



COMPASS

May 2023

# Allendale Market Insights

# Allendale

MAY 2023

## UNDER CONTRACT

**10**  
Total  
Properties

**\$1.2M**  
Average  
Price

**\$1.2M**  
Median  
Price

**-29%**  
Decrease From  
May 2022

**27%**  
Increase From  
May 2022

**56%**  
Increase From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$1.1M**  
Average  
Price

**\$1.0M**  
Median  
Price

**-12%**  
Decrease From  
May 2022

**13%**  
Increase From  
May 2022

**14%**  
Increase From  
May 2022

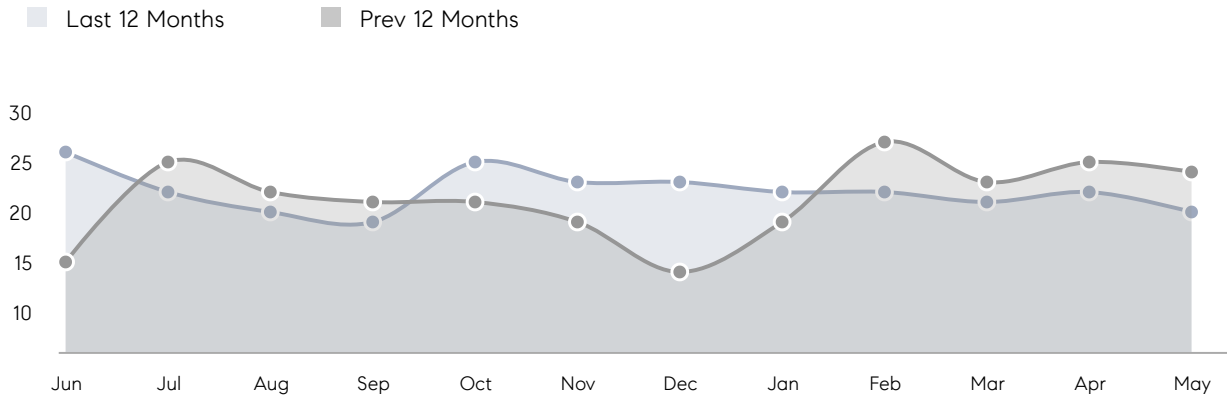
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 21          | 37          | -43%     |
|                | % OF ASKING PRICE  | 104%        | 103%        |          |
|                | AVERAGE SOLD PRICE | \$1,152,857 | \$1,016,674 | 13.4%    |
|                | # OF CONTRACTS     | 10          | 14          | -28.6%   |
|                | NEW LISTINGS       | 8           | 12          | -33%     |
| Houses         | AVERAGE DOM        | 23          | 27          | -15%     |
|                | % OF ASKING PRICE  | 104%        | 104%        |          |
|                | AVERAGE SOLD PRICE | \$1,282,500 | \$1,175,600 | 9%       |
|                | # OF CONTRACTS     | 9           | 10          | -10%     |
|                | NEW LISTINGS       | 7           | 9           | -22%     |
| Condo/Co-op/TH | AVERAGE DOM        | 9           | 53          | -83%     |
|                | % OF ASKING PRICE  | 100%        | 100%        |          |
|                | AVERAGE SOLD PRICE | \$375,000   | \$751,796   | -50%     |
|                | # OF CONTRACTS     | 1           | 4           | -75%     |
|                | NEW LISTINGS       | 1           | 3           | -67%     |

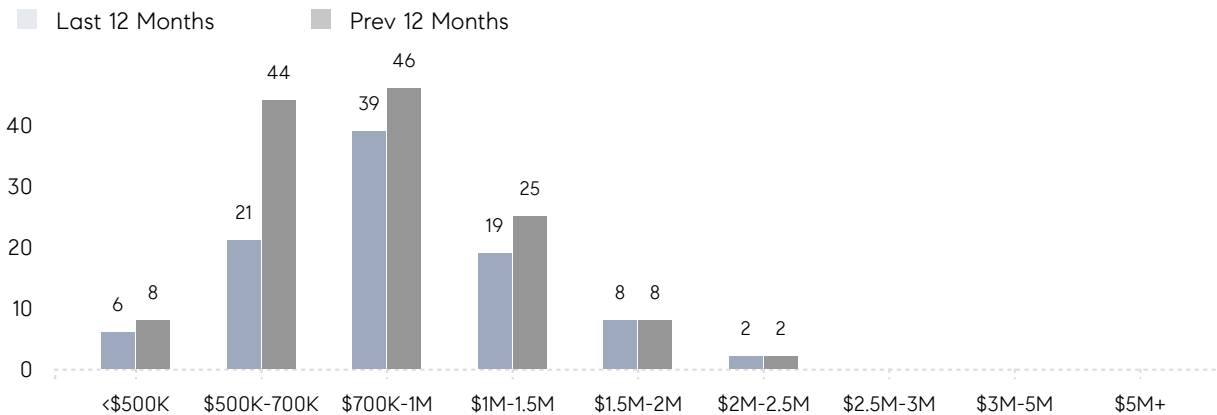
# Allendale

MAY 2023

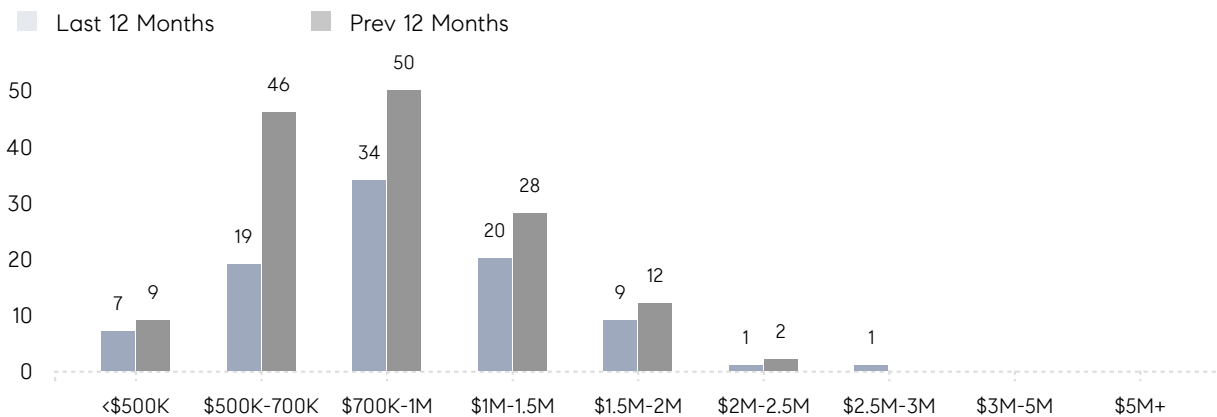
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Alpine Market Insights

# Alpine

MAY 2023

## UNDER CONTRACT

**3**  
Total  
Properties

**\$7.7M**  
Average  
Price

**\$4.9M**  
Median  
Price

**0%**  
Change From  
May 2022

**182%**  
Increase From  
May 2022

**126%**  
Increase From  
May 2022

## UNITS SOLD

**0**  
Total  
Properties

–  
Average  
Price

–  
Median  
Price

**0%**  
Change From  
May 2022

–  
Change From  
May 2022

–  
Change From  
May 2022

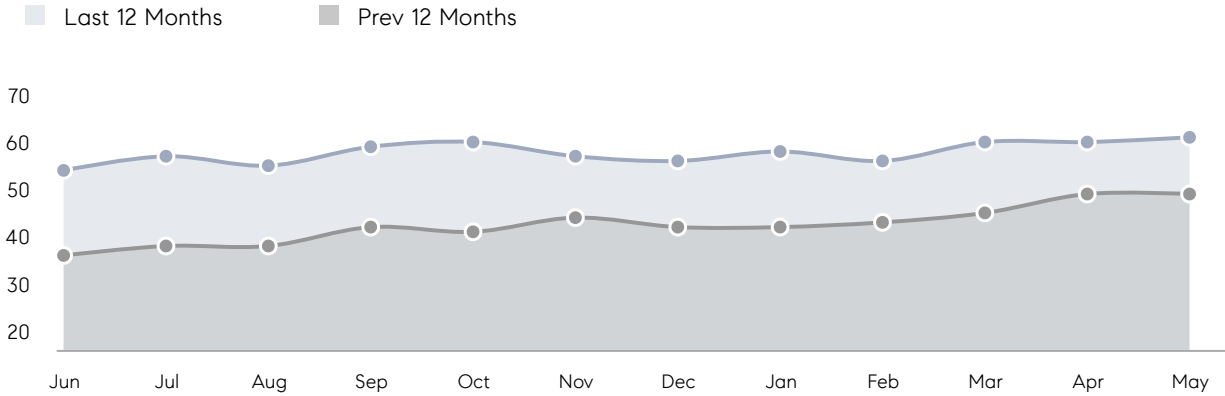
## Property Statistics

|                |                    | May 2023 | May 2022    | % Change |
|----------------|--------------------|----------|-------------|----------|
| Overall        | AVERAGE DOM        | -        | 91          | -        |
|                | % OF ASKING PRICE  | -        | 98%         |          |
|                | AVERAGE SOLD PRICE | -        | \$3,775,000 | -        |
|                | # OF CONTRACTS     | 3        | 3           | 0.0%     |
|                | NEW LISTINGS       | 6        | 4           | 50%      |
| Houses         | AVERAGE DOM        | -        | 91          | -        |
|                | % OF ASKING PRICE  | -        | 98%         |          |
|                | AVERAGE SOLD PRICE | -        | \$3,775,000 | -        |
|                | # OF CONTRACTS     | 3        | 3           | 0%       |
|                | NEW LISTINGS       | 6        | 4           | 50%      |
| Condo/Co-op/TH | AVERAGE DOM        | -        | -           | -        |
|                | % OF ASKING PRICE  | -        | -           |          |
|                | AVERAGE SOLD PRICE | -        | -           | -        |
|                | # OF CONTRACTS     | 0        | 0           | 0%       |
|                | NEW LISTINGS       | 0        | 0           | 0%       |

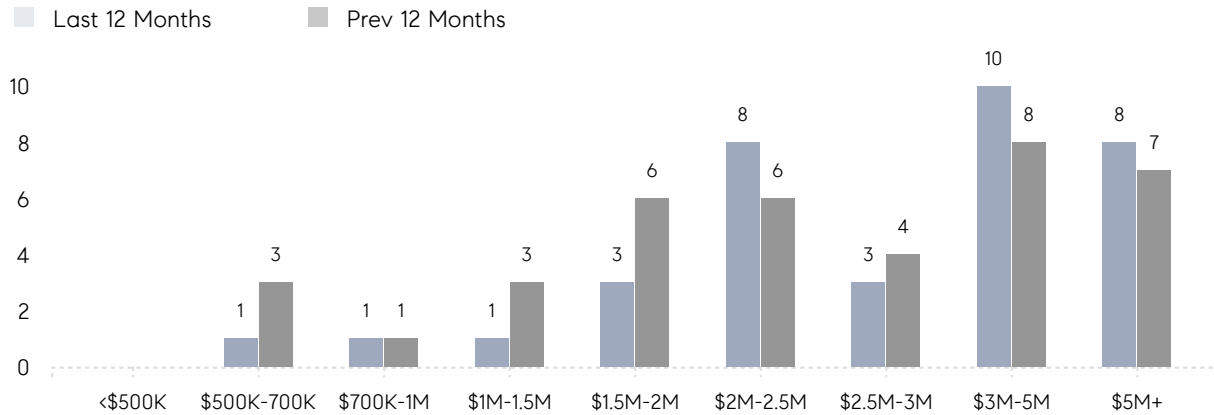
# Alpine

MAY 2023

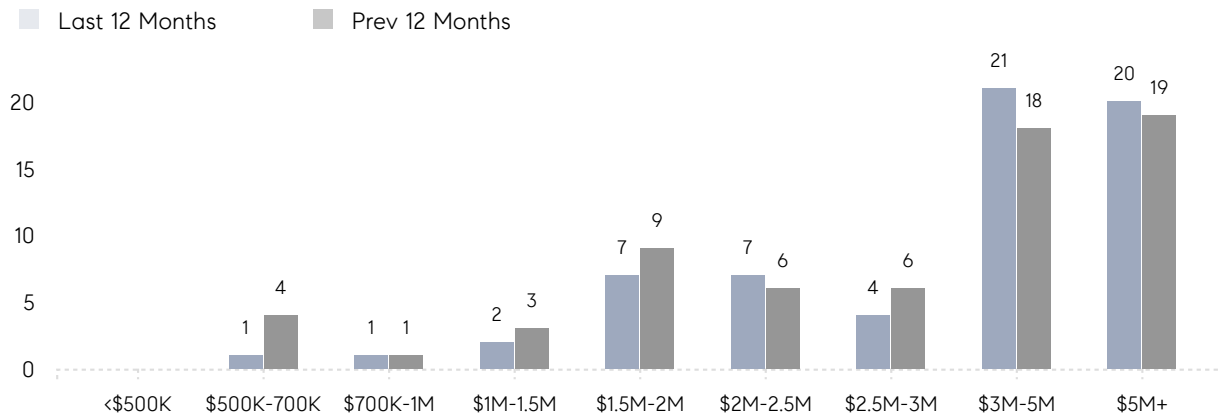
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Andover Borough Market Insights

# Andover Borough

MAY 2023

## UNDER CONTRACT

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | –                    | –                    |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | –                    | –                    |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

## UNITS SOLD

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | –                    | –                    |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | –                    | –                    |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

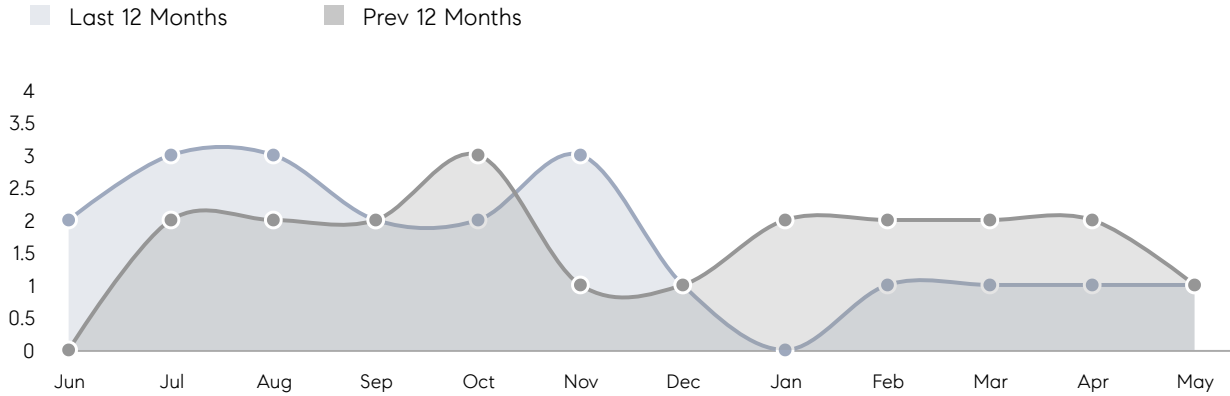
## Property Statistics

|                |                    | May 2023 | May 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%       |

# Andover Borough

MAY 2023

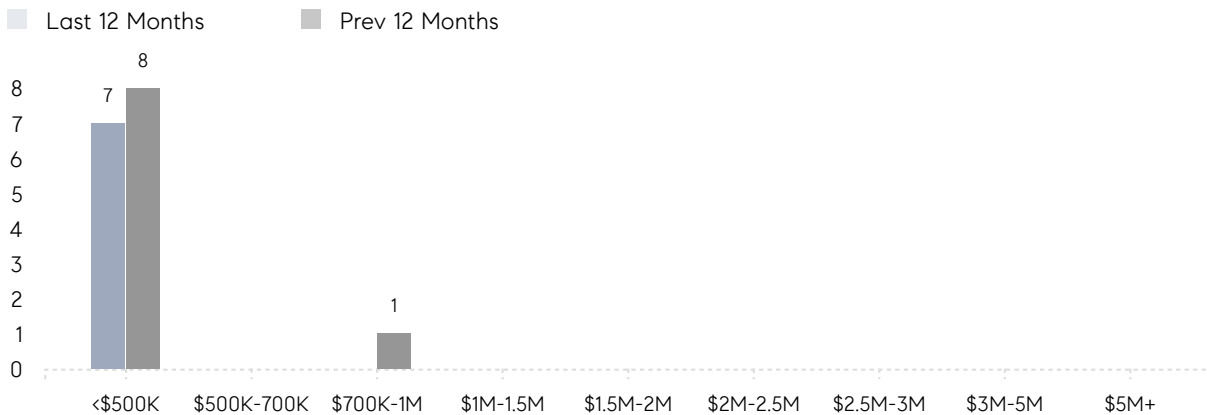
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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May 2023

# Andover Township Market Insights

# Andover Township

MAY 2023

## UNDER CONTRACT

**1**  
Total  
Properties

**\$429K**  
Average  
Price

**\$429K**  
Median  
Price

**-83%**  
Decrease From  
May 2022

**10%**  
Increase From  
May 2022

**21%**  
Increase From  
May 2022

## UNITS SOLD

**1**  
Total  
Properties

**\$420K**  
Average  
Price

**\$420K**  
Median  
Price

**-89%**  
Decrease From  
May 2022

**-12%**  
Decrease From  
May 2022

**-24%**  
Decrease From  
May 2022

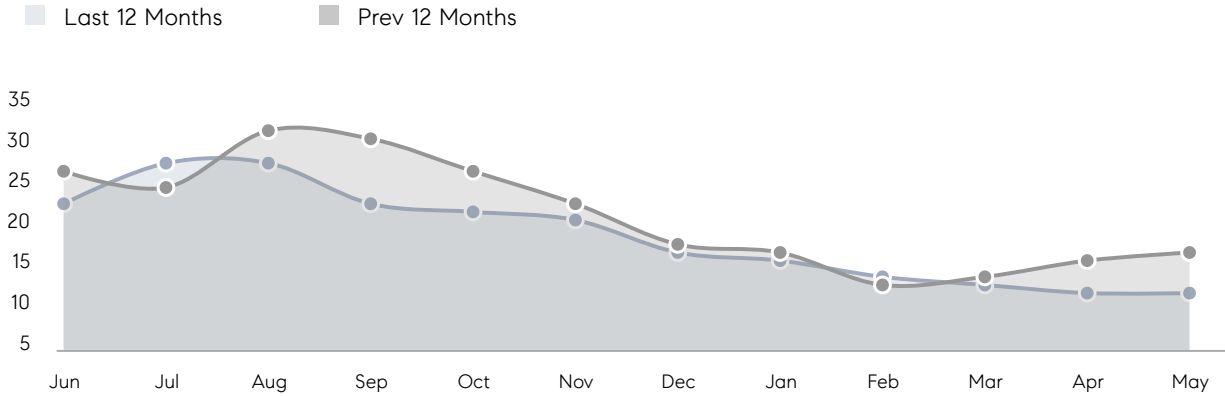
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 3         | 64        | -95%     |
|                | % OF ASKING PRICE  | 98%       | 103%      |          |
|                | AVERAGE SOLD PRICE | \$420,000 | \$474,978 | -11.6%   |
|                | # OF CONTRACTS     | 1         | 6         | -83.3%   |
|                | NEW LISTINGS       | 2         | 7         | -71%     |
| Houses         | AVERAGE DOM        | 3         | 72        | -96%     |
|                | % OF ASKING PRICE  | 98%       | 102%      |          |
|                | AVERAGE SOLD PRICE | \$420,000 | \$503,725 | -17%     |
|                | # OF CONTRACTS     | 1         | 6         | -83%     |
|                | NEW LISTINGS       | 2         | 6         | -67%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 5         | -        |
|                | % OF ASKING PRICE  | -         | 109%      |          |
|                | AVERAGE SOLD PRICE | -         | \$245,000 | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 1         | 0%       |

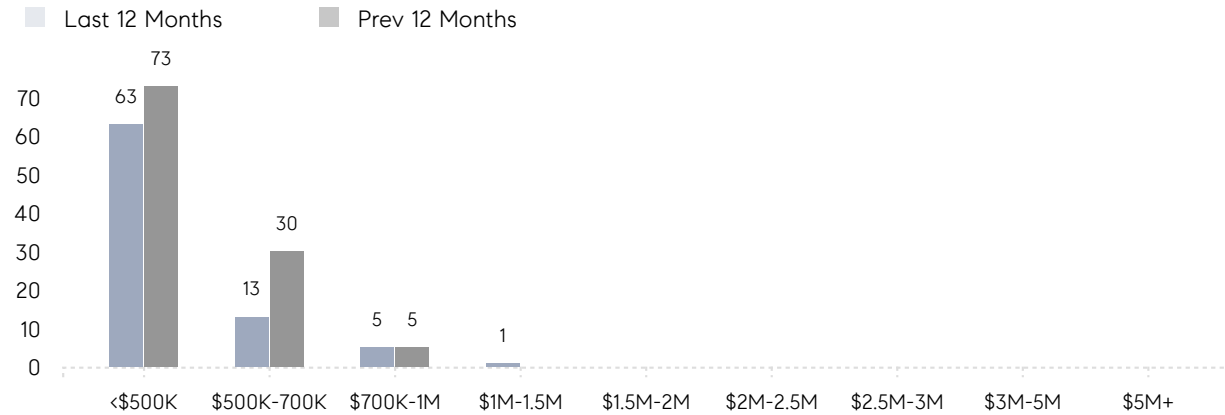
# Andover Township

MAY 2023

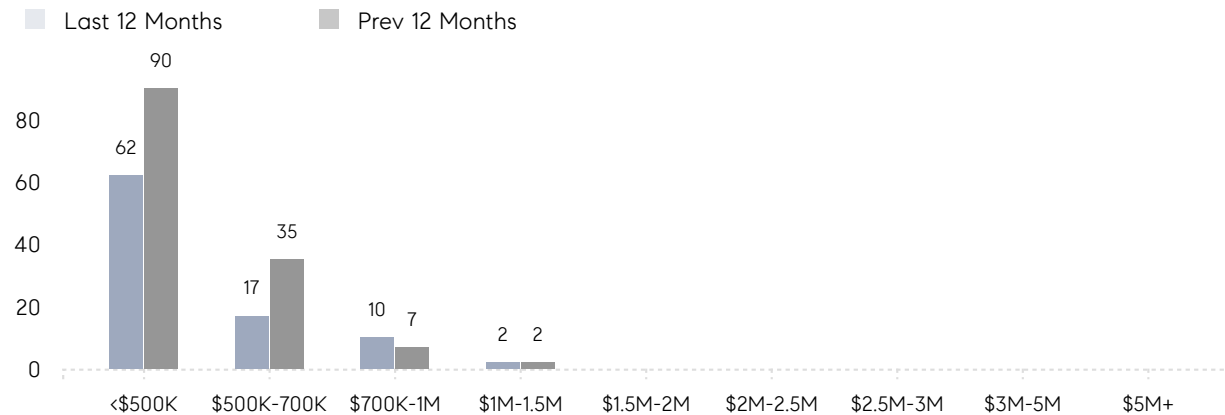
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Basking Ridge Market Insights

# Basking Ridge

MAY 2023

## UNDER CONTRACT

**43**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$899K**  
Median  
Price

**-10%**  
Decrease From  
May 2022

**29%**  
Increase From  
May 2022

**28%**  
Increase From  
May 2022

## UNITS SOLD

**25**  
Total  
Properties

**\$819K**  
Average  
Price

**\$730K**  
Median  
Price

**-19%**  
Decrease From  
May 2022

**4%**  
Increase From  
May 2022

**1%**  
Increase From  
May 2022

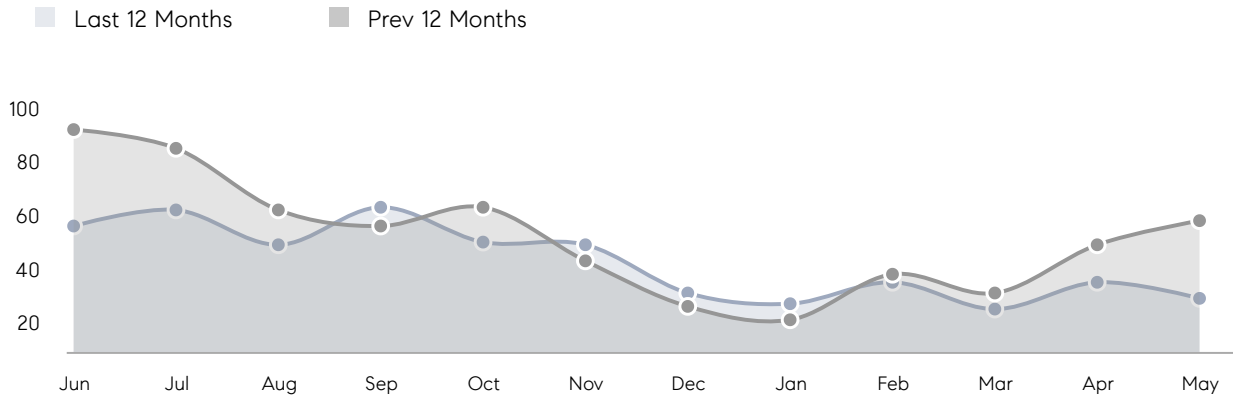
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 18          | 16          | 13%      |
|                | % OF ASKING PRICE  | 104%        | 105%        |          |
|                | AVERAGE SOLD PRICE | \$819,250   | \$790,750   | 3.6%     |
|                | # OF CONTRACTS     | 43          | 48          | -10.4%   |
|                | NEW LISTINGS       | 40          | 62          | -35%     |
| Houses         | AVERAGE DOM        | 21          | 18          | 17%      |
|                | % OF ASKING PRICE  | 103%        | 105%        |          |
|                | AVERAGE SOLD PRICE | \$1,134,188 | \$1,001,600 | 13%      |
|                | # OF CONTRACTS     | 30          | 25          | 20%      |
|                | NEW LISTINGS       | 28          | 34          | -18%     |
| Condo/Co-op/TH | AVERAGE DOM        | 15          | 10          | 50%      |
|                | % OF ASKING PRICE  | 105%        | 105%        |          |
|                | AVERAGE SOLD PRICE | \$528,538   | \$407,386   | 30%      |
|                | # OF CONTRACTS     | 13          | 23          | -43%     |
|                | NEW LISTINGS       | 12          | 28          | -57%     |

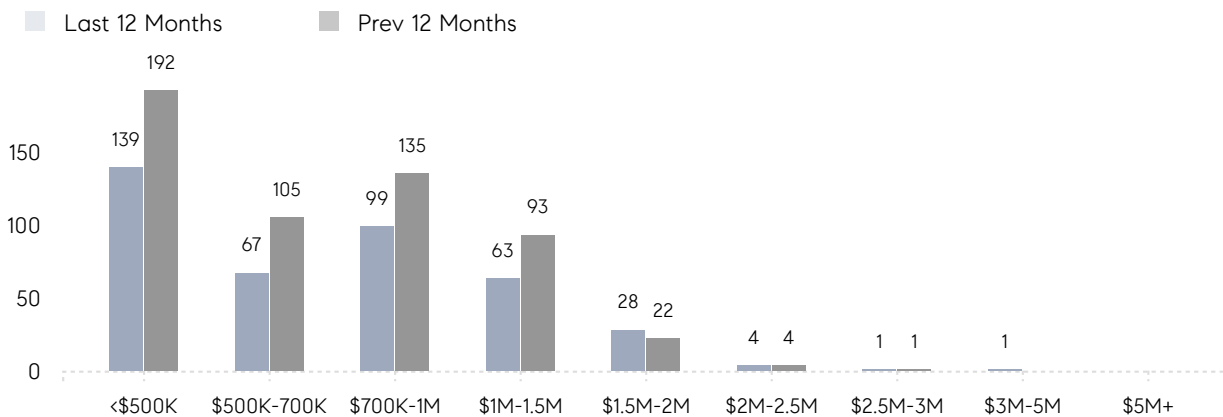
# Basking Ridge

MAY 2023

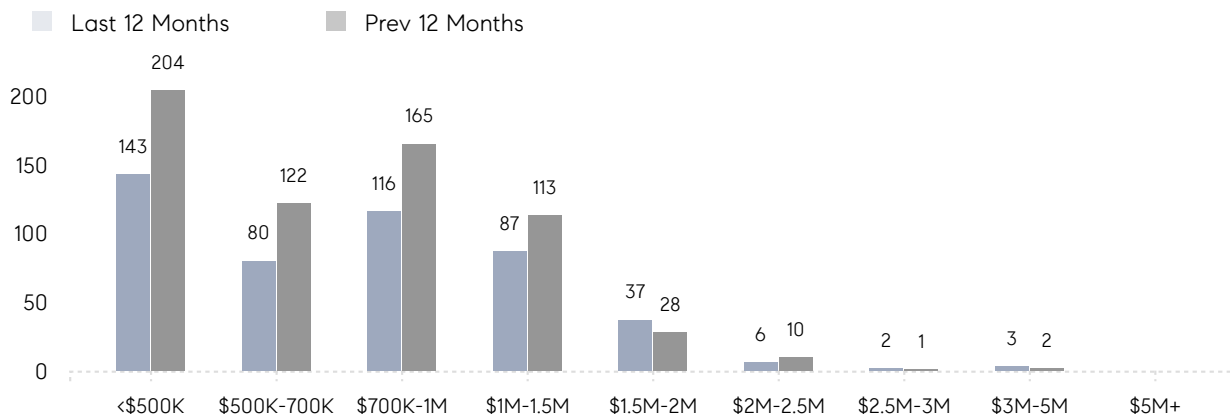
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Bay Head Market Insights

# Bay Head

MAY 2023

## UNDER CONTRACT

|                      |                        |                        |
|----------------------|------------------------|------------------------|
| <b>2</b>             | <b>\$2.8M</b>          | <b>\$2.8M</b>          |
| Total Properties     | Average Price          | Median Price           |
| <b>0%</b>            | <b>-25%</b>            | <b>-25%</b>            |
| Change From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>3</b>               | <b>\$5.7M</b>          | <b>\$4.5M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>50%</b>             | <b>195%</b>            | <b>131%</b>            |
| Increase From May 2022 | Increase From May 2022 | Increase From May 2022 |

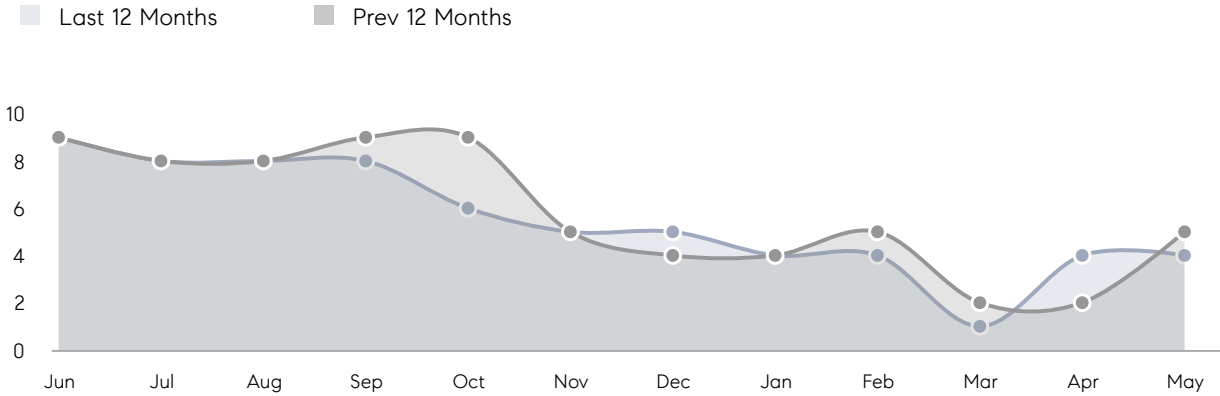
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 41          | 15          | 173%     |
|                | % OF ASKING PRICE  | 95%         | 102%        |          |
|                | AVERAGE SOLD PRICE | \$5,733,333 | \$1,946,163 | 194.6%   |
|                | # OF CONTRACTS     | 2           | 2           | 0.0%     |
|                | NEW LISTINGS       | 4           | 5           | -20%     |
| Houses         | AVERAGE DOM        | 41          | 15          | 173%     |
|                | % OF ASKING PRICE  | 95%         | 102%        |          |
|                | AVERAGE SOLD PRICE | \$5,733,333 | \$1,946,163 | 195%     |
|                | # OF CONTRACTS     | 2           | 2           | 0%       |
|                | NEW LISTINGS       | 4           | 5           | -20%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -           | -        |
|                | % OF ASKING PRICE  | -           | -           |          |
|                | AVERAGE SOLD PRICE | -           | -           | -        |
|                | # OF CONTRACTS     | 0           | 0           | 0%       |
|                | NEW LISTINGS       | 0           | 0           | 0%       |

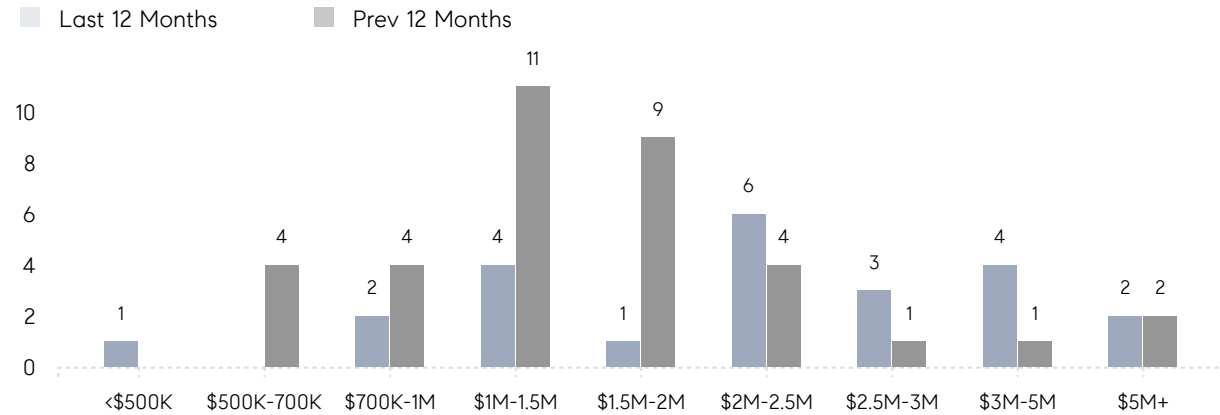
# Bay Head

MAY 2023

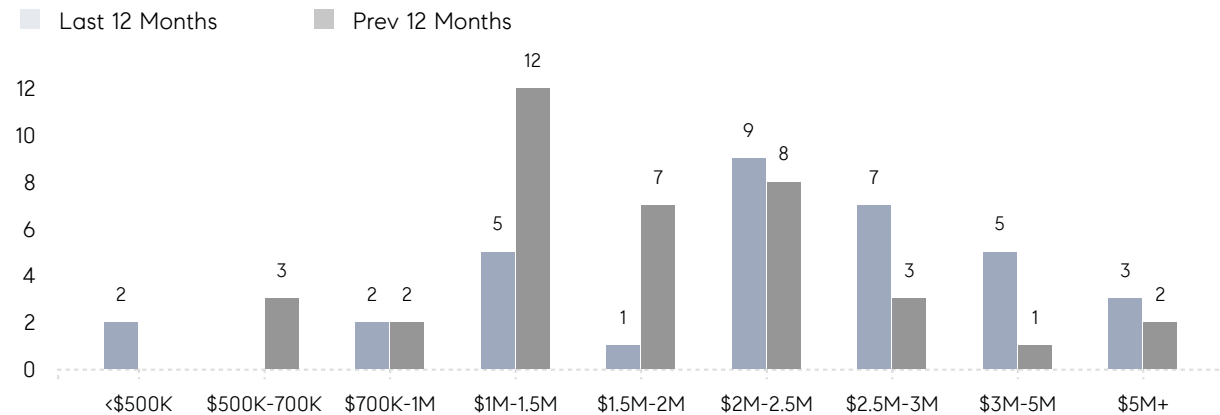
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Bayonne Market Insights

# Bayonne

MAY 2023

## UNDER CONTRACT

**20**  
Total  
Properties

**\$417K**  
Average  
Price

**\$432K**  
Median  
Price

**-17%**  
Decrease From  
May 2022

**6%**  
Increase From  
May 2022

**8%**  
Increase From  
May 2022

## UNITS SOLD

**16**  
Total  
Properties

**\$373K**  
Average  
Price

**\$417K**  
Median  
Price

**-48%**  
Decrease From  
May 2022

**-6%**  
Decrease From  
May 2022

**2%**  
Increase From  
May 2022

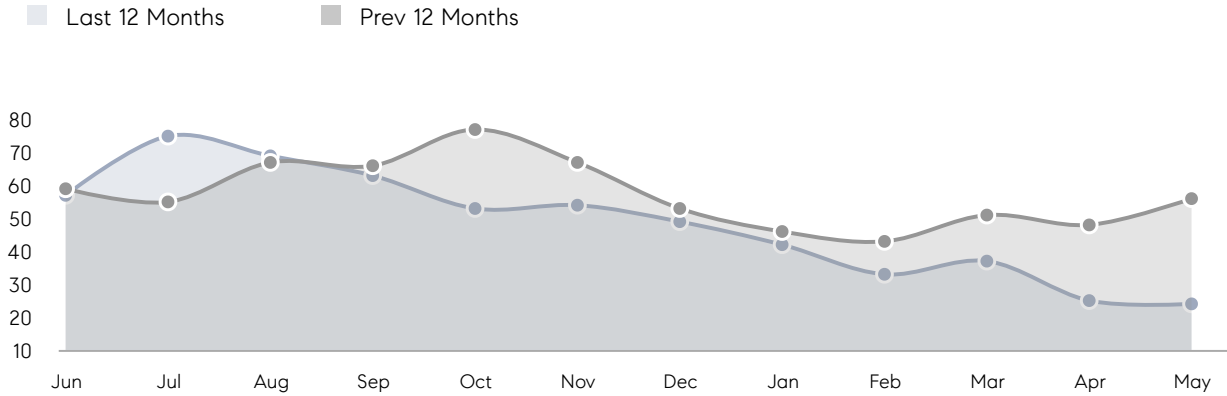
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 42        | 32        | 31%      |
|                | % OF ASKING PRICE  | 100%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$373,188 | \$395,129 | -5.6%    |
|                | # OF CONTRACTS     | 20        | 24        | -16.7%   |
|                | NEW LISTINGS       | 27        | 38        | -29%     |
| Houses         | AVERAGE DOM        | 40        | 38        | 5%       |
|                | % OF ASKING PRICE  | 102%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$461,100 | \$442,432 | 4%       |
|                | # OF CONTRACTS     | 12        | 16        | -25%     |
|                | NEW LISTINGS       | 15        | 23        | -35%     |
| Condo/Co-op/TH | AVERAGE DOM        | 46        | 18        | 156%     |
|                | % OF ASKING PRICE  | 97%       | 100%      |          |
|                | AVERAGE SOLD PRICE | \$226,667 | \$279,499 | -19%     |
|                | # OF CONTRACTS     | 8         | 8         | 0%       |
|                | NEW LISTINGS       | 12        | 15        | -20%     |

# Bayonne

MAY 2023

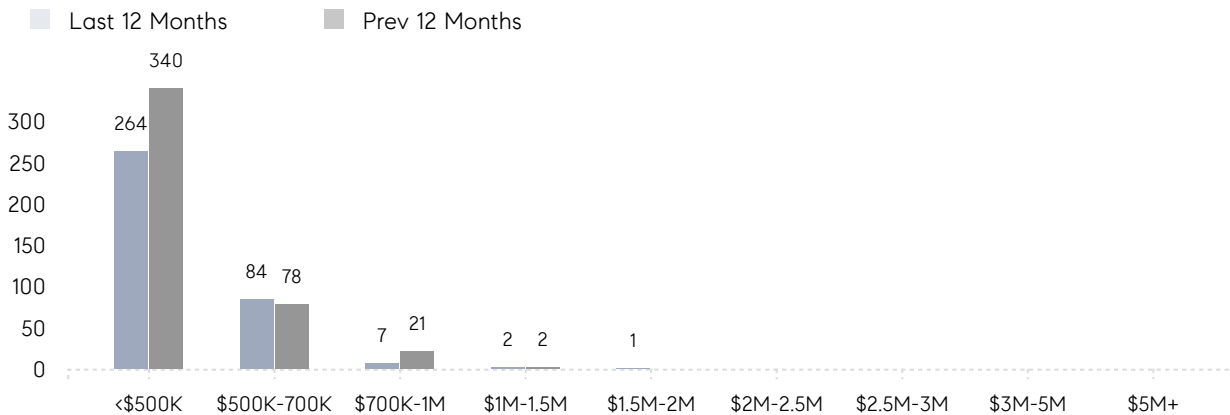
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Bedminster Market Insights

# Bedminster

MAY 2023

## UNDER CONTRACT

**8**  
Total  
Properties

**\$390K**  
Average  
Price

**\$425K**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**-21%**  
Decrease From  
May 2022

**17%**  
Increase From  
May 2022

## UNITS SOLD

**10**  
Total  
Properties

**\$470K**  
Average  
Price

**\$395K**  
Median  
Price

**-29%**  
Decrease From  
May 2022

**-73%**  
Decrease From  
May 2022

**-7%**  
Decrease From  
May 2022

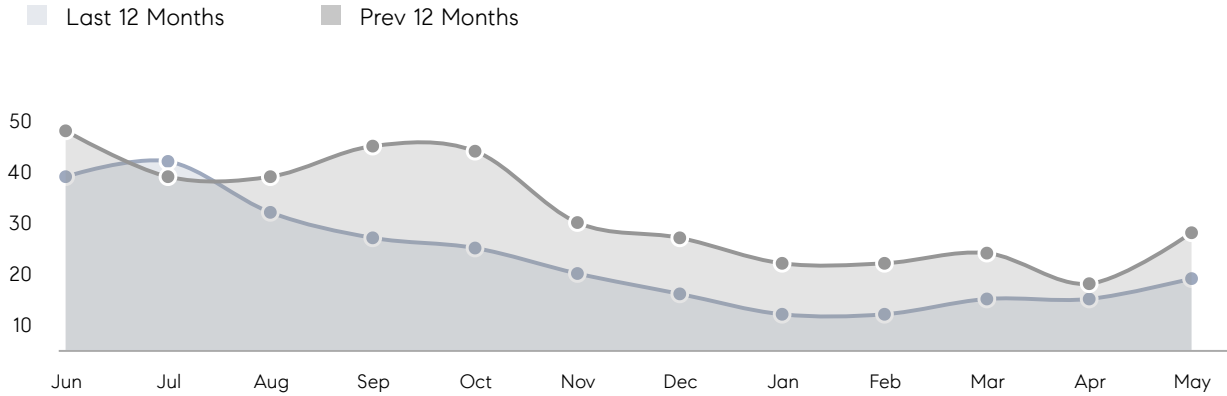
## Property Statistics

|                |                    | May 2023  | May 2022    | % Change |
|----------------|--------------------|-----------|-------------|----------|
| Overall        | AVERAGE DOM        | 24        | 43          | -44%     |
|                | % OF ASKING PRICE  | 106%      | 104%        |          |
|                | AVERAGE SOLD PRICE | \$470,765 | \$1,737,082 | -72.9%   |
|                | # OF CONTRACTS     | 8         | 16          | -50.0%   |
|                | NEW LISTINGS       | 14        | 27          | -48%     |
| Houses         | AVERAGE DOM        | 48        | 86          | -44%     |
|                | % OF ASKING PRICE  | 107%      | 101%        |          |
|                | AVERAGE SOLD PRICE | \$840,623 | \$4,131,430 | -80%     |
|                | # OF CONTRACTS     | 0         | 1           | 0%       |
|                | NEW LISTINGS       | 3         | 6           | -50%     |
| Condo/Co-op/TH | AVERAGE DOM        | 18        | 20          | -10%     |
|                | % OF ASKING PRICE  | 106%      | 106%        |          |
|                | AVERAGE SOLD PRICE | \$378,300 | \$406,889   | -7%      |
|                | # OF CONTRACTS     | 8         | 15          | -47%     |
|                | NEW LISTINGS       | 11        | 21          | -48%     |

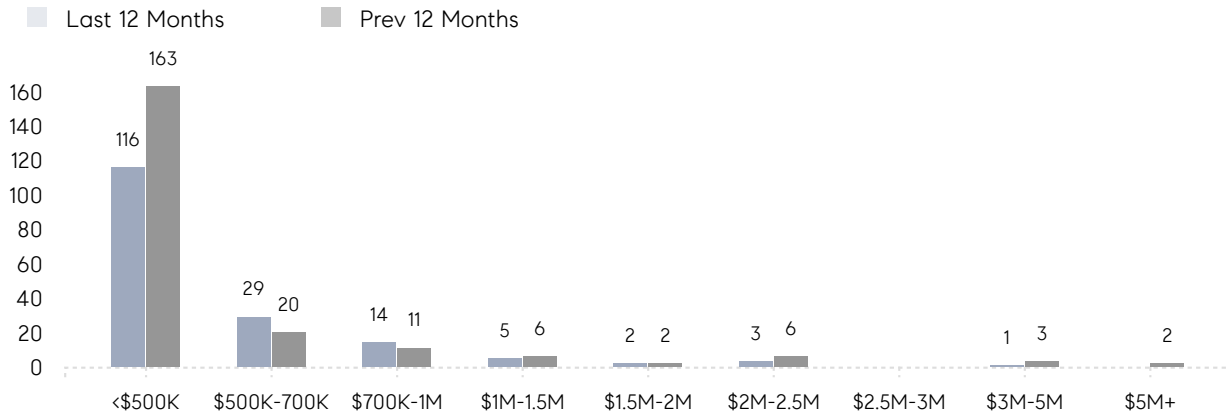
# Bedminster

MAY 2023

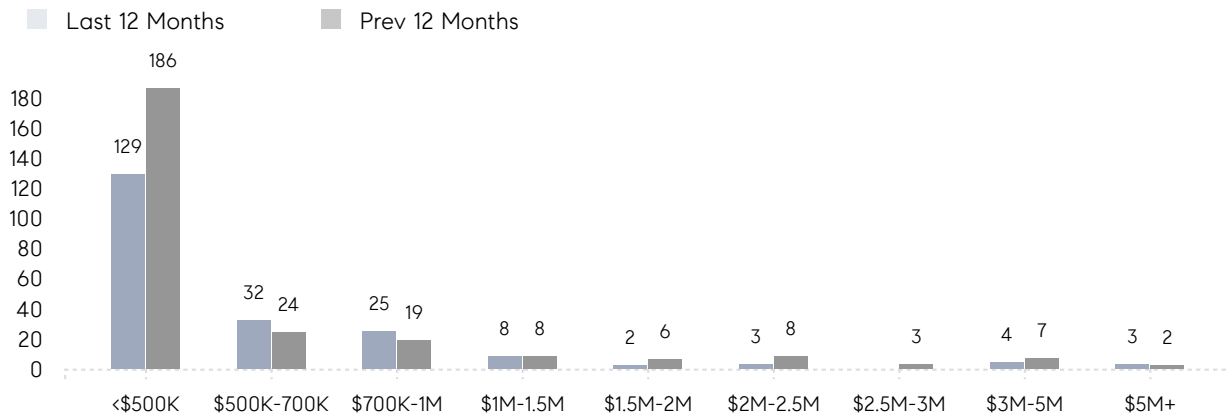
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Belleville Market Insights

# Belleville

MAY 2023

## UNDER CONTRACT

**37**  
Total  
Properties

**\$365K**  
Average  
Price

**\$345K**  
Median  
Price

**0%**  
Change From  
May 2022

**0%**  
Change From  
May 2022

**-11%**  
Decrease From  
May 2022

## UNITS SOLD

**19**  
Total  
Properties

**\$354K**  
Average  
Price

**\$409K**  
Median  
Price

**-27%**  
Decrease From  
May 2022

**16%**  
Increase From  
May 2022

**37%**  
Increase From  
May 2022

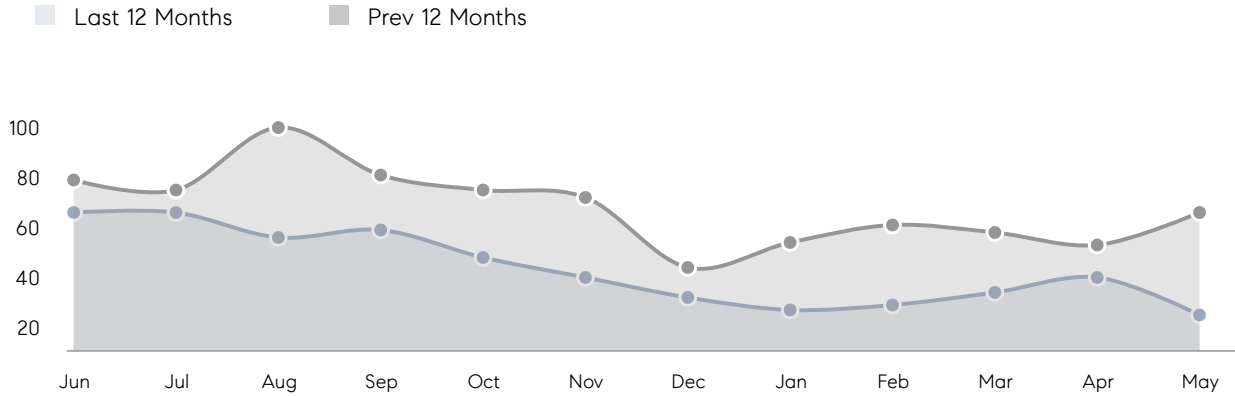
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 39        | 37        | 5%       |
|                | % OF ASKING PRICE  | 105%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$354,947 | \$306,839 | 15.7%    |
|                | # OF CONTRACTS     | 37        | 37        | 0.0%     |
|                | NEW LISTINGS       | 27        | 55        | -51%     |
| Houses         | AVERAGE DOM        | 36        | 56        | -36%     |
|                | % OF ASKING PRICE  | 104%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$407,455 | \$382,331 | 7%       |
|                | # OF CONTRACTS     | 19        | 26        | -27%     |
|                | NEW LISTINGS       | 16        | 39        | -59%     |
| Condo/Co-op/TH | AVERAGE DOM        | 44        | 18        | 144%     |
|                | % OF ASKING PRICE  | 106%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$282,750 | \$231,346 | 22%      |
|                | # OF CONTRACTS     | 18        | 11        | 64%      |
|                | NEW LISTINGS       | 11        | 16        | -31%     |

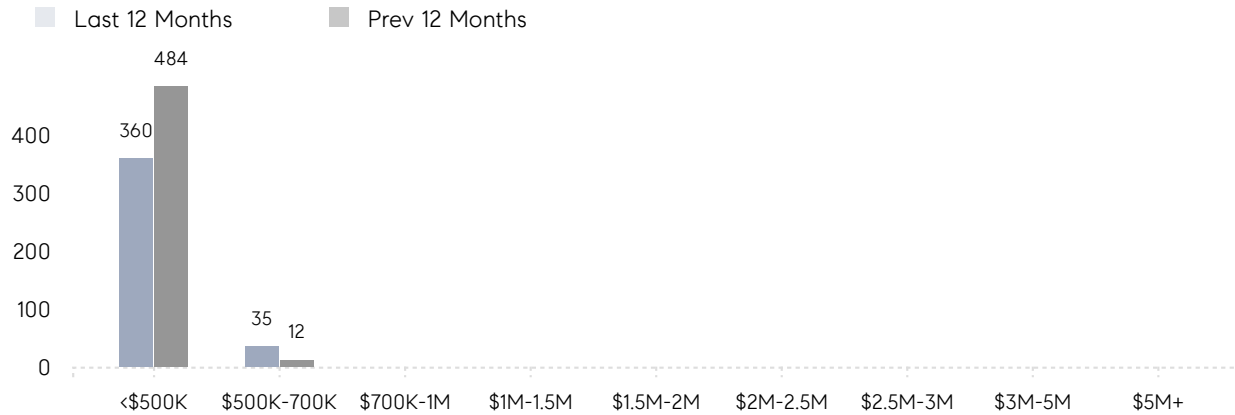
# Belleville

MAY 2023

## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Bergenfield Market Insights

# Bergenfield

MAY 2023

## UNDER CONTRACT

**22**  
Total  
Properties

**\$582K**  
Average  
Price

**\$530K**  
Median  
Price

**-29%**  
Decrease From  
May 2022

**8%**  
Increase From  
May 2022

**6%**  
Increase From  
May 2022

## UNITS SOLD

**14**  
Total  
Properties

**\$514K**  
Average  
Price

**\$540K**  
Median  
Price

**-44%**  
Decrease From  
May 2022

**-8%**  
Decrease From  
May 2022

**2%**  
Increase From  
May 2022

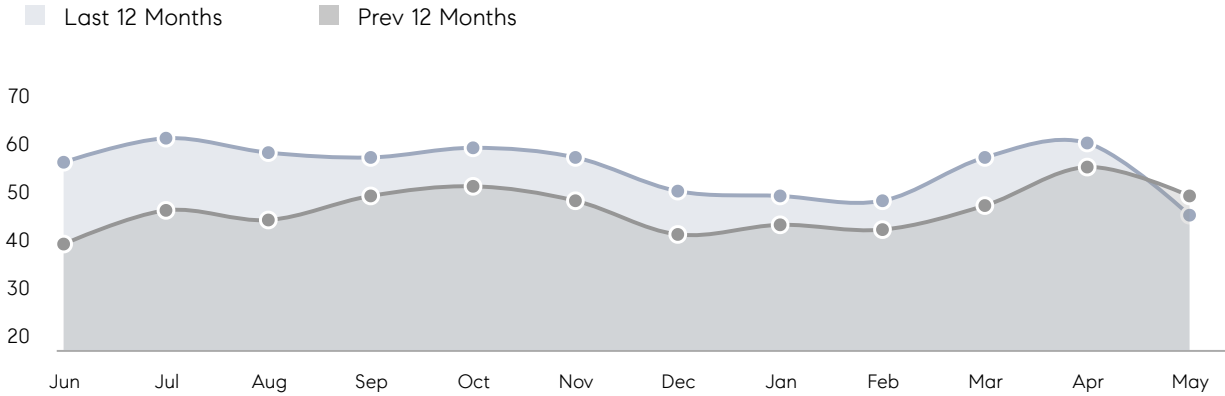
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 35        | 18        | 94%      |
|                | % OF ASKING PRICE  | 104%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$514,357 | \$558,912 | -8.0%    |
|                | # OF CONTRACTS     | 22        | 31        | -29.0%   |
|                | NEW LISTINGS       | 6         | 22        | -73%     |
| Houses         | AVERAGE DOM        | 33        | 18        | 83%      |
|                | % OF ASKING PRICE  | 104%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$560,000 | \$558,912 | 0%       |
|                | # OF CONTRACTS     | 21        | 31        | -32%     |
|                | NEW LISTINGS       | 6         | 22        | -73%     |
| Condo/Co-op/TH | AVERAGE DOM        | 48        | -         | -        |
|                | % OF ASKING PRICE  | 102%      | -         |          |
|                | AVERAGE SOLD PRICE | \$240,500 | -         | -        |
|                | # OF CONTRACTS     | 1         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

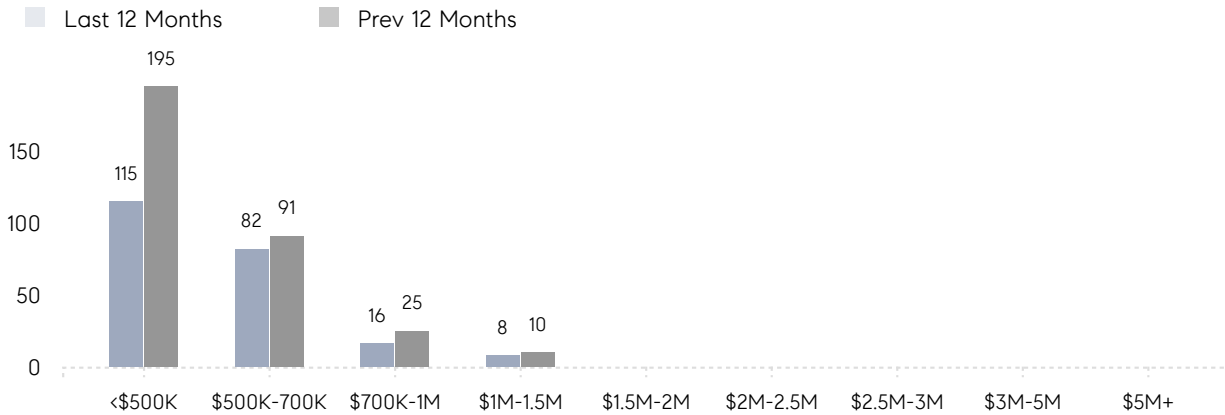
# Bergenfield

MAY 2023

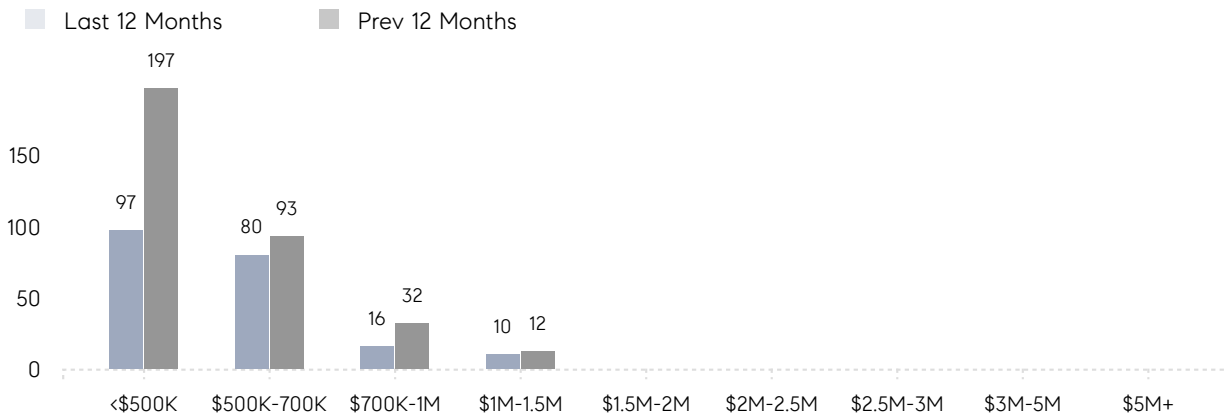
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Berkeley Heights Market Insights

# Berkeley Heights

MAY 2023

## UNDER CONTRACT

**19**  
Total  
Properties

**\$727K**  
Average  
Price

**\$699K**  
Median  
Price

**-24%**  
Decrease From  
May 2022

**0%**  
Change From  
May 2022

**-**  
Change From  
May 2022

## UNITS SOLD

**13**  
Total  
Properties

**\$741K**  
Average  
Price

**\$740K**  
Median  
Price

**0%**  
Change From  
May 2022

**-10%**  
Decrease From  
May 2022

**8%**  
Increase From  
May 2022

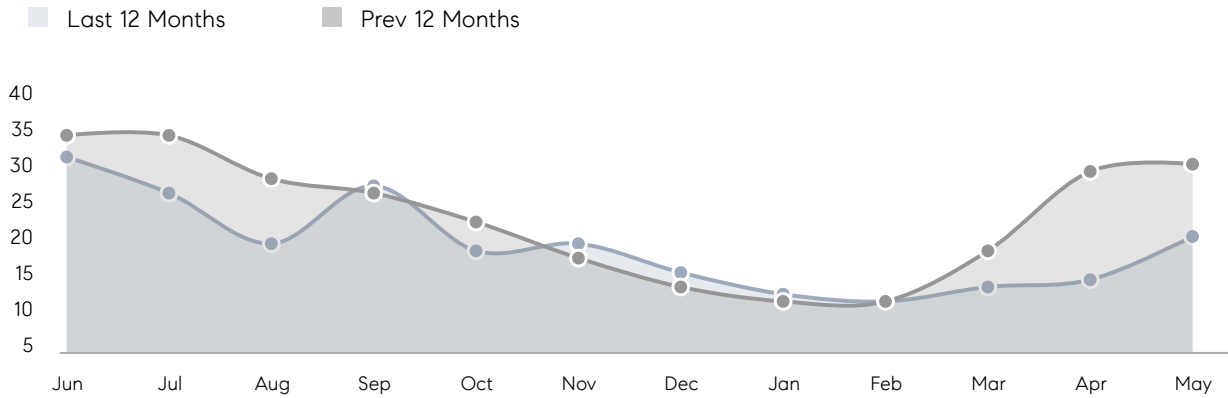
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 16        | 16        | 0%       |
|                | % OF ASKING PRICE  | 107%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$741,462 | \$821,539 | -9.7%    |
|                | # OF CONTRACTS     | 19        | 25        | -24.0%   |
|                | NEW LISTINGS       | 29        | 33        | -12%     |
| Houses         | AVERAGE DOM        | 16        | 17        | -6%      |
|                | % OF ASKING PRICE  | 106%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$779,364 | \$845,000 | -8%      |
|                | # OF CONTRACTS     | 16        | 21        | -24%     |
|                | NEW LISTINGS       | 22        | 28        | -21%     |
| Condo/Co-op/TH | AVERAGE DOM        | 12        | 6         | 100%     |
|                | % OF ASKING PRICE  | 110%      | 113%      |          |
|                | AVERAGE SOLD PRICE | \$533,000 | \$540,000 | -1%      |
|                | # OF CONTRACTS     | 3         | 4         | -25%     |
|                | NEW LISTINGS       | 7         | 5         | 40%      |

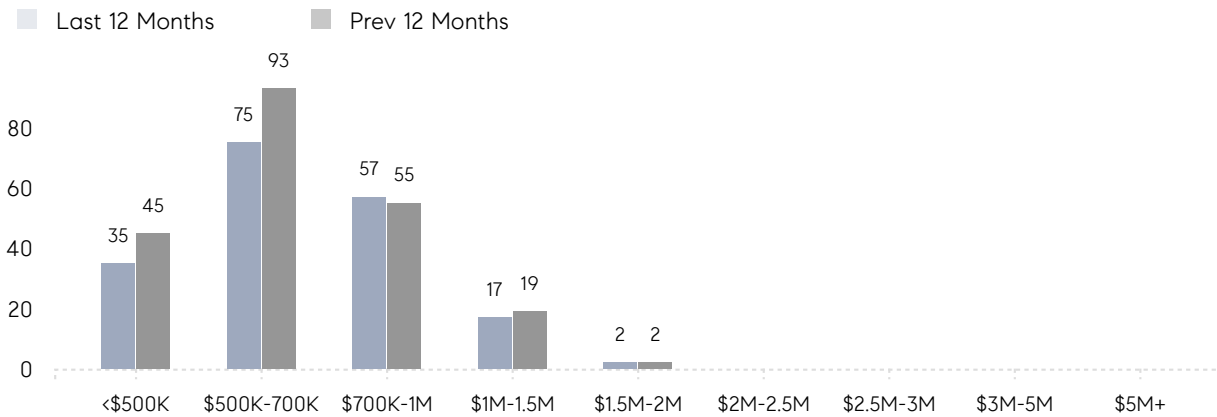
# Berkeley Heights

MAY 2023

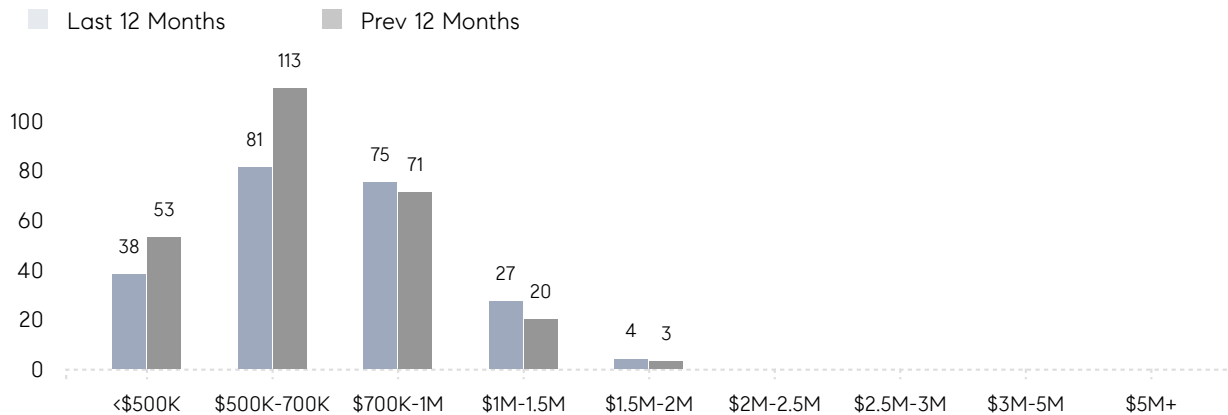
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Bernardsville Market Insights

# Bernardsville

MAY 2023

## UNDER CONTRACT

**11**  
Total  
Properties

**\$2.0M**  
Average  
Price

**\$625K**  
Median  
Price

**57%**  
Increase From  
May 2022

**165%**  
Increase From  
May 2022

**-25%**  
Decrease From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$672K**  
Average  
Price

**\$675K**  
Median  
Price

**-46%**  
Decrease From  
May 2022

**-23%**  
Decrease From  
May 2022

**-2%**  
Decrease From  
May 2022

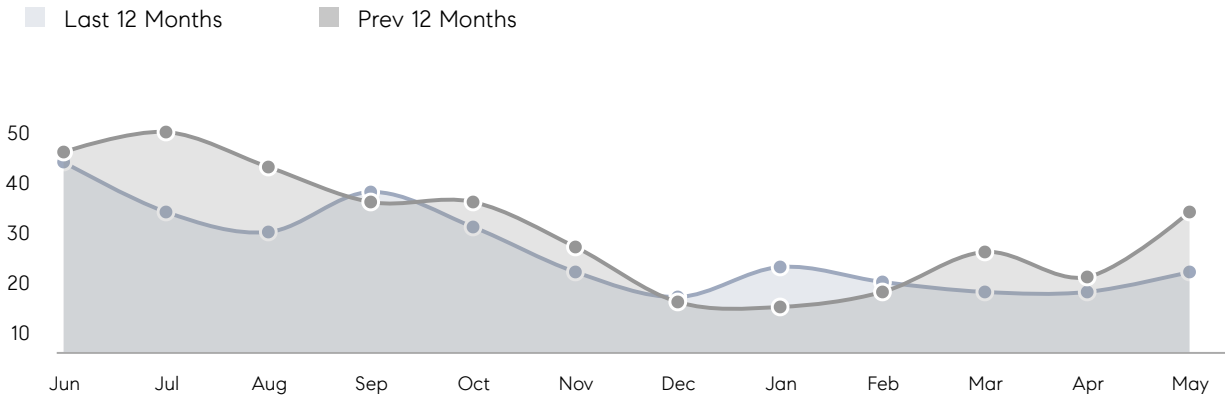
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 44        | 18        | 144%     |
|                | % OF ASKING PRICE  | 102%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$672,286 | \$871,556 | -22.9%   |
|                | # OF CONTRACTS     | 11        | 7         | 57.1%    |
|                | NEW LISTINGS       | 16        | 21        | -24%     |
| Houses         | AVERAGE DOM        | 51        | 17        | 200%     |
|                | % OF ASKING PRICE  | 102%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$824,000 | \$924,436 | -11%     |
|                | # OF CONTRACTS     | 10        | 6         | 67%      |
|                | NEW LISTINGS       | 15        | 21        | -29%     |
| Condo/Co-op/TH | AVERAGE DOM        | 27        | 29        | -7%      |
|                | % OF ASKING PRICE  | 102%      | 97%       |          |
|                | AVERAGE SOLD PRICE | \$293,000 | \$237,000 | 24%      |
|                | # OF CONTRACTS     | 1         | 1         | 0%       |
|                | NEW LISTINGS       | 1         | 0         | 0%       |

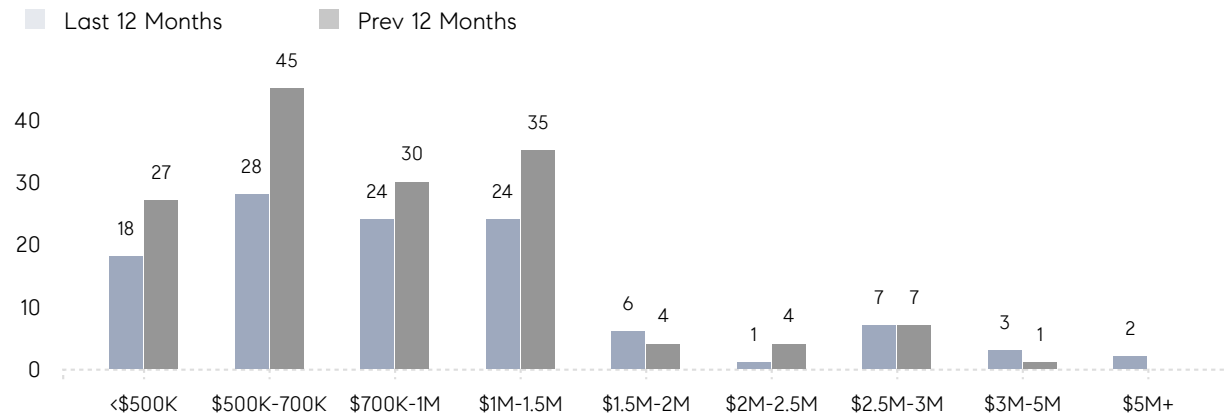
# Bernardsville

MAY 2023

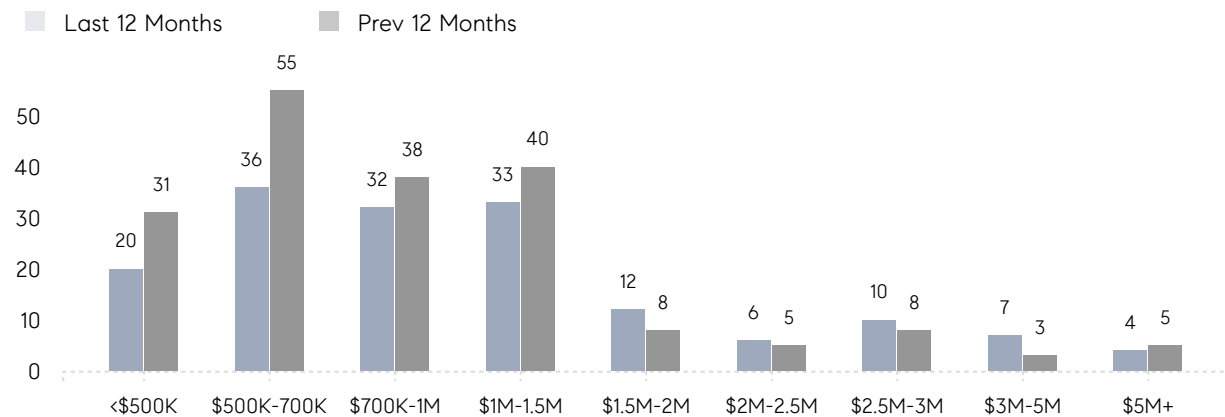
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Bloomfield Market Insights

# Bloomfield

MAY 2023

## UNDER CONTRACT

**43**  
Total  
Properties

**\$481K**  
Average  
Price

**\$475K**  
Median  
Price

**-26%**  
Decrease From  
May 2022

**17%**  
Increase From  
May 2022

**19%**  
Increase From  
May 2022

## UNITS SOLD

**25**  
Total  
Properties

**\$566K**  
Average  
Price

**\$580K**  
Median  
Price

**-19%**  
Decrease From  
May 2022

**12%**  
Increase From  
May 2022

**23%**  
Increase From  
May 2022

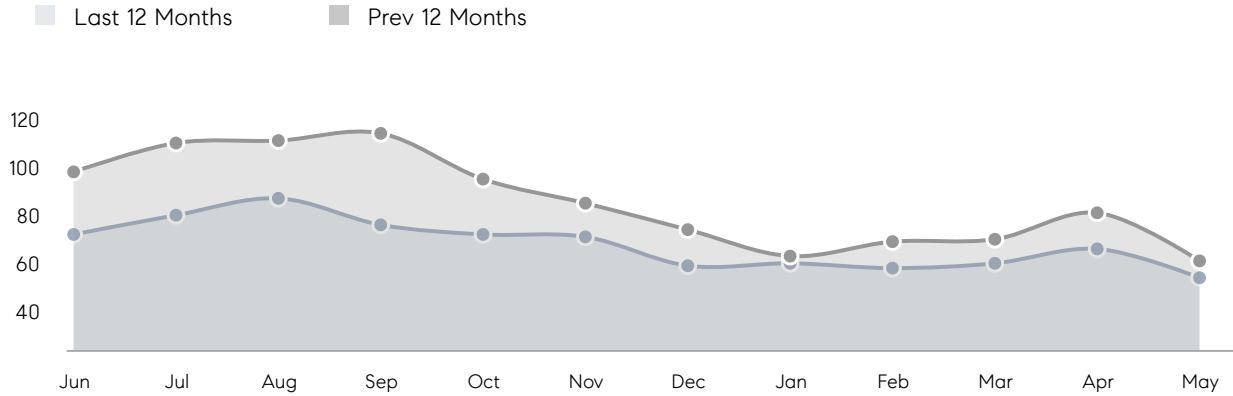
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 23        | 22        | 5%       |
|                | % OF ASKING PRICE  | 113%      | 112%      |          |
|                | AVERAGE SOLD PRICE | \$566,160 | \$503,400 | 12.5%    |
|                | # OF CONTRACTS     | 43        | 58        | -25.9%   |
|                | NEW LISTINGS       | 33        | 44        | -25%     |
| Houses         | AVERAGE DOM        | 25        | 21        | 19%      |
|                | % OF ASKING PRICE  | 111%      | 113%      |          |
|                | AVERAGE SOLD PRICE | \$624,714 | \$527,693 | 18%      |
|                | # OF CONTRACTS     | 40        | 43        | -7%      |
|                | NEW LISTINGS       | 28        | 36        | -22%     |
| Condo/Co-op/TH | AVERAGE DOM        | 12        | 27        | -56%     |
|                | % OF ASKING PRICE  | 121%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$258,750 | \$276,667 | -6%      |
|                | # OF CONTRACTS     | 3         | 15        | -80%     |
|                | NEW LISTINGS       | 5         | 8         | -37%     |

# Bloomfield

MAY 2023

## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Bogota Market Insights

# Bogota

MAY 2023

## UNDER CONTRACT

**3**  
Total  
Properties

**\$508K**  
Average  
Price

**\$425K**  
Median  
Price

**0%**  
Change From  
May 2022

**0%**  
Change From  
May 2022

**-16%**  
Decrease From  
May 2022

## UNITS SOLD

**6**  
Total  
Properties

**\$488K**  
Average  
Price

**\$490K**  
Median  
Price

**50%**  
Increase From  
May 2022

**-13%**  
Decrease From  
May 2022

**-10%**  
Decrease From  
May 2022

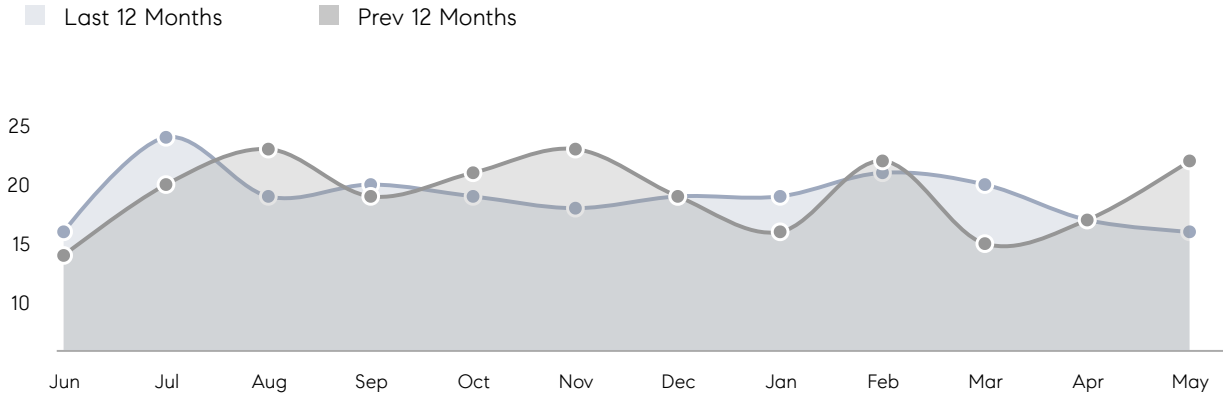
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 62        | 38        | 63%      |
|                | % OF ASKING PRICE  | 110%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$488,333 | \$564,000 | -13.4%   |
|                | # OF CONTRACTS     | 3         | 3         | 0.0%     |
|                | NEW LISTINGS       | 3         | 7         | -57%     |
| Houses         | AVERAGE DOM        | 62        | 38        | 63%      |
|                | % OF ASKING PRICE  | 110%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$488,333 | \$564,000 | -13%     |
|                | # OF CONTRACTS     | 3         | 3         | 0%       |
|                | 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%       |

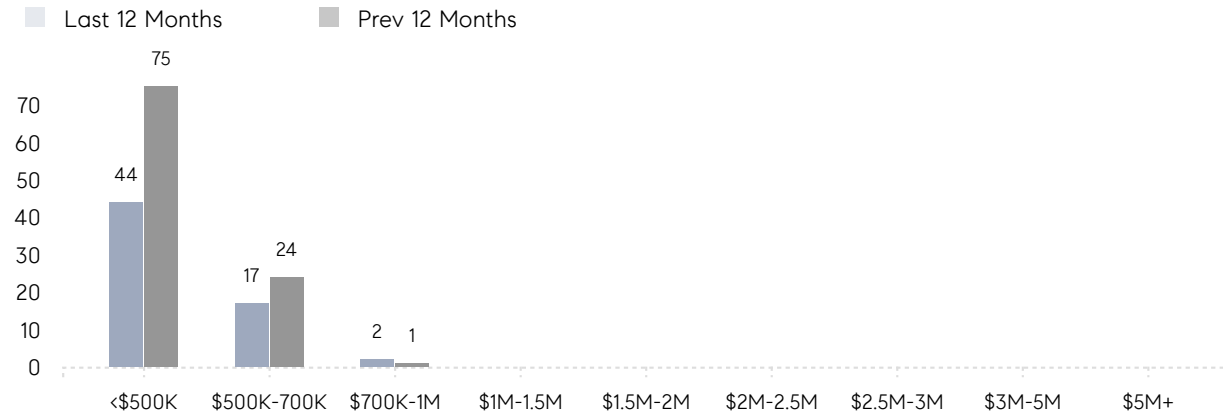
# Bogota

MAY 2023

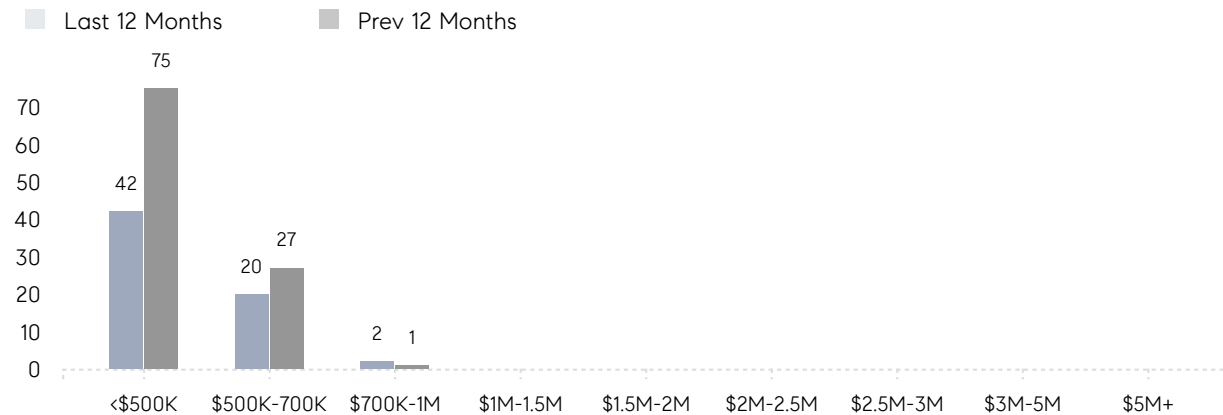
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Boonton Market Insights

# Boonton

MAY 2023

## UNDER CONTRACT

**11**  
Total  
Properties

**\$555K**  
Average  
Price

**\$589K**  
Median  
Price

**-15%**  
Decrease From  
May 2022

**4%**  
Increase From  
May 2022

**20%**  
Increase From  
May 2022

## UNITS SOLD

**2**  
Total  
Properties

**\$650K**  
Average  
Price

**\$650K**  
Median  
Price

**-67%**  
Decrease From  
May 2022

**13%**  
Increase From  
May 2022

**20%**  
Increase From  
May 2022

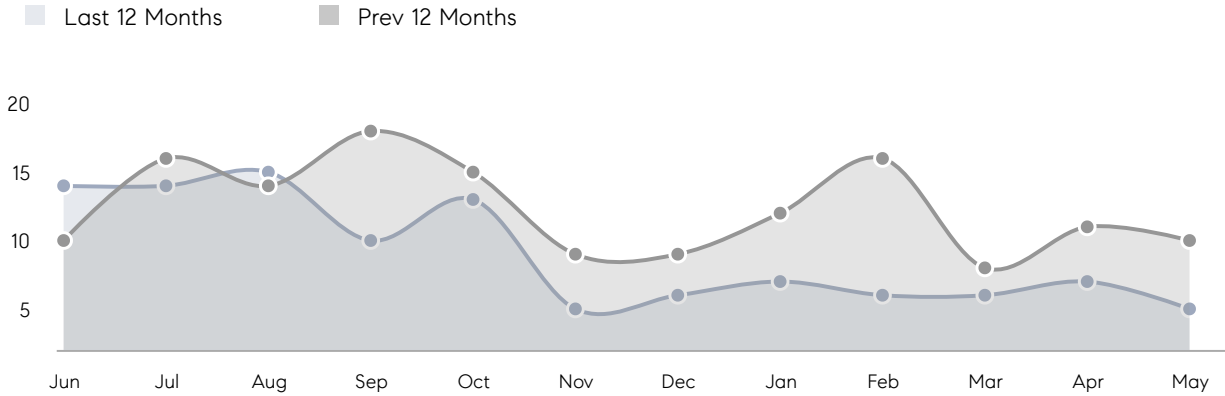
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 12        | 30        | -60%     |
|                | % OF ASKING PRICE  | 109%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$650,500 | \$573,583 | 13.4%    |
|                | # OF CONTRACTS     | 11        | 13        | -15.4%   |
|                | NEW LISTINGS       | 10        | 13        | -23%     |
| Houses         | AVERAGE DOM        | 12        | 30        | -60%     |
|                | % OF ASKING PRICE  | 109%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$650,500 | \$573,583 | 13%      |
|                | # OF CONTRACTS     | 10        | 13        | -23%     |
|                | NEW LISTINGS       | 9         | 12        | -25%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 1         | 0         | 0%       |
|                | NEW LISTINGS       | 1         | 1         | 0%       |

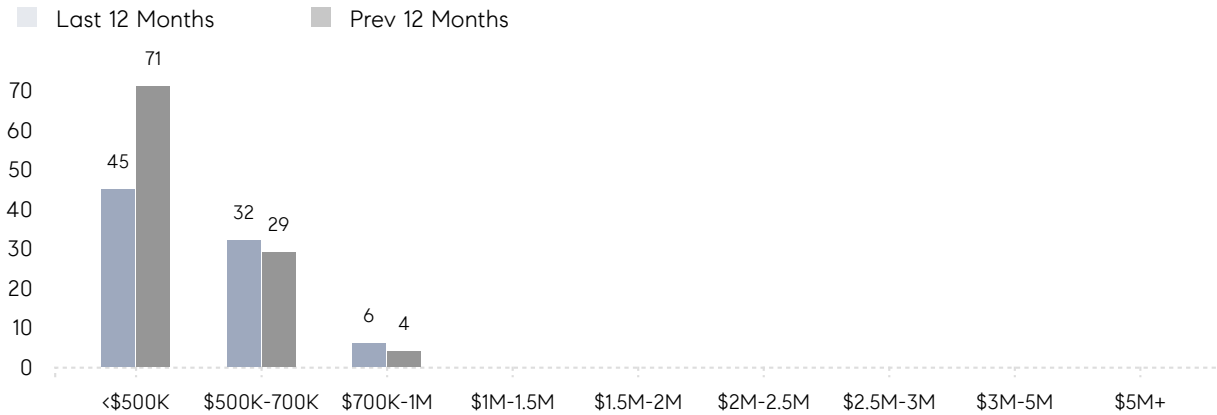
# Boonton

MAY 2023

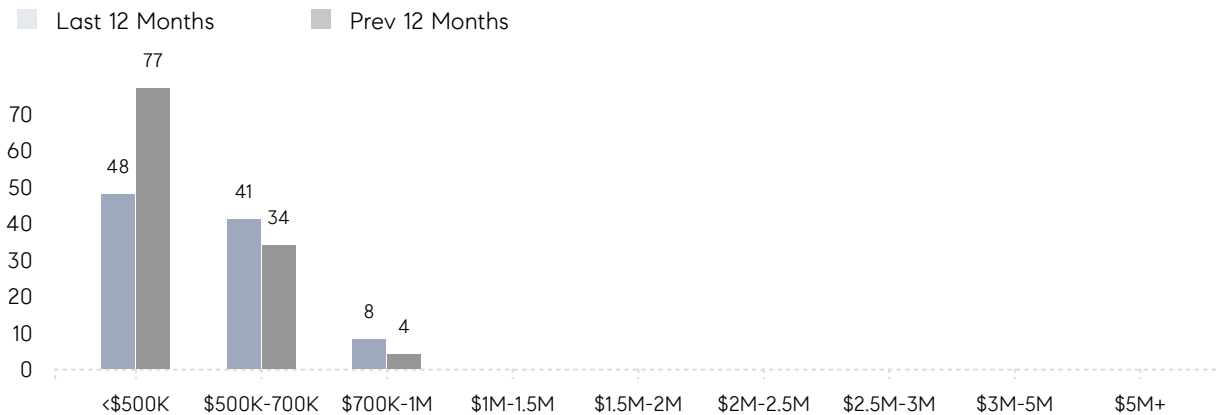
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Boonton Township Market Insights

# Boonton Township

MAY 2023

## UNDER CONTRACT

**4**  
Total  
Properties

**\$629K**  
Average  
Price

**\$597K**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**-17%**  
Decrease From  
May 2022

**10%**  
Increase From  
May 2022

## UNITS SOLD

**8**  
Total  
Properties

**\$783K**  
Average  
Price

**\$690K**  
Median  
Price

**167%**  
Increase From  
May 2022

**29%**  
Increase From  
May 2022

**2%**  
Increase From  
May 2022

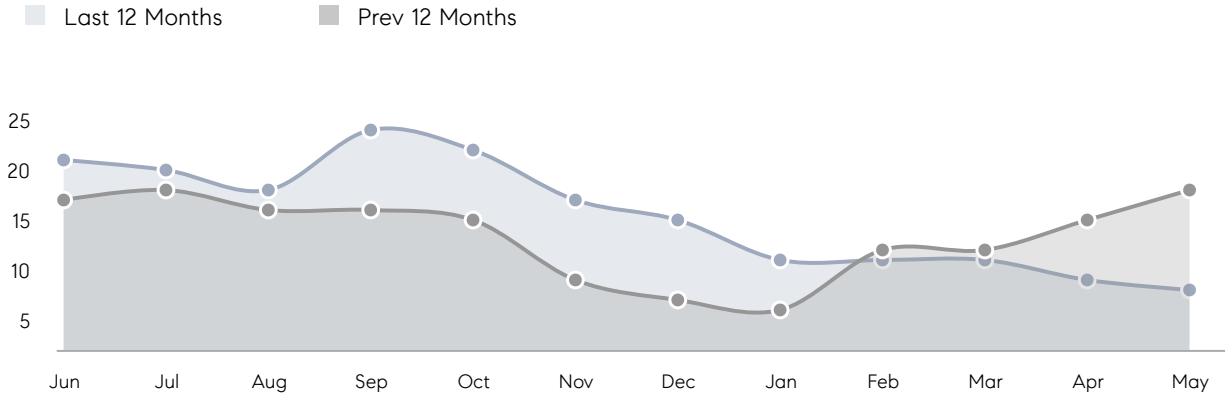
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 43        | 18        | 139%     |
|                | % OF ASKING PRICE  | 102%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$783,125 | \$609,333 | 28.5%    |
|                | # OF CONTRACTS     | 4         | 8         | -50.0%   |
|                | NEW LISTINGS       | 4         | 14        | -71%     |
| Houses         | AVERAGE DOM        | 48        | 18        | 167%     |
|                | % OF ASKING PRICE  | 102%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$801,429 | \$609,333 | 32%      |
|                | # OF CONTRACTS     | 3         | 8         | -62%     |
|                | NEW LISTINGS       | 3         | 13        | -77%     |
| Condo/Co-op/TH | AVERAGE DOM        | 8         | -         | -        |
|                | % OF ASKING PRICE  | 104%      | -         |          |
|                | AVERAGE SOLD PRICE | \$655,000 | -         | -        |
|                | # OF CONTRACTS     | 1         | 0         | 0%       |
|                | NEW LISTINGS       | 1         | 1         | 0%       |

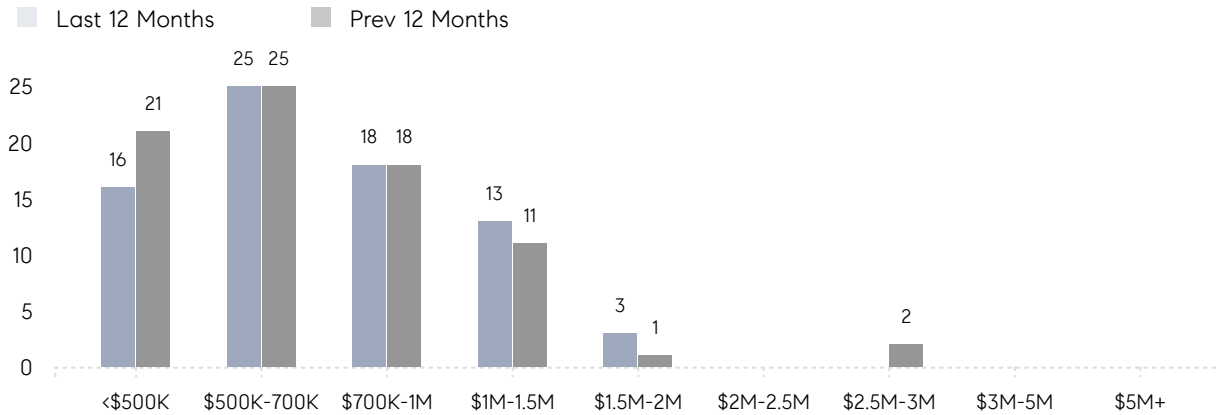
# Boonton Township

MAY 2023

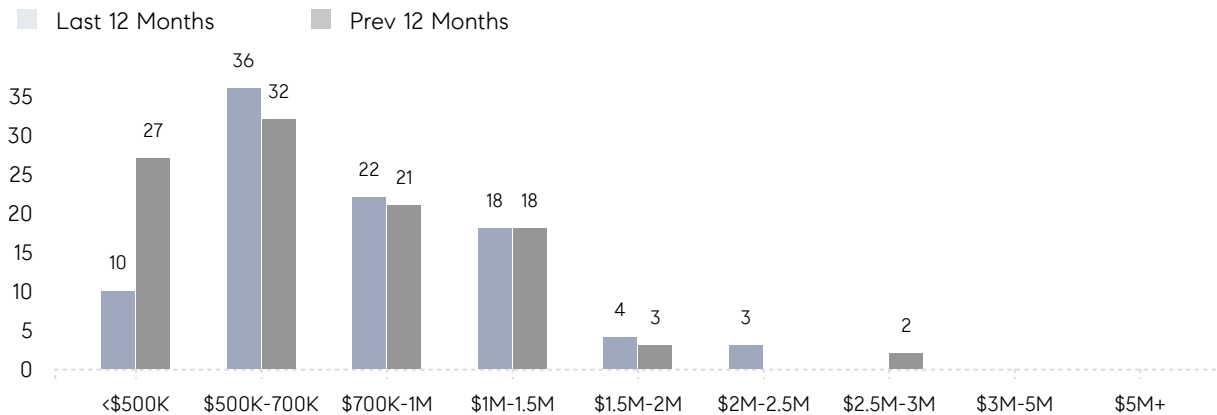
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



Compass New Jersey Market Report



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COMPASS

May 2023

# Branchburg Market Insights

# Branchburg

MAY 2023

## UNDER CONTRACT

**23**  
Total  
Properties

**\$585K**  
Average  
Price

**\$619K**  
Median  
Price

**28%**  
Increase From  
May 2022

**13%**  
Increase From  
May 2022

**19%**  
Increase From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$622K**  
Average  
Price

**\$640K**  
Median  
Price

**-74%**  
Decrease From  
May 2022

**20%**  
Increase From  
May 2022

**32%**  
Increase From  
May 2022

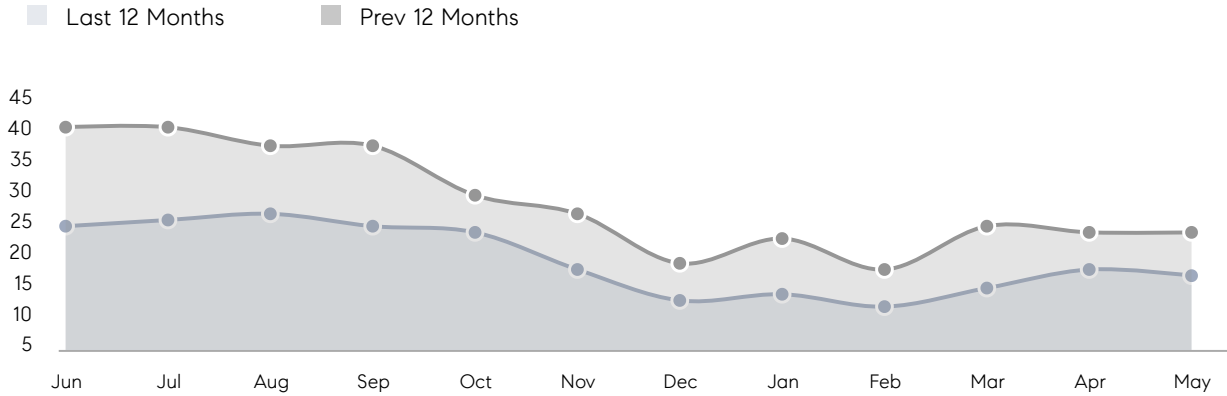
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 10        | 15        | -33%     |
|                | % OF ASKING PRICE  | 107%      | 109%      |          |
|                | AVERAGE SOLD PRICE | \$622,286 | \$517,056 | 20.4%    |
|                | # OF CONTRACTS     | 23        | 18        | 27.8%    |
|                | NEW LISTINGS       | 23        | 18        | 28%      |
| Houses         | AVERAGE DOM        | 11        | 15        | -27%     |
|                | % OF ASKING PRICE  | 104%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$690,200 | \$633,456 | 9%       |
|                | # OF CONTRACTS     | 17        | 11        | 55%      |
|                | NEW LISTINGS       | 19        | 14        | 36%      |
| Condo/Co-op/TH | AVERAGE DOM        | 7         | 14        | -50%     |
|                | % OF ASKING PRICE  | 115%      | 110%      |          |
|                | AVERAGE SOLD PRICE | \$452,500 | \$408,970 | 11%      |
|                | # OF CONTRACTS     | 6         | 7         | -14%     |
|                | NEW LISTINGS       | 4         | 4         | 0%       |

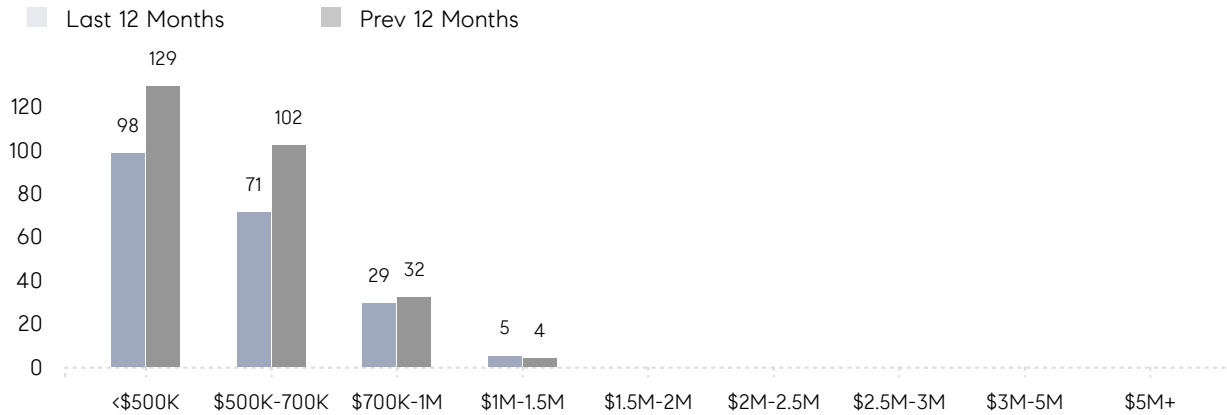
# Branchburg

MAY 2023

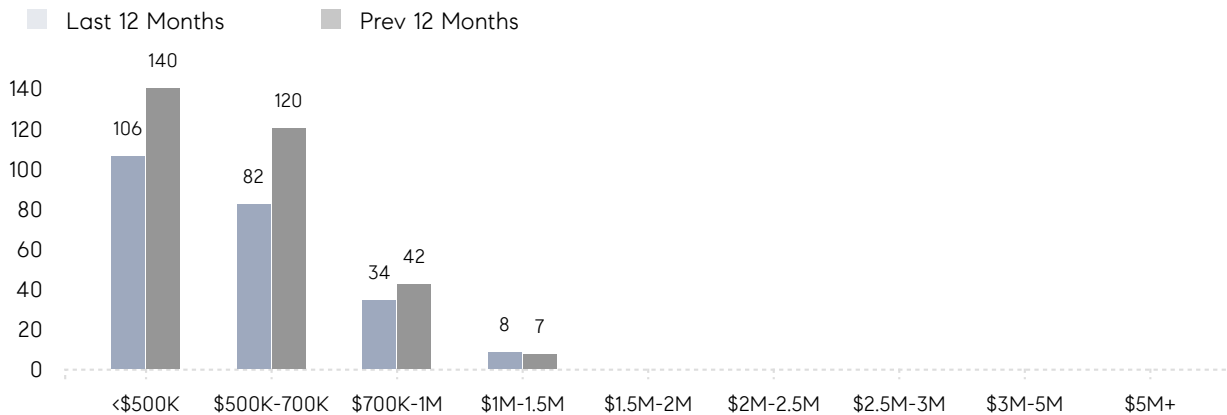
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Bridgewater Market Insights

# Bridgewater

MAY 2023

## UNDER CONTRACT

**41**  
Total  
Properties

**\$611K**  
Average  
Price

**\$550K**  
Median  
Price

**-32%**  
Decrease From  
May 2022

**1%**  
Increase From  
May 2022

**1%**  
Change From  
May 2022

## UNITS SOLD

**30**  
Total  
Properties

**\$634K**  
Average  
Price

**\$595K**  
Median  
Price

**-23%**  
Decrease From  
May 2022

**-6%**  
Decrease From  
May 2022

**-8%**  
Decrease From  
May 2022

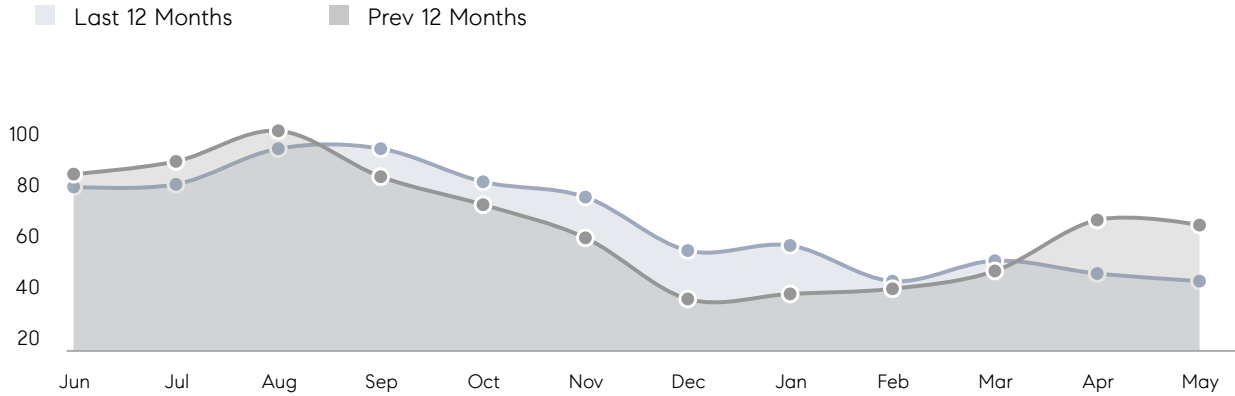
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 22        | 16        | 38%      |
|                | % OF ASKING PRICE  | 105%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$634,043 | \$672,416 | -5.7%    |
|                | # OF CONTRACTS     | 41        | 60        | -31.7%   |
|                | NEW LISTINGS       | 48        | 72        | -33%     |
| Houses         | AVERAGE DOM        | 25        | 16        | 56%      |
|                | % OF ASKING PRICE  | 106%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$745,634 | \$730,522 | 2%       |
|                | # OF CONTRACTS     | 29        | 46        | -37%     |
|                | NEW LISTINGS       | 31        | 54        | -43%     |
| Condo/Co-op/TH | AVERAGE DOM        | 14        | 22        | -36%     |
|                | % OF ASKING PRICE  | 104%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$410,862 | \$352,833 | 16%      |
|                | # OF CONTRACTS     | 12        | 14        | -14%     |
|                | NEW LISTINGS       | 17        | 18        | -6%      |

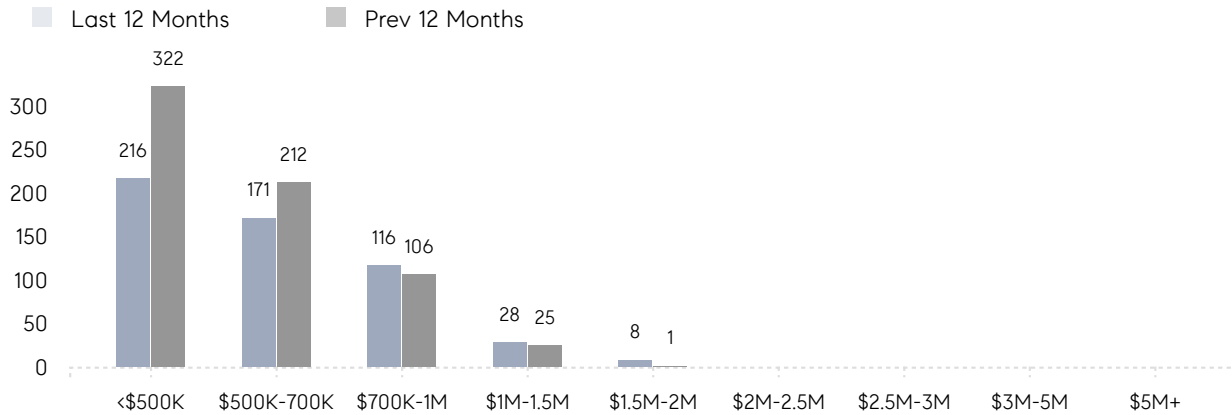
# Bridgewater

MAY 2023

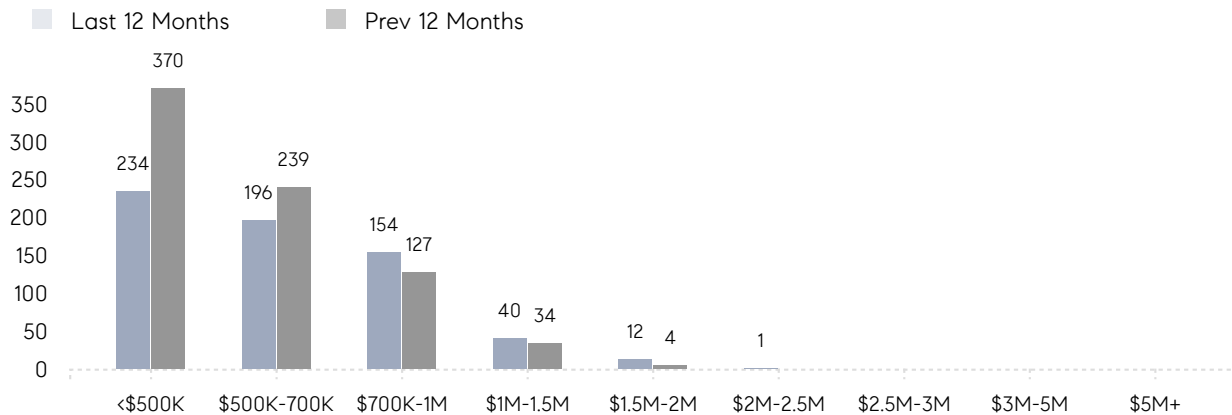
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Byram Market Insights

# Byram

MAY 2023

## UNDER CONTRACT

**1** **\$450K** **\$450K**  
 Total Average Median  
 Properties Price Price

**-91%** **3%** **5%**  
 Decrease From Increase From Increase From  
 May 2022 May 2022 May 2022

## UNITS SOLD

**0** - -  
 Total Average Median  
 Properties Price Price

**0%** - -  
 Change From Change From Change From  
 May 2022 May 2022 May 2022

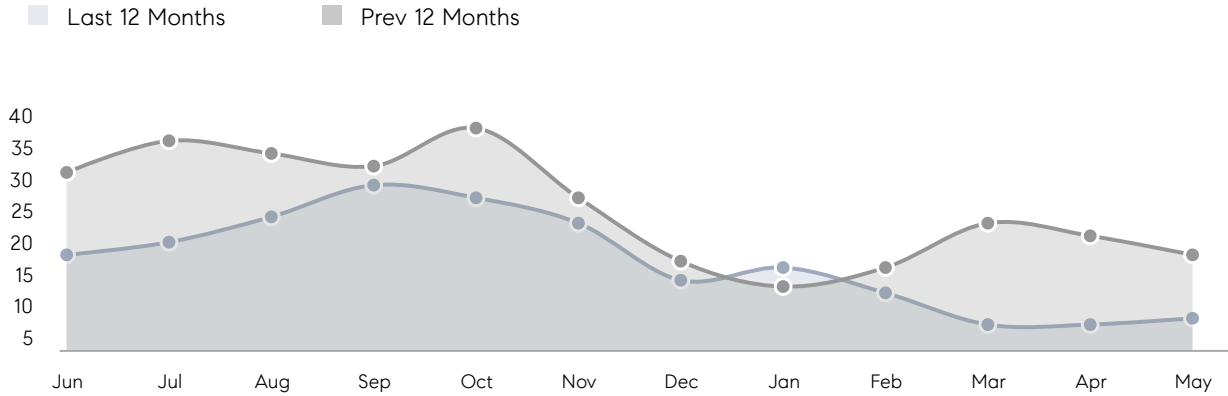
## Property Statistics

|                |                    | May 2023 | May 2022  | % Change |
|----------------|--------------------|----------|-----------|----------|
| Overall        | AVERAGE DOM        | -        | 34        | -        |
|                | % OF ASKING PRICE  | -        | 109%      |          |
|                | AVERAGE SOLD PRICE | -        | \$476,300 | -        |
|                | # OF CONTRACTS     | 1        | 11        | -90.9%   |
|                | NEW LISTINGS       | 2        | 10        | -80%     |
| Houses         | AVERAGE DOM        | -        | 34        | -        |
|                | % OF ASKING PRICE  | -        | 109%      |          |
|                | AVERAGE SOLD PRICE | -        | \$476,300 | -        |
|                | # OF CONTRACTS     | 1        | 11        | -91%     |
|                | NEW LISTINGS       | 2        | 10        | -80%     |
| Condo/Co-op/TH | AVERAGE DOM        | -        | -         | -        |
|                | % OF ASKING PRICE  | -        | -         |          |
|                | AVERAGE SOLD PRICE | -        | -         | -        |
|                | # OF CONTRACTS     | 0        | 0         | 0%       |
|                | NEW LISTINGS       | 0        | 0         | 0%       |

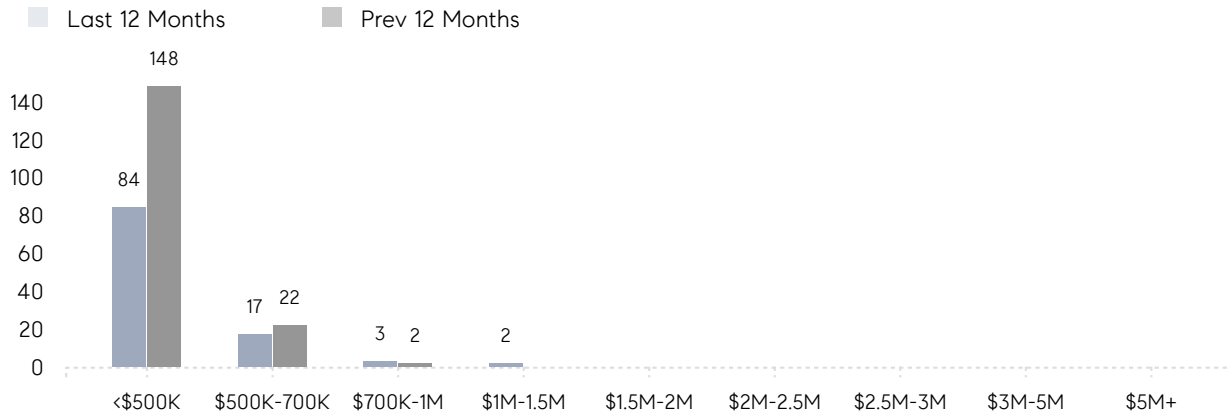
# Byram

MAY 2023

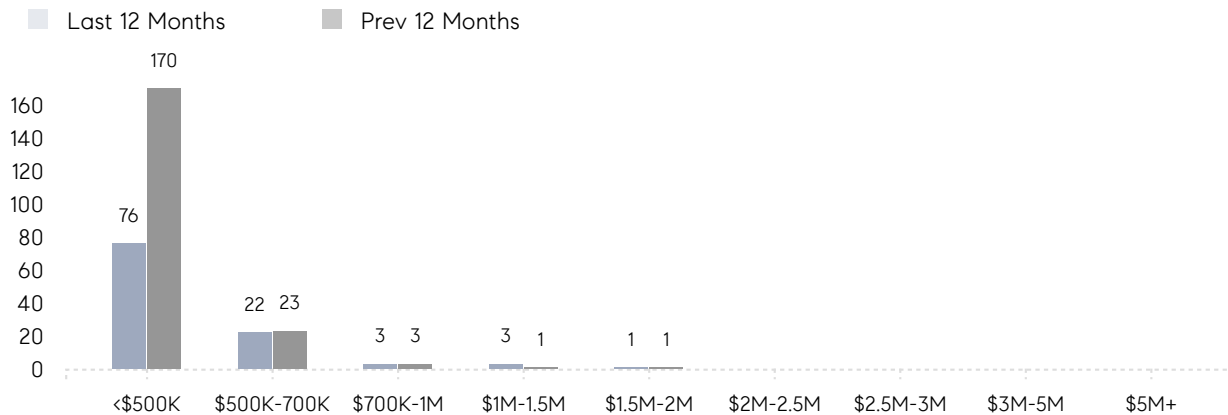
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Caldwell Market Insights

# Caldwell

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>9</b>               | <b>\$459K</b>          | <b>\$425K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-18%</b>            | <b>-16%</b>            | <b>-27%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                      |                        |                        |
|----------------------|------------------------|------------------------|
| <b>6</b>             | <b>\$595K</b>          | <b>\$625K</b>          |
| Total Properties     | Average Price          | Median Price           |
| <b>0%</b>            | <b>74%</b>             | <b>91%</b>             |
| Change From May 2022 | Increase From May 2022 | Increase From May 2022 |

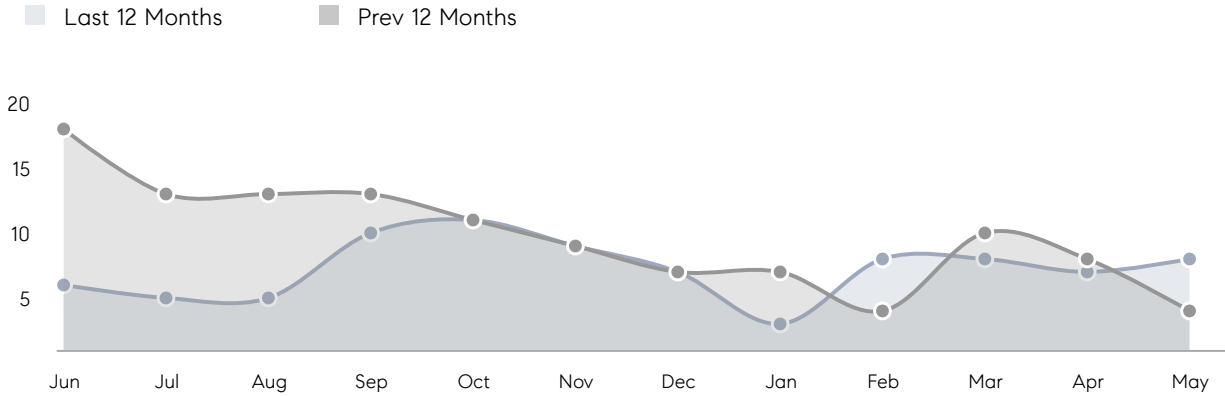
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 21        | 14        | 50%      |
|                | % OF ASKING PRICE  | 104%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$595,417 | \$341,333 | 74.4%    |
|                | # OF CONTRACTS     | 9         | 11        | -18.2%   |
|                | NEW LISTINGS       | 11        | 8         | 38%      |
| Houses         | AVERAGE DOM        | 12        | 9         | 33%      |
|                | % OF ASKING PRICE  | 106%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$650,000 | \$473,500 | 37%      |
|                | # OF CONTRACTS     | 2         | 10        | -80%     |
|                | NEW LISTINGS       | 4         | 7         | -43%     |
| Condo/Co-op/TH | AVERAGE DOM        | 30        | 16        | 88%      |
|                | % OF ASKING PRICE  | 102%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$540,833 | \$275,250 | 96%      |
|                | # OF CONTRACTS     | 7         | 1         | 600%     |
|                | NEW LISTINGS       | 7         | 1         | 600%     |

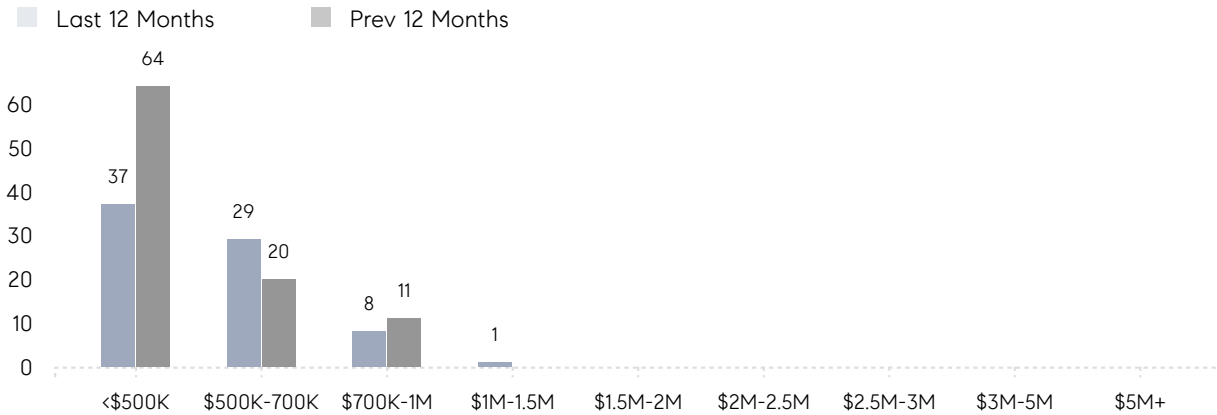
# Caldwell

MAY 2023

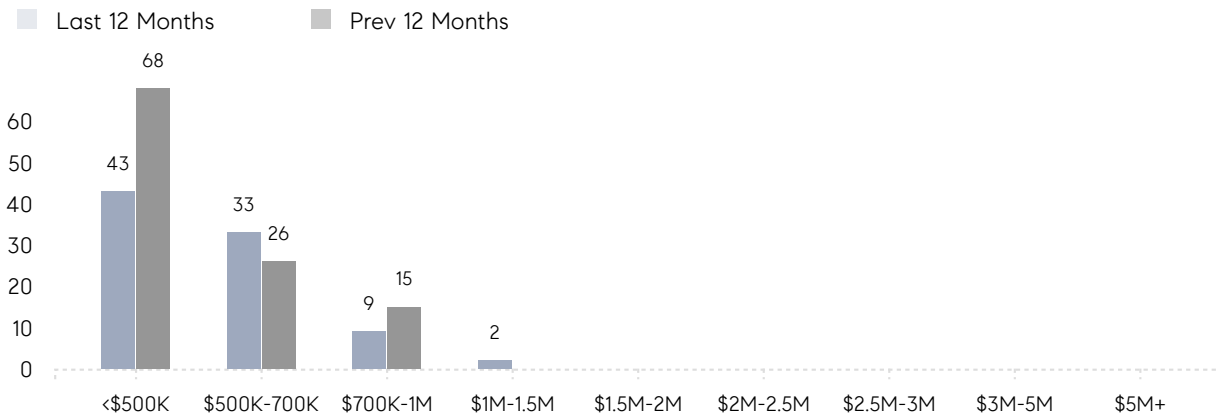
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Carlstadt Market Insights

# Carlstadt

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>4</b>               | <b>\$566K</b>          | <b>\$599K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>33%</b>             | <b>-17%</b>            | <b>-20%</b>            |
| Increase From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>3</b>             | <b>\$521K</b>        | <b>\$483K</b>        |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | <b>-</b>             | <b>-</b>             |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

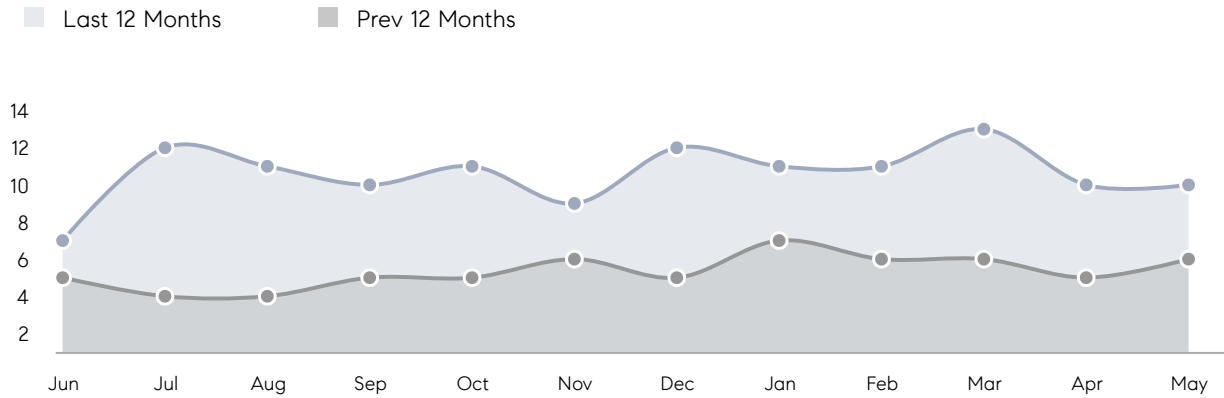
## Property Statistics

|                |                    | May 2023  | May 2022 | % Change |
|----------------|--------------------|-----------|----------|----------|
| Overall        | AVERAGE DOM        | 90        | -        | -        |
|                | % OF ASKING PRICE  | 100%      | -        | -        |
|                | AVERAGE SOLD PRICE | \$521,000 | -        | -        |
|                | # OF CONTRACTS     | 4         | 3        | 33.3%    |
|                | NEW LISTINGS       | 4         | 5        | -20%     |
| Houses         | AVERAGE DOM        | 90        | -        | -        |
|                | % OF ASKING PRICE  | 100%      | -        | -        |
|                | AVERAGE SOLD PRICE | \$521,000 | -        | -        |
|                | # OF CONTRACTS     | 4         | 3        | 33%      |
|                | NEW LISTINGS       | 4         | 4        | 0%       |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -        | -        |
|                | % OF ASKING PRICE  | -         | -        | -        |
|                | AVERAGE SOLD PRICE | -         | -        | -        |
|                | # OF CONTRACTS     | 0         | 0        | 0%       |
|                | NEW LISTINGS       | 0         | 1        | 0%       |

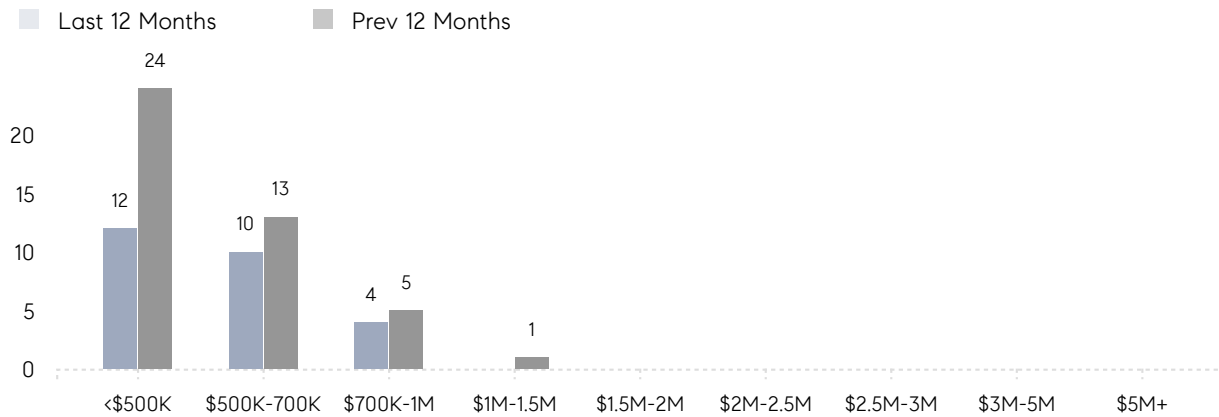
# Carlstadt

MAY 2023

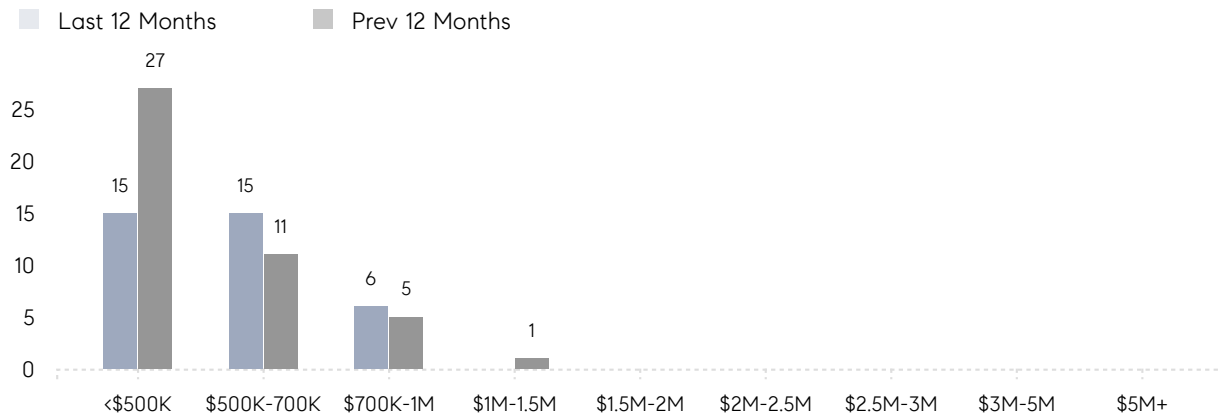
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Cedar Grove Market Insights

# Cedar Grove

MAY 2023

## UNDER CONTRACT

**13**  
Total  
Properties

**\$1.4M**  
Average  
Price

**\$679K**  
Median  
Price

**-19%**  
Decrease From  
May 2022

**133%**  
Increase From  
May 2022

**14%**  
Increase From  
May 2022

## UNITS SOLD

**3**  
Total  
Properties

**\$610K**  
Average  
Price

**\$571K**  
Median  
Price

**-62%**  
Decrease From  
May 2022

**-20%**  
Decrease From  
May 2022

**-10%**  
Decrease From  
May 2022

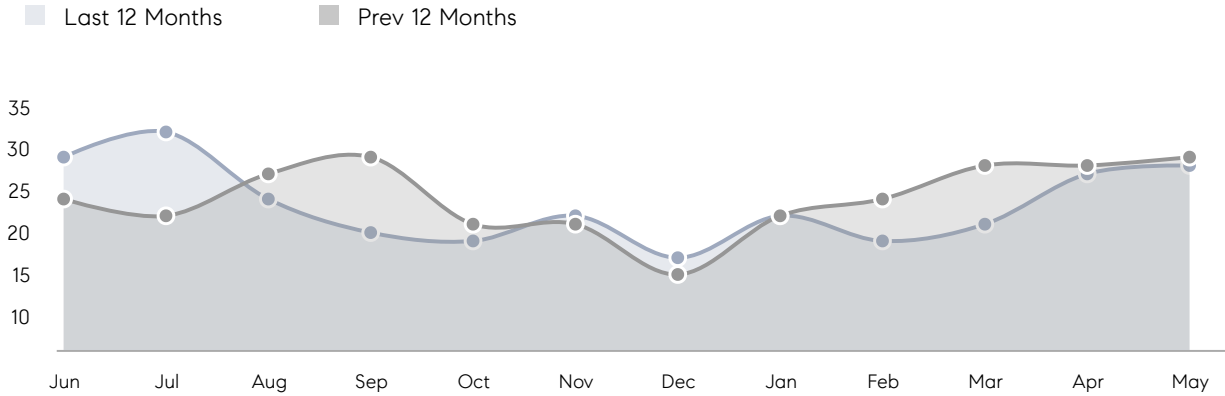
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 16        | 36        | -56%     |
|                | % OF ASKING PRICE  | 111%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$610,333 | \$762,625 | -20.0%   |
|                | # OF CONTRACTS     | 13        | 16        | -18.7%   |
|                | NEW LISTINGS       | 18        | 22        | -18%     |
| Houses         | AVERAGE DOM        | 16        | 42        | -62%     |
|                | % OF ASKING PRICE  | 111%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$610,333 | \$933,333 | -35%     |
|                | # OF CONTRACTS     | 11        | 11        | 0%       |
|                | NEW LISTINGS       | 15        | 16        | -6%      |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 31        | -        |
|                | % OF ASKING PRICE  | -         | 105%      |          |
|                | AVERAGE SOLD PRICE | -         | \$660,200 | -        |
|                | # OF CONTRACTS     | 2         | 5         | -60%     |
|                | NEW LISTINGS       | 3         | 6         | -50%     |

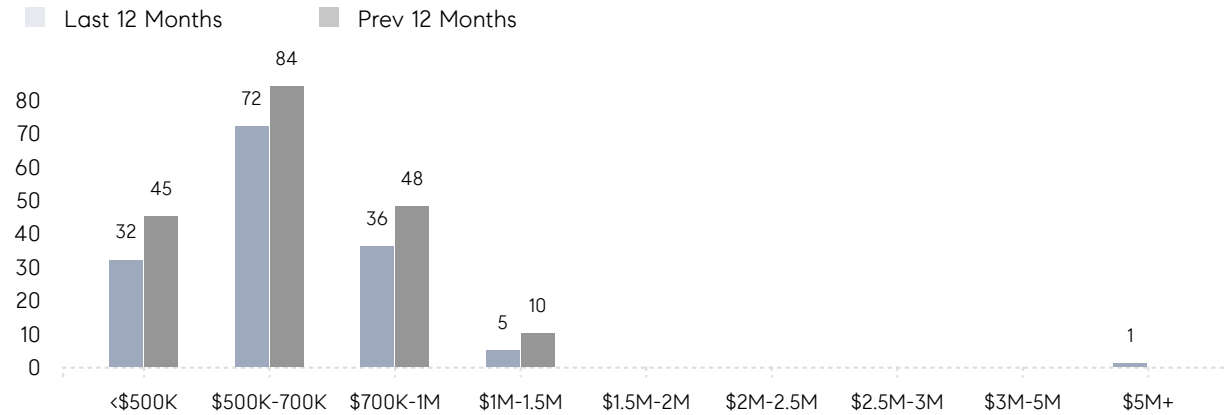
# Cedar Grove

MAY 2023

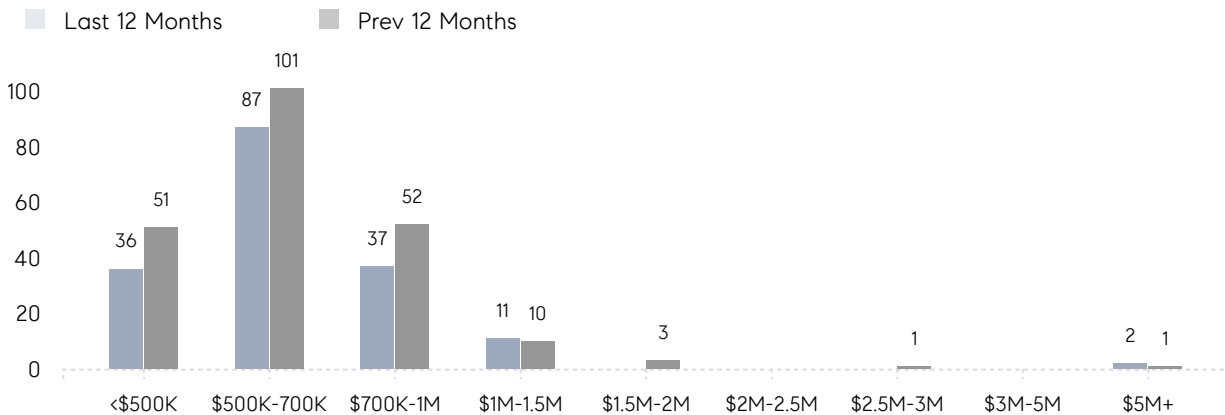
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Cedar Knolls Market Insights

# Cedar Knolls

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>4</b>               | <b>\$434K</b>          | <b>\$404K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-50%</b>            | <b>-28%</b>            | <b>-31%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | <b>-</b>             | <b>-</b>             |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | <b>-</b>             | <b>-</b>             |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

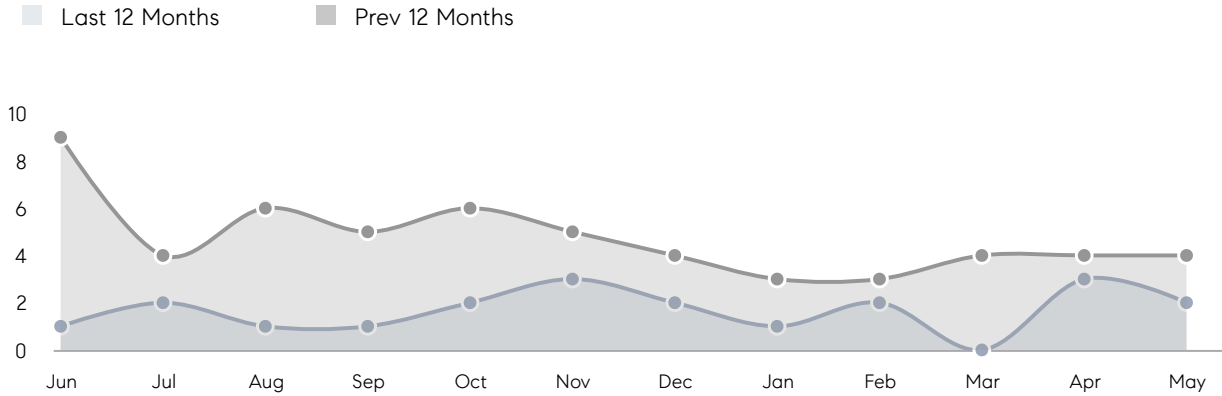
## Property Statistics

|                |                    | May 2023 | May 2022  | % Change |
|----------------|--------------------|----------|-----------|----------|
| Overall        | AVERAGE DOM        | -        | 17        | -        |
|                | % OF ASKING PRICE  | -        | 104%      |          |
|                | AVERAGE SOLD PRICE | -        | \$724,571 | -        |
|                | # OF CONTRACTS     | 4        | 8         | -50.0%   |
|                | NEW LISTINGS       | 3        | 9         | -67%     |
| Houses         | AVERAGE DOM        | -        | 15        | -        |
|                | % OF ASKING PRICE  | -        | 106%      |          |
|                | AVERAGE SOLD PRICE | -        | \$779,833 | -        |
|                | # OF CONTRACTS     | 3        | 5         | -40%     |
|                | NEW LISTINGS       | 2        | 6         | -67%     |
| Condo/Co-op/TH | AVERAGE DOM        | -        | 29        | -        |
|                | % OF ASKING PRICE  | -        | 95%       |          |
|                | AVERAGE SOLD PRICE | -        | \$393,000 | -        |
|                | # OF CONTRACTS     | 1        | 3         | -67%     |
|                | NEW LISTINGS       | 1        | 3         | -67%     |

