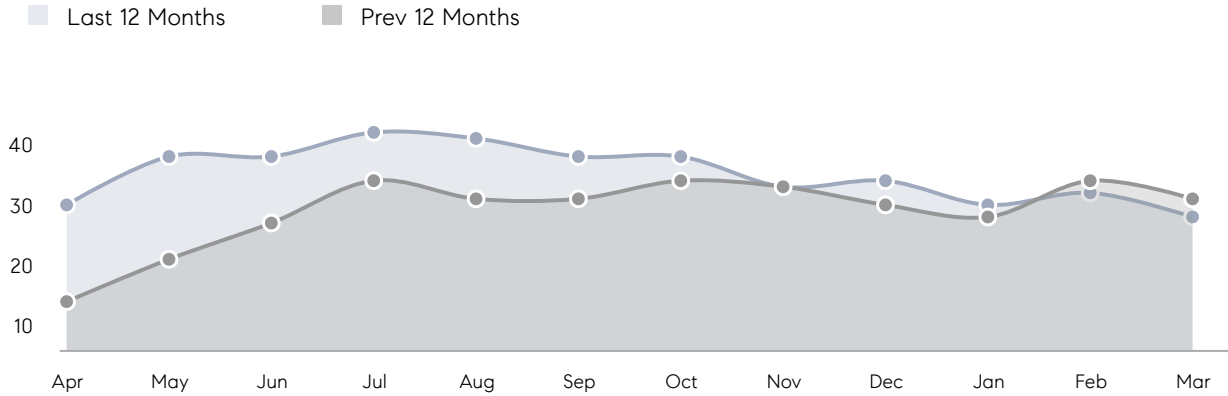
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	28	55	-49%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$529,278	\$552,000	-4.1%
	# OF CONTRACTS	10	23	-56.5%
	NEW LISTINGS	5	17	-71%
Houses	AVERAGE DOM	23	41	-44%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$561,063	\$612,000	-8%
	# OF CONTRACTS	8	20	-60%
	NEW LISTINGS	4	17	-76%
Condo/Co-op/TH	AVERAGE DOM	66	127	-48%
	% OF ASKING PRICE	102%	93%	
	AVERAGE SOLD PRICE	\$275,000	\$252,000	9%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	1	0	0%

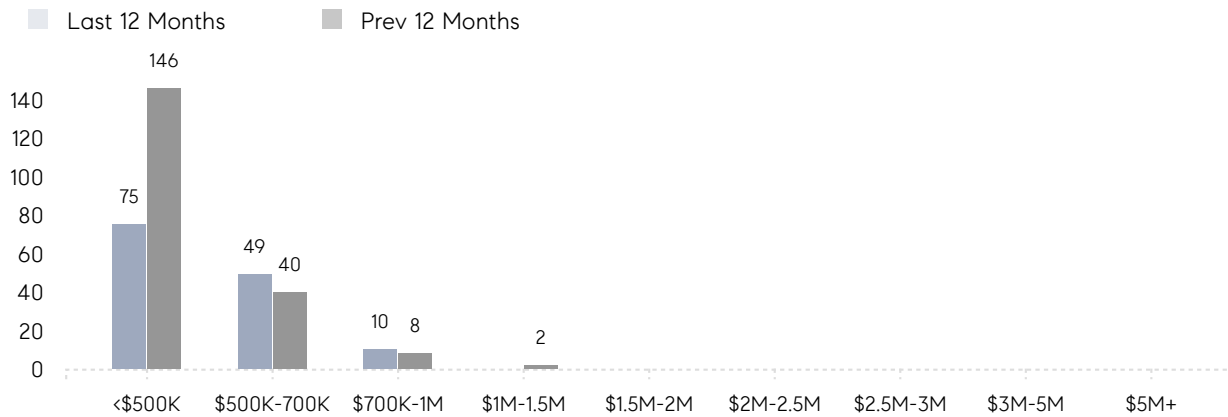
Lyndhurst

MARCH 2023

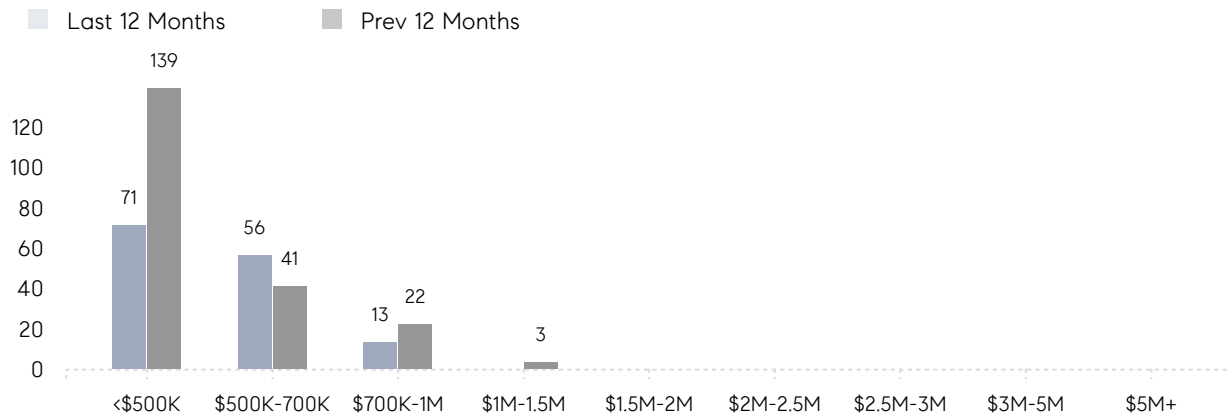
Monthly Inventory

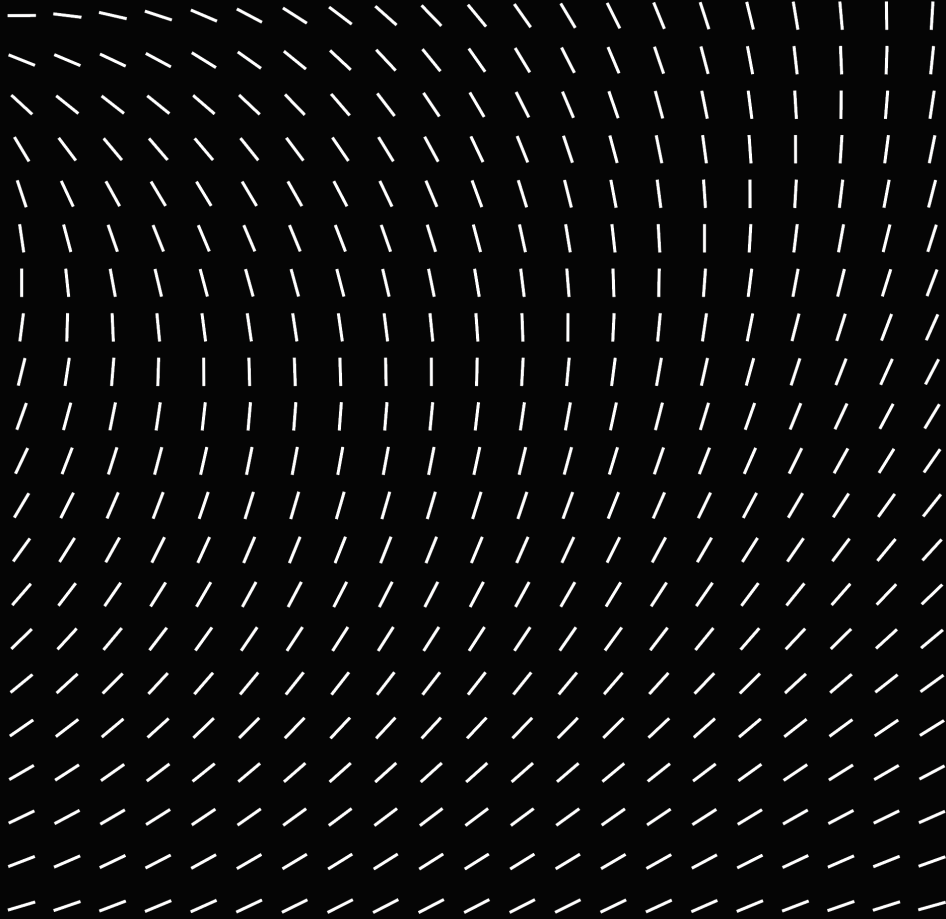


Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Madison Market Insights

Madison

MARCH 2023

UNDER CONTRACT

21 **\$999K** **\$725K**

Total
Properties

Average
Price

Median
Price

-12%

Decrease From
Mar 2022

-29%

Decrease From
Mar 2022

-44%

Decrease From
Mar 2022

UNITS SOLD

17 **\$923K** **\$625K**

Total
Properties

Average
Price

Median
Price

31%

Increase From
Mar 2022

-16%

Decrease From
Mar 2022

-37%

Decrease From
Mar 2022

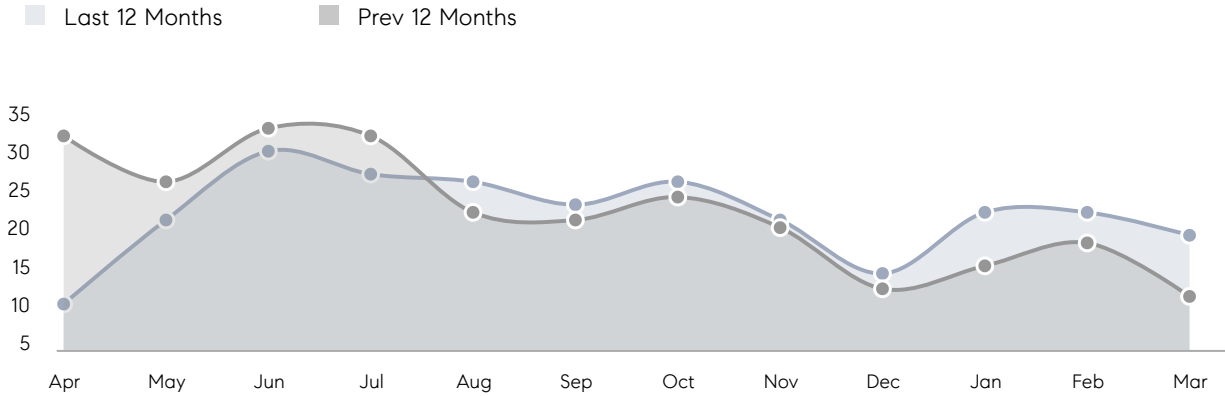
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	26	14	86%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$923,406	\$1,095,154	-15.7%
	# OF CONTRACTS	21	24	-12.5%
	NEW LISTINGS	23	20	15%
Houses	AVERAGE DOM	21	14	50%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$1,199,100	\$1,092,667	10%
	# OF CONTRACTS	18	19	-5%
	NEW LISTINGS	19	16	19%
Condo/Co-op/TH	AVERAGE DOM	33	14	136%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$529,557	\$1,125,000	-53%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	4	4	0%

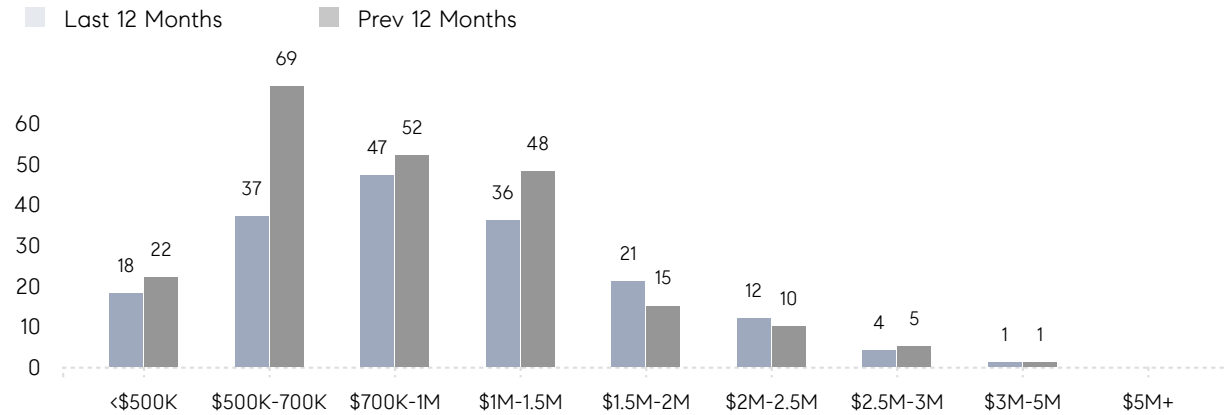
Madison

MARCH 2023

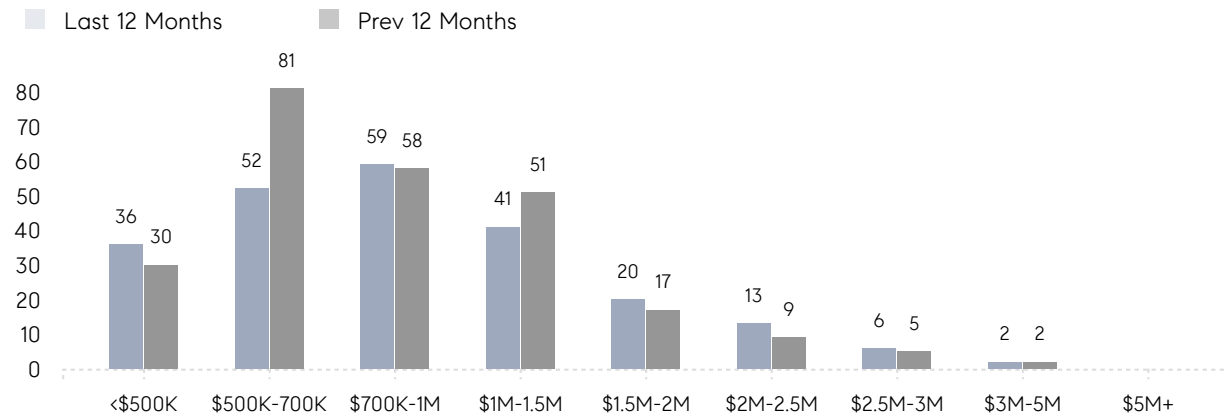
Monthly Inventory



Contracts By Price Range



Listings By Price Range

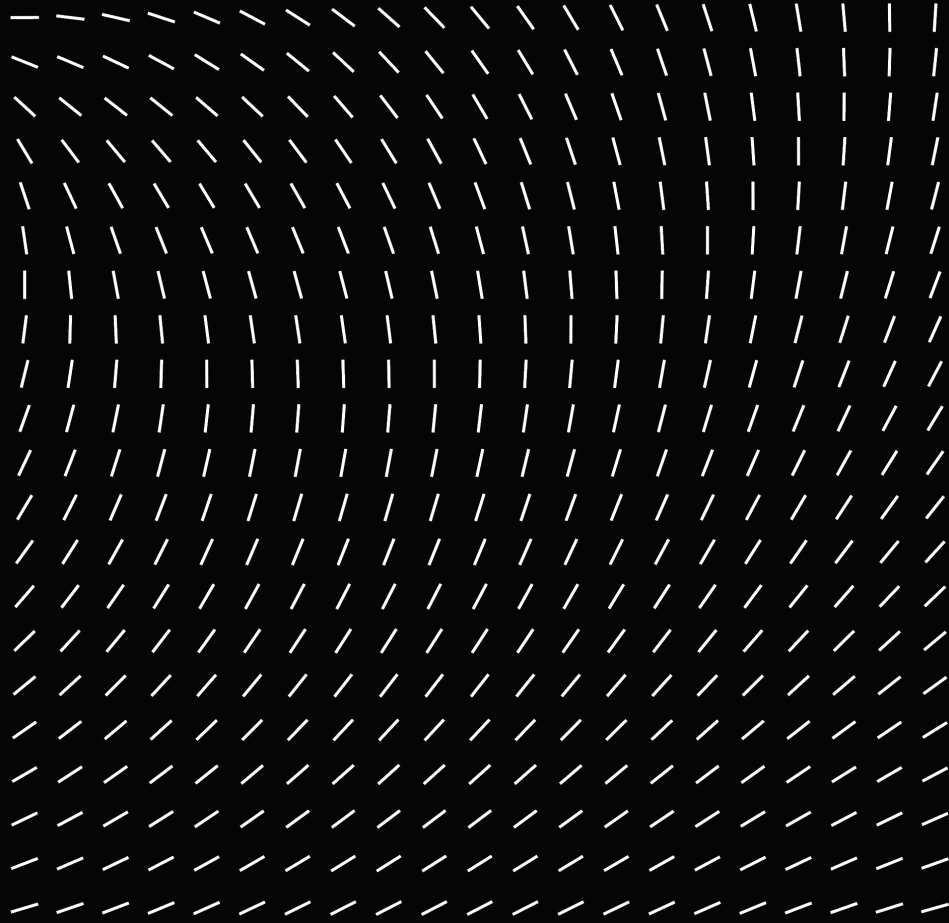




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COMPASS

March 2023

Mahwah Market Insights

Mahwah

MARCH 2023

UNDER CONTRACT

22
Total
Properties

\$809K
Average
Price

\$569K
Median
Price

-51%
Decrease From
Mar 2022

11%
Increase From
Mar 2022

-3%
Decrease From
Mar 2022

UNITS SOLD

21
Total
Properties

\$645K
Average
Price

\$610K
Median
Price

-46%
Decrease From
Mar 2022

12%
Increase From
Mar 2022

52%
Increase From
Mar 2022

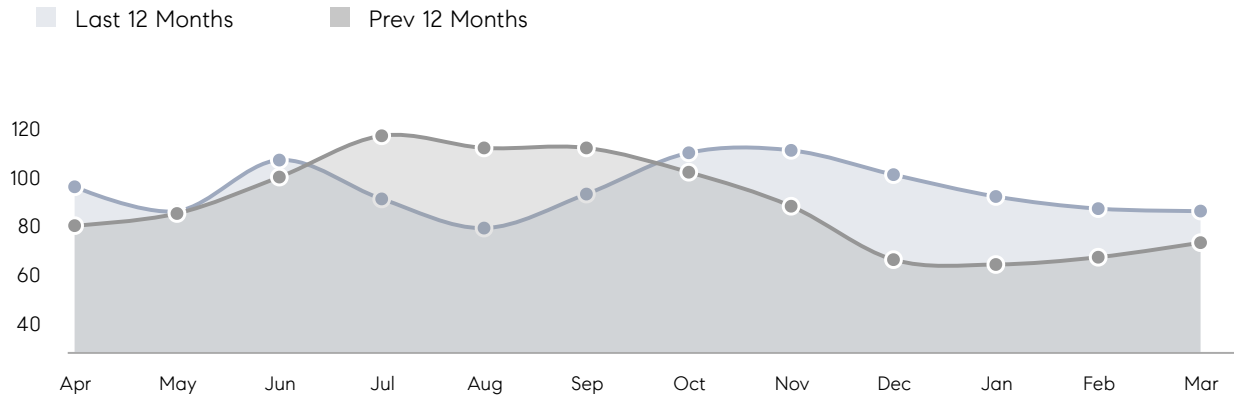
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	38	29	31%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$645,654	\$575,826	12.1%
	# OF CONTRACTS	22	45	-51.1%
	NEW LISTINGS	27	51	-47%
Houses	AVERAGE DOM	54	38	42%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$970,129	\$1,124,111	-14%
	# OF CONTRACTS	10	22	-55%
	NEW LISTINGS	11	32	-66%
Condo/Co-op/TH	AVERAGE DOM	30	27	11%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$483,416	\$411,340	18%
	# OF CONTRACTS	12	23	-48%
	NEW LISTINGS	16	19	-16%

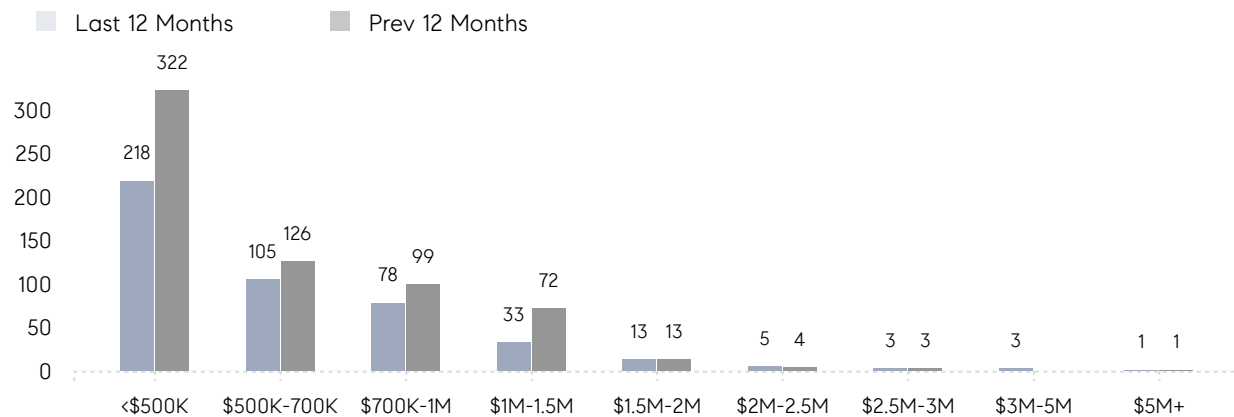
Mahwah

MARCH 2023

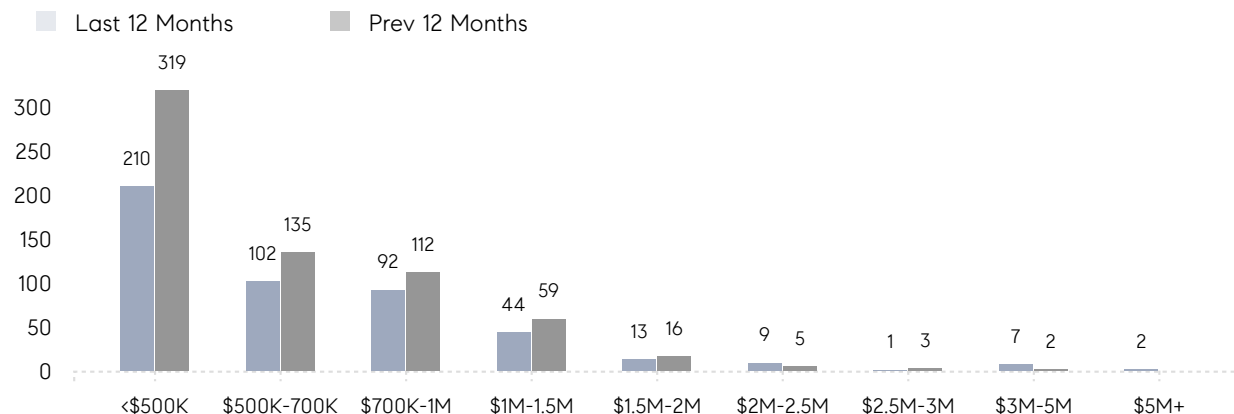
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Mantoloking Market Insights

Mantoloking

MARCH 2023

UNDER CONTRACT

2
Total
Properties

\$4.2M
Average
Price

\$4.2M
Median
Price

100%
Increase From
Mar 2022

35%
Increase From
Mar 2022

35%
Increase From
Mar 2022

UNITS SOLD

1
Total
Properties

\$1.1M
Average
Price

\$1.1M
Median
Price

0%
Change From
Mar 2022

-
Change From
Mar 2022

-
Change From
Mar 2022

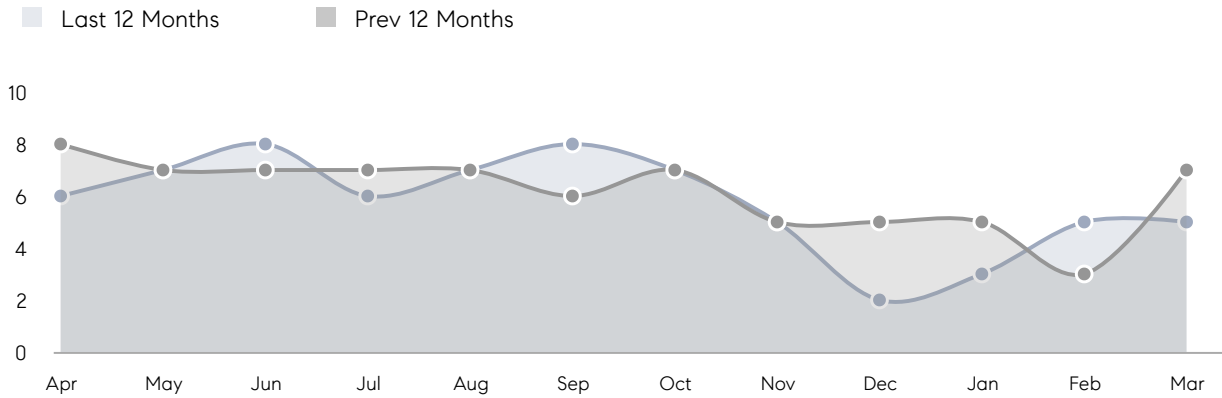
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	126	-	-
	% OF ASKING PRICE	86%	-	
	AVERAGE SOLD PRICE	\$1,190,000	-	-
	# OF CONTRACTS	2	1	100.0%
	NEW LISTINGS	2	6	-67%
Houses	AVERAGE DOM	126	-	-
	% OF ASKING PRICE	86%	-	
	AVERAGE SOLD PRICE	\$1,190,000	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

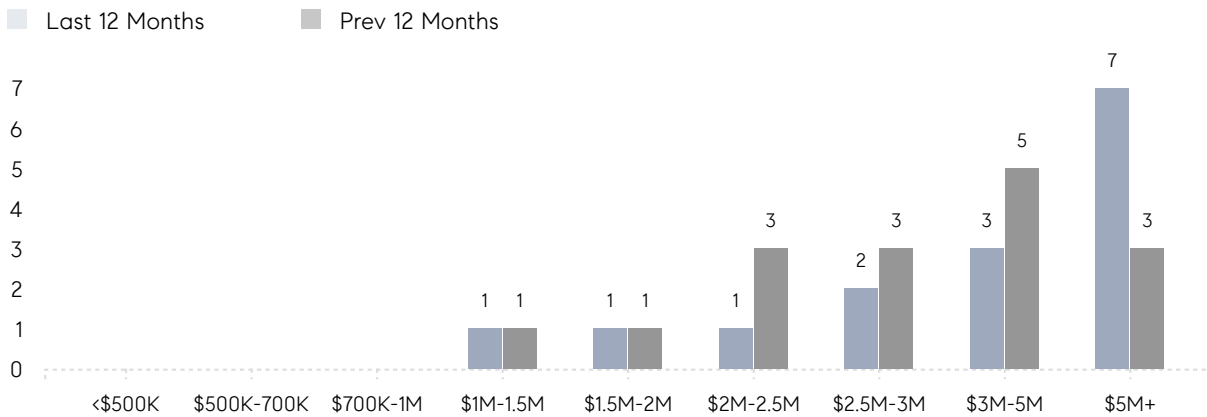
Mantoloking

MARCH 2023

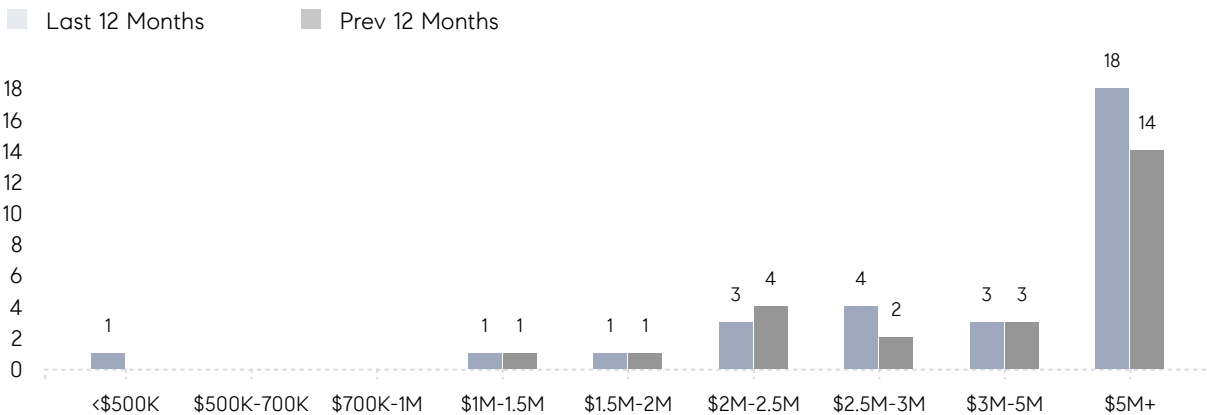
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Maplewood Market Insights

Maplewood

MARCH 2023

UNDER CONTRACT

26
Total
Properties

\$904K
Average
Price

\$872K
Median
Price

-33%
Decrease From
Mar 2022

24%
Increase From
Mar 2022

13%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$568K
Average
Price

\$475K
Median
Price

-55%
Decrease From
Mar 2022

-28%
Decrease From
Mar 2022

-34%
Decrease From
Mar 2022

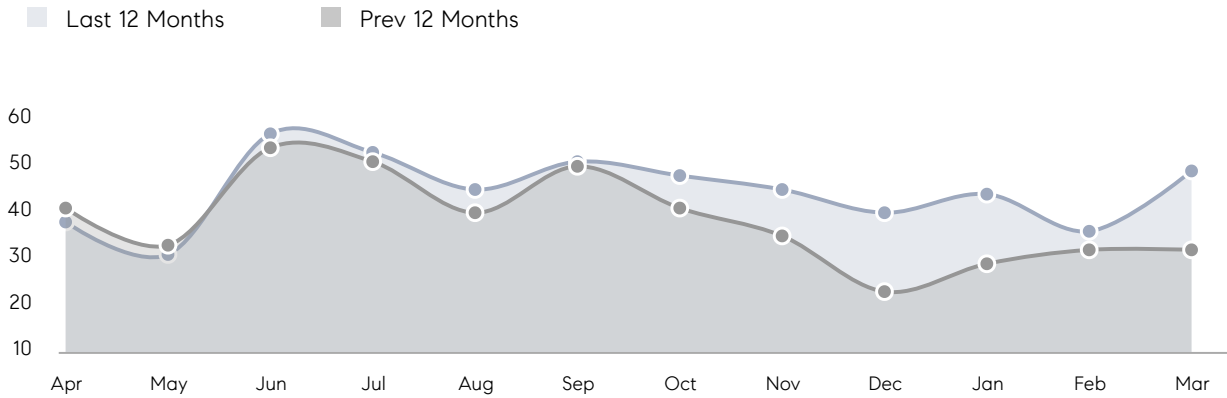
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	41	31	32%
	% OF ASKING PRICE	103%	114%	
	AVERAGE SOLD PRICE	\$568,519	\$785,675	-27.6%
	# OF CONTRACTS	26	39	-33.3%
	NEW LISTINGS	42	42	0%
Houses	AVERAGE DOM	34	15	127%
	% OF ASKING PRICE	104%	117%	
	AVERAGE SOLD PRICE	\$580,834	\$878,794	-34%
	# OF CONTRACTS	23	35	-34%
	NEW LISTINGS	34	37	-8%
Condo/Co-op/TH	AVERAGE DOM	95	117	-19%
	% OF ASKING PRICE	94%	95%	
	AVERAGE SOLD PRICE	\$470,000	\$258,000	82%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	8	5	60%

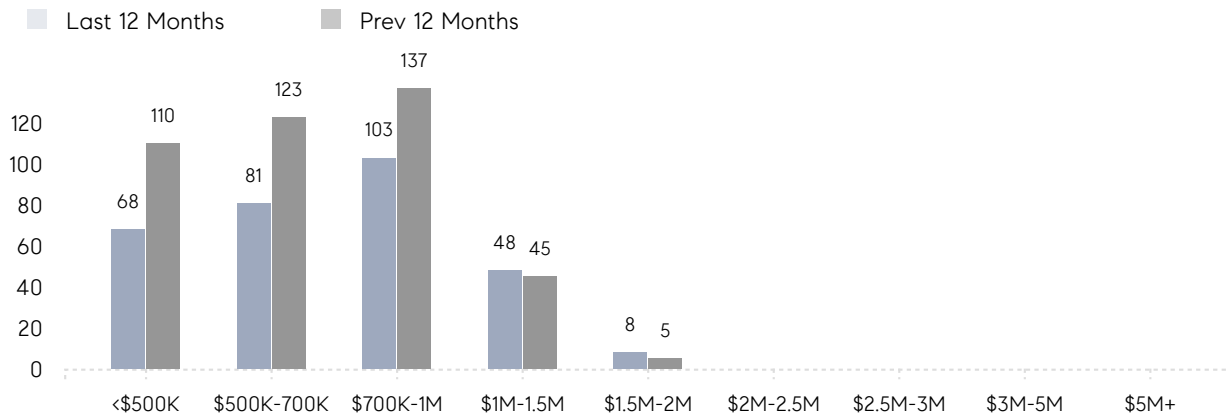
Maplewood

MARCH 2023

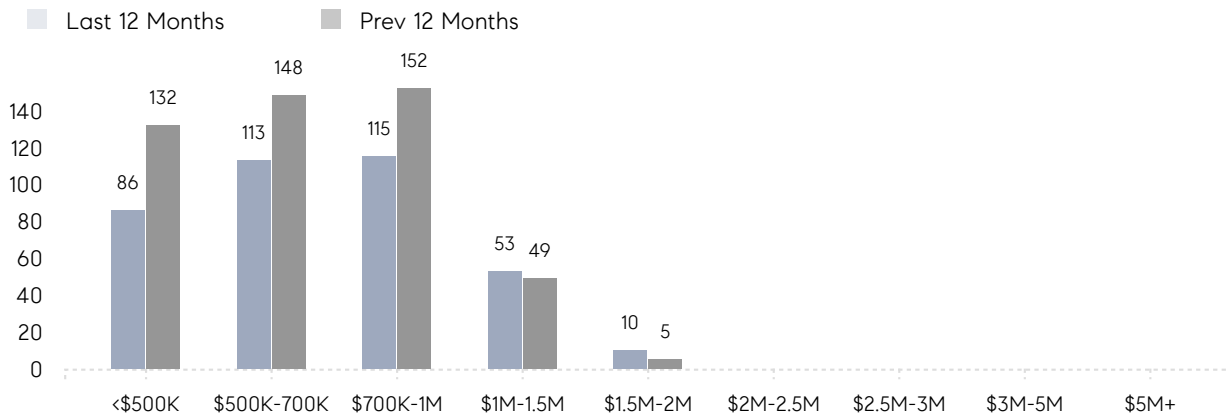
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Maywood Market Insights

Maywood

MARCH 2023

UNDER CONTRACT

4	\$476K	\$464K
Total Properties	Average Price	Median Price
-33%	-11%	-12%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

4	\$473K	\$487K
Total Properties	Average Price	Median Price
-56%	-24%	-17%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

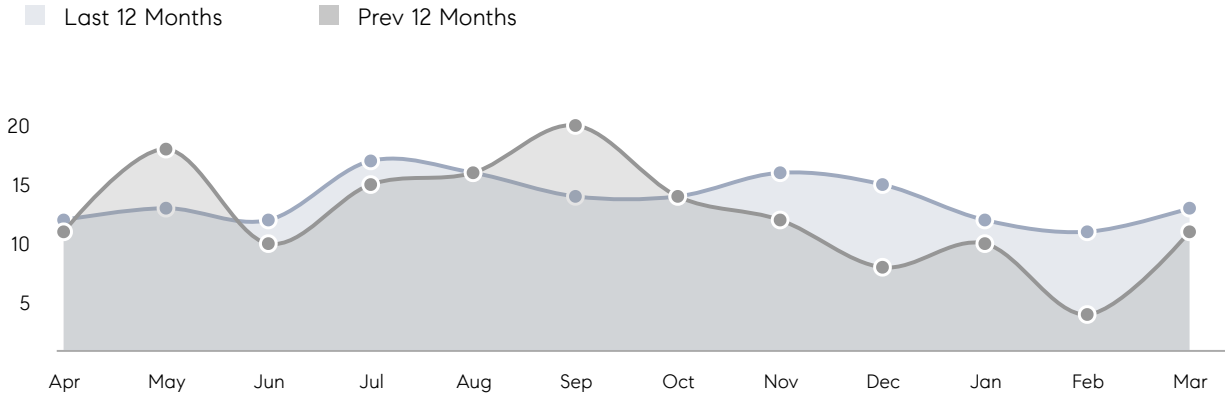
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	65	29	124%
	% OF ASKING PRICE	94%	105%	
	AVERAGE SOLD PRICE	\$473,125	\$620,889	-23.8%
	# OF CONTRACTS	4	6	-33.3%
	NEW LISTINGS	7	13	-46%
Houses	AVERAGE DOM	65	29	124%
	% OF ASKING PRICE	94%	105%	
	AVERAGE SOLD PRICE	\$473,125	\$620,889	-24%
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	7	13	-46%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

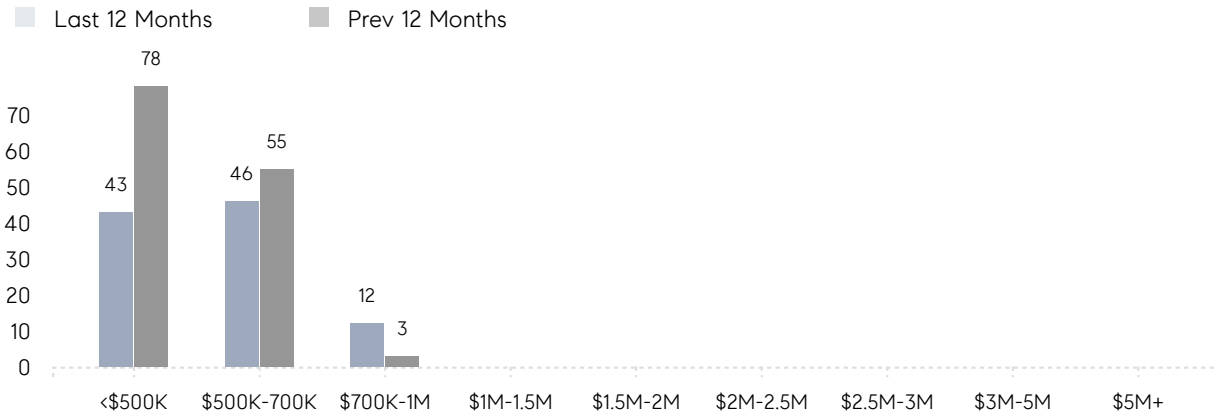
Maywood

MARCH 2023

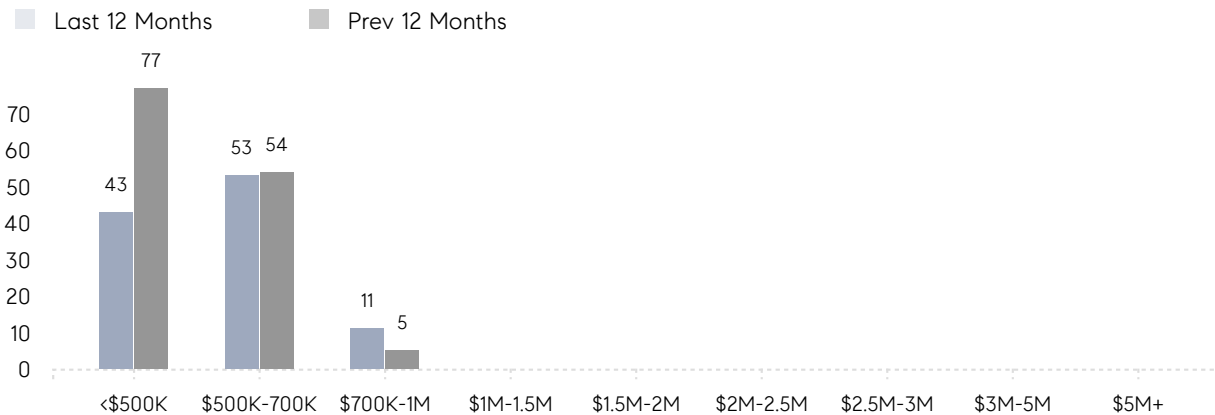
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Mendham Borough Market Insights

Mendham Borough

MARCH 2023

UNDER CONTRACT

7
Total
Properties

\$799K
Average
Price

\$775K
Median
Price

0%
Change From
Mar 2022

-17%
Decrease From
Mar 2022

-14%
Decrease From
Mar 2022

UNITS SOLD

4
Total
Properties

\$709K
Average
Price

\$696K
Median
Price

33%
Increase From
Mar 2022

-13%
Decrease From
Mar 2022

-10%
Decrease From
Mar 2022

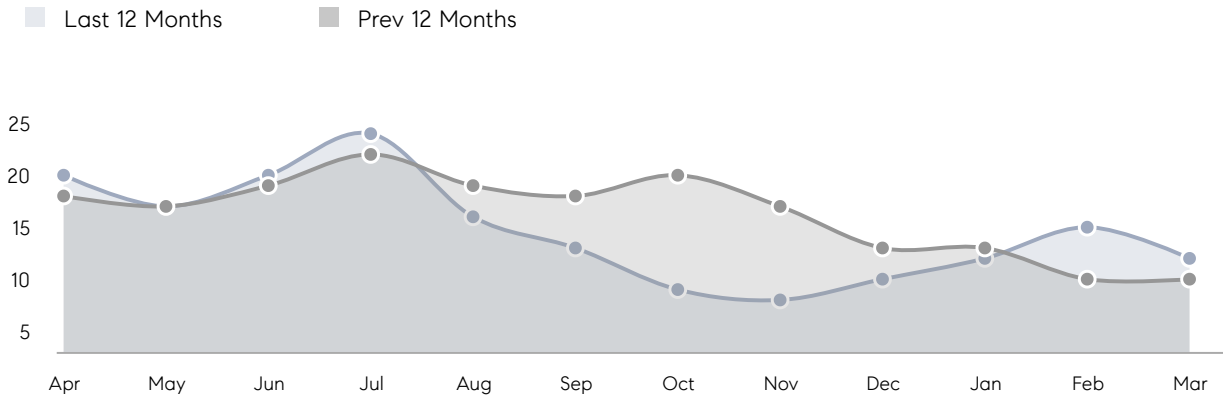
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	21	6	250%
	% OF ASKING PRICE	107%	99%	
	AVERAGE SOLD PRICE	\$709,750	\$814,667	-12.9%
	# OF CONTRACTS	7	7	0.0%
	NEW LISTINGS	5	9	-44%
Houses	AVERAGE DOM	11	6	83%
	% OF ASKING PRICE	110%	99%	
	AVERAGE SOLD PRICE	\$749,667	\$814,667	-8%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	49	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$590,000	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	3	1	200%

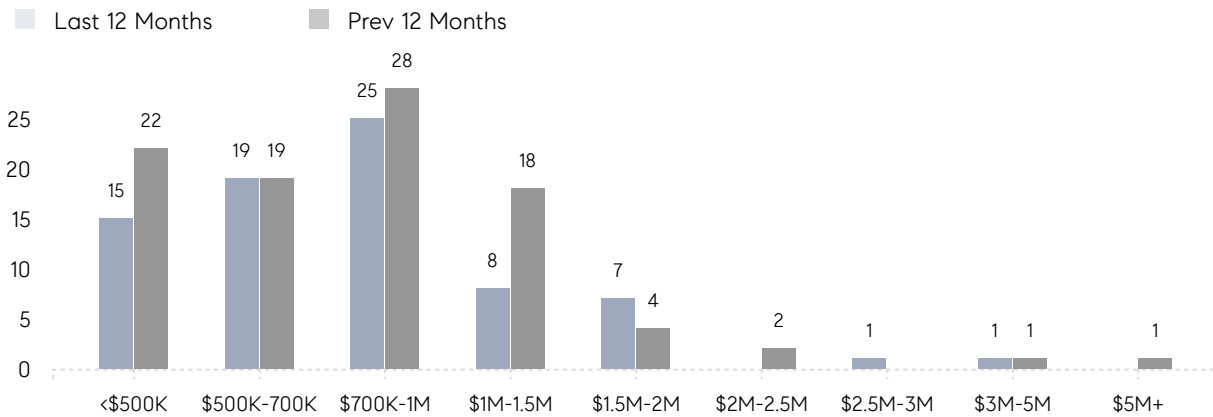
Mendham Borough

MARCH 2023

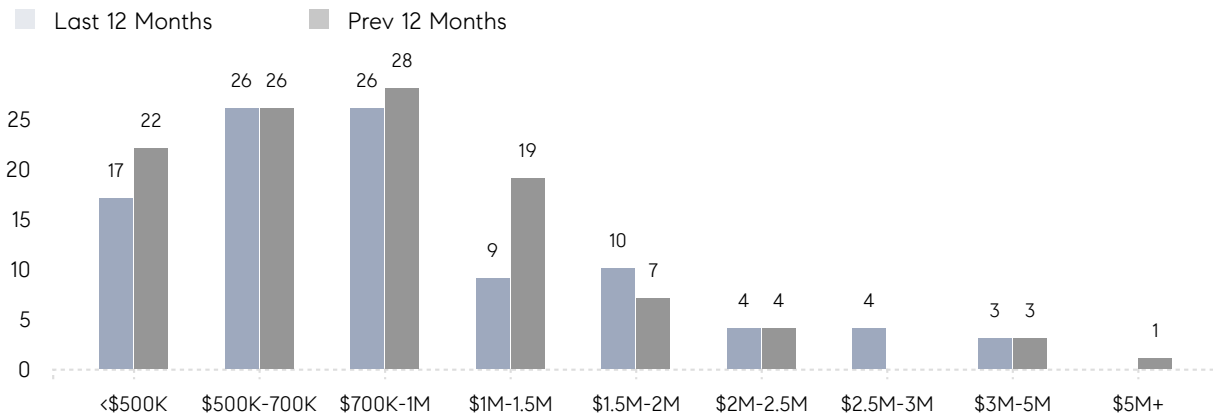
Monthly Inventory



Contracts By Price Range



Listings By Price Range

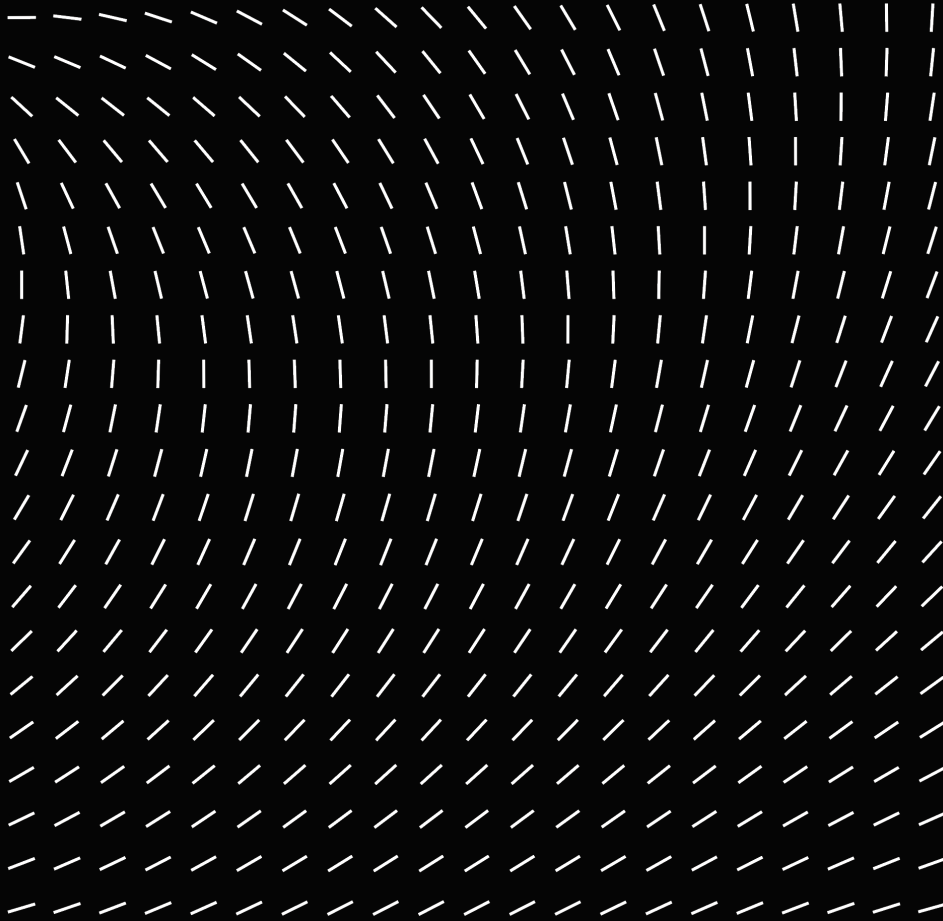




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COMPASS

March 2023

Mendham Township Market Insights

Mendham Township

MARCH 2023

UNDER CONTRACT

9
Total
Properties

\$1.4M
Average
Price

\$1.4M
Median
Price

-31%
Decrease From
Mar 2022

39%
Increase From
Mar 2022

40%
Increase From
Mar 2022

UNITS SOLD

5
Total
Properties

\$1.1M
Average
Price

\$900K
Median
Price

-37%
Decrease From
Mar 2022

-6%
Decrease From
Mar 2022

-23%
Decrease From
Mar 2022

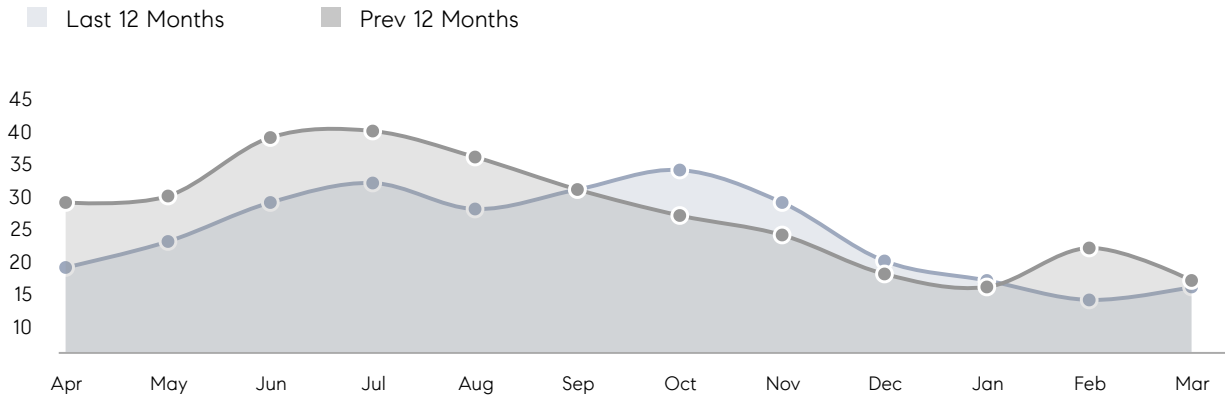
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	88	90	-2%
	% OF ASKING PRICE	98%	104%	
	AVERAGE SOLD PRICE	\$1,121,300	\$1,188,425	-5.6%
	# OF CONTRACTS	9	13	-30.8%
	NEW LISTINGS	15	13	15%
Houses	AVERAGE DOM	88	90	-2%
	% OF ASKING PRICE	98%	104%	
	AVERAGE SOLD PRICE	\$1,121,300	\$1,188,425	-6%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	11	13	-15%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	4	0	0%

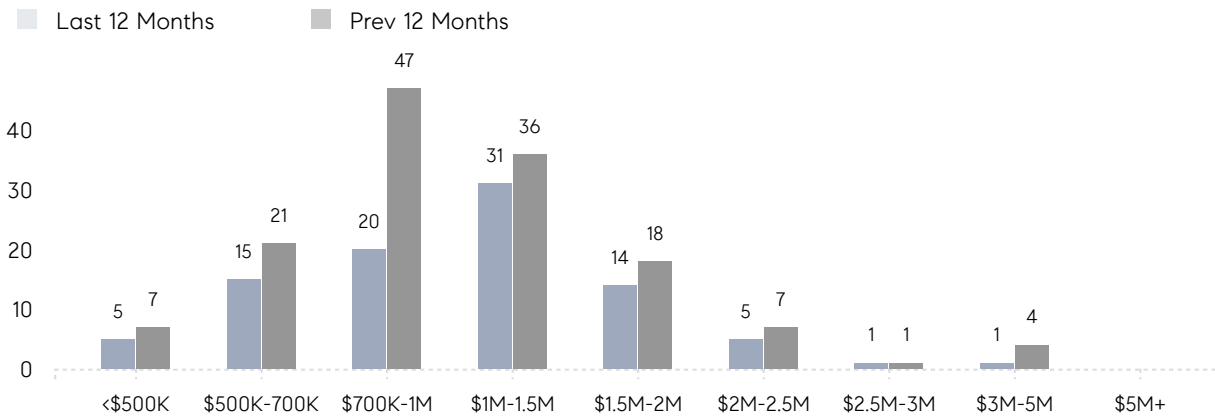
Mendham Township

MARCH 2023

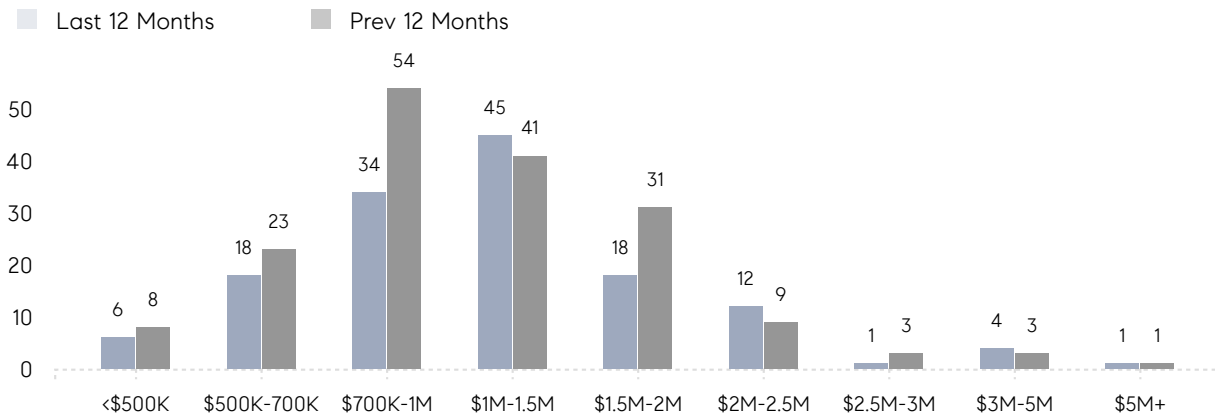
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Metuchen Borough Market Insights

Metuchen Borough

MARCH 2023

UNDER CONTRACT

4	\$471K	\$456K
Total Properties	Average Price	Median Price
0%	-21%	-22%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

2	\$459K	\$459K
Total Properties	Average Price	Median Price
0%	-2%	-2%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

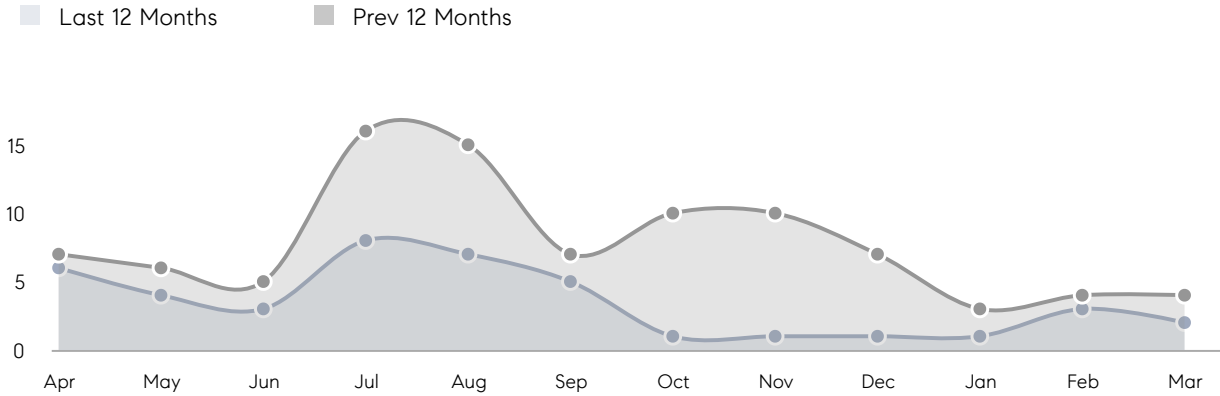
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	53	40	33%
	% OF ASKING PRICE	96%	105%	
	AVERAGE SOLD PRICE	\$459,500	\$469,000	-2.0%
	# OF CONTRACTS	4	4	0.0%
	NEW LISTINGS	3	4	-25%
Houses	AVERAGE DOM	53	40	33%
	% OF ASKING PRICE	96%	105%	
	AVERAGE SOLD PRICE	\$459,500	\$469,000	-2%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

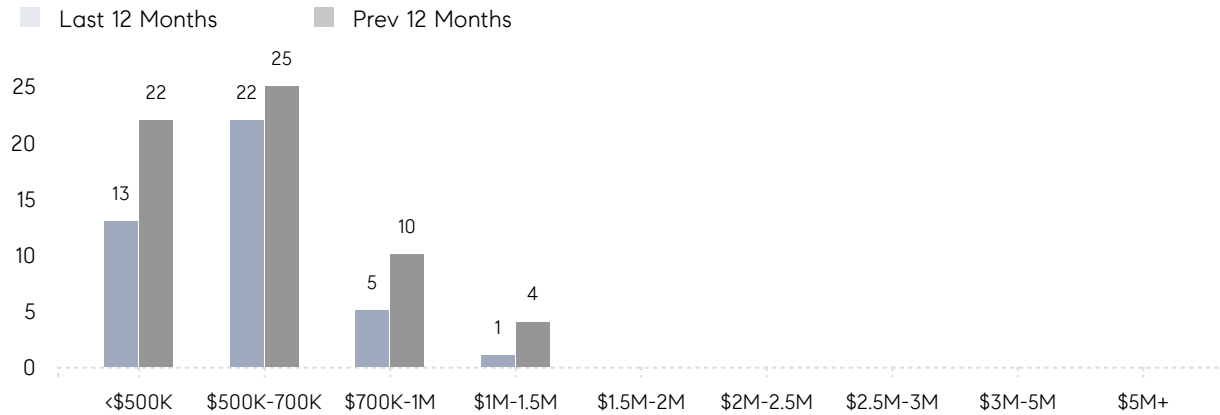
Metuchen Borough

MARCH 2023

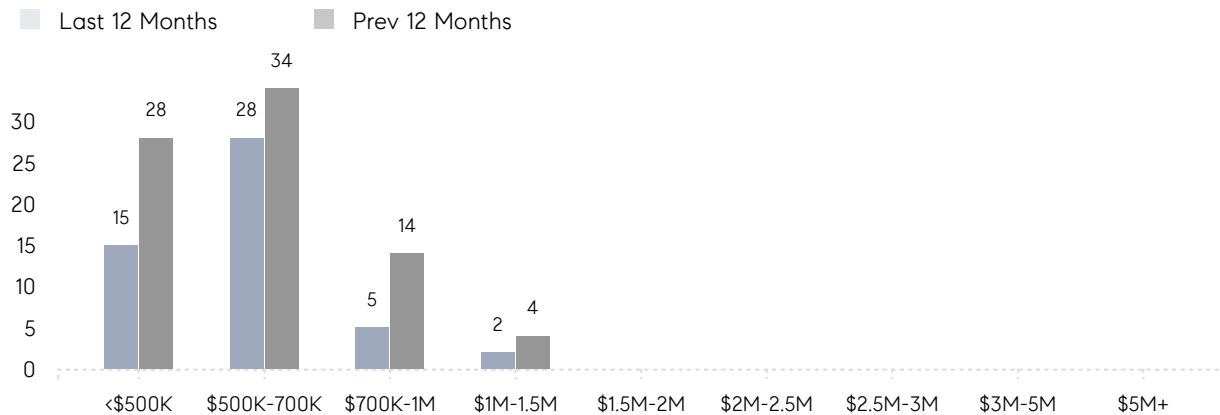
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Midland Park Market Insights

Midland Park

MARCH 2023

UNDER CONTRACT

3
Total
Properties

\$609K
Average
Price

\$530K
Median
Price

-77%
Decrease From
Mar 2022

12%
Increase From
Mar 2022

1%
Change From
Mar 2022

UNITS SOLD

6
Total
Properties

\$616K
Average
Price

\$581K
Median
Price

20%
Increase From
Mar 2022

-18%
Decrease From
Mar 2022

-21%
Decrease From
Mar 2022

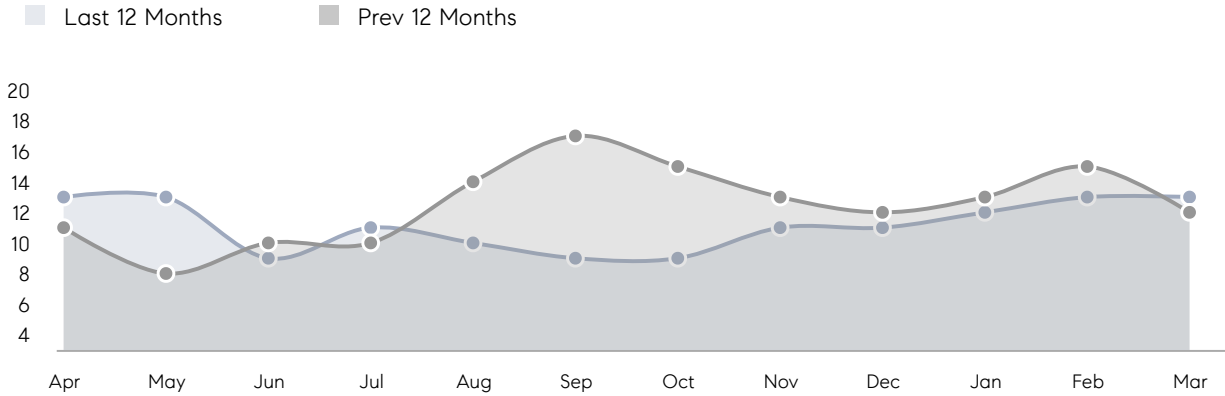
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	15	57	-74%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$616,567	\$749,800	-17.8%
	# OF CONTRACTS	3	13	-76.9%
	NEW LISTINGS	3	9	-67%
Houses	AVERAGE DOM	15	57	-74%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$616,567	\$749,800	-18%
	# OF CONTRACTS	3	11	-73%
	NEW LISTINGS	3	9	-67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	0	0%

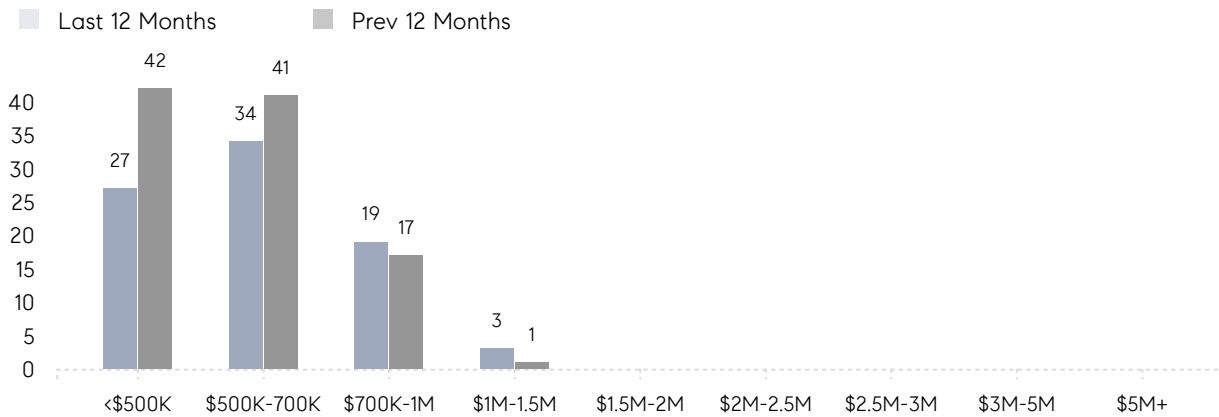
Midland Park

MARCH 2023

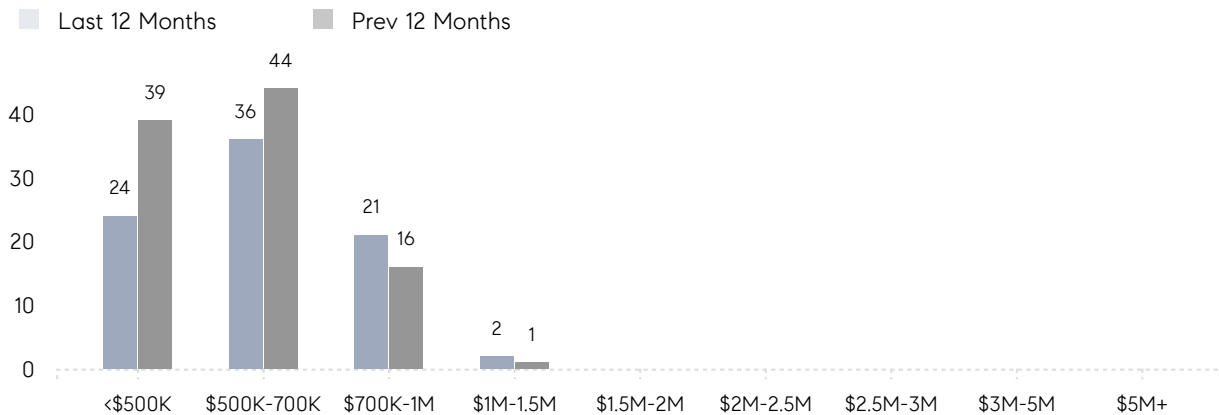
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Millburn Market Insights

Millburn

MARCH 2023

UNDER CONTRACT

7	\$1.4M	\$1.3M
Total Properties	Average Price	Median Price
-56%	43%	37%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

6	\$1.1M	\$838K
Total Properties	Average Price	Median Price
-45%	-4%	-3%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

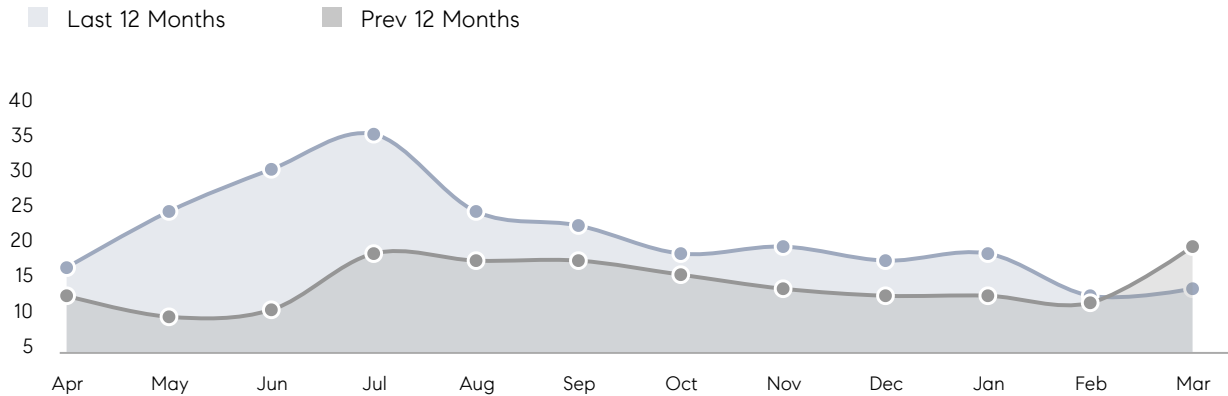
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	26	32	-19%
	% OF ASKING PRICE	106%	108%	
	AVERAGE SOLD PRICE	\$1,108,055	\$1,158,273	-4.3%
	# OF CONTRACTS	7	16	-56.2%
	NEW LISTINGS	7	24	-71%
Houses	AVERAGE DOM	31	37	-16%
	% OF ASKING PRICE	108%	111%	
	AVERAGE SOLD PRICE	\$1,030,665	\$1,280,438	-20%
	# OF CONTRACTS	5	14	-64%
	NEW LISTINGS	5	21	-76%
Condo/Co-op/TH	AVERAGE DOM	0	20	-
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$1,495,000	\$832,500	80%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	2	3	-33%

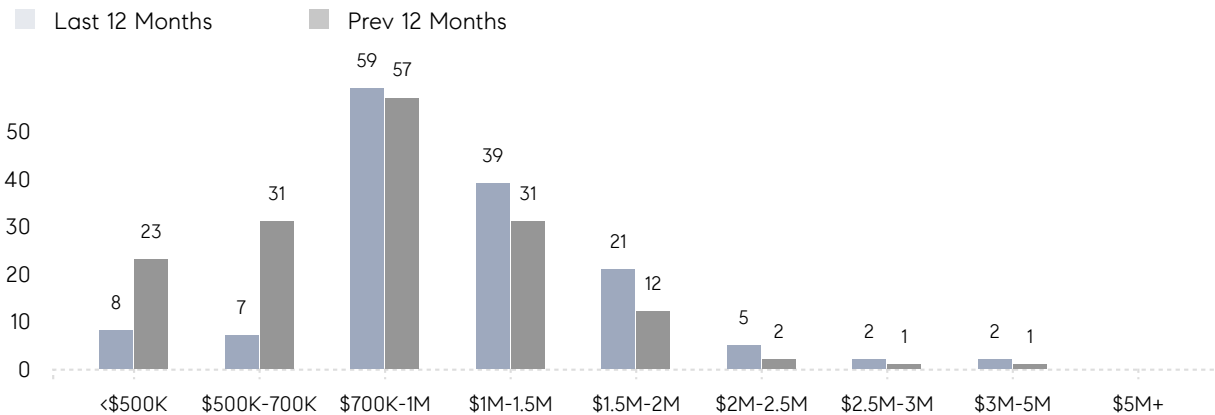
Millburn

MARCH 2023

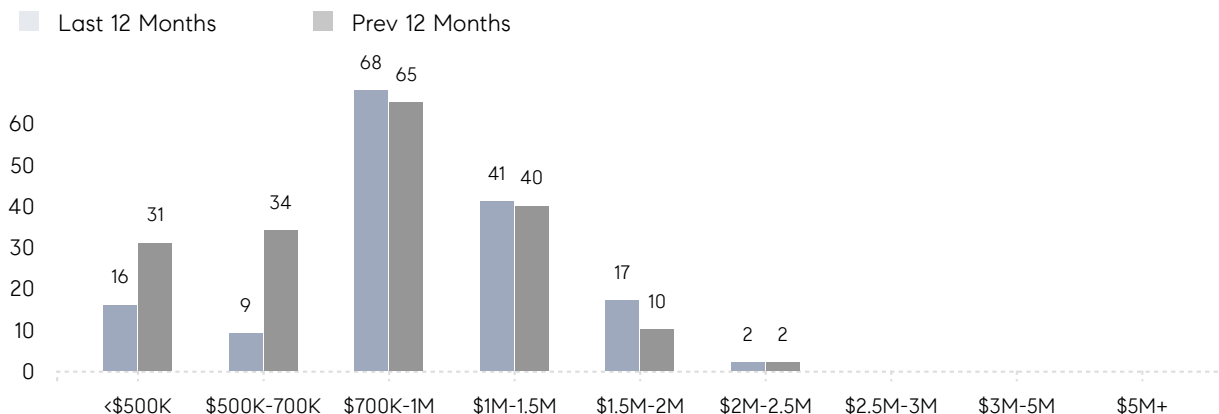
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Montclair Market Insights

Montclair

MARCH 2023

UNDER CONTRACT

39
Total
Properties

\$942K
Average
Price

\$899K
Median
Price

-42%
Decrease From
Mar 2022

13%
Increase From
Mar 2022

14%
Increase From
Mar 2022

UNITS SOLD

19
Total
Properties

\$773K
Average
Price

\$718K
Median
Price

-37%
Decrease From
Mar 2022

-8%
Decrease From
Mar 2022

2%
Increase From
Mar 2022

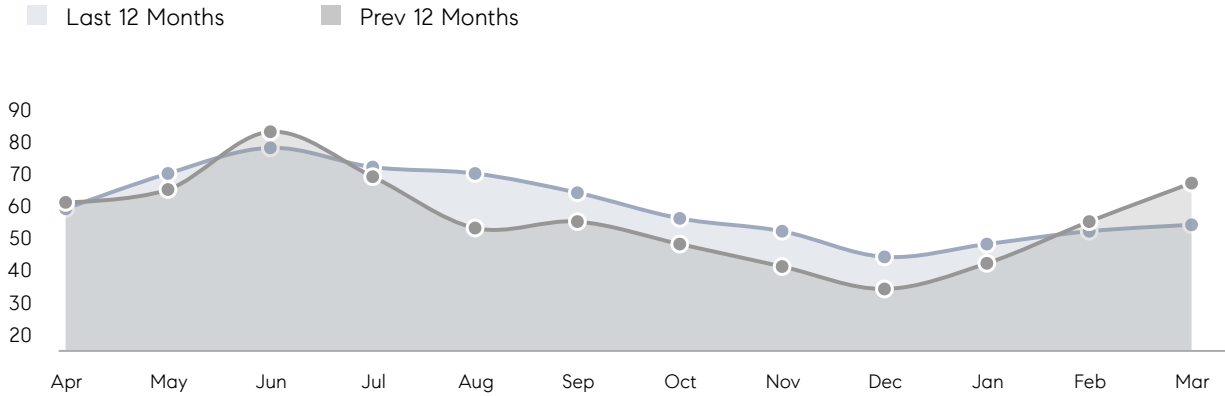
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	34	22	55%
	% OF ASKING PRICE	118%	122%	
	AVERAGE SOLD PRICE	\$773,343	\$843,017	-8.3%
	# OF CONTRACTS	39	67	-41.8%
	NEW LISTINGS	43	74	-42%
Houses	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	120%	132%	
	AVERAGE SOLD PRICE	\$1,145,135	\$1,147,553	0%
	# OF CONTRACTS	31	56	-45%
	NEW LISTINGS	38	60	-37%
Condo/Co-op/TH	AVERAGE DOM	43	30	43%
	% OF ASKING PRICE	116%	105%	
	AVERAGE SOLD PRICE	\$438,730	\$317,000	38%
	# OF CONTRACTS	8	11	-27%
	NEW LISTINGS	5	14	-64%

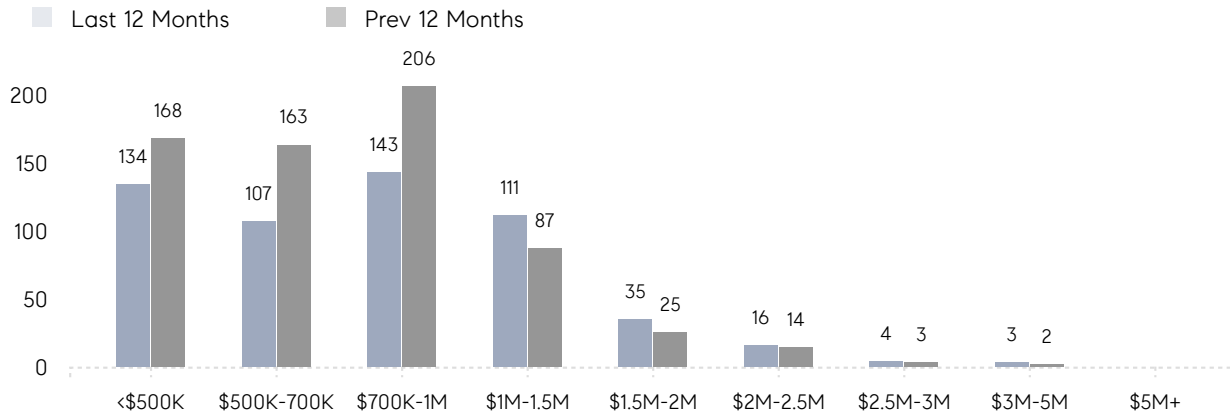
Montclair

MARCH 2023

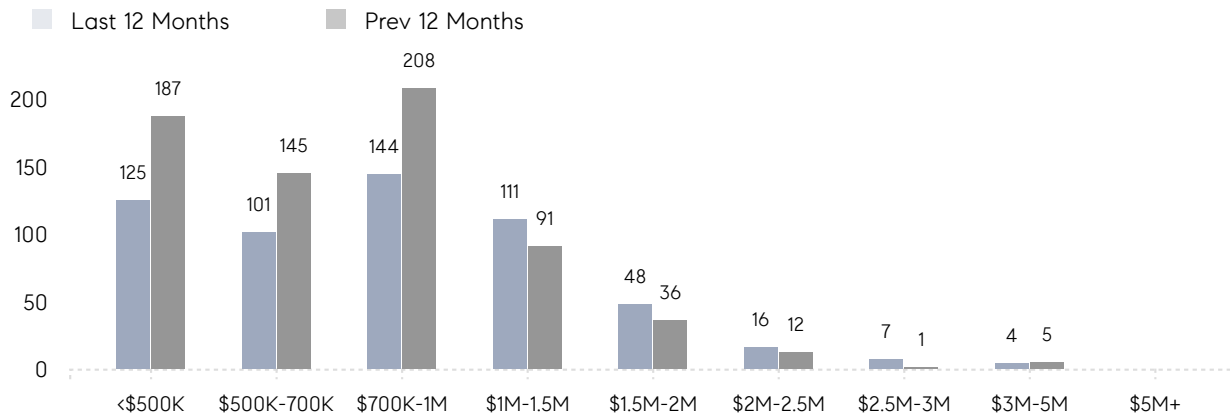
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Montvale Market Insights

Montvale

MARCH 2023

UNDER CONTRACT

11	\$806K	\$669K
Total Properties	Average Price	Median Price
-35%	-10%	-31%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

12	\$805K	\$732K
Total Properties	Average Price	Median Price
0%	-12%	-18%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

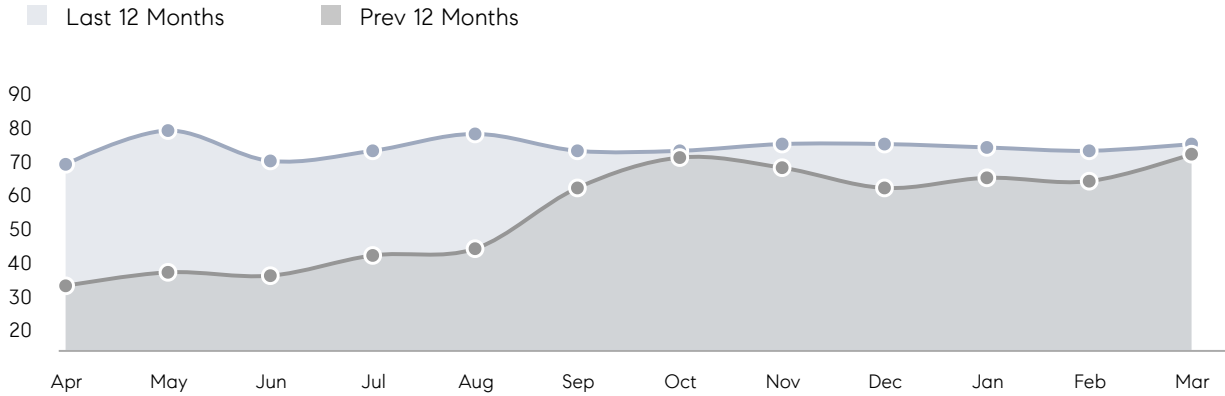
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	75	73	3%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$805,083	\$918,301	-12.3%
	# OF CONTRACTS	11	17	-35.3%
	NEW LISTINGS	19	25	-24%
Houses	AVERAGE DOM	81	32	153%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$908,080	\$732,000	24%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	70	93	-25%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$731,514	\$1,011,452	-28%
	# OF CONTRACTS	7	12	-42%
	NEW LISTINGS	12	16	-25%

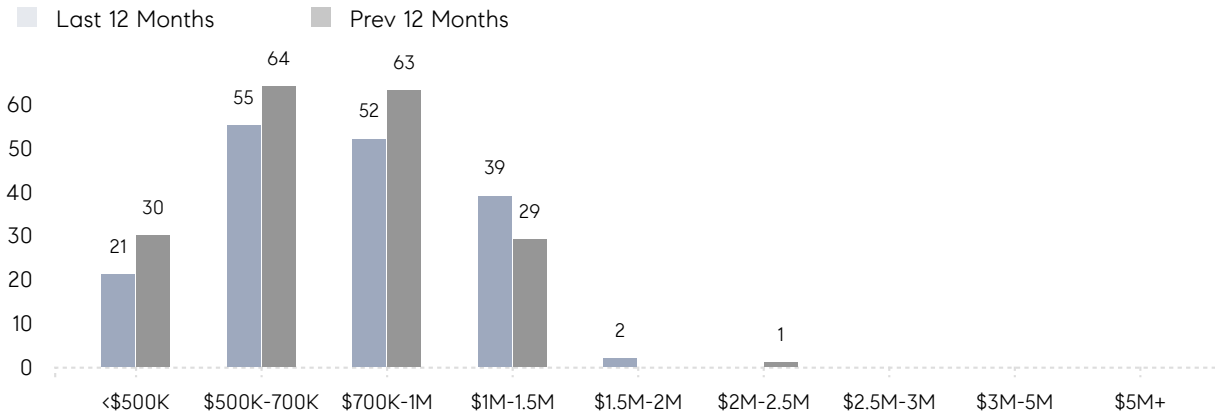
Montvale

MARCH 2023

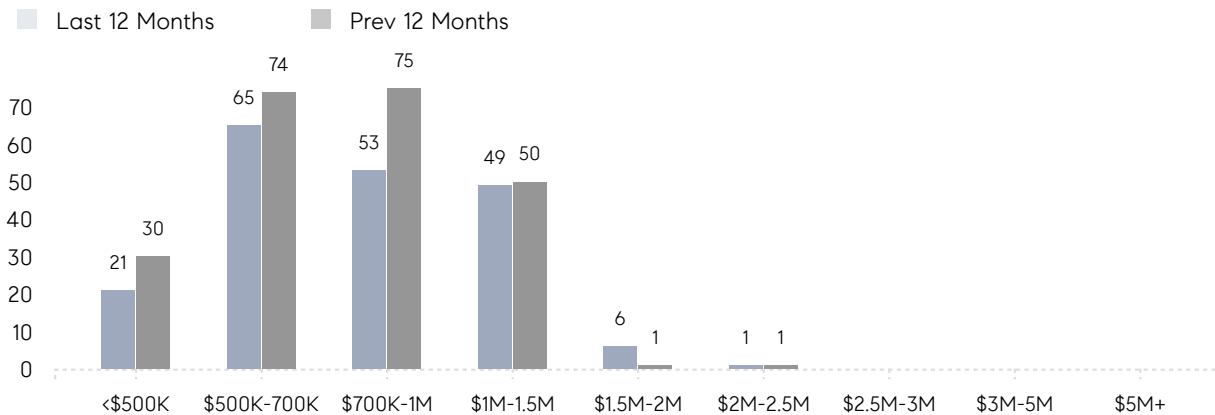
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Montville Market Insights

Montville

MARCH 2023

UNDER CONTRACT

19
Total
Properties

\$644K
Average
Price

\$650K
Median
Price

-39%
Decrease From
Mar 2022

-8%
Decrease From
Mar 2022

0%
Change From
Mar 2022

UNITS SOLD

9
Total
Properties

\$722K
Average
Price

\$665K
Median
Price

-44%
Decrease From
Mar 2022

18%
Increase From
Mar 2022

2%
Increase From
Mar 2022

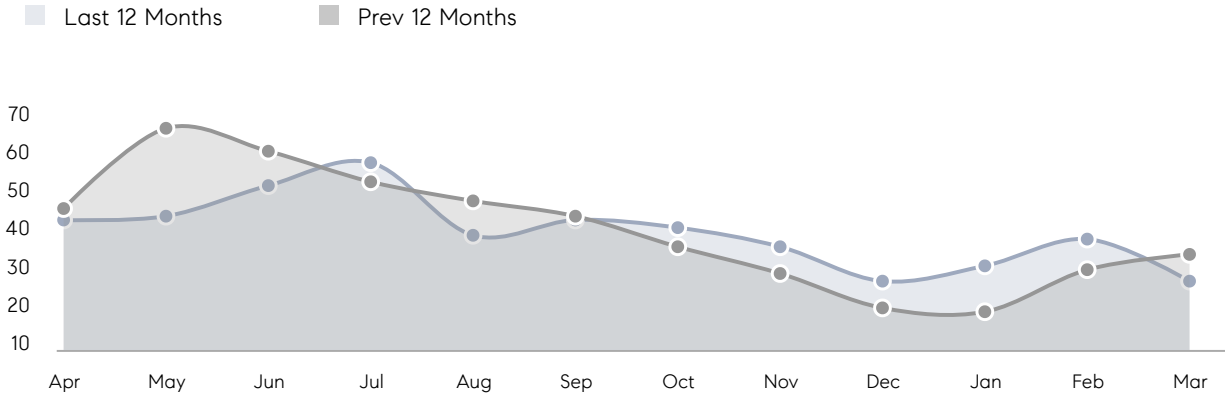
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	31	37	-16%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$722,000	\$611,281	18.1%
	# OF CONTRACTS	19	31	-38.7%
	NEW LISTINGS	20	35	-43%
Houses	AVERAGE DOM	45	52	-13%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$857,000	\$716,813	20%
	# OF CONTRACTS	14	17	-18%
	NEW LISTINGS	17	26	-35%
Condo/Co-op/TH	AVERAGE DOM	14	22	-36%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$553,250	\$505,750	9%
	# OF CONTRACTS	5	14	-64%
	NEW LISTINGS	3	9	-67%

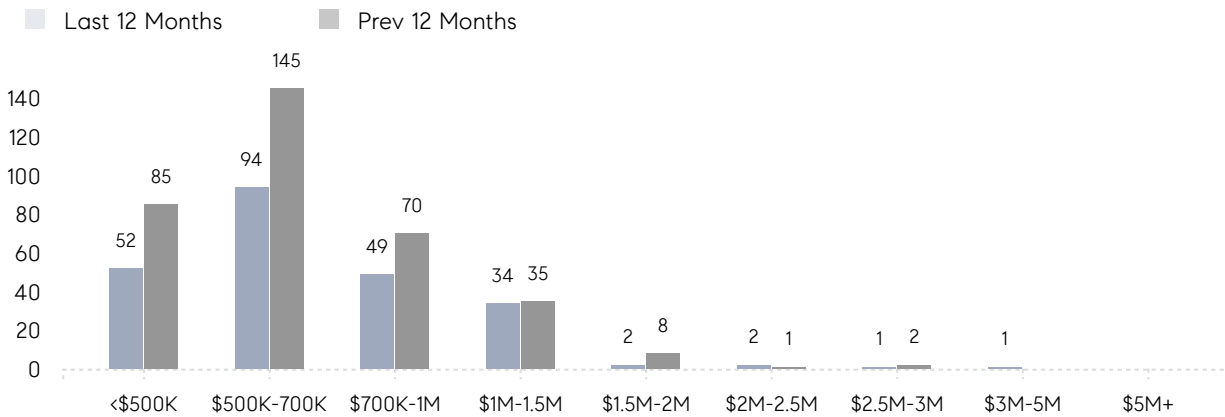
Montville

MARCH 2023

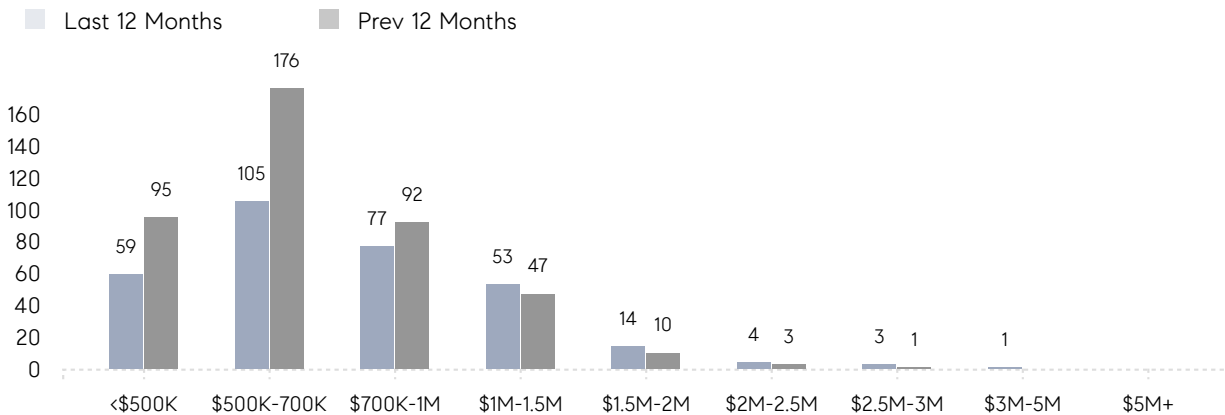
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Moonachie Market Insights

Moonachie

MARCH 2023

UNDER CONTRACT

1	\$659K	\$659K
Total Properties	Average Price	Median Price
-67%	69%	32%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

1	\$395K	\$395K
Total Properties	Average Price	Median Price
0%	508%	508%
Change From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

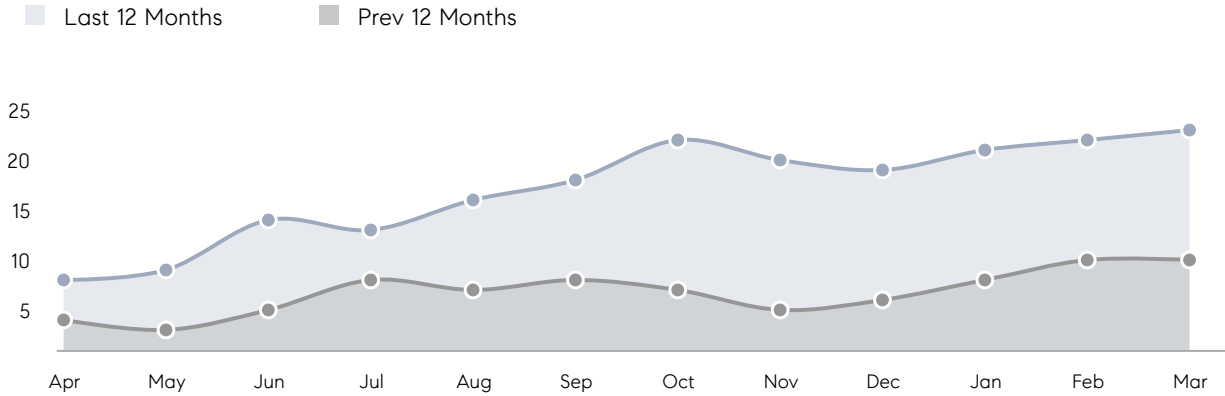
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	35	133	-74%
	% OF ASKING PRICE	107%	93%	
	AVERAGE SOLD PRICE	\$395,000	\$65,000	507.7%
	# OF CONTRACTS	1	3	-66.7%
	NEW LISTINGS	3	2	50%
Houses	AVERAGE DOM	35	133	-74%
	% OF ASKING PRICE	107%	93%	
	AVERAGE SOLD PRICE	\$395,000	\$65,000	508%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	3	2	50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

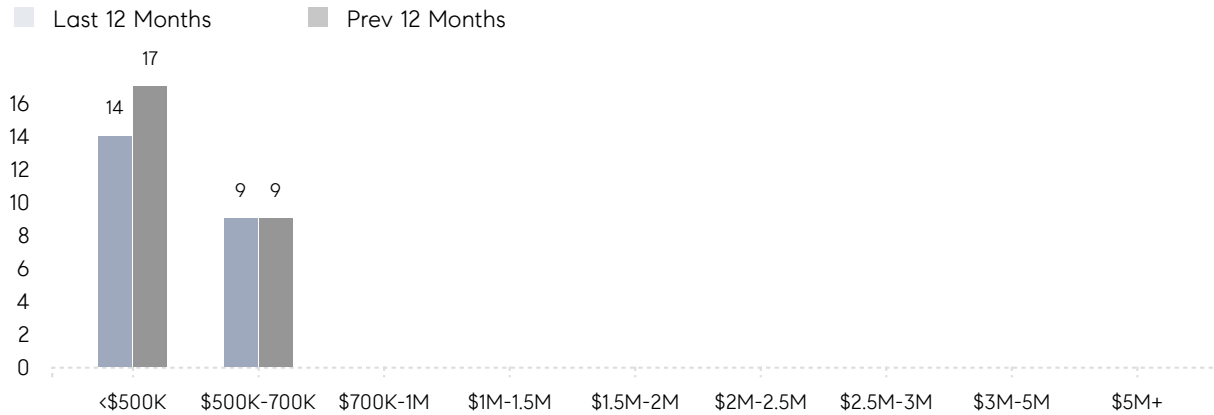
Moonachie

MARCH 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Morris Plains Market Insights

Morris Plains

MARCH 2023

UNDER CONTRACT

9
Total
Properties

\$658K
Average
Price

\$674K
Median
Price

-31%
Decrease From
Mar 2022

12%
Increase From
Mar 2022

12%
Increase From
Mar 2022

UNITS SOLD

11
Total
Properties

\$611K
Average
Price

\$665K
Median
Price

22%
Increase From
Mar 2022

-4%
Decrease From
Mar 2022

-6%
Decrease From
Mar 2022

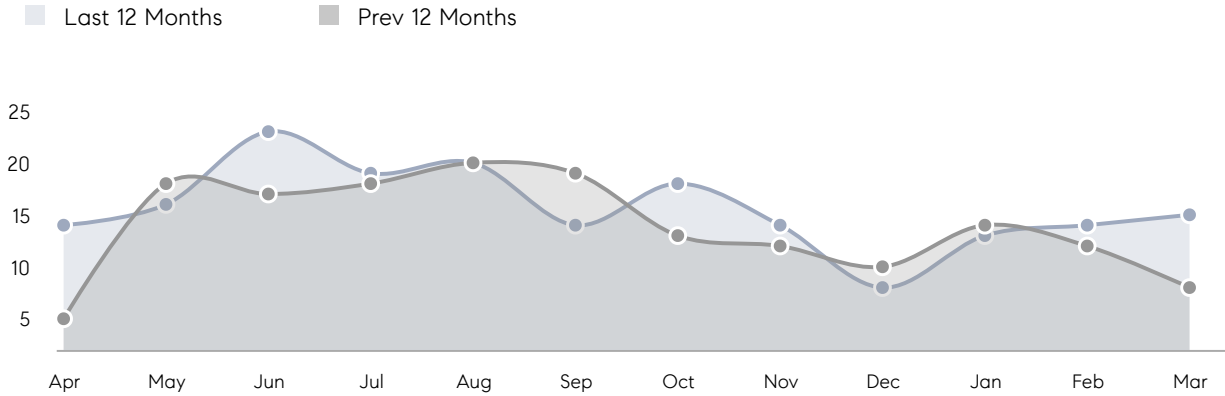
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	24	19	26%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$611,089	\$638,563	-4.3%
	# OF CONTRACTS	9	13	-30.8%
	NEW LISTINGS	17	15	13%
Houses	AVERAGE DOM	28	17	65%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$653,000	\$661,218	-1%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	7	6	17%
Condo/Co-op/TH	AVERAGE DOM	17	26	-35%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$537,745	\$559,270	-4%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	10	9	11%

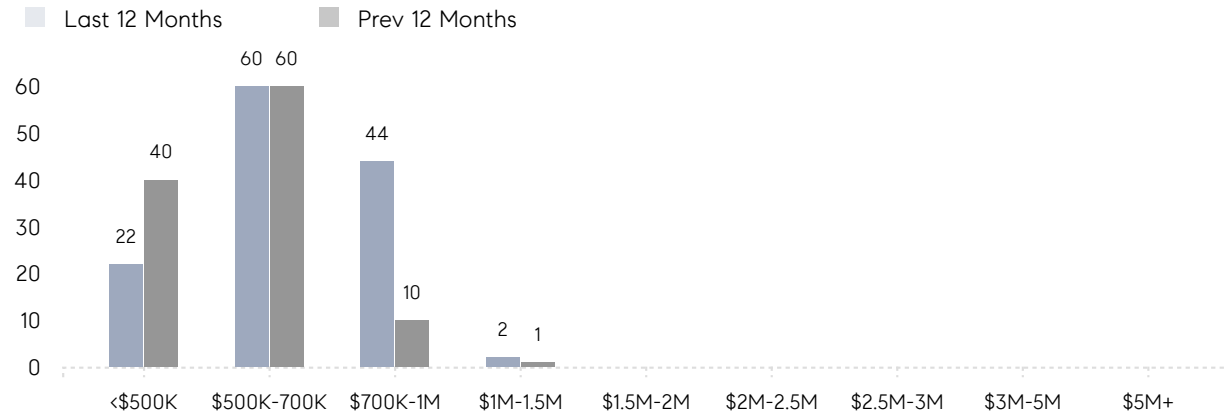
Morris Plains

MARCH 2023

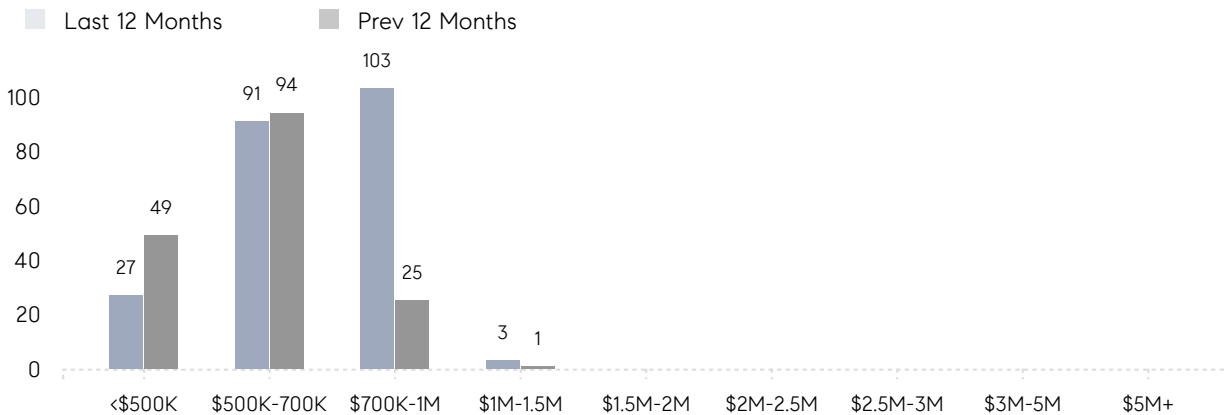
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Morris Township Market Insights

Morris Township

MARCH 2023

UNDER CONTRACT

29
Total
Properties

\$806K
Average
Price

\$789K
Median
Price

-17%
Decrease From
Mar 2022

-1%
Decrease From
Mar 2022

8%
Increase From
Mar 2022

UNITS SOLD

11
Total
Properties

\$792K
Average
Price

\$650K
Median
Price

-65%
Decrease From
Mar 2022

6%
Increase From
Mar 2022

-4%
Decrease From
Mar 2022

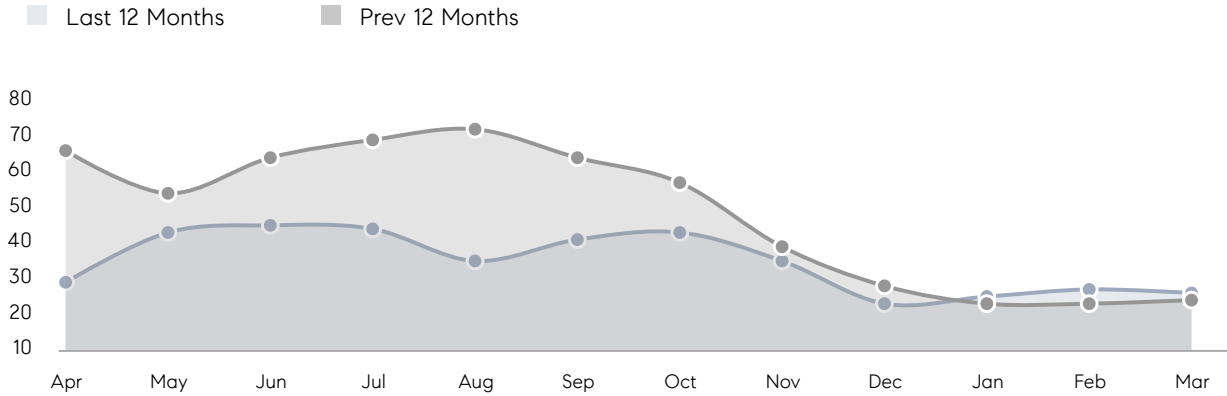
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	22	33	-33%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$792,944	\$747,587	6.1%
	# OF CONTRACTS	29	35	-17.1%
	NEW LISTINGS	34	39	-13%
Houses	AVERAGE DOM	15	44	-66%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$894,627	\$921,981	-3%
	# OF CONTRACTS	19	23	-17%
	NEW LISTINGS	21	24	-12%
Condo/Co-op/TH	AVERAGE DOM	36	23	57%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$615,000	\$561,567	10%
	# OF CONTRACTS	10	12	-17%
	NEW LISTINGS	13	15	-13%

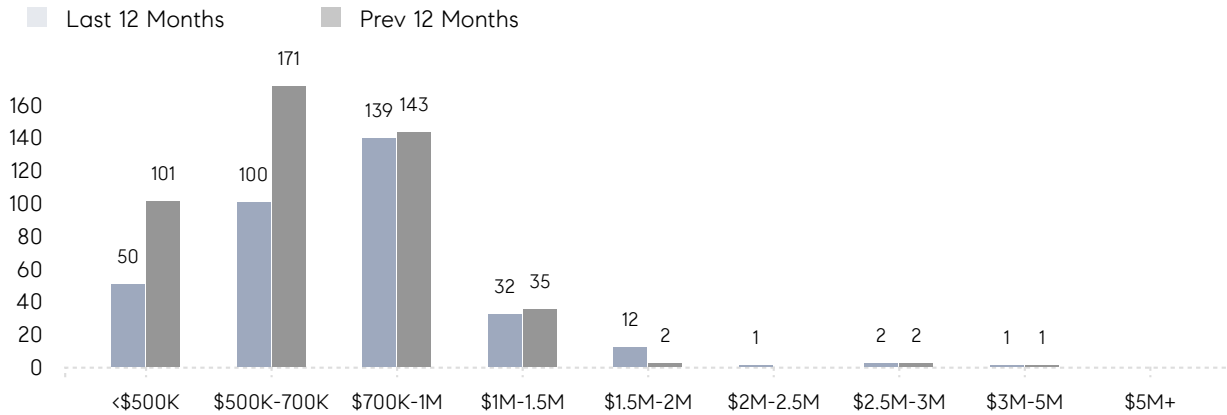
Morris Township

MARCH 2023

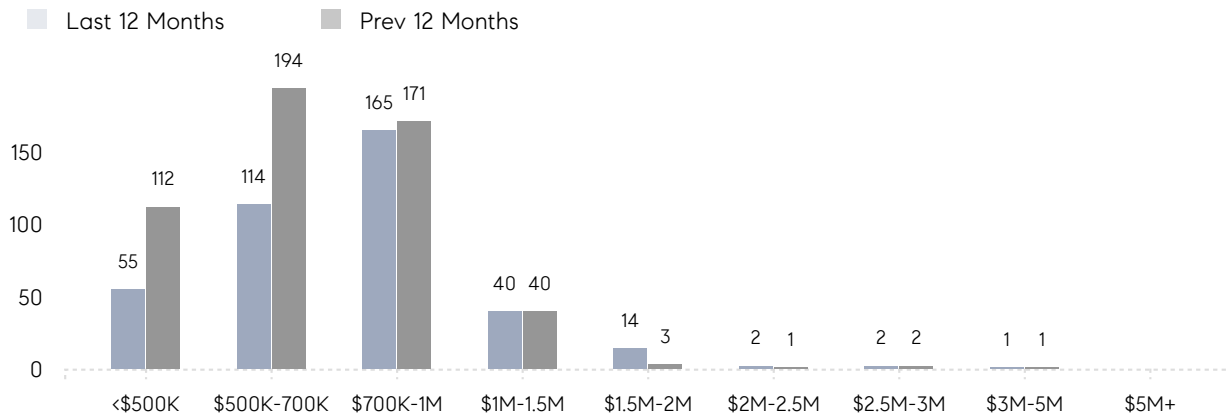
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Morristown Market Insights

Morristown

MARCH 2023

UNDER CONTRACT

13
Total
Properties

\$694K
Average
Price

\$644K
Median
Price

8%
Increase From
Mar 2022

-8%
Decrease From
Mar 2022

10%
Increase From
Mar 2022

UNITS SOLD

12
Total
Properties

\$607K
Average
Price

\$520K
Median
Price

-37%
Decrease From
Mar 2022

6%
Increase From
Mar 2022

-4%
Decrease From
Mar 2022

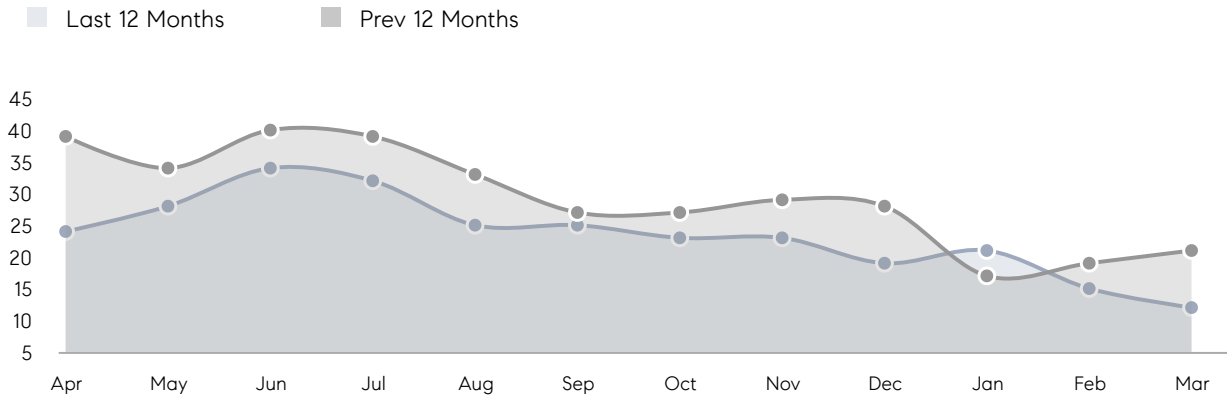
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	51	35	46%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$607,667	\$573,681	5.9%
	# OF CONTRACTS	13	12	8.3%
	NEW LISTINGS	14	20	-30%
Houses	AVERAGE DOM	105	46	128%
	% OF ASKING PRICE	96%	101%	
	AVERAGE SOLD PRICE	\$895,800	\$714,673	25%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	9	9	0%
Condo/Co-op/TH	AVERAGE DOM	13	30	-57%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$401,857	\$508,608	-21%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	5	11	-55%

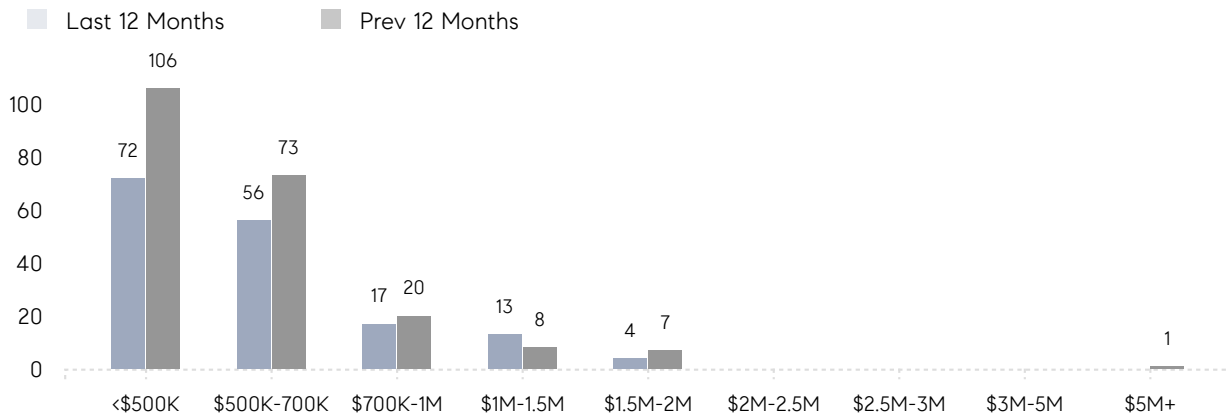
Morristown

MARCH 2023

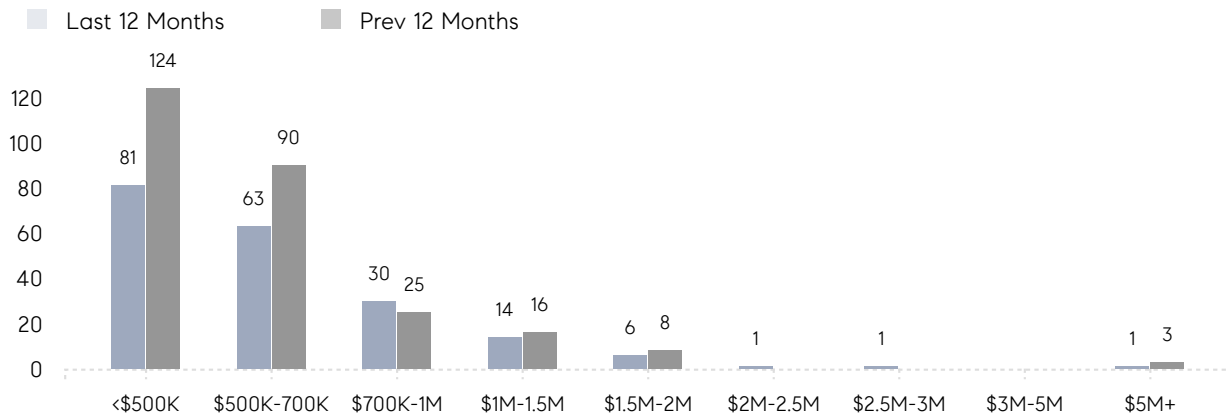
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Mount Arlington Market Insights

Mount Arlington

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$335K
Average
Price

\$317K
Median
Price

233%
Increase From
Mar 2022

27%
Increase From
Mar 2022

6%
Increase From
Mar 2022

UNITS SOLD

2
Total
Properties

\$827K
Average
Price

\$827K
Median
Price

-50%
Decrease From
Mar 2022

108%
Increase From
Mar 2022

125%
Increase From
Mar 2022

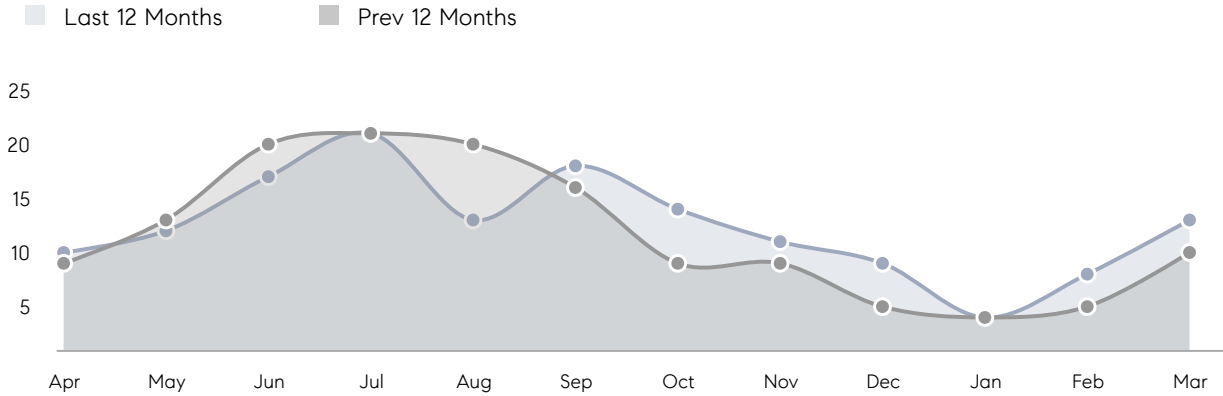
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	11	24	-54%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$827,000	\$397,775	107.9%
	# OF CONTRACTS	10	3	233.3%
	NEW LISTINGS	15	9	67%
Houses	AVERAGE DOM	21	-	-
	% OF ASKING PRICE	97%	-	
	AVERAGE SOLD PRICE	\$823,000	-	-
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	6	5	20%
Condo/Co-op/TH	AVERAGE DOM	0	24	-
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$831,000	\$397,775	109%
	# OF CONTRACTS	6	1	500%
	NEW LISTINGS	9	4	125%

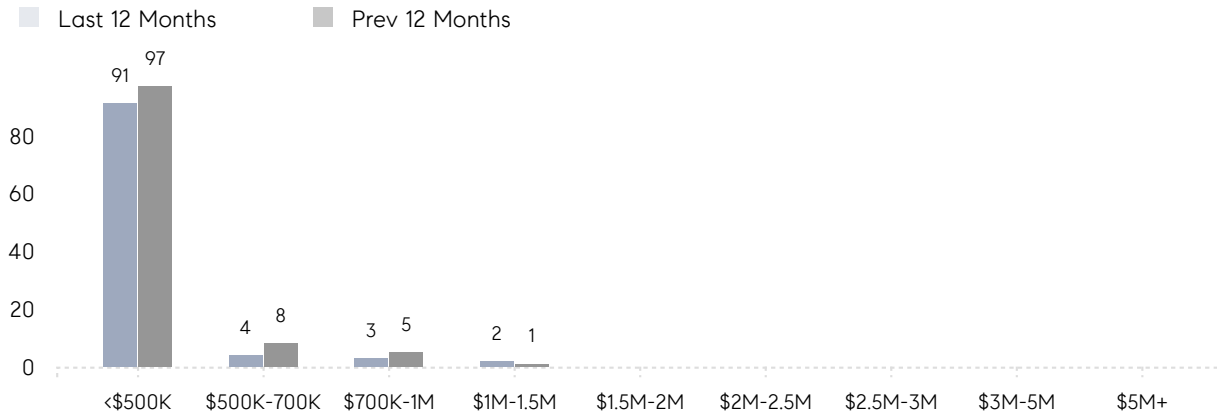
Mount Arlington

MARCH 2023

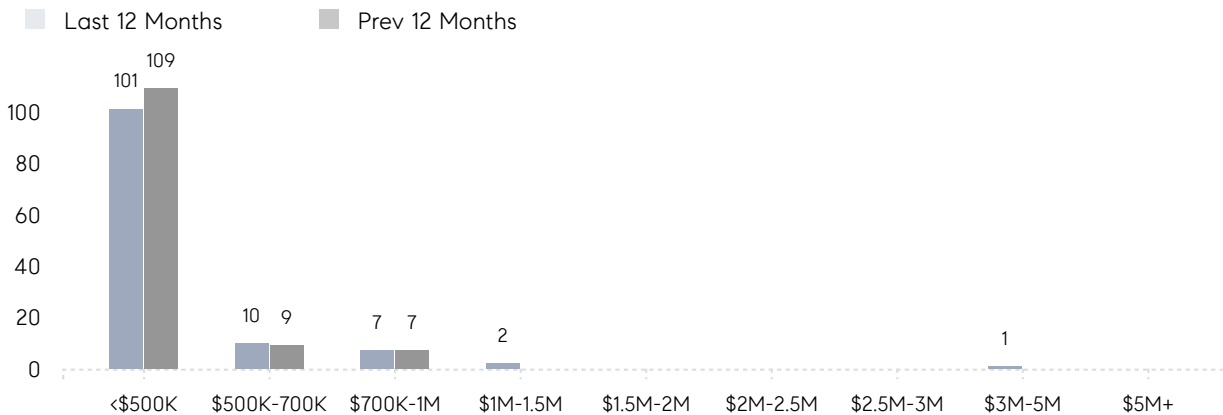
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Mountain Lakes Market Insights

Mountain Lakes

MARCH 2023

UNDER CONTRACT

5	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-17%	3%	30%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

3	\$1.2M	\$1.3M
Total Properties	Average Price	Median Price
-40%	23%	51%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

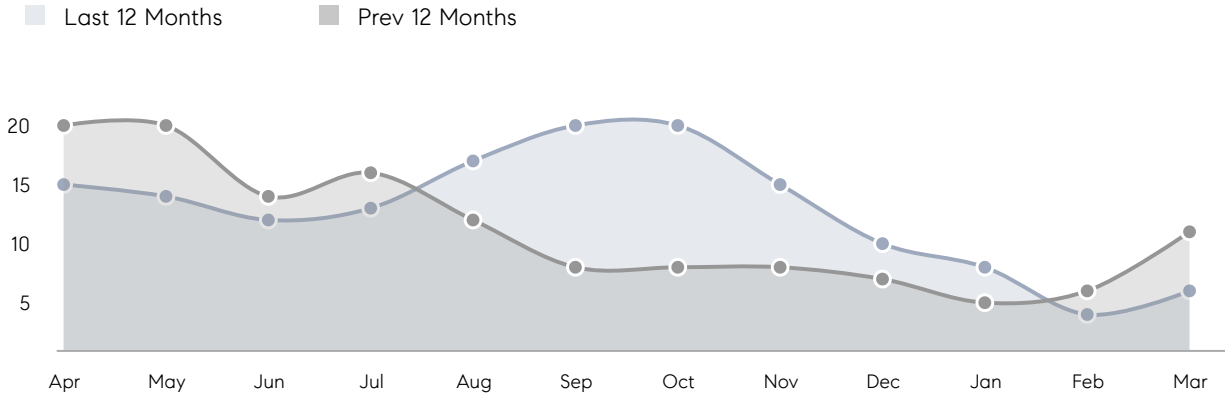
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	22	51	-57%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$1,255,667	\$1,018,400	23.3%
	# OF CONTRACTS	5	6	-16.7%
	NEW LISTINGS	9	11	-18%
Houses	AVERAGE DOM	30	51	-41%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$1,543,500	\$1,018,400	52%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	7	8	-12%
Condo/Co-op/TH	AVERAGE DOM	8	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$680,000	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	2	3	-33%

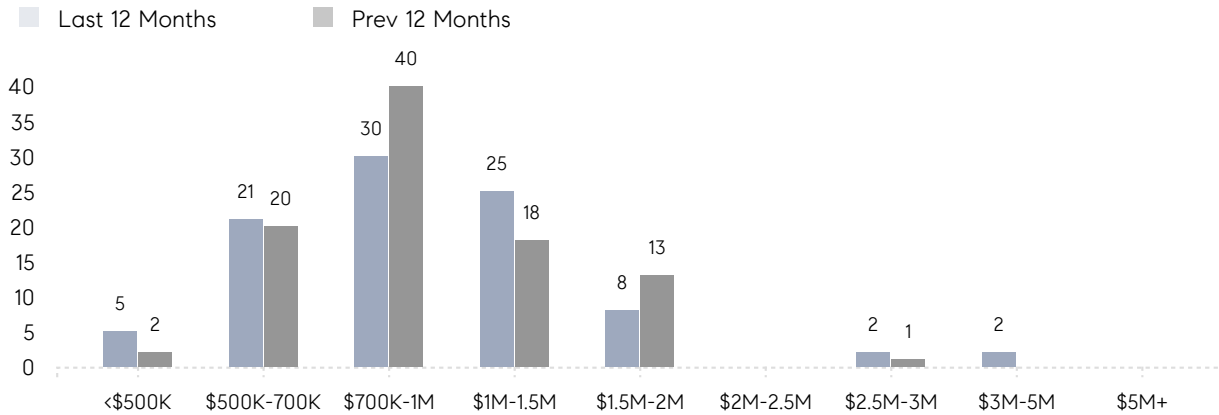
Mountain Lakes

MARCH 2023

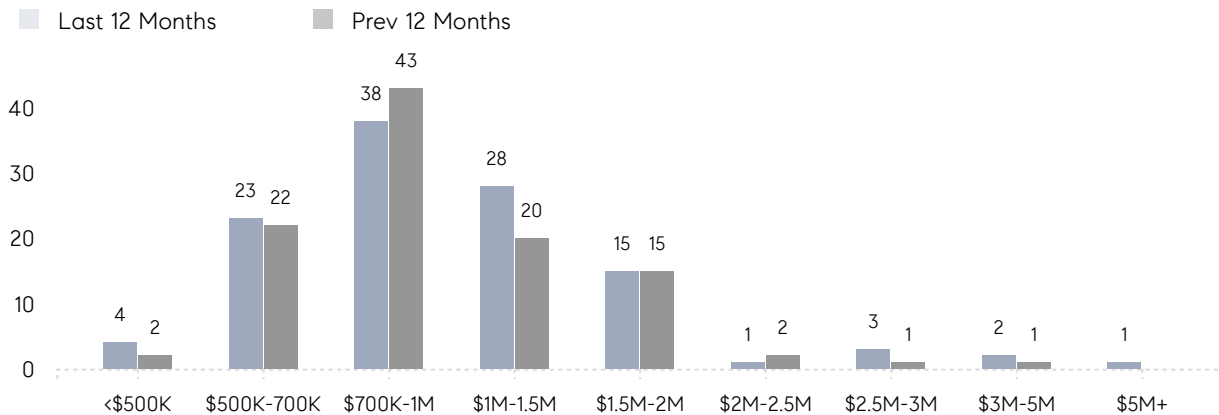
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Mountainside Market Insights

Mountainside

MARCH 2023

UNDER CONTRACT

10	\$831K	\$717K
Total Properties	Average Price	Median Price
-9%	-1%	-10%
Decrease From Mar 2022	Change From Mar 2022	Decrease From Mar 2022

UNITS SOLD

3	\$688K	\$670K
Total Properties	Average Price	Median Price
-57%	-18%	-22%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

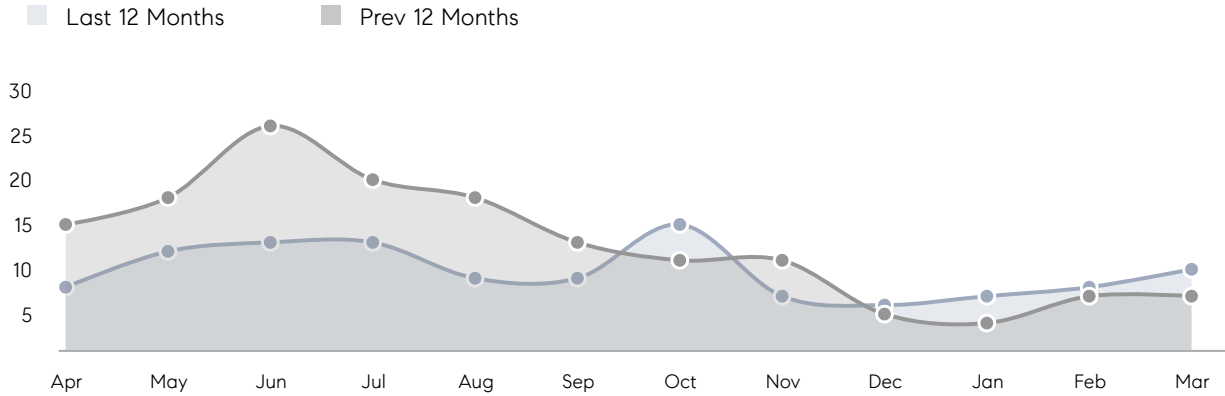
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	21	170	-88%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$688,333	\$837,857	-17.8%
	# OF CONTRACTS	10	11	-9.1%
	NEW LISTINGS	12	11	9%
Houses	AVERAGE DOM	21	170	-88%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$688,333	\$837,857	-18%
	# OF CONTRACTS	10	11	-9%
	NEW LISTINGS	10	11	-9%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%

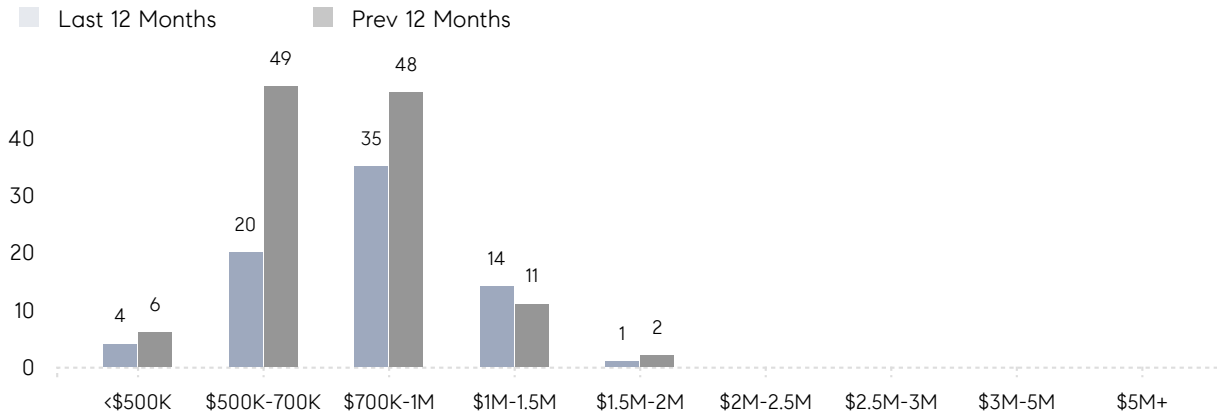
Mountainside

MARCH 2023

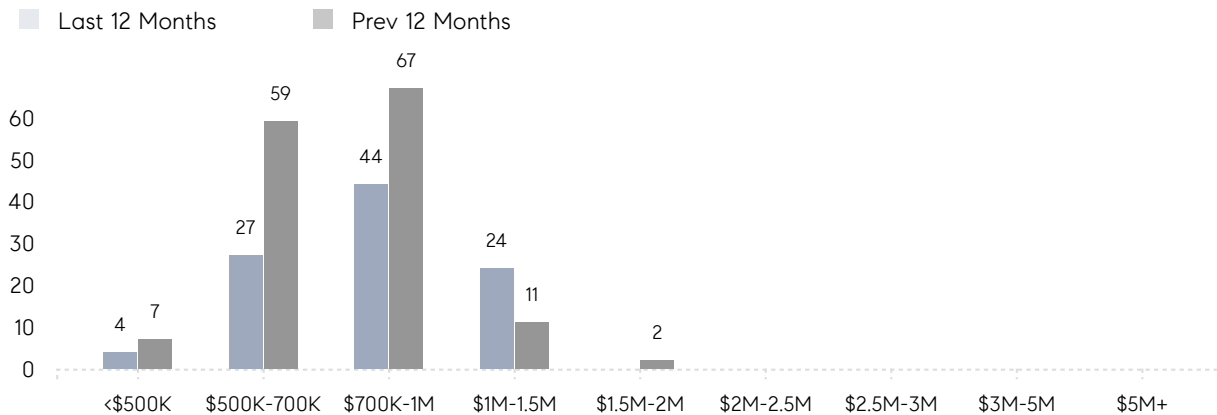
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

New Milford Market Insights

New Milford

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$627K
Average
Price

\$642K
Median
Price

-41%
Decrease From
Mar 2022

7%
Increase From
Mar 2022

21%
Increase From
Mar 2022

UNITS SOLD

11
Total
Properties

\$576K
Average
Price

\$535K
Median
Price

10%
Increase From
Mar 2022

-4%
Decrease From
Mar 2022

-3%
Decrease From
Mar 2022

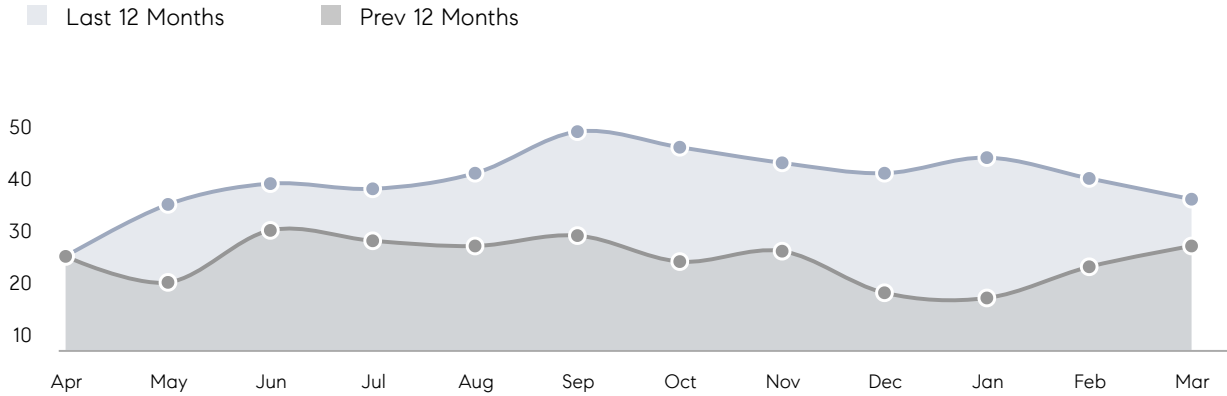
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	43	30	43%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$576,944	\$599,700	-3.8%
	# OF CONTRACTS	10	17	-41.2%
	NEW LISTINGS	10	22	-55%
Houses	AVERAGE DOM	43	32	34%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$576,944	\$607,444	-5%
	# OF CONTRACTS	9	16	-44%
	NEW LISTINGS	9	19	-53%
Condo/Co-op/TH	AVERAGE DOM	-	6	-
	% OF ASKING PRICE	-	106%	
	AVERAGE SOLD PRICE	-	\$530,000	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	3	-67%

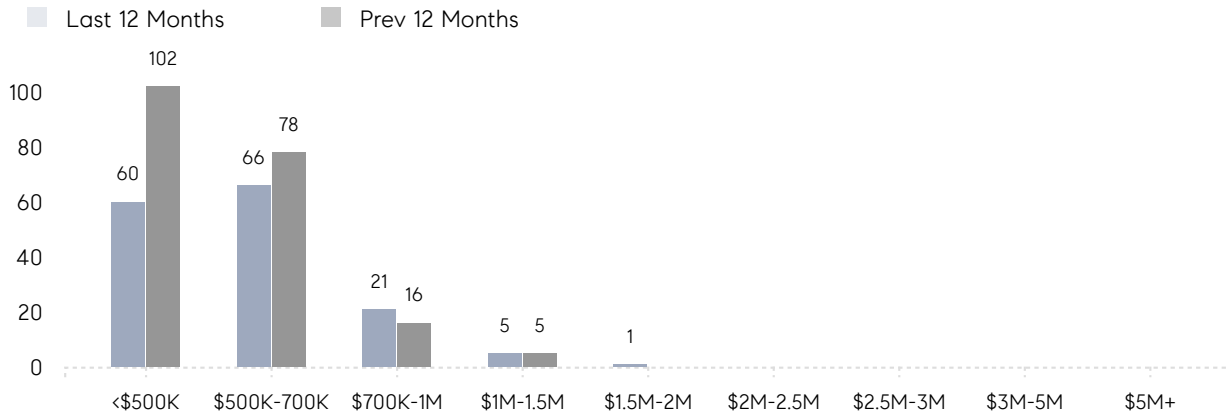
New Milford

MARCH 2023

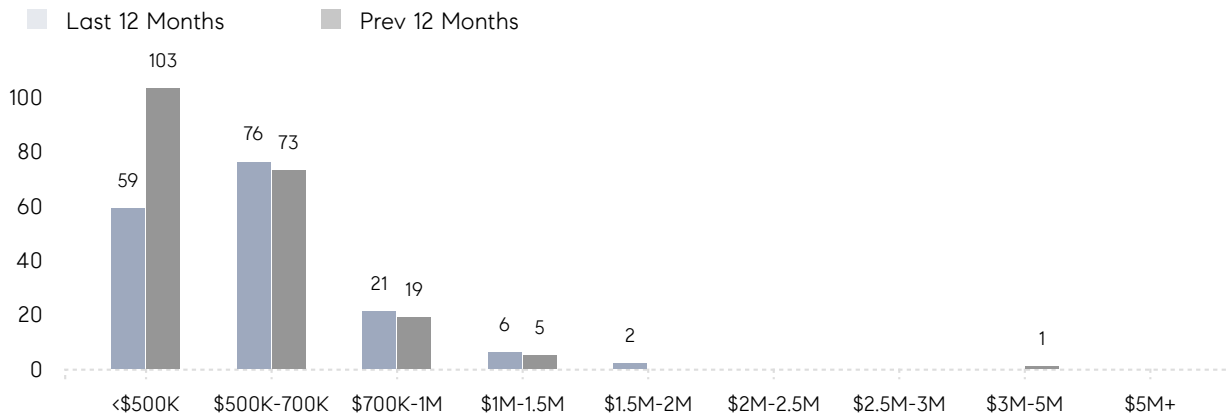
Monthly Inventory



Contracts By Price Range



Listings By Price Range

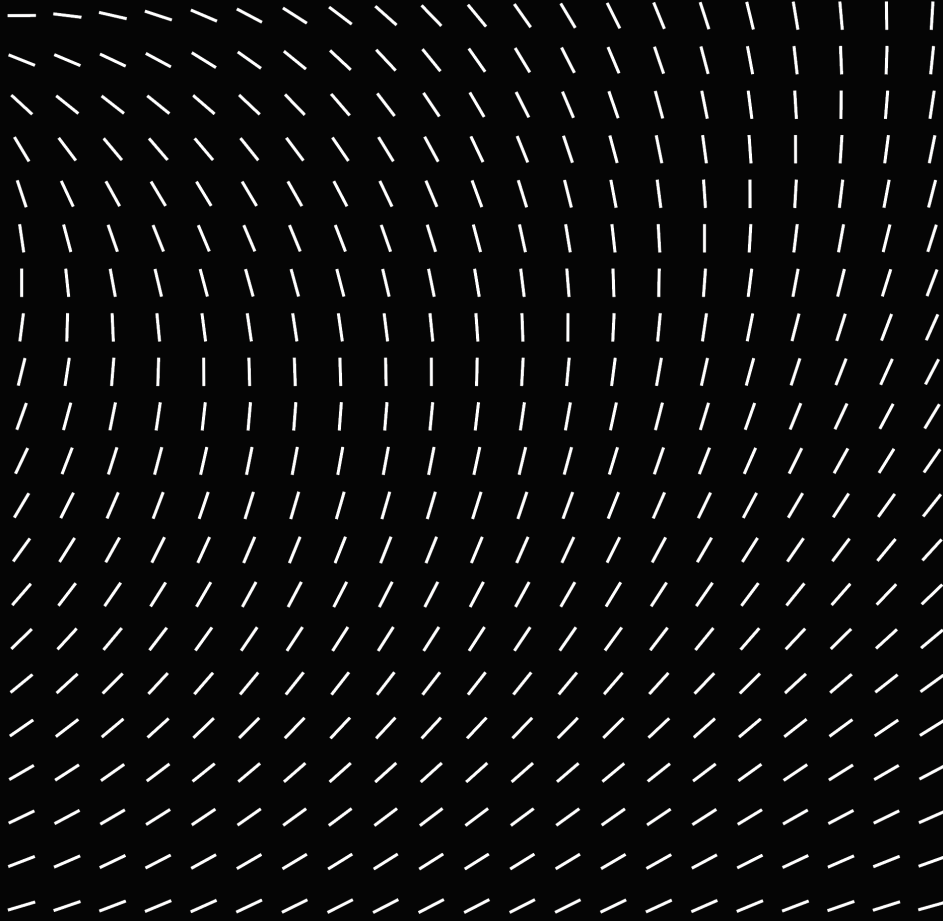




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COMPASS

March 2023

New Providence Market Insights

New Providence

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$725K
Average
Price

\$749K
Median
Price

-50%
Decrease From
Mar 2022

-4%
Decrease From
Mar 2022

3%
Increase From
Mar 2022

UNITS SOLD

4
Total
Properties

\$872K
Average
Price

\$944K
Median
Price

-60%
Decrease From
Mar 2022

-2%
Decrease From
Mar 2022

9%
Increase From
Mar 2022

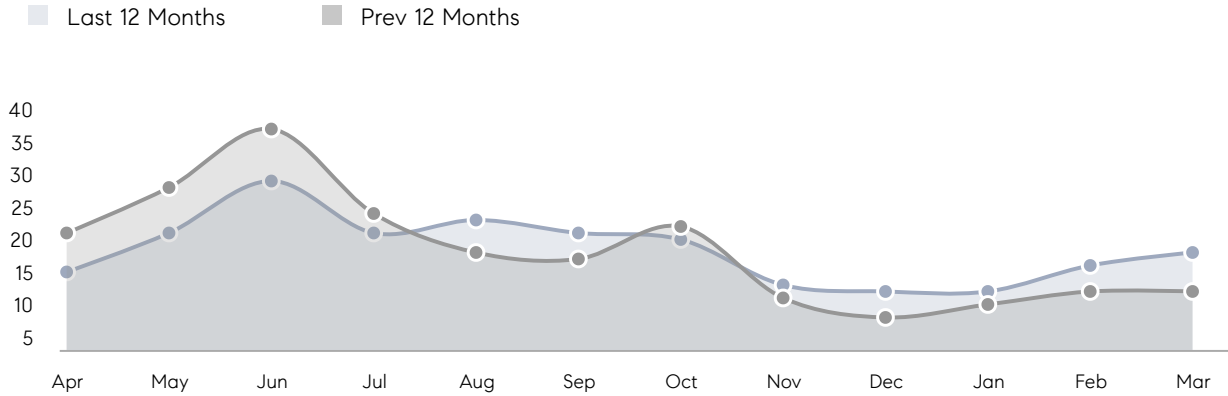
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	77	23	235%
	% OF ASKING PRICE	101%	108%	
	AVERAGE SOLD PRICE	\$872,250	\$886,400	-1.6%
	# OF CONTRACTS	10	20	-50.0%
	NEW LISTINGS	12	20	-40%
Houses	AVERAGE DOM	50	23	117%
	% OF ASKING PRICE	110%	108%	
	AVERAGE SOLD PRICE	\$650,000	\$886,400	-27%
	# OF CONTRACTS	8	18	-56%
	NEW LISTINGS	10	17	-41%
Condo/Co-op/TH	AVERAGE DOM	85	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$946,333	-	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	2	3	-33%

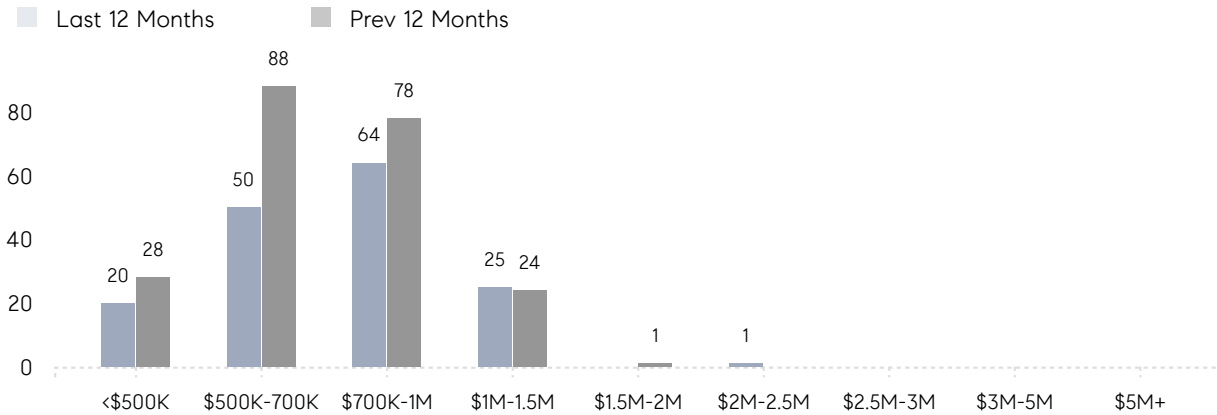
New Providence

MARCH 2023

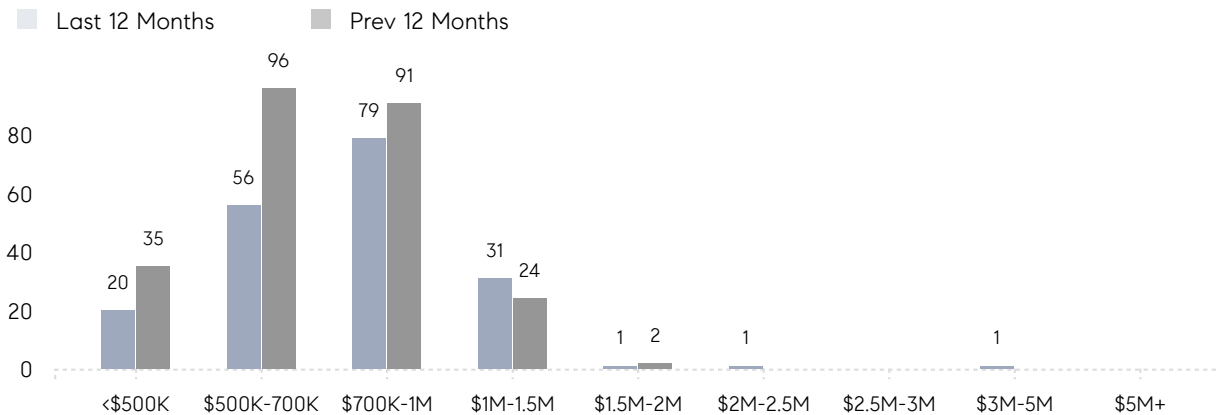
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Newark Market Insights

Newark

MARCH 2023

UNDER CONTRACT

68
Total
Properties

\$379K
Average
Price

\$354K
Median
Price

-18%
Decrease From
Mar 2022

12%
Increase From
Mar 2022

5%
Increase From
Mar 2022

UNITS SOLD

48
Total
Properties

\$352K
Average
Price

\$360K
Median
Price

-6%
Decrease From
Mar 2022

8%
Increase From
Mar 2022

11%
Increase From
Mar 2022

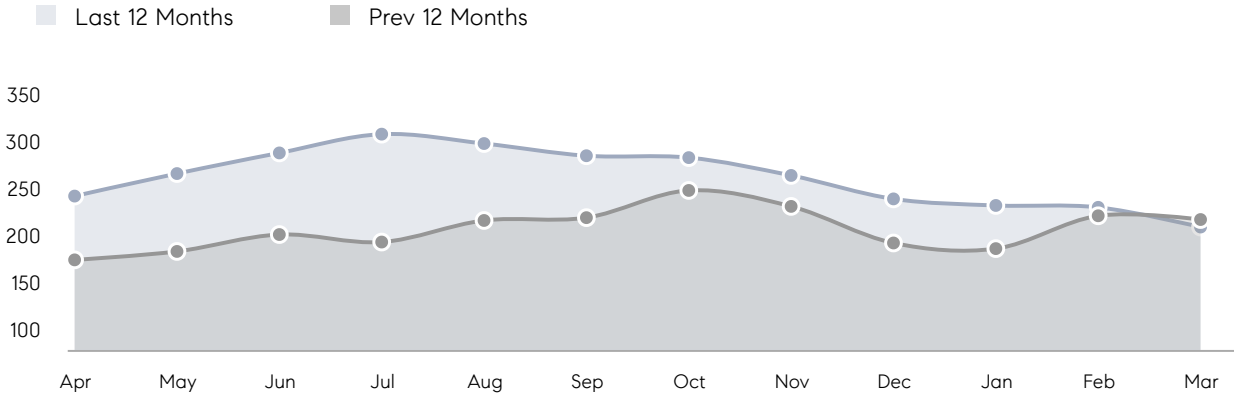
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	57	51	12%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$352,053	\$326,029	8.0%
	# OF CONTRACTS	68	83	-18.1%
	NEW LISTINGS	68	86	-21%
Houses	AVERAGE DOM	60	53	13%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$358,338	\$337,330	6%
	# OF CONTRACTS	49	66	-26%
	NEW LISTINGS	47	66	-29%
Condo/Co-op/TH	AVERAGE DOM	34	42	-19%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$298,000	\$255,000	17%
	# OF CONTRACTS	19	17	12%
	NEW LISTINGS	21	20	5%

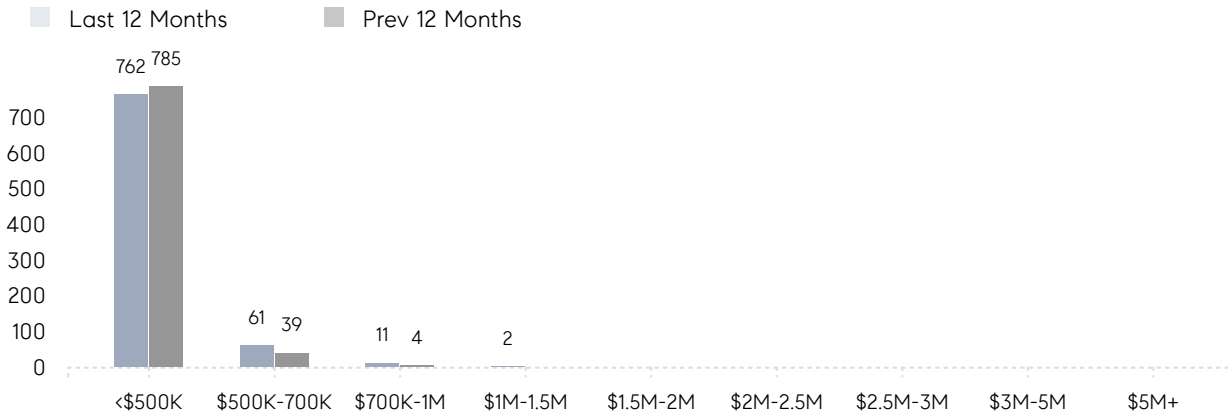
Newark

MARCH 2023

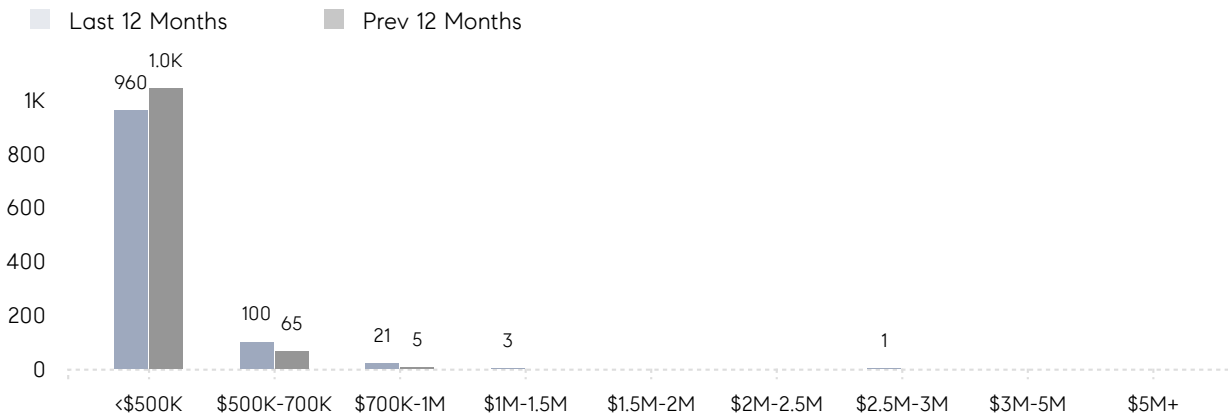
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

North Arlington Market Insights

North Arlington

MARCH 2023

UNDER CONTRACT

7
Total
Properties

\$490K
Average
Price

\$469K
Median
Price

-30%
Decrease From
Mar 2022

18%
Increase From
Mar 2022

10%
Increase From
Mar 2022

UNITS SOLD

8
Total
Properties

\$422K
Average
Price

\$427K
Median
Price

0%
Change From
Mar 2022

-9%
Decrease From
Mar 2022

-2%
Decrease From
Mar 2022

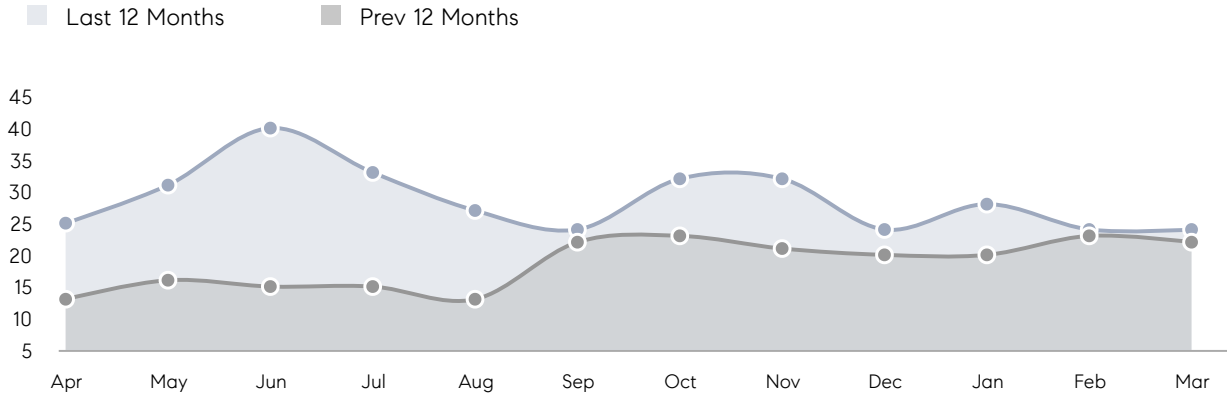
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	23	37	-38%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$422,513	\$466,375	-9.4%
	# OF CONTRACTS	7	10	-30.0%
	NEW LISTINGS	7	10	-30%
Houses	AVERAGE DOM	23	37	-38%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$421,443	\$466,375	-10%
	# OF CONTRACTS	5	9	-44%
	NEW LISTINGS	7	10	-30%
Condo/Co-op/TH	AVERAGE DOM	23	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$430,000	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	0	0%

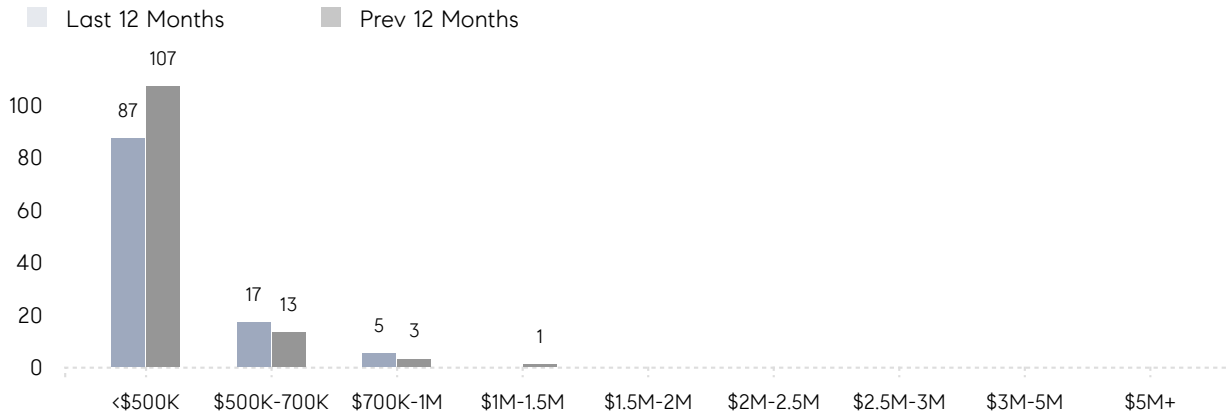
North Arlington

MARCH 2023

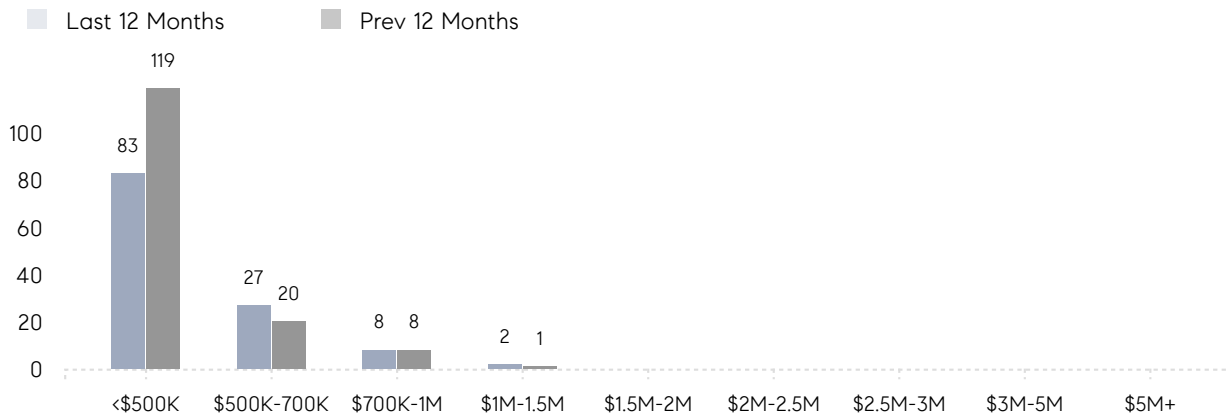
Monthly Inventory



Contracts By Price Range



Listings By Price Range

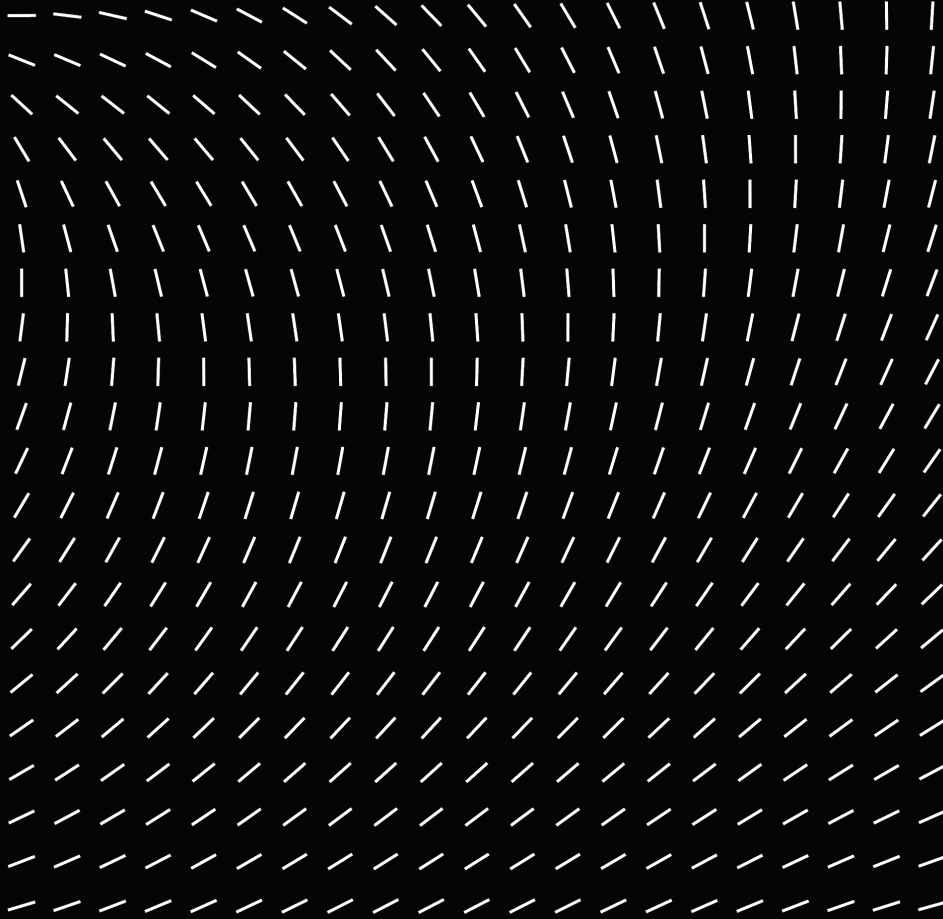




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COMPASS

March 2023

North Bergen Market Insights

North Bergen

MARCH 2023

UNDER CONTRACT

21
Total
Properties

\$382K
Average
Price

\$365K
Median
Price

-46%
Decrease From
Mar 2022

-15%
Decrease From
Mar 2022

-11%
Decrease From
Mar 2022

UNITS SOLD

18
Total
Properties

\$438K
Average
Price

\$315K
Median
Price

-14%
Decrease From
Mar 2022

-8%
Decrease From
Mar 2022

-36%
Decrease From
Mar 2022

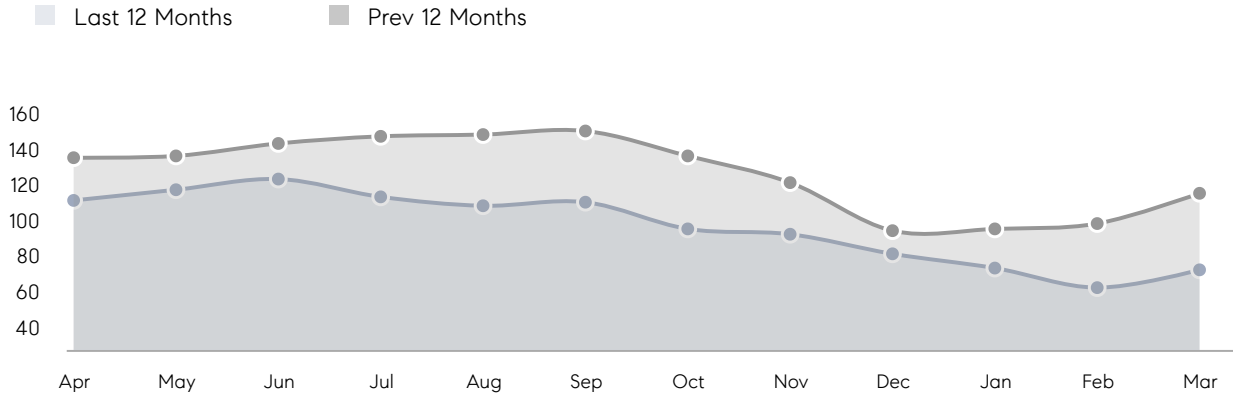
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	67	56	20%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$438,556	\$476,095	-7.9%
	# OF CONTRACTS	21	39	-46.2%
	NEW LISTINGS	40	71	-44%
Houses	AVERAGE DOM	72	43	67%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$429,333	\$547,143	-22%
	# OF CONTRACTS	8	10	-20%
	NEW LISTINGS	14	17	-18%
Condo/Co-op/TH	AVERAGE DOM	66	62	6%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$440,400	\$440,571	0%
	# OF CONTRACTS	13	29	-55%
	NEW LISTINGS	26	54	-52%

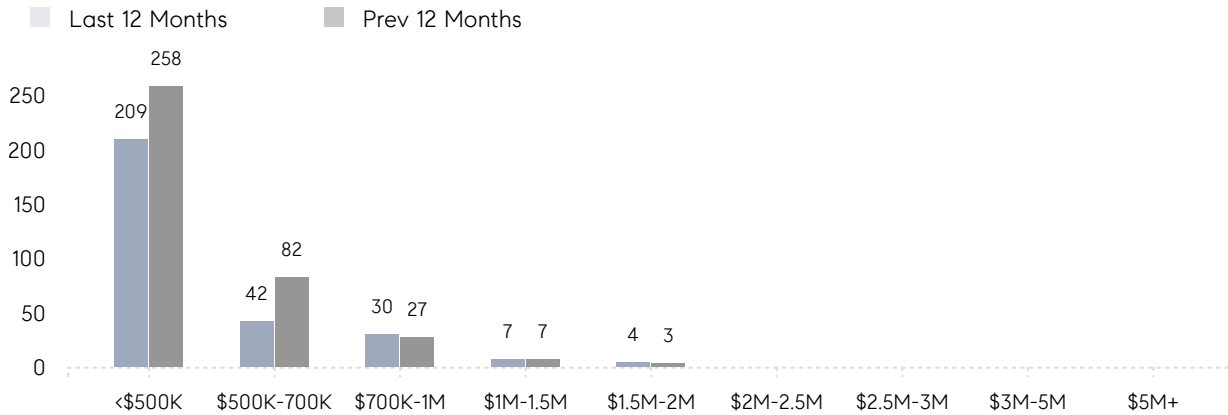
North Bergen

MARCH 2023

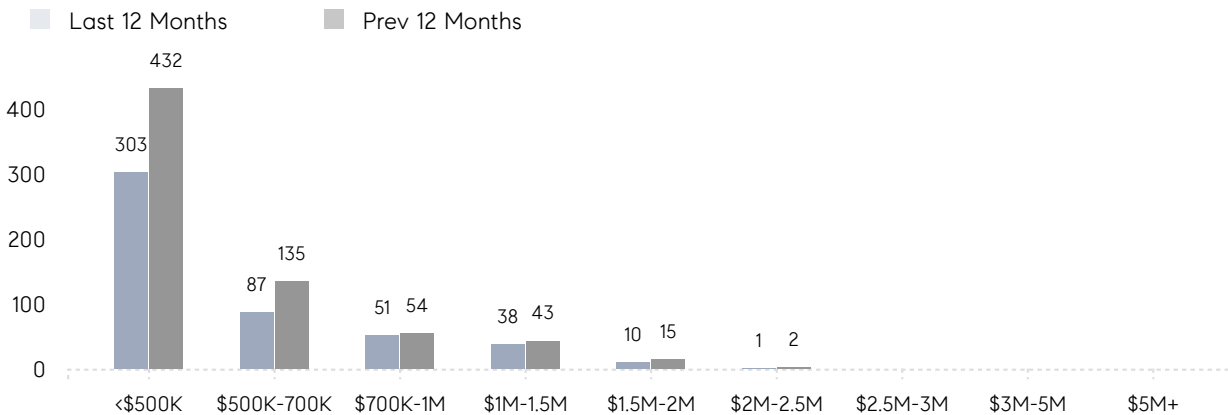
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