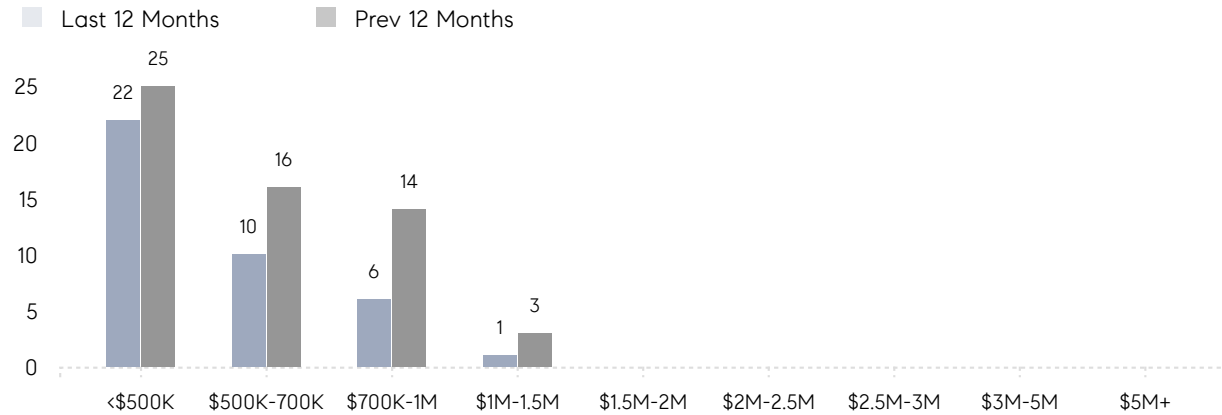
# Cedar Knolls

MAY 2023

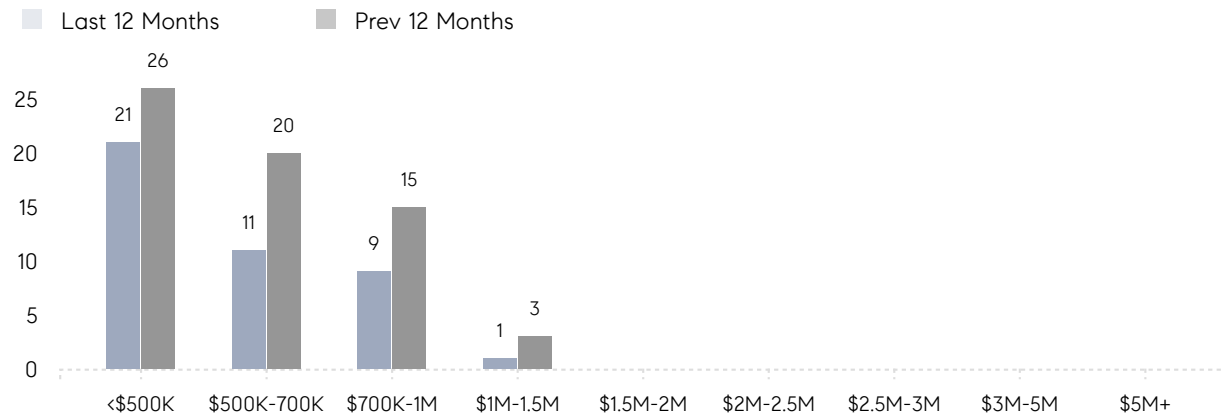
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Chatham Borough Market Insights

# Chatham Borough

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>10</b>              | <b>\$1.1M</b>          | <b>\$1.1M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-23%</b>            | <b>16%</b>             | <b>34%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>6</b>               | <b>\$1.3M</b>          | <b>\$907K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-54%</b>            | <b>8%</b>              | <b>-19%</b>            |
| Decrease From May 2022 | Increase From May 2022 | Decrease From May 2022 |

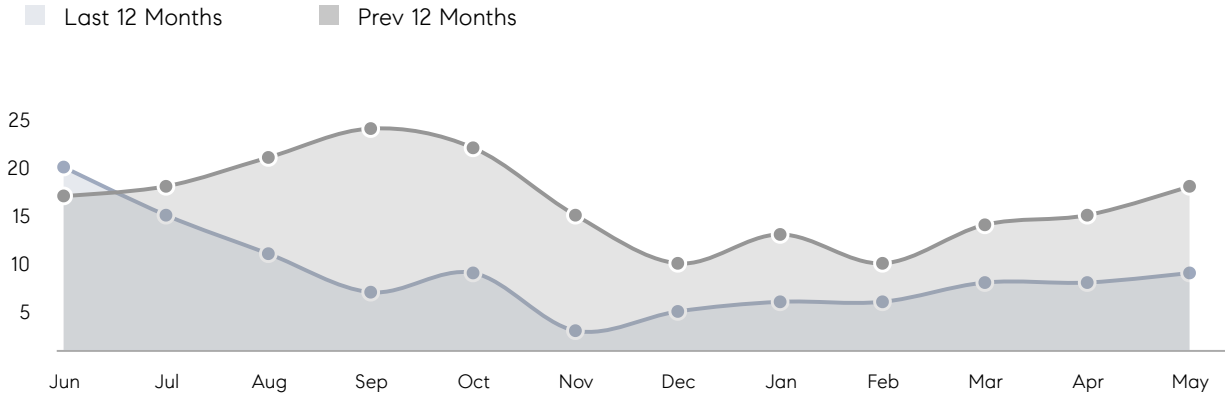
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 40          | 36          | 11%      |
|                | % OF ASKING PRICE  | 104%        | 108%        |          |
|                | AVERAGE SOLD PRICE | \$1,364,442 | \$1,269,181 | 7.5%     |
|                | # OF CONTRACTS     | 10          | 13          | -23.1%   |
|                | NEW LISTINGS       | 15          | 18          | -17%     |
| Houses         | AVERAGE DOM        | 40          | 36          | 11%      |
|                | % OF ASKING PRICE  | 104%        | 108%        |          |
|                | AVERAGE SOLD PRICE | \$1,364,442 | \$1,269,181 | 8%       |
|                | # OF CONTRACTS     | 8           | 13          | -38%     |
|                | NEW LISTINGS       | 14          | 18          | -22%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -           | -        |
|                | % OF ASKING PRICE  | -           | -           |          |
|                | AVERAGE SOLD PRICE | -           | -           | -        |
|                | # OF CONTRACTS     | 2           | 0           | 0%       |
|                | NEW LISTINGS       | 1           | 0           | 0%       |

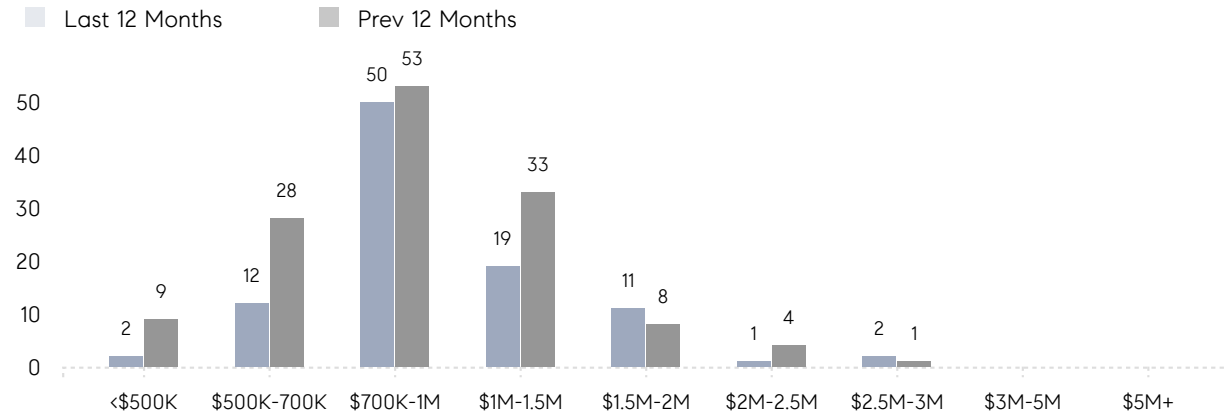
# Chatham Borough

MAY 2023

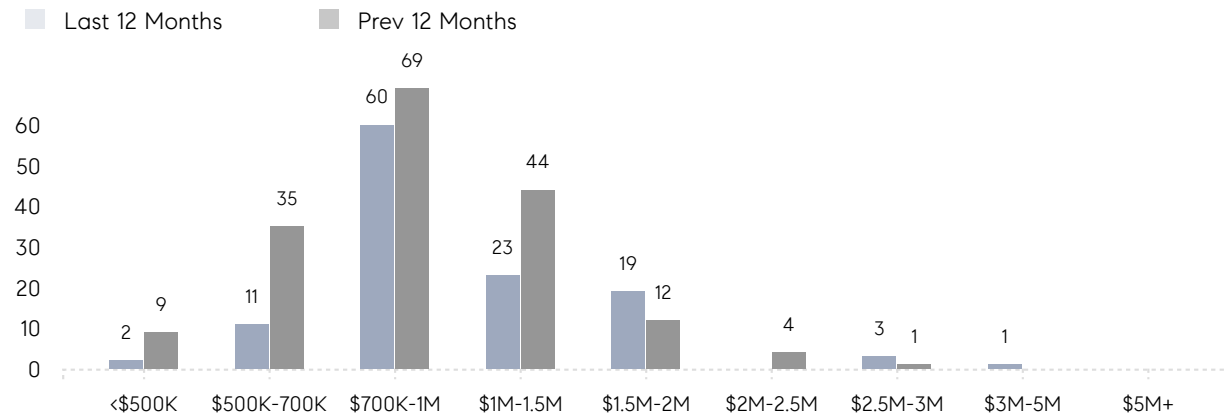
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Chatham Township Market Insights

# Chatham Township

MAY 2023

## UNDER CONTRACT

**25**  
Total  
Properties

**\$1.2M**  
Average  
Price

**\$1.0M**  
Median  
Price

**25%**  
Increase From  
May 2022

**-1%**  
Change From  
May 2022

**-19%**  
Decrease From  
May 2022

## UNITS SOLD

**12**  
Total  
Properties

**\$1.6M**  
Average  
Price

**\$1.5M**  
Median  
Price

**-14%**  
Decrease From  
May 2022

**3%**  
Increase From  
May 2022

**0%**  
Change From  
May 2022

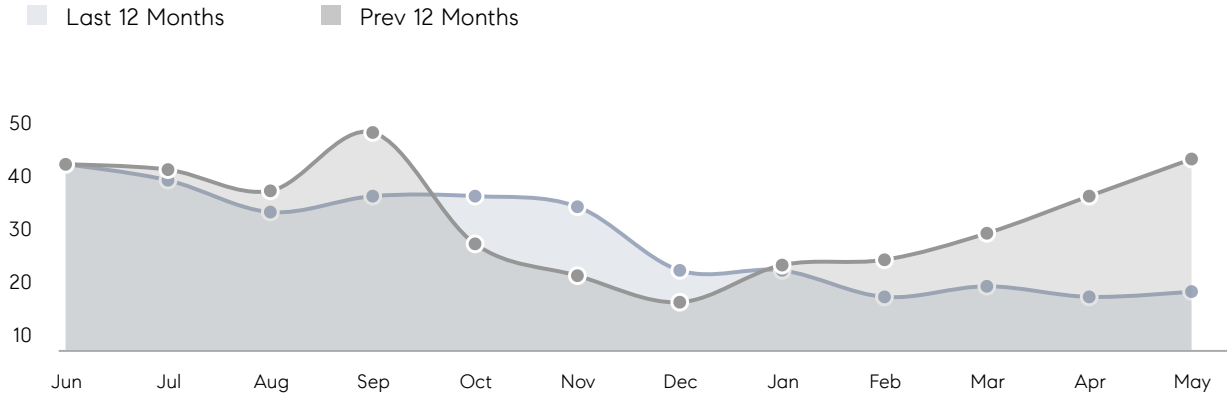
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 34          | 24          | 42%      |
|                | % OF ASKING PRICE  | 107%        | 104%        |          |
|                | AVERAGE SOLD PRICE | \$1,614,038 | \$1,566,136 | 3.1%     |
|                | # OF CONTRACTS     | 25          | 20          | 25.0%    |
|                | NEW LISTINGS       | 27          | 31          | -13%     |
| Houses         | AVERAGE DOM        | 42          | 23          | 83%      |
|                | % OF ASKING PRICE  | 108%        | 104%        |          |
|                | AVERAGE SOLD PRICE | \$2,023,913 | \$1,787,167 | 13%      |
|                | # OF CONTRACTS     | 18          | 14          | 29%      |
|                | NEW LISTINGS       | 22          | 20          | 10%      |
| Condo/Co-op/TH | AVERAGE DOM        | 17          | 27          | -37%     |
|                | % OF ASKING PRICE  | 106%        | 100%        |          |
|                | AVERAGE SOLD PRICE | \$794,290   | \$239,950   | 231%     |
|                | # OF CONTRACTS     | 7           | 6           | 17%      |
|                | NEW LISTINGS       | 5           | 11          | -55%     |

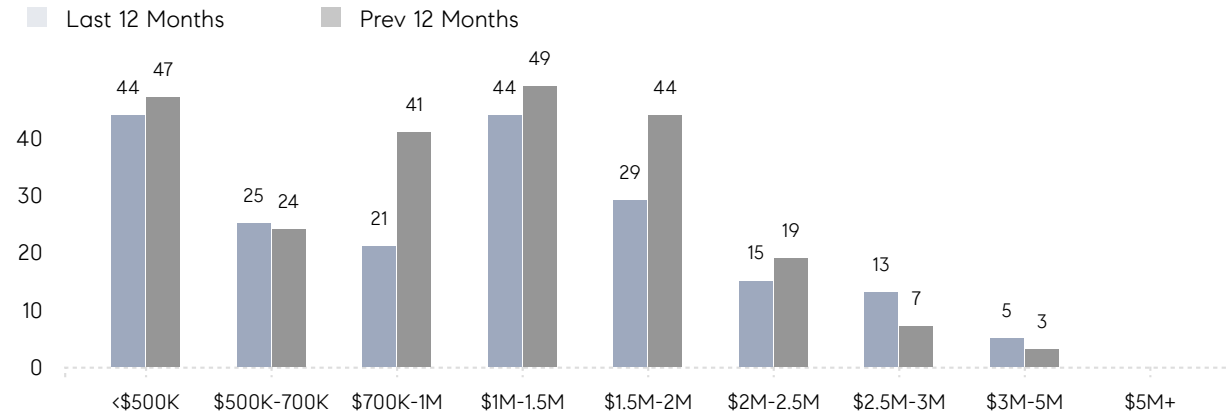
# Chatham Township

MAY 2023

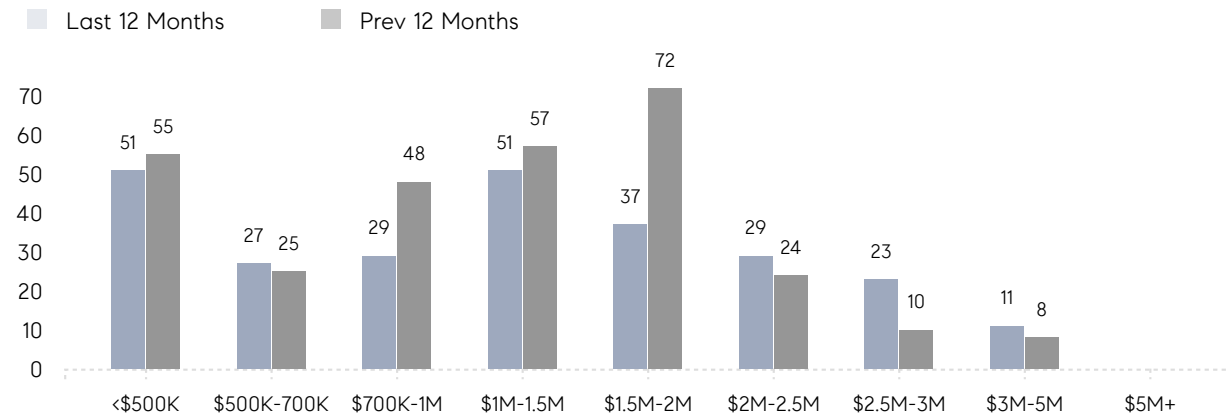
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Chester Borough Market Insights

# Chester Borough

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>2</b>               | <b>\$804K</b>          | <b>\$804K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-50%</b>            | <b>-10%</b>            | <b>-15%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>3</b>               | <b>\$835K</b>          | <b>\$820K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-25%</b>            | <b>21%</b>             | <b>32%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

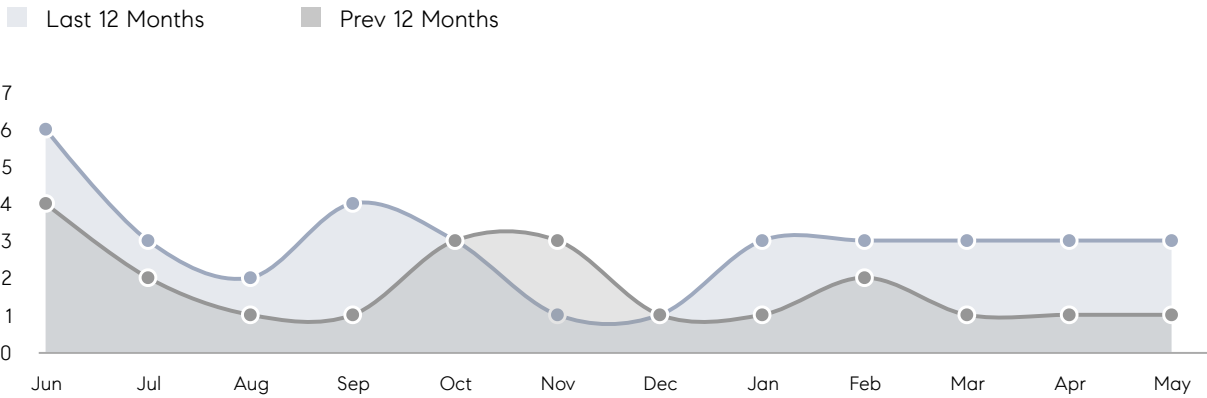
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 14        | 13        | 8%       |
|                | % OF ASKING PRICE  | 104%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$835,000 | \$688,250 | 21.3%    |
|                | # OF CONTRACTS     | 2         | 4         | -50.0%   |
|                | NEW LISTINGS       | 2         | 4         | -50%     |
| Houses         | AVERAGE DOM        | 14        | 13        | 8%       |
|                | % OF ASKING PRICE  | 104%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$835,000 | \$688,250 | 21%      |
|                | # OF CONTRACTS     | 2         | 3         | -33%     |
|                | NEW LISTINGS       | 2         | 3         | -33%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 1         | 0%       |
|                | NEW LISTINGS       | 0         | 1         | 0%       |

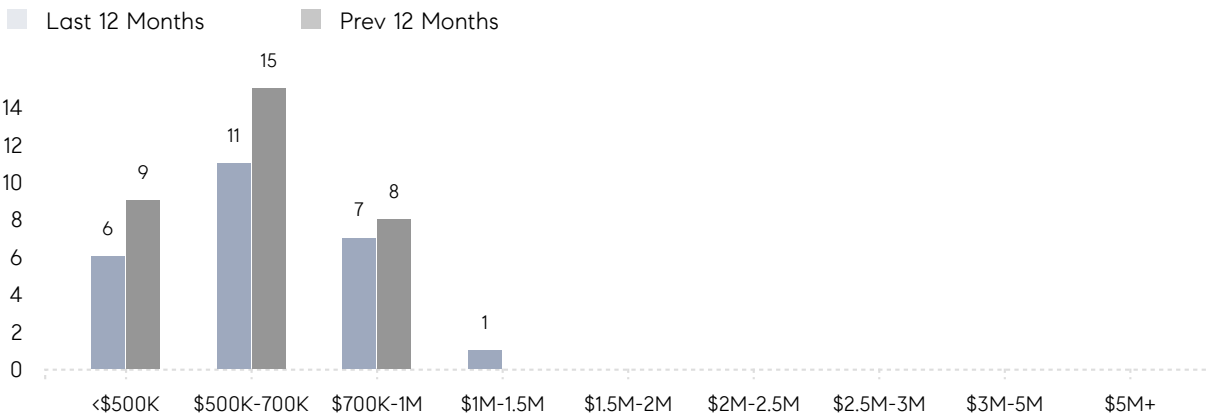
# Chester Borough

MAY 2023

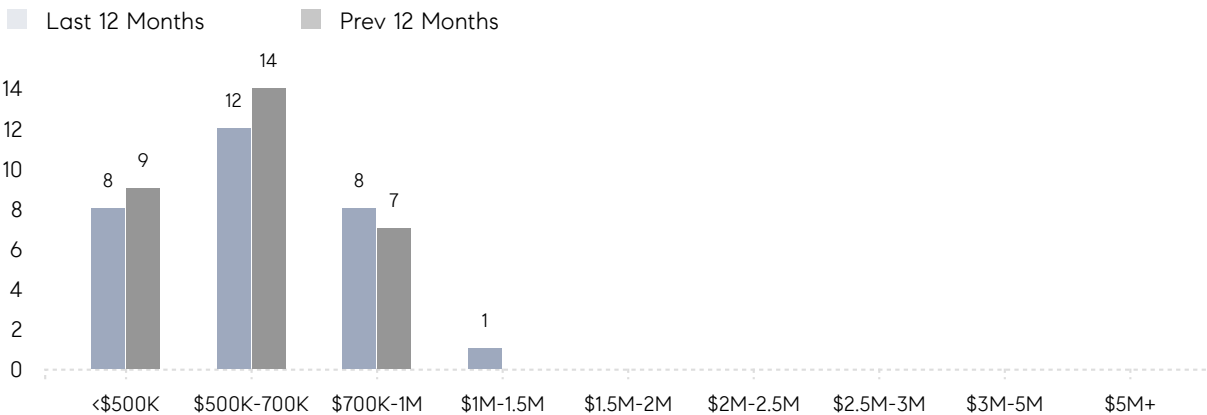
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Chester Township Market Insights

# Chester Township

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>10</b>              | <b>\$1.2M</b>          | <b>\$1.1M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-44%</b>            | <b>43%</b>             | <b>65%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>4</b>               | <b>\$1.1M</b>          | <b>\$1.0M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-43%</b>            | <b>15%</b>             | <b>15%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

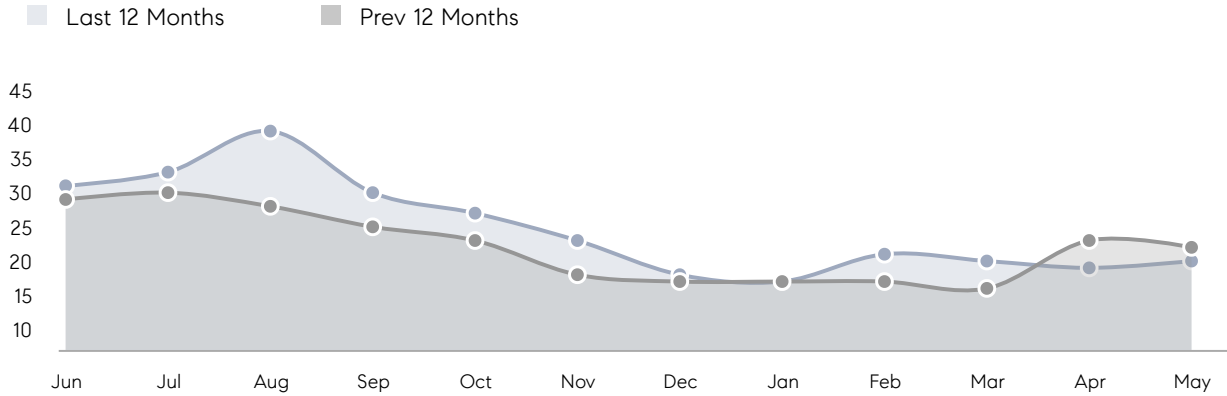
## Property Statistics

|                |                    | May 2023    | May 2022  | % Change |
|----------------|--------------------|-------------|-----------|----------|
| Overall        | AVERAGE DOM        | 87          | 16        | 444%     |
|                | % OF ASKING PRICE  | 102%        | 101%      |          |
|                | AVERAGE SOLD PRICE | \$1,100,250 | \$953,714 | 15.4%    |
|                | # OF CONTRACTS     | 10          | 18        | -44.4%   |
|                | NEW LISTINGS       | 13          | 16        | -19%     |
| Houses         | AVERAGE DOM        | 87          | 16        | 444%     |
|                | % OF ASKING PRICE  | 102%        | 101%      |          |
|                | AVERAGE SOLD PRICE | \$1,100,250 | \$953,714 | 15%      |
|                | # OF CONTRACTS     | 10          | 18        | -44%     |
|                | NEW LISTINGS       | 13          | 16        | -19%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -         | -        |
|                | % OF ASKING PRICE  | -           | -         |          |
|                | AVERAGE SOLD PRICE | -           | -         | -        |
|                | # OF CONTRACTS     | 0           | 0         | 0%       |
|                | NEW LISTINGS       | 0           | 0         | 0%       |

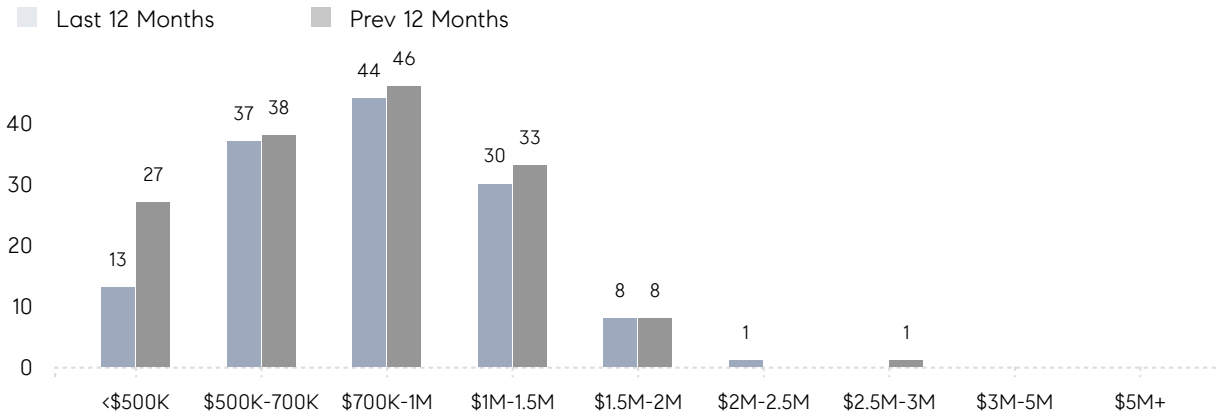
# Chester Township

MAY 2023

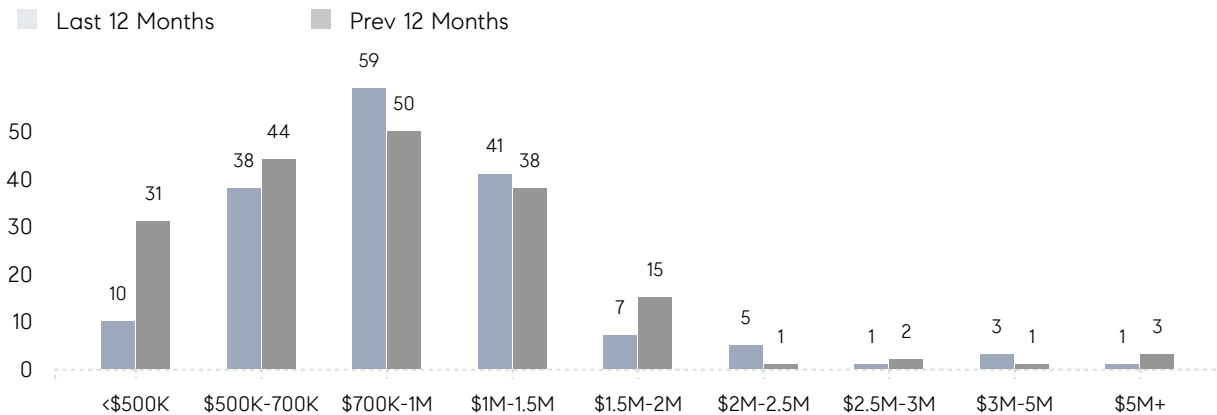
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Clark Market Insights

# Clark

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>10</b>              | <b>\$573K</b>          | <b>\$549K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-17%</b>            | <b>-8%</b>             | <b>-18%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                      |                        |                        |
|----------------------|------------------------|------------------------|
| <b>12</b>            | <b>\$586K</b>          | <b>\$599K</b>          |
| Total Properties     | Average Price          | Median Price           |
| <b>0%</b>            | <b>9%</b>              | <b>22%</b>             |
| Change From May 2022 | Increase From May 2022 | Increase From May 2022 |

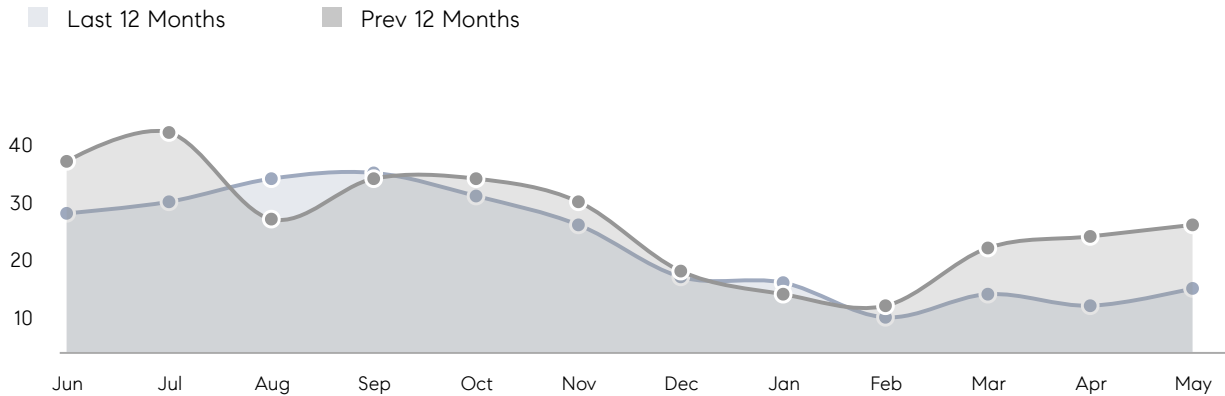
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 40        | 21        | 90%      |
|                | % OF ASKING PRICE  | 108%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$586,000 | \$537,550 | 9.0%     |
|                | # OF CONTRACTS     | 10        | 12        | -16.7%   |
|                | NEW LISTINGS       | 14        | 17        | -18%     |
| Houses         | AVERAGE DOM        | 50        | 10        | 400%     |
|                | % OF ASKING PRICE  | 108%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$634,333 | \$596,110 | 6%       |
|                | # OF CONTRACTS     | 9         | 10        | -10%     |
|                | NEW LISTINGS       | 13        | 16        | -19%     |
| Condo/Co-op/TH | AVERAGE DOM        | 10        | 72        | -86%     |
|                | % OF ASKING PRICE  | 108%      | 98%       |          |
|                | AVERAGE SOLD PRICE | \$441,000 | \$244,750 | 80%      |
|                | # OF CONTRACTS     | 1         | 2         | -50%     |
|                | NEW LISTINGS       | 1         | 1         | 0%       |

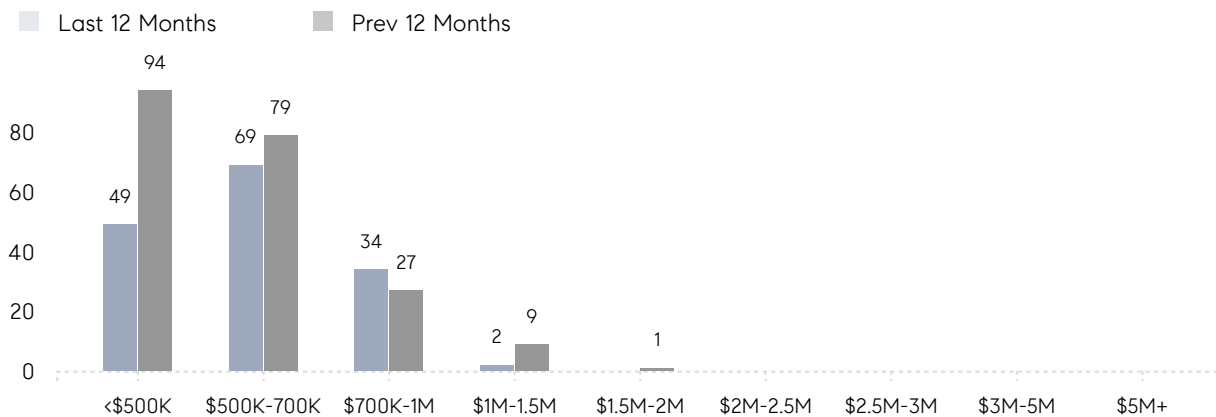
# Clark

MAY 2023

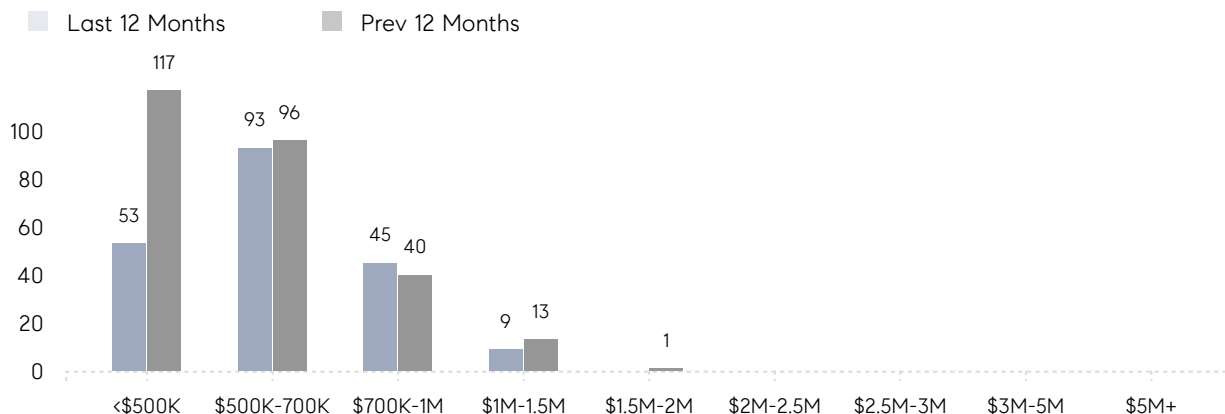
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Cliffside Park Market Insights

# Cliffside Park

MAY 2023

## UNDER CONTRACT

**27**  
Total  
Properties

**\$739K**  
Average  
Price

**\$549K**  
Median  
Price

**-10%**  
Decrease From  
May 2022

**21%**  
Increase From  
May 2022

**14%**  
Increase From  
May 2022

## UNITS SOLD

**24**  
Total  
Properties

**\$20.8M**  
Average  
Price

**\$557K**  
Median  
Price

**-4%**  
Decrease From  
May 2022

**3408%**  
Increase From  
May 2022

**12%**  
Increase From  
May 2022

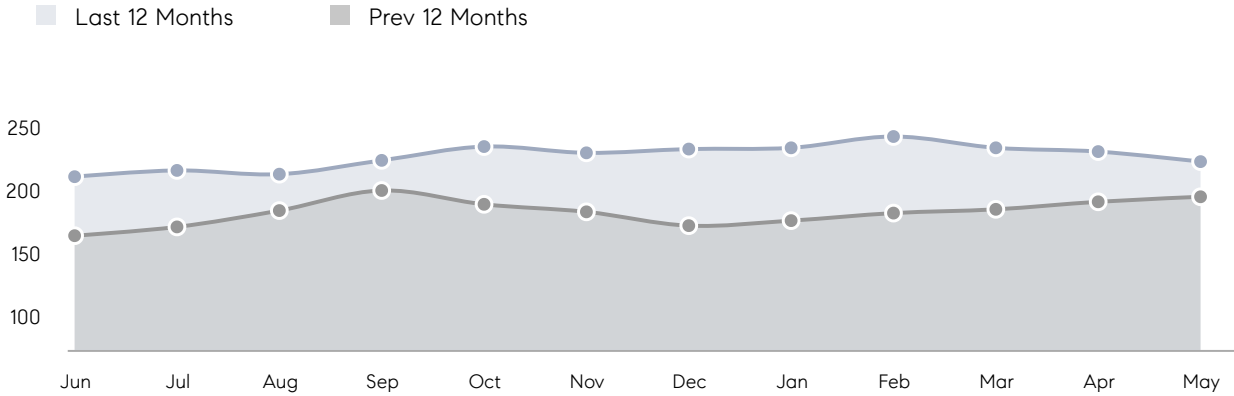
## Property Statistics

|                |                    | May 2023     | May 2022  | % Change |
|----------------|--------------------|--------------|-----------|----------|
| Overall        | AVERAGE DOM        | 73           | 56        | 30%      |
|                | % OF ASKING PRICE  | 4142%        | 98%       |          |
|                | AVERAGE SOLD PRICE | \$20,804,798 | \$593,000 | 3,408.4% |
|                | # OF CONTRACTS     | 27           | 30        | -10.0%   |
|                | NEW LISTINGS       | 18           | 32        | -44%     |
| Houses         | AVERAGE DOM        | 92           | 166       | -45%     |
|                | % OF ASKING PRICE  | 99%          | 90%       |          |
|                | AVERAGE SOLD PRICE | \$789,562    | \$828,000 | -5%      |
|                | # OF CONTRACTS     | 4            | 5         | -20%     |
|                | NEW LISTINGS       | 2            | 5         | -60%     |
| Condo/Co-op/TH | AVERAGE DOM        | 70           | 41        | 71%      |
|                | % OF ASKING PRICE  | 4951%        | 99%       |          |
|                | AVERAGE SOLD PRICE | \$24,807,845 | \$560,955 | 4322%    |
|                | # OF CONTRACTS     | 23           | 25        | -8%      |
|                | NEW LISTINGS       | 16           | 27        | -41%     |

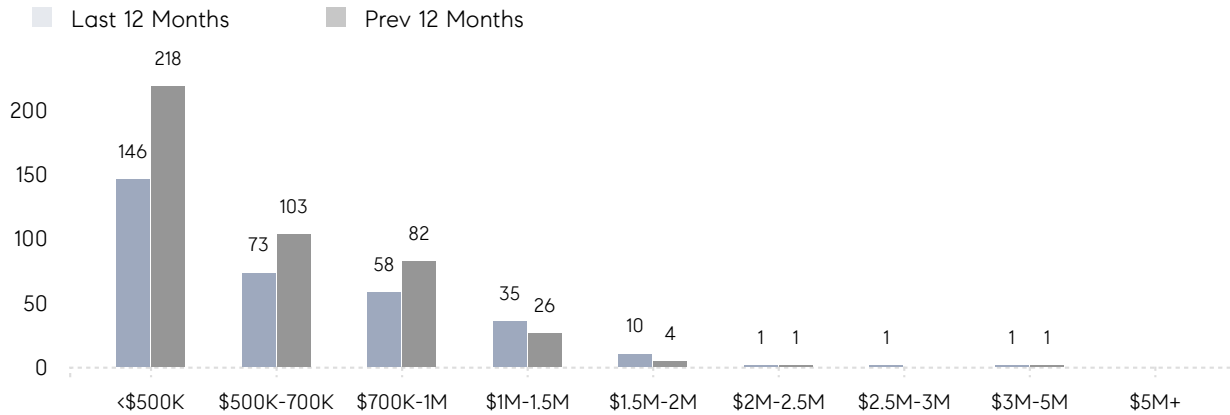
# Cliffside Park

MAY 2023

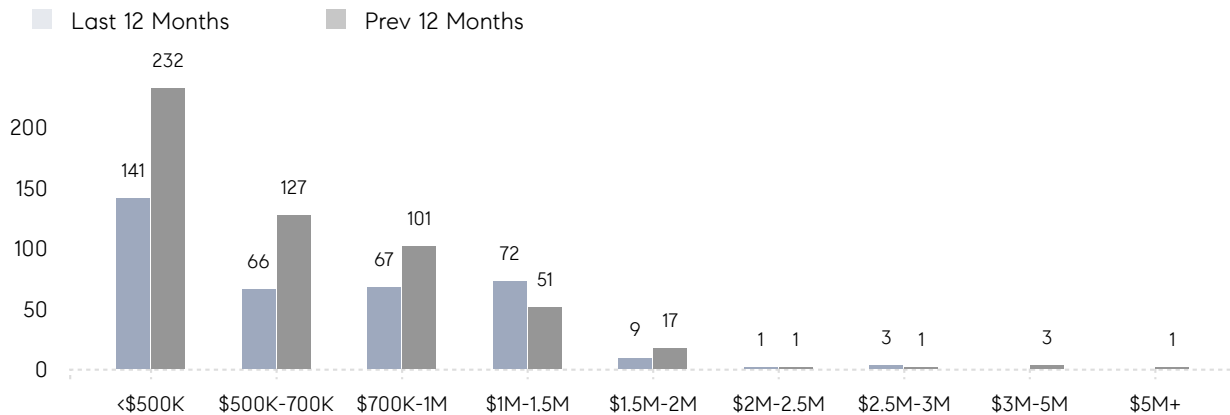
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Clifton Market Insights

# Clifton

MAY 2023

## UNDER CONTRACT

**59**  
Total  
Properties

**\$562K**  
Average  
Price

**\$515K**  
Median  
Price

**-38%**  
Decrease From  
May 2022

**23%**  
Increase From  
May 2022

**17%**  
Increase From  
May 2022

## UNITS SOLD

**47**  
Total  
Properties

**\$523K**  
Average  
Price

**\$500K**  
Median  
Price

**-28%**  
Decrease From  
May 2022

**17%**  
Increase From  
May 2022

**14%**  
Increase From  
May 2022

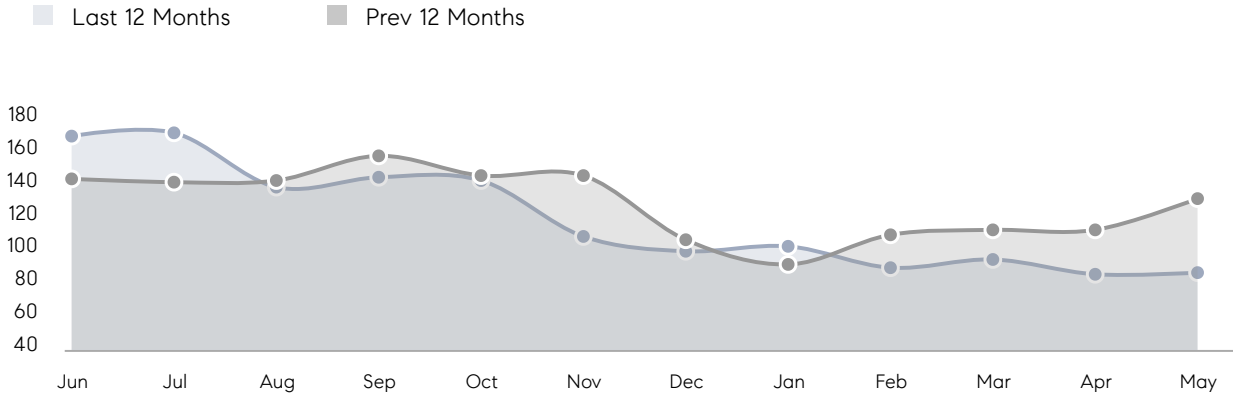
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 40        | 29        | 38%      |
|                | % OF ASKING PRICE  | 104%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$523,709 | \$448,018 | 16.9%    |
|                | # OF CONTRACTS     | 59        | 95        | -37.9%   |
|                | NEW LISTINGS       | 64        | 105       | -39%     |
| Houses         | AVERAGE DOM        | 31        | 30        | 3%       |
|                | % OF ASKING PRICE  | 104%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$550,868 | \$502,030 | 10%      |
|                | # OF CONTRACTS     | 42        | 68        | -38%     |
|                | NEW LISTINGS       | 53        | 69        | -23%     |
| Condo/Co-op/TH | AVERAGE DOM        | 78        | 25        | 212%     |
|                | % OF ASKING PRICE  | 102%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$409,035 | \$317,253 | 29%      |
|                | # OF CONTRACTS     | 17        | 27        | -37%     |
|                | NEW LISTINGS       | 11        | 36        | -69%     |

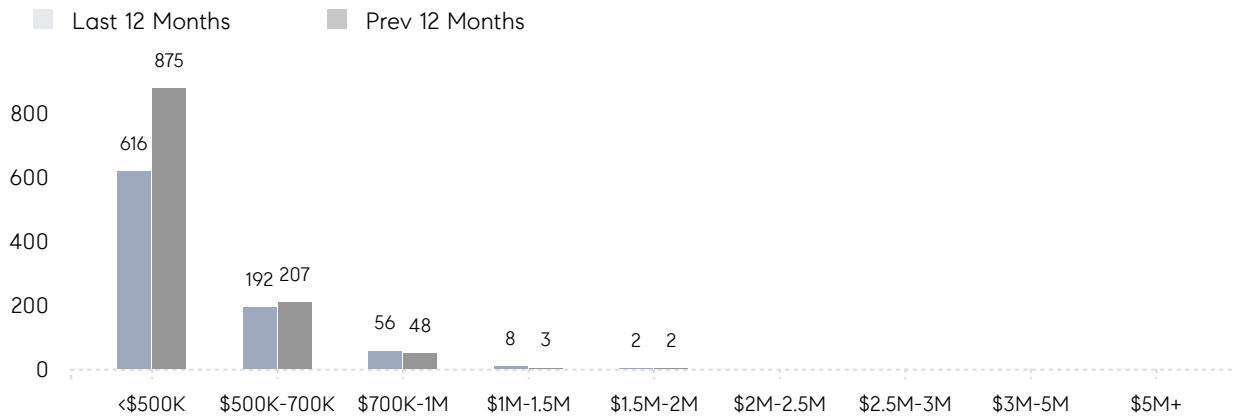
# Clifton

MAY 2023

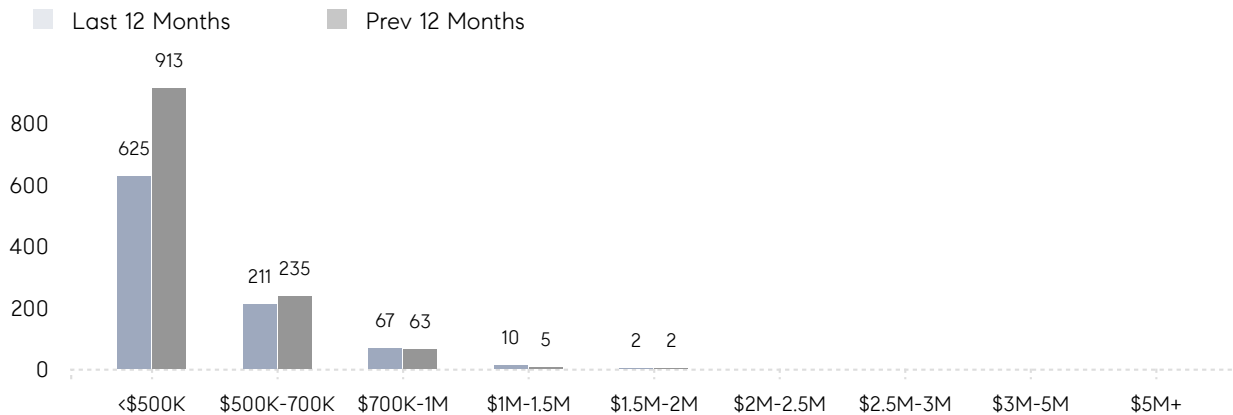
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Cluster Market Insights

# Closter

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>9</b>               | <b>\$1.2M</b>          | <b>\$1.0M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-25%</b>            | <b>26%</b>             | <b>26%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>9</b>               | <b>\$1.2M</b>          | <b>\$1.1M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>50%</b>             | <b>29%</b>             | <b>42%</b>             |
| Increase From May 2022 | Increase From May 2022 | Increase From May 2022 |

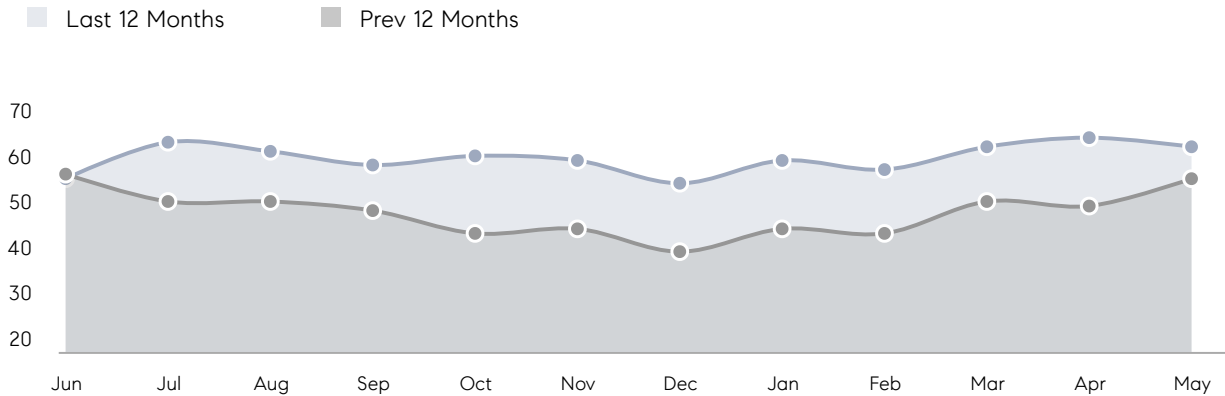
## Property Statistics

|                |                    | May 2023    | May 2022  | % Change |
|----------------|--------------------|-------------|-----------|----------|
| Overall        | AVERAGE DOM        | 29          | 13        | 123%     |
|                | % OF ASKING PRICE  | 101%        | 108%      |          |
|                | AVERAGE SOLD PRICE | \$1,266,222 | \$982,000 | 28.9%    |
|                | # OF CONTRACTS     | 9           | 12        | -25.0%   |
|                | NEW LISTINGS       | 7           | 15        | -53%     |
| Houses         | AVERAGE DOM        | 29          | 13        | 123%     |
|                | % OF ASKING PRICE  | 101%        | 108%      |          |
|                | AVERAGE SOLD PRICE | \$1,266,222 | \$982,000 | 29%      |
|                | # OF CONTRACTS     | 9           | 12        | -25%     |
|                | NEW LISTINGS       | 7           | 15        | -53%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -         | -        |
|                | % OF ASKING PRICE  | -           | -         |          |
|                | AVERAGE SOLD PRICE | -           | -         | -        |
|                | # OF CONTRACTS     | 0           | 0         | 0%       |
|                | NEW LISTINGS       | 0           | 0         | 0%       |

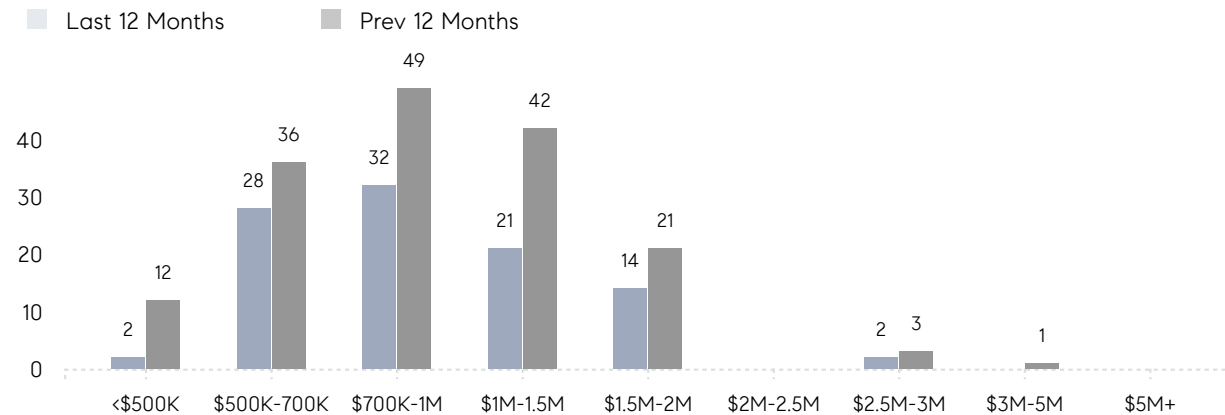
# Cluster

MAY 2023

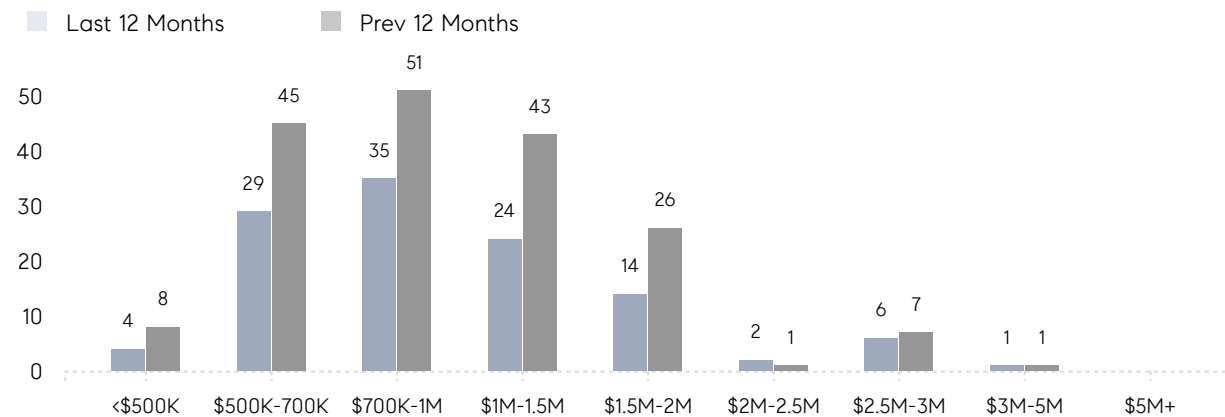
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range

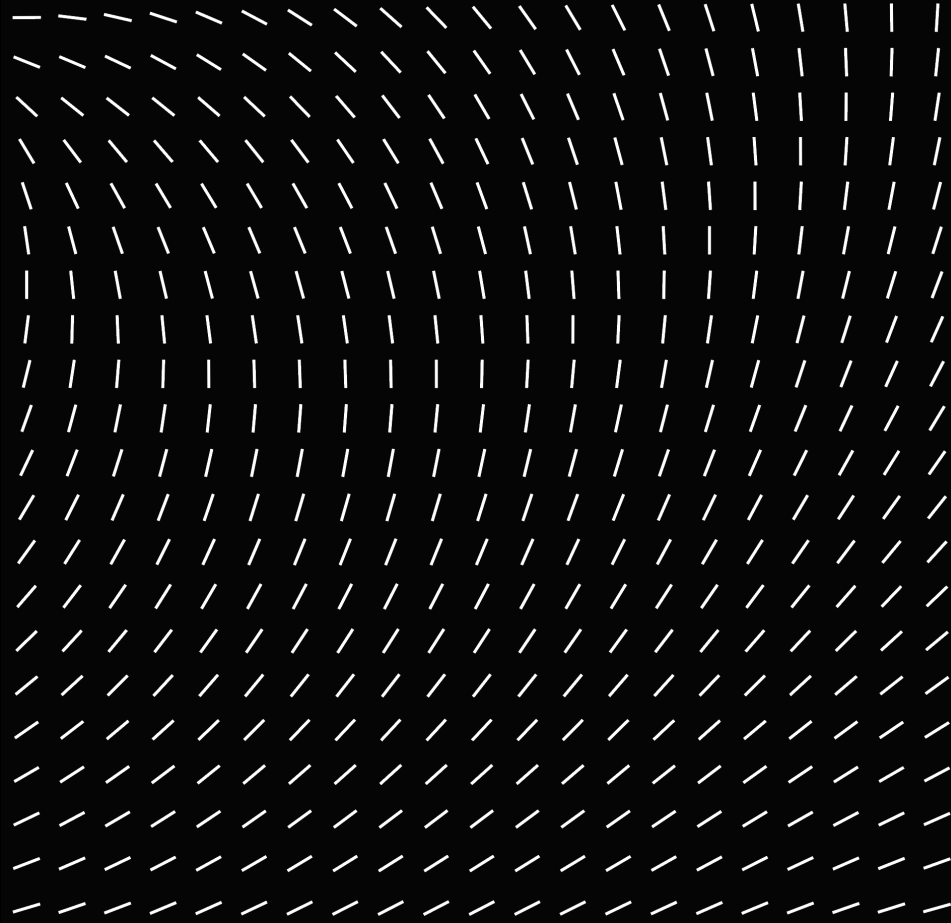




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COMPASS

May 2023

# Colonia Market Insights

# Colonia

MAY 2023

## UNDER CONTRACT

**6**  
Total  
Properties

**\$556K**  
Average  
Price

**\$524K**  
Median  
Price

**-33%**  
Decrease From  
May 2022

**11%**  
Increase From  
May 2022

**5%**  
Increase From  
May 2022

## UNITS SOLD

**5**  
Total  
Properties

**\$631K**  
Average  
Price

**\$500K**  
Median  
Price

**-17%**  
Decrease From  
May 2022

**8%**  
Increase From  
May 2022

**7%**  
Increase From  
May 2022

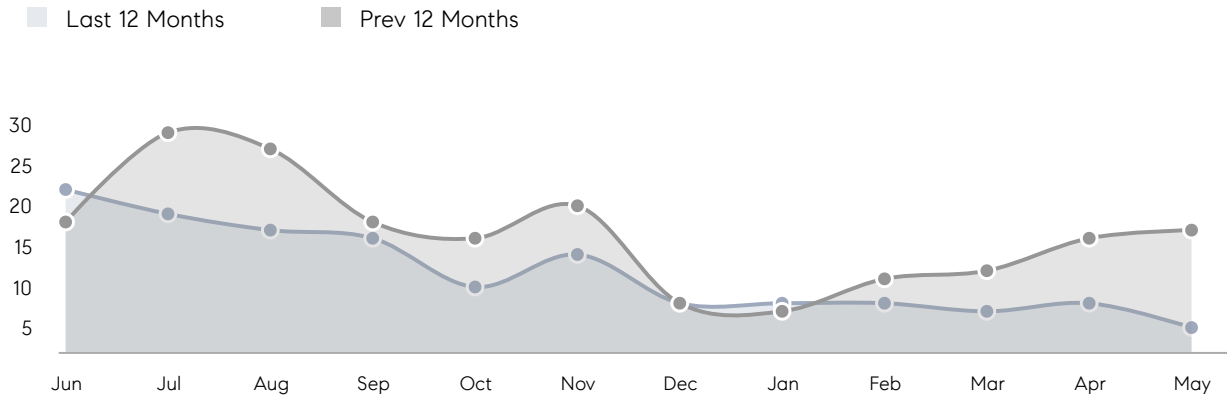
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 32        | 32        | 0%       |
|                | % OF ASKING PRICE  | 102%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$631,000 | \$584,817 | 7.9%     |
|                | # OF CONTRACTS     | 6         | 9         | -33.3%   |
|                | NEW LISTINGS       | 3         | 11        | -73%     |
| Houses         | AVERAGE DOM        | 32        | 32        | 0%       |
|                | % OF ASKING PRICE  | 102%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$631,000 | \$584,817 | 8%       |
|                | # OF CONTRACTS     | 6         | 9         | -33%     |
|                | NEW LISTINGS       | 3         | 11        | -73%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

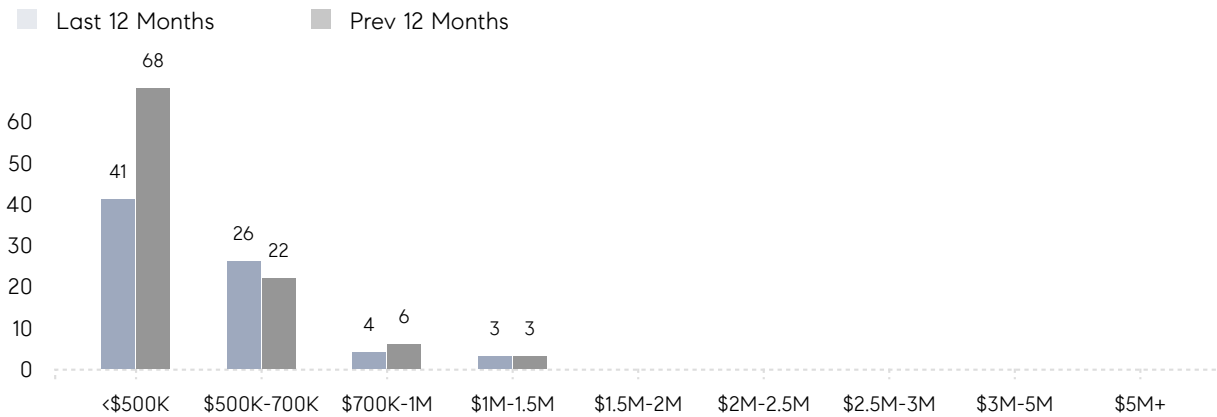
# Colonia

MAY 2023

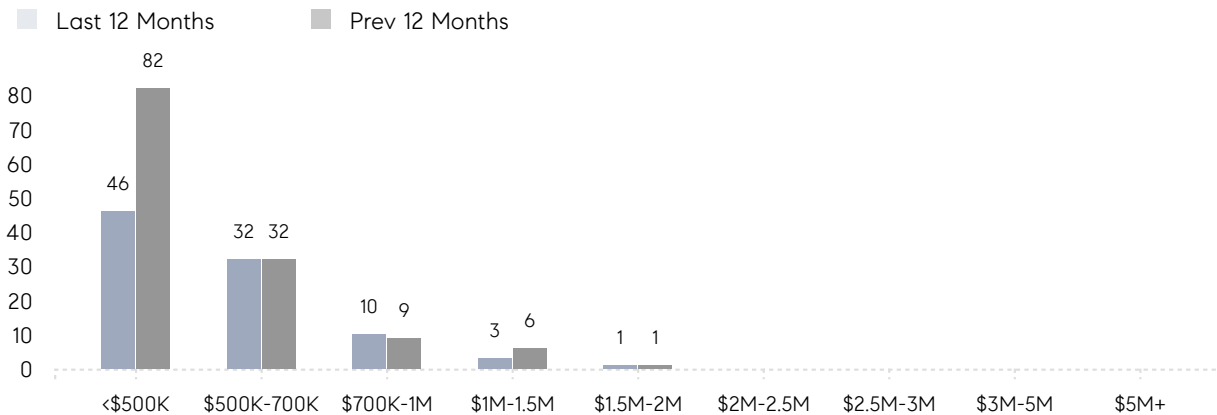
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Cranford Market Insights

# Cranford

MAY 2023

## UNDER CONTRACT

**19**  
Total  
Properties

**\$648K**  
Average  
Price

**\$629K**  
Median  
Price

**-27%**  
Decrease From  
May 2022

**16%**  
Increase From  
May 2022

**6%**  
Increase From  
May 2022

## UNITS SOLD

**18**  
Total  
Properties

**\$669K**  
Average  
Price

**\$676K**  
Median  
Price

**20%**  
Increase From  
May 2022

**1%**  
Change From  
May 2022

**18%**  
Increase From  
May 2022

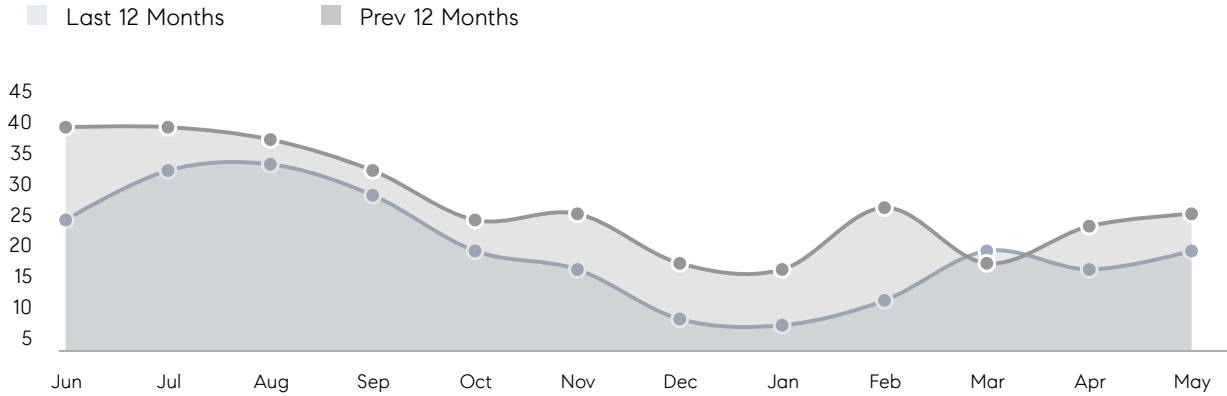
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 17        | 14        | 21%      |
|                | % OF ASKING PRICE  | 108%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$669,333 | \$665,071 | 0.6%     |
|                | # OF CONTRACTS     | 19        | 26        | -26.9%   |
|                | NEW LISTINGS       | 25        | 35        | -29%     |
| Houses         | AVERAGE DOM        | 17        | 14        | 21%      |
|                | % OF ASKING PRICE  | 110%      | 109%      |          |
|                | AVERAGE SOLD PRICE | \$783,786 | \$713,928 | 10%      |
|                | # OF CONTRACTS     | 14        | 22        | -36%     |
|                | NEW LISTINGS       | 23        | 29        | -21%     |
| Condo/Co-op/TH | AVERAGE DOM        | 19        | 11        | 73%      |
|                | % OF ASKING PRICE  | 103%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$268,750 | \$347,500 | -23%     |
|                | # OF CONTRACTS     | 5         | 4         | 25%      |
|                | NEW LISTINGS       | 2         | 6         | -67%     |

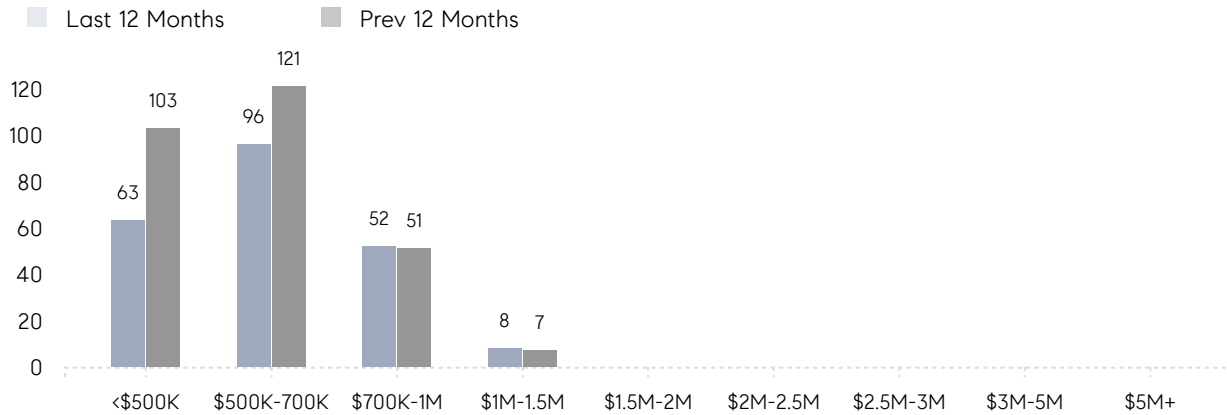
# Cranford

MAY 2023

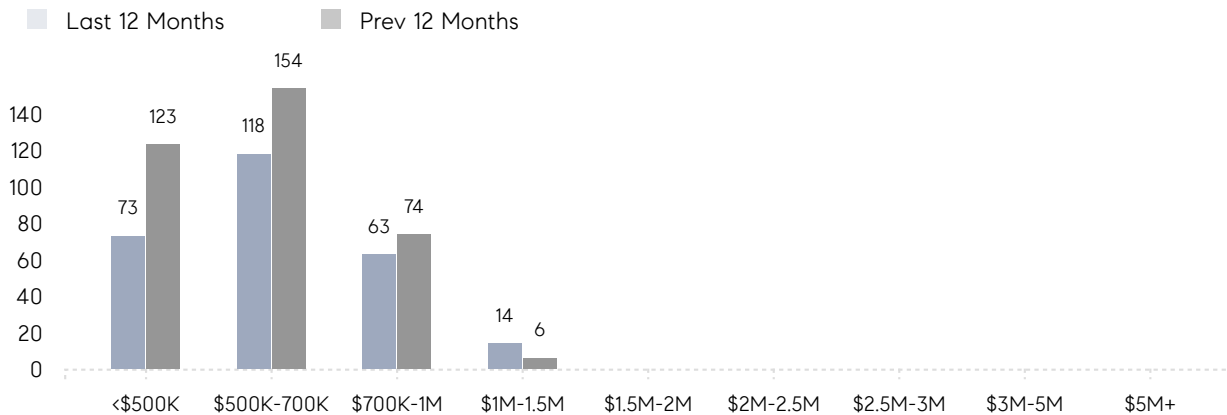
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range

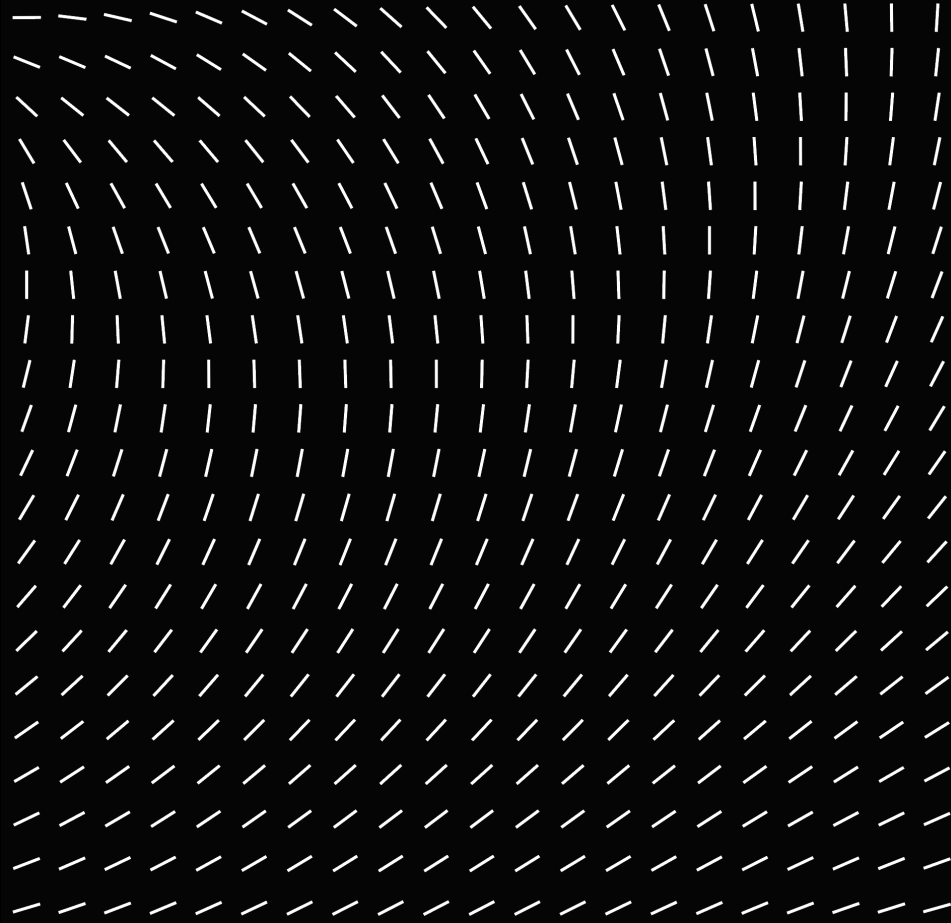




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COMPASS

May 2023

# Cresskill Market Insights

# Cresskill

MAY 2023

## UNDER CONTRACT

**6**  
Total  
Properties

**\$1.1M**  
Average  
Price

**\$908K**  
Median  
Price

**-62%**  
Decrease From  
May 2022

**-15%**  
Decrease From  
May 2022

**-2%**  
Decrease From  
May 2022

## UNITS SOLD

**6**  
Total  
Properties

**\$1.6M**  
Average  
Price

**\$1.3M**  
Median  
Price

**-65%**  
Decrease From  
May 2022

**73%**  
Increase From  
May 2022

**44%**  
Increase From  
May 2022

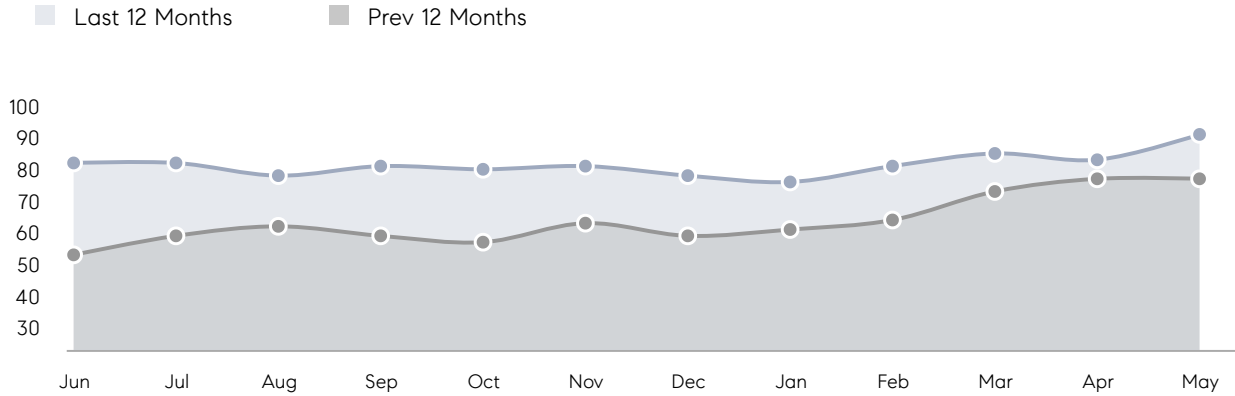
## Property Statistics

|                |                    | May 2023    | May 2022  | % Change |
|----------------|--------------------|-------------|-----------|----------|
| Overall        | AVERAGE DOM        | 74          | 53        | 40%      |
|                | % OF ASKING PRICE  | 97%         | 100%      |          |
|                | AVERAGE SOLD PRICE | \$1,696,667 | \$979,823 | 73.2%    |
|                | # OF CONTRACTS     | 6           | 16        | -62.5%   |
|                | NEW LISTINGS       | 13          | 17        | -24%     |
| Houses         | AVERAGE DOM        | 77          | 47        | 64%      |
|                | % OF ASKING PRICE  | 97%         | 100%      |          |
|                | AVERAGE SOLD PRICE | \$1,903,000 | \$991,800 | 92%      |
|                | # OF CONTRACTS     | 6           | 14        | -57%     |
|                | NEW LISTINGS       | 12          | 10        | 20%      |
| Condo/Co-op/TH | AVERAGE DOM        | 56          | 95        | -41%     |
|                | % OF ASKING PRICE  | 95%         | 99%       |          |
|                | AVERAGE SOLD PRICE | \$665,000   | \$890,000 | -25%     |
|                | # OF CONTRACTS     | 0           | 2         | 0%       |
|                | NEW LISTINGS       | 1           | 7         | -86%     |

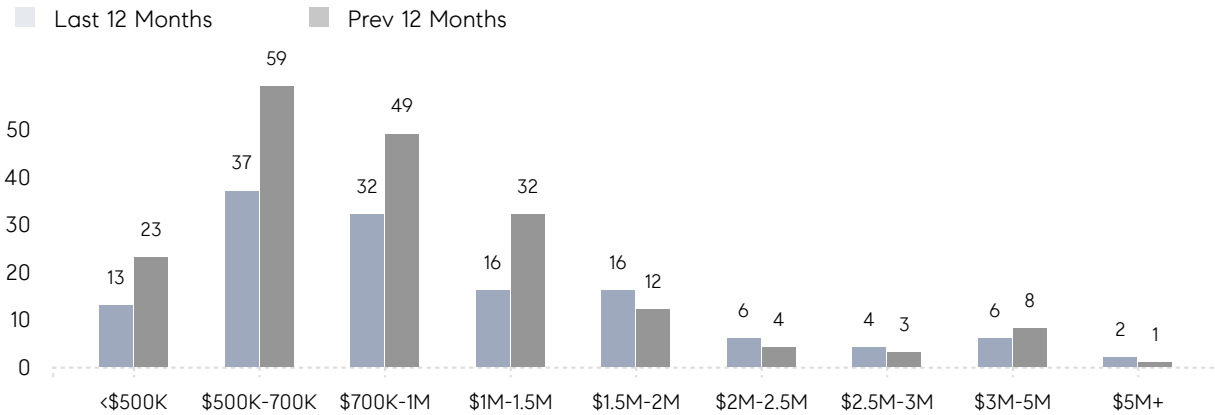
# Cresskill

MAY 2023

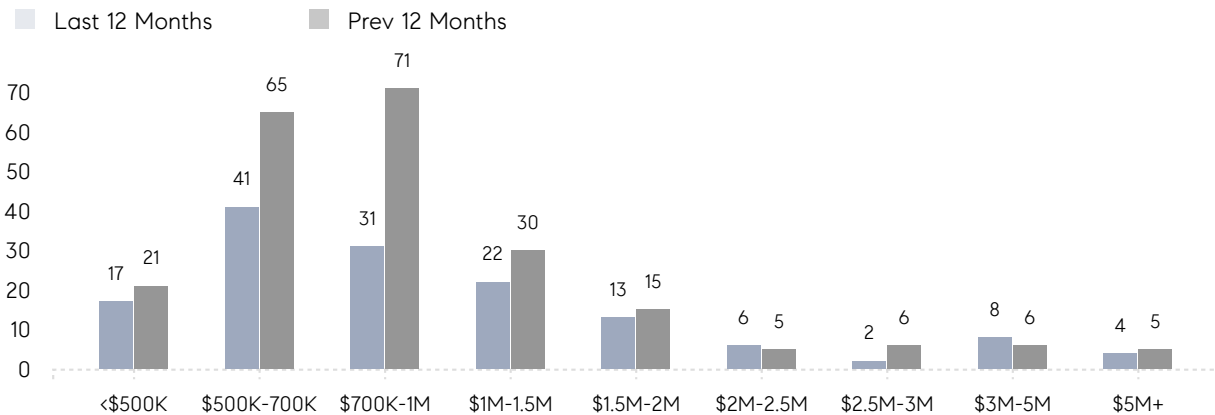
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Demarest Market Insights

# Demarest

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>5</b>               | <b>\$1.5M</b>          | <b>\$1.6M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>25%</b>             | <b>6%</b>              | <b>26%</b>             |
| Increase From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>2</b>               | <b>\$2.0M</b>          | <b>\$2.0M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-82%</b>            | <b>56%</b>             | <b>94%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

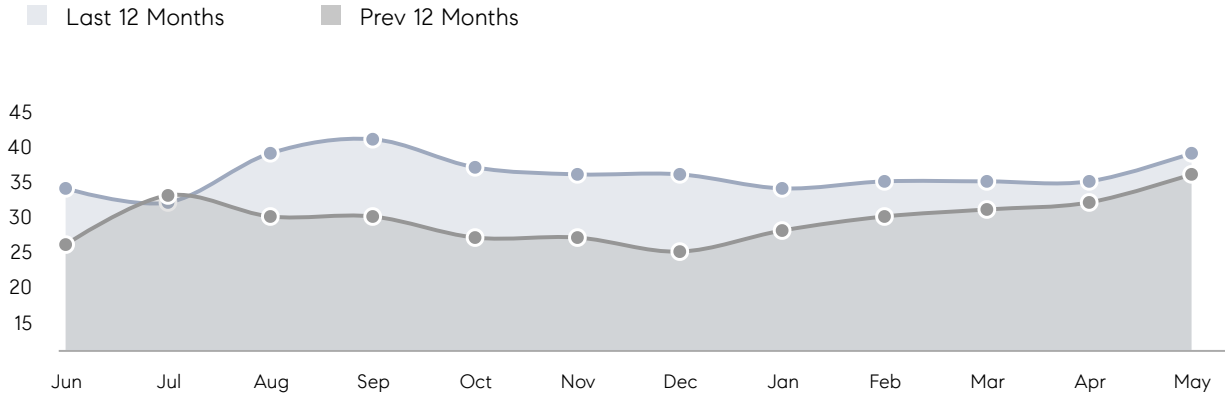
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 8           | 86          | -91%     |
|                | % OF ASKING PRICE  | 104%        | 101%        |          |
|                | AVERAGE SOLD PRICE | \$2,075,000 | \$1,331,182 | 55.9%    |
|                | # OF CONTRACTS     | 5           | 4           | 25.0%    |
|                | NEW LISTINGS       | 10          | 9           | 11%      |
| Houses         | AVERAGE DOM        | 8           | 43          | -81%     |
|                | % OF ASKING PRICE  | 104%        | 103%        |          |
|                | AVERAGE SOLD PRICE | \$2,075,000 | \$1,239,300 | 67%      |
|                | # OF CONTRACTS     | 5           | 4           | 25%      |
|                | NEW LISTINGS       | 10          | 9           | 11%      |
| Condo/Co-op/TH | AVERAGE DOM        | -           | 519         | -        |
|                | % OF ASKING PRICE  | -           | 85%         |          |
|                | AVERAGE SOLD PRICE | -           | \$2,250,000 | -        |
|                | # OF CONTRACTS     | 0           | 0           | 0%       |
|                | NEW LISTINGS       | 0           | 0           | 0%       |

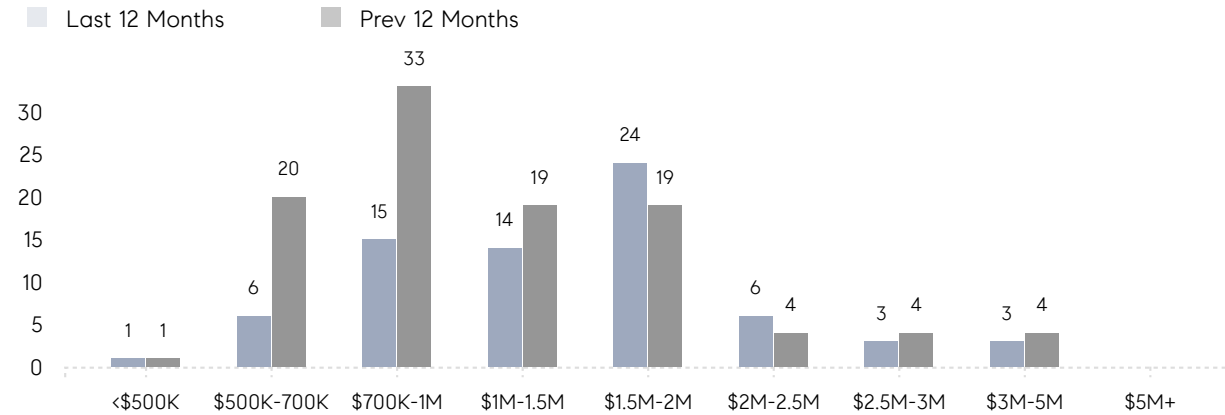
# Demarest

MAY 2023

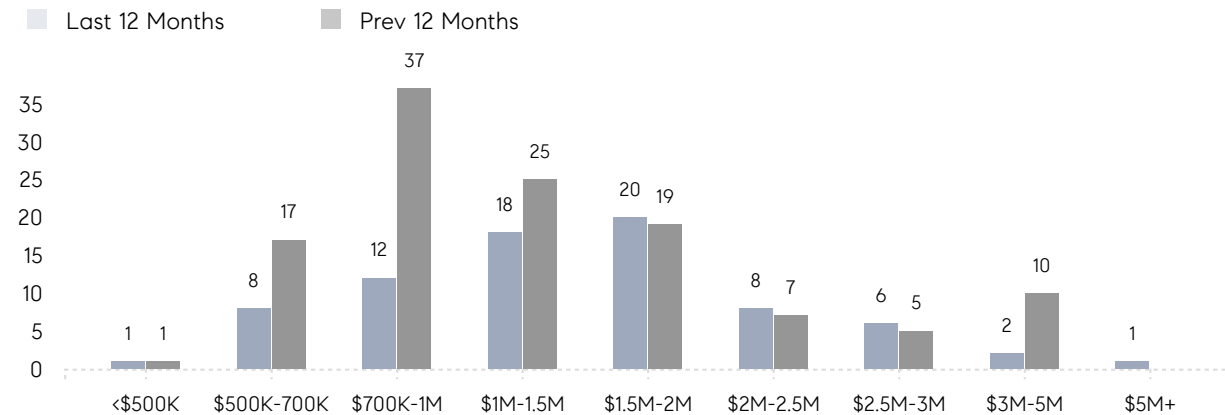
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Denville Market Insights

# Denville

MAY 2023

## UNDER CONTRACT

**24**  
Total  
Properties

**\$609K**  
Average  
Price

**\$522K**  
Median  
Price

**-23%**  
Decrease From  
May 2022

**28%**  
Increase From  
May 2022

**20%**  
Increase From  
May 2022

## UNITS SOLD

**15**  
Total  
Properties

**\$567K**  
Average  
Price

**\$585K**  
Median  
Price

**-29%**  
Decrease From  
May 2022

**-2%**  
Decrease From  
May 2022

**15%**  
Increase From  
May 2022

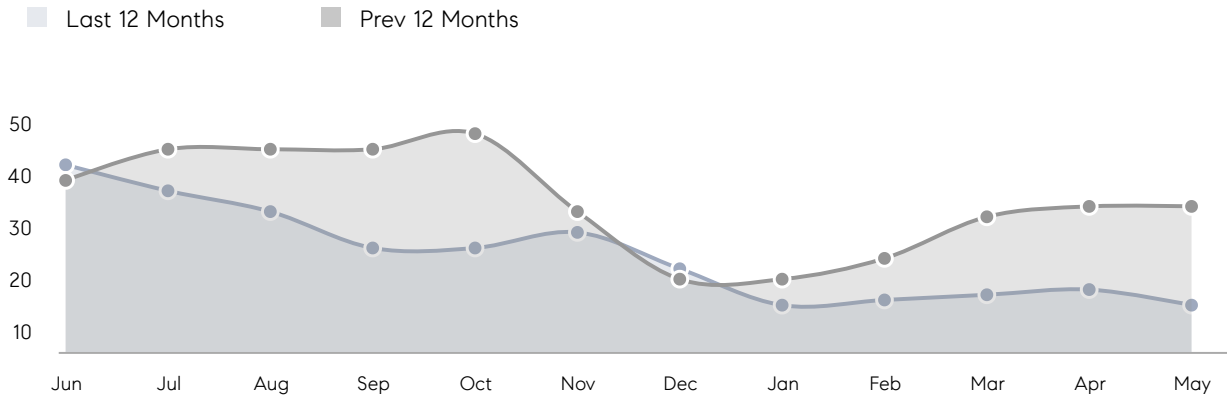
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 19        | 28        | -32%     |
|                | % OF ASKING PRICE  | 106%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$567,253 | \$579,738 | -2.2%    |
|                | # OF CONTRACTS     | 24        | 31        | -22.6%   |
|                | NEW LISTINGS       | 21        | 38        | -45%     |
| Houses         | AVERAGE DOM        | 23        | 29        | -21%     |
|                | % OF ASKING PRICE  | 105%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$615,164 | \$613,882 | 0%       |
|                | # OF CONTRACTS     | 18        | 28        | -36%     |
|                | NEW LISTINGS       | 15        | 34        | -56%     |
| Condo/Co-op/TH | AVERAGE DOM        | 10        | 22        | -55%     |
|                | % OF ASKING PRICE  | 108%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$435,500 | \$434,625 | 0%       |
|                | # OF CONTRACTS     | 6         | 3         | 100%     |
|                | NEW LISTINGS       | 6         | 4         | 50%      |

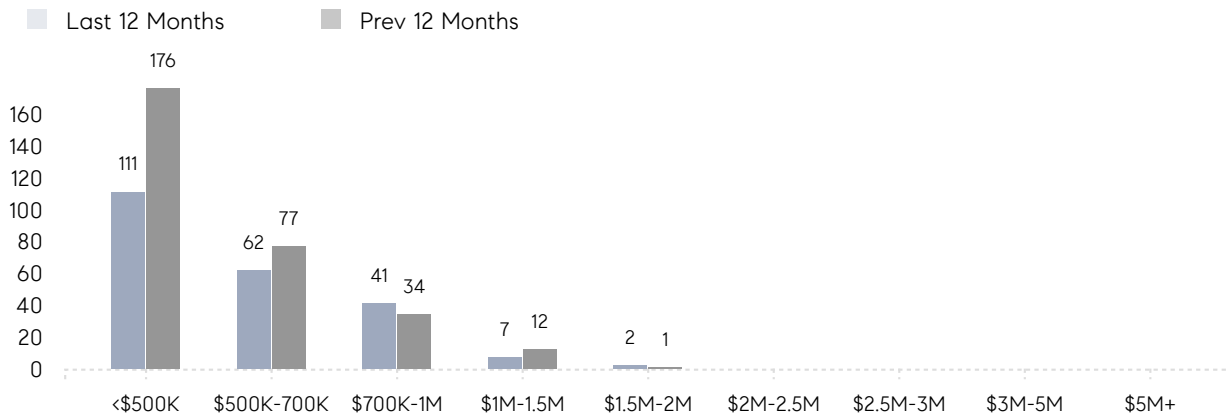
# Denville

MAY 2023

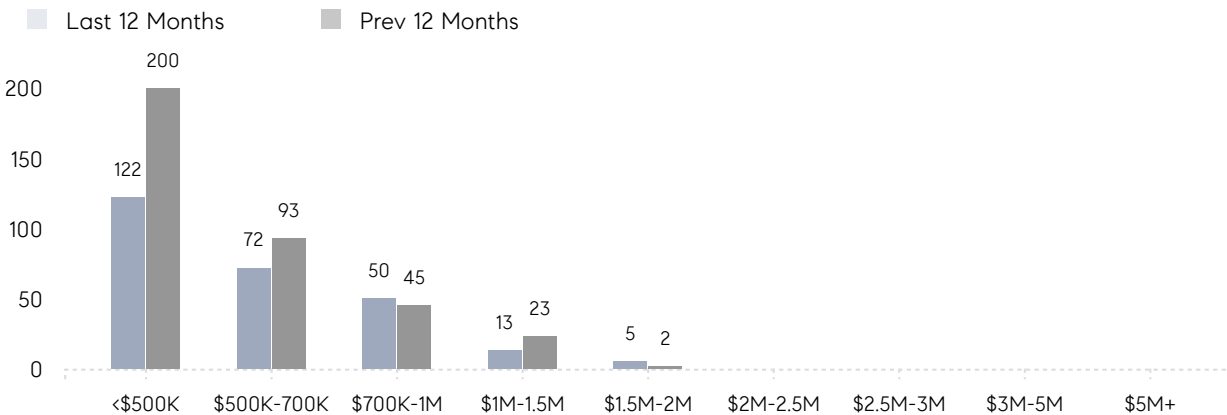
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Dumont Market Insights

# Dumont

MAY 2023

## UNDER CONTRACT

**13**  
Total  
Properties

**\$512K**  
Average  
Price

**\$495K**  
Median  
Price

**-24%**  
Decrease From  
May 2022

**-2%**  
Decrease From  
May 2022

**-1%**  
Decrease From  
May 2022

## UNITS SOLD

**12**  
Total  
Properties

**\$563K**  
Average  
Price

**\$558K**  
Median  
Price

**-25%**  
Decrease From  
May 2022

**-4%**  
Decrease From  
May 2022

**-2%**  
Decrease From  
May 2022

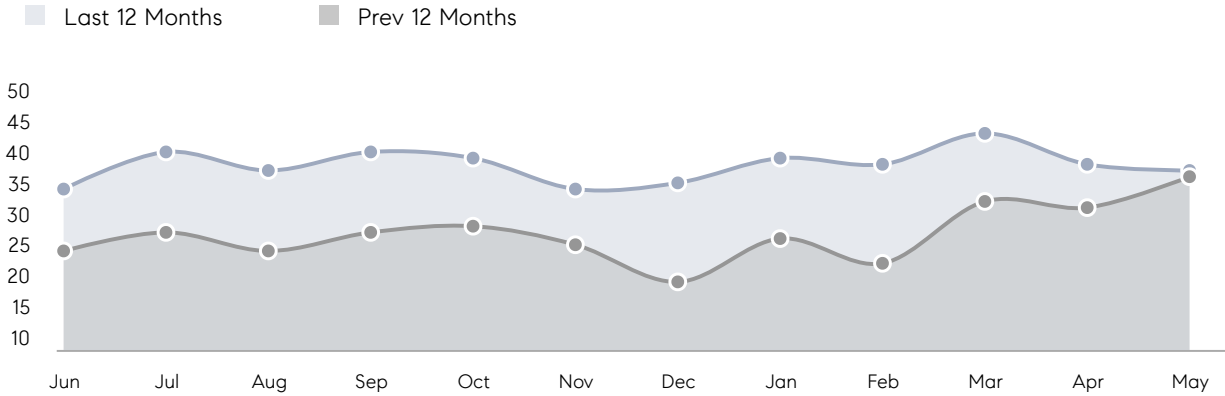
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 24        | 25        | -4%      |
|                | % OF ASKING PRICE  | 99%       | 107%      |          |
|                | AVERAGE SOLD PRICE | \$563,083 | \$588,363 | -4.3%    |
|                | # OF CONTRACTS     | 13        | 17        | -23.5%   |
|                | NEW LISTINGS       | 13        | 19        | -32%     |
| Houses         | AVERAGE DOM        | 24        | 25        | -4%      |
|                | % OF ASKING PRICE  | 99%       | 107%      |          |
|                | AVERAGE SOLD PRICE | \$563,083 | \$588,363 | -4%      |
|                | # OF CONTRACTS     | 13        | 17        | -24%     |
|                | NEW LISTINGS       | 13        | 19        | -32%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

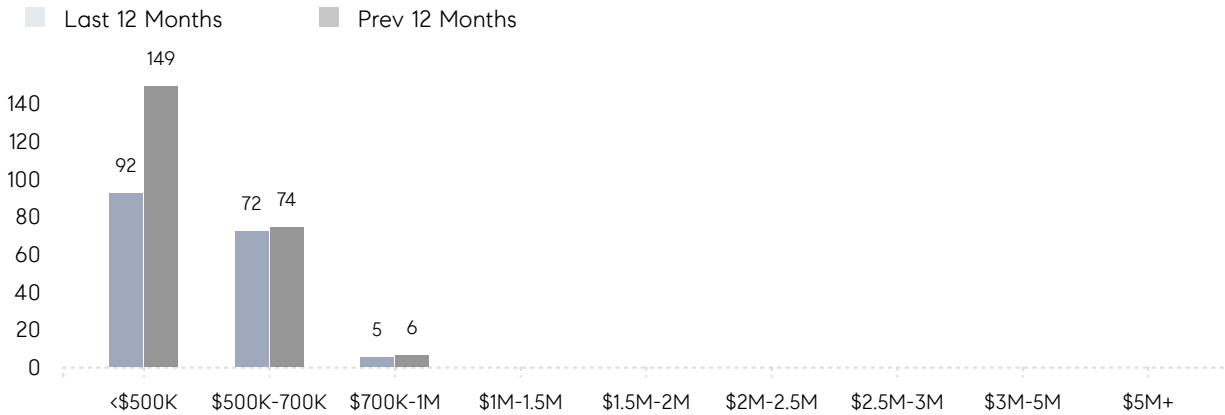
# Dumont

MAY 2023

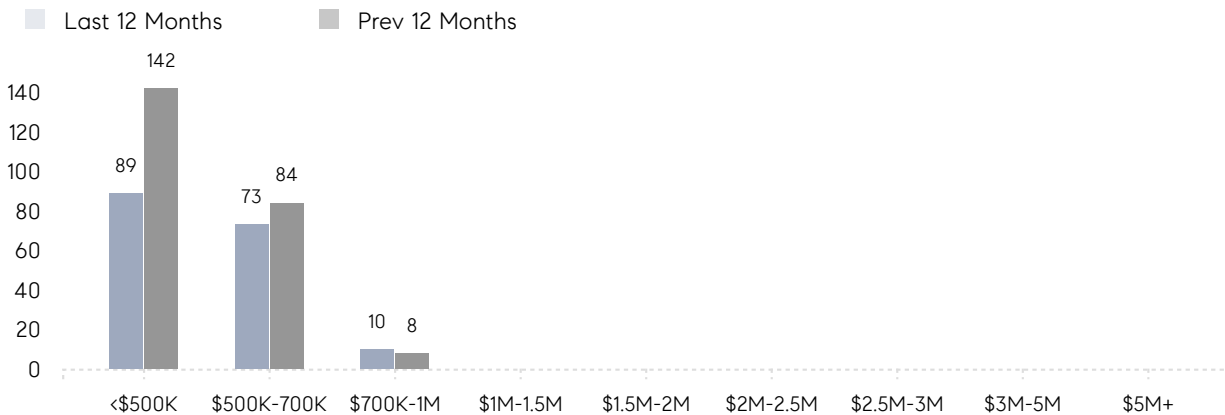
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# East Hanover Market Insights

# East Hanover

MAY 2023

## UNDER CONTRACT

**4**  
Total  
Properties

**\$772K**  
Average  
Price

**\$799K**  
Median  
Price

**-69%**  
Decrease From  
May 2022

**21%**  
Increase From  
May 2022

**28%**  
Increase From  
May 2022

## UNITS SOLD

**4**  
Total  
Properties

**\$572K**  
Average  
Price

**\$600K**  
Median  
Price

**-43%**  
Decrease From  
May 2022

**-23%**  
Decrease From  
May 2022

**-12%**  
Decrease From  
May 2022

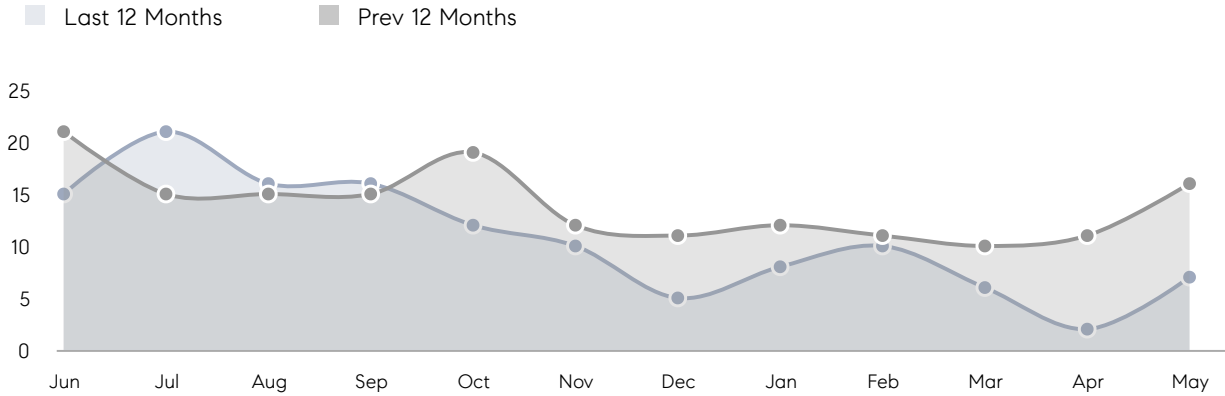
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 16        | 13        | 23%      |
|                | % OF ASKING PRICE  | 103%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$572,500 | \$744,429 | -23.1%   |
|                | # OF CONTRACTS     | 4         | 13        | -69.2%   |
|                | NEW LISTINGS       | 9         | 19        | -53%     |
| Houses         | AVERAGE DOM        | 12        | 13        | -8%      |
|                | % OF ASKING PRICE  | 104%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$625,000 | \$744,429 | -16%     |
|                | # OF CONTRACTS     | 3         | 8         | -62%     |
|                | NEW LISTINGS       | 8         | 17        | -53%     |
| Condo/Co-op/TH | AVERAGE DOM        | 29        | -         | -        |
|                | % OF ASKING PRICE  | 99%       | -         |          |
|                | AVERAGE SOLD PRICE | \$415,000 | -         | -        |
|                | # OF CONTRACTS     | 1         | 5         | -80%     |
|                | NEW LISTINGS       | 1         | 2         | -50%     |

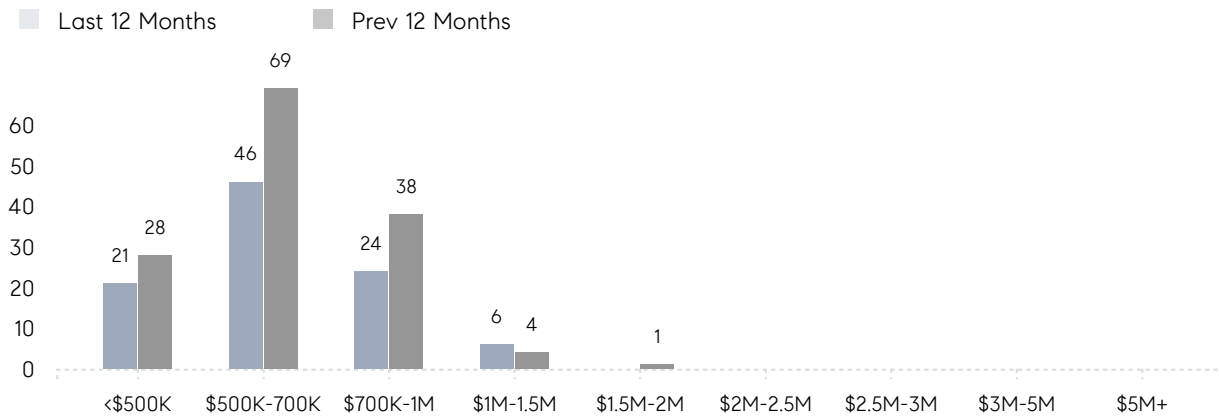
# East Hanover

MAY 2023

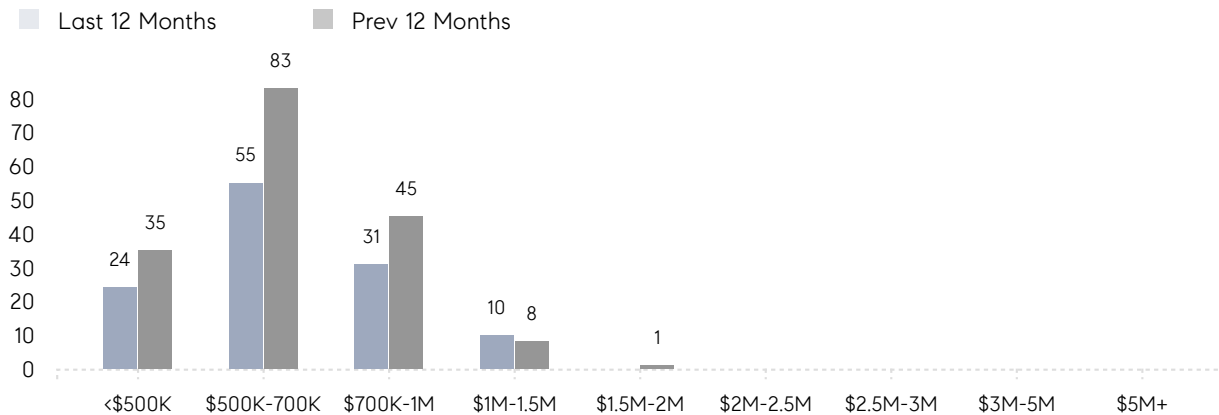
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# East Orange Market Insights

# East Orange

MAY 2023

## UNDER CONTRACT

**17**  
Total  
Properties

**\$326K**  
Average  
Price

**\$319K**  
Median  
Price

**-6%**  
Decrease From  
May 2022

**22%**  
Increase From  
May 2022

**17%**  
Increase From  
May 2022

## UNITS SOLD

**22**  
Total  
Properties

**\$382K**  
Average  
Price

**\$382K**  
Median  
Price

**16%**  
Increase From  
May 2022

**31%**  
Increase From  
May 2022

**20%**  
Increase From  
May 2022

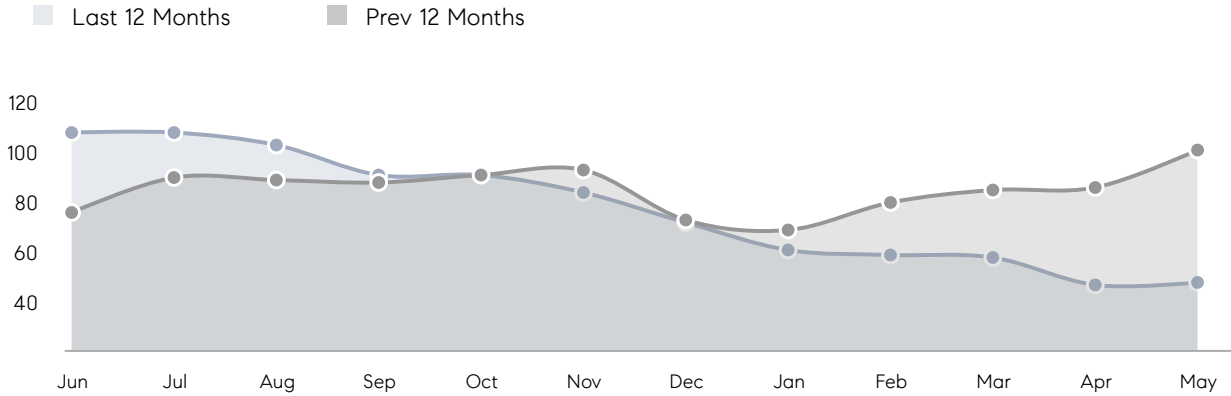
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 69        | 66        | 5%       |
|                | % OF ASKING PRICE  | 105%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$382,273 | \$292,237 | 30.8%    |
|                | # OF CONTRACTS     | 17        | 18        | -5.6%    |
|                | NEW LISTINGS       | 24        | 41        | -41%     |
| Houses         | AVERAGE DOM        | 75        | 53        | 42%      |
|                | % OF ASKING PRICE  | 105%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$431,706 | \$360,731 | 20%      |
|                | # OF CONTRACTS     | 13        | 13        | 0%       |
|                | NEW LISTINGS       | 19        | 34        | -44%     |
| Condo/Co-op/TH | AVERAGE DOM        | 48        | 96        | -50%     |
|                | % OF ASKING PRICE  | 103%      | 98%       |          |
|                | AVERAGE SOLD PRICE | \$214,200 | \$143,833 | 49%      |
|                | # OF CONTRACTS     | 4         | 5         | -20%     |
|                | NEW LISTINGS       | 5         | 7         | -29%     |

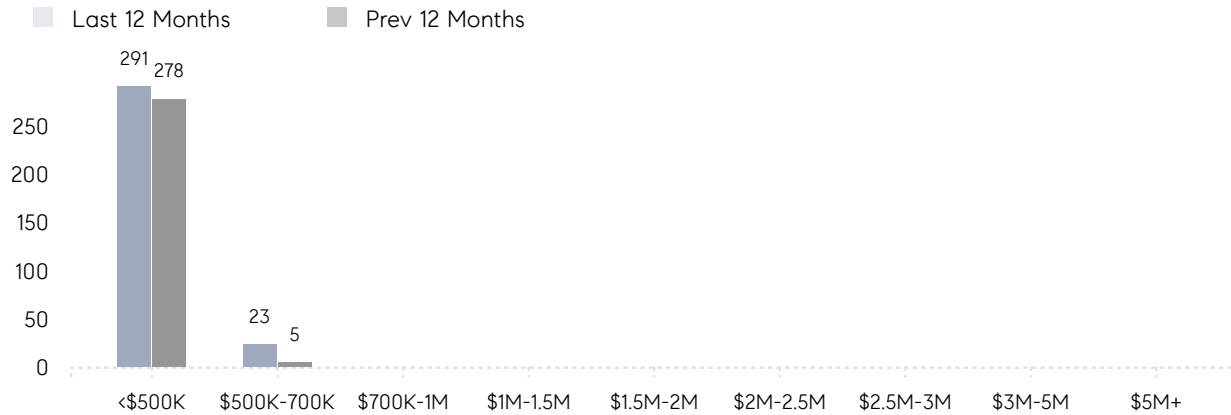
# East Orange

MAY 2023

## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Edgewater Market Insights

# Edgewater

MAY 2023

## UNDER CONTRACT

**31**  
Total  
Properties

**\$852K**  
Average  
Price

**\$699K**  
Median  
Price

**41%**  
Increase From  
May 2022

**-4%**  
Decrease From  
May 2022

**-8%**  
Decrease From  
May 2022

## UNITS SOLD

**27**  
Total  
Properties

**\$697K**  
Average  
Price

**\$595K**  
Median  
Price

**35%**  
Increase From  
May 2022

**18%**  
Increase From  
May 2022

**29%**  
Increase From  
May 2022

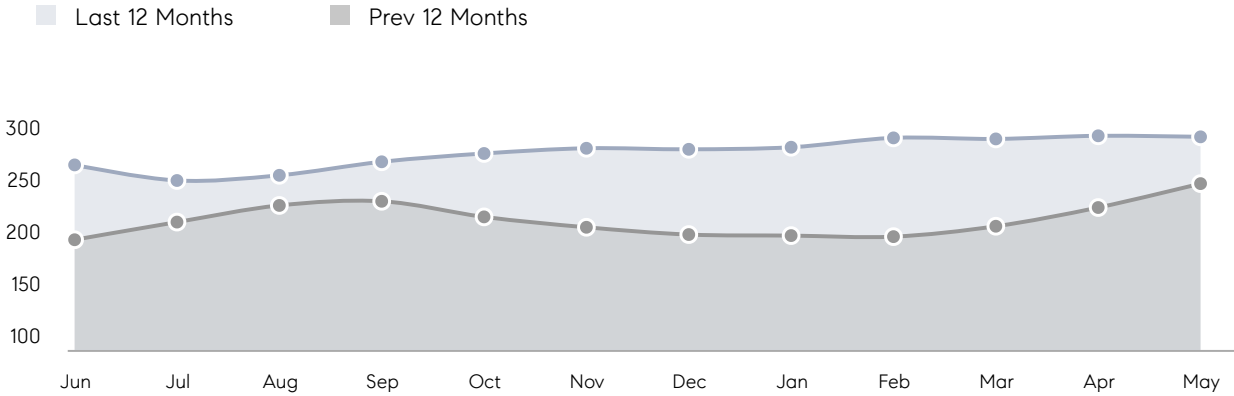
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 67        | 72        | -7%      |
|                | % OF ASKING PRICE  | 99%       | 138%      |          |
|                | AVERAGE SOLD PRICE | \$697,015 | \$592,325 | 17.7%    |
|                | # OF CONTRACTS     | 31        | 22        | 40.9%    |
|                | NEW LISTINGS       | 30        | 53        | -43%     |
| Houses         | AVERAGE DOM        | 4         | 8         | -50%     |
|                | % OF ASKING PRICE  | 100%      | 98%       |          |
|                | AVERAGE SOLD PRICE | \$795,000 | \$770,000 | 3%       |
|                | # OF CONTRACTS     | 2         | 0         | 0%       |
|                | NEW LISTINGS       | 1         | 3         | -67%     |
| Condo/Co-op/TH | AVERAGE DOM        | 70        | 75        | -7%      |
|                | % OF ASKING PRICE  | 99%       | 140%      |          |
|                | AVERAGE SOLD PRICE | \$693,246 | \$582,974 | 19%      |
|                | # OF CONTRACTS     | 29        | 22        | 32%      |
|                | NEW LISTINGS       | 29        | 50        | -42%     |

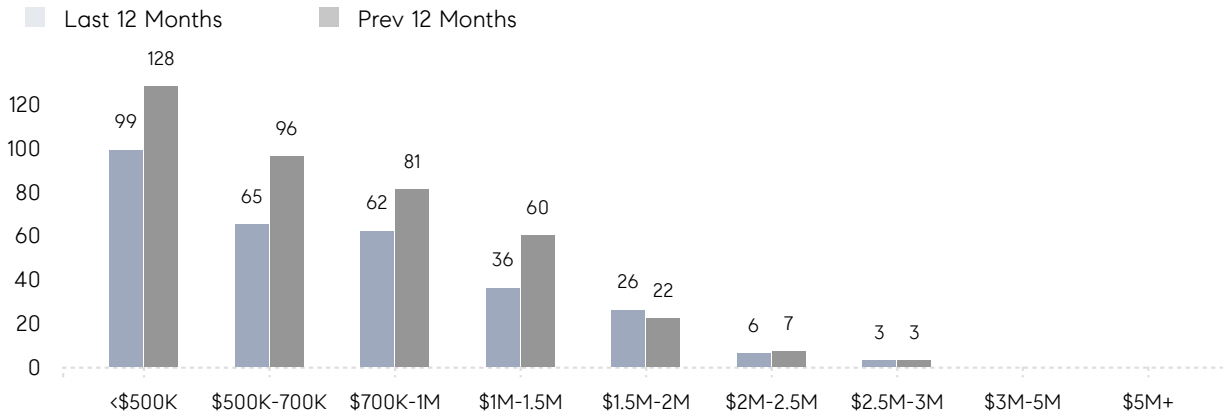
# Edgewater

MAY 2023

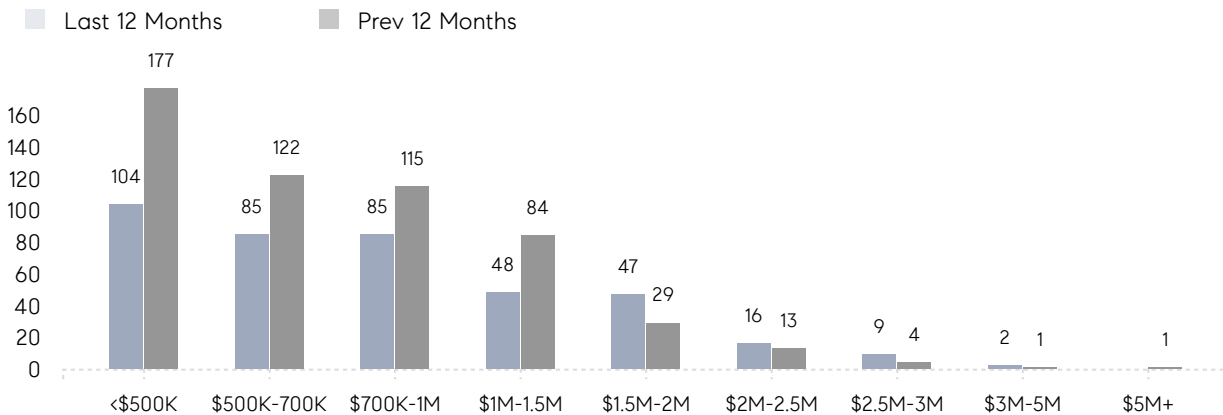
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Elizabeth Market Insights

# Elizabeth

MAY 2023

## UNDER CONTRACT

**29**  
Total  
Properties

**\$396K**  
Average  
Price

**\$399K**  
Median  
Price

**21%**  
Increase From  
May 2022

**9%**  
Increase From  
May 2022

**4%**  
Increase From  
May 2022

## UNITS SOLD

**20**  
Total  
Properties

**\$329K**  
Average  
Price

**\$315K**  
Median  
Price

**-29%**  
Decrease From  
May 2022

**-14%**  
Decrease From  
May 2022

**-19%**  
Decrease From  
May 2022

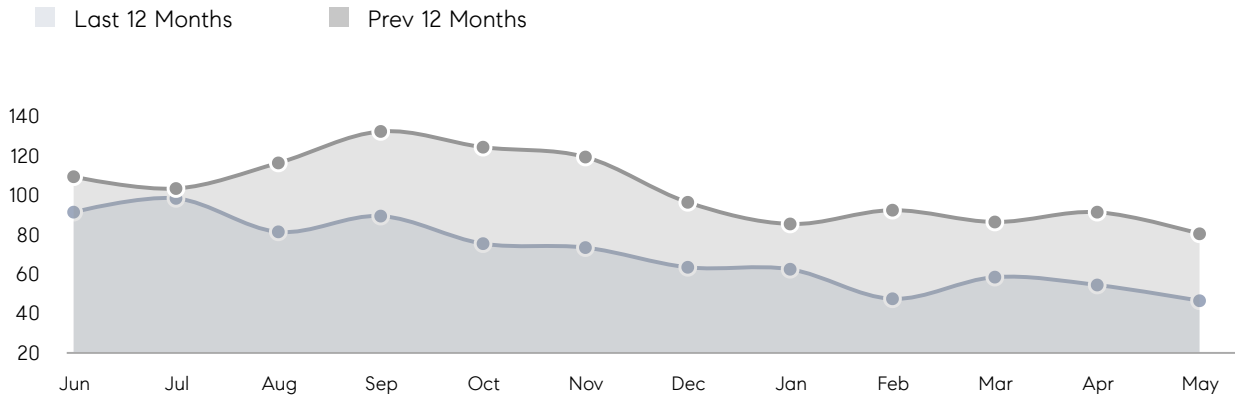
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 34        | 38        | -11%     |
|                | % OF ASKING PRICE  | 102%      | 109%      |          |
|                | AVERAGE SOLD PRICE | \$329,490 | \$384,968 | -14.4%   |
|                | # OF CONTRACTS     | 29        | 24        | 20.8%    |
|                | NEW LISTINGS       | 28        | 24        | 17%      |
| Houses         | AVERAGE DOM        | 23        | 42        | -45%     |
|                | % OF ASKING PRICE  | 103%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$419,250 | \$418,782 | 0%       |
|                | # OF CONTRACTS     | 21        | 18        | 17%      |
|                | NEW LISTINGS       | 17        | 20        | -15%     |
| Condo/Co-op/TH | AVERAGE DOM        | 42        | 23        | 83%      |
|                | % OF ASKING PRICE  | 101%      | 116%      |          |
|                | AVERAGE SOLD PRICE | \$269,650 | \$260,983 | 3%       |
|                | # OF CONTRACTS     | 8         | 6         | 33%      |
|                | NEW LISTINGS       | 11        | 4         | 175%     |

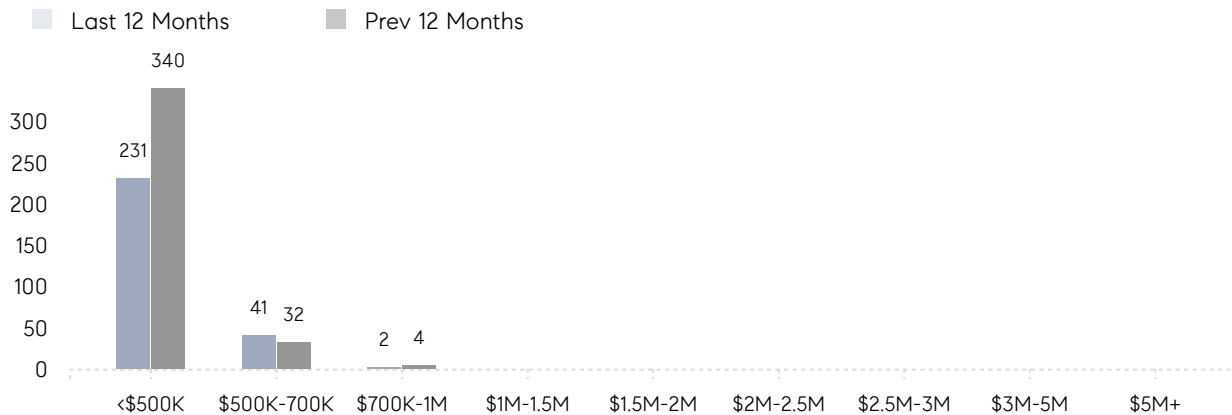
# Elizabeth

MAY 2023

## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Elmwood Park Market Insights

# Elmwood Park

MAY 2023

## UNDER CONTRACT

**11**  
Total  
Properties

**\$469K**  
Average  
Price

**\$459K**  
Median  
Price

**-21%**  
Decrease From  
May 2022

**10%**  
Increase From  
May 2022

**6%**  
Increase From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$502K**  
Average  
Price

**\$500K**  
Median  
Price

**-65%**  
Decrease From  
May 2022

**8%**  
Increase From  
May 2022

**10%**  
Increase From  
May 2022

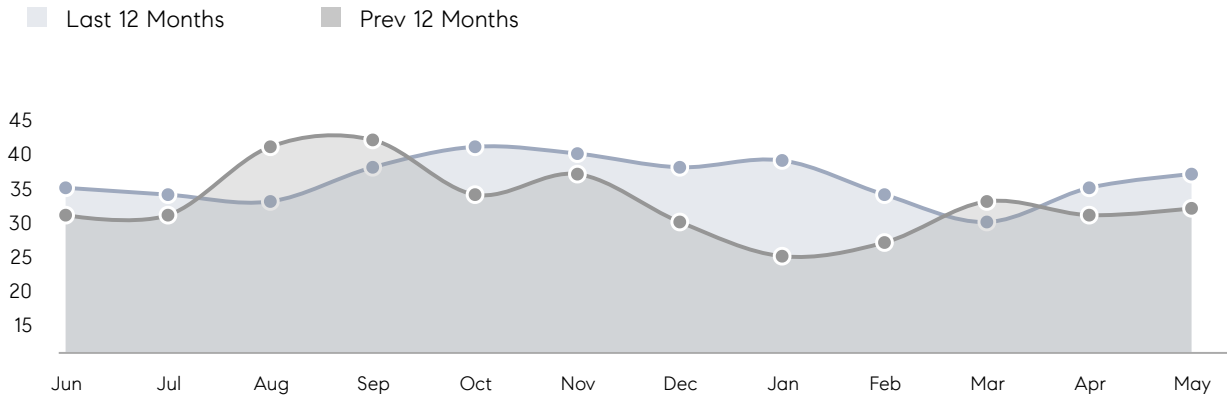
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 65        | 25        | 160%     |
|                | % OF ASKING PRICE  | 99%       | 104%      |          |
|                | AVERAGE SOLD PRICE | \$502,786 | \$464,600 | 8.2%     |
|                | # OF CONTRACTS     | 11        | 14        | -21.4%   |
|                | NEW LISTINGS       | 13        | 16        | -19%     |
| Houses         | AVERAGE DOM        | 65        | 26        | 150%     |
|                | % OF ASKING PRICE  | 99%       | 104%      |          |
|                | AVERAGE SOLD PRICE | \$502,786 | \$476,944 | 5%       |
|                | # OF CONTRACTS     | 9         | 13        | -31%     |
|                | NEW LISTINGS       | 11        | 11        | 0%       |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 18        | -        |
|                | % OF ASKING PRICE  | -         | 102%      |          |
|                | AVERAGE SOLD PRICE | -         | \$353,500 | -        |
|                | # OF CONTRACTS     | 2         | 1         | 100%     |
|                | NEW LISTINGS       | 2         | 5         | -60%     |

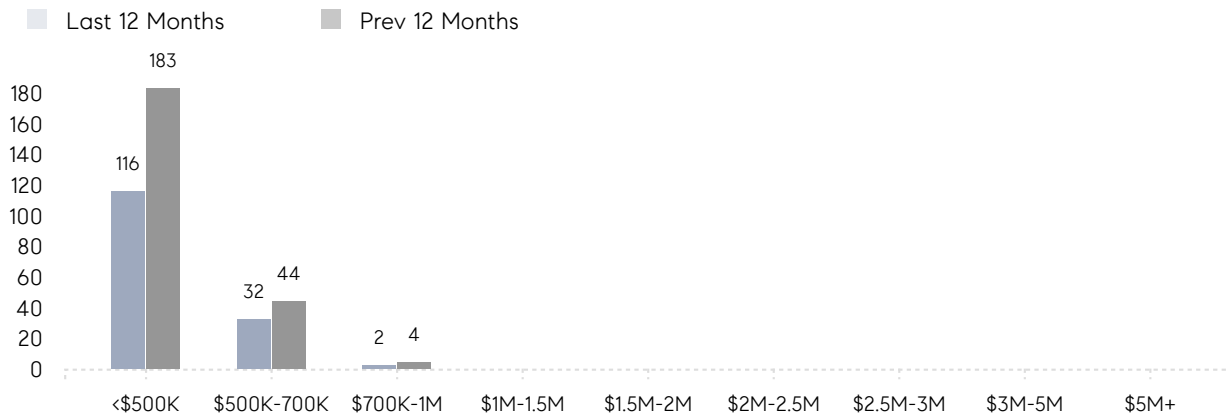
# Elmwood Park

MAY 2023

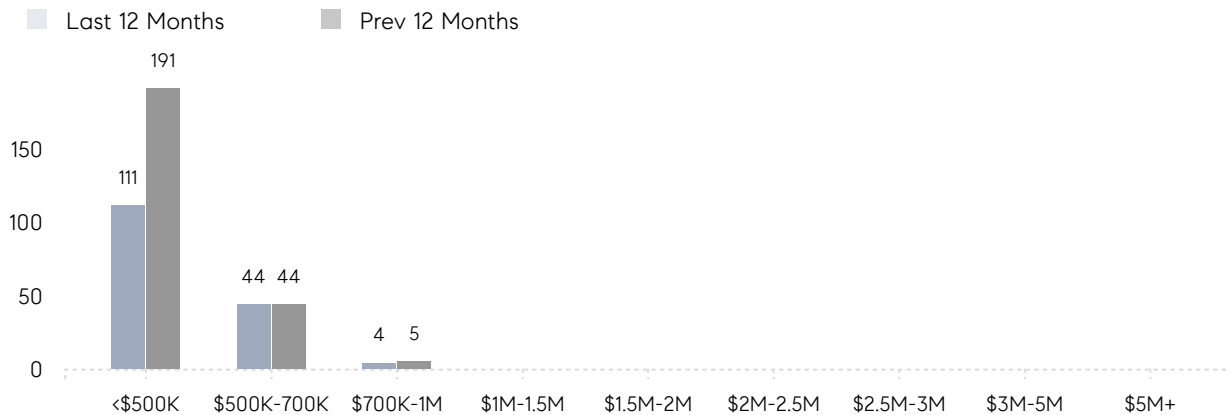
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Emerson Market Insights

# Emerson

MAY 2023

## UNDER CONTRACT

**8**  
Total  
Properties

**\$631K**  
Average  
Price

**\$589K**  
Median  
Price

**100%**  
Increase From  
May 2022

**8%**  
Increase From  
May 2022

**4%**  
Increase From  
May 2022

## UNITS SOLD

**6**  
Total  
Properties

**\$797K**  
Average  
Price

**\$800K**  
Median  
Price

**50%**  
Increase From  
May 2022

**10%**  
Increase From  
May 2022

**12%**  
Increase From  
May 2022

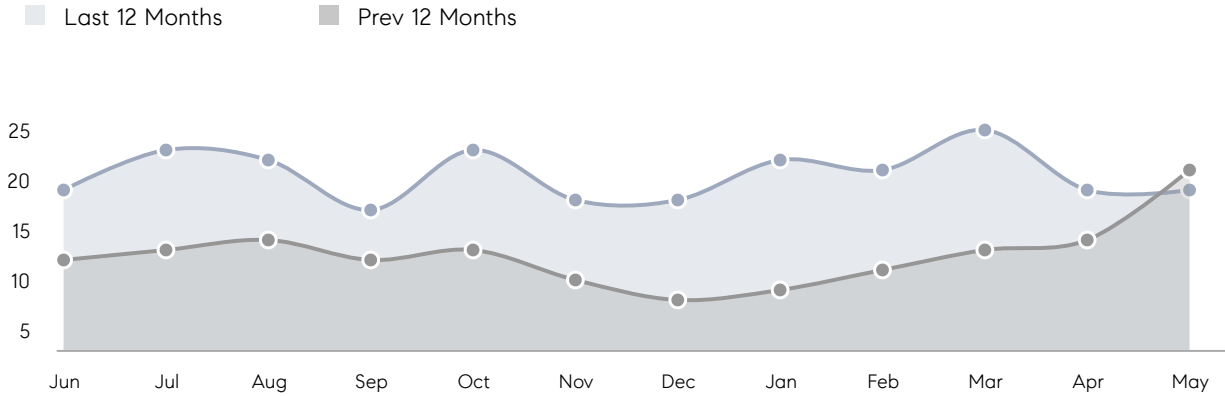
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 18        | 12        | 50%      |
|                | % OF ASKING PRICE  | 102%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$797,500 | \$724,938 | 10.0%    |
|                | # OF CONTRACTS     | 8         | 4         | 100.0%   |
|                | NEW LISTINGS       | 7         | 10        | -30%     |
| Houses         | AVERAGE DOM        | 18        | 12        | 50%      |
|                | % OF ASKING PRICE  | 102%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$797,500 | \$724,938 | 10%      |
|                | # OF CONTRACTS     | 7         | 4         | 75%      |
|                | NEW LISTINGS       | 7         | 8         | -12%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 1         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 2         | 0%       |

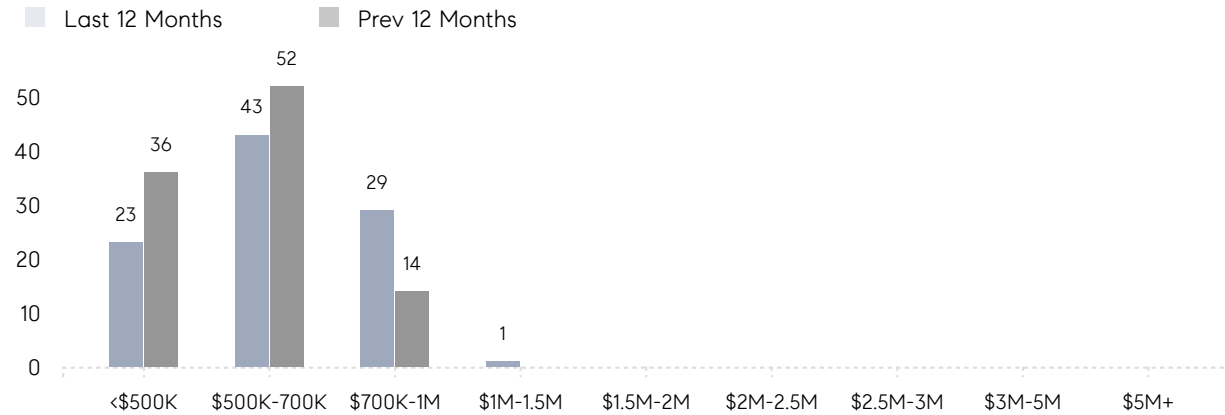
# Emerson

MAY 2023

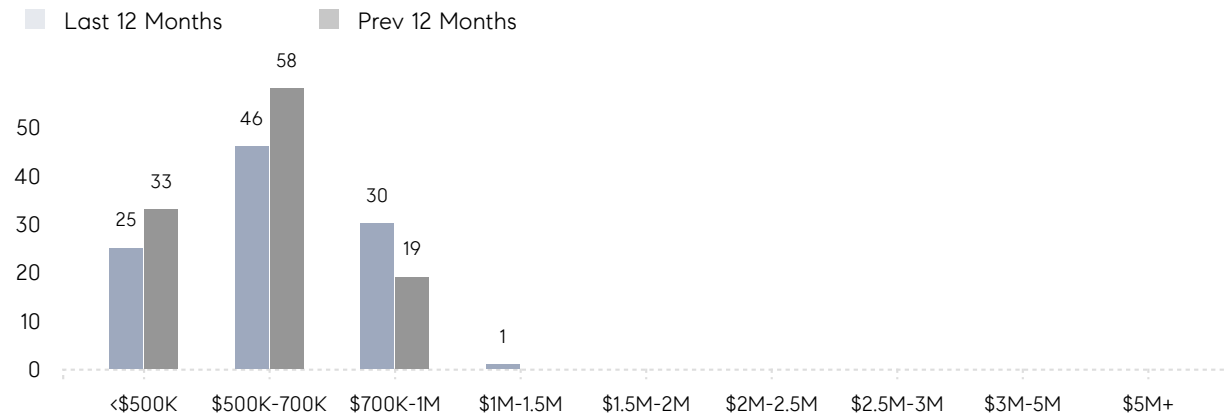
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Englewood Market Insights

# Englewood

MAY 2023

## UNDER CONTRACT

**28**  
Total  
Properties

**\$555K**  
Average  
Price

**\$413K**  
Median  
Price

**17%**  
Increase From  
May 2022

**-22%**  
Decrease From  
May 2022

**-6%**  
Decrease From  
May 2022

## UNITS SOLD

**17**  
Total  
Properties

**\$535K**  
Average  
Price

**\$430K**  
Median  
Price

**-37%**  
Decrease From  
May 2022

**-19%**  
Decrease From  
May 2022

**-4%**  
Decrease From  
May 2022

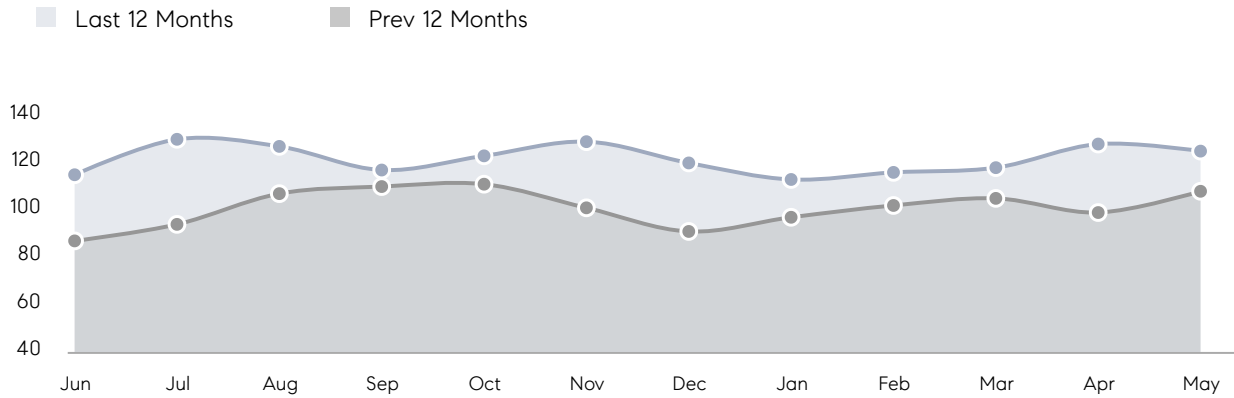
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 38        | 58        | -34%     |
|                | % OF ASKING PRICE  | 99%       | 102%      |          |
|                | AVERAGE SOLD PRICE | \$535,288 | \$659,315 | -18.8%   |
|                | # OF CONTRACTS     | 28        | 24        | 16.7%    |
|                | NEW LISTINGS       | 25        | 34        | -26%     |
| Houses         | AVERAGE DOM        | 36        | 27        | 33%      |
|                | % OF ASKING PRICE  | 100%      | 100%      |          |
|                | AVERAGE SOLD PRICE | \$744,000 | \$996,273 | -25%     |
|                | # OF CONTRACTS     | 11        | 11        | 0%       |
|                | NEW LISTINGS       | 14        | 22        | -36%     |
| Condo/Co-op/TH | AVERAGE DOM        | 40        | 80        | -50%     |
|                | % OF ASKING PRICE  | 98%       | 103%      |          |
|                | AVERAGE SOLD PRICE | \$349,767 | \$427,656 | -18%     |
|                | # OF CONTRACTS     | 17        | 13        | 31%      |
|                | NEW LISTINGS       | 11        | 12        | -8%      |