North Caldwell Market Insights

North Caldwell

MARCH 2023

UNDER CONTRACT

9	\$774K	\$759K
Total Properties	Average Price	Median Price
0%	-35%	-1%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

6	\$751K	\$750K
Total Properties	Average Price	Median Price
-33%	-21%	-6%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

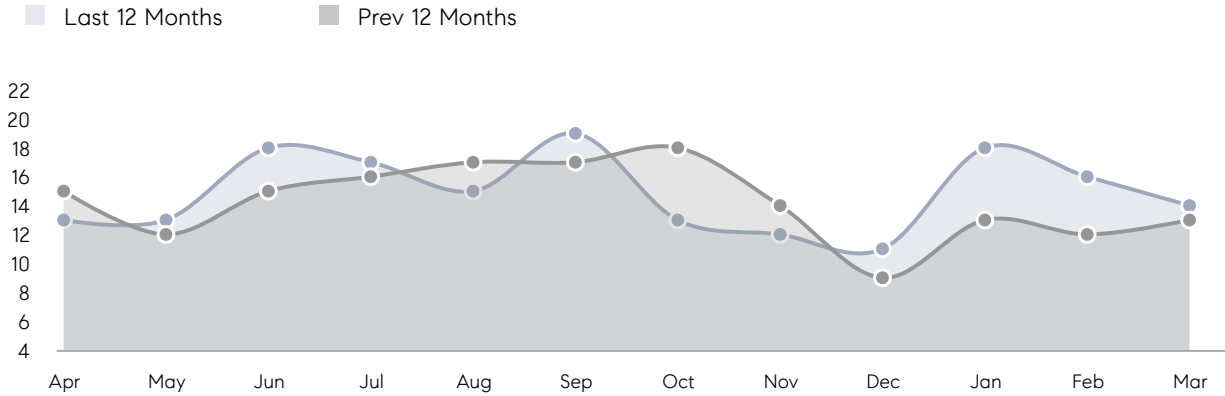
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	23	40	-42%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$751,667	\$946,679	-20.6%
	# OF CONTRACTS	9	9	0.0%
	NEW LISTINGS	9	10	-10%
Houses	AVERAGE DOM	16	21	-24%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$1,044,000	\$943,139	11%
	# OF CONTRACTS	2	9	-78%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	27	196	-86%
	% OF ASKING PRICE	101%	111%	
	AVERAGE SOLD PRICE	\$605,500	\$975,000	-38%
	# OF CONTRACTS	7	0	0%
	NEW LISTINGS	4	1	300%

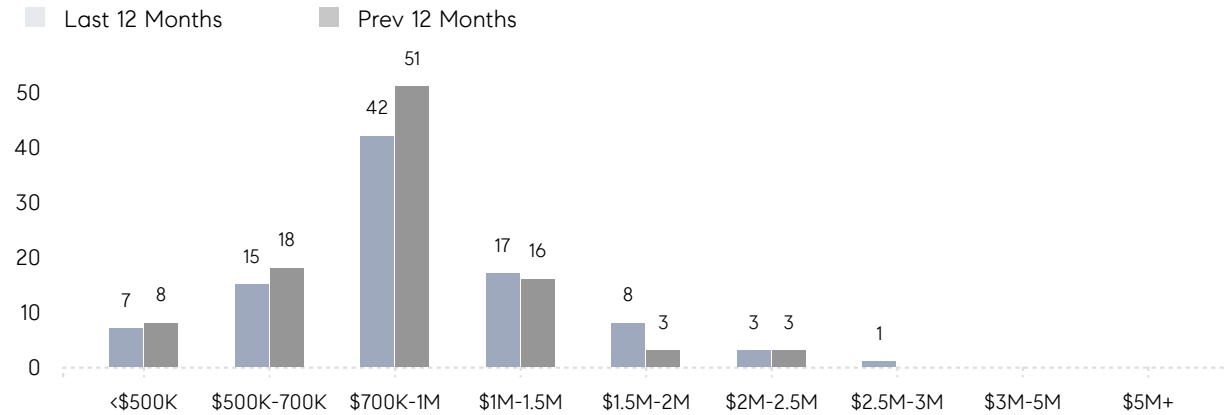
North Caldwell

MARCH 2023

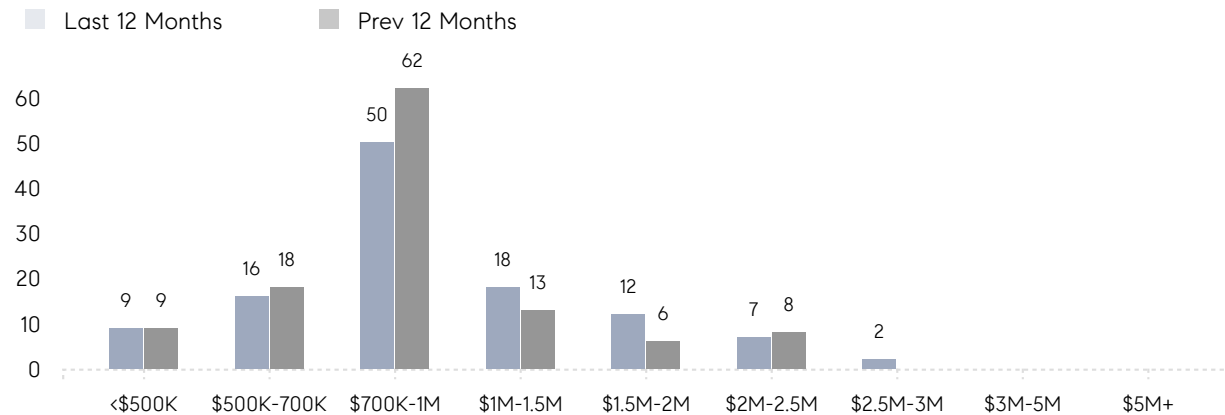
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

North Plainfield Market Insights

North Plainfield

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$365K
Average
Price

\$397K
Median
Price

-50%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

17%
Increase From
Mar 2022

UNITS SOLD

7
Total
Properties

\$380K
Average
Price

\$405K
Median
Price

-59%
Decrease From
Mar 2022

1%
Change From
Mar 2022

4%
Increase From
Mar 2022

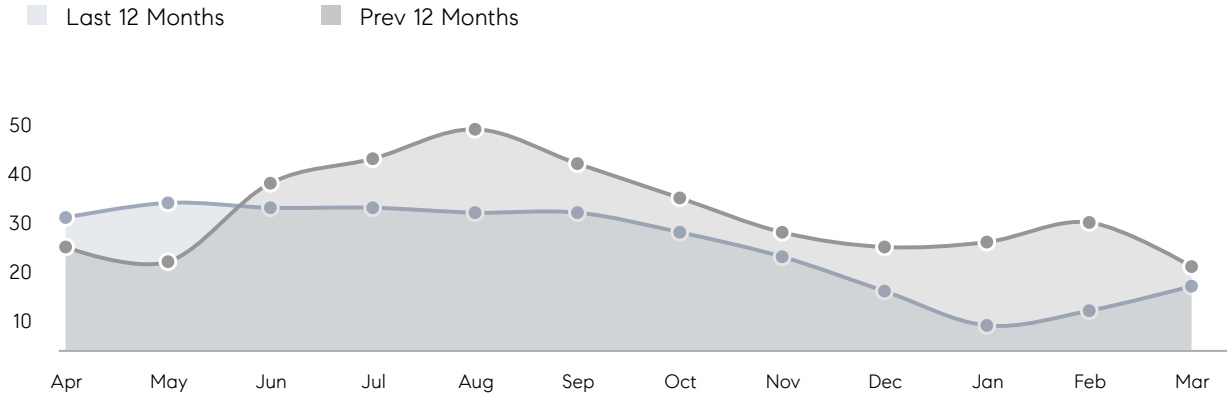
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	56	63	-11%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$380,571	\$376,965	1.0%
	# OF CONTRACTS	10	20	-50.0%
	NEW LISTINGS	15	15	0%
Houses	AVERAGE DOM	55	64	-14%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$456,800	\$407,560	12%
	# OF CONTRACTS	6	16	-62%
	NEW LISTINGS	11	13	-15%
Condo/Co-op/TH	AVERAGE DOM	59	59	0%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$190,000	\$147,500	29%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	4	2	100%

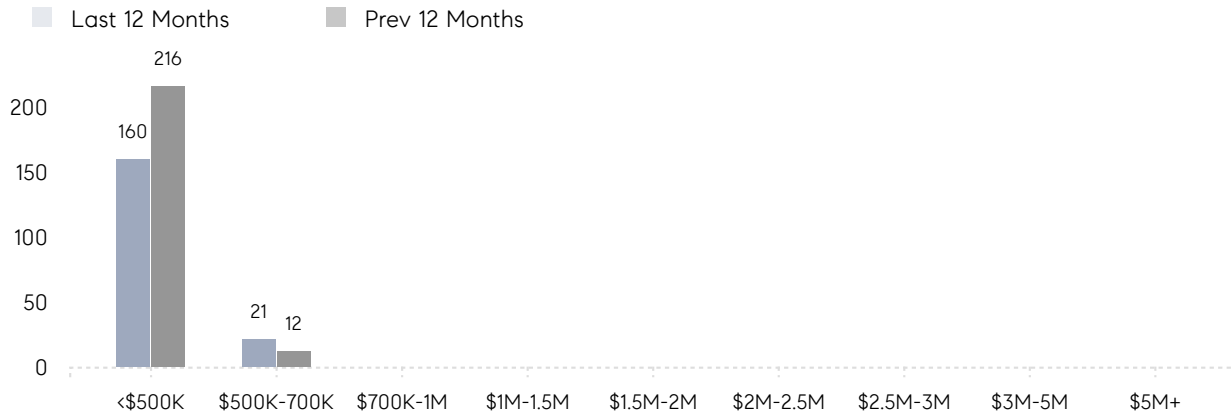
North Plainfield

MARCH 2023

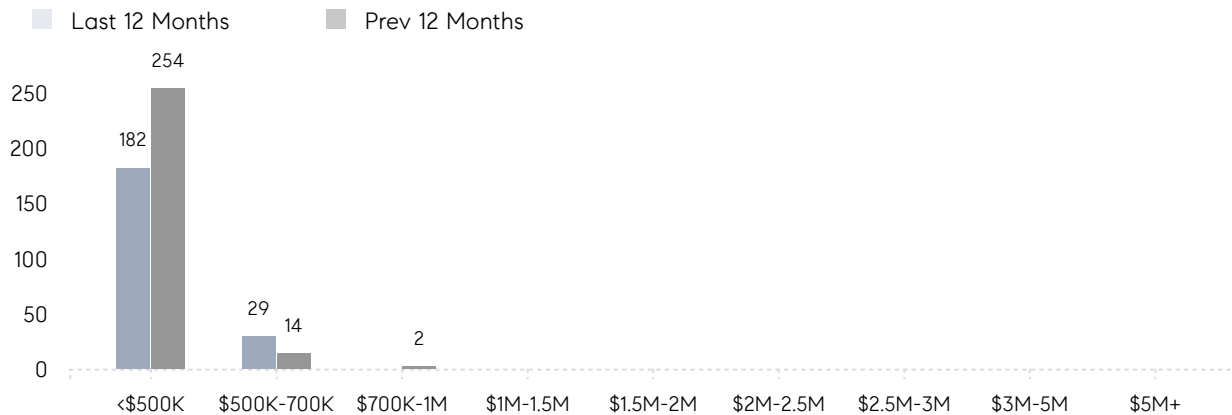
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Northvale Market Insights

Northvale

MARCH 2023

UNDER CONTRACT

5
Total
Properties

\$680K
Average
Price

\$625K
Median
Price

-64%
Decrease From
Mar 2022

17%
Increase From
Mar 2022

12%
Increase From
Mar 2022

UNITS SOLD

2
Total
Properties

\$660K
Average
Price

\$660K
Median
Price

-67%
Decrease From
Mar 2022

37%
Increase From
Mar 2022

43%
Increase From
Mar 2022

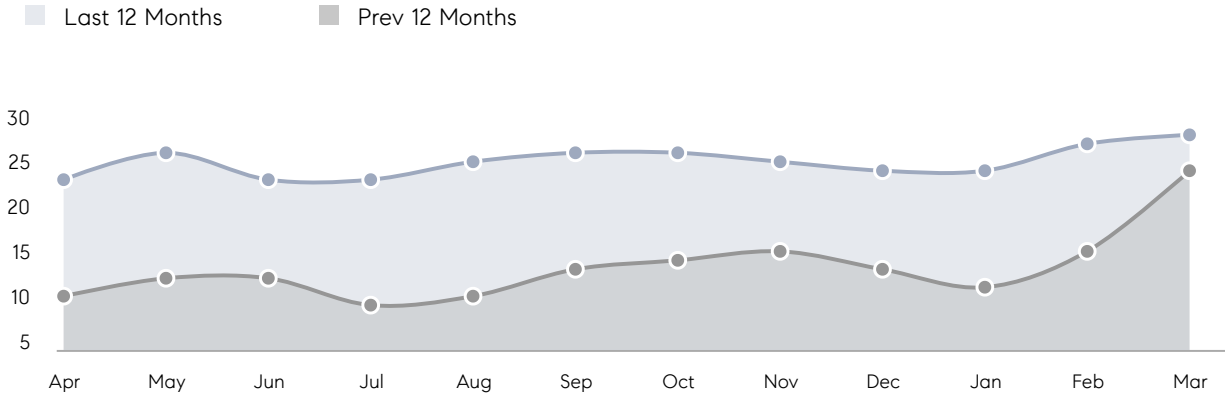
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	81	50	62%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$660,000	\$482,333	36.8%
	# OF CONTRACTS	5	14	-64.3%
	NEW LISTINGS	5	21	-76%
Houses	AVERAGE DOM	81	50	62%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$660,000	\$482,333	37%
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	3	15	-80%

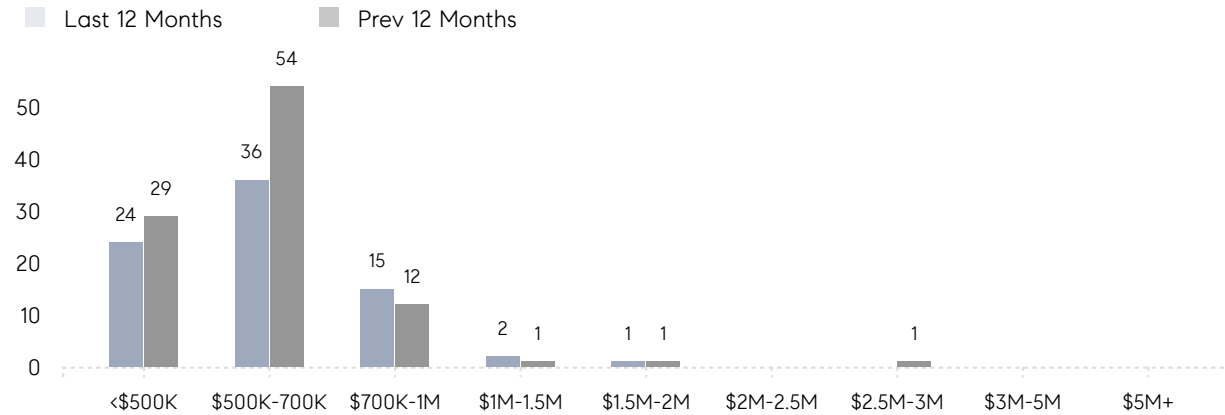
Northvale

MARCH 2023

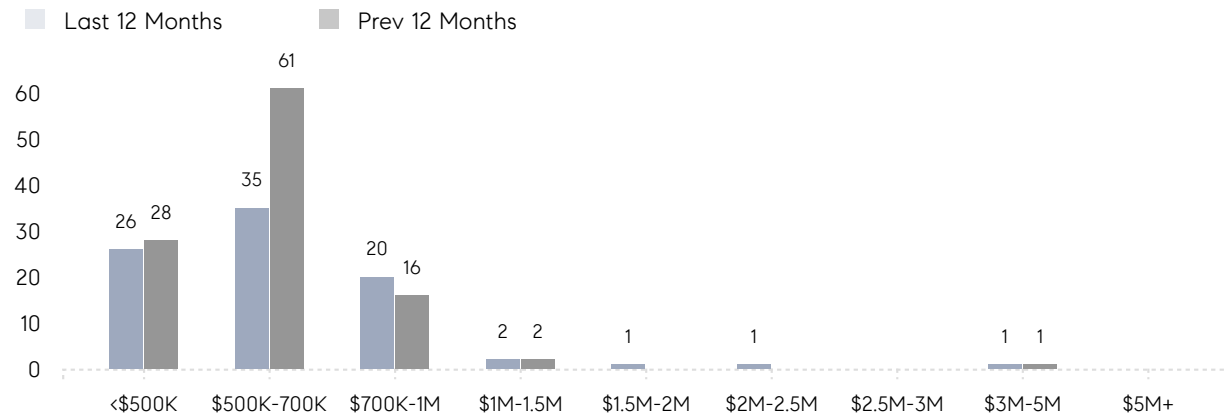
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Norwood Market Insights

Norwood

MARCH 2023

UNDER CONTRACT

3
Total
Properties

\$909K
Average
Price

\$669K
Median
Price

-80%
Decrease From
Mar 2022

2%
Increase From
Mar 2022

0%
Change From
Mar 2022

UNITS SOLD

2
Total
Properties

\$1.3M
Average
Price

\$1.3M
Median
Price

-82%
Decrease From
Mar 2022

35%
Increase From
Mar 2022

59%
Increase From
Mar 2022

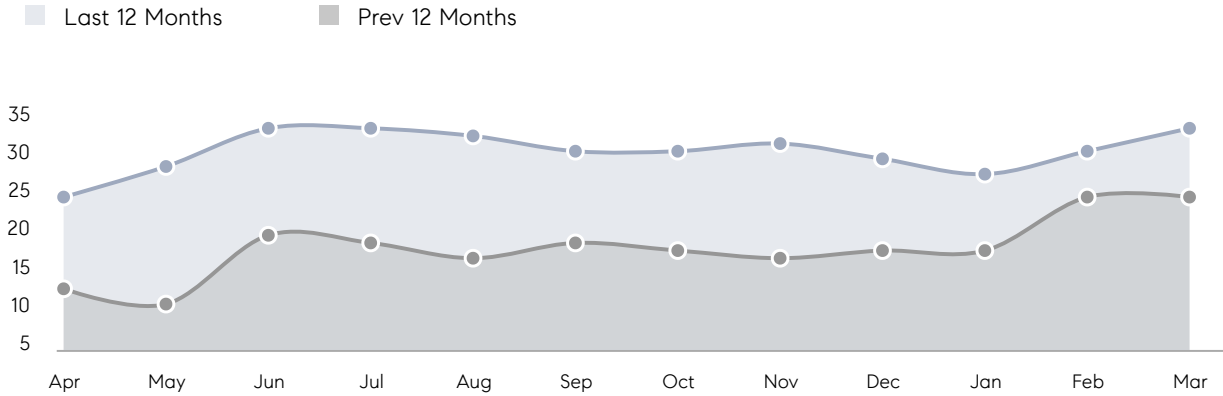
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	97	40	143%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$1,394,500	\$1,034,135	34.8%
	# OF CONTRACTS	3	15	-80.0%
	NEW LISTINGS	6	13	-54%
Houses	AVERAGE DOM	184	27	581%
	% OF ASKING PRICE	89%	98%	
	AVERAGE SOLD PRICE	\$2,050,000	\$1,144,438	79%
	# OF CONTRACTS	1	11	-91%
	NEW LISTINGS	2	9	-78%
Condo/Co-op/TH	AVERAGE DOM	10	77	-87%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$739,000	\$739,997	0%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	4	4	0%

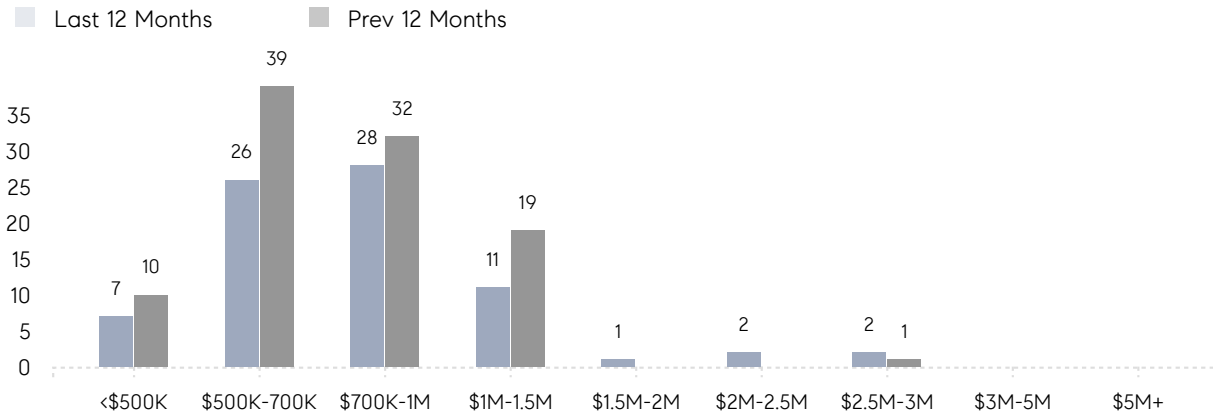
Norwood

MARCH 2023

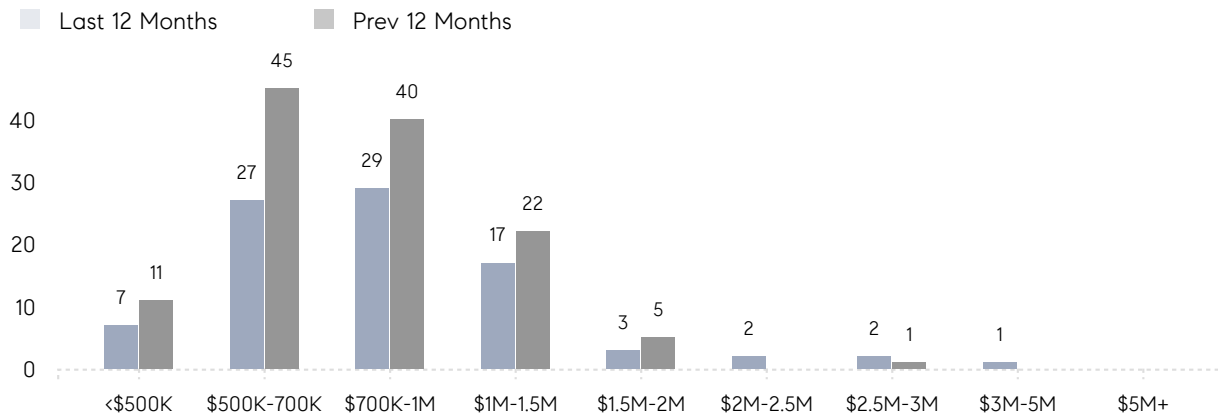
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Nutley Market Insights

Nutley

MARCH 2023

UNDER CONTRACT

40
Total
Properties

\$527K
Average
Price

\$489K
Median
Price

0%
Change From
Mar 2022

20%
Increase From
Mar 2022

14%
Increase From
Mar 2022

UNITS SOLD

25
Total
Properties

\$419K
Average
Price

\$435K
Median
Price

-29%
Decrease From
Mar 2022

-7%
Decrease From
Mar 2022

-1%
Decrease From
Mar 2022

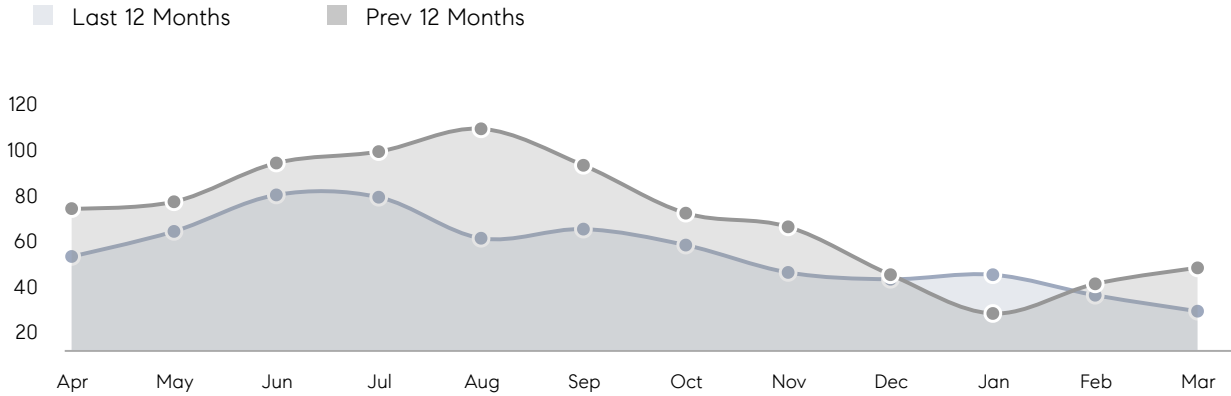
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	30	25	20%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$419,336	\$451,278	-7.1%
	# OF CONTRACTS	40	40	0.0%
	NEW LISTINGS	37	49	-24%
Houses	AVERAGE DOM	43	27	59%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$519,838	\$502,844	3%
	# OF CONTRACTS	33	26	27%
	NEW LISTINGS	30	36	-17%
Condo/Co-op/TH	AVERAGE DOM	16	23	-30%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$310,458	\$373,929	-17%
	# OF CONTRACTS	7	14	-50%
	NEW LISTINGS	7	13	-46%

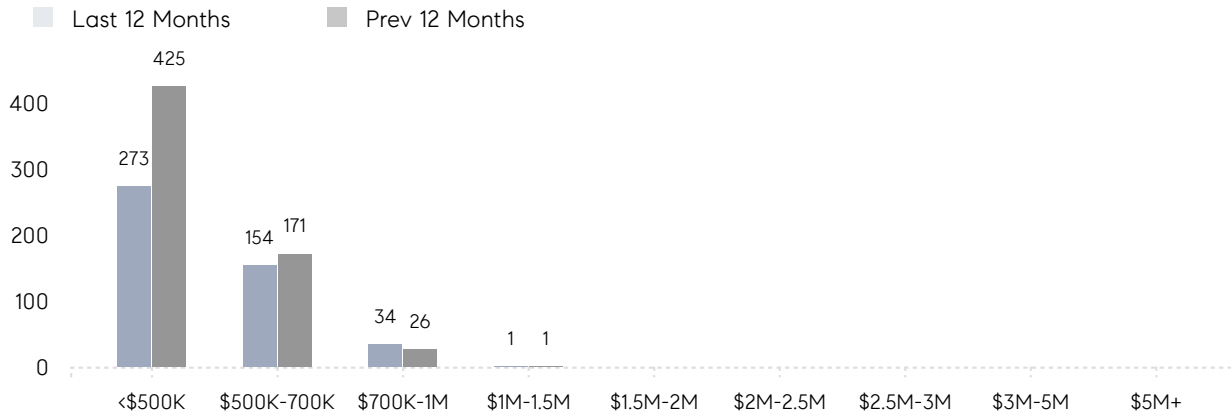
Nutley

MARCH 2023

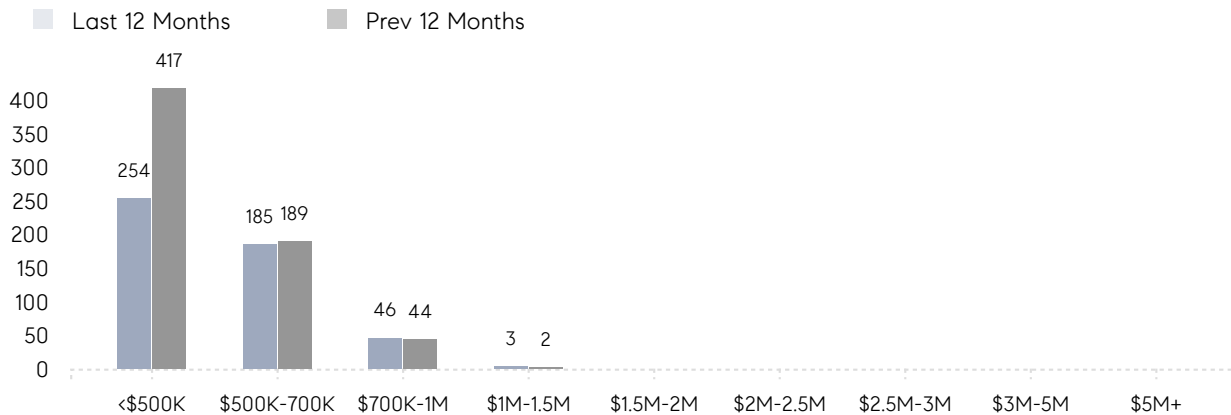
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Oakland Market Insights

Oakland

MARCH 2023

UNDER CONTRACT

21
Total
Properties

\$645K
Average
Price

\$619K
Median
Price

5%
Increase From
Mar 2022

13%
Increase From
Mar 2022

17%
Increase From
Mar 2022

UNITS SOLD

11
Total
Properties

\$636K
Average
Price

\$635K
Median
Price

38%
Increase From
Mar 2022

14%
Increase From
Mar 2022

11%
Increase From
Mar 2022

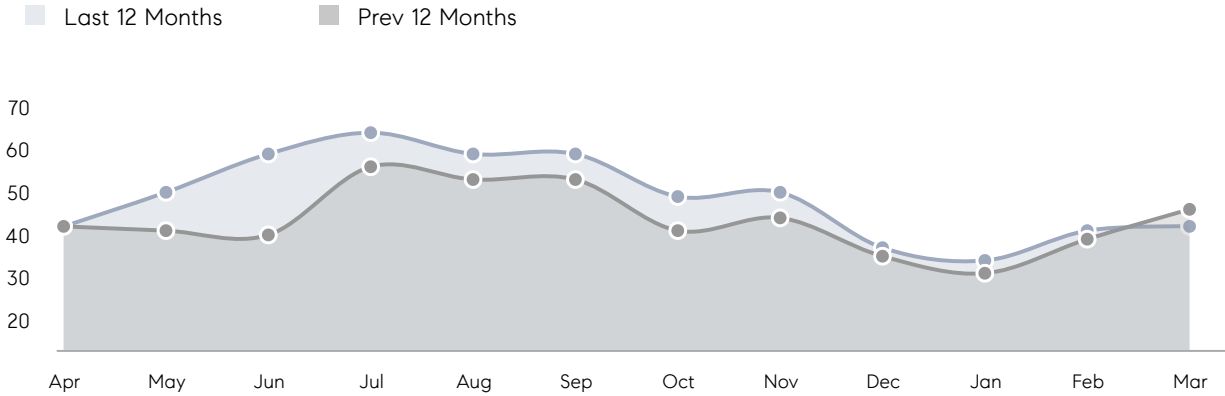
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	30	35	-14%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$636,455	\$559,288	13.8%
	# OF CONTRACTS	21	20	5.0%
	NEW LISTINGS	27	30	-10%
Houses	AVERAGE DOM	30	33	-9%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$636,455	\$524,757	21%
	# OF CONTRACTS	20	19	5%
	NEW LISTINGS	27	27	0%
Condo/Co-op/TH	AVERAGE DOM	-	47	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$801,000	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	3	0%

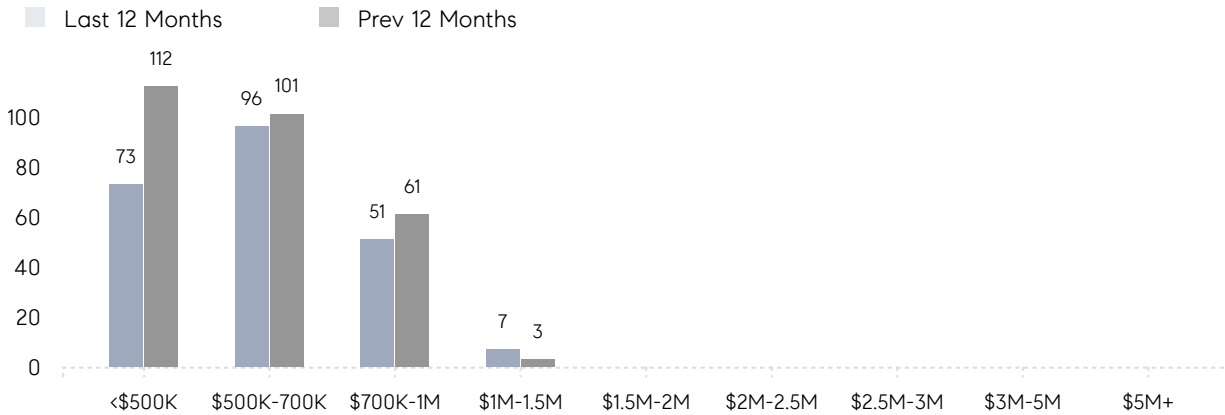
Oakland

MARCH 2023

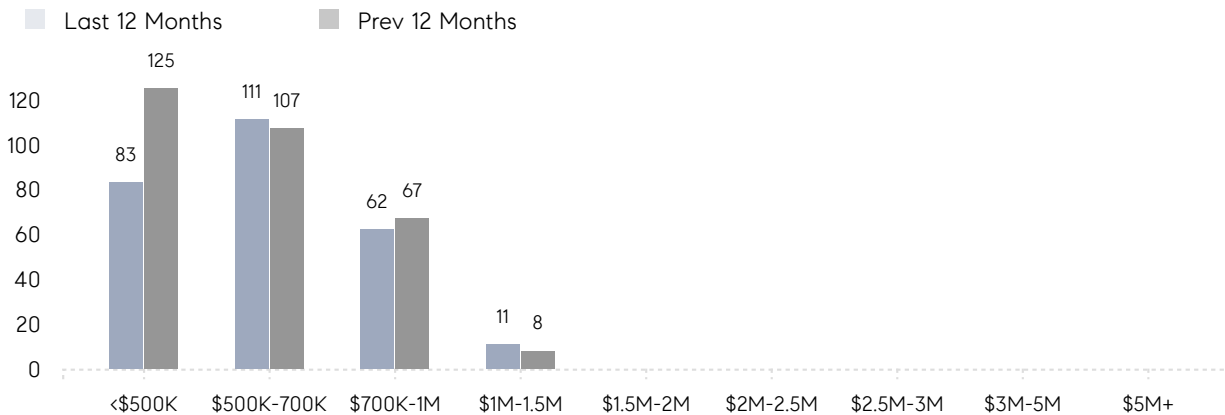
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Old Tappan Market Insights

Old Tappan

MARCH 2023

UNDER CONTRACT

11	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
-27%	10%	3%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

8	\$802K	\$762K
Total Properties	Average Price	Median Price
700%	6%	0%
Increase From Mar 2022	Increase From Mar 2022	Change From Mar 2022

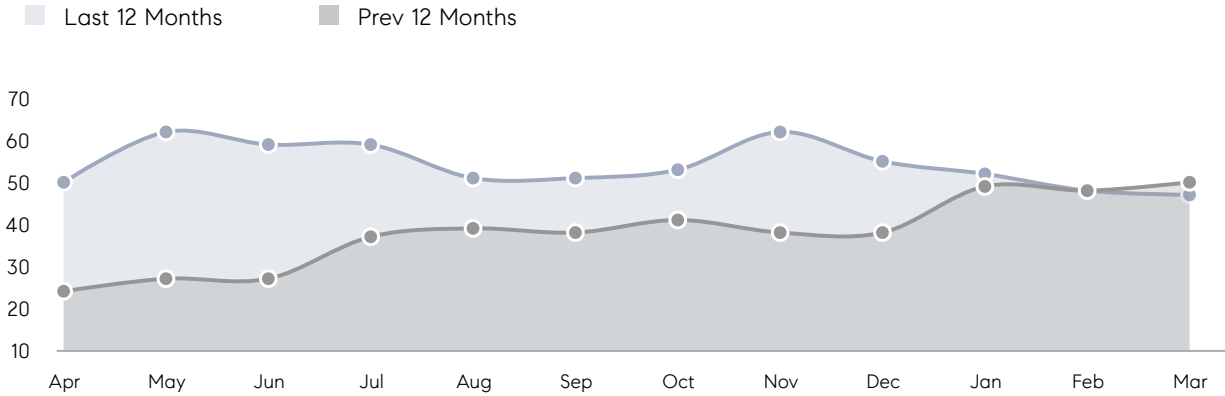
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	68	27	152%
	% OF ASKING PRICE	99%	109%	
	AVERAGE SOLD PRICE	\$802,062	\$760,000	5.5%
	# OF CONTRACTS	11	15	-26.7%
	NEW LISTINGS	10	15	-33%
Houses	AVERAGE DOM	45	27	67%
	% OF ASKING PRICE	103%	109%	
	AVERAGE SOLD PRICE	\$973,833	\$760,000	28%
	# OF CONTRACTS	8	12	-33%
	NEW LISTINGS	9	11	-18%
Condo/Co-op/TH	AVERAGE DOM	81	-	-
	% OF ASKING PRICE	96%	-	
	AVERAGE SOLD PRICE	\$699,000	-	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	1	4	-75%

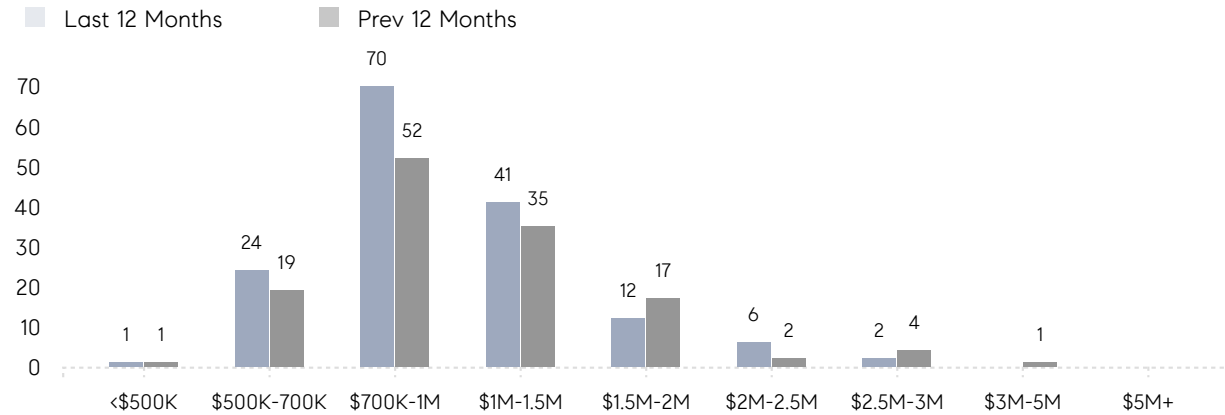
Old Tappan

MARCH 2023

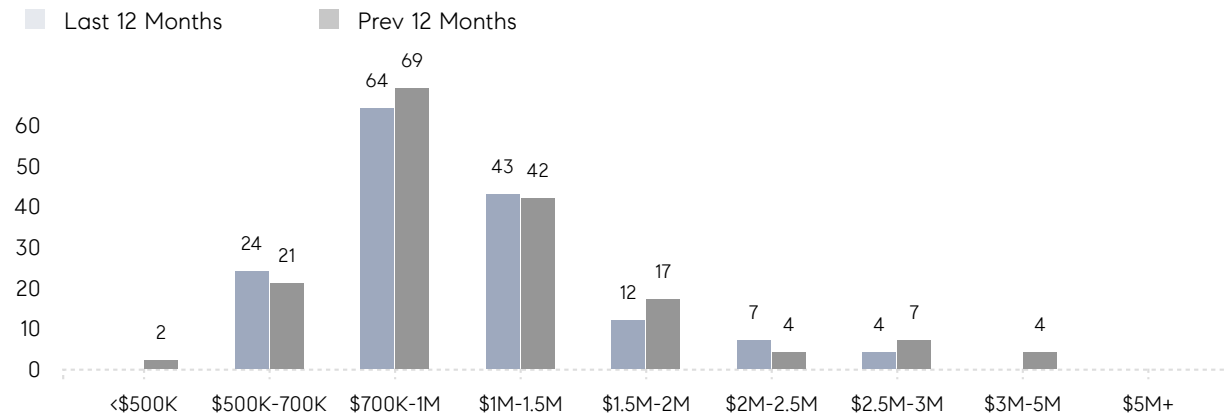
Monthly Inventory

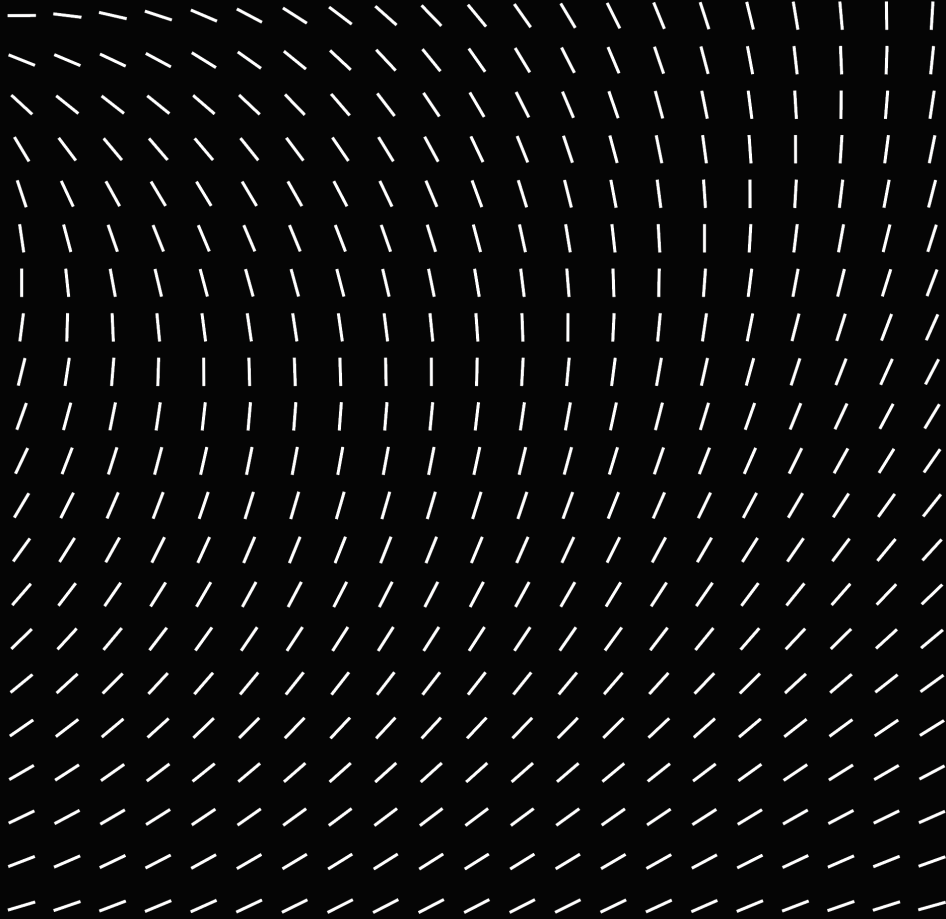


Contracts By Price Range



Listings By Price Range





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March 2023

Oradell Market Insights

Oradell

MARCH 2023

UNDER CONTRACT

9
Total
Properties

\$800K
Average
Price

\$799K
Median
Price

-18%
Decrease From
Mar 2022

5%
Increase From
Mar 2022

14%
Increase From
Mar 2022

UNITS SOLD

8
Total
Properties

\$705K
Average
Price

\$721K
Median
Price

14%
Increase From
Mar 2022

-16%
Decrease From
Mar 2022

0%
Change From
Mar 2022

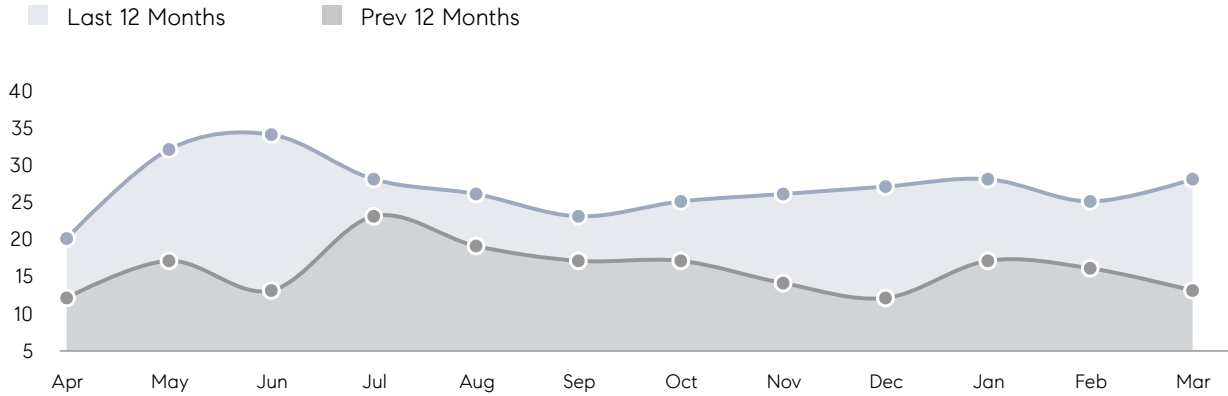
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	45	42	7%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$705,125	\$836,841	-15.7%
	# OF CONTRACTS	9	11	-18.2%
	NEW LISTINGS	11	7	57%
Houses	AVERAGE DOM	45	42	7%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$705,125	\$836,841	-16%
	# OF CONTRACTS	9	11	-18%
	NEW LISTINGS	11	7	57%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

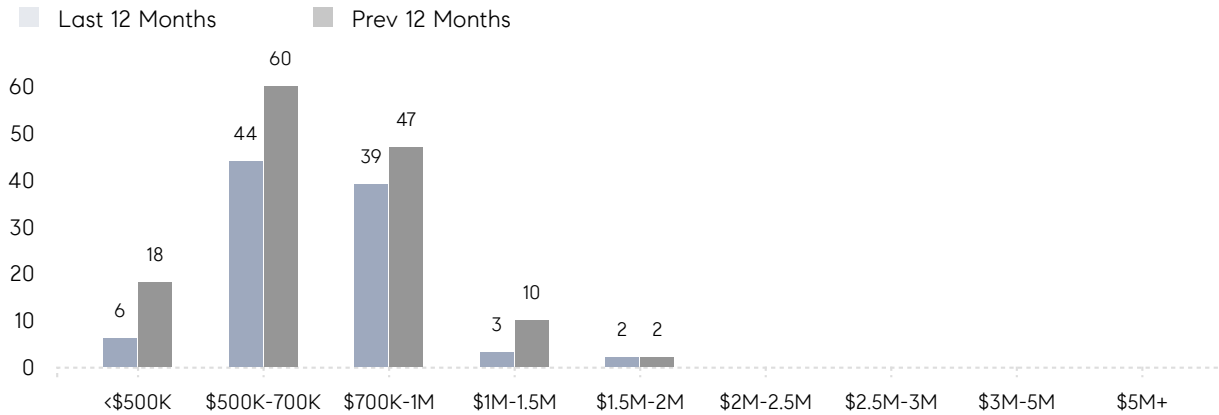
Oradell

MARCH 2023

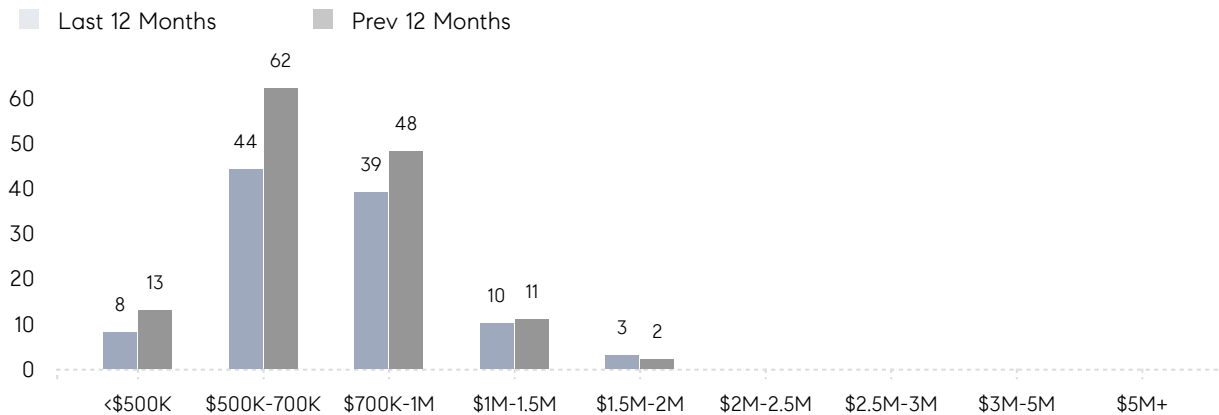
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Orange Market Insights

Orange

MARCH 2023

UNDER CONTRACT

20
Total
Properties

\$360K
Average
Price

\$325K
Median
Price

11%
Increase From
Mar 2022

6%
Increase From
Mar 2022

0%
Change From
Mar 2022

UNITS SOLD

5
Total
Properties

\$367K
Average
Price

\$315K
Median
Price

-69%
Decrease From
Mar 2022

-2%
Decrease From
Mar 2022

-14%
Decrease From
Mar 2022

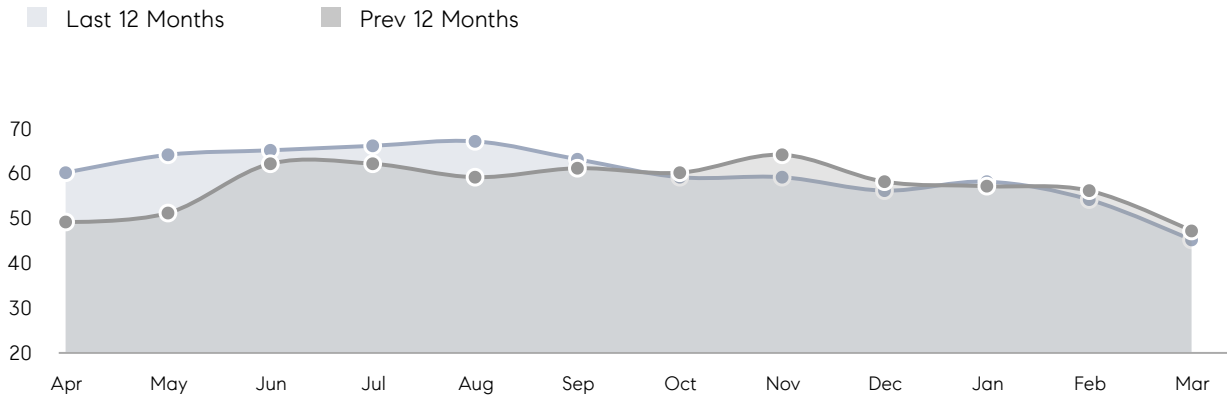
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	80	70	14%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$367,000	\$376,313	-2.5%
	# OF CONTRACTS	20	18	11.1%
	NEW LISTINGS	12	15	-20%
Houses	AVERAGE DOM	80	88	-9%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$367,000	\$416,091	-12%
	# OF CONTRACTS	17	15	13%
	NEW LISTINGS	10	12	-17%
Condo/Co-op/TH	AVERAGE DOM	-	32	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$288,800	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	3	-33%

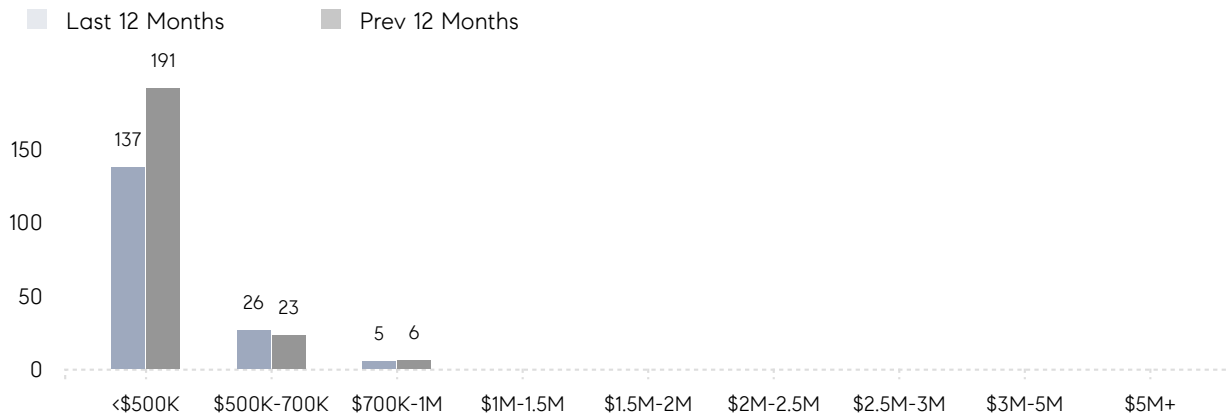
Orange

MARCH 2023

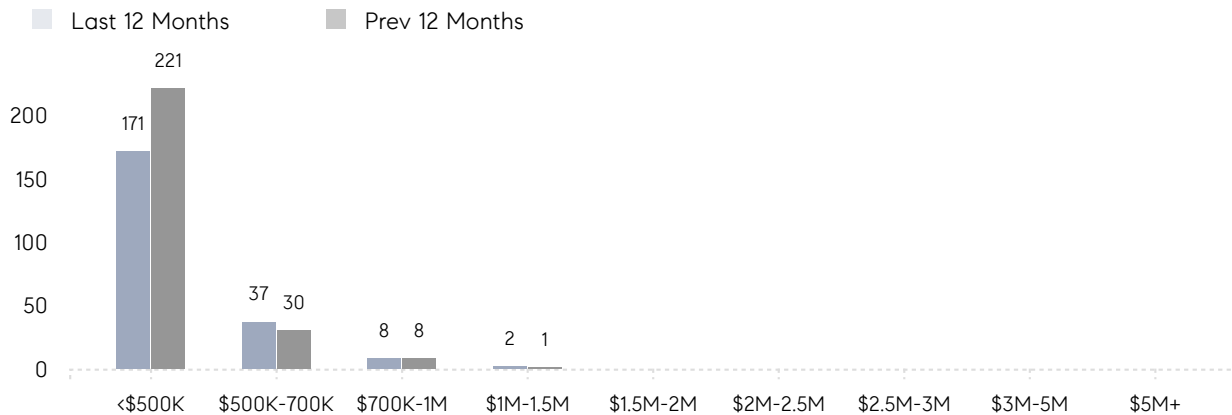
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Palisades Park Market Insights

Palisades Park

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$922K
Average
Price

\$824K
Median
Price

-23%
Decrease From
Mar 2022

27%
Increase From
Mar 2022

37%
Increase From
Mar 2022

UNITS SOLD

4
Total
Properties

\$776K
Average
Price

\$725K
Median
Price

-76%
Decrease From
Mar 2022

30%
Increase From
Mar 2022

51%
Increase From
Mar 2022

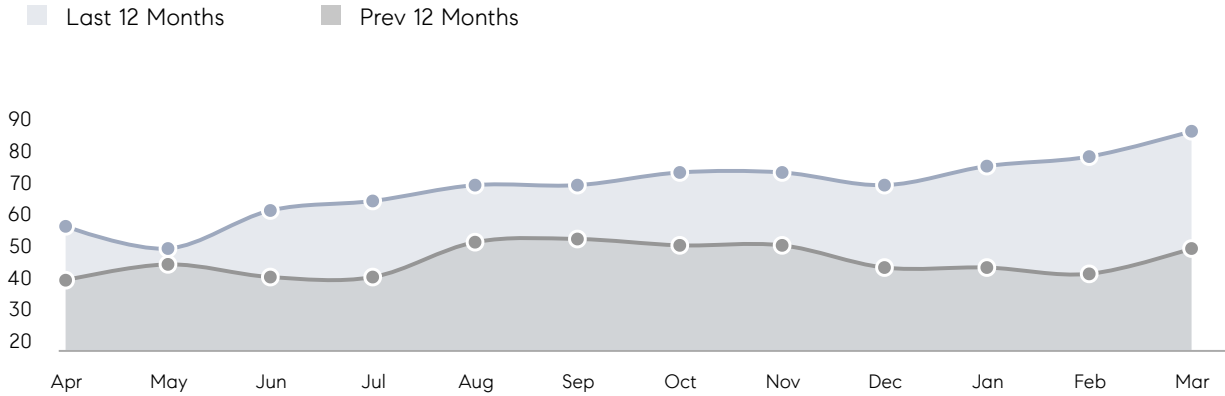
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	60	75	-20%
	% OF ASKING PRICE	101%	96%	
	AVERAGE SOLD PRICE	\$776,250	\$599,041	29.6%
	# OF CONTRACTS	10	13	-23.1%
	NEW LISTINGS	18	23	-22%
Houses	AVERAGE DOM	-	164	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$603,267	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	0	4	0%
Condo/Co-op/TH	AVERAGE DOM	60	56	7%
	% OF ASKING PRICE	101%	96%	
	AVERAGE SOLD PRICE	\$776,250	\$598,136	30%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	18	19	-5%

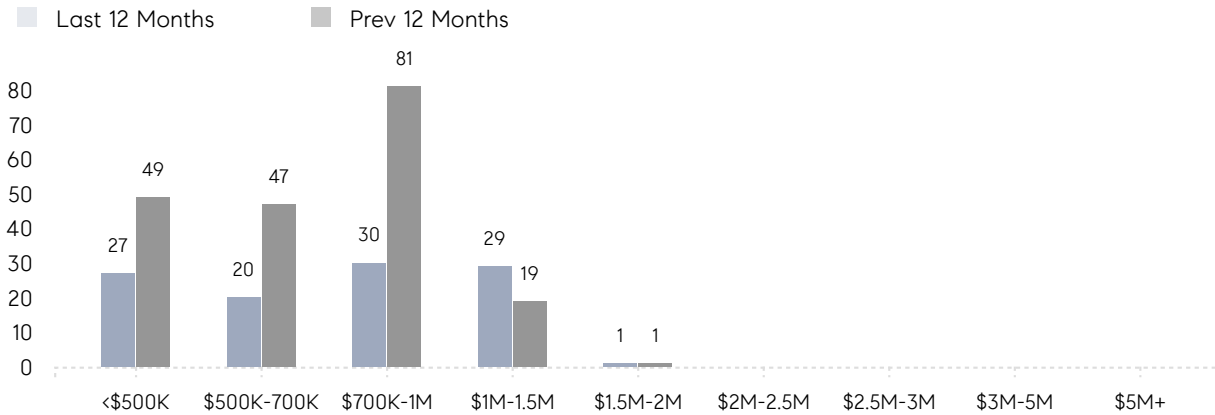
Palisades Park

MARCH 2023

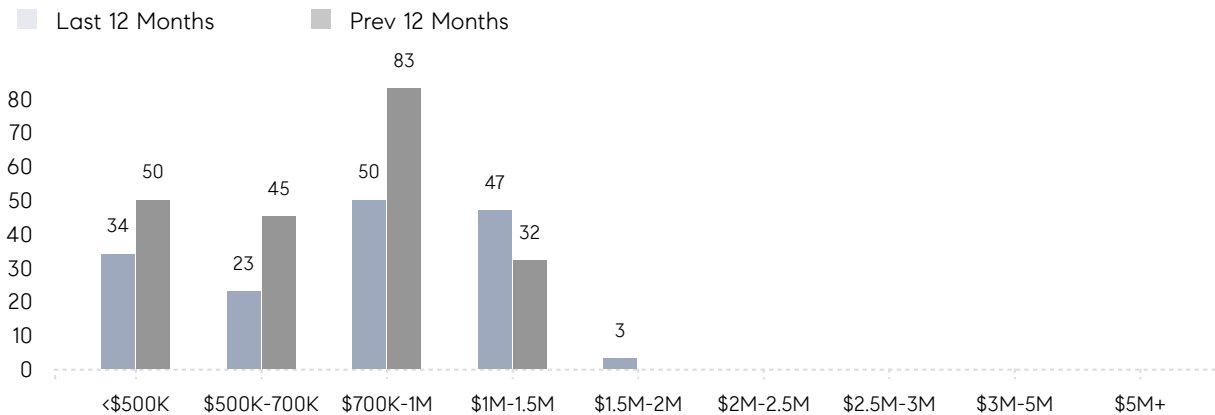
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Paramus Market Insights

Paramus

MARCH 2023

UNDER CONTRACT

16	\$986K	\$794K
Total Properties	Average Price	Median Price
-41%	5%	-8%
Decrease From Mar 2022	Increase From Mar 2022	Decrease From Mar 2022

UNITS SOLD

15	\$1.1M	\$900K
Total Properties	Average Price	Median Price
-25%	26%	11%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

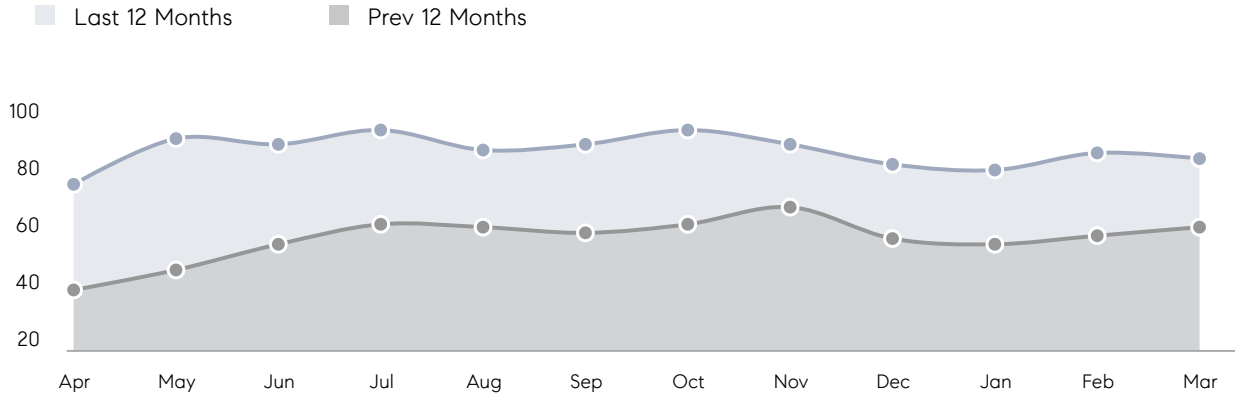
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	41	37	11%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$1,170,822	\$931,995	25.6%
	# OF CONTRACTS	16	27	-40.7%
	NEW LISTINGS	17	27	-37%
Houses	AVERAGE DOM	41	37	11%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$1,170,822	\$931,995	26%
	# OF CONTRACTS	16	24	-33%
	NEW LISTINGS	17	26	-35%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	0	1	0%

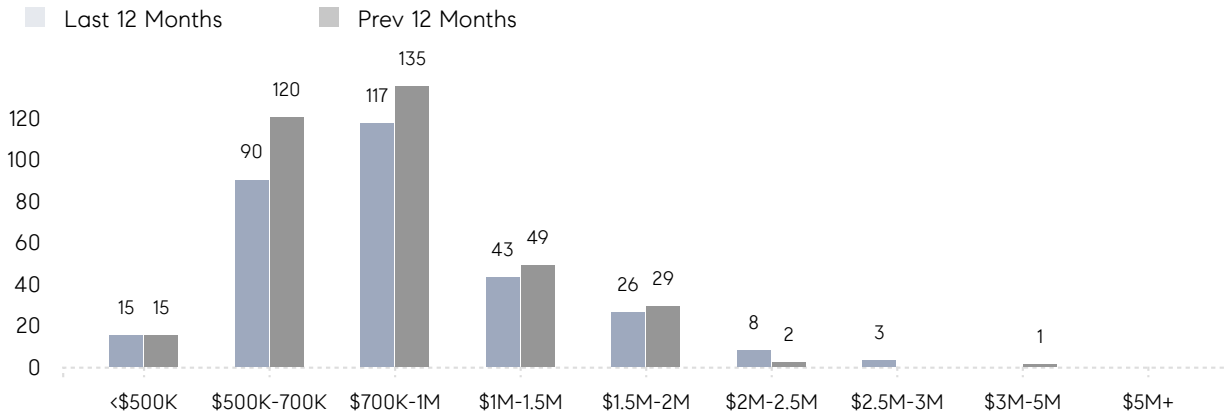
Paramus

MARCH 2023

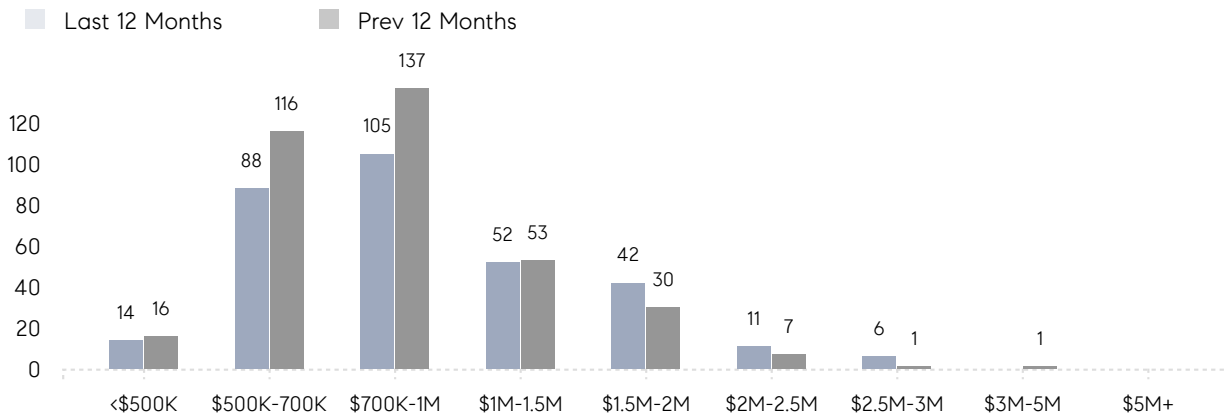
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Park Ridge Market Insights

Park Ridge

MARCH 2023

UNDER CONTRACT

10	\$765K	\$744K
Total Properties	Average Price	Median Price
25%	-8%	-6%
Increase From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

9	\$647K	\$625K
Total Properties	Average Price	Median Price
200%	12%	14%
Increase From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

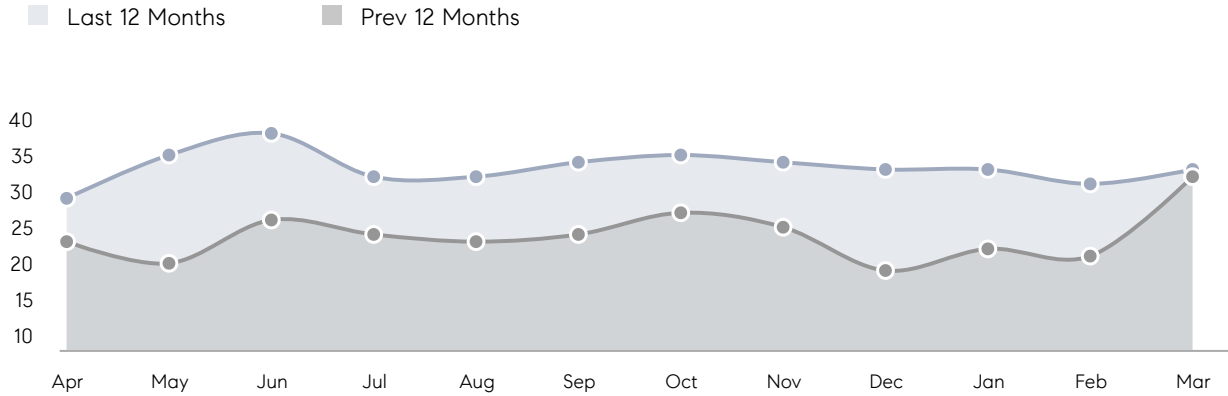
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	36	12	200%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$647,778	\$578,333	12.0%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	12	19	-37%
Houses	AVERAGE DOM	43	12	258%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$644,143	\$578,333	11%
	# OF CONTRACTS	10	5	100%
	NEW LISTINGS	10	15	-33%
Condo/Co-op/TH	AVERAGE DOM	12	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$660,500	-	-
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	2	4	-50%

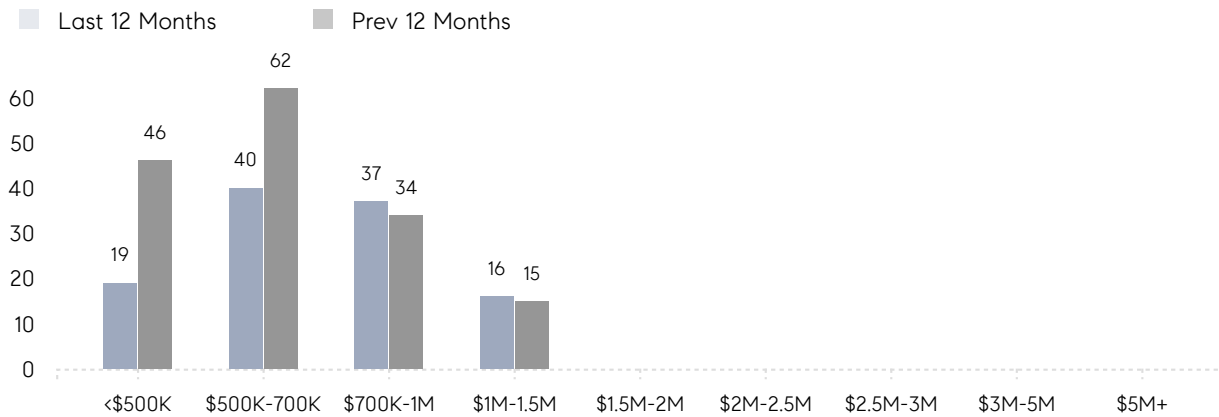
Park Ridge

MARCH 2023

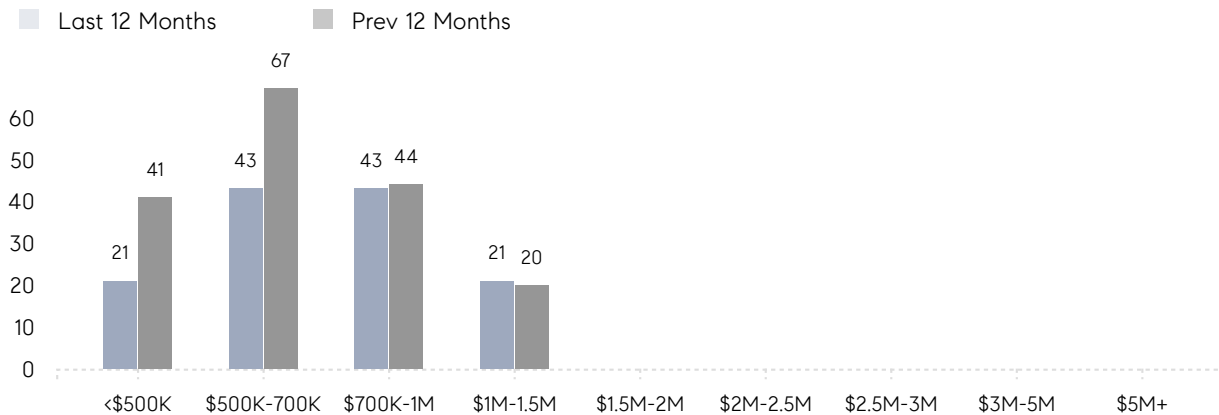
Monthly Inventory



Contracts By Price Range



Listings By Price Range

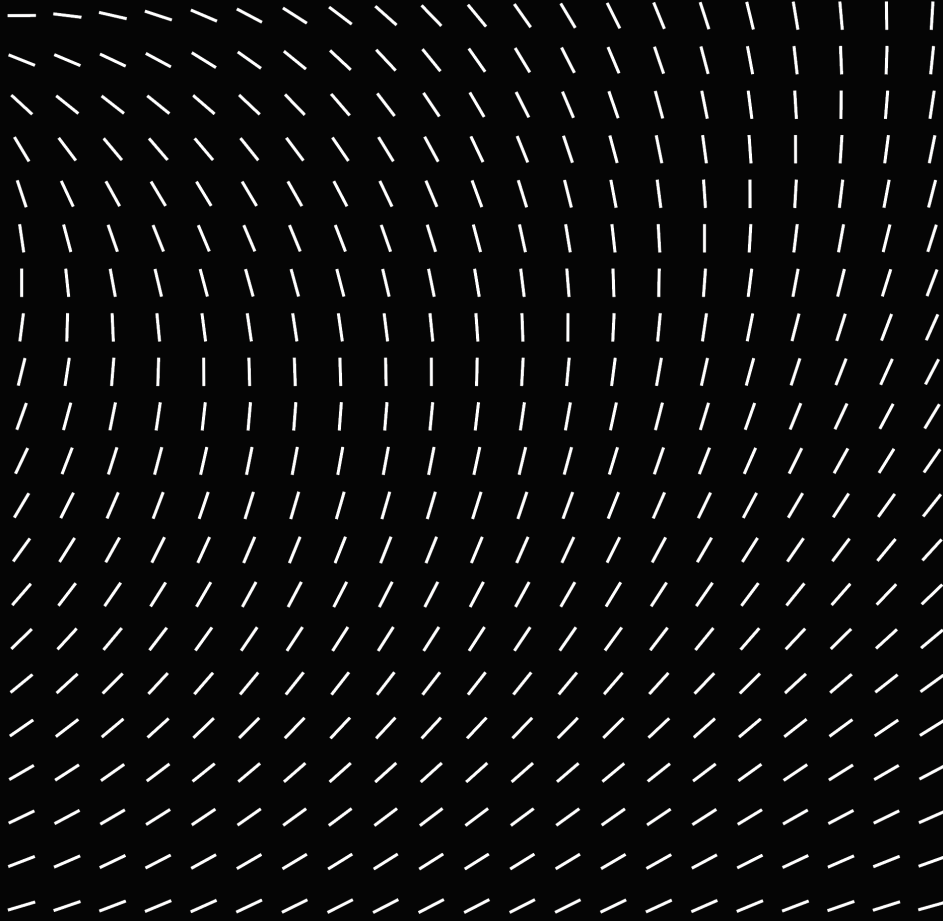




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COMPASS

March 2023

Parsippany Market Insights

Parsippany

MARCH 2023

UNDER CONTRACT

34	\$433K	\$399K
Total Properties	Average Price	Median Price
-32%	-9%	-20%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

31	\$493K	\$499K
Total Properties	Average Price	Median Price
0%	-2%	3%
Change From Mar 2022	Decrease From Mar 2022	Increase From Mar 2022

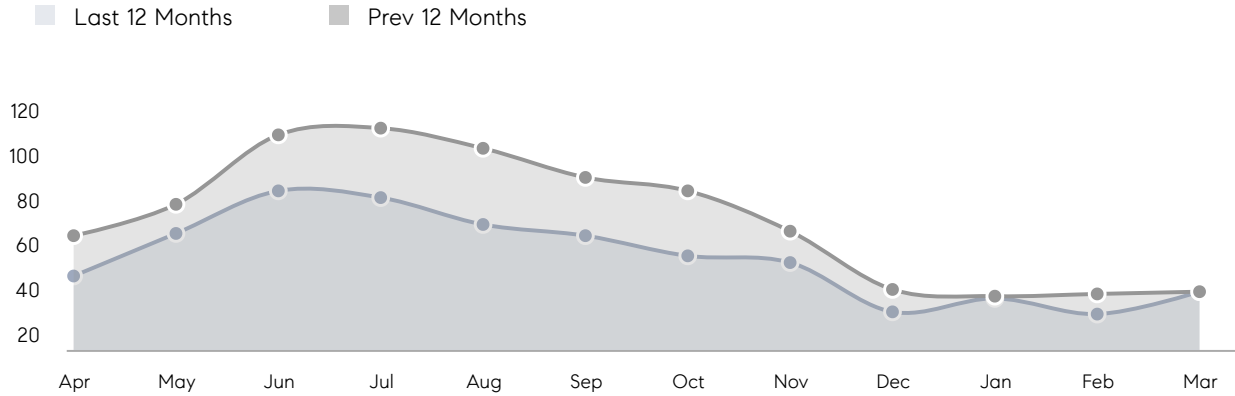
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	29	31	-6%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$493,206	\$503,345	-2.0%
	# OF CONTRACTS	34	50	-32.0%
	NEW LISTINGS	47	61	-23%
Houses	AVERAGE DOM	28	31	-10%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$566,017	\$617,885	-8%
	# OF CONTRACTS	21	33	-36%
	NEW LISTINGS	30	45	-33%
Condo/Co-op/TH	AVERAGE DOM	30	30	0%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$283,875	\$295,091	-4%
	# OF CONTRACTS	13	17	-24%
	NEW LISTINGS	17	16	6%

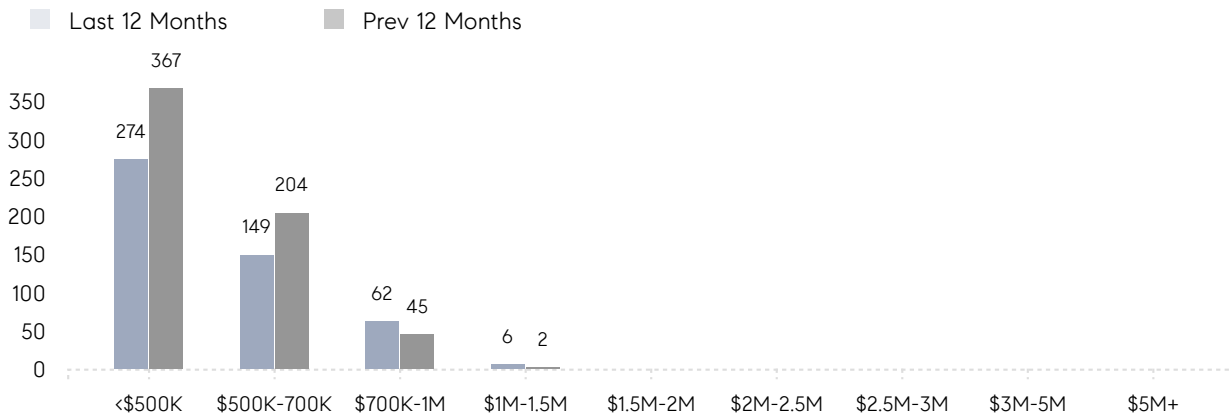
Parsippany

MARCH 2023

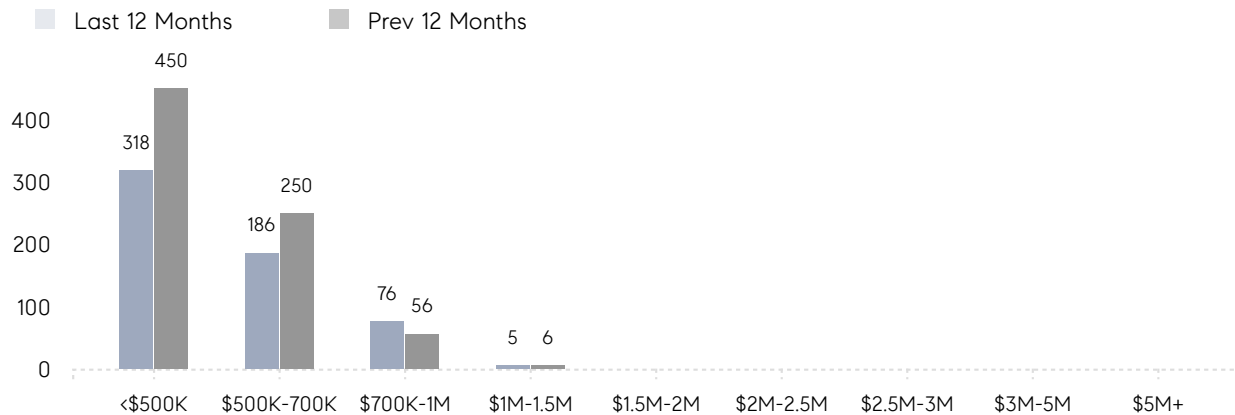
Monthly Inventory



Contracts By Price Range



Listings By Price Range

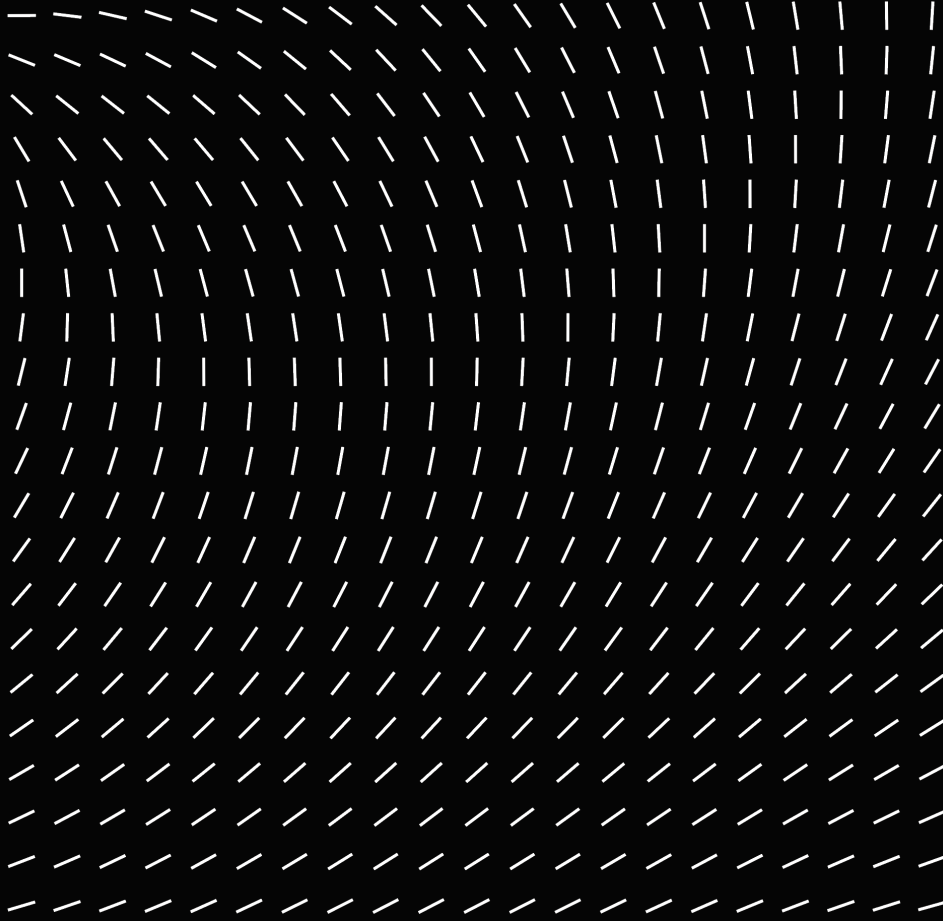




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COMPASS

March 2023

Passaic Market Insights

Passaic

MARCH 2023

UNDER CONTRACT

12
Total
Properties

\$400K
Average
Price

\$344K
Median
Price

-29%
Decrease From
Mar 2022

46%
Increase From
Mar 2022

25%
Increase From
Mar 2022

UNITS SOLD

3
Total
Properties

\$485K
Average
Price

\$550K
Median
Price

-85%
Decrease From
Mar 2022

28%
Increase From
Mar 2022

86%
Increase From
Mar 2022

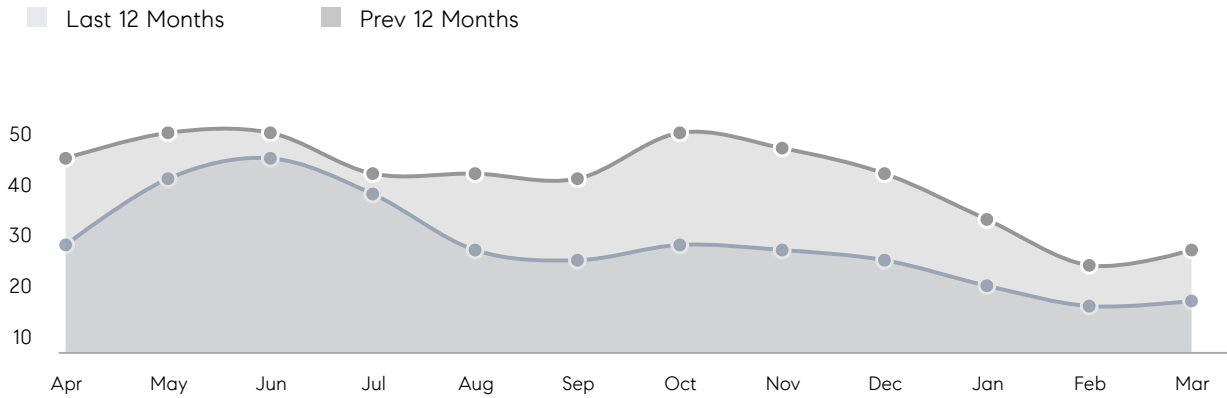
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	56	69	-19%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$485,000	\$378,675	28.1%
	# OF CONTRACTS	12	17	-29.4%
	NEW LISTINGS	14	21	-33%
Houses	AVERAGE DOM	81	48	69%
	% OF ASKING PRICE	96%	101%	
	AVERAGE SOLD PRICE	\$632,500	\$546,500	16%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	7	86	-92%
	% OF ASKING PRICE	109%	98%	
	AVERAGE SOLD PRICE	\$190,000	\$241,364	-21%
	# OF CONTRACTS	8	12	-33%
	NEW LISTINGS	10	12	-17%

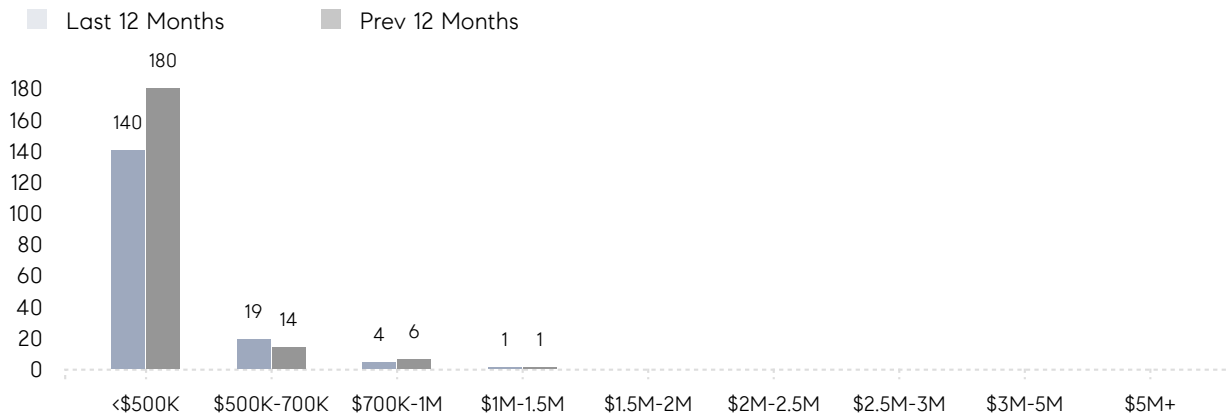
Passaic

MARCH 2023

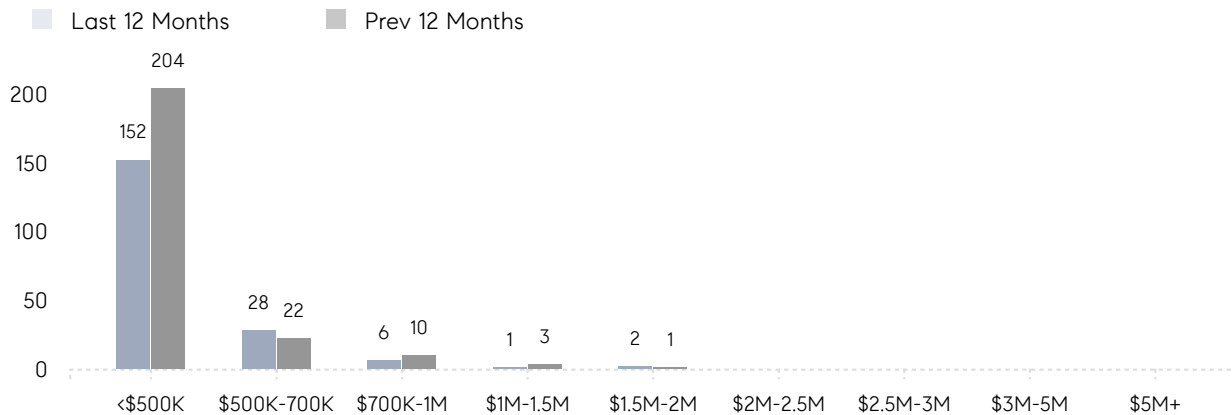
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Paterson Market Insights

Paterson

MARCH 2023

UNDER CONTRACT

31
Total
Properties

\$347K
Average
Price

\$379K
Median
Price

-43%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

9%
Increase From
Mar 2022

UNITS SOLD

26
Total
Properties

\$362K
Average
Price

\$372K
Median
Price

-26%
Decrease From
Mar 2022

-2%
Decrease From
Mar 2022

-6%
Decrease From
Mar 2022

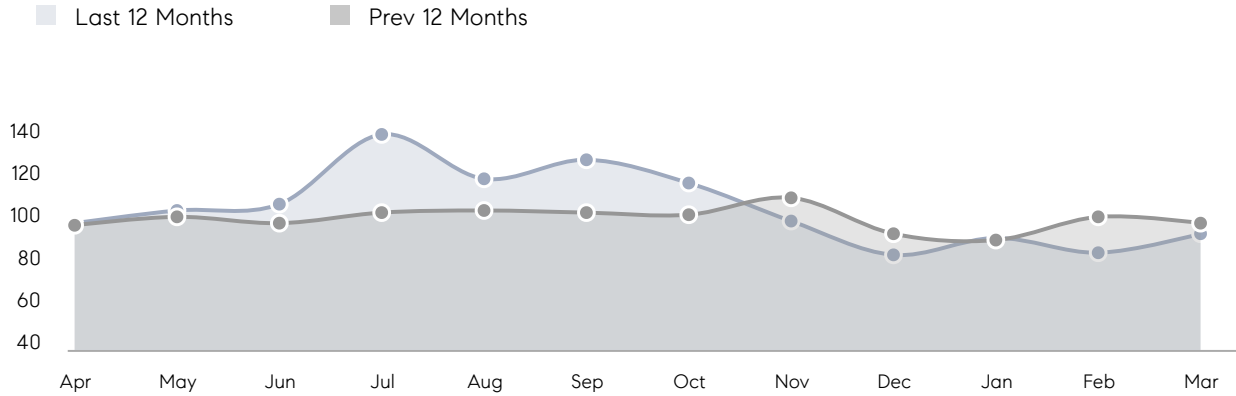
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	39	39	0%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$362,688	\$369,554	-1.9%
	# OF CONTRACTS	31	54	-42.6%
	NEW LISTINGS	33	56	-41%
Houses	AVERAGE DOM	37	40	-7%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$388,859	\$382,106	2%
	# OF CONTRACTS	23	50	-54%
	NEW LISTINGS	24	49	-51%
Condo/Co-op/TH	AVERAGE DOM	51	24	113%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$218,750	\$235,667	-7%
	# OF CONTRACTS	8	4	100%
	NEW LISTINGS	9	7	29%

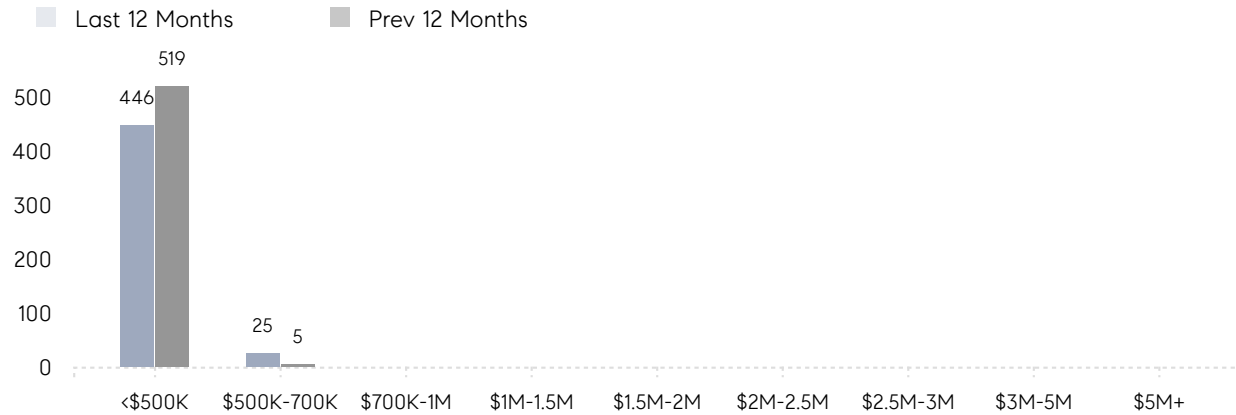
Paterson

MARCH 2023

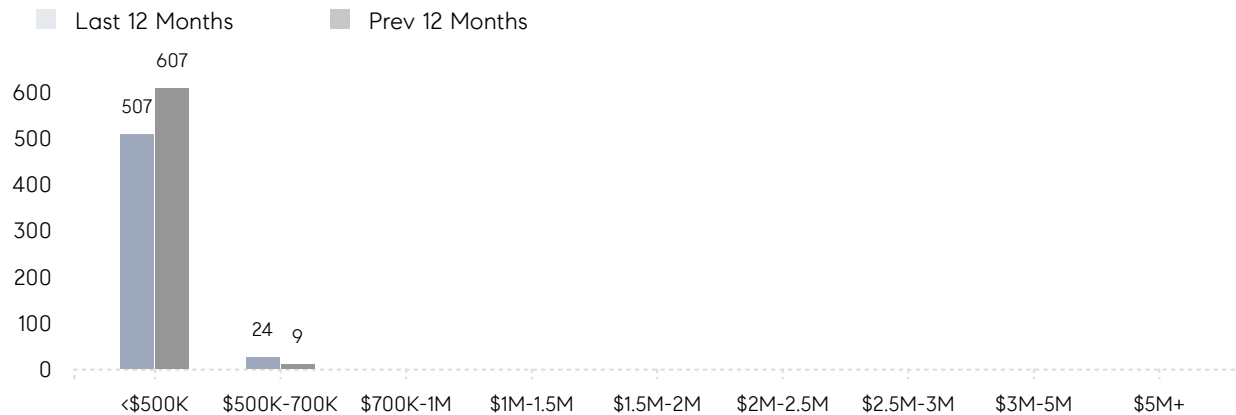
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Peapack Gladstone Market Insights

Peapack Gladstone

MARCH 2023

UNDER CONTRACT

1	\$1.8M	\$1.8M
Total Properties	Average Price	Median Price
-80%	92%	112%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

1	\$912K	\$912K
Total Properties	Average Price	Median Price
-50%	-41%	-41%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

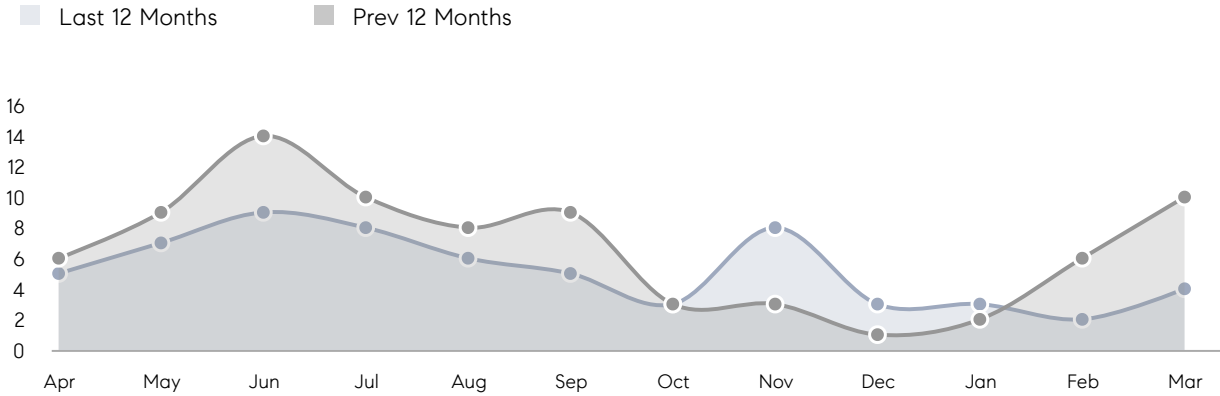
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	70	53	32%
	% OF ASKING PRICE	96%	92%	
	AVERAGE SOLD PRICE	\$912,500	\$1,550,000	-41.1%
	# OF CONTRACTS	1	5	-80.0%
	NEW LISTINGS	3	10	-70%
Houses	AVERAGE DOM	70	53	32%
	% OF ASKING PRICE	96%	92%	
	AVERAGE SOLD PRICE	\$912,500	\$1,550,000	-41%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	3	10	-70%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

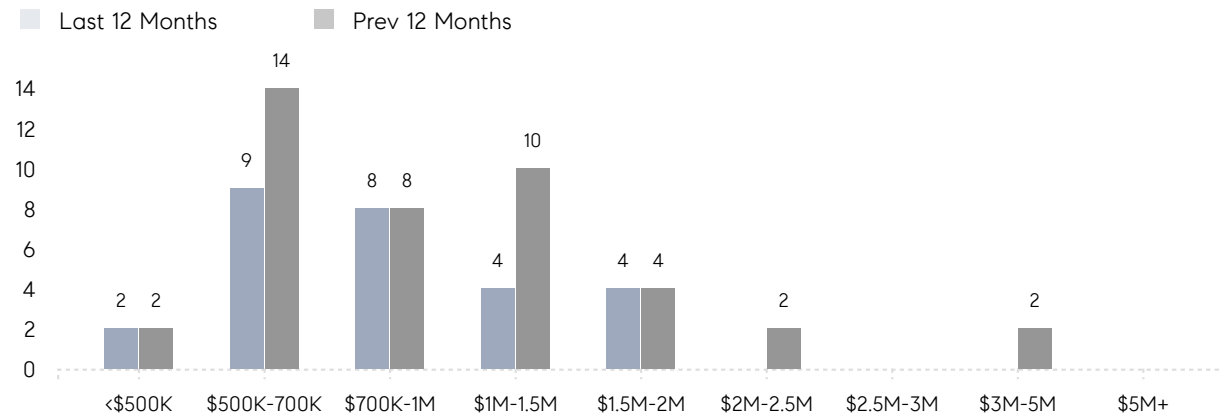
Peapack Gladstone

MARCH 2023

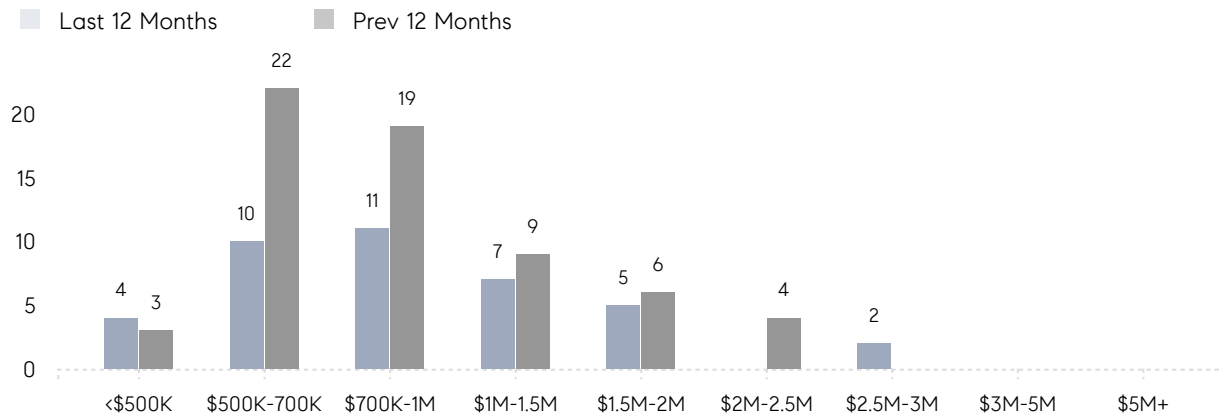
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Plainfield Market Insights

Plainfield

MARCH 2023

UNDER CONTRACT

41
Total
Properties

\$393K
Average
Price

\$399K
Median
Price

37%
Increase From
Mar 2022

0%
Change From
Mar 2022

11%
Increase From
Mar 2022

UNITS SOLD

22
Total
Properties

\$414K
Average
Price

\$420K
Median
Price

-46%
Decrease From
Mar 2022

7%
Increase From
Mar 2022

10%
Increase From
Mar 2022

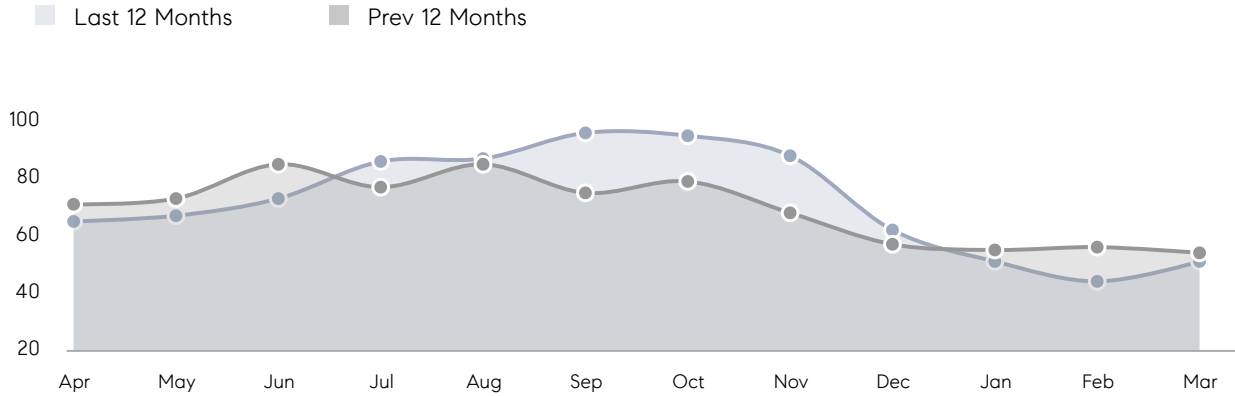
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	53	30	77%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$414,550	\$389,149	6.5%
	# OF CONTRACTS	41	30	36.7%
	NEW LISTINGS	32	39	-18%
Houses	AVERAGE DOM	53	31	71%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$414,550	\$400,388	4%
	# OF CONTRACTS	41	30	37%
	NEW LISTINGS	31	39	-21%
Condo/Co-op/TH	AVERAGE DOM	-	4	-
	% OF ASKING PRICE	-	106%	
	AVERAGE SOLD PRICE	-	\$170,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

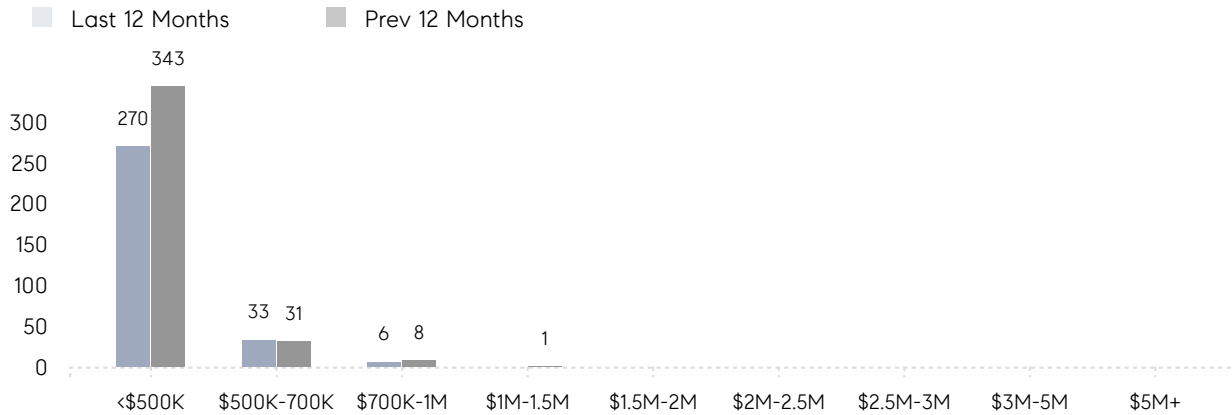
Plainfield

MARCH 2023

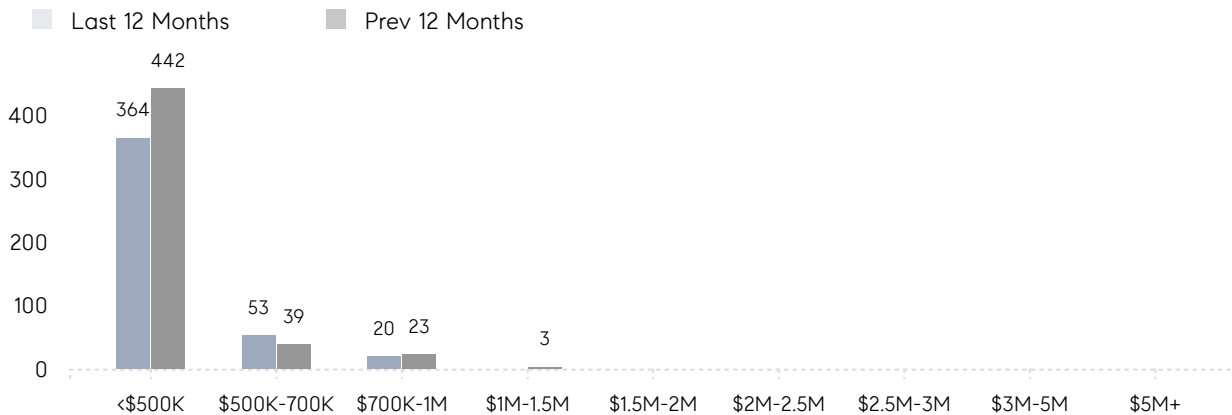
Monthly Inventory

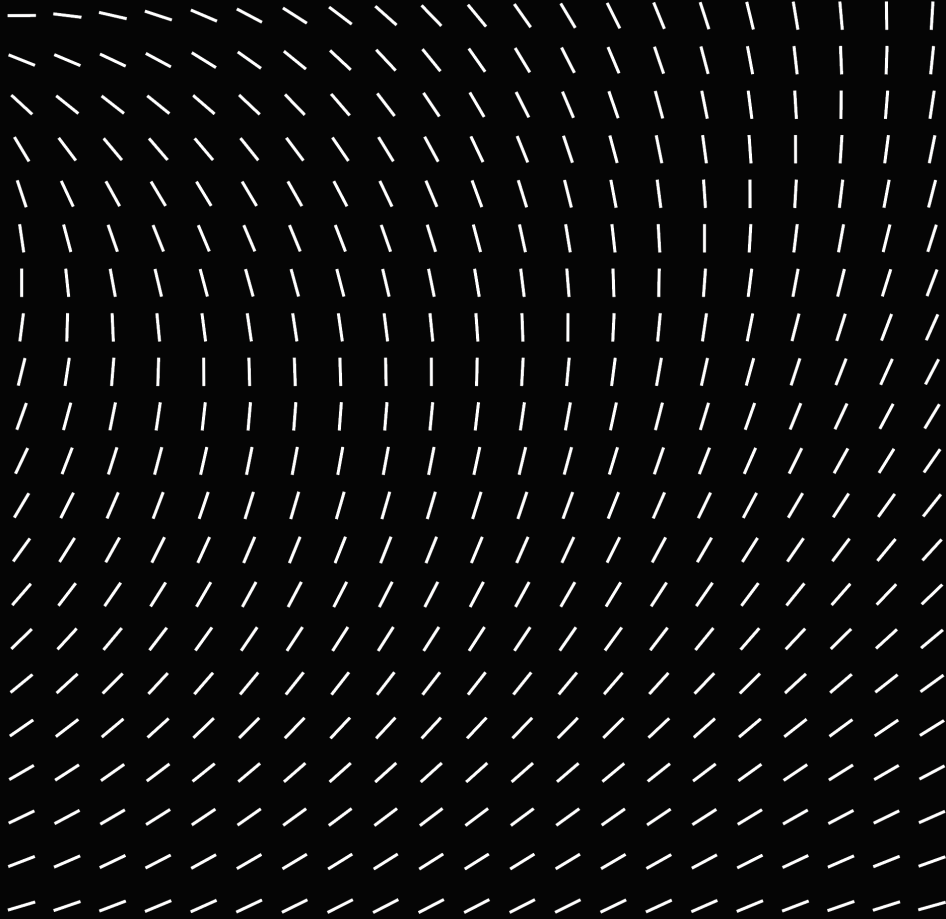


Contracts By Price Range



Listings By Price Range

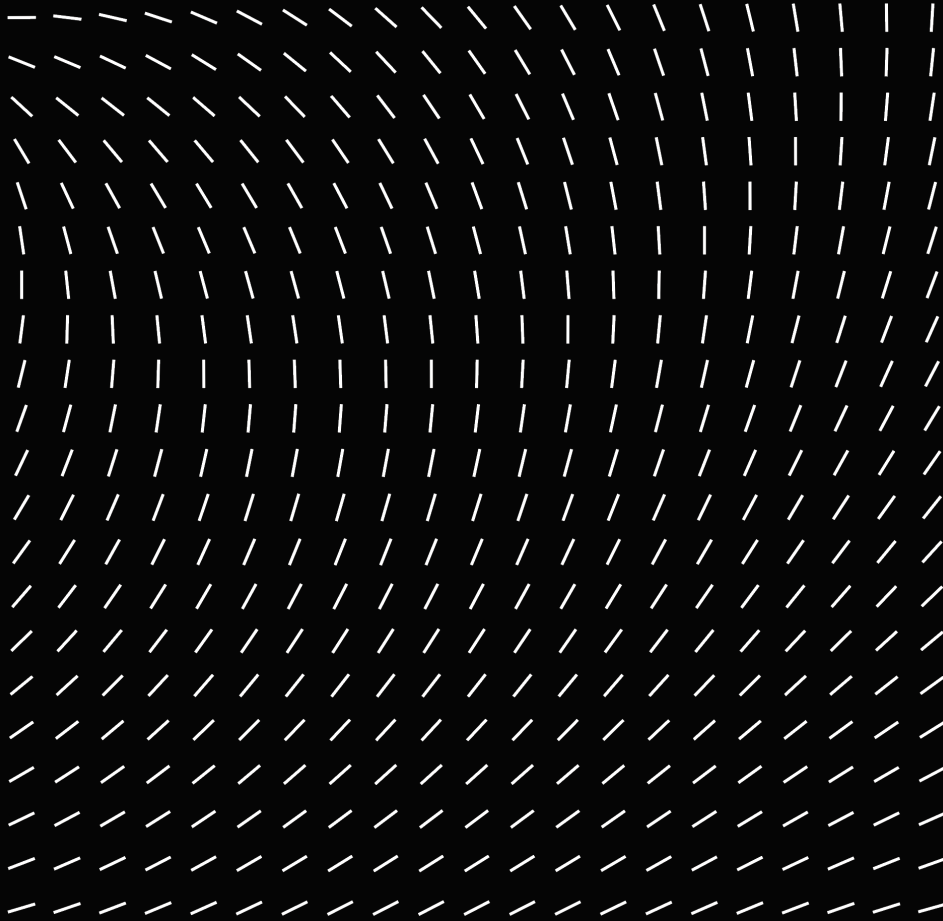




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COMPASS

March 2023

Rahway Market Insights

Rahway

MARCH 2023

UNDER CONTRACT

20
Total
Properties

\$406K
Average
Price

\$389K
Median
Price

-43%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

1%
Increase From
Mar 2022

UNITS SOLD

18
Total
Properties

\$412K
Average
Price

\$392K
Median
Price

-40%
Decrease From
Mar 2022

0%
Change From
Mar 2022

-8%
Decrease From
Mar 2022

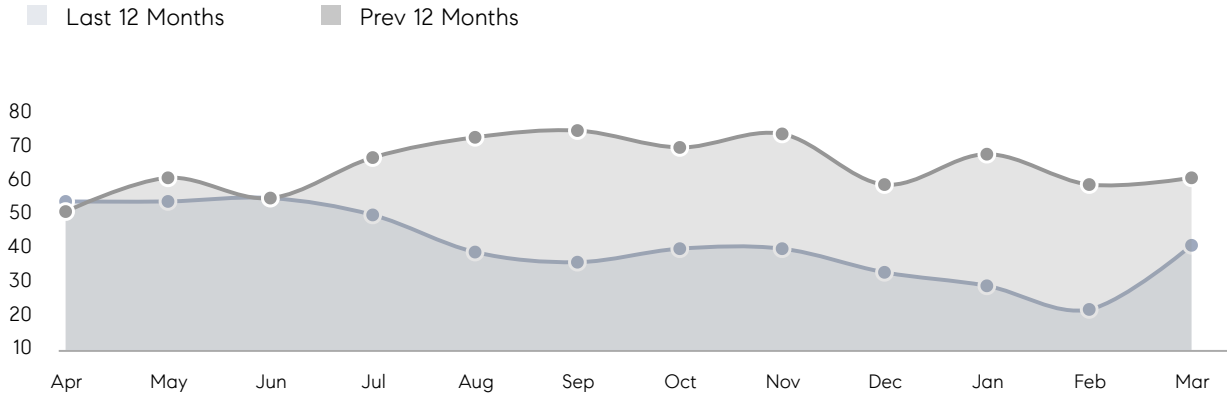
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	32	42	-24%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$412,444	\$414,500	-0.5%
	# OF CONTRACTS	20	35	-42.9%
	NEW LISTINGS	38	48	-21%
Houses	AVERAGE DOM	32	45	-29%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$414,235	\$420,893	-2%
	# OF CONTRACTS	18	29	-38%
	NEW LISTINGS	36	40	-10%
Condo/Co-op/TH	AVERAGE DOM	37	12	208%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$382,000	\$325,000	18%
	# OF CONTRACTS	2	6	-67%
	NEW LISTINGS	2	8	-75%

Rahway

MARCH 2023

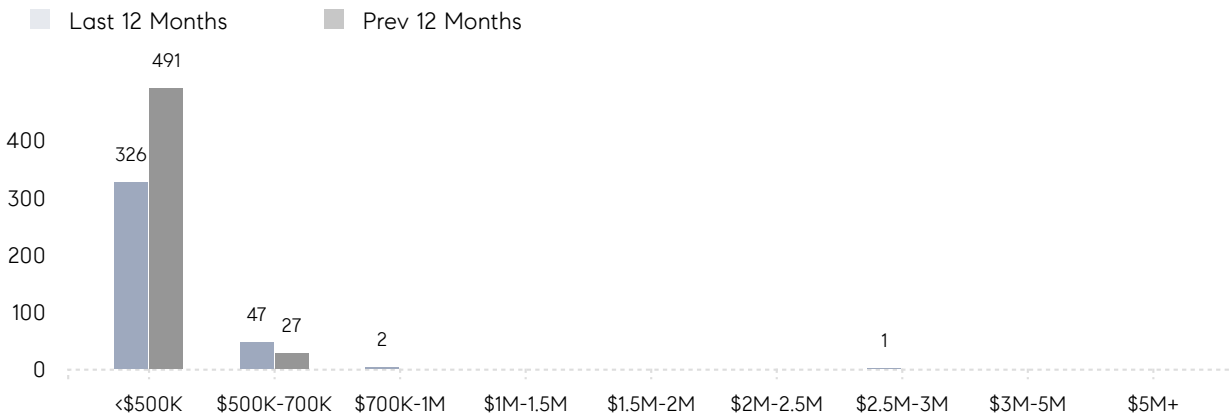
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Ramsey Market Insights

Ramsey

MARCH 2023

UNDER CONTRACT

12
Total
Properties

\$700K
Average
Price

\$679K
Median
Price

-52%
Decrease From
Mar 2022

-6%
Decrease From
Mar 2022

5%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$640K
Average
Price

\$615K
Median
Price

-50%
Decrease From
Mar 2022

3%
Increase From
Mar 2022

6%
Increase From
Mar 2022

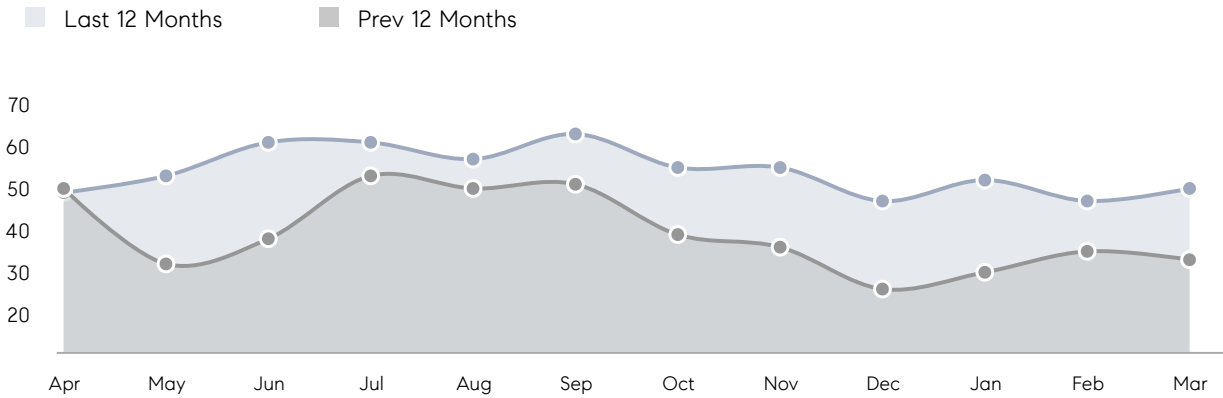
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	16	43	-63%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$640,578	\$621,013	3.2%
	# OF CONTRACTS	12	25	-52.0%
	NEW LISTINGS	18	23	-22%
Houses	AVERAGE DOM	14	65	-78%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$873,840	\$860,178	2%
	# OF CONTRACTS	11	16	-31%
	NEW LISTINGS	15	13	15%
Condo/Co-op/TH	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$349,000	\$322,056	8%
	# OF CONTRACTS	1	9	-89%
	NEW LISTINGS	3	10	-70%

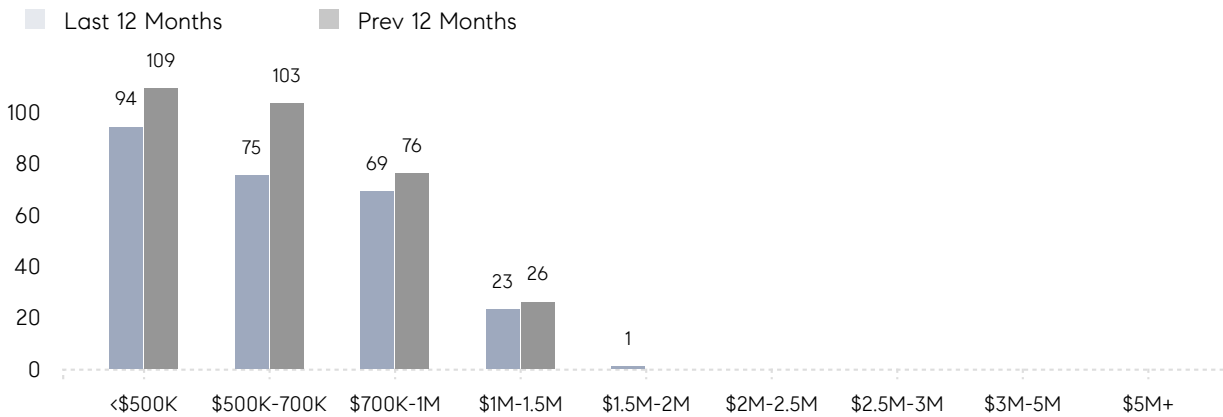
Ramsey

MARCH 2023

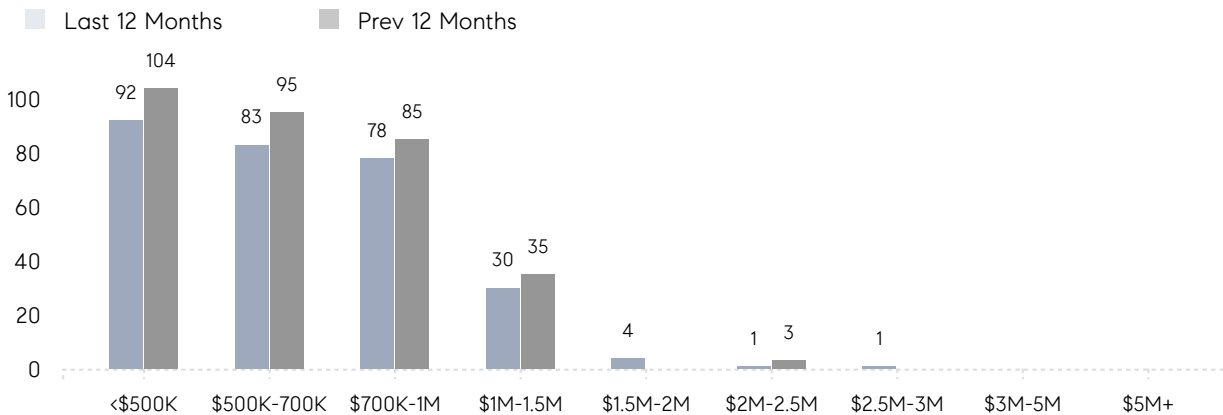
Monthly Inventory



Contracts By Price Range



Listings By Price Range

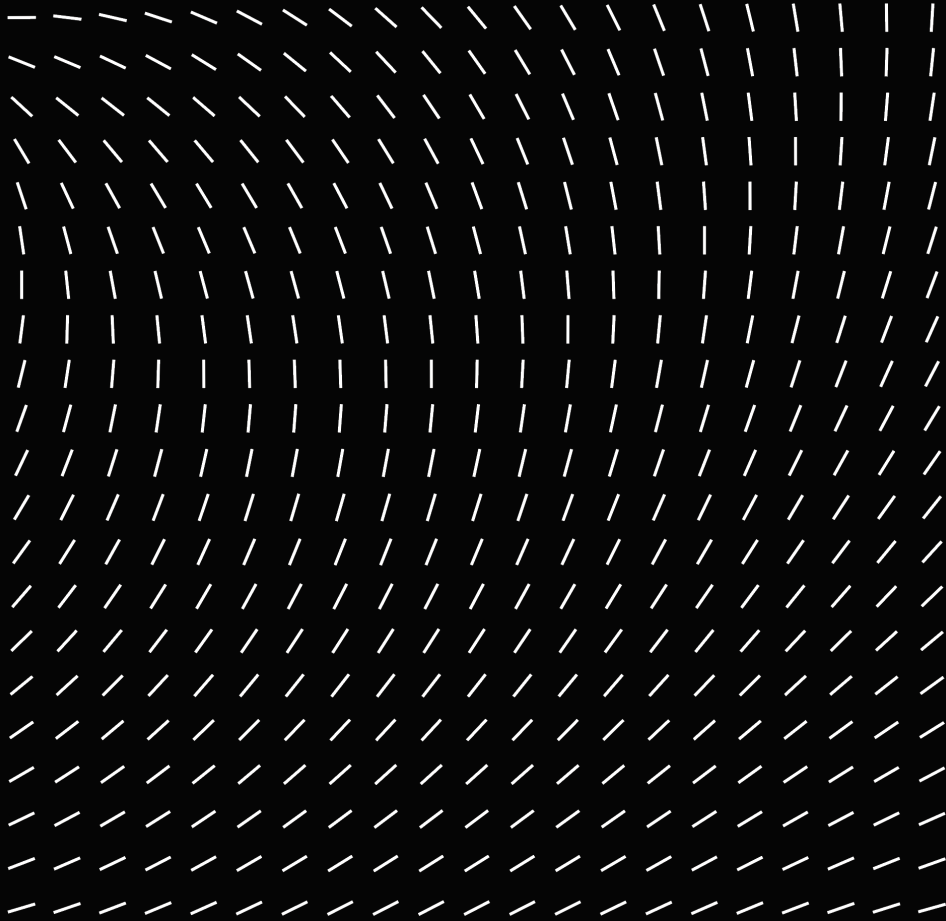




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COMPASS

March 2023

Randolph Market Insights

Randolph

MARCH 2023

UNDER CONTRACT

22
Total
Properties

\$718K
Average
Price

\$744K
Median
Price

-21%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

6%
Increase From
Mar 2022

UNITS SOLD

14
Total
Properties

\$706K
Average
Price

\$738K
Median
Price

-30%
Decrease From
Mar 2022

8%
Increase From
Mar 2022

21%
Increase From
Mar 2022

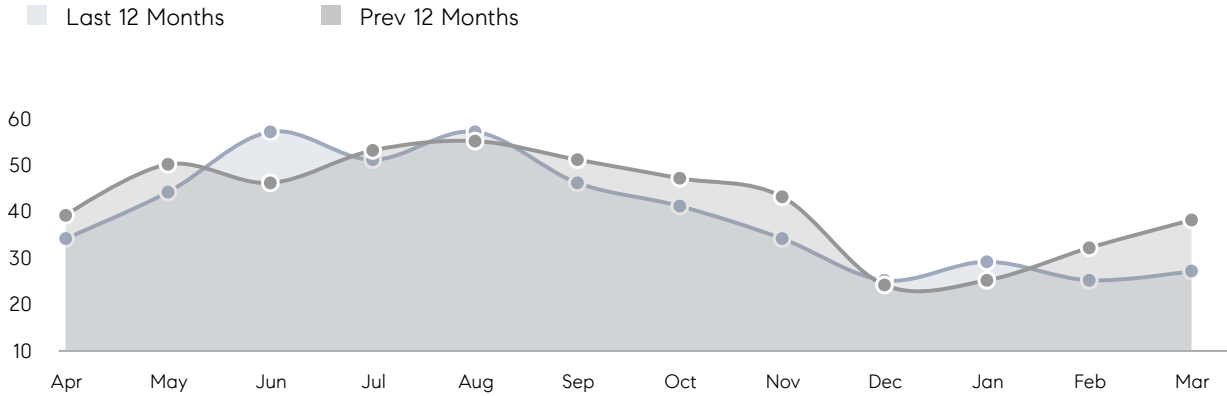
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	39	40	-2%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$706,857	\$652,470	8.3%
	# OF CONTRACTS	22	28	-21.4%
	NEW LISTINGS	27	37	-27%
Houses	AVERAGE DOM	39	39	0%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$706,857	\$662,731	7%
	# OF CONTRACTS	19	25	-24%
	NEW LISTINGS	25	34	-26%
Condo/Co-op/TH	AVERAGE DOM	-	47	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$457,500	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	3	-33%

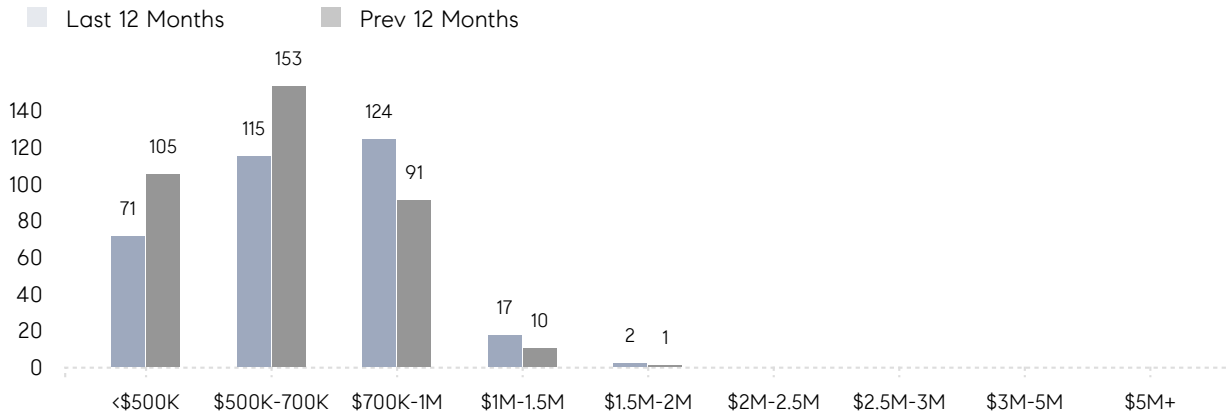
Randolph

MARCH 2023

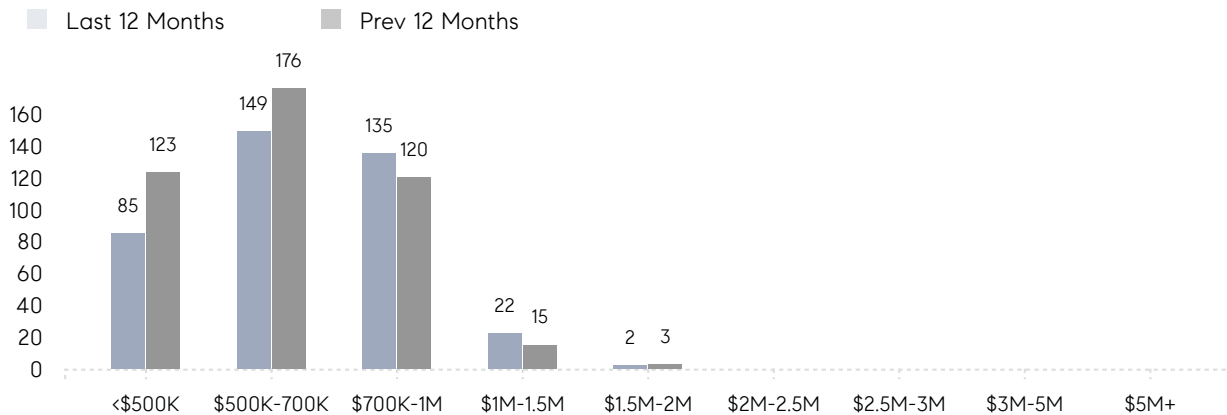
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Raritan Township Market Insights

Raritan Township

MARCH 2023

UNDER CONTRACT

18
Total
Properties

\$481K
Average
Price

\$474K
Median
Price

-53%
Decrease From
Mar 2022

5%
Increase From
Mar 2022

6%
Increase From
Mar 2022

UNITS SOLD

18
Total
Properties

\$609K
Average
Price

\$600K
Median
Price

-10%
Decrease From
Mar 2022

39%
Increase From
Mar 2022

67%
Increase From
Mar 2022

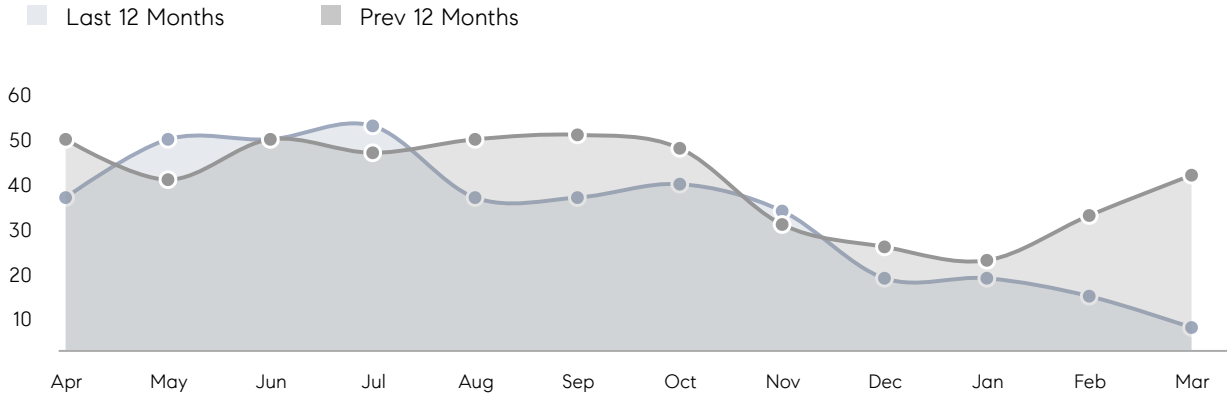
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	44	33	33%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$609,198	\$437,200	39.3%
	# OF CONTRACTS	18	38	-52.6%
	NEW LISTINGS	14	48	-71%
Houses	AVERAGE DOM	55	39	41%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$710,077	\$535,000	33%
	# OF CONTRACTS	11	19	-42%
	NEW LISTINGS	11	28	-61%
Condo/Co-op/TH	AVERAGE DOM	17	25	-32%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$346,914	\$317,667	9%
	# OF CONTRACTS	7	19	-63%
	NEW LISTINGS	3	20	-85%

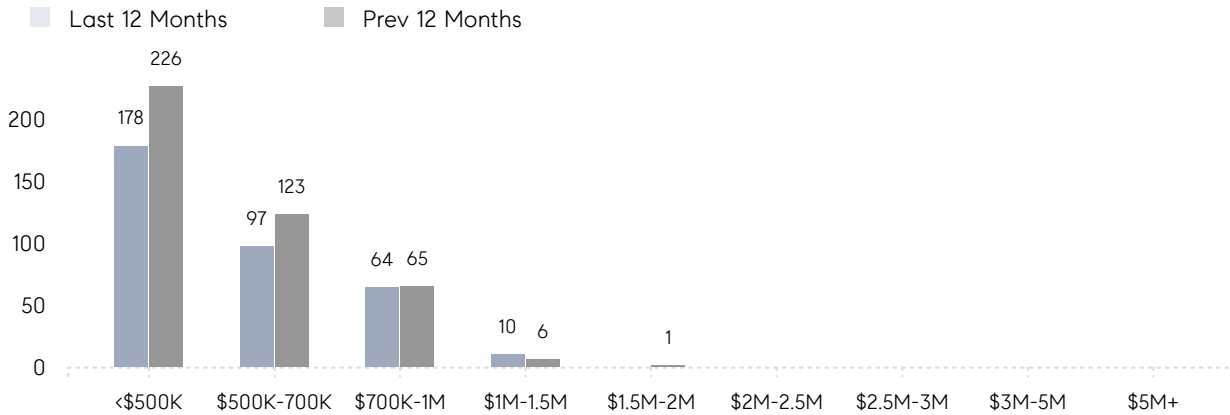
Raritan Township

MARCH 2023

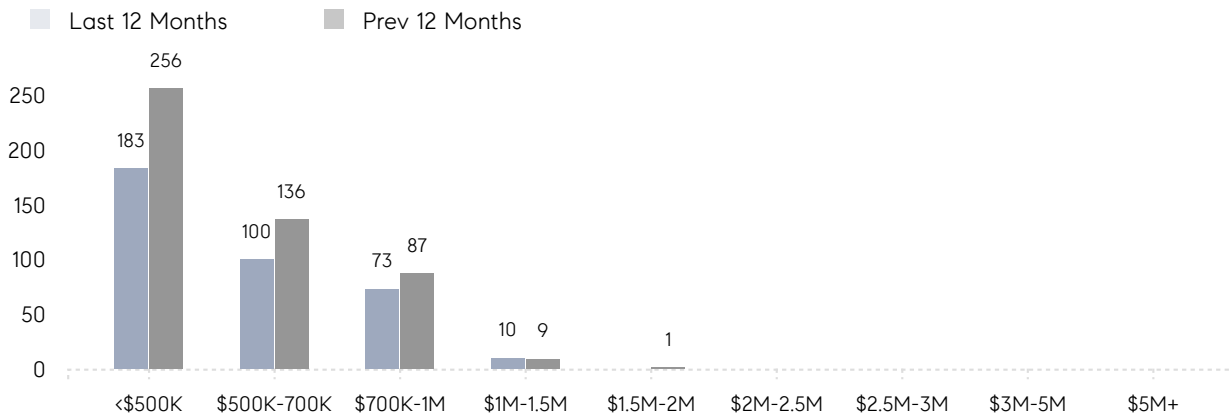
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Ridgefield Market Insights

Ridgefield

MARCH 2023

UNDER CONTRACT

9
Total
Properties

\$563K
Average
Price

\$490K
Median
Price

29%
Increase From
Mar 2022

-15%
Decrease From
Mar 2022

-18%
Decrease From
Mar 2022

UNITS SOLD

4
Total
Properties

\$575K
Average
Price

\$539K
Median
Price

-43%
Decrease From
Mar 2022

3%
Increase From
Mar 2022

-3%
Decrease From
Mar 2022

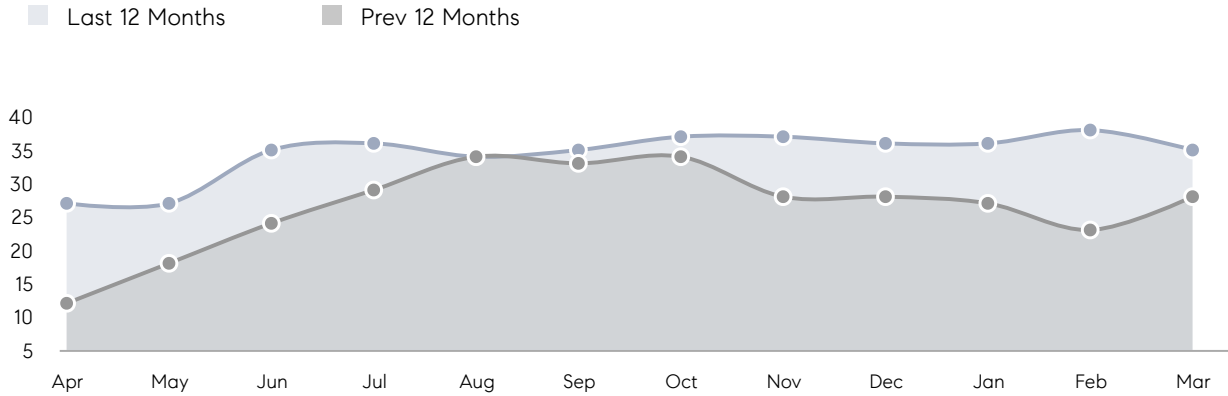
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	131	53	147%
	% OF ASKING PRICE	92%	97%	
	AVERAGE SOLD PRICE	\$575,750	\$559,143	3.0%
	# OF CONTRACTS	9	7	28.6%
	NEW LISTINGS	6	11	-45%
Houses	AVERAGE DOM	170	42	305%
	% OF ASKING PRICE	89%	96%	
	AVERAGE SOLD PRICE	\$684,667	\$598,400	14%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	6	11	-45%
Condo/Co-op/TH	AVERAGE DOM	11	80	-86%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$249,000	\$461,000	-46%
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	0	0	0%

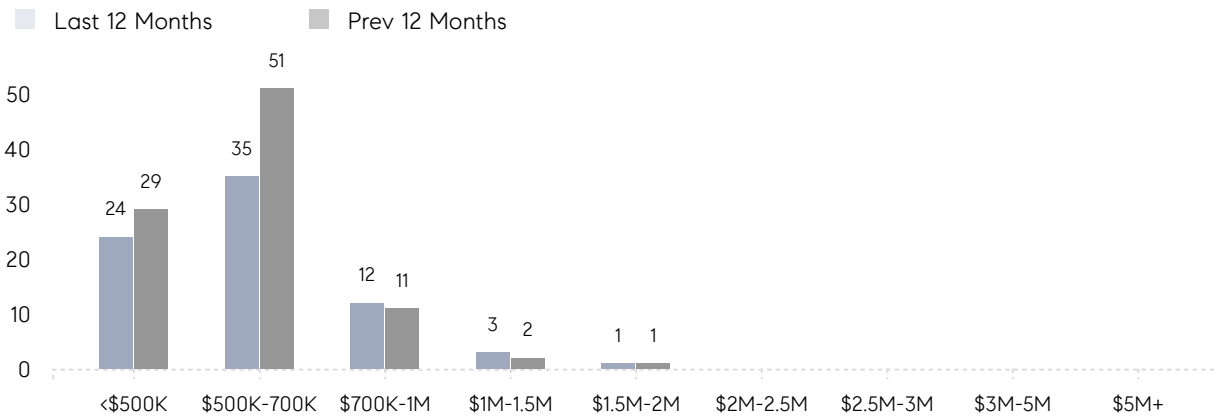
Ridgefield

MARCH 2023

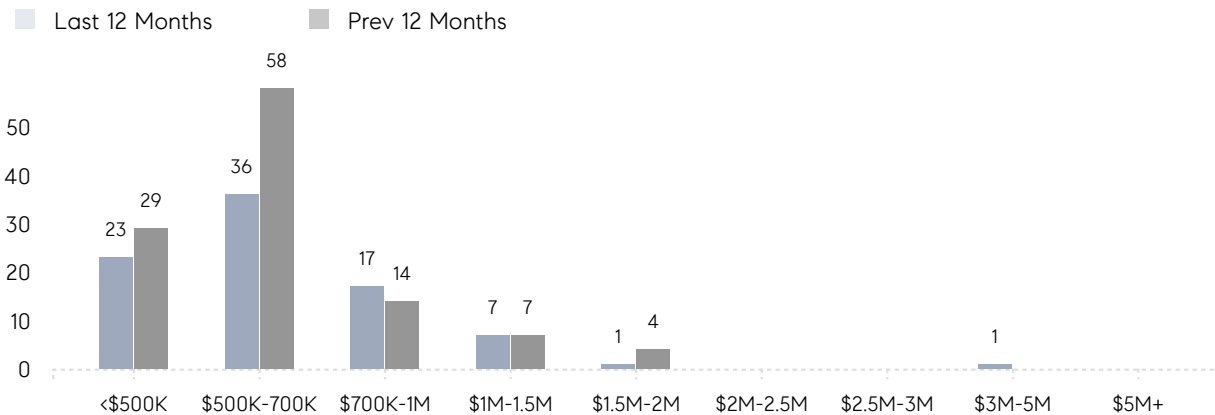
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Ridgefield Park Market Insights

Ridgefield Park

MARCH 2023

UNDER CONTRACT

7
Total
Properties

\$446K
Average
Price

\$484K
Median
Price

0%
Change From
Mar 2022

6%
Increase From
Mar 2022

1%
Change From
Mar 2022

UNITS SOLD

3
Total
Properties

\$406K
Average
Price

\$455K
Median
Price

-25%
Decrease From
Mar 2022

9%
Increase From
Mar 2022

25%
Increase From
Mar 2022

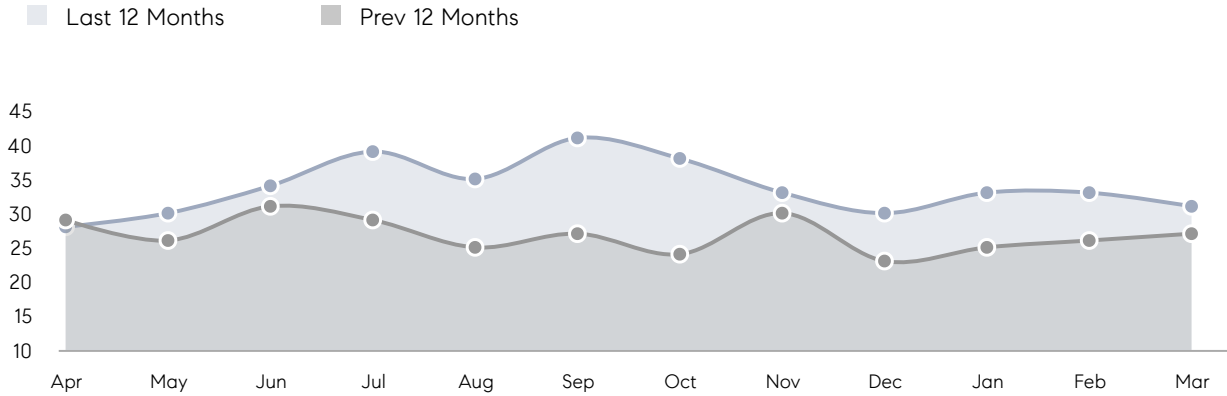
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	37	37	0%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$406,000	\$371,750	9.2%
	# OF CONTRACTS	7	7	0.0%
	NEW LISTINGS	3	8	-62%
Houses	AVERAGE DOM	45	47	-4%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$510,000	\$517,500	-1%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	1	5	-80%
Condo/Co-op/TH	AVERAGE DOM	21	27	-22%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$198,000	\$226,000	-12%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	3	-33%

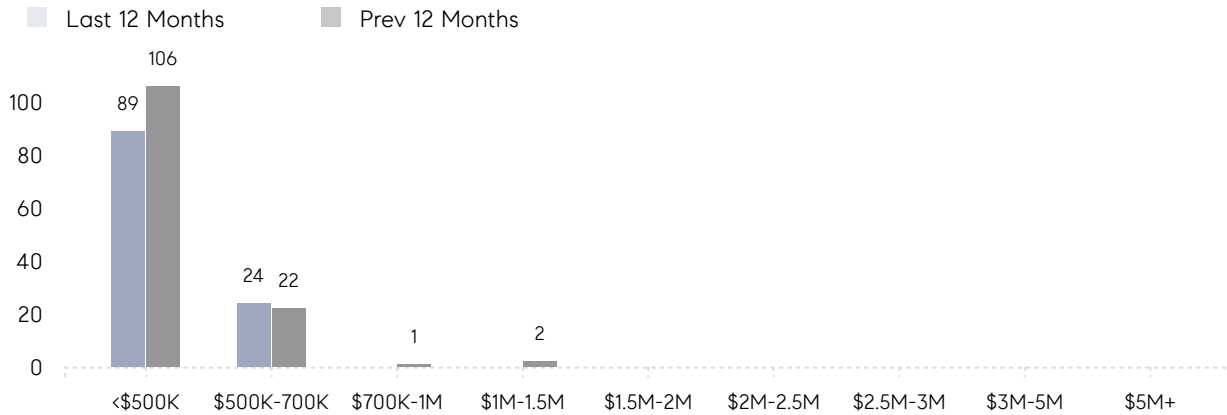
Ridgefield Park

MARCH 2023

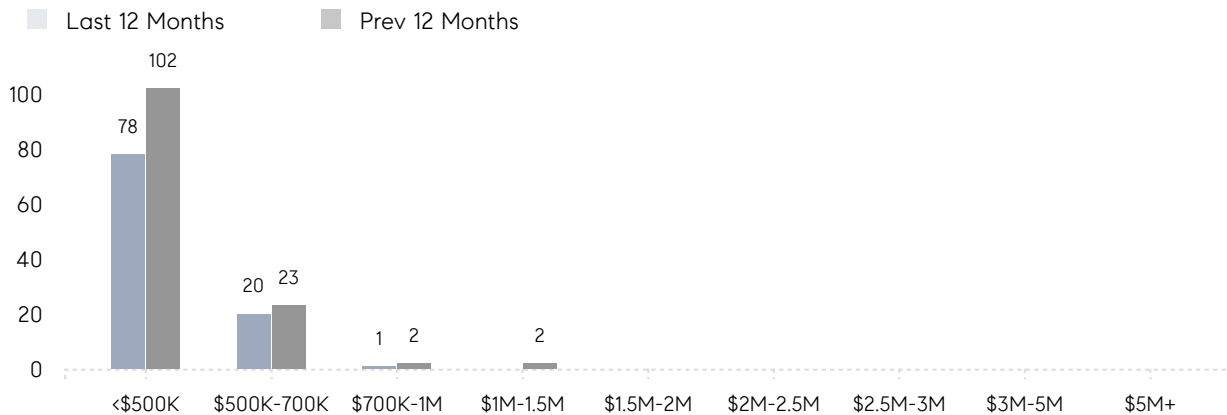
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Ridgewood Market Insights

Ridgewood

MARCH 2023

UNDER CONTRACT

11	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
-56%	19%	30%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

10	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
43%	-8%	9%
Increase From Mar 2022	Decrease From Mar 2022	Increase From Mar 2022

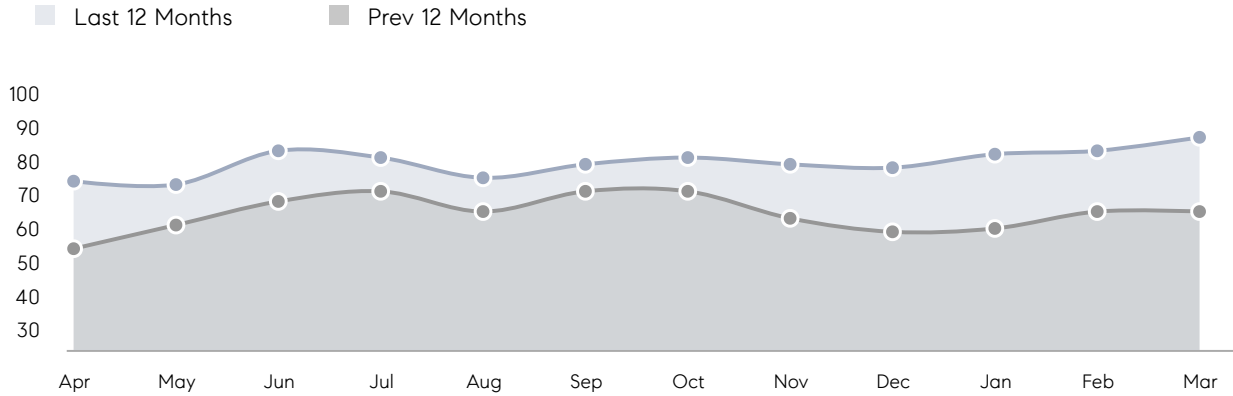
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	20	32	-37%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$1,133,600	\$1,234,857	-8.2%
	# OF CONTRACTS	11	25	-56.0%
	NEW LISTINGS	13	25	-48%
Houses	AVERAGE DOM	20	32	-37%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$1,133,600	\$1,234,857	-8%
	# OF CONTRACTS	11	25	-56%
	NEW LISTINGS	13	25	-48%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

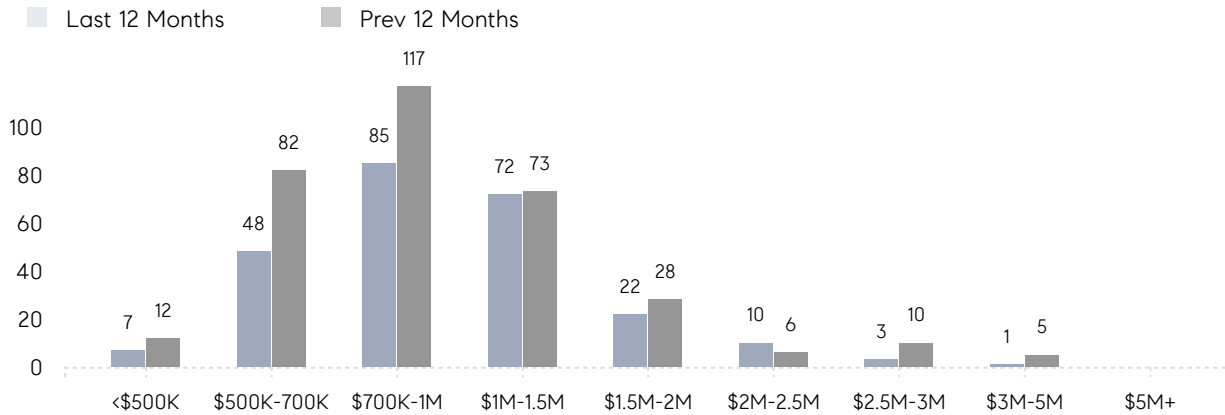
Ridgewood

MARCH 2023

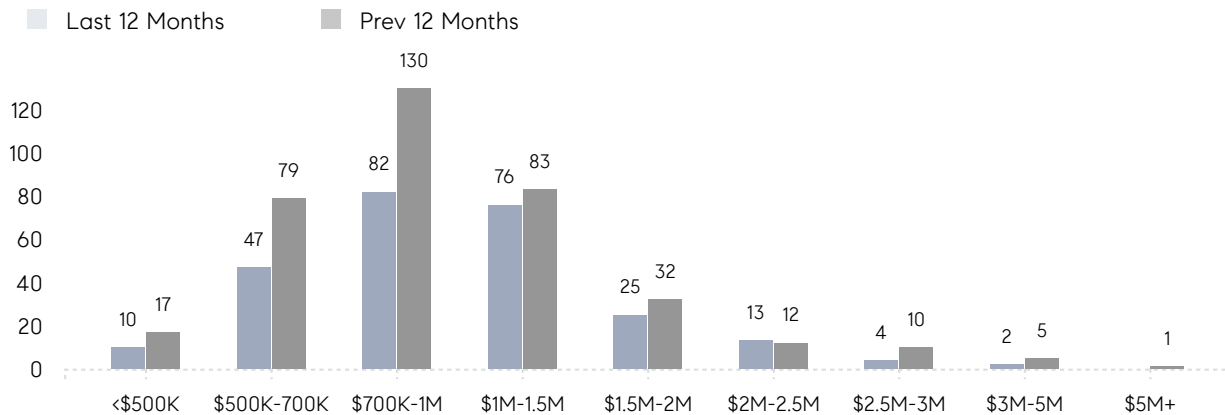
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

River Edge Market Insights

River Edge

MARCH 2023

UNDER CONTRACT

12
Total
Properties

\$752K
Average
Price

\$599K
Median
Price

9%
Increase From
Mar 2022

31%
Increase From
Mar 2022

15%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$798K
Average
Price

\$745K
Median
Price

-18%
Decrease From
Mar 2022

14%
Increase From
Mar 2022

22%
Increase From
Mar 2022

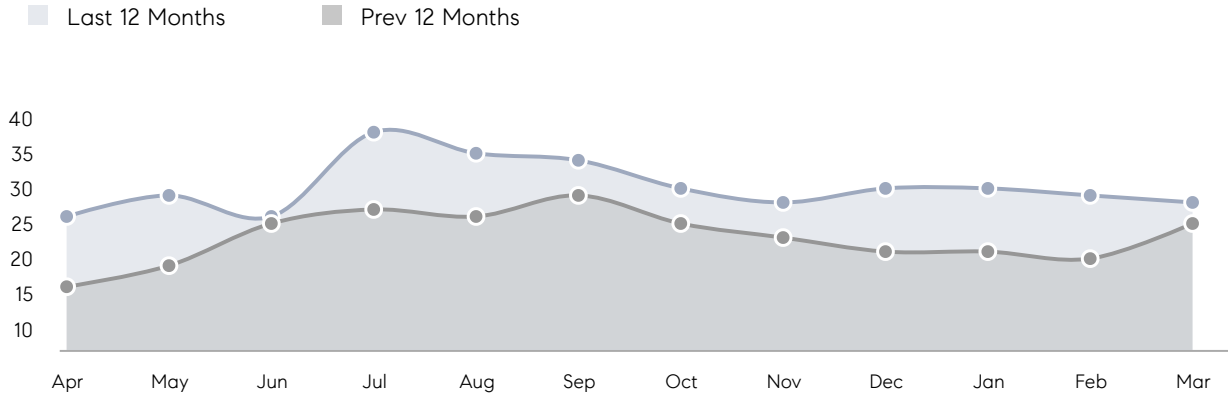
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	27	20	35%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$798,333	\$697,795	14.4%
	# OF CONTRACTS	12	11	9.1%
	NEW LISTINGS	9	14	-36%
Houses	AVERAGE DOM	25	20	25%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$865,750	\$697,795	24%
	# OF CONTRACTS	12	11	9%
	NEW LISTINGS	9	13	-31%
Condo/Co-op/TH	AVERAGE DOM	42	-	-
	% OF ASKING PRICE	100%	-	-
	AVERAGE SOLD PRICE	\$259,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