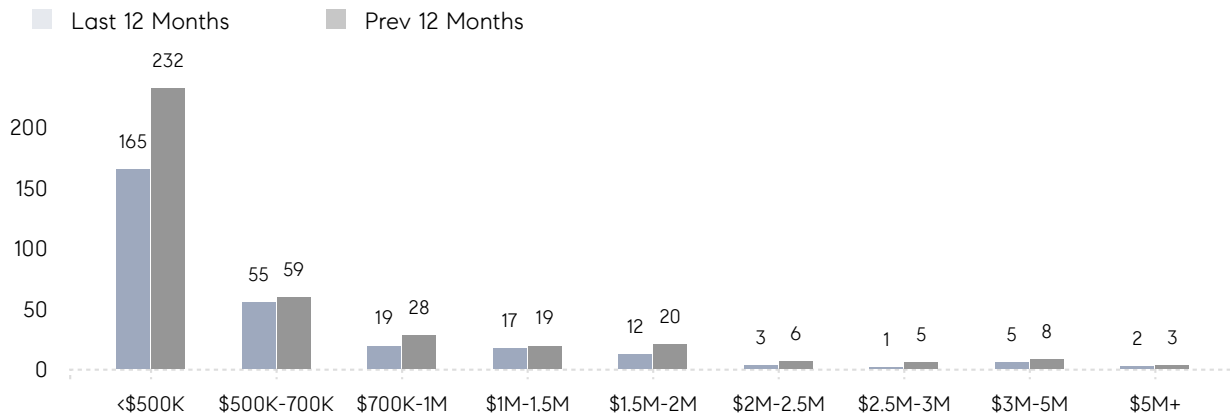
# Englewood

MAY 2023

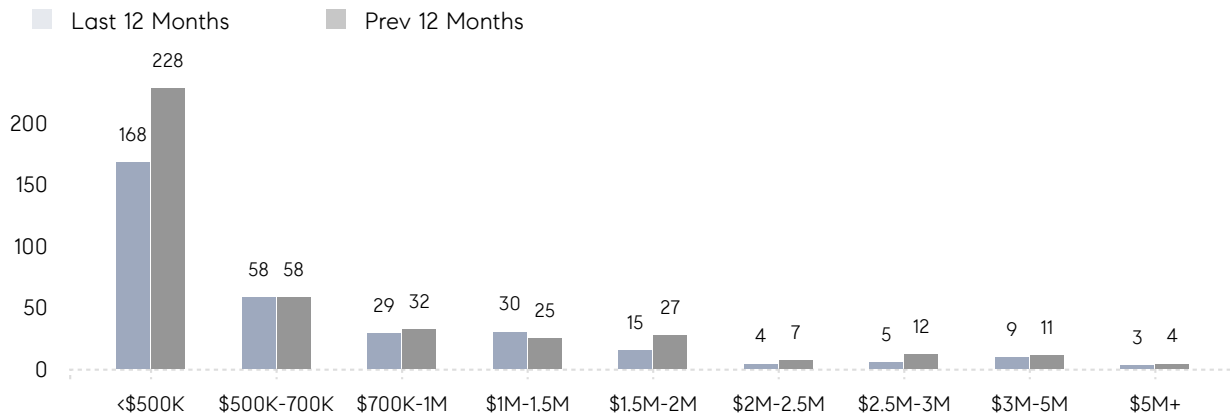
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Englewood Cliffs Market Insights

# Englewood Cliffs

MAY 2023

## UNDER CONTRACT

|                        |                      |                        |
|------------------------|----------------------|------------------------|
| <b>9</b>               | <b>\$1.7M</b>        | <b>\$1.5M</b>          |
| Total Properties       | Average Price        | Median Price           |
| <b>80%</b>             | <b>1%</b>            | <b>7%</b>              |
| Increase From May 2022 | Change From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>6</b>               | <b>\$1.4M</b>          | <b>\$1.3M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-50%</b>            | <b>-10%</b>            | <b>-9%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

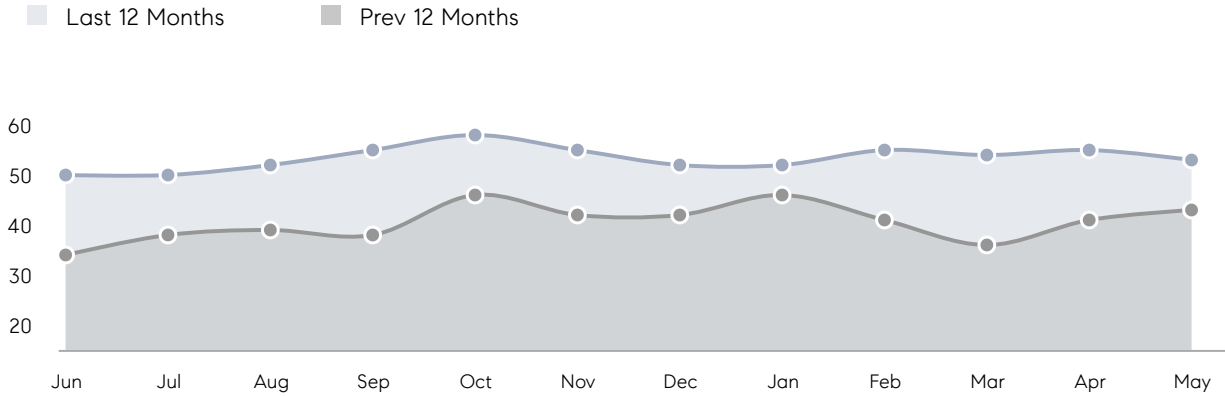
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 64          | 56          | 14%      |
|                | % OF ASKING PRICE  | 96%         | 98%         |          |
|                | AVERAGE SOLD PRICE | \$1,459,167 | \$1,616,019 | -9.7%    |
|                | # OF CONTRACTS     | 9           | 5           | 80.0%    |
|                | NEW LISTINGS       | 7           | 7           | 0%       |
| Houses         | AVERAGE DOM        | 64          | 56          | 14%      |
|                | % OF ASKING PRICE  | 96%         | 98%         |          |
|                | AVERAGE SOLD PRICE | \$1,459,167 | \$1,616,019 | -10%     |
|                | # OF CONTRACTS     | 9           | 5           | 80%      |
|                | 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%       |

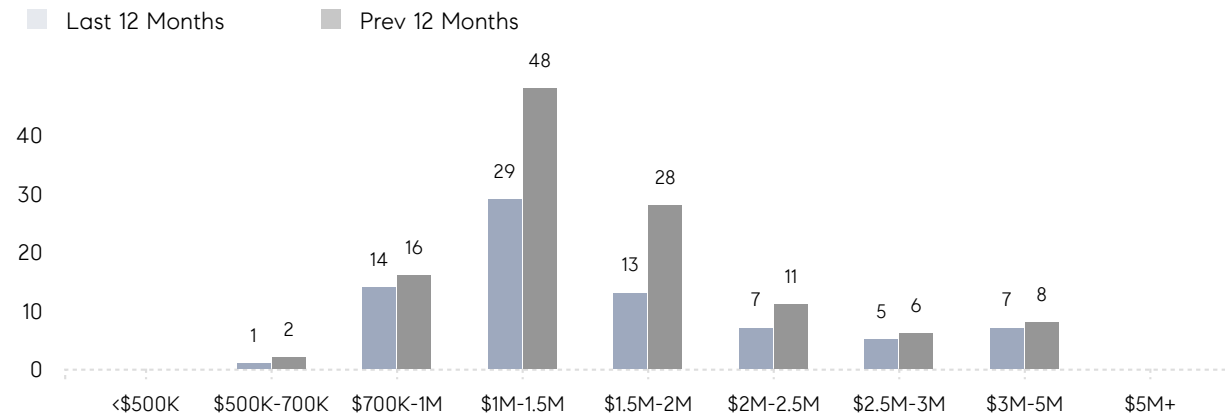
# Englewood Cliffs

MAY 2023

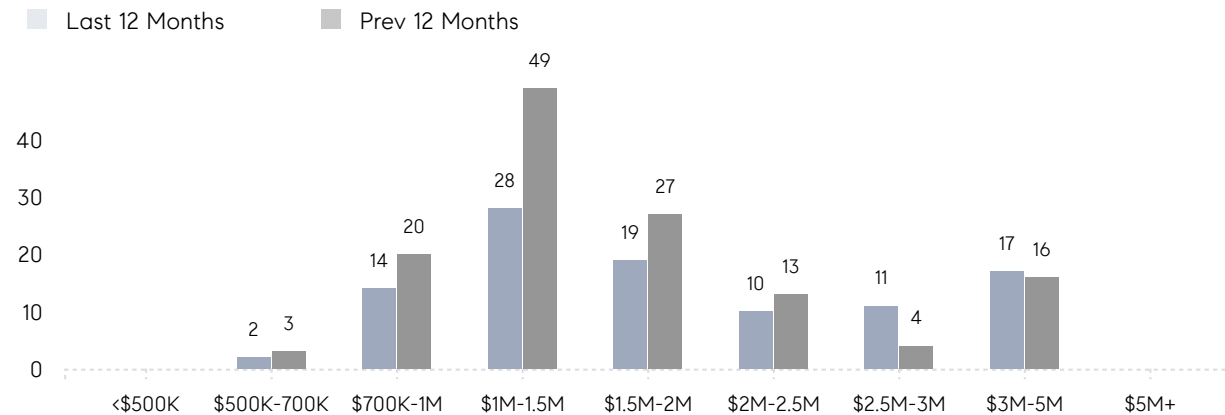
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range

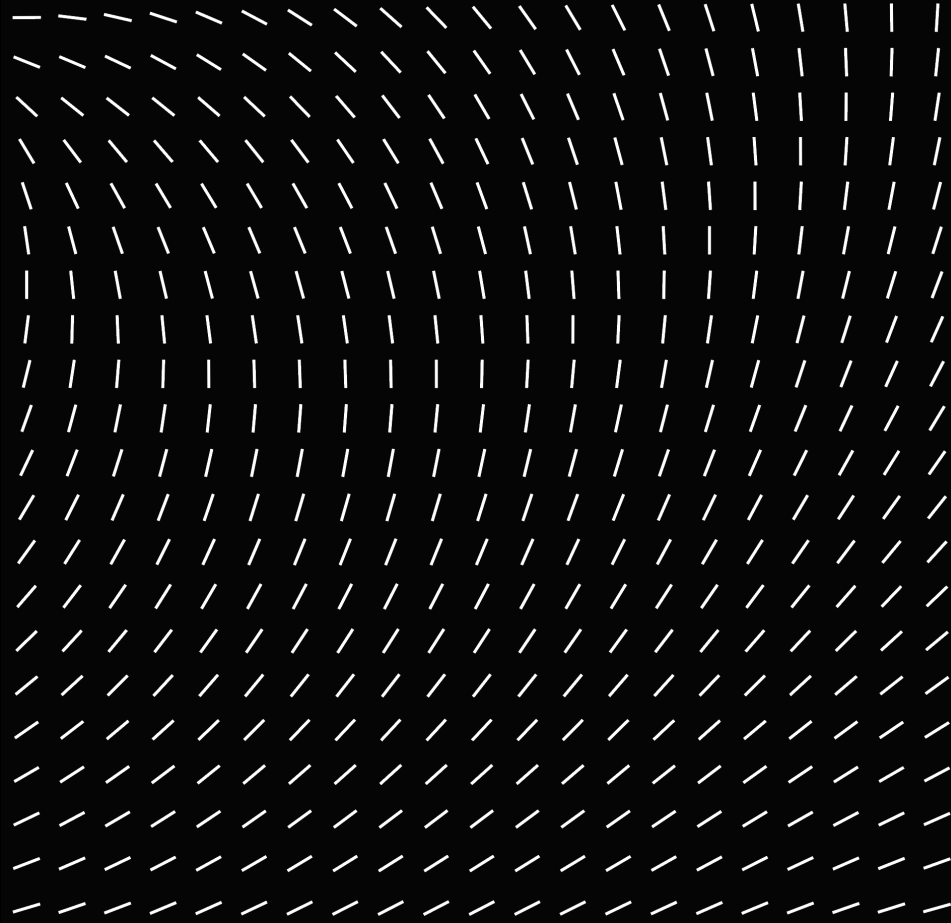




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COMPASS

May 2023

# Essex Fells Market Insights

# Essex Fells

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>4</b>               | <b>\$1.6M</b>          | <b>\$1.6M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-20%</b>            | <b>89%</b>             | <b>83%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                      |                        |                        |
|----------------------|------------------------|------------------------|
| <b>3</b>             | <b>\$1.6M</b>          | <b>\$940K</b>          |
| Total Properties     | Average Price          | Median Price           |
| <b>0%</b>            | <b>99%</b>             | <b>9%</b>              |
| Change From May 2022 | Increase From May 2022 | Increase From May 2022 |

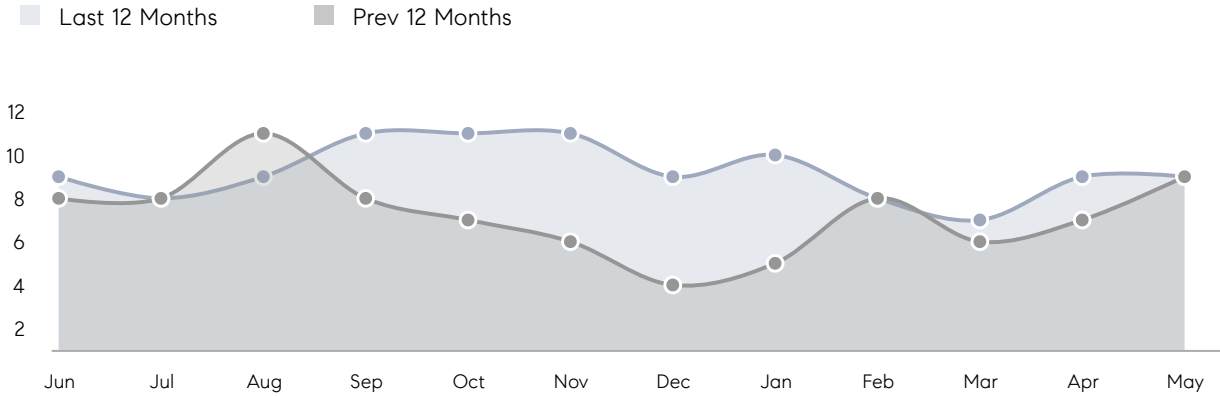
## Property Statistics

|                |                    | May 2023    | May 2022  | % Change |
|----------------|--------------------|-------------|-----------|----------|
| Overall        | AVERAGE DOM        | 86          | 16        | 438%     |
|                | % OF ASKING PRICE  | 97%         | 99%       |          |
|                | AVERAGE SOLD PRICE | \$1,600,000 | \$803,333 | 99.2%    |
|                | # OF CONTRACTS     | 4           | 5         | -20.0%   |
|                | NEW LISTINGS       | 4           | 9         | -56%     |
| Houses         | AVERAGE DOM        | 86          | 18        | 378%     |
|                | % OF ASKING PRICE  | 97%         | 99%       |          |
|                | AVERAGE SOLD PRICE | \$1,600,000 | \$932,500 | 72%      |
|                | # OF CONTRACTS     | 4           | 5         | -20%     |
|                | NEW LISTINGS       | 4           | 9         | -56%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | 14        | -        |
|                | % OF ASKING PRICE  | -           | 99%       |          |
|                | AVERAGE SOLD PRICE | -           | \$545,000 | -        |
|                | # OF CONTRACTS     | 0           | 0         | 0%       |
|                | NEW LISTINGS       | 0           | 0         | 0%       |

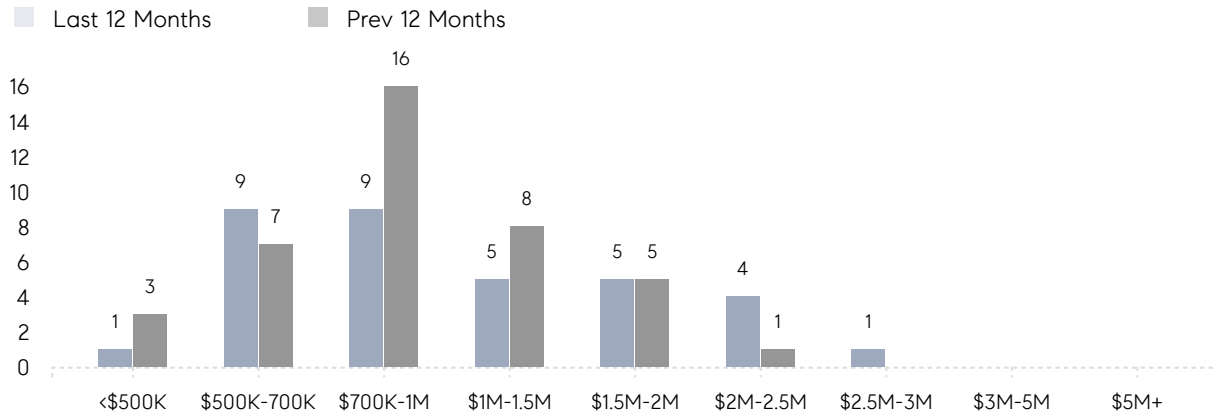
# Essex Fells

MAY 2023

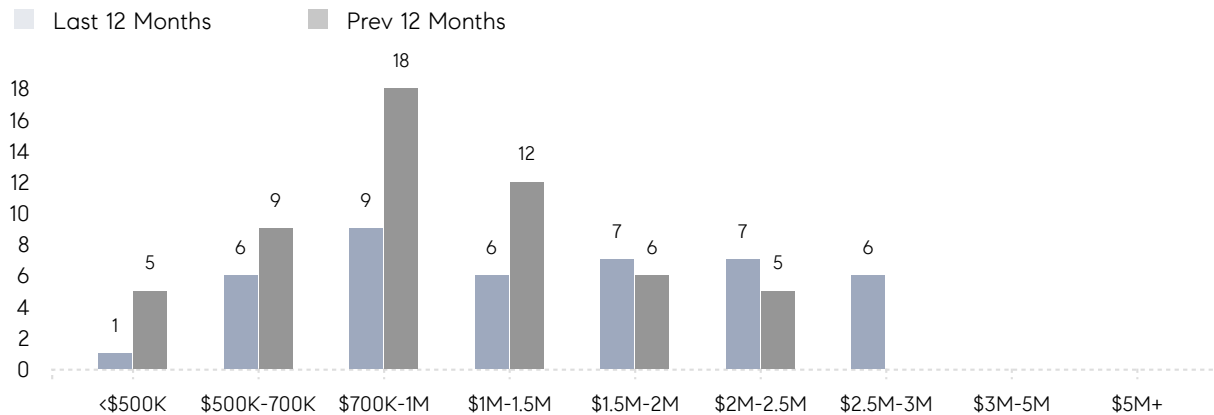
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Fair Lawn Market Insights

# Fair Lawn

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>31</b>              | <b>\$559K</b>          | <b>\$569K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-38%</b>            | <b>-10%</b>            | <b>-5%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                      |                        |
|------------------------|----------------------|------------------------|
| <b>29</b>              | <b>\$587K</b>        | <b>\$575K</b>          |
| Total Properties       | Average Price        | Median Price           |
| <b>-15%</b>            | <b>-1%</b>           | <b>-2%</b>             |
| Decrease From May 2022 | Change From May 2022 | Decrease From May 2022 |

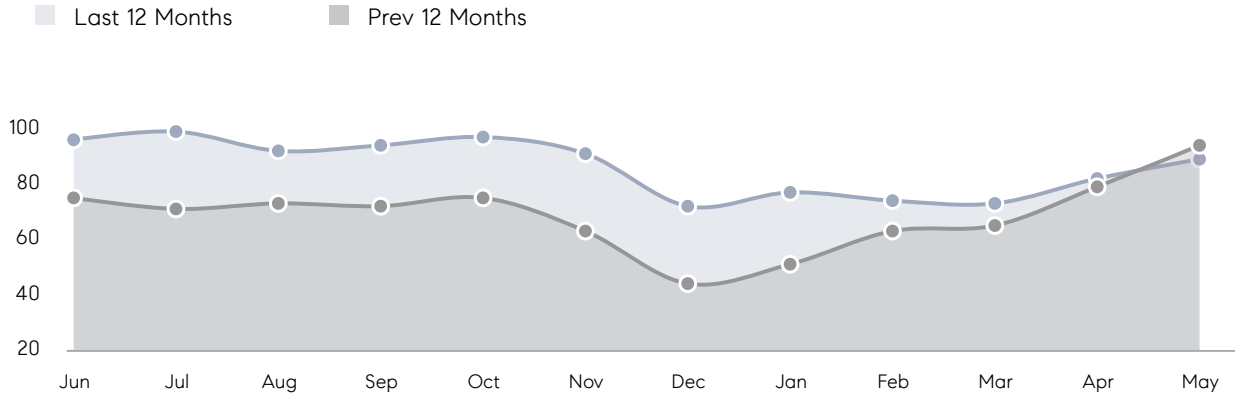
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 31        | 22        | 41%      |
|                | % OF ASKING PRICE  | 105%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$587,113 | \$590,575 | -0.6%    |
|                | # OF CONTRACTS     | 31        | 50        | -38.0%   |
|                | NEW LISTINGS       | 40        | 61        | -34%     |
| Houses         | AVERAGE DOM        | 25        | 23        | 9%       |
|                | % OF ASKING PRICE  | 106%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$621,896 | \$601,610 | 3%       |
|                | # OF CONTRACTS     | 28        | 46        | -39%     |
|                | NEW LISTINGS       | 32        | 55        | -42%     |
| Condo/Co-op/TH | AVERAGE DOM        | 84        | 8         | 950%     |
|                | % OF ASKING PRICE  | 98%       | 101%      |          |
|                | AVERAGE SOLD PRICE | \$285,667 | \$507,813 | -44%     |
|                | # OF CONTRACTS     | 3         | 4         | -25%     |
|                | NEW LISTINGS       | 8         | 6         | 33%      |

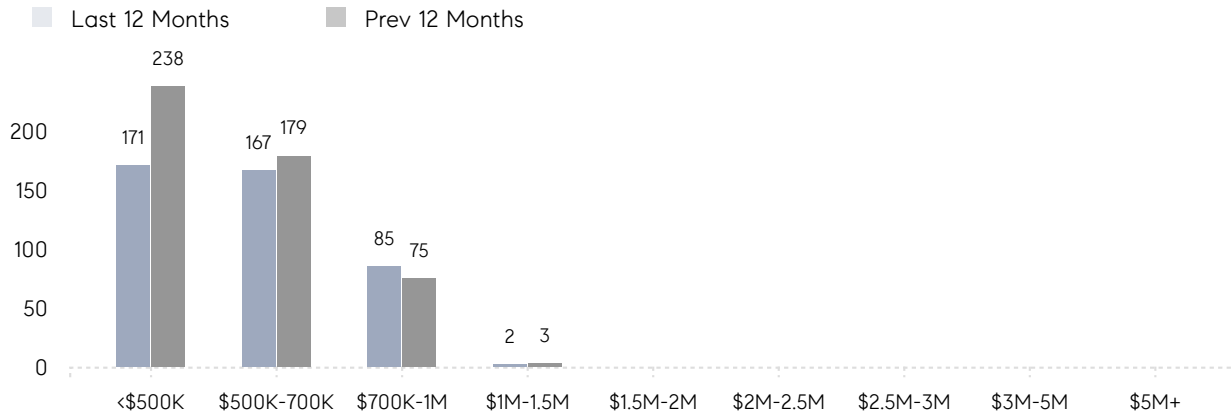
# Fair Lawn

MAY 2023

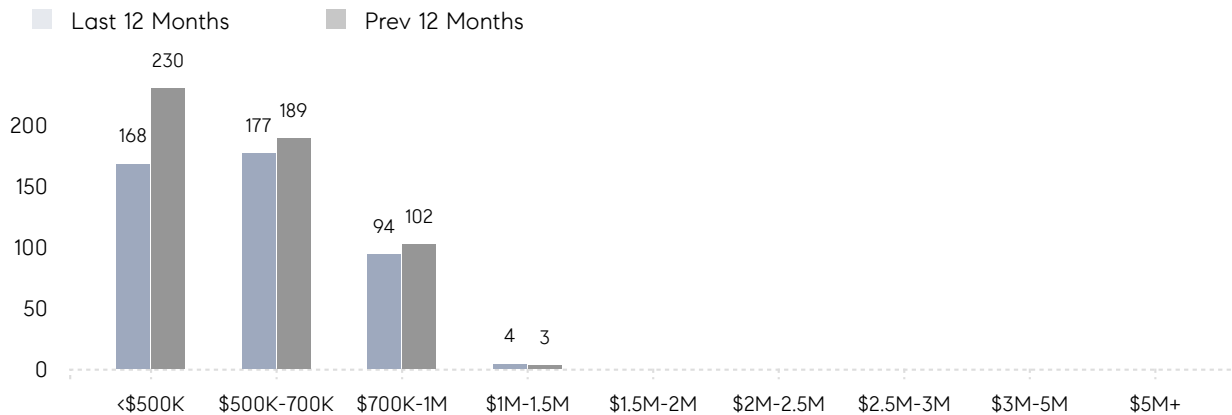
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Fairfield Market Insights

# Fairfield

MAY 2023

## UNDER CONTRACT

**7**  
Total  
Properties

**\$703K**  
Average  
Price

**\$679K**  
Median  
Price

**75%**  
Increase From  
May 2022

**22%**  
Increase From  
May 2022

**13%**  
Increase From  
May 2022

## UNITS SOLD

**10**  
Total  
Properties

**\$763K**  
Average  
Price

**\$622K**  
Median  
Price

**-23%**  
Decrease From  
May 2022

**39%**  
Increase From  
May 2022

**9%**  
Increase From  
May 2022

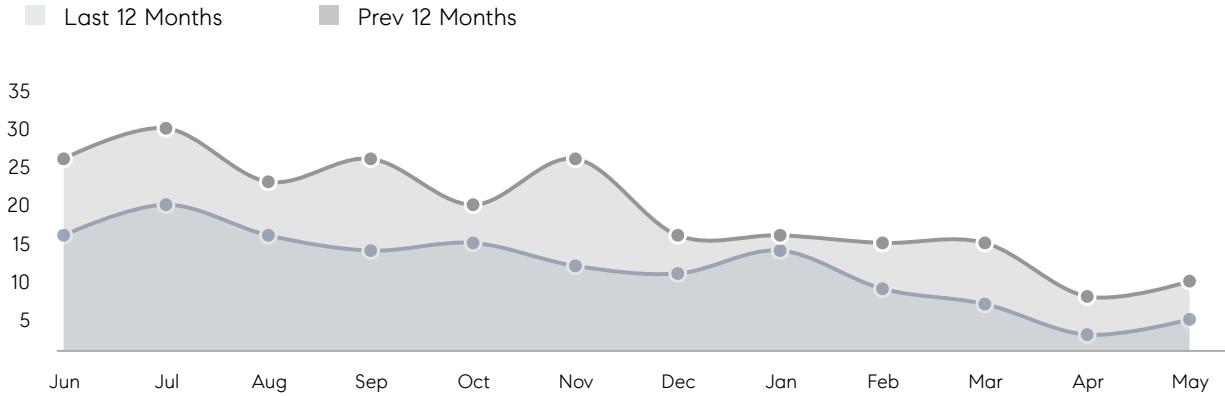
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 46        | 67        | -31%     |
|                | % OF ASKING PRICE  | 103%      | 100%      |          |
|                | AVERAGE SOLD PRICE | \$763,700 | \$550,231 | 38.8%    |
|                | # OF CONTRACTS     | 7         | 4         | 75.0%    |
|                | NEW LISTINGS       | 8         | 7         | 14%      |
| Houses         | AVERAGE DOM        | 50        | 80        | -37%     |
|                | % OF ASKING PRICE  | 104%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$804,625 | \$546,182 | 47%      |
|                | # OF CONTRACTS     | 6         | 4         | 50%      |
|                | NEW LISTINGS       | 6         | 7         | -14%     |
| Condo/Co-op/TH | AVERAGE DOM        | 30        | 0         | -        |
|                | % OF ASKING PRICE  | 100%      | 100%      |          |
|                | AVERAGE SOLD PRICE | \$600,000 | \$572,500 | 5%       |
|                | # OF CONTRACTS     | 1         | 0         | 0%       |
|                | NEW LISTINGS       | 2         | 0         | 0%       |

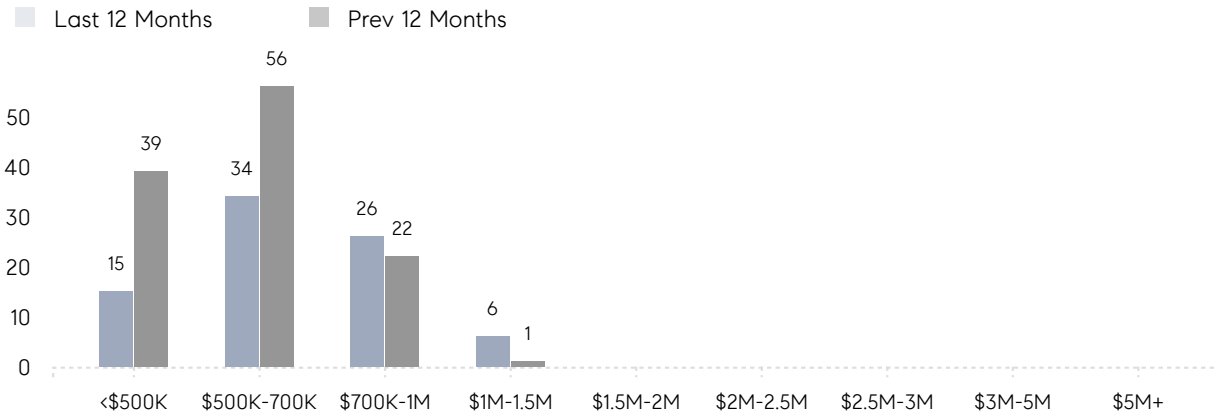
# Fairfield

MAY 2023

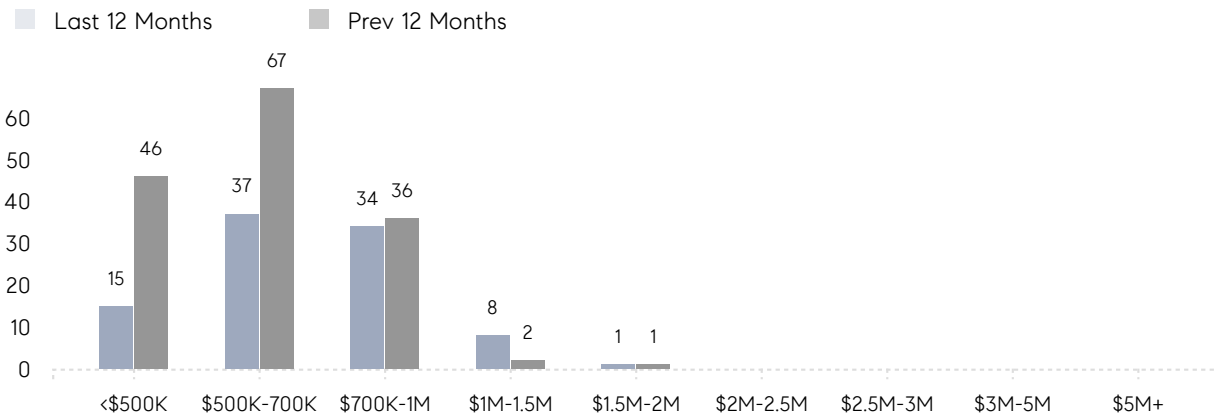
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Fairview Market Insights

# Fairview

MAY 2023

## UNDER CONTRACT

**4** **\$776K** **\$849K**  
 Total Average Median  
 Properties Price Price

**100%** **96%** **114%**  
 Increase From Increase From Increase From  
 May 2022 May 2022 May 2022

## UNITS SOLD

**0** - -  
 Total Average Median  
 Properties Price Price

**0%** - -  
 Change From Change From Change From  
 May 2022 May 2022 May 2022

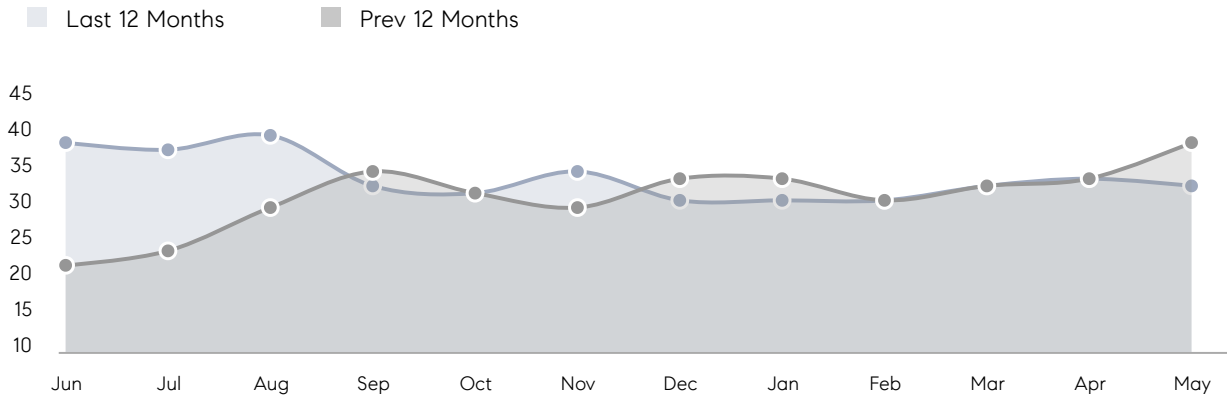
## Property Statistics

|                |                    | May 2023 | May 2022  | % Change |
|----------------|--------------------|----------|-----------|----------|
| Overall        | AVERAGE DOM        | -        | 40        | -        |
|                | % OF ASKING PRICE  | -        | 101%      |          |
|                | AVERAGE SOLD PRICE | -        | \$531,167 | -        |
|                | # OF CONTRACTS     | 4        | 2         | 100.0%   |
|                | NEW LISTINGS       | 3        | 8         | -62%     |
| Houses         | AVERAGE DOM        | -        | 45        | -        |
|                | % OF ASKING PRICE  | -        | 99%       |          |
|                | AVERAGE SOLD PRICE | -        | \$537,667 | -        |
|                | # OF CONTRACTS     | 3        | 1         | 200%     |
|                | NEW LISTINGS       | 2        | 5         | -60%     |
| Condo/Co-op/TH | AVERAGE DOM        | -        | 35        | -        |
|                | % OF ASKING PRICE  | -        | 103%      |          |
|                | AVERAGE SOLD PRICE | -        | \$524,667 | -        |
|                | # OF CONTRACTS     | 1        | 1         | 0%       |
|                | NEW LISTINGS       | 1        | 3         | -67%     |

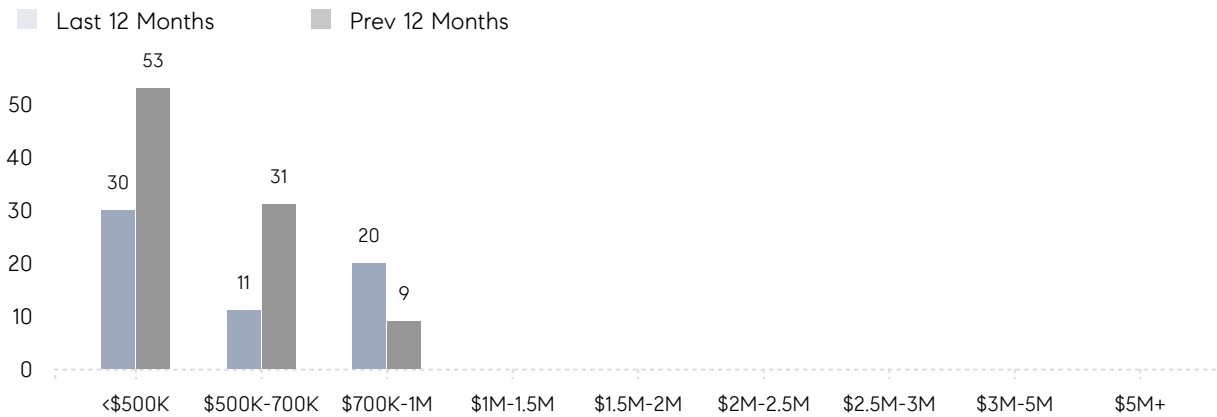
# Fairview

MAY 2023

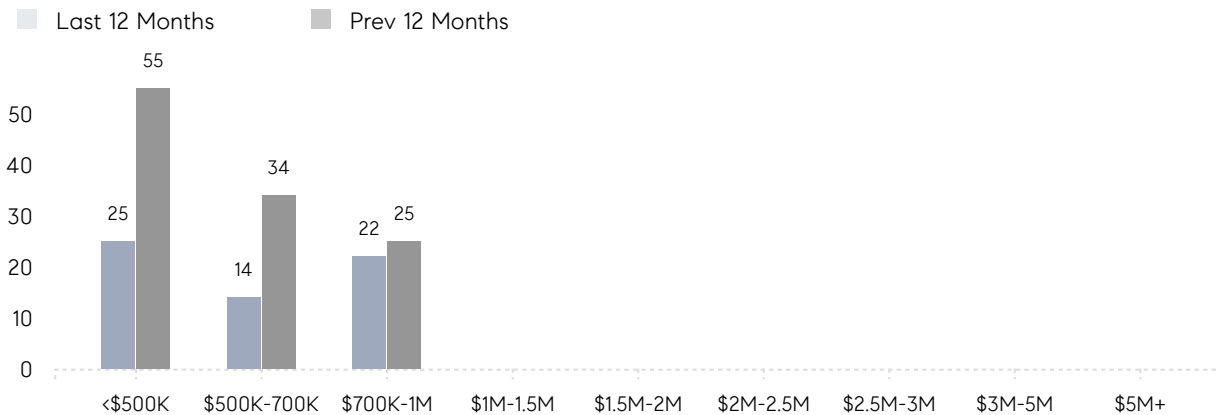
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Fanwood Market Insights

# Fanwood

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$623K**  
Average  
Price

**\$600K**  
Median  
Price

**-36%**  
Decrease From  
May 2022

**5%**  
Increase From  
May 2022

**5%**  
Increase From  
May 2022

## UNITS SOLD

**11**  
Total  
Properties

**\$671K**  
Average  
Price

**\$660K**  
Median  
Price

**57%**  
Increase From  
May 2022

**7%**  
Increase From  
May 2022

**6%**  
Increase From  
May 2022

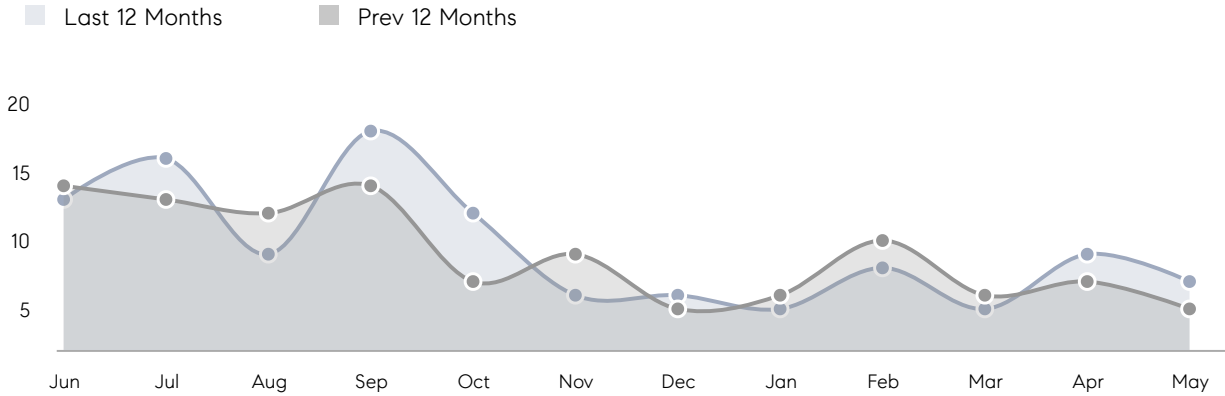
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 20        | 21        | -5%      |
|                | % OF ASKING PRICE  | 106%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$671,383 | \$630,000 | 6.6%     |
|                | # OF CONTRACTS     | 9         | 14        | -35.7%   |
|                | NEW LISTINGS       | 7         | 14        | -50%     |
| Houses         | AVERAGE DOM        | 20        | 21        | -5%      |
|                | % OF ASKING PRICE  | 106%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$671,383 | \$630,000 | 7%       |
|                | # OF CONTRACTS     | 9         | 13        | -31%     |
|                | NEW LISTINGS       | 7         | 13        | -46%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 1         | 0%       |
|                | NEW LISTINGS       | 0         | 1         | 0%       |

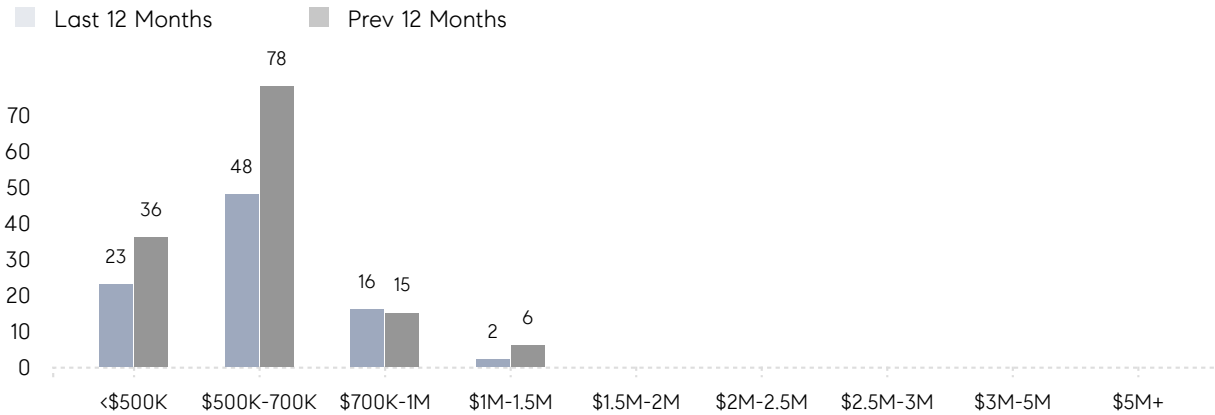
# Fanwood

MAY 2023

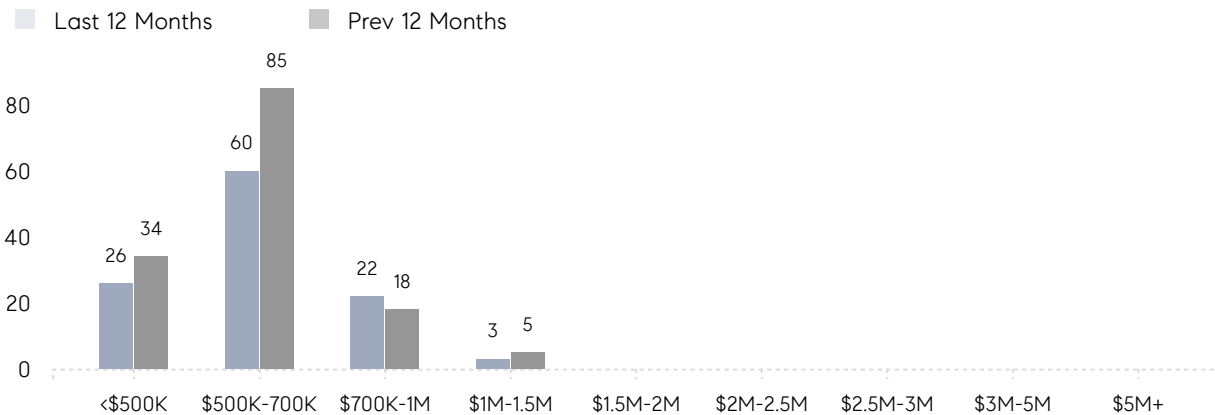
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Far Hills Market Insights

# Far Hills

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>3</b>               | <b>\$1.7M</b>          | <b>\$1.9M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>200%</b>            | <b>253%</b>            | <b>291%</b>            |
| Increase From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                      |                        |                        |
|----------------------|------------------------|------------------------|
| <b>1</b>             | <b>\$785K</b>          | <b>\$785K</b>          |
| Total Properties     | Average Price          | Median Price           |
| <b>0%</b>            | <b>27%</b>             | <b>27%</b>             |
| Change From May 2022 | Increase From May 2022 | Increase From May 2022 |

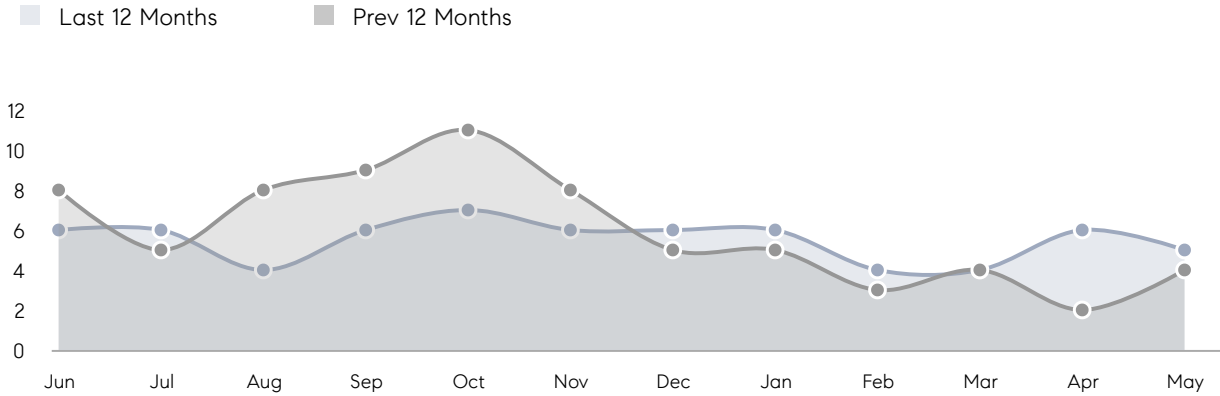
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 20        | 27        | -26%     |
|                | % OF ASKING PRICE  | 100%      | 97%       |          |
|                | AVERAGE SOLD PRICE | \$785,000 | \$620,000 | 26.6%    |
|                | # OF CONTRACTS     | 3         | 1         | 200.0%   |
|                | NEW LISTINGS       | 3         | 3         | 0%       |
| Houses         | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 3         | 1         | 200%     |
|                | NEW LISTINGS       | 2         | 3         | -33%     |
| Condo/Co-op/TH | AVERAGE DOM        | 20        | 27        | -26%     |
|                | % OF ASKING PRICE  | 100%      | 97%       |          |
|                | AVERAGE SOLD PRICE | \$785,000 | \$620,000 | 27%      |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 1         | 0         | 0%       |

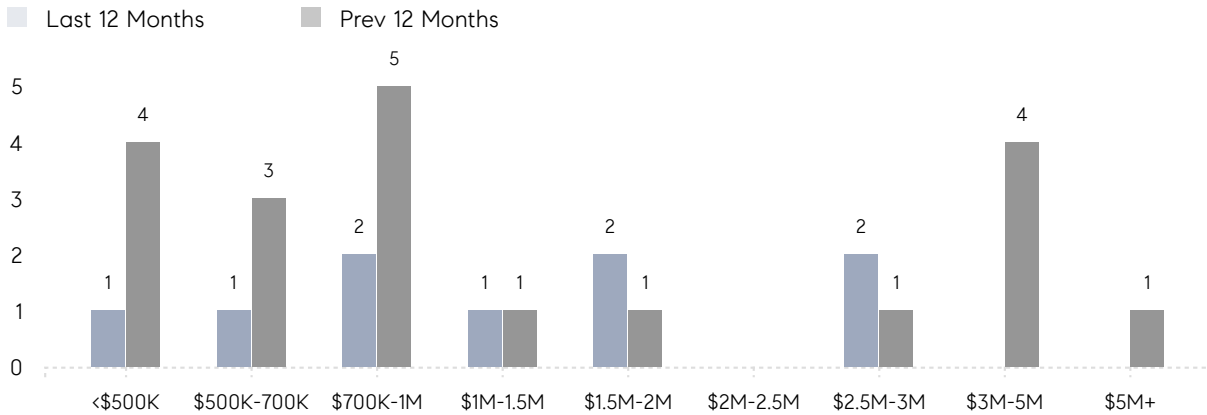
# Far Hills

MAY 2023

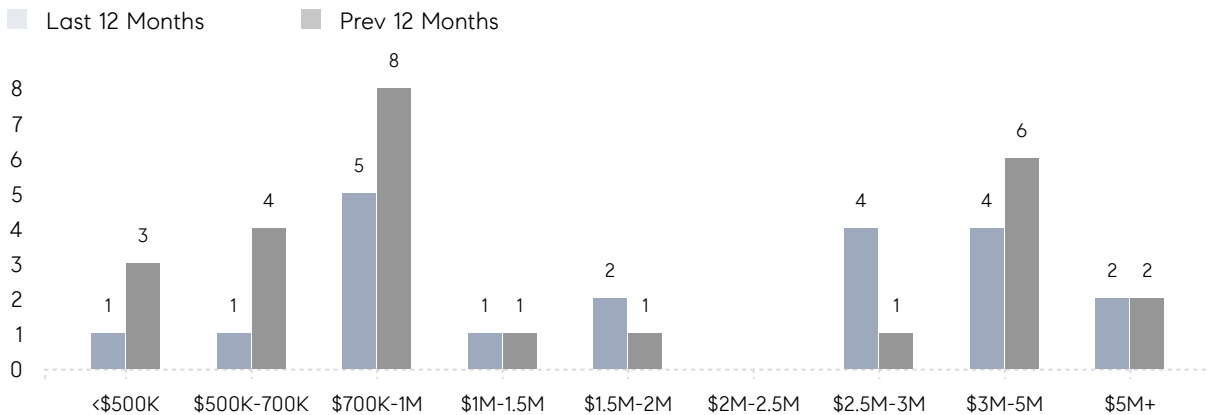
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Flemington Market Insights

# Flemington

MAY 2023

## UNDER CONTRACT

**3**  
Total  
Properties

**\$350K**  
Average  
Price

**\$362K**  
Median  
Price

**0%**  
Change From  
May 2022

–  
Change From  
May 2022

–  
Change From  
May 2022

## UNITS SOLD

**1**  
Total  
Properties

**\$384K**  
Average  
Price

**\$384K**  
Median  
Price

**-75%**  
Decrease From  
May 2022

**1%**  
Increase From  
May 2022

**3%**  
Increase From  
May 2022

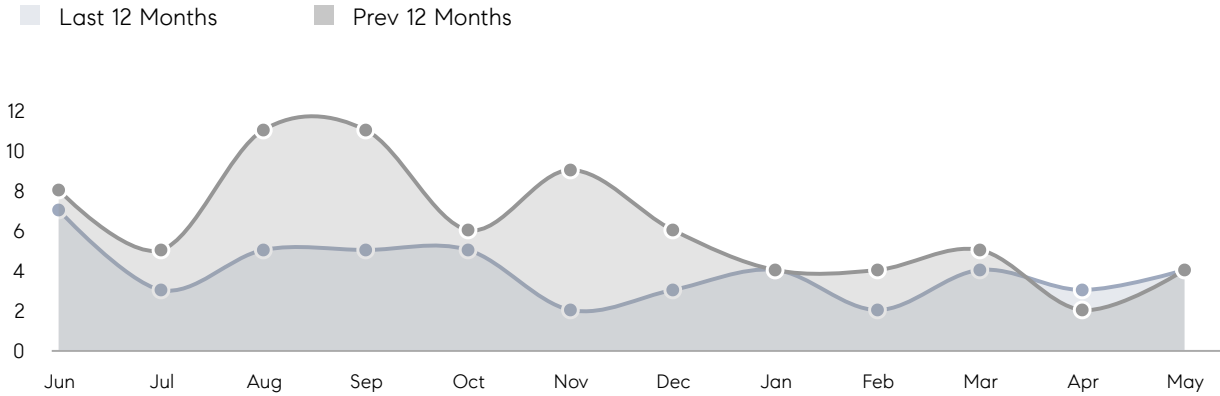
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 28        | 43        | -35%     |
|                | % OF ASKING PRICE  | 106%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$384,000 | \$378,750 | 1.4%     |
|                | # OF CONTRACTS     | 3         | 0         | 0.0%     |
|                | NEW LISTINGS       | 4         | 2         | 100%     |
| Houses         | AVERAGE DOM        | -         | 43        | -        |
|                | % OF ASKING PRICE  | -         | 104%      |          |
|                | AVERAGE SOLD PRICE | -         | \$386,667 | -        |
|                | # OF CONTRACTS     | 2         | 0         | 0%       |
|                | NEW LISTINGS       | 3         | 2         | 50%      |
| Condo/Co-op/TH | AVERAGE DOM        | 28        | 43        | -35%     |
|                | % OF ASKING PRICE  | 106%      | 100%      |          |
|                | AVERAGE SOLD PRICE | \$384,000 | \$355,000 | 8%       |
|                | # OF CONTRACTS     | 1         | 0         | 0%       |
|                | NEW LISTINGS       | 1         | 0         | 0%       |

# Flemington

MAY 2023

## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Florham Park Market Insights

# Florham Park

MAY 2023

## UNDER CONTRACT

**12**  
Total  
Properties

**\$854K**  
Average  
Price

**\$737K**  
Median  
Price

**-37%**  
Decrease From  
May 2022

**-7%**  
Decrease From  
May 2022

**0%**  
Change From  
May 2022

## UNITS SOLD

**12**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$980K**  
Median  
Price

**-14%**  
Decrease From  
May 2022

**35%**  
Increase From  
May 2022

**50%**  
Increase From  
May 2022

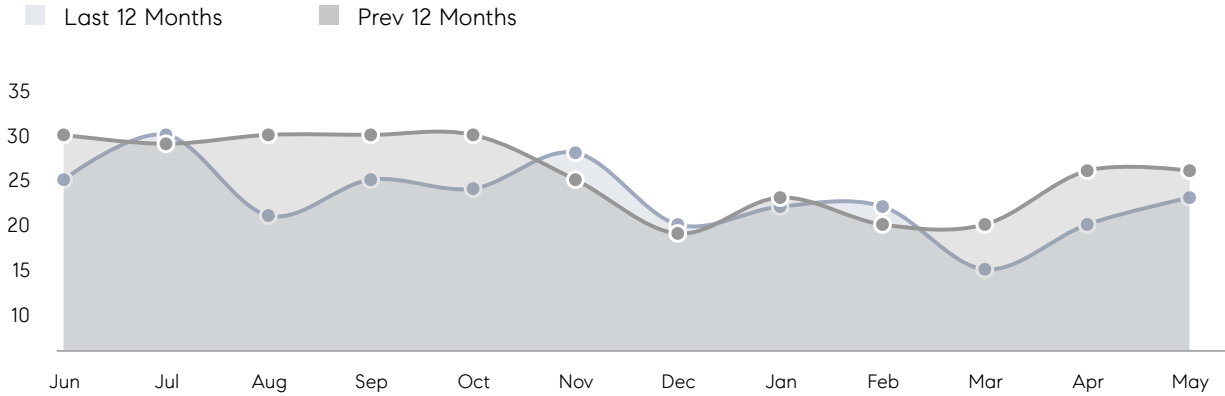
## Property Statistics

|                |                    | May 2023    | May 2022  | % Change |
|----------------|--------------------|-------------|-----------|----------|
| Overall        | AVERAGE DOM        | 61          | 31        | 97%      |
|                | % OF ASKING PRICE  | 102%        | 104%      |          |
|                | AVERAGE SOLD PRICE | \$1,022,763 | \$760,071 | 34.6%    |
|                | # OF CONTRACTS     | 12          | 19        | -36.8%   |
|                | NEW LISTINGS       | 19          | 25        | -24%     |
| Houses         | AVERAGE DOM        | 67          | 20        | 235%     |
|                | % OF ASKING PRICE  | 102%        | 105%      |          |
|                | AVERAGE SOLD PRICE | \$1,379,000 | \$795,125 | 73%      |
|                | # OF CONTRACTS     | 6           | 17        | -65%     |
|                | NEW LISTINGS       | 9           | 19        | -53%     |
| Condo/Co-op/TH | AVERAGE DOM        | 57          | 46        | 24%      |
|                | % OF ASKING PRICE  | 102%        | 101%      |          |
|                | AVERAGE SOLD PRICE | \$768,309   | \$713,333 | 8%       |
|                | # OF CONTRACTS     | 6           | 2         | 200%     |
|                | NEW LISTINGS       | 10          | 6         | 67%      |

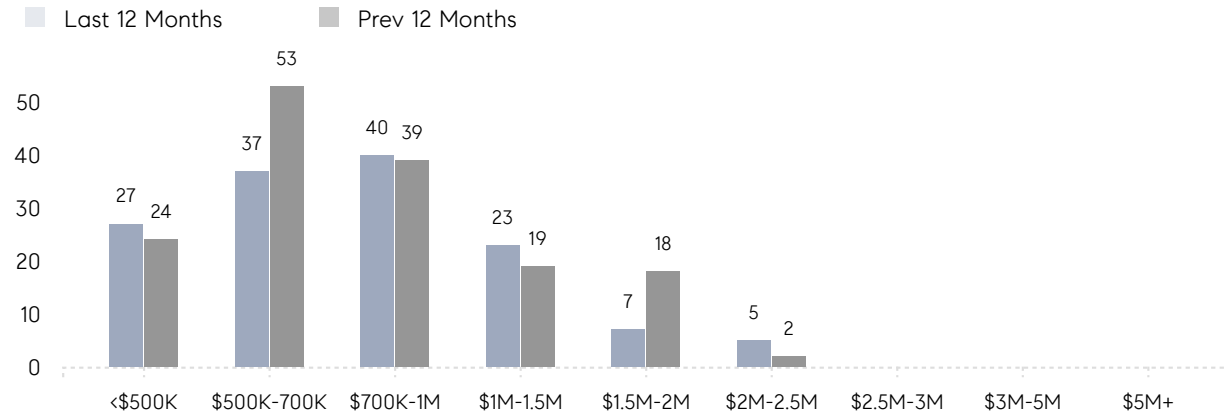
# Florham Park

MAY 2023

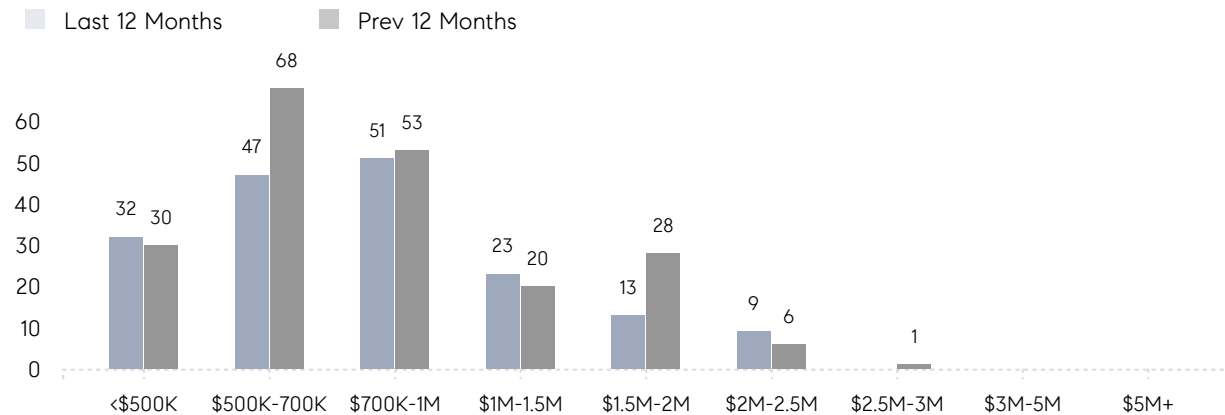
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Fort Lee Market Insights

# Fort Lee

MAY 2023

## UNDER CONTRACT

**62**  
Total  
Properties

**\$550K**  
Average  
Price

**\$437K**  
Median  
Price

**-22%**  
Decrease From  
May 2022

**20%**  
Increase From  
May 2022

**49%**  
Increase From  
May 2022

## UNITS SOLD

**46**  
Total  
Properties

**\$511K**  
Average  
Price

**\$328K**  
Median  
Price

**-28%**  
Decrease From  
May 2022

**11%**  
Increase From  
May 2022

**19%**  
Increase From  
May 2022

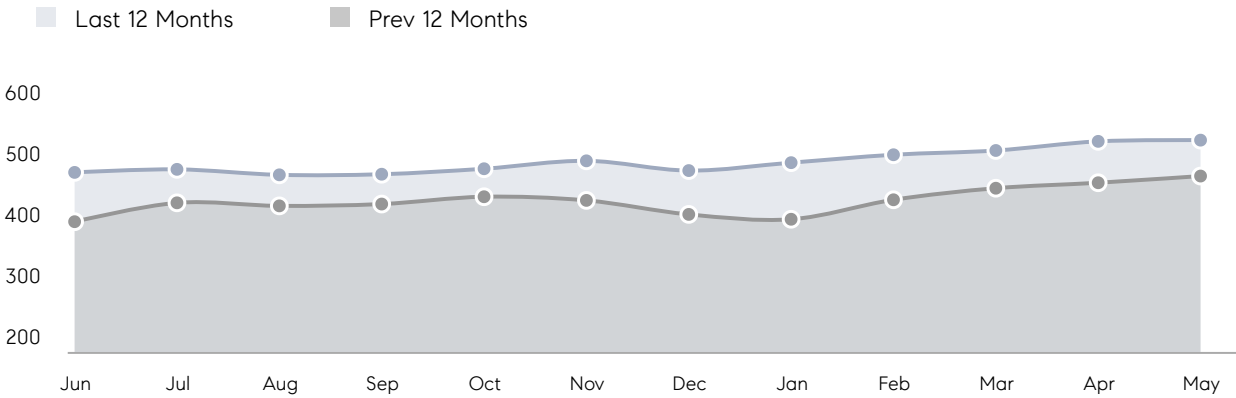
## Property Statistics

|                |                    | May 2023  | May 2022    | % Change |
|----------------|--------------------|-----------|-------------|----------|
| Overall        | AVERAGE DOM        | 53        | 93          | -43%     |
|                | % OF ASKING PRICE  | 98%       | 95%         |          |
|                | AVERAGE SOLD PRICE | \$511,253 | \$461,975   | 10.7%    |
|                | # OF CONTRACTS     | 62        | 80          | -22.5%   |
|                | NEW LISTINGS       | 62        | 82          | -24%     |
| Houses         | AVERAGE DOM        | 76        | 151         | -50%     |
|                | % OF ASKING PRICE  | 101%      | 99%         |          |
|                | AVERAGE SOLD PRICE | \$984,375 | \$1,407,143 | -30%     |
|                | # OF CONTRACTS     | 6         | 9           | -33%     |
|                | NEW LISTINGS       | 8         | 10          | -20%     |
| Condo/Co-op/TH | AVERAGE DOM        | 49        | 86          | -43%     |
|                | % OF ASKING PRICE  | 98%       | 95%         |          |
|                | AVERAGE SOLD PRICE | \$440,285 | \$345,902   | 27%      |
|                | # OF CONTRACTS     | 56        | 71          | -21%     |
|                | NEW LISTINGS       | 54        | 72          | -25%     |

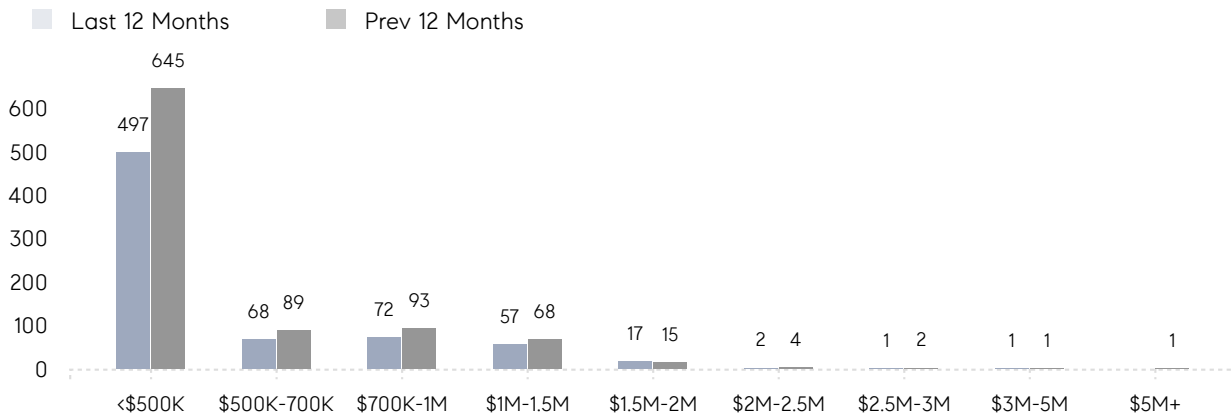
# Fort Lee

MAY 2023

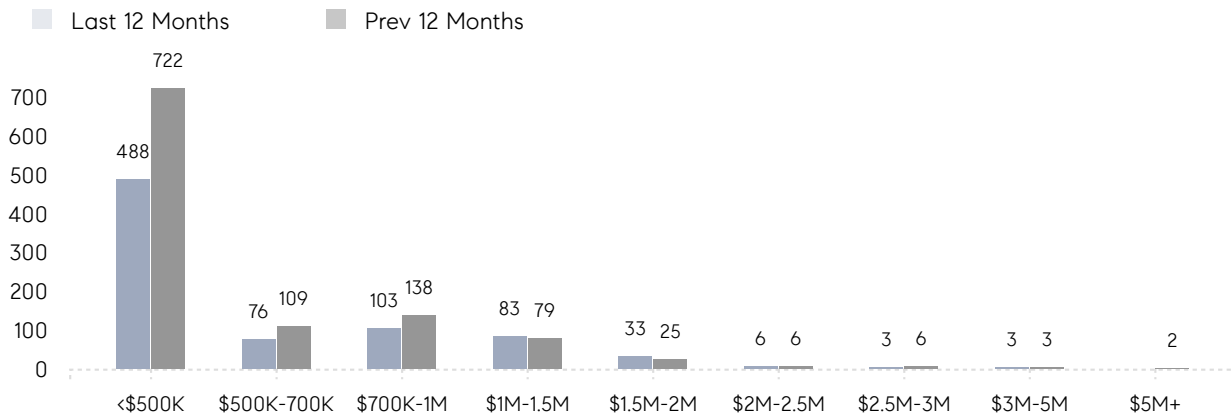
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Franklin Lakes Market Insights

# Franklin Lakes

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>15</b>              | <b>\$1.5M</b>          | <b>\$1.3M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-6%</b>             | <b>-13%</b>            | <b>12%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>13</b>              | <b>\$1.5M</b>          | <b>\$1.5M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>18%</b>             | <b>-3%</b>             | <b>8%</b>              |
| Increase From May 2022 | Decrease From May 2022 | Increase From May 2022 |

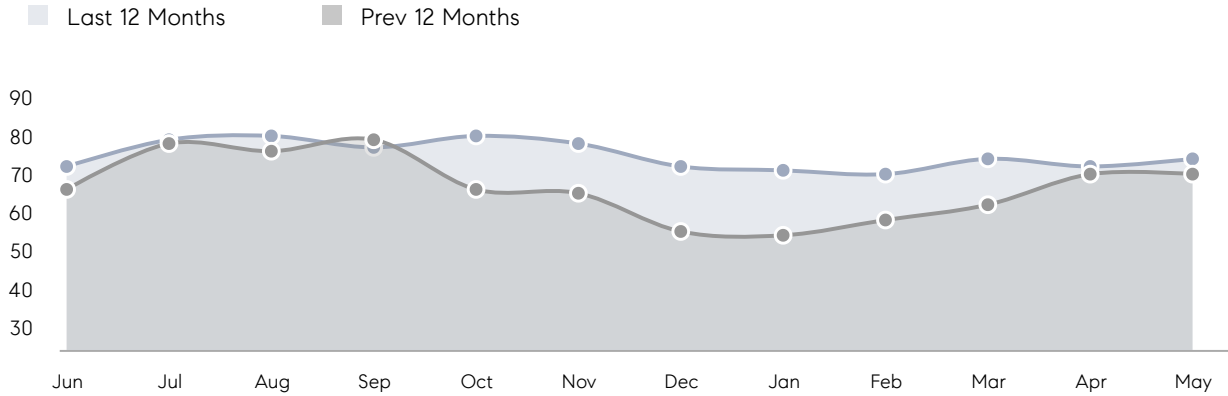
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 44          | 110         | -60%     |
|                | % OF ASKING PRICE  | 98%         | 101%        |          |
|                | AVERAGE SOLD PRICE | \$1,525,637 | \$1,579,500 | -3.4%    |
|                | # OF CONTRACTS     | 15          | 16          | -6.2%    |
|                | NEW LISTINGS       | 18          | 20          | -10%     |
| Houses         | AVERAGE DOM        | 54          | 119         | -55%     |
|                | % OF ASKING PRICE  | 97%         | 101%        |          |
|                | AVERAGE SOLD PRICE | \$1,601,311 | \$1,594,100 | 0%       |
|                | # OF CONTRACTS     | 12          | 15          | -20%     |
|                | NEW LISTINGS       | 15          | 19          | -21%     |
| Condo/Co-op/TH | AVERAGE DOM        | 9           | 19          | -53%     |
|                | % OF ASKING PRICE  | 100%        | 100%        |          |
|                | AVERAGE SOLD PRICE | \$1,273,390 | \$1,433,500 | -11%     |
|                | # OF CONTRACTS     | 3           | 1           | 200%     |
|                | NEW LISTINGS       | 3           | 1           | 200%     |

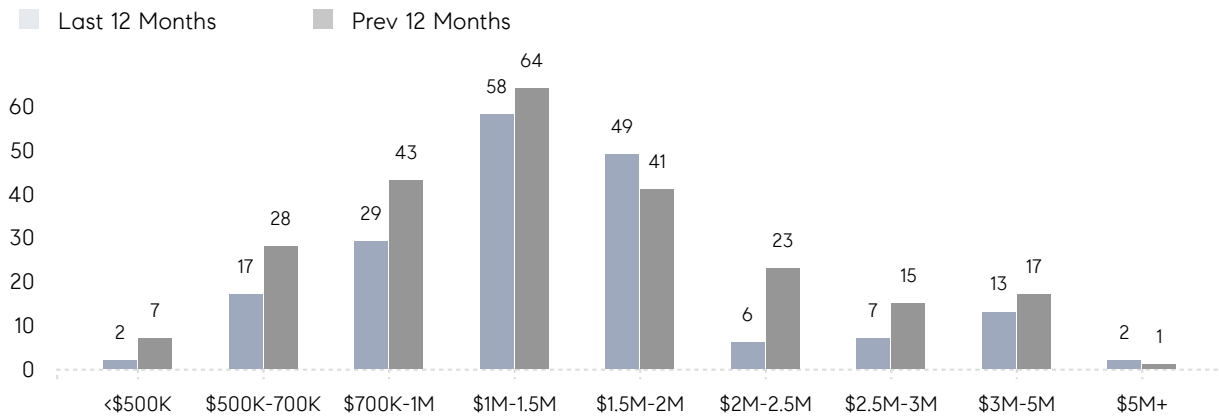
# Franklin Lakes

MAY 2023

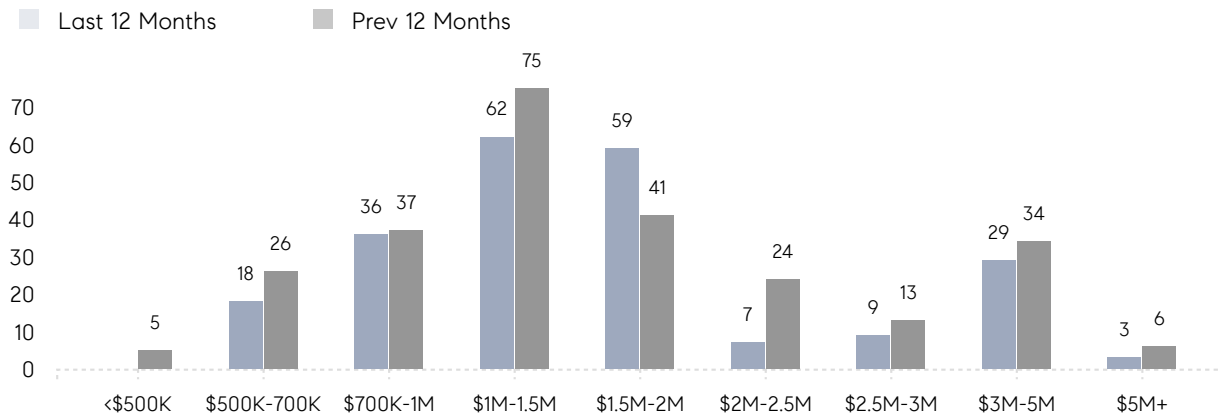
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Garfield City Market Insights

# Garfield City

MAY 2023

## UNDER CONTRACT

**7**  
Total  
Properties

**\$485K**  
Average  
Price

**\$515K**  
Median  
Price

**-12%**  
Decrease From  
May 2022

**14%**  
Increase From  
May 2022

**23%**  
Increase From  
May 2022

## UNITS SOLD

**10**  
Total  
Properties

**\$449K**  
Average  
Price

**\$430K**  
Median  
Price

**0%**  
Change From  
May 2022

**1%**  
Change From  
May 2022

**-7%**  
Decrease From  
May 2022

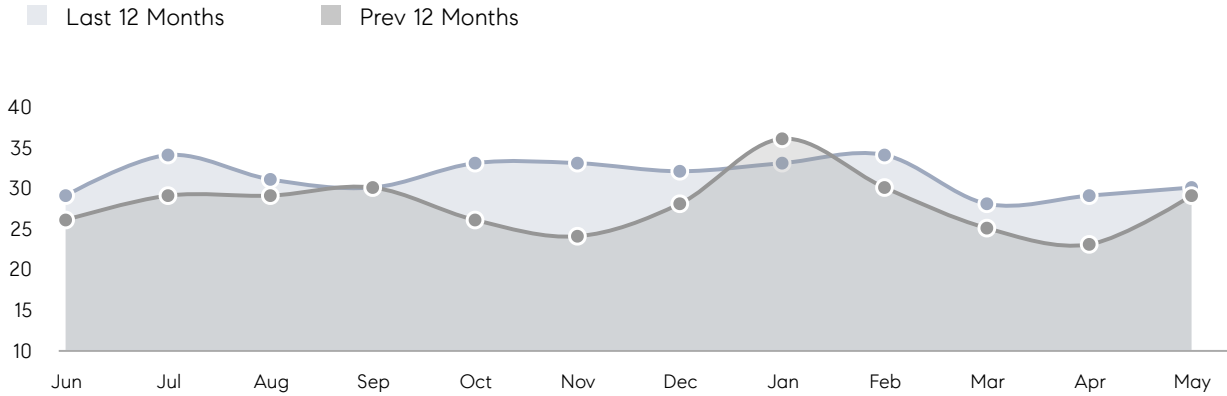
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 37        | 68        | -46%     |
|                | % OF ASKING PRICE  | 104%      | 100%      |          |
|                | AVERAGE SOLD PRICE | \$449,200 | \$446,050 | 0.7%     |
|                | # OF CONTRACTS     | 7         | 8         | -12.5%   |
|                | NEW LISTINGS       | 7         | 13        | -46%     |
| Houses         | AVERAGE DOM        | 36        | 75        | -52%     |
|                | % OF ASKING PRICE  | 106%      | 100%      |          |
|                | AVERAGE SOLD PRICE | \$451,000 | \$430,167 | 5%       |
|                | # OF CONTRACTS     | 4         | 4         | 0%       |
|                | NEW LISTINGS       | 6         | 7         | -14%     |
| Condo/Co-op/TH | AVERAGE DOM        | 43        | 5         | 760%     |
|                | % OF ASKING PRICE  | 98%       | 100%      |          |
|                | AVERAGE SOLD PRICE | \$442,000 | \$589,000 | -25%     |
|                | # OF CONTRACTS     | 3         | 4         | -25%     |
|                | NEW LISTINGS       | 1         | 6         | -83%     |

# Garfield City

MAY 2023

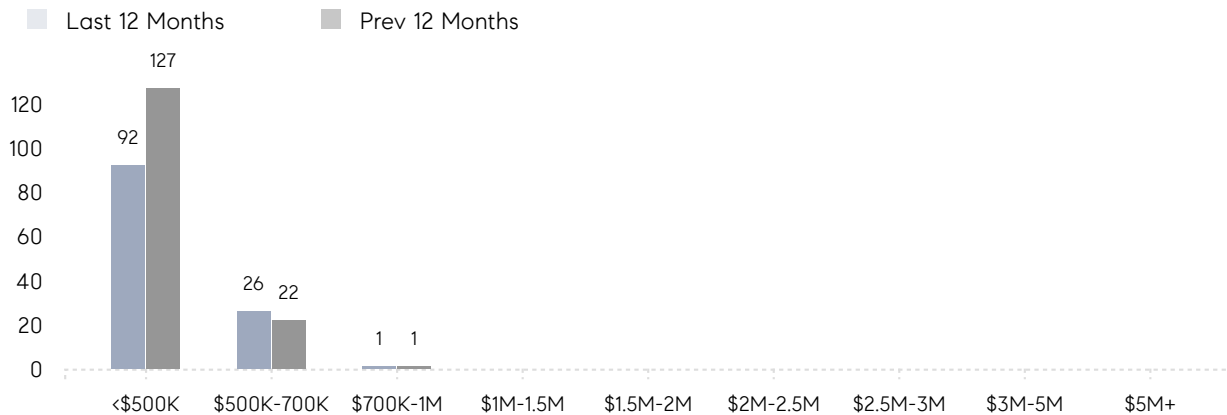
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Garwood Market Insights

# Garwood

MAY 2023

## UNDER CONTRACT

**5**  
Total  
Properties

**\$560K**  
Average  
Price

**\$529K**  
Median  
Price

**67%**  
Increase From  
May 2022

**14%**  
Increase From  
May 2022

**11%**  
Increase From  
May 2022

## UNITS SOLD

**2**  
Total  
Properties

**\$544K**  
Average  
Price

**\$544K**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**-7%**  
Decrease From  
May 2022

**-6%**  
Decrease From  
May 2022

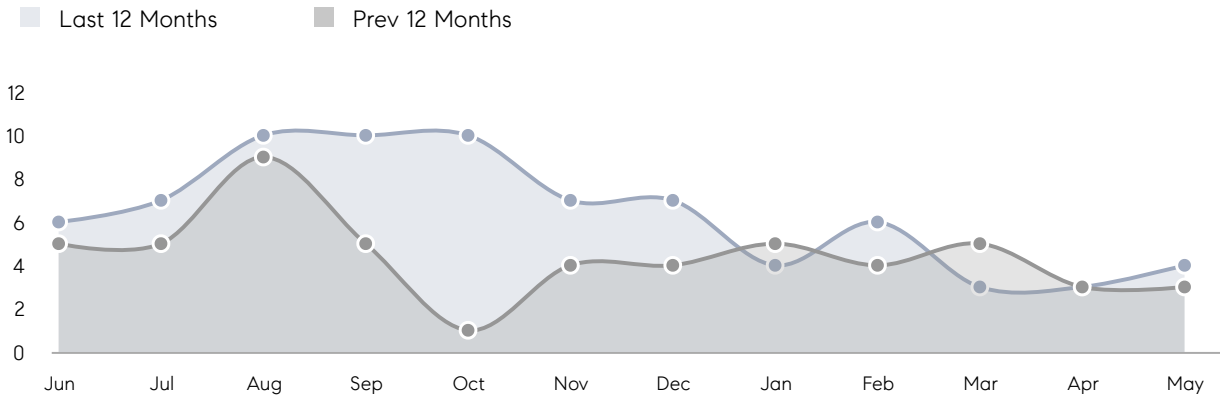
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 11        | 31        | -65%     |
|                | % OF ASKING PRICE  | 104%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$544,500 | \$582,875 | -6.6%    |
|                | # OF CONTRACTS     | 5         | 3         | 66.7%    |
|                | NEW LISTINGS       | 6         | 4         | 50%      |
| Houses         | AVERAGE DOM        | 11        | 31        | -65%     |
|                | % OF ASKING PRICE  | 104%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$544,500 | \$582,875 | -7%      |
|                | # OF CONTRACTS     | 5         | 3         | 67%      |
|                | NEW LISTINGS       | 6         | 4         | 50%      |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

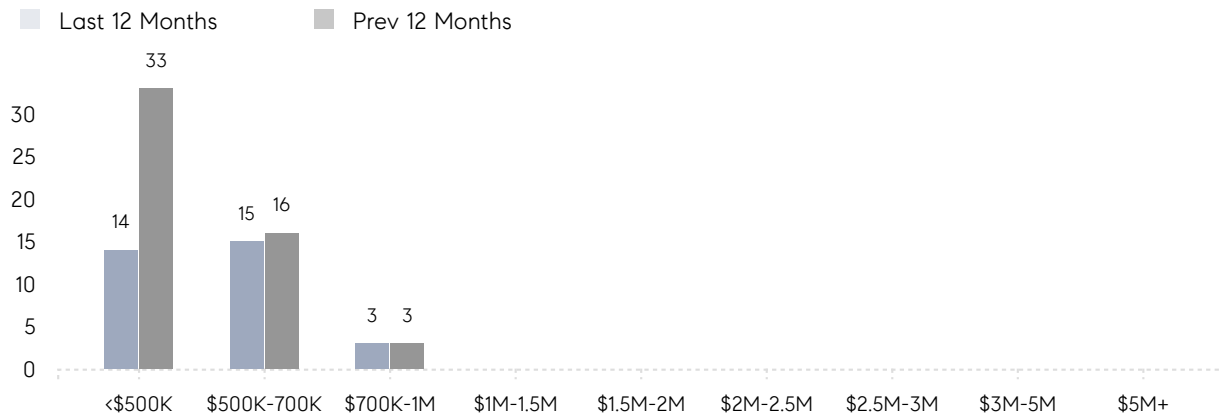
# Garwood

MAY 2023

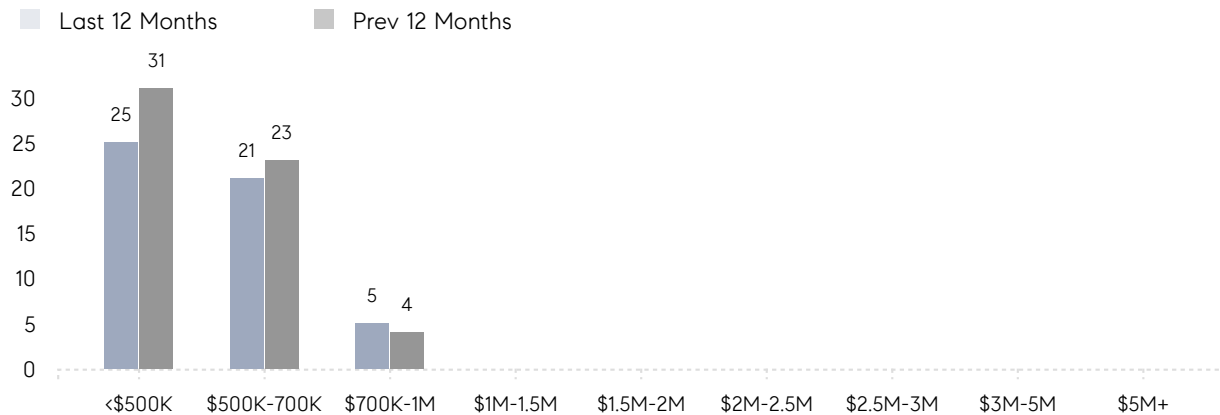
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Glen Ridge Market Insights

# Glen Ridge

MAY 2023

## UNDER CONTRACT

**17**  
Total  
Properties

**\$954K**  
Average  
Price

**\$829K**  
Median  
Price

**-43%**  
Decrease From  
May 2022

**11%**  
Increase From  
May 2022

**11%**  
Increase From  
May 2022

## UNITS SOLD

**5**  
Total  
Properties

**\$883K**  
Average  
Price

**\$929K**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**-13%**  
Decrease From  
May 2022

**-12%**  
Decrease From  
May 2022

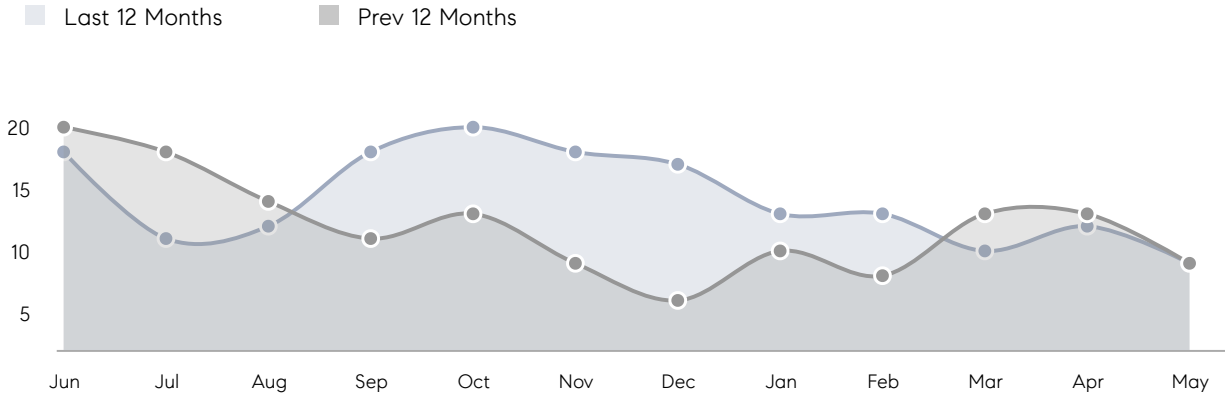
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 15          | 15          | 0%       |
|                | % OF ASKING PRICE  | 128%        | 134%        |          |
|                | AVERAGE SOLD PRICE | \$883,900   | \$1,012,010 | -12.7%   |
|                | # OF CONTRACTS     | 17          | 30          | -43.3%   |
|                | NEW LISTINGS       | 14          | 19          | -26%     |
| Houses         | AVERAGE DOM        | 14          | 15          | -7%      |
|                | % OF ASKING PRICE  | 135%        | 137%        |          |
|                | AVERAGE SOLD PRICE | \$1,073,000 | \$1,066,899 | 1%       |
|                | # OF CONTRACTS     | 14          | 26          | -46%     |
|                | NEW LISTINGS       | 14          | 16          | -12%     |
| Condo/Co-op/TH | AVERAGE DOM        | 20          | 16          | 25%      |
|                | % OF ASKING PRICE  | 98%         | 108%        |          |
|                | AVERAGE SOLD PRICE | \$127,500   | \$518,000   | -75%     |
|                | # OF CONTRACTS     | 3           | 4           | -25%     |
|                | NEW LISTINGS       | 0           | 3           | 0%       |

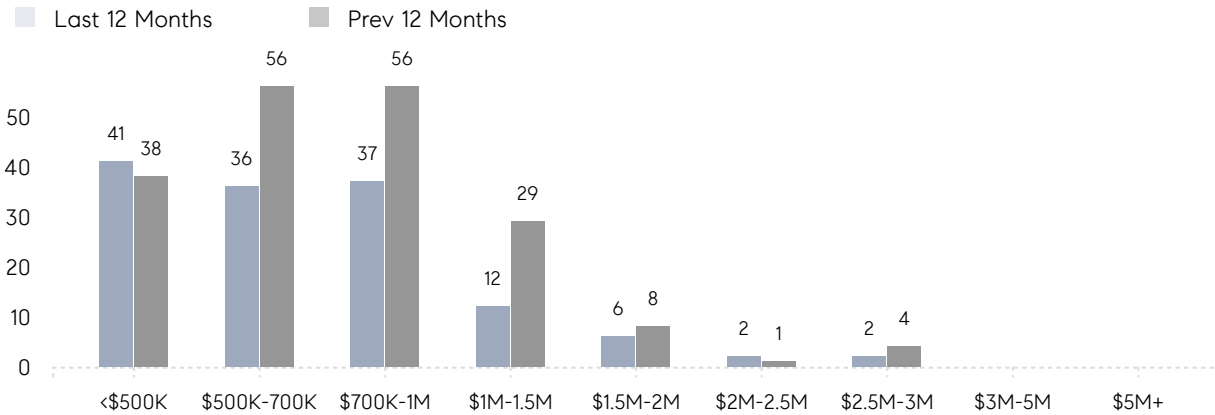
# Glen Ridge

MAY 2023

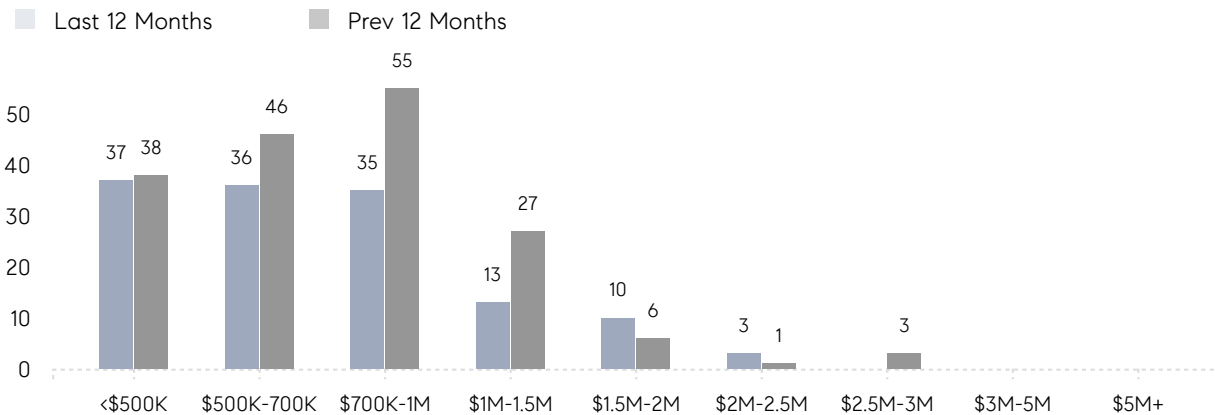
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Glen Rock Market Insights

# Glen Rock

MAY 2023

## UNDER CONTRACT

**18**  
Total  
Properties

**\$940K**  
Average  
Price

**\$882K**  
Median  
Price

**-10%**  
Decrease From  
May 2022

**11%**  
Increase From  
May 2022

**21%**  
Increase From  
May 2022

## UNITS SOLD

**16**  
Total  
Properties

**\$974K**  
Average  
Price

**\$962K**  
Median  
Price

**-6%**  
Decrease From  
May 2022

**5%**  
Increase From  
May 2022

**5%**  
Increase From  
May 2022

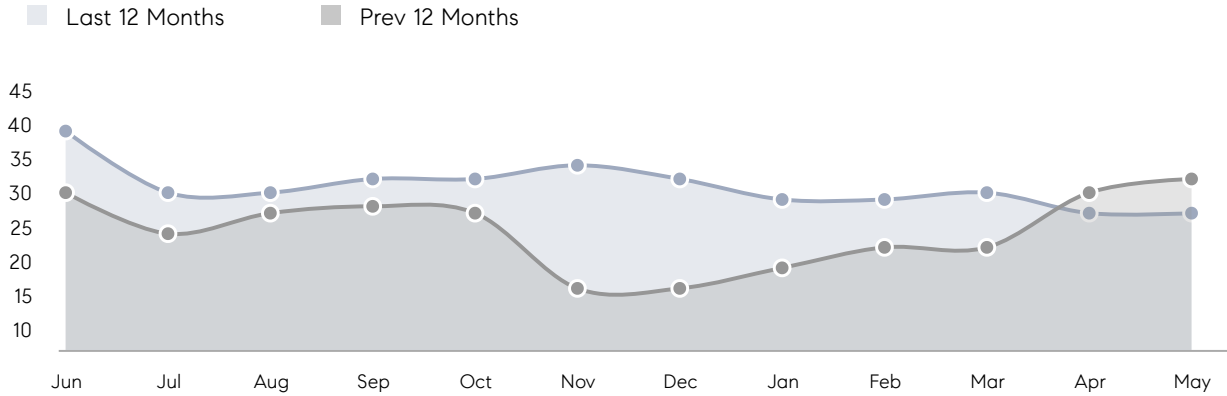
## Property Statistics

|                |                    | May 2023    | May 2022  | % Change |
|----------------|--------------------|-------------|-----------|----------|
| Overall        | AVERAGE DOM        | 16          | 14        | 14%      |
|                | % OF ASKING PRICE  | 111%        | 114%      |          |
|                | AVERAGE SOLD PRICE | \$974,000   | \$931,559 | 4.6%     |
|                | # OF CONTRACTS     | 18          | 20        | -10.0%   |
|                | NEW LISTINGS       | 20          | 20        | 0%       |
| Houses         | AVERAGE DOM        | 15          | 14        | 7%       |
|                | % OF ASKING PRICE  | 111%        | 114%      |          |
|                | AVERAGE SOLD PRICE | \$1,026,714 | \$931,559 | 10%      |
|                | # OF CONTRACTS     | 14          | 20        | -30%     |
|                | NEW LISTINGS       | 19          | 18        | 6%       |
| Condo/Co-op/TH | AVERAGE DOM        | 25          | -         | -        |
|                | % OF ASKING PRICE  | 110%        | -         |          |
|                | AVERAGE SOLD PRICE | \$605,000   | -         | -        |
|                | # OF CONTRACTS     | 4           | 0         | 0%       |
|                | NEW LISTINGS       | 1           | 2         | -50%     |

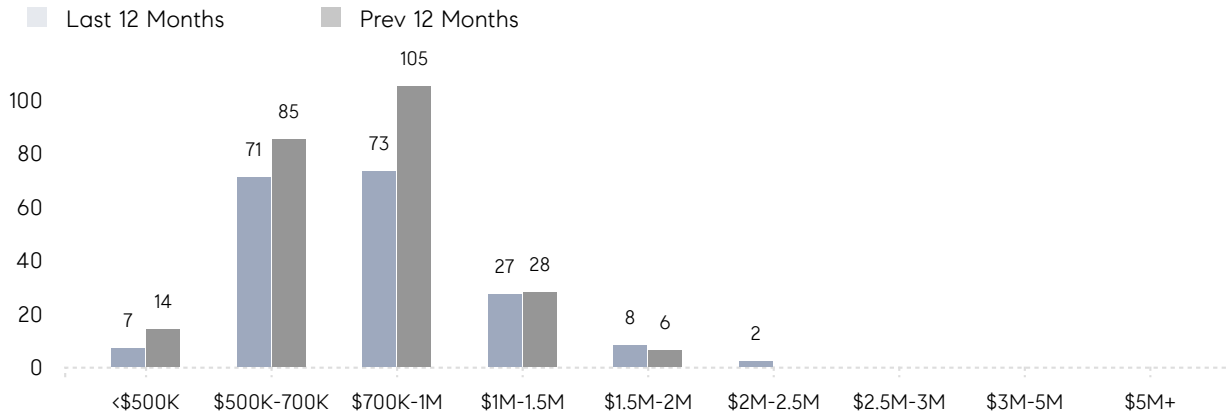
# Glen Rock

MAY 2023

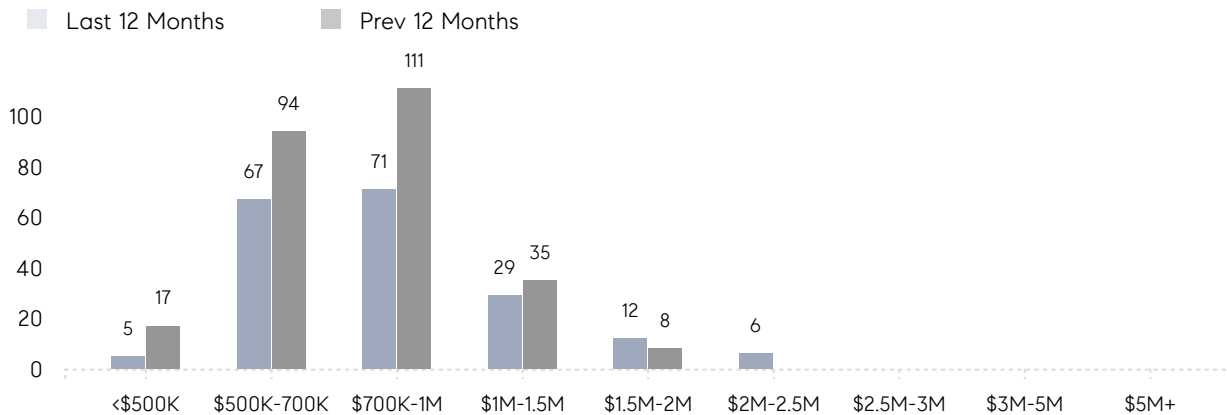
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Green Brook Market Insights

# Green Brook

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$686K**  
Average  
Price

**\$569K**  
Median  
Price

**13%**  
Increase From  
May 2022

**22%**  
Increase From  
May 2022

**30%**  
Increase From  
May 2022

## UNITS SOLD

**2**  
Total  
Properties

**\$775K**  
Average  
Price

**\$775K**  
Median  
Price

**-75%**  
Decrease From  
May 2022

**-11%**  
Decrease From  
May 2022

**-18%**  
Decrease From  
May 2022

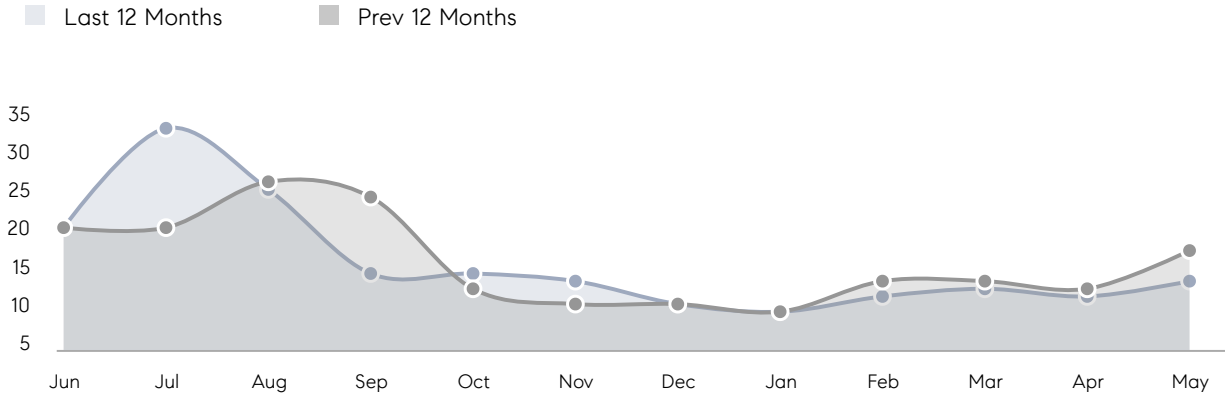
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 80        | 19        | 321%     |
|                | % OF ASKING PRICE  | 101%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$775,000 | \$866,250 | -10.5%   |
|                | # OF CONTRACTS     | 9         | 8         | 12.5%    |
|                | NEW LISTINGS       | 12        | 16        | -25%     |
| Houses         | AVERAGE DOM        | 80        | 20        | 300%     |
|                | % OF ASKING PRICE  | 101%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$775,000 | \$935,000 | -17%     |
|                | # OF CONTRACTS     | 7         | 7         | 0%       |
|                | NEW LISTINGS       | 9         | 15        | -40%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 13        | -        |
|                | % OF ASKING PRICE  | -         | 103%      |          |
|                | AVERAGE SOLD PRICE | -         | \$385,000 | -        |
|                | # OF CONTRACTS     | 2         | 1         | 100%     |
|                | NEW LISTINGS       | 3         | 1         | 200%     |

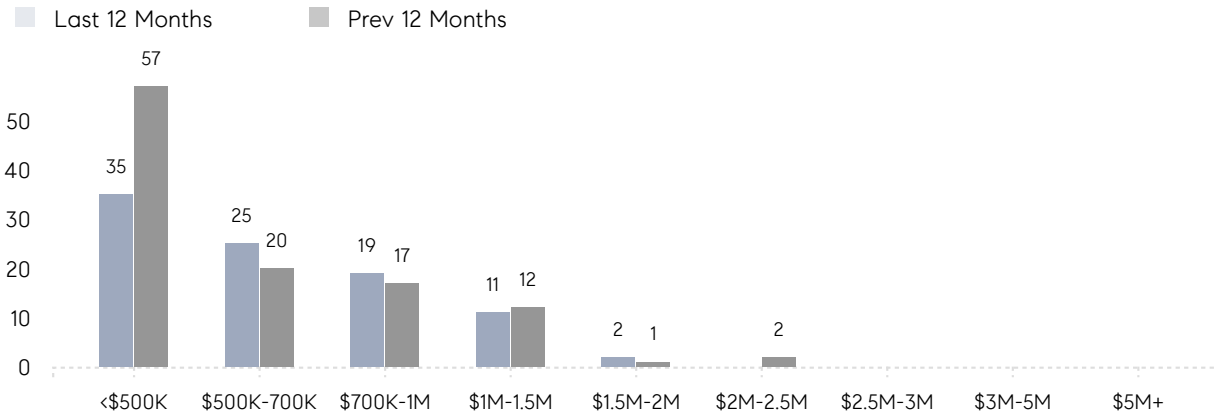
# Green Brook

MAY 2023

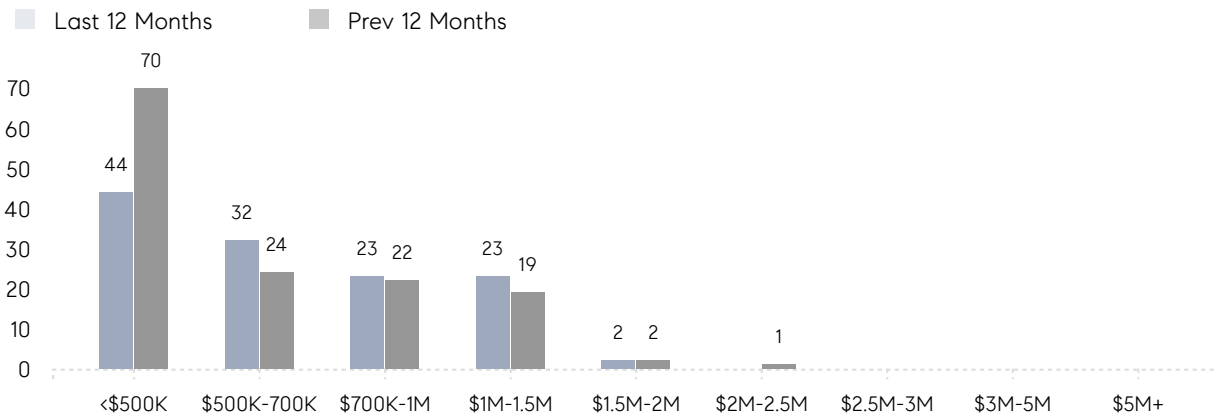
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Guttenberg Market Insights

# Guttenberg

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$433K**  
Average  
Price

**\$360K**  
Median  
Price

**50%**  
Increase From  
May 2022

**57%**  
Increase From  
May 2022

**24%**  
Increase From  
May 2022

## UNITS SOLD

**6**  
Total  
Properties

**\$440K**  
Average  
Price

**\$407K**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**17%**  
Increase From  
May 2022

**29%**  
Increase From  
May 2022

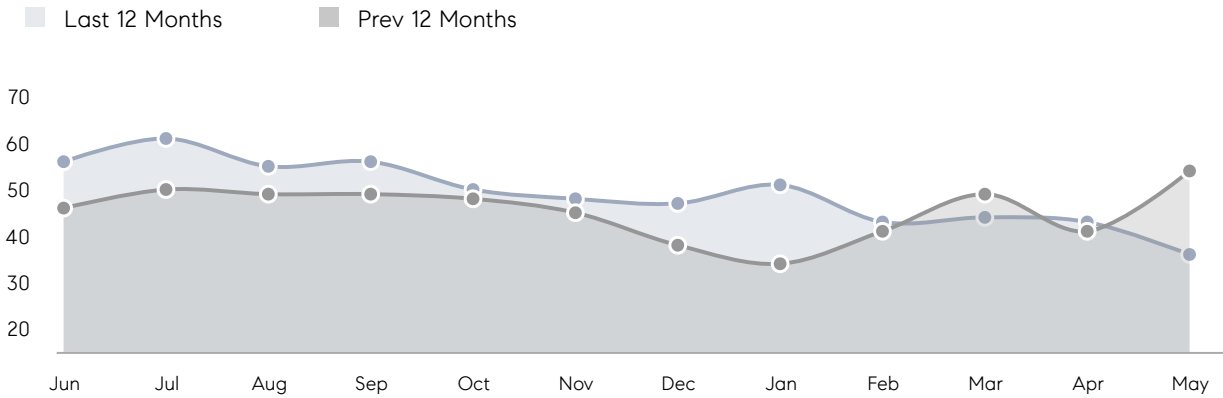
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 95        | 58        | 64%      |
|                | % OF ASKING PRICE  | 98%       | 90%       |          |
|                | AVERAGE SOLD PRICE | \$440,667 | \$376,700 | 17.0%    |
|                | # OF CONTRACTS     | 9         | 6         | 50.0%    |
|                | NEW LISTINGS       | 14        | 28        | -50%     |
| 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        | 95        | 58        | 64%      |
|                | % OF ASKING PRICE  | 98%       | 90%       |          |
|                | AVERAGE SOLD PRICE | \$440,667 | \$376,700 | 17%      |
|                | # OF CONTRACTS     | 9         | 6         | 50%      |
|                | NEW LISTINGS       | 14        | 28        | -50%     |

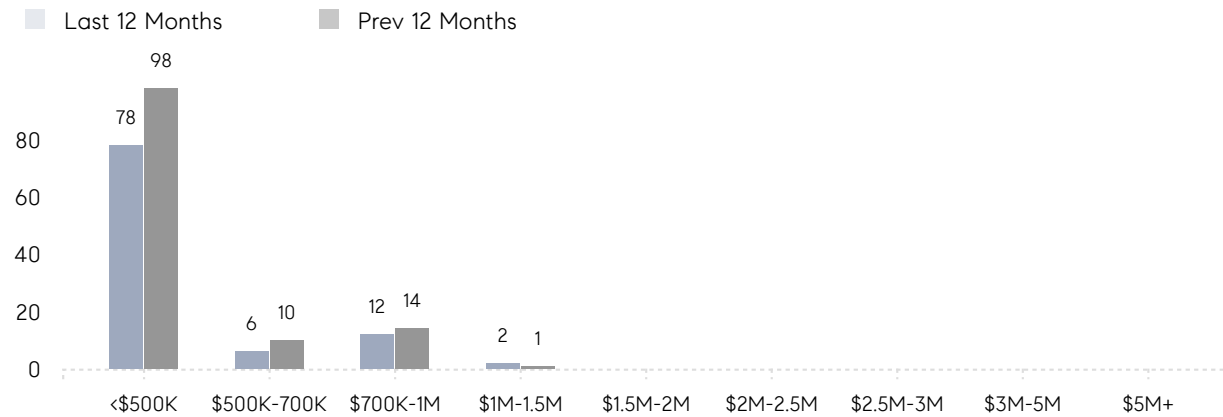
# Guttenberg

MAY 2023

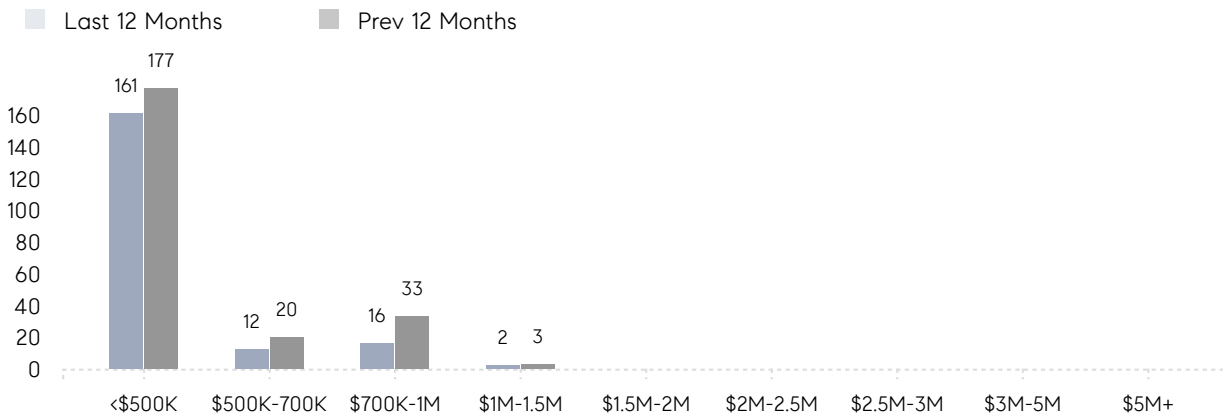
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Hackensack Market Insights

# Hackensack

MAY 2023

## UNDER CONTRACT

**45**  
Total  
Properties

**\$327K**  
Average  
Price

**\$299K**  
Median  
Price

**-2%**  
Decrease From  
May 2022

**-11%**  
Decrease From  
May 2022

**-7%**  
Decrease From  
May 2022

## UNITS SOLD

**20**  
Total  
Properties

**\$352K**  
Average  
Price

**\$345K**  
Median  
Price

**-39%**  
Decrease From  
May 2022

**-17%**  
Decrease From  
May 2022

**-4%**  
Decrease From  
May 2022

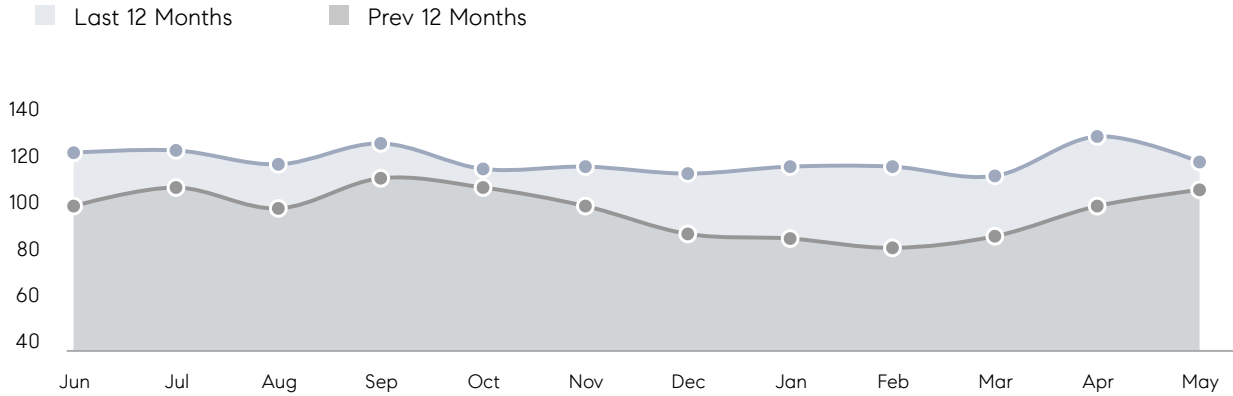
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 49        | 48        | 2%       |
|                | % OF ASKING PRICE  | 101%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$352,120 | \$423,377 | -16.8%   |
|                | # OF CONTRACTS     | 45        | 46        | -2.2%    |
|                | NEW LISTINGS       | 32        | 43        | -26%     |
| Houses         | AVERAGE DOM        | 27        | 70        | -61%     |
|                | % OF ASKING PRICE  | 103%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$472,500 | \$562,730 | -16%     |
|                | # OF CONTRACTS     | 11        | 14        | -21%     |
|                | NEW LISTINGS       | 13        | 16        | -19%     |
| Condo/Co-op/TH | AVERAGE DOM        | 63        | 30        | 110%     |
|                | % OF ASKING PRICE  | 100%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$271,867 | \$307,250 | -12%     |
|                | # OF CONTRACTS     | 34        | 32        | 6%       |
|                | NEW LISTINGS       | 19        | 27        | -30%     |

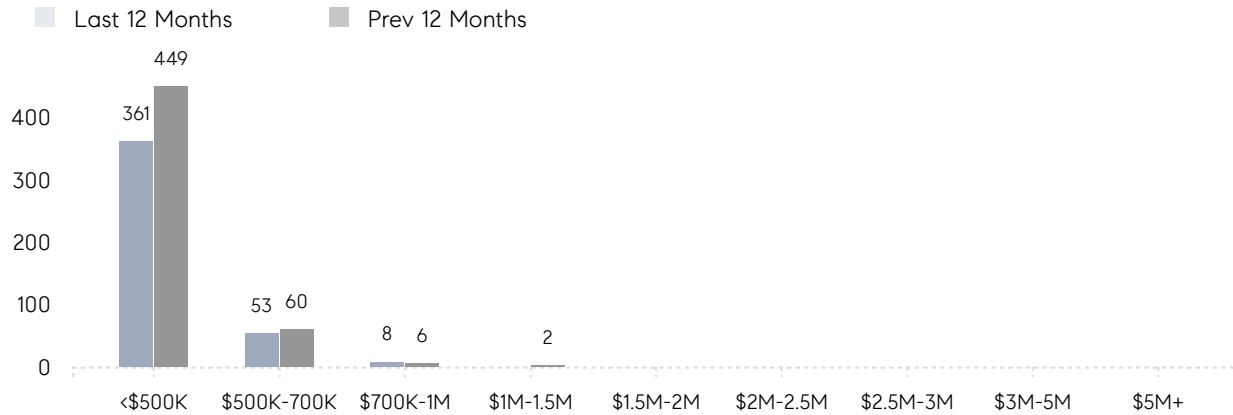
# Hackensack

MAY 2023

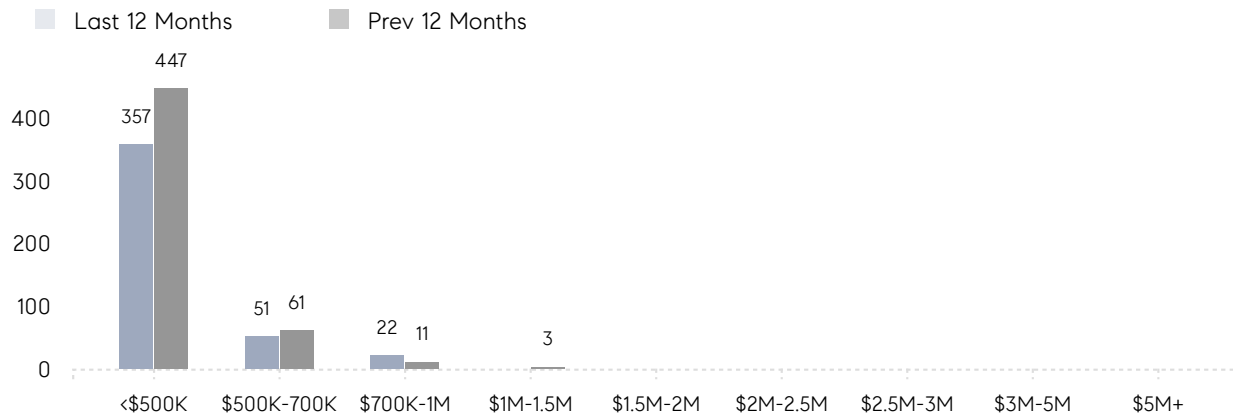
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Hanover Market Insights

# Hanover

MAY 2023

## UNDER CONTRACT

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | –                    | –                    |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | –                    | –                    |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

## UNITS SOLD

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | –                    | –                    |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | –                    | –                    |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

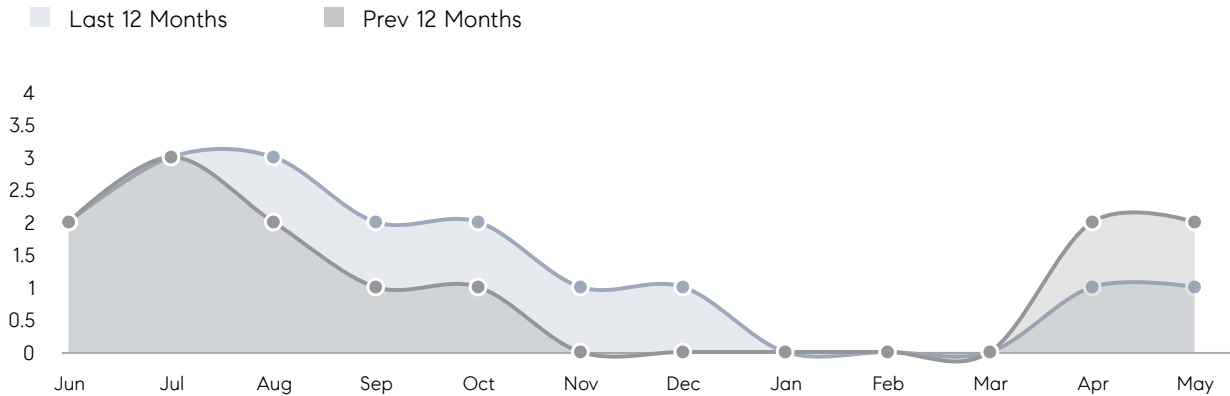
## Property Statistics

|                |                    | May 2023 | May 2022 | % Change |
|----------------|--------------------|----------|----------|----------|
| Overall        | AVERAGE DOM        | -        | -        | -        |
|                | % OF ASKING PRICE  | -        | -        |          |
|                | AVERAGE SOLD PRICE | -        | -        | -        |
|                | # OF CONTRACTS     | 0        | 2        | 0.0%     |
|                | NEW LISTINGS       | 0        | 2        | 0%       |
| Houses         | AVERAGE DOM        | -        | -        | -        |
|                | % OF ASKING PRICE  | -        | -        |          |
|                | AVERAGE SOLD PRICE | -        | -        | -        |
|                | # OF CONTRACTS     | 0        | 2        | 0%       |
|                | NEW LISTINGS       | 0        | 2        | 0%       |
| Condo/Co-op/TH | AVERAGE DOM        | -        | -        | -        |
|                | % OF ASKING PRICE  | -        | -        |          |
|                | AVERAGE SOLD PRICE | -        | -        | -        |
|                | # OF CONTRACTS     | 0        | 0        | 0%       |
|                | NEW LISTINGS       | 0        | 0        | 0%       |

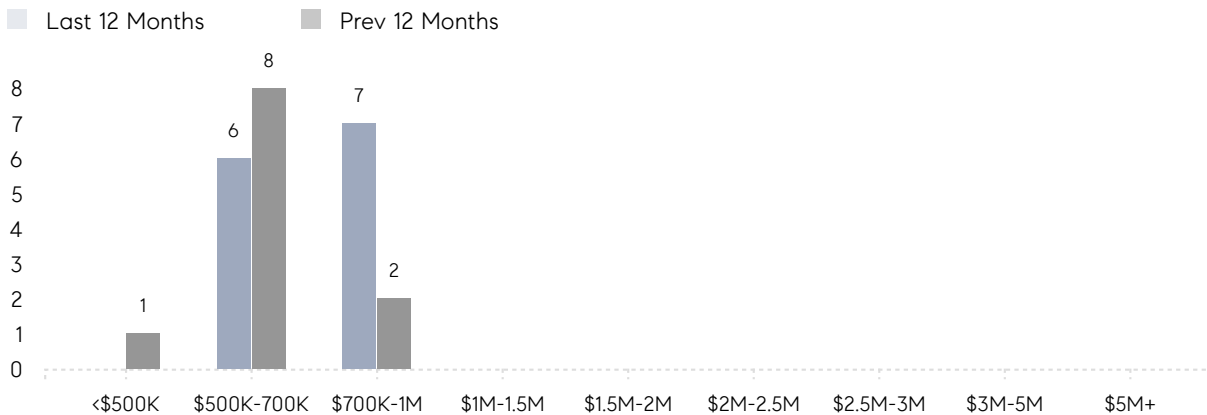
# Hanover

MAY 2023

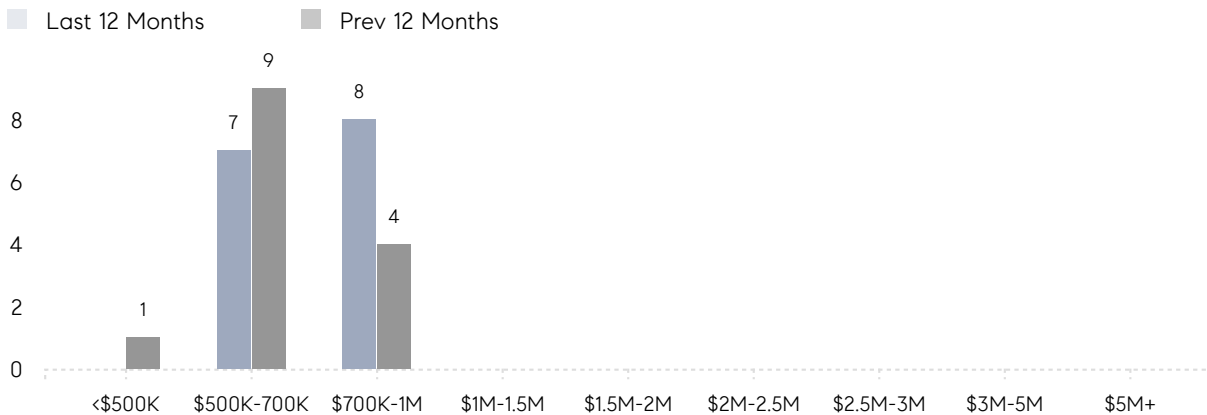
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Harding Market Insights

# Harding

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>4</b>               | <b>\$1.3M</b>          | <b>\$787K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-60%</b>            | <b>-31%</b>            | <b>-62%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | <b>-</b>             | <b>-</b>             |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | <b>-</b>             | <b>-</b>             |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

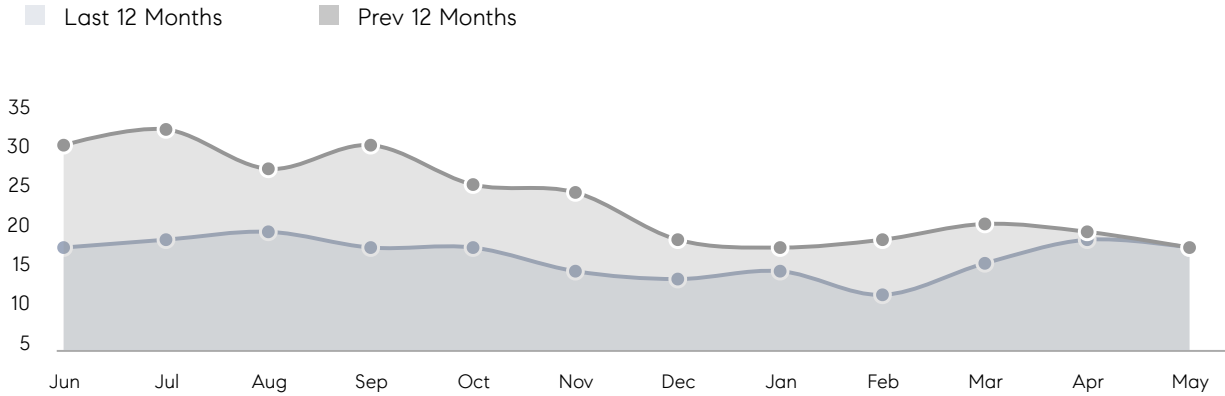
## Property Statistics

|                |                    | May 2023 | May 2022    | % Change |
|----------------|--------------------|----------|-------------|----------|
| Overall        | AVERAGE DOM        | -        | 104         | -        |
|                | % OF ASKING PRICE  | -        | 103%        |          |
|                | AVERAGE SOLD PRICE | -        | \$2,107,000 | -        |
|                | # OF CONTRACTS     | 4        | 10          | -60.0%   |
|                | NEW LISTINGS       | 6        | 10          | -40%     |
| Houses         | AVERAGE DOM        | -        | 127         | -        |
|                | % OF ASKING PRICE  | -        | 101%        |          |
|                | AVERAGE SOLD PRICE | -        | \$2,483,750 | -        |
|                | # OF CONTRACTS     | 4        | 9           | -56%     |
|                | NEW LISTINGS       | 6        | 10          | -40%     |
| Condo/Co-op/TH | AVERAGE DOM        | -        | 14          | -        |
|                | % OF ASKING PRICE  | -        | 109%        |          |
|                | AVERAGE SOLD PRICE | -        | \$600,000   | -        |
|                | # OF CONTRACTS     | 0        | 1           | 0%       |
|                | NEW LISTINGS       | 0        | 0           | 0%       |

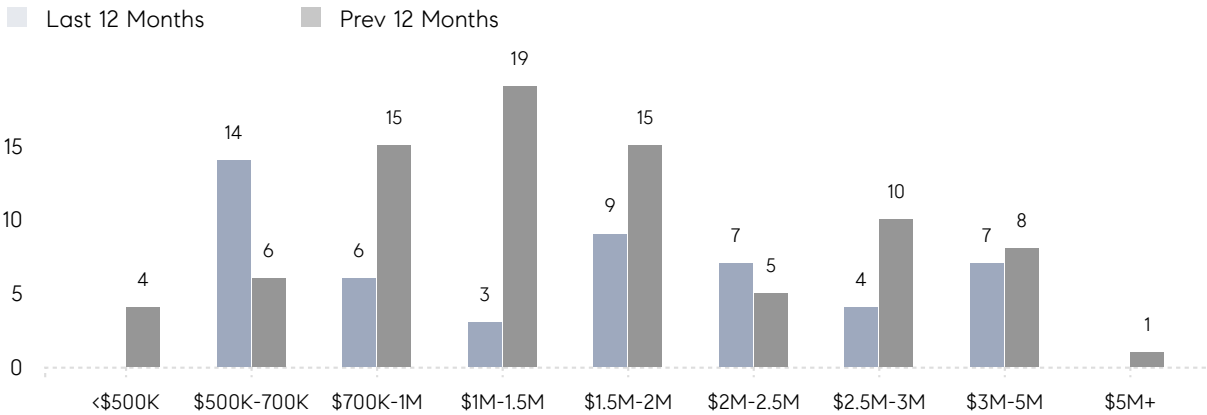
# Harding

MAY 2023

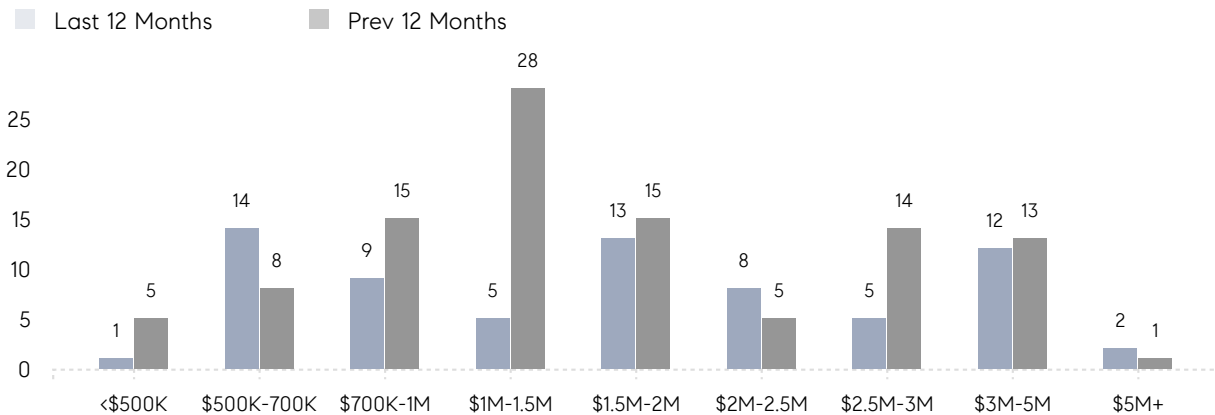
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Harrington Park Market Insights

# Harrington Park

MAY 2023

## UNDER CONTRACT

**7**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$849K**  
Median  
Price

**40%**  
Increase From  
May 2022

**44%**  
Increase From  
May 2022

**16%**  
Increase From  
May 2022

## UNITS SOLD

**5**  
Total  
Properties

**\$734K**  
Average  
Price

**\$755K**  
Median  
Price

**25%**  
Increase From  
May 2022

**-5%**  
Decrease From  
May 2022

**1%**  
Change From  
May 2022

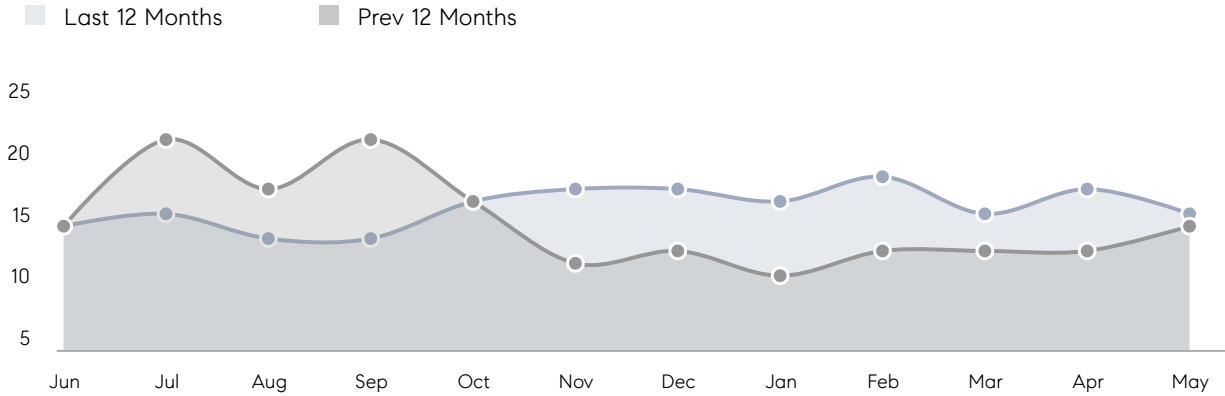
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 16        | 10        | 60%      |
|                | % OF ASKING PRICE  | 102%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$734,600 | \$773,750 | -5.1%    |
|                | # OF CONTRACTS     | 7         | 5         | 40.0%    |
|                | NEW LISTINGS       | 5         | 7         | -29%     |
| Houses         | AVERAGE DOM        | 16        | 10        | 60%      |
|                | % OF ASKING PRICE  | 102%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$734,600 | \$773,750 | -5%      |
|                | # OF CONTRACTS     | 7         | 4         | 75%      |
|                | NEW LISTINGS       | 5         | 7         | -29%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 1         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

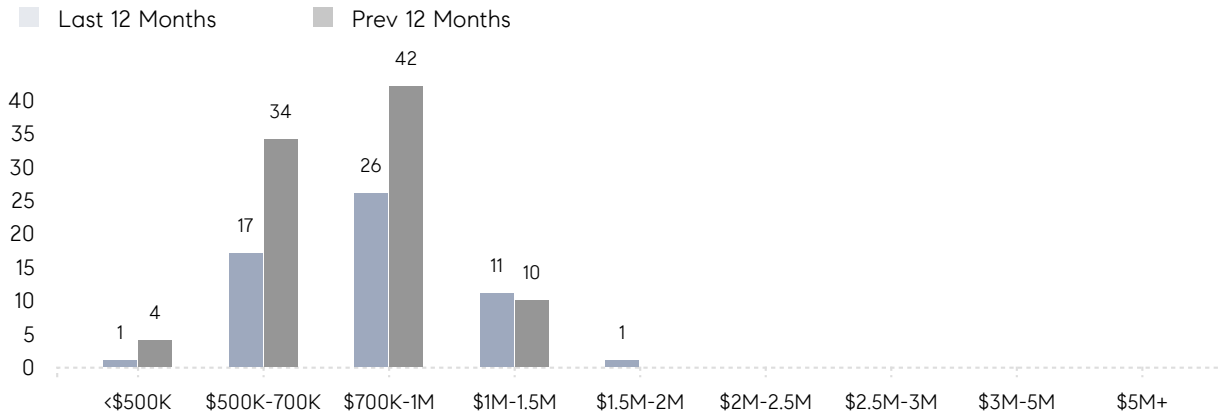
# Harrington Park

MAY 2023

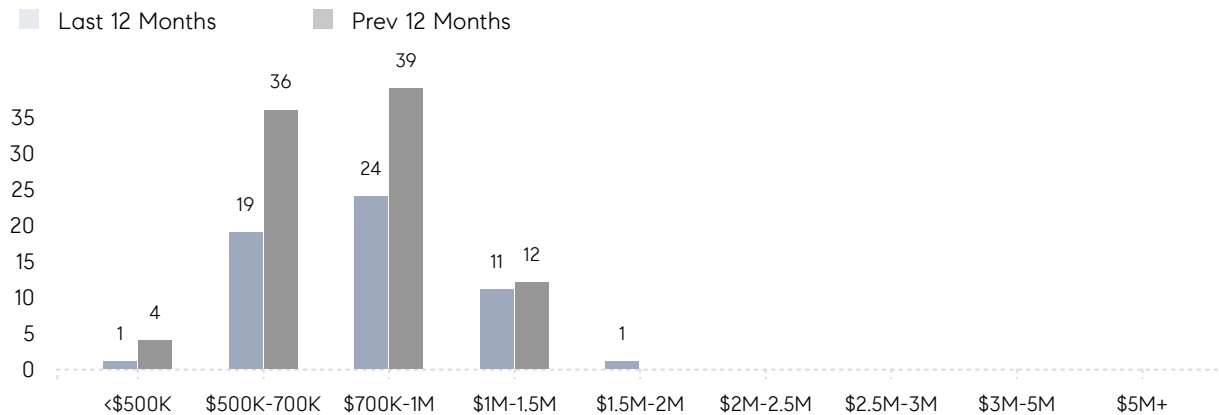
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Harrison Market Insights