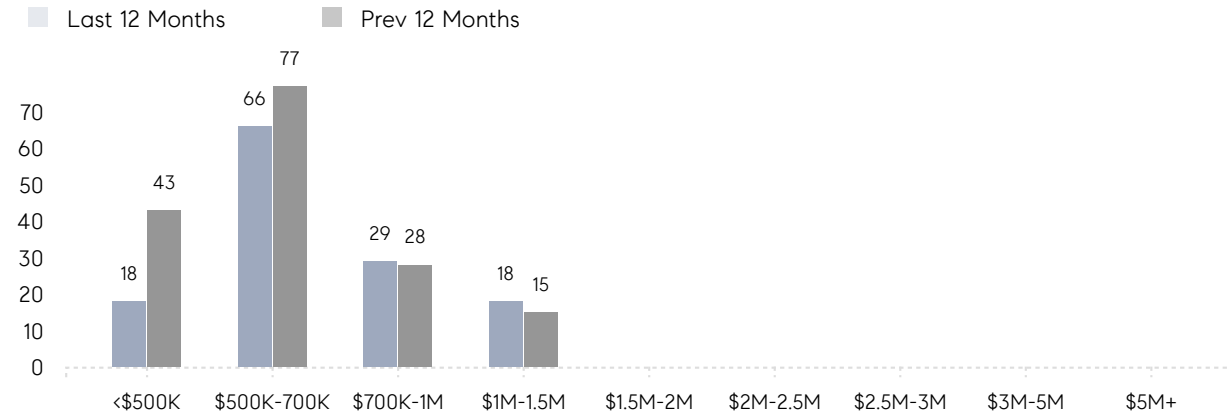
River Edge

MARCH 2023

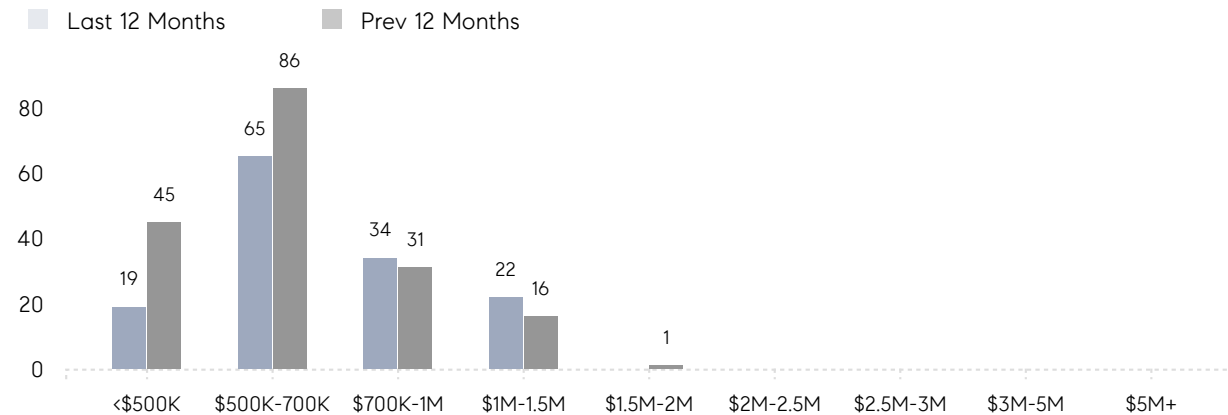
Monthly Inventory

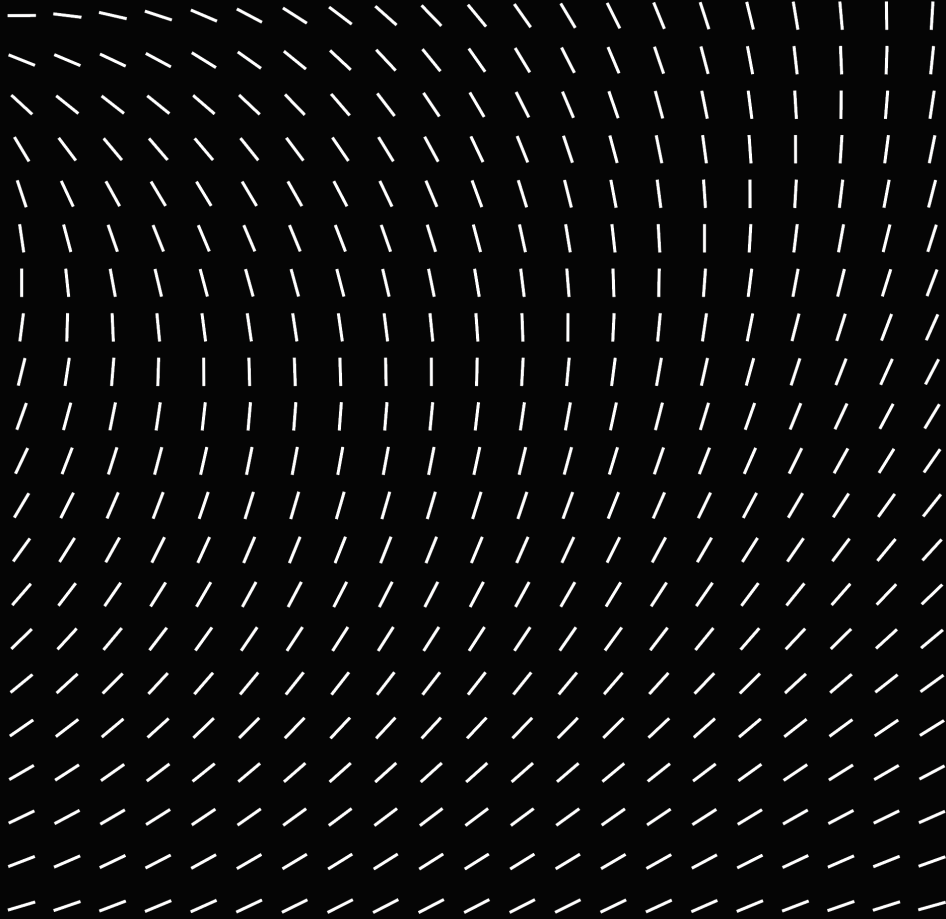


Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

River Vale Market Insights

River Vale

MARCH 2023

UNDER CONTRACT

16
Total
Properties

\$806K
Average
Price

\$899K
Median
Price

0%
Change From
Mar 2022

3%
Increase From
Mar 2022

13%
Increase From
Mar 2022

UNITS SOLD

8
Total
Properties

\$804K
Average
Price

\$780K
Median
Price

-38%
Decrease From
Mar 2022

2%
Increase From
Mar 2022

-2%
Decrease From
Mar 2022

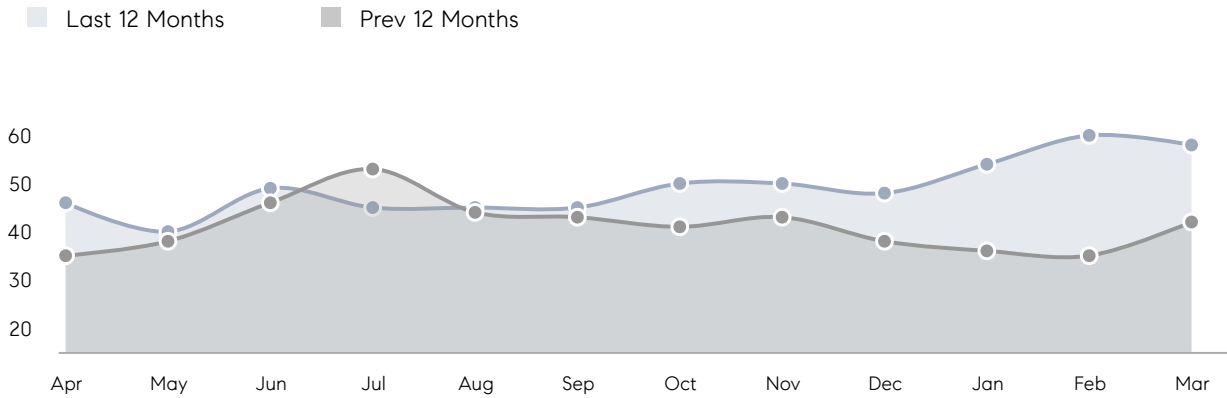
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	79	63	25%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$804,449	\$789,604	1.9%
	# OF CONTRACTS	16	16	0.0%
	NEW LISTINGS	18	22	-18%
Houses	AVERAGE DOM	70	51	37%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$724,800	\$814,579	-11%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	14	21	-33%
Condo/Co-op/TH	AVERAGE DOM	94	217	-57%
	% OF ASKING PRICE	100%	84%	
	AVERAGE SOLD PRICE	\$937,196	\$489,900	91%
	# OF CONTRACTS	6	2	200%
	NEW LISTINGS	4	1	300%

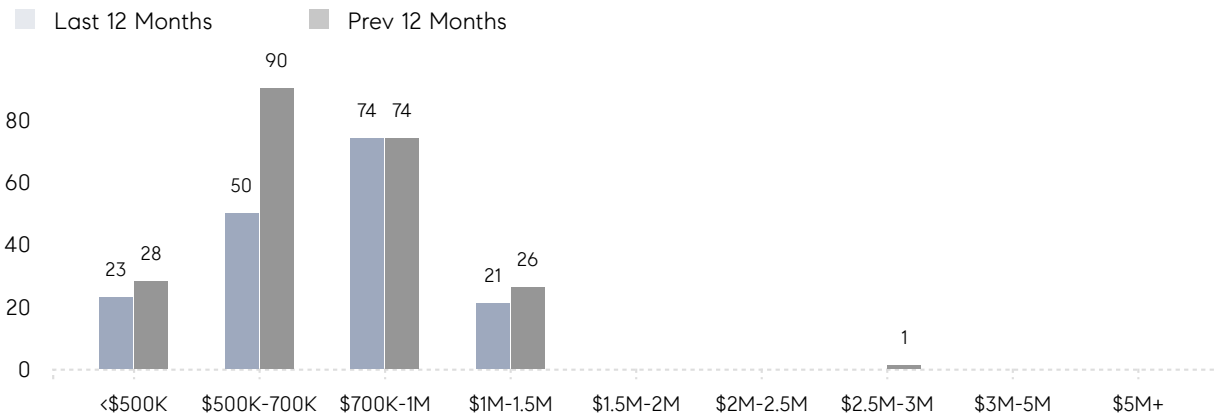
River Vale

MARCH 2023

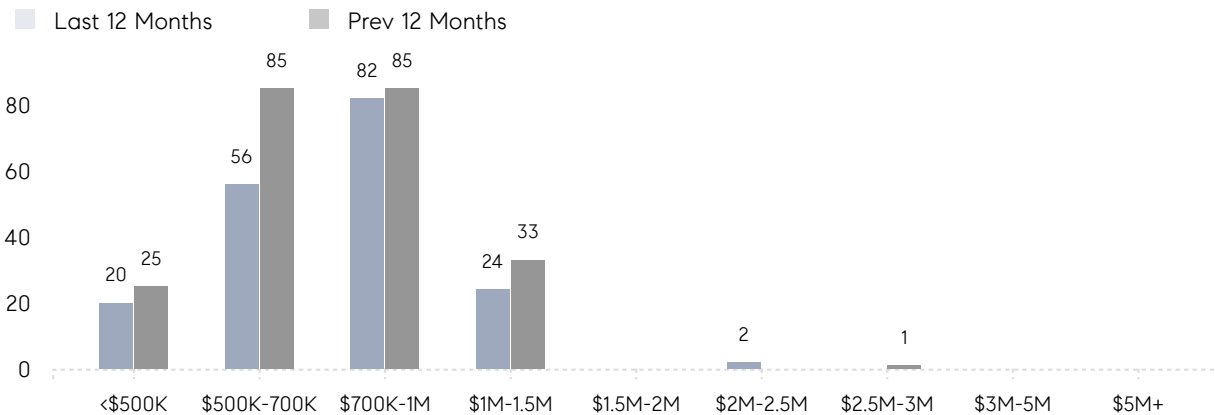
Monthly Inventory



Contracts By Price Range



Listings By Price Range

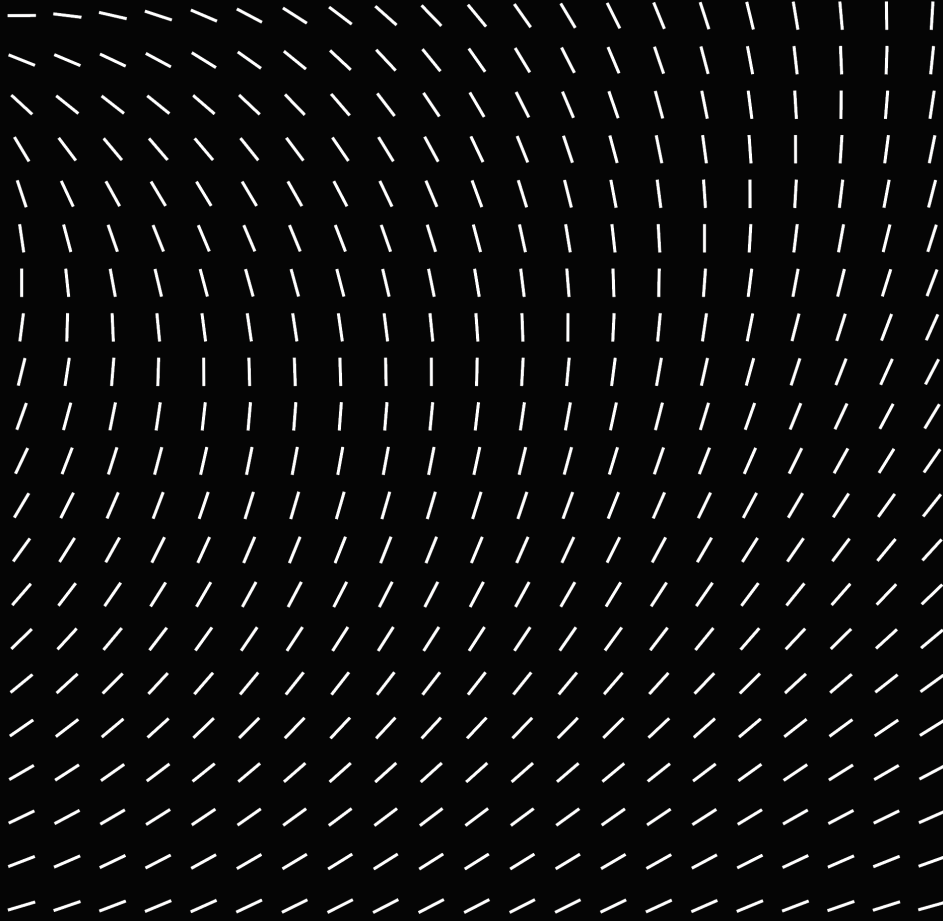




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COMPASS

March 2023

Rochelle Park Market Insights

Rochelle Park

MARCH 2023

UNDER CONTRACT

6	\$495K	\$450K
Total Properties	Average Price	Median Price
-14%	4%	-5%
Decrease From Mar 2022	Increase From Mar 2022	Decrease From Mar 2022

UNITS SOLD

4	\$482K	\$517K
Total Properties	Average Price	Median Price
0%	-	-
Change From Mar 2022	Change From Mar 2022	Change From Mar 2022

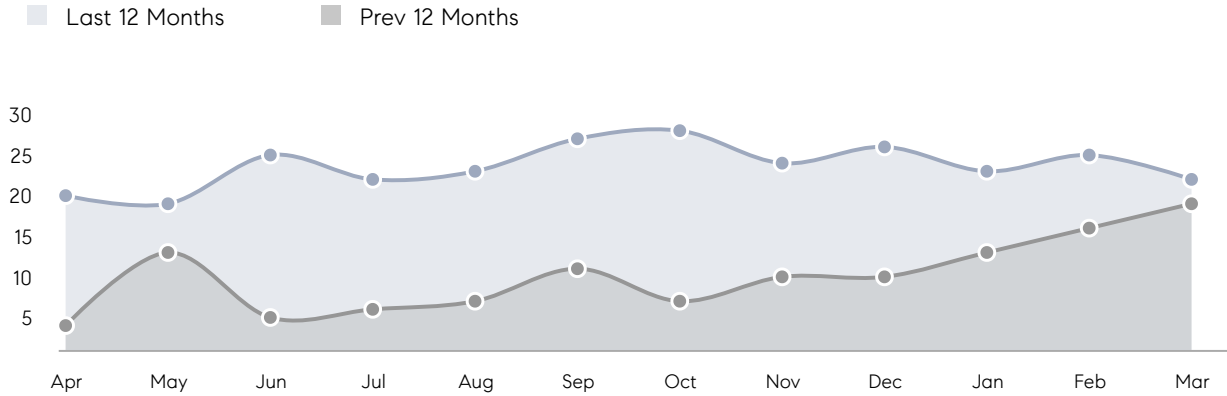
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	27	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$482,000	-	-
	# OF CONTRACTS	6	7	-14.3%
	NEW LISTINGS	3	8	-62%
Houses	AVERAGE DOM	26	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$526,000	-	-
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	30	-	-
	% OF ASKING PRICE	93%	-	
	AVERAGE SOLD PRICE	\$350,000	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	0	0%

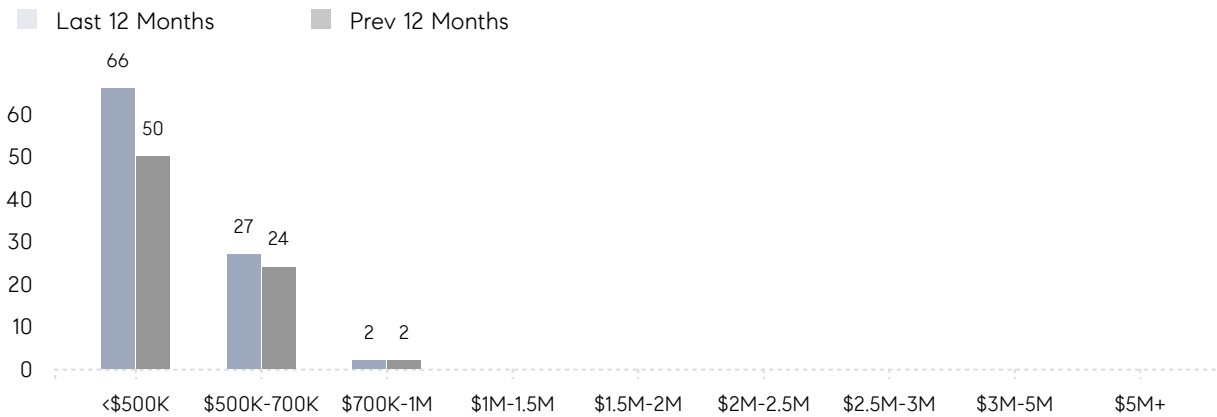
Rochelle Park

MARCH 2023

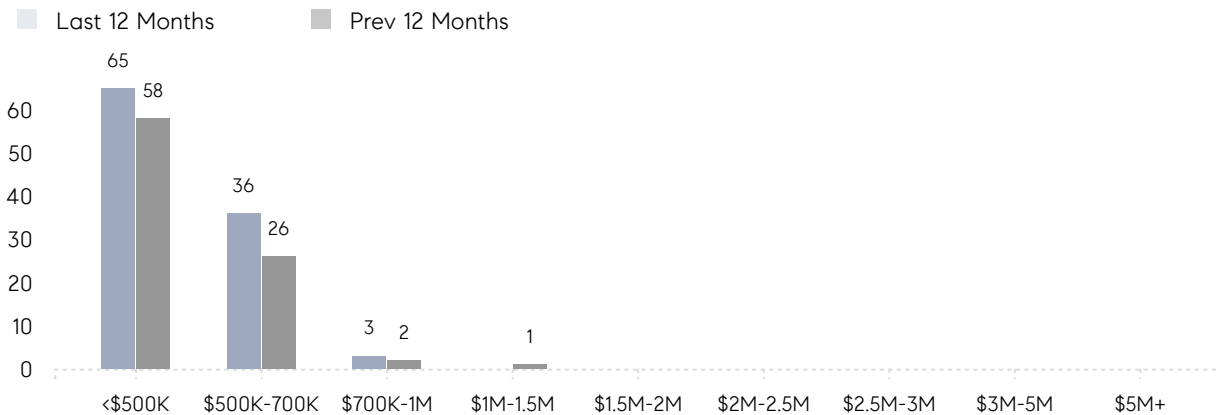
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Rockaway Market Insights

Rockaway

MARCH 2023

UNDER CONTRACT

31
Total
Properties

\$465K
Average
Price

\$430K
Median
Price

-14%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

2%
Increase From
Mar 2022

UNITS SOLD

20
Total
Properties

\$412K
Average
Price

\$405K
Median
Price

-35%
Decrease From
Mar 2022

-16%
Decrease From
Mar 2022

-10%
Decrease From
Mar 2022

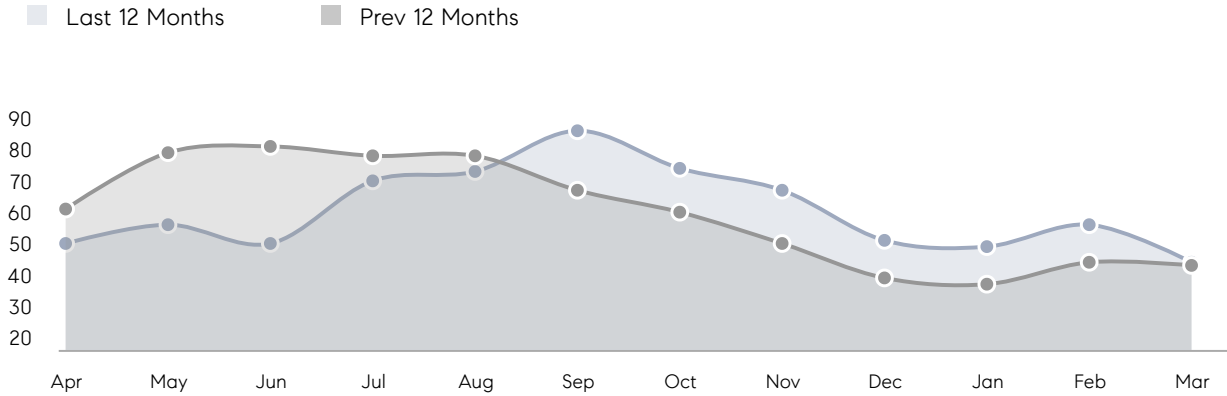
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	34	27	26%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$412,589	\$488,590	-15.6%
	# OF CONTRACTS	31	36	-13.9%
	NEW LISTINGS	25	38	-34%
Houses	AVERAGE DOM	37	30	23%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$415,521	\$514,169	-19%
	# OF CONTRACTS	17	23	-26%
	NEW LISTINGS	16	24	-33%
Condo/Co-op/TH	AVERAGE DOM	28	13	115%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$407,143	\$355,580	15%
	# OF CONTRACTS	14	13	8%
	NEW LISTINGS	9	14	-36%

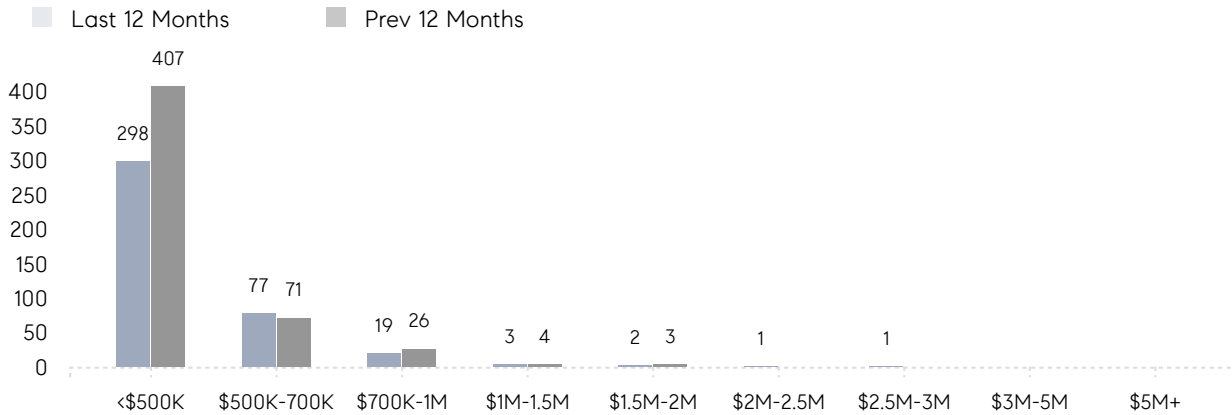
Rockaway

MARCH 2023

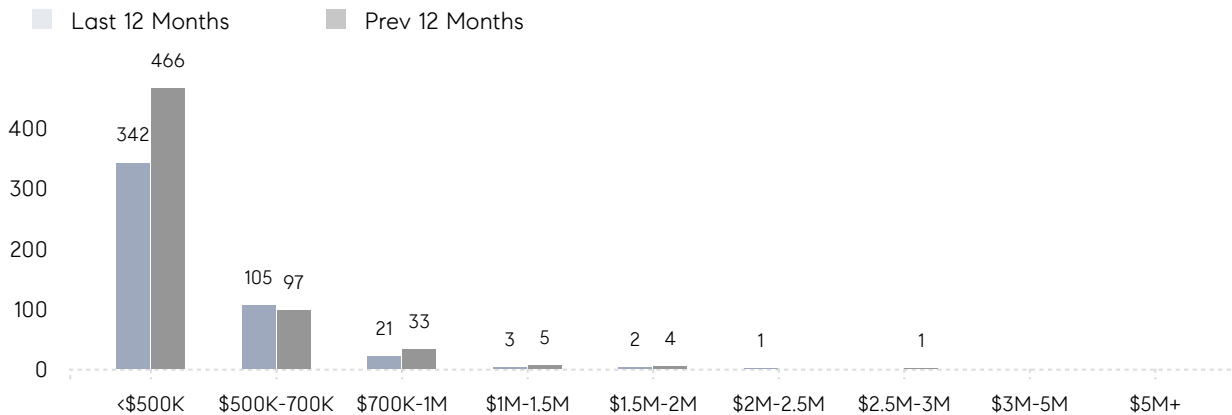
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Roseland Market Insights

Roseland

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$665K
Average
Price

\$661K
Median
Price

25%
Increase From
Mar 2022

14%
Increase From
Mar 2022

11%
Increase From
Mar 2022

UNITS SOLD

3
Total
Properties

\$490K
Average
Price

\$495K
Median
Price

-40%
Decrease From
Mar 2022

-25%
Decrease From
Mar 2022

-25%
Decrease From
Mar 2022

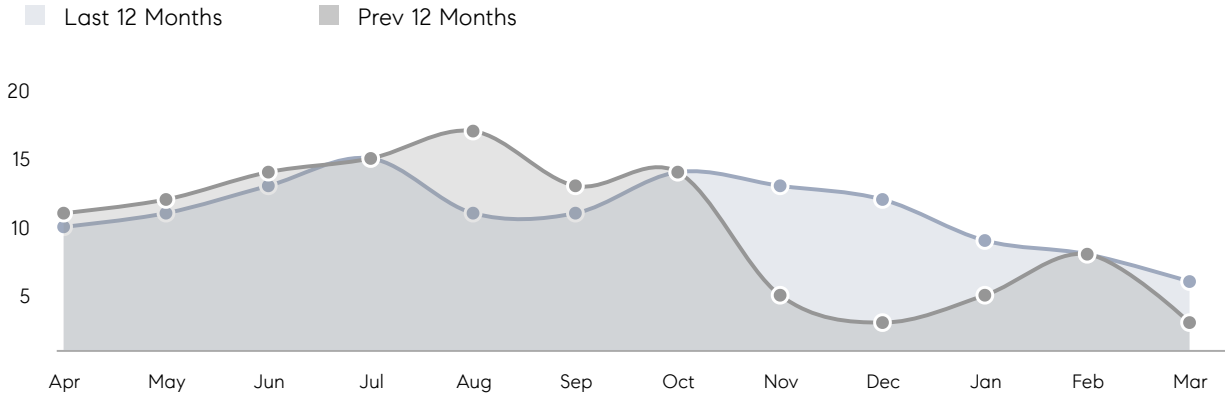
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	24	14	71%
	% OF ASKING PRICE	99%	106%	
	AVERAGE SOLD PRICE	\$490,000	\$651,500	-24.8%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	9	4	125%
Houses	AVERAGE DOM	11	14	-21%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$430,000	\$651,500	-34%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	6	3	100%
Condo/Co-op/TH	AVERAGE DOM	50	-	-
	% OF ASKING PRICE	94%	-	
	AVERAGE SOLD PRICE	\$610,000	-	-
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	3	1	200%

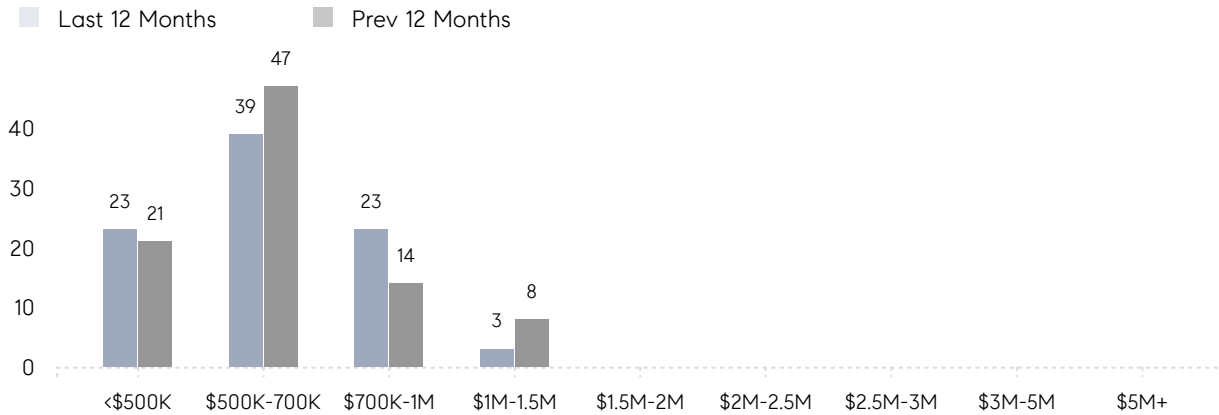
Roseland

MARCH 2023

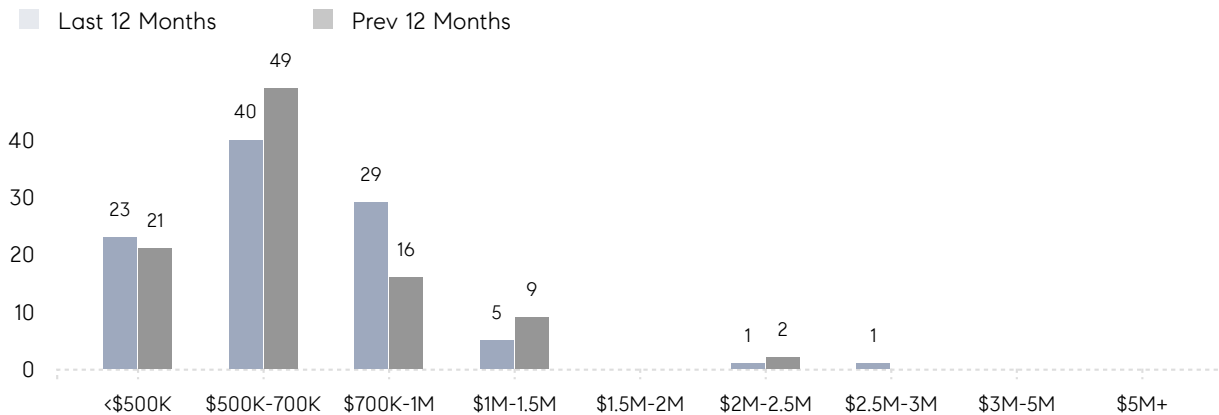
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Roselle Market Insights

Roselle

MARCH 2023

UNDER CONTRACT

17
Total
Properties

\$381K
Average
Price

\$389K
Median
Price

13%
Increase From
Mar 2022

8%
Increase From
Mar 2022

1%
Increase From
Mar 2022

UNITS SOLD

20
Total
Properties

\$375K
Average
Price

\$432K
Median
Price

33%
Increase From
Mar 2022

10%
Increase From
Mar 2022

15%
Increase From
Mar 2022

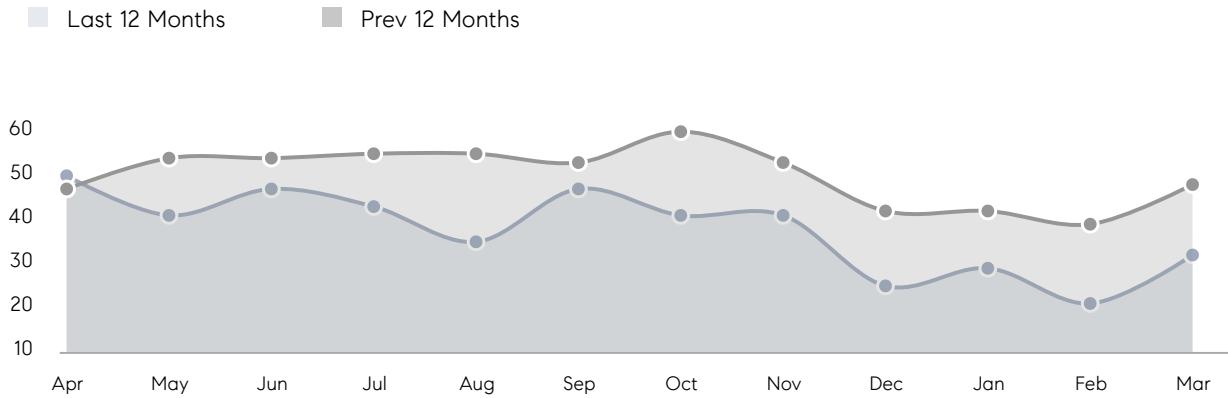
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	19	34	-44%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$375,795	\$342,400	9.8%
	# OF CONTRACTS	17	15	13.3%
	NEW LISTINGS	21	29	-28%
Houses	AVERAGE DOM	20	39	-49%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$447,067	\$376,333	19%
	# OF CONTRACTS	14	11	27%
	NEW LISTINGS	20	25	-20%
Condo/Co-op/TH	AVERAGE DOM	14	13	8%
	% OF ASKING PRICE	112%	105%	
	AVERAGE SOLD PRICE	\$161,980	\$206,667	-22%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	1	4	-75%

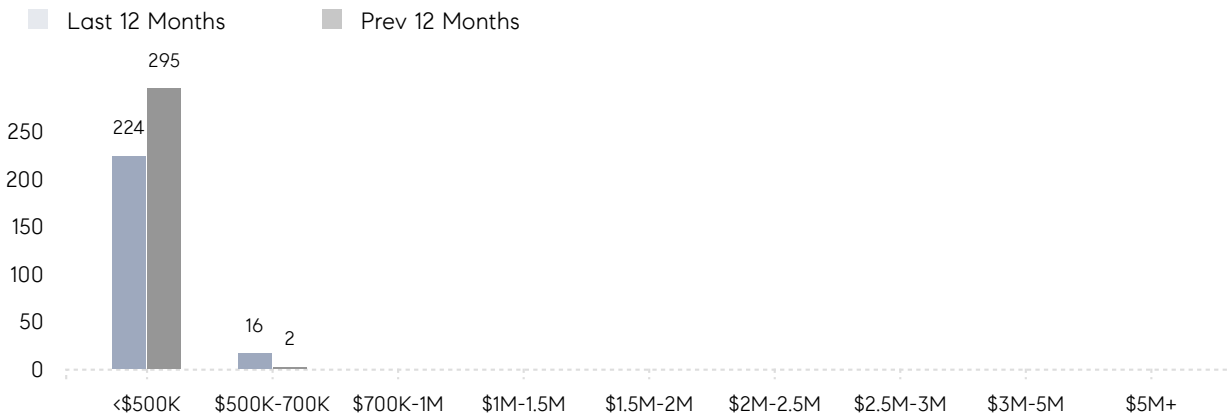
Roselle

MARCH 2023

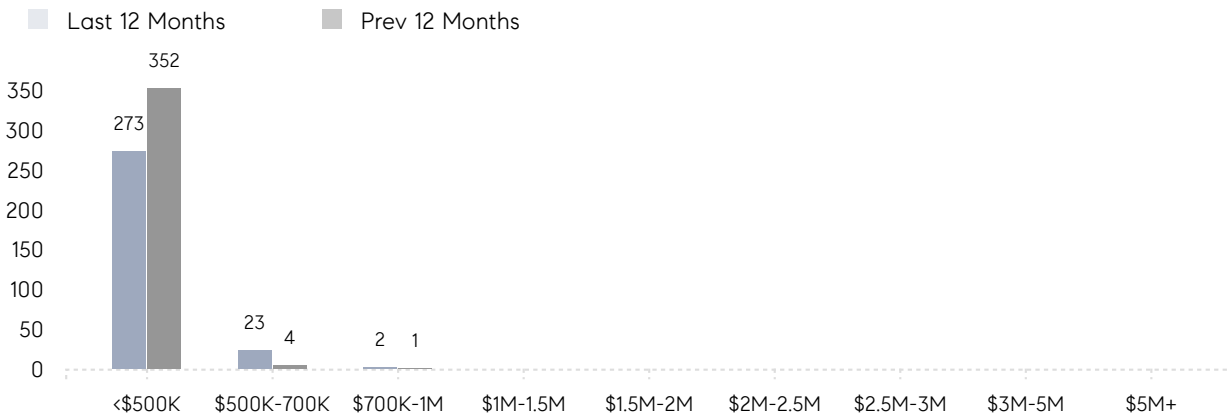
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Roselle Park Market Insights

Roselle Park

MARCH 2023

UNDER CONTRACT

12
Total
Properties

\$424K
Average
Price

\$452K
Median
Price

-8%
Decrease From
Mar 2022

19%
Increase From
Mar 2022

19%
Increase From
Mar 2022

UNITS SOLD

2
Total
Properties

\$402K
Average
Price

\$402K
Median
Price

-78%
Decrease From
Mar 2022

1%
Increase From
Mar 2022

1%
Change From
Mar 2022

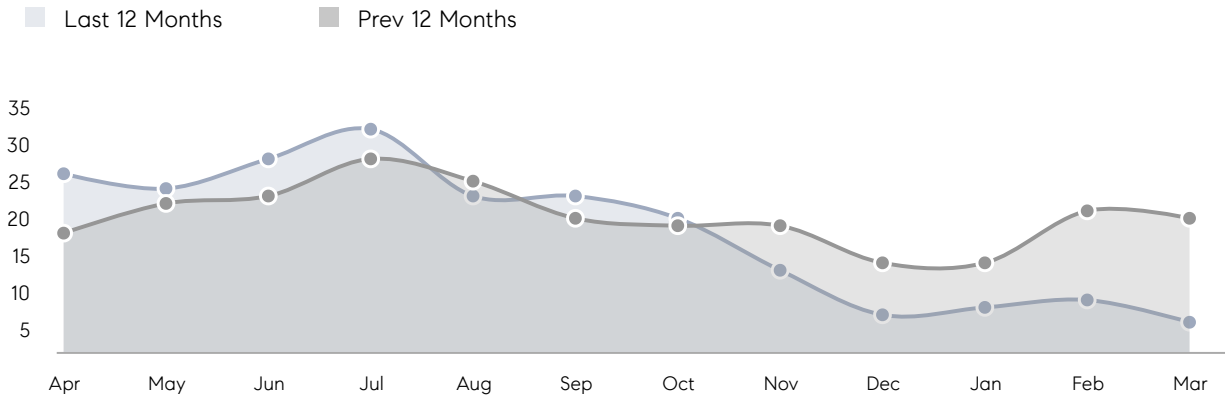
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	27	23	17%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$402,500	\$397,778	1.2%
	# OF CONTRACTS	12	13	-7.7%
	NEW LISTINGS	10	13	-23%
Houses	AVERAGE DOM	27	25	8%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$402,500	\$418,750	-4%
	# OF CONTRACTS	11	10	10%
	NEW LISTINGS	10	11	-9%
Condo/Co-op/TH	AVERAGE DOM	-	8	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$230,000	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	0	2	0%

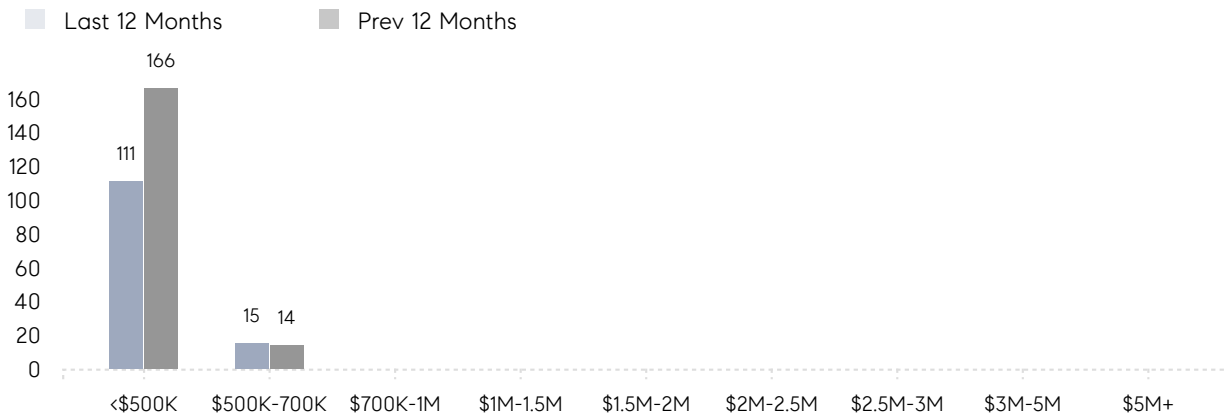
Roselle Park

MARCH 2023

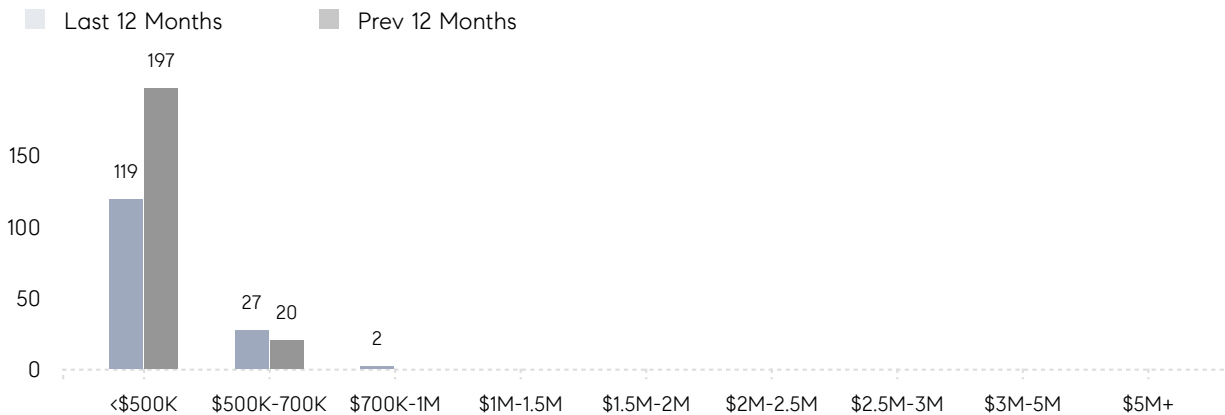
Monthly Inventory

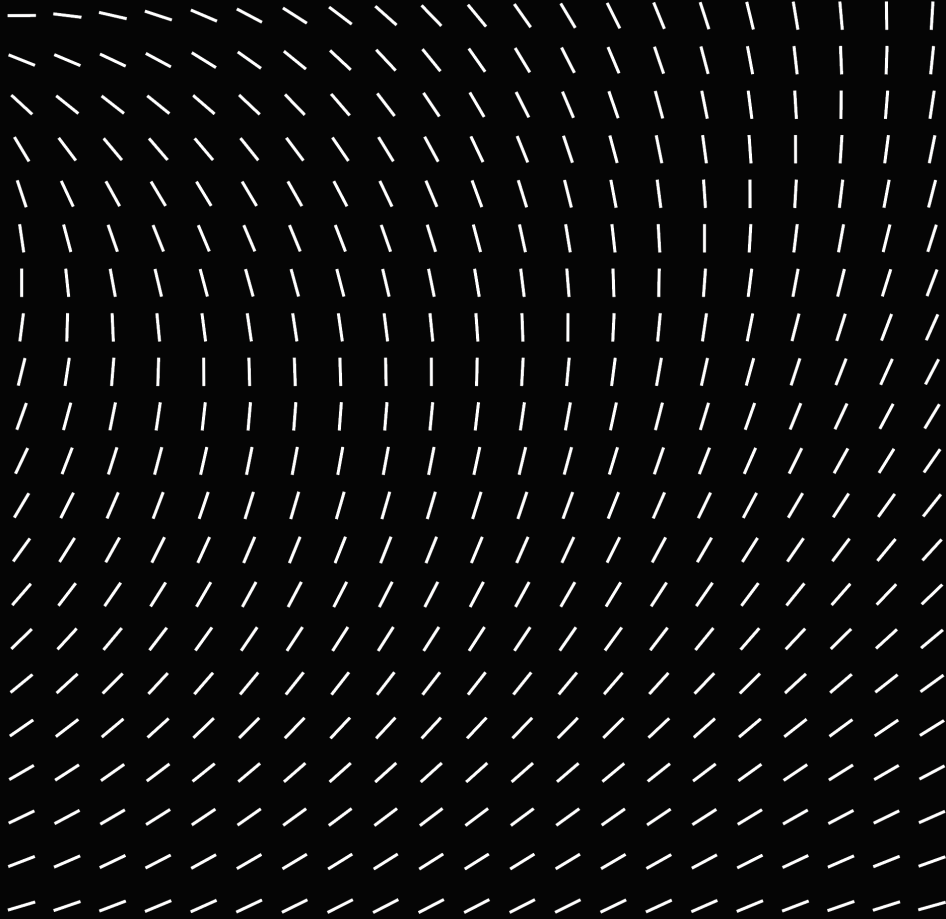


Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Rutherford Market Insights

Rutherford

MARCH 2023

UNDER CONTRACT

18
Total
Properties

\$527K
Average
Price

\$569K
Median
Price

-44%
Decrease From
Mar 2022

3%
Increase From
Mar 2022

14%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$412K
Average
Price

\$380K
Median
Price

-64%
Decrease From
Mar 2022

-25%
Decrease From
Mar 2022

-31%
Decrease From
Mar 2022

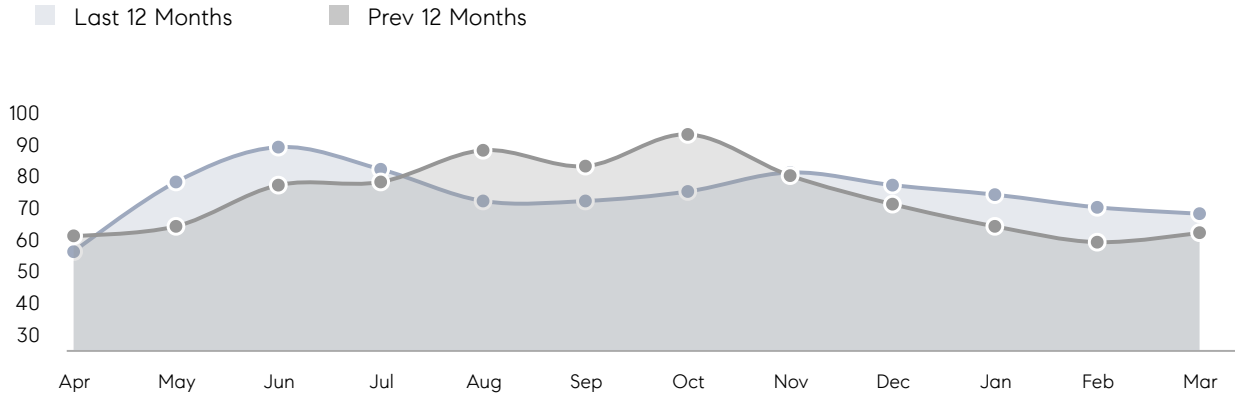
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	30	54	-44%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$412,531	\$548,060	-24.7%
	# OF CONTRACTS	18	32	-43.7%
	NEW LISTINGS	15	33	-55%
Houses	AVERAGE DOM	29	45	-36%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$614,250	\$643,000	-4%
	# OF CONTRACTS	13	17	-24%
	NEW LISTINGS	11	21	-48%
Condo/Co-op/TH	AVERAGE DOM	31	74	-58%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$251,155	\$303,929	-17%
	# OF CONTRACTS	5	15	-67%
	NEW LISTINGS	4	12	-67%

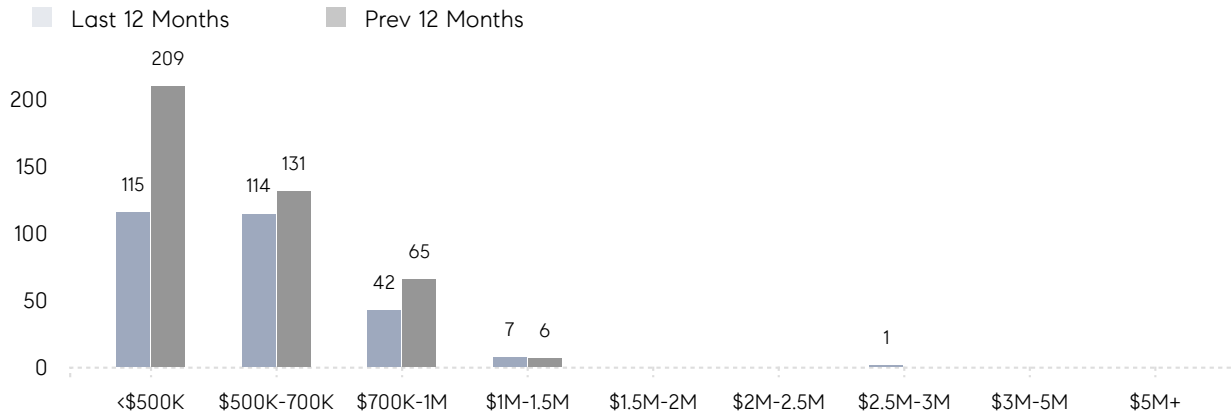
Rutherford

MARCH 2023

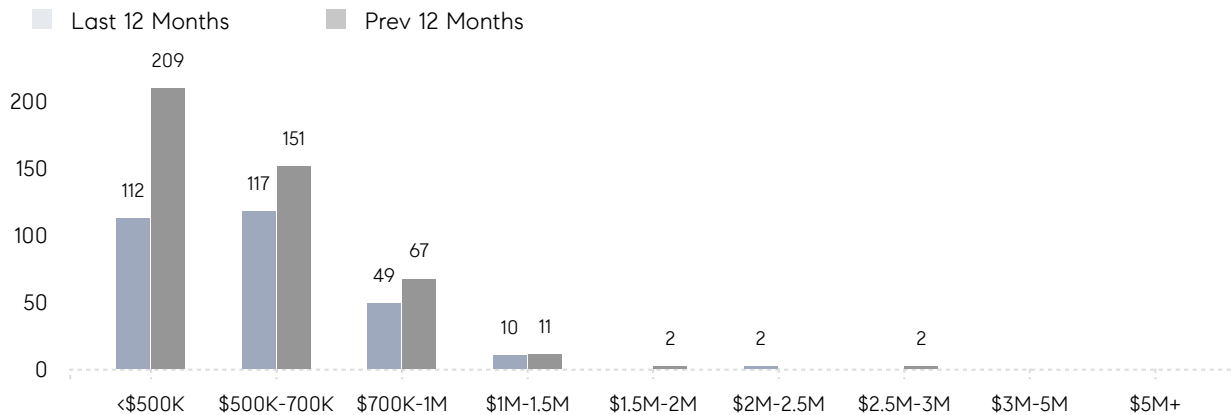
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Saddle Brook Market Insights

Saddle Brook

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$439K
Average
Price

\$425K
Median
Price

-9%
Decrease From
Mar 2022

-17%
Decrease From
Mar 2022

-19%
Decrease From
Mar 2022

UNITS SOLD

10
Total
Properties

\$511K
Average
Price

\$477K
Median
Price

11%
Increase From
Mar 2022

12%
Increase From
Mar 2022

3%
Increase From
Mar 2022

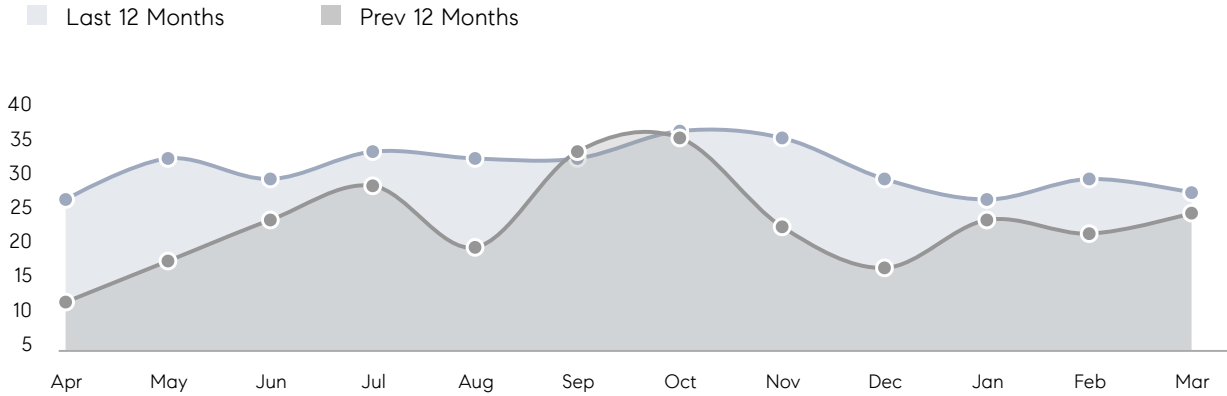
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	34	21	62%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$511,700	\$455,222	12.4%
	# OF CONTRACTS	10	11	-9.1%
	NEW LISTINGS	8	13	-38%
Houses	AVERAGE DOM	34	24	42%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$511,700	\$509,571	0%
	# OF CONTRACTS	7	11	-36%
	NEW LISTINGS	8	12	-33%
Condo/Co-op/TH	AVERAGE DOM	-	8	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$265,000	-
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	0	1	0%

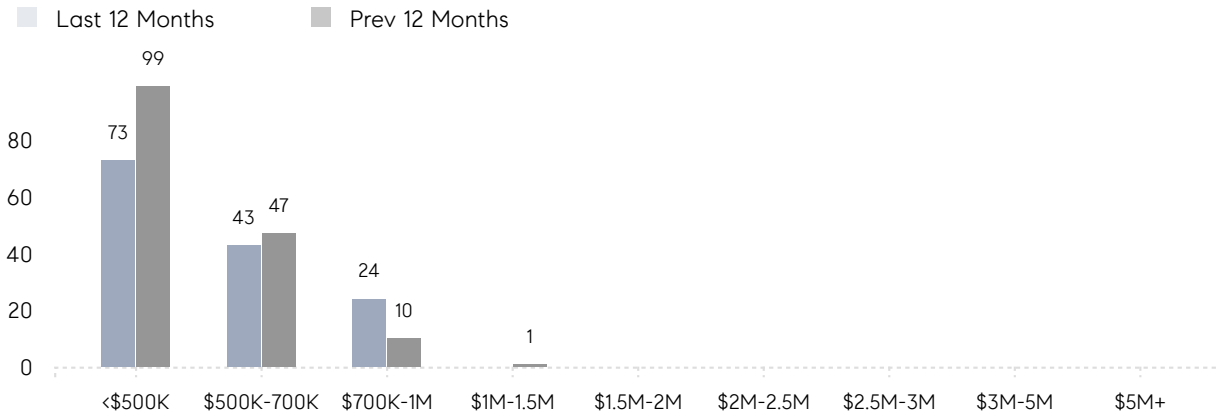
Saddle Brook

MARCH 2023

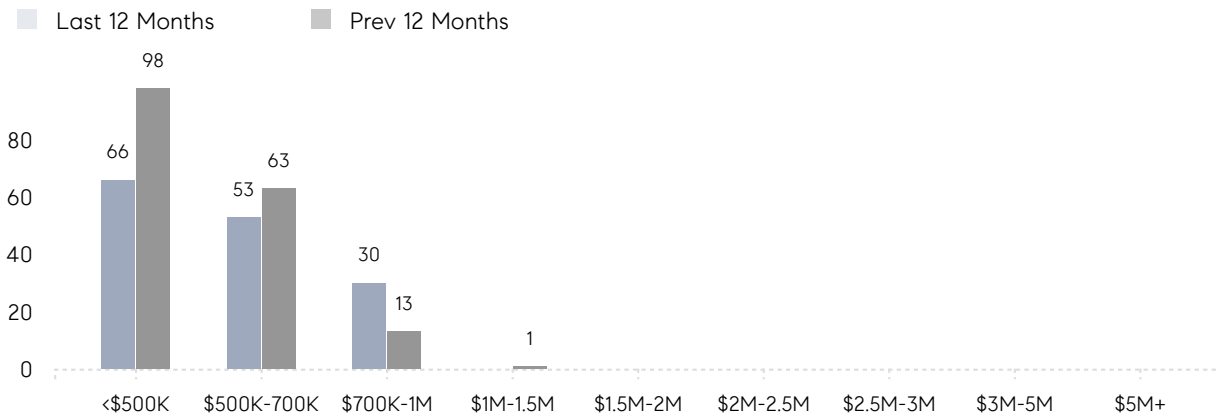
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Saddle River Market Insights

Saddle River

MARCH 2023

UNDER CONTRACT

4
Total
Properties

\$2.6M
Average
Price

\$2.4M
Median
Price

-33%
Decrease From
Mar 2022

8%
Increase From
Mar 2022

20%
Increase From
Mar 2022

UNITS SOLD

6
Total
Properties

\$2.6M
Average
Price

\$2.6M
Median
Price

-25%
Decrease From
Mar 2022

-17%
Decrease From
Mar 2022

9%
Increase From
Mar 2022

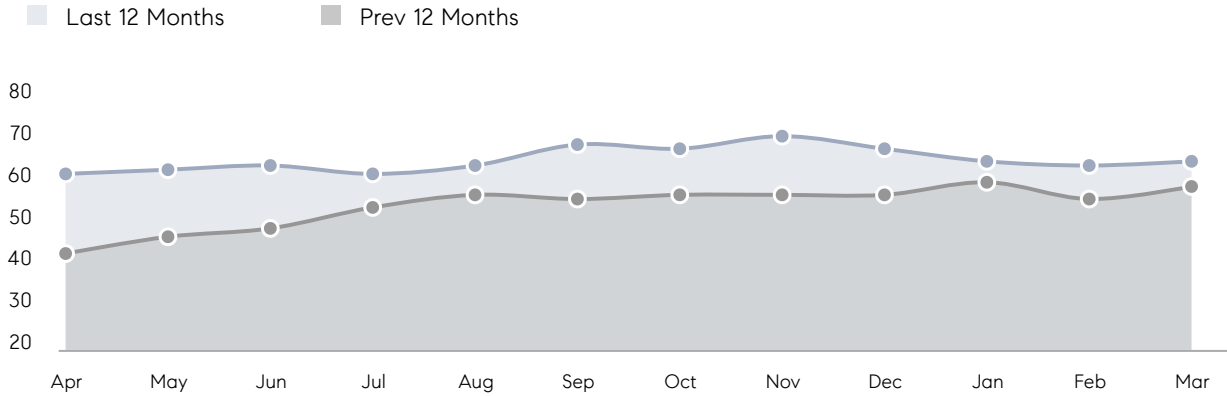
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	197	108	82%
	% OF ASKING PRICE	88%	93%	
	AVERAGE SOLD PRICE	\$2,688,500	\$3,229,199	-16.7%
	# OF CONTRACTS	4	6	-33.3%
	NEW LISTINGS	6	10	-40%
Houses	AVERAGE DOM	197	122	61%
	% OF ASKING PRICE	88%	92%	
	AVERAGE SOLD PRICE	\$2,688,500	\$3,673,571	-27%
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	6	9	-33%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$118,590	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

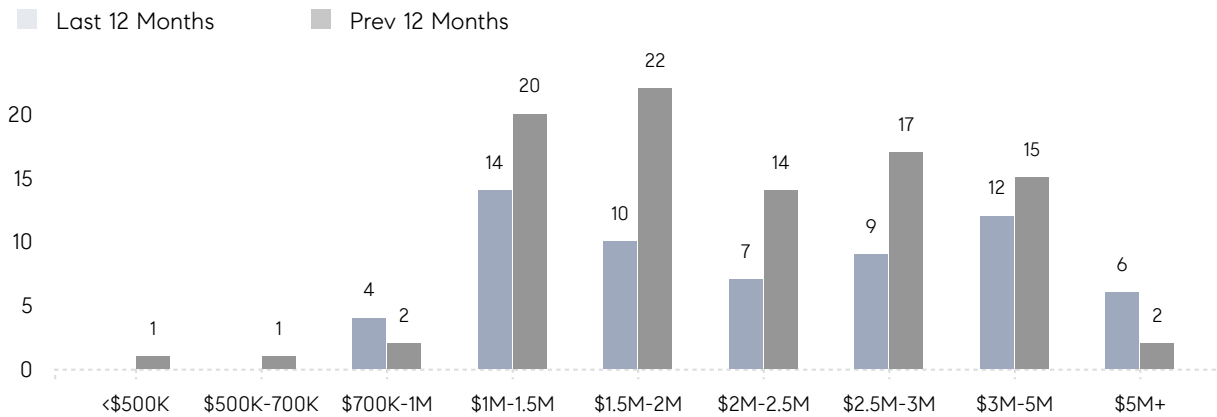
Saddle River

MARCH 2023

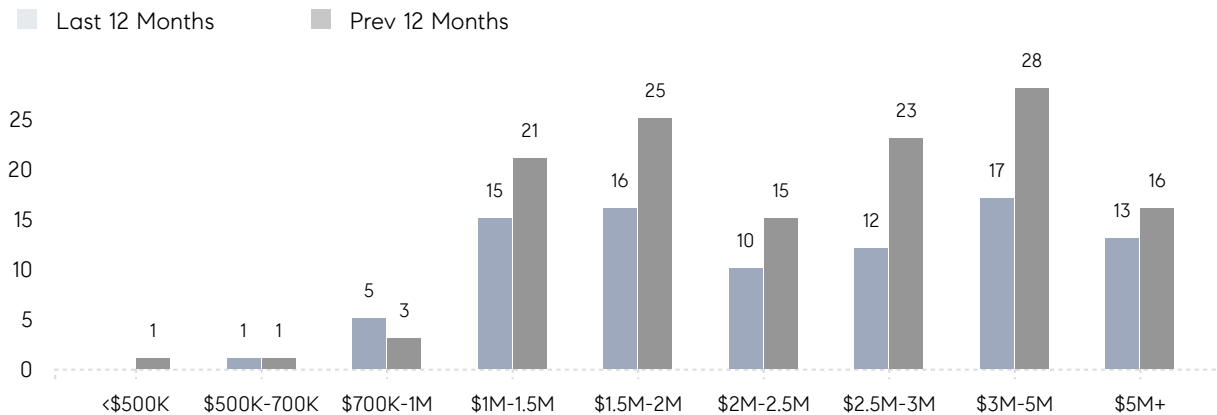
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Scotch Plains Market Insights

Scotch Plains

MARCH 2023

UNDER CONTRACT

36
Total
Properties

\$981K
Average
Price

\$934K
Median
Price

50%
Increase From
Mar 2022

40%
Increase From
Mar 2022

48%
Increase From
Mar 2022

UNITS SOLD

15
Total
Properties

\$982K
Average
Price

\$800K
Median
Price

-35%
Decrease From
Mar 2022

34%
Increase From
Mar 2022

30%
Increase From
Mar 2022

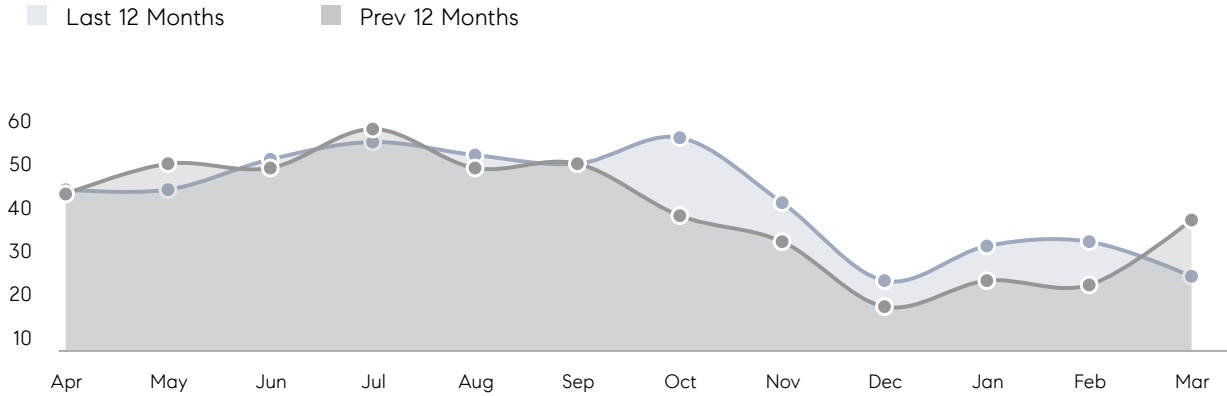
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	55	37	49%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$982,300	\$732,256	34.1%
	# OF CONTRACTS	36	24	50.0%
	NEW LISTINGS	34	46	-26%
Houses	AVERAGE DOM	65	38	71%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$1,112,042	\$783,095	42%
	# OF CONTRACTS	34	22	55%
	NEW LISTINGS	32	38	-16%
Condo/Co-op/TH	AVERAGE DOM	16	27	-41%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$463,333	\$393,333	18%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	2	8	-75%

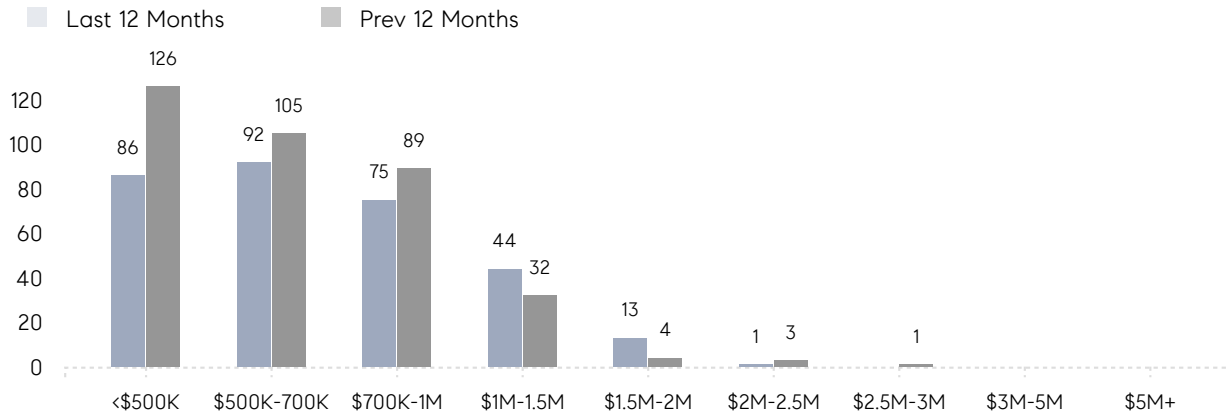
Scotch Plains

MARCH 2023

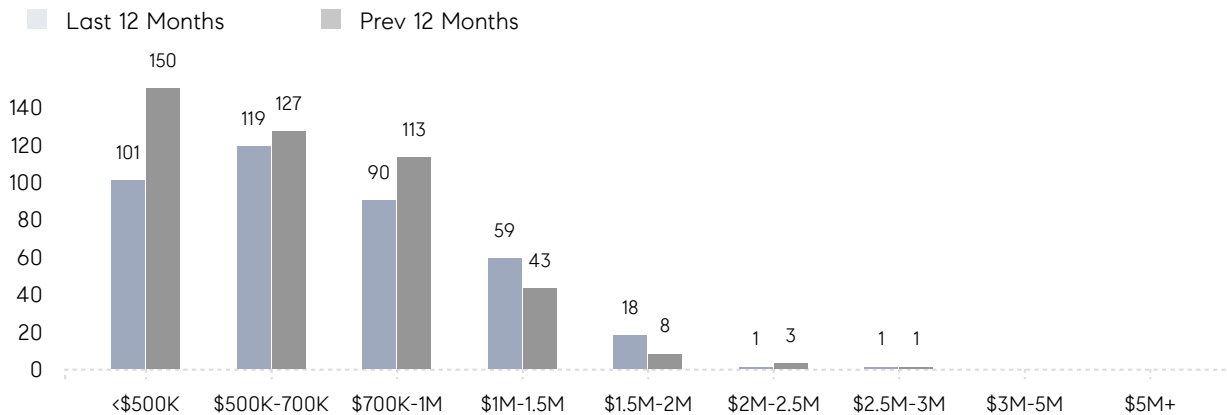
Monthly Inventory



Contracts By Price Range



Listings By Price Range

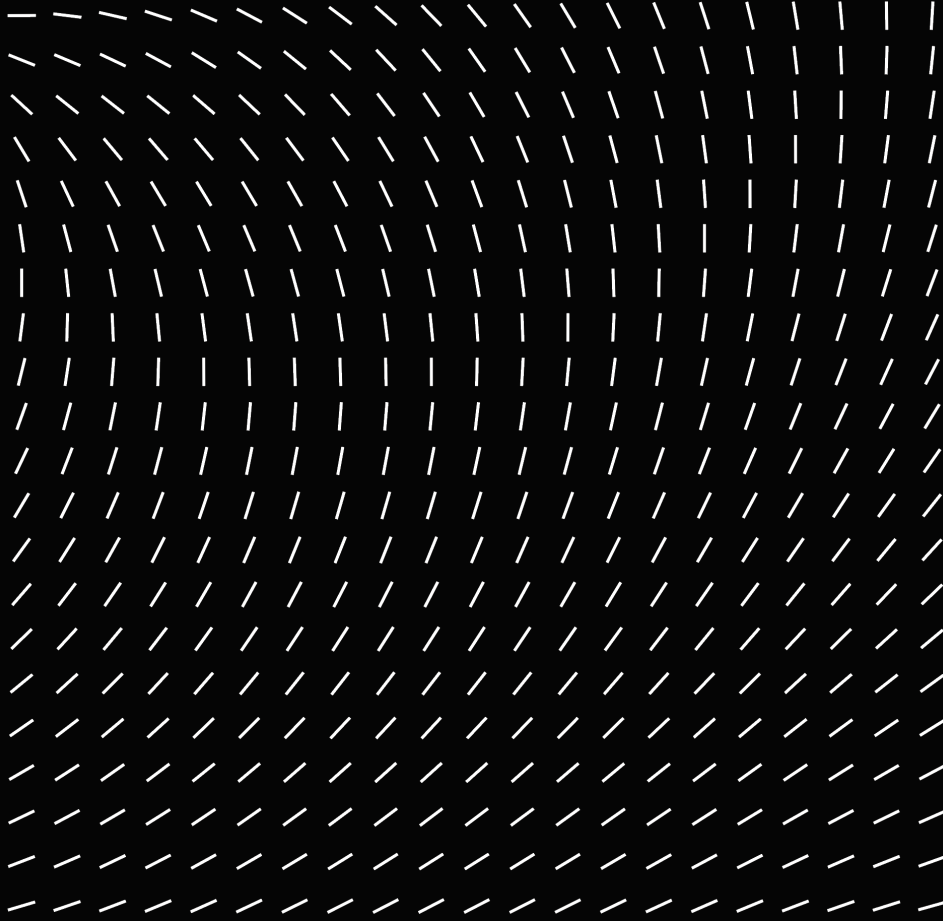




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COMPASS

March 2023

Secaucus Market Insights

Secaucus

MARCH 2023

UNDER CONTRACT

16
Total
Properties

\$537K
Average
Price

\$522K
Median
Price

0%
Change From
Mar 2022

4%
Increase From
Mar 2022

8%
Increase From
Mar 2022

UNITS SOLD

10
Total
Properties

\$445K
Average
Price

\$413K
Median
Price

-17%
Decrease From
Mar 2022

-17%
Decrease From
Mar 2022

-24%
Decrease From
Mar 2022

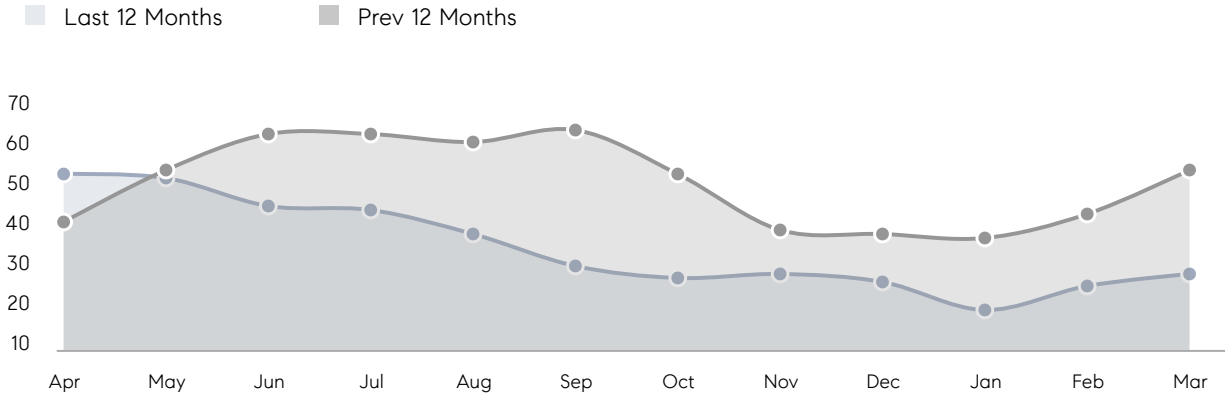
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	41	46	-11%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$445,525	\$539,708	-17.5%
	# OF CONTRACTS	16	16	0.0%
	NEW LISTINGS	19	32	-41%
Houses	AVERAGE DOM	40	78	-49%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$527,500	\$670,800	-21%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	9	3	200%
Condo/Co-op/TH	AVERAGE DOM	42	23	83%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$425,031	\$446,071	-5%
	# OF CONTRACTS	10	12	-17%
	NEW LISTINGS	10	29	-66%

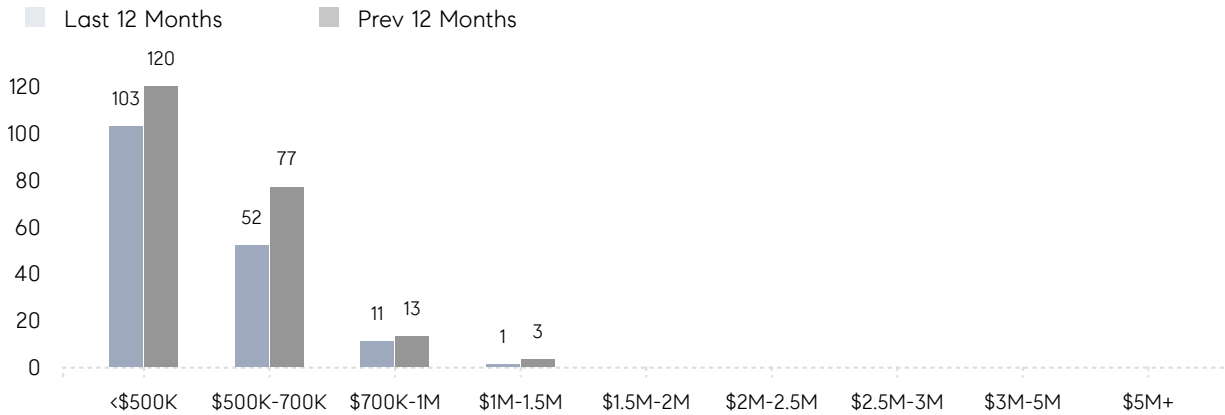
Secaucus

MARCH 2023

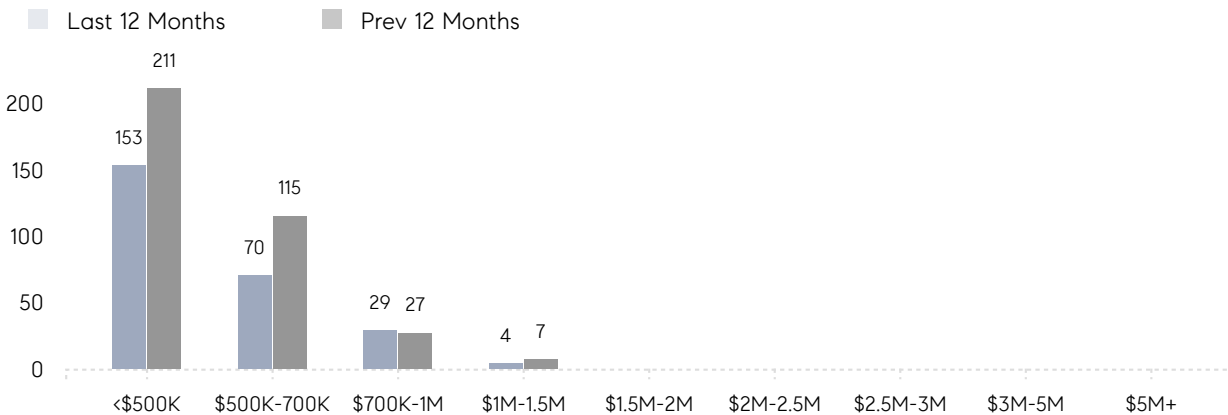
Monthly Inventory



Contracts By Price Range



Listings By Price Range

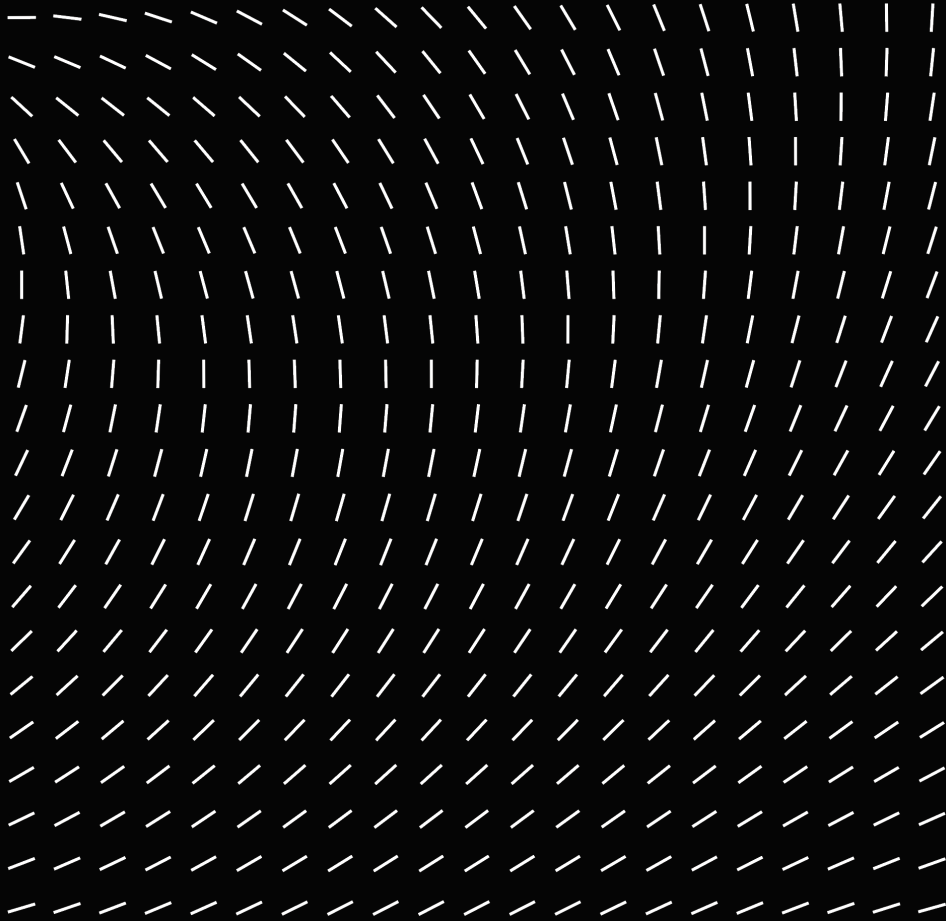




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COMPASS

March 2023

Short Hills Market Insights

Short Hills

MARCH 2023

UNDER CONTRACT

23
Total
Properties

\$2.0M
Average
Price

\$1.8M
Median
Price

15%
Increase From
Mar 2022

15%
Increase From
Mar 2022

16%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$2.2M
Average
Price

\$2.1M
Median
Price

-10%
Decrease From
Mar 2022

27%
Increase From
Mar 2022

37%
Increase From
Mar 2022

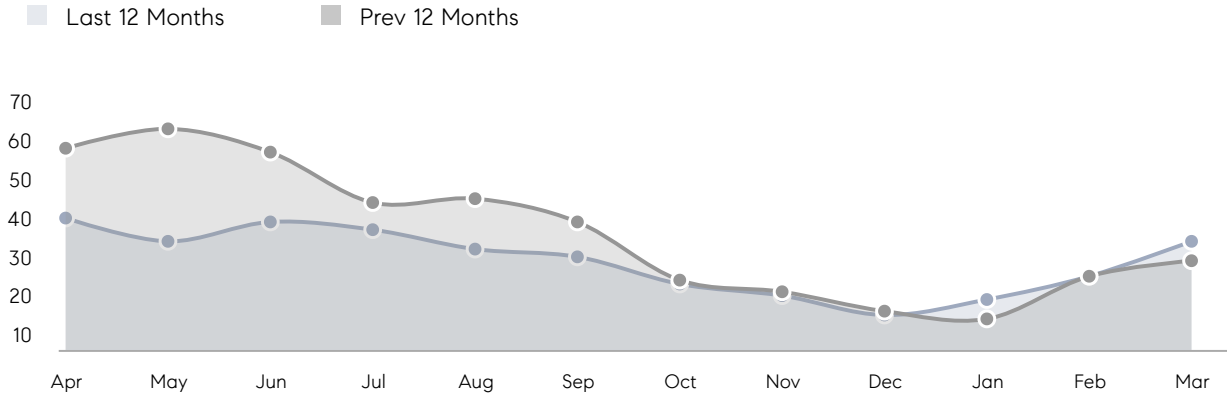
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	12	61	-80%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$2,284,100	\$1,798,951	27.0%
	# OF CONTRACTS	23	20	15.0%
	NEW LISTINGS	38	25	52%
Houses	AVERAGE DOM	12	61	-80%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$2,284,100	\$1,798,951	27%
	# OF CONTRACTS	23	20	15%
	NEW LISTINGS	38	25	52%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

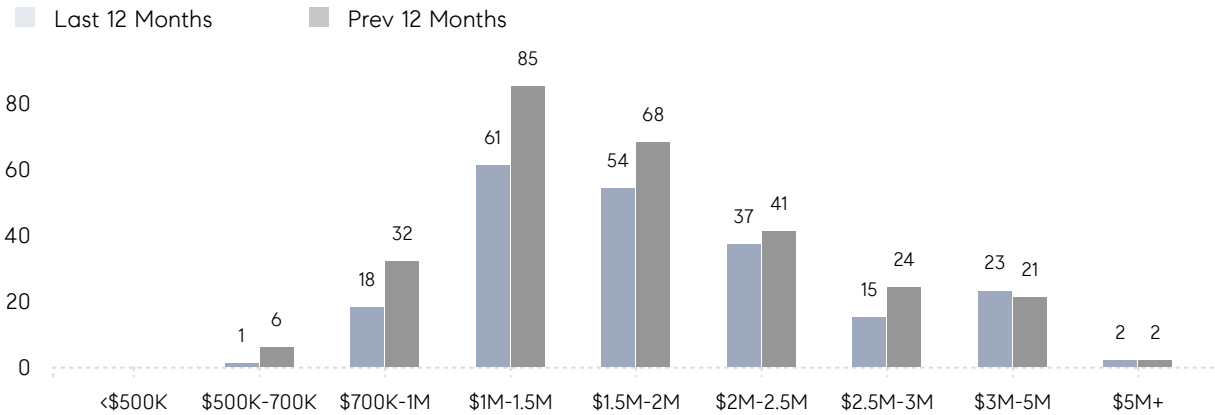
Short Hills

MARCH 2023

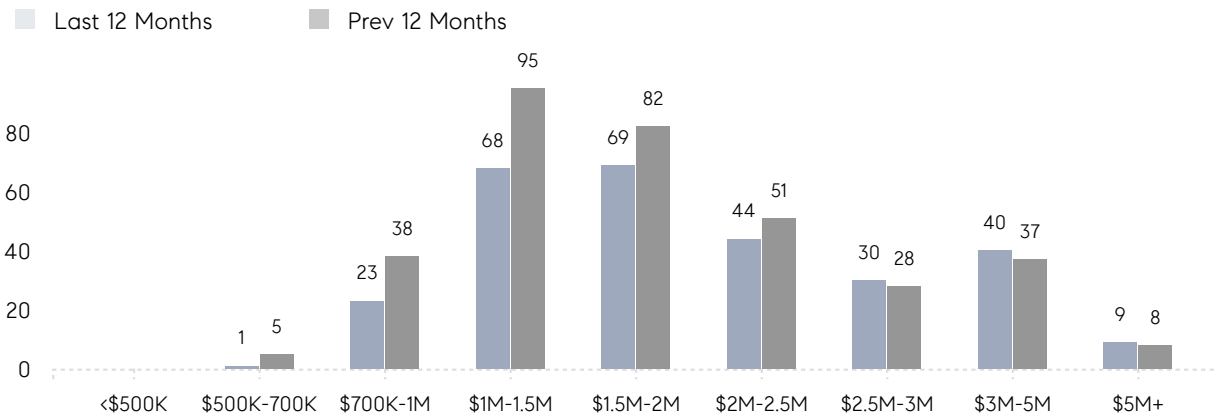
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Somerville Market Insights

Somerville

MARCH 2023

UNDER CONTRACT

6
Total
Properties

\$473K
Average
Price

\$512K
Median
Price

-14%
Decrease From
Mar 2022

26%
Increase From
Mar 2022

28%
Increase From
Mar 2022

UNITS SOLD

7
Total
Properties

\$487K
Average
Price

\$497K
Median
Price

-42%
Decrease From
Mar 2022

14%
Increase From
Mar 2022

18%
Increase From
Mar 2022

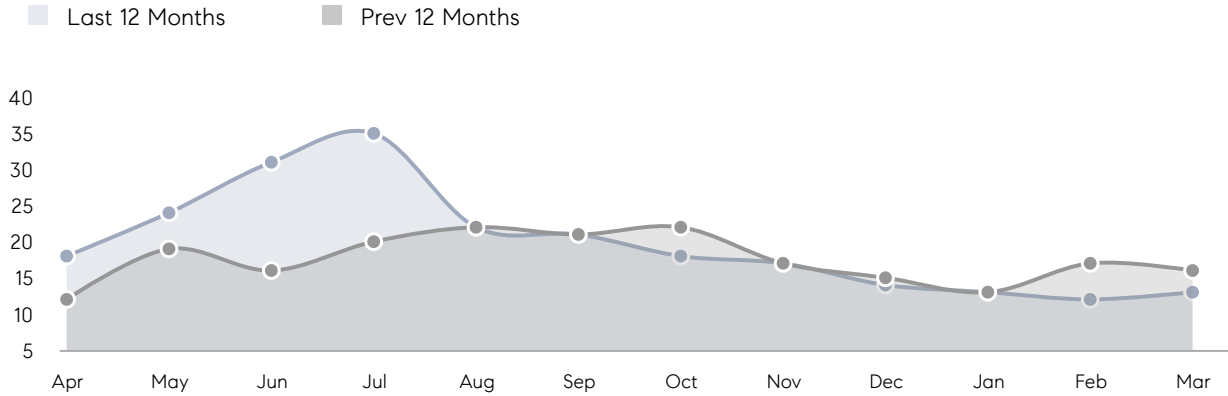
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	27	24	13%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$487,857	\$429,667	13.5%
	# OF CONTRACTS	6	7	-14.3%
	NEW LISTINGS	9	7	29%
Houses	AVERAGE DOM	27	24	13%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$466,667	\$429,667	9%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	6	5	20%
Condo/Co-op/TH	AVERAGE DOM	26	-	-
	% OF ASKING PRICE	103%	-	
	AVERAGE SOLD PRICE	\$615,000	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	3	2	50%

Somerville

MARCH 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

South Orange Market Insights

South Orange

MARCH 2023

UNDER CONTRACT

18	\$826K	\$694K
Total Properties	Average Price	Median Price
-31%	-5%	-23%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

13	\$851K	\$800K
Total Properties	Average Price	Median Price
18%	3%	-5%
Increase From Mar 2022	Increase From Mar 2022	Decrease From Mar 2022

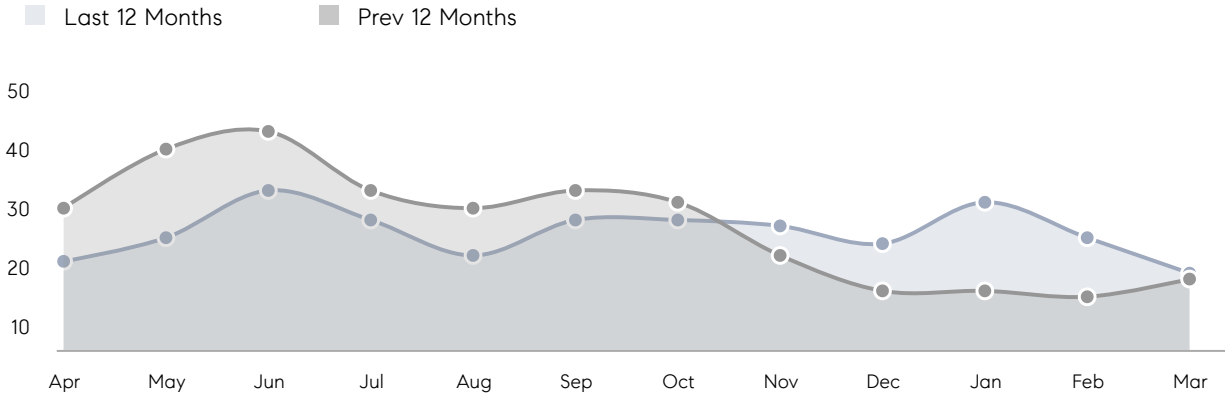
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	37	18	106%
	% OF ASKING PRICE	105%	113%	
	AVERAGE SOLD PRICE	\$851,531	\$823,444	3.4%
	# OF CONTRACTS	18	26	-30.8%
	NEW LISTINGS	15	30	-50%
Houses	AVERAGE DOM	37	12	208%
	% OF ASKING PRICE	105%	117%	
	AVERAGE SOLD PRICE	\$851,531	\$995,986	-15%
	# OF CONTRACTS	15	23	-35%
	NEW LISTINGS	13	23	-43%
Condo/Co-op/TH	AVERAGE DOM	-	34	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$363,333	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	7	-71%

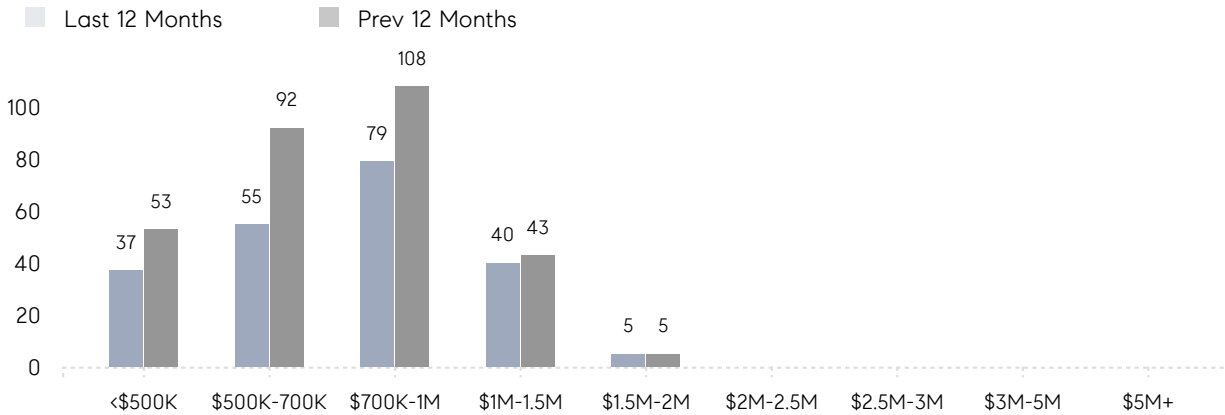
South Orange

MARCH 2023

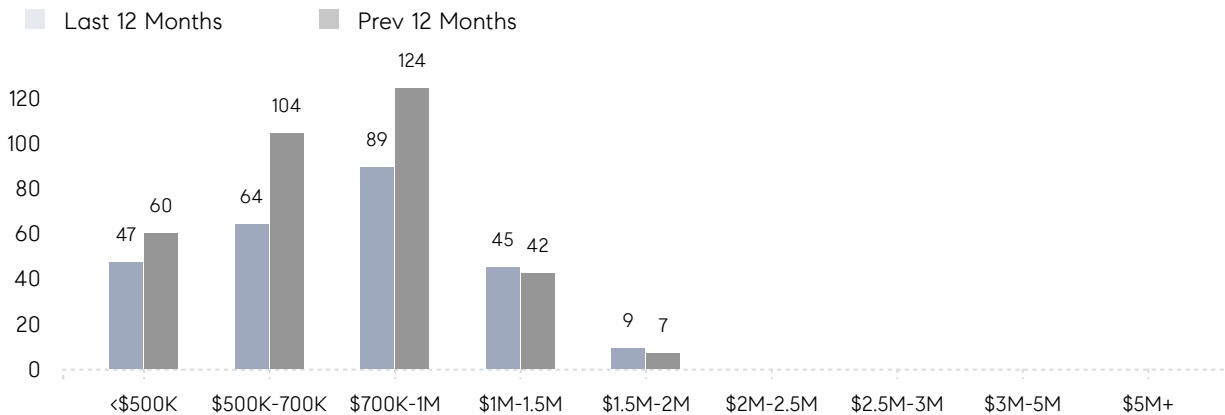
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Springfield Market Insights

Springfield

MARCH 2023

UNDER CONTRACT

14
Total
Properties

\$601K
Average
Price

\$549K
Median
Price

-26%
Decrease From
Mar 2022

6%
Increase From
Mar 2022

0%
Change From
Mar 2022

UNITS SOLD

8
Total
Properties

\$572K
Average
Price

\$534K
Median
Price

-43%
Decrease From
Mar 2022

-2%
Decrease From
Mar 2022

-5%
Decrease From
Mar 2022

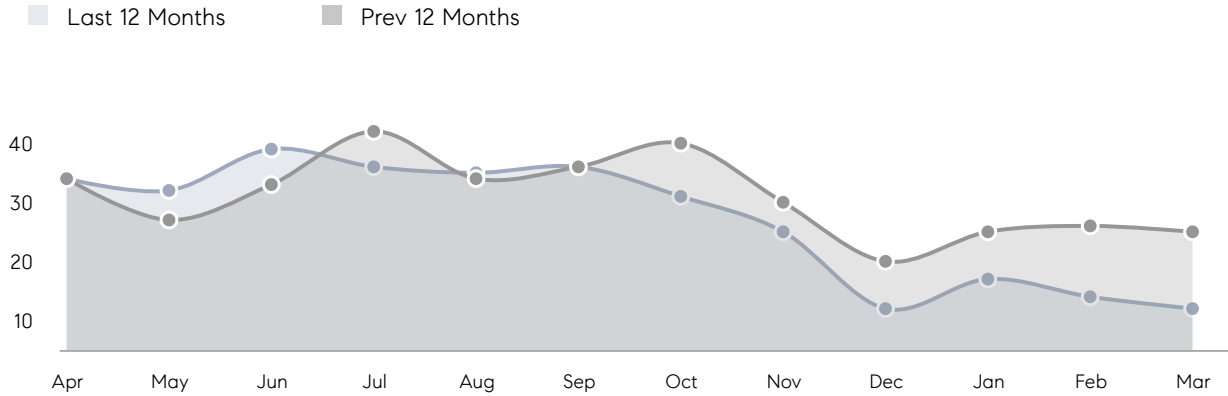
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	19	25	-24%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$572,267	\$583,113	-1.9%
	# OF CONTRACTS	14	19	-26.3%
	NEW LISTINGS	17	20	-15%
Houses	AVERAGE DOM	20	20	0%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$587,305	\$660,871	-11%
	# OF CONTRACTS	13	17	-24%
	NEW LISTINGS	15	17	-12%
Condo/Co-op/TH	AVERAGE DOM	11	42	-74%
	% OF ASKING PRICE	102%	97%	
	AVERAGE SOLD PRICE	\$467,000	\$298,000	57%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	2	3	-33%

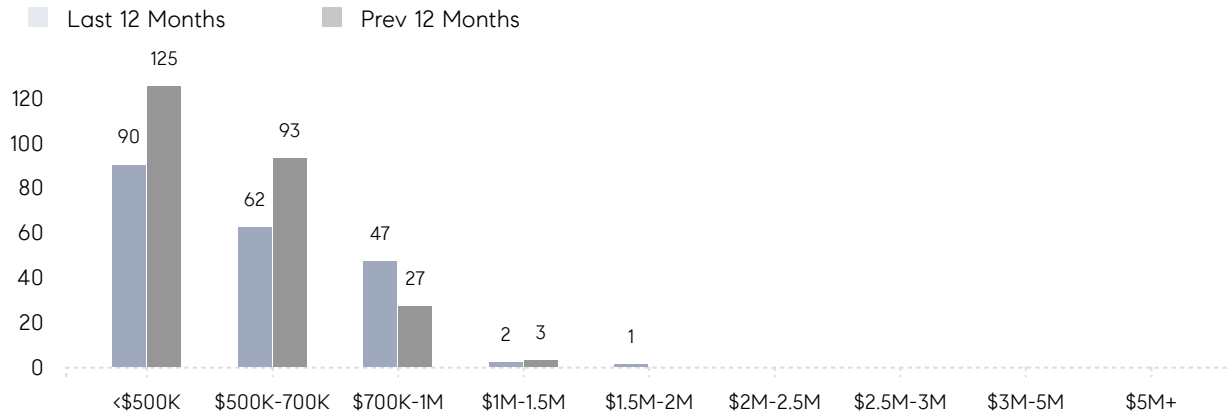
Springfield

MARCH 2023

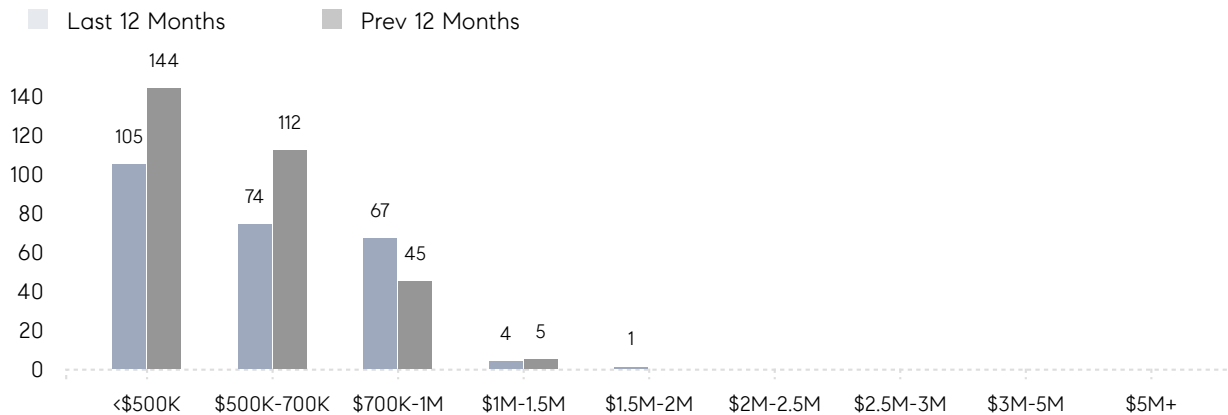
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Summit Market Insights

Summit

MARCH 2023

UNDER CONTRACT

28	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
-38%	13%	19%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

16	\$1.3M	\$897K
Total Properties	Average Price	Median Price
-16%	9%	0%
Decrease From Mar 2022	Increase From Mar 2022	Change From Mar 2022

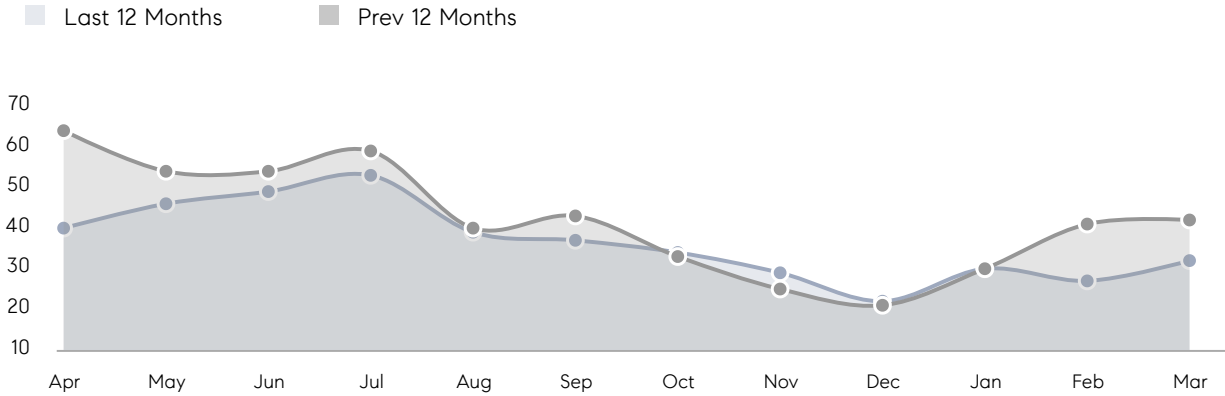
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	28	20	40%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$1,351,000	\$1,242,421	8.7%
	# OF CONTRACTS	28	45	-37.8%
	NEW LISTINGS	37	50	-26%
Houses	AVERAGE DOM	30	16	88%
	% OF ASKING PRICE	102%	108%	
	AVERAGE SOLD PRICE	\$1,476,143	\$1,570,154	-6%
	# OF CONTRACTS	25	34	-26%
	NEW LISTINGS	34	42	-19%
Condo/Co-op/TH	AVERAGE DOM	14	30	-53%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$475,000	\$532,333	-11%
	# OF CONTRACTS	3	11	-73%
	NEW LISTINGS	3	8	-62%

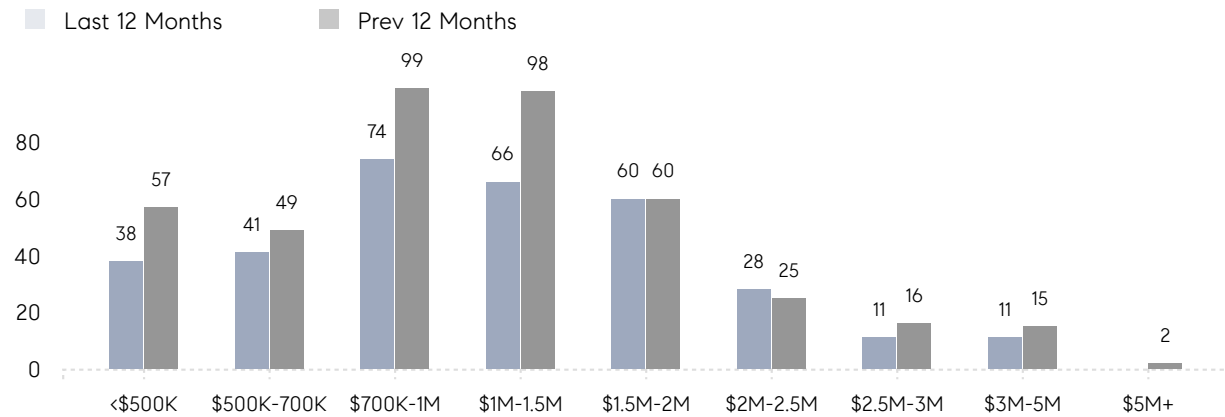
Summit

MARCH 2023

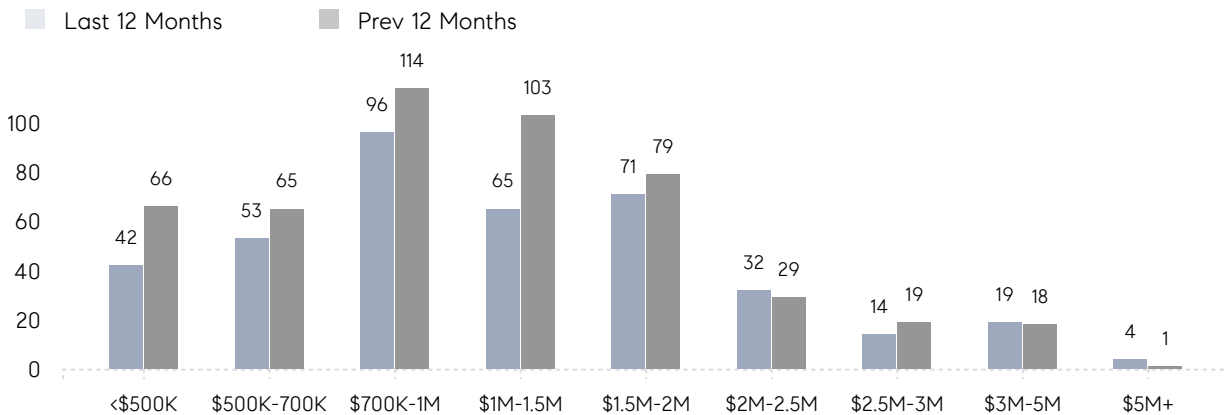
Monthly Inventory

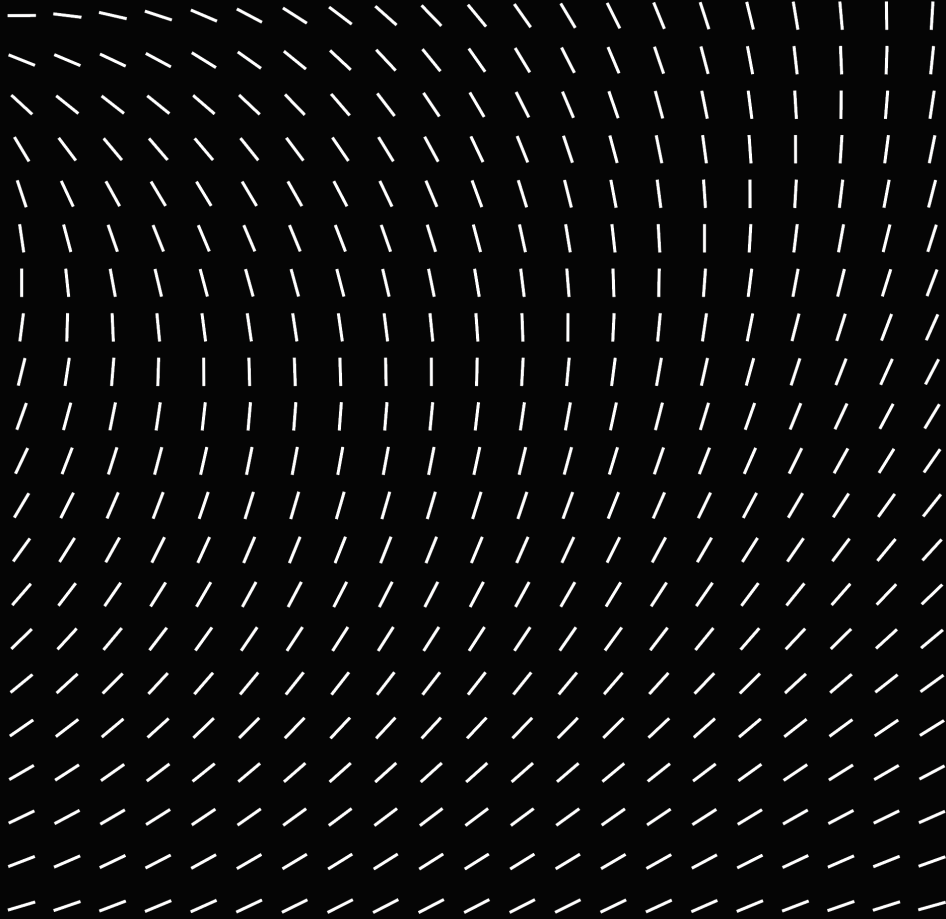


Contracts By Price Range



Listings By Price Range





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Teaneck Market Insights

Teaneck

MARCH 2023

UNDER CONTRACT

22	\$543K	\$479K
Total Properties	Average Price	Median Price
-41%	-7%	-4%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

20	\$586K	\$530K
Total Properties	Average Price	Median Price
-37%	0%	-4%
Decrease From Mar 2022	Change From Mar 2022	Decrease From Mar 2022

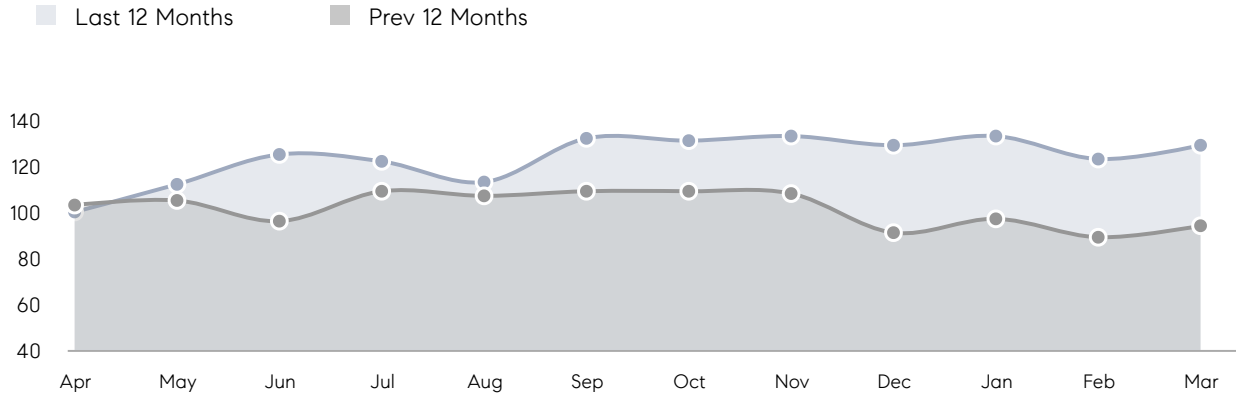
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	55	37	49%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$586,973	\$584,534	0.4%
	# OF CONTRACTS	22	37	-40.5%
	NEW LISTINGS	33	41	-20%
Houses	AVERAGE DOM	52	39	33%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$604,414	\$604,337	0%
	# OF CONTRACTS	18	34	-47%
	NEW LISTINGS	30	33	-9%
Condo/Co-op/TH	AVERAGE DOM	84	8	950%
	% OF ASKING PRICE	90%	101%	
	AVERAGE SOLD PRICE	\$430,000	\$287,500	50%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	3	8	-62%

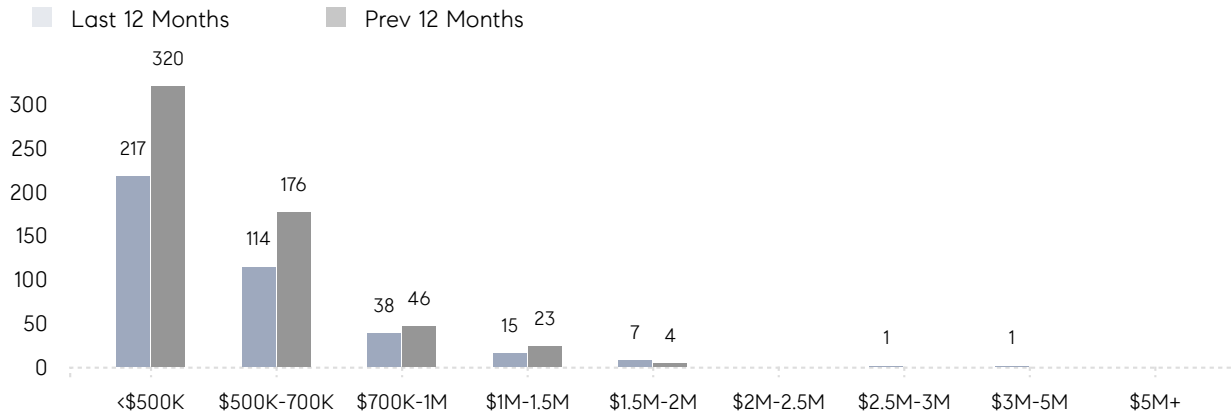
Teaneck

MARCH 2023

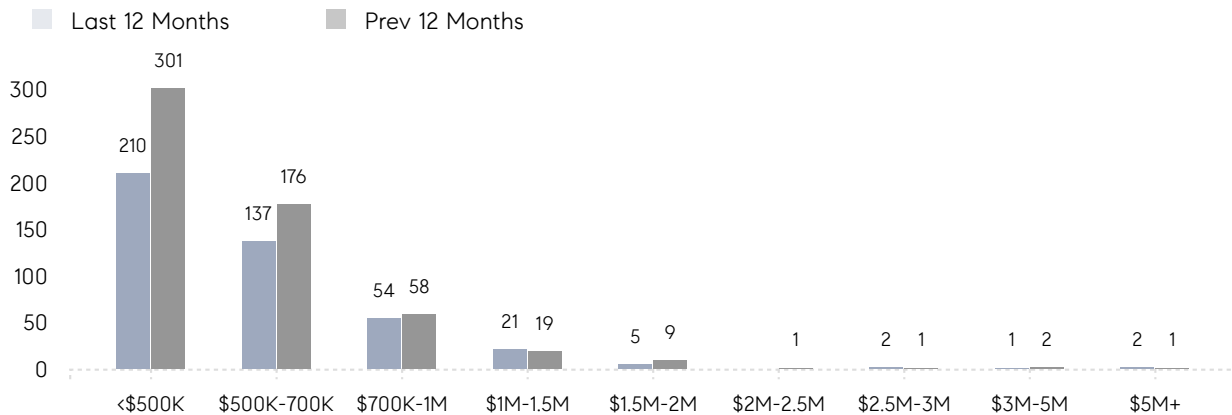
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Tenaflly Market Insights

Tenafly

MARCH 2023

UNDER CONTRACT

10	\$1.7M	\$1.3M
Total Properties	Average Price	Median Price
-67%	17%	-2%
Decrease From Mar 2022	Increase From Mar 2022	Decrease From Mar 2022

UNITS SOLD

7	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-61%	-4%	-3%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

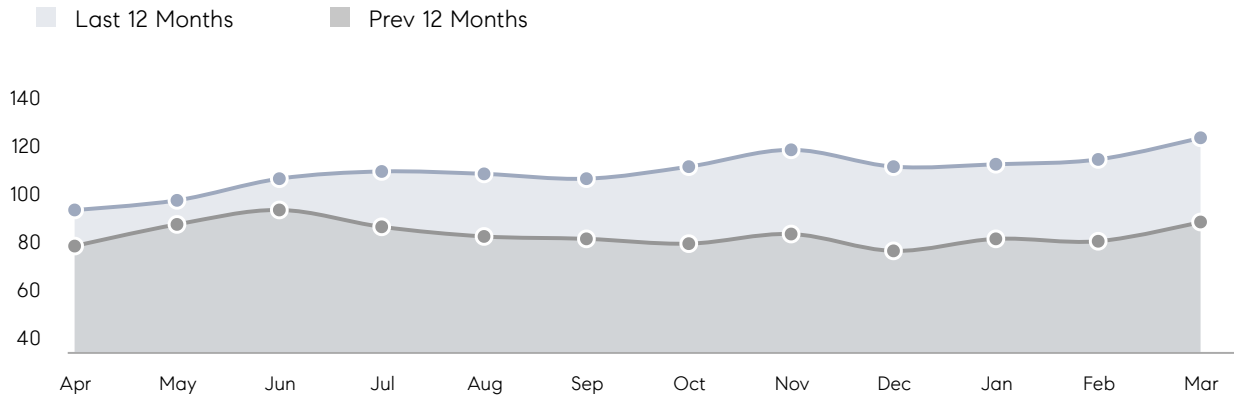
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	117	49	139%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$1,138,786	\$1,190,194	-4.3%
	# OF CONTRACTS	10	30	-66.7%
	NEW LISTINGS	21	35	-40%
Houses	AVERAGE DOM	123	57	116%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$1,268,583	\$1,315,250	-4%
	# OF CONTRACTS	10	26	-62%
	NEW LISTINGS	19	29	-34%
Condo/Co-op/TH	AVERAGE DOM	85	20	325%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$360,000	\$752,500	-52%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	2	6	-67%

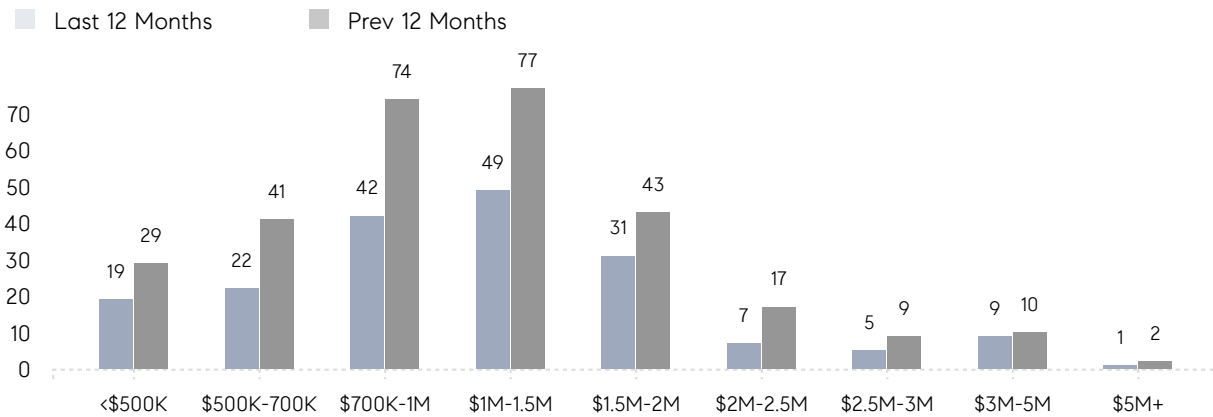
Tenaflly

MARCH 2023

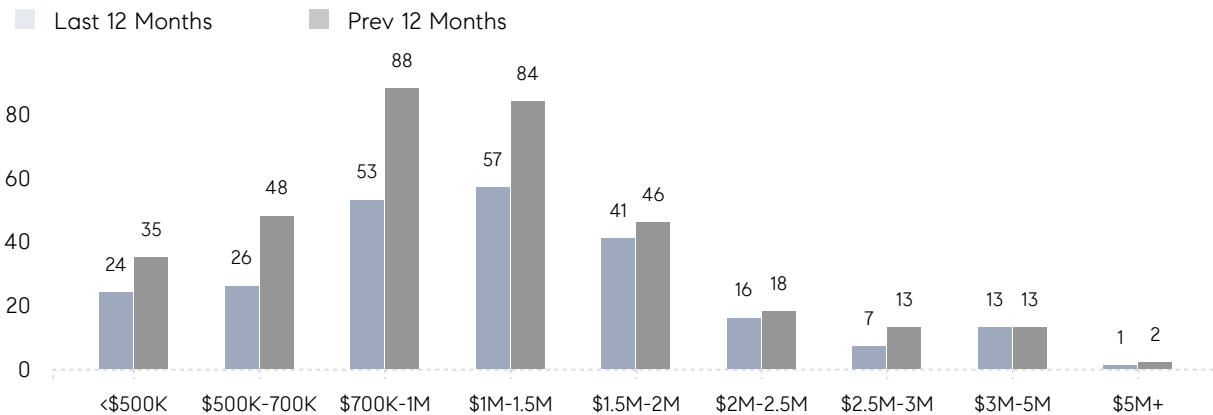
Monthly Inventory

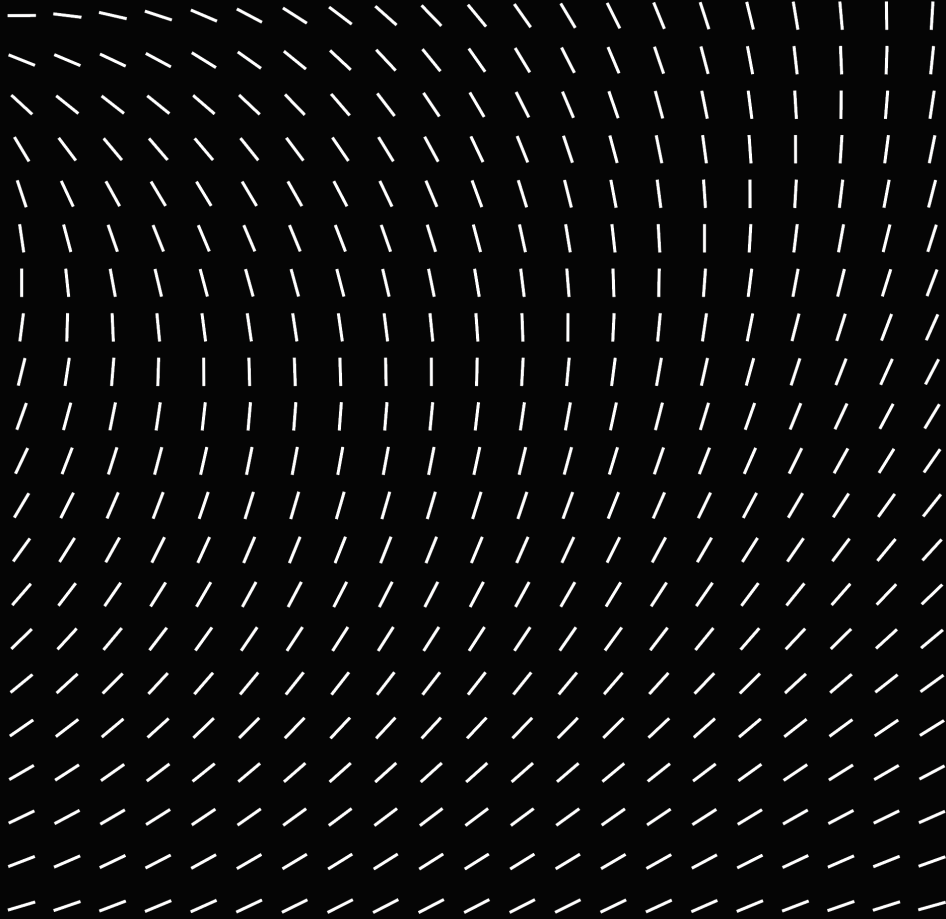


Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Tewksbury Township Market Insights

Tewksbury Township

MARCH 2023

UNDER CONTRACT

4	\$799K	\$854K
Total Properties	Average Price	Median Price
-67%	-29%	-8%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

5	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
-50%	29%	24%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

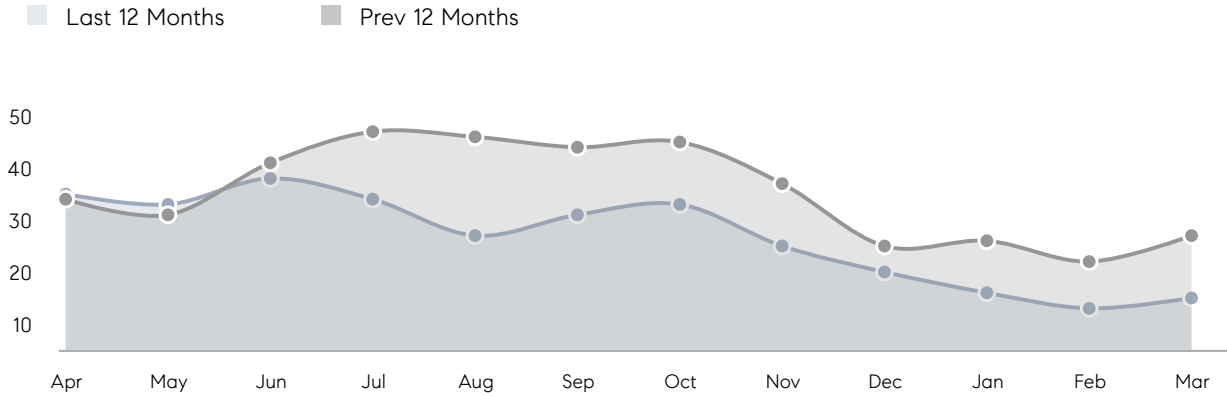
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	167	45	271%
	% OF ASKING PRICE	94%	102%	
	AVERAGE SOLD PRICE	\$1,124,000	\$874,200	28.6%
	# OF CONTRACTS	4	12	-66.7%
	NEW LISTINGS	11	22	-50%
Houses	AVERAGE DOM	205	49	318%
	% OF ASKING PRICE	93%	100%	
	AVERAGE SOLD PRICE	\$1,277,500	\$886,000	44%
	# OF CONTRACTS	3	11	-73%
	NEW LISTINGS	10	20	-50%
Condo/Co-op/TH	AVERAGE DOM	15	8	88%
	% OF ASKING PRICE	98%	117%	
	AVERAGE SOLD PRICE	\$510,000	\$768,000	-34%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	2	-50%

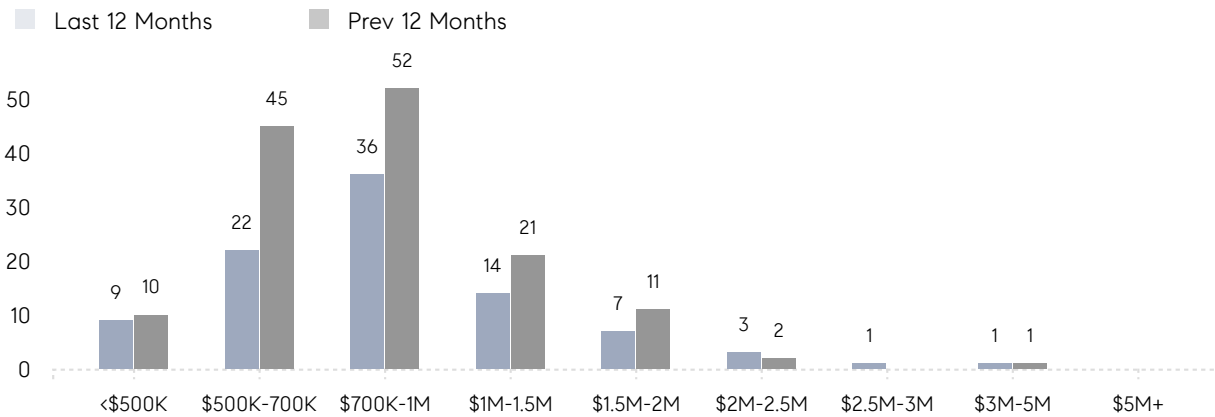
Tewksbury Township

MARCH 2023

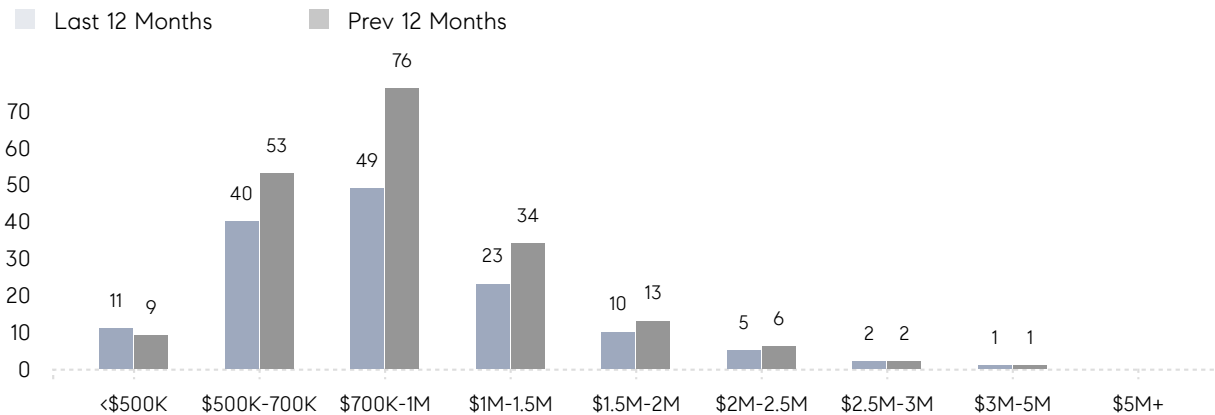
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Union Market Insights

Union

MARCH 2023

UNDER CONTRACT

54
Total
Properties

\$542K
Average
Price

\$512K
Median
Price

-2%
Decrease From
Mar 2022

15%
Increase From
Mar 2022

15%
Increase From
Mar 2022

UNITS SOLD

31
Total
Properties

\$529K
Average
Price

\$525K
Median
Price

-43%
Decrease From
Mar 2022

14%
Increase From
Mar 2022

13%
Increase From
Mar 2022

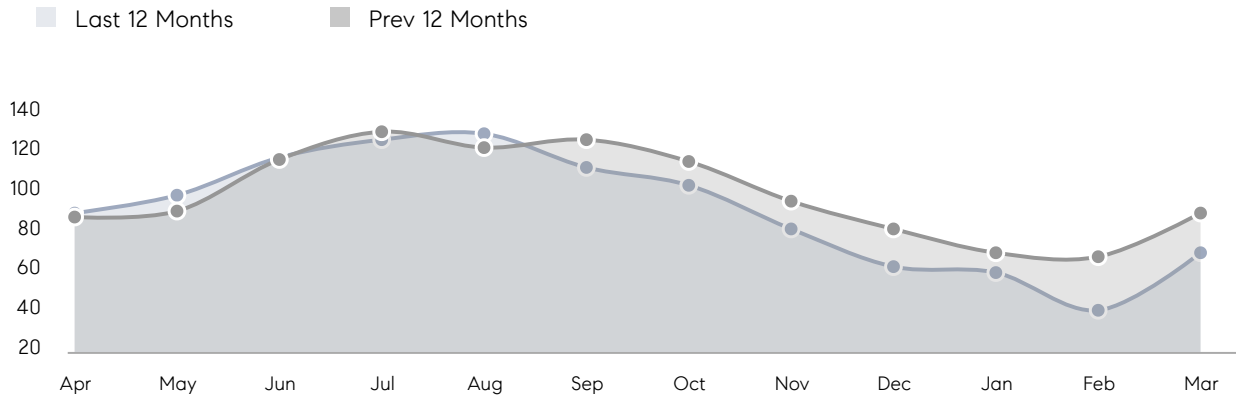
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	55	39	41%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$529,103	\$462,433	14.4%
	# OF CONTRACTS	54	55	-1.8%
	NEW LISTINGS	79	85	-7%
Houses	AVERAGE DOM	60	45	33%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$507,911	\$501,826	1%
	# OF CONTRACTS	44	50	-12%
	NEW LISTINGS	64	75	-15%
Condo/Co-op/TH	AVERAGE DOM	7	17	-59%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$726,901	\$308,445	136%
	# OF CONTRACTS	10	5	100%
	NEW LISTINGS	15	10	50%

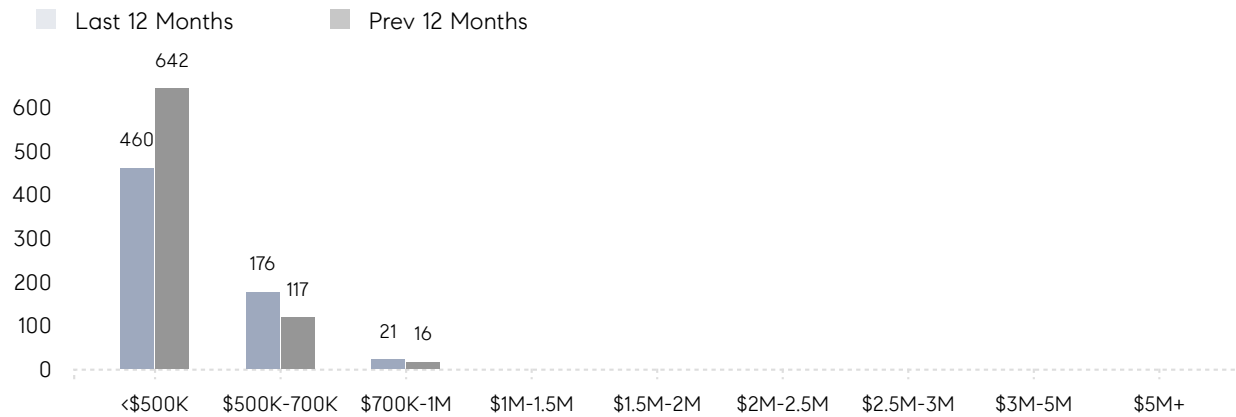
Union

MARCH 2023

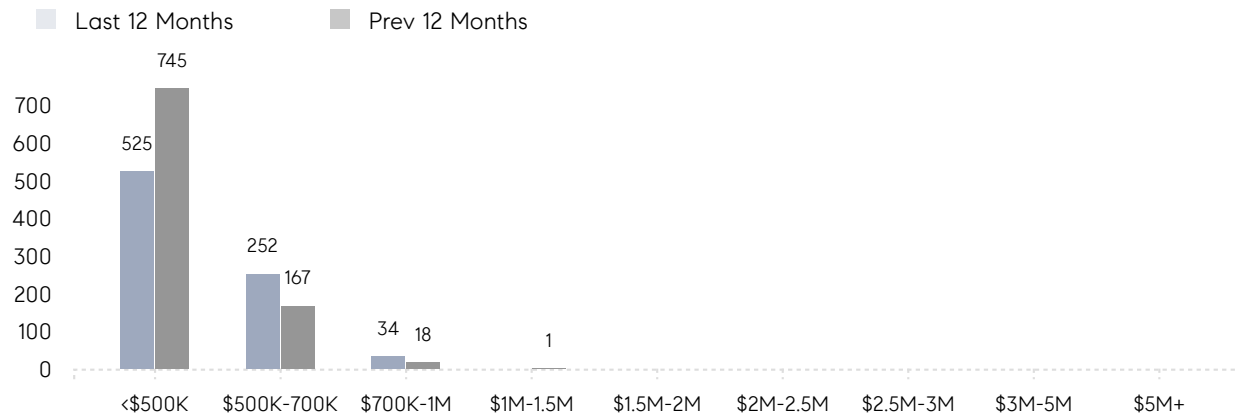
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Union City Market Insights

Union City

MARCH 2023

UNDER CONTRACT

22
Total
Properties

\$449K
Average
Price

\$410K
Median
Price

-24%
Decrease From
Mar 2022

15%
Increase From
Mar 2022

29%
Increase From
Mar 2022

UNITS SOLD

16
Total
Properties

\$448K
Average
Price

\$395K
Median
Price

-33%
Decrease From
Mar 2022

28%
Increase From
Mar 2022

28%
Increase From
Mar 2022

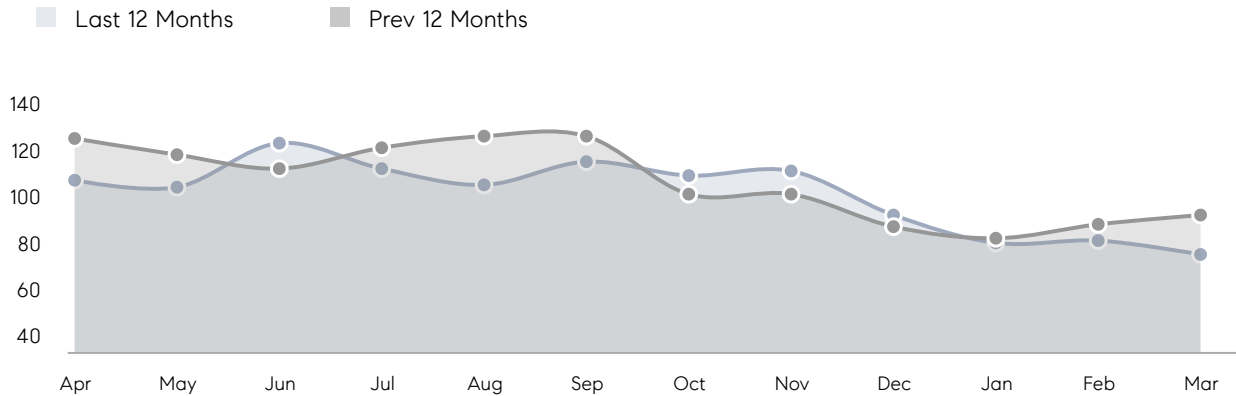
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	61	71	-14%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$448,125	\$350,854	27.7%
	# OF CONTRACTS	22	29	-24.1%
	NEW LISTINGS	29	45	-36%
Houses	AVERAGE DOM	35	25	40%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$468,000	\$485,000	-4%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	7	4	75%
Condo/Co-op/TH	AVERAGE DOM	67	73	-8%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$443,538	\$345,022	29%
	# OF CONTRACTS	22	27	-19%
	NEW LISTINGS	22	41	-46%

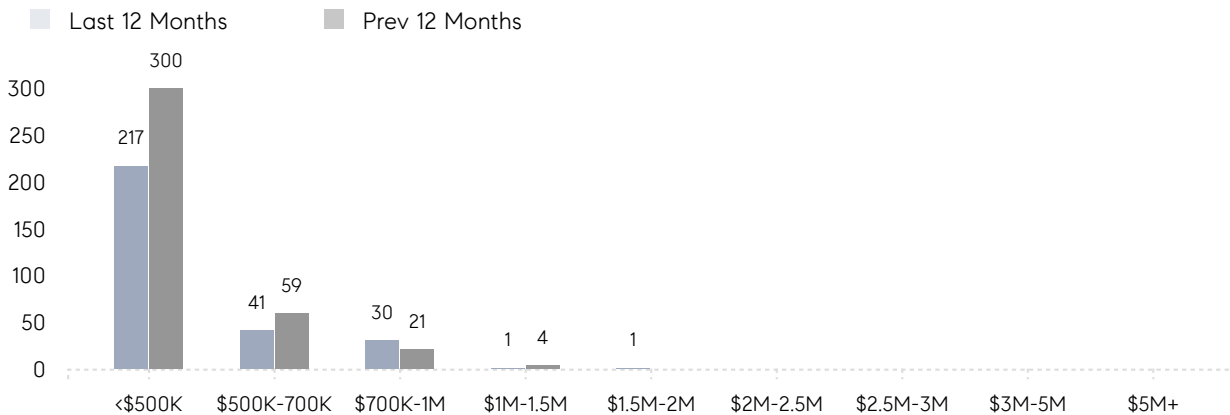
Union City

MARCH 2023

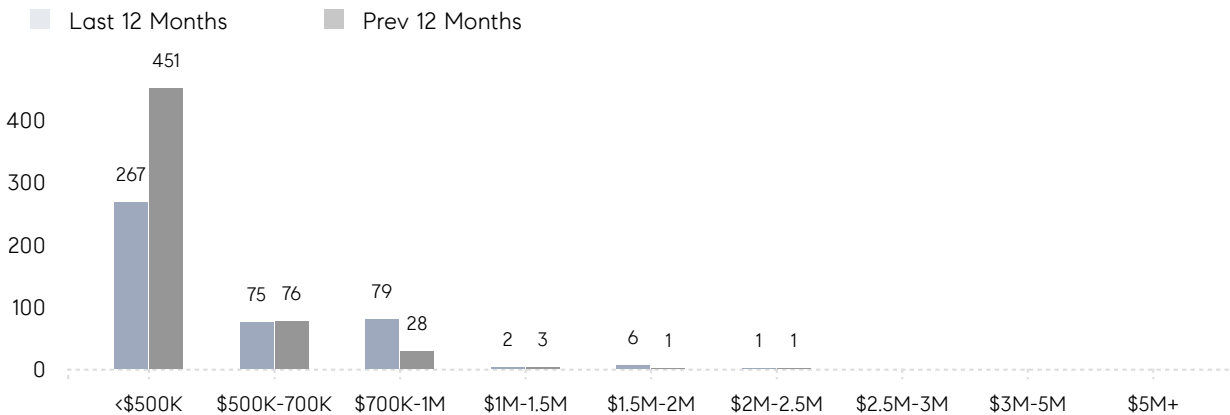
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Upper Saddle River Market Insights

Upper Saddle River

MARCH 2023

UNDER CONTRACT

12	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-14%	8%	17%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

15	\$1.3M	\$1.0M
Total Properties	Average Price	Median Price
-6%	3%	6%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

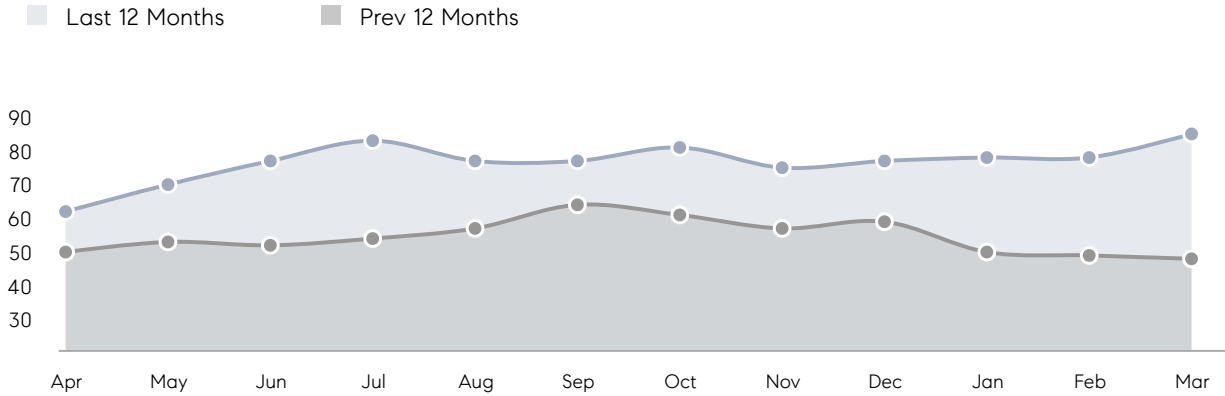
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	62	52	19%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$1,311,261	\$1,269,111	3.3%
	# OF CONTRACTS	12	14	-14.3%
	NEW LISTINGS	16	13	23%
Houses	AVERAGE DOM	26	58	-55%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$1,539,916	\$1,310,000	18%
	# OF CONTRACTS	6	9	-33%
	NEW LISTINGS	13	10	30%
Condo/Co-op/TH	AVERAGE DOM	103	10	930%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$1,049,941	\$982,892	7%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	3	3	0%

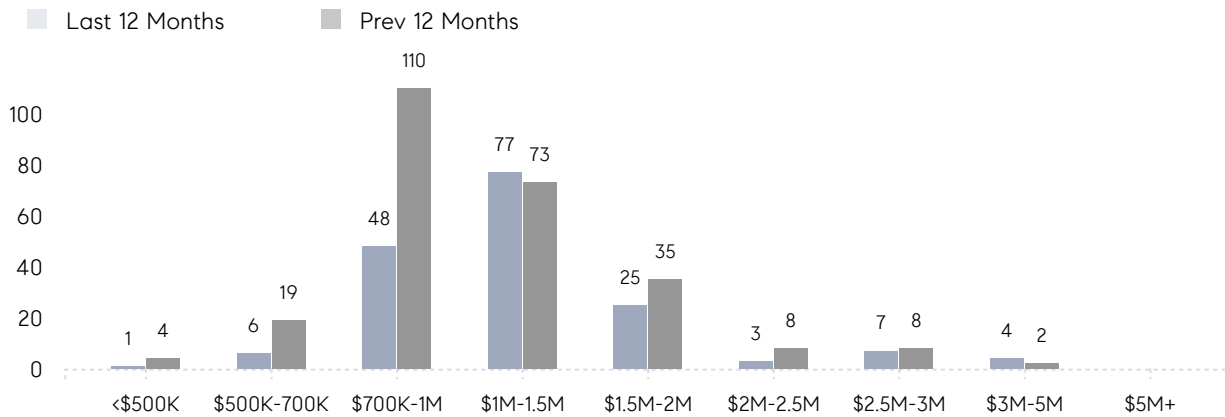
Upper Saddle River

MARCH 2023

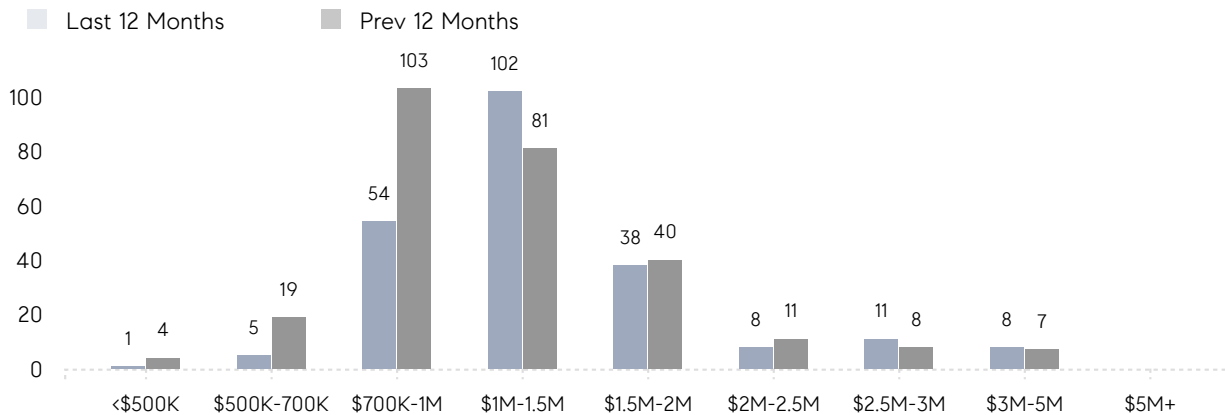
Monthly Inventory



Contracts By Price Range



Listings By Price Range

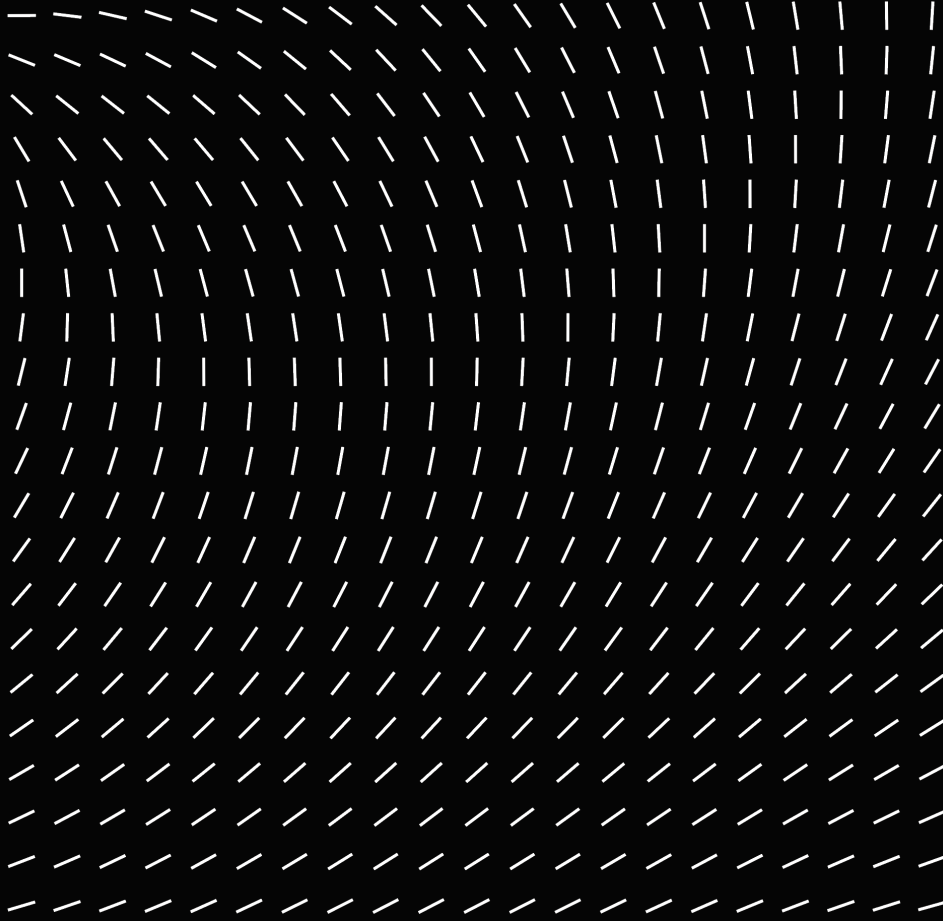




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COMPASS

March 2023

Verona Market Insights

Verona

MARCH 2023

UNDER CONTRACT

17
Total
Properties

\$626K
Average
Price

\$650K
Median
Price

-11%
Decrease From
Mar 2022

15%
Increase From
Mar 2022

18%
Increase From
Mar 2022

UNITS SOLD

18
Total
Properties

\$561K
Average
Price

\$525K
Median
Price

20%
Increase From
Mar 2022

-6%
Decrease From
Mar 2022

-16%
Decrease From
Mar 2022

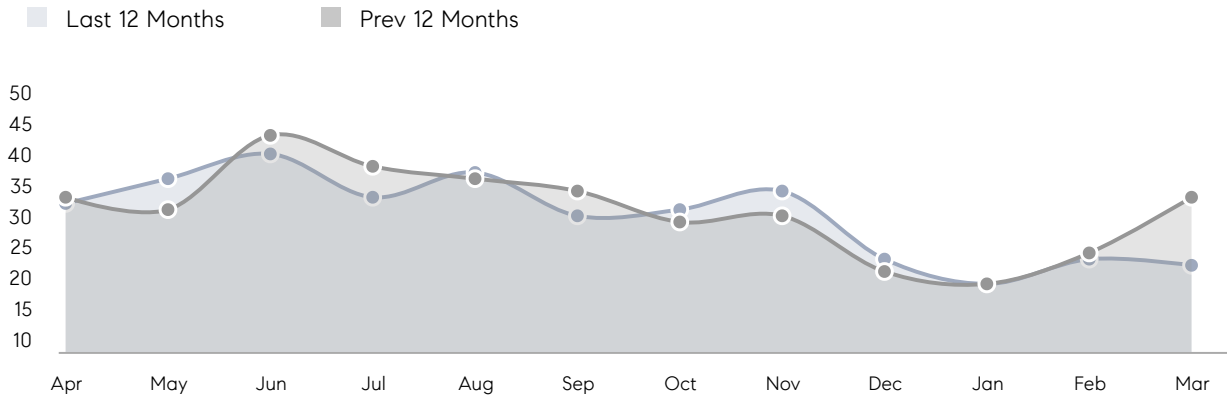
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	44	34	29%
	% OF ASKING PRICE	104%	114%	
	AVERAGE SOLD PRICE	\$561,494	\$599,628	-6.4%
	# OF CONTRACTS	17	19	-10.5%
	NEW LISTINGS	20	29	-31%
Houses	AVERAGE DOM	35	9	289%
	% OF ASKING PRICE	111%	128%	
	AVERAGE SOLD PRICE	\$758,333	\$831,427	-9%
	# OF CONTRACTS	14	14	0%
	NEW LISTINGS	15	22	-32%
Condo/Co-op/TH	AVERAGE DOM	53	63	-16%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$364,656	\$334,714	9%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	5	7	-29%

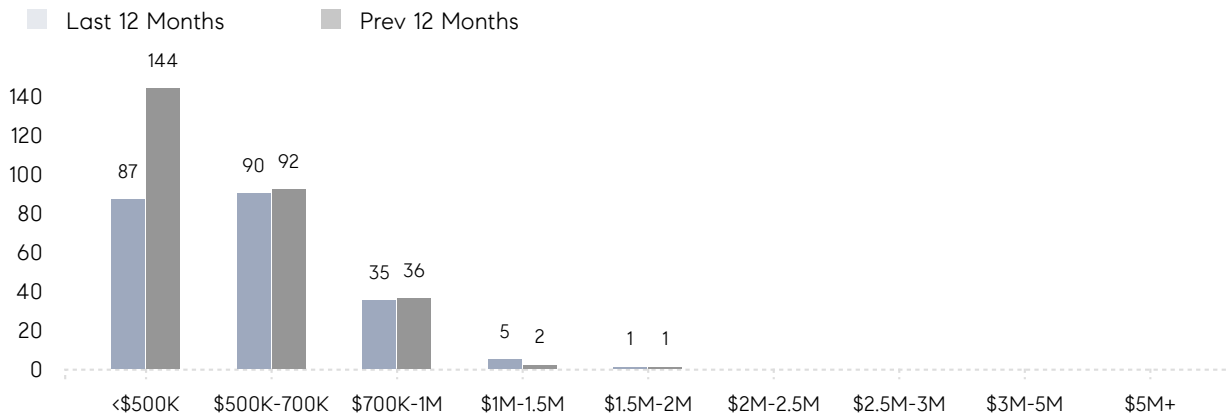
Verona

MARCH 2023

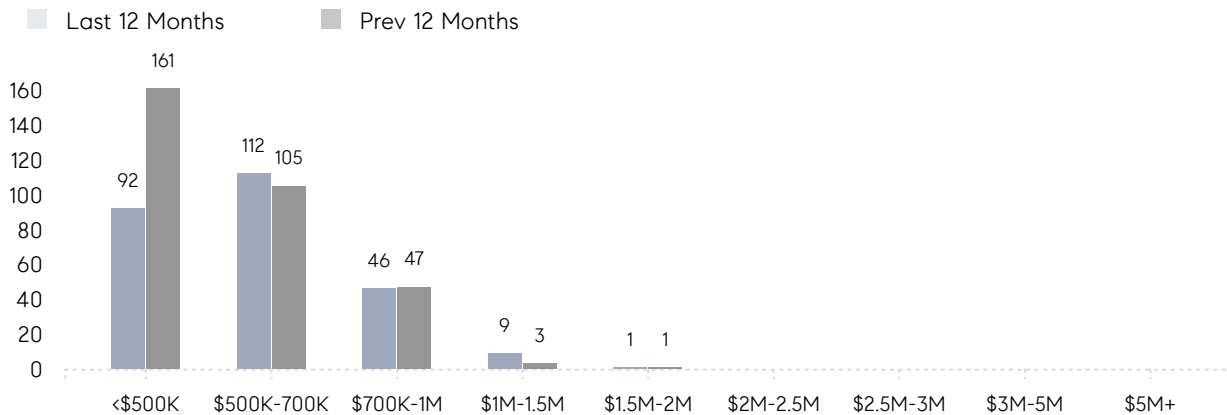
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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March 2023

Waldwick Market Insights

Waldwick

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$587K
Average
Price

\$579K
Median
Price

-17%
Decrease From
Mar 2022

12%
Increase From
Mar 2022

15%
Increase From
Mar 2022

UNITS SOLD

6
Total
Properties

\$545K
Average
Price

\$532K
Median
Price

-40%
Decrease From
Mar 2022

-2%
Decrease From
Mar 2022

-11%
Decrease From
Mar 2022

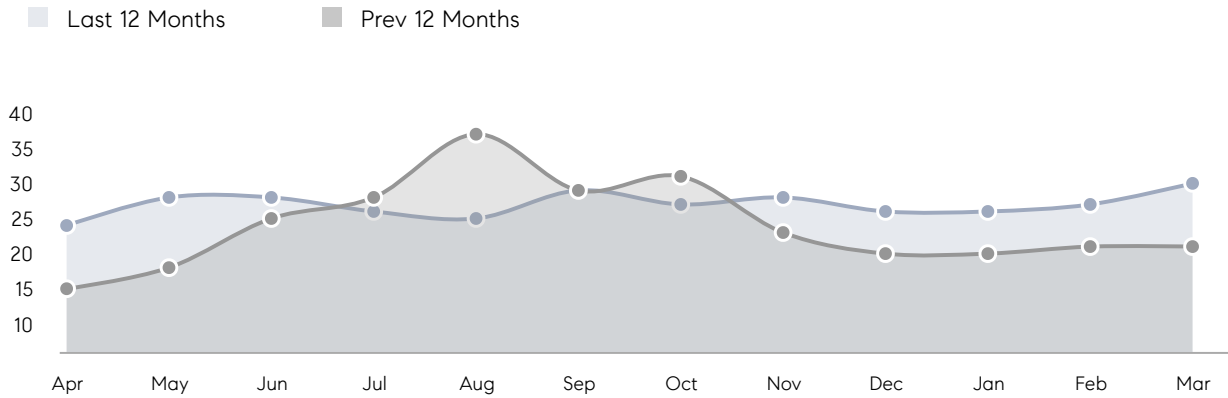
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	19	21	-10%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$545,817	\$557,637	-2.1%
	# OF CONTRACTS	10	12	-16.7%
	NEW LISTINGS	12	13	-8%
Houses	AVERAGE DOM	22	21	5%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$558,980	\$576,041	-3%
	# OF CONTRACTS	9	12	-25%
	NEW LISTINGS	11	13	-15%
Condo/Co-op/TH	AVERAGE DOM	7	17	-59%
	% OF ASKING PRICE	127%	106%	
	AVERAGE SOLD PRICE	\$480,000	\$392,000	22%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

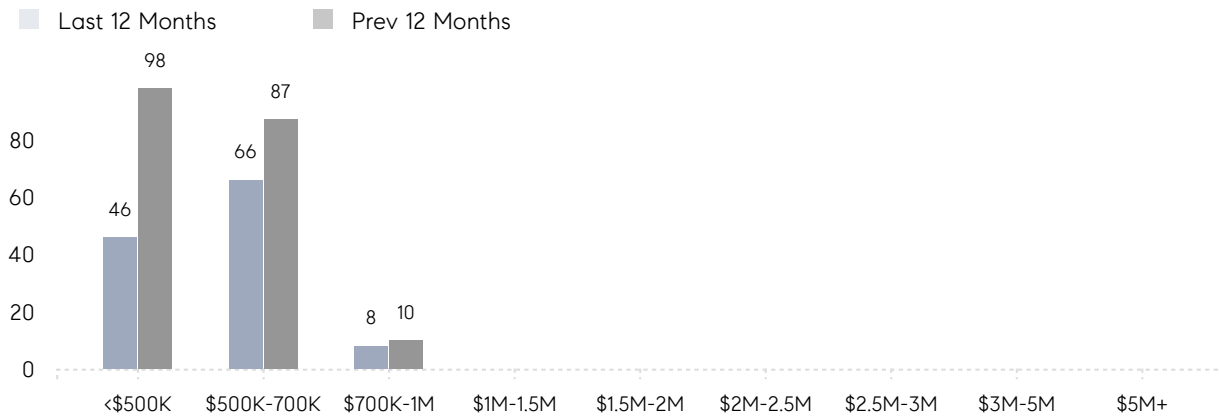
Waldwick

MARCH 2023

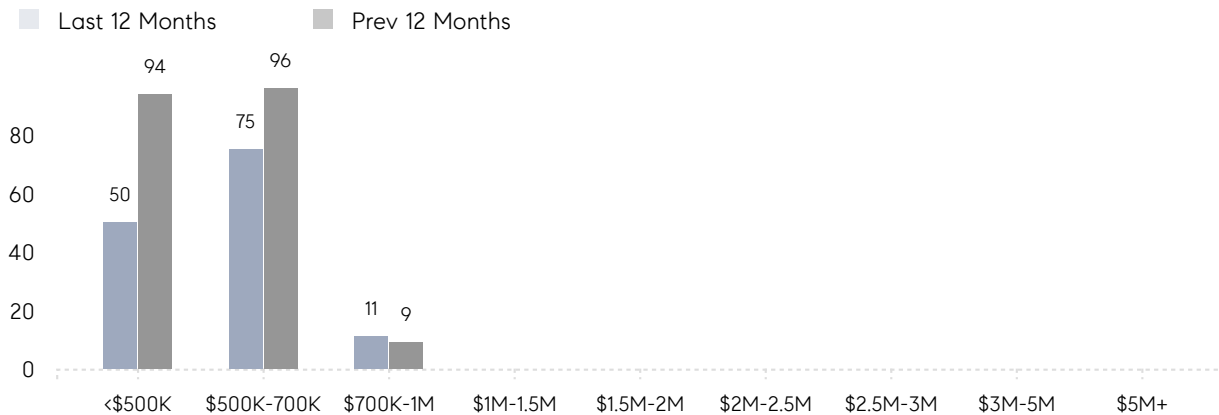
Monthly Inventory



Contracts By Price Range



Listings By Price Range

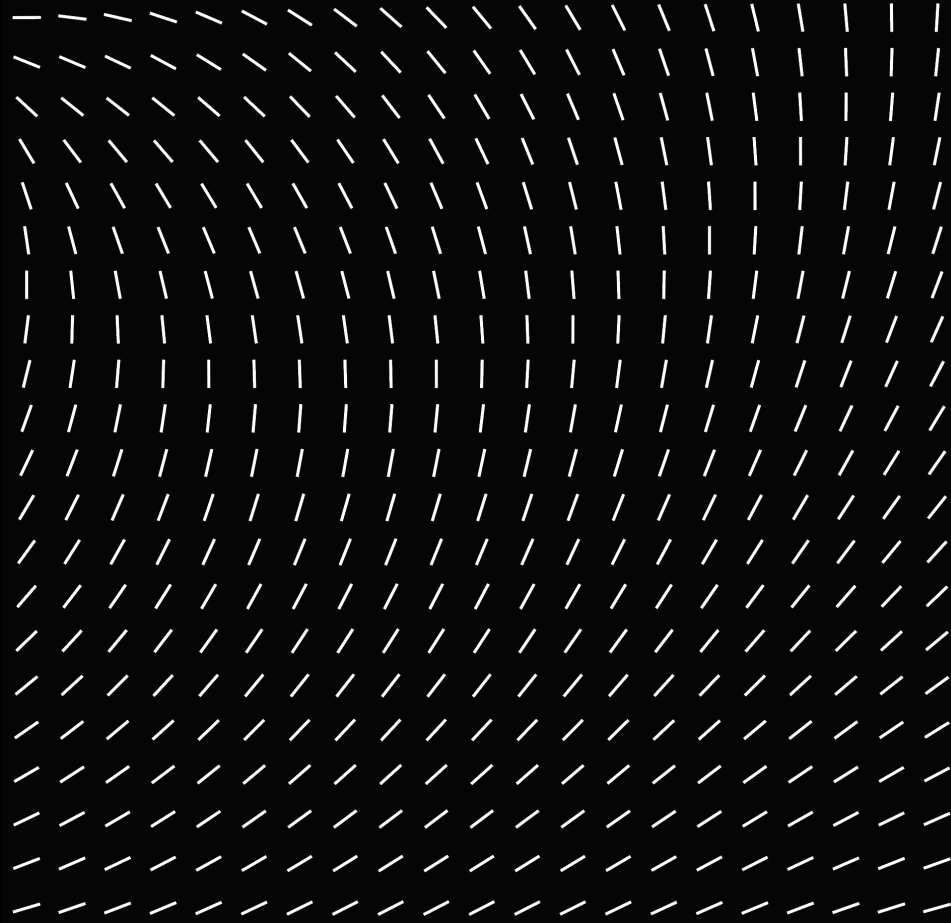




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March 2023

Wallington Market Insights

Wallington

MARCH 2023

UNDER CONTRACT

1	\$519K	\$519K
Total Properties	Average Price	Median Price
-80%	-26%	-28%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

4	\$436K	\$362K
Total Properties	Average Price	Median Price
100%	14%	-5%
Increase From Mar 2022	Increase From Mar 2022	Decrease From Mar 2022