# Harrison

MAY 2023

## UNDER CONTRACT

**1**  
Total  
Properties

**\$295K**  
Average  
Price

**\$295K**  
Median  
Price

**0%**  
Change From  
May 2022

**7%**  
Increase From  
May 2022

**7%**  
Increase From  
May 2022

## UNITS SOLD

**1**  
Total  
Properties

**\$375K**  
Average  
Price

**\$375K**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**34%**  
Increase From  
May 2022

**34%**  
Increase From  
May 2022

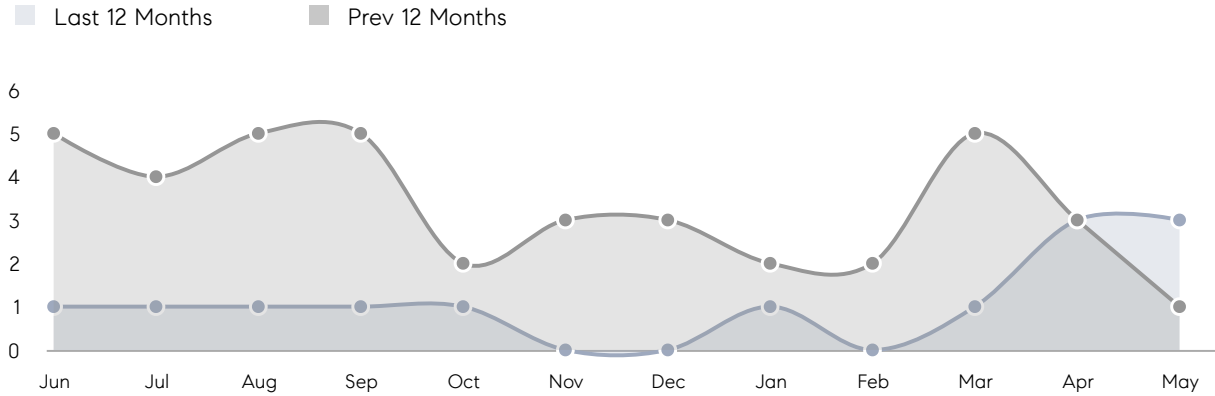
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 14        | 28        | -50%     |
|                | % OF ASKING PRICE  | 94%       | 101%      |          |
|                | AVERAGE SOLD PRICE | \$375,000 | \$280,000 | 33.9%    |
|                | # OF CONTRACTS     | 1         | 1         | 0.0%     |
|                | NEW LISTINGS       | 1         | 1         | 0%       |
| Houses         | AVERAGE DOM        | 14        | 41        | -66%     |
|                | % OF ASKING PRICE  | 94%       | 108%      |          |
|                | AVERAGE SOLD PRICE | \$375,000 | \$350,000 | 7%       |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 15        | -        |
|                | % OF ASKING PRICE  | -         | 93%       |          |
|                | AVERAGE SOLD PRICE | -         | \$210,000 | -        |
|                | # OF CONTRACTS     | 1         | 1         | 0%       |
|                | NEW LISTINGS       | 1         | 1         | 0%       |

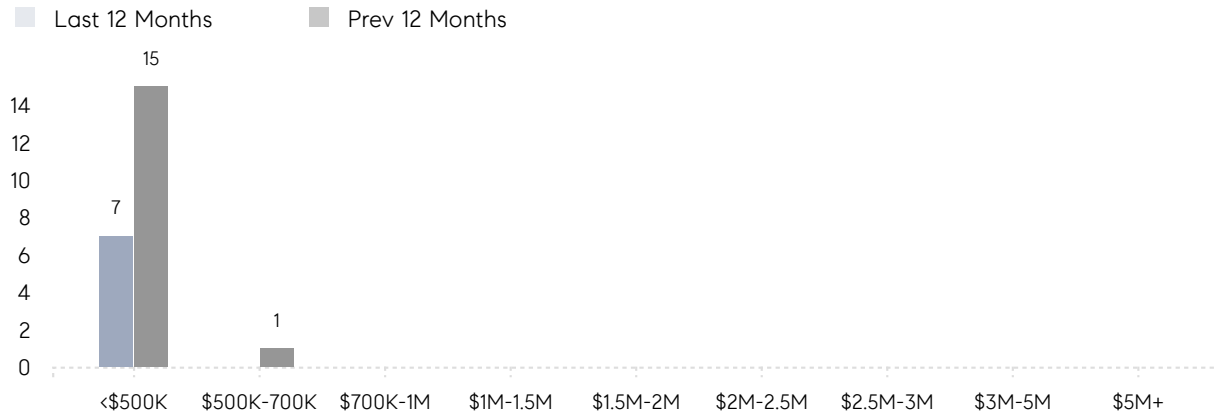
# Harrison

MAY 2023

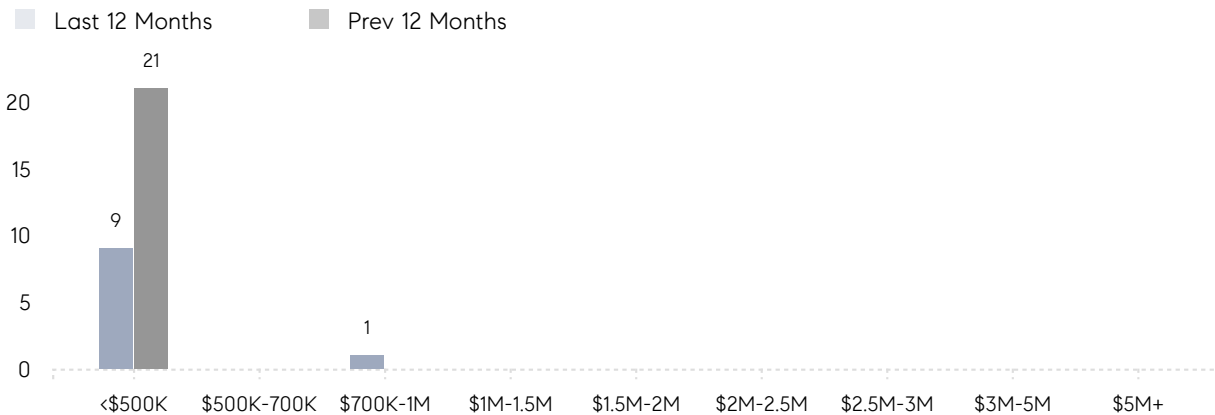
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Hasbrouck Heights Market Insights

# Hasbrouck Heights

MAY 2023

## UNDER CONTRACT

**11**  
Total  
Properties

**\$778K**  
Average  
Price

**\$888K**  
Median  
Price

**-35%**  
Decrease From  
May 2022

**20%**  
Increase From  
May 2022

**39%**  
Increase From  
May 2022

## UNITS SOLD

**9**  
Total  
Properties

**\$776K**  
Average  
Price

**\$785K**  
Median  
Price

**13%**  
Increase From  
May 2022

**30%**  
Increase From  
May 2022

**39%**  
Increase From  
May 2022

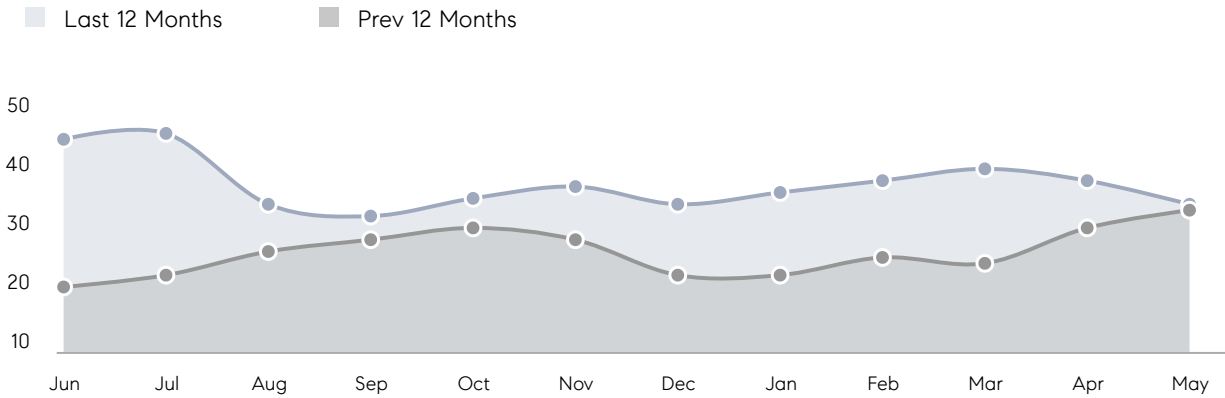
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 20        | 14        | 43%      |
|                | % OF ASKING PRICE  | 101%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$776,444 | \$595,125 | 30.5%    |
|                | # OF CONTRACTS     | 11        | 17        | -35.3%   |
|                | NEW LISTINGS       | 7         | 23        | -70%     |
| Houses         | AVERAGE DOM        | 15        | 14        | 7%       |
|                | % OF ASKING PRICE  | 101%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$748,286 | \$595,125 | 26%      |
|                | # OF CONTRACTS     | 9         | 17        | -47%     |
|                | NEW LISTINGS       | 7         | 23        | -70%     |
| Condo/Co-op/TH | AVERAGE DOM        | 37        | -         | -        |
|                | % OF ASKING PRICE  | 100%      | -         |          |
|                | AVERAGE SOLD PRICE | \$875,000 | -         | -        |
|                | # OF CONTRACTS     | 2         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

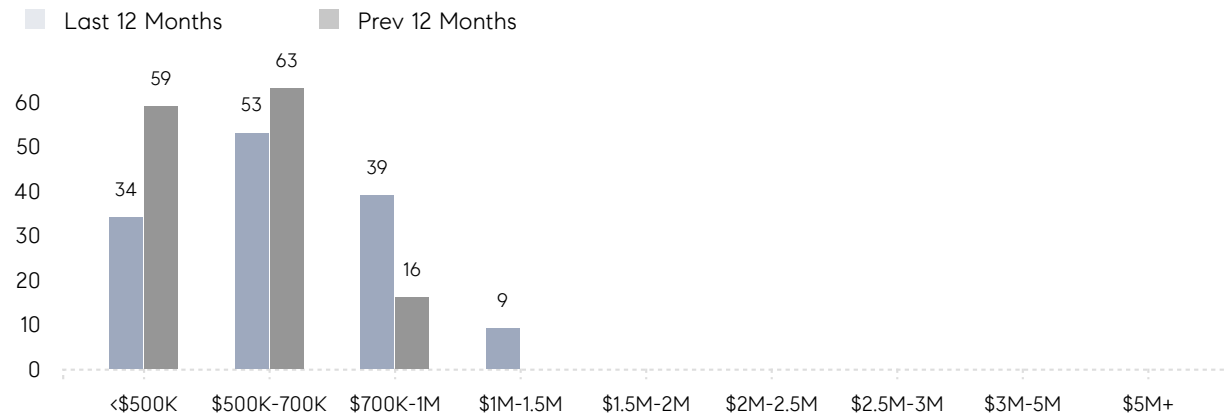
# Hasbrouck Heights

MAY 2023

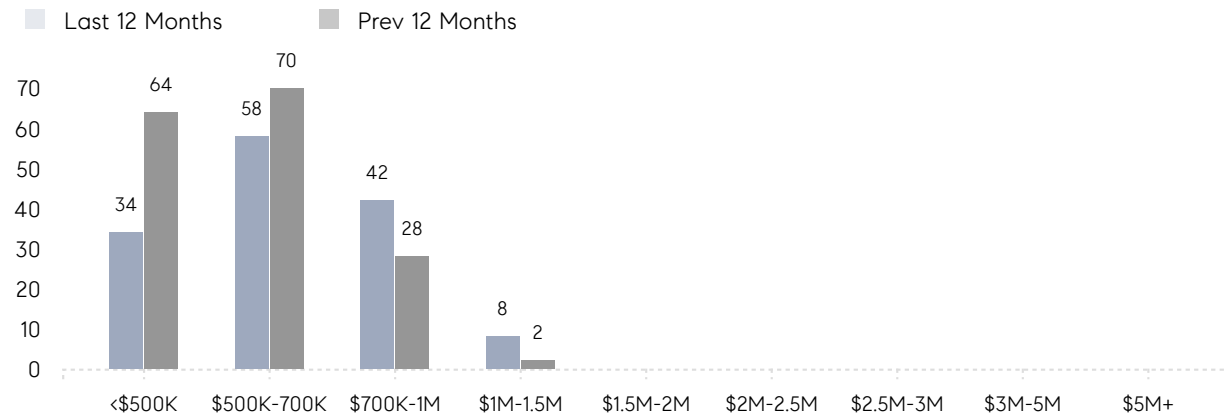
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Haworth Market Insights

# Haworth

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>3</b>               | <b>\$1.4M</b>          | <b>\$1.3M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-62%</b>            | <b>27%</b>             | <b>35%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                      |                        |                        |
|----------------------|------------------------|------------------------|
| <b>4</b>             | <b>\$1.0M</b>          | <b>\$1.0M</b>          |
| Total Properties     | Average Price          | Median Price           |
| <b>0%</b>            | <b>-16%</b>            | <b>-20%</b>            |
| Change From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

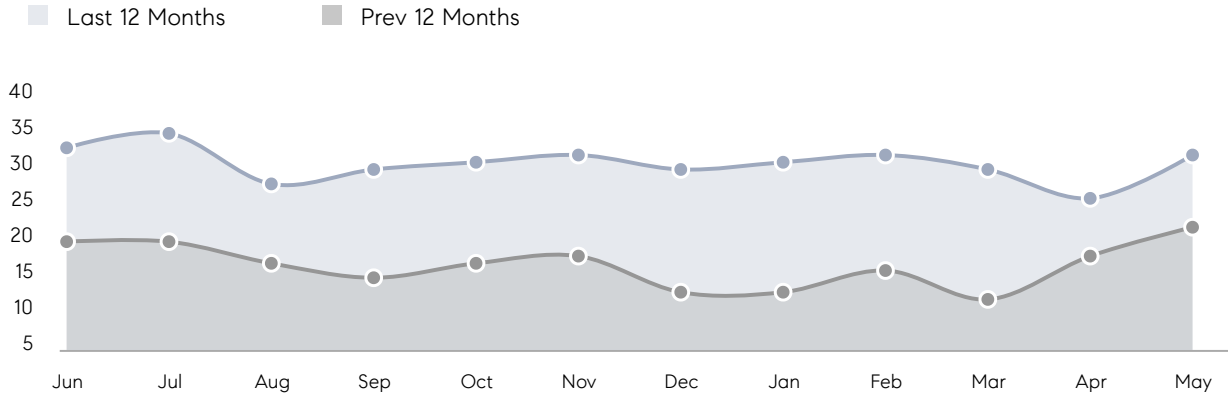
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 30          | 64          | -53%     |
|                | % OF ASKING PRICE  | 96%         | 98%         |          |
|                | AVERAGE SOLD PRICE | \$1,031,250 | \$1,220,500 | -15.5%   |
|                | # OF CONTRACTS     | 3           | 8           | -62.5%   |
|                | NEW LISTINGS       | 9           | 11          | -18%     |
| Houses         | AVERAGE DOM        | 46          | 64          | -28%     |
|                | % OF ASKING PRICE  | 94%         | 98%         |          |
|                | AVERAGE SOLD PRICE | \$1,025,000 | \$1,220,500 | -16%     |
|                | # OF CONTRACTS     | 1           | 8           | -87%     |
|                | NEW LISTINGS       | 3           | 11          | -73%     |
| Condo/Co-op/TH | AVERAGE DOM        | 15          | -           | -        |
|                | % OF ASKING PRICE  | 97%         | -           |          |
|                | AVERAGE SOLD PRICE | \$1,037,500 | -           | -        |
|                | # OF CONTRACTS     | 2           | 0           | 0%       |
|                | NEW LISTINGS       | 6           | 0           | 0%       |

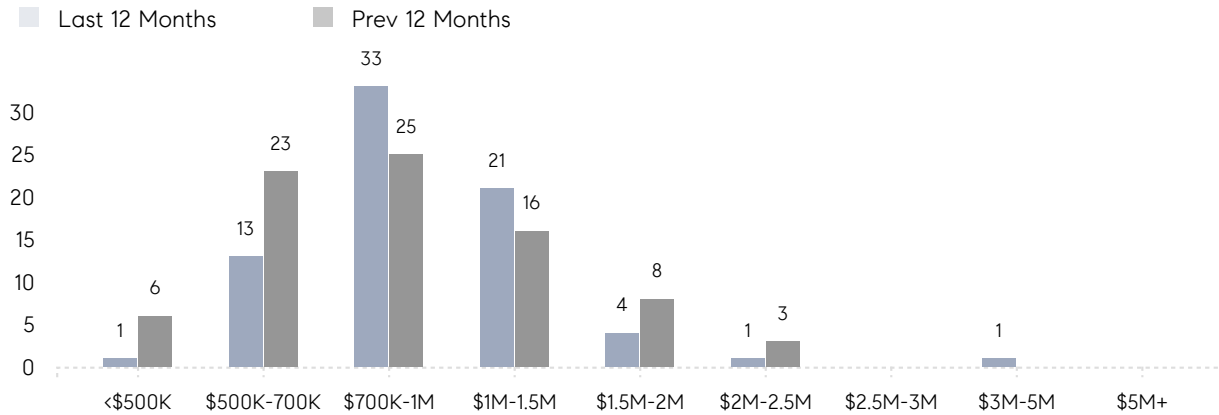
# Haworth

MAY 2023

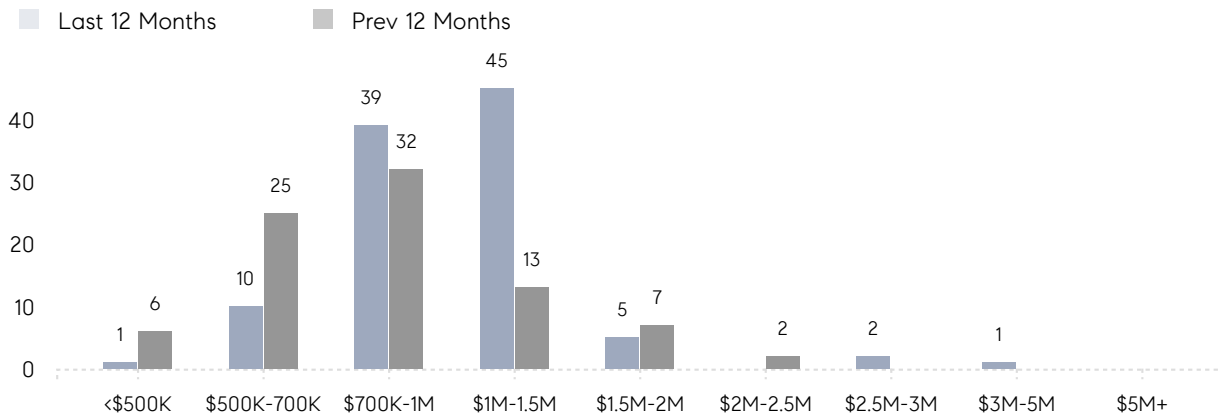
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Hillsborough Market Insights

# Hillsborough

MAY 2023

## UNDER CONTRACT

**40**  
Total  
Properties

**\$562K**  
Average  
Price

**\$499K**  
Median  
Price

**-39%**  
Decrease From  
May 2022

**13%**  
Increase From  
May 2022

**12%**  
Increase From  
May 2022

## UNITS SOLD

**32**  
Total  
Properties

**\$571K**  
Average  
Price

**\$588K**  
Median  
Price

**-27%**  
Decrease From  
May 2022

**23%**  
Increase From  
May 2022

**50%**  
Increase From  
May 2022

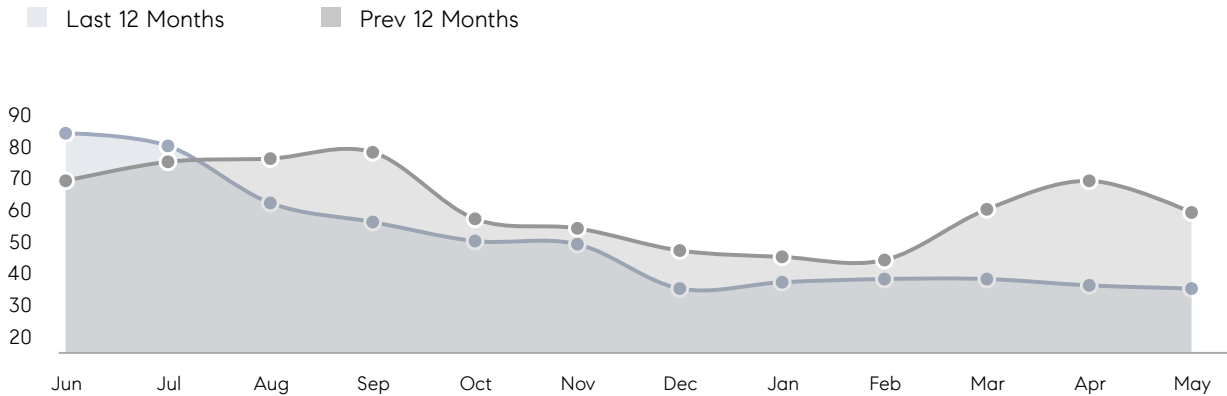
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 16        | 21        | -24%     |
|                | % OF ASKING PRICE  | 108%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$571,245 | \$465,127 | 22.8%    |
|                | # OF CONTRACTS     | 40        | 66        | -39.4%   |
|                | NEW LISTINGS       | 40        | 62        | -35%     |
| Houses         | AVERAGE DOM        | 18        | 24        | -25%     |
|                | % OF ASKING PRICE  | 108%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$712,105 | \$650,368 | 9%       |
|                | # OF CONTRACTS     | 23        | 34        | -32%     |
|                | NEW LISTINGS       | 26        | 35        | -26%     |
| Condo/Co-op/TH | AVERAGE DOM        | 14        | 19        | -26%     |
|                | % OF ASKING PRICE  | 107%      | 110%      |          |
|                | AVERAGE SOLD PRICE | \$365,371 | \$324,344 | 13%      |
|                | # OF CONTRACTS     | 17        | 32        | -47%     |
|                | NEW LISTINGS       | 14        | 27        | -48%     |

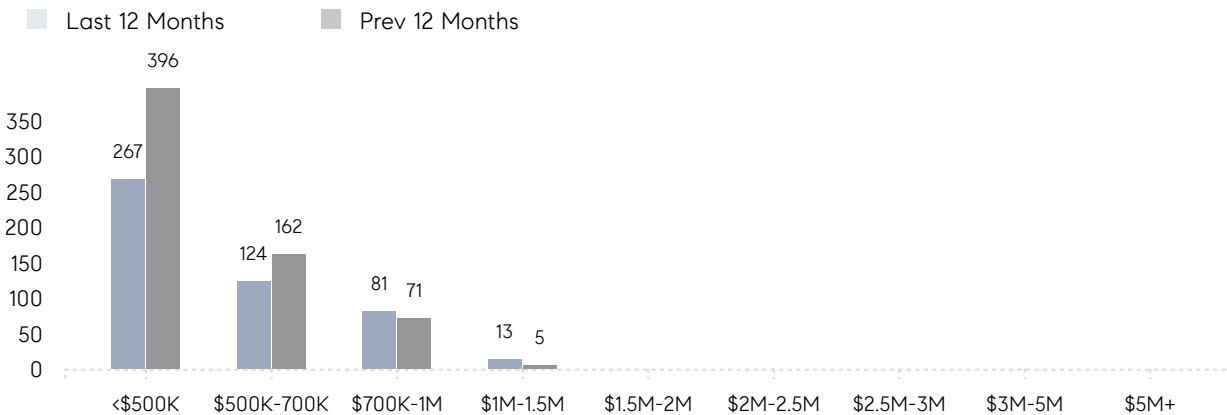
# Hillsborough

MAY 2023

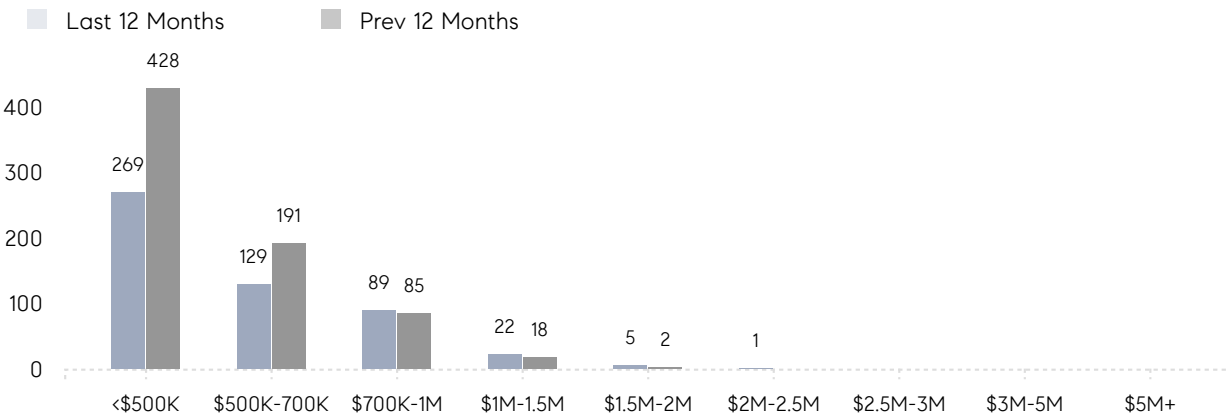
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Hillsdale Market Insights

# Hillsdale

MAY 2023

## UNDER CONTRACT

**8**  
Total  
Properties

**\$866K**  
Average  
Price

**\$819K**  
Median  
Price

**-27%**  
Decrease From  
May 2022

**37%**  
Increase From  
May 2022

**52%**  
Increase From  
May 2022

## UNITS SOLD

**8**  
Total  
Properties

**\$817K**  
Average  
Price

**\$763K**  
Median  
Price

**-33%**  
Decrease From  
May 2022

**0%**  
Change From  
May 2022

**-11%**  
Decrease From  
May 2022

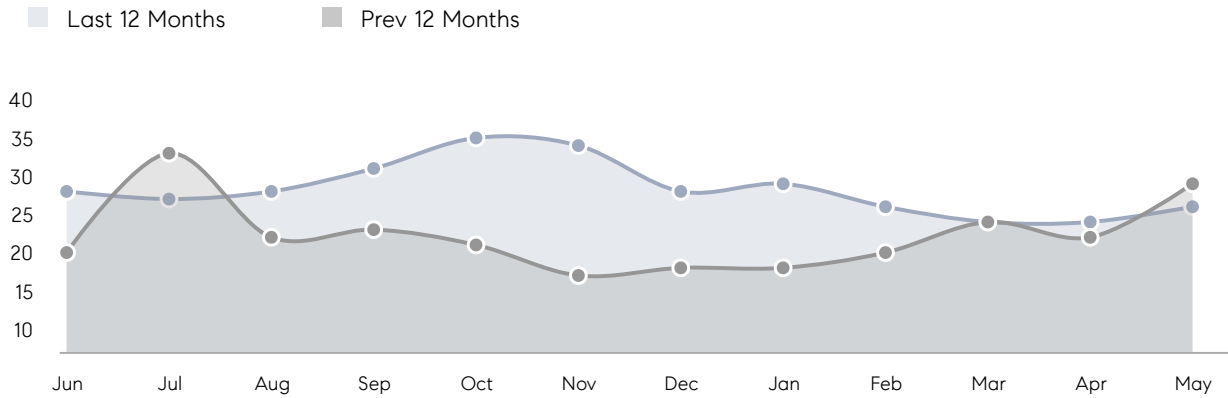
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 45        | 19        | 137%     |
|                | % OF ASKING PRICE  | 108%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$817,938 | \$820,108 | -0.3%    |
|                | # OF CONTRACTS     | 8         | 11        | -27.3%   |
|                | NEW LISTINGS       | 11        | 16        | -31%     |
| Houses         | AVERAGE DOM        | 45        | 19        | 137%     |
|                | % OF ASKING PRICE  | 108%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$817,938 | \$836,727 | -2%      |
|                | # OF CONTRACTS     | 8         | 11        | -27%     |
|                | NEW LISTINGS       | 11        | 16        | -31%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 15        | -        |
|                | % OF ASKING PRICE  | -         | 101%      |          |
|                | AVERAGE SOLD PRICE | -         | \$637,300 | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

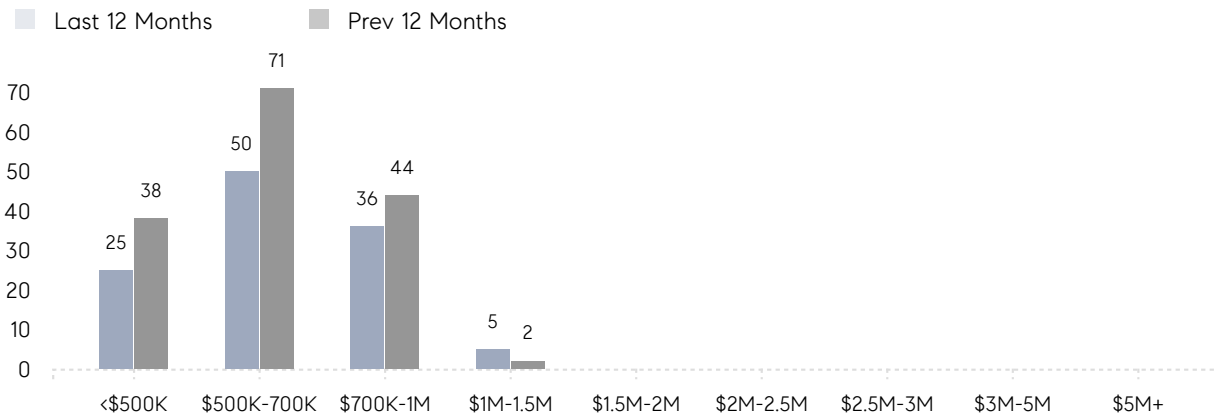
# Hillsdale

MAY 2023

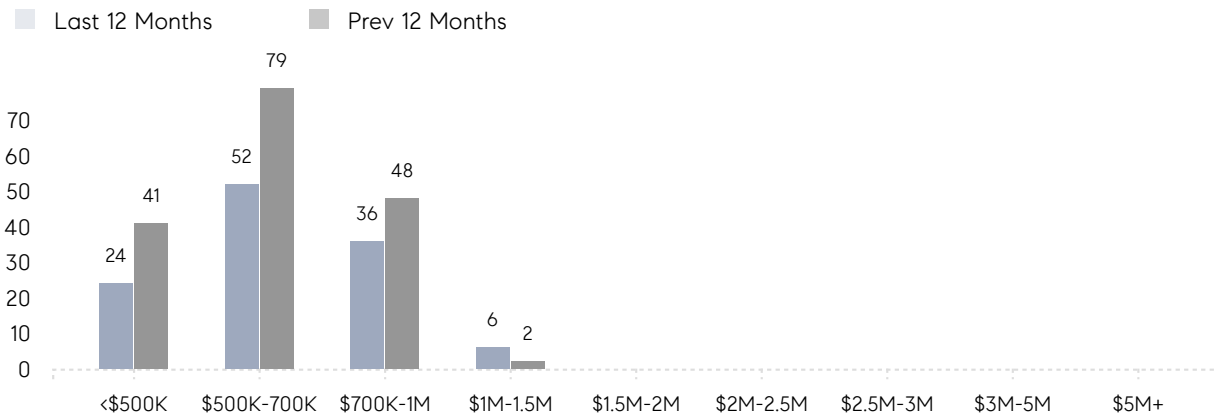
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Hillside Market Insights

# Hillside

MAY 2023

## UNDER CONTRACT

**15**  
Total  
Properties

**\$417K**  
Average  
Price

**\$425K**  
Median  
Price

**15%**  
Increase From  
May 2022

**-2%**  
Decrease From  
May 2022

**-7%**  
Decrease From  
May 2022

## UNITS SOLD

**13**  
Total  
Properties

**\$424K**  
Average  
Price

**\$400K**  
Median  
Price

**18%**  
Increase From  
May 2022

**16%**  
Increase From  
May 2022

**10%**  
Increase From  
May 2022

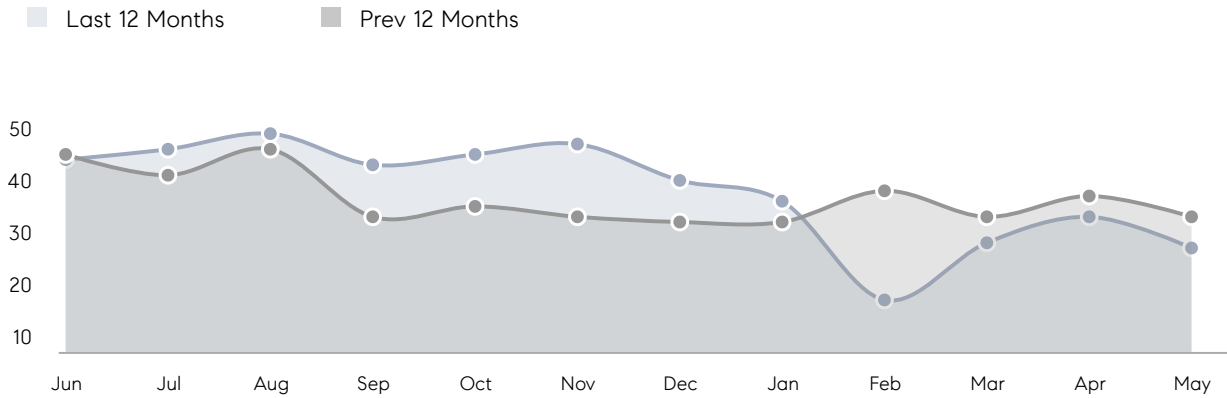
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 69        | 32        | 116%     |
|                | % OF ASKING PRICE  | 107%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$424,385 | \$366,682 | 15.7%    |
|                | # OF CONTRACTS     | 15        | 13        | 15.4%    |
|                | NEW LISTINGS       | 13        | 16        | -19%     |
| Houses         | AVERAGE DOM        | 69        | 35        | 97%      |
|                | % OF ASKING PRICE  | 107%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$424,385 | \$372,850 | 14%      |
|                | # OF CONTRACTS     | 15        | 13        | 15%      |
|                | NEW LISTINGS       | 13        | 16        | -19%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 7         | -        |
|                | % OF ASKING PRICE  | -         | 118%      |          |
|                | AVERAGE SOLD PRICE | -         | \$305,000 | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

# Hillside

MAY 2023

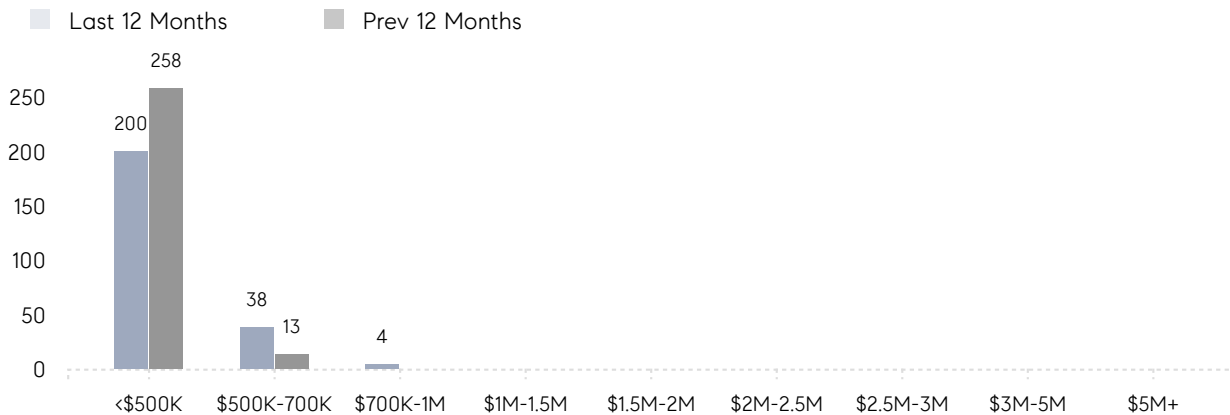
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Ho-Ho-Kus Market Insights

# Ho-Ho-Kus

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>6</b>               | <b>\$1.3M</b>          | <b>\$1.3M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-60%</b>            | <b>21%</b>             | <b>33%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>6</b>               | <b>\$1.3M</b>          | <b>\$1.4M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-14%</b>            | <b>-2%</b>             | <b>2%</b>              |
| Decrease From May 2022 | Decrease From May 2022 | Increase From May 2022 |

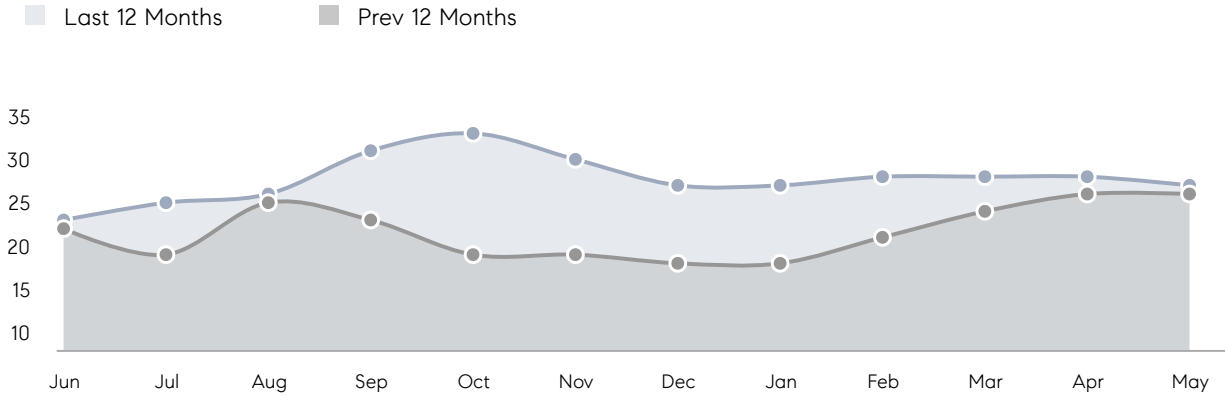
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 52          | 15          | 247%     |
|                | % OF ASKING PRICE  | 92%         | 102%        |          |
|                | AVERAGE SOLD PRICE | \$1,332,333 | \$1,365,571 | -2.4%    |
|                | # OF CONTRACTS     | 6           | 15          | -60.0%   |
|                | NEW LISTINGS       | 5           | 16          | -69%     |
| Houses         | AVERAGE DOM        | 52          | 15          | 247%     |
|                | % OF ASKING PRICE  | 92%         | 102%        |          |
|                | AVERAGE SOLD PRICE | \$1,332,333 | \$1,365,571 | -2%      |
|                | # OF CONTRACTS     | 6           | 15          | -60%     |
|                | NEW LISTINGS       | 5           | 16          | -69%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -           | -        |
|                | % OF ASKING PRICE  | -           | -           |          |
|                | AVERAGE SOLD PRICE | -           | -           | -        |
|                | # OF CONTRACTS     | 0           | 0           | 0%       |
|                | NEW LISTINGS       | 0           | 0           | 0%       |

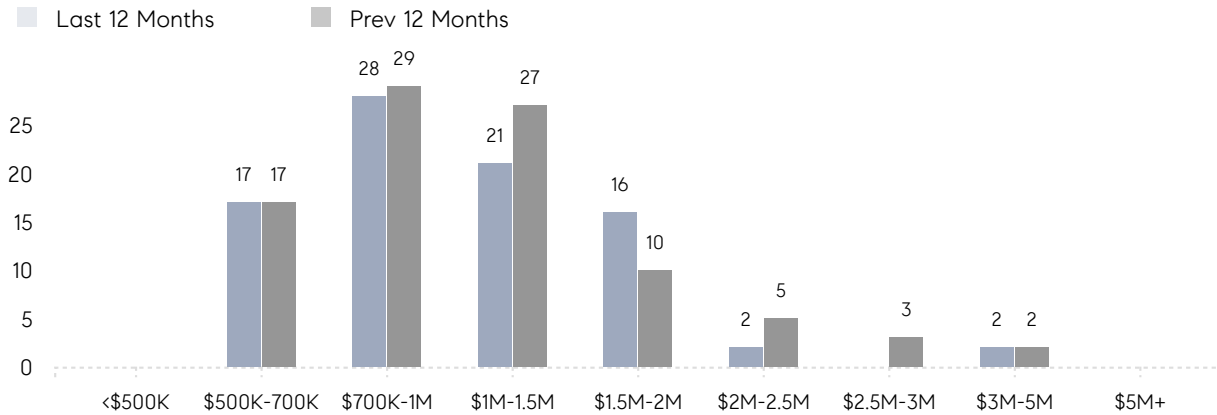
# Ho-Ho-Kus

MAY 2023

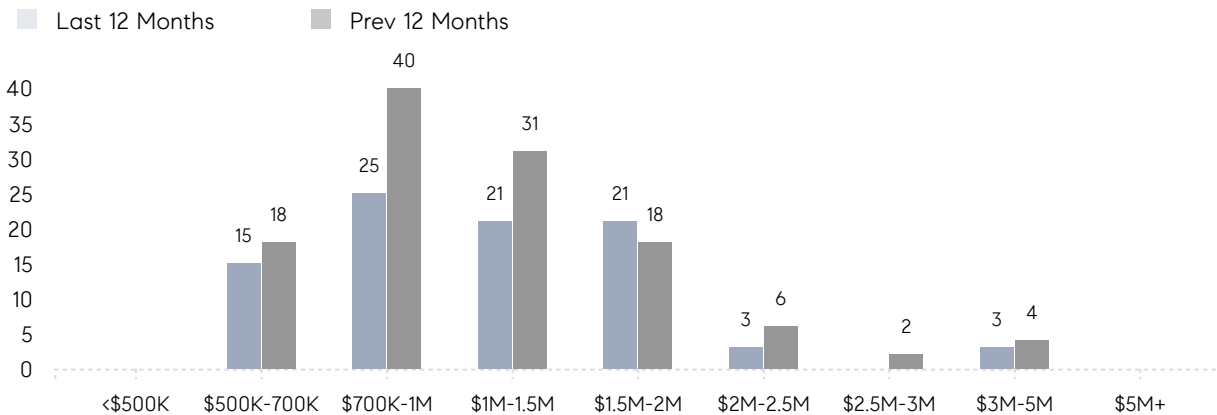
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Hoboken Market Insights

# Hoboken

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>79</b>              | <b>\$1.0M</b>          | <b>\$849K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-30%</b>            | <b>-2%</b>             | <b>-2%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>58</b>              | <b>\$1.1M</b>          | <b>\$900K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-47%</b>            | <b>13%</b>             | <b>13%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

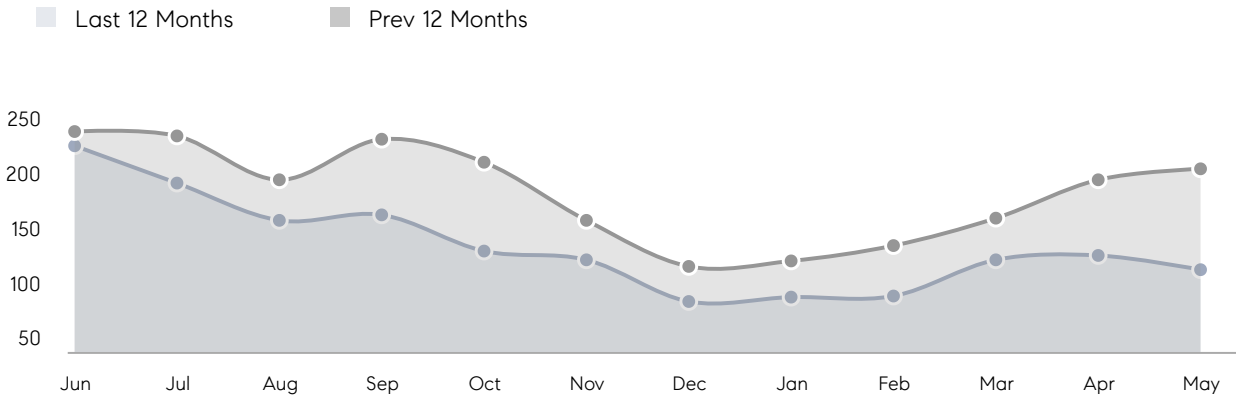
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 11          | 20          | -45%     |
|                | % OF ASKING PRICE  | 102%        | 101%        |          |
|                | AVERAGE SOLD PRICE | \$1,107,569 | \$976,311   | 13.4%    |
|                | # OF CONTRACTS     | 79          | 113         | -30.1%   |
|                | NEW LISTINGS       | 87          | 156         | -44%     |
| Houses         | AVERAGE DOM        | 10          | 47          | -79%     |
|                | % OF ASKING PRICE  | 100%        | 101%        |          |
|                | AVERAGE SOLD PRICE | \$2,346,250 | \$2,178,571 | 8%       |
|                | # OF CONTRACTS     | 2           | 9           | -78%     |
|                | NEW LISTINGS       | 2           | 11          | -82%     |
| Condo/Co-op/TH | AVERAGE DOM        | 11          | 19          | -42%     |
|                | % OF ASKING PRICE  | 102%        | 101%        |          |
|                | AVERAGE SOLD PRICE | \$1,015,814 | \$894,604   | 14%      |
|                | # OF CONTRACTS     | 77          | 104         | -26%     |
|                | NEW LISTINGS       | 85          | 145         | -41%     |

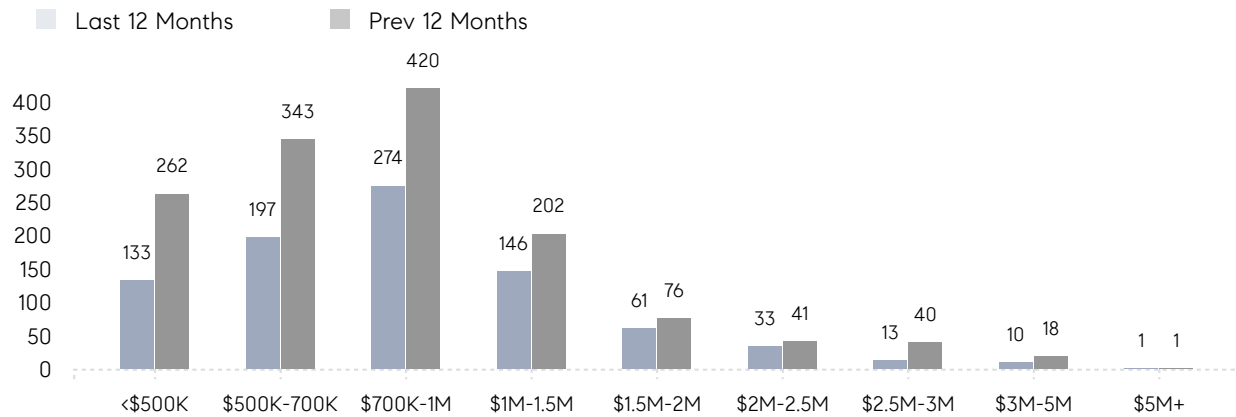
# Hoboken

MAY 2023

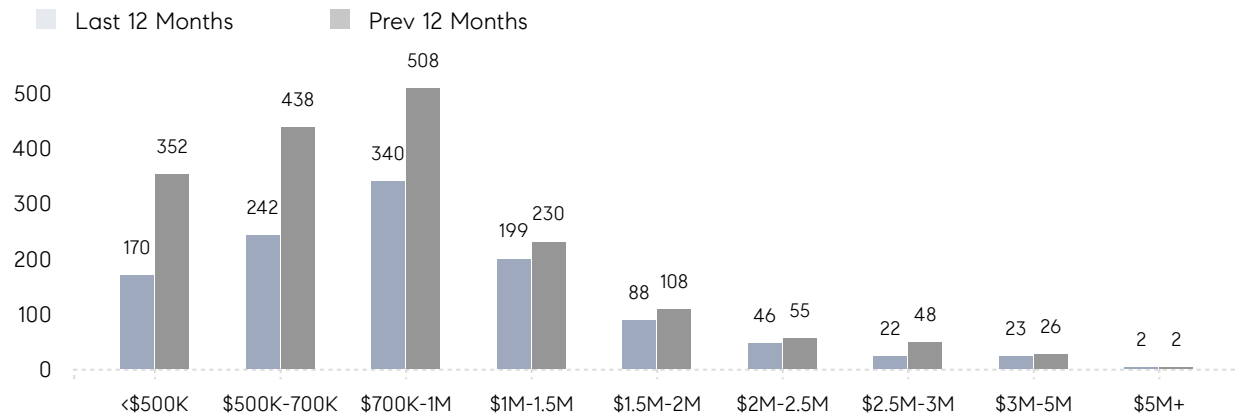
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Hopaccong Market Insights

# Hopatcong

MAY 2023

## UNDER CONTRACT

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | –                    | –                    |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | –                    | –                    |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

## UNITS SOLD

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | –                    | –                    |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | –                    | –                    |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

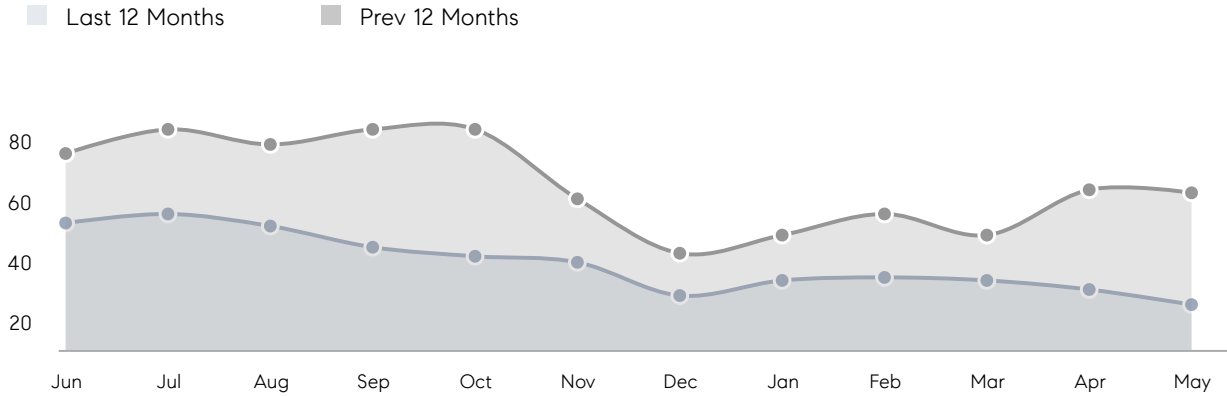
## Property Statistics

|                |                    | May 2023 | May 2022  | % Change |
|----------------|--------------------|----------|-----------|----------|
| Overall        | AVERAGE DOM        | -        | 26        | -        |
|                | % OF ASKING PRICE  | -        | 104%      |          |
|                | AVERAGE SOLD PRICE | -        | \$391,523 | -        |
|                | # OF CONTRACTS     | 0        | 38        | 0.0%     |
|                | NEW LISTINGS       | 0        | 43        | 0%       |
| Houses         | AVERAGE DOM        | -        | 26        | -        |
|                | % OF ASKING PRICE  | -        | 104%      |          |
|                | AVERAGE SOLD PRICE | -        | \$391,523 | -        |
|                | # OF CONTRACTS     | 0        | 38        | 0%       |
|                | NEW LISTINGS       | 0        | 42        | 0%       |
| Condo/Co-op/TH | AVERAGE DOM        | -        | -         | -        |
|                | % OF ASKING PRICE  | -        | -         |          |
|                | AVERAGE SOLD PRICE | -        | -         | -        |
|                | # OF CONTRACTS     | 0        | 0         | 0%       |
|                | NEW LISTINGS       | 0        | 1         | 0%       |

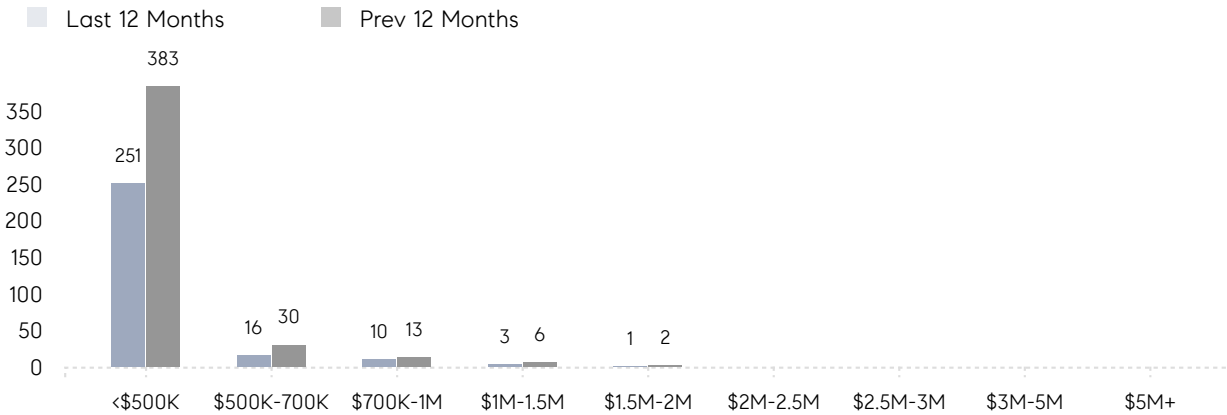
# Hopatcong

MAY 2023

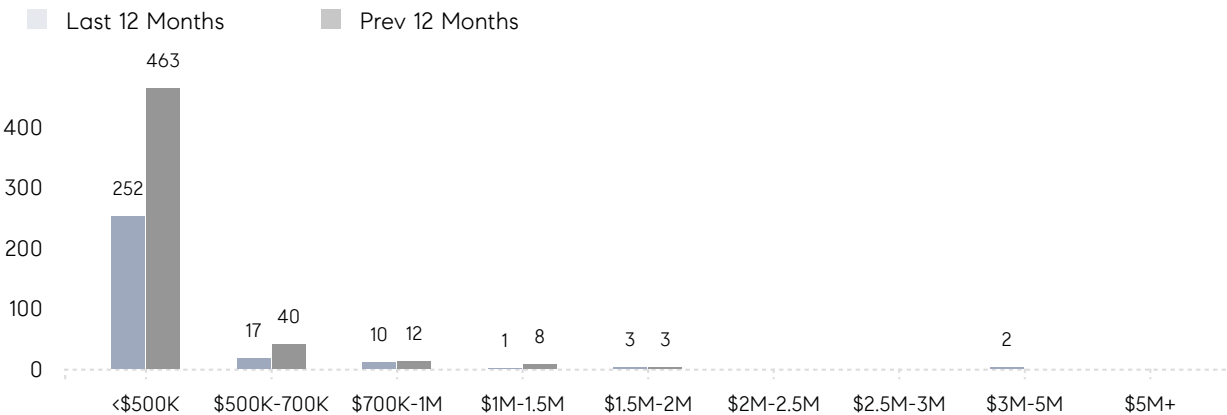
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Irvington Market Insights

# Irvington

MAY 2023

## UNDER CONTRACT

**32**  
Total  
Properties

**\$345K**  
Average  
Price

**\$342K**  
Median  
Price

**45%**  
Increase From  
May 2022

**10%**  
Increase From  
May 2022

**3%**  
Increase From  
May 2022

## UNITS SOLD

**19**  
Total  
Properties

**\$360K**  
Average  
Price

**\$366K**  
Median  
Price

**12%**  
Increase From  
May 2022

**27%**  
Increase From  
May 2022

**19%**  
Increase From  
May 2022

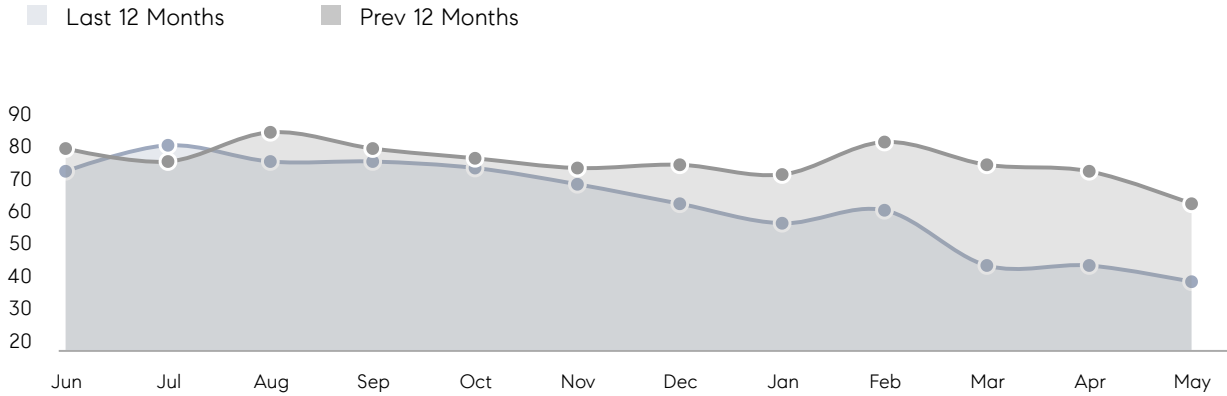
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 52        | 60        | -13%     |
|                | % OF ASKING PRICE  | 104%      | 116%      |          |
|                | AVERAGE SOLD PRICE | \$360,258 | \$284,279 | 26.7%    |
|                | # OF CONTRACTS     | 32        | 22        | 45.5%    |
|                | NEW LISTINGS       | 31        | 25        | 24%      |
| Houses         | AVERAGE DOM        | 52        | 63        | -17%     |
|                | % OF ASKING PRICE  | 104%      | 116%      |          |
|                | AVERAGE SOLD PRICE | \$360,258 | \$296,422 | 22%      |
|                | # OF CONTRACTS     | 32        | 20        | 60%      |
|                | NEW LISTINGS       | 30        | 22        | 36%      |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 14        | -        |
|                | % OF ASKING PRICE  | -         | 113%      |          |
|                | AVERAGE SOLD PRICE | -         | \$90,000  | -        |
|                | # OF CONTRACTS     | 0         | 2         | 0%       |
|                | NEW LISTINGS       | 1         | 3         | -67%     |

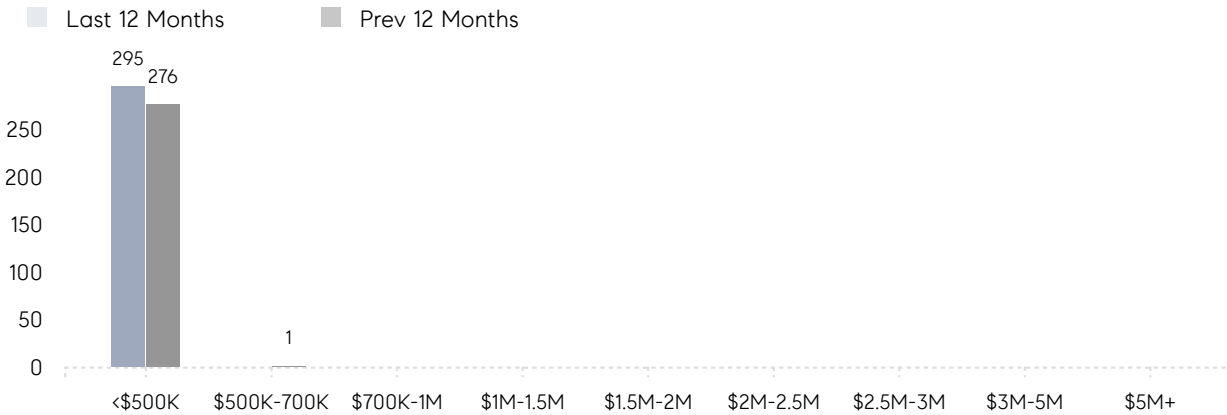
# Irvington

MAY 2023

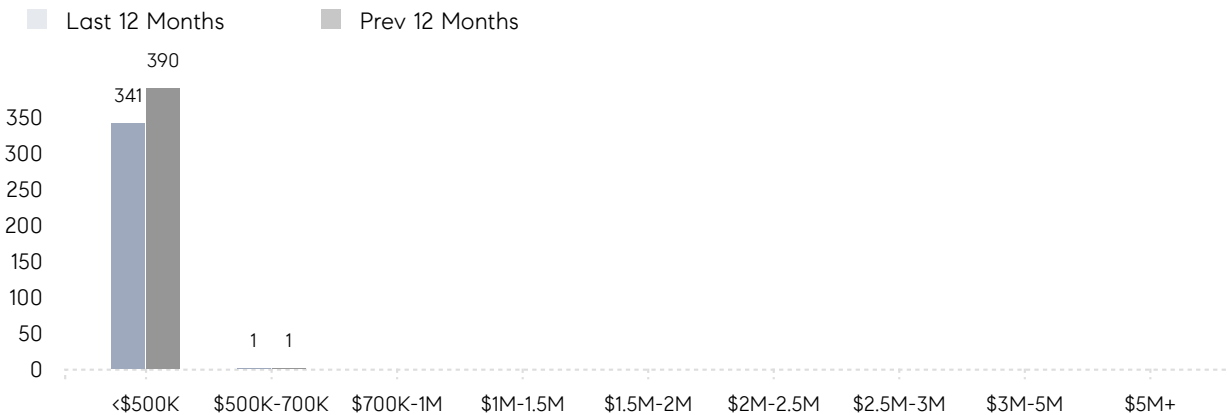
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Jersey City Market Insights

# Jersey City

MAY 2023

## UNDER CONTRACT

**159**  
Total  
Properties

**\$652K**  
Average  
Price

**\$599K**  
Median  
Price

**-20%**  
Decrease From  
May 2022

**-4%**  
Decrease From  
May 2022

**-2%**  
Decrease From  
May 2022

## UNITS SOLD

**119**  
Total  
Properties

**\$683K**  
Average  
Price

**\$615K**  
Median  
Price

**-45%**  
Decrease From  
May 2022

**1%**  
Increase From  
May 2022

**4%**  
Increase From  
May 2022

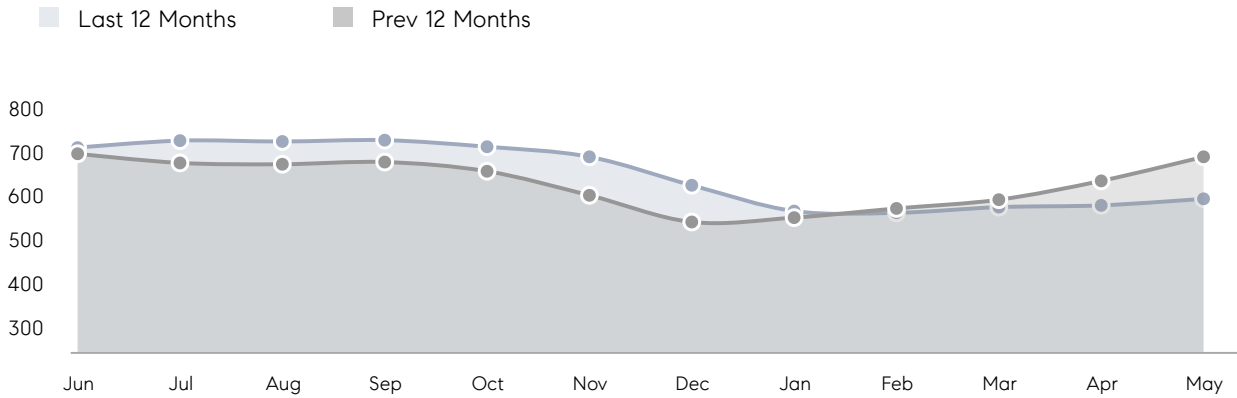
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 36        | 25        | 44%      |
|                | % OF ASKING PRICE  | 99%       | 101%      |          |
|                | AVERAGE SOLD PRICE | \$683,958 | \$674,341 | 1.4%     |
|                | # OF CONTRACTS     | 159       | 200       | -20.5%   |
|                | NEW LISTINGS       | 268       | 388       | -31%     |
| Houses         | AVERAGE DOM        | 35        | 34        | 3%       |
|                | % OF ASKING PRICE  | 98%       | 101%      |          |
|                | AVERAGE SOLD PRICE | \$849,030 | \$745,429 | 14%      |
|                | # OF CONTRACTS     | 42        | 27        | 56%      |
|                | NEW LISTINGS       | 48        | 64        | -25%     |
| Condo/Co-op/TH | AVERAGE DOM        | 36        | 24        | 50%      |
|                | % OF ASKING PRICE  | 100%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$644,409 | \$666,685 | -3%      |
|                | # OF CONTRACTS     | 117       | 173       | -32%     |
|                | NEW LISTINGS       | 220       | 324       | -32%     |

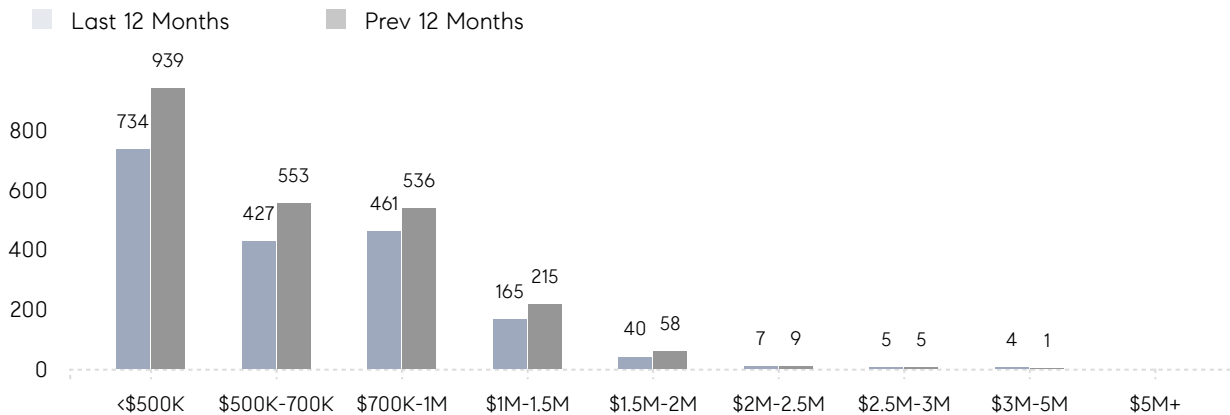
# Jersey City

MAY 2023

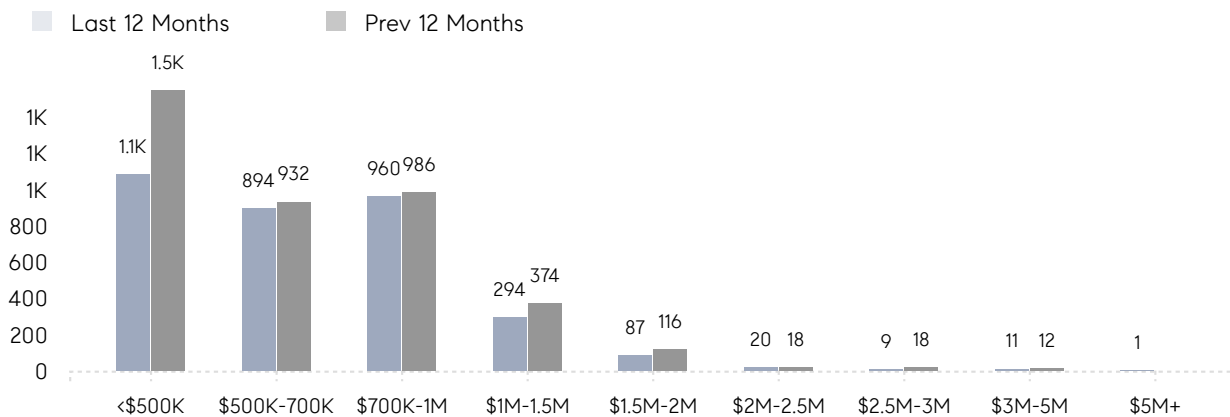
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Kearny Market Insights

# Kearny

MAY 2023

## UNDER CONTRACT

**4**  
Total  
Properties

**\$459K**  
Average  
Price

**\$454K**  
Median  
Price

**33%**  
Increase From  
May 2022

**-17%**  
Decrease From  
May 2022

**-17%**  
Decrease From  
May 2022

## UNITS SOLD

**1**  
Total  
Properties

**\$440K**  
Average  
Price

**\$440K**  
Median  
Price

**-75%**  
Decrease From  
May 2022

**15%**  
Increase From  
May 2022

**16%**  
Increase From  
May 2022

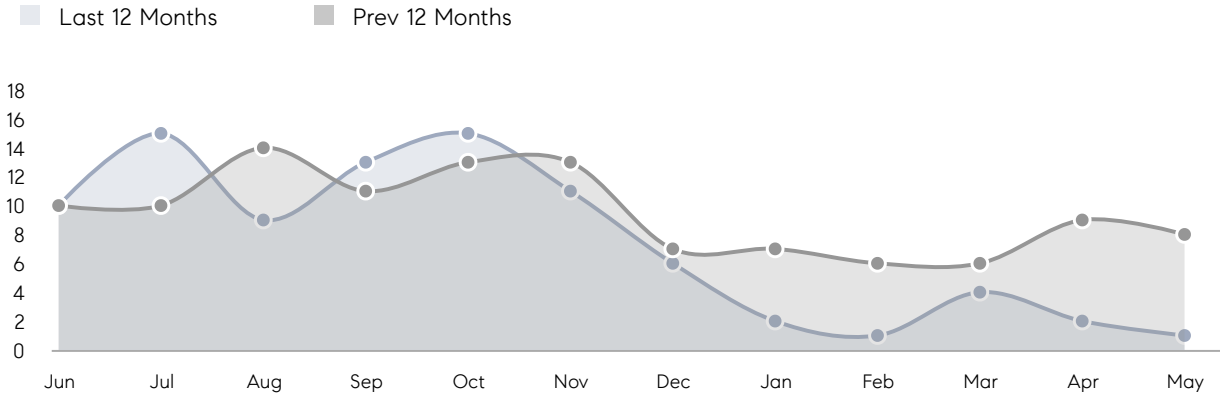
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 13        | 27        | -52%     |
|                | % OF ASKING PRICE  | 126%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$440,000 | \$382,500 | 15.0%    |
|                | # OF CONTRACTS     | 4         | 3         | 33.3%    |
|                | NEW LISTINGS       | 3         | 4         | -25%     |
| Houses         | AVERAGE DOM        | 13        | 22        | -41%     |
|                | % OF ASKING PRICE  | 126%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$440,000 | \$430,000 | 2%       |
|                | # OF CONTRACTS     | 4         | 3         | 33%      |
|                | NEW LISTINGS       | 3         | 4         | -25%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 42        | -        |
|                | % OF ASKING PRICE  | -         | 100%      |          |
|                | AVERAGE SOLD PRICE | -         | \$240,000 | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

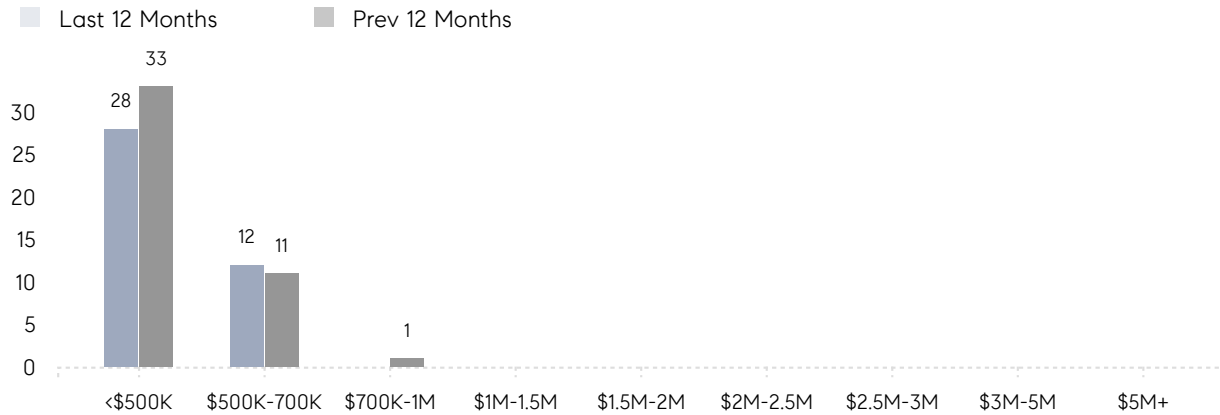
# Kearny

MAY 2023

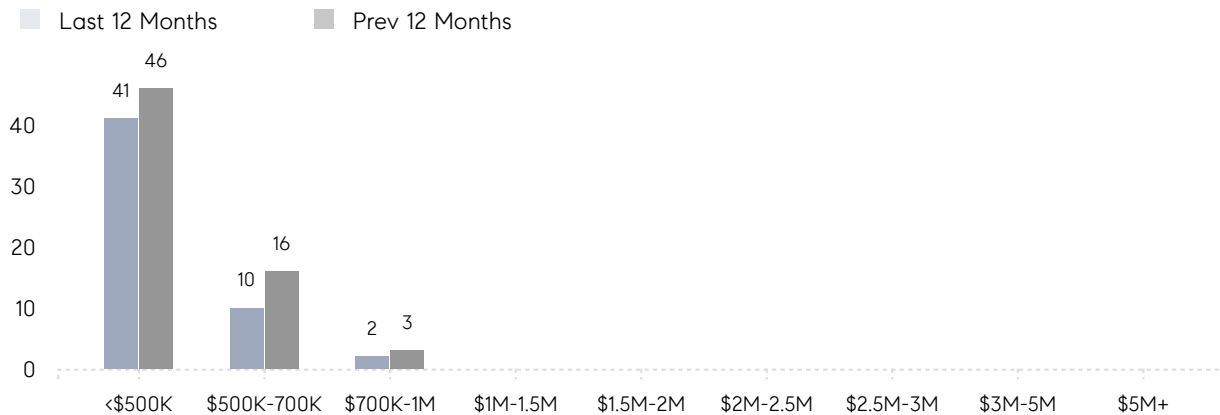
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Kenilworth Market Insights

# Kenilworth

MAY 2023

## UNDER CONTRACT

**6**  
Total  
Properties

**\$546K**  
Average  
Price

**\$512K**  
Median  
Price

**-40%**  
Decrease From  
May 2022

**16%**  
Increase From  
May 2022

**10%**  
Increase From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$696K**  
Average  
Price

**\$740K**  
Median  
Price

**-22%**  
Decrease From  
May 2022

**28%**  
Increase From  
May 2022

**44%**  
Increase From  
May 2022

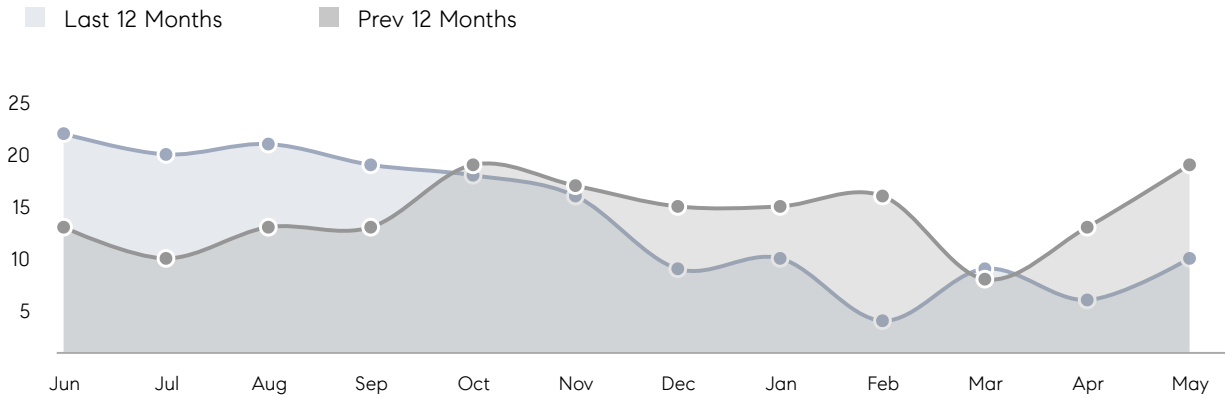
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 54        | 16        | 238%     |
|                | % OF ASKING PRICE  | 99%       | 102%      |          |
|                | AVERAGE SOLD PRICE | \$696,000 | \$542,722 | 28.2%    |
|                | # OF CONTRACTS     | 6         | 10        | -40.0%   |
|                | NEW LISTINGS       | 11        | 17        | -35%     |
| Houses         | AVERAGE DOM        | 54        | 16        | 238%     |
|                | % OF ASKING PRICE  | 99%       | 102%      |          |
|                | AVERAGE SOLD PRICE | \$696,000 | \$542,722 | 28%      |
|                | # OF CONTRACTS     | 6         | 9         | -33%     |
|                | NEW LISTINGS       | 11        | 16        | -31%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 1         | 0%       |
|                | NEW LISTINGS       | 0         | 1         | 0%       |

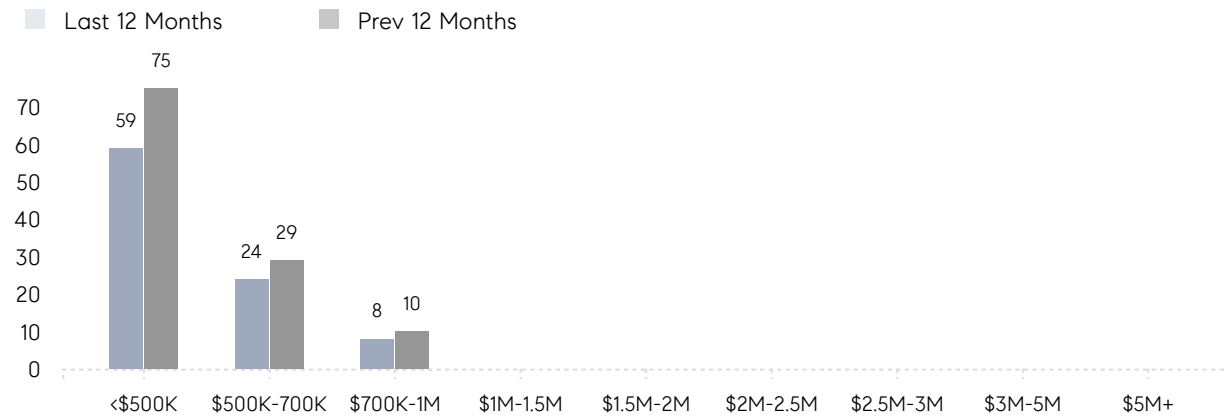
# Kenilworth

MAY 2023

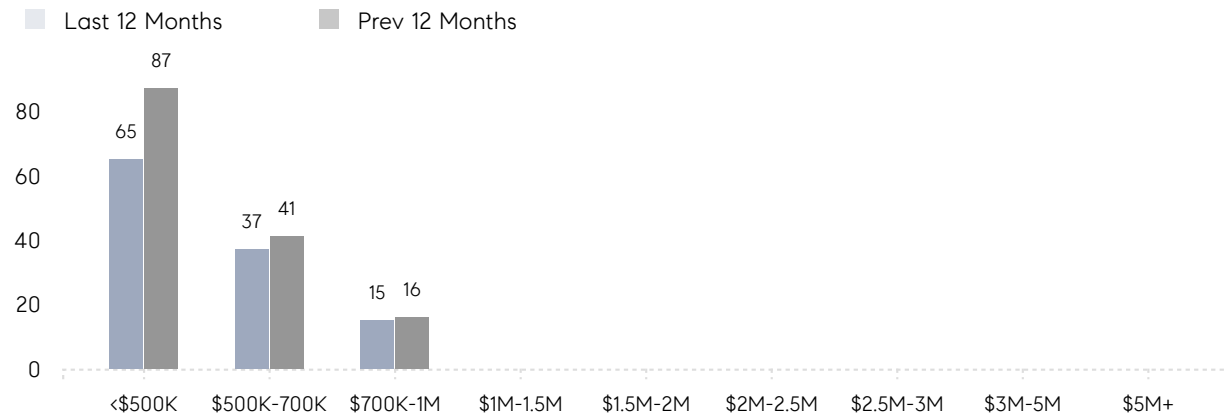
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Kinneton Market Insights

# Kinnelon

MAY 2023

## UNDER CONTRACT

**6**  
Total  
Properties

**\$924K**  
Average  
Price

**\$899K**  
Median  
Price

**-40%**  
Decrease From  
May 2022

**28%**  
Increase From  
May 2022

**34%**  
Increase From  
May 2022

## UNITS SOLD

**10**  
Total  
Properties

**\$680K**  
Average  
Price

**\$665K**  
Median  
Price

**-23%**  
Decrease From  
May 2022

**-32%**  
Decrease From  
May 2022

**-22%**  
Decrease From  
May 2022

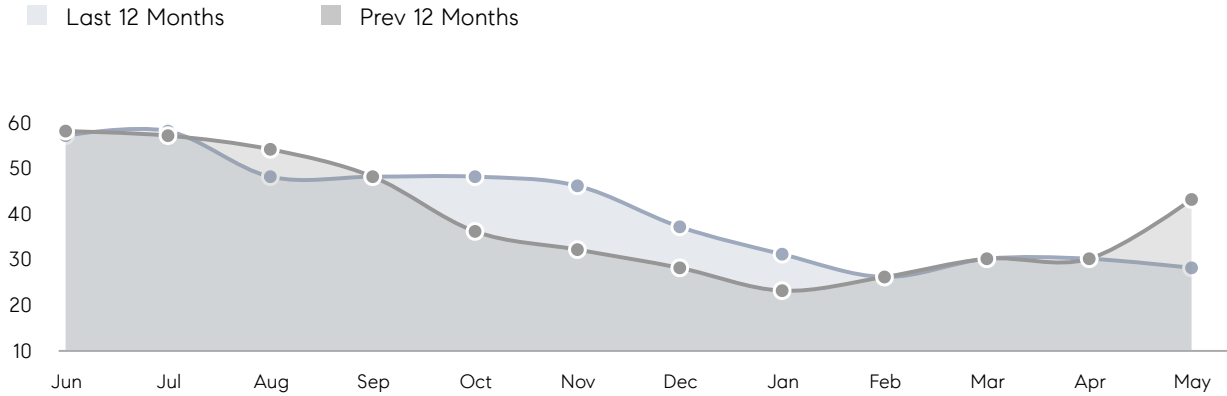
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 76        | 27        | 181%     |
|                | % OF ASKING PRICE  | 102%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$680,000 | \$993,492 | -31.6%   |
|                | # OF CONTRACTS     | 6         | 10        | -40.0%   |
|                | NEW LISTINGS       | 11        | 26        | -58%     |
| Houses         | AVERAGE DOM        | 76        | 27        | 181%     |
|                | % OF ASKING PRICE  | 102%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$680,000 | \$993,492 | -32%     |
|                | # OF CONTRACTS     | 6         | 10        | -40%     |
|                | NEW LISTINGS       | 11        | 26        | -58%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

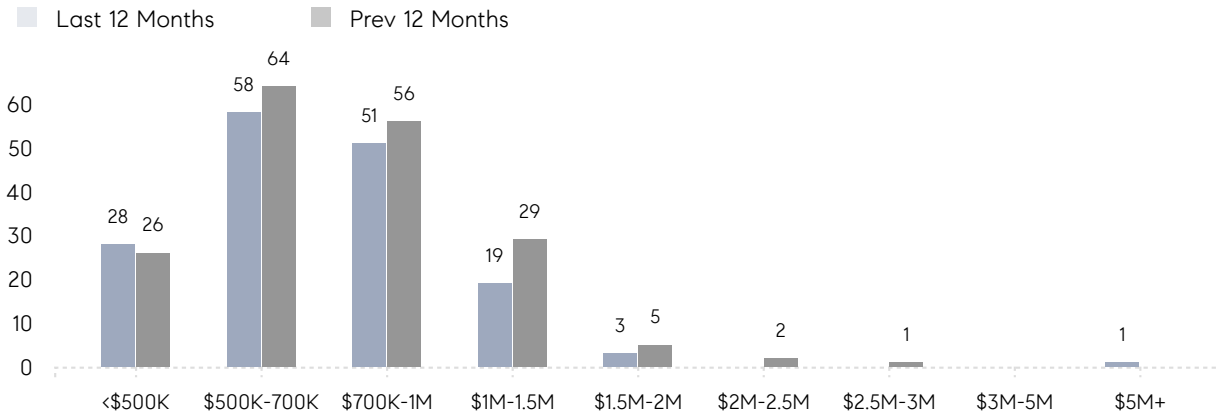
# Kinnelon

MAY 2023

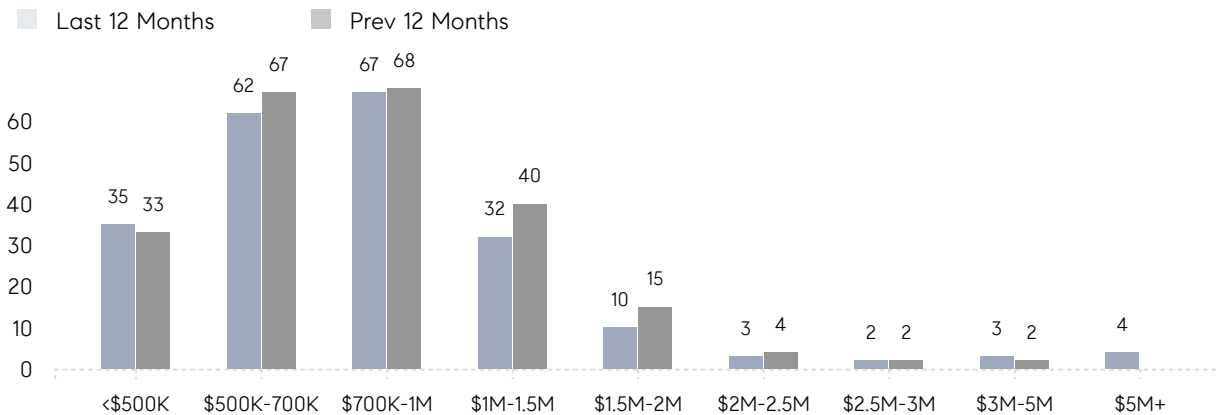
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Leonia Market Insights

# Leonia

MAY 2023

## UNDER CONTRACT

**5**  
Total  
Properties

**\$929K**  
Average  
Price

**\$678K**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**29%**  
Increase From  
May 2022

**6%**  
Increase From  
May 2022

## UNITS SOLD

**6**  
Total  
Properties

**\$666K**  
Average  
Price

**\$739K**  
Median  
Price

**0%**  
Change From  
May 2022

**-21%**  
Decrease From  
May 2022

**-1%**  
Decrease From  
May 2022

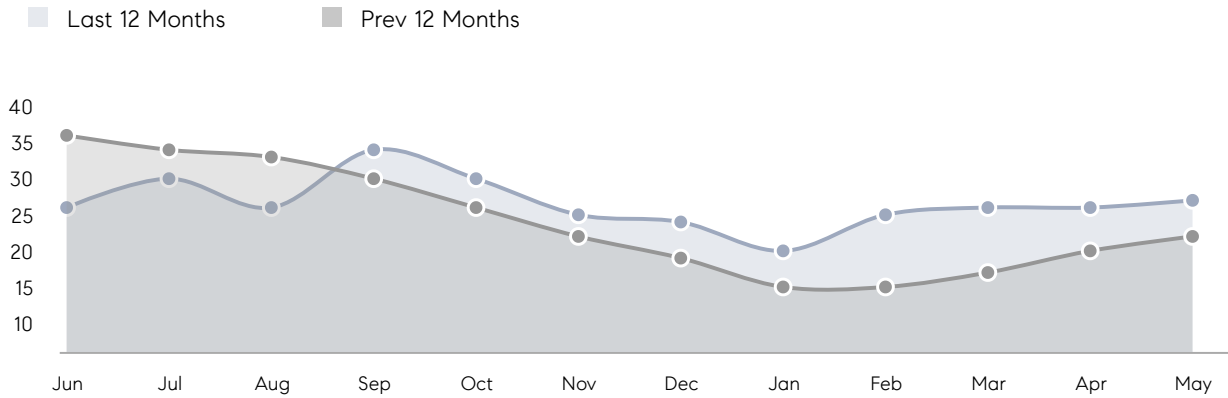
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 35        | 27        | 30%      |
|                | % OF ASKING PRICE  | 99%       | 105%      |          |
|                | AVERAGE SOLD PRICE | \$666,202 | \$846,250 | -21.3%   |
|                | # OF CONTRACTS     | 5         | 10        | -50.0%   |
|                | NEW LISTINGS       | 6         | 14        | -57%     |
| Houses         | AVERAGE DOM        | 46        | 23        | 100%     |
|                | % OF ASKING PRICE  | 96%       | 104%      |          |
|                | AVERAGE SOLD PRICE | \$826,803 | \$944,100 | -12%     |
|                | # OF CONTRACTS     | 5         | 8         | -37%     |
|                | NEW LISTINGS       | 5         | 13        | -62%     |
| Condo/Co-op/TH | AVERAGE DOM        | 15        | 45        | -67%     |
|                | % OF ASKING PRICE  | 105%      | 110%      |          |
|                | AVERAGE SOLD PRICE | \$345,000 | \$357,000 | -3%      |
|                | # OF CONTRACTS     | 0         | 2         | 0%       |
|                | NEW LISTINGS       | 1         | 1         | 0%       |

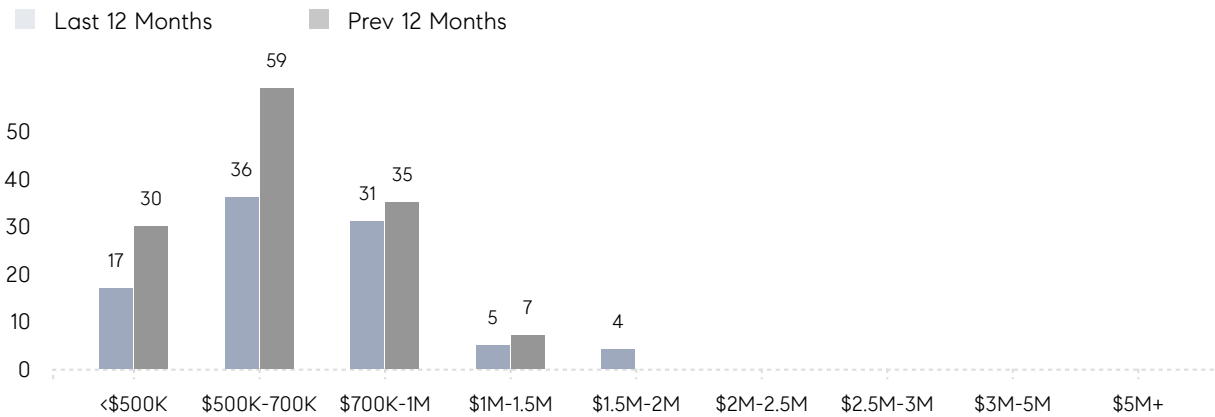
# Leonia

MAY 2023

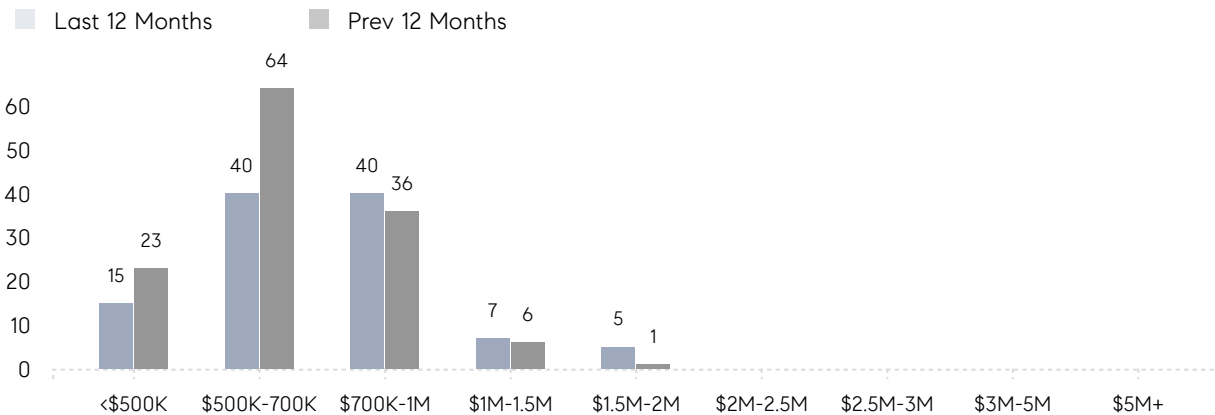
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Linden Market Insights

# Linden

MAY 2023

## UNDER CONTRACT

**25**  
Total  
Properties

**\$459K**  
Average  
Price

**\$439K**  
Median  
Price

**4%**  
Increase From  
May 2022

**3%**  
Increase From  
May 2022

**-1%**  
Change From  
May 2022

## UNITS SOLD

**21**  
Total  
Properties

**\$399K**  
Average  
Price

**\$425K**  
Median  
Price

**-38%**  
Decrease From  
May 2022

**-7%**  
Decrease From  
May 2022

**0%**  
Change From  
May 2022

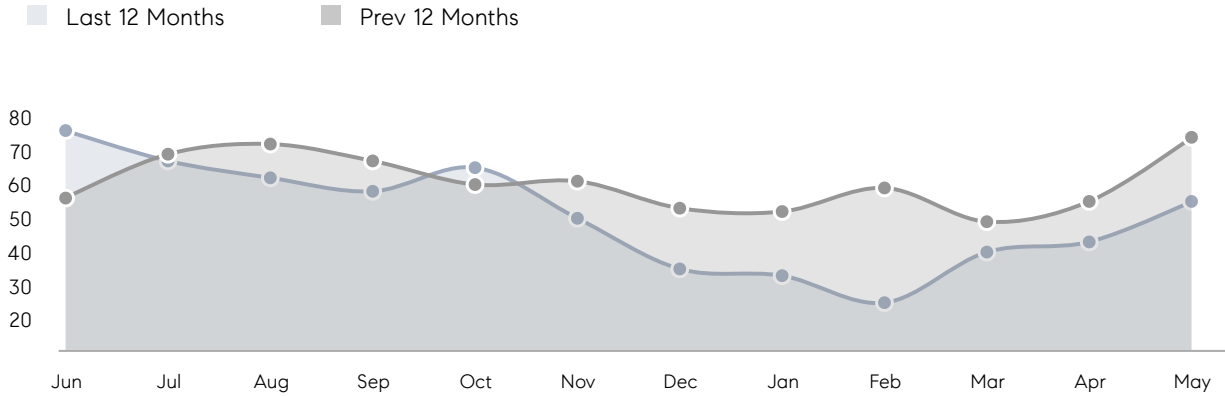
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 24        | 25        | -4%      |
|                | % OF ASKING PRICE  | 104%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$399,500 | \$427,921 | -6.6%    |
|                | # OF CONTRACTS     | 25        | 24        | 4.2%     |
|                | NEW LISTINGS       | 43        | 54        | -20%     |
| Houses         | AVERAGE DOM        | 27        | 27        | 0%       |
|                | % OF ASKING PRICE  | 105%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$441,382 | \$459,644 | -4%      |
|                | # OF CONTRACTS     | 24        | 23        | 4%       |
|                | NEW LISTINGS       | 37        | 44        | -16%     |
| Condo/Co-op/TH | AVERAGE DOM        | 14        | 7         | 100%     |
|                | % OF ASKING PRICE  | 99%       | 108%      |          |
|                | AVERAGE SOLD PRICE | \$221,500 | \$190,000 | 17%      |
|                | # OF CONTRACTS     | 1         | 1         | 0%       |
|                | NEW LISTINGS       | 6         | 10        | -40%     |

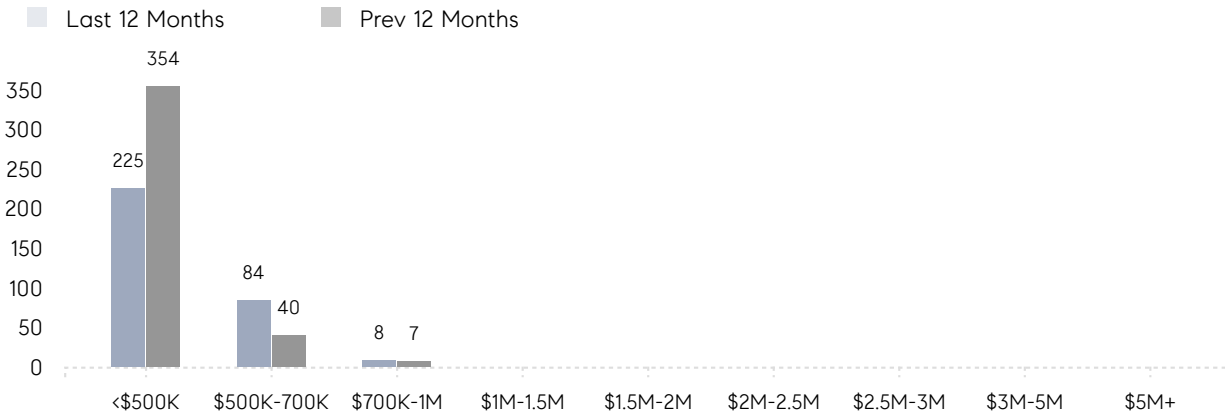
# Linden

MAY 2023

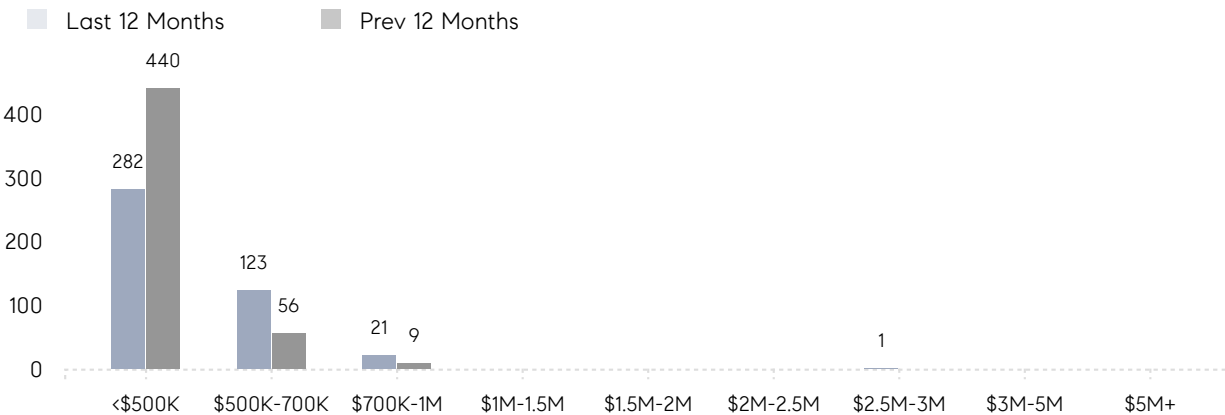
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Little Ferry Market Insights

# Little Ferry

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>3</b>               | <b>\$399K</b>          | <b>\$399K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-70%</b>            | <b>-6%</b>             | <b>-7%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>6</b>               | <b>\$509K</b>          | <b>\$452K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>100%</b>            | <b>34%</b>             | <b>10%</b>             |
| Increase From May 2022 | Increase From May 2022 | Increase From May 2022 |

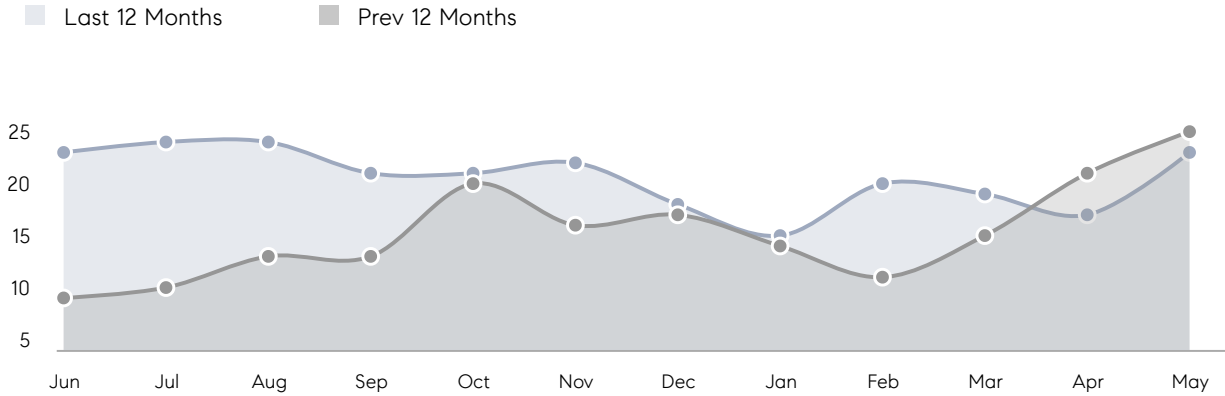
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 27        | 41        | -34%     |
|                | % OF ASKING PRICE  | 102%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$509,167 | \$381,167 | 33.6%    |
|                | # OF CONTRACTS     | 3         | 10        | -70.0%   |
|                | NEW LISTINGS       | 9         | 12        | -25%     |
| Houses         | AVERAGE DOM        | 31        | 53        | -42%     |
|                | % OF ASKING PRICE  | 101%      | 98%       |          |
|                | AVERAGE SOLD PRICE | \$542,000 | \$431,750 | 26%      |
|                | # OF CONTRACTS     | 3         | 6         | -50%     |
|                | NEW LISTINGS       | 7         | 8         | -12%     |
| Condo/Co-op/TH | AVERAGE DOM        | 6         | 17        | -65%     |
|                | % OF ASKING PRICE  | 106%      | 112%      |          |
|                | AVERAGE SOLD PRICE | \$345,000 | \$280,000 | 23%      |
|                | # OF CONTRACTS     | 0         | 4         | 0%       |
|                | NEW LISTINGS       | 2         | 4         | -50%     |

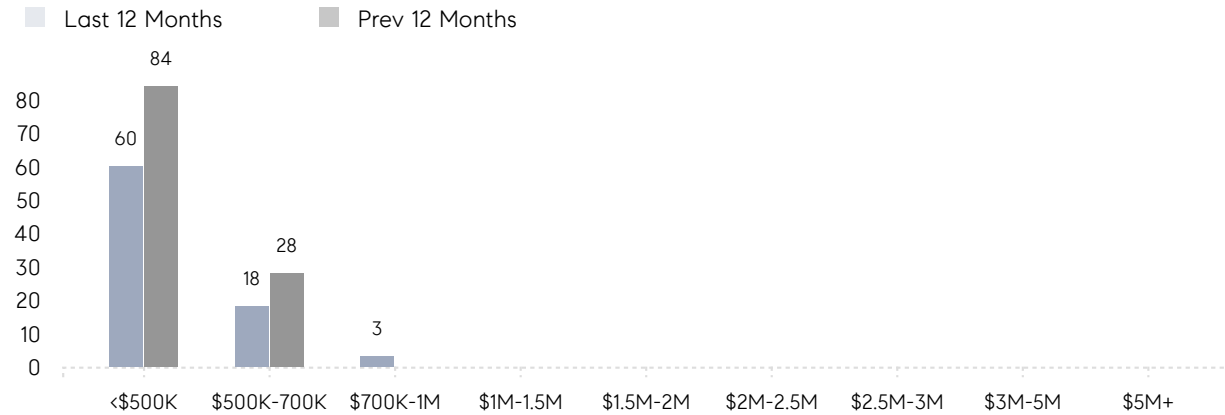
# Little Ferry

MAY 2023

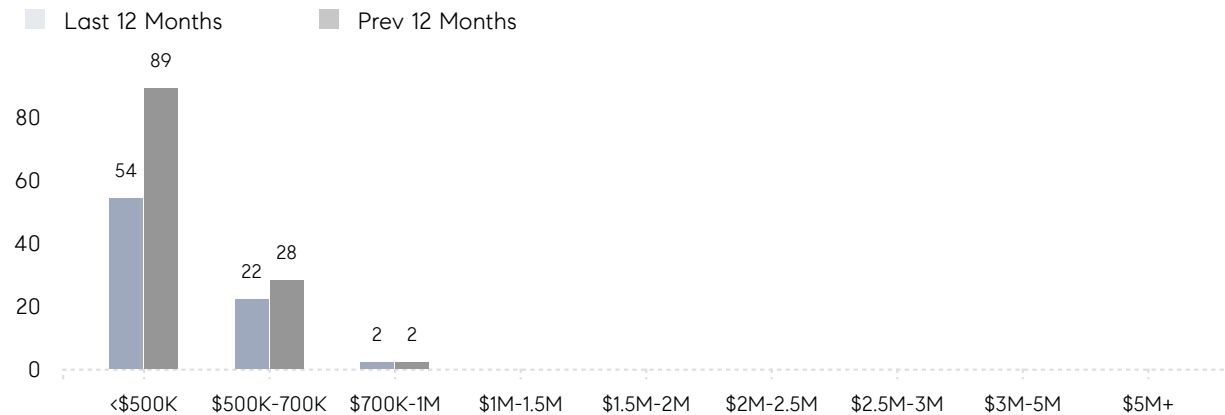
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Livingston Market Insights

# Livingston

MAY 2023

## UNDER CONTRACT

**40**  
Total  
Properties

**\$994K**  
Average  
Price

**\$891K**  
Median  
Price

**-30%**  
Decrease From  
May 2022

**-1%**  
Decrease From  
May 2022

**8%**  
Increase From  
May 2022

## UNITS SOLD

**29**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$850K**  
Median  
Price

**-40%**  
Decrease From  
May 2022

**5%**  
Increase From  
May 2022

**-3%**  
Decrease From  
May 2022

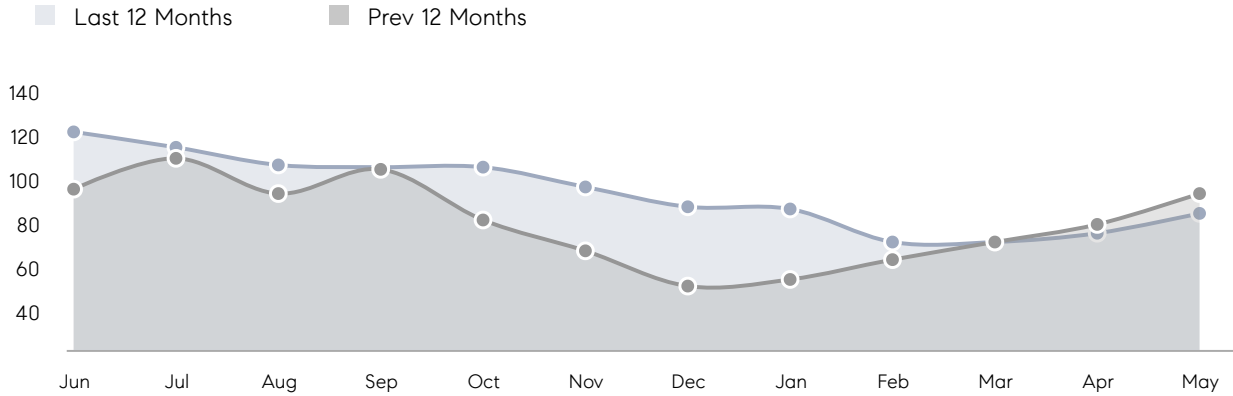
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 47          | 24          | 96%      |
|                | % OF ASKING PRICE  | 104%        | 108%        |          |
|                | AVERAGE SOLD PRICE | \$1,004,331 | \$958,792   | 4.7%     |
|                | # OF CONTRACTS     | 40          | 57          | -29.8%   |
|                | NEW LISTINGS       | 55          | 68          | -19%     |
| Houses         | AVERAGE DOM        | 50          | 20          | 150%     |
|                | % OF ASKING PRICE  | 104%        | 108%        |          |
|                | AVERAGE SOLD PRICE | \$1,051,119 | \$1,021,813 | 3%       |
|                | # OF CONTRACTS     | 35          | 49          | -29%     |
|                | NEW LISTINGS       | 48          | 61          | -21%     |
| Condo/Co-op/TH | AVERAGE DOM        | 14          | 48          | -71%     |
|                | % OF ASKING PRICE  | 100%        | 104%        |          |
|                | AVERAGE SOLD PRICE | \$598,833   | \$643,688   | -7%      |
|                | # OF CONTRACTS     | 5           | 8           | -37%     |
|                | NEW LISTINGS       | 7           | 7           | 0%       |

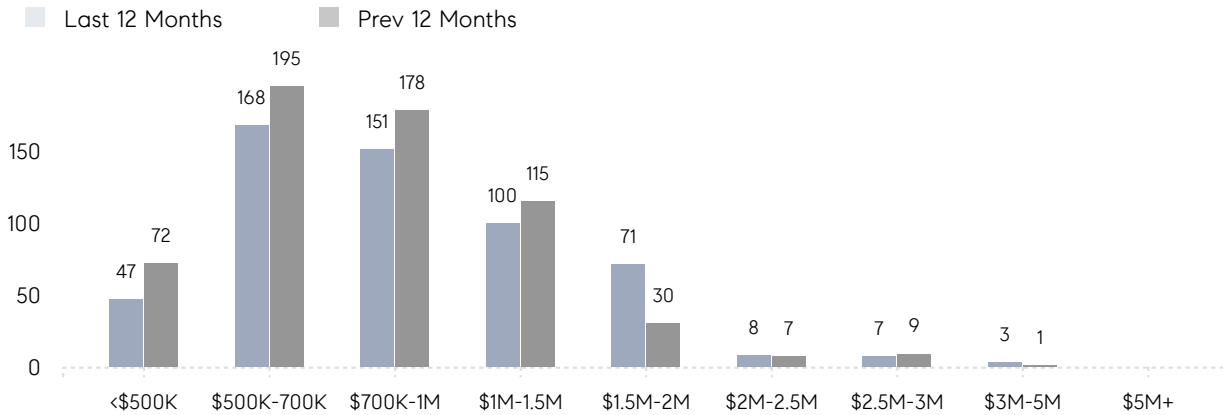
# Livingston

MAY 2023

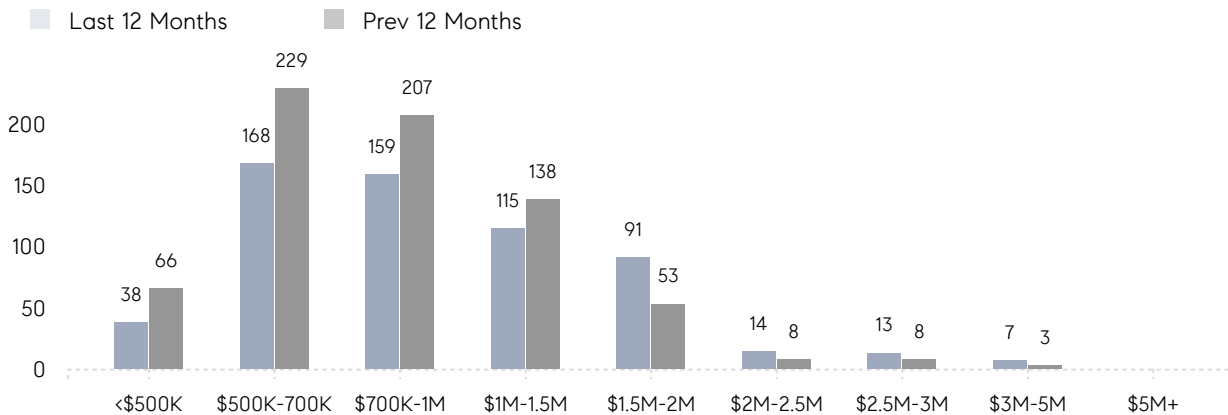
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Lodi Market Insights

# Lodi

MAY 2023

## UNDER CONTRACT

**2**  
Total  
Properties

**\$499K**  
Average  
Price

**\$499K**  
Median  
Price

**-67%**  
Decrease From  
May 2022

**4%**  
Increase From  
May 2022

**1%**  
Change From  
May 2022

## UNITS SOLD

**2**  
Total  
Properties

**\$563K**  
Average  
Price

**\$563K**  
Median  
Price

**-71%**  
Decrease From  
May 2022

**23%**  
Increase From  
May 2022

**27%**  
Increase From  
May 2022

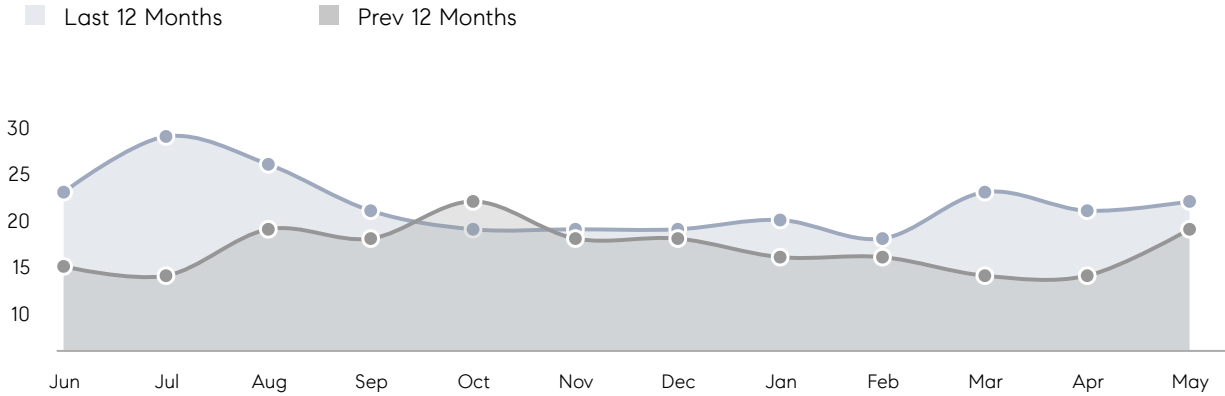
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 7         | 35        | -80%     |
|                | % OF ASKING PRICE  | 113%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$563,000 | \$458,857 | 22.7%    |
|                | # OF CONTRACTS     | 2         | 6         | -66.7%   |
|                | NEW LISTINGS       | 3         | 11        | -73%     |
| Houses         | AVERAGE DOM        | 7         | 27        | -74%     |
|                | % OF ASKING PRICE  | 113%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$563,000 | \$486,400 | 16%      |
|                | # OF CONTRACTS     | 2         | 4         | -50%     |
|                | NEW LISTINGS       | 2         | 6         | -67%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 56        | -        |
|                | % OF ASKING PRICE  | -         | 94%       |          |
|                | AVERAGE SOLD PRICE | -         | \$390,000 | -        |
|                | # OF CONTRACTS     | 0         | 2         | 0%       |
|                | NEW LISTINGS       | 1         | 5         | -80%     |

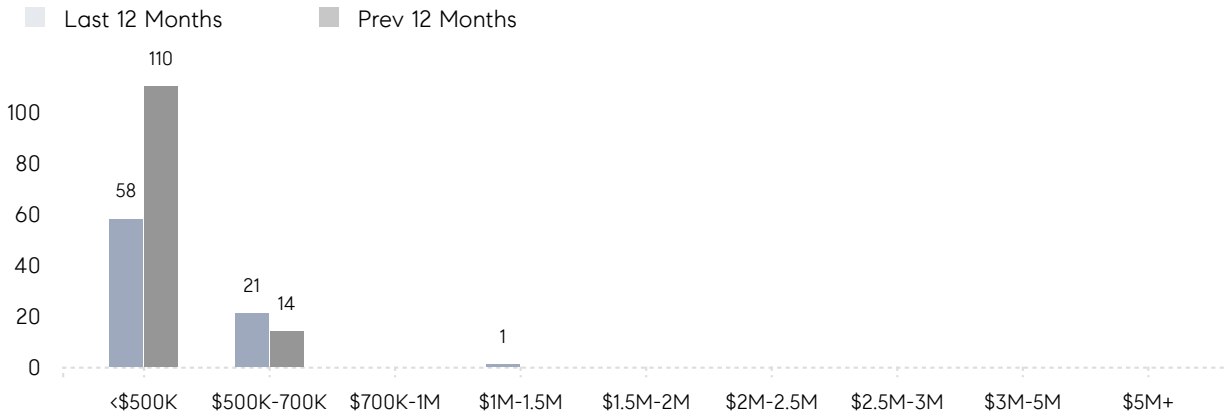
# Lodi

MAY 2023

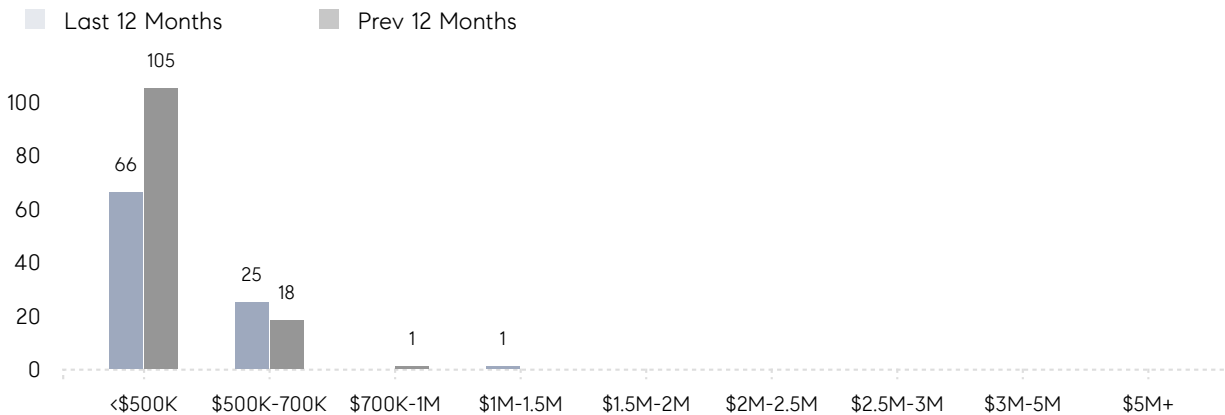
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Long Hill Market Insights

# Long Hill

MAY 2023

## UNDER CONTRACT

**12**  
Total  
Properties

**\$665K**  
Average  
Price

**\$597K**  
Median  
Price

**50%**  
Increase From  
May 2022

**-20%**  
Decrease From  
May 2022

**-28%**  
Decrease From  
May 2022

## UNITS SOLD

**8**  
Total  
Properties

**\$847K**  
Average  
Price

**\$838K**  
Median  
Price

**-27%**  
Decrease From  
May 2022

**30%**  
Increase From  
May 2022

**27%**  
Increase From  
May 2022

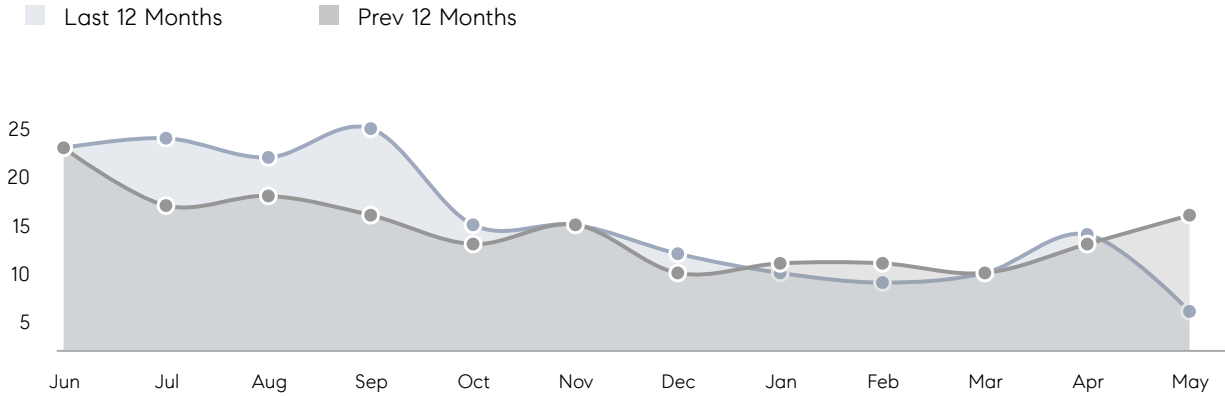
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 16        | 30        | -47%     |
|                | % OF ASKING PRICE  | 104%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$847,875 | \$652,955 | 29.9%    |
|                | # OF CONTRACTS     | 12        | 8         | 50.0%    |
|                | NEW LISTINGS       | 6         | 11        | -45%     |
| Houses         | AVERAGE DOM        | 17        | 29        | -41%     |
|                | % OF ASKING PRICE  | 103%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$878,857 | \$658,250 | 34%      |
|                | # OF CONTRACTS     | 12        | 8         | 50%      |
|                | NEW LISTINGS       | 6         | 10        | -40%     |
| Condo/Co-op/TH | AVERAGE DOM        | 12        | 33        | -64%     |
|                | % OF ASKING PRICE  | 112%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$631,000 | \$600,000 | 5%       |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 1         | 0%       |

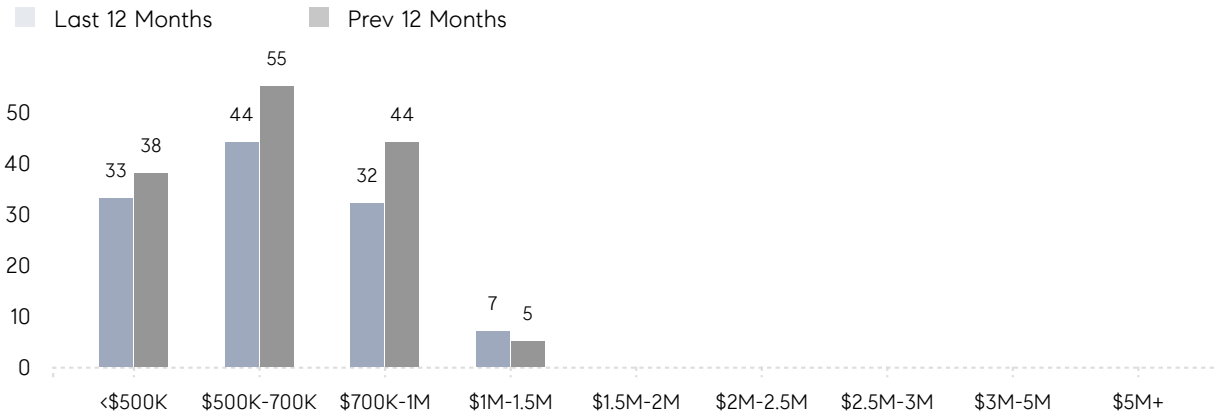
# Long Hill

MAY 2023

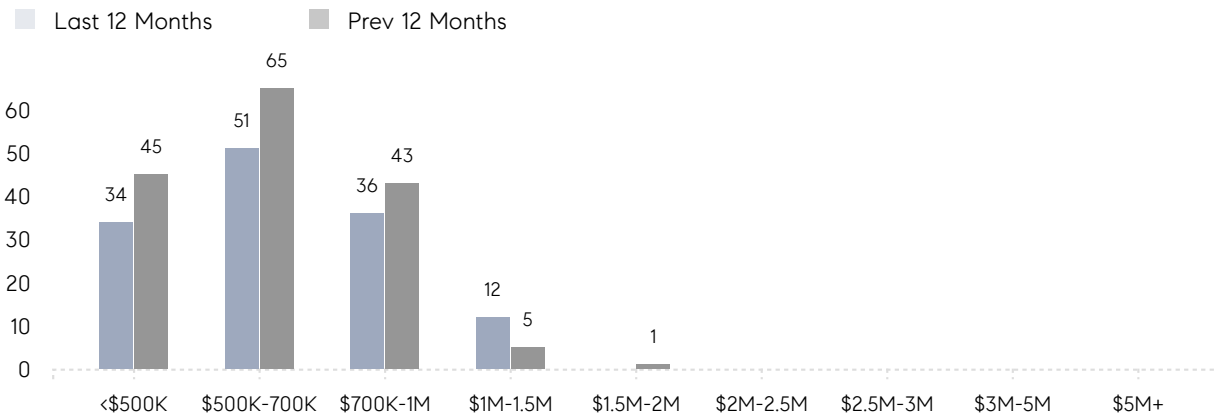
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Lyndhurst Market Insights

# Lyndhurst

MAY 2023

## UNDER CONTRACT

**10**  
Total  
Properties

**\$452K**  
Average  
Price

**\$480K**  
Median  
Price

**233%**  
Increase From  
May 2022

**1%**  
Change From  
May 2022

**20%**  
Increase From  
May 2022

## UNITS SOLD

**5**  
Total  
Properties

**\$576K**  
Average  
Price

**\$549K**  
Median  
Price

**-67%**  
Decrease From  
May 2022

**26%**  
Increase From  
May 2022

**15%**  
Increase From  
May 2022

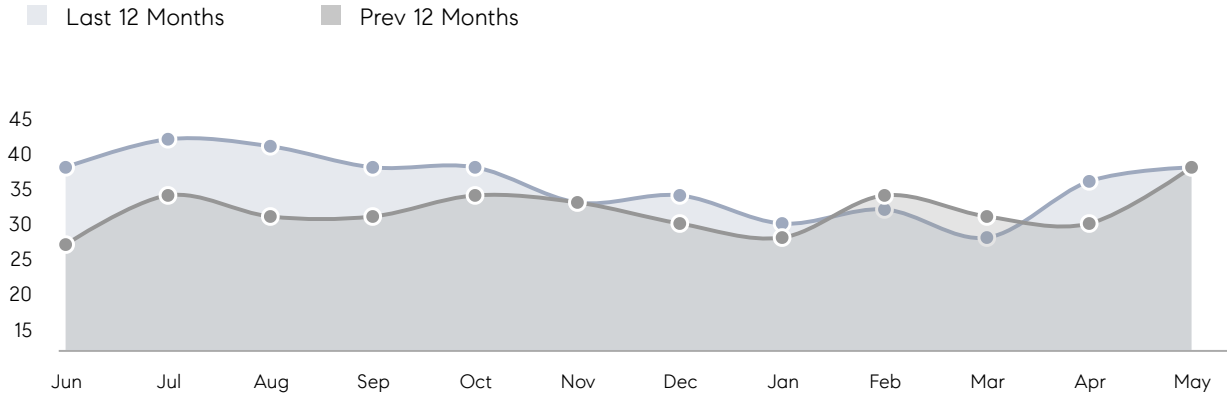
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 35        | 44        | -20%     |
|                | % OF ASKING PRICE  | 104%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$576,980 | \$459,227 | 25.6%    |
|                | # OF CONTRACTS     | 10        | 3         | 233.3%   |
|                | NEW LISTINGS       | 13        | 16        | -19%     |
| Houses         | AVERAGE DOM        | 35        | 23        | 52%      |
|                | % OF ASKING PRICE  | 104%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$596,225 | \$526,036 | 13%      |
|                | # OF CONTRACTS     | 9         | 2         | 350%     |
|                | NEW LISTINGS       | 11        | 14        | -21%     |
| Condo/Co-op/TH | AVERAGE DOM        | 35        | 100       | -65%     |
|                | % OF ASKING PRICE  | 100%      | 97%       |          |
|                | AVERAGE SOLD PRICE | \$500,000 | \$275,500 | 81%      |
|                | # OF CONTRACTS     | 1         | 1         | 0%       |
|                | NEW LISTINGS       | 2         | 2         | 0%       |

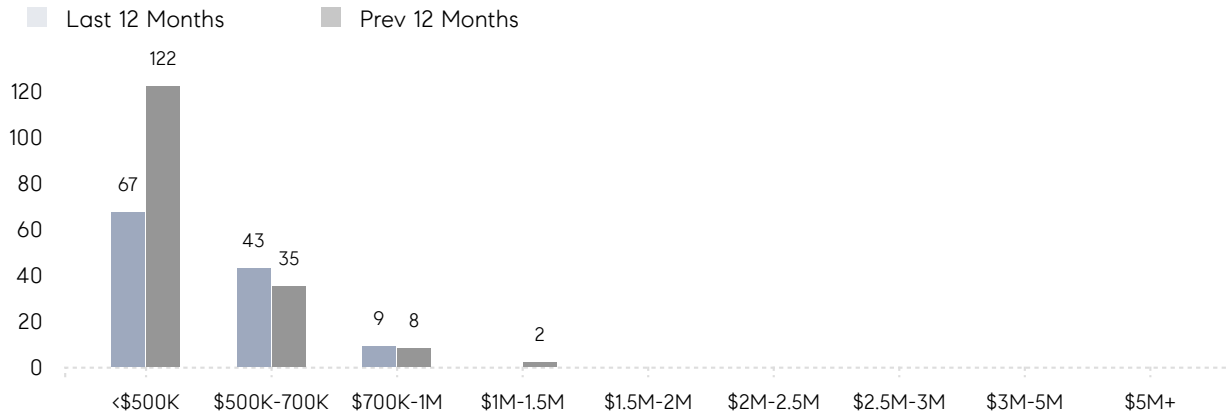
# Lyndhurst

MAY 2023

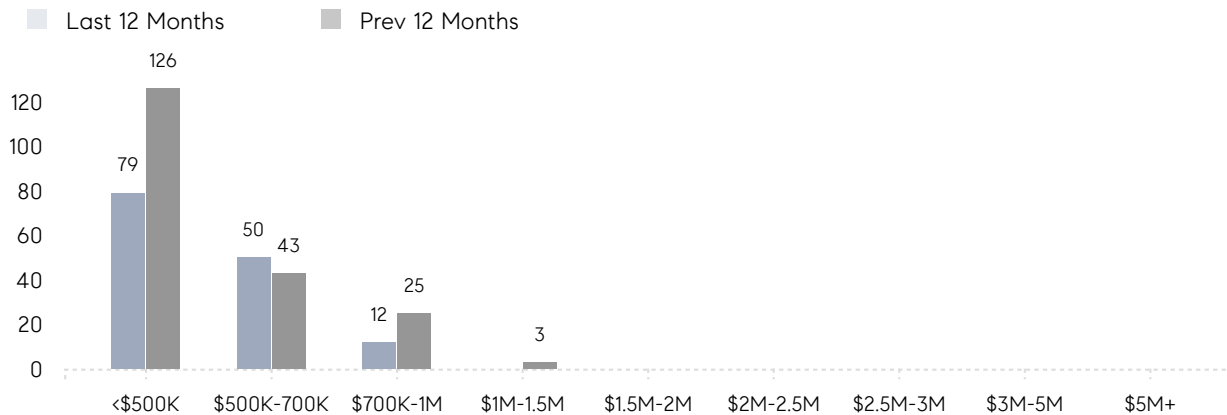
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Madison Market Insights

# Madison

MAY 2023

## UNDER CONTRACT

**19**  
Total  
Properties

**\$1.1M**  
Average  
Price

**\$849K**  
Median  
Price

**36%**  
Increase From  
May 2022

**-9%**  
Decrease From  
May 2022

**-17%**  
Decrease From  
May 2022

## UNITS SOLD

**16**  
Total  
Properties

**\$1.1M**  
Average  
Price

**\$1.0M**  
Median  
Price

**-11%**  
Decrease From  
May 2022

**3%**  
Increase From  
May 2022

**18%**  
Increase From  
May 2022

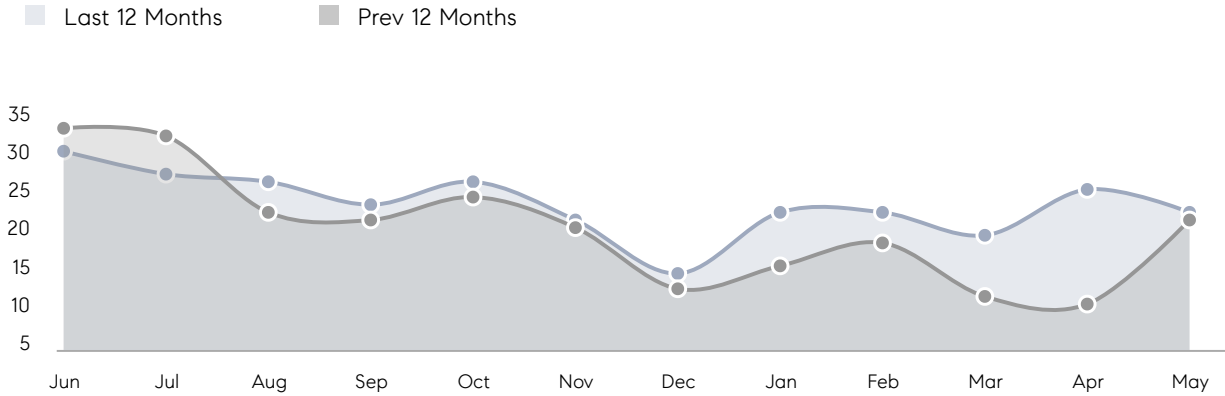
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 15          | 17          | -12%     |
|                | % OF ASKING PRICE  | 106%        | 107%        |          |
|                | AVERAGE SOLD PRICE | \$1,173,710 | \$1,136,444 | 3.3%     |
|                | # OF CONTRACTS     | 19          | 14          | 35.7%    |
|                | NEW LISTINGS       | 23          | 25          | -8%      |
| Houses         | AVERAGE DOM        | 16          | 10          | 60%      |
|                | % OF ASKING PRICE  | 107%        | 108%        |          |
|                | AVERAGE SOLD PRICE | \$1,284,796 | \$1,216,867 | 6%       |
|                | # OF CONTRACTS     | 14          | 13          | 8%       |
|                | NEW LISTINGS       | 17          | 20          | -15%     |
| Condo/Co-op/TH | AVERAGE DOM        | 11          | 53          | -79%     |
|                | % OF ASKING PRICE  | 102%        | 103%        |          |
|                | AVERAGE SOLD PRICE | \$840,450   | \$734,333   | 14%      |
|                | # OF CONTRACTS     | 5           | 1           | 400%     |
|                | NEW LISTINGS       | 6           | 5           | 20%      |

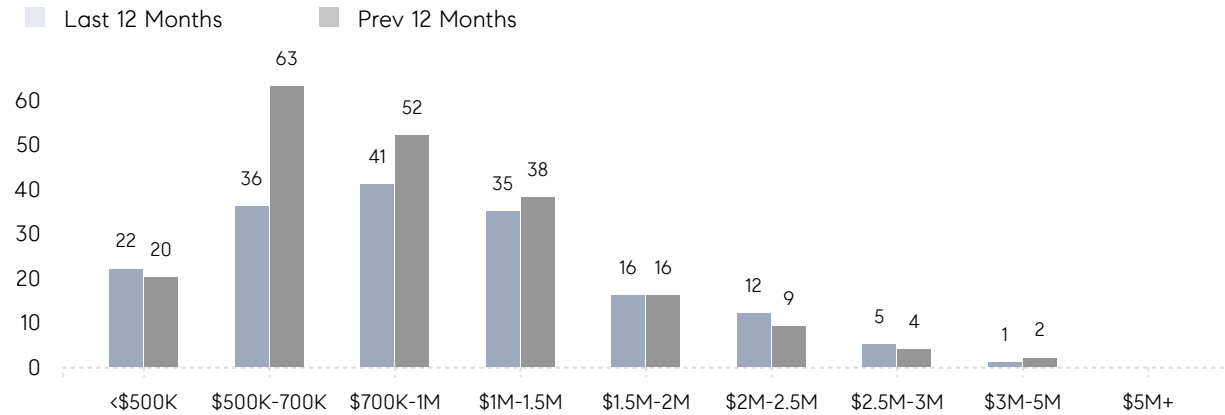
# Madison

MAY 2023

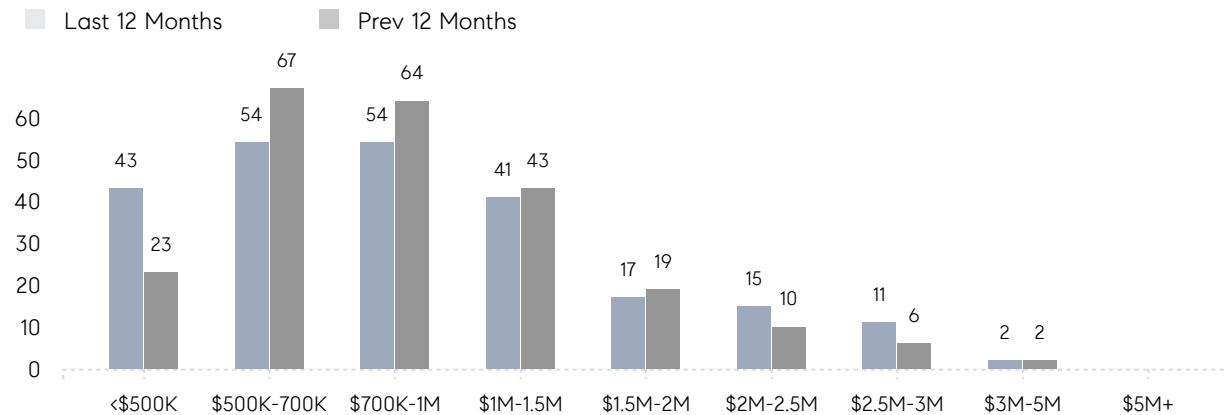
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Mahwah Market Insights

# Mahwah

MAY 2023

## UNDER CONTRACT

**35**  
Total  
Properties

**\$603K**  
Average  
Price

**\$459K**  
Median  
Price

**-31%**  
Decrease From  
May 2022

**-7%**  
Decrease From  
May 2022

**-19%**  
Decrease From  
May 2022

## UNITS SOLD

**24**  
Total  
Properties

**\$672K**  
Average  
Price

**\$535K**  
Median  
Price

**-29%**  
Decrease From  
May 2022

**-23%**  
Decrease From  
May 2022

**-15%**  
Decrease From  
May 2022

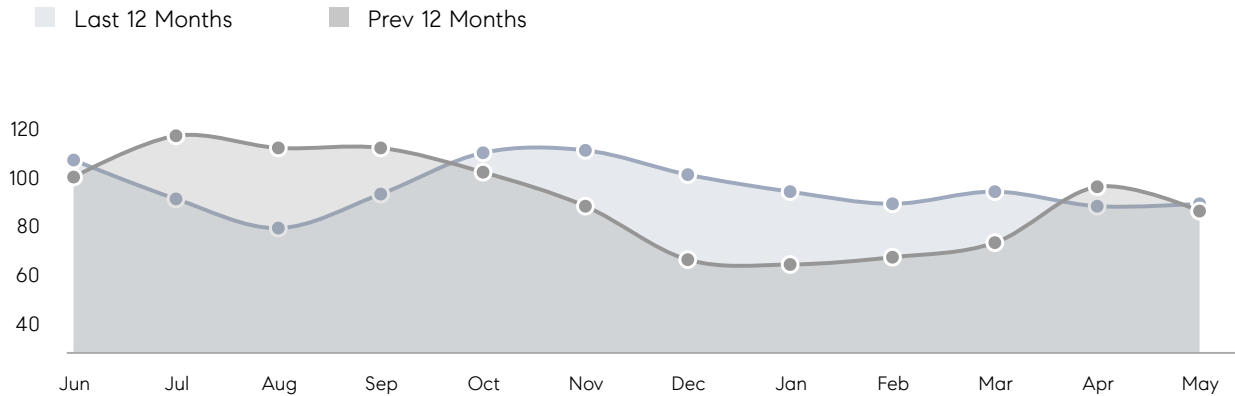
## Property Statistics

|                |                    | May 2023  | May 2022    | % Change |
|----------------|--------------------|-----------|-------------|----------|
| Overall        | AVERAGE DOM        | 19        | 16          | 19%      |
|                | % OF ASKING PRICE  | 103%      | 103%        |          |
|                | AVERAGE SOLD PRICE | \$672,333 | \$868,486   | -22.6%   |
|                | # OF CONTRACTS     | 35        | 51          | -31.4%   |
|                | NEW LISTINGS       | 35        | 44          | -20%     |
| Houses         | AVERAGE DOM        | 21        | 20          | 5%       |
|                | % OF ASKING PRICE  | 101%      | 100%        |          |
|                | AVERAGE SOLD PRICE | \$981,545 | \$1,158,494 | -15%     |
|                | # OF CONTRACTS     | 15        | 19          | -21%     |
|                | NEW LISTINGS       | 15        | 16          | -6%      |
| Condo/Co-op/TH | AVERAGE DOM        | 18        | 11          | 64%      |
|                | % OF ASKING PRICE  | 105%      | 106%        |          |
|                | AVERAGE SOLD PRICE | \$410,692 | \$501,141   | -18%     |
|                | # OF CONTRACTS     | 20        | 32          | -37%     |
|                | NEW LISTINGS       | 20        | 28          | -29%     |

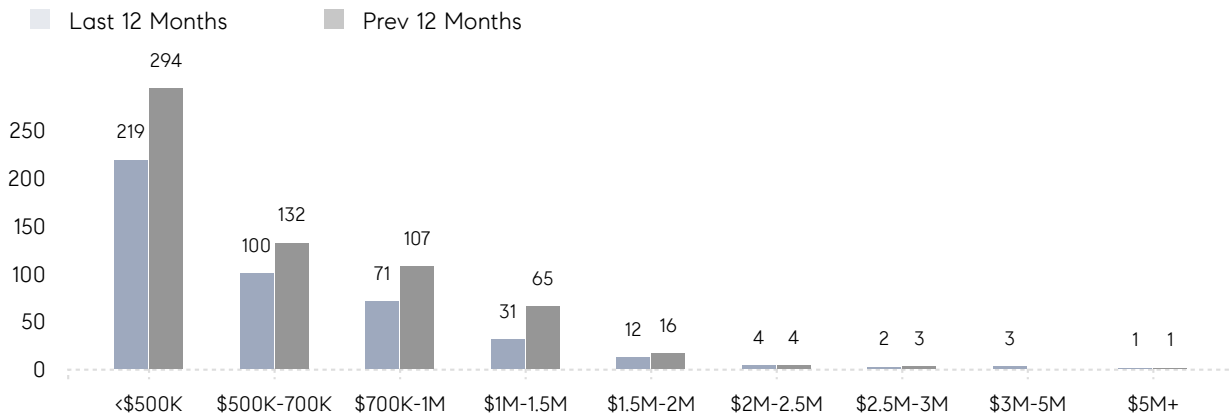
# Mahwah

MAY 2023

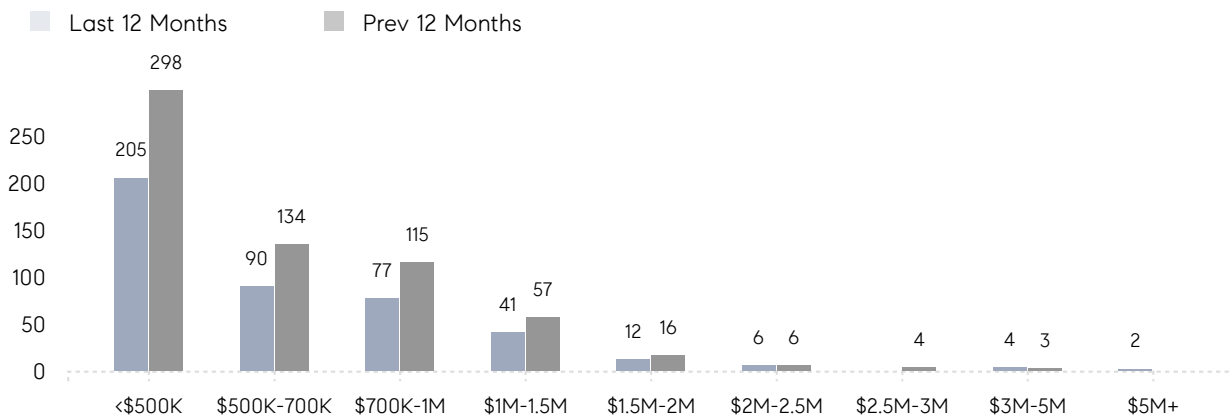
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Mantoloking Market Insights

# Mantoloking

MAY 2023

## UNDER CONTRACT

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | –                    | –                    |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | –                    | –                    |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

## UNITS SOLD

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>1</b>             | <b>\$1.8M</b>        | <b>\$1.8M</b>        |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | –                    | –                    |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

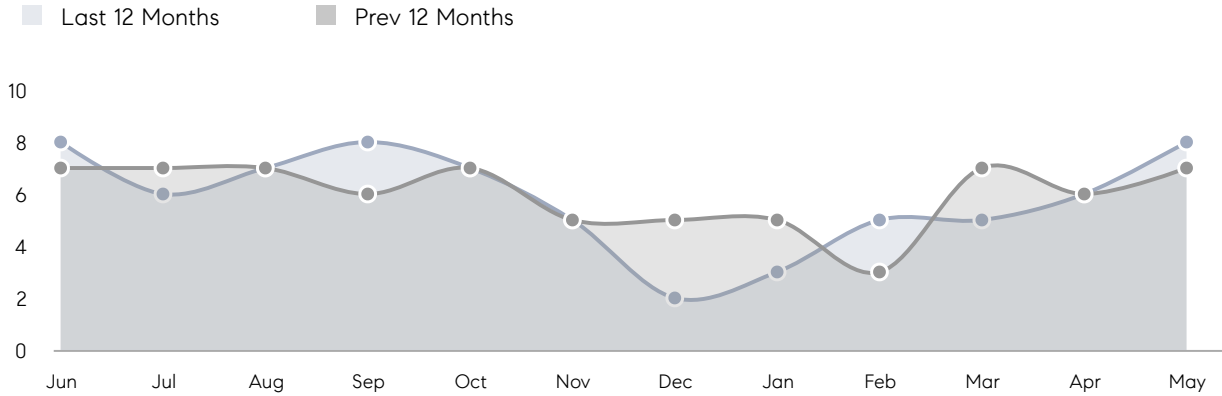
## Property Statistics

|                |                    | May 2023    | May 2022 | % Change |
|----------------|--------------------|-------------|----------|----------|
| Overall        | AVERAGE DOM        | 48          | -        | -        |
|                | % OF ASKING PRICE  | 90%         | -        | -        |
|                | AVERAGE SOLD PRICE | \$1,800,000 | -        | -        |
|                | # OF CONTRACTS     | 0           | 2        | 0.0%     |
|                | NEW LISTINGS       | 2           | 3        | -33%     |
| Houses         | AVERAGE DOM        | 48          | -        | -        |
|                | % OF ASKING PRICE  | 90%         | -        | -        |
|                | AVERAGE SOLD PRICE | \$1,800,000 | -        | -        |
|                | # OF CONTRACTS     | 0           | 2        | 0%       |
|                | NEW LISTINGS       | 2           | 3        | -33%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -        | -        |
|                | % OF ASKING PRICE  | -           | -        | -        |
|                | AVERAGE SOLD PRICE | -           | -        | -        |
|                | # OF CONTRACTS     | 0           | 0        | 0%       |
|                | NEW LISTINGS       | 0           | 0        | 0%       |

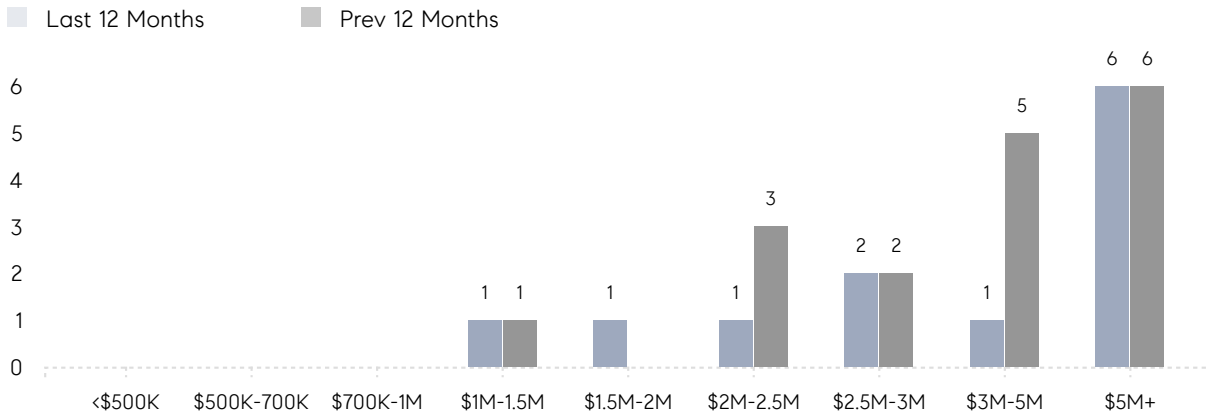
# Mantoloking

MAY 2023

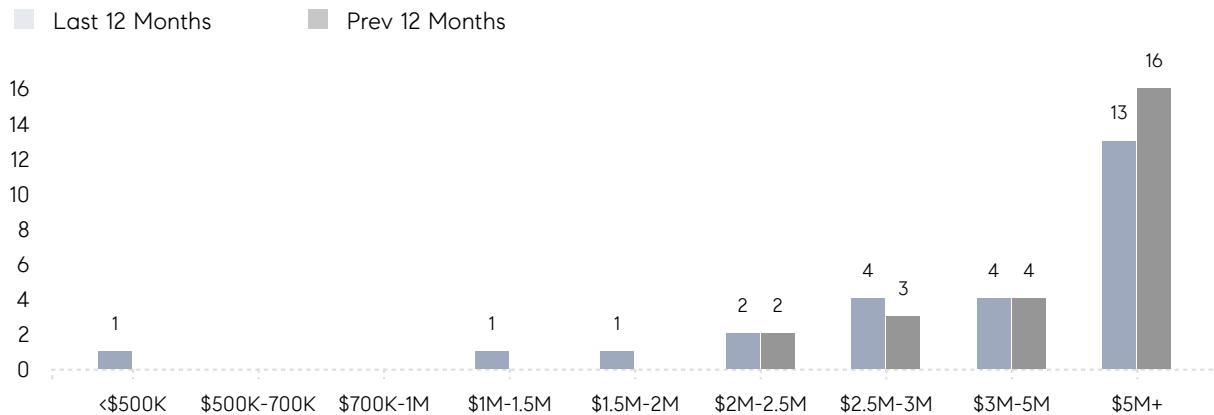
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Maplewood Market Insights

# Maplewood

MAY 2023

## UNDER CONTRACT

**48**  
Total  
Properties

**\$735K**  
Average  
Price

**\$707K**  
Median  
Price

**30%**  
Increase From  
May 2022

**-11%**  
Decrease From  
May 2022

**-17%**  
Decrease From  
May 2022

## UNITS SOLD

**23**  
Total  
Properties

**\$846K**  
Average  
Price

**\$835K**  
Median  
Price

**-28%**  
Decrease From  
May 2022

**4%**  
Increase From  
May 2022

**-1%**  
Change From  
May 2022

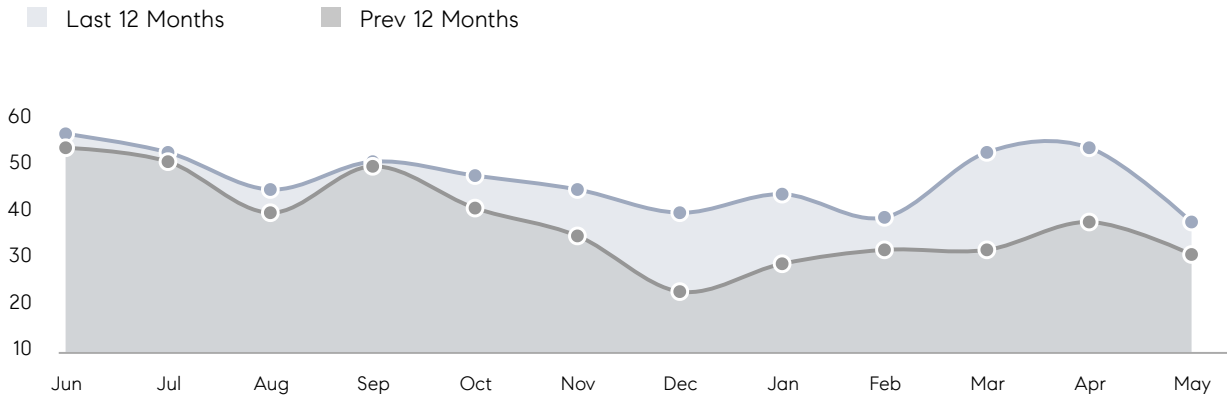
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 16        | 13        | 23%      |
|                | % OF ASKING PRICE  | 111%      | 114%      |          |
|                | AVERAGE SOLD PRICE | \$846,122 | \$812,063 | 4.2%     |
|                | # OF CONTRACTS     | 48        | 37        | 29.7%    |
|                | NEW LISTINGS       | 39        | 31        | 26%      |
| Houses         | AVERAGE DOM        | 16        | 10        | 60%      |
|                | % OF ASKING PRICE  | 112%      | 118%      |          |
|                | AVERAGE SOLD PRICE | \$899,644 | \$965,000 | -7%      |
|                | # OF CONTRACTS     | 41        | 33        | 24%      |
|                | NEW LISTINGS       | 34        | 29        | 17%      |
| Condo/Co-op/TH | AVERAGE DOM        | 18        | 20        | -10%     |
|                | % OF ASKING PRICE  | 98%       | 102%      |          |
|                | AVERAGE SOLD PRICE | \$284,138 | \$353,250 | -20%     |
|                | # OF CONTRACTS     | 7         | 4         | 75%      |
|                | NEW LISTINGS       | 5         | 2         | 150%     |

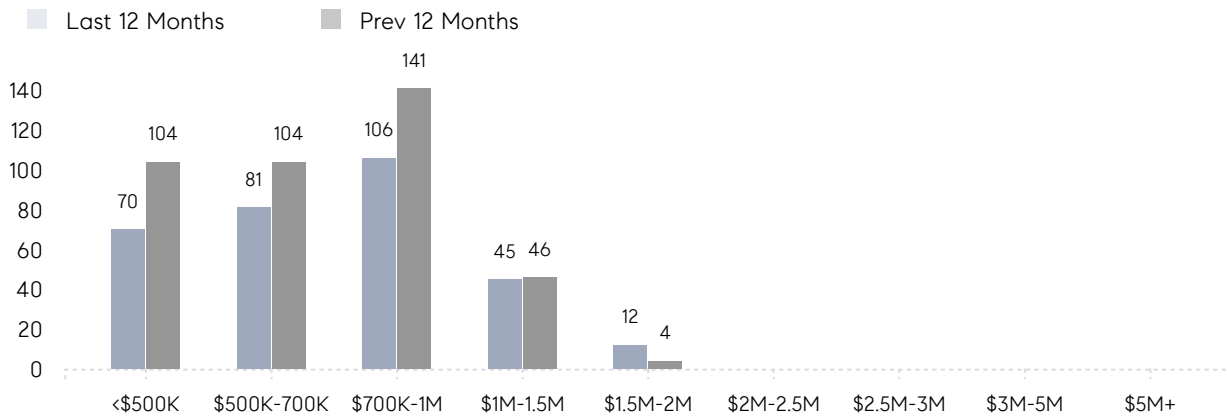
# Maplewood

MAY 2023

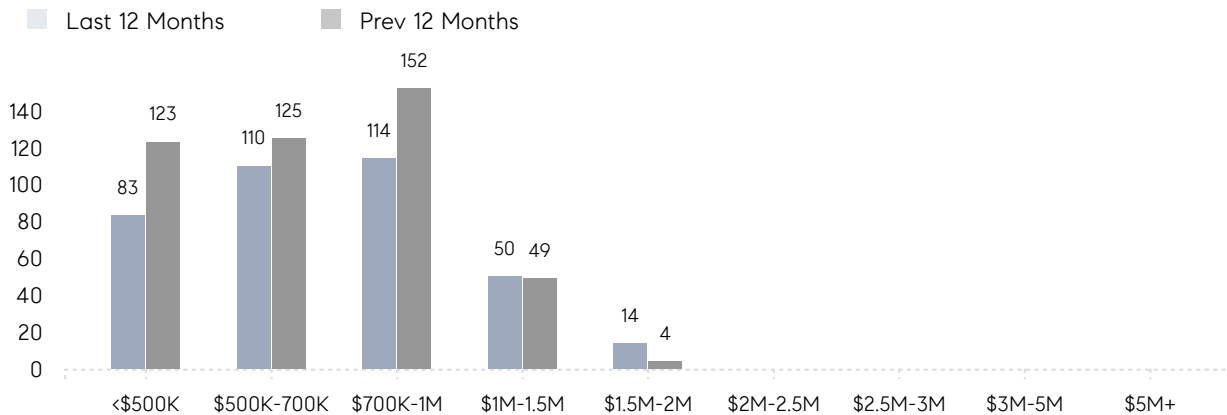
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Maywood Market Insights

# Maywood

MAY 2023

## UNDER CONTRACT

**12**  
Total  
Properties

**\$518K**  
Average  
Price

**\$519K**  
Median  
Price

**0%**  
Change From  
May 2022

**-9%**  
Decrease From  
May 2022

**-6%**  
Decrease From  
May 2022

## UNITS SOLD

**6**  
Total  
Properties

**\$507K**  
Average  
Price

**\$507K**  
Median  
Price

**50%**  
Increase From  
May 2022

**-19%**  
Decrease From  
May 2022

**-18%**  
Decrease From  
May 2022

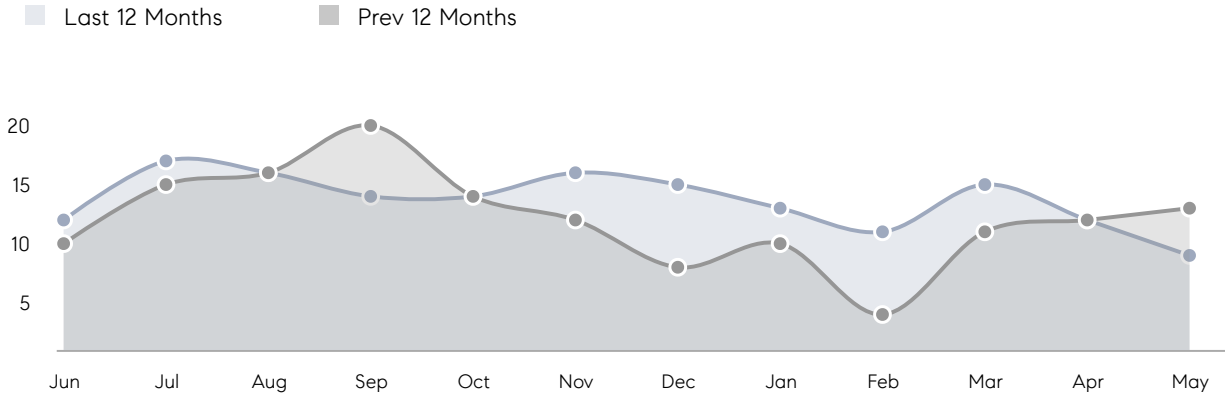
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 18        | 9         | 100%     |
|                | % OF ASKING PRICE  | 103%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$507,333 | \$622,500 | -18.5%   |
|                | # OF CONTRACTS     | 12        | 12        | 0.0%     |
|                | NEW LISTINGS       | 7         | 14        | -50%     |
| Houses         | AVERAGE DOM        | 18        | 9         | 100%     |
|                | % OF ASKING PRICE  | 103%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$507,333 | \$622,500 | -19%     |
|                | # OF CONTRACTS     | 12        | 12        | 0%       |
|                | NEW LISTINGS       | 7         | 14        | -50%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

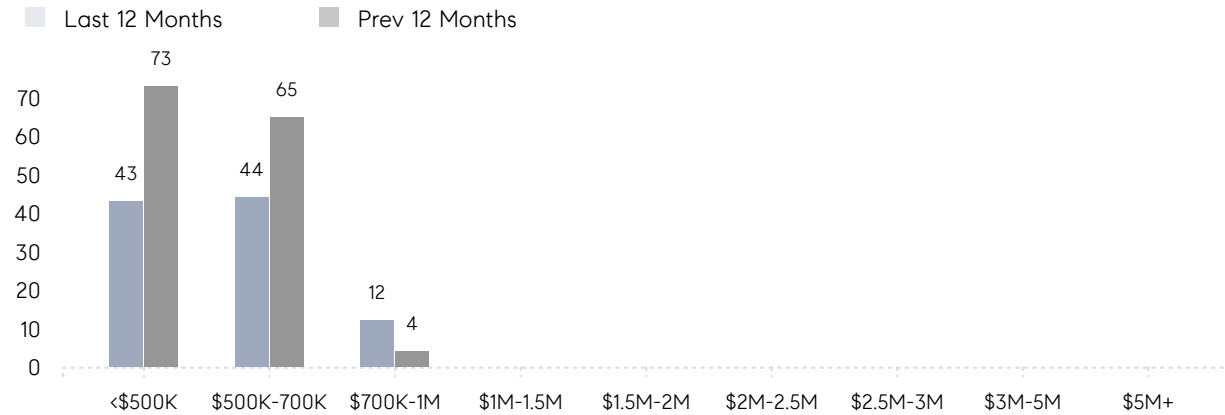
# Maywood

MAY 2023

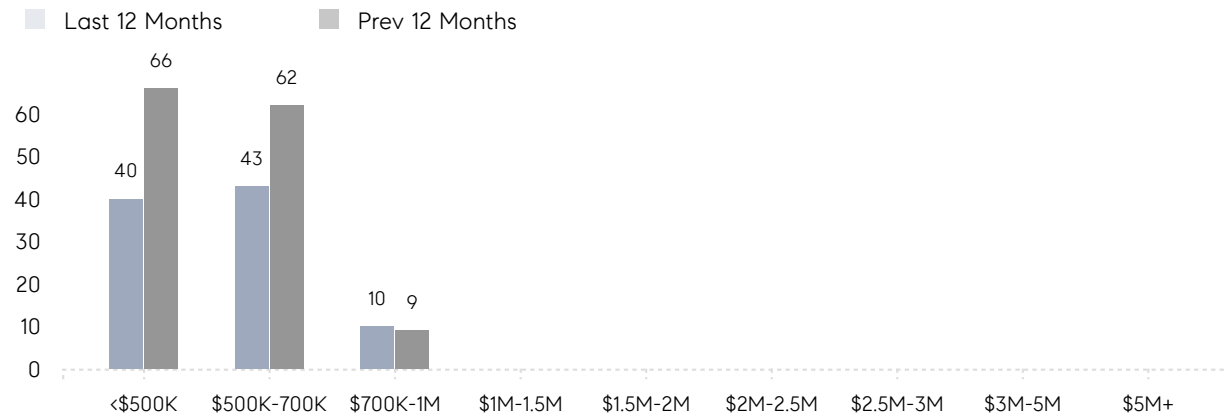
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Mendham Borough Market Insights

# Mendham Borough

MAY 2023

## UNDER CONTRACT

**4**  
Total  
Properties

**\$1.5M**  
Average  
Price

**\$1.3M**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**91%**  
Increase From  
May 2022

**110%**  
Increase From  
May 2022

## UNITS SOLD

**9**  
Total  
Properties

**\$648K**  
Average  
Price

**\$595K**  
Median  
Price

**13%**  
Increase From  
May 2022

**-35%**  
Decrease From  
May 2022

**-32%**  
Decrease From  
May 2022

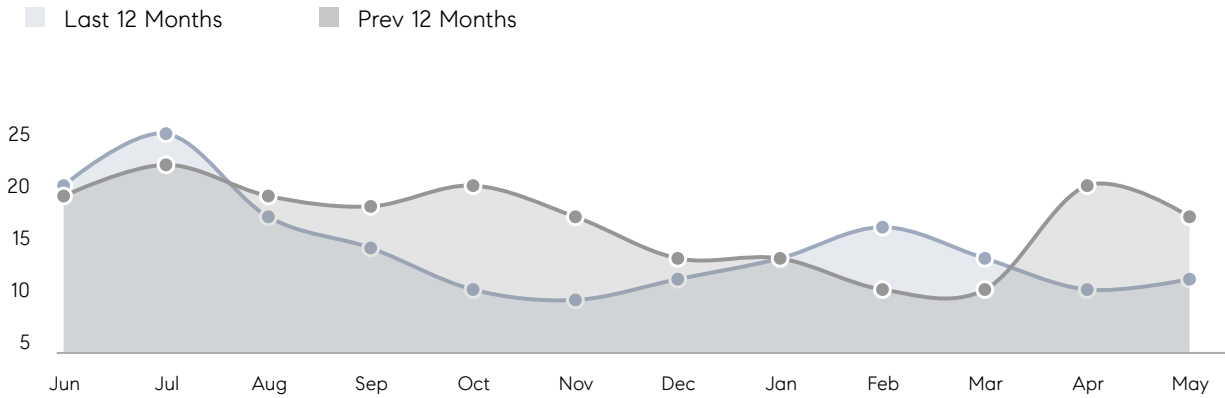
## Property Statistics

|                |                    | May 2023  | May 2022    | % Change |
|----------------|--------------------|-----------|-------------|----------|
| Overall        | AVERAGE DOM        | 19        | 57          | -67%     |
|                | % OF ASKING PRICE  | 103%      | 103%        |          |
|                | AVERAGE SOLD PRICE | \$648,267 | \$1,004,313 | -35.5%   |
|                | # OF CONTRACTS     | 4         | 8           | -50.0%   |
|                | NEW LISTINGS       | 7         | 6           | 17%      |
| Houses         | AVERAGE DOM        | 18        | 64          | -72%     |
|                | % OF ASKING PRICE  | 102%      | 102%        |          |
|                | AVERAGE SOLD PRICE | \$755,500 | \$1,090,286 | -31%     |
|                | # OF CONTRACTS     | 4         | 5           | -20%     |
|                | NEW LISTINGS       | 6         | 4           | 50%      |
| Condo/Co-op/TH | AVERAGE DOM        | 20        | 10          | 100%     |
|                | % OF ASKING PRICE  | 104%      | 115%        |          |
|                | AVERAGE SOLD PRICE | \$514,225 | \$402,500   | 28%      |
|                | # OF CONTRACTS     | 0         | 3           | 0%       |
|                | NEW LISTINGS       | 1         | 2           | -50%     |

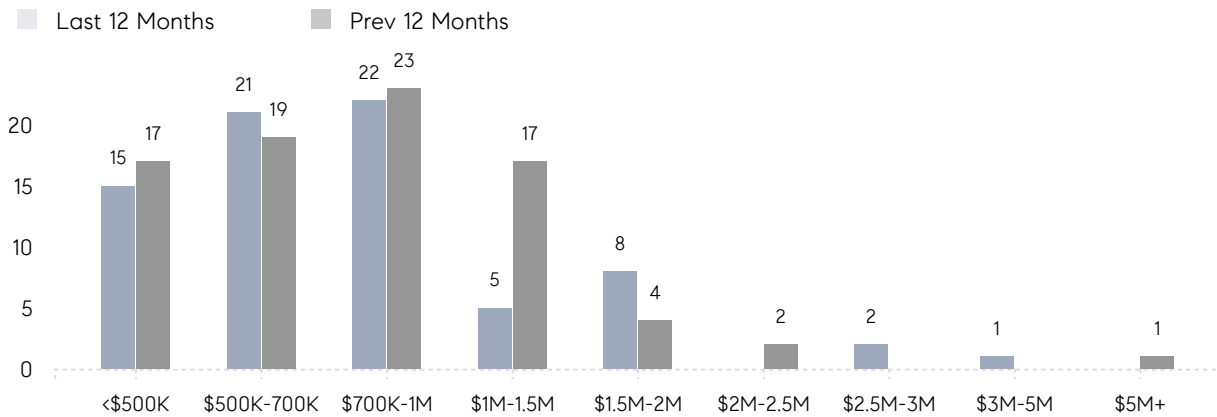
# Mendham Borough

MAY 2023

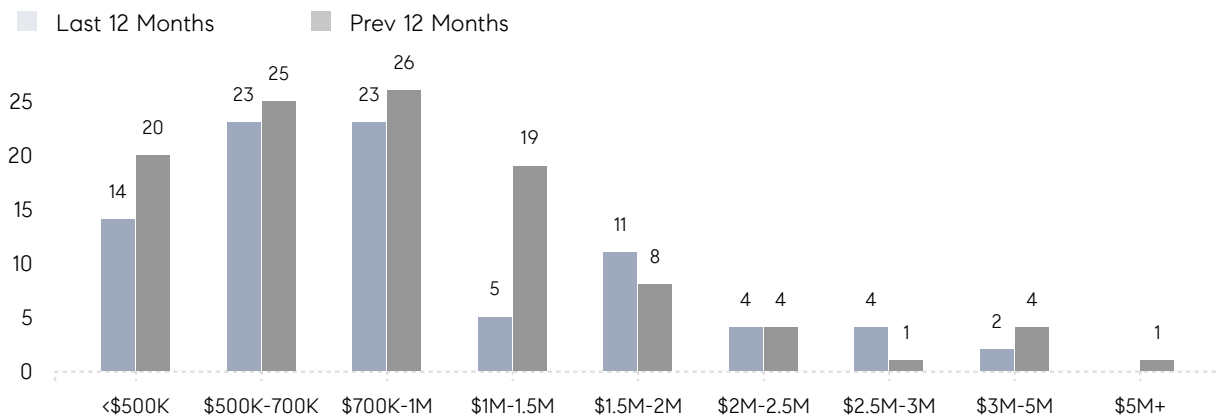
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Mendham Township Market Insights

# Mendham Township

MAY 2023

## UNDER CONTRACT

**4**  
Total  
Properties

**\$1.4M**  
Average  
Price

**\$1.2M**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**74%**  
Increase From  
May 2022

**76%**  
Increase From  
May 2022

## UNITS SOLD

**9**  
Total  
Properties

**\$1.3M**  
Average  
Price

**\$1.5M**  
Median  
Price

**80%**  
Increase From  
May 2022

**32%**  
Increase From  
May 2022

**41%**  
Increase From  
May 2022

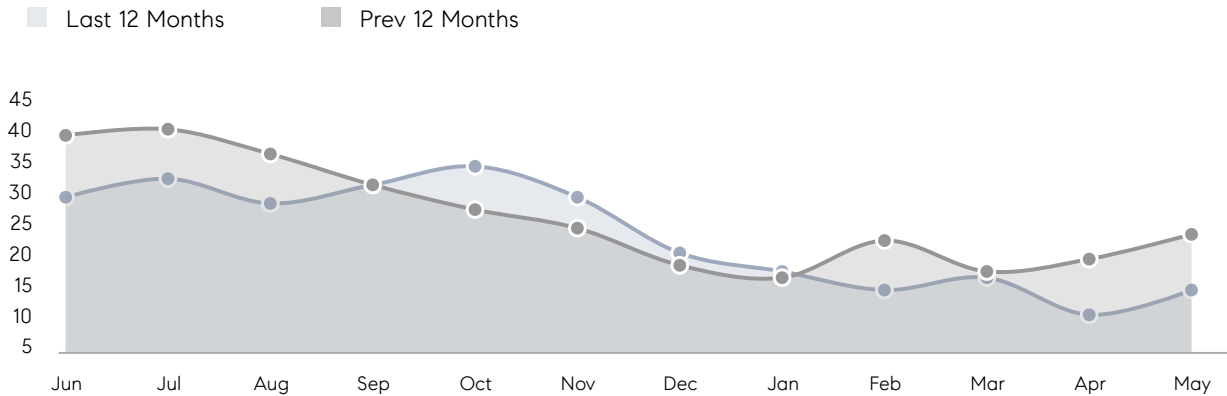
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 54          | 7           | 671%     |
|                | % OF ASKING PRICE  | 99%         | 105%        |          |
|                | AVERAGE SOLD PRICE | \$1,354,600 | \$1,027,200 | 31.9%    |
|                | # OF CONTRACTS     | 4           | 8           | -50.0%   |
|                | NEW LISTINGS       | 10          | 17          | -41%     |
| Houses         | AVERAGE DOM        | 54          | 7           | 671%     |
|                | % OF ASKING PRICE  | 99%         | 105%        |          |
|                | AVERAGE SOLD PRICE | \$1,354,600 | \$1,027,200 | 32%      |
|                | # OF CONTRACTS     | 4           | 8           | -50%     |
|                | NEW LISTINGS       | 8           | 17          | -53%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -           | -        |
|                | % OF ASKING PRICE  | -           | -           |          |
|                | AVERAGE SOLD PRICE | -           | -           | -        |
|                | # OF CONTRACTS     | 0           | 0           | 0%       |
|                | NEW LISTINGS       | 2           | 0           | 0%       |

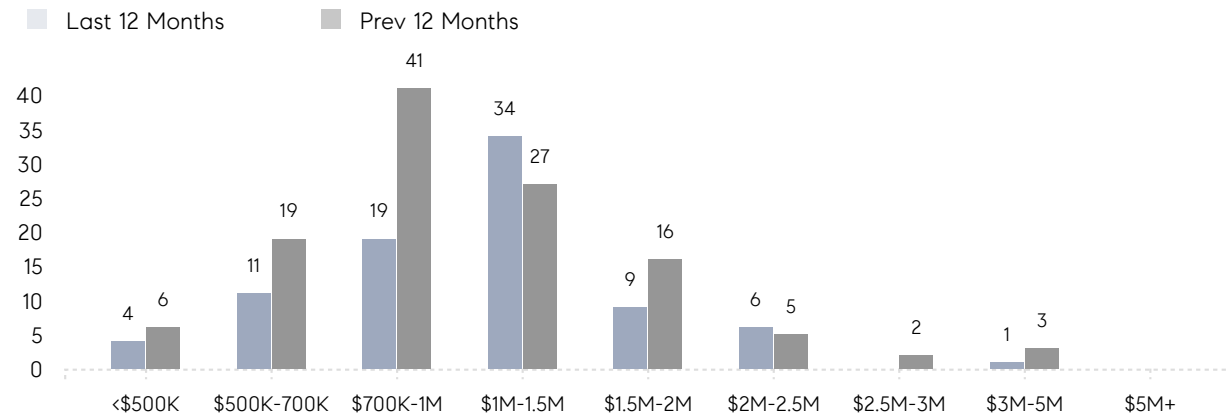
# Mendham Township

MAY 2023

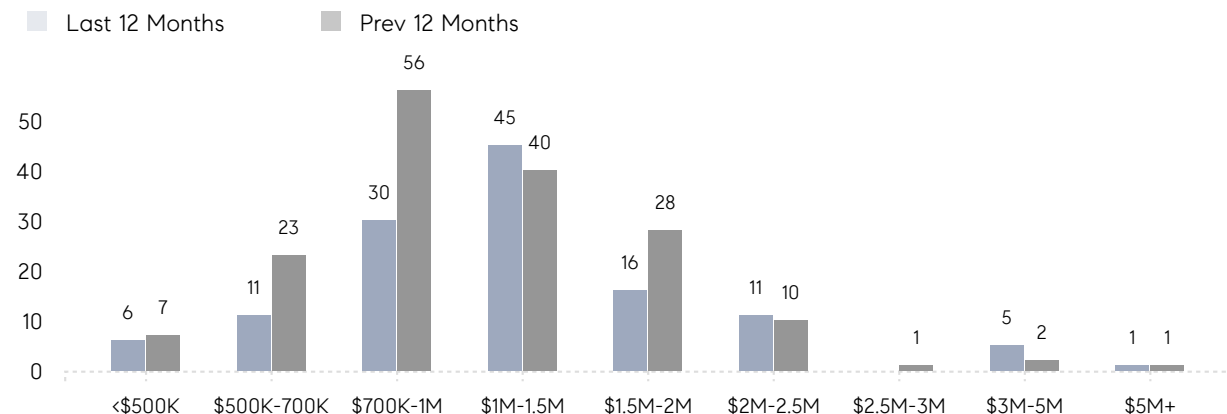
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Metuchen Borough Market Insights

# Metuchen Borough

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>6</b>               | <b>\$584K</b>          | <b>\$574K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>50%</b>             | <b>-7%</b>             | <b>-10%</b>            |
| Increase From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>2</b>               | <b>\$701K</b>          | <b>\$701K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-50%</b>            | <b>4%</b>              | <b>4%</b>              |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

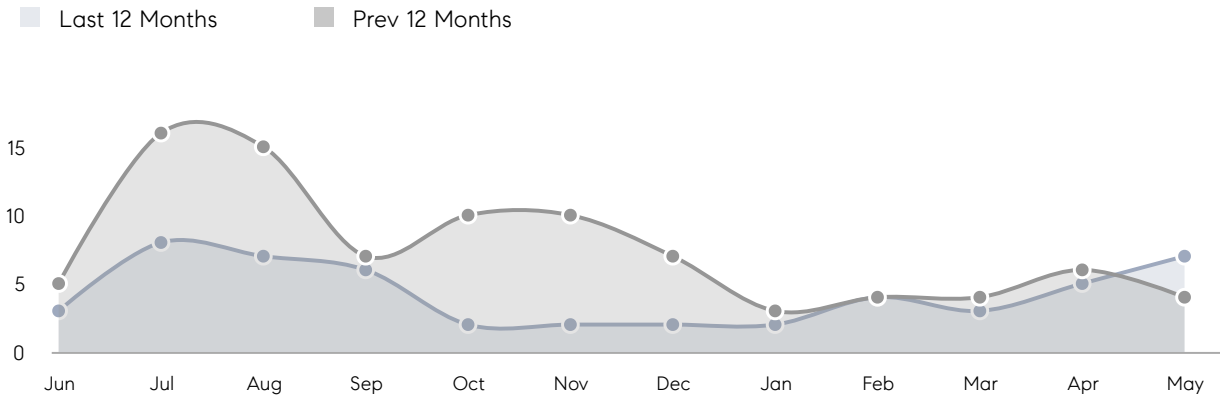
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 14        | 10        | 40%      |
|                | % OF ASKING PRICE  | 116%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$701,500 | \$673,500 | 4.2%     |
|                | # OF CONTRACTS     | 6         | 4         | 50.0%    |
|                | NEW LISTINGS       | 10        | 4         | 150%     |
| Houses         | AVERAGE DOM        | 14        | 12        | 17%      |
|                | % OF ASKING PRICE  | 116%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$701,500 | \$658,333 | 7%       |
|                | # OF CONTRACTS     | 4         | 4         | 0%       |
|                | NEW LISTINGS       | 7         | 4         | 75%      |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 3         | -        |
|                | % OF ASKING PRICE  | -         | 100%      |          |
|                | AVERAGE SOLD PRICE | -         | \$719,000 | -        |
|                | # OF CONTRACTS     | 2         | 0         | 0%       |
|                | NEW LISTINGS       | 3         | 0         | 0%       |

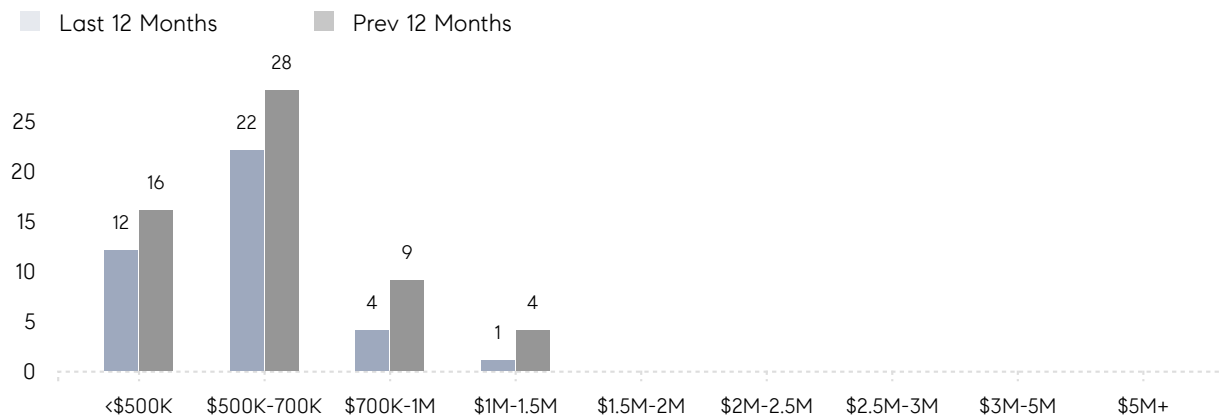
# Metuchen Borough

MAY 2023

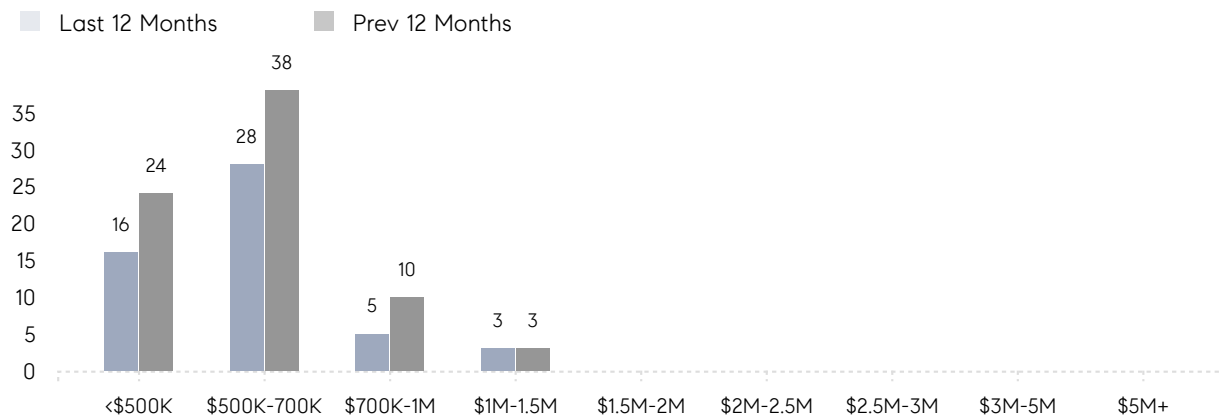
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Midland Park Market Insights

# Midland Park

MAY 2023

## UNDER CONTRACT

**10**  
Total  
Properties

**\$646K**  
Average  
Price

**\$625K**  
Median  
Price

**25%**  
Increase From  
May 2022

**-11%**  
Decrease From  
May 2022

**-4%**  
Decrease From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$537K**  
Average  
Price

**\$560K**  
Median  
Price

**-30%**  
Decrease From  
May 2022

**3%**  
Increase From  
May 2022

**4%**  
Increase From  
May 2022

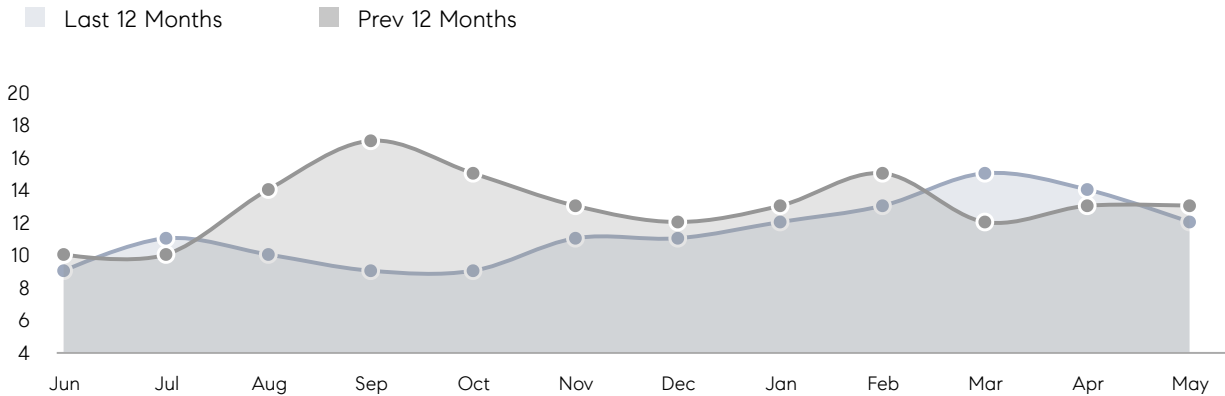
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 28        | 57        | -51%     |
|                | % OF ASKING PRICE  | 105%      | 95%       |          |
|                | AVERAGE SOLD PRICE | \$537,000 | \$521,400 | 3.0%     |
|                | # OF CONTRACTS     | 10        | 8         | 25.0%    |
|                | NEW LISTINGS       | 7         | 11        | -36%     |
| Houses         | AVERAGE DOM        | 32        | 65        | -51%     |
|                | % OF ASKING PRICE  | 104%      | 94%       |          |
|                | AVERAGE SOLD PRICE | \$577,667 | \$589,250 | -2%      |
|                | # OF CONTRACTS     | 10        | 8         | 25%      |
|                | NEW LISTINGS       | 7         | 11        | -36%     |
| Condo/Co-op/TH | AVERAGE DOM        | 7         | 28        | -75%     |
|                | % OF ASKING PRICE  | 110%      | 100%      |          |
|                | AVERAGE SOLD PRICE | \$293,000 | \$250,000 | 17%      |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

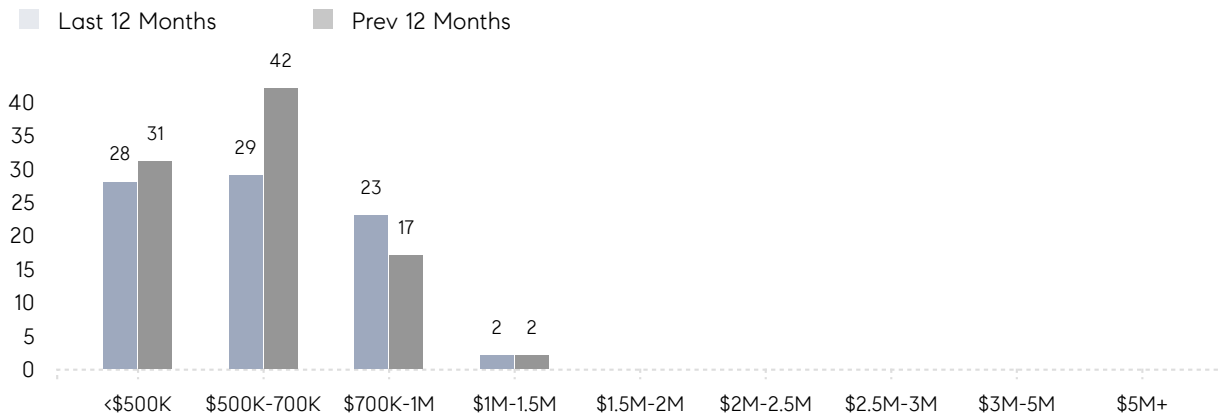
# Midland Park

MAY 2023

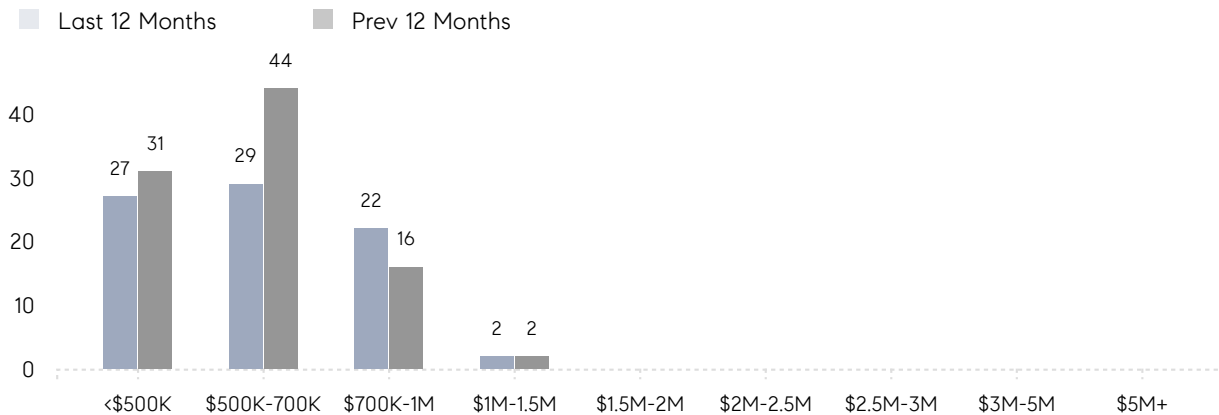
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Millburn Market Insights

# Millburn

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>11</b>              | <b>\$1.0M</b>          | <b>\$850K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-15%</b>            | <b>-9%</b>             | <b>-10%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>2</b>               | <b>\$1.5M</b>          | <b>\$1.5M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-83%</b>            | <b>59%</b>             | <b>56%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

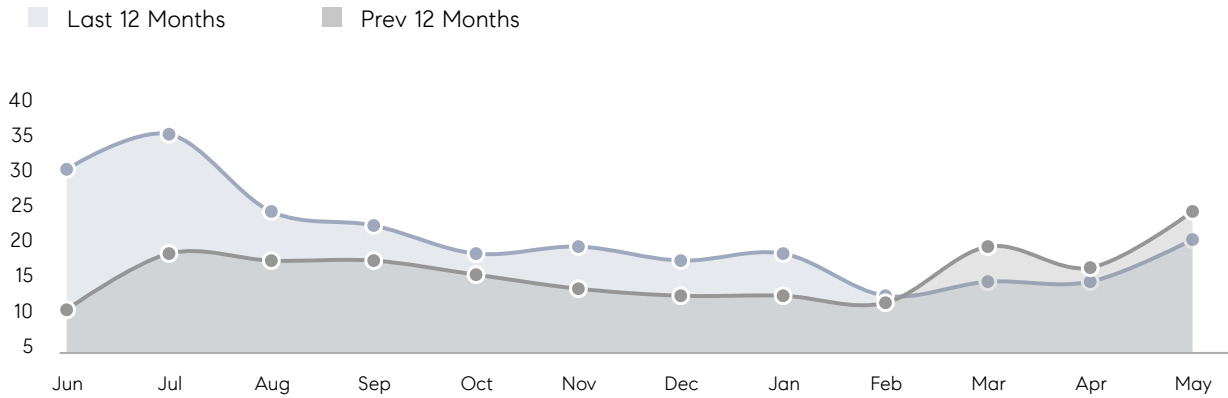
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 8           | 11          | -27%     |
|                | % OF ASKING PRICE  | 124%        | 111%        |          |
|                | AVERAGE SOLD PRICE | \$1,598,500 | \$1,005,833 | 58.9%    |
|                | # OF CONTRACTS     | 11          | 13          | -15.4%   |
|                | NEW LISTINGS       | 15          | 21          | -29%     |
| Houses         | AVERAGE DOM        | 8           | 9           | -11%     |
|                | % OF ASKING PRICE  | 124%        | 112%        |          |
|                | AVERAGE SOLD PRICE | \$1,598,500 | \$1,133,000 | 41%      |
|                | # OF CONTRACTS     | 9           | 12          | -25%     |
|                | NEW LISTINGS       | 9           | 18          | -50%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | 18          | -        |
|                | % OF ASKING PRICE  | -           | 103%        |          |
|                | AVERAGE SOLD PRICE | -           | \$370,000   | -        |
|                | # OF CONTRACTS     | 2           | 1           | 100%     |
|                | NEW LISTINGS       | 6           | 3           | 100%     |

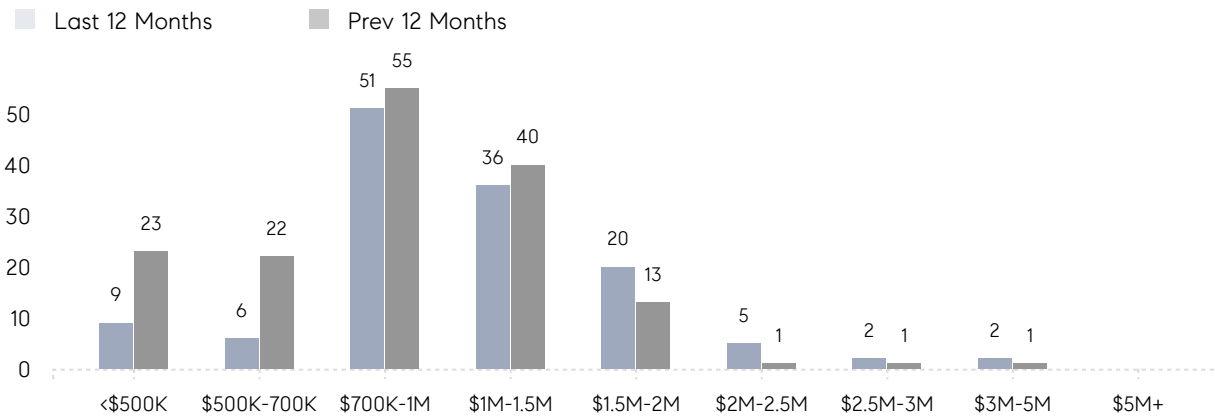
# Millburn

MAY 2023

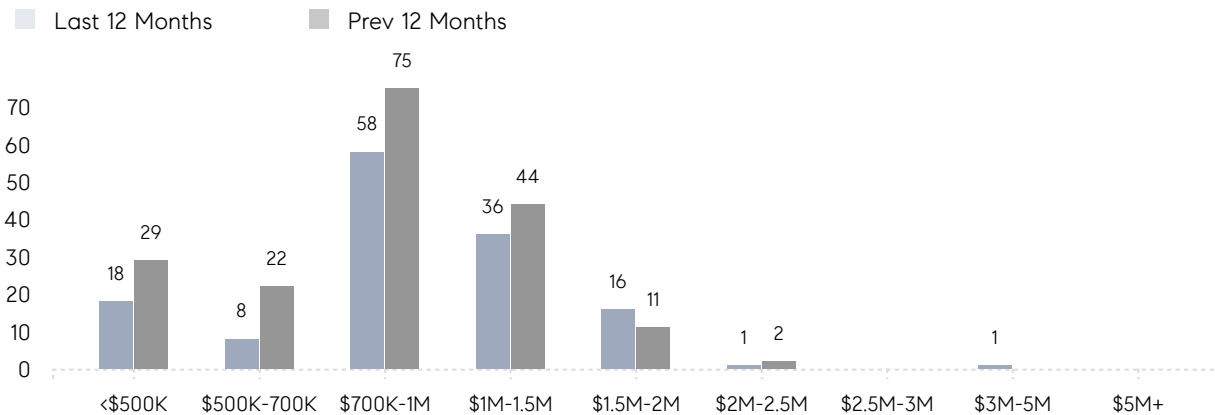
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Montclair Market Insights

# Montclair

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>45</b>              | <b>\$1.3M</b>          | <b>\$1.0M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-18%</b>            | <b>48%</b>             | <b>24%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>26</b>              | <b>\$1.5M</b>          | <b>\$1.3M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-54%</b>            | <b>58%</b>             | <b>38%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

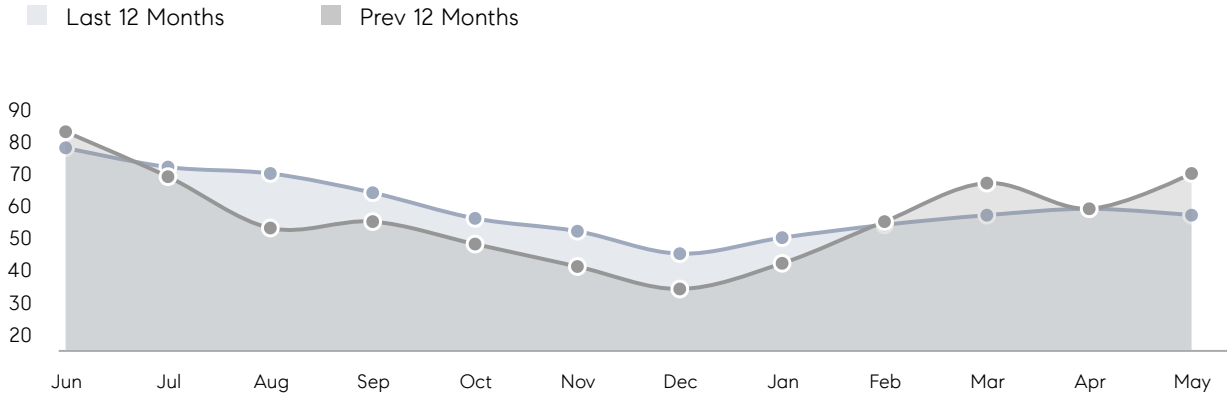
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 16          | 24          | -33%     |
|                | % OF ASKING PRICE  | 132%        | 124%        |          |
|                | AVERAGE SOLD PRICE | \$1,514,353 | \$959,150   | 57.9%    |
|                | # OF CONTRACTS     | 45          | 55          | -18.2%   |
|                | NEW LISTINGS       | 46          | 62          | -26%     |
| Houses         | AVERAGE DOM        | 13          | 18          | -28%     |
|                | % OF ASKING PRICE  | 133%        | 133%        |          |
|                | AVERAGE SOLD PRICE | \$1,613,883 | \$1,219,154 | 32%      |
|                | # OF CONTRACTS     | 37          | 45          | -18%     |
|                | NEW LISTINGS       | 39          | 47          | -17%     |
| Condo/Co-op/TH | AVERAGE DOM        | 60          | 38          | 58%      |
|                | % OF ASKING PRICE  | 114%        | 103%        |          |
|                | AVERAGE SOLD PRICE | \$320,000   | \$362,671   | -12%     |
|                | # OF CONTRACTS     | 8           | 10          | -20%     |
|                | NEW LISTINGS       | 7           | 15          | -53%     |

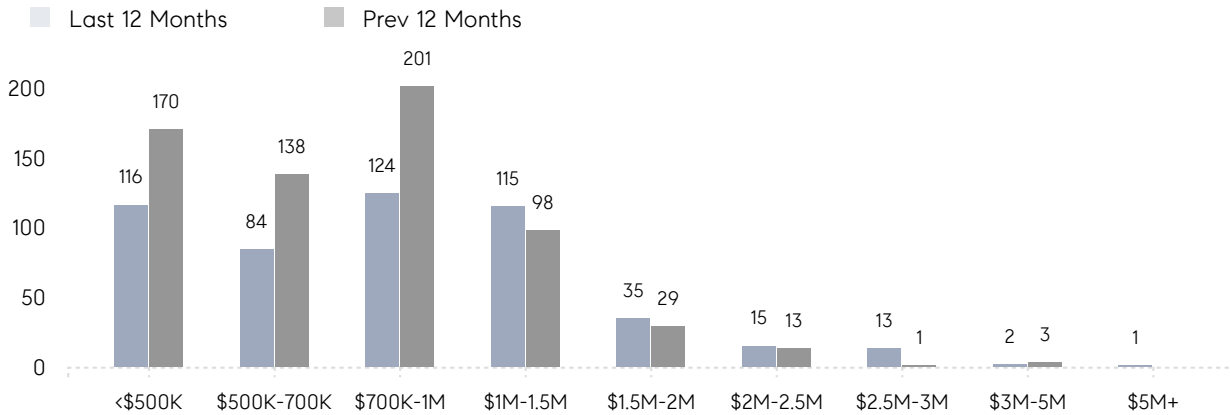
# Montclair

MAY 2023

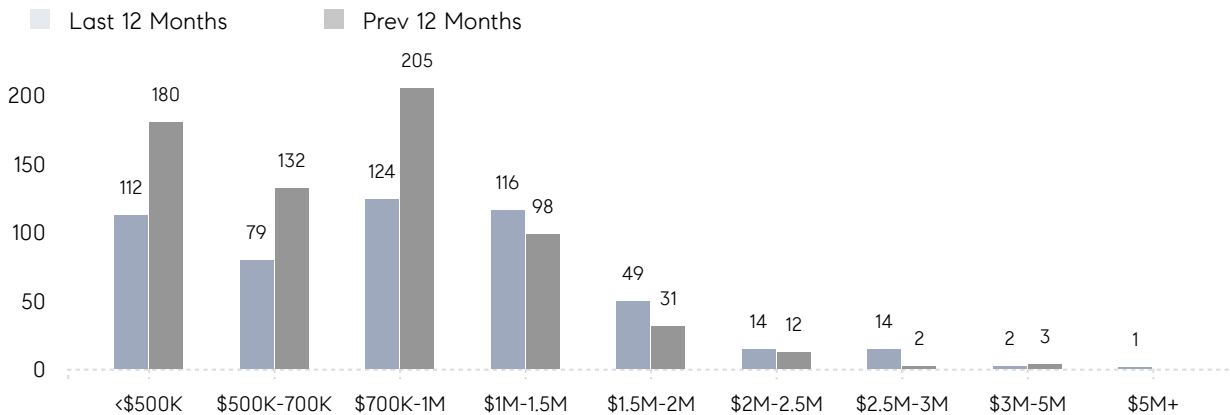
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Montvale Market Insights

# Montvale

MAY 2023

## UNDER CONTRACT

**16**  
Total  
Properties

**\$922K**  
Average  
Price

**\$864K**  
Median  
Price

**0%**  
Change From  
May 2022

**13%**  
Increase From  
May 2022

**12%**  
Increase From  
May 2022

## UNITS SOLD

**5**  
Total  
Properties

**\$721K**  
Average  
Price

**\$685K**  
Median  
Price

**-55%**  
Decrease From  
May 2022

**-1%**  
Decrease From  
May 2022

**10%**  
Increase From  
May 2022

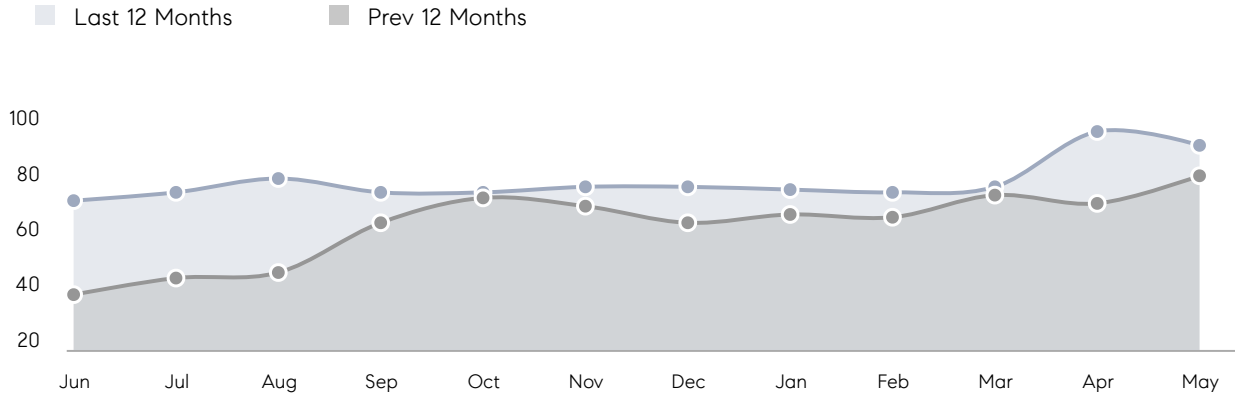
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 16        | 54        | -70%     |
|                | % OF ASKING PRICE  | 106%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$721,000 | \$728,909 | -1.1%    |
|                | # OF CONTRACTS     | 16        | 16        | 0.0%     |
|                | NEW LISTINGS       | 10        | 24        | -58%     |
| Houses         | AVERAGE DOM        | 15        | 14        | 7%       |
|                | % OF ASKING PRICE  | 108%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$842,500 | \$603,333 | 40%      |
|                | # OF CONTRACTS     | 9         | 9         | 0%       |
|                | NEW LISTINGS       | 7         | 18        | -61%     |
| Condo/Co-op/TH | AVERAGE DOM        | 18        | 101       | -82%     |
|                | % OF ASKING PRICE  | 104%      | 100%      |          |
|                | AVERAGE SOLD PRICE | \$640,000 | \$879,600 | -27%     |
|                | # OF CONTRACTS     | 7         | 7         | 0%       |
|                | NEW LISTINGS       | 3         | 6         | -50%     |

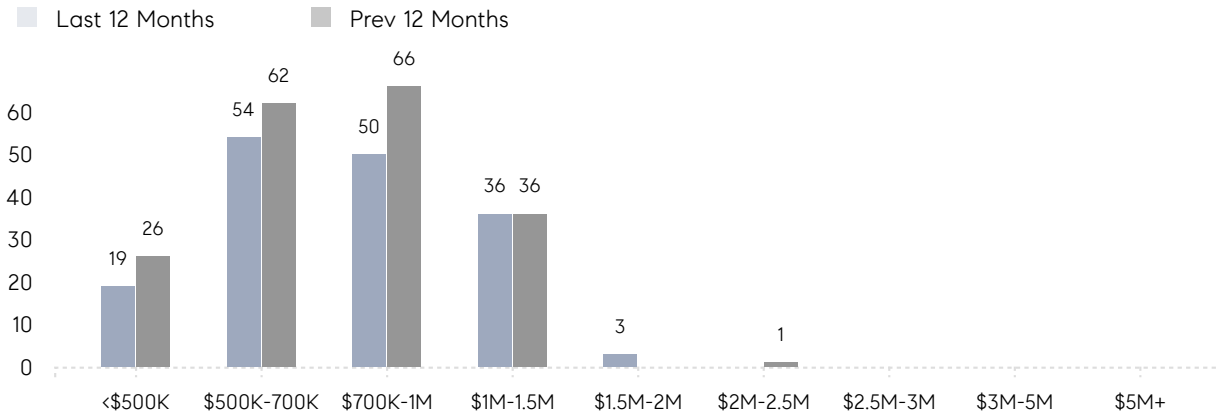
# Montvale

MAY 2023

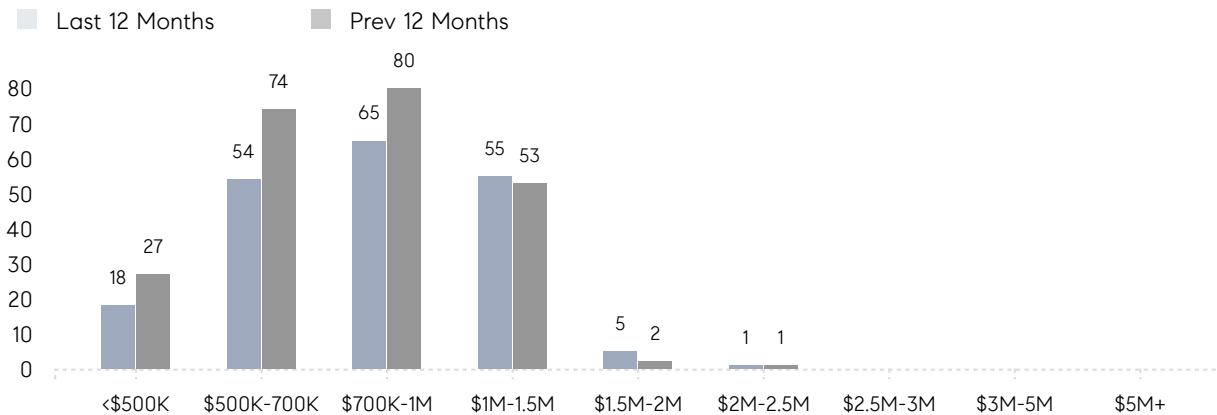
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Montville Market Insights

# Montville

MAY 2023

## UNDER CONTRACT

**22**  
Total  
Properties

**\$725K**  
Average  
Price

**\$654K**  
Median  
Price

**-37%**  
Decrease From  
May 2022

**-18%**  
Decrease From  
May 2022

**-9%**  
Decrease From  
May 2022

## UNITS SOLD

**14**  
Total  
Properties

**\$723K**  
Average  
Price

**\$690K**  
Median  
Price

**-26%**  
Decrease From  
May 2022

**-12%**  
Decrease From  
May 2022

**-1%**  
Decrease From  
May 2022

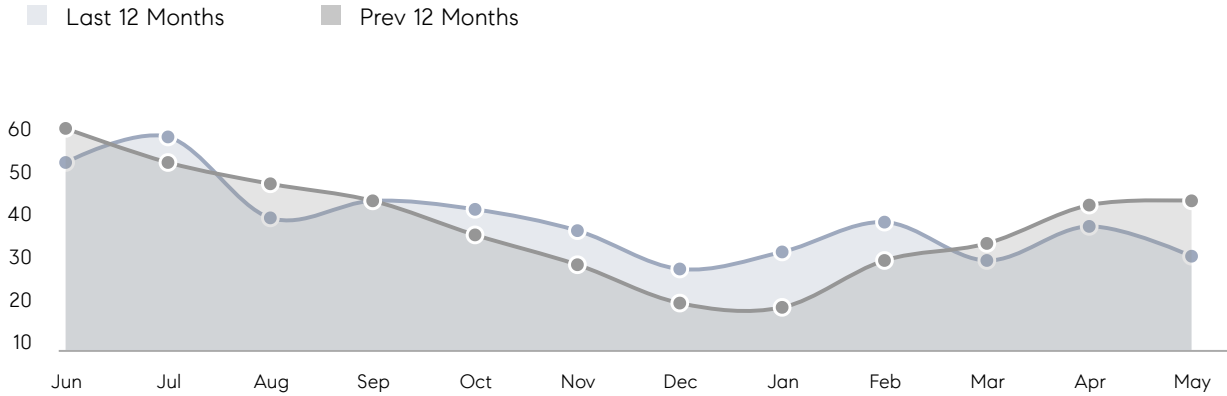
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 28        | 17        | 65%      |
|                | % OF ASKING PRICE  | 104%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$723,857 | \$822,668 | -12.0%   |
|                | # OF CONTRACTS     | 22        | 35        | -37.1%   |
|                | NEW LISTINGS       | 21        | 41        | -49%     |
| Houses         | AVERAGE DOM        | 31        | 19        | 63%      |
|                | % OF ASKING PRICE  | 103%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$747,667 | \$899,000 | -17%     |
|                | # OF CONTRACTS     | 18        | 28        | -36%     |
|                | NEW LISTINGS       | 19        | 33        | -42%     |
| Condo/Co-op/TH | AVERAGE DOM        | 7         | 14        | -50%     |
|                | % OF ASKING PRICE  | 107%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$581,000 | \$657,284 | -12%     |
|                | # OF CONTRACTS     | 4         | 7         | -43%     |
|                | NEW LISTINGS       | 2         | 8         | -75%     |

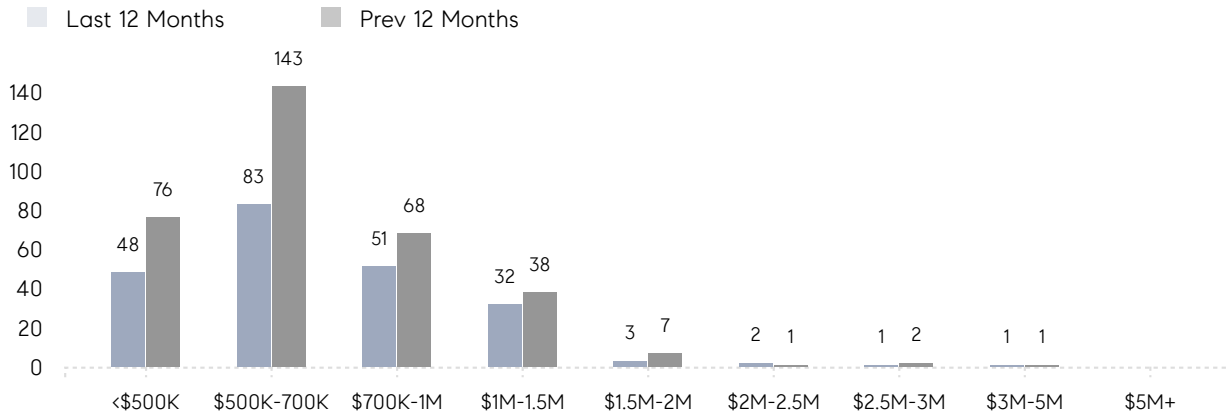
# Montville

MAY 2023

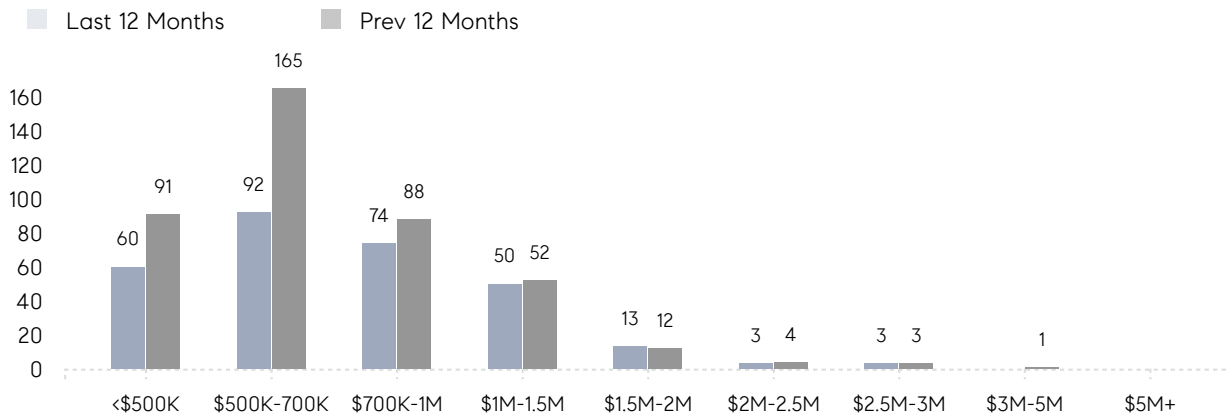
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Moonachie Market Insights

# Moonachie

MAY 2023

## UNDER CONTRACT

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | –                    | –                    |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | –                    | –                    |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

## UNITS SOLD

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>4</b>             | <b>\$528K</b>        | <b>\$502K</b>        |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | –                    | –                    |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

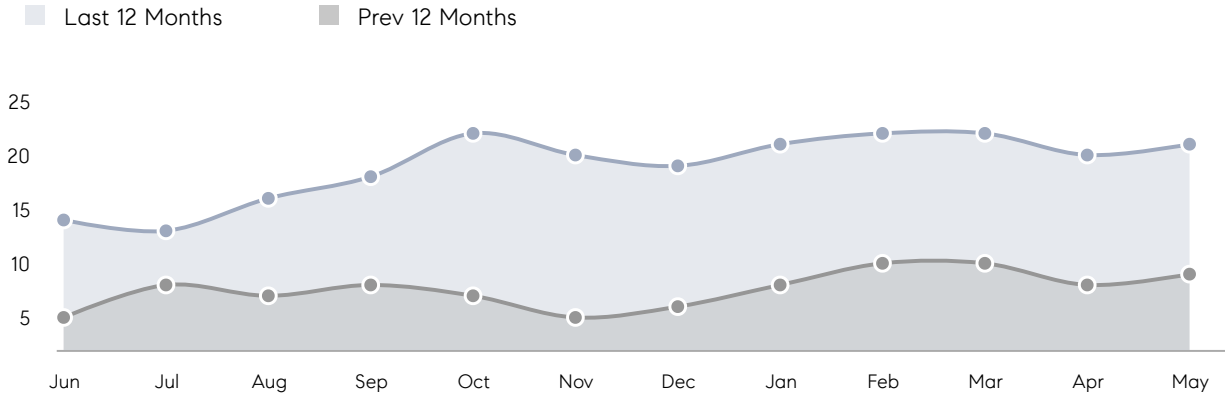
## Property Statistics

|                |                    | May 2023  | May 2022 | % Change |
|----------------|--------------------|-----------|----------|----------|
| Overall        | AVERAGE DOM        | 114       | -        | -        |
|                | % OF ASKING PRICE  | 100%      | -        |          |
|                | AVERAGE SOLD PRICE | \$528,725 | -        | -        |
|                | # OF CONTRACTS     | 0         | 1        | 0.0%     |
|                | NEW LISTINGS       | 2         | 3        | -33%     |
| Houses         | AVERAGE DOM        | 114       | -        | -        |
|                | % OF ASKING PRICE  | 100%      | -        |          |
|                | AVERAGE SOLD PRICE | \$528,725 | -        | -        |
|                | # OF CONTRACTS     | 0         | 1        | 0%       |
|                | NEW LISTINGS       | 2         | 3        | -33%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -        | -        |
|                | % OF ASKING PRICE  | -         | -        |          |
|                | AVERAGE SOLD PRICE | -         | -        | -        |
|                | # OF CONTRACTS     | 0         | 0        | 0%       |
|                | NEW LISTINGS       | 0         | 0        | 0%       |

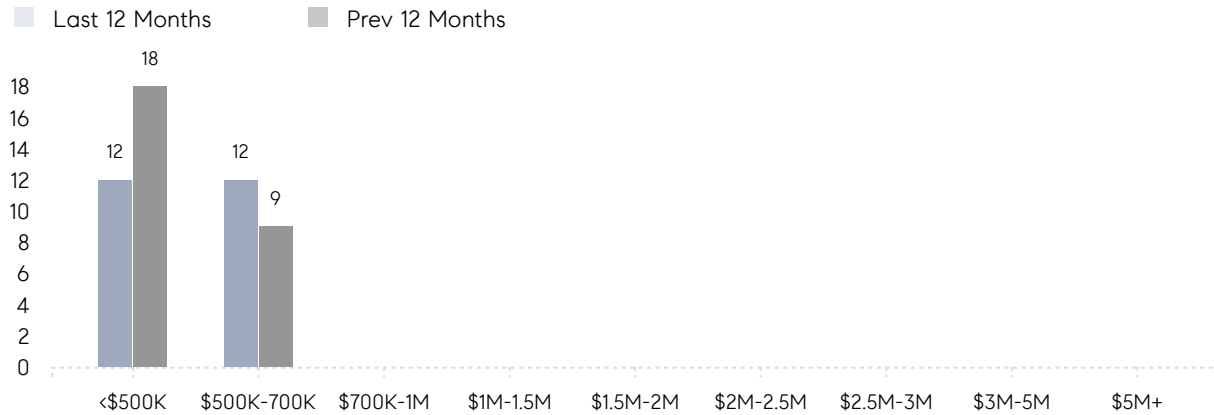
# Moonachie

MAY 2023

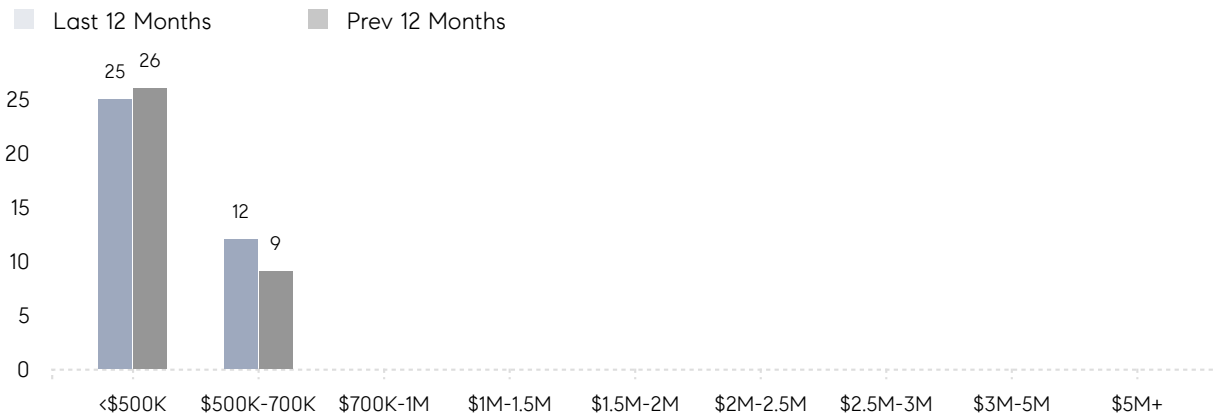
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Morris Plains Market Insights

# Morris Plains

MAY 2023

## UNDER CONTRACT

**15**  
Total  
Properties

**\$722K**  
Average  
Price

**\$700K**  
Median  
Price

**88%**  
Increase From  
May 2022

**22%**  
Increase From  
May 2022

**26%**  
Increase From  
May 2022

## UNITS SOLD

**17**  
Total  
Properties

**\$715K**  
Average  
Price

**\$702K**  
Median  
Price

**89%**  
Increase From  
May 2022

**24%**  
Increase From  
May 2022

**15%**  
Increase From  
May 2022

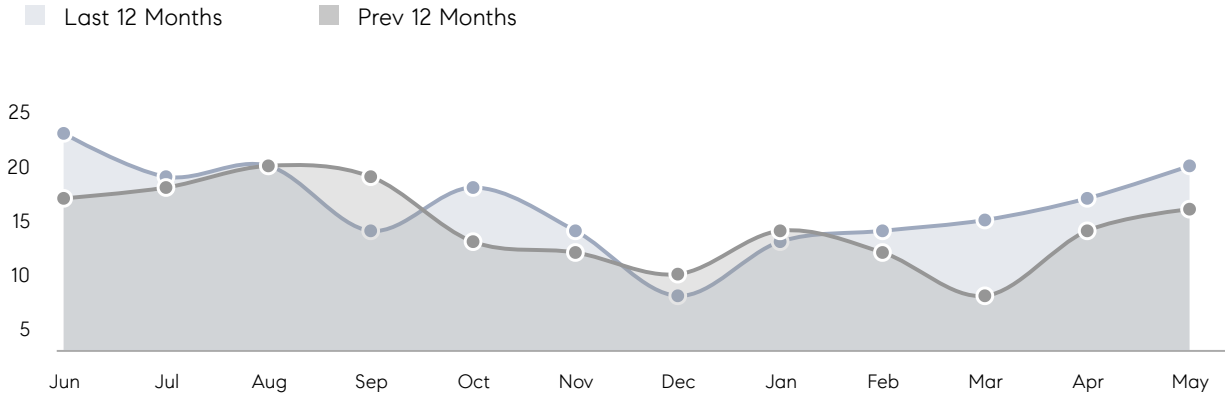
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 17        | 20        | -15%     |
|                | % OF ASKING PRICE  | 103%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$715,013 | \$578,179 | 23.7%    |
|                | # OF CONTRACTS     | 15        | 8         | 87.5%    |
|                | NEW LISTINGS       | 24        | 19        | 26%      |
| Houses         | AVERAGE DOM        | 9         | 18        | -50%     |
|                | % OF ASKING PRICE  | 109%      | 99%       |          |
|                | AVERAGE SOLD PRICE | \$673,857 | \$597,667 | 13%      |
|                | # OF CONTRACTS     | 5         | 3         | 67%      |
|                | NEW LISTINGS       | 7         | 8         | -12%     |
| Condo/Co-op/TH | AVERAGE DOM        | 22        | 21        | 5%       |
|                | % OF ASKING PRICE  | 99%       | 103%      |          |
|                | AVERAGE SOLD PRICE | \$743,822 | \$568,435 | 31%      |
|                | # OF CONTRACTS     | 10        | 5         | 100%     |
|                | NEW LISTINGS       | 17        | 11        | 55%      |

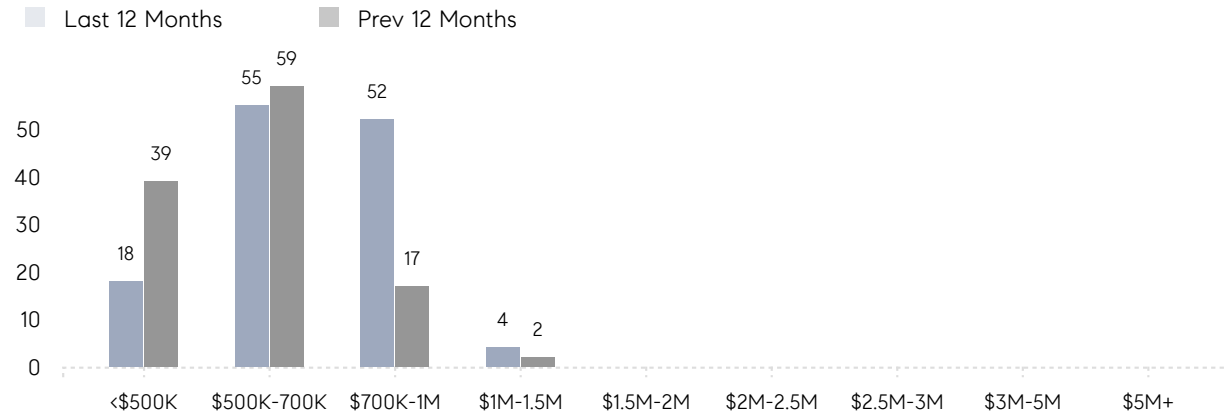
# Morris Plains

MAY 2023

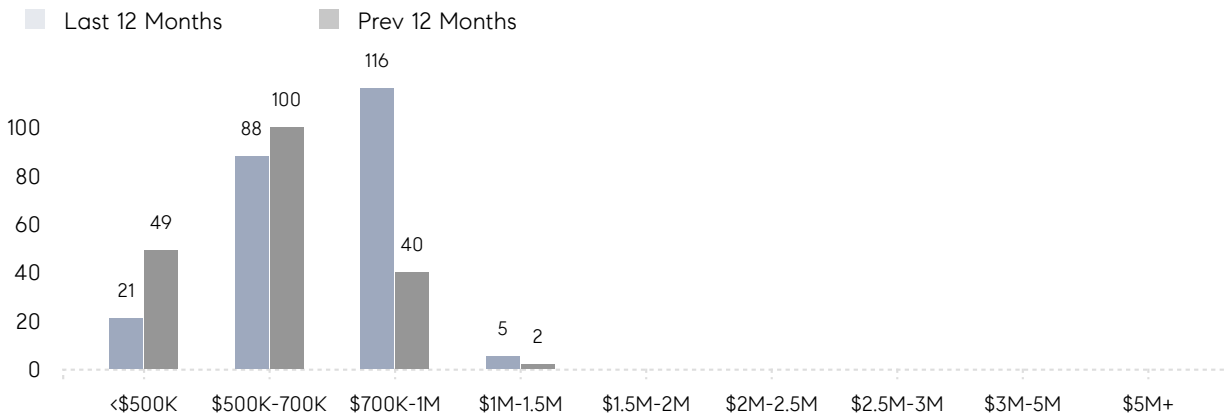
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Morris Township Market Insights

# Morris Township

MAY 2023

## UNDER CONTRACT

**45**  
Total  
Properties

**\$814K**  
Average  
Price

**\$749K**  
Median  
Price

**36%**  
Increase From  
May 2022

**5%**  
Increase From  
May 2022

**0%**  
Change From  
May 2022

## UNITS SOLD

**13**  
Total  
Properties

**\$826K**  
Average  
Price

**\$812K**  
Median  
Price

**-55%**  
Decrease From  
May 2022

**10%**  
Increase From  
May 2022

**8%**  
Increase From  
May 2022

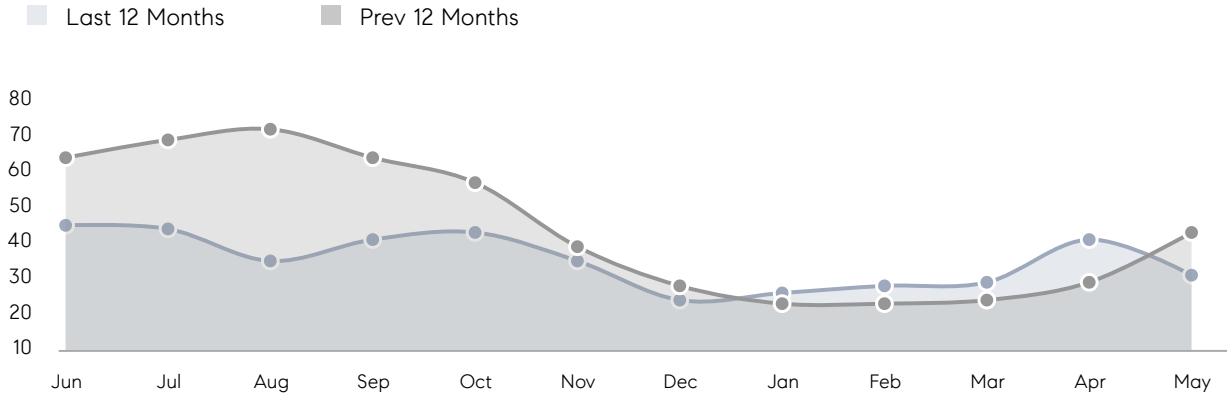
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 14        | 20        | -30%     |
|                | % OF ASKING PRICE  | 105%      | 109%      |          |
|                | AVERAGE SOLD PRICE | \$826,006 | \$752,333 | 9.8%     |
|                | # OF CONTRACTS     | 45        | 33        | 36.4%    |
|                | NEW LISTINGS       | 39        | 48        | -19%     |
| Houses         | AVERAGE DOM        | 14        | 21        | -33%     |
|                | % OF ASKING PRICE  | 104%      | 111%      |          |
|                | AVERAGE SOLD PRICE | \$930,064 | \$834,034 | 12%      |
|                | # OF CONTRACTS     | 35        | 28        | 25%      |
|                | NEW LISTINGS       | 32        | 41        | -22%     |
| Condo/Co-op/TH | AVERAGE DOM        | 13        | 18        | -28%     |
|                | % OF ASKING PRICE  | 106%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$591,875 | \$597,100 | -1%      |
|                | # OF CONTRACTS     | 10        | 5         | 100%     |
|                | NEW LISTINGS       | 7         | 7         | 0%       |

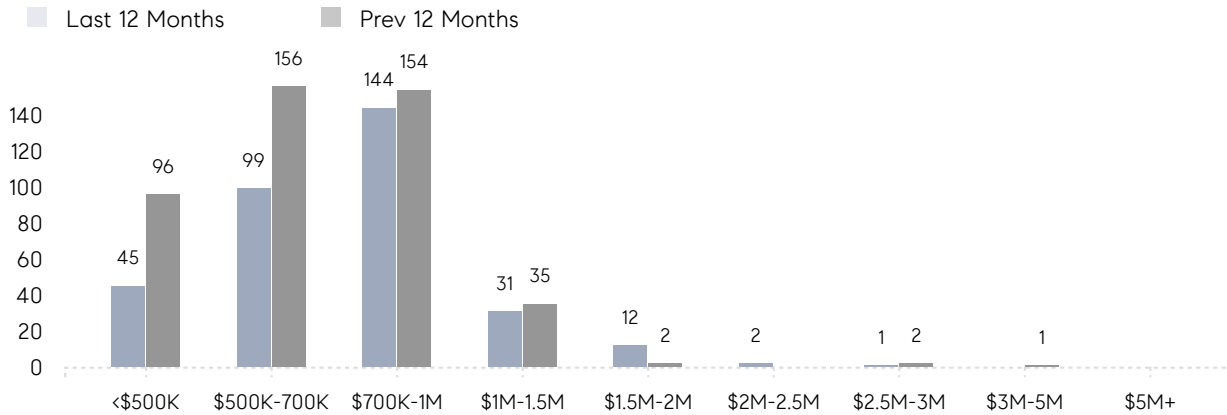
# Morris Township

MAY 2023

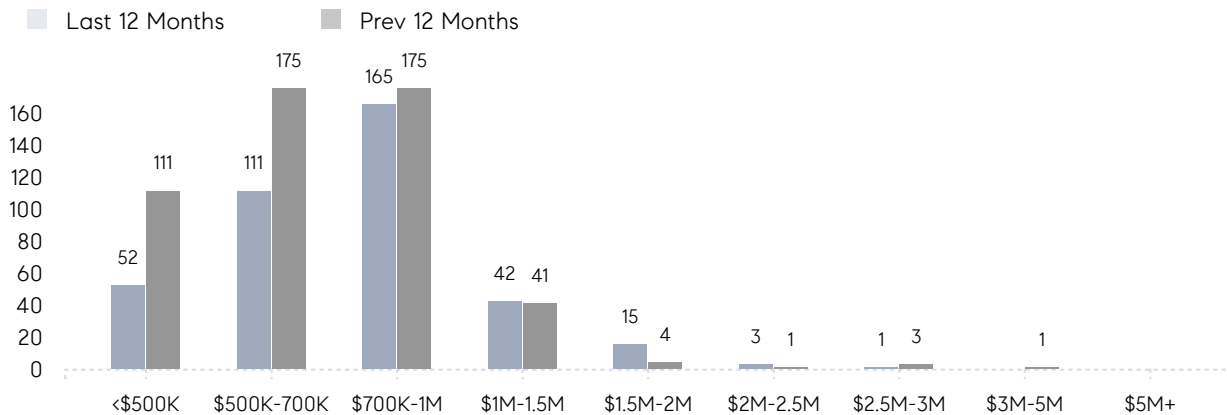
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Morristown Market Insights

# Morristown

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$605K**  
Average  
Price

**\$625K**  
Median  
Price

**-47%**  
Decrease From  
May 2022

**3%**  
Increase From  
May 2022

**14%**  
Increase From  
May 2022

## UNITS SOLD

**15**  
Total  
Properties

**\$582K**  
Average  
Price

**\$555K**  
Median  
Price

**-6%**  
Decrease From  
May 2022

**-15%**  
Decrease From  
May 2022

**-4%**  
Decrease From  
May 2022

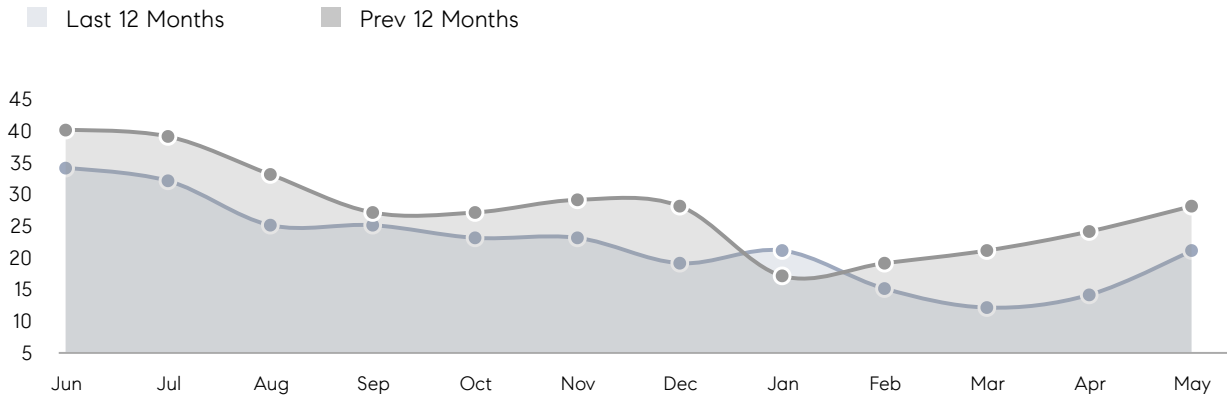
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 19        | 25        | -24%     |
|                | % OF ASKING PRICE  | 105%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$582,417 | \$685,675 | -15.1%   |
|                | # OF CONTRACTS     | 9         | 17        | -47.1%   |
|                | NEW LISTINGS       | 18        | 22        | -18%     |
| Houses         | AVERAGE DOM        | 28        | 16        | 75%      |
|                | % OF ASKING PRICE  | 107%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$672,050 | \$717,971 | -6%      |
|                | # OF CONTRACTS     | 3         | 10        | -70%     |
|                | NEW LISTINGS       | 8         | 14        | -43%     |
| Condo/Co-op/TH | AVERAGE DOM        | 15        | 31        | -52%     |
|                | % OF ASKING PRICE  | 104%      | 97%       |          |
|                | AVERAGE SOLD PRICE | \$537,600 | \$660,556 | -19%     |
|                | # OF CONTRACTS     | 6         | 7         | -14%     |
|                | NEW LISTINGS       | 10        | 8         | 25%      |

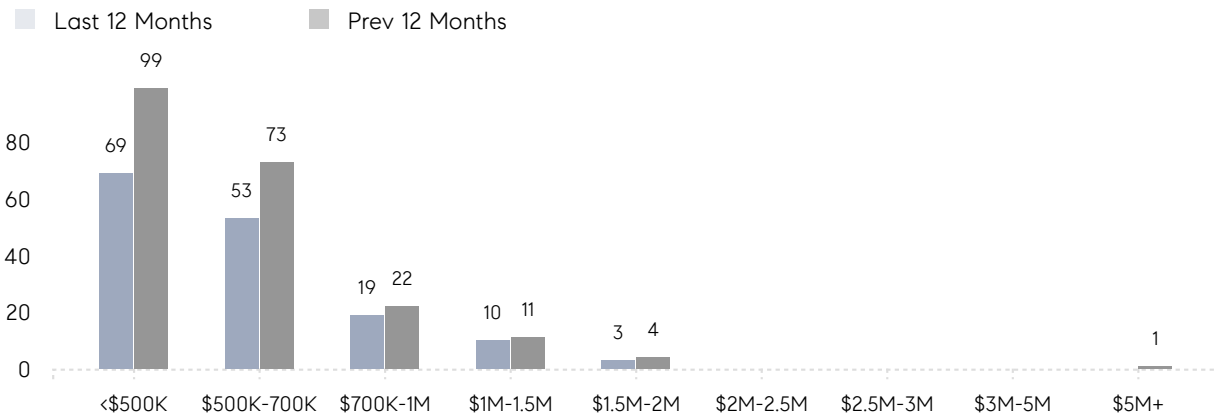
# Morristown

MAY 2023

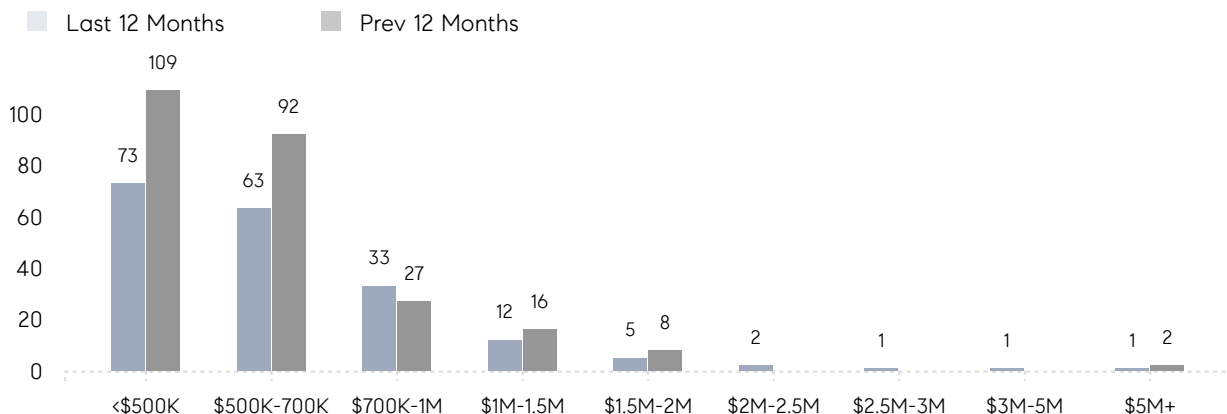
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Mount Arlington Market Insights

# Mount Arlington

MAY 2023

## UNDER CONTRACT

**5**  
Total  
Properties

**\$495K**  
Average  
Price

**\$465K**  
Median  
Price

**-44%**  
Decrease From  
May 2022

**28%**  
Increase From  
May 2022

**18%**  
Increase From  
May 2022

## UNITS SOLD

**8**  
Total  
Properties

**\$401K**  
Average  
Price

**\$395K**  
Median  
Price

**60%**  
Increase From  
May 2022

**-7%**  
Decrease From  
May 2022

**-1%**  
Decrease From  
May 2022

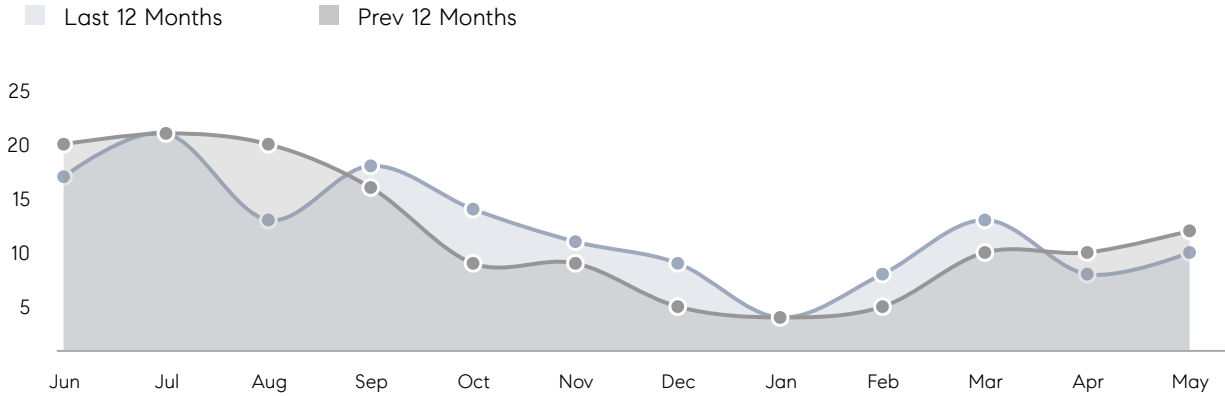
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 11        | 36        | -69%     |
|                | % OF ASKING PRICE  | 108%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$401,375 | \$433,200 | -7.3%    |
|                | # OF CONTRACTS     | 5         | 9         | -44.4%   |
|                | NEW LISTINGS       | 7         | 11        | -36%     |
| Houses         | AVERAGE DOM        | 12        | 18        | -33%     |
|                | % OF ASKING PRICE  | 107%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$492,500 | \$475,000 | 4%       |
|                | # OF CONTRACTS     | 2         | 6         | -67%     |
|                | NEW LISTINGS       | 5         | 8         | -37%     |
| Condo/Co-op/TH | AVERAGE DOM        | 10        | 41        | -76%     |
|                | % OF ASKING PRICE  | 108%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$371,000 | \$422,750 | -12%     |
|                | # OF CONTRACTS     | 3         | 3         | 0%       |
|                | NEW LISTINGS       | 2         | 3         | -33%     |

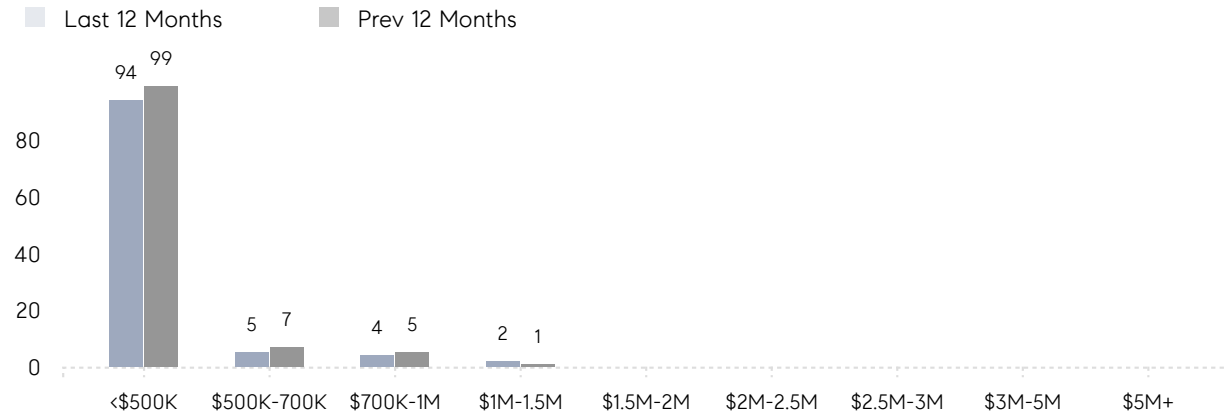
# Mount Arlington

MAY 2023

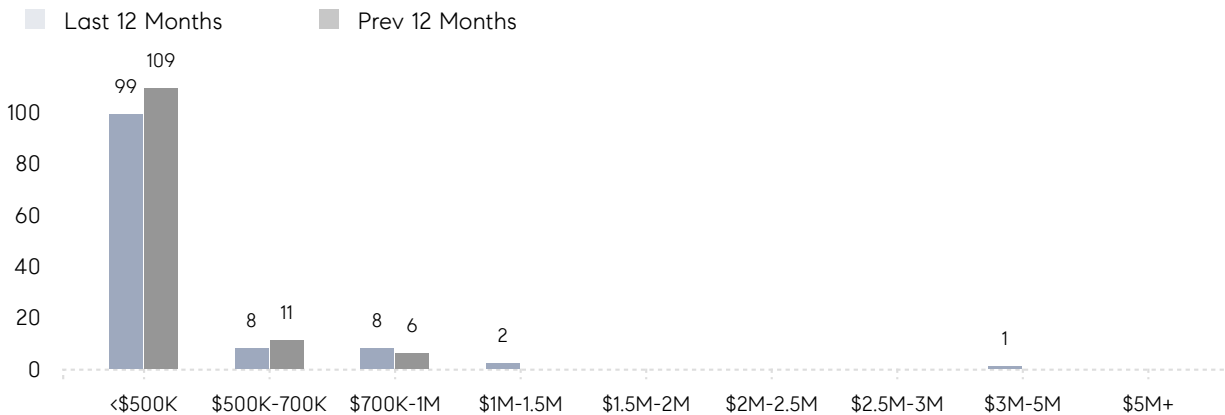
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Mountain Lakes Market Insights

# Mountain Lakes

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$999K**  
Median  
Price

**-25%**  
Decrease From  
May 2022

**-13%**  
Decrease From  
May 2022

**-5%**  
Decrease From  
May 2022

## UNITS SOLD

**6**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$1.0M**  
Median  
Price

**-33%**  
Decrease From  
May 2022

**-2%**  
Decrease From  
May 2022

**15%**  
Increase From  
May 2022

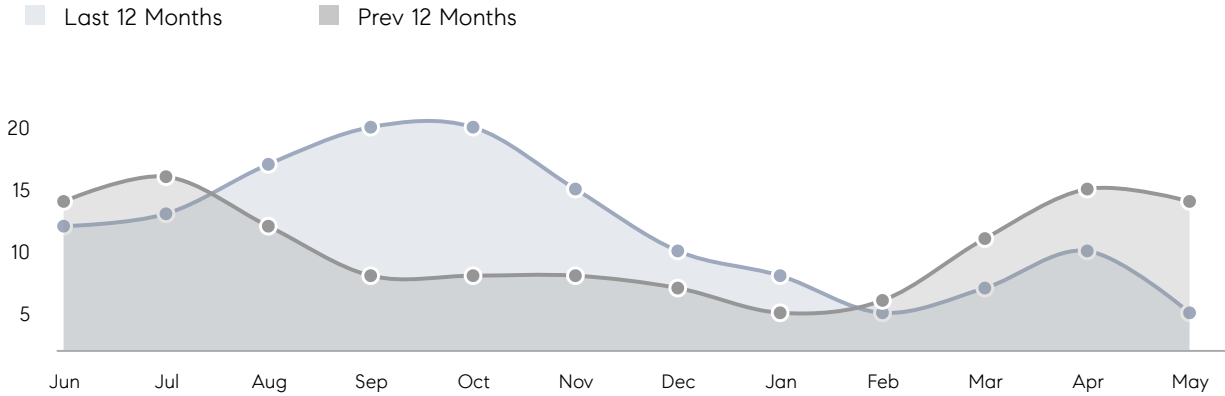
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 75          | 18          | 317%     |
|                | % OF ASKING PRICE  | 98%         | 105%        |          |
|                | AVERAGE SOLD PRICE | \$1,017,233 | \$1,042,556 | -2.4%    |
|                | # OF CONTRACTS     | 9           | 12          | -25.0%   |
|                | NEW LISTINGS       | 8           | 13          | -38%     |
| Houses         | AVERAGE DOM        | 86          | 16          | 438%     |
|                | % OF ASKING PRICE  | 98%         | 105%        |          |
|                | AVERAGE SOLD PRICE | \$1,060,180 | \$1,151,143 | -8%      |
|                | # OF CONTRACTS     | 7           | 9           | -22%     |
|                | NEW LISTINGS       | 8           | 8           | 0%       |
| Condo/Co-op/TH | AVERAGE DOM        | 19          | 24          | -21%     |
|                | % OF ASKING PRICE  | 97%         | 103%        |          |
|                | AVERAGE SOLD PRICE | \$802,500   | \$662,500   | 21%      |
|                | # OF CONTRACTS     | 2           | 3           | -33%     |
|                | NEW LISTINGS       | 0           | 5           | 0%       |

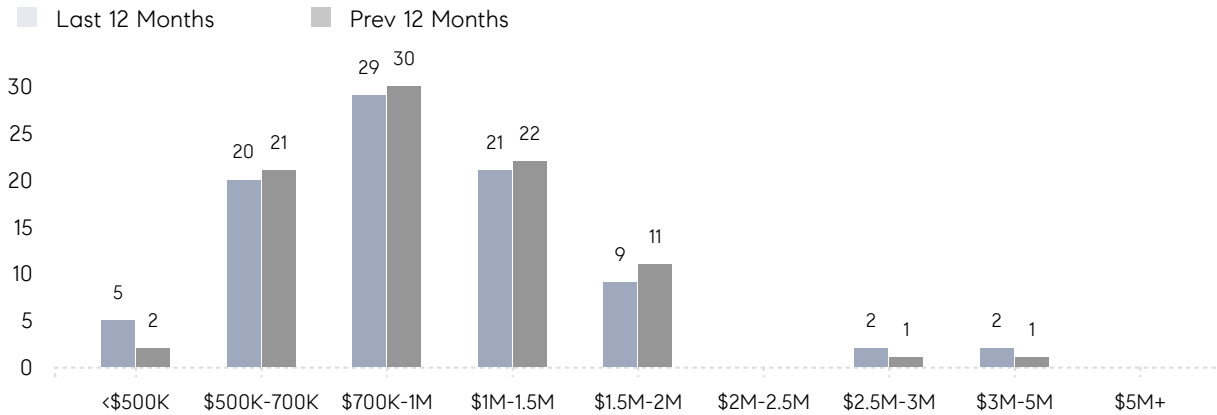
# Mountain Lakes

MAY 2023

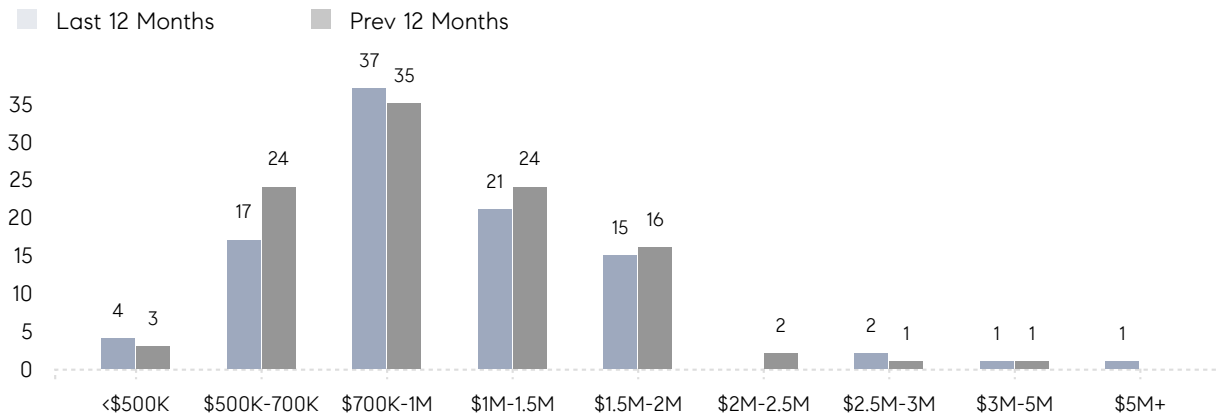
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range

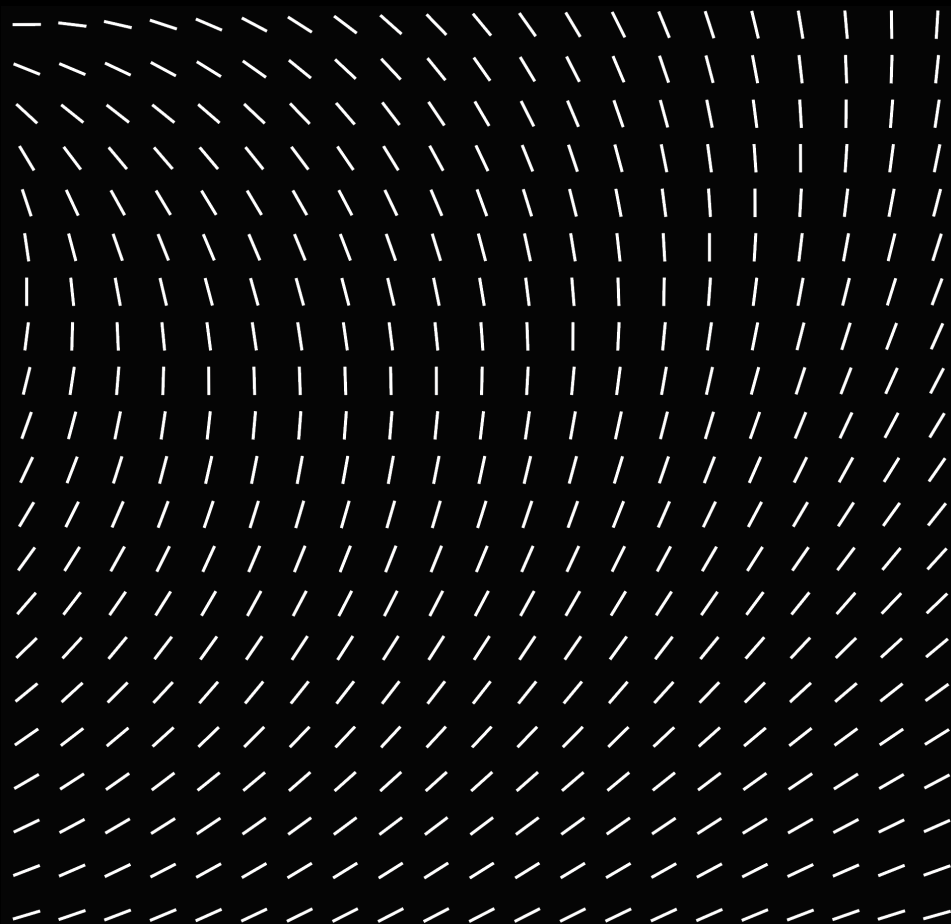




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COMPASS

May 2023

# Mountainside Market Insights

# Mountainside

MAY 2023

## UNDER CONTRACT

**6**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$962K**  
Median  
Price

**0%**  
Change From  
May 2022

**24%**  
Increase From  
May 2022

**28%**  
Increase From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$920K**  
Average  
Price

**\$900K**  
Median  
Price

**-12%**  
Decrease From  
May 2022

**15%**  
Increase From  
May 2022

**13%**  
Increase From  
May 2022

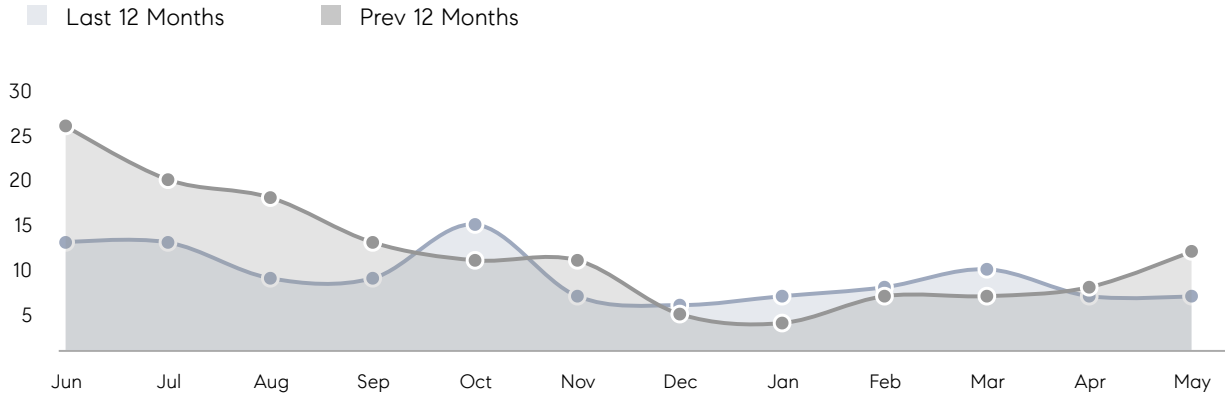
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 16        | 17        | -6%      |
|                | % OF ASKING PRICE  | 105%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$920,714 | \$799,125 | 15.2%    |
|                | # OF CONTRACTS     | 6         | 6         | 0.0%     |
|                | NEW LISTINGS       | 6         | 15        | -60%     |
| Houses         | AVERAGE DOM        | 16        | 16        | 0%       |
|                | % OF ASKING PRICE  | 105%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$920,714 | \$789,714 | 17%      |
|                | # OF CONTRACTS     | 5         | 5         | 0%       |
|                | NEW LISTINGS       | 6         | 15        | -60%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 18        | -        |
|                | % OF ASKING PRICE  | -         | 96%       |          |
|                | AVERAGE SOLD PRICE | -         | \$865,000 | -        |
|                | # OF CONTRACTS     | 1         | 1         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

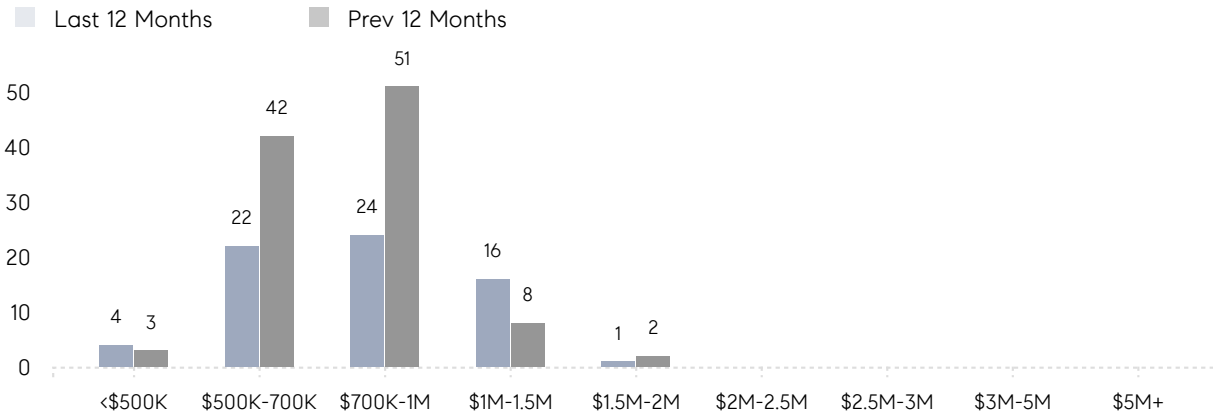
# Mountainside

MAY 2023

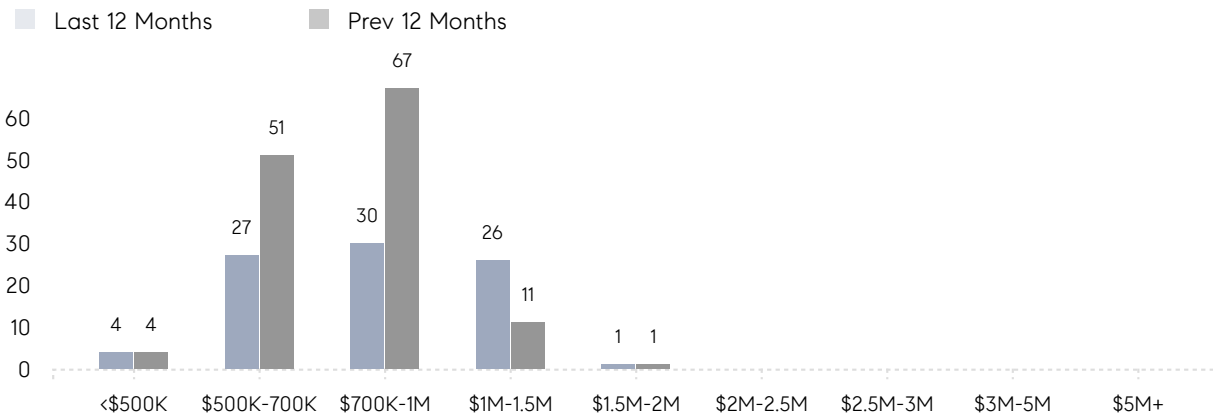
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# New Milford Market Insights

# New Milford

MAY 2023

## UNDER CONTRACT

**6**  
Total  
Properties

**\$585K**  
Average  
Price

**\$575K**  
Median  
Price

**-25%**  
Decrease From  
May 2022

**19%**  
Increase From  
May 2022

**19%**  
Increase From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$571K**  
Average  
Price

**\$520K**  
Median  
Price

**-36%**  
Decrease From  
May 2022

**4%**  
Increase From  
May 2022

**-4%**  
Decrease From  
May 2022

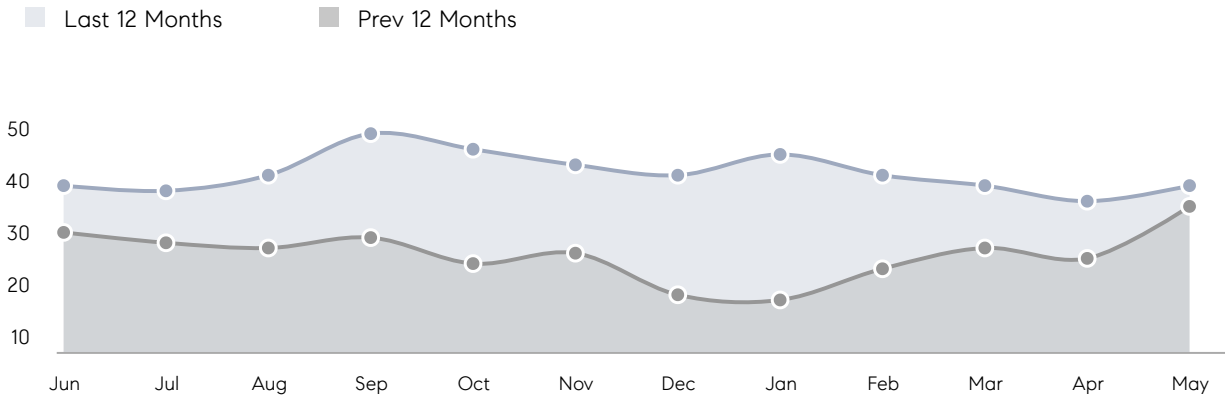
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 78        | 29        | 169%     |
|                | % OF ASKING PRICE  | 100%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$571,357 | \$550,494 | 3.8%     |
|                | # OF CONTRACTS     | 6         | 8         | -25.0%   |
|                | NEW LISTINGS       | 9         | 18        | -50%     |
| Houses         | AVERAGE DOM        | 78        | 36        | 117%     |
|                | % OF ASKING PRICE  | 100%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$571,357 | \$562,375 | 2%       |
|                | # OF CONTRACTS     | 6         | 8         | -25%     |
|                | NEW LISTINGS       | 9         | 17        | -47%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 10        | -        |
|                | % OF ASKING PRICE  | -         | 102%      |          |
|                | AVERAGE SOLD PRICE | -         | \$518,813 | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 1         | 0%       |

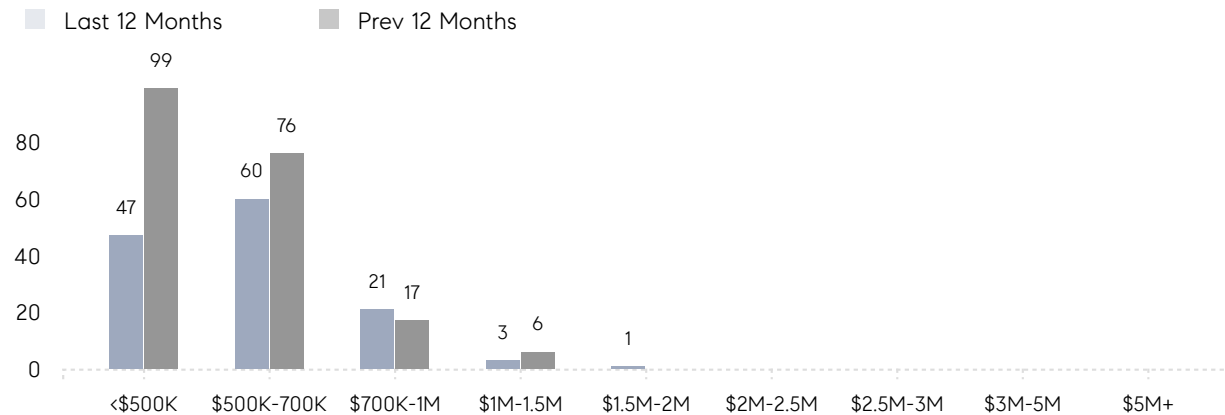
# New Milford

MAY 2023

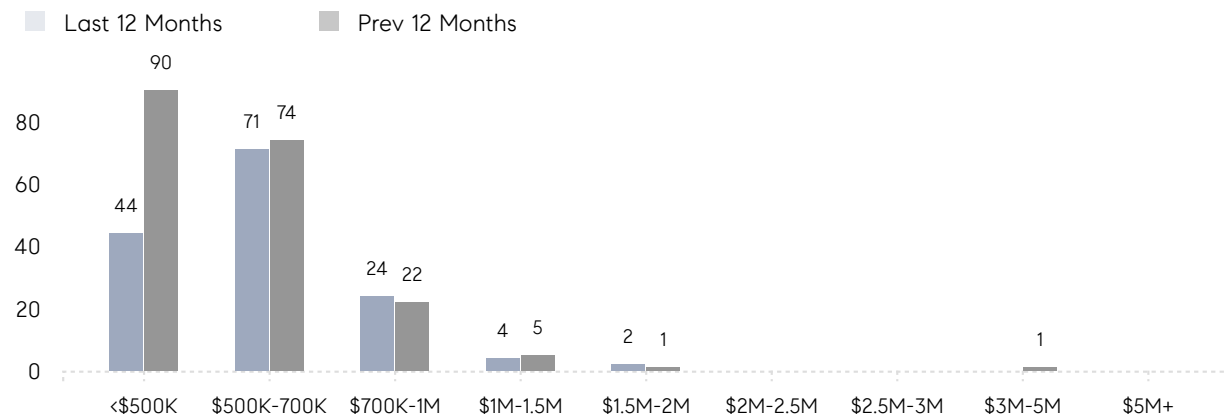
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# New Providence Market Insights

# New Providence

MAY 2023

## UNDER CONTRACT

**19**  
Total  
Properties

**\$758K**  
Average  
Price

**\$700K**  
Median  
Price

**0%**  
Change From  
May 2022

**-17%**  
Decrease From  
May 2022

**-15%**  
Decrease From  
May 2022

## UNITS SOLD

**11**  
Total  
Properties

**\$968K**  
Average  
Price

**\$800K**  
Median  
Price

**-35%**  
Decrease From  
May 2022

**4%**  
Increase From  
May 2022

**-8%**  
Decrease From  
May 2022

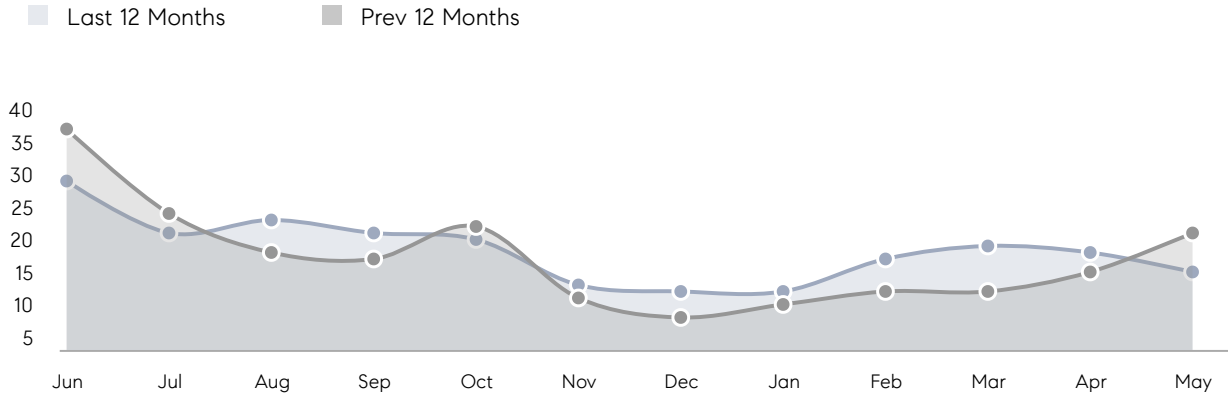
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 17        | 14        | 21%      |
|                | % OF ASKING PRICE  | 106%      | 113%      |          |
|                | AVERAGE SOLD PRICE | \$968,190 | \$927,888 | 4.3%     |
|                | # OF CONTRACTS     | 19        | 19        | 0.0%     |
|                | NEW LISTINGS       | 22        | 25        | -12%     |
| Houses         | AVERAGE DOM        | 18        | 14        | 29%      |
|                | % OF ASKING PRICE  | 107%      | 113%      |          |
|                | AVERAGE SOLD PRICE | \$986,009 | \$942,194 | 5%       |
|                | # OF CONTRACTS     | 14        | 18        | -22%     |
|                | NEW LISTINGS       | 16        | 25        | -36%     |
| Condo/Co-op/TH | AVERAGE DOM        | 12        | 16        | -25%     |
|                | % OF ASKING PRICE  | 99%       | 112%      |          |
|                | AVERAGE SOLD PRICE | \$790,000 | \$699,000 | 13%      |
|                | # OF CONTRACTS     | 5         | 1         | 400%     |
|                | NEW LISTINGS       | 6         | 0         | 0%       |

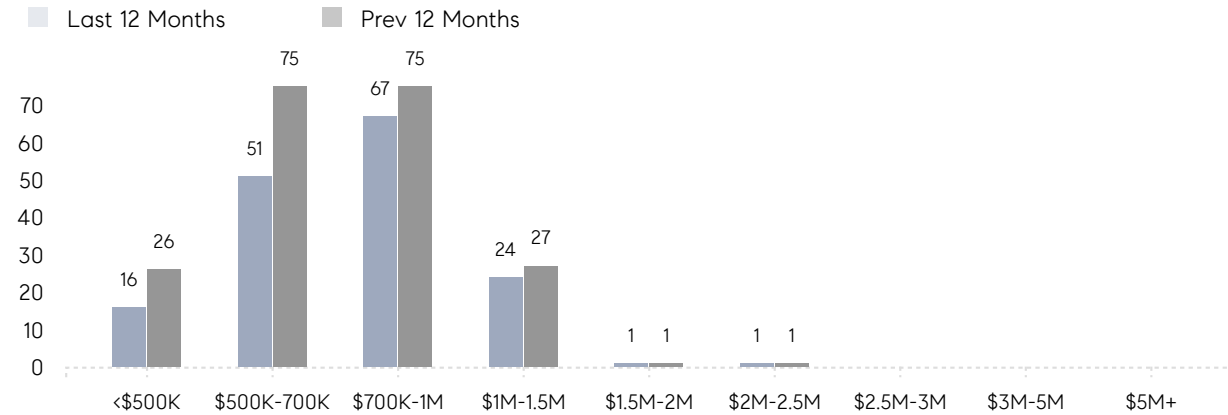
# New Providence

MAY 2023

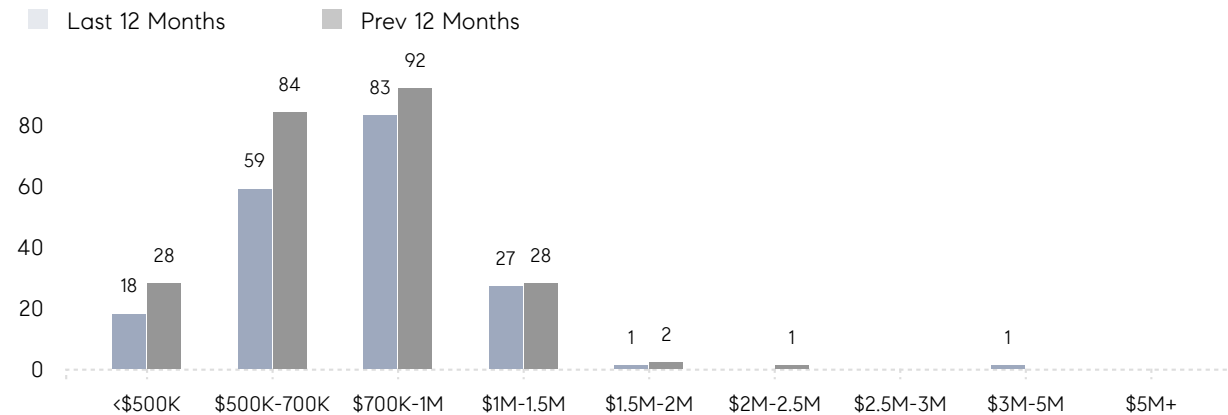
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Newark Market Insights

# Newark

MAY 2023

## UNDER CONTRACT

**62**  
Total  
Properties

**\$385K**  
Average  
Price

**\$359K**  
Median  
Price

**-14%**  
Decrease From  
May 2022

**19%**  
Increase From  
May 2022

**13%**  
Increase From  
May 2022

## UNITS SOLD

**43**  
Total  
Properties

**\$388K**  
Average  
Price

**\$400K**  
Median  
Price

**-23%**  
Decrease From  
May 2022

**16%**  
Increase From  
May 2022

**25%**  
Increase From  
May 2022

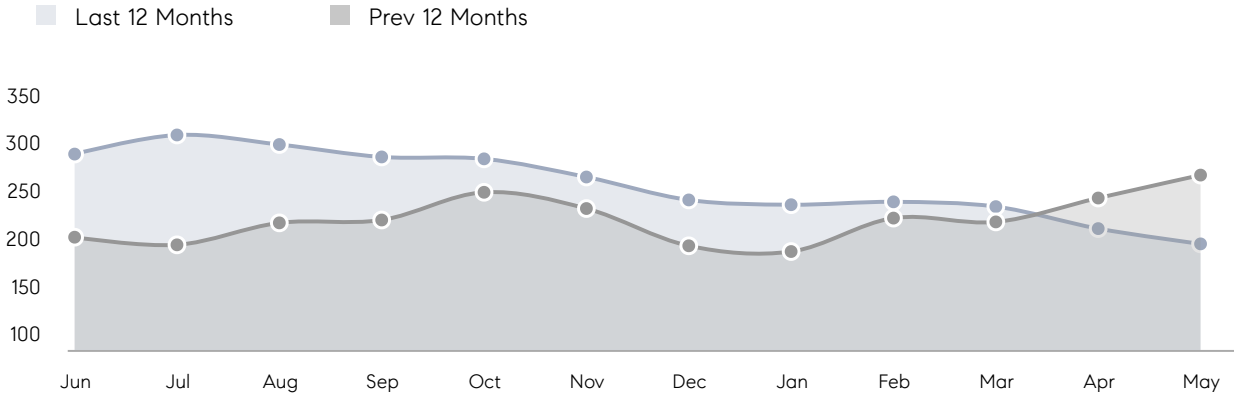
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 36        | 57        | -37%     |
|                | % OF ASKING PRICE  | 103%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$388,771 | \$335,233 | 16.0%    |
|                | # OF CONTRACTS     | 62        | 72        | -13.9%   |
|                | NEW LISTINGS       | 61        | 108       | -44%     |
| Houses         | AVERAGE DOM        | 31        | 61        | -49%     |
|                | % OF ASKING PRICE  | 104%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$411,200 | \$335,888 | 22%      |
|                | # OF CONTRACTS     | 49        | 48        | 2%       |
|                | NEW LISTINGS       | 49        | 87        | -44%     |
| Condo/Co-op/TH | AVERAGE DOM        | 50        | 38        | 32%      |
|                | % OF ASKING PRICE  | 100%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$330,829 | \$332,220 | 0%       |
|                | # OF CONTRACTS     | 13        | 24        | -46%     |
|                | NEW LISTINGS       | 12        | 21        | -43%     |

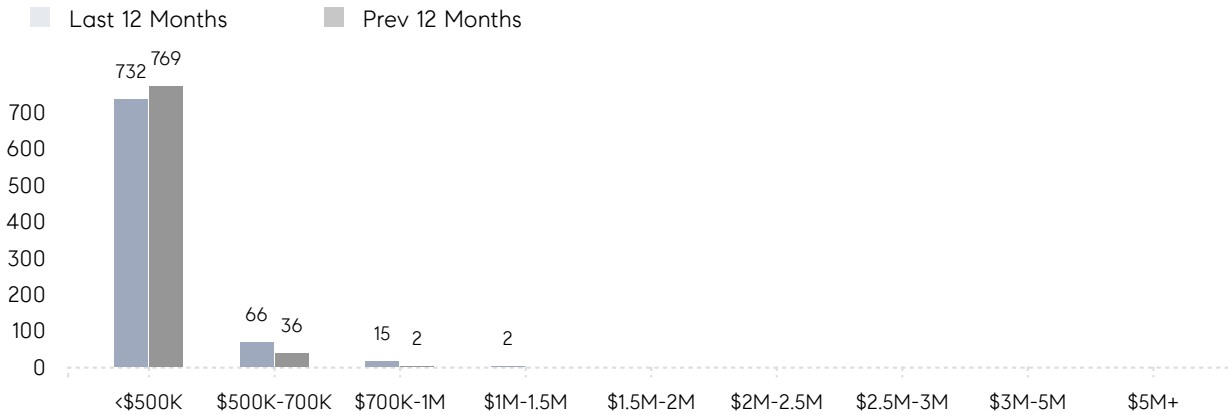
# Newark

MAY 2023

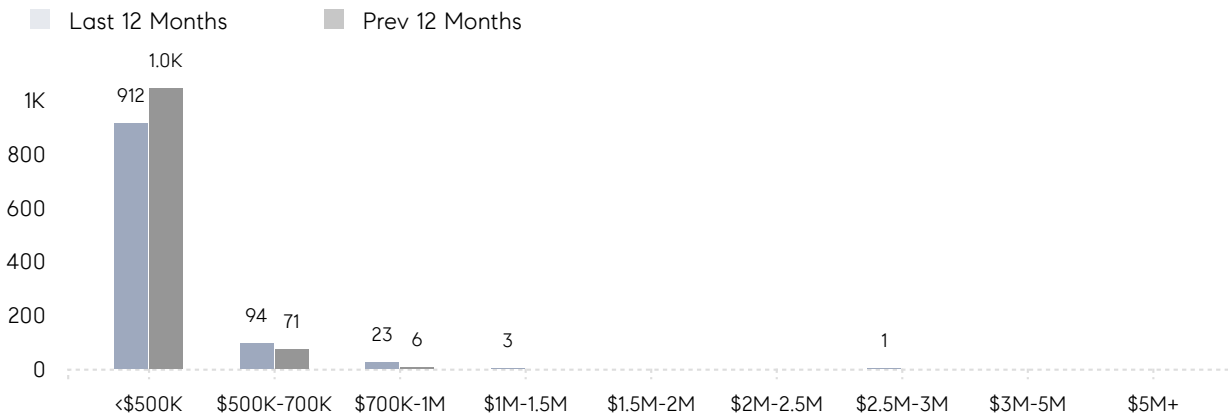
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# North Arlington Market Insights

# North Arlington

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$466K**  
Average  
Price

**\$494K**  
Median  
Price

**13%**  
Increase From  
May 2022

**-2%**  
Decrease From  
May 2022

**-**  
Change From  
May 2022

## UNITS SOLD

**4**  
Total  
Properties

**\$480K**  
Average  
Price

**\$402K**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**-3%**  
Decrease From  
May 2022

**-16%**  
Decrease From  
May 2022

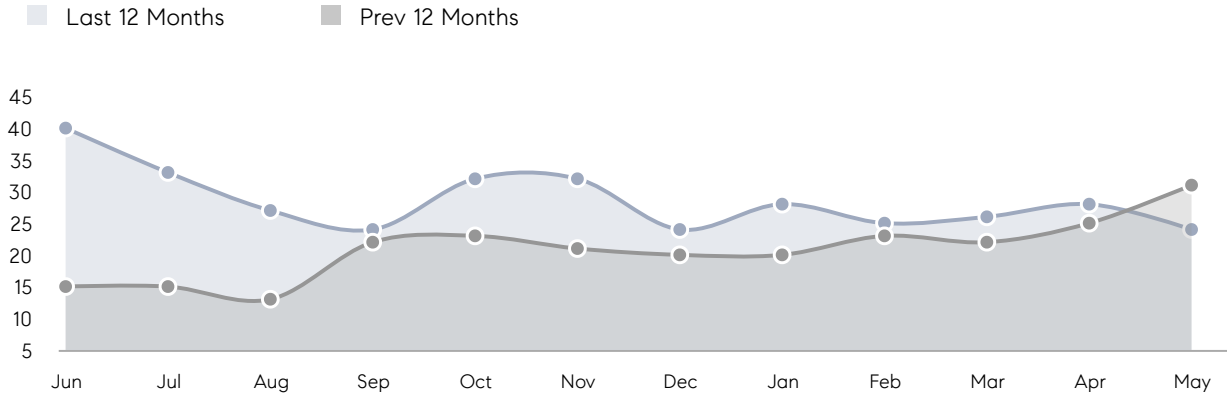
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 87        | 27        | 222%     |
|                | % OF ASKING PRICE  | 96%       | 105%      |          |
|                | AVERAGE SOLD PRICE | \$480,000 | \$496,100 | -3.2%    |
|                | # OF CONTRACTS     | 9         | 8         | 12.5%    |
|                | NEW LISTINGS       | 7         | 17        | -59%     |
| Houses         | AVERAGE DOM        | 90        | 27        | 233%     |
|                | % OF ASKING PRICE  | 97%       | 105%      |          |
|                | AVERAGE SOLD PRICE | \$535,000 | \$496,100 | 8%       |
|                | # OF CONTRACTS     | 9         | 7         | 29%      |
|                | NEW LISTINGS       | 7         | 15        | -53%     |
| Condo/Co-op/TH | AVERAGE DOM        | 79        | -         | -        |
|                | % OF ASKING PRICE  | 95%       | -         |          |
|                | AVERAGE SOLD PRICE | \$315,000 | -         | -        |
|                | # OF CONTRACTS     | 0         | 1         | 0%       |
|                | NEW LISTINGS       | 0         | 2         | 0%       |

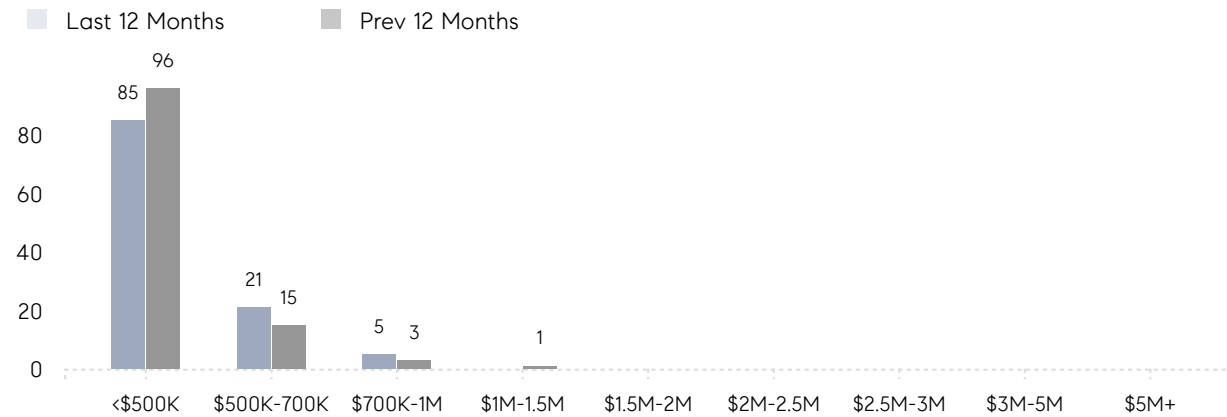
# North Arlington

MAY 2023

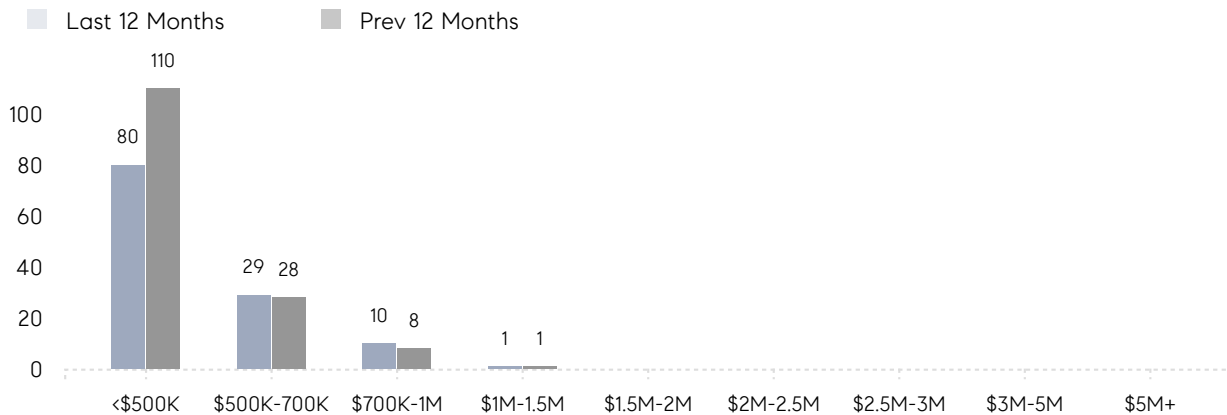
## Monthly Inventory



## 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

May 2023

# North Bergen Market Insights

# North Bergen

MAY 2023

## UNDER CONTRACT

**23**  
Total  
Properties

**\$453K**  
Average  
Price

**\$398K**  
Median  
Price

**-12%**  
Decrease From  
May 2022

**-9%**  
Decrease From  
May 2022

**0%**  
Change From  
May 2022

## UNITS SOLD

**16**  
Total  
Properties

**\$546K**  
Average  
Price

**\$555K**  
Median  
Price

**-45%**  
Decrease From  
May 2022

**29%**  
Increase From  
May 2022

**46%**  
Increase From  
May 2022

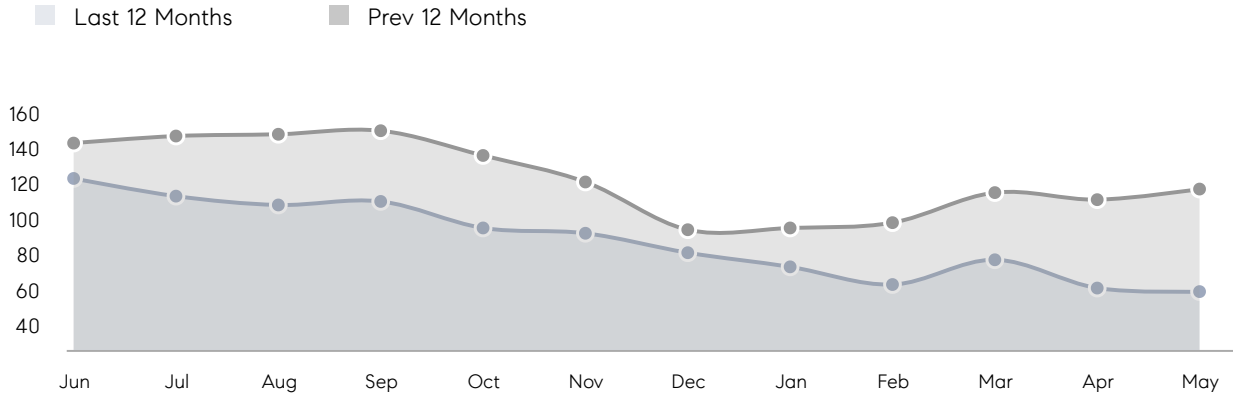
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 37        | 40        | -7%      |
|                | % OF ASKING PRICE  | 100%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$546,607 | \$423,207 | 29.2%    |
|                | # OF CONTRACTS     | 23        | 26        | -11.5%   |
|                | NEW LISTINGS       | 30        | 51        | -41%     |
| Houses         | AVERAGE DOM        | 54        | 67        | -19%     |
|                | % OF ASKING PRICE  | 99%       | 99%       |          |
|                | AVERAGE SOLD PRICE | \$567,250 | \$627,200 | -10%     |
|                | # OF CONTRACTS     | 9         | 5         | 80%      |
|                | NEW LISTINGS       | 8         | 10        | -20%     |
| Condo/Co-op/TH | AVERAGE DOM        | 19        | 34        | -44%     |
|                | % OF ASKING PRICE  | 101%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$525,964 | \$380,708 | 38%      |
|                | # OF CONTRACTS     | 14        | 21        | -33%     |
|                | NEW LISTINGS       | 22        | 41        | -46%     |

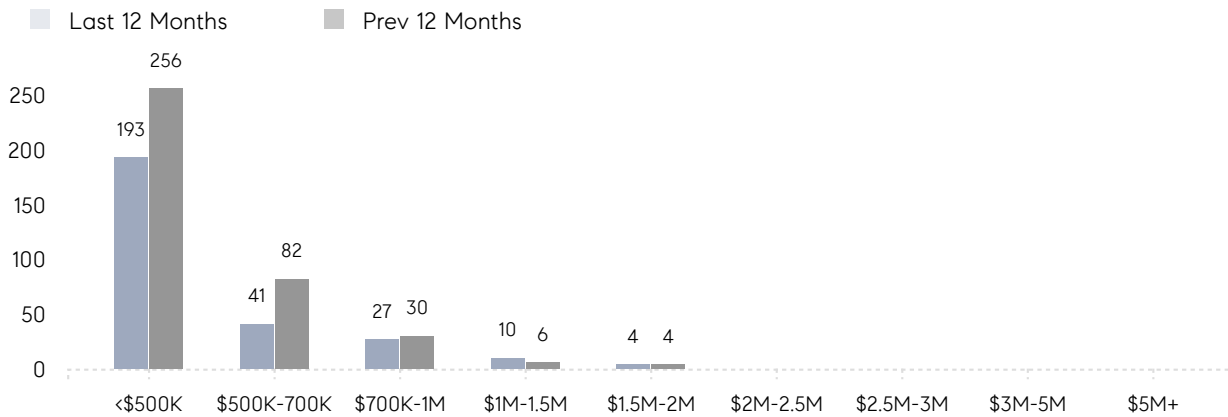
# North Bergen

MAY 2023

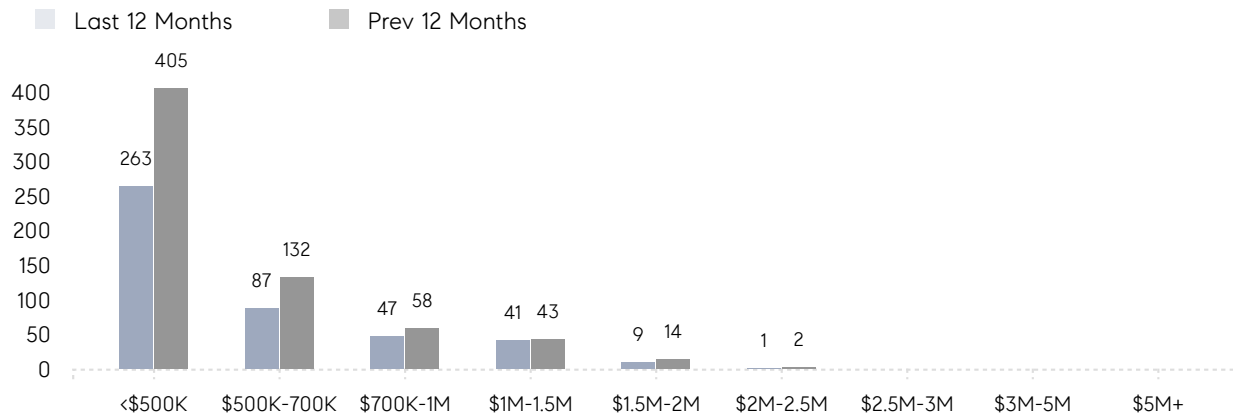
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# North Caldwell Market Insights

# North Caldwell

MAY 2023

## UNDER CONTRACT

**5**  
Total  
Properties

**\$1.3M**  
Average  
Price

**\$999K**  
Median  
Price

**-44%**  
Decrease From  
May 2022

**40%**  
Increase From  
May 2022

**19%**  
Increase From  
May 2022

## UNITS SOLD

**5**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$1.2M**  
Median  
Price

**0%**  
Change From  
May 2022

**10%**  
Increase From  
May 2022

**46%**  
Increase From  
May 2022

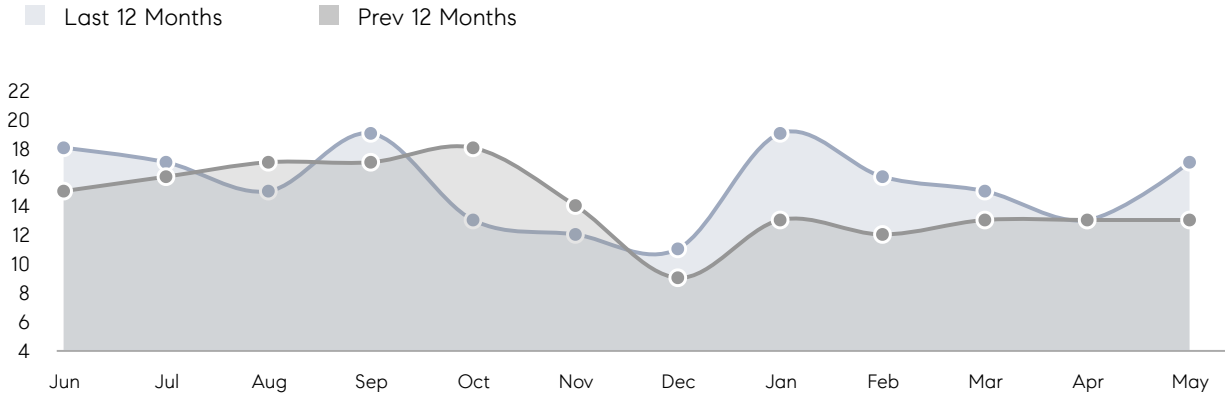
## Property Statistics

|                |                    | May 2023    | May 2022  | % Change |
|----------------|--------------------|-------------|-----------|----------|
| Overall        | AVERAGE DOM        | 25          | 15        | 67%      |
|                | % OF ASKING PRICE  | 105%        | 109%      |          |
|                | AVERAGE SOLD PRICE | \$1,075,800 | \$982,000 | 9.6%     |
|                | # OF CONTRACTS     | 5           | 9         | -44.4%   |
|                | NEW LISTINGS       | 13          | 10        | 30%      |
| Houses         | AVERAGE DOM        | 27          | 15        | 80%      |
|                | % OF ASKING PRICE  | 106%        | 109%      |          |
|                | AVERAGE SOLD PRICE | \$1,195,000 | \$982,000 | 22%      |
|                | # OF CONTRACTS     | 5           | 7         | -29%     |
|                | NEW LISTINGS       | 12          | 10        | 20%      |
| Condo/Co-op/TH | AVERAGE DOM        | 18          | -         | -        |
|                | % OF ASKING PRICE  | 100%        | -         |          |
|                | AVERAGE SOLD PRICE | \$599,000   | -         | -        |
|                | # OF CONTRACTS     | 0           | 2         | 0%       |
|                | NEW LISTINGS       | 1           | 0         | 0%       |

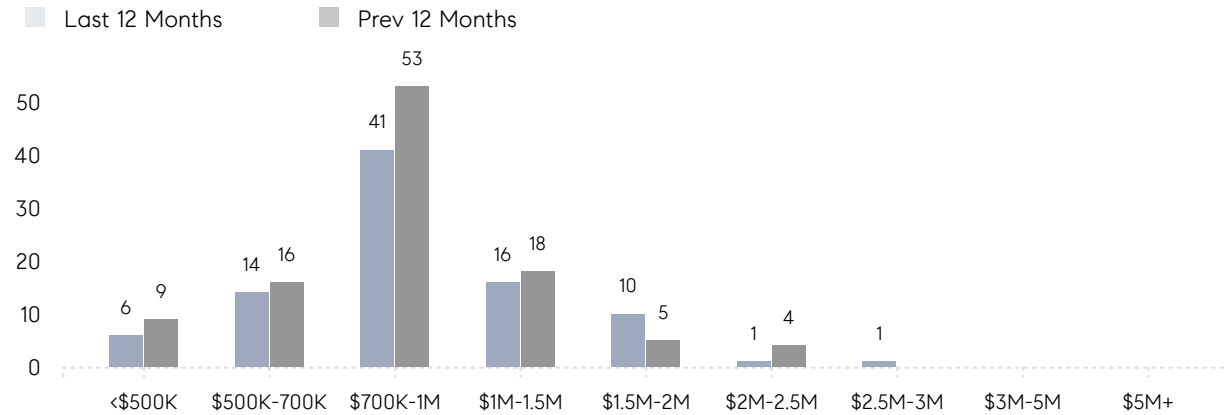
# North Caldwell

MAY 2023

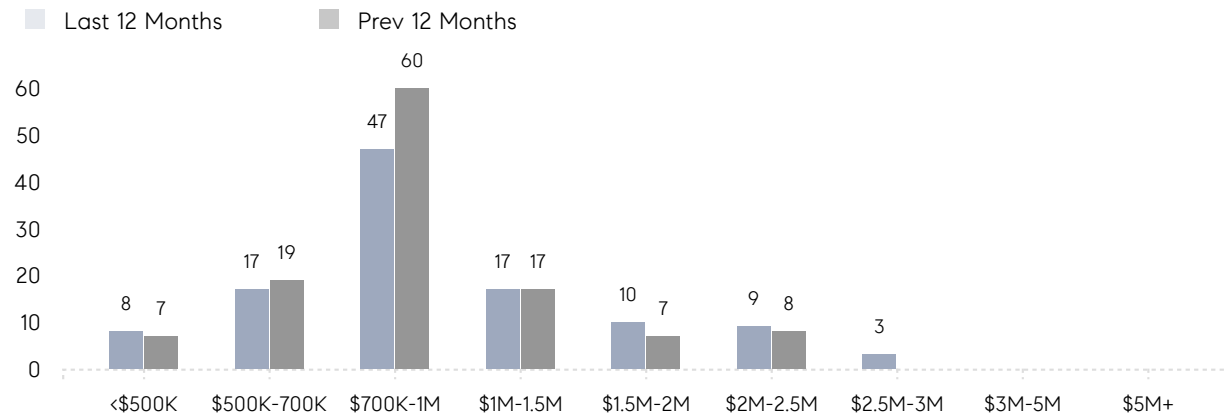
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# North Plainfield Market Insights

# North Plainfield

MAY 2023

## UNDER CONTRACT

**14**  
Total  
Properties

**\$349K**  
Average  
Price

**\$399K**  
Median  
Price

**-12%**  
Decrease From  
May 2022

**-6%**  
Decrease From  
May 2022

**0%**  
Change From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$327K**  
Average  
Price

**\$210K**  
Median  
Price

**-46%**  
Decrease From  
May 2022

**0%**  
Change From  
May 2022

**-43%**  
Decrease From  
May 2022

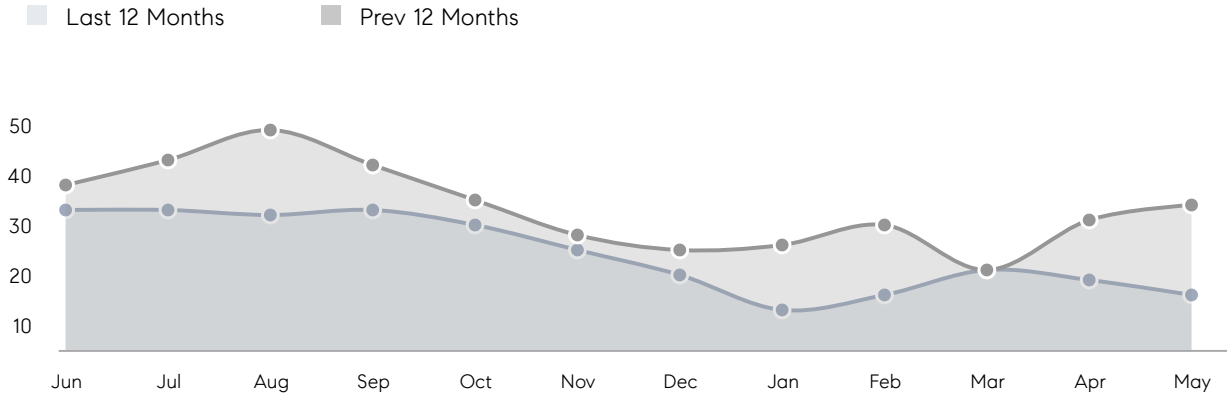
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 14        | 18        | -22%     |
|                | % OF ASKING PRICE  | 104%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$327,500 | \$329,077 | -0.5%    |
|                | # OF CONTRACTS     | 14        | 16        | -12.5%   |
|                | NEW LISTINGS       | 16        | 20        | -20%     |
| Houses         | AVERAGE DOM        | 18        | 20        | -10%     |
|                | % OF ASKING PRICE  | 107%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$520,000 | \$430,750 | 21%      |
|                | # OF CONTRACTS     | 10        | 14        | -29%     |
|                | NEW LISTINGS       | 12        | 19        | -37%     |
| Condo/Co-op/TH | AVERAGE DOM        | 11        | 16        | -31%     |
|                | % OF ASKING PRICE  | 102%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$183,125 | \$166,400 | 10%      |
|                | # OF CONTRACTS     | 4         | 2         | 100%     |
|                | NEW LISTINGS       | 4         | 1         | 300%     |

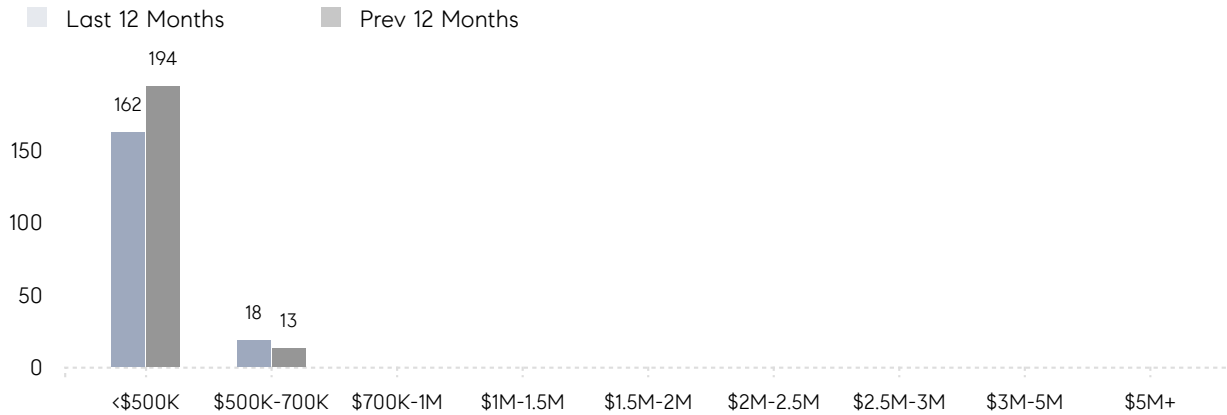
# North Plainfield

MAY 2023

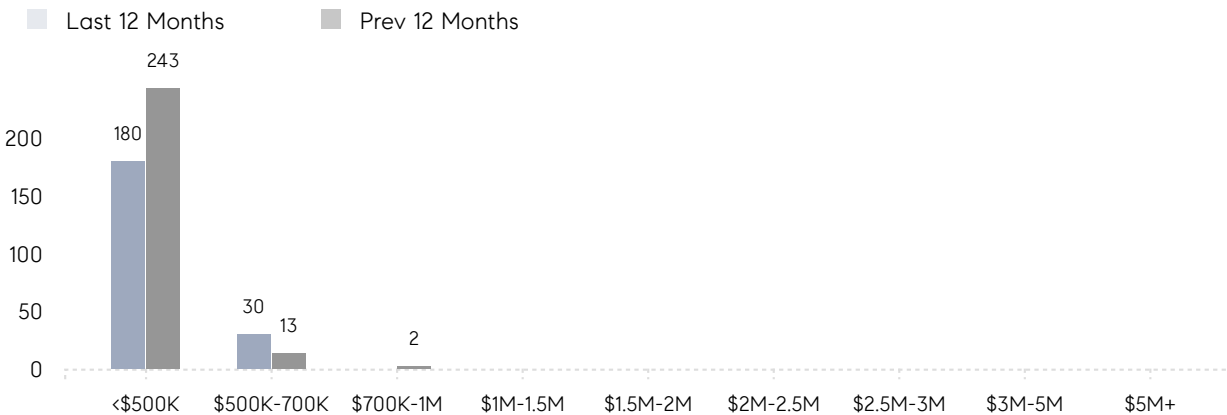
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Northvale Market Insights

# Northvale

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$637K**  
Average  
Price

**\$650K**  
Median  
Price

**50%**  
Increase From  
May 2022

**-4%**  
Decrease From  
May 2022

**2%**  
Increase From  
May 2022

## UNITS SOLD

**11**  
Total  
Properties

**\$659K**  
Average  
Price

**\$625K**  
Median  
Price

**267%**  
Increase From  
May 2022

**-7%**  
Decrease From  
May 2022

**-18%**  
Decrease From  
May 2022

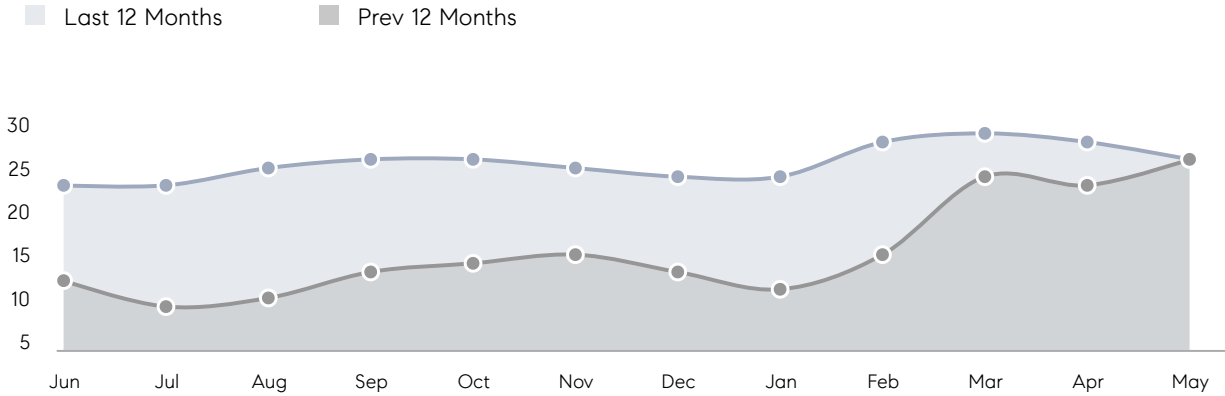
## Property Statistics

|                |                    | May 2023    | May 2022  | % Change |
|----------------|--------------------|-------------|-----------|----------|
| Overall        | AVERAGE DOM        | 51          | 61        | -16%     |
|                | % OF ASKING PRICE  | 98%         | 94%       |          |
|                | AVERAGE SOLD PRICE | \$659,091   | \$705,000 | -6.5%    |
|                | # OF CONTRACTS     | 9           | 6         | 50.0%    |
|                | NEW LISTINGS       | 5           | 11        | -55%     |
| Houses         | AVERAGE DOM        | 93          | 61        | 52%      |
|                | % OF ASKING PRICE  | 95%         | 94%       |          |
|                | AVERAGE SOLD PRICE | \$1,162,500 | \$705,000 | 65%      |
|                | # OF CONTRACTS     | 6           | 4         | 50%      |
|                | NEW LISTINGS       | 5           | 10        | -50%     |
| Condo/Co-op/TH | AVERAGE DOM        | 42          | -         | -        |
|                | % OF ASKING PRICE  | 98%         | -         |          |
|                | AVERAGE SOLD PRICE | \$547,222   | -         | -        |
|                | # OF CONTRACTS     | 3           | 2         | 50%      |
|                | NEW LISTINGS       | 0           | 1         | 0%       |

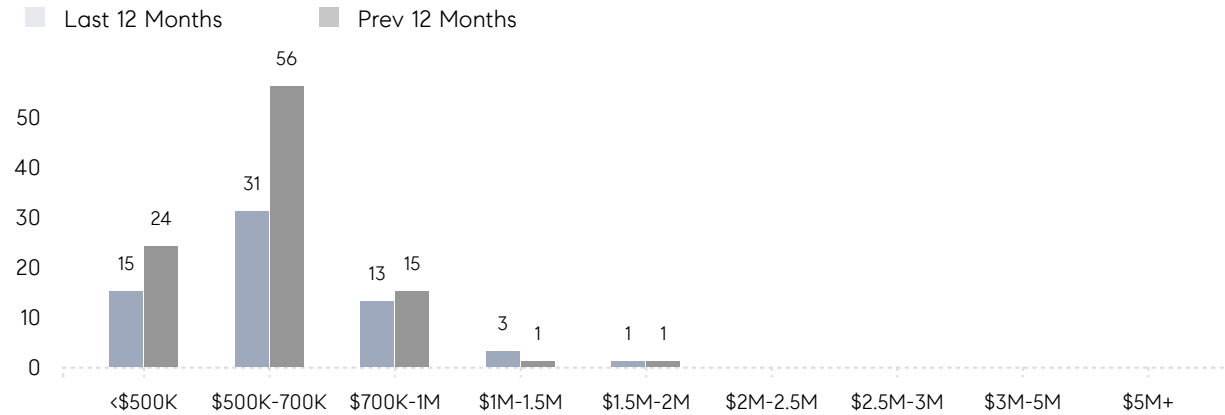
# Northvale

MAY 2023

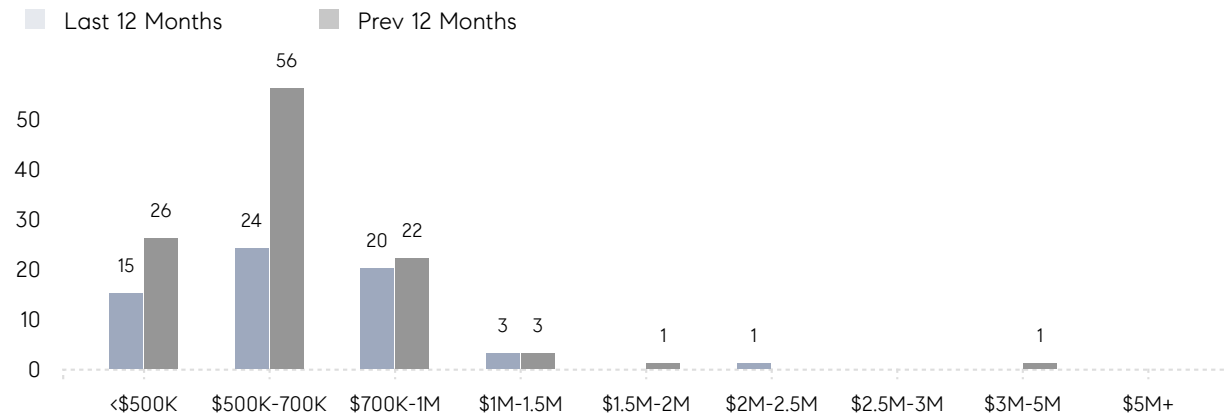
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Norwood Market Insights

# Norwood

MAY 2023

## UNDER CONTRACT

**3** **\$780K** **\$783K**  
 Total Average Median  
 Properties Price Price

**-67%** **-7%** **8%**  
 Decrease From Decrease From Increase From  
 May 2022 May 2022 May 2022

## UNITS SOLD

**0** - -  
 Total Average Median  
 Properties Price Price

**0%** - -  
 Change From Change From Change From  
 May 2022 May 2022 May 2022

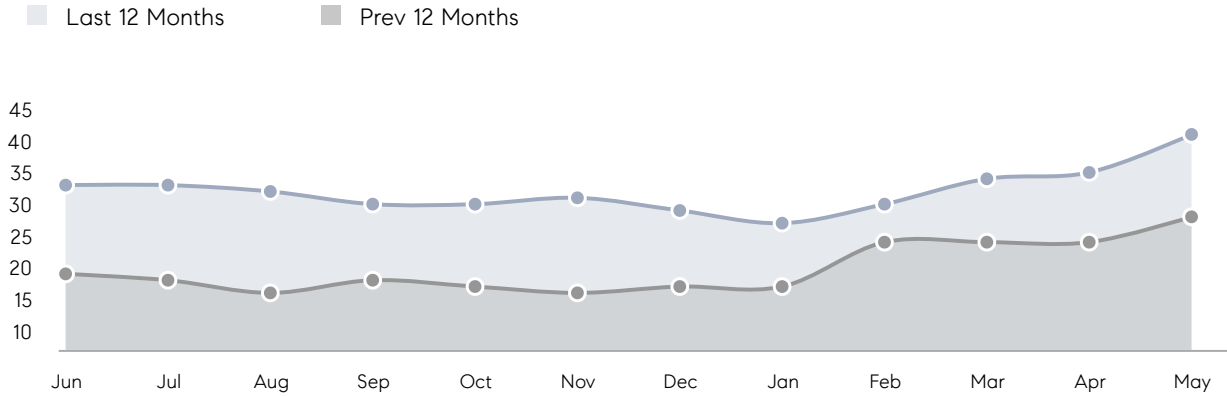
## Property Statistics

|                |                    | May 2023 | May 2022  | % Change |
|----------------|--------------------|----------|-----------|----------|
| Overall        | AVERAGE DOM        | -        | 18        | -        |
|                | % OF ASKING PRICE  | -        | 103%      |          |
|                | AVERAGE SOLD PRICE | -        | \$720,648 | -        |
|                | # OF CONTRACTS     | 3        | 9         | -66.7%   |
|                | NEW LISTINGS       | 10       | 15        | -33%     |
| Houses         | AVERAGE DOM        | -        | 16        | -        |
|                | % OF ASKING PRICE  | -        | 105%      |          |
|                | AVERAGE SOLD PRICE | -        | \$754,722 | -        |
|                | # OF CONTRACTS     | 3        | 8         | -62%     |
|                | NEW LISTINGS       | 9        | 14        | -36%     |
| Condo/Co-op/TH | AVERAGE DOM        | -        | 24        | -        |
|                | % OF ASKING PRICE  | -        | 99%       |          |
|                | AVERAGE SOLD PRICE | -        | \$652,500 | -        |
|                | # OF CONTRACTS     | 0        | 1         | 0%       |
|                | NEW LISTINGS       | 1        | 1         | 0%       |

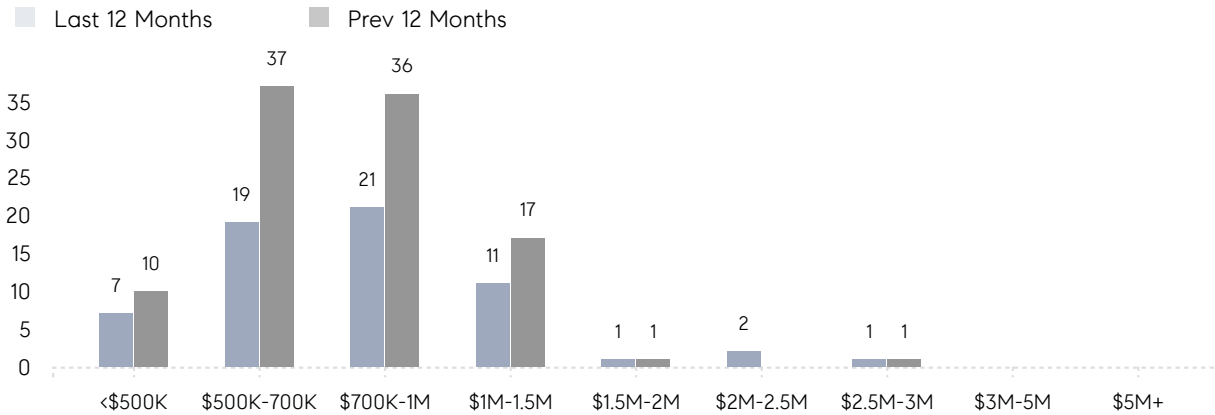
# Norwood

MAY 2023

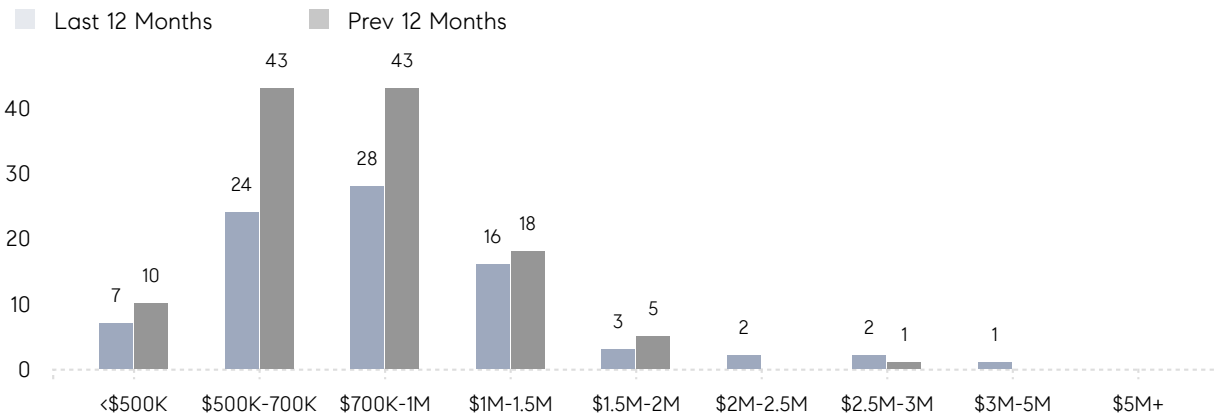
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Nutley Market Insights

# Nutley

MAY 2023

## UNDER CONTRACT

**43**  
Total  
Properties

**\$503K**  
Average  
Price

**\$500K**  
Median  
Price

**30%**  
Increase From  
May 2022

**-1%**  
Decrease From  
May 2022

**-2%**  
Decrease From  
May 2022

## UNITS SOLD

**23**  
Total  
Properties

**\$528K**  
Average  
Price

**\$502K**  
Median  
Price

**-49%**  
Decrease From  
May 2022

**6%**  
Increase From  
May 2022

**-4%**  
Decrease From  
May 2022

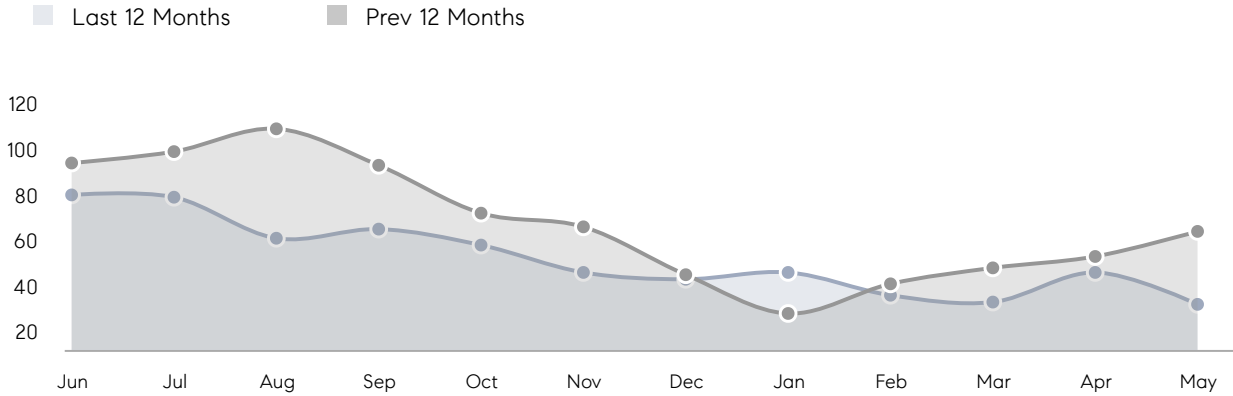
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 27        | 31        | -13%     |
|                | % OF ASKING PRICE  | 107%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$528,333 | \$498,933 | 5.9%     |
|                | # OF CONTRACTS     | 43        | 33        | 30.3%    |
|                | NEW LISTINGS       | 31        | 46        | -33%     |
| Houses         | AVERAGE DOM        | 29        | 28        | 4%       |
|                | % OF ASKING PRICE  | 106%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$559,034 | \$570,029 | -2%      |
|                | # OF CONTRACTS     | 30        | 23        | 30%      |
|                | NEW LISTINGS       | 25        | 34        | -26%     |
| Condo/Co-op/TH | AVERAGE DOM        | 14        | 40        | -65%     |
|                | % OF ASKING PRICE  | 108%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$382,500 | \$279,182 | 37%      |
|                | # OF CONTRACTS     | 13        | 10        | 30%      |
|                | NEW LISTINGS       | 6         | 12        | -50%     |

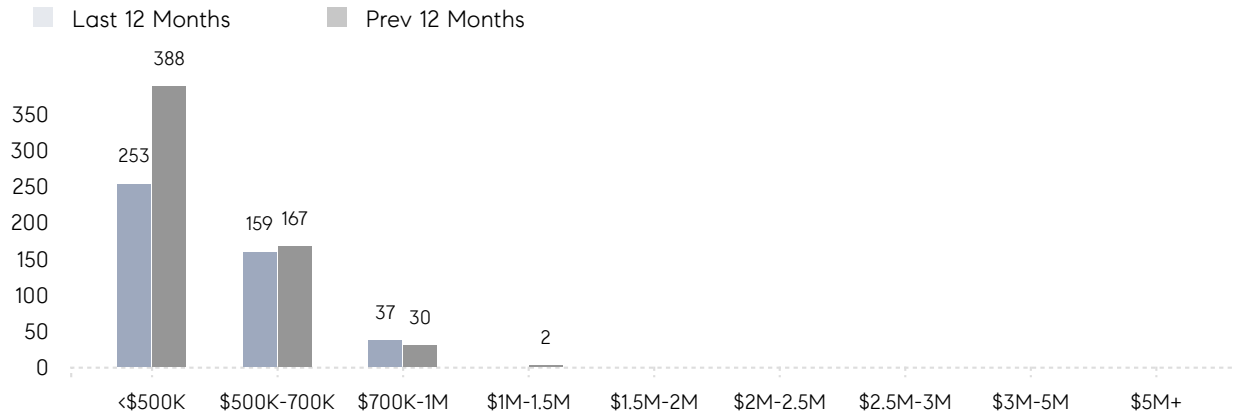
# Nutley

MAY 2023

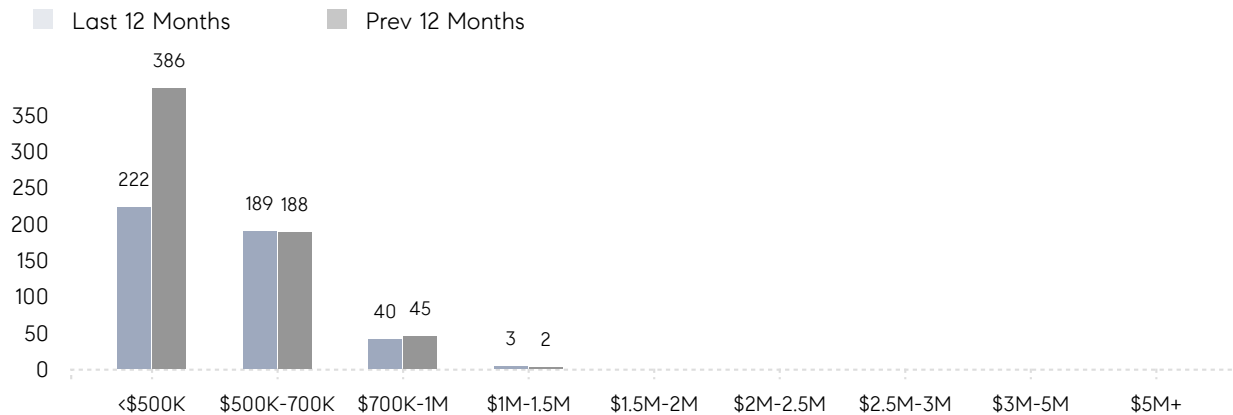
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Oakland Market Insights

# Oakland

MAY 2023

## UNDER CONTRACT

**23**  
Total  
Properties

**\$647K**  
Average  
Price

**\$650K**  
Median  
Price

**53%**  
Increase From  
May 2022

**0%**  
Change From  
May 2022

**8%**  
Increase From  
May 2022

## UNITS SOLD

**18**  
Total  
Properties

**\$596K**  
Average  
Price

**\$607K**  
Median  
Price

**13%**  
Increase From  
May 2022

**3%**  
Increase From  
May 2022

**10%**  
Increase From  
May 2022

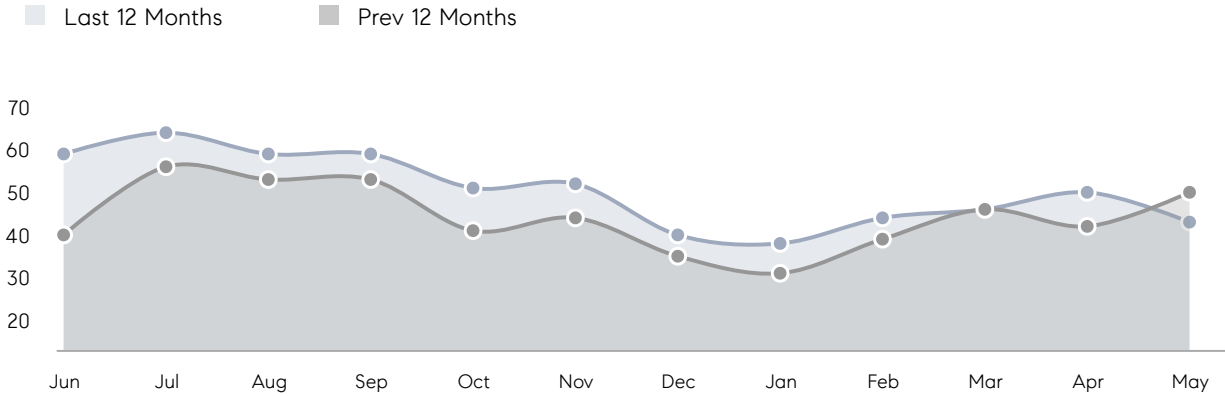
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 17        | 19        | -11%     |
|                | % OF ASKING PRICE  | 104%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$596,424 | \$579,001 | 3.0%     |
|                | # OF CONTRACTS     | 23        | 15        | 53.3%    |
|                | NEW LISTINGS       | 23        | 23        | 0%       |
| Houses         | AVERAGE DOM        | 17        | 19        | -11%     |
|                | % OF ASKING PRICE  | 104%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$617,425 | \$553,018 | 12%      |
|                | # OF CONTRACTS     | 21        | 14        | 50%      |
|                | NEW LISTINGS       | 23        | 21        | 10%      |
| Condo/Co-op/TH | AVERAGE DOM        | 11        | 16        | -31%     |
|                | % OF ASKING PRICE  | 108%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$428,413 | \$760,884 | -44%     |
|                | # OF CONTRACTS     | 2         | 1         | 100%     |
|                | NEW LISTINGS       | 0         | 2         | 0%       |

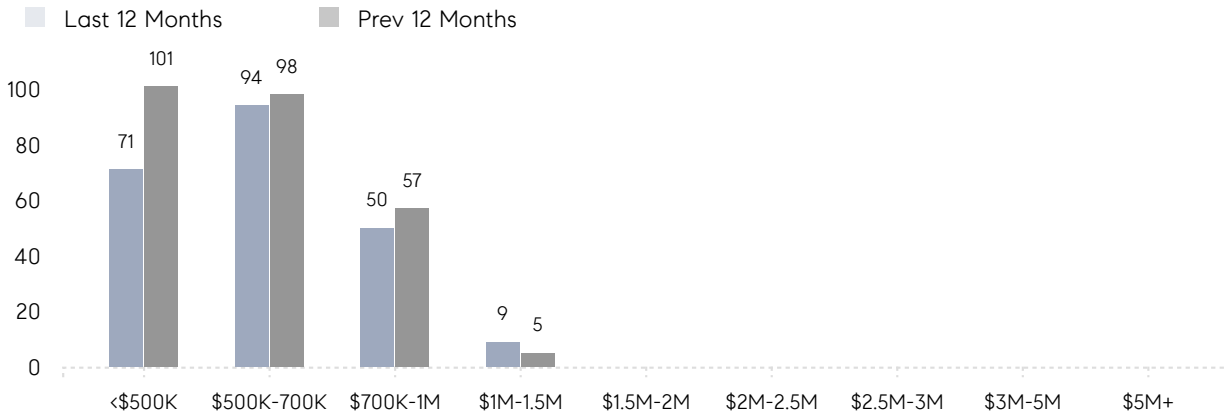
# Oakland

MAY 2023

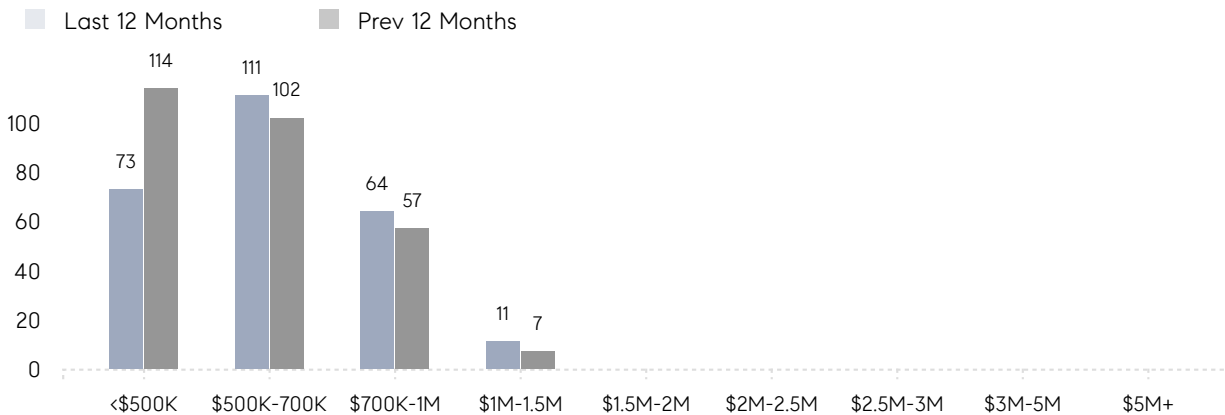
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Old Tappan Market Insights

# Old Tappan

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>6</b>               | <b>\$1.3M</b>          | <b>\$1.1M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-40%</b>            | <b>50%</b>             | <b>21%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                      |                        |
|------------------------|----------------------|------------------------|
| <b>10</b>              | <b>\$1.1M</b>        | <b>\$952K</b>          |
| Total Properties       | Average Price        | Median Price           |
| <b>-41%</b>            | <b>0%</b>            | <b>-5%</b>             |
| Decrease From May 2022 | Change From May 2022 | Decrease From May 2022 |

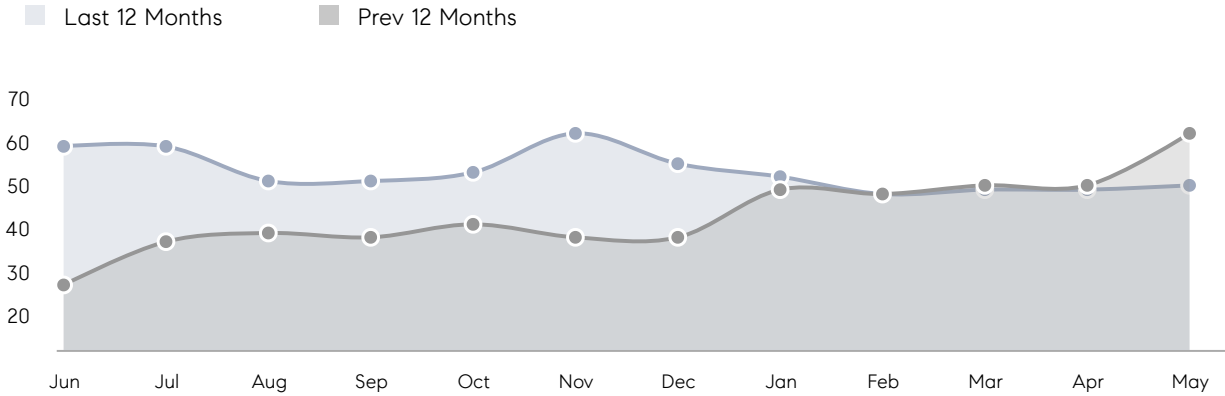
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 72          | 27          | 167%     |
|                | % OF ASKING PRICE  | 104%        | 99%         |          |
|                | AVERAGE SOLD PRICE | \$1,104,708 | \$1,101,775 | 0.3%     |
|                | # OF CONTRACTS     | 6           | 10          | -40.0%   |
|                | NEW LISTINGS       | 7           | 22          | -68%     |
| Houses         | AVERAGE DOM        | 24          | 26          | -8%      |
|                | % OF ASKING PRICE  | 106%        | 99%         |          |
|                | AVERAGE SOLD PRICE | \$1,116,286 | \$1,188,892 | -6%      |
|                | # OF CONTRACTS     | 4           | 5           | -20%     |
|                | NEW LISTINGS       | 5           | 5           | 0%       |
| Condo/Co-op/TH | AVERAGE DOM        | 183         | 38          | 382%     |
|                | % OF ASKING PRICE  | 100%        | 99%         |          |
|                | AVERAGE SOLD PRICE | \$1,077,693 | \$448,398   | 140%     |
|                | # OF CONTRACTS     | 2           | 5           | -60%     |
|                | NEW LISTINGS       | 2           | 17          | -88%     |

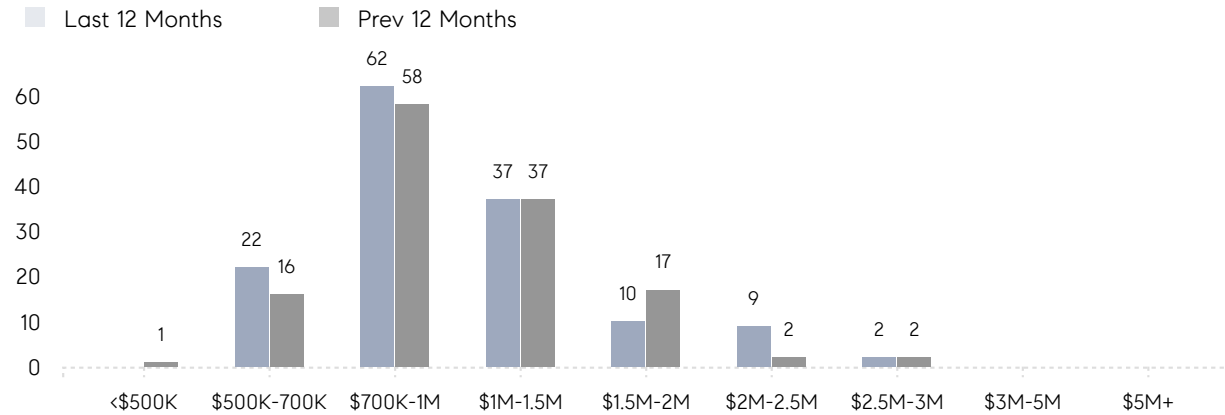
# Old Tappan

MAY 2023

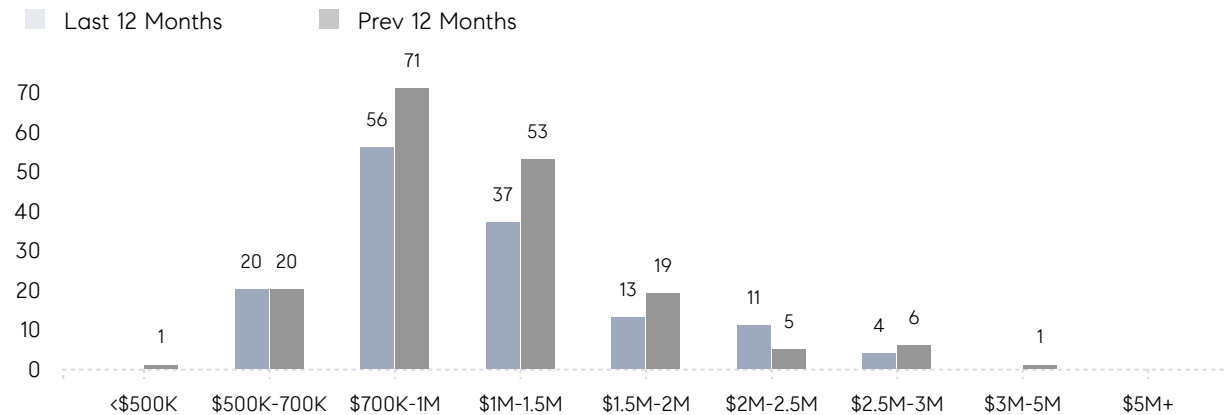
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Oradell Market Insights

# Oradell

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$689K**  
Average  
Price

**\$649K**  
Median  
Price

**0%**  
Change From  
May 2022

**-1%**  
Decrease From  
May 2022

**-4%**  
Decrease From  
May 2022

## UNITS SOLD

**10**  
Total  
Properties

**\$718K**  
Average  
Price

**\$682K**  
Median  
Price

**67%**  
Increase From  
May 2022

**5%**  
Increase From  
May 2022

**-8%**  
Decrease From  
May 2022

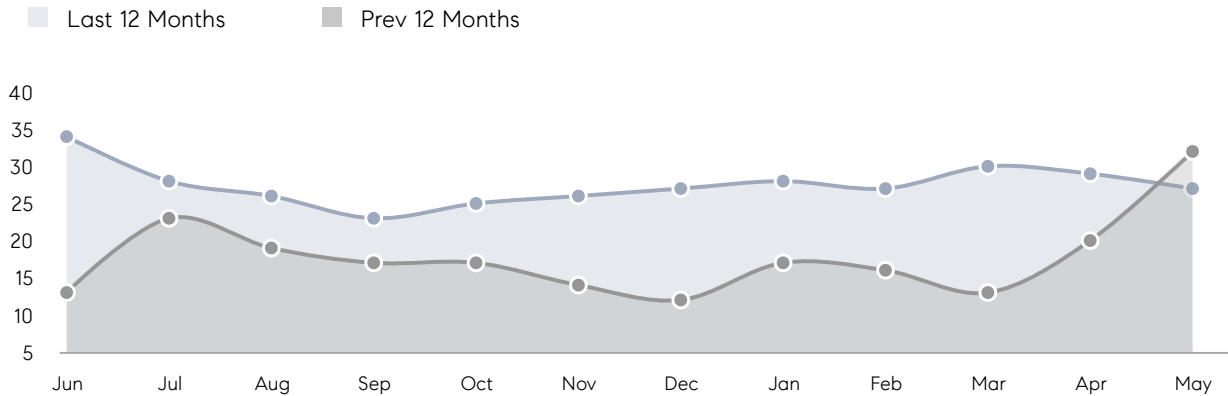
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 20        | 16        | 25%      |
|                | % OF ASKING PRICE  | 104%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$718,200 | \$685,500 | 4.8%     |
|                | # OF CONTRACTS     | 9         | 9         | 0.0%     |
|                | NEW LISTINGS       | 7         | 20        | -65%     |
| Houses         | AVERAGE DOM        | 20        | 16        | 25%      |
|                | % OF ASKING PRICE  | 104%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$718,200 | \$685,500 | 5%       |
|                | # OF CONTRACTS     | 9         | 9         | 0%       |
|                | 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%       |

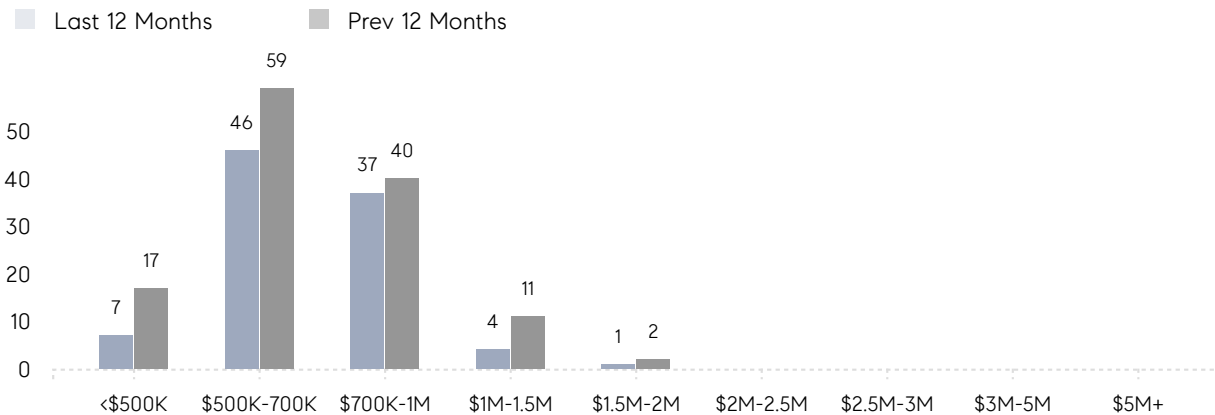
# Oradell

MAY 2023

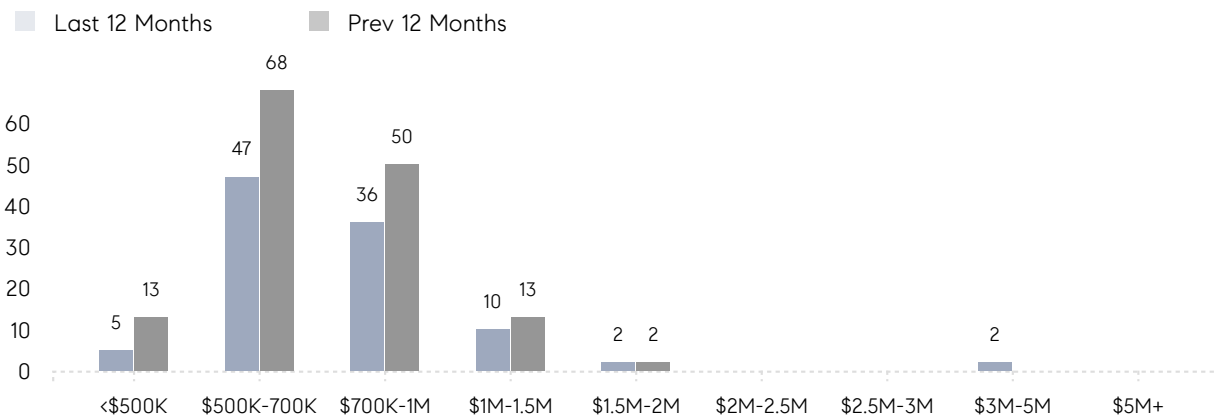
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Orange Market Insights

# Orange

MAY 2023

## UNDER CONTRACT

**21**  
Total  
Properties

**\$372K**  
Average  
Price

**\$399K**  
Median  
Price

**40%**  
Increase From  
May 2022

**-9%**  
Decrease From  
May 2022

**23%**  
Increase From  
May 2022

## UNITS SOLD

**10**  
Total  
Properties

**\$389K**  
Average  
Price

**\$372K**  
Median  
Price

**-37%**  
Decrease From  
May 2022

**3%**  
Increase From  
May 2022

**3%**  
Increase From  
May 2022

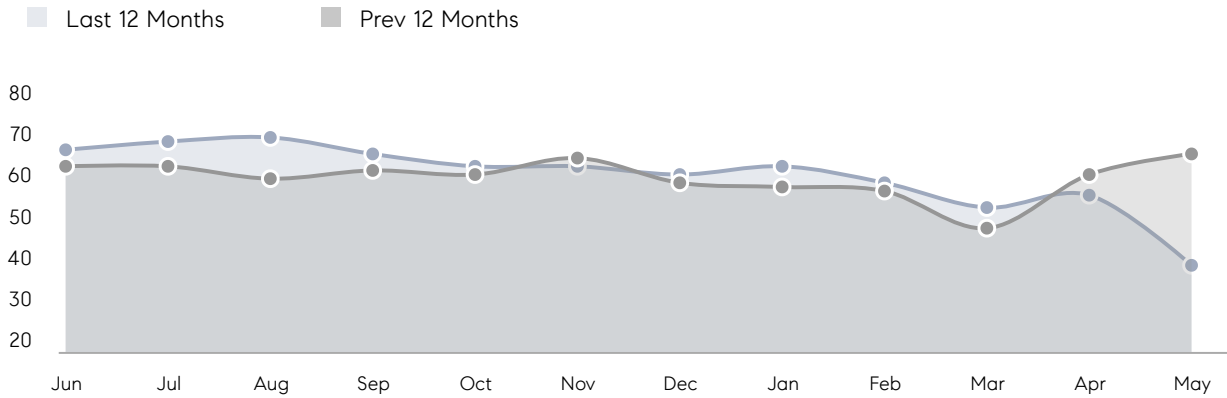
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 104       | 34        | 206%     |
|                | % OF ASKING PRICE  | 97%       | 101%      |          |
|                | AVERAGE SOLD PRICE | \$389,600 | \$378,188 | 3.0%     |
|                | # OF CONTRACTS     | 21        | 15        | 40.0%    |
|                | NEW LISTINGS       | 15        | 24        | -37%     |
| Houses         | AVERAGE DOM        | 108       | 34        | 218%     |
|                | % OF ASKING PRICE  | 98%       | 101%      |          |
|                | AVERAGE SOLD PRICE | \$404,000 | \$378,188 | 7%       |
|                | # OF CONTRACTS     | 17        | 11        | 55%      |
|                | NEW LISTINGS       | 13        | 18        | -28%     |
| Condo/Co-op/TH | AVERAGE DOM        | 69        | -         | -        |
|                | % OF ASKING PRICE  | 95%       | -         |          |
|                | AVERAGE SOLD PRICE | \$260,000 | -         | -        |
|                | # OF CONTRACTS     | 4         | 4         | 0%       |
|                | NEW LISTINGS       | 2         | 6         | -67%     |

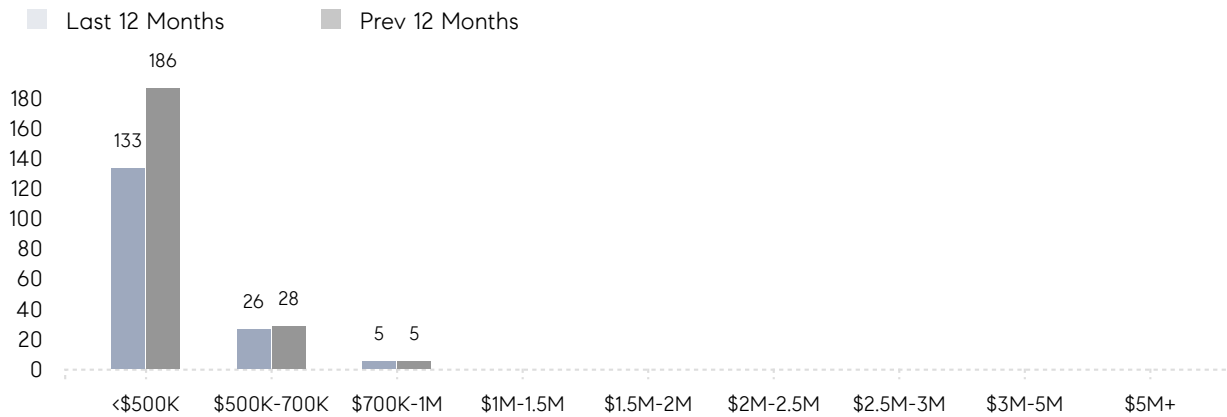
# Orange

MAY 2023

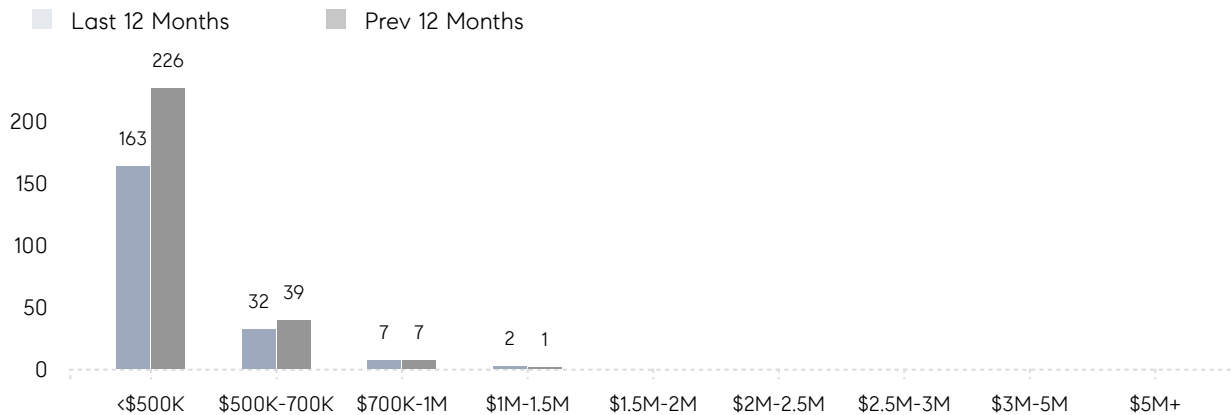
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Palisades Park Market Insights

# Palisades Park

MAY 2023

## UNDER CONTRACT

**11**  
Total  
Properties

**\$899K**  
Average  
Price

**\$849K**  
Median  
Price

**-8%**  
Decrease From  
May 2022

**7%**  
Increase From  
May 2022

**11%**  
Increase From  
May 2022

## UNITS SOLD

**10**  
Total  
Properties

**\$701K**  
Average  
Price

**\$785K**  
Median  
Price

**-9%**  
Decrease From  
May 2022

**-26%**  
Decrease From  
May 2022

**-21%**  
Decrease From  
May 2022

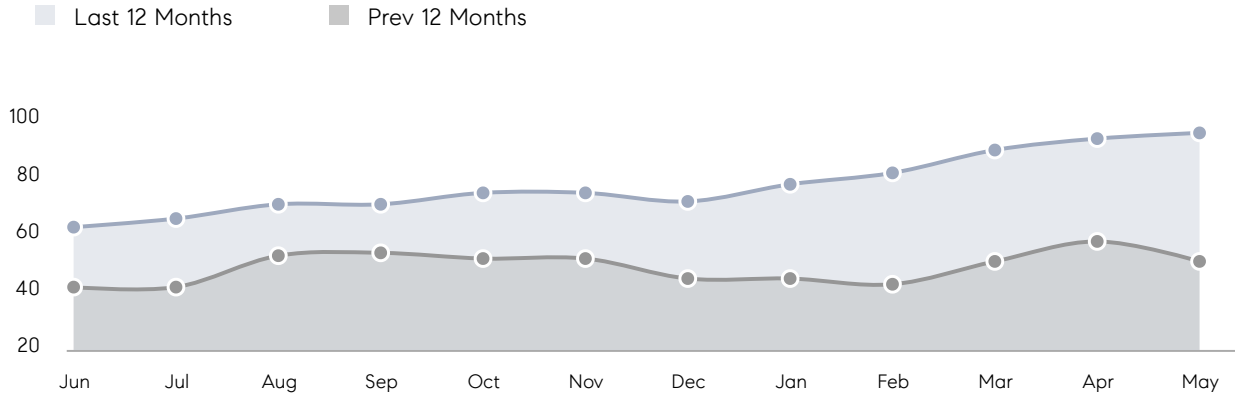
## Property Statistics

|                |                    | May 2023  | May 2022    | % Change |
|----------------|--------------------|-----------|-------------|----------|
| Overall        | AVERAGE DOM        | 32        | 40          | -20%     |
|                | % OF ASKING PRICE  | 99%       | 98%         |          |
|                | AVERAGE SOLD PRICE | \$701,800 | \$951,136   | -26.2%   |
|                | # OF CONTRACTS     | 11        | 12          | -8.3%    |
|                | NEW LISTINGS       | 15        | 6           | 150%     |
| Houses         | AVERAGE DOM        | -         | 26          | -        |
|                | % OF ASKING PRICE  | -         | 101%        |          |
|                | AVERAGE SOLD PRICE | -         | \$430,000   | -        |
|                | # OF CONTRACTS     | 2         | 3           | -33%     |
|                | NEW LISTINGS       | 5         | 2           | 150%     |
| Condo/Co-op/TH | AVERAGE DOM        | 32        | 41          | -22%     |
|                | % OF ASKING PRICE  | 99%       | 97%         |          |
|                | AVERAGE SOLD PRICE | \$701,800 | \$1,003,250 | -30%     |
|                | # OF CONTRACTS     | 9         | 9           | 0%       |
|                | NEW LISTINGS       | 10        | 4           | 150%     |

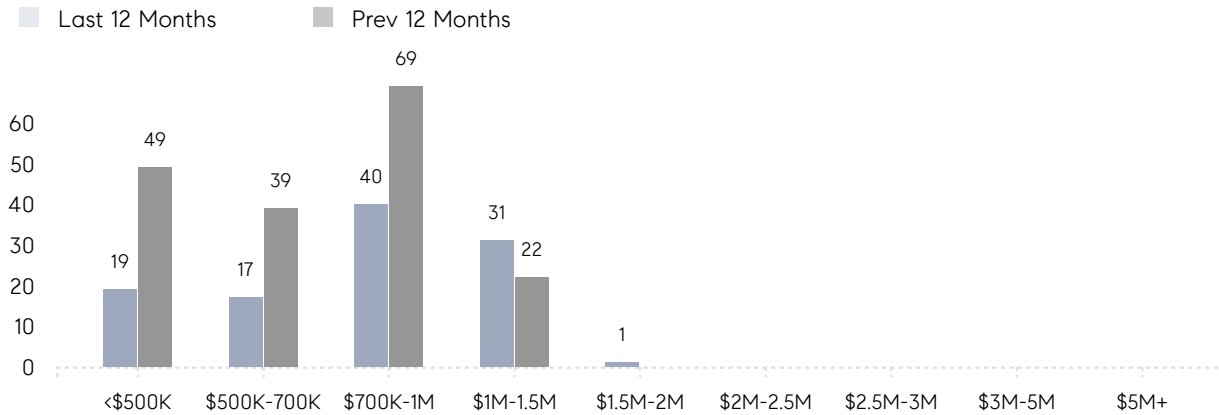
# Palisades Park

MAY 2023

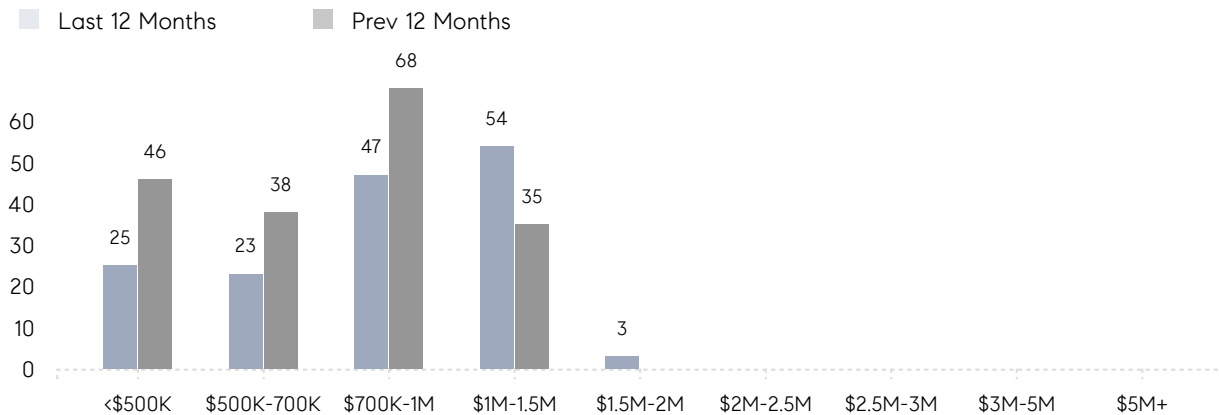
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Paramus Market Insights

# Paramus

MAY 2023

## UNDER CONTRACT

**27**  
Total  
Properties

**\$1.1M**  
Average  
Price

**\$948K**  
Median  
Price

**-25%**  
Decrease From  
May 2022

**18%**  
Increase From  
May 2022

**14%**  
Increase From  
May 2022

## UNITS SOLD

**14**  
Total  
Properties

**\$1.1M**  
Average  
Price

**\$878K**  
Median  
Price

**-18%**  
Decrease From  
May 2022

**-3%**  
Decrease From  
May 2022

**-11%**  
Decrease From  
May 2022

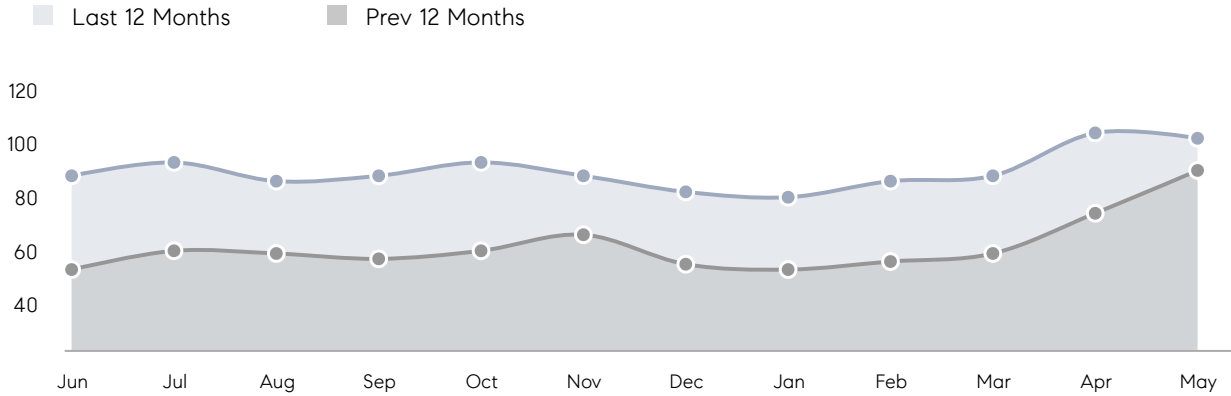
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 20          | 30          | -33%     |
|                | % OF ASKING PRICE  | 103%        | 100%        |          |
|                | AVERAGE SOLD PRICE | \$1,118,929 | \$1,157,588 | -3.3%    |
|                | # OF CONTRACTS     | 27          | 36          | -25.0%   |
|                | NEW LISTINGS       | 24          | 48          | -50%     |
| Houses         | AVERAGE DOM        | 20          | 30          | -33%     |
|                | % OF ASKING PRICE  | 103%        | 100%        |          |
|                | AVERAGE SOLD PRICE | \$1,118,929 | \$1,157,588 | -3%      |
|                | # OF CONTRACTS     | 26          | 33          | -21%     |
|                | NEW LISTINGS       | 23          | 45          | -49%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -           | -        |
|                | % OF ASKING PRICE  | -           | -           |          |
|                | AVERAGE SOLD PRICE | -           | -           | -        |
|                | # OF CONTRACTS     | 1           | 3           | -67%     |
|                | NEW LISTINGS       | 1           | 3           | -67%     |

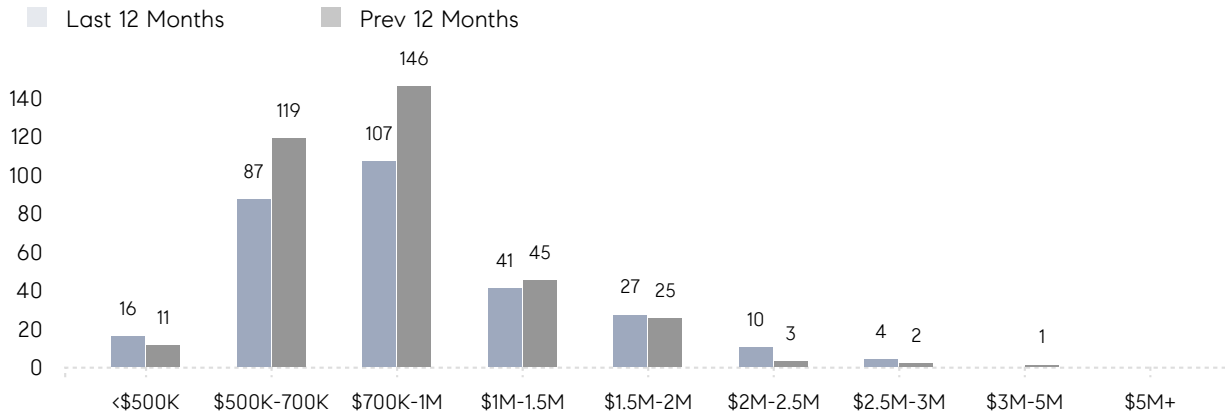
# Paramus

MAY 2023

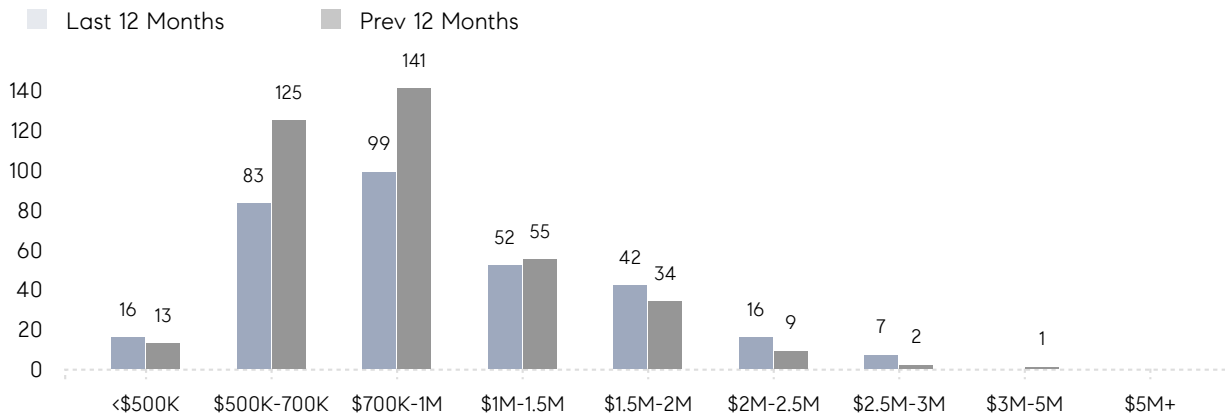
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Park Ridge Market Insights

# Park Ridge

MAY 2023

## UNDER CONTRACT

**13**  
Total  
Properties

**\$630K**  
Average  
Price

**\$579K**  
Median  
Price

**30%**  
Increase From  
May 2022

**-20%**  
Decrease From  
May 2022

**-19%**  
Decrease From  
May 2022

## UNITS SOLD

**10**  
Total  
Properties

**\$841K**  
Average  
Price

**\$841K**  
Median  
Price

**-17%**  
Decrease From  
May 2022

**14%**  
Increase From  
May 2022

**25%**  
Increase From  
May 2022

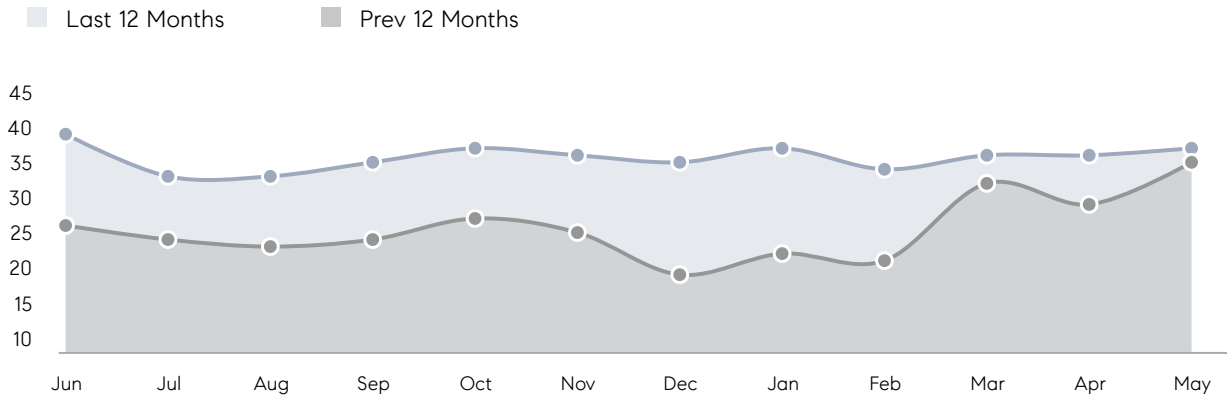
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 20        | 23        | -13%     |
|                | % OF ASKING PRICE  | 102%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$841,550 | \$735,292 | 14.5%    |
|                | # OF CONTRACTS     | 13        | 10        | 30.0%    |
|                | NEW LISTINGS       | 16        | 16        | 0%       |
| Houses         | AVERAGE DOM        | 20        | 29        | -31%     |
|                | % OF ASKING PRICE  | 102%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$841,550 | \$715,938 | 18%      |
|                | # OF CONTRACTS     | 11        | 7         | 57%      |
|                | NEW LISTINGS       | 13        | 10        | 30%      |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 10        | -        |
|                | % OF ASKING PRICE  | -         | 104%      |          |
|                | AVERAGE SOLD PRICE | -         | \$774,000 | -        |
|                | # OF CONTRACTS     | 2         | 3         | -33%     |
|                | NEW LISTINGS       | 3         | 6         | -50%     |

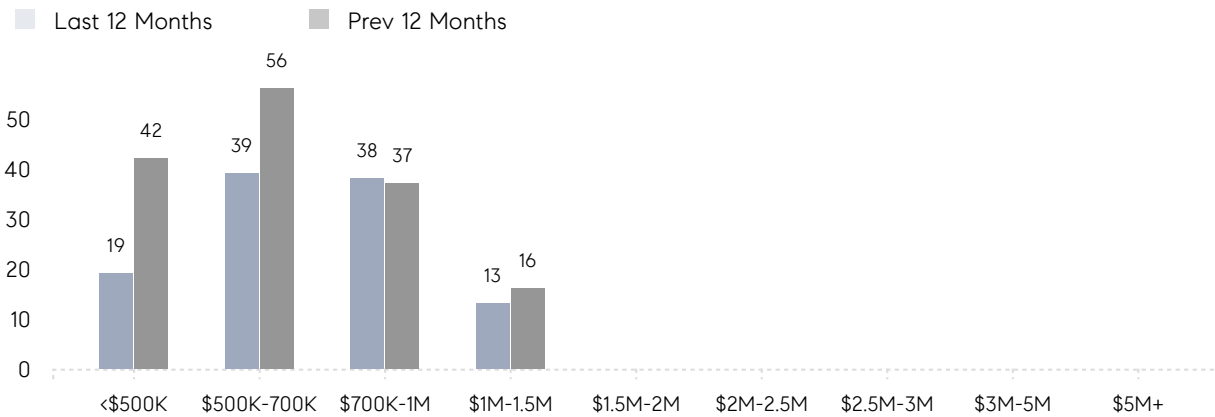
# Park Ridge

MAY 2023

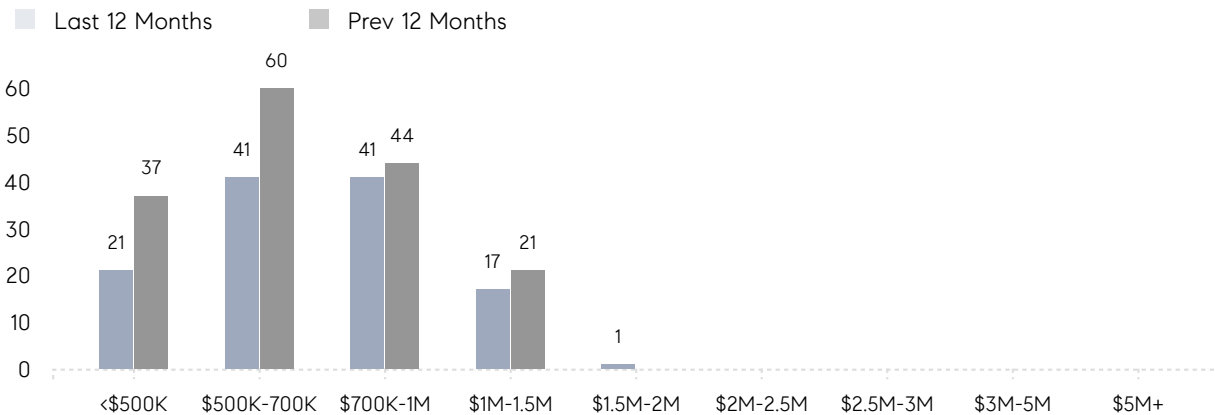
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Parsippany Market Insights

# Parsippany

MAY 2023

## UNDER CONTRACT

**38**  
Total  
Properties

**\$549K**  
Average  
Price

**\$524K**  
Median  
Price

**-19%**  
Decrease From  
May 2022

**20%**  
Increase From  
May 2022

**26%**  
Increase From  
May 2022

## UNITS SOLD

**28**  
Total  
Properties

**\$477K**  
Average  
Price

**\$476K**  
Median  
Price

**-30%**  
Decrease From  
May 2022

**0%**  
Change From  
May 2022

**8%**  
Increase From  
May 2022

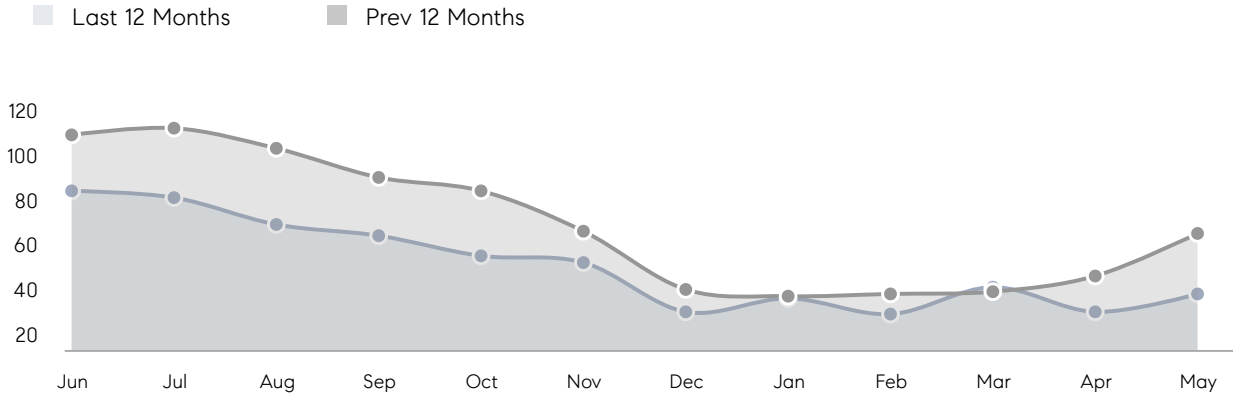
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 20        | 23        | -13%     |
|                | % OF ASKING PRICE  | 107%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$477,372 | \$477,463 | 0.0%     |
|                | # OF CONTRACTS     | 38        | 47        | -19.1%   |
|                | NEW LISTINGS       | 48        | 70        | -31%     |
| Houses         | AVERAGE DOM        | 22        | 25        | -12%     |
|                | % OF ASKING PRICE  | 109%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$544,773 | \$588,280 | -7%      |
|                | # OF CONTRACTS     | 28        | 26        | 8%       |
|                | NEW LISTINGS       | 33        | 50        | -34%     |
| Condo/Co-op/TH | AVERAGE DOM        | 16        | 19        | -16%     |
|                | % OF ASKING PRICE  | 105%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$356,050 | \$292,767 | 22%      |
|                | # OF CONTRACTS     | 10        | 21        | -52%     |
|                | NEW LISTINGS       | 15        | 20        | -25%     |

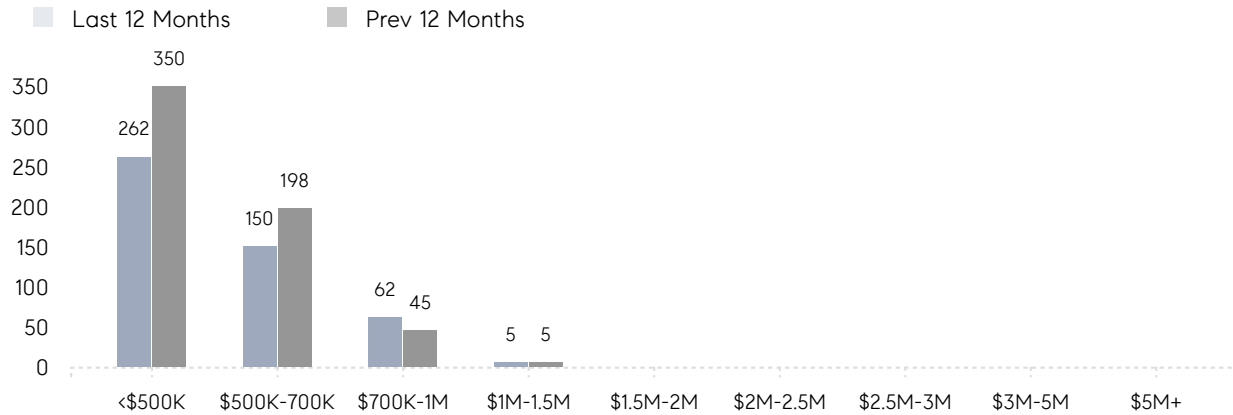
# Parsippany

MAY 2023

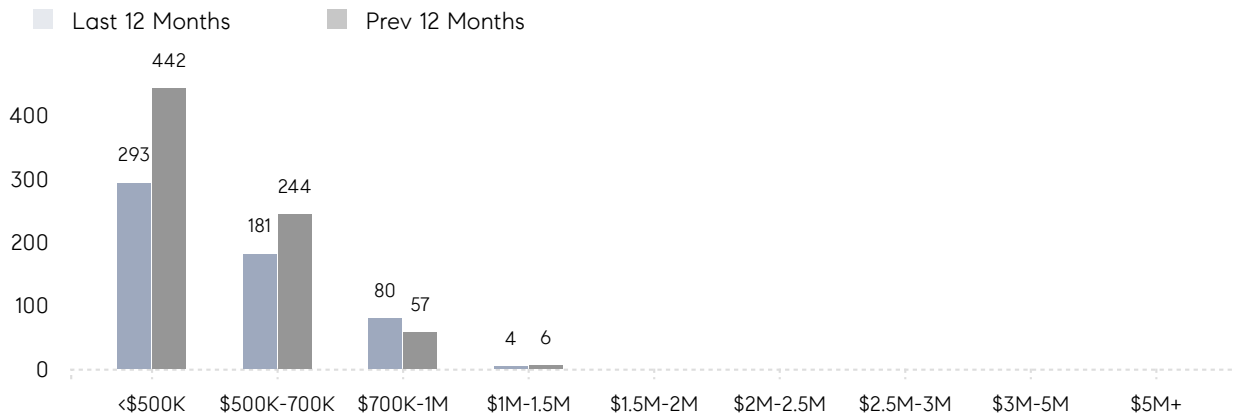
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Passaic Market Insights

# Passaic

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$385K**  
Average  
Price

**\$429K**  
Median  
Price

**29%**  
Increase From  
May 2022

**6%**  
Increase From  
May 2022

**43%**  
Increase From  
May 2022

## UNITS SOLD

**9**  
Total  
Properties

**\$312K**  
Average  
Price

**\$307K**  
Median  
Price

**0%**  
Change From  
May 2022

**-17%**  
Decrease From  
May 2022

**-6%**  
Decrease From  
May 2022

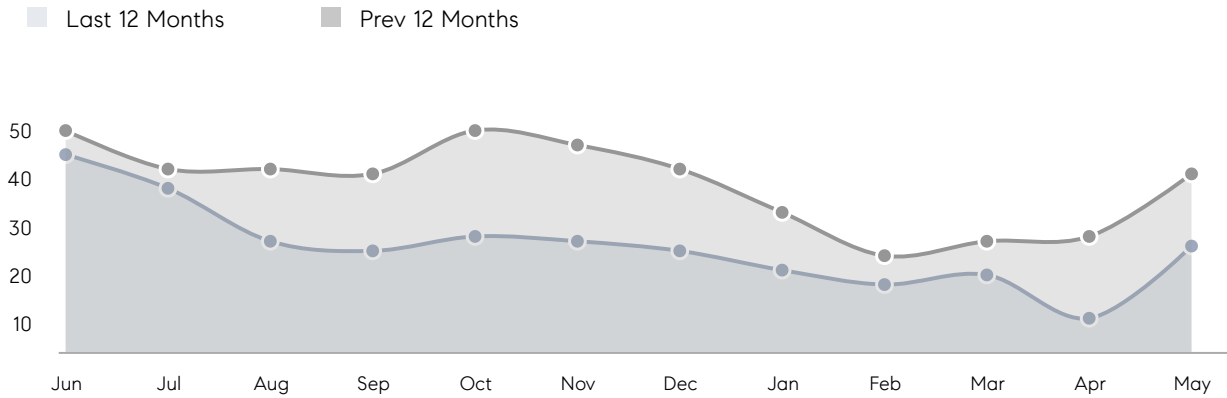
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 40        | 66        | -39%     |
|                | % OF ASKING PRICE  | 101%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$312,667 | \$377,222 | -17.1%   |
|                | # OF CONTRACTS     | 9         | 7         | 28.6%    |
|                | NEW LISTINGS       | 25        | 24        | 4%       |
| Houses         | AVERAGE DOM        | 47        | 75        | -37%     |
|                | % OF ASKING PRICE  | 98%       | 103%      |          |
|                | AVERAGE SOLD PRICE | \$341,500 | \$465,000 | -27%     |
|                | # OF CONTRACTS     | 5         | 5         | 0%       |
|                | NEW LISTINGS       | 12        | 17        | -29%     |
| Condo/Co-op/TH | AVERAGE DOM        | 26        | 54        | -52%     |
|                | % OF ASKING PRICE  | 106%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$255,000 | \$267,500 | -5%      |
|                | # OF CONTRACTS     | 4         | 2         | 100%     |
|                | NEW LISTINGS       | 13        | 7         | 86%      |

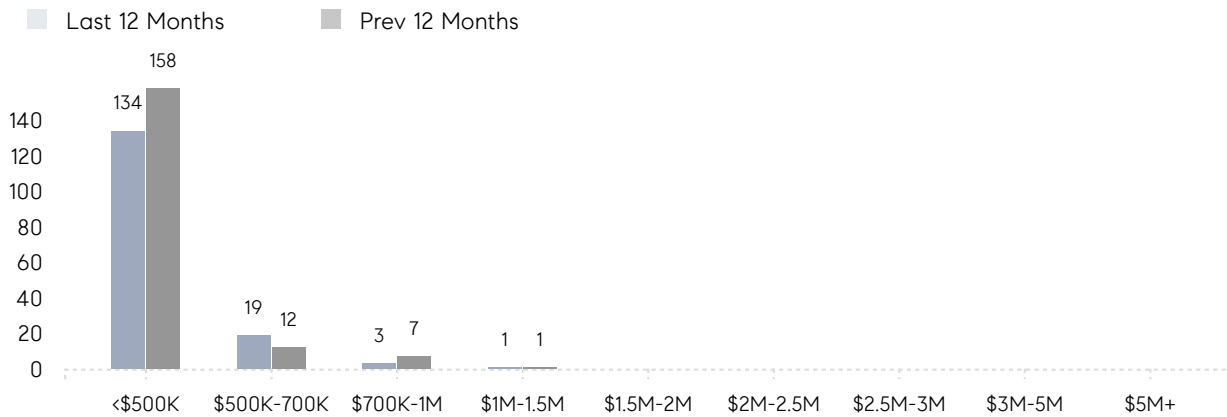
# Passaic

MAY 2023

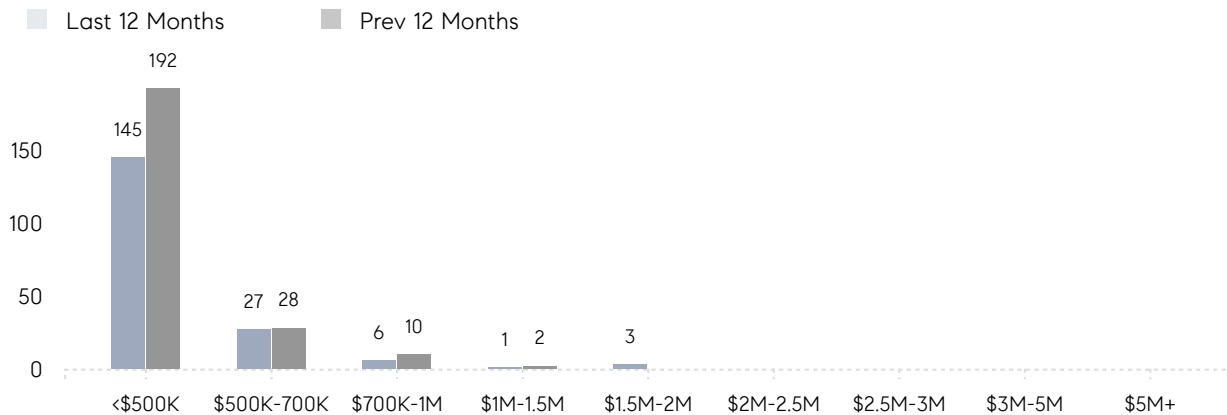
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Paterson Market Insights

# Paterson

MAY 2023

## UNDER CONTRACT

**23**  
Total  
Properties

**\$322K**  
Average  
Price

**\$359K**  
Median  
Price

**-41%**  
Decrease From  
May 2022

**-10%**  
Decrease From  
May 2022

**0%**  
Change From  
May 2022

## UNITS SOLD

**14**  
Total  
Properties

**\$327K**  
Average  
Price

**\$355K**  
Median  
Price

**-71%**  
Decrease From  
May 2022

**5%**  
Increase From  
May 2022

**4%**  
Increase From  
May 2022

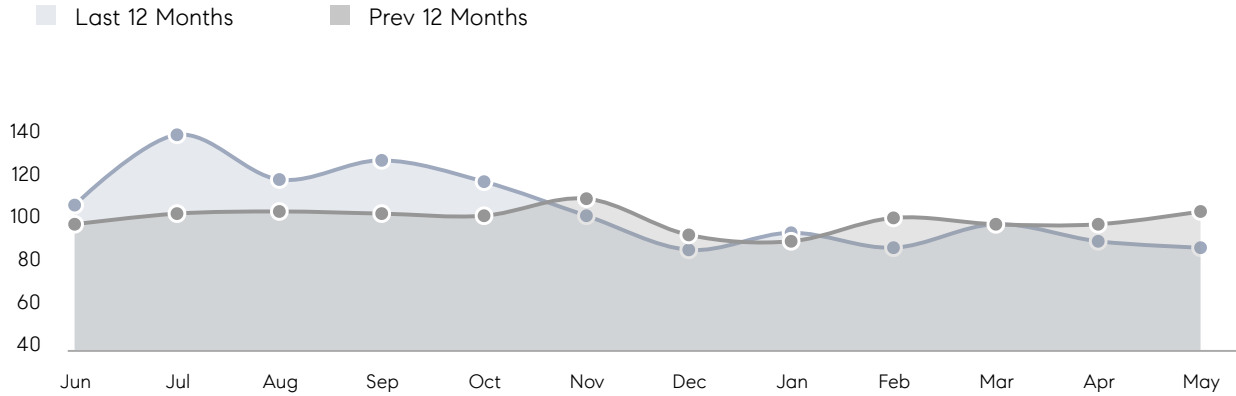
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 66        | 52        | 27%      |
|                | % OF ASKING PRICE  | 100%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$327,379 | \$310,856 | 5.3%     |
|                | # OF CONTRACTS     | 23        | 39        | -41.0%   |
|                | NEW LISTINGS       | 31        | 58        | -47%     |
| Houses         | AVERAGE DOM        | 75        | 46        | 63%      |
|                | % OF ASKING PRICE  | 99%       | 103%      |          |
|                | AVERAGE SOLD PRICE | \$384,118 | \$348,529 | 10%      |
|                | # OF CONTRACTS     | 16        | 31        | -48%     |
|                | NEW LISTINGS       | 23        | 42        | -45%     |
| Condo/Co-op/TH | AVERAGE DOM        | 33        | 76        | -57%     |
|                | % OF ASKING PRICE  | 100%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$119,333 | \$167,700 | -29%     |
|                | # OF CONTRACTS     | 7         | 8         | -12%     |
|                | NEW LISTINGS       | 8         | 16        | -50%     |

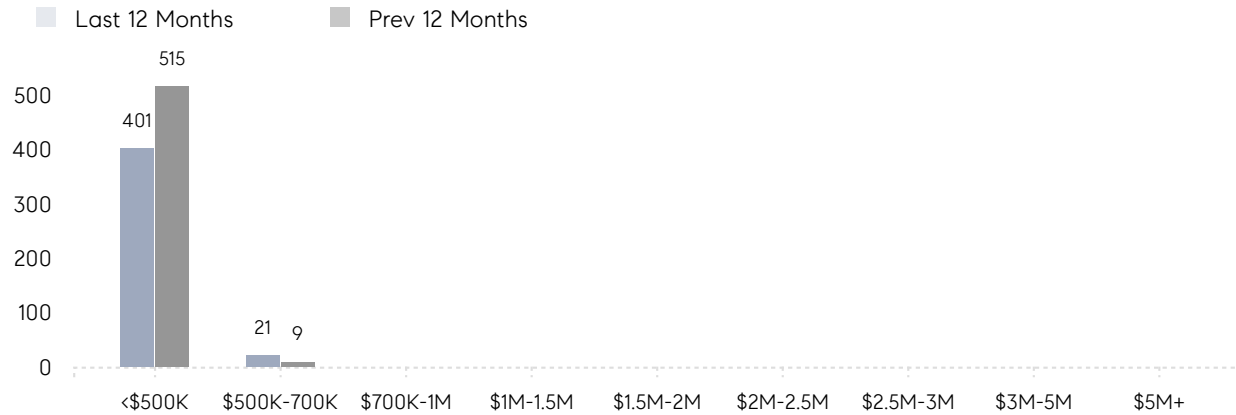
# Paterson

MAY 2023

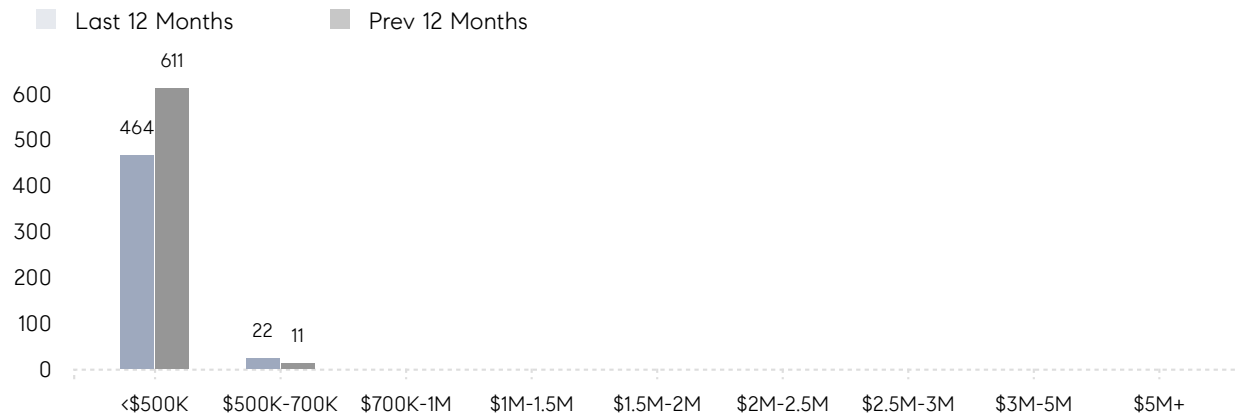
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Peapack Gladstone Market Insights

# Peapack Gladstone

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>3</b>               | <b>\$1.4M</b>          | <b>\$1.3M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>200%</b>            | <b>-29%</b>            | <b>-30%</b>            |
| Increase From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>2</b>               | <b>\$1.6M</b>          | <b>\$1.6M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-71%</b>            | <b>60%</b>             | <b>105%</b>            |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

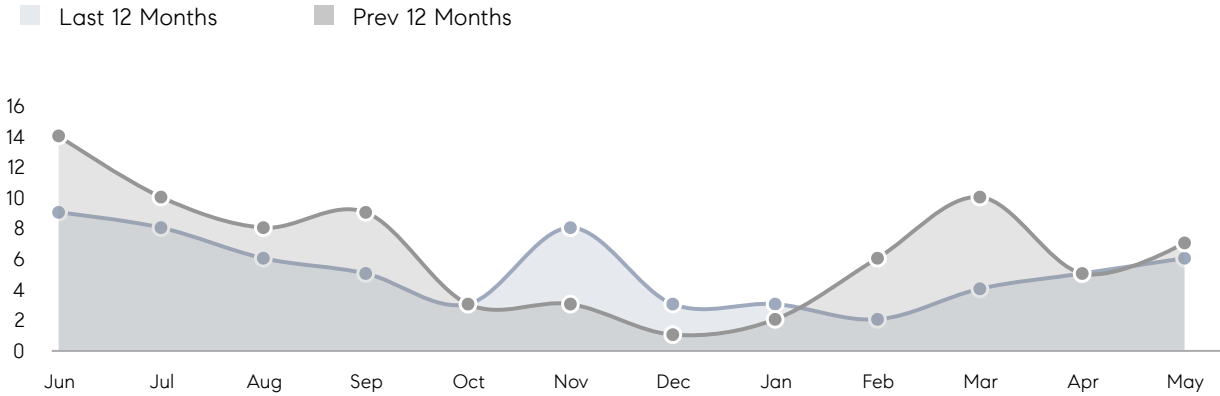
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 96          | 18          | 433%     |
|                | % OF ASKING PRICE  | 102%        | 99%         |          |
|                | AVERAGE SOLD PRICE | \$1,637,500 | \$1,025,000 | 59.8%    |
|                | # OF CONTRACTS     | 3           | 1           | 200.0%   |
|                | NEW LISTINGS       | 4           | 4           | 0%       |
| Houses         | AVERAGE DOM        | 96          | 18          | 433%     |
|                | % OF ASKING PRICE  | 102%        | 99%         |          |
|                | AVERAGE SOLD PRICE | \$1,637,500 | \$1,025,000 | 60%      |
|                | # OF CONTRACTS     | 3           | 1           | 200%     |
|                | NEW LISTINGS       | 3           | 4           | -25%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -           | -        |
|                | % OF ASKING PRICE  | -           | -           |          |
|                | AVERAGE SOLD PRICE | -           | -           | -        |
|                | # OF CONTRACTS     | 0           | 0           | 0%       |
|                | NEW LISTINGS       | 1           | 0           | 0%       |

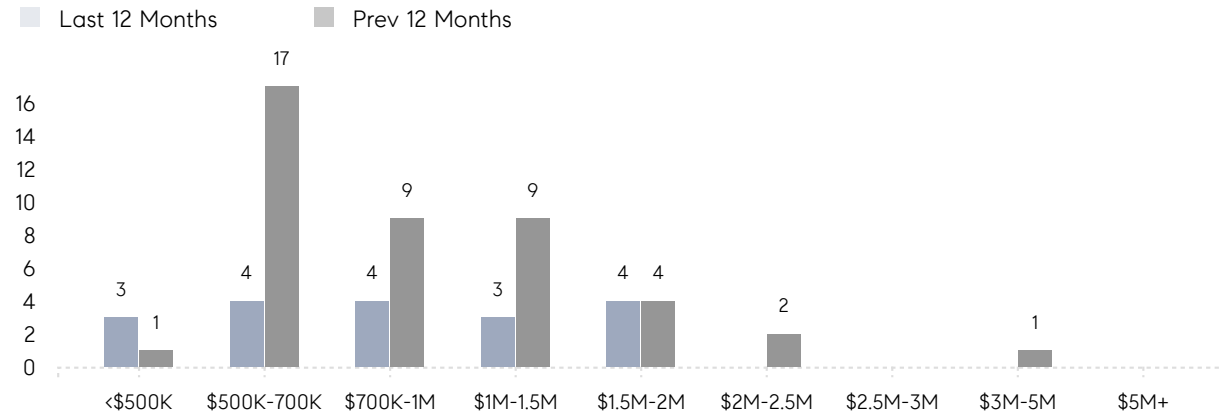
# Peapack Gladstone

MAY 2023

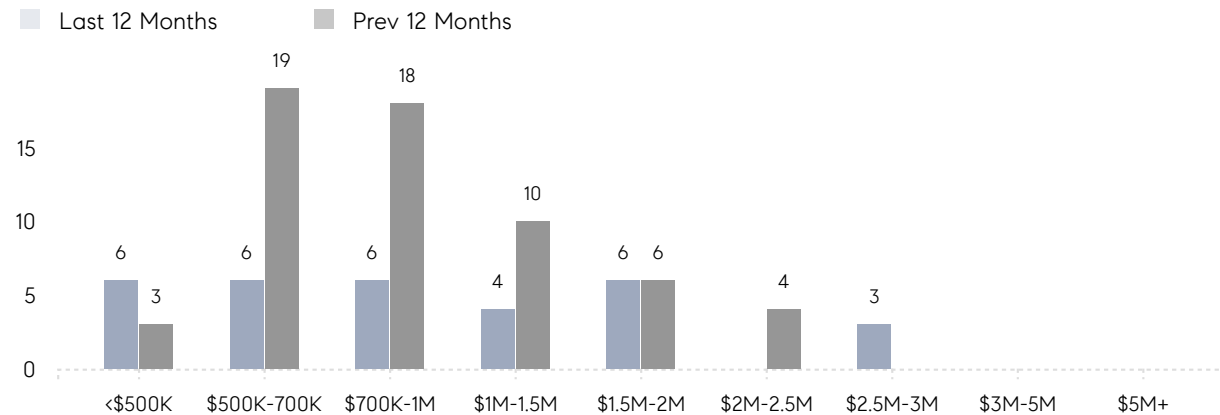
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Plainfield Market Insights

# Plainfield

MAY 2023

## UNDER CONTRACT

**28**  
Total  
Properties

**\$456K**  
Average  
Price

**\$431K**  
Median  
Price

**27%**  
Increase From  
May 2022

**14%**  
Increase From  
May 2022

**12%**  
Increase From  
May 2022

## UNITS SOLD

**18**  
Total  
Properties

**\$387K**  
Average  
Price

**\$400K**  
Median  
Price

**6%**  
Increase From  
May 2022

**-3%**  
Decrease From  
May 2022

**11%**  
Increase From  
May 2022

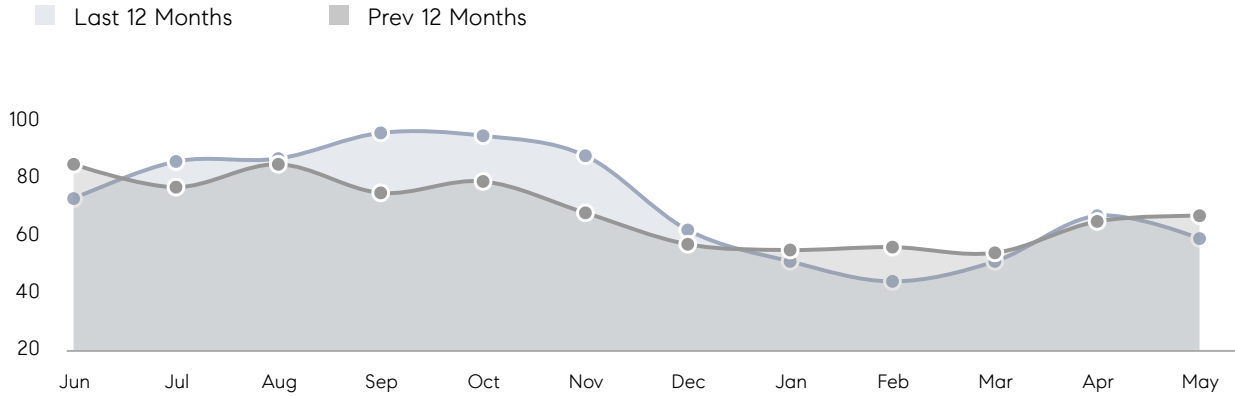
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 68        | 22        | 209%     |
|                | % OF ASKING PRICE  | 101%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$387,528 | \$398,382 | -2.7%    |
|                | # OF CONTRACTS     | 28        | 22        | 27.3%    |
|                | NEW LISTINGS       | 26        | 39        | -33%     |
| Houses         | AVERAGE DOM        | 68        | 22        | 209%     |
|                | % OF ASKING PRICE  | 101%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$387,528 | \$398,382 | -3%      |
|                | # OF CONTRACTS     | 27        | 21        | 29%      |
|                | NEW LISTINGS       | 26        | 35        | -26%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 1         | 1         | 0%       |
|                | NEW LISTINGS       | 0         | 4         | 0%       |

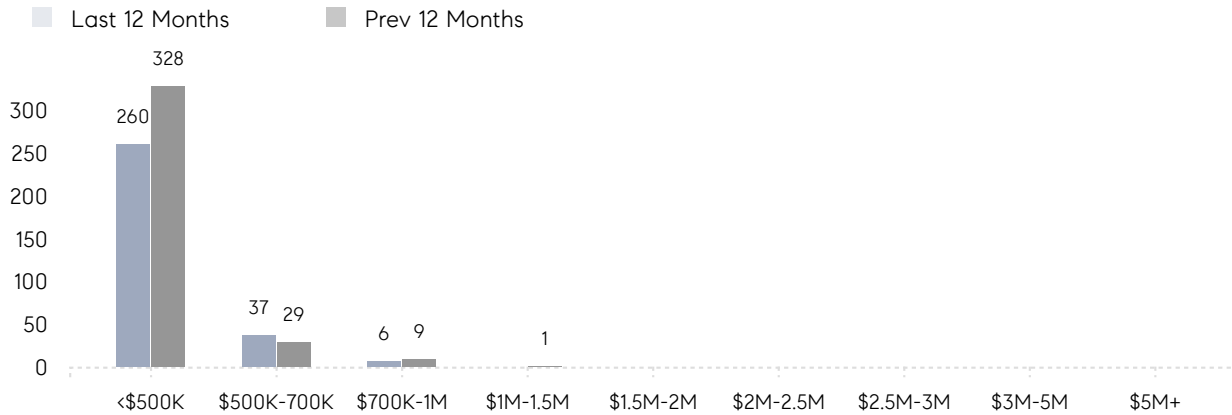
# Plainfield

MAY 2023

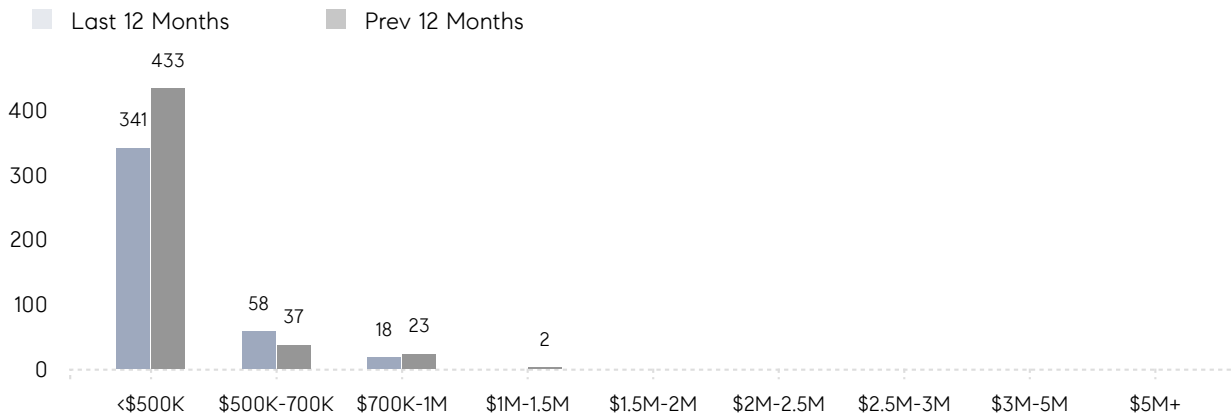
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Rahway Market Insights

# Rahway

MAY 2023

## UNDER CONTRACT

**22**  
Total  
Properties

**\$428K**  
Average  
Price

**\$425K**  
Median  
Price

**-31%**  
Decrease From  
May 2022

**4%**  
Increase From  
May 2022

**5%**  
Increase From  
May 2022

## UNITS SOLD

**17**  
Total  
Properties

**\$437K**  
Average  
Price

**\$430K**  
Median  
Price

**-57%**  
Decrease From  
May 2022

**9%**  
Increase From  
May 2022

**11%**  
Increase From  
May 2022

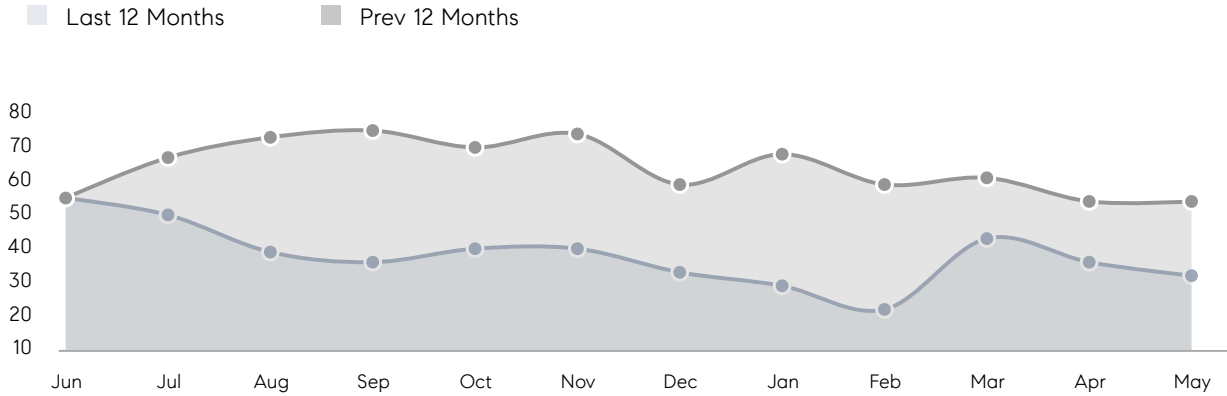
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 33        | 38        | -13%     |
|                | % OF ASKING PRICE  | 105%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$437,442 | \$399,558 | 9.5%     |
|                | # OF CONTRACTS     | 22        | 32        | -31.2%   |
|                | NEW LISTINGS       | 21        | 35        | -40%     |
| Houses         | AVERAGE DOM        | 37        | 35        | 6%       |
|                | % OF ASKING PRICE  | 105%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$452,234 | \$409,137 | 11%      |
|                | # OF CONTRACTS     | 19        | 25        | -24%     |
|                | NEW LISTINGS       | 17        | 29        | -41%     |
| Condo/Co-op/TH | AVERAGE DOM        | 8         | 59        | -86%     |
|                | % OF ASKING PRICE  | 105%      | 96%       |          |
|                | AVERAGE SOLD PRICE | \$326,500 | \$332,500 | -2%      |
|                | # OF CONTRACTS     | 3         | 7         | -57%     |
|                | NEW LISTINGS       | 4         | 6         | -33%     |

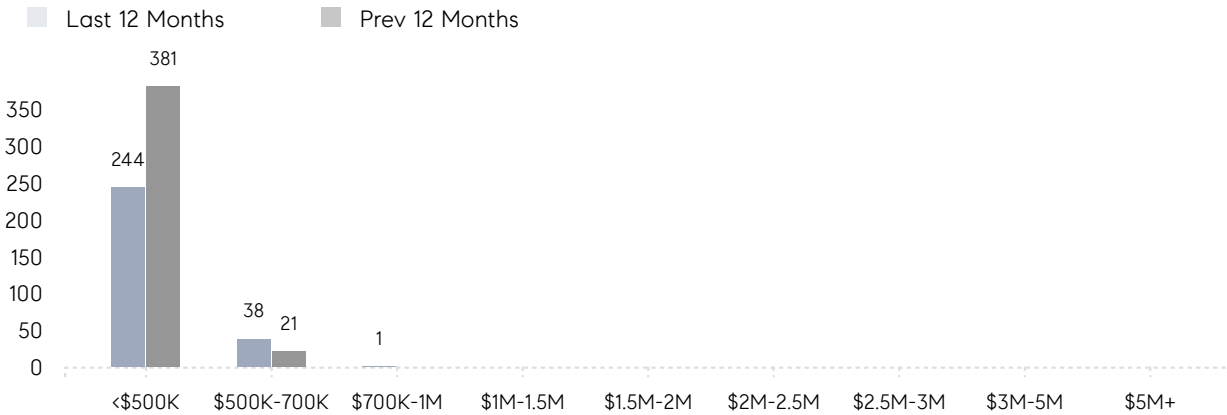
# Rahway

MAY 2023

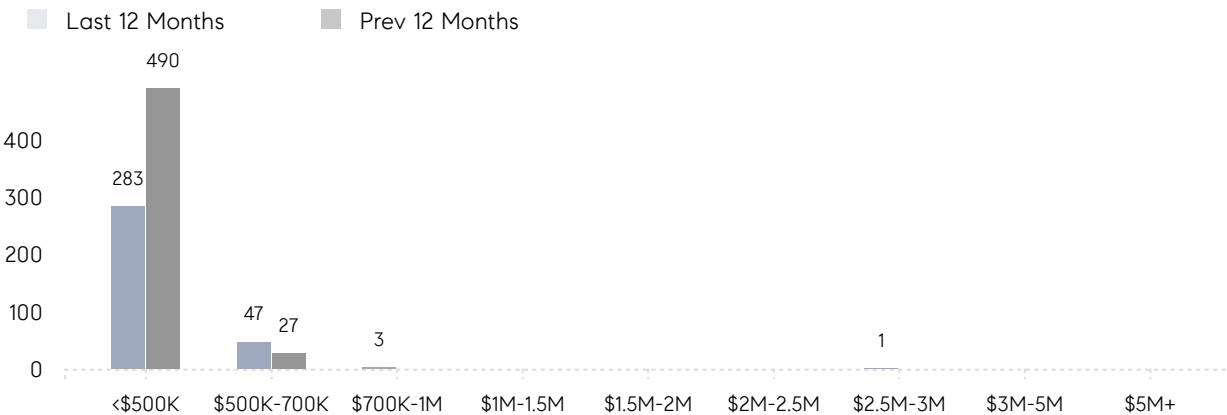
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Ramsey Market Insights

# Ramsey

MAY 2023

## UNDER CONTRACT

**25**  
Total  
Properties

**\$704K**  
Average  
Price

**\$724K**  
Median  
Price

**-26%**  
Decrease From  
May 2022

**12%**  
Increase From  
May 2022

**19%**  
Increase From  
May 2022

## UNITS SOLD

**15**  
Total  
Properties

**\$707K**  
Average  
Price

**\$610K**  
Median  
Price

**0%**  
Change From  
May 2022

**-8%**  
Decrease From  
May 2022

**-11%**  
Decrease From  
May 2022

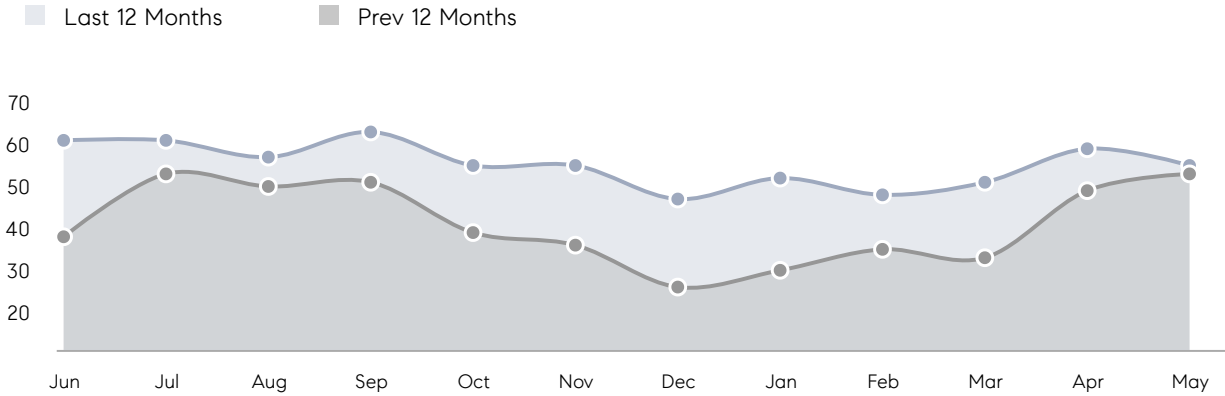
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 22        | 13        | 69%      |
|                | % OF ASKING PRICE  | 103%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$707,407 | \$767,600 | -7.8%    |
|                | # OF CONTRACTS     | 25        | 34        | -26.5%   |
|                | NEW LISTINGS       | 22        | 36        | -39%     |
| Houses         | AVERAGE DOM        | 18        | 14        | 29%      |
|                | % OF ASKING PRICE  | 102%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$750,092 | \$872,727 | -14%     |
|                | # OF CONTRACTS     | 18        | 21        | -14%     |
|                | NEW LISTINGS       | 15        | 25        | -40%     |
| Condo/Co-op/TH | AVERAGE DOM        | 36        | 11        | 227%     |
|                | % OF ASKING PRICE  | 104%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$536,667 | \$478,500 | 12%      |
|                | # OF CONTRACTS     | 7         | 13        | -46%     |
|                | NEW LISTINGS       | 7         | 11        | -36%     |

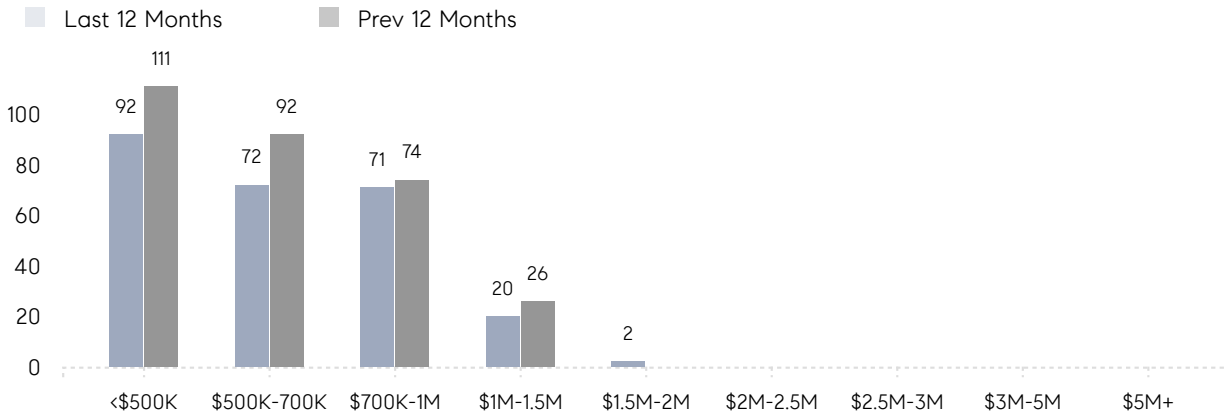
# Ramsey

MAY 2023

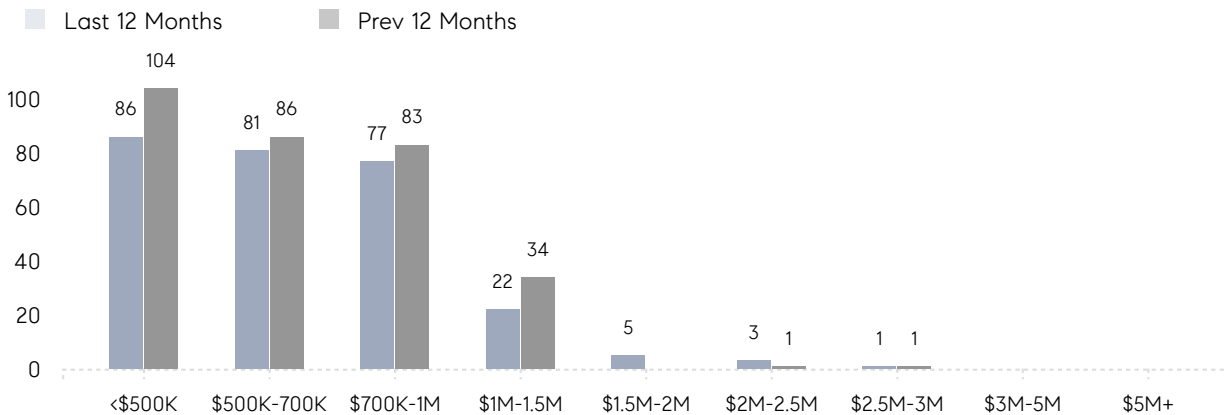
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Randolph Market Insights

# Randolph

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>29</b>              | <b>\$681K</b>          | <b>\$665K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-9%</b>             | <b>-13%</b>            | <b>-13%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>23</b>              | <b>\$660K</b>          | <b>\$675K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-21%</b>            | <b>-15%</b>            | <b>-13%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

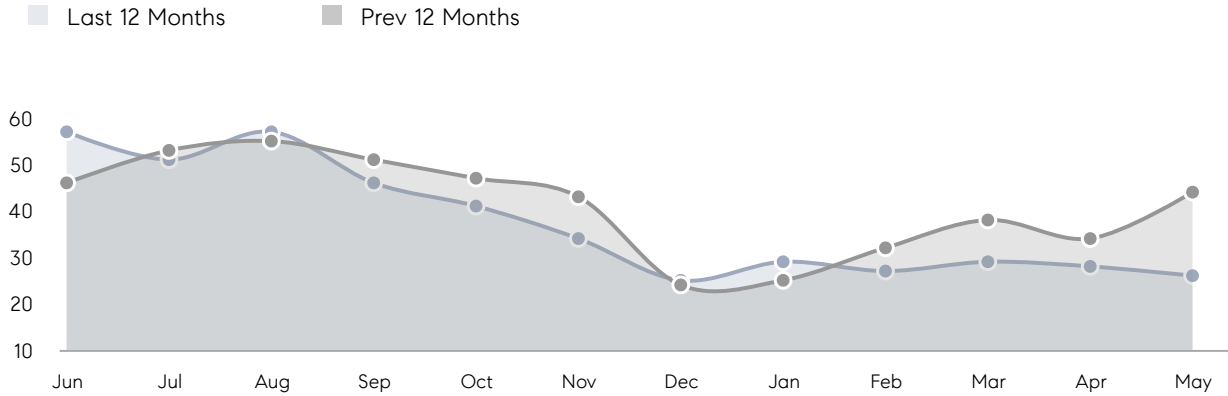
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 23        | 23        | 0%       |
|                | % OF ASKING PRICE  | 106%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$660,332 | \$775,776 | -14.9%   |
|                | # OF CONTRACTS     | 29        | 32        | -9.4%    |
|                | NEW LISTINGS       | 32        | 46        | -30%     |
| Houses         | AVERAGE DOM        | 26        | 24        | 8%       |
|                | % OF ASKING PRICE  | 105%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$690,146 | \$789,867 | -13%     |
|                | # OF CONTRACTS     | 24        | 29        | -17%     |
|                | NEW LISTINGS       | 27        | 45        | -40%     |
| Condo/Co-op/TH | AVERAGE DOM        | 11        | 15        | -27%     |
|                | % OF ASKING PRICE  | 109%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$553,000 | \$585,558 | -6%      |
|                | # OF CONTRACTS     | 5         | 3         | 67%      |
|                | NEW LISTINGS       | 5         | 1         | 400%     |

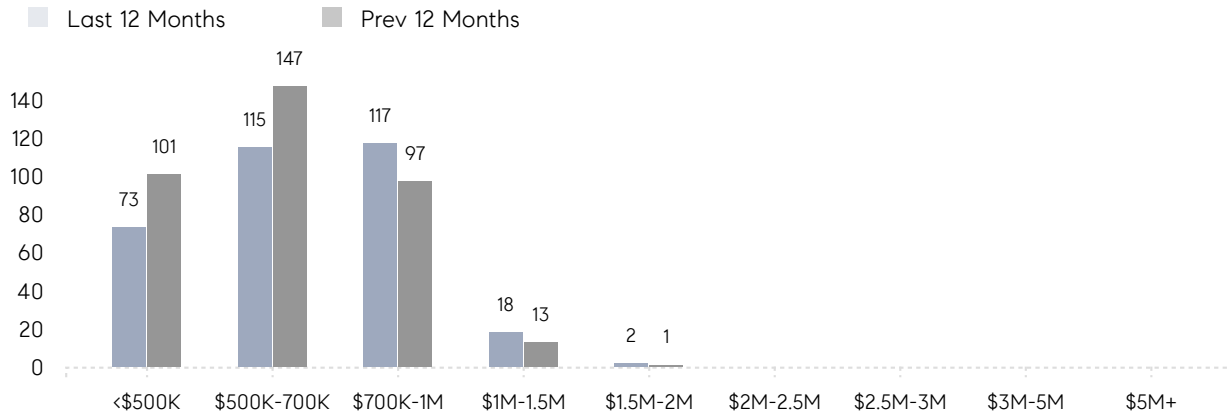
# Randolph

MAY 2023

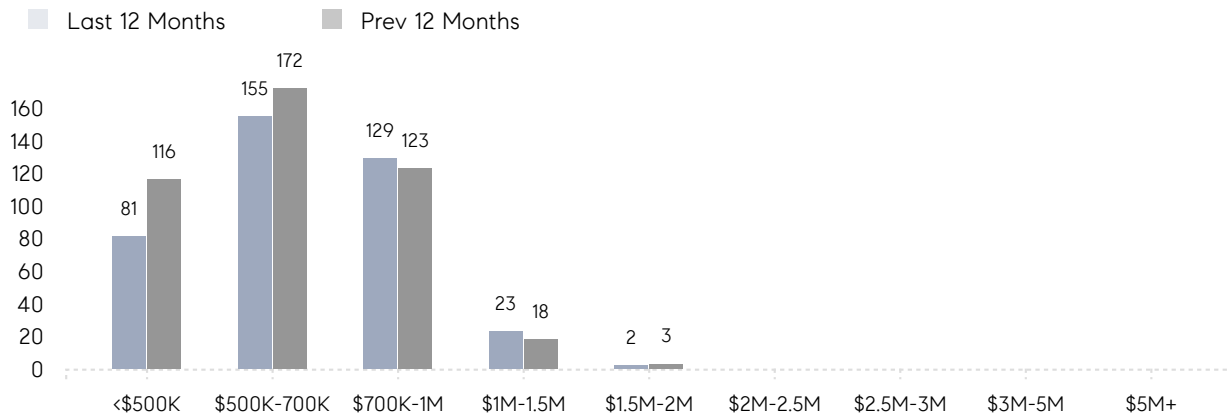
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Raritan Township Market Insights

# Raritan Township

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>19</b>              | <b>\$570K</b>          | <b>\$575K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-49%</b>            | <b>-13%</b>            | <b>-8%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>12</b>              | <b>\$542K</b>          | <b>\$556K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-61%</b>            | <b>-2%</b>             | <b>21%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Increase From May 2022 |

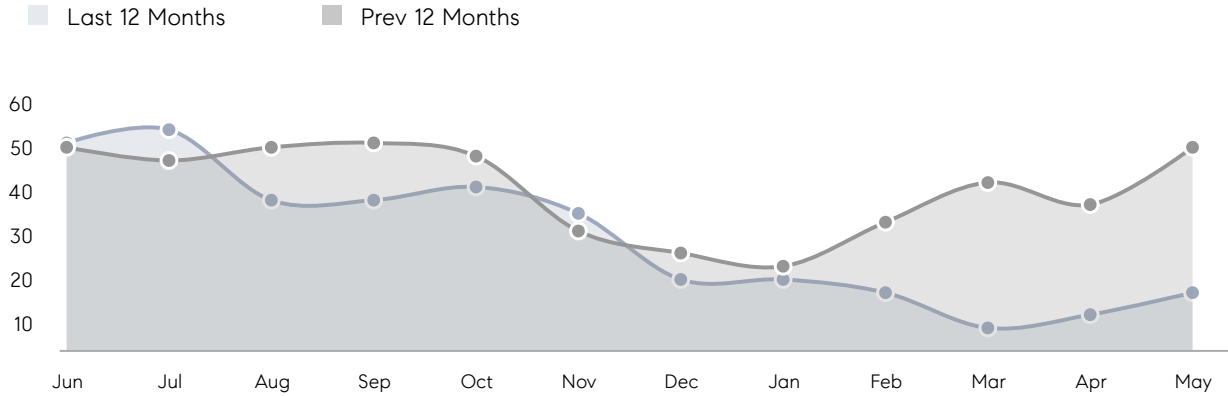
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 25        | 30        | -17%     |
|                | % OF ASKING PRICE  | 103%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$542,583 | \$554,484 | -2.1%    |
|                | # OF CONTRACTS     | 19        | 37        | -48.6%   |
|                | NEW LISTINGS       | 27        | 51        | -47%     |
| Houses         | AVERAGE DOM        | 25        | 39        | -36%     |
|                | % OF ASKING PRICE  | 102%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$629,667 | \$725,750 | -13%     |
|                | # OF CONTRACTS     | 14        | 32        | -56%     |
|                | NEW LISTINGS       | 19        | 42        | -55%     |
| Condo/Co-op/TH | AVERAGE DOM        | 26        | 18        | 44%      |
|                | % OF ASKING PRICE  | 106%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$281,333 | \$317,346 | -11%     |
|                | # OF CONTRACTS     | 5         | 5         | 0%       |
|                | NEW LISTINGS       | 8         | 9         | -11%     |

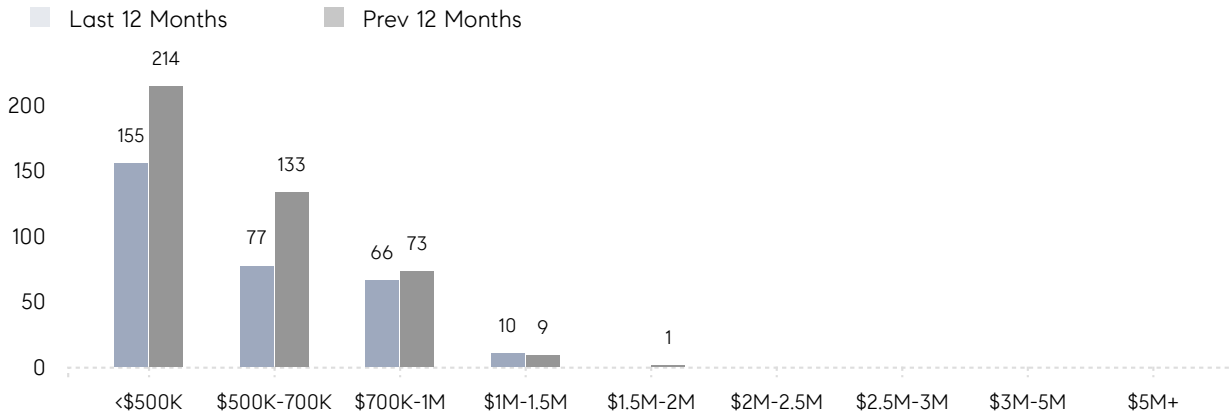
# Raritan Township

MAY 2023

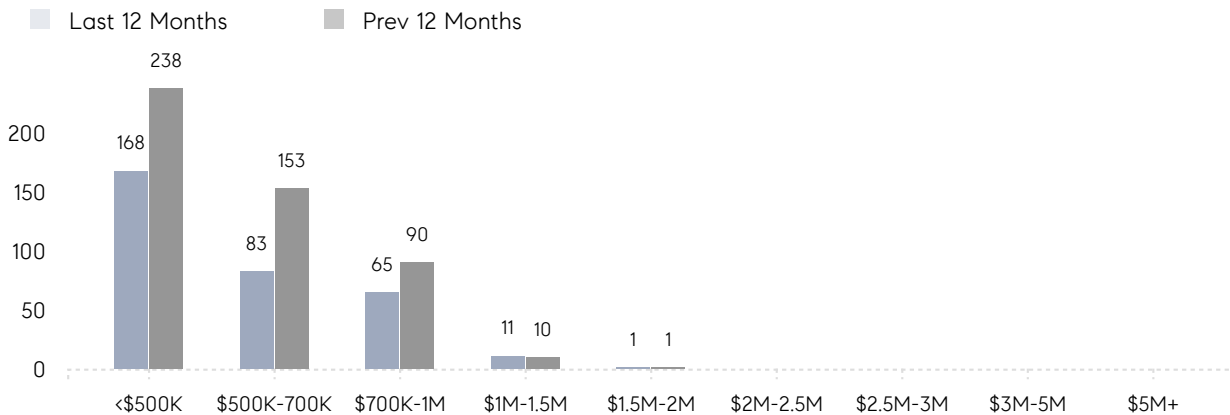
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Ridgefield Market Insights

# Ridgefield

MAY 2023

## UNDER CONTRACT

**5**  
Total  
Properties

**\$781K**  
Average  
Price

**\$799K**  
Median  
Price

**-37%**  
Decrease From  
May 2022

**63%**  
Increase From  
May 2022

**55%**  
Increase From  
May 2022

## UNITS SOLD

**2**  
Total  
Properties

**\$425K**  
Average  
Price

**\$425K**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**-39%**  
Decrease From  
May 2022

**-39%**  
Decrease From  
May 2022

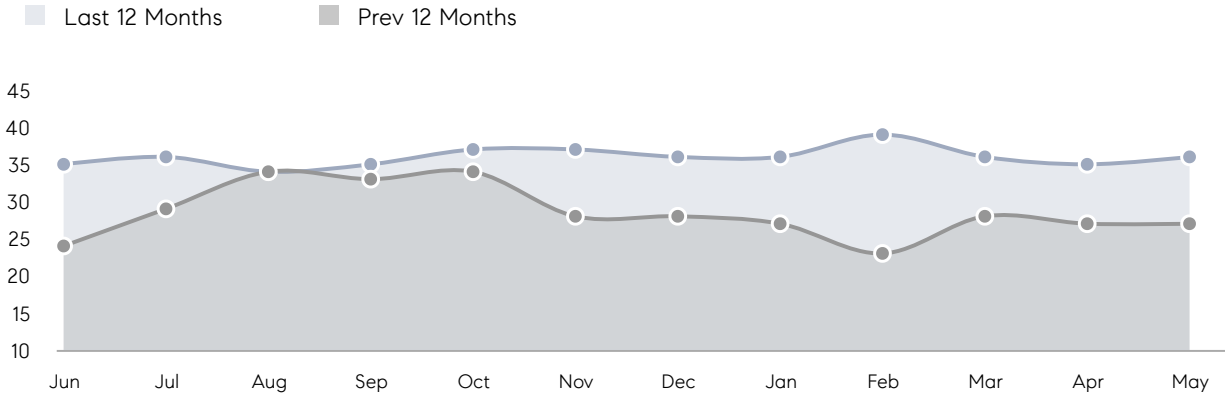
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 93        | 36        | 158%     |
|                | % OF ASKING PRICE  | 92%       | 101%      |          |
|                | AVERAGE SOLD PRICE | \$425,000 | \$695,000 | -38.8%   |
|                | # OF CONTRACTS     | 5         | 8         | -37.5%   |
|                | NEW LISTINGS       | 5         | 10        | -50%     |
| Houses         | AVERAGE DOM        | -         | 36        | -        |
|                | % OF ASKING PRICE  | -         | 101%      |          |
|                | AVERAGE SOLD PRICE | -         | \$695,000 | -        |
|                | # OF CONTRACTS     | 4         | 6         | -33%     |
|                | NEW LISTINGS       | 4         | 9         | -56%     |
| Condo/Co-op/TH | AVERAGE DOM        | 93        | -         | -        |
|                | % OF ASKING PRICE  | 92%       | -         |          |
|                | AVERAGE SOLD PRICE | \$425,000 | -         | -        |
|                | # OF CONTRACTS     | 1         | 2         | -50%     |
|                | NEW LISTINGS       | 1         | 1         | 0%       |

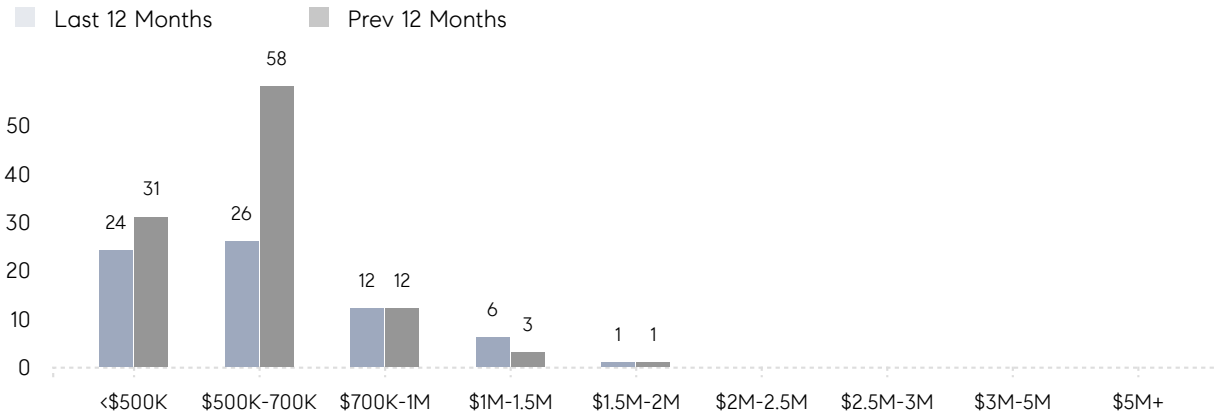
# Ridgefield

MAY 2023

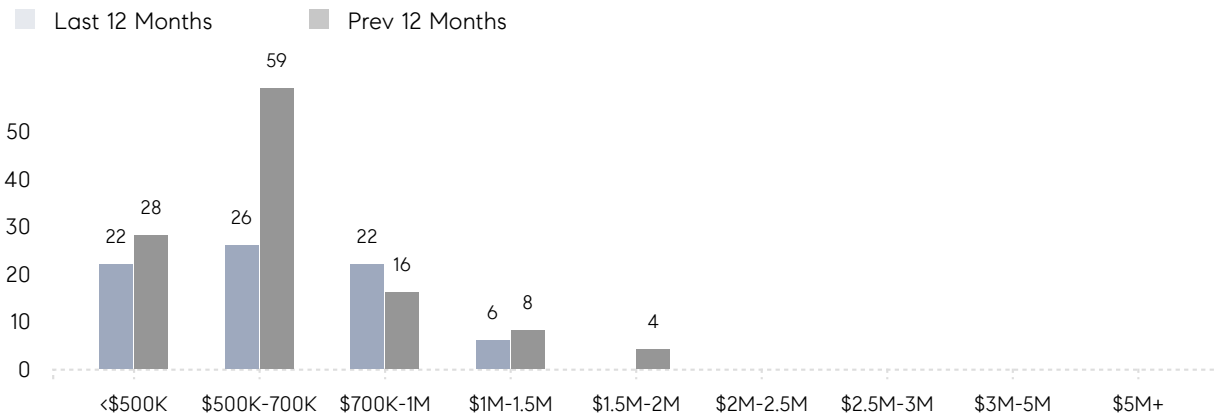
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Ridgefield Park Market Insights

# Ridgefield Park

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$427K**  
Average  
Price

**\$445K**  
Median  
Price

**-31%**  
Decrease From  
May 2022

**14%**  
Increase From  
May 2022

**-11%**  
Decrease From  
May 2022

## UNITS SOLD

**3**  
Total  
Properties

**\$355K**  
Average  
Price

**\$265K**  
Median  
Price

**-70%**  
Decrease From  
May 2022

**-16%**  
Decrease From  
May 2022

**-43%**  
Decrease From  
May 2022

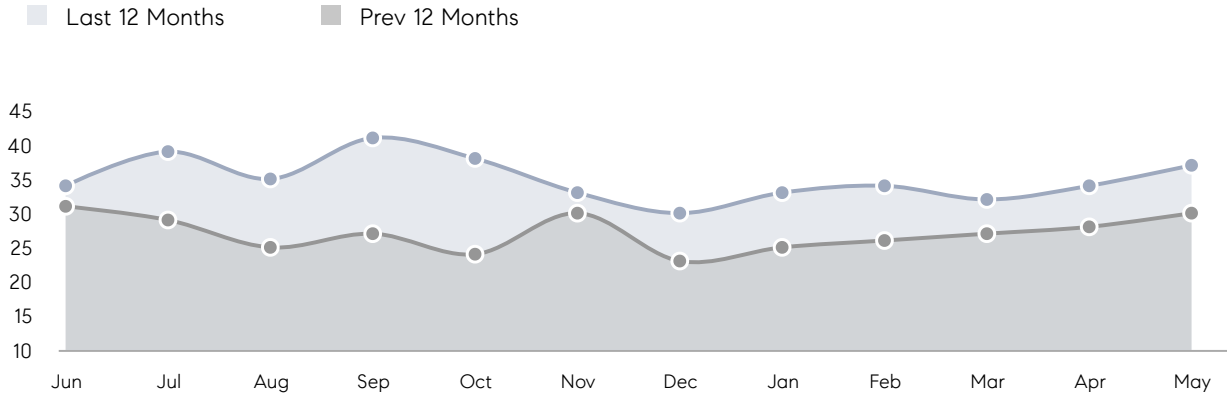
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 88        | 26        | 238%     |
|                | % OF ASKING PRICE  | 99%       | 103%      |          |
|                | AVERAGE SOLD PRICE | \$355,667 | \$423,750 | -16.1%   |
|                | # OF CONTRACTS     | 9         | 13        | -30.8%   |
|                | NEW LISTINGS       | 11        | 13        | -15%     |
| Houses         | AVERAGE DOM        | 9         | 22        | -59%     |
|                | % OF ASKING PRICE  | 97%       | 105%      |          |
|                | AVERAGE SOLD PRICE | \$560,000 | \$493,500 | 13%      |
|                | # OF CONTRACTS     | 8         | 8         | 0%       |
|                | NEW LISTINGS       | 9         | 8         | 13%      |
| Condo/Co-op/TH | AVERAGE DOM        | 127       | 44        | 189%     |
|                | % OF ASKING PRICE  | 100%      | 93%       |          |
|                | AVERAGE SOLD PRICE | \$253,500 | \$144,750 | 75%      |
|                | # OF CONTRACTS     | 1         | 5         | -80%     |
|                | NEW LISTINGS       | 2         | 5         | -60%     |

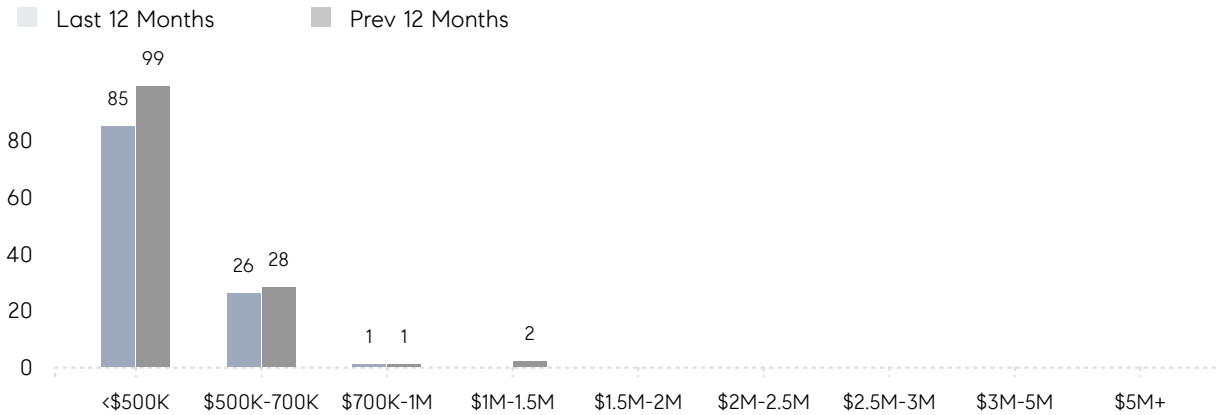
# Ridgefield Park

MAY 2023

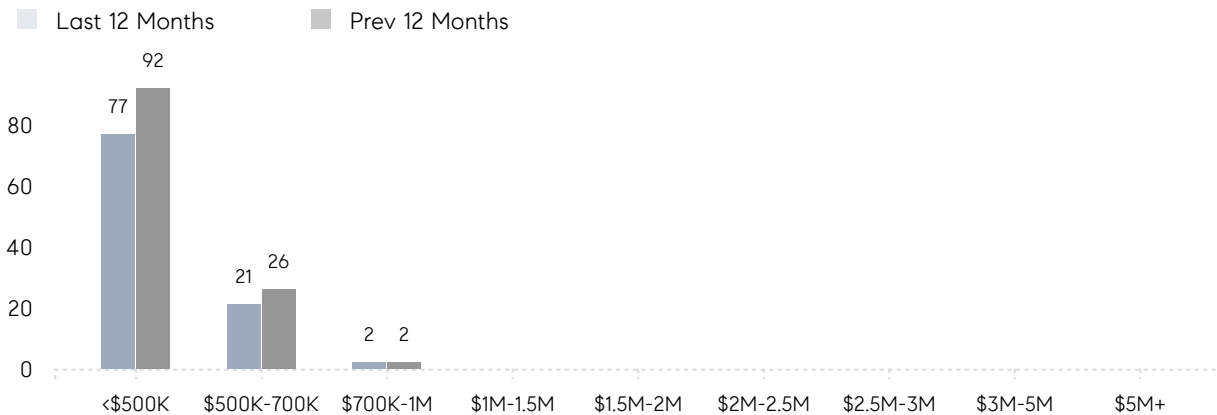
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Ridgewood Market Insights

# Ridgewood

MAY 2023

## UNDER CONTRACT

**29**  
Total  
Properties

**\$1.2M**  
Average  
Price

**\$925K**  
Median  
Price

**-17%**  
Decrease From  
May 2022

**30%**  
Increase From  
May 2022

**4%**  
Increase From  
May 2022

## UNITS SOLD

**11**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$963K**  
Median  
Price

**-69%**  
Decrease From  
May 2022

**-8%**  
Decrease From  
May 2022

**-2%**  
Decrease From  
May 2022

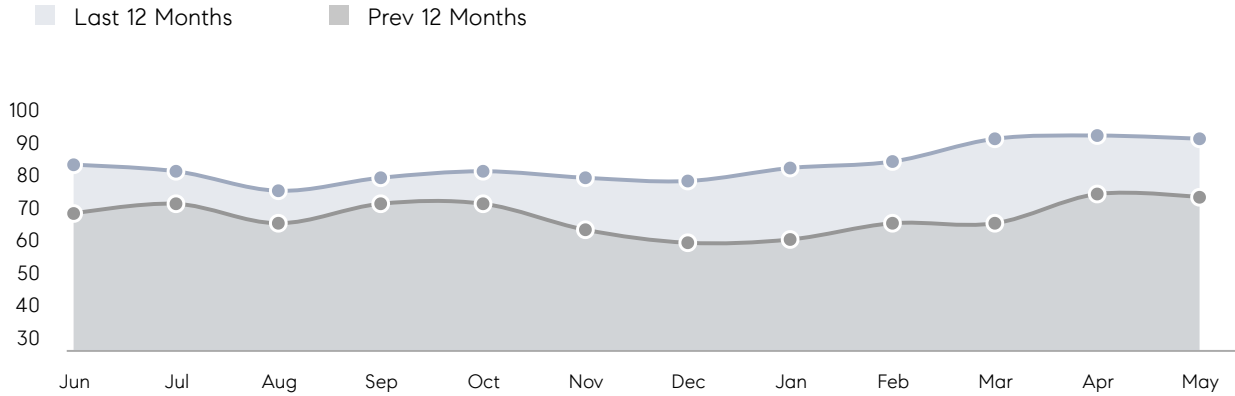
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 13          | 24          | -46%     |
|                | % OF ASKING PRICE  | 106%        | 104%        |          |
|                | AVERAGE SOLD PRICE | \$1,045,273 | \$1,138,129 | -8.2%    |
|                | # OF CONTRACTS     | 29          | 35          | -17.1%   |
|                | NEW LISTINGS       | 25          | 35          | -29%     |
| Houses         | AVERAGE DOM        | 13          | 25          | -48%     |
|                | % OF ASKING PRICE  | 106%        | 105%        |          |
|                | AVERAGE SOLD PRICE | \$1,045,273 | \$1,182,409 | -12%     |
|                | # OF CONTRACTS     | 29          | 34          | -15%     |
|                | NEW LISTINGS       | 25          | 35          | -29%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | 9           | -        |
|                | % OF ASKING PRICE  | -           | 102%        |          |
|                | AVERAGE SOLD PRICE | -           | \$407,500   | -        |
|                | # OF CONTRACTS     | 0           | 1           | 0%       |
|                | NEW LISTINGS       | 0           | 0           | 0%       |

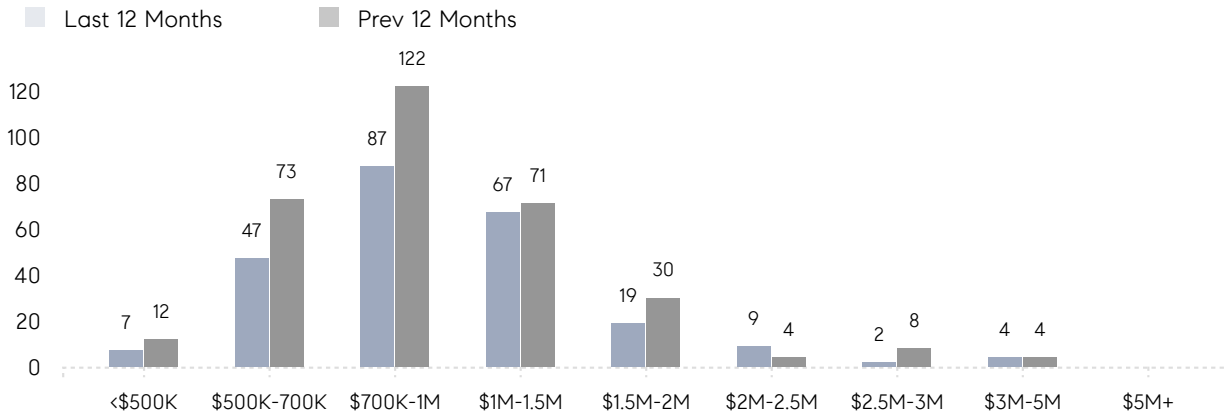
# Ridgewood

MAY 2023

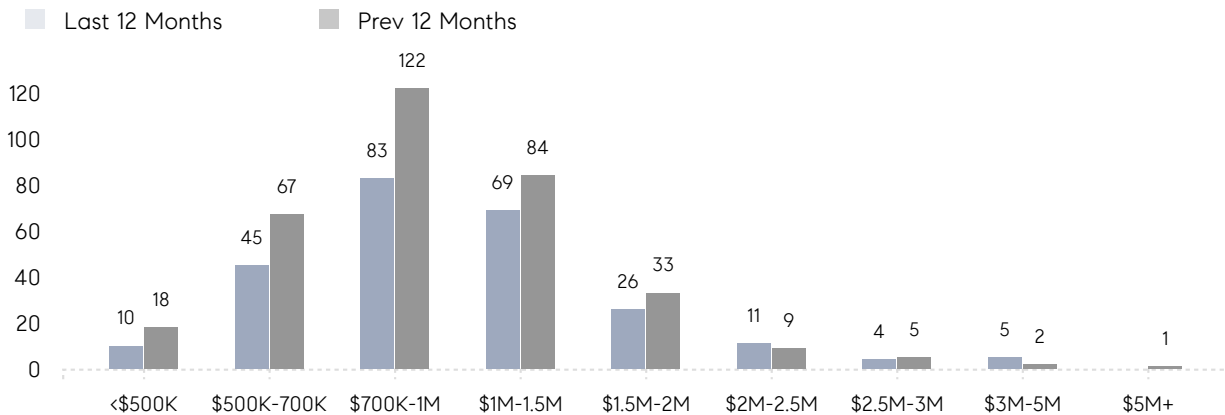
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# River Edge Market Insights

# River Edge

MAY 2023

## UNDER CONTRACT

**15**  
Total  
Properties

**\$670K**  
Average  
Price

**\$649K**  
Median  
Price

**7%**  
Increase From  
May 2022

**5%**  
Increase From  
May 2022

**13%**  
Increase From  
May 2022

## UNITS SOLD

**11**  
Total  
Properties

**\$799K**  
Average  
Price

**\$645K**  
Median  
Price

**-15%**  
Decrease From  
May 2022

**7%**  
Increase From  
May 2022

**-19%**  
Decrease From  
May 2022

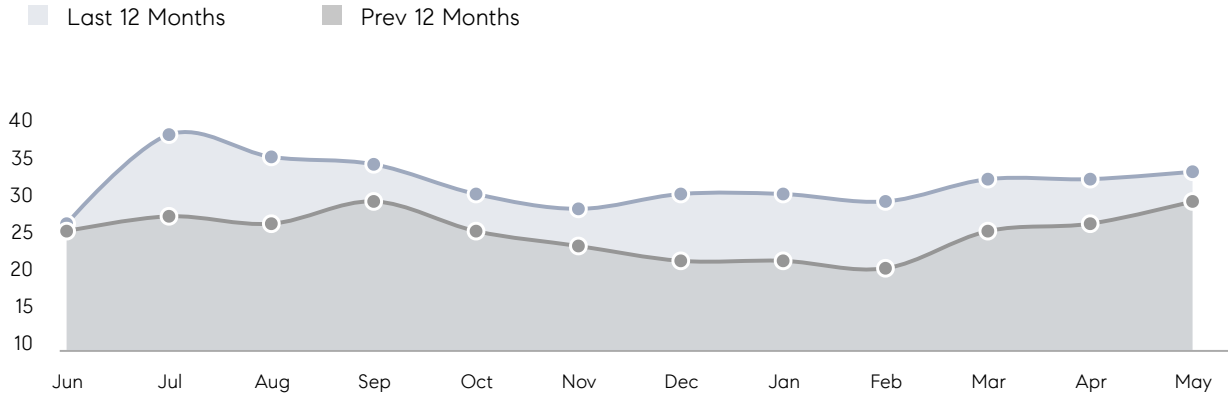
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 24        | 41        | -41%     |
|                | % OF ASKING PRICE  | 104%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$799,899 | \$745,000 | 7.4%     |
|                | # OF CONTRACTS     | 15        | 14        | 7.1%     |
|                | NEW LISTINGS       | 13        | 18        | -28%     |
| Houses         | AVERAGE DOM        | 24        | 41        | -41%     |
|                | % OF ASKING PRICE  | 104%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$799,899 | \$745,000 | 7%       |
|                | # OF CONTRACTS     | 14        | 11        | 27%      |
|                | NEW LISTINGS       | 11        | 16        | -31%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 1         | 3         | -67%     |
|                | NEW LISTINGS       | 2         | 2         | 0%       |

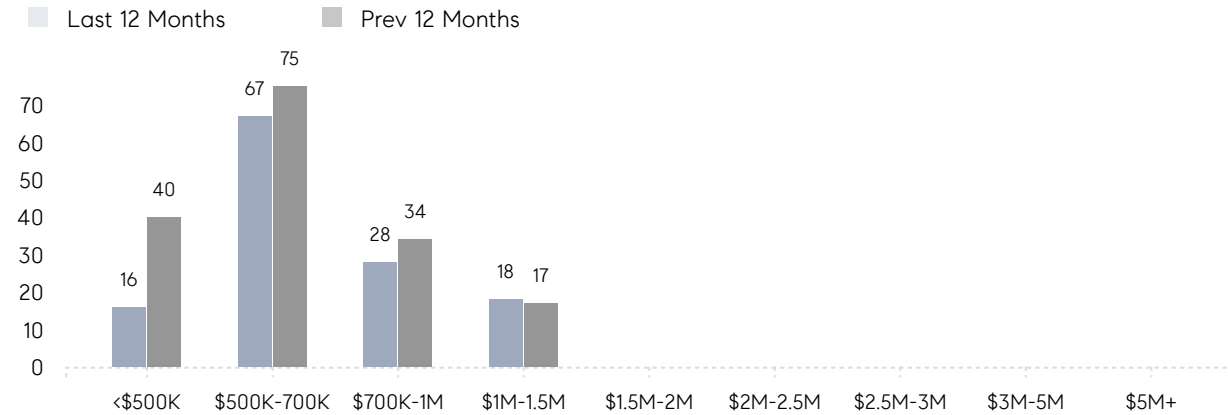
# River Edge

MAY 2023

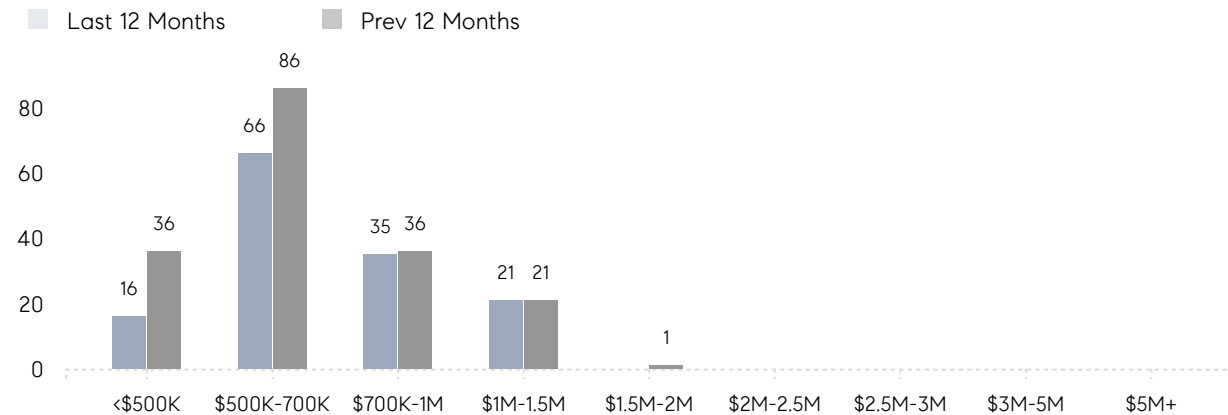
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# River Vale Market Insights

# River Vale

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$816K**  
Average  
Price

**\$848K**  
Median  
Price

**-55%**  
Decrease From  
May 2022

**6%**  
Increase From  
May 2022

**-1%**  
Change From  
May 2022

## UNITS SOLD

**14**  
Total  
Properties

**\$771K**  
Average  
Price

**\$676K**  
Median  
Price

**8%**  
Increase From  
May 2022

**-17%**  
Decrease From  
May 2022

**-18%**  
Decrease From  
May 2022

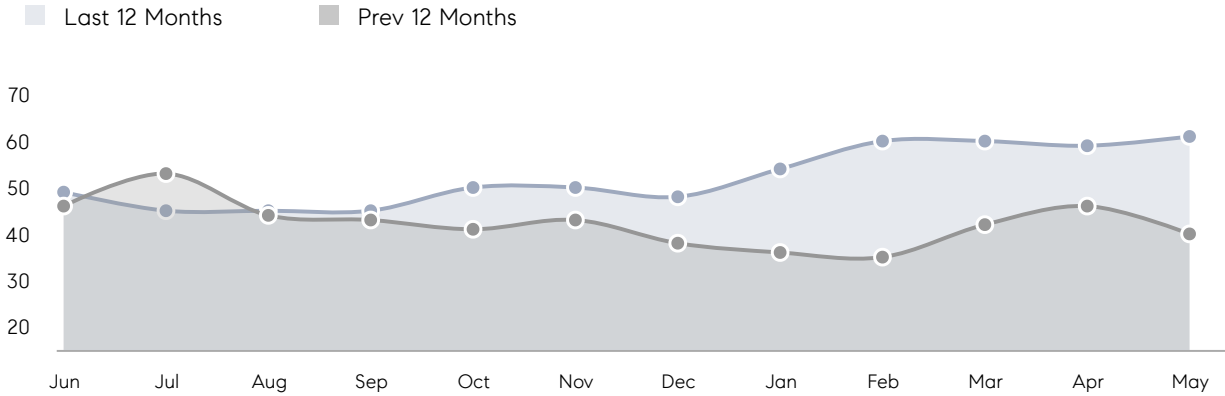
## Property Statistics

|                |                    | May 2023  | May 2022    | % Change |
|----------------|--------------------|-----------|-------------|----------|
| Overall        | AVERAGE DOM        | 30        | 33          | -9%      |
|                | % OF ASKING PRICE  | 100%      | 106%        |          |
|                | AVERAGE SOLD PRICE | \$771,037 | \$927,154   | -16.8%   |
|                | # OF CONTRACTS     | 9         | 20          | -55.0%   |
|                | NEW LISTINGS       | 13        | 11          | 18%      |
| Houses         | AVERAGE DOM        | 35        | 23          | 52%      |
|                | % OF ASKING PRICE  | 99%       | 107%        |          |
|                | AVERAGE SOLD PRICE | \$779,866 | \$1,012,455 | -23%     |
|                | # OF CONTRACTS     | 8         | 16          | -50%     |
|                | NEW LISTINGS       | 11        | 9           | 22%      |
| Condo/Co-op/TH | AVERAGE DOM        | 12        | 90          | -87%     |
|                | % OF ASKING PRICE  | 104%      | 100%        |          |
|                | AVERAGE SOLD PRICE | \$738,665 | \$458,000   | 61%      |
|                | # OF CONTRACTS     | 1         | 4           | -75%     |
|                | NEW LISTINGS       | 2         | 2           | 0%       |

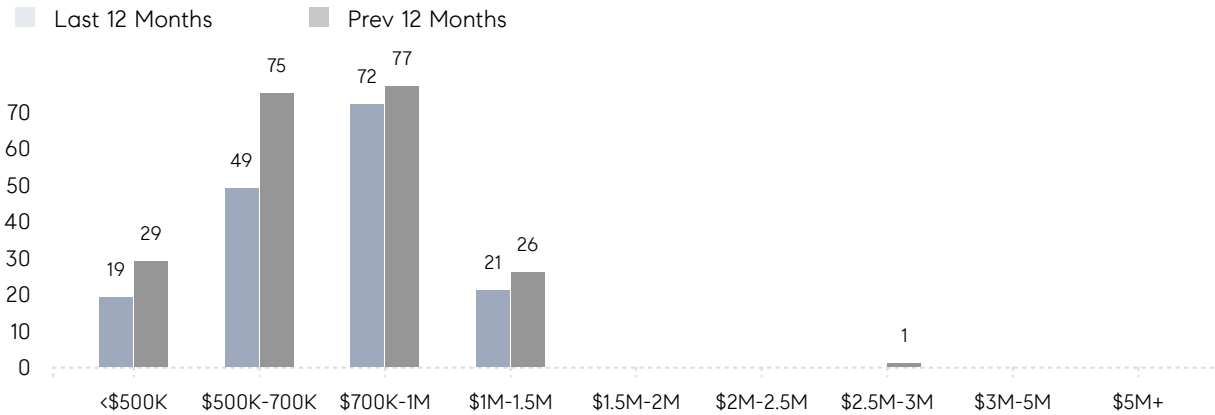
# River Vale

MAY 2023

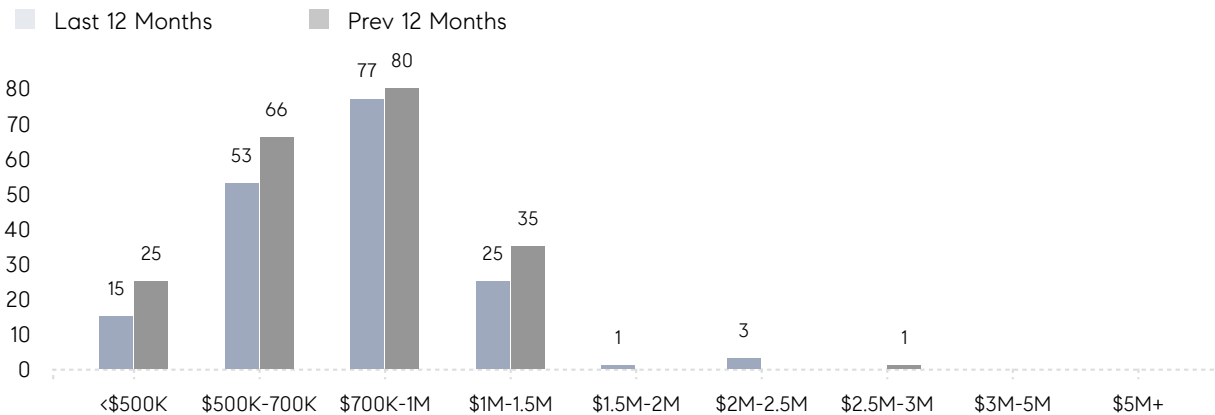
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Rochelle Park Market Insights

# Rochelle Park

MAY 2023

## UNDER CONTRACT

**5**  
Total  
Properties

**\$466K**  
Average  
Price

**\$475K**  
Median  
Price

**-37%**  
Decrease From  
May 2022

**1%**  
Increase From  
May 2022

**5%**  
Increase From  
May 2022

## UNITS SOLD

**3**  
Total  
Properties

**\$507K**  
Average  
Price

**\$465K**  
Median  
Price

**-57%**  
Decrease From  
May 2022

**-2%**  
Decrease From  
May 2022

**-7%**  
Decrease From  
May 2022

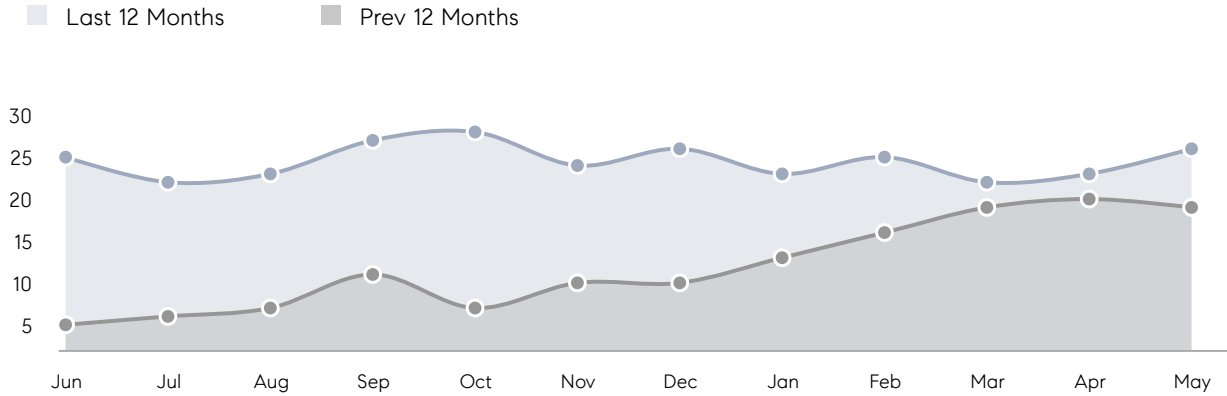
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 31        | 43        | -28%     |
|                | % OF ASKING PRICE  | 105%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$507,500 | \$520,000 | -2.4%    |
|                | # OF CONTRACTS     | 5         | 8         | -37.5%   |
|                | NEW LISTINGS       | 7         | 9         | -22%     |
| Houses         | AVERAGE DOM        | 31        | 38        | -18%     |
|                | % OF ASKING PRICE  | 105%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$507,500 | \$541,667 | -6%      |
|                | # OF CONTRACTS     | 5         | 8         | -37%     |
|                | NEW LISTINGS       | 7         | 9         | -22%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 75        | -        |
|                | % OF ASKING PRICE  | -         | 90%       |          |
|                | AVERAGE SOLD PRICE | -         | \$390,000 | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

# Rochelle Park

MAY 2023

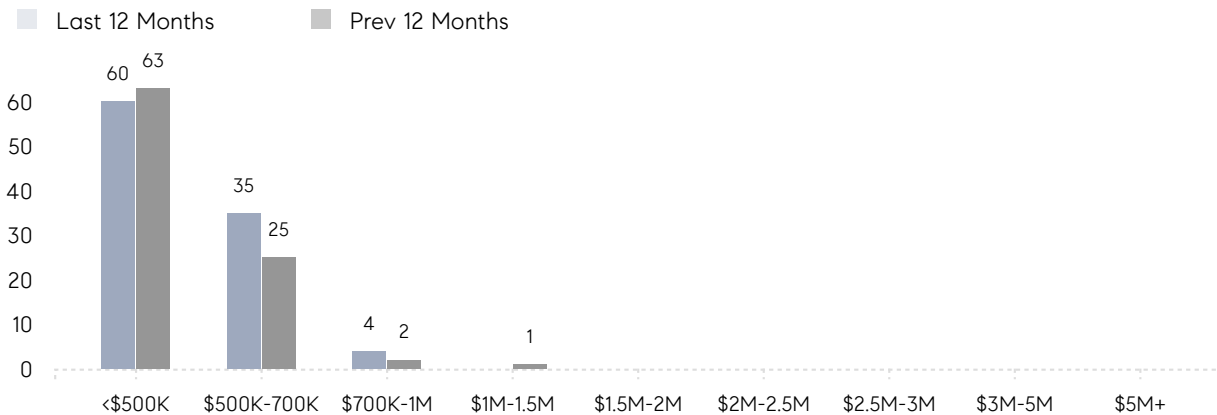
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Rockaway Market Insights

# Rockaway

MAY 2023

## UNDER CONTRACT

**33**  
Total  
Properties

**\$487K**  
Average  
Price

**\$459K**  
Median  
Price

**-8%**  
Decrease From  
May 2022

**5%**  
Increase From  
May 2022

**8%**  
Increase From  
May 2022

## UNITS SOLD

**28**  
Total  
Properties

**\$472K**  
Average  
Price

**\$493K**  
Median  
Price

**-15%**  
Decrease From  
May 2022

**7%**  
Increase From  
May 2022

**16%**  
Increase From  
May 2022

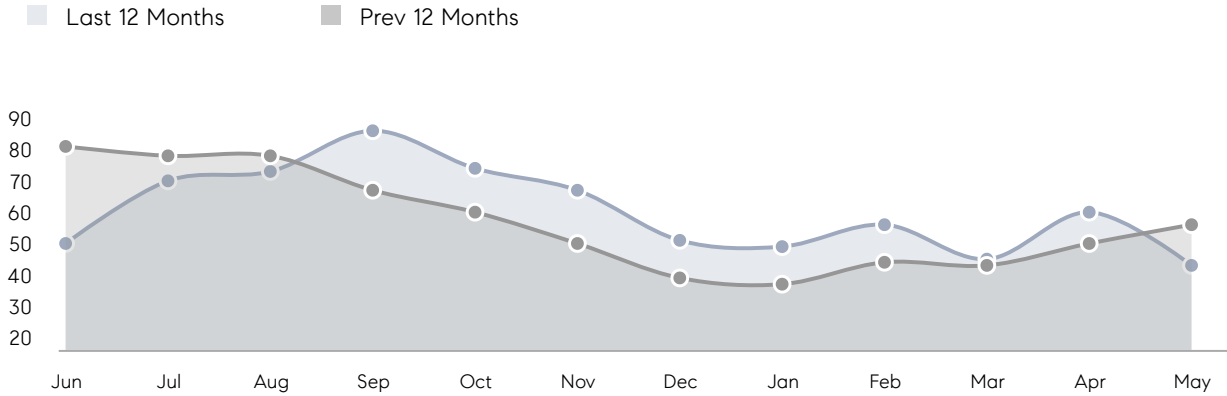
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 42        | 19        | 121%     |
|                | % OF ASKING PRICE  | 106%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$472,575 | \$441,987 | 6.9%     |
|                | # OF CONTRACTS     | 33        | 36        | -8.3%    |
|                | NEW LISTINGS       | 17        | 48        | -65%     |
| Houses         | AVERAGE DOM        | 30        | 22        | 36%      |
|                | % OF ASKING PRICE  | 107%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$519,073 | \$444,488 | 17%      |
|                | # OF CONTRACTS     | 25        | 20        | 25%      |
|                | NEW LISTINGS       | 14        | 37        | -62%     |
| Condo/Co-op/TH | AVERAGE DOM        | 64        | 15        | 327%     |
|                | % OF ASKING PRICE  | 104%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$388,880 | \$438,593 | -11%     |
|                | # OF CONTRACTS     | 8         | 16        | -50%     |
|                | NEW LISTINGS       | 3         | 11        | -73%     |

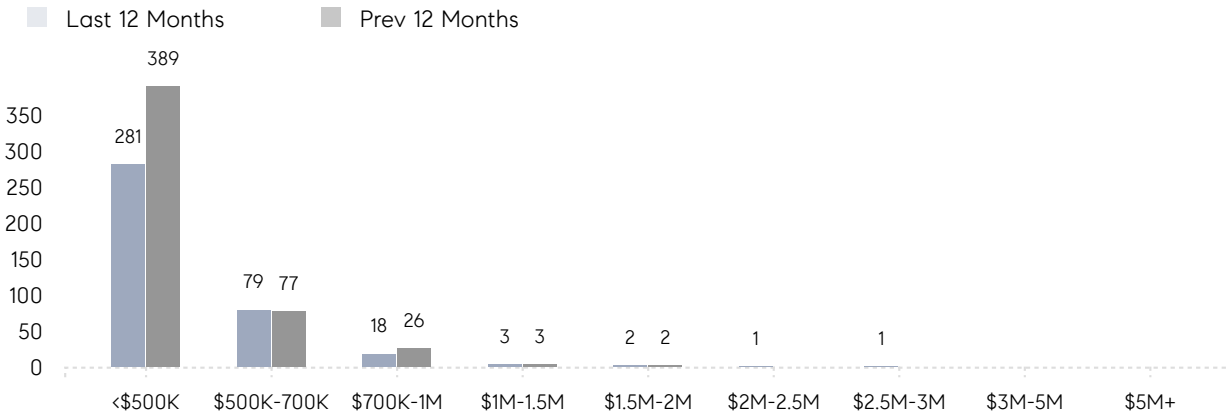
# Rockaway

MAY 2023

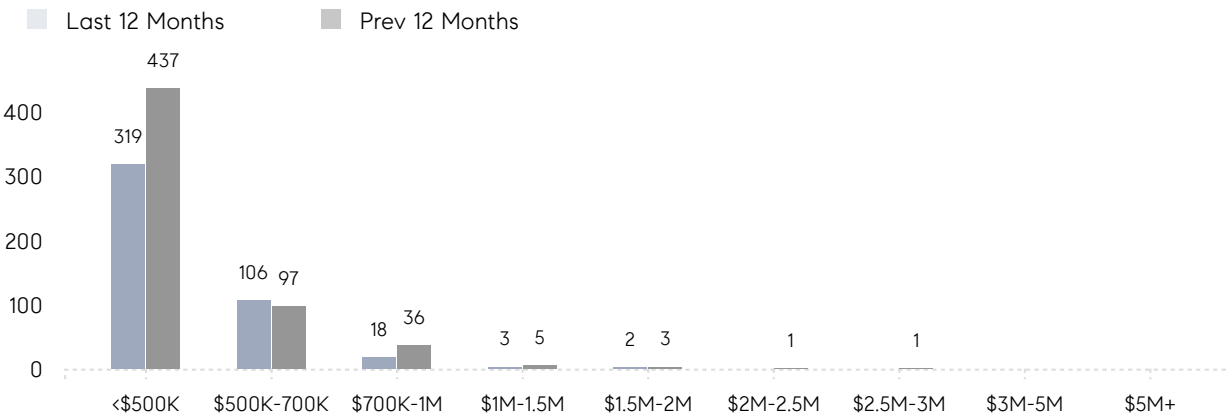
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Roseland Market Insights

# Roseland

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>6</b>               | <b>\$801K</b>          | <b>\$774K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-33%</b>            | <b>34%</b>             | <b>35%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                      |                      |                        |
|----------------------|----------------------|------------------------|
| <b>7</b>             | <b>\$623K</b>        | <b>\$679K</b>          |
| Total Properties     | Average Price        | Median Price           |
| <b>0%</b>            | <b>0%</b>            | <b>4%</b>              |
| Change From May 2022 | Change From May 2022 | Increase From May 2022 |

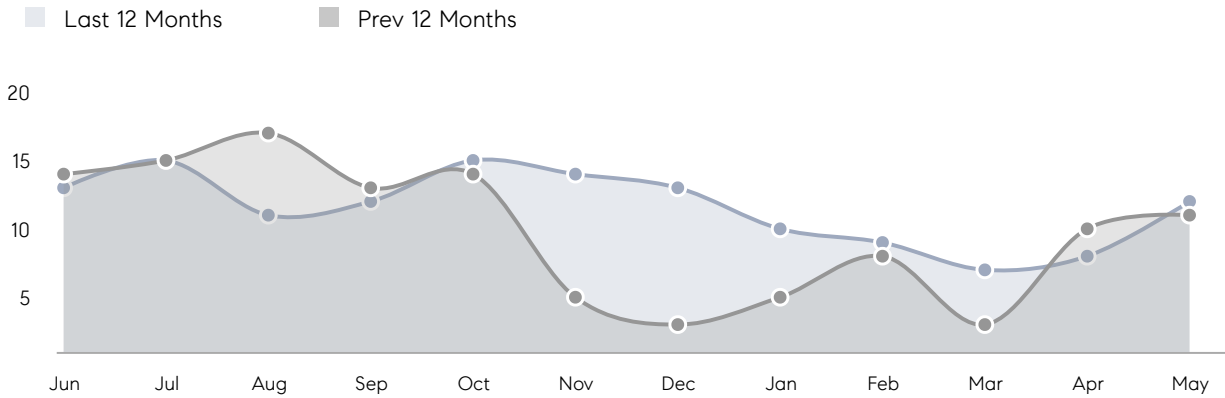
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 29        | 22        | 32%      |
|                | % OF ASKING PRICE  | 103%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$623,429 | \$625,429 | -0.3%    |
|                | # OF CONTRACTS     | 6         | 9         | -33.3%   |
|                | NEW LISTINGS       | 13        | 11        | 18%      |
| Houses         | AVERAGE DOM        | 36        | 24        | 50%      |
|                | % OF ASKING PRICE  | 102%      | 100%      |          |
|                | AVERAGE SOLD PRICE | \$577,000 | \$720,000 | -20%     |
|                | # OF CONTRACTS     | 4         | 7         | -43%     |
|                | NEW LISTINGS       | 10        | 9         | 11%      |
| Condo/Co-op/TH | AVERAGE DOM        | 21        | 20        | 5%       |
|                | % OF ASKING PRICE  | 104%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$685,333 | \$554,500 | 24%      |
|                | # OF CONTRACTS     | 2         | 2         | 0%       |
|                | NEW LISTINGS       | 3         | 2         | 50%      |

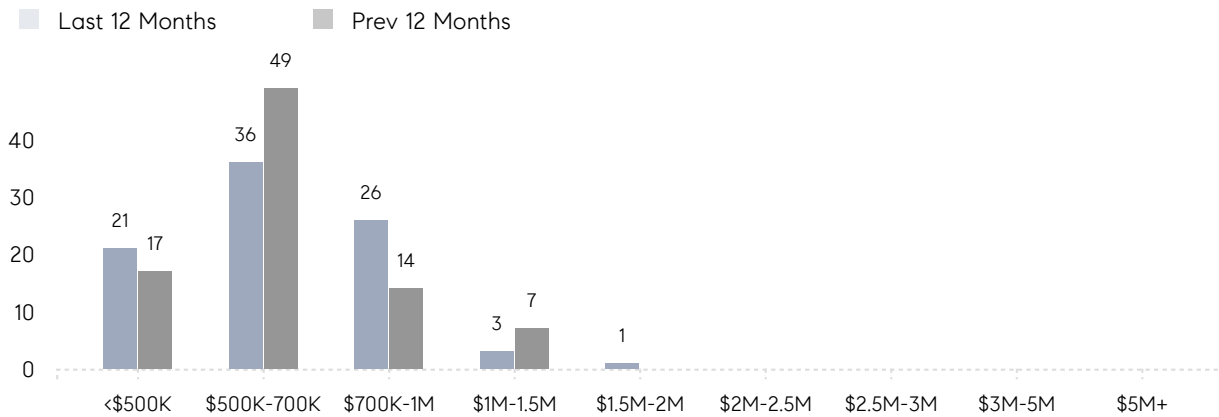
# Roseland

MAY 2023

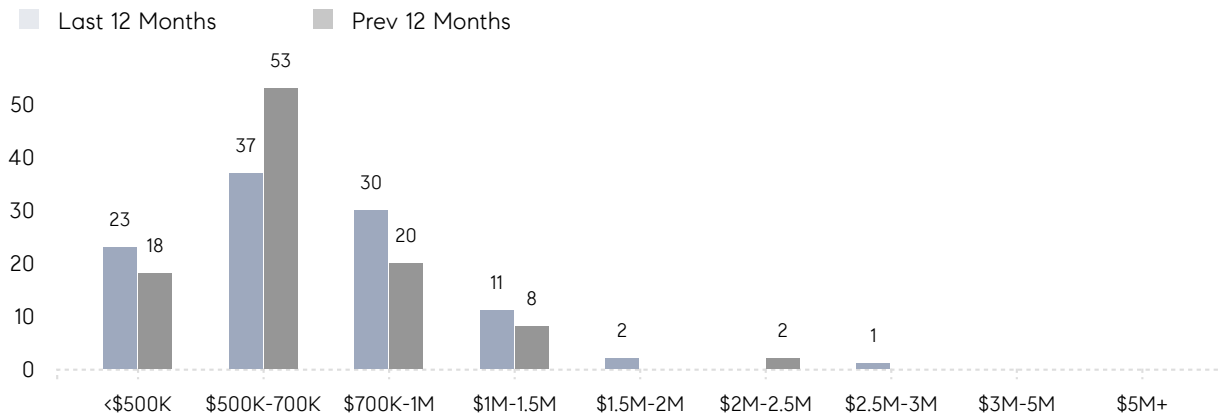
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Roselle Market Insights

# Roselle

MAY 2023

## UNDER CONTRACT

**13**  
Total  
Properties

**\$445K**  
Average  
Price

**\$420K**  
Median  
Price

**-52%**  
Decrease From  
May 2022

**15%**  
Increase From  
May 2022

**5%**  
Increase From  
May 2022

## UNITS SOLD

**13**  
Total  
Properties

**\$400K**  
Average  
Price

**\$440K**  
Median  
Price

**-24%**  
Decrease From  
May 2022

**11%**  
Increase From  
May 2022

**9%**  
Increase From  
May 2022

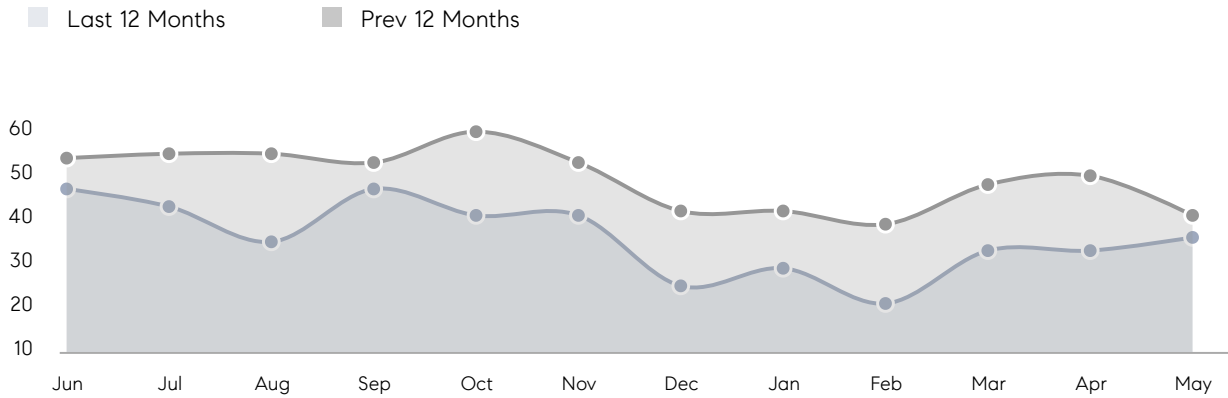
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 47        | 30        | 57%      |
|                | % OF ASKING PRICE  | 106%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$400,077 | \$361,000 | 10.8%    |
|                | # OF CONTRACTS     | 13        | 27        | -51.9%   |
|                | NEW LISTINGS       | 17        | 25        | -32%     |
| Houses         | AVERAGE DOM        | 52        | 34        | 53%      |
|                | % OF ASKING PRICE  | 108%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$440,091 | \$408,538 | 8%       |
|                | # OF CONTRACTS     | 13        | 25        | -48%     |
|                | NEW LISTINGS       | 15        | 25        | -40%     |
| Condo/Co-op/TH | AVERAGE DOM        | 21        | 16        | 31%      |
|                | % OF ASKING PRICE  | 99%       | 109%      |          |
|                | AVERAGE SOLD PRICE | \$180,000 | \$206,500 | -13%     |
|                | # OF CONTRACTS     | 0         | 2         | 0%       |
|                | NEW LISTINGS       | 2         | 0         | 0%       |

# Roselle

MAY 2023

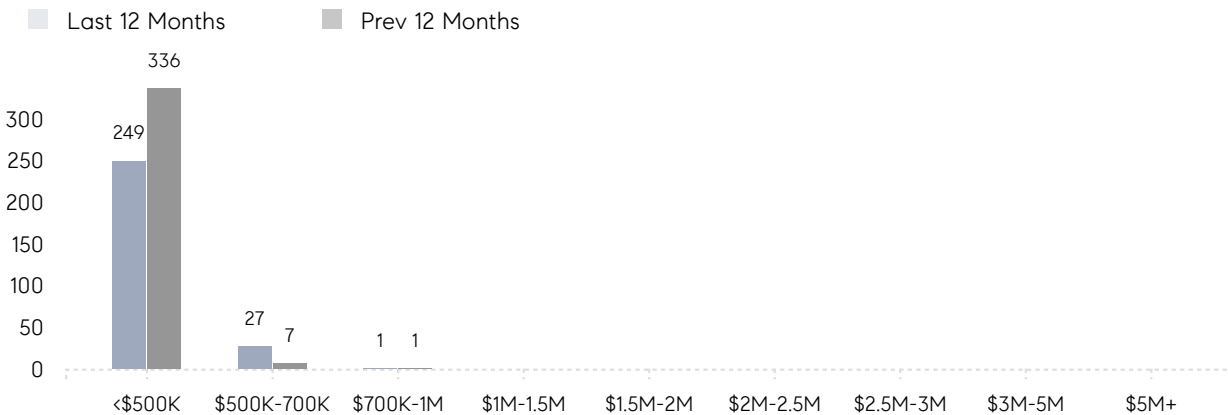
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Roselle Park Market Insights

# Roselle Park

MAY 2023

## UNDER CONTRACT

**17**  
Total  
Properties

**\$441K**  
Average  
Price

**\$425K**  
Median  
Price

**13%**  
Increase From  
May 2022

**6%**  
Increase From  
May 2022

**7%**  
Increase From  
May 2022

## UNITS SOLD

**10**  
Total  
Properties

**\$447K**  
Average  
Price

**\$462K**  
Median  
Price

**100%**  
Increase From  
May 2022

**7%**  
Increase From  
May 2022

**23%**  
Increase From  
May 2022

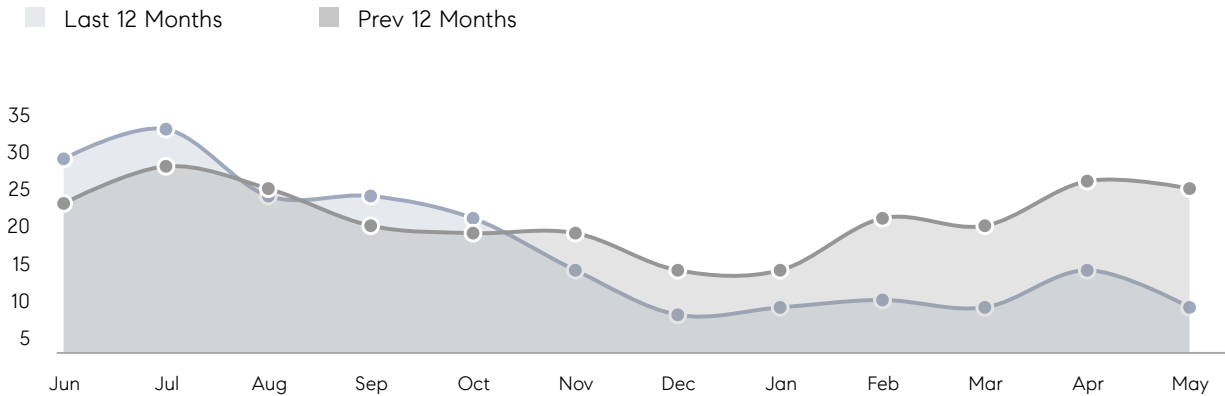
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 43        | 53        | -19%     |
|                | % OF ASKING PRICE  | 102%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$447,800 | \$419,000 | 6.9%     |
|                | # OF CONTRACTS     | 17        | 15        | 13.3%    |
|                | NEW LISTINGS       | 14        | 20        | -30%     |
| Houses         | AVERAGE DOM        | 46        | 53        | -13%     |
|                | % OF ASKING PRICE  | 101%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$475,889 | \$419,000 | 14%      |
|                | # OF CONTRACTS     | 17        | 15        | 13%      |
|                | NEW LISTINGS       | 13        | 19        | -32%     |
| Condo/Co-op/TH | AVERAGE DOM        | 15        | -         | -        |
|                | % OF ASKING PRICE  | 111%      | -         |          |
|                | AVERAGE SOLD PRICE | \$195,000 | -         | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 1         | 1         | 0%       |

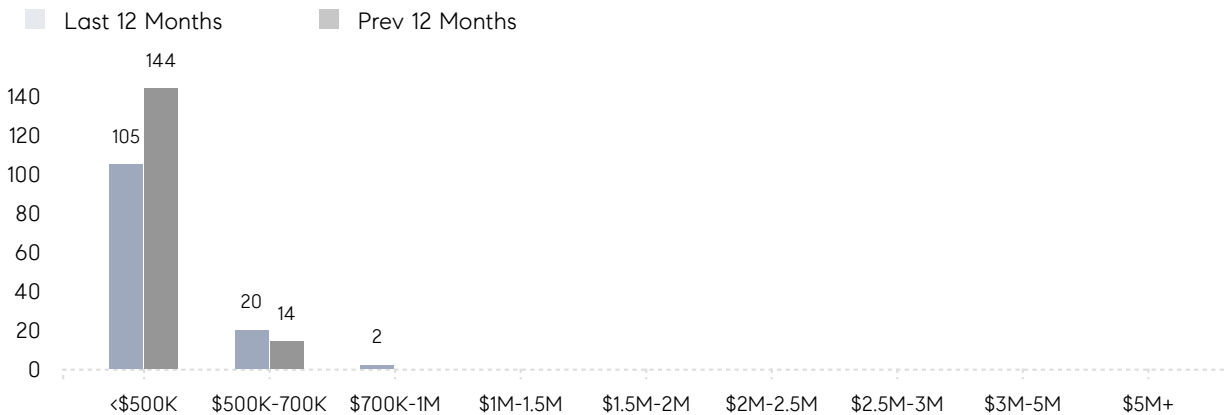
# Roselle Park

MAY 2023

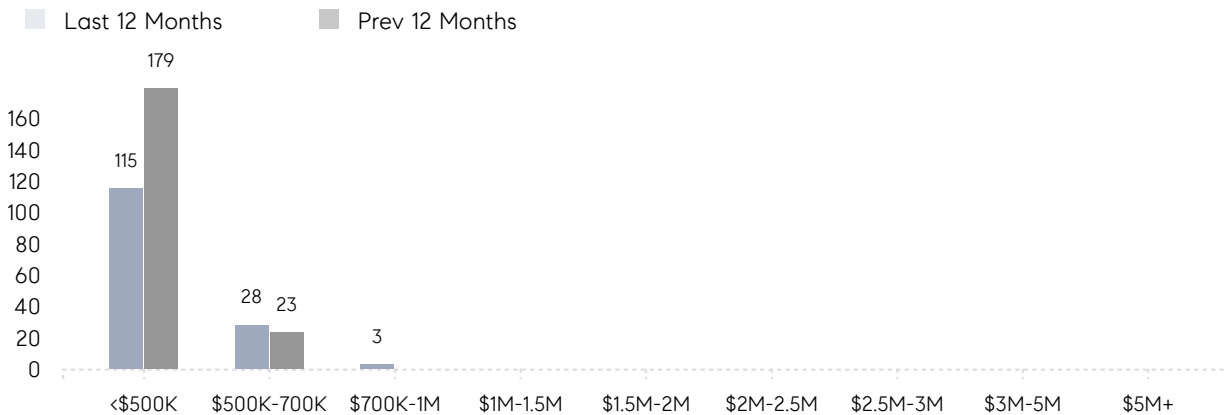
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Rutherford Market Insights

# Rutherford

MAY 2023

## UNDER CONTRACT

**17**  
Total  
Properties

**\$681K**  
Average  
Price

**\$649K**  
Median  
Price

**-29%**  
Decrease From  
May 2022

**20%**  
Increase From  
May 2022

**13%**  
Increase From  
May 2022

## UNITS SOLD

**13**  
Total  
Properties

**\$531K**  
Average  
Price

**\$564K**  
Median  
Price

**-61%**  
Decrease From  
May 2022

**10%**  
Increase From  
May 2022

**12%**  
Increase From  
May 2022

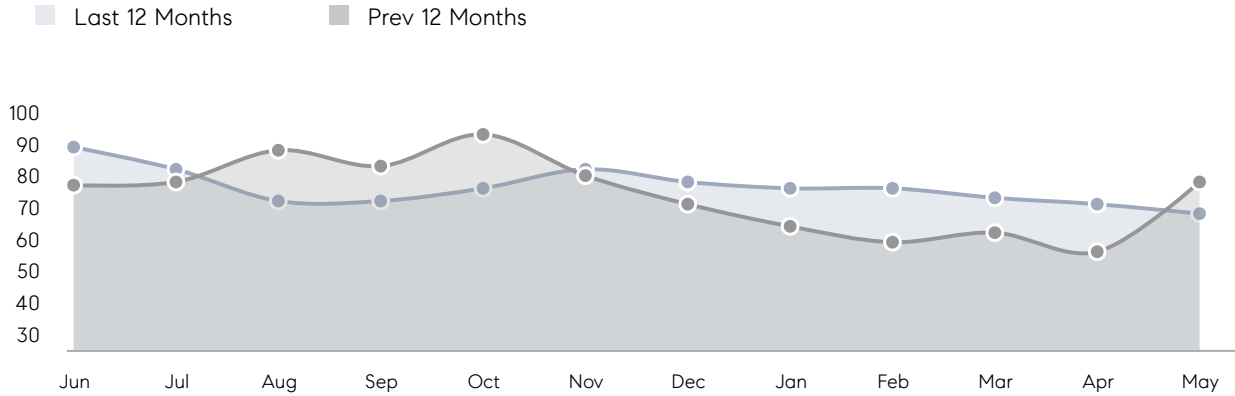
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 35        | 41        | -15%     |
|                | % OF ASKING PRICE  | 99%       | 101%      |          |
|                | AVERAGE SOLD PRICE | \$531,665 | \$484,179 | 9.8%     |
|                | # OF CONTRACTS     | 17        | 24        | -29.2%   |
|                | NEW LISTINGS       | 16        | 45        | -64%     |
| Houses         | AVERAGE DOM        | 37        | 48        | -23%     |
|                | % OF ASKING PRICE  | 100%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$616,665 | \$582,070 | 6%       |
|                | # OF CONTRACTS     | 12        | 17        | -29%     |
|                | NEW LISTINGS       | 11        | 32        | -66%     |
| Condo/Co-op/TH | AVERAGE DOM        | 25        | 30        | -17%     |
|                | % OF ASKING PRICE  | 96%       | 100%      |          |
|                | AVERAGE SOLD PRICE | \$248,333 | \$333,577 | -26%     |
|                | # OF CONTRACTS     | 5         | 7         | -29%     |
|                | NEW LISTINGS       | 5         | 13        | -62%     |

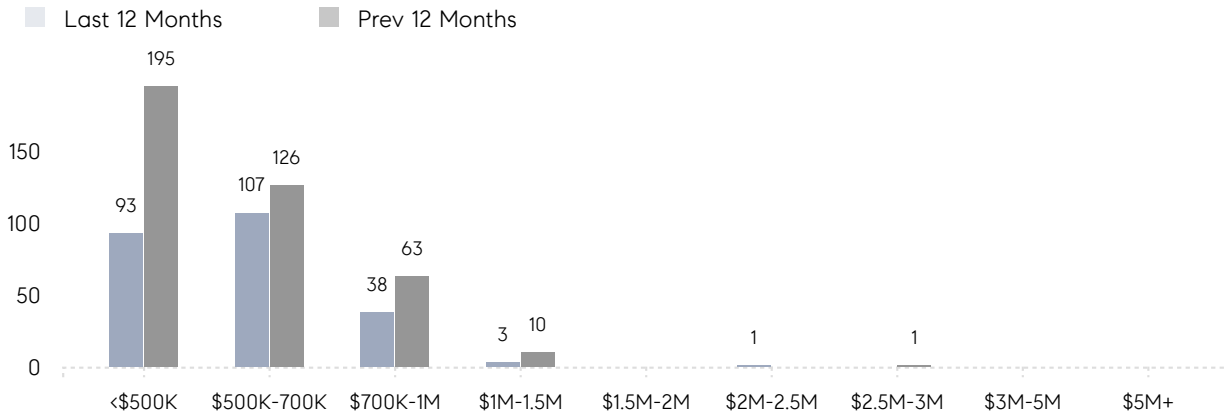
# Rutherford

MAY 2023

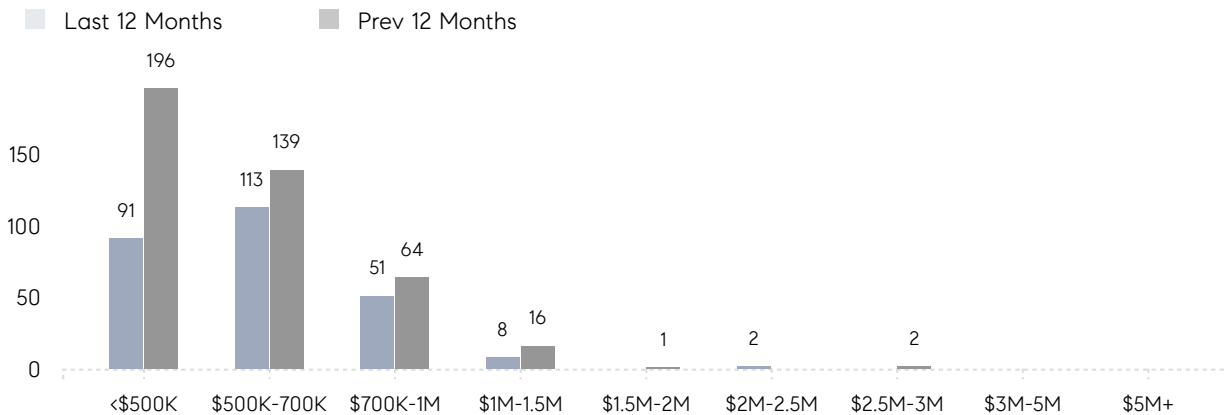
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Saddle Brook Market Insights

# Saddle Brook

MAY 2023

## UNDER CONTRACT

**13**  
Total  
Properties

**\$518K**  
Average  
Price

**\$540K**  
Median  
Price

**44%**  
Increase From  
May 2022

**-8%**  
Decrease From  
May 2022

**8%**  
Increase From  
May 2022

## UNITS SOLD

**3**  
Total  
Properties

**\$506K**  
Average  
Price

**\$500K**  
Median  
Price

**-79%**  
Decrease From  
May 2022

**1%**  
Change From  
May 2022

**4%**  
Increase From  
May 2022

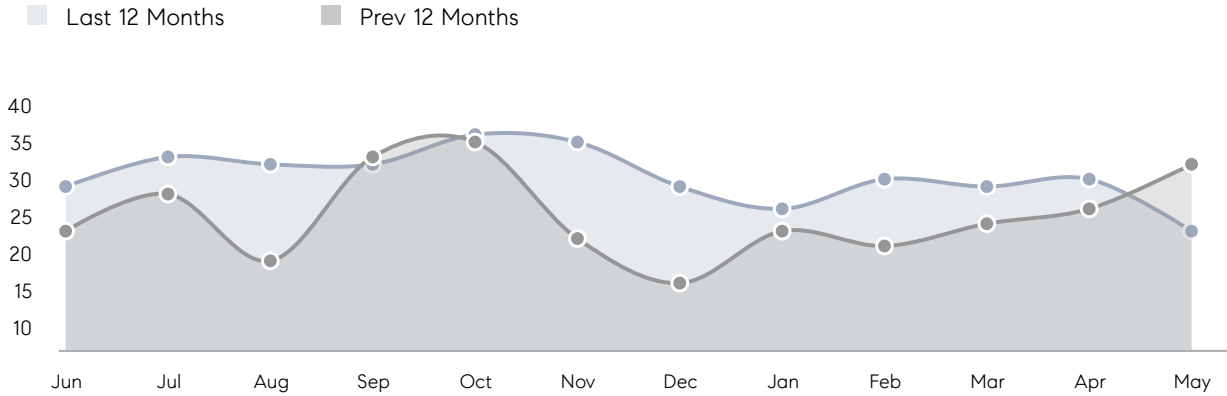
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 23        | 31        | -26%     |
|                | % OF ASKING PRICE  | 106%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$506,333 | \$502,000 | 0.9%     |
|                | # OF CONTRACTS     | 13        | 9         | 44.4%    |
|                | NEW LISTINGS       | 5         | 15        | -67%     |
| Houses         | AVERAGE DOM        | 23        | 28        | -18%     |
|                | % OF ASKING PRICE  | 106%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$506,333 | \$514,846 | -2%      |
|                | # OF CONTRACTS     | 10        | 8         | 25%      |
|                | NEW LISTINGS       | 5         | 14        | -64%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 77        | -        |
|                | % OF ASKING PRICE  | -         | 105%      |          |
|                | AVERAGE SOLD PRICE | -         | \$335,000 | -        |
|                | # OF CONTRACTS     | 3         | 1         | 200%     |
|                | NEW LISTINGS       | 0         | 1         | 0%       |

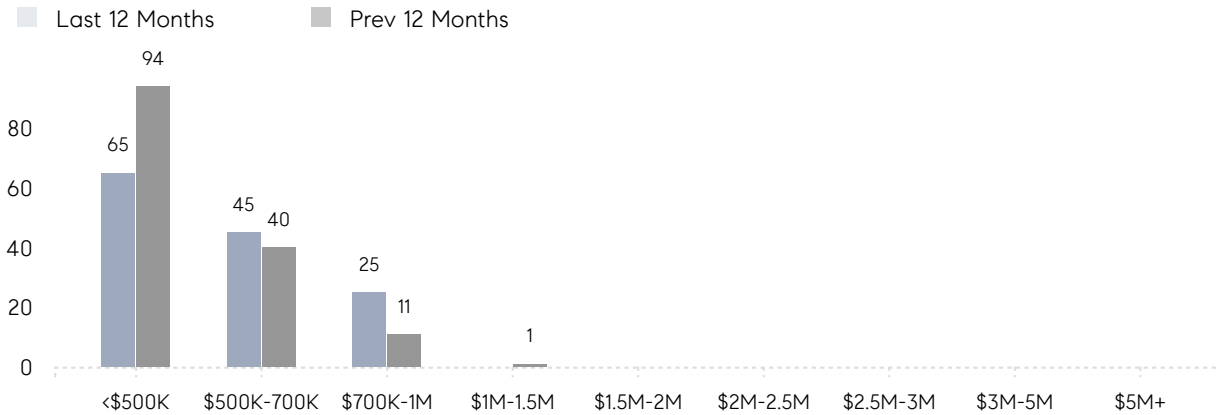
# Saddle Brook

MAY 2023

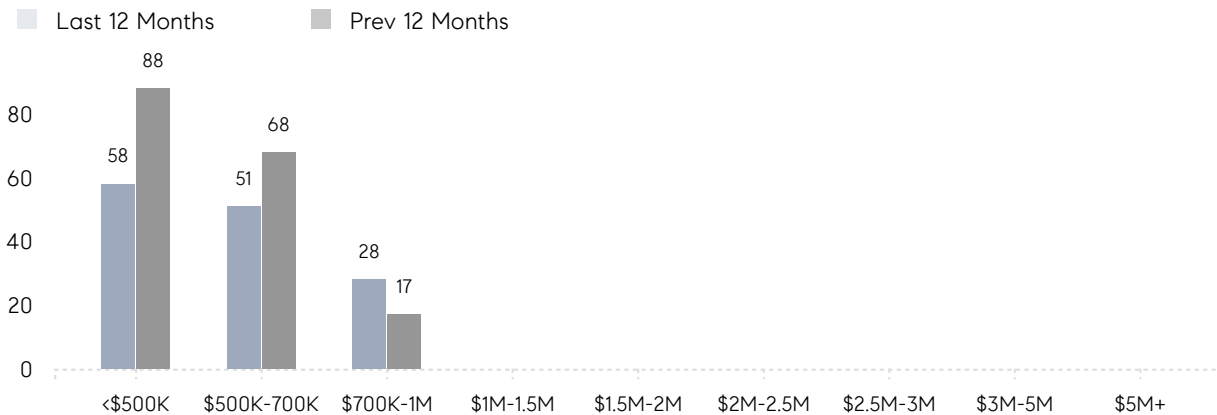
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Saddle River Market Insights

# Saddle River

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>11</b>              | <b>\$2.2M</b>          | <b>\$1.8M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>83%</b>             | <b>-45%</b>            | <b>-39%</b>            |
| Increase From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>3</b>               | <b>\$2.4M</b>          | <b>\$2.6M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>50%</b>             | <b>5%</b>              | <b>12%</b>             |
| Increase From May 2022 | Increase From May 2022 | Increase From May 2022 |

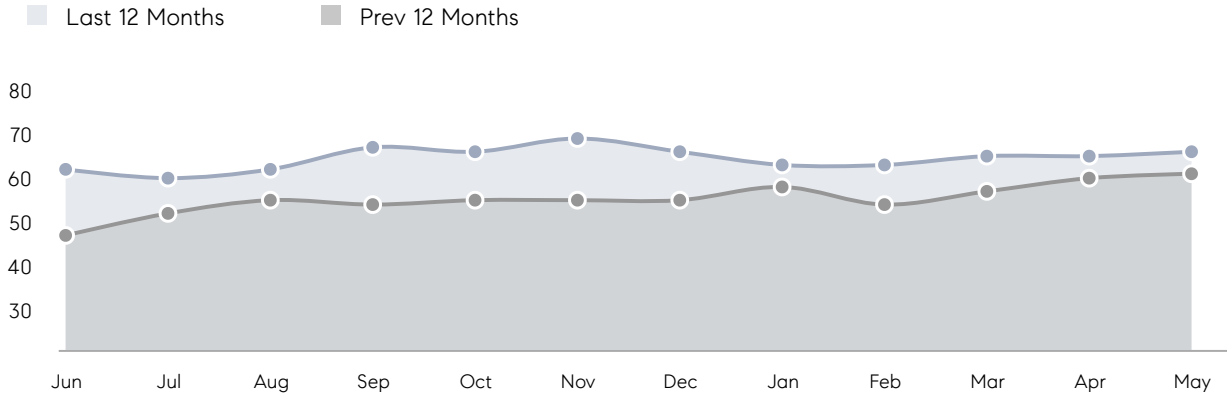
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 109         | 4           | 2,625%   |
|                | % OF ASKING PRICE  | 93%         | 95%         |          |
|                | AVERAGE SOLD PRICE | \$2,430,000 | \$2,325,000 | 4.5%     |
|                | # OF CONTRACTS     | 11          | 6           | 83.3%    |
|                | NEW LISTINGS       | 10          | 7           | 43%      |
| Houses         | AVERAGE DOM        | 109         | 4           | 2,625%   |
|                | % OF ASKING PRICE  | 93%         | 95%         |          |
|                | AVERAGE SOLD PRICE | \$2,430,000 | \$2,325,000 | 5%       |
|                | # OF CONTRACTS     | 11          | 6           | 83%      |
|                | NEW LISTINGS       | 9           | 7           | 29%      |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -           | -        |
|                | % OF ASKING PRICE  | -           | -           |          |
|                | AVERAGE SOLD PRICE | -           | -           | -        |
|                | # OF CONTRACTS     | 0           | 0           | 0%       |
|                | NEW LISTINGS       | 1           | 0           | 0%       |

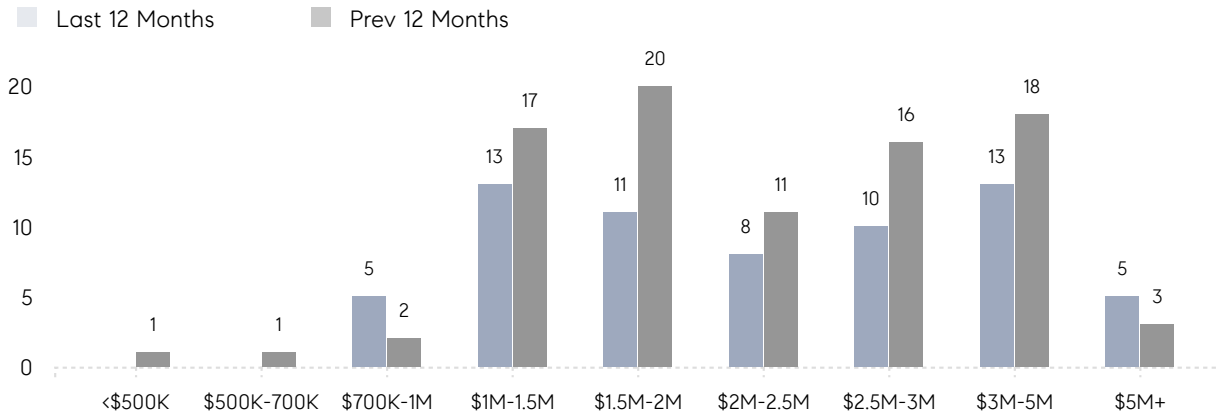
# Saddle River

MAY 2023

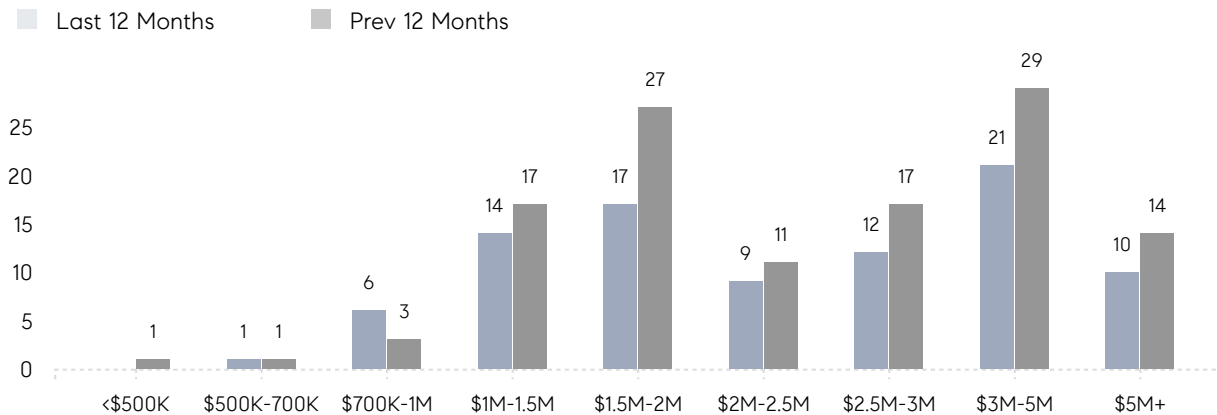
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range

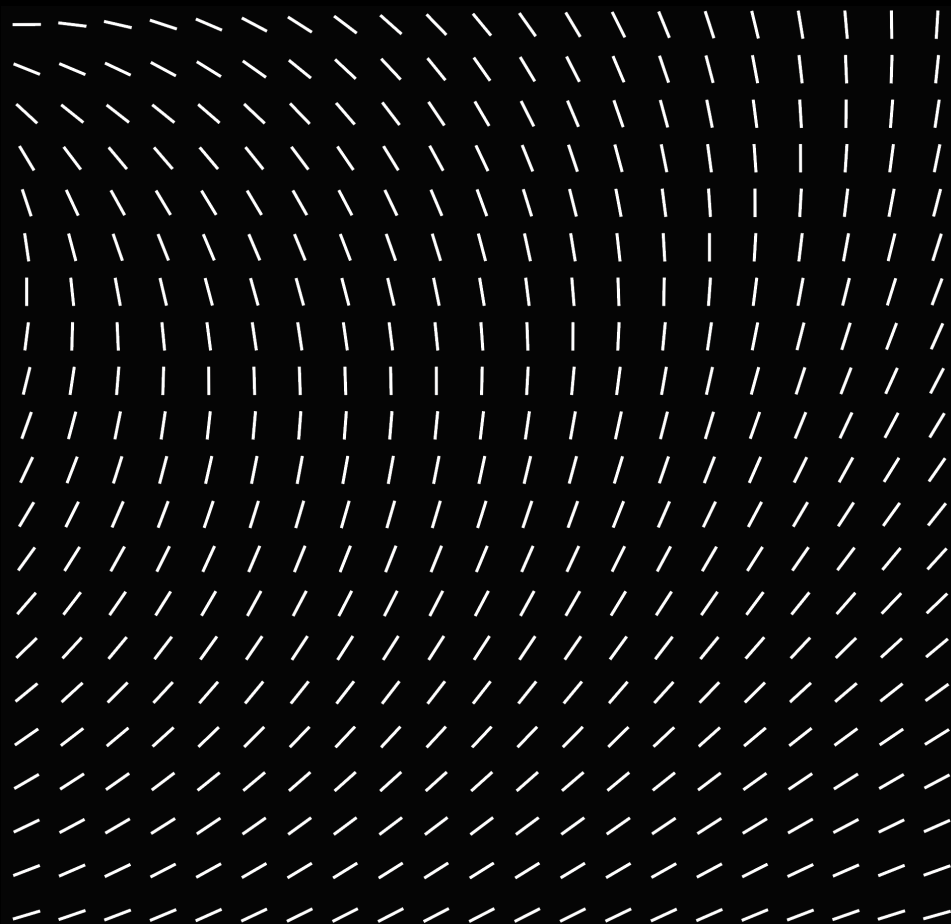




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COMPASS

May 2023

# Scotch Plains Market Insights

# Scotch Plains

MAY 2023

## UNDER CONTRACT

**33**  
Total  
Properties

**\$826K**  
Average  
Price

**\$749K**  
Median  
Price

**-11%**  
Decrease From  
May 2022

**20%**  
Increase From  
May 2022

**26%**  
Increase From  
May 2022

## UNITS SOLD

**26**  
Total  
Properties

**\$954K**  
Average  
Price

**\$912K**  
Median  
Price

**53%**  
Increase From  
May 2022

**39%**  
Increase From  
May 2022

**38%**  
Increase From  
May 2022

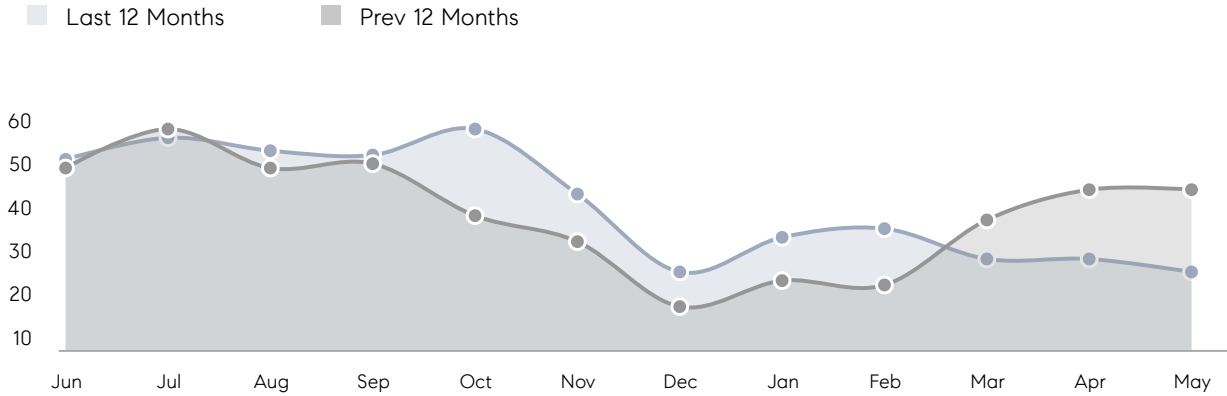
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 36        | 19        | 89%      |
|                | % OF ASKING PRICE  | 107%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$954,769 | \$687,935 | 38.8%    |
|                | # OF CONTRACTS     | 33        | 37        | -10.8%   |
|                | NEW LISTINGS       | 36        | 39        | -8%      |
| Houses         | AVERAGE DOM        | 38        | 20        | 90%      |
|                | % OF ASKING PRICE  | 107%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$988,021 | \$704,681 | 40%      |
|                | # OF CONTRACTS     | 28        | 29        | -3%      |
|                | NEW LISTINGS       | 31        | 35        | -11%     |
| Condo/Co-op/TH | AVERAGE DOM        | 12        | 8         | 50%      |
|                | % OF ASKING PRICE  | 108%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$555,750 | \$420,000 | 32%      |
|                | # OF CONTRACTS     | 5         | 8         | -37%     |
|                | NEW LISTINGS       | 5         | 4         | 25%      |

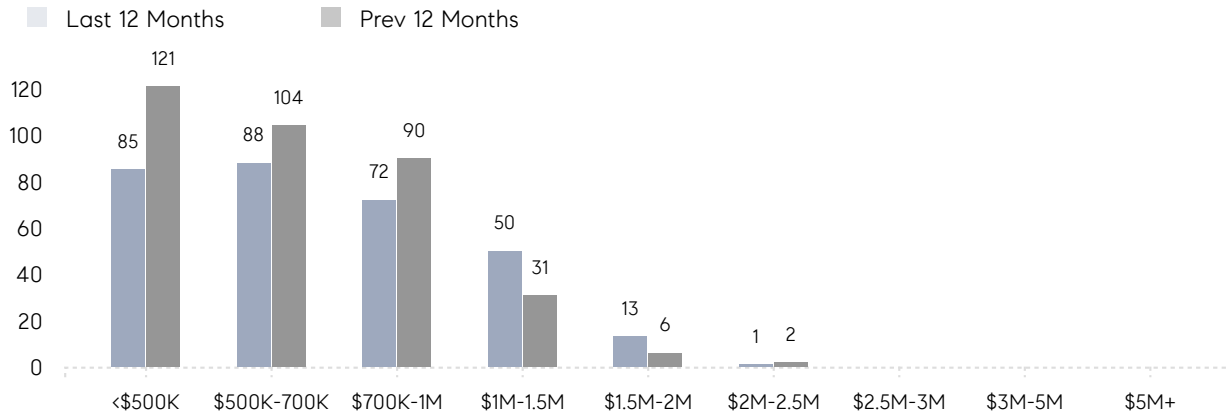
# Scotch Plains

MAY 2023

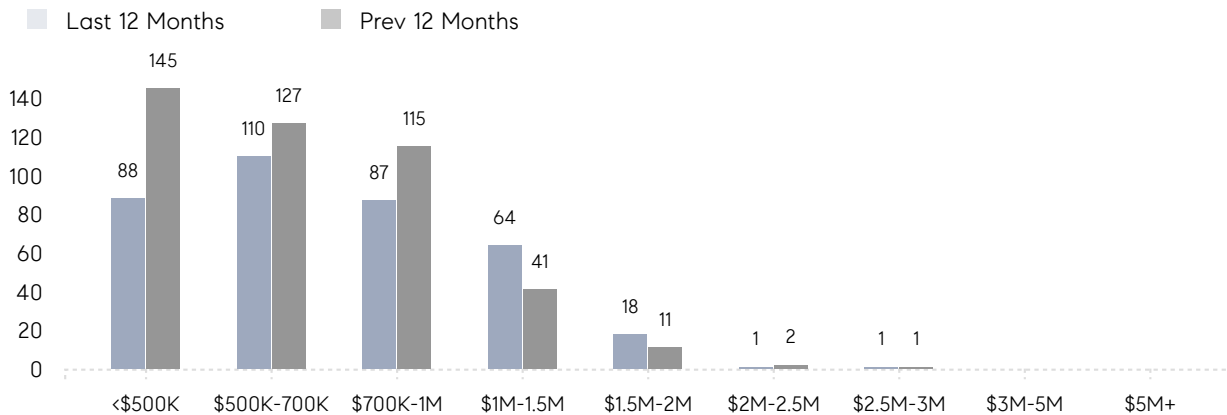
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Secaucus Market Insights

# Secaucus

MAY 2023

## UNDER CONTRACT

**7**  
Total  
Properties

**\$664K**  
Average  
Price

**\$765K**  
Median  
Price

**-59%**  
Decrease From  
May 2022

**69%**  
Increase From  
May 2022

**122%**  
Increase From  
May 2022

## UNITS SOLD

**8**  
Total  
Properties

**\$546K**  
Average  
Price

**\$521K**  
Median  
Price

**-62%**  
Decrease From  
May 2022

**20%**  
Increase From  
May 2022

**18%**  
Increase From  
May 2022

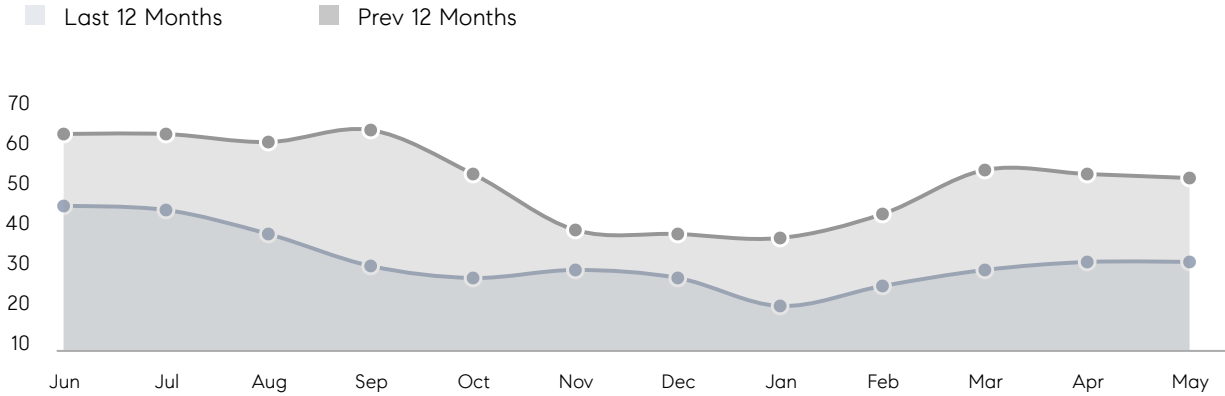
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 31        | 46        | -33%     |
|                | % OF ASKING PRICE  | 98%       | 100%      |          |
|                | AVERAGE SOLD PRICE | \$546,625 | \$455,467 | 20.0%    |
|                | # OF CONTRACTS     | 7         | 17        | -58.8%   |
|                | NEW LISTINGS       | 14        | 26        | -46%     |
| Houses         | AVERAGE DOM        | 48        | 28        | 71%      |
|                | % OF ASKING PRICE  | 96%       | 106%      |          |
|                | AVERAGE SOLD PRICE | \$535,000 | \$559,667 | -4%      |
|                | # OF CONTRACTS     | 4         | 1         | 300%     |
|                | NEW LISTINGS       | 3         | 7         | -57%     |
| Condo/Co-op/TH | AVERAGE DOM        | 25        | 50        | -50%     |
|                | % OF ASKING PRICE  | 99%       | 99%       |          |
|                | AVERAGE SOLD PRICE | \$550,500 | \$438,100 | 26%      |
|                | # OF CONTRACTS     | 3         | 16        | -81%     |
|                | NEW LISTINGS       | 11        | 19        | -42%     |

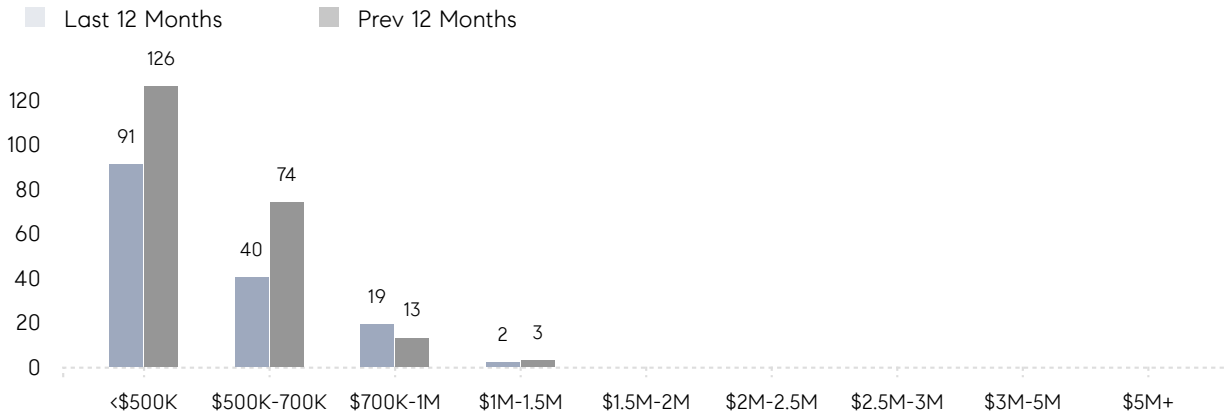
# Secaucus

MAY 2023

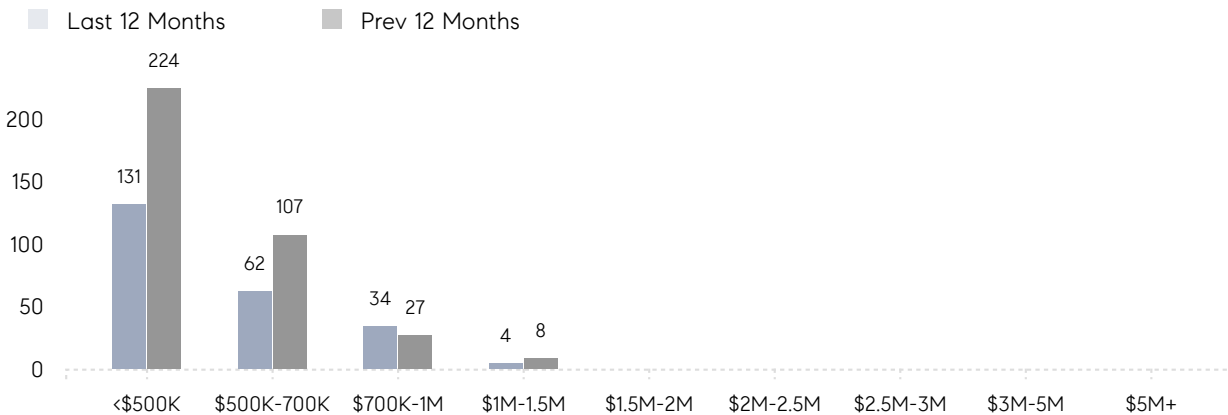
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Short Hills Market Insights

# Short Hills

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>21</b>              | <b>\$2.0M</b>          | <b>\$1.7M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-47%</b>            | <b>-4%</b>             | <b>-10%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>18</b>              | <b>\$2.4M</b>          | <b>\$2.5M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-10%</b>            | <b>37%</b>             | <b>37%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

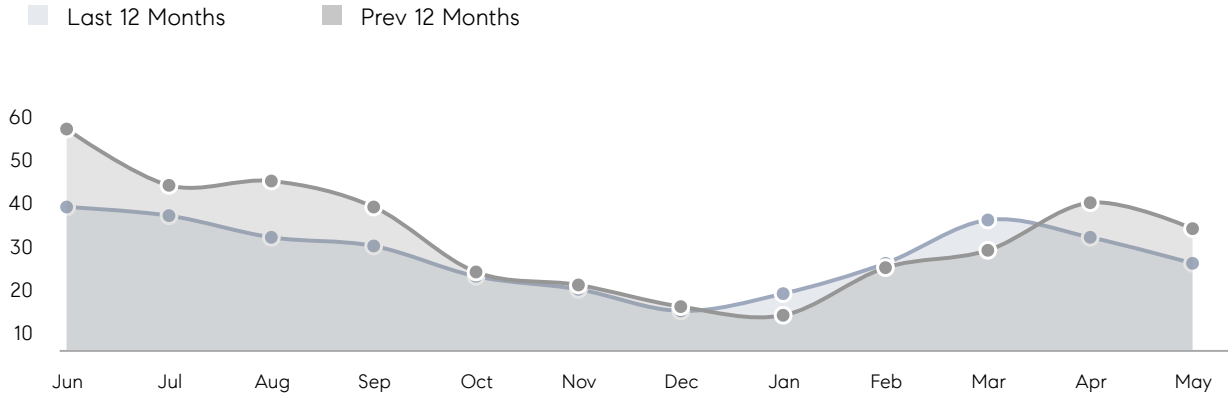
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 17          | 12          | 42%      |
|                | % OF ASKING PRICE  | 113%        | 109%        |          |
|                | AVERAGE SOLD PRICE | \$2,478,611 | \$1,804,390 | 37.4%    |
|                | # OF CONTRACTS     | 21          | 40          | -47.5%   |
|                | NEW LISTINGS       | 23          | 40          | -42%     |
| Houses         | AVERAGE DOM        | 17          | 12          | 42%      |
|                | % OF ASKING PRICE  | 113%        | 109%        |          |
|                | AVERAGE SOLD PRICE | \$2,478,611 | \$1,804,390 | 37%      |
|                | # OF CONTRACTS     | 21          | 40          | -47%     |
|                | NEW LISTINGS       | 23          | 39          | -41%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -           | -        |
|                | % OF ASKING PRICE  | -           | -           |          |
|                | AVERAGE SOLD PRICE | -           | -           | -        |
|                | # OF CONTRACTS     | 0           | 0           | 0%       |
|                | NEW LISTINGS       | 0           | 1           | 0%       |

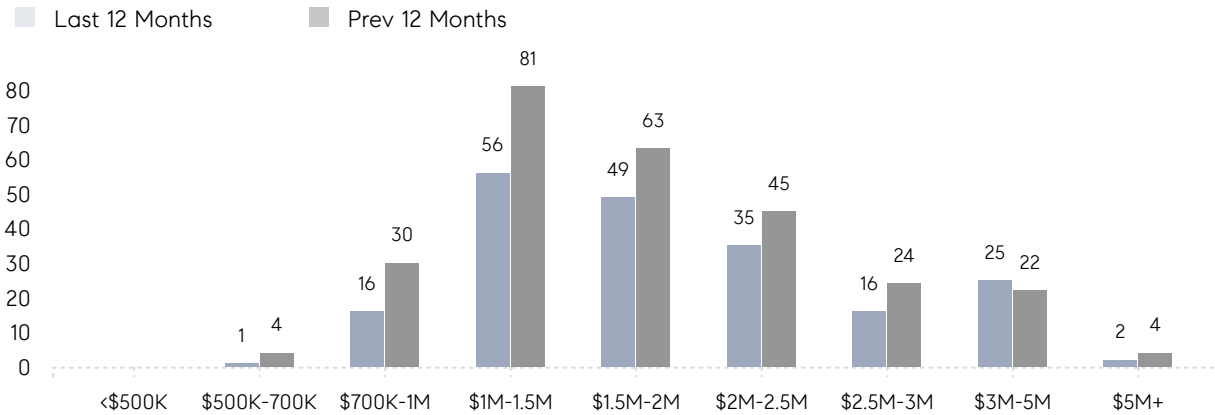
# Short Hills

MAY 2023

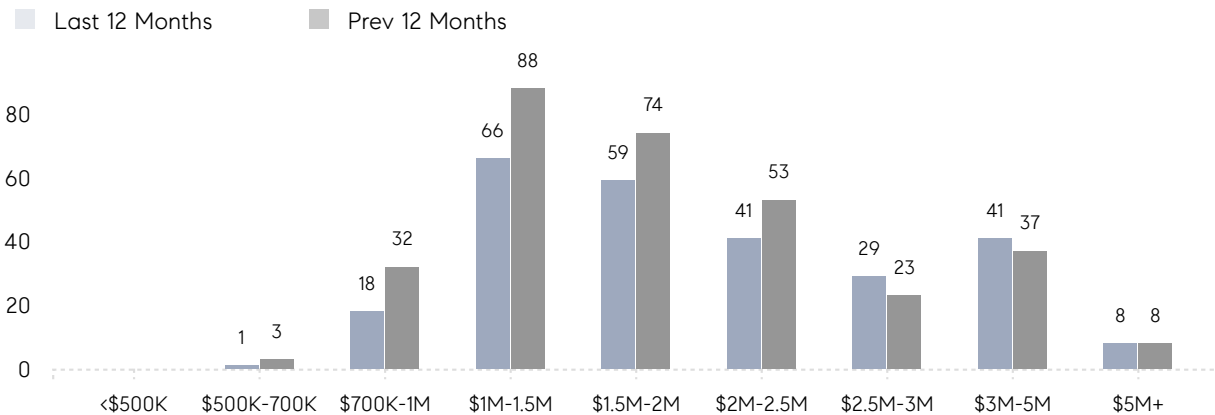
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Somerville Market Insights

# Somerville

MAY 2023

## UNDER CONTRACT

**14**  
Total  
Properties

**\$458K**  
Average  
Price

**\$478K**  
Median  
Price

**-7%**  
Decrease From  
May 2022

**17%**  
Increase From  
May 2022

**20%**  
Increase From  
May 2022

## UNITS SOLD

**8**  
Total  
Properties

**\$541K**  
Average  
Price

**\$465K**  
Median  
Price

**33%**  
Increase From  
May 2022

**28%**  
Increase From  
May 2022

**3%**  
Increase From  
May 2022

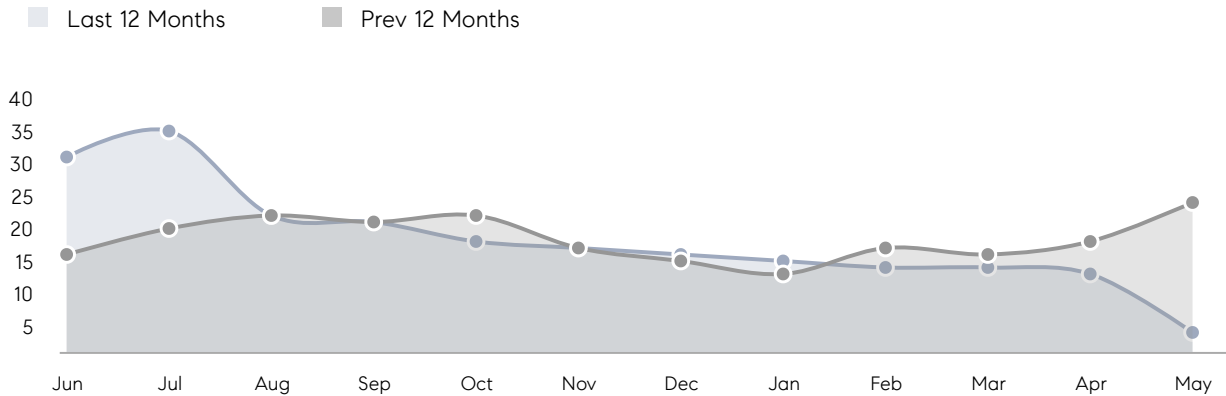
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 26        | 29        | -10%     |
|                | % OF ASKING PRICE  | 100%      | 111%      |          |
|                | AVERAGE SOLD PRICE | \$541,704 | \$422,833 | 28.1%    |
|                | # OF CONTRACTS     | 14        | 15        | -6.7%    |
|                | NEW LISTINGS       | 7         | 23        | -70%     |
| Houses         | AVERAGE DOM        | 25        | 31        | -19%     |
|                | % OF ASKING PRICE  | 101%      | 112%      |          |
|                | AVERAGE SOLD PRICE | \$555,000 | \$452,400 | 23%      |
|                | # OF CONTRACTS     | 12        | 14        | -14%     |
|                | NEW LISTINGS       | 6         | 22        | -73%     |
| Condo/Co-op/TH | AVERAGE DOM        | 26        | 20        | 30%      |
|                | % OF ASKING PRICE  | 99%       | 110%      |          |
|                | AVERAGE SOLD PRICE | \$519,545 | \$275,000 | 89%      |
|                | # OF CONTRACTS     | 2         | 1         | 100%     |
|                | NEW LISTINGS       | 1         | 1         | 0%       |

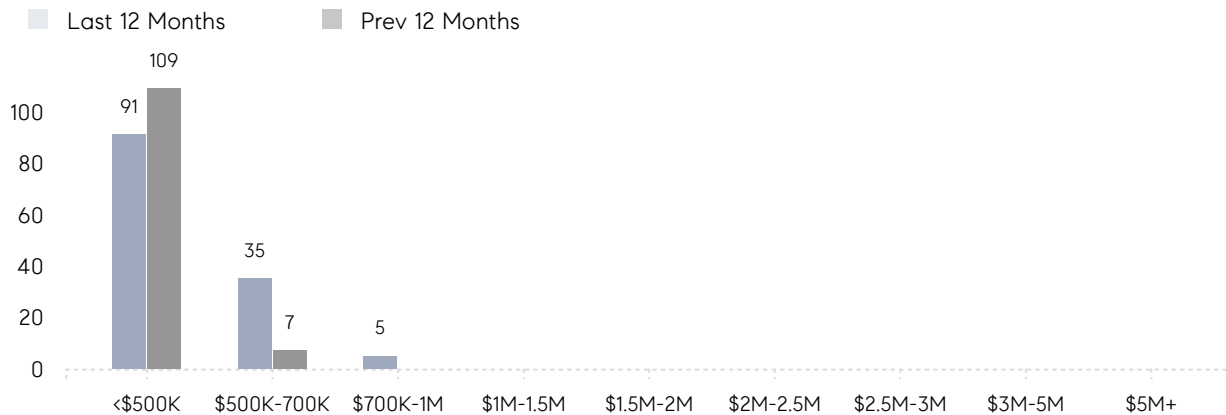
# Somerville

MAY 2023

## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# South Orange Market Insights

# South Orange

MAY 2023

## UNDER CONTRACT

**19**  
Total  
Properties

**\$892K**  
Average  
Price

**\$860K**  
Median  
Price

**-27%**  
Decrease From  
May 2022

**19%**  
Increase From  
May 2022

**15%**  
Increase From  
May 2022

## UNITS SOLD

**16**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$977K**  
Median  
Price

**-30%**  
Decrease From  
May 2022

**-3%**  
Decrease From  
May 2022

**-13%**  
Decrease From  
May 2022

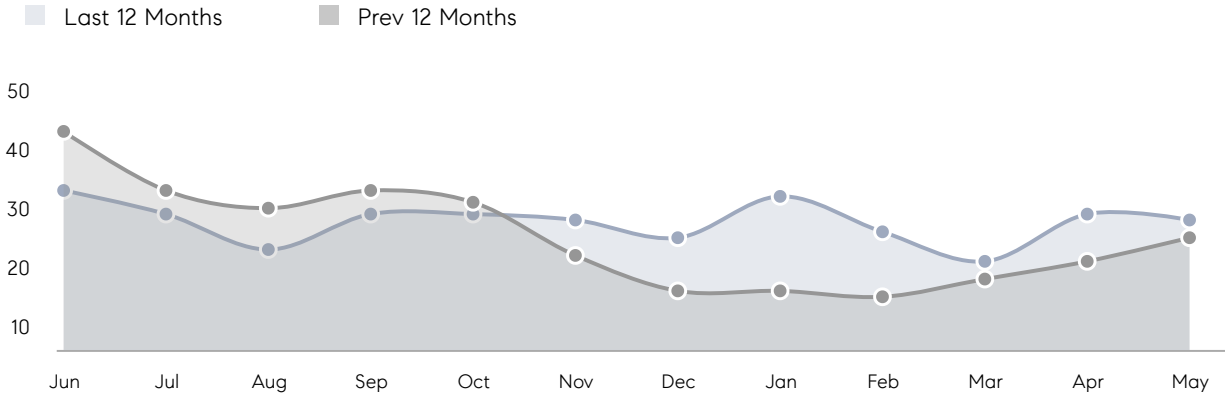
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 23          | 31          | -26%     |
|                | % OF ASKING PRICE  | 111%        | 116%        |          |
|                | AVERAGE SOLD PRICE | \$1,019,781 | \$1,049,559 | -2.8%    |
|                | # OF CONTRACTS     | 19          | 26          | -26.9%   |
|                | NEW LISTINGS       | 22          | 29          | -24%     |
| Houses         | AVERAGE DOM        | 23          | 34          | -32%     |
|                | % OF ASKING PRICE  | 112%        | 117%        |          |
|                | AVERAGE SOLD PRICE | \$1,138,500 | \$1,124,113 | 1%       |
|                | # OF CONTRACTS     | 17          | 23          | -26%     |
|                | NEW LISTINGS       | 21          | 25          | -16%     |
| Condo/Co-op/TH | AVERAGE DOM        | 23          | 10          | 130%     |
|                | % OF ASKING PRICE  | 106%        | 109%        |          |
|                | AVERAGE SOLD PRICE | \$663,625   | \$552,533   | 20%      |
|                | # OF CONTRACTS     | 2           | 3           | -33%     |
|                | NEW LISTINGS       | 1           | 4           | -75%     |

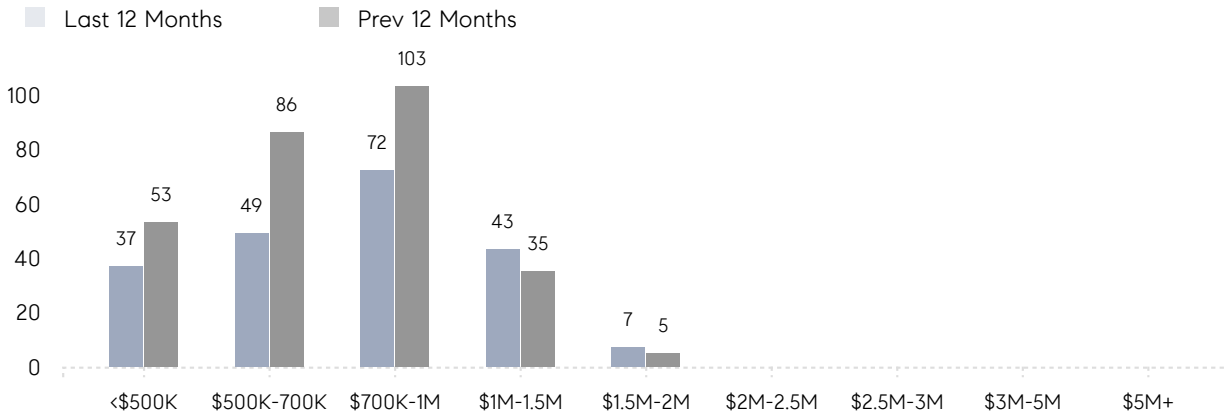
# South Orange

MAY 2023

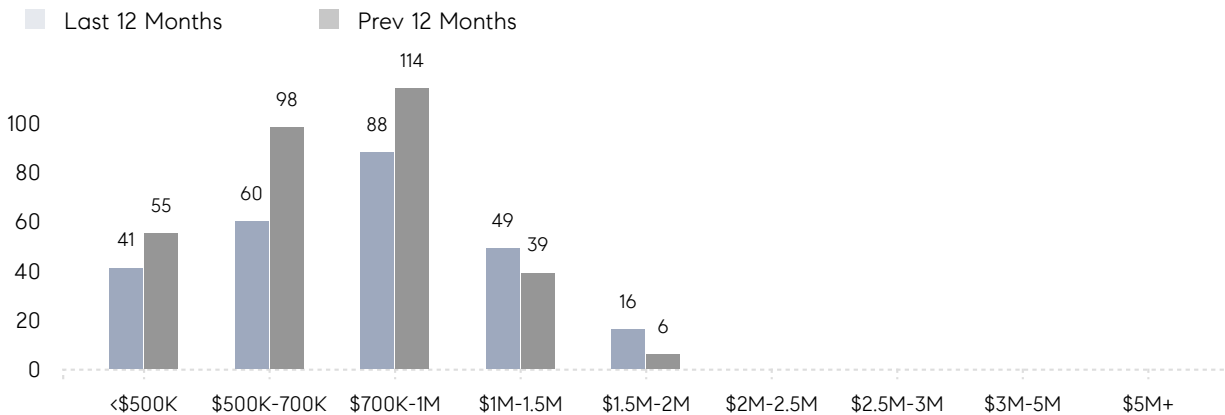
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Springfield Market Insights

# Springfield

MAY 2023

## UNDER CONTRACT

**18**  
Total  
Properties

**\$654K**  
Average  
Price

**\$682K**  
Median  
Price

**-28%**  
Decrease From  
May 2022

**17%**  
Increase From  
May 2022

**24%**  
Increase From  
May 2022

## UNITS SOLD

**15**  
Total  
Properties

**\$683K**  
Average  
Price

**\$725K**  
Median  
Price

**-17%**  
Decrease From  
May 2022

**30%**  
Increase From  
May 2022

**41%**  
Increase From  
May 2022

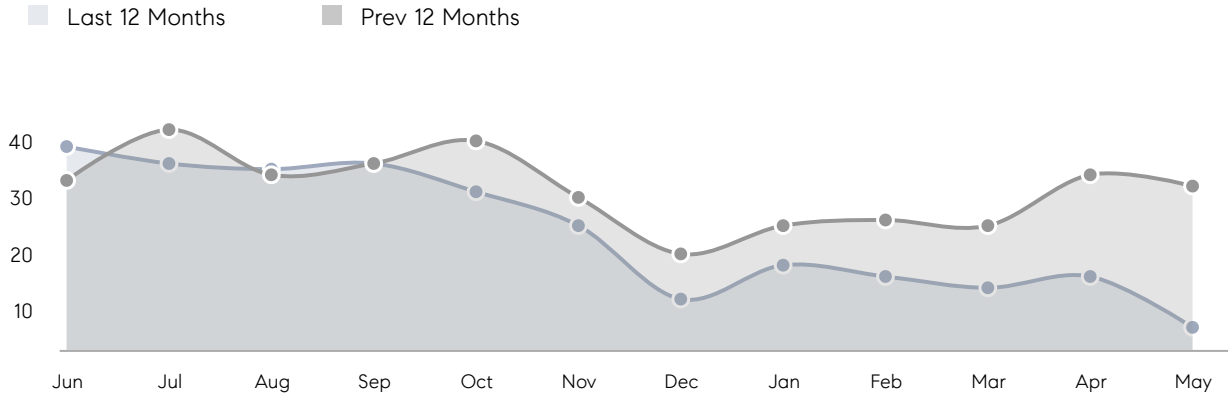
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 17        | 21        | -19%     |
|                | % OF ASKING PRICE  | 103%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$683,553 | \$525,856 | 30.0%    |
|                | # OF CONTRACTS     | 18        | 25        | -28.0%   |
|                | NEW LISTINGS       | 12        | 28        | -57%     |
| Houses         | AVERAGE DOM        | 17        | 17        | 0%       |
|                | % OF ASKING PRICE  | 103%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$683,553 | \$674,167 | 1%       |
|                | # OF CONTRACTS     | 15        | 19        | -21%     |
|                | NEW LISTINGS       | 10        | 21        | -52%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | 28        | -        |
|                | % OF ASKING PRICE  | -         | 100%      |          |
|                | AVERAGE SOLD PRICE | -         | \$229,233 | -        |
|                | # OF CONTRACTS     | 3         | 6         | -50%     |
|                | NEW LISTINGS       | 2         | 7         | -71%     |

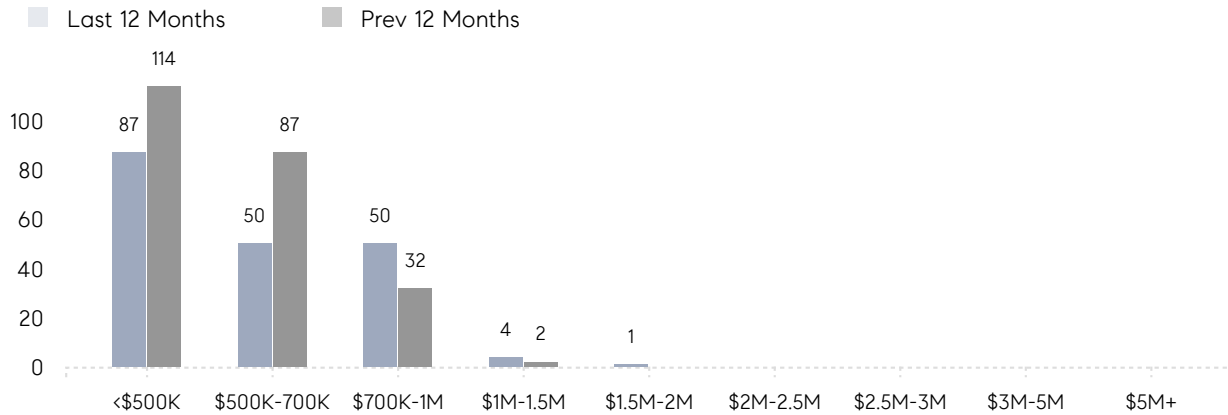
# Springfield

MAY 2023

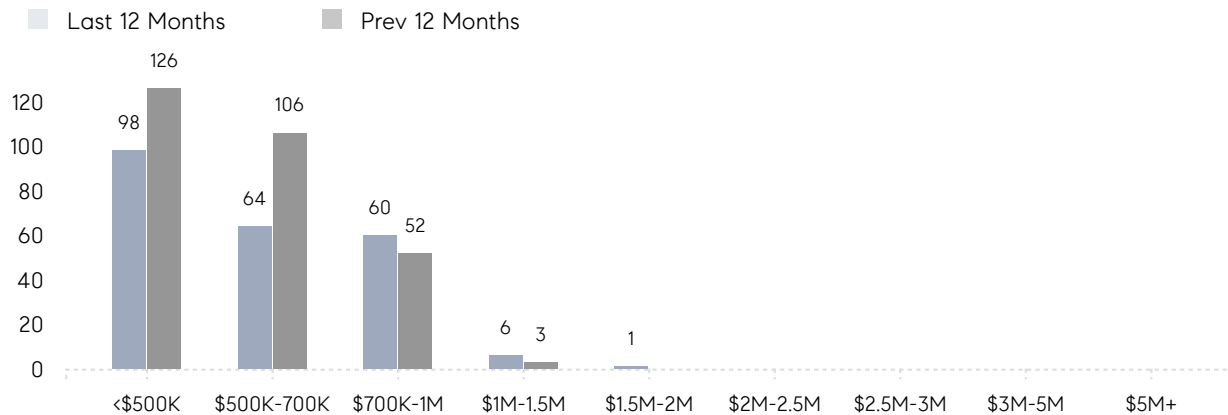
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Summit Market Insights

# Summit

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>35</b>              | <b>\$1.2M</b>          | <b>\$1.1M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-20%</b>            | <b>-15%</b>            | <b>-23%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>22</b>              | <b>\$1.4M</b>          | <b>\$1.4M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-29%</b>            | <b>-4%</b>             | <b>14%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Increase From May 2022 |

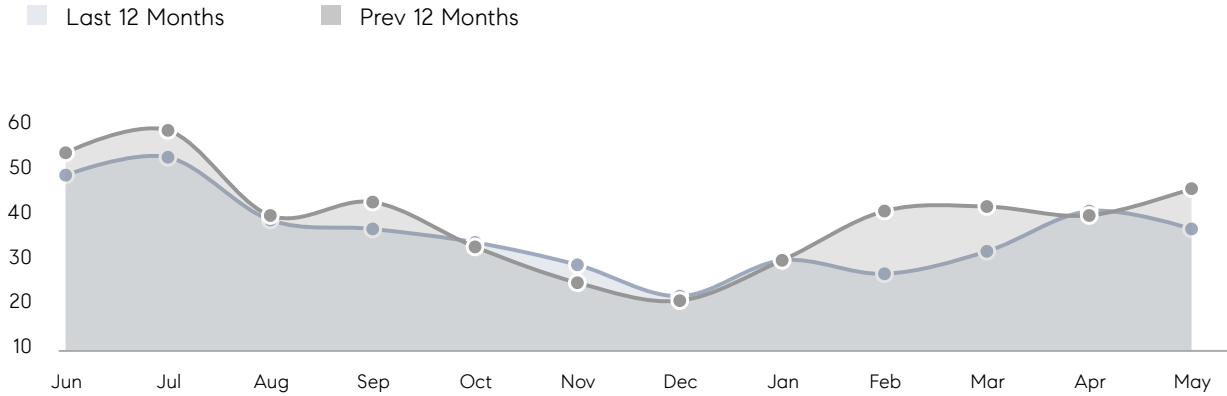
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 18          | 14          | 29%      |
|                | % OF ASKING PRICE  | 113%        | 109%        |          |
|                | AVERAGE SOLD PRICE | \$1,468,227 | \$1,537,271 | -4.5%    |
|                | # OF CONTRACTS     | 35          | 44          | -20.5%   |
|                | NEW LISTINGS       | 35          | 52          | -33%     |
| Houses         | AVERAGE DOM        | 13          | 15          | -13%     |
|                | % OF ASKING PRICE  | 113%        | 109%        |          |
|                | AVERAGE SOLD PRICE | \$1,514,048 | \$1,595,600 | -5%      |
|                | # OF CONTRACTS     | 30          | 37          | -19%     |
|                | NEW LISTINGS       | 31          | 45          | -31%     |
| Condo/Co-op/TH | AVERAGE DOM        | 141         | 11          | 1,182%   |
|                | % OF ASKING PRICE  | 104%        | 109%        |          |
|                | AVERAGE SOLD PRICE | \$506,000   | \$691,500   | -27%     |
|                | # OF CONTRACTS     | 5           | 7           | -29%     |
|                | NEW LISTINGS       | 4           | 7           | -43%     |

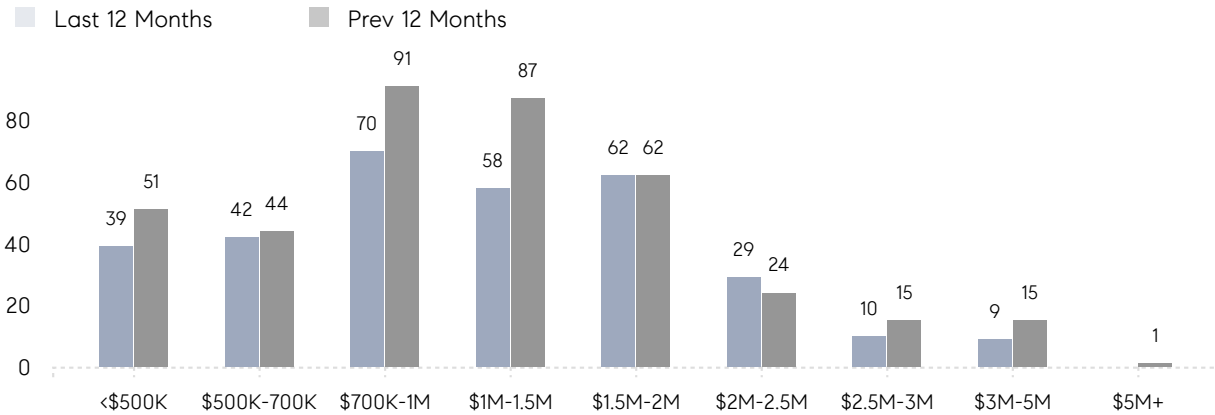
# Summit

MAY 2023

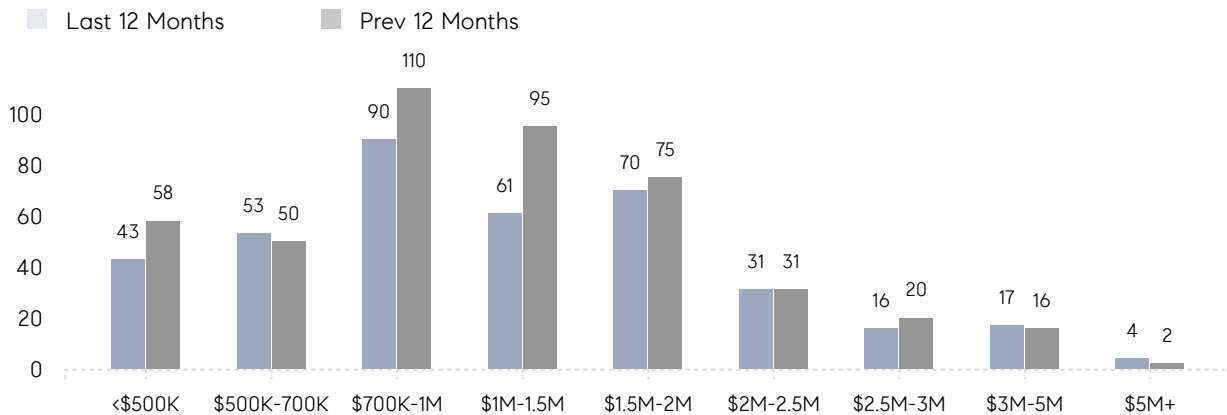
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Teaneck Market Insights

# Teaneck

MAY 2023

## UNDER CONTRACT

**32**  
Total  
Properties

**\$583K**  
Average  
Price

**\$549K**  
Median  
Price

**-29%**  
Decrease From  
May 2022

**2%**  
Increase From  
May 2022

**10%**  
Increase From  
May 2022

## UNITS SOLD

**21**  
Total  
Properties

**\$613K**  
Average  
Price

**\$512K**  
Median  
Price

**-43%**  
Decrease From  
May 2022

**14%**  
Increase From  
May 2022

**-4%**  
Decrease From  
May 2022

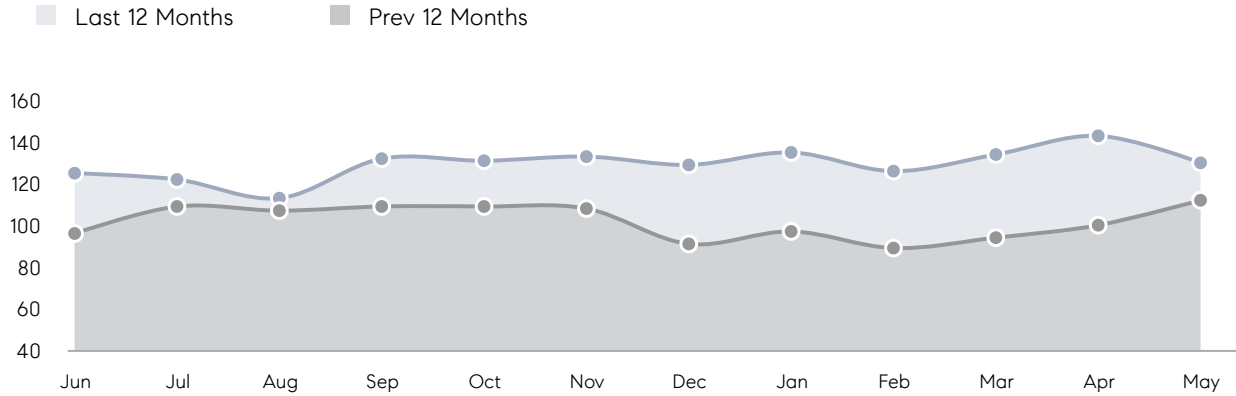
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 36        | 43        | -16%     |
|                | % OF ASKING PRICE  | 103%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$613,667 | \$537,108 | 14.3%    |
|                | # OF CONTRACTS     | 32        | 45        | -28.9%   |
|                | NEW LISTINGS       | 23        | 57        | -60%     |
| Houses         | AVERAGE DOM        | 38        | 32        | 19%      |
|                | % OF ASKING PRICE  | 103%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$682,765 | \$582,625 | 17%      |
|                | # OF CONTRACTS     | 27        | 32        | -16%     |
|                | NEW LISTINGS       | 19        | 45        | -58%     |
| Condo/Co-op/TH | AVERAGE DOM        | 26        | 119       | -78%     |
|                | % OF ASKING PRICE  | 102%      | 97%       |          |
|                | AVERAGE SOLD PRICE | \$320,000 | \$245,800 | 30%      |
|                | # OF CONTRACTS     | 5         | 13        | -62%     |
|                | NEW LISTINGS       | 4         | 12        | -67%     |

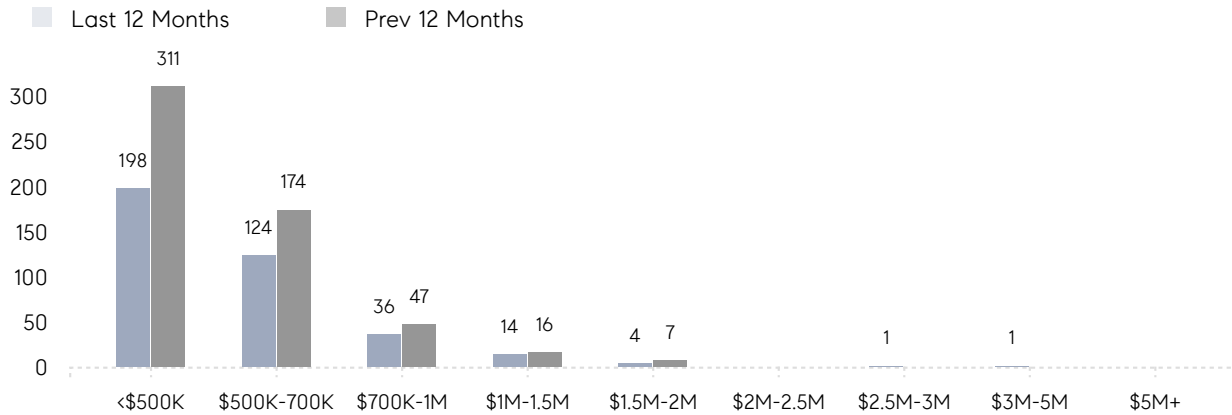
# Teaneck

MAY 2023

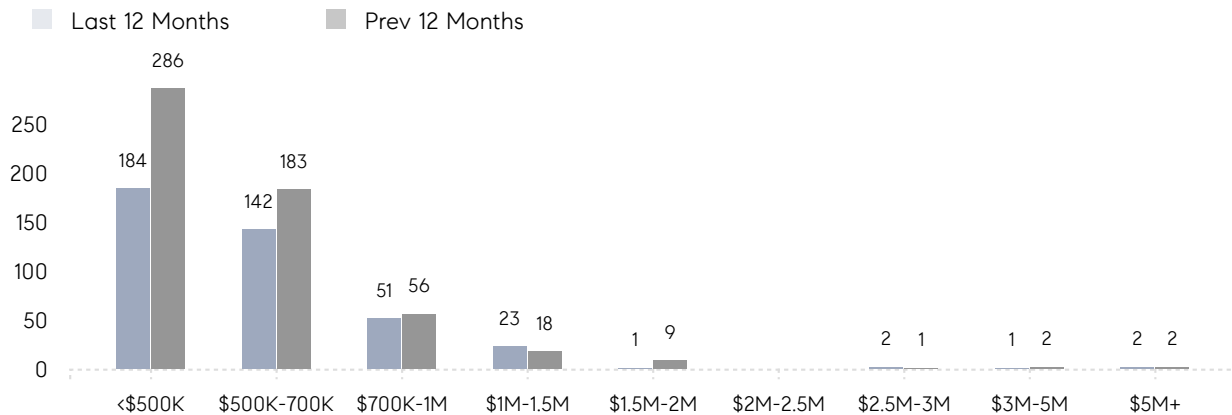
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Tenaflly Market Insights

# Tenafly

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>21</b>              | <b>\$1.2M</b>          | <b>\$850K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-5%</b>             | <b>-5%</b>             | <b>-24%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>13</b>              | <b>\$1.6M</b>          | <b>\$985K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-32%</b>            | <b>19%</b>             | <b>-10%</b>            |
| Decrease From May 2022 | Increase From May 2022 | Decrease From May 2022 |

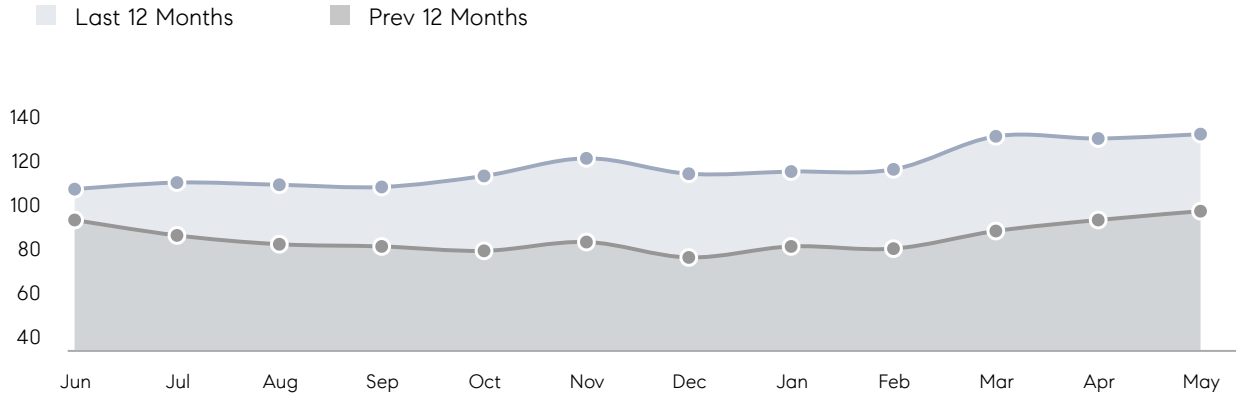
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 30          | 45          | -33%     |
|                | % OF ASKING PRICE  | 103%        | 102%        |          |
|                | AVERAGE SOLD PRICE | \$1,631,923 | \$1,368,474 | 19.3%    |
|                | # OF CONTRACTS     | 21          | 22          | -4.5%    |
|                | NEW LISTINGS       | 23          | 29          | -21%     |
| Houses         | AVERAGE DOM        | 25          | 45          | -44%     |
|                | % OF ASKING PRICE  | 102%        | 102%        |          |
|                | AVERAGE SOLD PRICE | \$1,863,636 | \$1,502,353 | 24%      |
|                | # OF CONTRACTS     | 20          | 18          | 11%      |
|                | NEW LISTINGS       | 20          | 22          | -9%      |
| Condo/Co-op/TH | AVERAGE DOM        | 56          | 46          | 22%      |
|                | % OF ASKING PRICE  | 106%        | 97%         |          |
|                | AVERAGE SOLD PRICE | \$357,500   | \$230,500   | 55%      |
|                | # OF CONTRACTS     | 1           | 4           | -75%     |
|                | NEW LISTINGS       | 3           | 7           | -57%     |

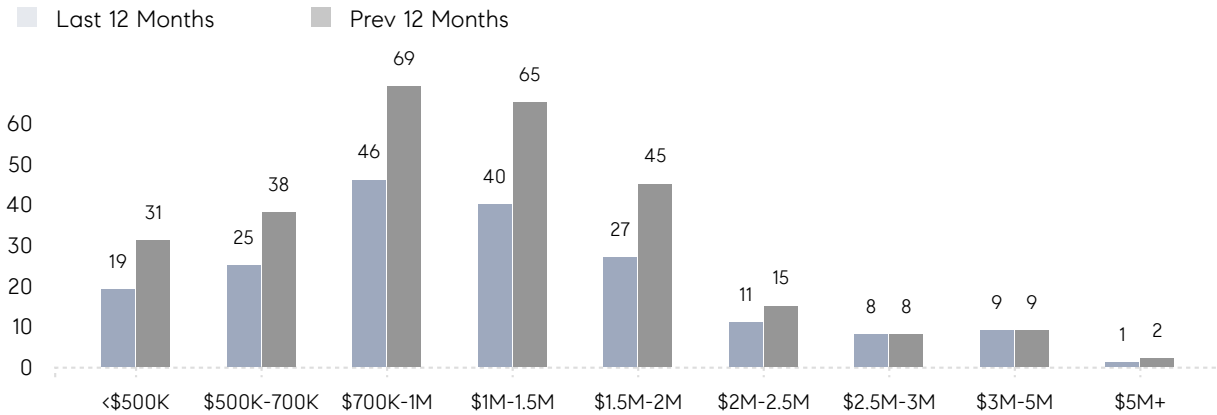
# Tenaflly

MAY 2023

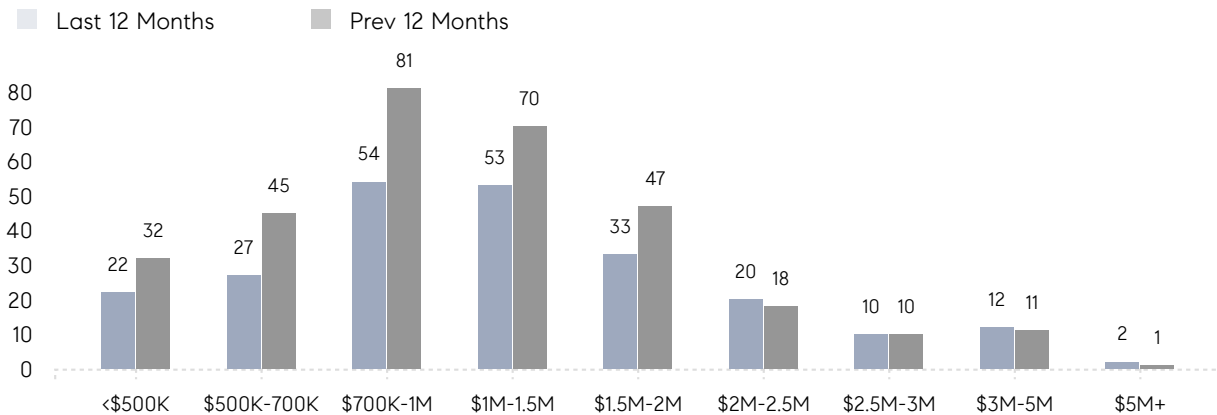
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Tewksbury Township Market Insights

# Tewksbury Township

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>11</b>              | <b>\$1.0M</b>          | <b>\$1.1M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-15%</b>            | <b>14%</b>             | <b>22%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>8</b>               | <b>\$773K</b>          | <b>\$716K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-20%</b>            | <b>-25%</b>            | <b>-26%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

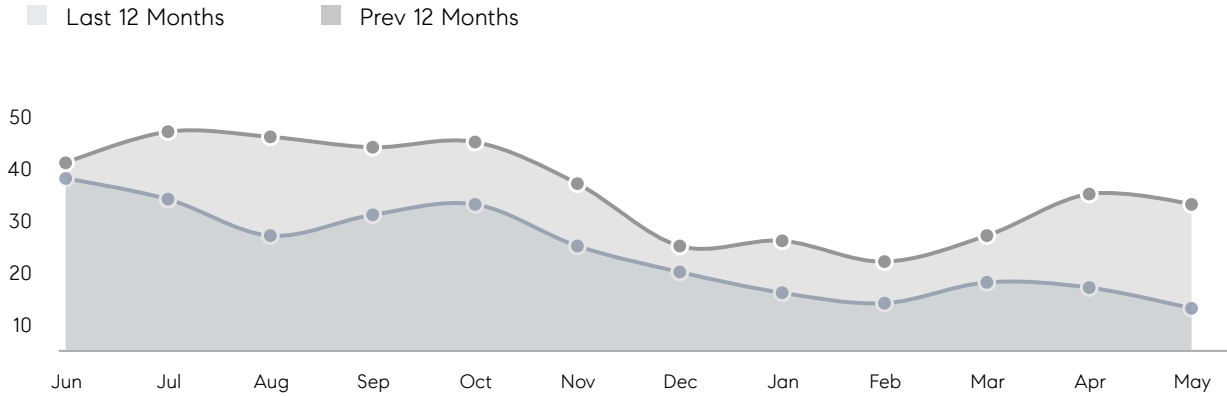
## Property Statistics

|                |                    | May 2023  | May 2022    | % Change |
|----------------|--------------------|-----------|-------------|----------|
| Overall        | AVERAGE DOM        | 43        | 55          | -22%     |
|                | % OF ASKING PRICE  | 99%       | 103%        |          |
|                | AVERAGE SOLD PRICE | \$773,038 | \$1,033,650 | -25.2%   |
|                | # OF CONTRACTS     | 11        | 13          | -15.4%   |
|                | NEW LISTINGS       | 9         | 16          | -44%     |
| Houses         | AVERAGE DOM        | 47        | 55          | -15%     |
|                | % OF ASKING PRICE  | 98%       | 103%        |          |
|                | AVERAGE SOLD PRICE | \$766,929 | \$1,033,650 | -26%     |
|                | # OF CONTRACTS     | 11        | 11          | 0%       |
|                | NEW LISTINGS       | 9         | 13          | -31%     |
| Condo/Co-op/TH | AVERAGE DOM        | 16        | -           | -        |
|                | % OF ASKING PRICE  | 105%      | -           |          |
|                | AVERAGE SOLD PRICE | \$815,800 | -           | -        |
|                | # OF CONTRACTS     | 0         | 2           | 0%       |
|                | NEW LISTINGS       | 0         | 3           | 0%       |

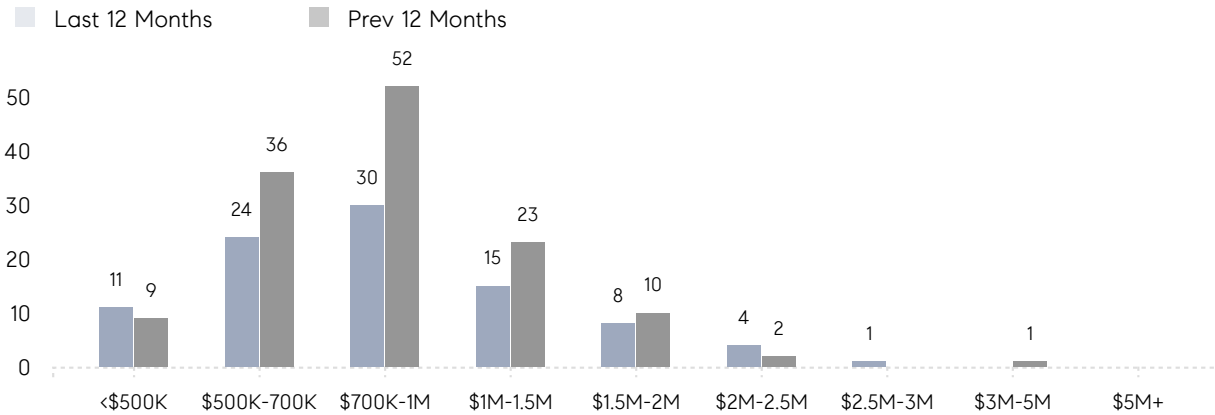
# Tewksbury Township

MAY 2023

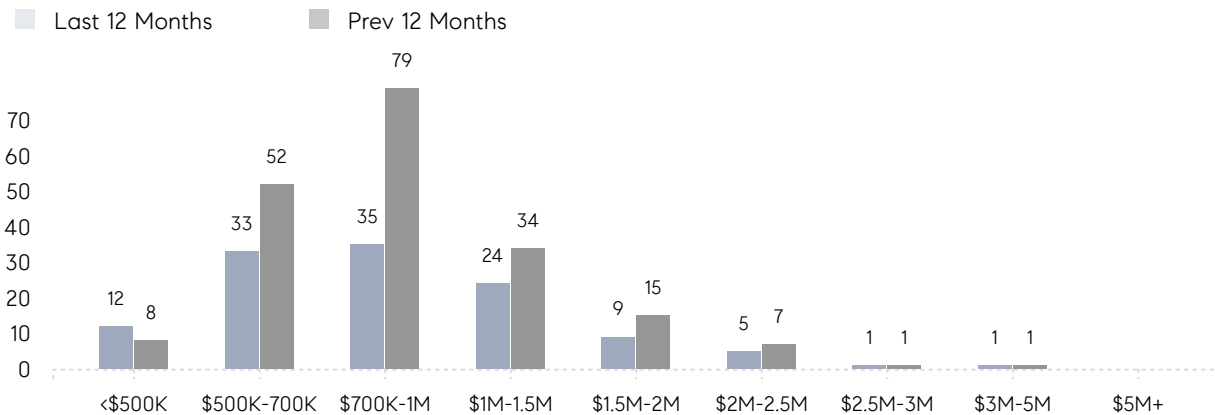
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Union Market Insights

# Union

MAY 2023

## UNDER CONTRACT

**39**  
Total  
Properties

**\$469K**  
Average  
Price

**\$475K**  
Median  
Price

**-34%**  
Decrease From  
May 2022

**8%**  
Increase From  
May 2022

**6%**  
Increase From  
May 2022

## UNITS SOLD

**44**  
Total  
Properties

**\$527K**  
Average  
Price

**\$535K**  
Median  
Price

**-2%**  
Decrease From  
May 2022

**8%**  
Increase From  
May 2022

**11%**  
Increase From  
May 2022

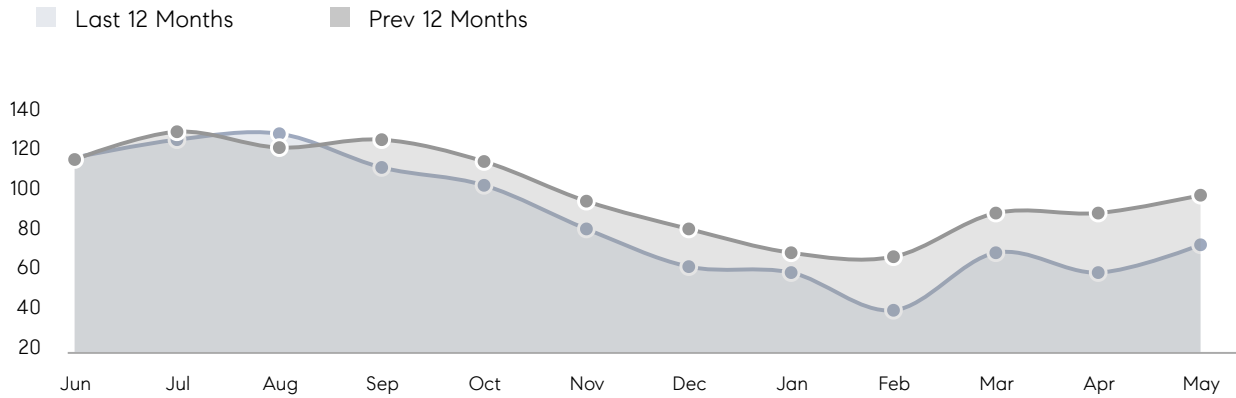
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 27        | 26        | 4%       |
|                | % OF ASKING PRICE  | 104%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$527,472 | \$489,452 | 7.8%     |
|                | # OF CONTRACTS     | 39        | 59        | -33.9%   |
|                | NEW LISTINGS       | 61        | 83        | -27%     |
| Houses         | AVERAGE DOM        | 27        | 28        | -4%      |
|                | % OF ASKING PRICE  | 104%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$559,646 | \$508,509 | 10%      |
|                | # OF CONTRACTS     | 33        | 53        | -38%     |
|                | NEW LISTINGS       | 53        | 74        | -28%     |
| Condo/Co-op/TH | AVERAGE DOM        | 24        | 10        | 140%     |
|                | % OF ASKING PRICE  | 102%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$357,407 | \$294,125 | 22%      |
|                | # OF CONTRACTS     | 6         | 6         | 0%       |
|                | NEW LISTINGS       | 8         | 9         | -11%     |

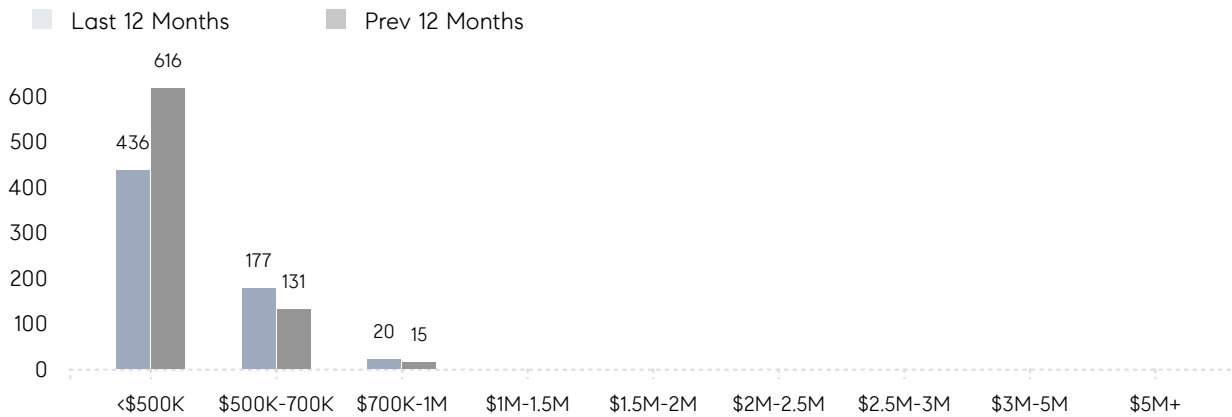
# Union

MAY 2023

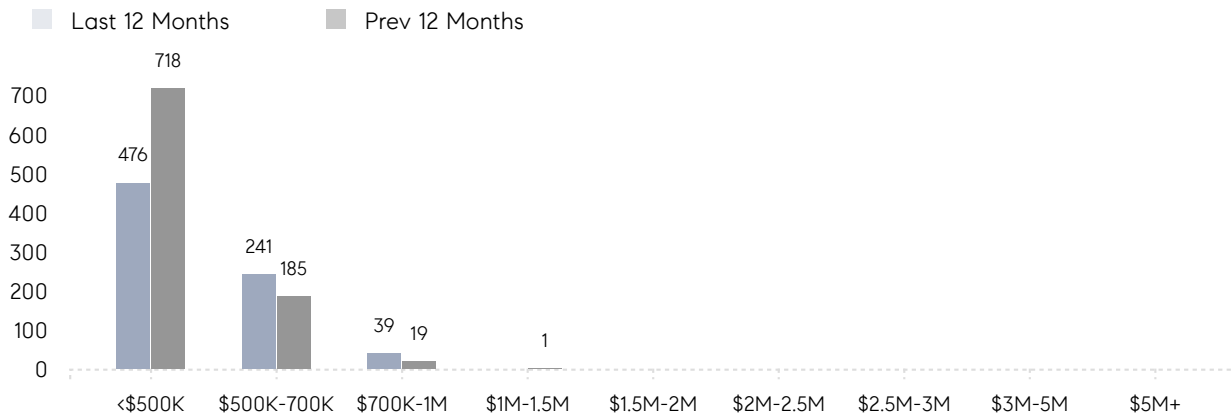
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Union City Market Insights

# Union City

MAY 2023

## UNDER CONTRACT

**18**  
Total  
Properties

**\$441K**  
Average  
Price

**\$397K**  
Median  
Price

**-42%**  
Decrease From  
May 2022

**-1%**  
Change From  
May 2022

**8%**  
Increase From  
May 2022

## UNITS SOLD

**16**  
Total  
Properties

**\$438K**  
Average  
Price

**\$391K**  
Median  
Price

**-38%**  
Decrease From  
May 2022

**20%**  
Increase From  
May 2022

**24%**  
Increase From  
May 2022

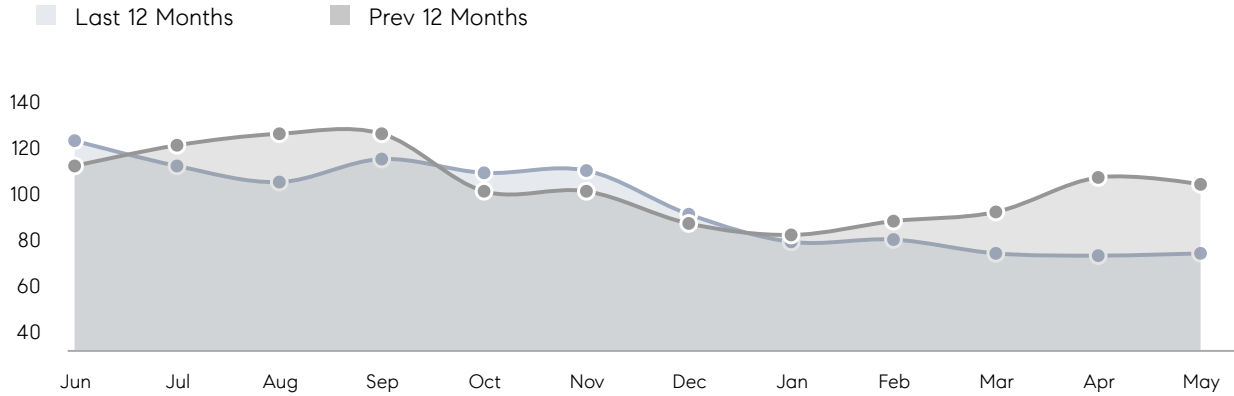
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 62        | 36        | 72%      |
|                | % OF ASKING PRICE  | 99%       | 101%      |          |
|                | AVERAGE SOLD PRICE | \$438,572 | \$364,791 | 20.2%    |
|                | # OF CONTRACTS     | 18        | 31        | -41.9%   |
|                | NEW LISTINGS       | 35        | 45        | -22%     |
| Houses         | AVERAGE DOM        | 8         | 22        | -64%     |
|                | % OF ASKING PRICE  | 104%      | 99%       |          |
|                | AVERAGE SOLD PRICE | \$831,000 | \$507,500 | 64%      |
|                | # OF CONTRACTS     | 4         | 4         | 0%       |
|                | NEW LISTINGS       | 5         | 6         | -17%     |
| Condo/Co-op/TH | AVERAGE DOM        | 65        | 37        | 76%      |
|                | % OF ASKING PRICE  | 99%       | 101%      |          |
|                | AVERAGE SOLD PRICE | \$412,410 | \$352,898 | 17%      |
|                | # OF CONTRACTS     | 14        | 27        | -48%     |
|                | NEW LISTINGS       | 30        | 39        | -23%     |

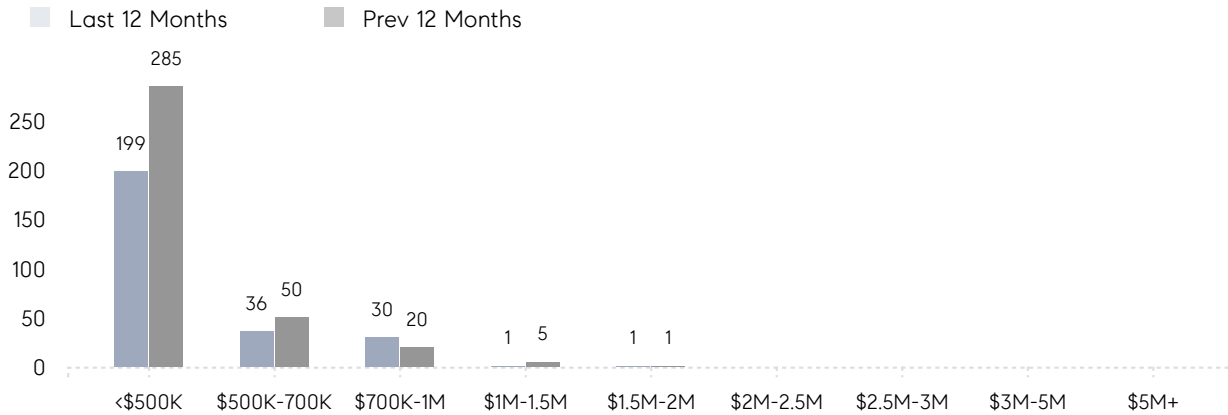
# Union City

MAY 2023

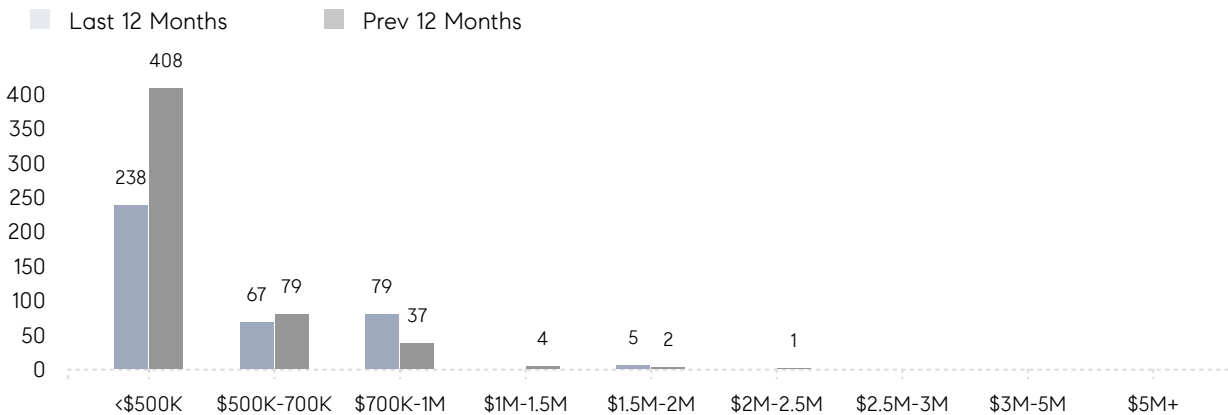
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Upper Saddle River Market Insights

# Upper Saddle River

MAY 2023

## UNDER CONTRACT

**12**  
Total  
Properties

**\$1.2M**  
Average  
Price

**\$1.2M**  
Median  
Price

**-33%**  
Decrease From  
May 2022

**-4%**  
Decrease From  
May 2022

**4%**  
Increase From  
May 2022

## UNITS SOLD

**13**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$1.0M**  
Median  
Price

**-7%**  
Decrease From  
May 2022

**-18%**  
Decrease From  
May 2022

**-3%**  
Decrease From  
May 2022

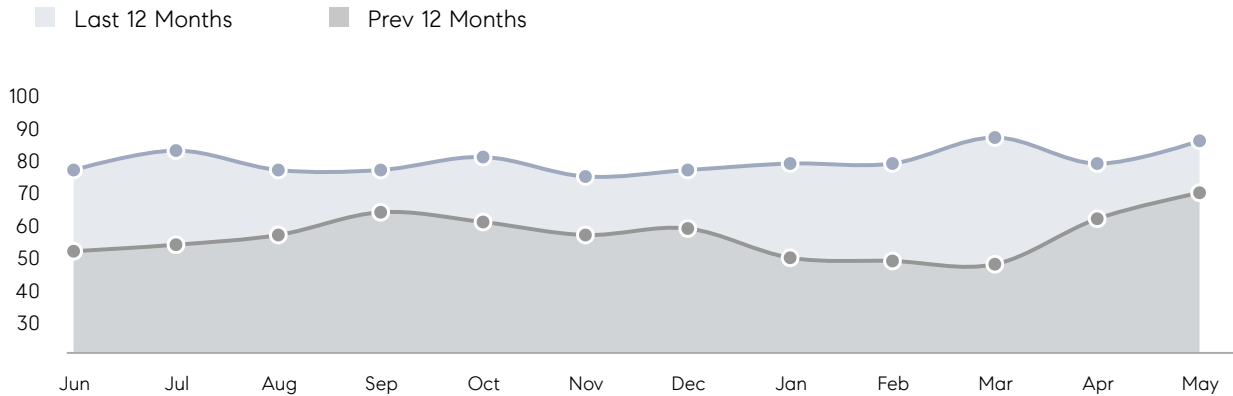
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 61          | 38          | 61%      |
|                | % OF ASKING PRICE  | 102%        | 103%        |          |
|                | AVERAGE SOLD PRICE | \$1,074,004 | \$1,317,215 | -18.5%   |
|                | # OF CONTRACTS     | 12          | 18          | -33.3%   |
|                | NEW LISTINGS       | 21          | 31          | -32%     |
| Houses         | AVERAGE DOM        | 55          | 61          | -10%     |
|                | % OF ASKING PRICE  | 98%         | 101%        |          |
|                | AVERAGE SOLD PRICE | \$1,082,011 | \$1,599,858 | -32%     |
|                | # OF CONTRACTS     | 9           | 15          | -40%     |
|                | NEW LISTINGS       | 8           | 27          | -70%     |
| Condo/Co-op/TH | AVERAGE DOM        | 68          | 9           | 656%     |
|                | % OF ASKING PRICE  | 105%        | 104%        |          |
|                | AVERAGE SOLD PRICE | \$1,064,662 | \$940,357   | 13%      |
|                | # OF CONTRACTS     | 3           | 3           | 0%       |
|                | NEW LISTINGS       | 13          | 4           | 225%     |

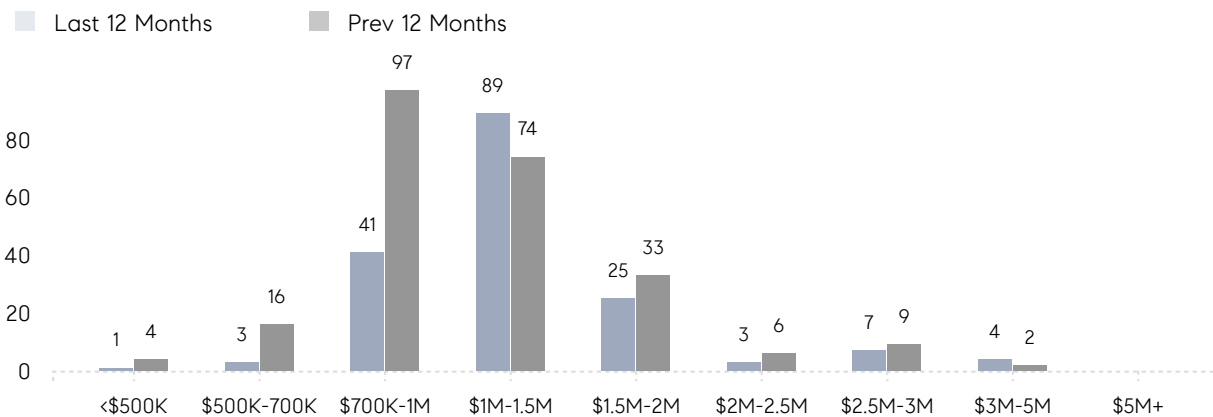
# Upper Saddle River

MAY 2023

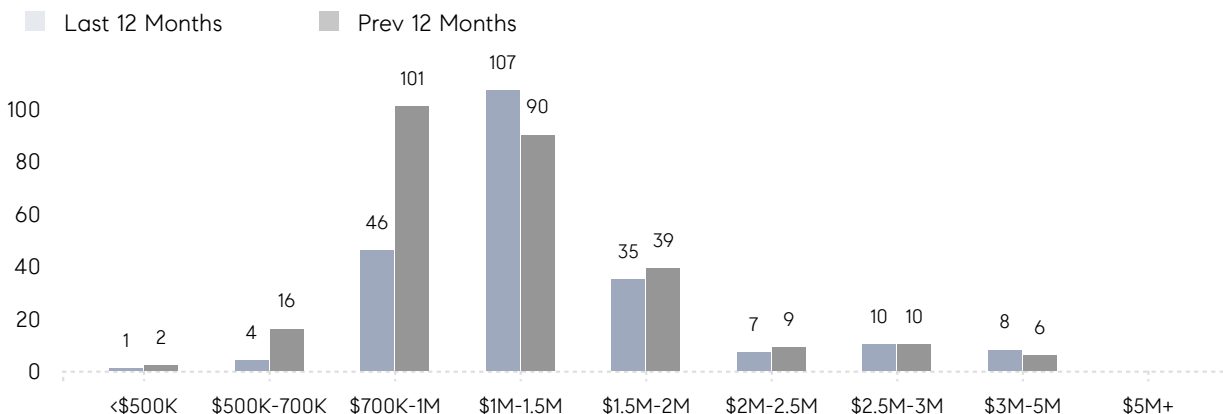
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Verona Market Insights

# Verona

MAY 2023

## UNDER CONTRACT

**24**  
Total  
Properties

**\$550K**  
Average  
Price

**\$558K**  
Median  
Price

**33%**  
Increase From  
May 2022

**-11%**  
Decrease From  
May 2022

**-4%**  
Decrease From  
May 2022

## UNITS SOLD

**4**  
Total  
Properties

**\$604K**  
Average  
Price

**\$670K**  
Median  
Price

**-85%**  
Decrease From  
May 2022

**6%**  
Increase From  
May 2022

**5%**  
Increase From  
May 2022

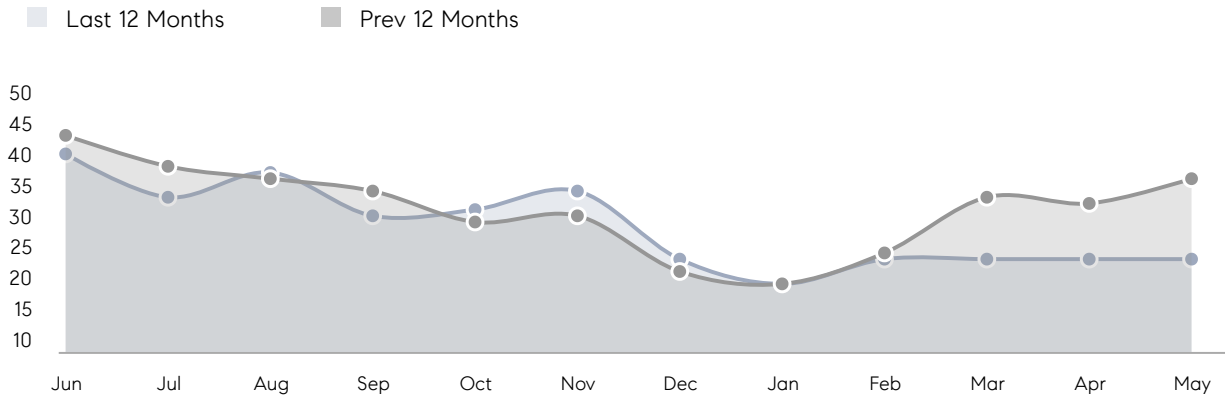
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 15        | 44        | -66%     |
|                | % OF ASKING PRICE  | 115%      | 111%      |          |
|                | AVERAGE SOLD PRICE | \$604,375 | \$568,088 | 6.4%     |
|                | # OF CONTRACTS     | 24        | 18        | 33.3%    |
|                | NEW LISTINGS       | 25        | 23        | 9%       |
| Houses         | AVERAGE DOM        | 15        | 26        | -42%     |
|                | % OF ASKING PRICE  | 123%      | 117%      |          |
|                | AVERAGE SOLD PRICE | \$786,250 | \$691,581 | 14%      |
|                | # OF CONTRACTS     | 16        | 16        | 0%       |
|                | NEW LISTINGS       | 11        | 18        | -39%     |
| Condo/Co-op/TH | AVERAGE DOM        | 16        | 74        | -78%     |
|                | % OF ASKING PRICE  | 106%      | 100%      |          |
|                | AVERAGE SOLD PRICE | \$422,500 | \$370,500 | 14%      |
|                | # OF CONTRACTS     | 8         | 2         | 300%     |
|                | NEW LISTINGS       | 14        | 5         | 180%     |

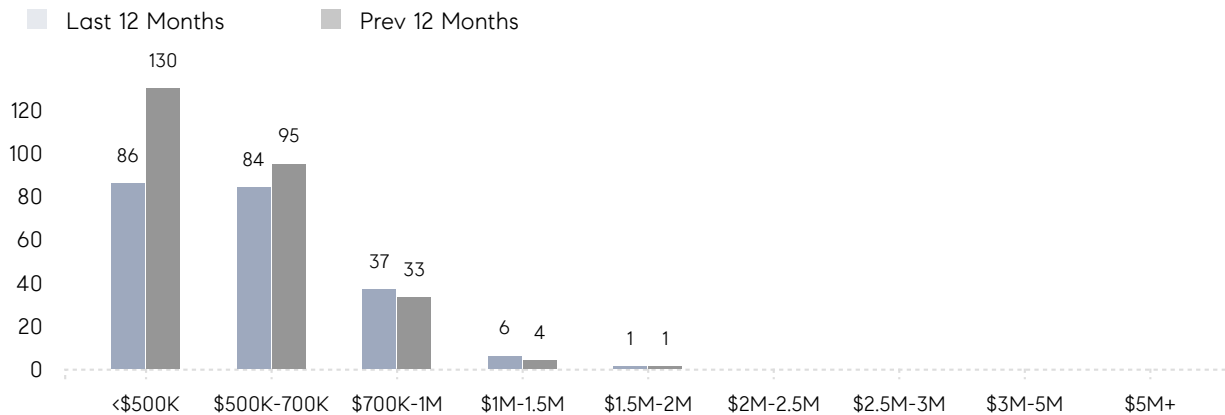
# Verona

MAY 2023

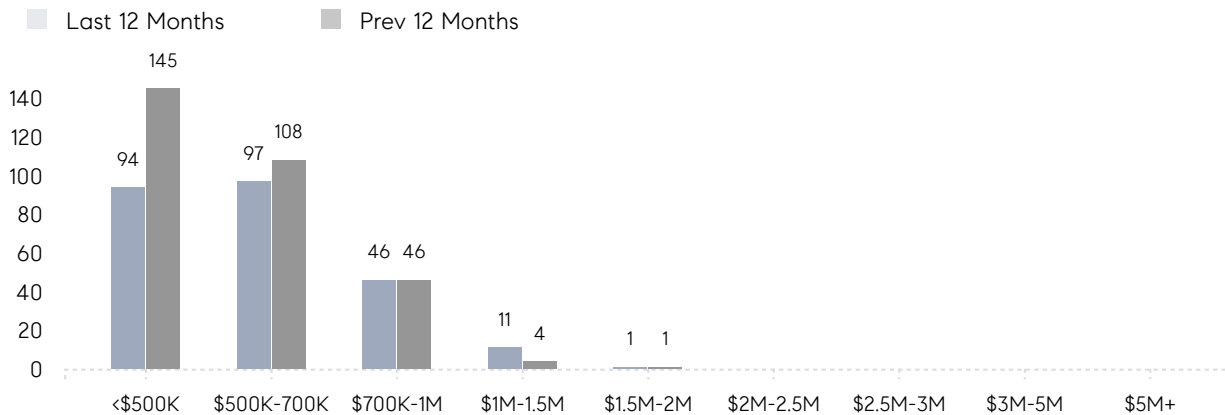
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range

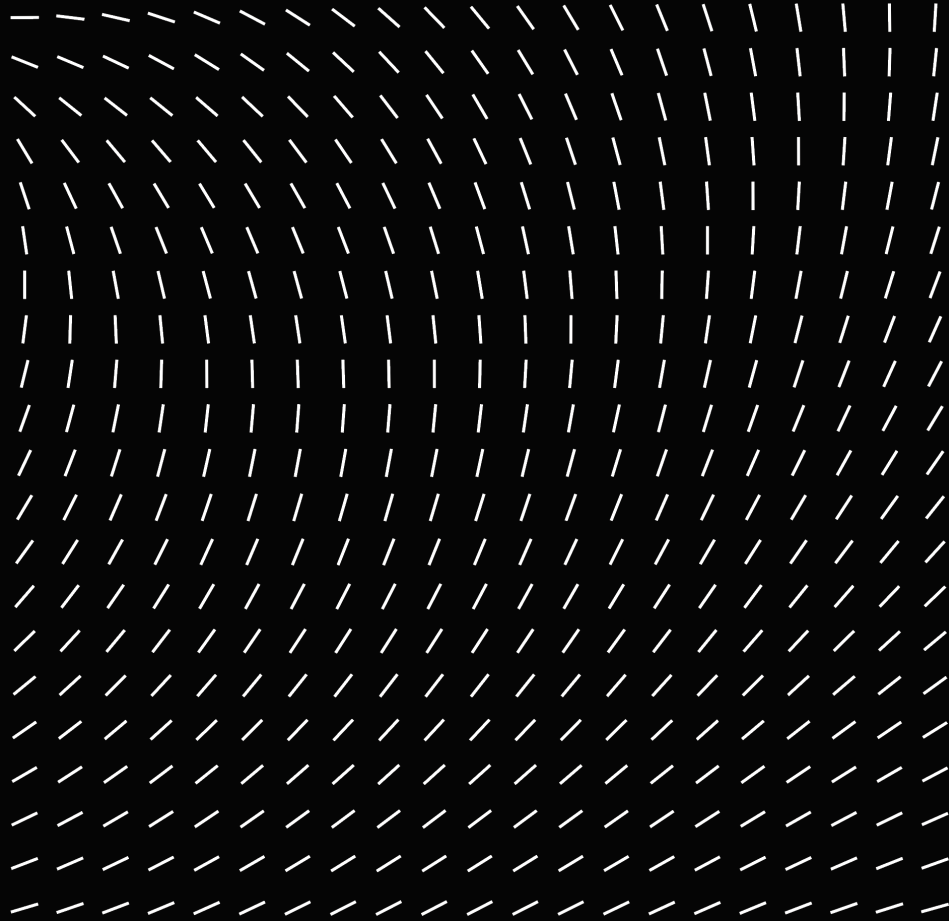




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COMPASS

May 2023

# Waldwick Market Insights

# Waldwick

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>16</b>              | <b>\$539K</b>          | <b>\$537K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-11%</b>            | <b>-8%</b>             | <b>-4%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>9</b>               | <b>\$612K</b>          | <b>\$616K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-25%</b>            | <b>19%</b>             | <b>18%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

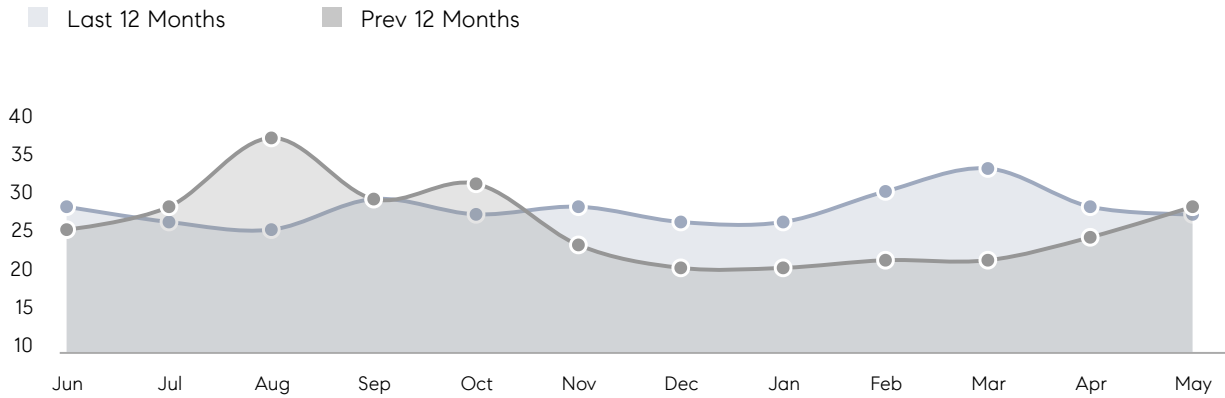
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 15        | 15        | 0%       |
|                | % OF ASKING PRICE  | 106%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$612,667 | \$513,875 | 19.2%    |
|                | # OF CONTRACTS     | 16        | 18        | -11.1%   |
|                | NEW LISTINGS       | 17        | 22        | -23%     |
| Houses         | AVERAGE DOM        | 19        | 15        | 27%      |
|                | % OF ASKING PRICE  | 107%      | 108%      |          |
|                | AVERAGE SOLD PRICE | \$623,833 | \$513,875 | 21%      |
|                | # OF CONTRACTS     | 11        | 16        | -31%     |
|                | NEW LISTINGS       | 12        | 22        | -45%     |
| Condo/Co-op/TH | AVERAGE DOM        | 8         | -         | -        |
|                | % OF ASKING PRICE  | 102%      | -         |          |
|                | AVERAGE SOLD PRICE | \$590,333 | -         | -        |
|                | # OF CONTRACTS     | 5         | 2         | 150%     |
|                | NEW LISTINGS       | 5         | 0         | 0%       |

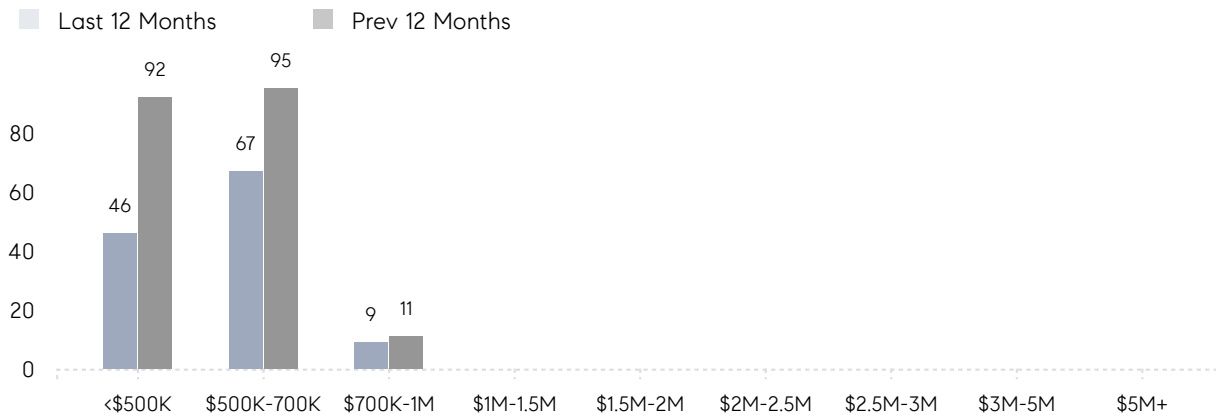
# Waldwick

MAY 2023

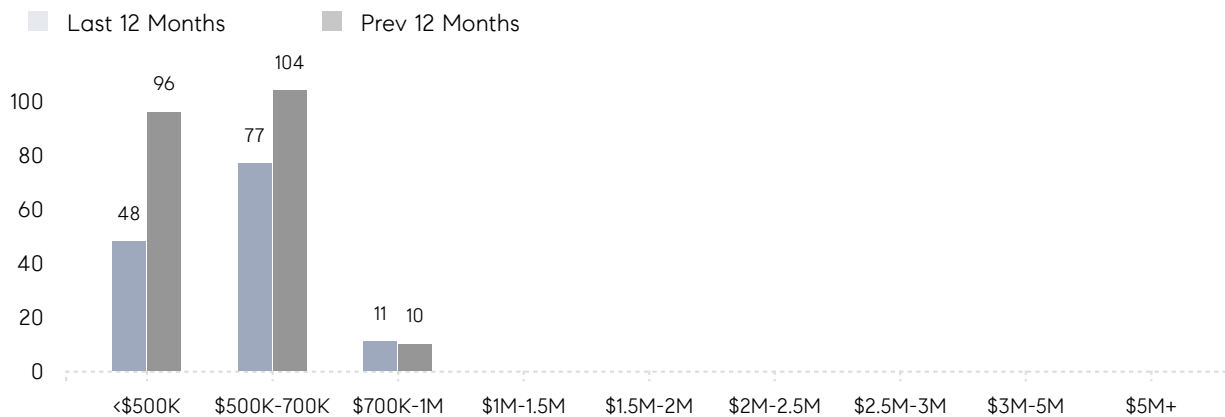
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Wallington Market Insights

# Wallington

MAY 2023

## UNDER CONTRACT

**2**  
Total  
Properties

**\$424K**  
Average  
Price

**\$424K**  
Median  
Price

**0%**  
Change From  
May 2022

–  
Change From  
May 2022

–  
Change From  
May 2022

## UNITS SOLD

**2**  
Total  
Properties

**\$537K**  
Average  
Price

**\$537K**  
Median  
Price

**0%**  
Change From  
May 2022

**-10%**  
Decrease From  
May 2022

**-10%**  
Decrease From  
May 2022

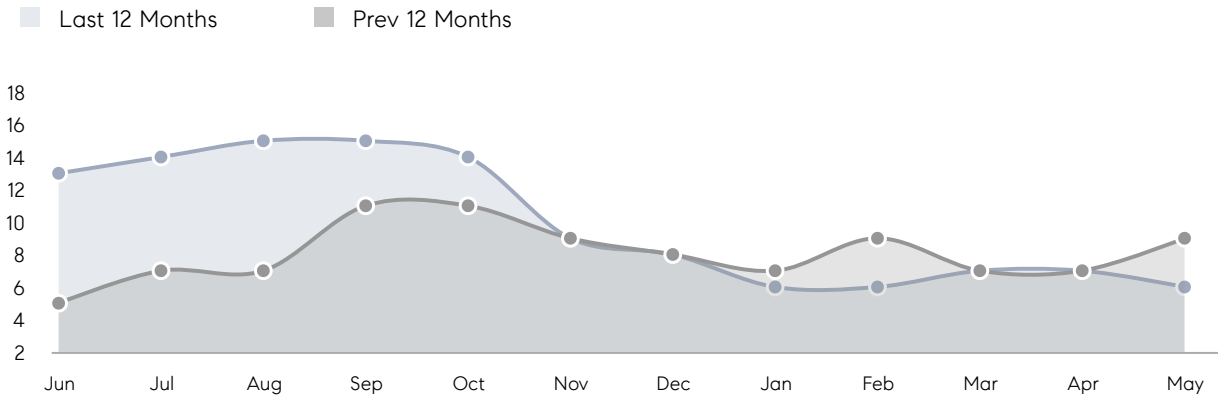
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 18        | 19        | -5%      |
|                | % OF ASKING PRICE  | 98%       | 110%      |          |
|                | AVERAGE SOLD PRICE | \$537,500 | \$600,000 | -10.4%   |
|                | # OF CONTRACTS     | 2         | 0         | 0.0%     |
|                | NEW LISTINGS       | 1         | 3         | -67%     |
| Houses         | AVERAGE DOM        | 18        | 19        | -5%      |
|                | % OF ASKING PRICE  | 98%       | 110%      |          |
|                | AVERAGE SOLD PRICE | \$537,500 | \$600,000 | -10%     |
|                | # OF CONTRACTS     | 2         | 0         | 0%       |
|                | NEW LISTINGS       | 1         | 3         | -67%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

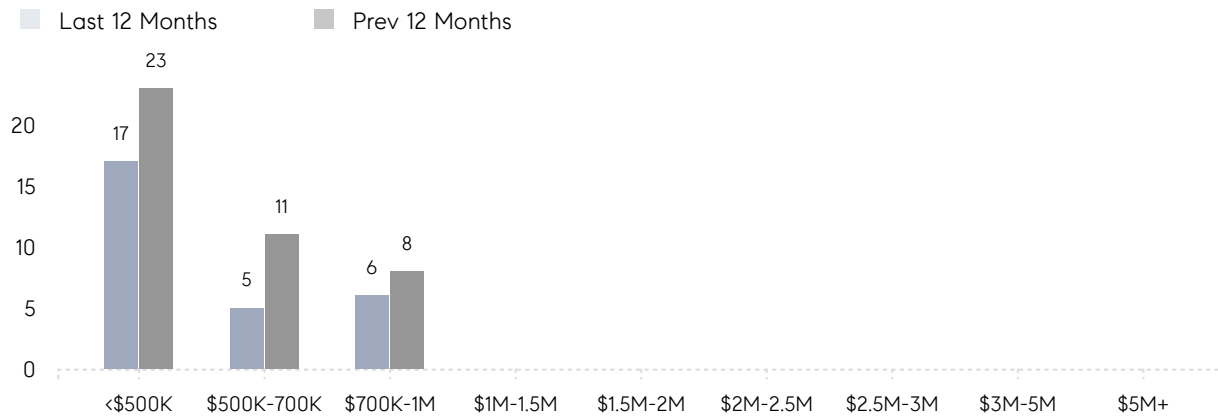
# Wallington

MAY 2023

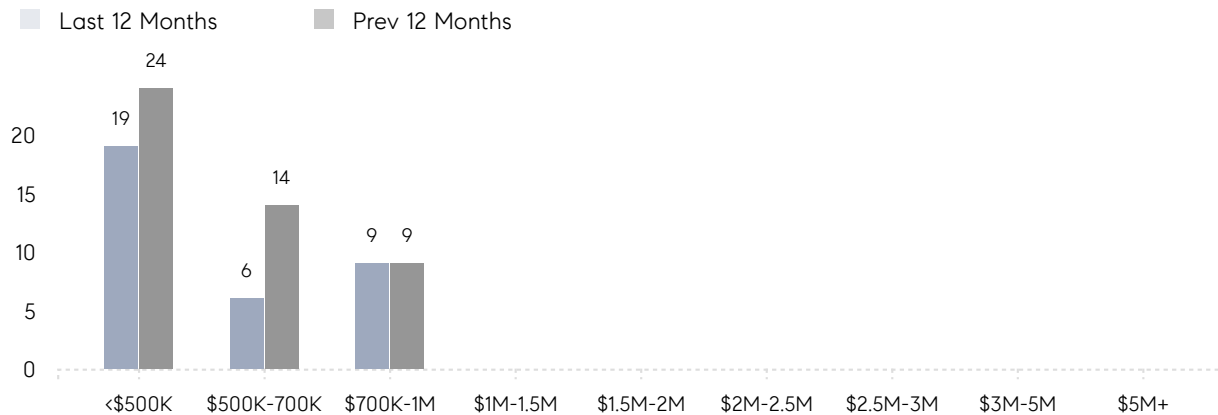
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Warren Market Insights

# Warren

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>17</b>              | <b>\$1.2M</b>          | <b>\$1.1M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-29%</b>            | <b>14%</b>             | <b>11%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>13</b>              | <b>\$983K</b>          | <b>\$870K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-35%</b>            | <b>-10%</b>            | <b>-7%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

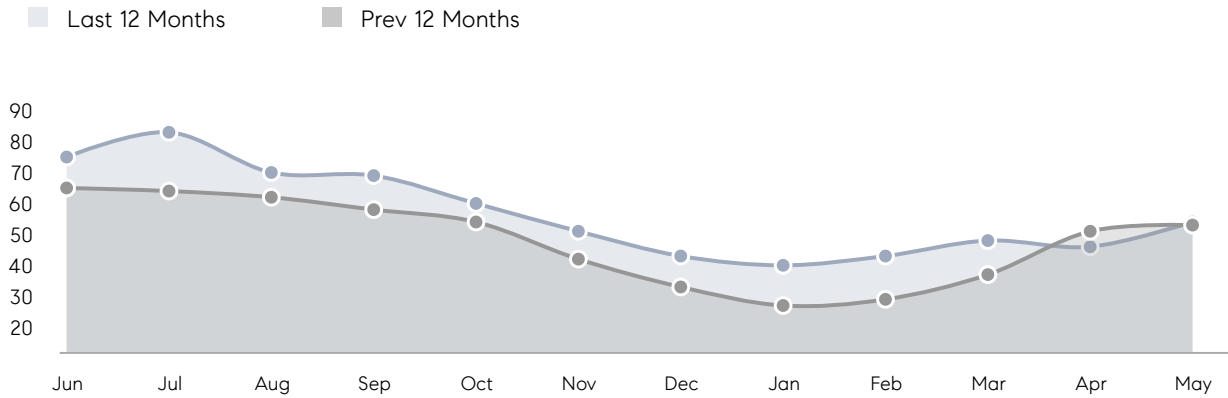
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 36          | 15          | 140%     |
|                | % OF ASKING PRICE  | 101%        | 104%        |          |
|                | AVERAGE SOLD PRICE | \$983,510   | \$1,090,045 | -9.8%    |
|                | # OF CONTRACTS     | 17          | 24          | -29.2%   |
|                | NEW LISTINGS       | 32          | 30          | 7%       |
| Houses         | AVERAGE DOM        | 27          | 15          | 80%      |
|                | % OF ASKING PRICE  | 102%        | 104%        |          |
|                | AVERAGE SOLD PRICE | \$1,016,591 | \$1,090,045 | -7%      |
|                | # OF CONTRACTS     | 17          | 22          | -23%     |
|                | NEW LISTINGS       | 29          | 30          | -3%      |
| Condo/Co-op/TH | AVERAGE DOM        | 89          | -           | -        |
|                | % OF ASKING PRICE  | 99%         | -           |          |
|                | AVERAGE SOLD PRICE | \$801,568   | -           | -        |
|                | # OF CONTRACTS     | 0           | 2           | 0%       |
|                | NEW LISTINGS       | 3           | 0           | 0%       |

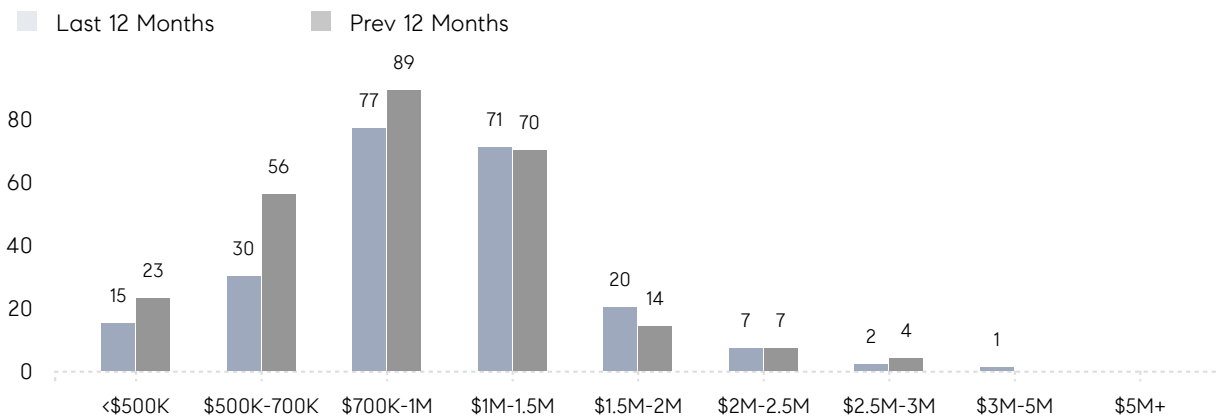
# Warren

MAY 2023

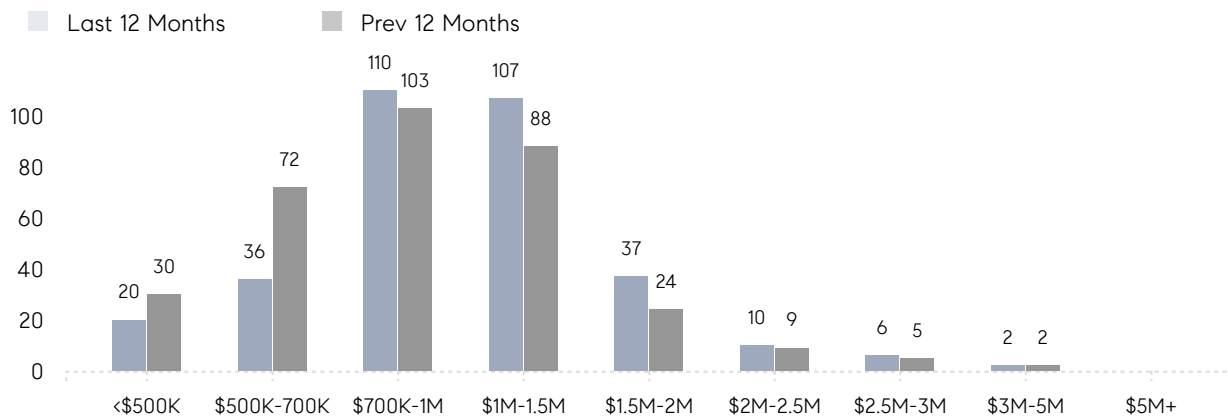
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Washington Township Market Insights

# Washington Township

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>10</b>              | <b>\$700K</b>          | <b>\$583K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-47%</b>            | <b>6%</b>              | <b>-3%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                      |                        |
|------------------------|----------------------|------------------------|
| <b>9</b>               | <b>\$594K</b>        | <b>\$550K</b>          |
| Total Properties       | Average Price        | Median Price           |
| <b>-25%</b>            | <b>-1%</b>           | <b>-8%</b>             |
| Decrease From May 2022 | Change From May 2022 | Decrease From May 2022 |

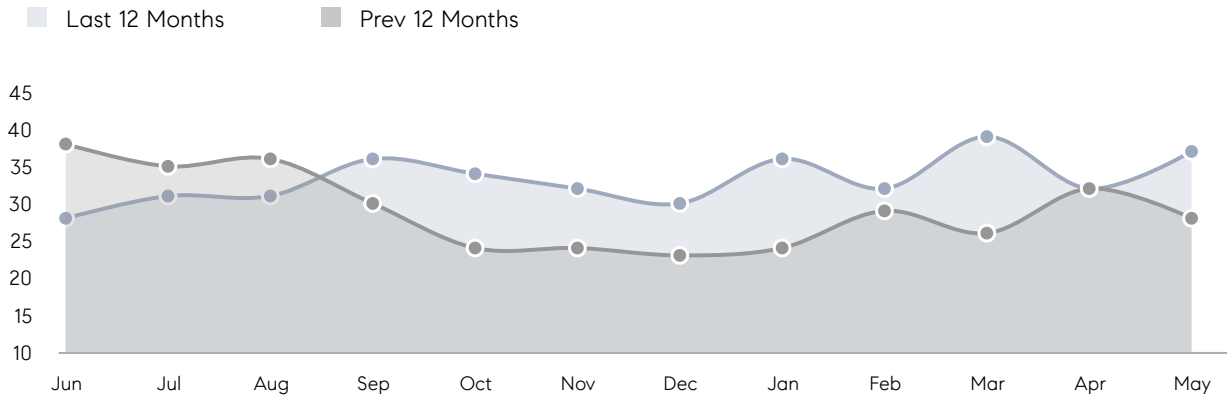
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 29        | 32        | -9%      |
|                | % OF ASKING PRICE  | 103%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$594,000 | \$597,333 | -0.6%    |
|                | # OF CONTRACTS     | 10        | 19        | -47.4%   |
|                | NEW LISTINGS       | 15        | 15        | 0%       |
| Houses         | AVERAGE DOM        | 22        | 31        | -29%     |
|                | % OF ASKING PRICE  | 107%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$658,667 | \$633,286 | 4%       |
|                | # OF CONTRACTS     | 7         | 17        | -59%     |
|                | NEW LISTINGS       | 13        | 13        | 0%       |
| Condo/Co-op/TH | AVERAGE DOM        | 42        | 34        | 24%      |
|                | % OF ASKING PRICE  | 93%       | 99%       |          |
|                | AVERAGE SOLD PRICE | \$464,667 | \$547,000 | -15%     |
|                | # OF CONTRACTS     | 3         | 2         | 50%      |
|                | NEW LISTINGS       | 2         | 2         | 0%       |

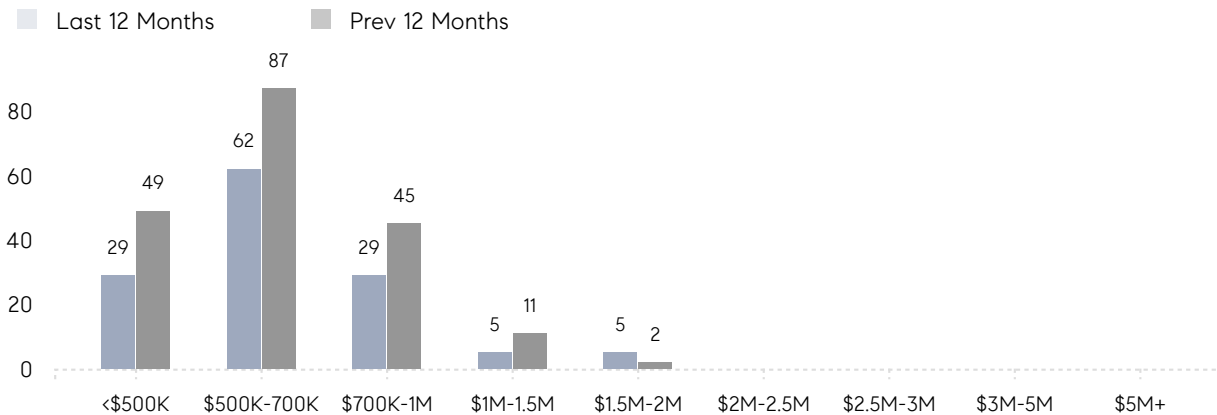
# Washington Township

MAY 2023

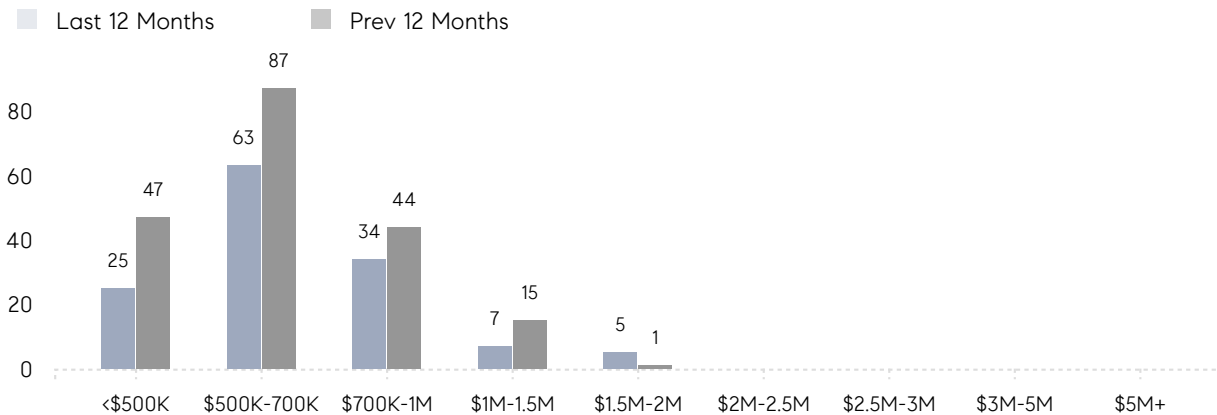
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



Compass New Jersey Market Report



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COMPASS

May 2023

# Watchung Market Insights

# Watchung

MAY 2023

## UNDER CONTRACT

**4** **\$941K** **\$837K**  
 Total Average Median  
 Properties Price Price

**-33%** **22%** **8%**  
 Decrease From Increase From Increase From  
 May 2022 May 2022 May 2022

## UNITS SOLD

**0** - -  
 Total Average Median  
 Properties Price Price

**0%** - -  
 Change From Change From Change From  
 May 2022 May 2022 May 2022

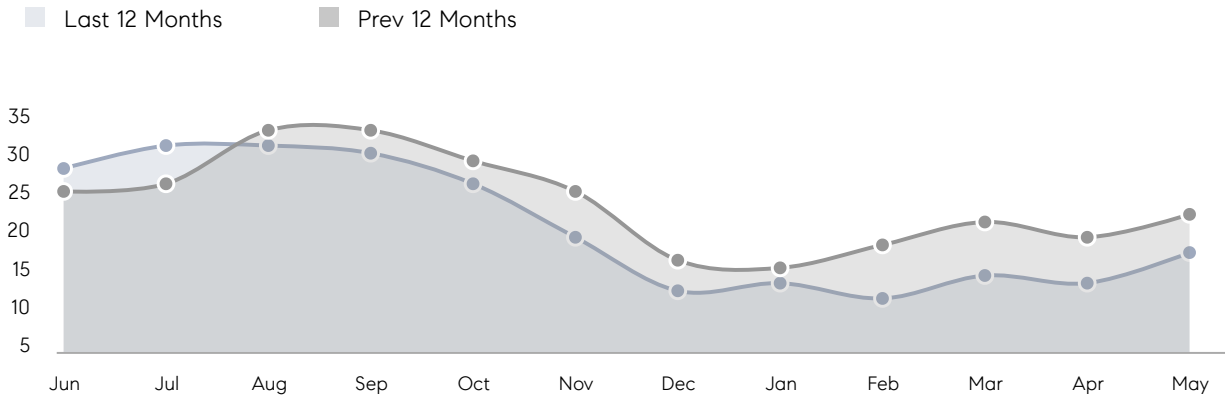
## Property Statistics

|                |                    | May 2023 | May 2022    | % Change |
|----------------|--------------------|----------|-------------|----------|
| Overall        | AVERAGE DOM        | -        | 39          | -        |
|                | % OF ASKING PRICE  | -        | 105%        |          |
|                | AVERAGE SOLD PRICE | -        | \$1,004,786 | -        |
|                | # OF CONTRACTS     | 4        | 6           | -33.3%   |
|                | NEW LISTINGS       | 10       | 14          | -29%     |
| Houses         | AVERAGE DOM        | -        | 18          | -        |
|                | % OF ASKING PRICE  | -        | 108%        |          |
|                | AVERAGE SOLD PRICE | -        | \$1,248,750 | -        |
|                | # OF CONTRACTS     | 4        | 6           | -33%     |
|                | NEW LISTINGS       | 7        | 14          | -50%     |
| Condo/Co-op/TH | AVERAGE DOM        | -        | 66          | -        |
|                | % OF ASKING PRICE  | -        | 102%        |          |
|                | AVERAGE SOLD PRICE | -        | \$679,500   | -        |
|                | # OF CONTRACTS     | 0        | 0           | 0%       |
|                | NEW LISTINGS       | 3        | 0           | 0%       |

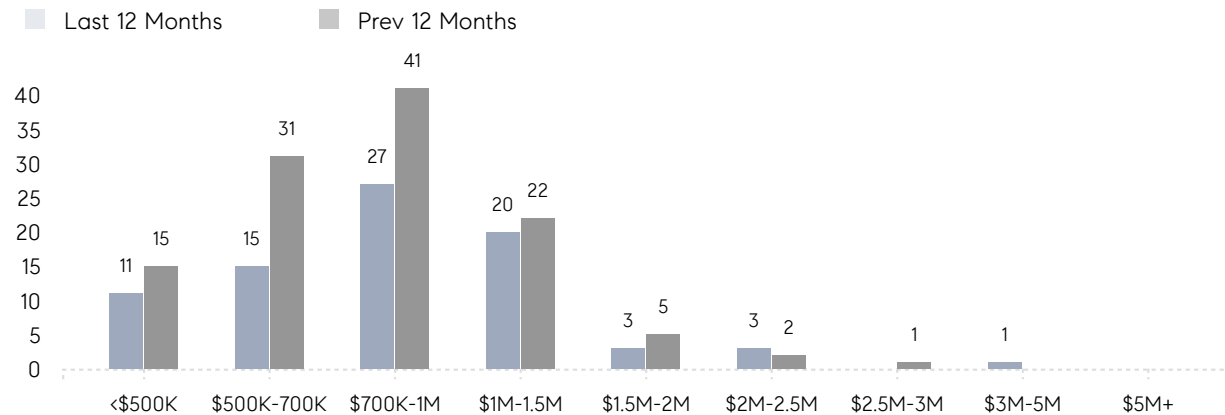
# Watchung

MAY 2023

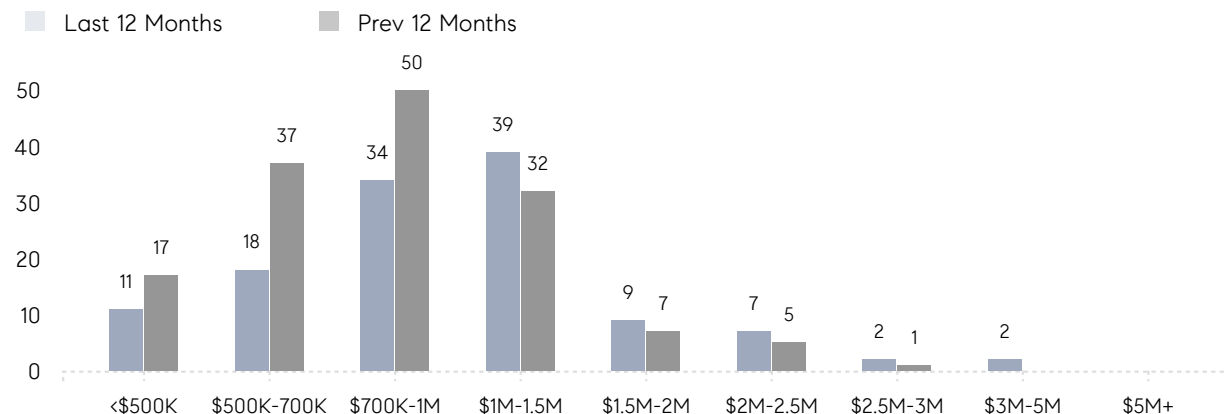
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Wayne Market Insights

# Wayne

MAY 2023

## UNDER CONTRACT

**64**  
Total  
Properties

**\$609K**  
Average  
Price

**\$591K**  
Median  
Price

**-30%**  
Decrease From  
May 2022

**11%**  
Increase From  
May 2022

**10%**  
Increase From  
May 2022

## UNITS SOLD

**37**  
Total  
Properties

**\$597K**  
Average  
Price

**\$600K**  
Median  
Price

**-31%**  
Decrease From  
May 2022

**-2%**  
Decrease From  
May 2022

**-3%**  
Decrease From  
May 2022

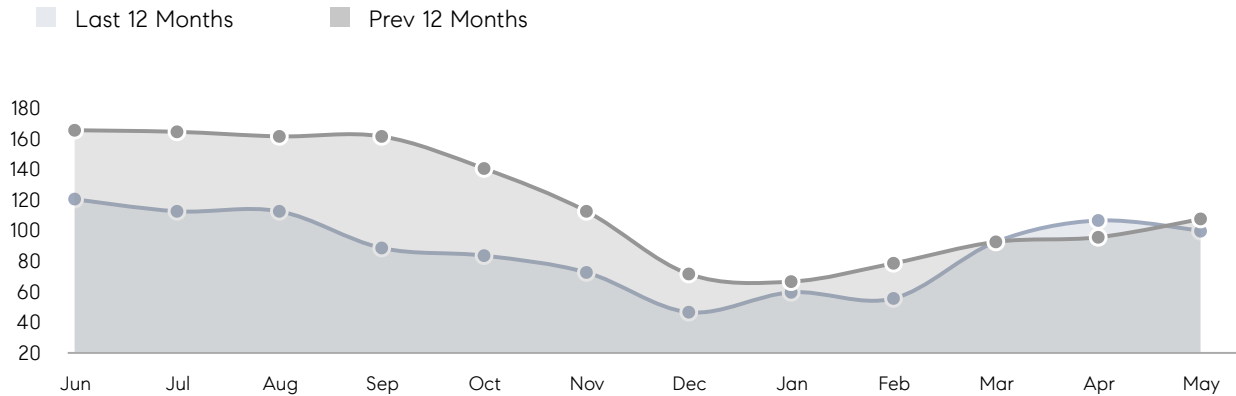
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 23        | 23        | 0%       |
|                | % OF ASKING PRICE  | 106%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$597,889 | \$609,988 | -2.0%    |
|                | # OF CONTRACTS     | 64        | 91        | -29.7%   |
|                | NEW LISTINGS       | 67        | 109       | -39%     |
| Houses         | AVERAGE DOM        | 25        | 25        | 0%       |
|                | % OF ASKING PRICE  | 107%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$648,390 | \$674,163 | -4%      |
|                | # OF CONTRACTS     | 47        | 53        | -11%     |
|                | NEW LISTINGS       | 51        | 81        | -37%     |
| Condo/Co-op/TH | AVERAGE DOM        | 17        | 18        | -6%      |
|                | % OF ASKING PRICE  | 104%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$414,825 | \$443,133 | -6%      |
|                | # OF CONTRACTS     | 17        | 38        | -55%     |
|                | NEW LISTINGS       | 16        | 28        | -43%     |

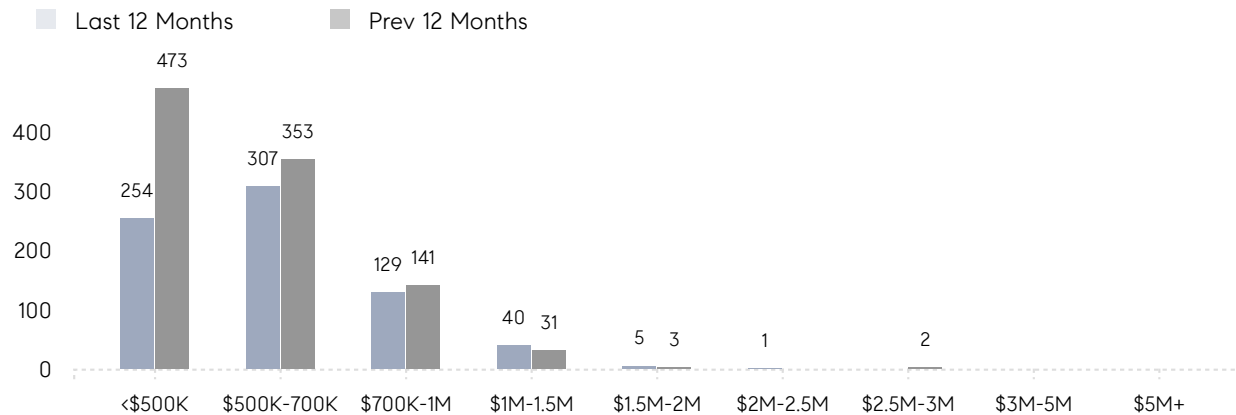
# Wayne

MAY 2023

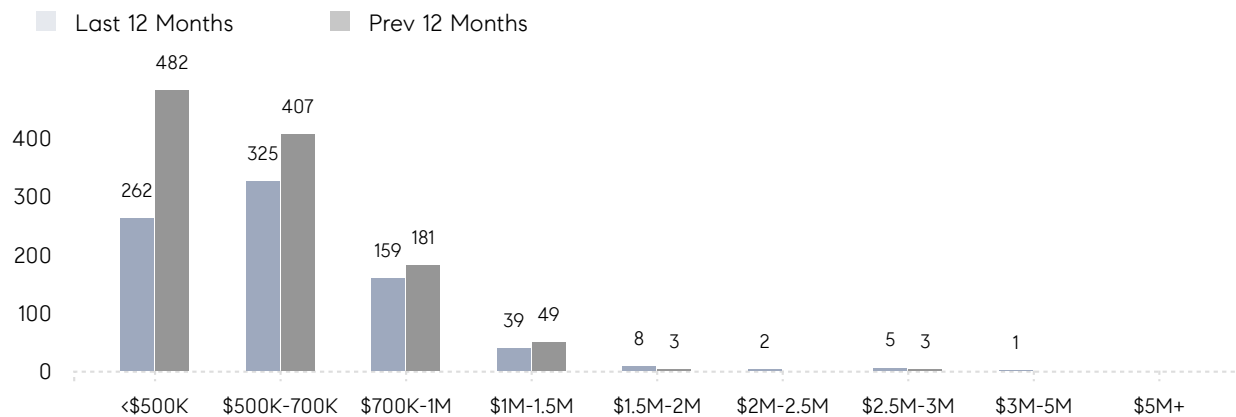
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Weehawken Market Insights

# Weehawken

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>17</b>              | <b>\$752K</b>          | <b>\$720K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-37%</b>            | <b>-45%</b>            | <b>-13%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>13</b>              | <b>\$1.0M</b>          | <b>\$869K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-43%</b>            | <b>22%</b>             | <b>-2%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Decrease From May 2022 |

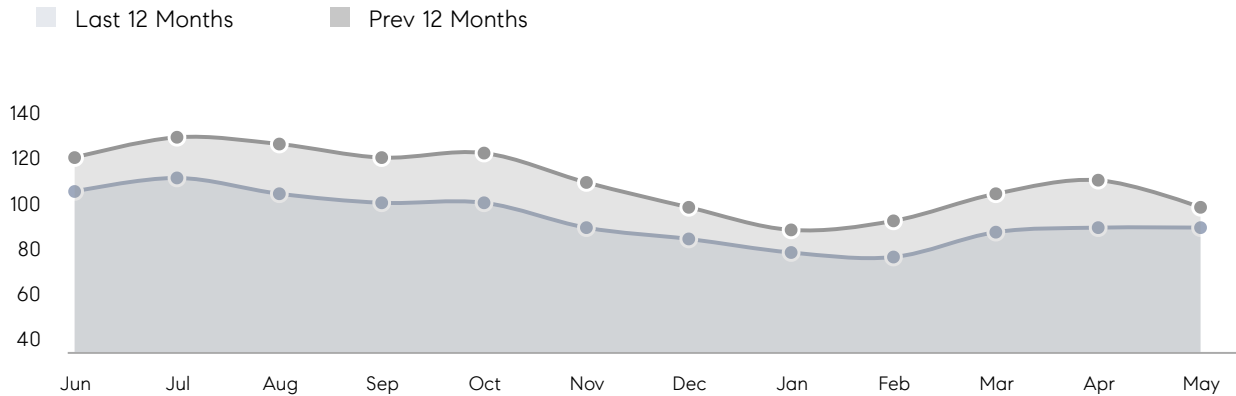
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 32          | 56          | -43%     |
|                | % OF ASKING PRICE  | 97%         | 98%         |          |
|                | AVERAGE SOLD PRICE | \$1,035,077 | \$849,609   | 21.8%    |
|                | # OF CONTRACTS     | 17          | 27          | -37.0%   |
|                | NEW LISTINGS       | 24          | 29          | -17%     |
| Houses         | AVERAGE DOM        | 29          | 77          | -62%     |
|                | % OF ASKING PRICE  | 93%         | 93%         |          |
|                | AVERAGE SOLD PRICE | \$1,341,000 | \$1,026,571 | 31%      |
|                | # OF CONTRACTS     | 3           | 5           | -40%     |
|                | NEW LISTINGS       | 5           | 7           | -29%     |
| Condo/Co-op/TH | AVERAGE DOM        | 34          | 47          | -28%     |
|                | % OF ASKING PRICE  | 100%        | 100%        |          |
|                | AVERAGE SOLD PRICE | \$843,875   | \$772,188   | 9%       |
|                | # OF CONTRACTS     | 14          | 22          | -36%     |
|                | NEW LISTINGS       | 19          | 22          | -14%     |

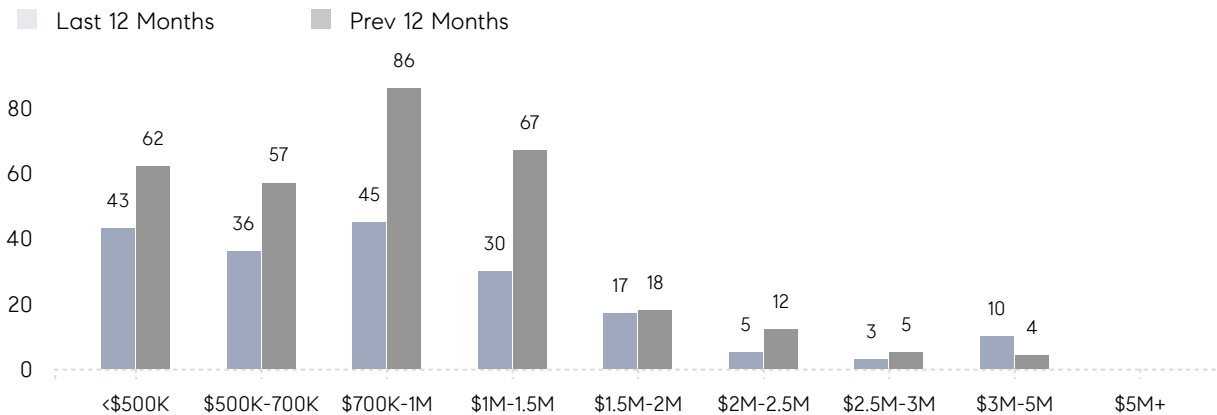
# Weehawken

MAY 2023

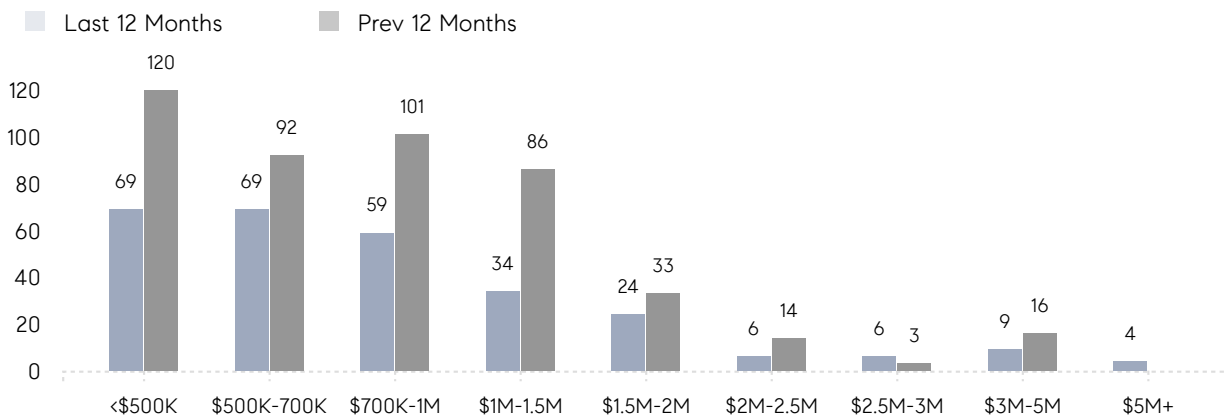
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# West Caldwell Market Insights

# West Caldwell

MAY 2023

## UNDER CONTRACT

**14**  
Total  
Properties

**\$584K**  
Average  
Price

**\$594K**  
Median  
Price

**-30%**  
Decrease From  
May 2022

**-8%**  
Decrease From  
May 2022

**-3%**  
Decrease From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$593K**  
Average  
Price

**\$548K**  
Median  
Price

**-22%**  
Decrease From  
May 2022

**-6%**  
Decrease From  
May 2022

**-16%**  
Decrease From  
May 2022

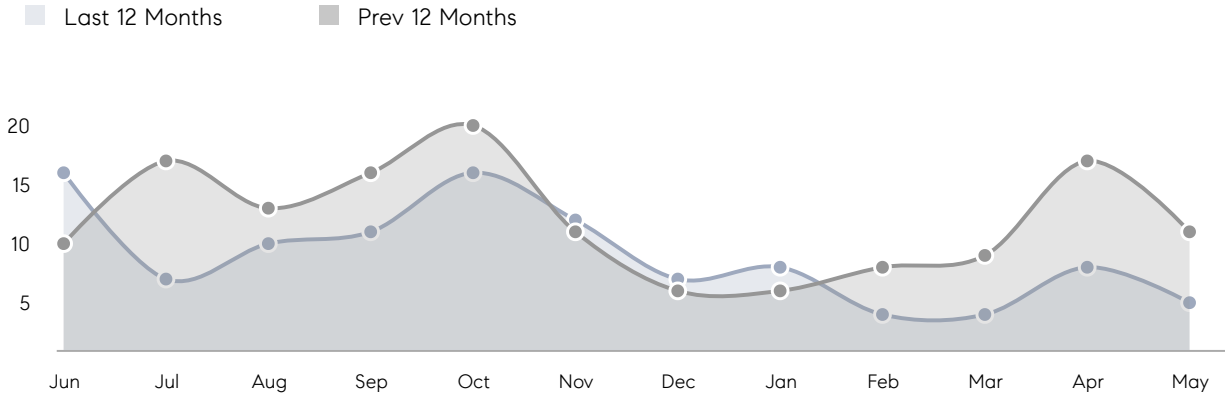
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 9         | 35        | -74%     |
|                | % OF ASKING PRICE  | 113%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$593,214 | \$631,333 | -6.0%    |
|                | # OF CONTRACTS     | 14        | 20        | -30.0%   |
|                | NEW LISTINGS       | 11        | 20        | -45%     |
| Houses         | AVERAGE DOM        | 9         | 35        | -74%     |
|                | % OF ASKING PRICE  | 113%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$593,214 | \$631,333 | -6%      |
|                | # OF CONTRACTS     | 14        | 19        | -26%     |
|                | NEW LISTINGS       | 11        | 19        | -42%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 1         | 0%       |
|                | NEW LISTINGS       | 0         | 1         | 0%       |

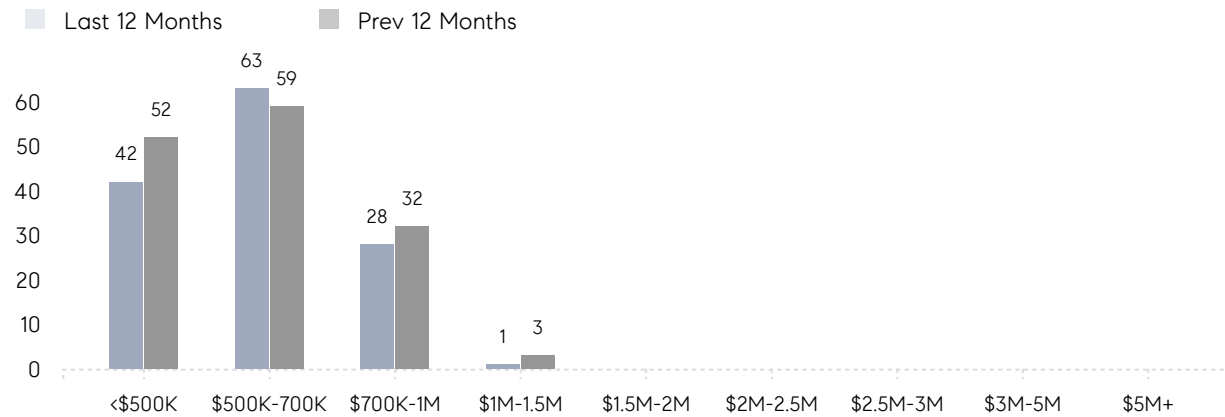
# West Caldwell

MAY 2023

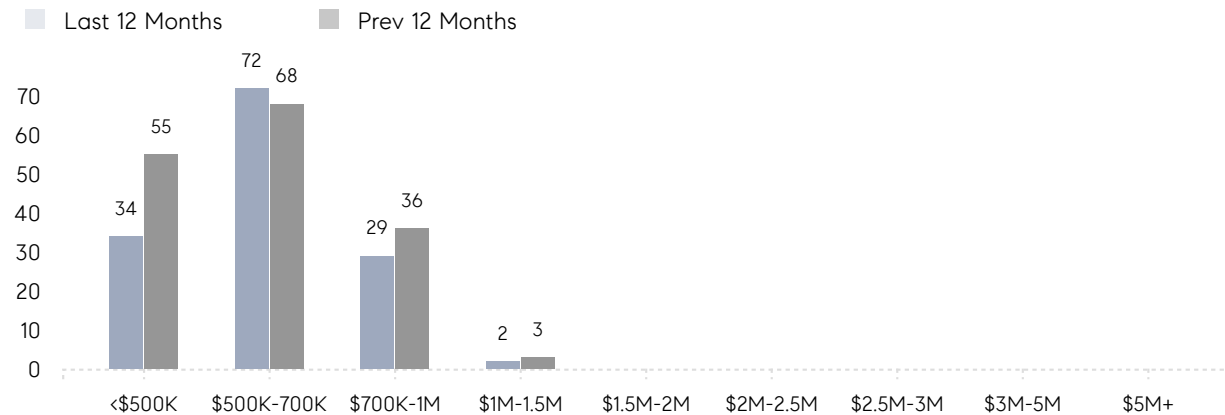
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# West Milford Market Insights

# West Milford

MAY 2023

## UNDER CONTRACT

**41**  
Total  
Properties

**\$412K**  
Average  
Price

**\$335K**  
Median  
Price

**14%**  
Increase From  
May 2022

**11%**  
Increase From  
May 2022

**1%**  
Change From  
May 2022

## UNITS SOLD

**31**  
Total  
Properties

**\$386K**  
Average  
Price

**\$375K**  
Median  
Price

**-3%**  
Decrease From  
May 2022

**1%**  
Increase From  
May 2022

**2%**  
Increase From  
May 2022

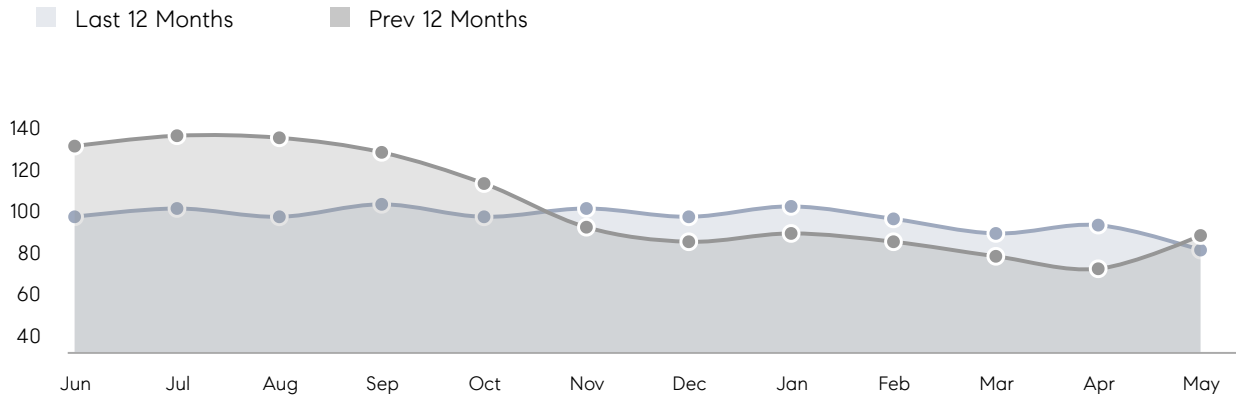
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 41        | 26        | 58%      |
|                | % OF ASKING PRICE  | 102%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$386,608 | \$381,859 | 1.2%     |
|                | # OF CONTRACTS     | 41        | 36        | 13.9%    |
|                | NEW LISTINGS       | 44        | 61        | -28%     |
| Houses         | AVERAGE DOM        | 45        | 26        | 73%      |
|                | % OF ASKING PRICE  | 103%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$414,559 | \$406,204 | 2%       |
|                | # OF CONTRACTS     | 36        | 30        | 20%      |
|                | NEW LISTINGS       | 36        | 55        | -35%     |
| Condo/Co-op/TH | AVERAGE DOM        | 30        | 25        | 20%      |
|                | % OF ASKING PRICE  | 99%       | 106%      |          |
|                | AVERAGE SOLD PRICE | \$306,250 | \$250,400 | 22%      |
|                | # OF CONTRACTS     | 5         | 6         | -17%     |
|                | NEW LISTINGS       | 8         | 6         | 33%      |

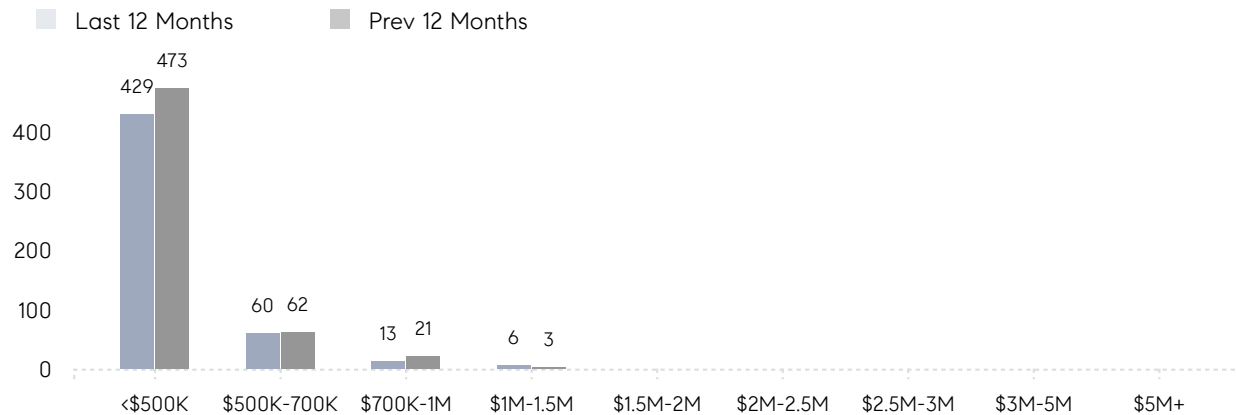
# West Milford

MAY 2023

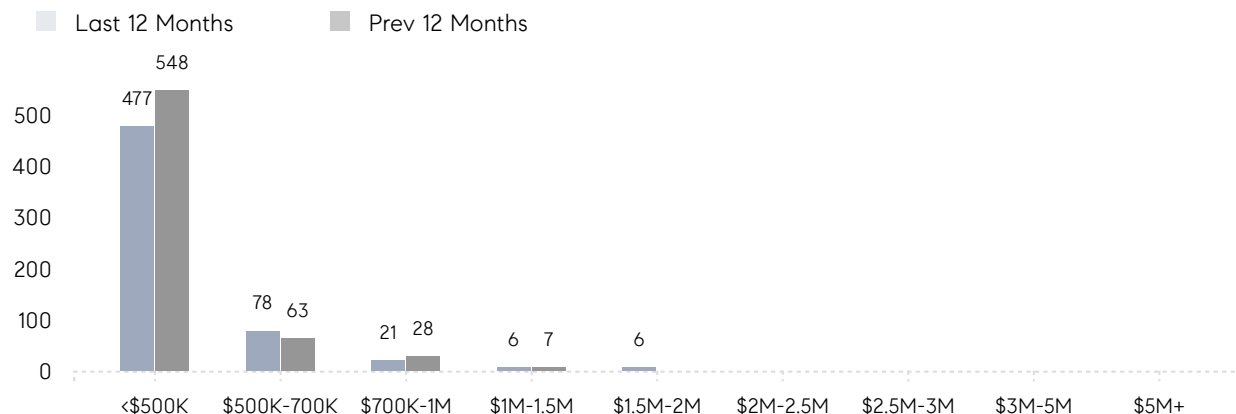
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# West New York Market Insights

# West New York

MAY 2023

## UNDER CONTRACT

**20**  
Total  
Properties

**\$507K**  
Average  
Price

**\$394K**  
Median  
Price

**0%**  
Change From  
May 2022

**4%**  
Increase From  
May 2022

**-**  
Change From  
May 2022

## UNITS SOLD

**18**  
Total  
Properties

**\$502K**  
Average  
Price

**\$314K**  
Median  
Price

**-10%**  
Decrease From  
May 2022

**7%**  
Increase From  
May 2022

**-21%**  
Decrease From  
May 2022

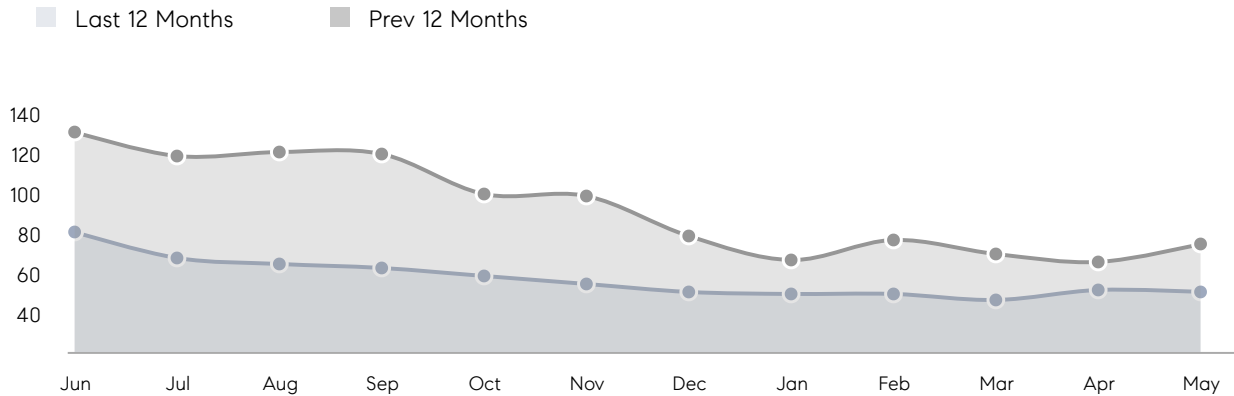
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 50        | 35        | 43%      |
|                | % OF ASKING PRICE  | 97%       | 101%      |          |
|                | AVERAGE SOLD PRICE | \$502,833 | \$470,200 | 6.9%     |
|                | # OF CONTRACTS     | 20        | 20        | 0.0%     |
|                | NEW LISTINGS       | 27        | 40        | -32%     |
| Houses         | AVERAGE DOM        | 371       | 10        | 3,610%   |
|                | % OF ASKING PRICE  | 71%       | 102%      |          |
|                | AVERAGE SOLD PRICE | \$250,000 | \$510,000 | -51%     |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 1         | 0%       |
| Condo/Co-op/TH | AVERAGE DOM        | 31        | 39        | -21%     |
|                | % OF ASKING PRICE  | 98%       | 101%      |          |
|                | AVERAGE SOLD PRICE | \$517,706 | \$463,176 | 12%      |
|                | # OF CONTRACTS     | 20        | 20        | 0%       |
|                | NEW LISTINGS       | 27        | 39        | -31%     |

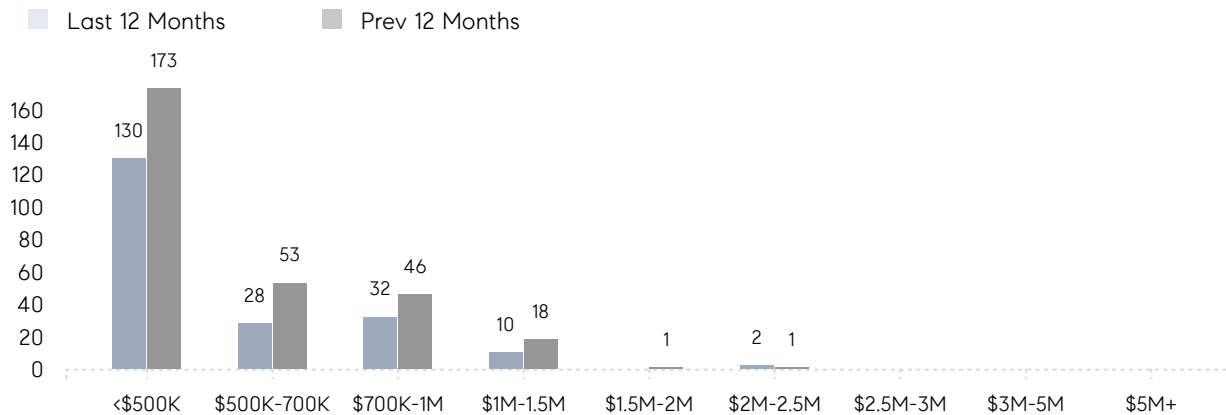
# West New York

MAY 2023

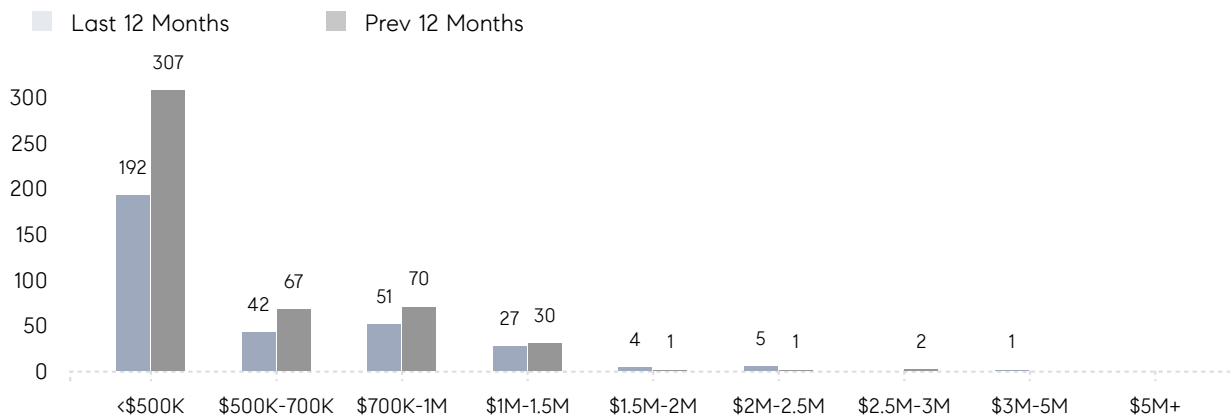
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# West Orange Market Insights

# West Orange

MAY 2023

## UNDER CONTRACT

**68**  
Total  
Properties

**\$622K**  
Average  
Price

**\$609K**  
Median  
Price

**-32%**  
Decrease From  
May 2022

**14%**  
Increase From  
May 2022

**22%**  
Increase From  
May 2022

## UNITS SOLD

**33**  
Total  
Properties

**\$677K**  
Average  
Price

**\$625K**  
Median  
Price

**-47%**  
Decrease From  
May 2022

**14%**  
Increase From  
May 2022

**14%**  
Increase From  
May 2022

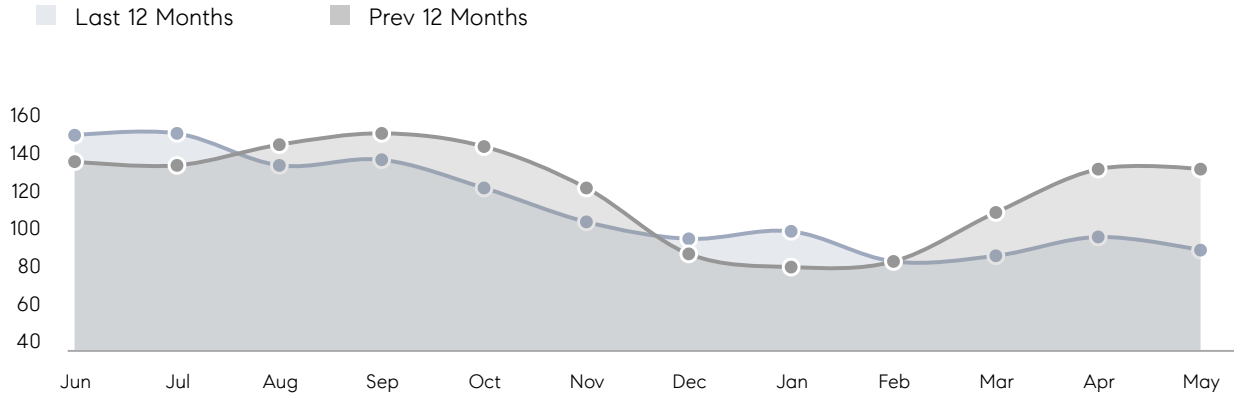
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 16        | 22        | -27%     |
|                | % OF ASKING PRICE  | 108%      | 111%      |          |
|                | AVERAGE SOLD PRICE | \$677,894 | \$595,861 | 13.8%    |
|                | # OF CONTRACTS     | 68        | 100       | -32.0%   |
|                | NEW LISTINGS       | 66        | 104       | -37%     |
| Houses         | AVERAGE DOM        | 19        | 18        | 6%       |
|                | % OF ASKING PRICE  | 109%      | 113%      |          |
|                | AVERAGE SOLD PRICE | \$717,500 | \$677,703 | 6%       |
|                | # OF CONTRACTS     | 49        | 77        | -36%     |
|                | NEW LISTINGS       | 49        | 77        | -36%     |
| Condo/Co-op/TH | AVERAGE DOM        | 11        | 30        | -63%     |
|                | % OF ASKING PRICE  | 106%      | 109%      |          |
|                | AVERAGE SOLD PRICE | \$586,800 | \$447,059 | 31%      |
|                | # OF CONTRACTS     | 19        | 23        | -17%     |
|                | NEW LISTINGS       | 17        | 27        | -37%     |

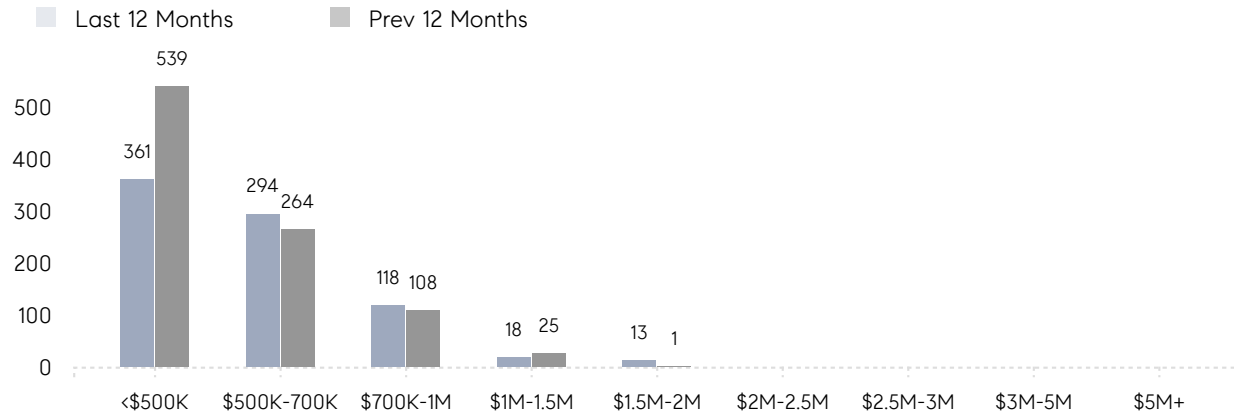
# West Orange

MAY 2023

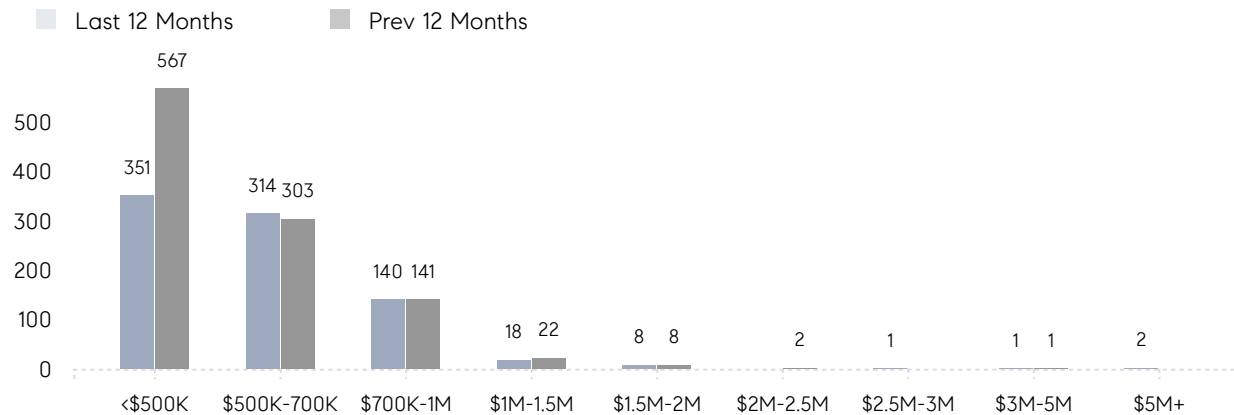
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Westfield Market Insights

# Westfield

MAY 2023

## UNDER CONTRACT

**36**  
Total  
Properties

**\$1.1M**  
Average  
Price

**\$962K**  
Median  
Price

**-14%**  
Decrease From  
May 2022

**10%**  
Increase From  
May 2022

**7%**  
Increase From  
May 2022

## UNITS SOLD

**33**  
Total  
Properties

**\$1.2M**  
Average  
Price

**\$999K**  
Median  
Price

**-6%**  
Decrease From  
May 2022

**3%**  
Increase From  
May 2022

**-7%**  
Decrease From  
May 2022