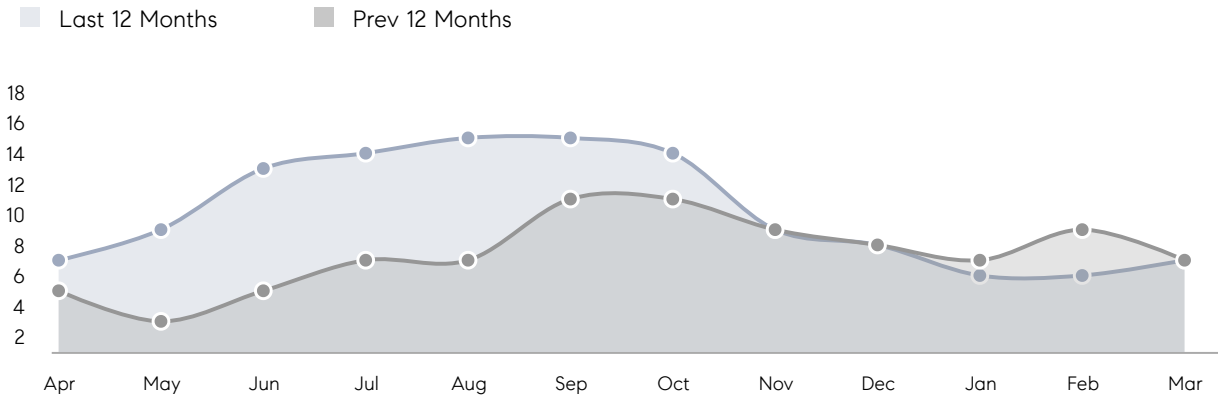
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	47	59	-20%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$436,250	\$383,500	13.8%
	# OF CONTRACTS	1	5	-80.0%
	NEW LISTINGS	2	4	-50%
Houses	AVERAGE DOM	59	59	0%
	% OF ASKING PRICE	94%	97%	
	AVERAGE SOLD PRICE	\$446,667	\$383,500	16%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	10	-	-
	% OF ASKING PRICE	103%	-	
	AVERAGE SOLD PRICE	\$405,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

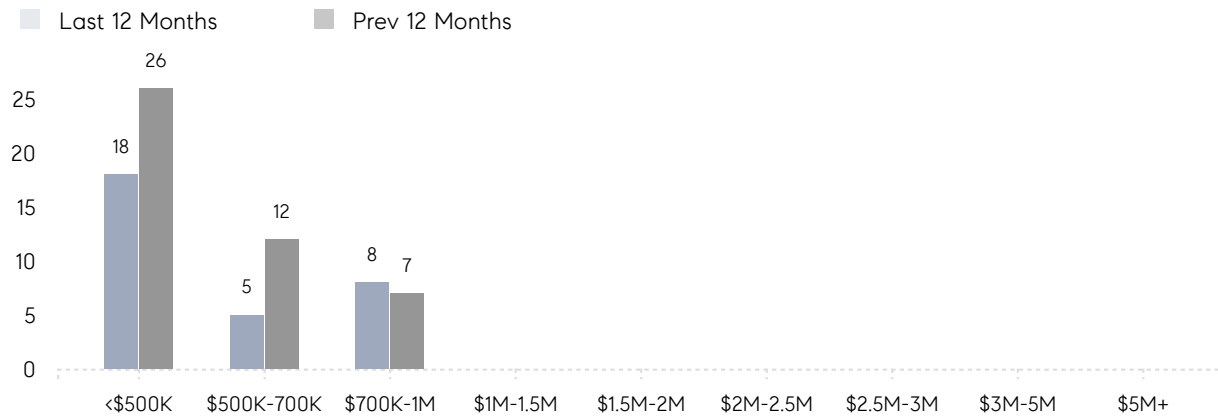
Wallington

MARCH 2023

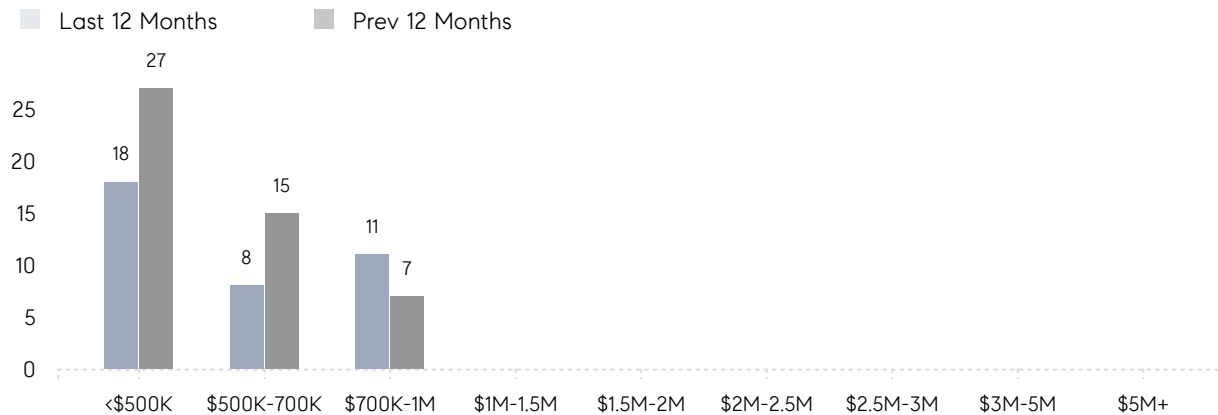
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Warren Market Insights

Warren

MARCH 2023

UNDER CONTRACT

19	\$1.0M	\$849K
Total Properties	Average Price	Median Price
-10%	-5%	-11%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

14	\$1.1M	\$929K
Total Properties	Average Price	Median Price
40%	-3%	-17%
Increase From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

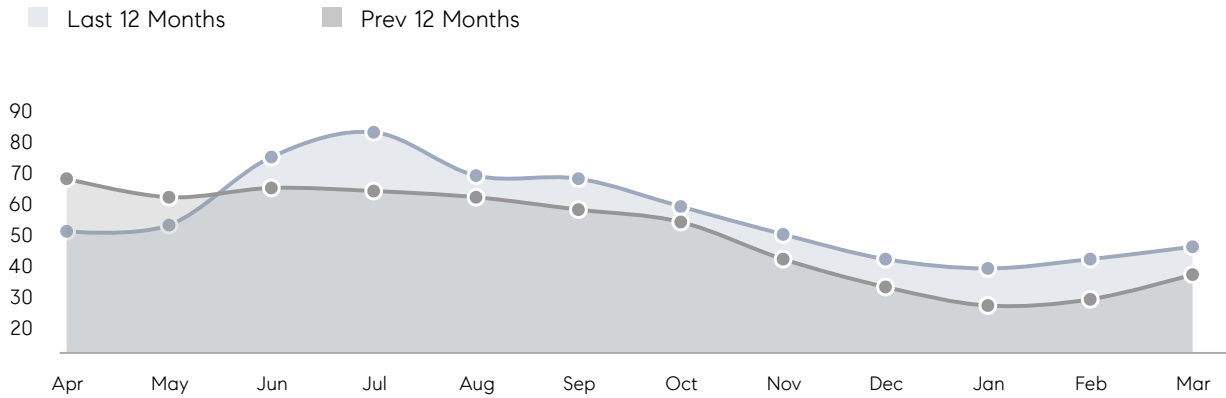
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	64	47	36%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$1,110,071	\$1,143,692	-2.9%
	# OF CONTRACTS	19	21	-9.5%
	NEW LISTINGS	31	32	-3%
Houses	AVERAGE DOM	63	48	31%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$1,137,692	\$1,133,011	0%
	# OF CONTRACTS	15	19	-21%
	NEW LISTINGS	22	31	-29%
Condo/Co-op/TH	AVERAGE DOM	72	36	100%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$750,990	\$1,239,815	-39%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	9	1	800%

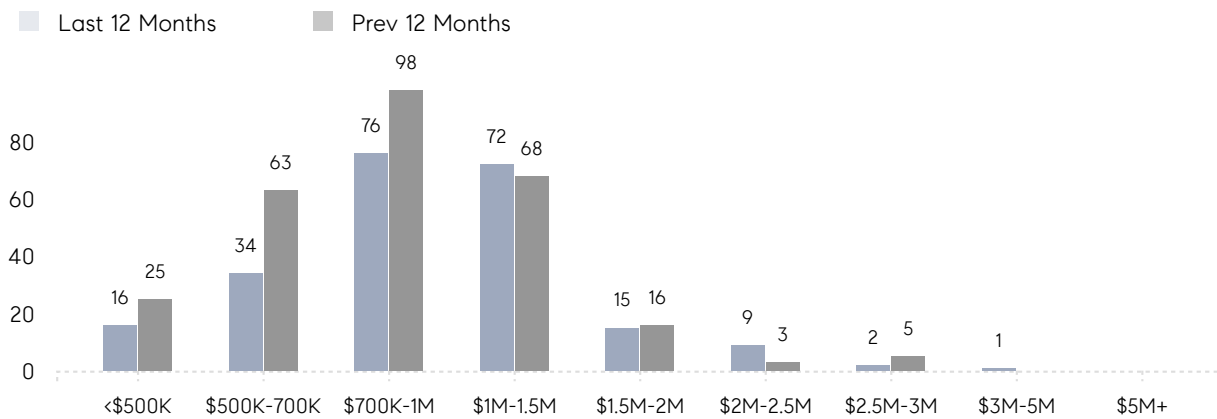
Warren

MARCH 2023

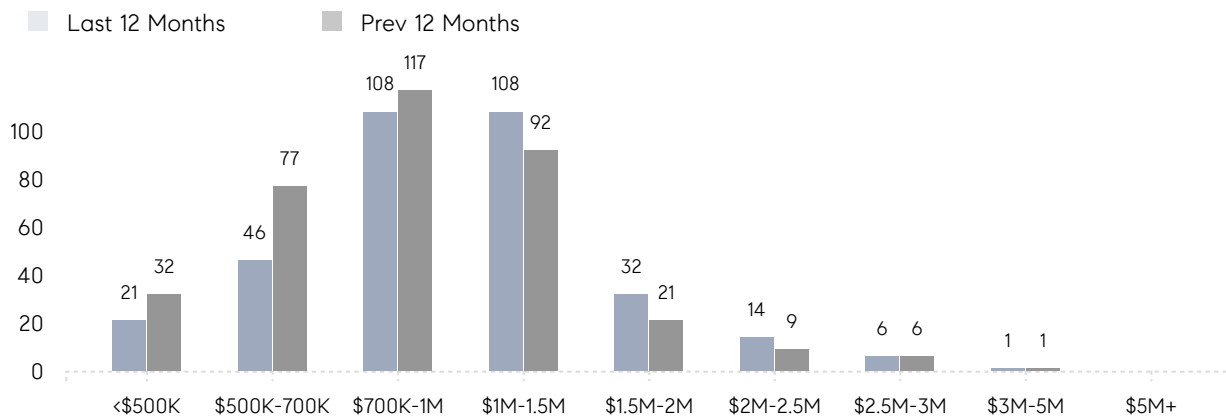
Monthly Inventory



Contracts By Price Range



Listings By Price Range

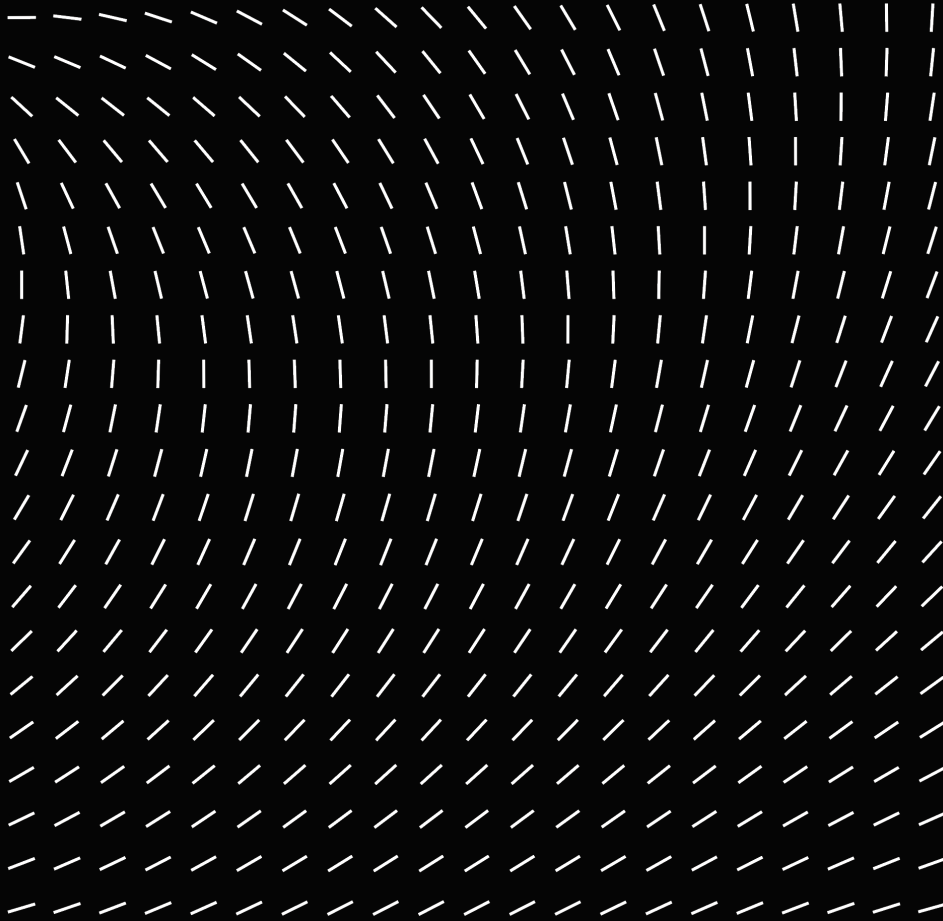




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March 2023

Washington Township Market Insights

Washington Township

MARCH 2023

UNDER CONTRACT

5
Total
Properties

\$691K
Average
Price

\$699K
Median
Price

-75%
Decrease From
Mar 2022

7%
Increase From
Mar 2022

12%
Increase From
Mar 2022

UNITS SOLD

8
Total
Properties

\$600K
Average
Price

\$587K
Median
Price

-11%
Decrease From
Mar 2022

-19%
Decrease From
Mar 2022

7%
Increase From
Mar 2022

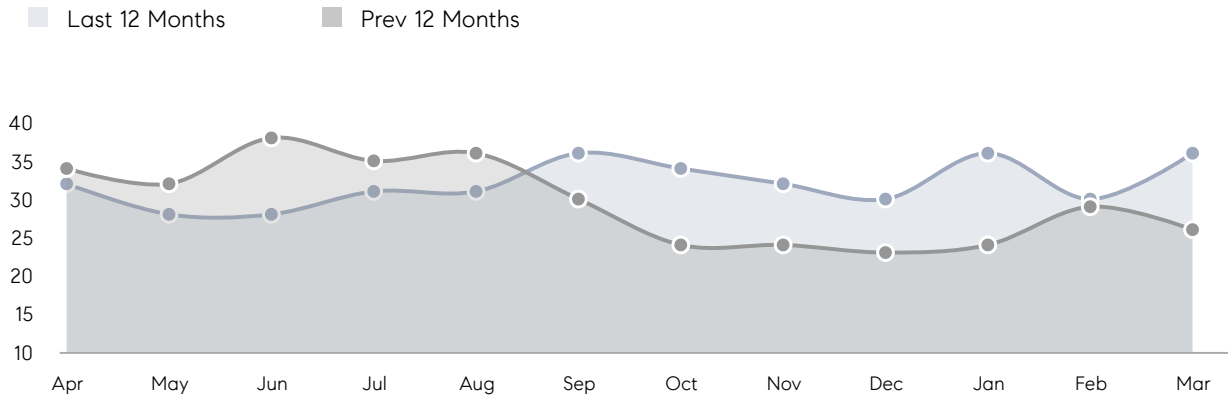
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	43	48	-10%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$600,500	\$742,222	-19.1%
	# OF CONTRACTS	5	20	-75.0%
	NEW LISTINGS	10	14	-29%
Houses	AVERAGE DOM	65	50	30%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$626,000	\$790,714	-21%
	# OF CONTRACTS	5	15	-67%
	NEW LISTINGS	9	9	0%
Condo/Co-op/TH	AVERAGE DOM	22	40	-45%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$575,000	\$572,500	0%
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	1	5	-80%

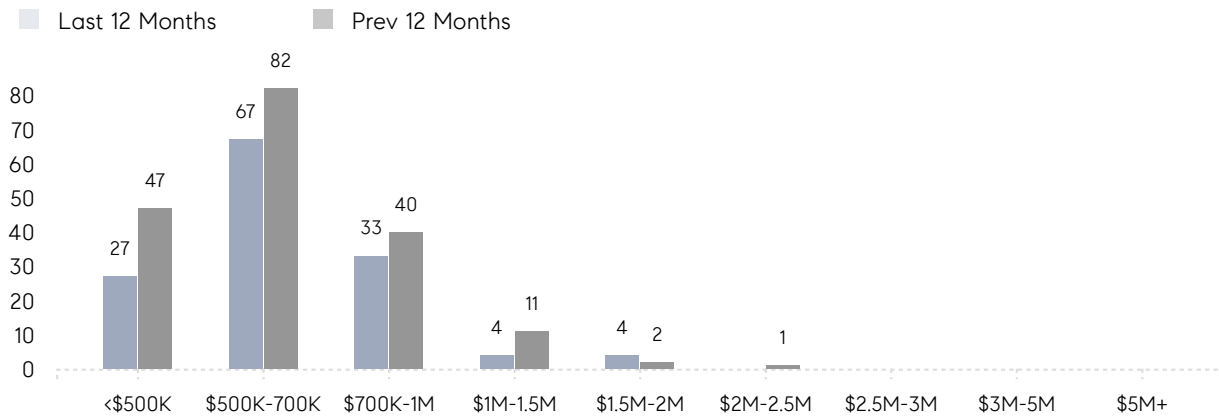
Washington Township

MARCH 2023

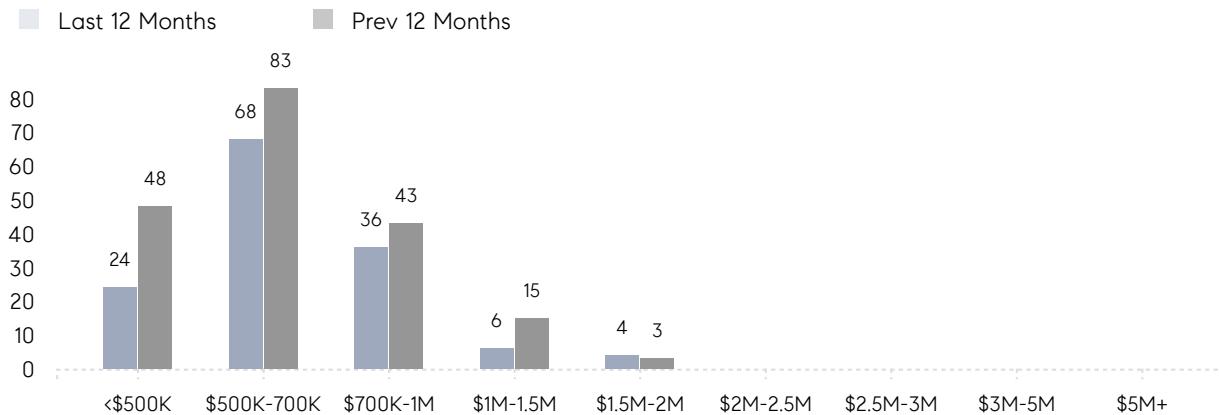
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Watchung Market Insights

Watchung

MARCH 2023

UNDER CONTRACT

3
Total
Properties

\$1.0M
Average
Price

\$965K
Median
Price

-73%
Decrease From
Mar 2022

9%
Increase From
Mar 2022

38%
Increase From
Mar 2022

UNITS SOLD

2
Total
Properties

\$784K
Average
Price

\$784K
Median
Price

-78%
Decrease From
Mar 2022

-22%
Decrease From
Mar 2022

-13%
Decrease From
Mar 2022

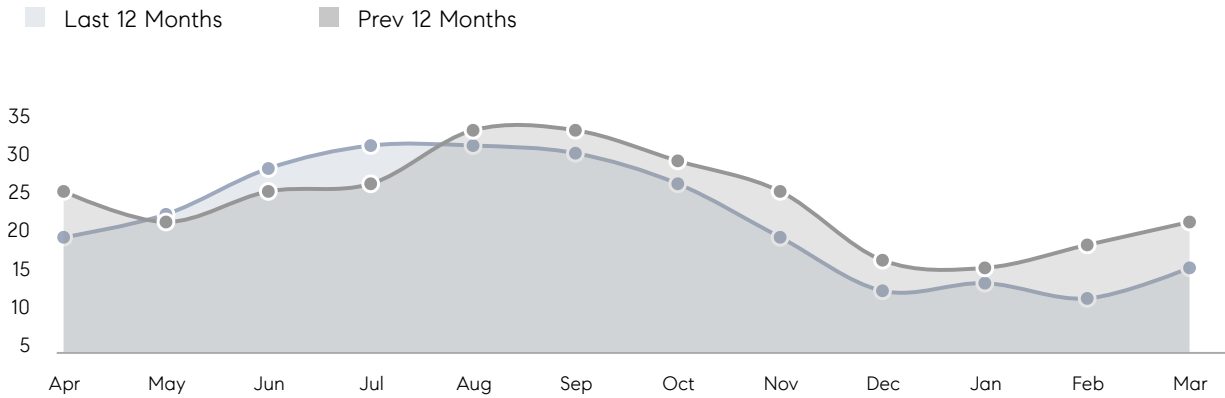
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	85	44	93%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$784,750	\$1,006,211	-22.0%
	# OF CONTRACTS	3	11	-72.7%
	NEW LISTINGS	12	14	-14%
Houses	AVERAGE DOM	12	44	-73%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$570,000	\$1,006,211	-43%
	# OF CONTRACTS	3	8	-62%
	NEW LISTINGS	10	11	-9%
Condo/Co-op/TH	AVERAGE DOM	158	-	-
	% OF ASKING PRICE	103%	-	
	AVERAGE SOLD PRICE	\$999,500	-	-
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	2	3	-33%

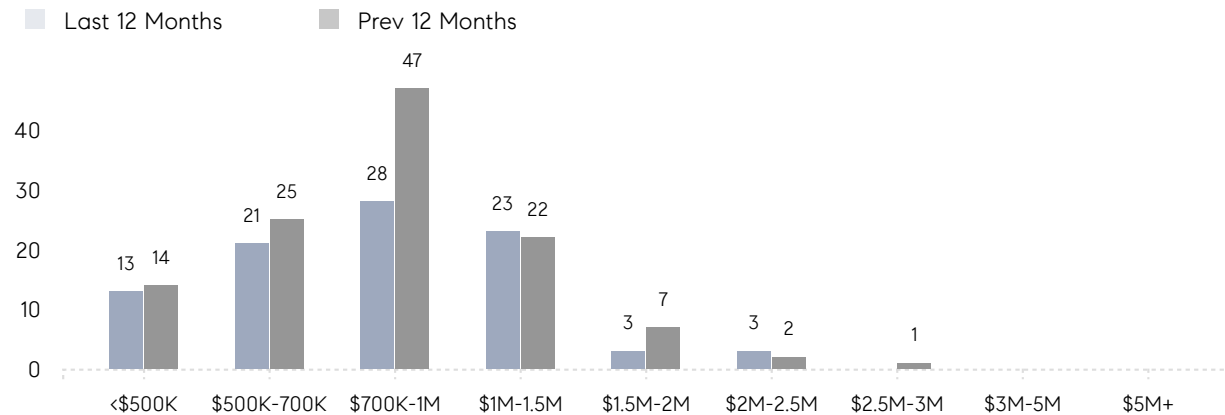
Watchung

MARCH 2023

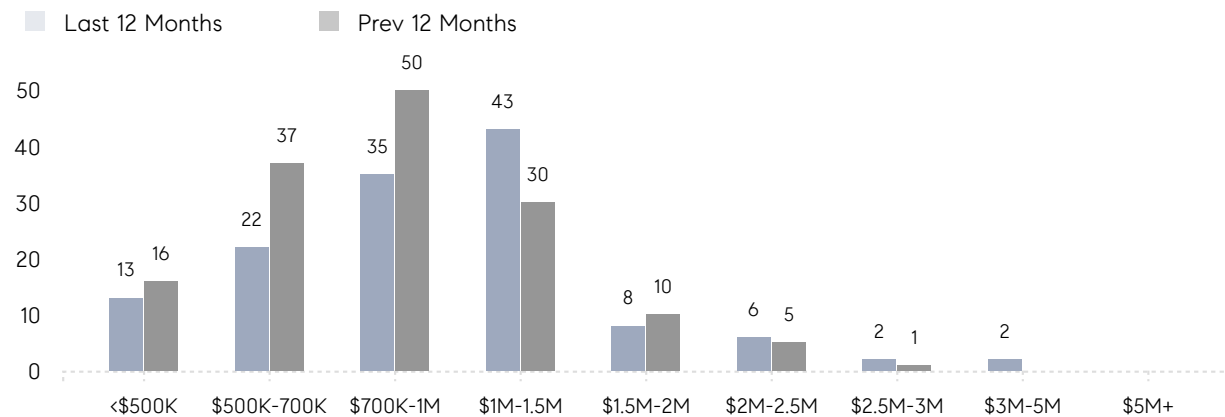
Monthly Inventory

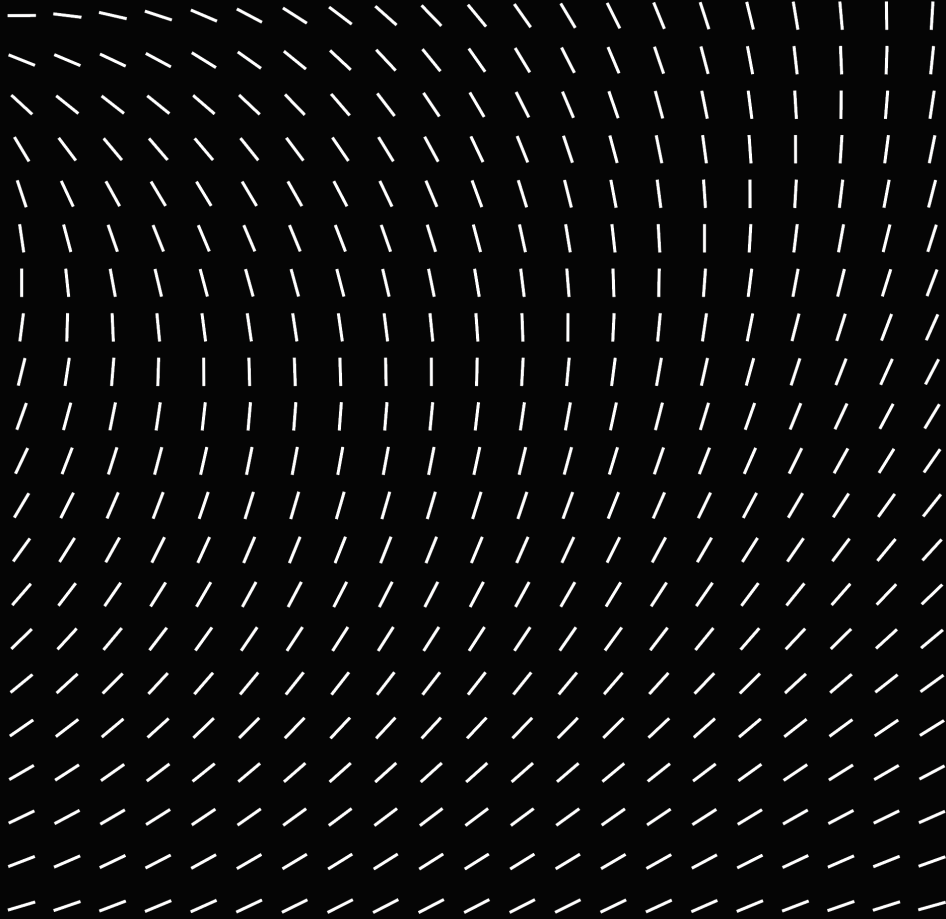


Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Wayne Market Insights

Wayne

MARCH 2023

UNDER CONTRACT

44
Total
Properties

\$563K
Average
Price

\$554K
Median
Price

-42%
Decrease From
Mar 2022

1%
Change From
Mar 2022

-1%
Change From
Mar 2022

UNITS SOLD

20
Total
Properties

\$482K
Average
Price

\$485K
Median
Price

-58%
Decrease From
Mar 2022

-10%
Decrease From
Mar 2022

-12%
Decrease From
Mar 2022

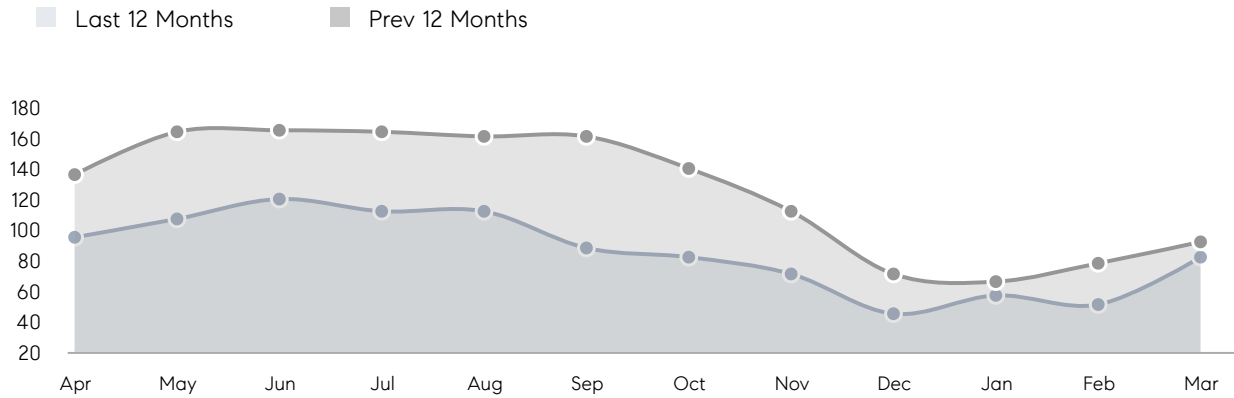
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	26	36	-28%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$482,000	\$536,515	-10.2%
	# OF CONTRACTS	44	76	-42.1%
	NEW LISTINGS	60	89	-33%
Houses	AVERAGE DOM	32	34	-6%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$589,583	\$623,188	-5%
	# OF CONTRACTS	38	54	-30%
	NEW LISTINGS	49	63	-22%
Condo/Co-op/TH	AVERAGE DOM	16	40	-60%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$320,625	\$363,169	-12%
	# OF CONTRACTS	6	22	-73%
	NEW LISTINGS	11	26	-58%

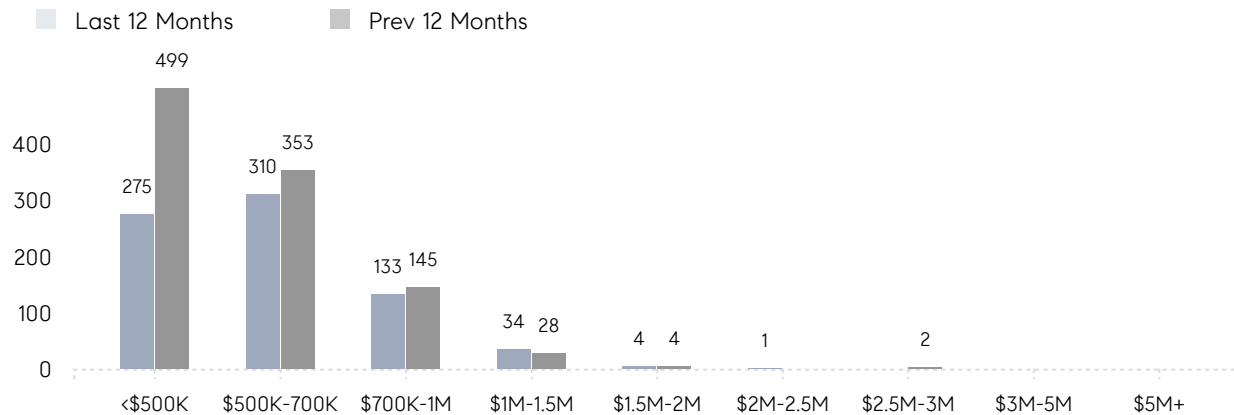
Wayne

MARCH 2023

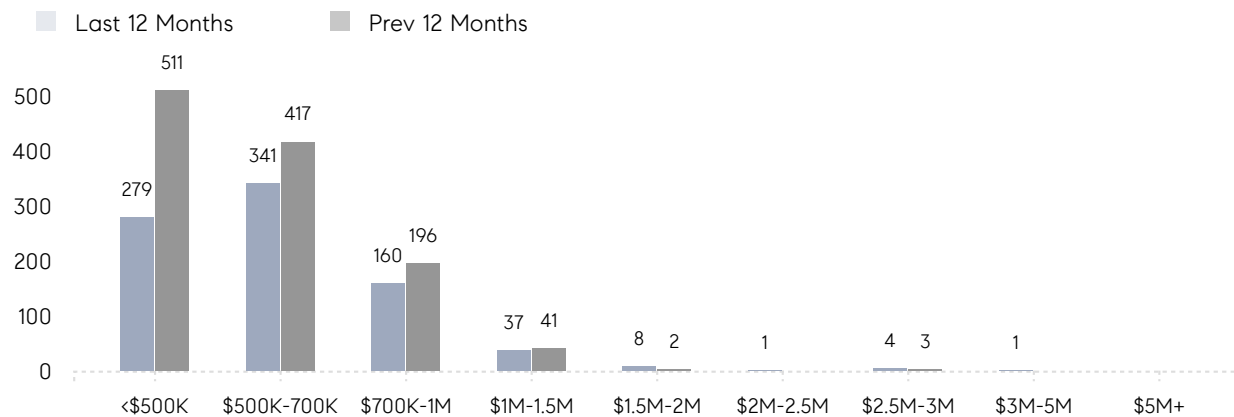
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Weehawken Market Insights

Weehawken

MARCH 2023

UNDER CONTRACT

8
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

-70%
Decrease From
Mar 2022

56%
Increase From
Mar 2022

60%
Increase From
Mar 2022

UNITS SOLD

6
Total
Properties

\$671K
Average
Price

\$747K
Median
Price

-68%
Decrease From
Mar 2022

-4%
Decrease From
Mar 2022

2%
Increase From
Mar 2022

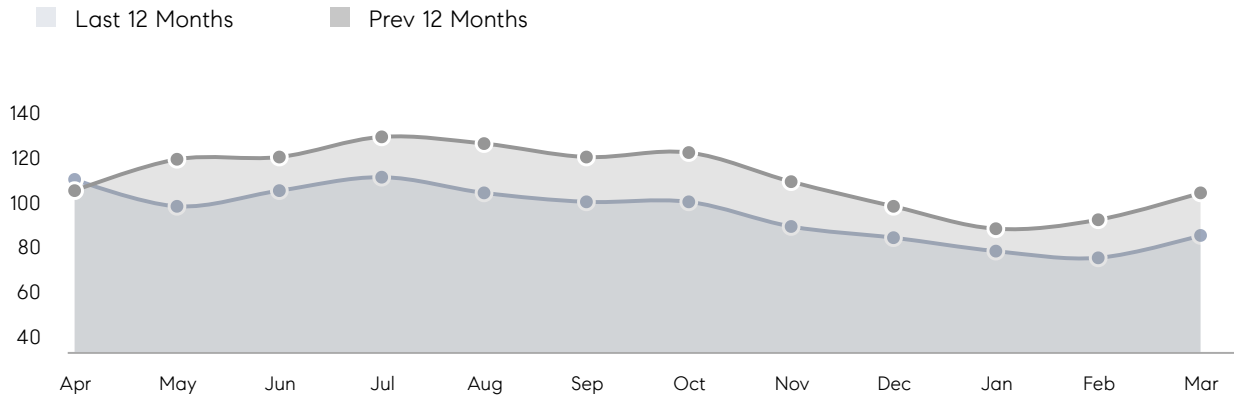
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	75	103	-27%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$671,500	\$698,599	-3.9%
	# OF CONTRACTS	8	27	-70.4%
	NEW LISTINGS	22	48	-54%
Houses	AVERAGE DOM	17	32	-47%
	% OF ASKING PRICE	91%	92%	
	AVERAGE SOLD PRICE	\$615,000	\$854,333	-28%
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	4	7	-43%
Condo/Co-op/TH	AVERAGE DOM	86	116	-26%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$682,800	\$669,399	2%
	# OF CONTRACTS	7	21	-67%
	NEW LISTINGS	18	41	-56%

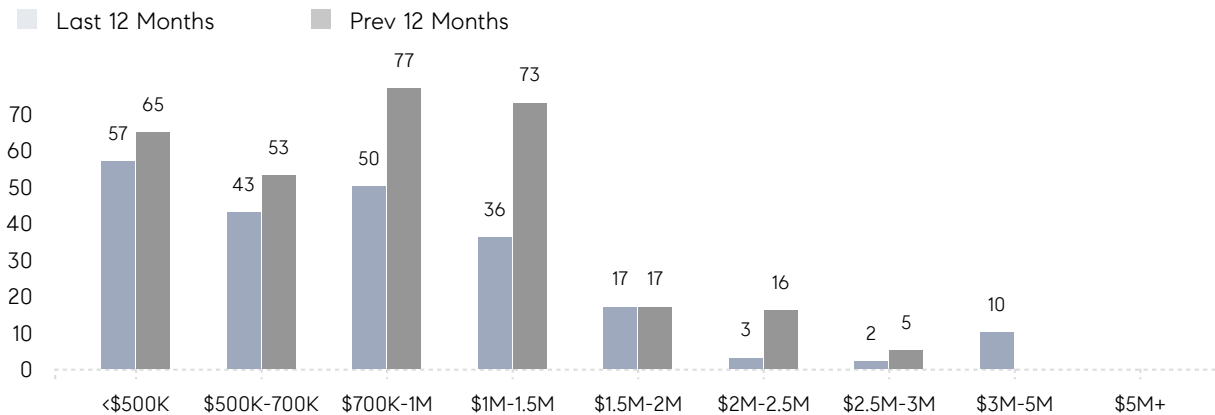
Weehawken

MARCH 2023

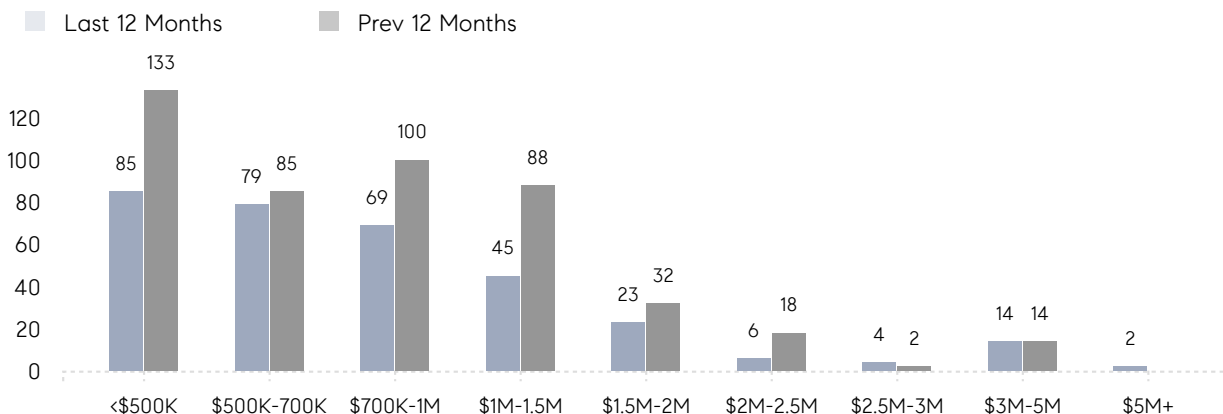
Monthly Inventory

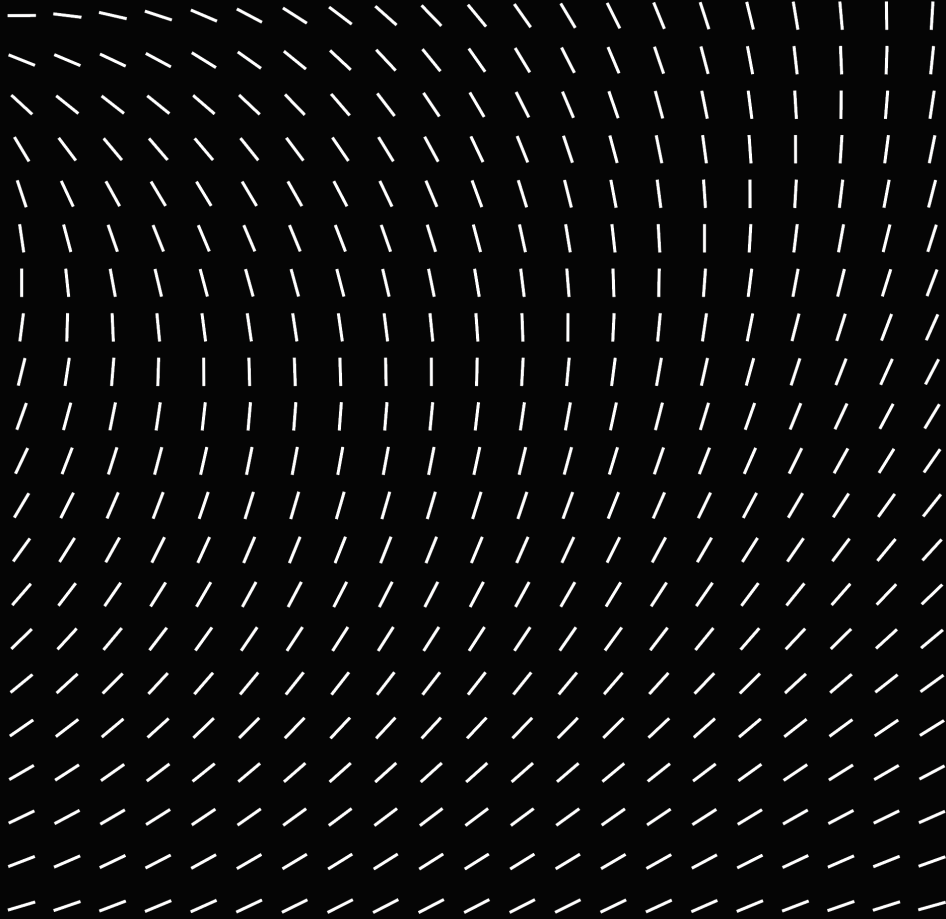


Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

West Caldwell Market Insights

West Caldwell

MARCH 2023

UNDER CONTRACT

13
Total
Properties

\$600K
Average
Price

\$499K
Median
Price

44%
Increase From
Mar 2022

17%
Increase From
Mar 2022

15%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$581K
Average
Price

\$490K
Median
Price

50%
Increase From
Mar 2022

6%
Increase From
Mar 2022

-4%
Decrease From
Mar 2022

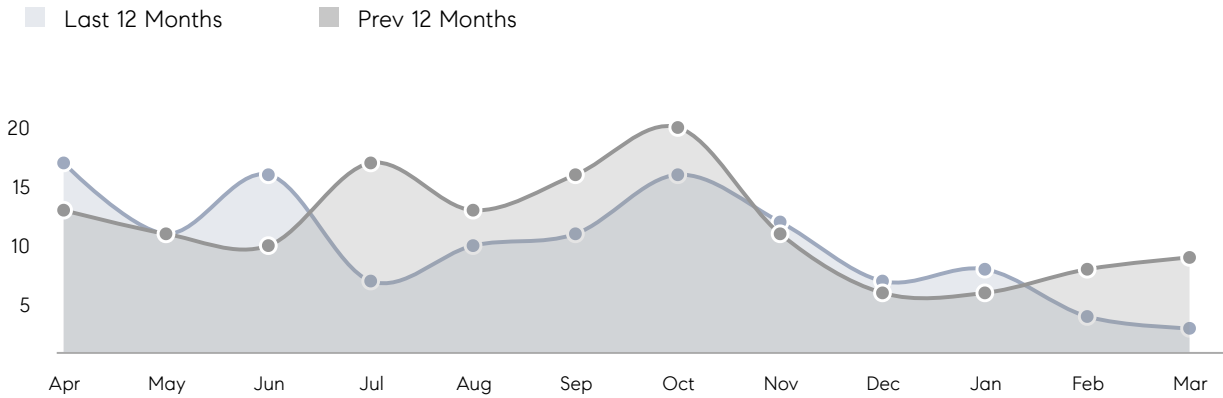
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	26	24	8%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$581,111	\$548,150	6.0%
	# OF CONTRACTS	13	9	44.4%
	NEW LISTINGS	8	10	-20%
Houses	AVERAGE DOM	26	24	8%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$581,111	\$548,150	6%
	# OF CONTRACTS	13	8	63%
	NEW LISTINGS	8	10	-20%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

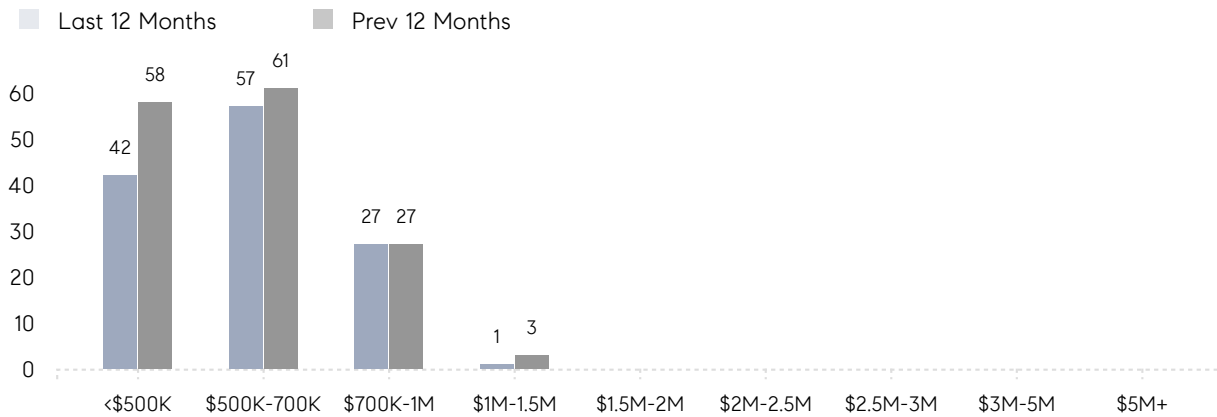
West Caldwell

MARCH 2023

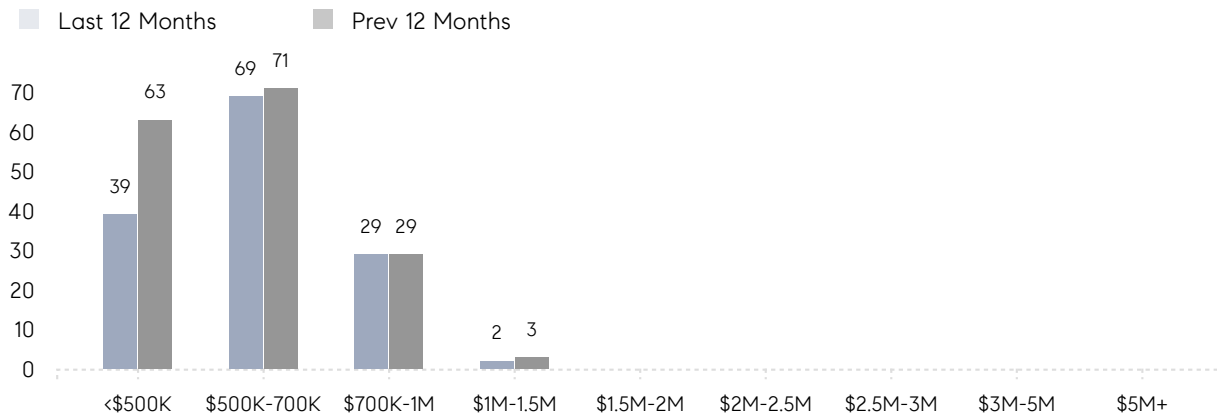
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

West Milford Market Insights

West Milford

MARCH 2023

UNDER CONTRACT

41
Total
Properties

\$382K
Average
Price

\$349K
Median
Price

-7%
Decrease From
Mar 2022

7%
Increase From
Mar 2022

4%
Increase From
Mar 2022

UNITS SOLD

28
Total
Properties

\$355K
Average
Price

\$296K
Median
Price

-22%
Decrease From
Mar 2022

6%
Increase From
Mar 2022

-8%
Decrease From
Mar 2022

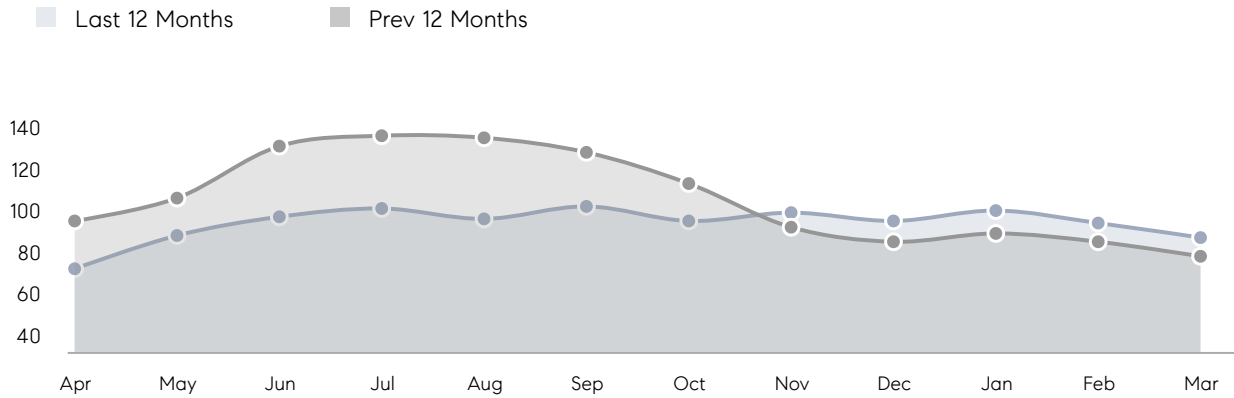
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	67	50	34%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$355,886	\$336,197	5.9%
	# OF CONTRACTS	41	44	-6.8%
	NEW LISTINGS	45	48	-6%
Houses	AVERAGE DOM	69	52	33%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$392,218	\$398,674	-2%
	# OF CONTRACTS	29	35	-17%
	NEW LISTINGS	32	46	-30%
Condo/Co-op/TH	AVERAGE DOM	60	47	28%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$222,667	\$225,661	-1%
	# OF CONTRACTS	12	9	33%
	NEW LISTINGS	13	2	550%

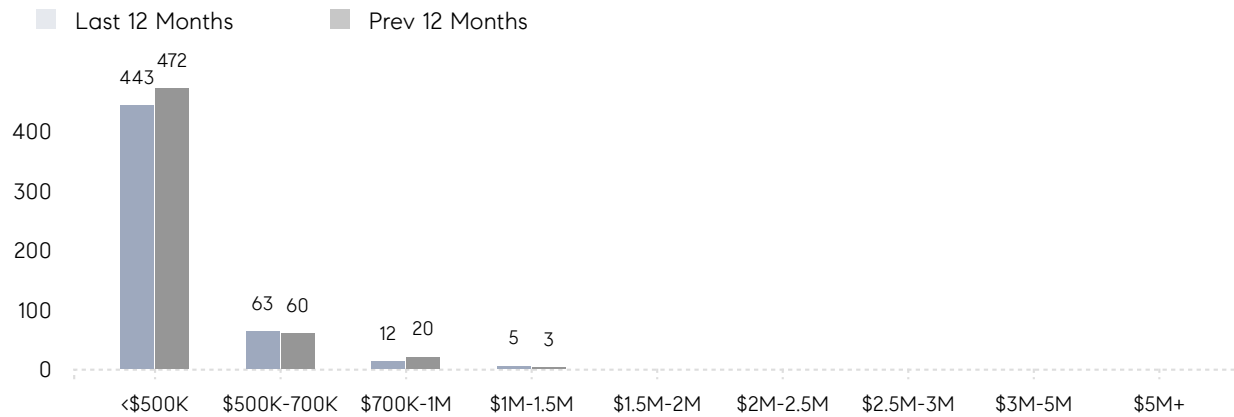
West Milford

MARCH 2023

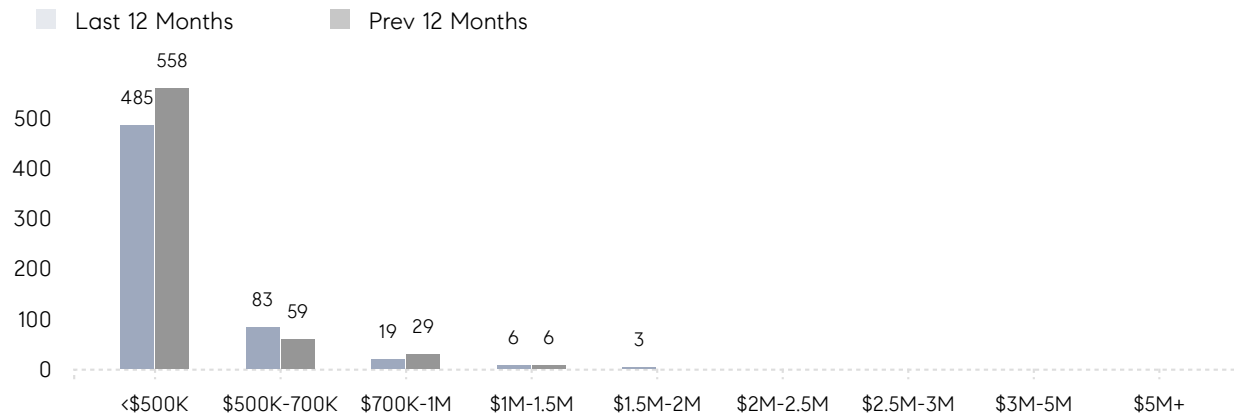
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

West New York Market Insights

West New York

MARCH 2023

UNDER CONTRACT

19
Total
Properties

\$561K
Average
Price

\$349K
Median
Price

-41%
Decrease From
Mar 2022

13%
Increase From
Mar 2022

-20%
Decrease From
Mar 2022

UNITS SOLD

11
Total
Properties

\$667K
Average
Price

\$690K
Median
Price

-45%
Decrease From
Mar 2022

15%
Increase From
Mar 2022

25%
Increase From
Mar 2022

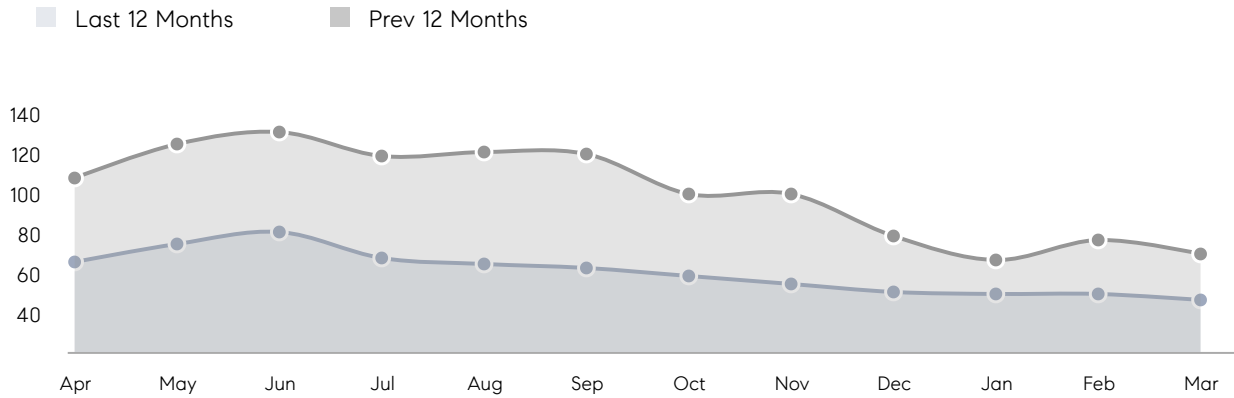
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	49	47	4%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$667,000	\$580,150	15.0%
	# OF CONTRACTS	19	32	-40.6%
	NEW LISTINGS	21	38	-45%
Houses	AVERAGE DOM	-	45	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$875,000	-
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	1	5	-80%
Condo/Co-op/TH	AVERAGE DOM	49	48	2%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$667,000	\$564,632	18%
	# OF CONTRACTS	19	27	-30%
	NEW LISTINGS	20	33	-39%

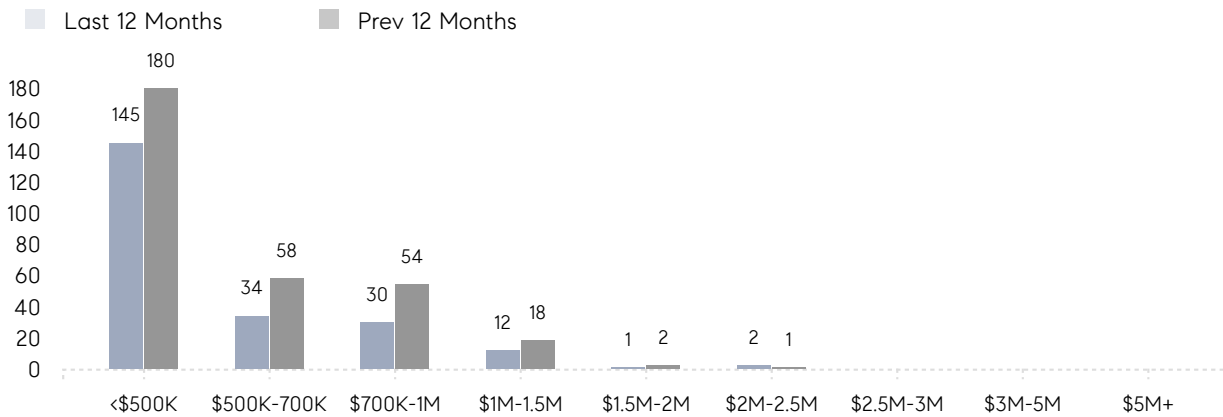
West New York

MARCH 2023

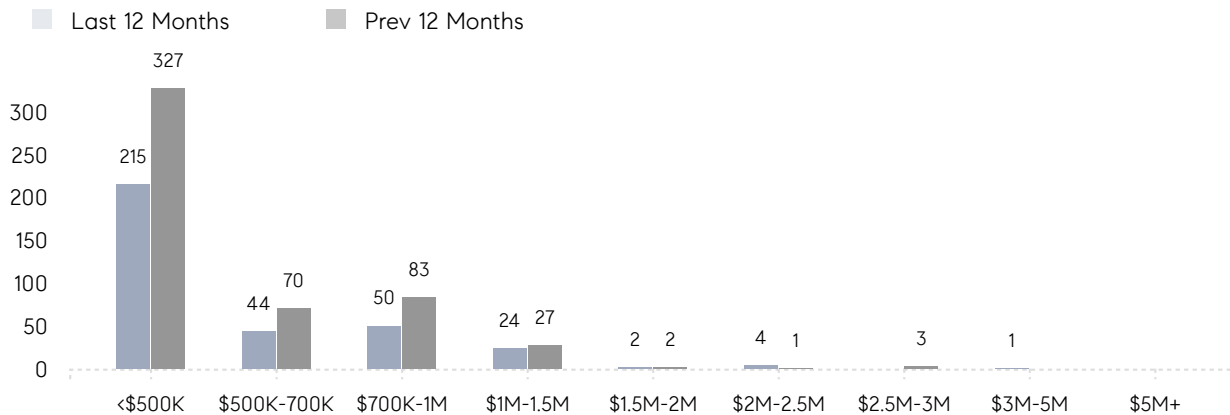
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

West Orange Market Insights

West Orange

MARCH 2023

UNDER CONTRACT

68
Total
Properties

\$638K
Average
Price

\$575K
Median
Price

8%
Increase From
Mar 2022

21%
Increase From
Mar 2022

18%
Increase From
Mar 2022

UNITS SOLD

38
Total
Properties

\$582K
Average
Price

\$570K
Median
Price

-19%
Decrease From
Mar 2022

-1%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

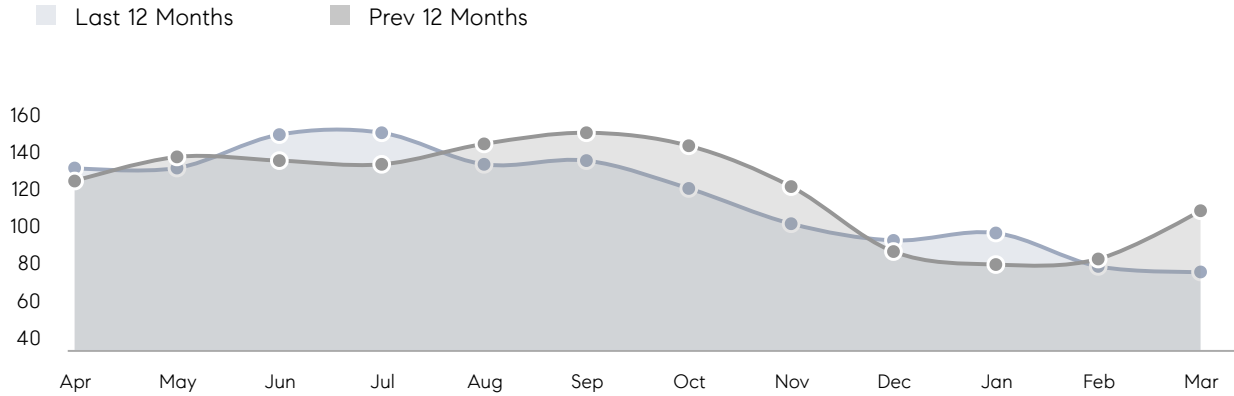
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	34	47	-28%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$582,985	\$589,787	-1.2%
	# OF CONTRACTS	68	63	7.9%
	NEW LISTINGS	65	93	-30%
Houses	AVERAGE DOM	35	49	-29%
	% OF ASKING PRICE	104%	109%	
	AVERAGE SOLD PRICE	\$606,861	\$626,153	-3%
	# OF CONTRACTS	52	45	16%
	NEW LISTINGS	51	68	-25%
Condo/Co-op/TH	AVERAGE DOM	28	41	-32%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$425,400	\$470,773	-10%
	# OF CONTRACTS	16	18	-11%
	NEW LISTINGS	14	25	-44%

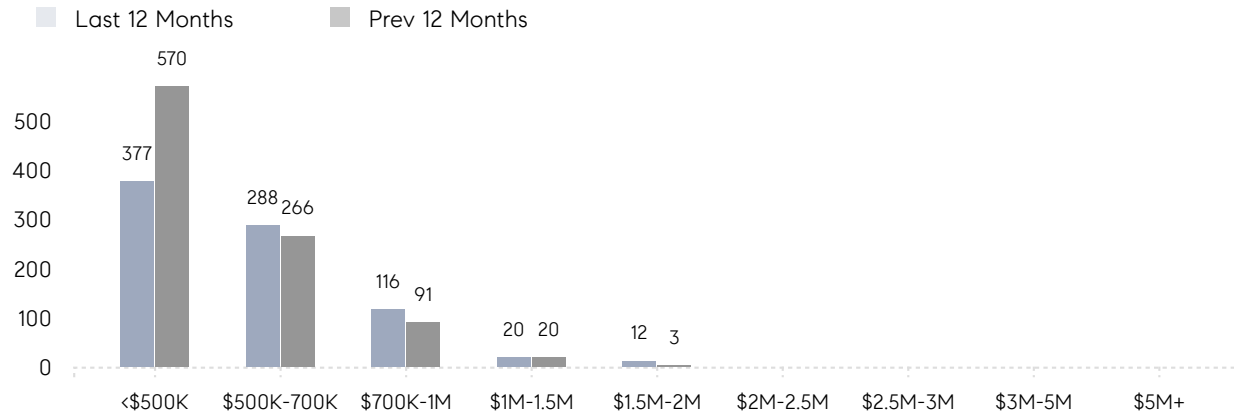
West Orange

MARCH 2023

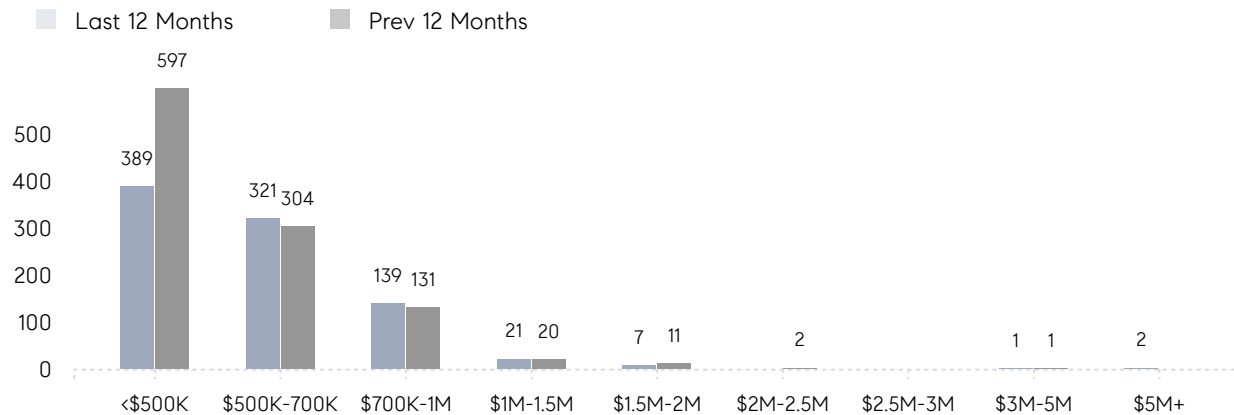
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Westfield Market Insights

Westfield

MARCH 2023

UNDER CONTRACT

41
Total
Properties

\$990K
Average
Price

\$829K
Median
Price

-7%
Decrease From
Mar 2022

2%
Increase From
Mar 2022

2%
Increase From
Mar 2022

UNITS SOLD

14
Total
Properties

\$1.1M
Average
Price

\$801K
Median
Price

-62%
Decrease From
Mar 2022

17%
Increase From
Mar 2022

-11%
Decrease From
Mar 2022

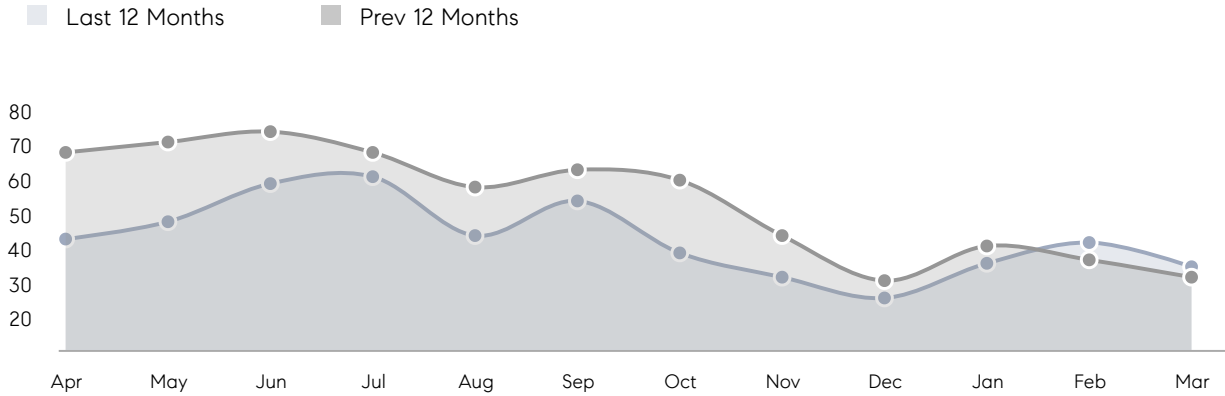
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	30	32	-6%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$1,138,964	\$974,030	16.9%
	# OF CONTRACTS	41	44	-6.8%
	NEW LISTINGS	42	44	-5%
Houses	AVERAGE DOM	30	30	0%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$1,138,964	\$1,058,410	8%
	# OF CONTRACTS	41	43	-5%
	NEW LISTINGS	41	43	-5%
Condo/Co-op/TH	AVERAGE DOM	-	40	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$434,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	1	0%

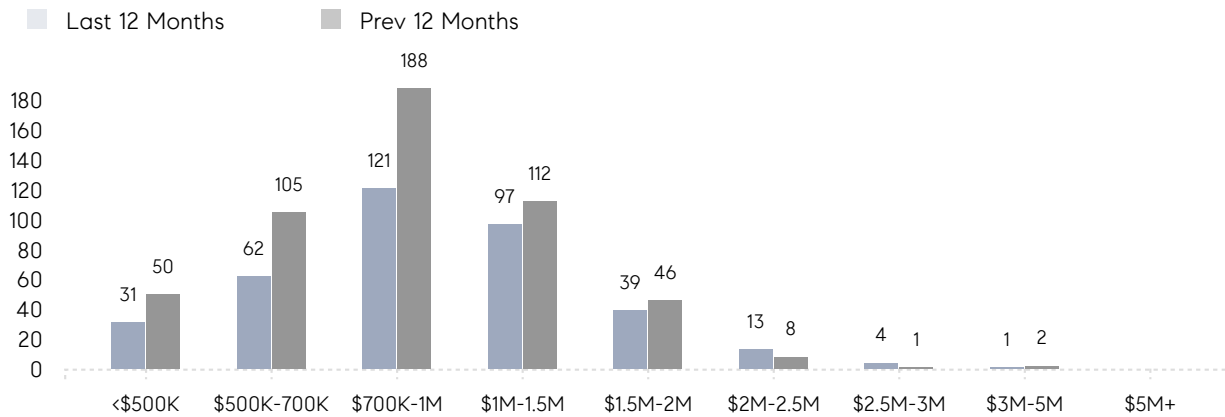
Westfield

MARCH 2023

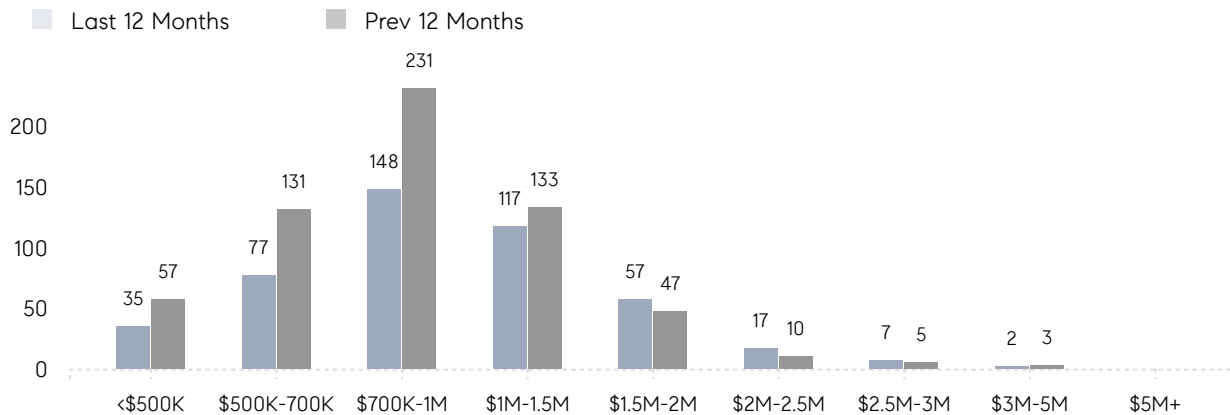
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Westwood Market Insights

Westwood

MARCH 2023

UNDER CONTRACT

7
Total
Properties

\$513K
Average
Price

\$499K
Median
Price

-36%
Decrease From
Mar 2022

-4%
Decrease From
Mar 2022

-9%
Decrease From
Mar 2022

UNITS SOLD

4
Total
Properties

\$546K
Average
Price

\$537K
Median
Price

-60%
Decrease From
Mar 2022

38%
Increase From
Mar 2022

35%
Increase From
Mar 2022

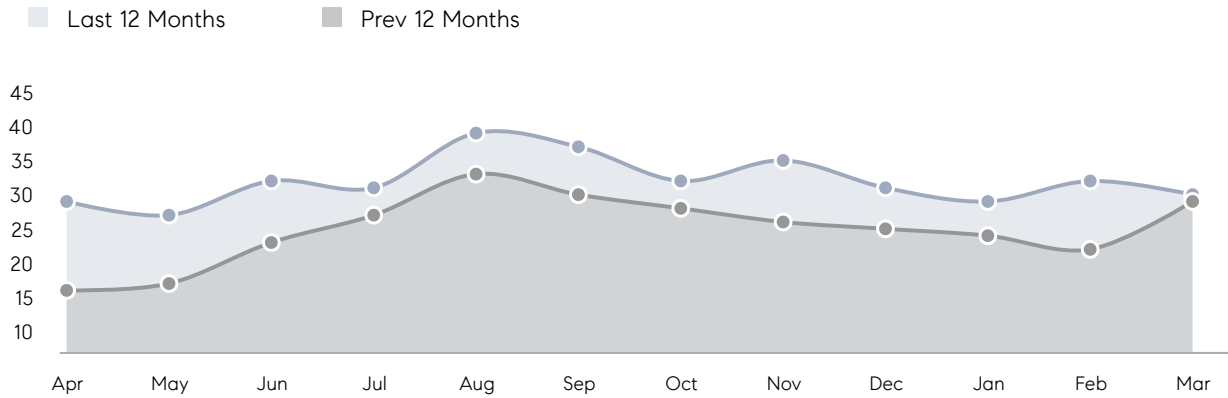
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	16	21	-24%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$546,250	\$397,000	37.6%
	# OF CONTRACTS	7	11	-36.4%
	NEW LISTINGS	6	15	-60%
Houses	AVERAGE DOM	16	25	-36%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$546,250	\$510,833	7%
	# OF CONTRACTS	6	10	-40%
	NEW LISTINGS	6	15	-60%
Condo/Co-op/TH	AVERAGE DOM	-	16	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$226,250	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	0	0%

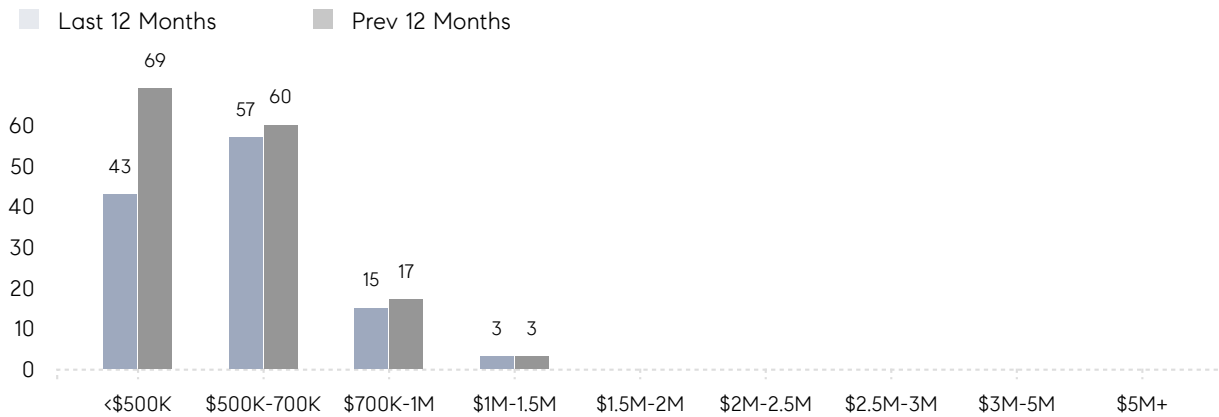
Westwood

MARCH 2023

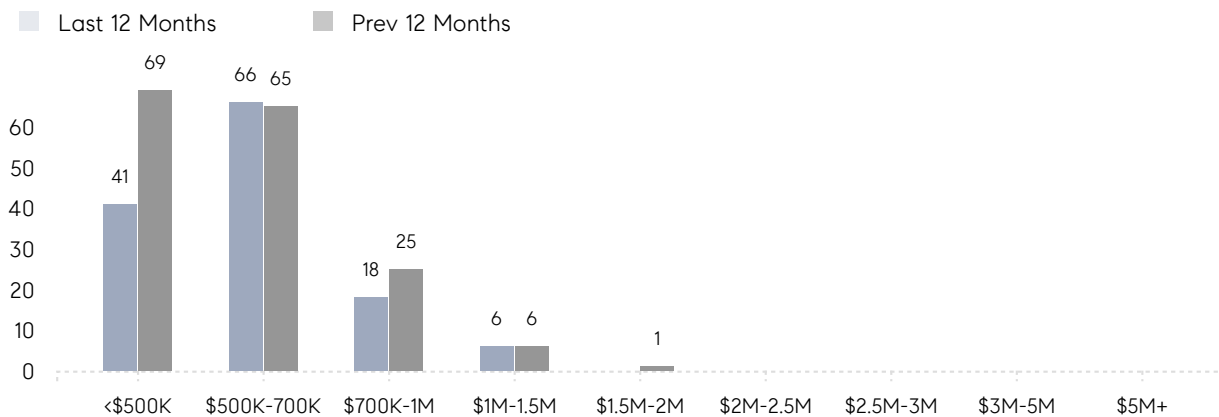
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Whippany Market Insights

Whippany

MARCH 2023

UNDER CONTRACT

9
Total
Properties

\$640K
Average
Price

\$619K
Median
Price

-10%
Decrease From
Mar 2022

17%
Increase From
Mar 2022

15%
Increase From
Mar 2022

UNITS SOLD

6
Total
Properties

\$556K
Average
Price

\$508K
Median
Price

-14%
Decrease From
Mar 2022

-23%
Decrease From
Mar 2022

-29%
Decrease From
Mar 2022

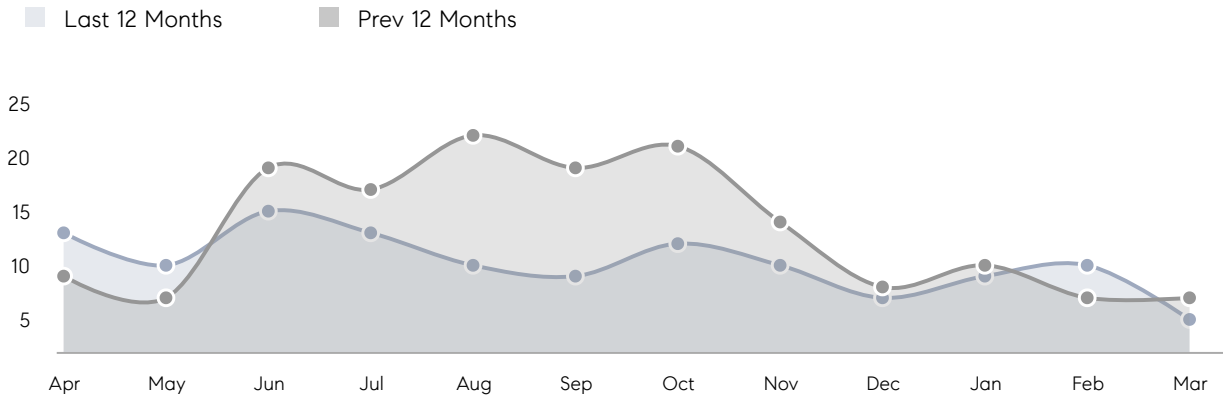
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	35	14	150%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$556,167	\$719,928	-22.7%
	# OF CONTRACTS	9	10	-10.0%
	NEW LISTINGS	4	12	-67%
Houses	AVERAGE DOM	44	13	238%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$727,333	\$710,900	2%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	25	16	56%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$385,000	\$742,500	-48%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	1	6	-83%

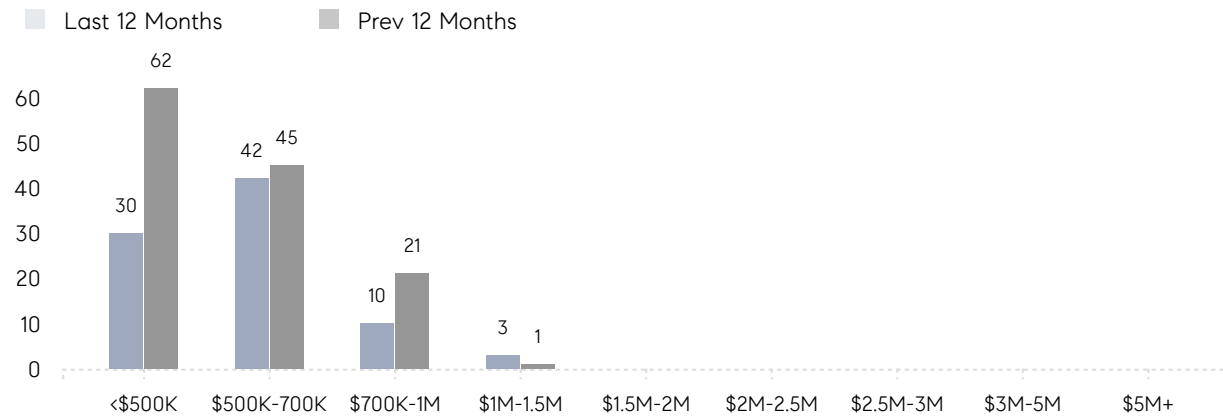
Whippany

MARCH 2023

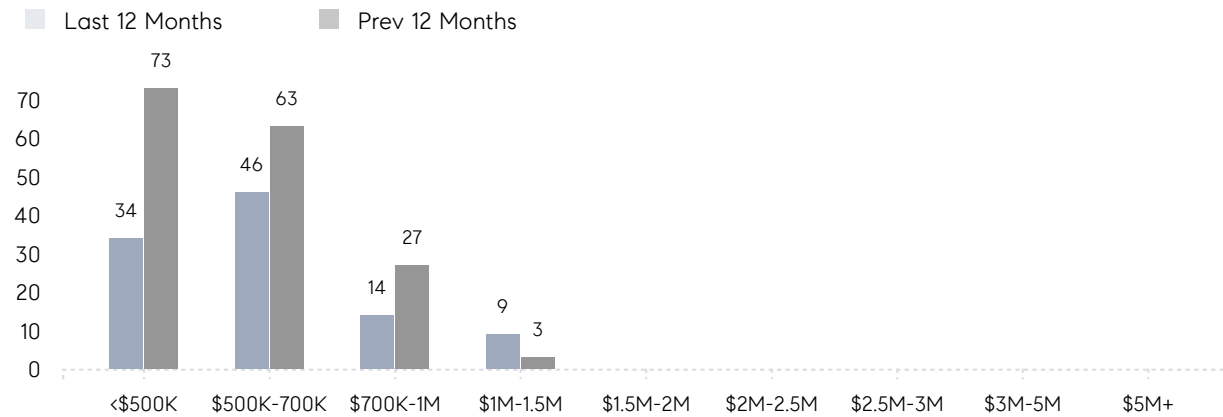
Monthly Inventory



Contracts By Price Range



Listings By Price Range

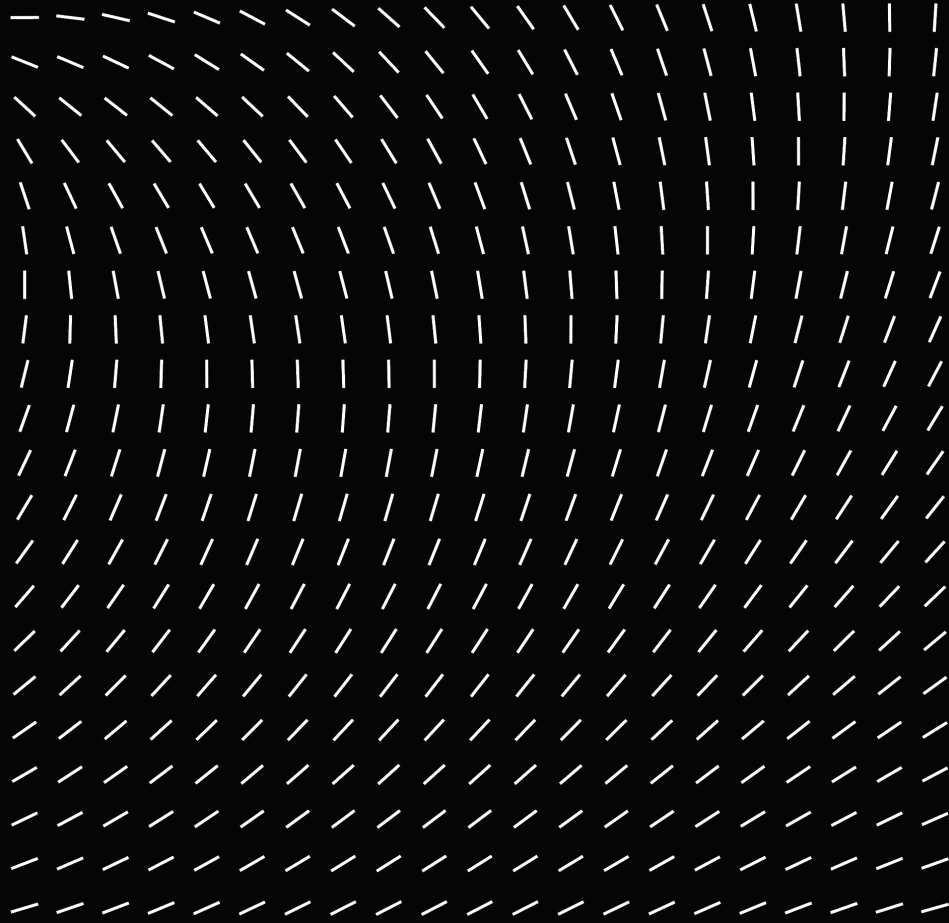




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COMPASS

March 2023

Wood-Ridge Market Insights

Wood-Ridge

MARCH 2023

UNDER CONTRACT

4
Total
Properties

\$504K
Average
Price

\$497K
Median
Price

-79%
Decrease From
Mar 2022

-9%
Decrease From
Mar 2022

0%
Change From
Mar 2022

UNITS SOLD

5
Total
Properties

\$635K
Average
Price

\$605K
Median
Price

-69%
Decrease From
Mar 2022

16%
Increase From
Mar 2022

10%
Increase From
Mar 2022

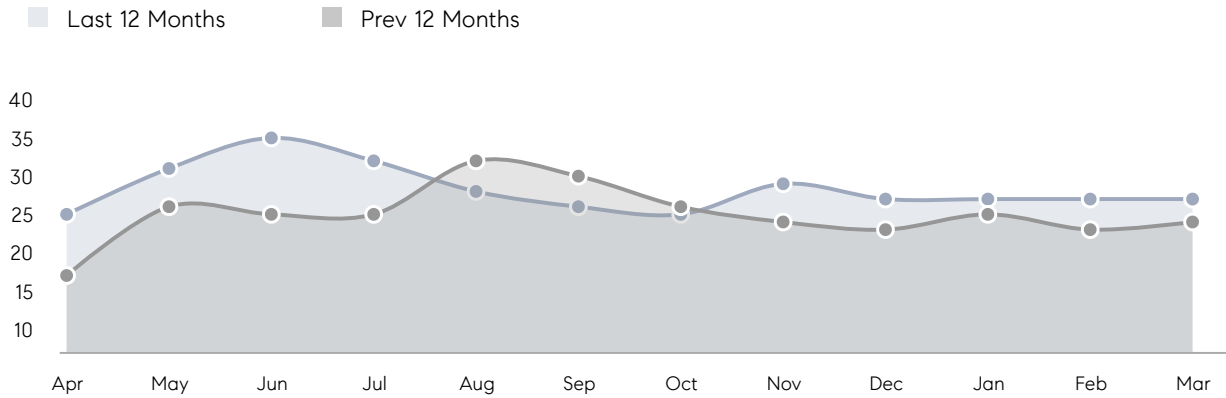
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	23	37	-38%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$635,541	\$548,528	15.9%
	# OF CONTRACTS	4	19	-78.9%
	NEW LISTINGS	5	22	-77%
Houses	AVERAGE DOM	73	56	30%
	% OF ASKING PRICE	92%	97%	
	AVERAGE SOLD PRICE	\$999,000	\$548,238	82%
	# OF CONTRACTS	2	10	-80%
	NEW LISTINGS	1	12	-92%
Condo/Co-op/TH	AVERAGE DOM	11	17	-35%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$544,677	\$548,819	-1%
	# OF CONTRACTS	2	9	-78%
	NEW LISTINGS	4	10	-60%

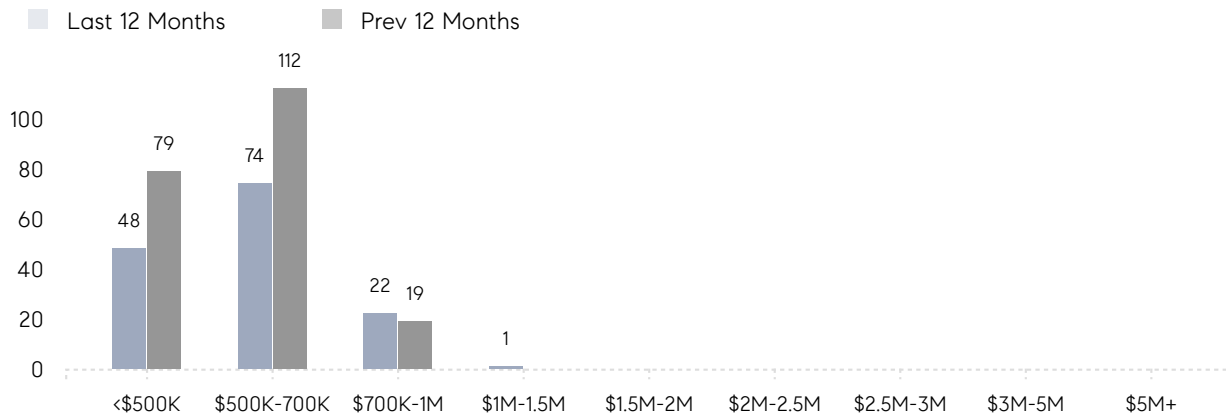
Wood-Ridge

MARCH 2023

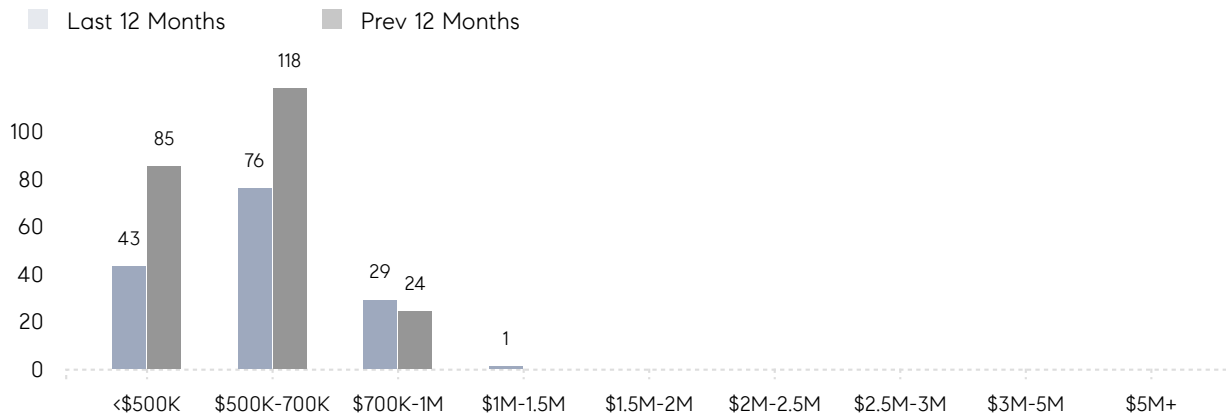
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

March 2023

Woodbridge Township Market Insights

Woodbridge Township

MARCH 2023

UNDER CONTRACT

12
Total
Properties

\$360K
Average
Price

\$349K
Median
Price

-50%
Decrease From
Mar 2022

-12%
Decrease From
Mar 2022

-17%
Decrease From
Mar 2022

UNITS SOLD

12
Total
Properties

\$438K
Average
Price

\$425K
Median
Price

-20%
Decrease From
Mar 2022

12%
Increase From
Mar 2022

9%
Increase From
Mar 2022

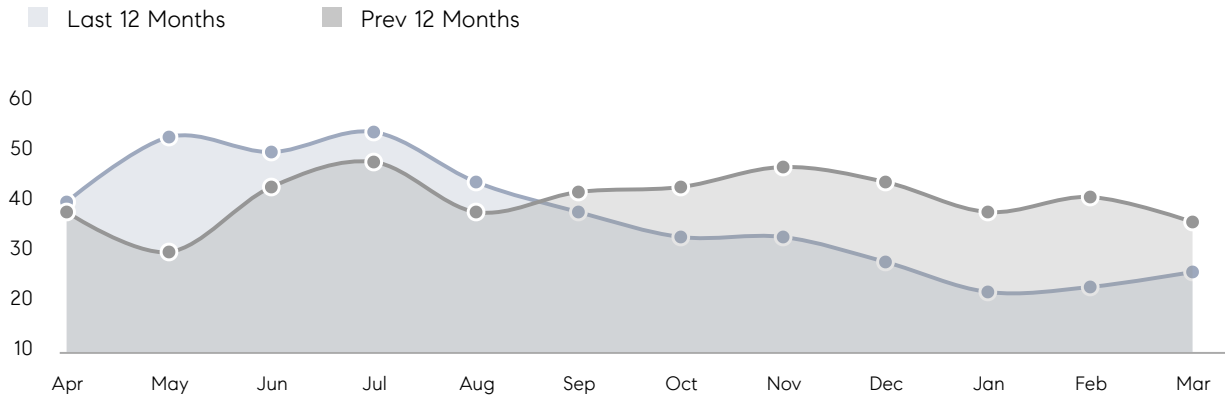
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	34	37	-8%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$438,896	\$390,167	12.5%
	# OF CONTRACTS	12	24	-50.0%
	NEW LISTINGS	20	24	-17%
Houses	AVERAGE DOM	36	26	38%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$445,159	\$432,545	3%
	# OF CONTRACTS	10	20	-50%
	NEW LISTINGS	18	19	-5%
Condo/Co-op/TH	AVERAGE DOM	7	65	-89%
	% OF ASKING PRICE	109%	105%	
	AVERAGE SOLD PRICE	\$370,000	\$273,625	35%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	2	5	-60%

Woodbridge Township

MARCH 2023

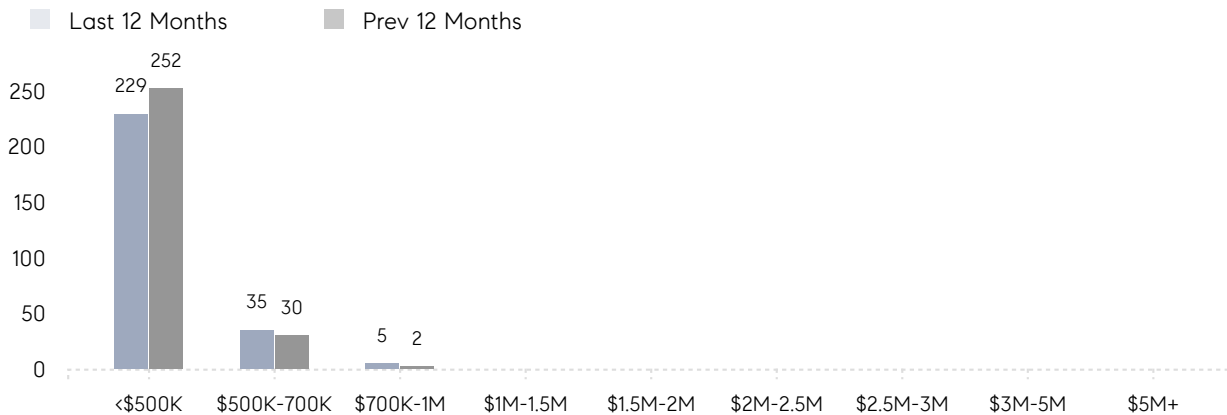
Monthly Inventory



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

March 2023

Woodcliff Lake Market Insights

Woodcliff Lake

MARCH 2023

UNDER CONTRACT

6	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-60%	-18%	-15%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

7	\$1.0M	\$870K
Total Properties	Average Price	Median Price
0%	-10%	-22%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

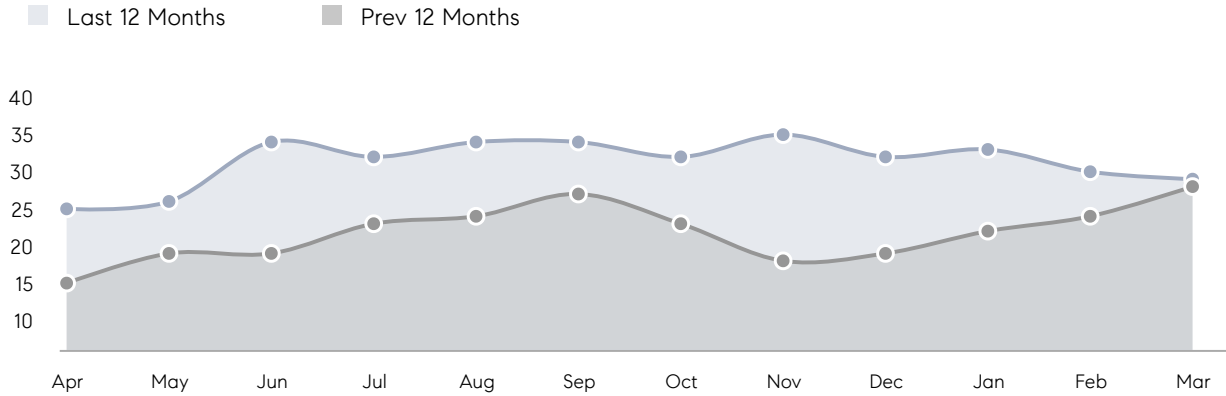
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	74	20	270%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$1,039,707	\$1,156,457	-10.1%
	# OF CONTRACTS	6	15	-60.0%
	NEW LISTINGS	4	20	-80%
Houses	AVERAGE DOM	74	20	270%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$1,039,707	\$1,156,457	-10%
	# OF CONTRACTS	6	14	-57%
	NEW LISTINGS	3	19	-84%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	1	0%

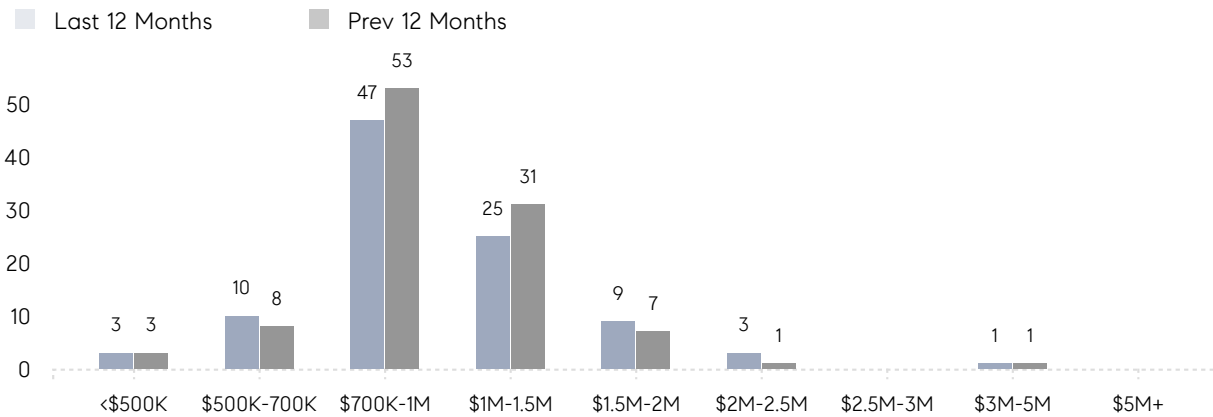
Woodcliff Lake

MARCH 2023

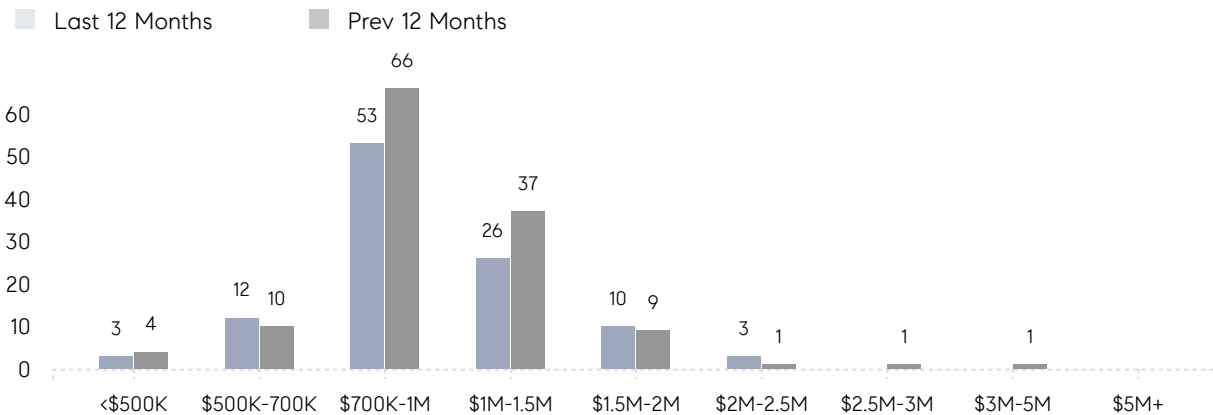
Monthly Inventory

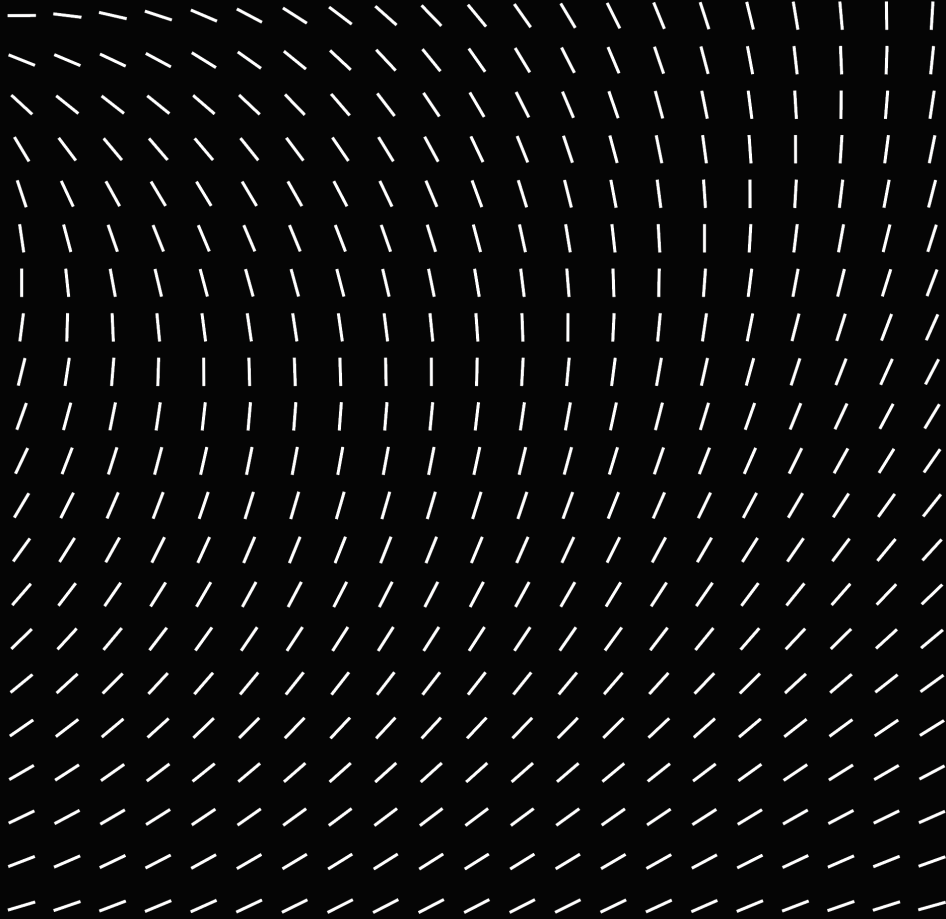


Contracts By Price Range



Listings By Price Range

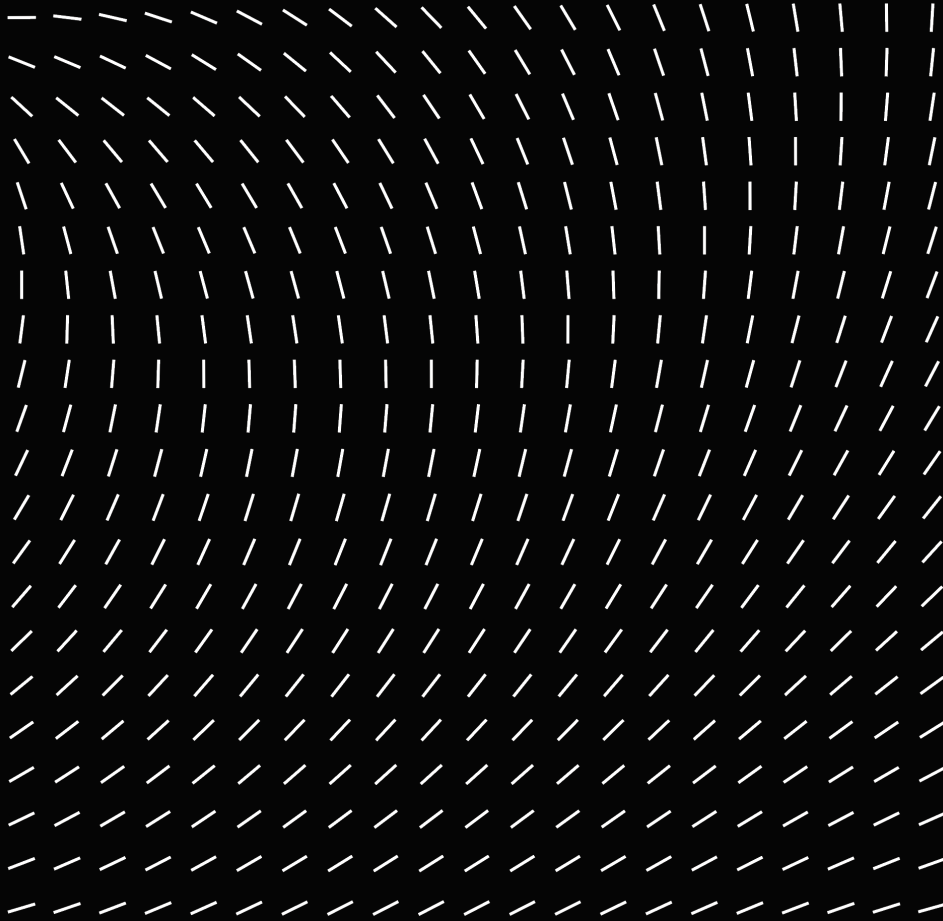




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COMPASS

March 2023

Wyckoff Market Insights

Wyckoff

MARCH 2023

UNDER CONTRACT

15
Total
Properties

\$993K
Average
Price

\$969K
Median
Price

-12%
Decrease From
Mar 2022

14%
Increase From
Mar 2022

14%
Increase From
Mar 2022

UNITS SOLD

13
Total
Properties

\$885K
Average
Price

\$791K
Median
Price

8%
Increase From
Mar 2022

-18%
Decrease From
Mar 2022

-23%
Decrease From
Mar 2022

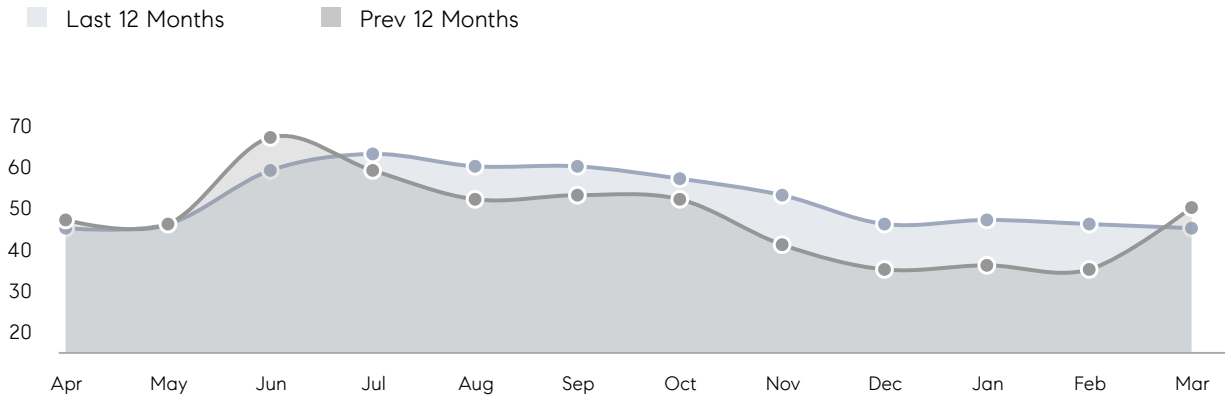
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	45	25	80%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$885,461	\$1,077,083	-17.8%
	# OF CONTRACTS	15	17	-11.8%
	NEW LISTINGS	15	32	-53%
Houses	AVERAGE DOM	47	26	81%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$893,333	\$1,107,727	-19%
	# OF CONTRACTS	15	17	-12%
	NEW LISTINGS	15	30	-50%
Condo/Co-op/TH	AVERAGE DOM	19	8	138%
	% OF ASKING PRICE	94%	110%	
	AVERAGE SOLD PRICE	\$791,000	\$740,000	7%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	2	0%

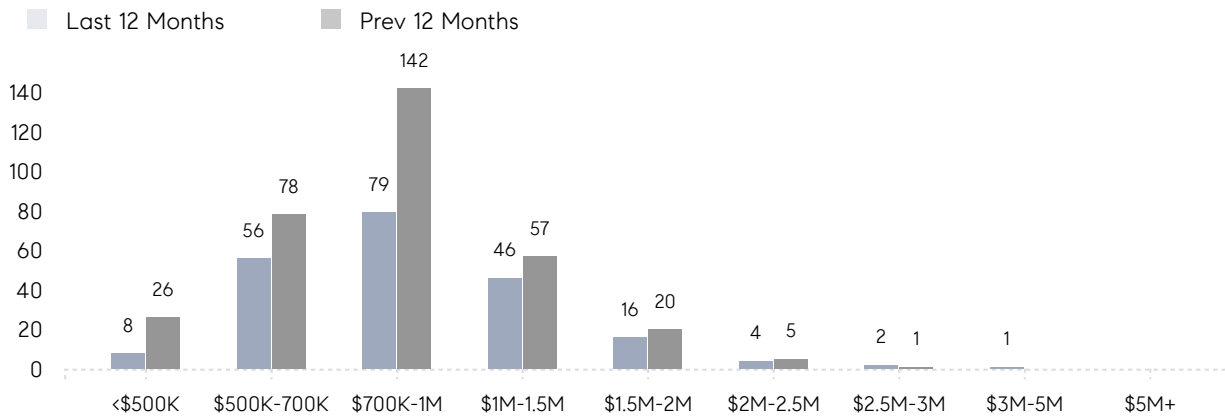
Wyckoff

MARCH 2023

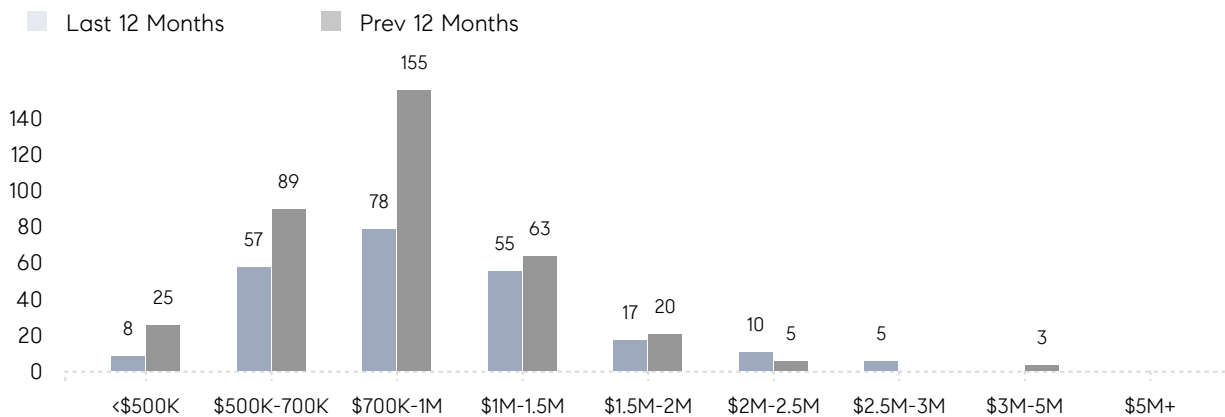
Monthly Inventory



Contracts By Price Range



Listings By Price Range



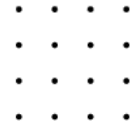


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Greater Connecticut Market Insights



MARCH 2023

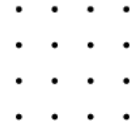
— Average Sales Price	— - In Sales From Mar 2022
— Median Sales Price	— - In Contracts From Mar 2022
— Average % Of Asking Price	— - In Days On Market From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Allendale

MARCH 2023



\$1.0M

Average
Sales Price

400%

Increase In Sales
From Mar 2022

\$895K

Median
Sales Price

-50%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

71%

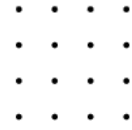
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Alpine

MARCH 2023



\$2.3M

Average
Sales Price

100%

Increase In Sales
From Mar 2022

\$2.3M

Median
Sales Price

50%

Increase In Contracts
From Mar 2022

95%

Average %
Of Asking Price

105%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Andover Borough

MARCH 2023



—

Average
Sales Price

0%

Change In Sales
From Mar 2022

—

Median
Sales Price

0%

Change In Contracts
From Mar 2022

—

Average %
Of Asking Price

—

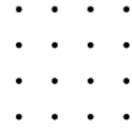
Change In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Andover Township

MARCH 2023



\$425K

Average
Sales Price

-92%

Decrease In Sales
From Mar 2022

\$425K

Median
Sales Price

-86%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-71%

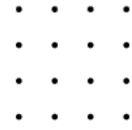
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Basking Ridge

MARCH 2023



\$731K

Average
Sales Price

-37%

Decrease In Sales
From Mar 2022

\$519K

Median
Sales Price

-37%

Decrease In Contracts
From Mar 2022

103%

Average %
Of Asking Price

38%

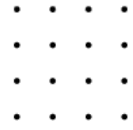
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bay Head

MARCH 2023



—

Average
Sales Price

0%

Change In Sales
From Mar 2022

—

Median
Sales Price

50%

Increase In Contracts
From Mar 2022

—

Average %
Of Asking Price

—

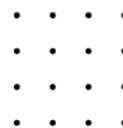
Change In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bayonne

MARCH 2023



\$367K

Average
Sales Price

12%

Increase In Sales
From Mar 2022

\$359K

Median
Sales Price

-14%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

8%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bedminster

MARCH 2023



\$977K

Average
Sales Price

-36%

Decrease In Sales
From Mar 2022

\$595K

Median
Sales Price

56%

Increase In Contracts
From Mar 2022

97%

Average %
Of Asking Price

270%

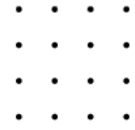
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Belleville

MARCH 2023



\$374K

Average
Sales Price

-11%

Decrease In Sales
From Mar 2022

\$432K

Median
Sales Price

-61%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

4%

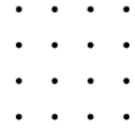
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bergenfield

MARCH 2023



\$418K

Average
Sales Price

-88%

Decrease In Sales
From Mar 2022

\$435K

Median
Sales Price

-59%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

200%

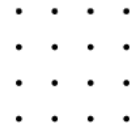
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Berkeley Heights

MARCH 2023



\$646K

Average
Sales Price

-18%

Decrease In Sales
From Mar 2022

\$549K

Median
Sales Price

-21%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

6%

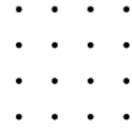
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bernardsville

MARCH 2023



\$850K

Average
Sales Price

14%

Increase In Sales
From Mar 2022

\$767K

Median
Sales Price

-43%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

-34%

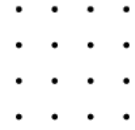
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bloomfield

MARCH 2023



\$485K

Average
Sales Price

-50%

Decrease In Sales
From Mar 2022

\$500K

Median
Sales Price

-22%

Decrease In Contracts
From Mar 2022

107%

Average %
Of Asking Price

24%

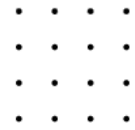
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bogota

MARCH 2023



\$550K

Average
Sales Price

-67%

Decrease In Sales
From Mar 2022

\$550K

Median
Sales Price

-9%

Decrease In Contracts
From Mar 2022

93%

Average %
Of Asking Price

21%

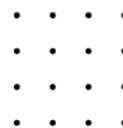
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Boonton

MARCH 2023



\$510K

Average
Sales Price

100%

Increase In Sales
From Mar 2022

\$507K

Median
Sales Price

-67%

Decrease In Contracts
From Mar 2022

104%

Average %
Of Asking Price

5%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Boonton Township

MARCH 2023



\$933K

Average
Sales Price

40%

Increase In Sales
From Mar 2022

\$833K

Median
Sales Price

-60%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

127%

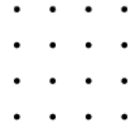
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Branchburg

MARCH 2023



\$622K

Average
Sales Price

-48%

Decrease In Sales
From Mar 2022

\$550K

Median
Sales Price

-44%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

67%

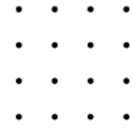
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bridgewater

MARCH 2023



\$595K

Average
Sales Price

48%

Increase In Sales
From Mar 2022

\$582K

Median
Sales Price

15%

Increase In Contracts
From Mar 2022

101%

Average %
Of Asking Price

34%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Byram

MARCH 2023



\$270K

Average
Sales Price

-78%

Decrease In Sales
From Mar 2022

\$270K

Median
Sales Price

-50%

Decrease In Contracts
From Mar 2022

97%

Average %
Of Asking Price

100%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Caldwell

MARCH 2023



\$419K

Average
Sales Price

-14%

Decrease In Sales
From Mar 2022

\$405K

Median
Sales Price

33%

Increase In Contracts
From Mar 2022

106%

Average %
Of Asking Price

19%

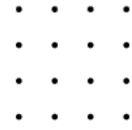
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Carlstadt

MARCH 2023



—

Average
Sales Price

0%

Change In Sales
From Mar 2022

—

Median
Sales Price

100%

Increase In Contracts
From Mar 2022

—

Average %
Of Asking Price

—

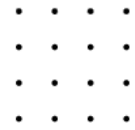
Change In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cedar Grove

MARCH 2023



\$674K

Average
Sales Price

-42%

Decrease In Sales
From Mar 2022

\$620K

Median
Sales Price

-62%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

67%

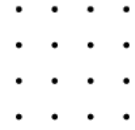
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cedar Knolls

MARCH 2023



\$500K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$470K

Median
Sales Price

-40%

Decrease In Contracts
From Mar 2022

103%

Average %
Of Asking Price

107%

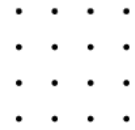
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Chatham Borough

MARCH 2023



\$1.3M

Average
Sales Price

33%

Increase In Sales
From Mar 2022

\$1.1M

Median
Sales Price

-10%

Decrease In Contracts
From Mar 2022

110%

Average %
Of Asking Price

-70%

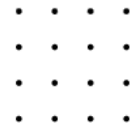
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Chatham Township

MARCH 2023



\$1.3M

Average
Sales Price

18%

Increase In Sales
From Mar 2022

\$1.3M

Median
Sales Price

-29%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

41%

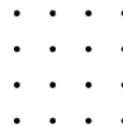
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Chester Borough

MARCH 2023



\$618K

Average
Sales Price

100%

Increase In Sales
From Mar 2022

\$618K

Median
Sales Price

-80%

Decrease In Contracts
From Mar 2022

111%

Average %
Of Asking Price

57%

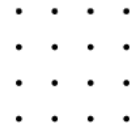
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Chester Township

MARCH 2023



\$761K

Average
Sales Price

33%

Increase In Sales
From Mar 2022

\$752K

Median
Sales Price

38%

Increase In Contracts
From Mar 2022

98%

Average %
Of Asking Price

45%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Clark

MARCH 2023



\$601K

Average
Sales Price

-15%

Decrease In Sales
From Mar 2022

\$630K

Median
Sales Price

-22%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-7%

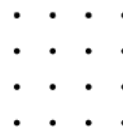
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cliffside Park

MARCH 2023



\$637K

Average
Sales Price

-41%

Decrease In Sales
From Mar 2022

\$549K

Median
Sales Price

-21%

Decrease In Contracts
From Mar 2022

96%

Average %
Of Asking Price

1%

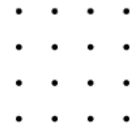
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Clifton

MARCH 2023



\$441K

Average
Sales Price

-20%

Decrease In Sales
From Mar 2022

\$439K

Median
Sales Price

-31%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

16%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Closter

MARCH 2023



\$1.0M

Average
Sales Price

-67%

Decrease In Sales
From Mar 2022

\$1.0M

Median
Sales Price

-62%

Decrease In Contracts
From Mar 2022

97%

Average %
Of Asking Price

-22%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Colonia

MARCH 2023



\$561K

Average
Sales Price

-25%

Decrease In Sales
From Mar 2022

\$530K

Median
Sales Price

-50%

Decrease In Contracts
From Mar 2022

105%

Average %
Of Asking Price

14%

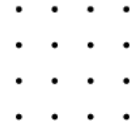
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cranford

MARCH 2023



\$681K

Average
Sales Price

23%

Increase In Sales
From Mar 2022

\$664K

Median
Sales Price

-55%

Decrease In Contracts
From Mar 2022

105%

Average %
Of Asking Price

41%

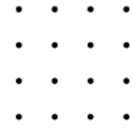
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cresskill

MARCH 2023



\$824K

Average
Sales Price

-54%

Decrease In Sales
From Mar 2022

\$682K

Median
Sales Price

-62%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

59%

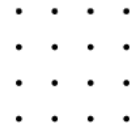
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Demarest

MARCH 2023



\$1.2M

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$1.6M

Median
Sales Price

-10%

Decrease In Contracts
From Mar 2022

91%

Average %
Of Asking Price

405%

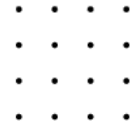
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Denville

MARCH 2023



\$621K

Average
Sales Price

-40%

Decrease In Sales
From Mar 2022

\$600K

Median
Sales Price

-12%

Decrease In Contracts
From Mar 2022

104%

Average %
Of Asking Price

183%

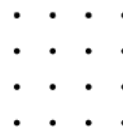
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Dumont

MARCH 2023



\$469K

Average
Sales Price

-33%

Decrease In Sales
From Mar 2022

\$470K

Median
Sales Price

-33%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

293%

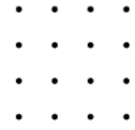
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

East Hanover

MARCH 2023



\$738K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$750K

Median
Sales Price

-29%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

-12%

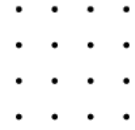
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

East Orange

MARCH 2023



\$286K

Average
Sales Price

71%

Increase In Sales
From Mar 2022

\$290K

Median
Sales Price

58%

Increase In Contracts
From Mar 2022

101%

Average %
Of Asking Price

7%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Edgewater

MARCH 2023



\$655K

Average
Sales Price

-40%

Decrease In Sales
From Mar 2022

\$505K

Median
Sales Price

24%

Increase In Contracts
From Mar 2022

98%

Average %
Of Asking Price

-2%

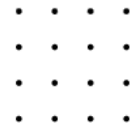
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Elizabeth

MARCH 2023



\$460K

Average
Sales Price

-72%

Decrease In Sales
From Mar 2022

\$450K

Median
Sales Price

-46%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

6%

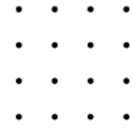
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Elmwood Park

MARCH 2023



\$474K

Average
Sales Price

-27%

Decrease In Sales
From Mar 2022

\$480K

Median
Sales Price

-50%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-51%

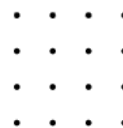
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Emerson

MARCH 2023



\$597K

Average
Sales Price

-33%

Decrease In Sales
From Mar 2022

\$607K

Median
Sales Price

-14%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

-29%

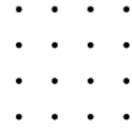
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Englewood

MARCH 2023



\$490K

Average
Sales Price

-35%

Decrease In Sales
From Mar 2022

\$337K

Median
Sales Price

-60%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

-35%

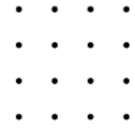
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Englewood Cliffs

MARCH 2023



\$1.4M

Average
Sales Price

-25%

Decrease In Sales
From Mar 2022

\$1.6M

Median
Sales Price

-43%

Decrease In Contracts
From Mar 2022

93%

Average %
Of Asking Price

3%

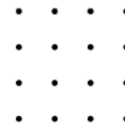
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Essex Fells

MARCH 2023



\$1.9M

Average
Sales Price

-75%

Decrease In Sales
From Mar 2022

\$1.9M

Median
Sales Price

0%

Change In Contracts
From Mar 2022

93%

Average %
Of Asking Price

79%

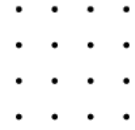
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fair Lawn

MARCH 2023



\$640K

Average
Sales Price

-25%

Decrease In Sales
From Mar 2022

\$635K

Median
Sales Price

-26%

Decrease In Contracts
From Mar 2022

103%

Average %
Of Asking Price

3%

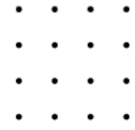
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fairfield

MARCH 2023



\$623K

Average
Sales Price

100%

Increase In Sales
From Mar 2022

\$603K

Median
Sales Price

-57%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

38%

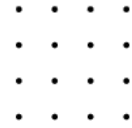
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fairview

MARCH 2023



\$514K

Average
Sales Price

20%

Increase In Sales
From Mar 2022

\$372K

Median
Sales Price

-44%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

-25%

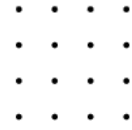
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fanwood

MARCH 2023



\$633K

Average
Sales Price

-20%

Decrease In Sales
From Mar 2022

\$652K

Median
Sales Price

-9%

Decrease In Contracts
From Mar 2022

107%

Average %
Of Asking Price

125%

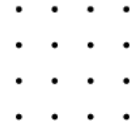
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Far Hills

MARCH 2023



\$2.0M

Average
Sales Price

-75%

Decrease In Sales
From Mar 2022

\$2.0M

Median
Sales Price

0%

Change In Contracts
From Mar 2022

133%

Average %
Of Asking Price

-23%

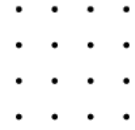
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Flemington

MARCH 2023



\$397K

Average
Sales Price

100%

Increase In Sales
From Mar 2022

\$397K

Median
Sales Price

-75%

Decrease In Contracts
From Mar 2022

109%

Average %
Of Asking Price

3%

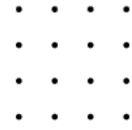
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Florham Park

MARCH 2023



\$757K

Average
Sales Price

43%

Increase In Sales
From Mar 2022

\$595K

Median
Sales Price

38%

Increase In Contracts
From Mar 2022

100%

Average %
Of Asking Price

27%

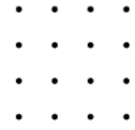
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fort Lee

MARCH 2023



\$542K

Average
Sales Price

-31%

Decrease In Sales
From Mar 2022

\$500K

Median
Sales Price

-8%

Decrease In Contracts
From Mar 2022

97%

Average %
Of Asking Price

-32%

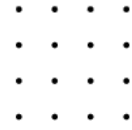
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Franklin Lakes

MARCH 2023



\$1.3M

Average
Sales Price

-6%

Decrease In Sales
From Mar 2022

\$1.5M

Median
Sales Price

-28%

Decrease In Contracts
From Mar 2022

104%

Average %
Of Asking Price

16%

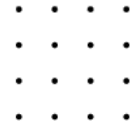
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Garfield City

MARCH 2023



\$456K

Average
Sales Price

-30%

Decrease In Sales
From Mar 2022

\$480K

Median
Sales Price

20%

Increase In Contracts
From Mar 2022

100%

Average %
Of Asking Price

67%

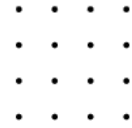
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Garwood

MARCH 2023



\$447K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$447K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

101%

Average %
Of Asking Price

7%

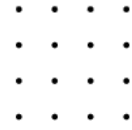
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Glen Ridge

MARCH 2023



\$754K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$694K

Median
Sales Price

-13%

Decrease In Contracts
From Mar 2022

112%

Average %
Of Asking Price

-37%

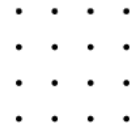
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Glen Rock

MARCH 2023



\$719K

Average
Sales Price

50%

Increase In Sales
From Mar 2022

\$625K

Median
Sales Price

-40%

Decrease In Contracts
From Mar 2022

103%

Average %
Of Asking Price

310%

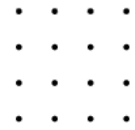
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Green Brook

MARCH 2023



\$910K

Average
Sales Price

-67%

Decrease In Sales
From Mar 2022

\$910K

Median
Sales Price

-64%

Decrease In Contracts
From Mar 2022

95%

Average %
Of Asking Price

-32%

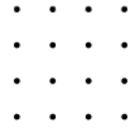
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Guttenberg

MARCH 2023



\$412K

Average
Sales Price

29%

Increase In Sales
From Mar 2022

\$295K

Median
Sales Price

-25%

Decrease In Contracts
From Mar 2022

87%

Average %
Of Asking Price

29%

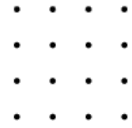
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hackensack

MARCH 2023



\$402K

Average
Sales Price

-41%

Decrease In Sales
From Mar 2022

\$365K

Median
Sales Price

13%

Increase In Contracts
From Mar 2022

97%

Average %
Of Asking Price

-6%

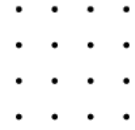
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hanover

MARCH 2023



—

Average
Sales Price

0%

Change In Sales
From Mar 2022

—

Median
Sales Price

0%

Change In Contracts
From Mar 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harding

MARCH 2023



\$1.4M

Average
Sales Price

60%

Increase In Sales
From Mar 2022

\$1.7M

Median
Sales Price

-40%

Decrease In Contracts
From Mar 2022

97%

Average %
Of Asking Price

-43%

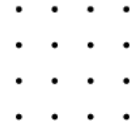
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrington Park

MARCH 2023



\$825K

Average
Sales Price

-33%

Decrease In Sales
From Mar 2022

\$825K

Median
Sales Price

29%

Increase In Contracts
From Mar 2022

102%

Average %
Of Asking Price

-78%

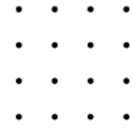
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrison

MARCH 2023



—

Average
Sales Price

0%

Change In Sales
From Mar 2022

—

Median
Sales Price

0%

Change In Contracts
From Mar 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hasbrouck Heights

MARCH 2023



\$713K

Average
Sales Price

-45%

Decrease In Sales
From Mar 2022

\$675K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

101%

Average %
Of Asking Price

125%

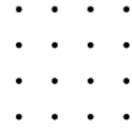
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Haworth

MARCH 2023



\$908K

Average
Sales Price

33%

Increase In Sales
From Mar 2022

\$980K

Median
Sales Price

-12%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

-54%

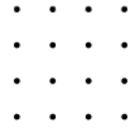
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillsborough

MARCH 2023



\$438K

Average
Sales Price

-35%

Decrease In Sales
From Mar 2022

\$437K

Median
Sales Price

-9%

Decrease In Contracts
From Mar 2022

106%

Average %
Of Asking Price

12%

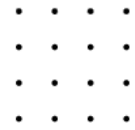
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillsdale

MARCH 2023



\$588K

Average
Sales Price

40%

Increase In Sales
From Mar 2022

\$535K

Median
Sales Price

-37%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-6%

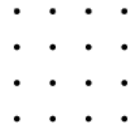
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillside

MARCH 2023



\$437K

Average
Sales Price

-15%

Decrease In Sales
From Mar 2022

\$439K

Median
Sales Price

14%

Increase In Contracts
From Mar 2022

101%

Average %
Of Asking Price

16%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ho-Ho-Kus

MARCH 2023



\$861K

Average
Sales Price

-67%

Decrease In Sales
From Mar 2022

\$861K

Median
Sales Price

-30%

Decrease In Contracts
From Mar 2022

96%

Average %
Of Asking Price

79%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hoboken

MARCH 2023



\$876K

Average
Sales Price

-53%

Decrease In Sales
From Mar 2022

\$785K

Median
Sales Price

-55%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

-15%

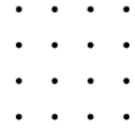
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hopatcong

MARCH 2023



\$383K

Average
Sales Price

-85%

Decrease In Sales
From Mar 2022

\$379K

Median
Sales Price

-86%

Decrease In Contracts
From Mar 2022

104%

Average %
Of Asking Price

-20%

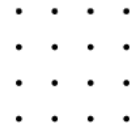
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Irvington

MARCH 2023



\$311K

Average
Sales Price

13%

Increase In Sales
From Mar 2022

\$322K

Median
Sales Price

19%

Increase In Contracts
From Mar 2022

99%

Average %
Of Asking Price

2%

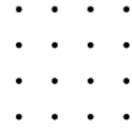
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Jersey City

MARCH 2023



\$638K

Average
Sales Price

-37%

Decrease In Sales
From Mar 2022

\$635K

Median
Sales Price

-27%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

20%

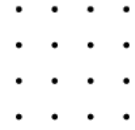
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kearny

MARCH 2023



\$390K

Average
Sales Price

-50%

Decrease In Sales
From Mar 2022

\$390K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

101%

Average %
Of Asking Price

-75%

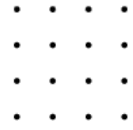
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kenilworth

MARCH 2023



\$554K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$549K

Median
Sales Price

-67%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

66%

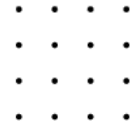
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kinnelon

MARCH 2023



\$734K

Average
Sales Price

29%

Increase In Sales
From Mar 2022

\$700K

Median
Sales Price

-14%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

11%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Leonia

MARCH 2023



\$625K

Average
Sales Price

-73%

Decrease In Sales
From Mar 2022

\$550K

Median
Sales Price

-25%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

21%

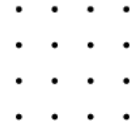
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Linden

MARCH 2023



\$456K

Average
Sales Price

-10%

Decrease In Sales
From Mar 2022

\$429K

Median
Sales Price

-47%

Decrease In Contracts
From Mar 2022

103%

Average %
Of Asking Price

42%

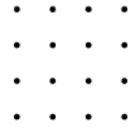
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Little Ferry

MARCH 2023



\$368K

Average
Sales Price

-75%

Decrease In Sales
From Mar 2022

\$368K

Median
Sales Price

75%

Increase In Contracts
From Mar 2022

101%

Average %
Of Asking Price

-4%

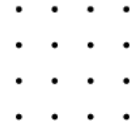
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Livingston

MARCH 2023



\$947K

Average
Sales Price

-28%

Decrease In Sales
From Mar 2022

\$775K

Median
Sales Price

-11%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

127%

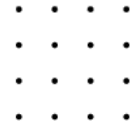
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Lodi

MARCH 2023



\$442K

Average
Sales Price

-71%

Decrease In Sales
From Mar 2022

\$442K

Median
Sales Price

-79%

Decrease In Contracts
From Mar 2022

90%

Average %
Of Asking Price

154%

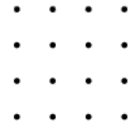
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Long Hill

MARCH 2023



\$661K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$550K

Median
Sales Price

-15%

Decrease In Contracts
From Mar 2022

103%

Average %
Of Asking Price

-18%

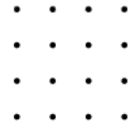
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Lyndhurst

MARCH 2023



\$529K

Average
Sales Price

50%

Increase In Sales
From Mar 2022

\$540K

Median
Sales Price

-57%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

-49%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Madison

MARCH 2023



\$923K

Average
Sales Price

31%

Increase In Sales
From Mar 2022

\$625K

Median
Sales Price

-12%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

86%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mahwah

MARCH 2023



\$645K

Average
Sales Price

-46%

Decrease In Sales
From Mar 2022

\$610K

Median
Sales Price

-51%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

31%

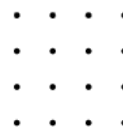
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mantoloking

MARCH 2023



\$1.1M

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$1.1M

Median
Sales Price

100%

Increase In Contracts
From Mar 2022

86%

Average %
Of Asking Price

—

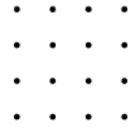
Change In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Maplewood

MARCH 2023



\$568K

Average
Sales Price

-55%

Decrease In Sales
From Mar 2022

\$475K

Median
Sales Price

-33%

Decrease In Contracts
From Mar 2022

103%

Average %
Of Asking Price

32%

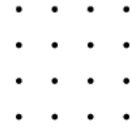
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Maywood

MARCH 2023



\$473K

Average
Sales Price

-56%

Decrease In Sales
From Mar 2022

\$487K

Median
Sales Price

-33%

Decrease In Contracts
From Mar 2022

94%

Average %
Of Asking Price

124%

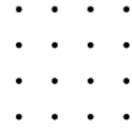
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mendham Borough

MARCH 2023



\$709K

Average
Sales Price

33%

Increase In Sales
From Mar 2022

\$696K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

107%

Average %
Of Asking Price

250%

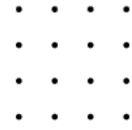
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mendham Township

MARCH 2023



\$1.1M

Average
Sales Price

-37%

Decrease In Sales
From Mar 2022

\$900K

Median
Sales Price

-31%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

-2%

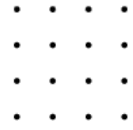
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Metuchen Borough

MARCH 2023



\$459K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$459K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

96%

Average %
Of Asking Price

33%

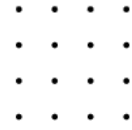
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Midland Park

MARCH 2023



\$616K

Average
Sales Price

20%

Increase In Sales
From Mar 2022

\$581K

Median
Sales Price

-77%

Decrease In Contracts
From Mar 2022

107%

Average %
Of Asking Price

-74%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Millburn

MARCH 2023



\$1.1M

Average
Sales Price

-45%

Decrease In Sales
From Mar 2022

\$838K

Median
Sales Price

-56%

Decrease In Contracts
From Mar 2022

106%

Average %
Of Asking Price

-19%

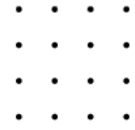
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montclair

MARCH 2023



\$773K

Average
Sales Price

-37%

Decrease In Sales
From Mar 2022

\$718K

Median
Sales Price

-42%

Decrease In Contracts
From Mar 2022

118%

Average %
Of Asking Price

55%

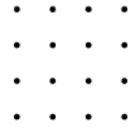
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montvale

MARCH 2023



\$805K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$732K

Median
Sales Price

-35%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

3%

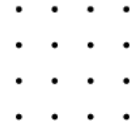
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montville

MARCH 2023



\$722K

Average
Sales Price

-44%

Decrease In Sales
From Mar 2022

\$665K

Median
Sales Price

-39%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

-16%

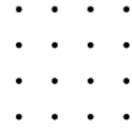
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Moonachie

MARCH 2023



\$395K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$395K

Median
Sales Price

-67%

Decrease In Contracts
From Mar 2022

107%

Average %
Of Asking Price

-74%

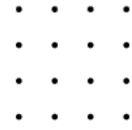
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Morris Plains

MARCH 2023



\$611K

Average
Sales Price

22%

Increase In Sales
From Mar 2022

\$665K

Median
Sales Price

-31%

Decrease In Contracts
From Mar 2022

104%

Average %
Of Asking Price

26%

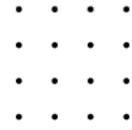
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Morris Township

MARCH 2023



\$792K

Average
Sales Price

-65%

Decrease In Sales
From Mar 2022

\$650K

Median
Sales Price

-17%

Decrease In Contracts
From Mar 2022

103%

Average %
Of Asking Price

-33%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Morristown

MARCH 2023



\$607K

Average
Sales Price

-37%

Decrease In Sales
From Mar 2022

\$520K

Median
Sales Price

8%

Increase In Contracts
From Mar 2022

101%

Average %
Of Asking Price

46%

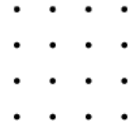
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mount Arlington

MARCH 2023



\$827K

Average
Sales Price

-50%

Decrease In Sales
From Mar 2022

\$827K

Median
Sales Price

233%

Increase In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-54%

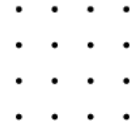
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mountain Lakes

MARCH 2023



\$1.2M

Average
Sales Price

-40%

Decrease In Sales
From Mar 2022

\$1.3M

Median
Sales Price

-17%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

-57%

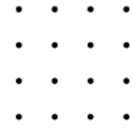
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mountainside

MARCH 2023



\$688K

Average
Sales Price

-57%

Decrease In Sales
From Mar 2022

\$670K

Median
Sales Price

-9%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-88%

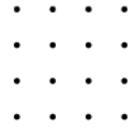
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

New Milford

MARCH 2023



\$576K

Average
Sales Price

10%

Increase In Sales
From Mar 2022

\$535K

Median
Sales Price

-41%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

43%

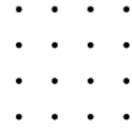
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

New Providence

MARCH 2023



\$872K

Average
Sales Price

-60%

Decrease In Sales
From Mar 2022

\$944K

Median
Sales Price

-50%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

235%

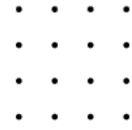
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Newark

MARCH 2023



\$352K

Average
Sales Price

-6%

Decrease In Sales
From Mar 2022

\$360K

Median
Sales Price

-18%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

12%

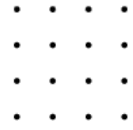
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Arlington

MARCH 2023



\$422K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$427K

Median
Sales Price

-30%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

-38%

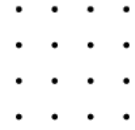
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Bergen

MARCH 2023



\$438K

Average
Sales Price

-14%

Decrease In Sales
From Mar 2022

\$315K

Median
Sales Price

-46%

Decrease In Contracts
From Mar 2022

97%

Average %
Of Asking Price

20%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Caldwell

MARCH 2023



\$751K

Average
Sales Price

-33%

Decrease In Sales
From Mar 2022

\$750K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

102%

Average %
Of Asking Price

-42%

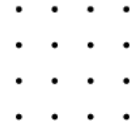
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Plainfield

MARCH 2023



\$380K

Average
Sales Price

-59%

Decrease In Sales
From Mar 2022

\$405K

Median
Sales Price

-50%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

-11%

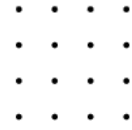
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Northvale

MARCH 2023



\$660K

Average
Sales Price

-67%

Decrease In Sales
From Mar 2022

\$660K

Median
Sales Price

-64%

Decrease In Contracts
From Mar 2022

97%

Average %
Of Asking Price

62%

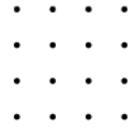
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Norwood

MARCH 2023



\$1.3M

Average
Sales Price

-82%

Decrease In Sales
From Mar 2022

\$1.3M

Median
Sales Price

-80%

Decrease In Contracts
From Mar 2022

95%

Average %
Of Asking Price

143%

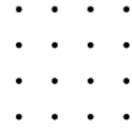
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Nutley

MARCH 2023



\$419K

Average
Sales Price

-29%

Decrease In Sales
From Mar 2022

\$435K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

101%

Average %
Of Asking Price

20%

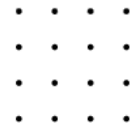
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Oakland

MARCH 2023



\$636K

Average
Sales Price

38%

Increase In Sales
From Mar 2022

\$635K

Median
Sales Price

5%

Increase In Contracts
From Mar 2022

106%

Average %
Of Asking Price

-14%

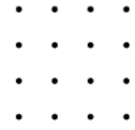
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Old Tappan

MARCH 2023



\$802K

Average
Sales Price

700%

Increase In Sales
From Mar 2022

\$762K

Median
Sales Price

-27%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

152%

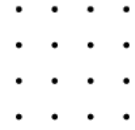
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Oradell

MARCH 2023



\$705K

Average
Sales Price

14%

Increase In Sales
From Mar 2022

\$721K

Median
Sales Price

-18%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

7%

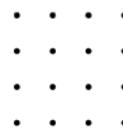
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Orange

MARCH 2023



\$367K

Average
Sales Price

-69%

Decrease In Sales
From Mar 2022

\$315K

Median
Sales Price

11%

Increase In Contracts
From Mar 2022

104%

Average %
Of Asking Price

14%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Palisades Park

MARCH 2023



\$776K

Average
Sales Price

-76%

Decrease In Sales
From Mar 2022

\$725K

Median
Sales Price

-23%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

-20%

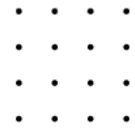
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Paramus

MARCH 2023



\$1.1M

Average
Sales Price

-25%

Decrease In Sales
From Mar 2022

\$900K

Median
Sales Price

-41%

Decrease In Contracts
From Mar 2022

105%

Average %
Of Asking Price

11%

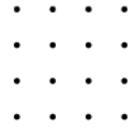
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Park Ridge

MARCH 2023



\$647K

Average
Sales Price

200%

Increase In Sales
From Mar 2022

\$625K

Median
Sales Price

25%

Increase In Contracts
From Mar 2022

106%

Average %
Of Asking Price

200%

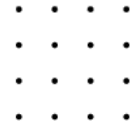
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Parsippany

MARCH 2023



\$493K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$499K

Median
Sales Price

-32%

Decrease In Contracts
From Mar 2022

104%

Average %
Of Asking Price

-6%

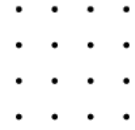
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Passaic

MARCH 2023



\$485K

Average
Sales Price

-85%

Decrease In Sales
From Mar 2022

\$550K

Median
Sales Price

-29%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-19%

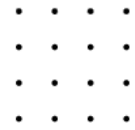
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Paterson

MARCH 2023



\$362K

Average
Sales Price

-26%

Decrease In Sales
From Mar 2022

\$372K

Median
Sales Price

-43%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

0%

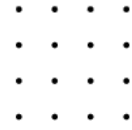
Change In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Peapack Gladstone

MARCH 2023



\$912K

Average
Sales Price

-50%

Decrease In Sales
From Mar 2022

\$912K

Median
Sales Price

-80%

Decrease In Contracts
From Mar 2022

96%

Average %
Of Asking Price

32%

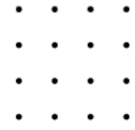
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Plainfield

MARCH 2023



\$414K

Average
Sales Price

-46%

Decrease In Sales
From Mar 2022

\$420K

Median
Sales Price

37%

Increase In Contracts
From Mar 2022

100%

Average %
Of Asking Price

77%

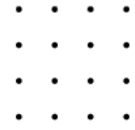
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rahway

MARCH 2023



\$412K

Average
Sales Price

-40%

Decrease In Sales
From Mar 2022

\$392K

Median
Sales Price

-43%

Decrease In Contracts
From Mar 2022

103%

Average %
Of Asking Price

-24%

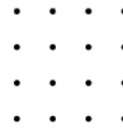
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ramsey

MARCH 2023



\$640K

Average
Sales Price

-50%

Decrease In Sales
From Mar 2022

\$615K

Median
Sales Price

-52%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

-63%

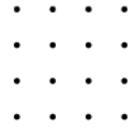
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Randolph

MARCH 2023



\$706K

Average
Sales Price

-30%

Decrease In Sales
From Mar 2022

\$738K

Median
Sales Price

-21%

Decrease In Contracts
From Mar 2022

103%

Average %
Of Asking Price

-2%

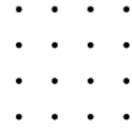
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Raritan Township

MARCH 2023



\$609K

Average
Sales Price

-10%

Decrease In Sales
From Mar 2022

\$600K

Median
Sales Price

-53%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

33%

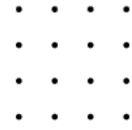
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgefield

MARCH 2023



\$575K

Average
Sales Price

-43%

Decrease In Sales
From Mar 2022

\$539K

Median
Sales Price

29%

Increase In Contracts
From Mar 2022

92%

Average %
Of Asking Price

147%

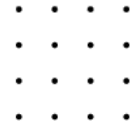
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgefield Park

MARCH 2023



\$406K

Average
Sales Price

-25%

Decrease In Sales
From Mar 2022

\$455K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

97%

Average %
Of Asking Price

0%

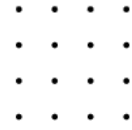
Change In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgewood

MARCH 2023



\$1.1M

Average
Sales Price

43%

Increase In Sales
From Mar 2022

\$1.0M

Median
Sales Price

-56%

Decrease In Contracts
From Mar 2022

109%

Average %
Of Asking Price

-37%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

River Edge

MARCH 2023



\$798K

Average
Sales Price

-18%

Decrease In Sales
From Mar 2022

\$745K

Median
Sales Price

9%

Increase In Contracts
From Mar 2022

99%

Average %
Of Asking Price

35%

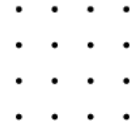
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

River Vale

MARCH 2023



\$804K

Average
Sales Price

-38%

Decrease In Sales
From Mar 2022

\$780K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

98%

Average %
Of Asking Price

25%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rochelle Park

MARCH 2023



\$482K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$517K

Median
Sales Price

-14%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

—

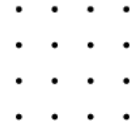
Change In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rockaway

MARCH 2023



\$412K

Average
Sales Price

-35%

Decrease In Sales
From Mar 2022

\$405K

Median
Sales Price

-14%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

26%

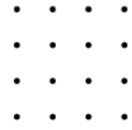
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roseland

MARCH 2023



\$490K

Average
Sales Price

-40%

Decrease In Sales
From Mar 2022

\$495K

Median
Sales Price

25%

Increase In Contracts
From Mar 2022

99%

Average %
Of Asking Price

71%

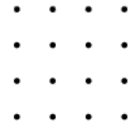
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roselle

MARCH 2023



\$375K

Average
Sales Price

33%

Increase In Sales
From Mar 2022

\$432K

Median
Sales Price

13%

Increase In Contracts
From Mar 2022

104%

Average %
Of Asking Price

-44%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roselle Park

MARCH 2023



\$402K

Average
Sales Price

-78%

Decrease In Sales
From Mar 2022

\$402K

Median
Sales Price

-8%

Decrease In Contracts
From Mar 2022

106%

Average %
Of Asking Price

17%

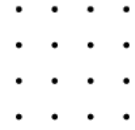
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rutherford

MARCH 2023



\$412K

Average
Sales Price

-64%

Decrease In Sales
From Mar 2022

\$380K

Median
Sales Price

-44%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-44%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Saddle Brook

MARCH 2023



\$511K

Average
Sales Price

11%

Increase In Sales
From Mar 2022

\$477K

Median
Sales Price

-9%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

62%

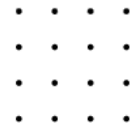
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Saddle River

MARCH 2023



\$2.6M

Average
Sales Price

-25%

Decrease In Sales
From Mar 2022

\$2.6M

Median
Sales Price

-33%

Decrease In Contracts
From Mar 2022

88%

Average %
Of Asking Price

82%

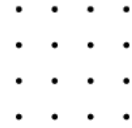
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Scotch Plains

MARCH 2023



\$982K

Average
Sales Price

-35%

Decrease In Sales
From Mar 2022

\$800K

Median
Sales Price

50%

Increase In Contracts
From Mar 2022

101%

Average %
Of Asking Price

49%

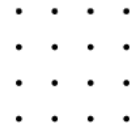
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Secaucus

MARCH 2023



\$445K

Average
Sales Price

-17%

Decrease In Sales
From Mar 2022

\$413K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-11%

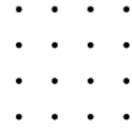
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Short Hills

MARCH 2023



\$2.2M

Average
Sales Price

-10%

Decrease In Sales
From Mar 2022

\$2.1M

Median
Sales Price

15%

Increase In Contracts
From Mar 2022

102%

Average %
Of Asking Price

-80%

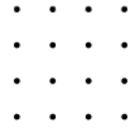
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Somerville

MARCH 2023



\$487K

Average
Sales Price

-42%

Decrease In Sales
From Mar 2022

\$497K

Median
Sales Price

-14%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

13%

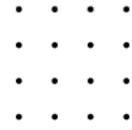
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

South Orange

MARCH 2023



\$851K

Average
Sales Price

18%

Increase In Sales
From Mar 2022

\$800K

Median
Sales Price

-31%

Decrease In Contracts
From Mar 2022

105%

Average %
Of Asking Price

106%

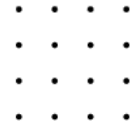
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Springfield

MARCH 2023



\$572K

Average
Sales Price

-43%

Decrease In Sales
From Mar 2022

\$534K

Median
Sales Price

-26%

Decrease In Contracts
From Mar 2022

104%

Average %
Of Asking Price

-24%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Summit

MARCH 2023



\$1.3M

Average
Sales Price

-16%

Decrease In Sales
From Mar 2022

\$897K

Median
Sales Price

-38%

Decrease In Contracts
From Mar 2022

103%

Average %
Of Asking Price

40%

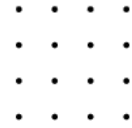
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Teaneck

MARCH 2023



\$586K

Average
Sales Price

-37%

Decrease In Sales
From Mar 2022

\$530K

Median
Sales Price

-41%

Decrease In Contracts
From Mar 2022

97%

Average %
Of Asking Price

49%

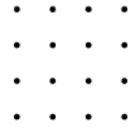
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Tenafly

MARCH 2023



\$1.1M

Average
Sales Price

-61%

Decrease In Sales
From Mar 2022

\$1.1M

Median
Sales Price

-67%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

139%

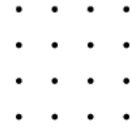
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Tewksbury Township

MARCH 2023



\$1.1M

Average
Sales Price

-50%

Decrease In Sales
From Mar 2022

\$1.0M

Median
Sales Price

-67%

Decrease In Contracts
From Mar 2022

94%

Average %
Of Asking Price

271%

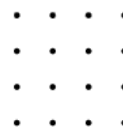
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Union

MARCH 2023



\$529K

Average
Sales Price

-43%

Decrease In Sales
From Mar 2022

\$525K

Median
Sales Price

-2%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

41%

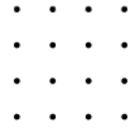
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Union City

MARCH 2023



\$448K

Average
Sales Price

-33%

Decrease In Sales
From Mar 2022

\$395K

Median
Sales Price

-24%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

-14%

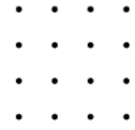
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Upper Saddle River

MARCH 2023



\$1.3M

Average
Sales Price

-6%

Decrease In Sales
From Mar 2022

\$1.0M

Median
Sales Price

-14%

Decrease In Contracts
From Mar 2022

105%

Average %
Of Asking Price

19%

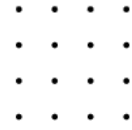
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Verona

MARCH 2023



\$561K

Average
Sales Price

20%

Increase In Sales
From Mar 2022

\$525K

Median
Sales Price

-11%

Decrease In Contracts
From Mar 2022

104%

Average %
Of Asking Price

29%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Waldwick

MARCH 2023



\$545K

Average
Sales Price

-40%

Decrease In Sales
From Mar 2022

\$532K

Median
Sales Price

-17%

Decrease In Contracts
From Mar 2022

108%

Average %
Of Asking Price

-10%

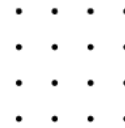
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wallington

MARCH 2023



\$436K

Average
Sales Price

100%

Increase In Sales
From Mar 2022

\$362K

Median
Sales Price

-80%

Decrease In Contracts
From Mar 2022

96%

Average %
Of Asking Price

-20%

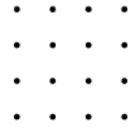
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Warren

MARCH 2023



\$1.1M

Average
Sales Price

40%

Increase In Sales
From Mar 2022

\$929K

Median
Sales Price

-10%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

36%

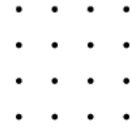
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Washington Township

MARCH 2023



\$600K

Average
Sales Price

-11%

Decrease In Sales
From Mar 2022

\$587K

Median
Sales Price

-75%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

-10%

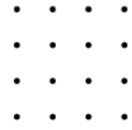
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Watchung

MARCH 2023



\$784K

Average
Sales Price

-78%

Decrease In Sales
From Mar 2022

\$784K

Median
Sales Price

-73%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

93%

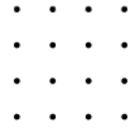
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wayne

MARCH 2023



\$482K

Average
Sales Price

-58%

Decrease In Sales
From Mar 2022

\$485K

Median
Sales Price

-42%

Decrease In Contracts
From Mar 2022

106%

Average %
Of Asking Price

-28%

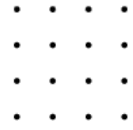
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Weehawken

MARCH 2023



\$671K

Average
Sales Price

-68%

Decrease In Sales
From Mar 2022

\$747K

Median
Sales Price

-70%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

-27%

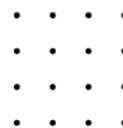
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Caldwell

MARCH 2023



\$581K

Average
Sales Price

50%

Increase In Sales
From Mar 2022

\$490K

Median
Sales Price

44%

Increase In Contracts
From Mar 2022

103%

Average %
Of Asking Price

8%

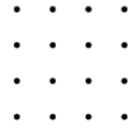
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Milford

MARCH 2023



\$355K

Average
Sales Price

-22%

Decrease In Sales
From Mar 2022

\$296K

Median
Sales Price

-7%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

34%

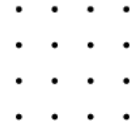
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West New York

MARCH 2023



\$667K

Average
Sales Price

-45%

Decrease In Sales
From Mar 2022

\$690K

Median
Sales Price

-41%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

4%

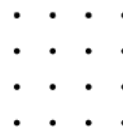
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Orange

MARCH 2023



\$582K

Average
Sales Price

-19%

Decrease In Sales
From Mar 2022

\$570K

Median
Sales Price

8%

Increase In Contracts
From Mar 2022

104%

Average %
Of Asking Price

-28%

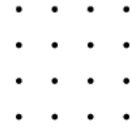
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Westfield

MARCH 2023



\$1.1M

Average
Sales Price

-62%

Decrease In Sales
From Mar 2022

\$801K

Median
Sales Price

-7%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

-6%

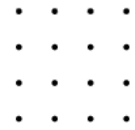
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Westwood

MARCH 2023



\$546K

Average
Sales Price

-60%

Decrease In Sales
From Mar 2022

\$537K

Median
Sales Price

-36%

Decrease In Contracts
From Mar 2022

105%

Average %
Of Asking Price

-24%

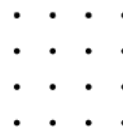
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Whippany

MARCH 2023



\$556K

Average
Sales Price

-14%

Decrease In Sales
From Mar 2022

\$508K

Median
Sales Price

-10%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

150%

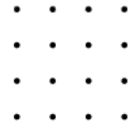
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wood-Ridge

MARCH 2023



\$635K

Average
Sales Price

-69%

Decrease In Sales
From Mar 2022

\$605K

Median
Sales Price

-79%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-38%

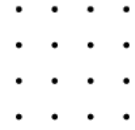
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Woodbridge Township

MARCH 2023



\$438K

Average
Sales Price

-20%

Decrease In Sales
From Mar 2022

\$425K

Median
Sales Price

-50%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

-8%

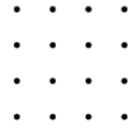
Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Woodcliff Lake

MARCH 2023



\$1.0M

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$870K

Median
Sales Price

-60%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

270%

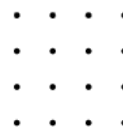
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wyckoff

MARCH 2023



\$885K

Average
Sales Price

8%

Increase In Sales
From Mar 2022

\$791K

Median
Sales Price

-12%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

80%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS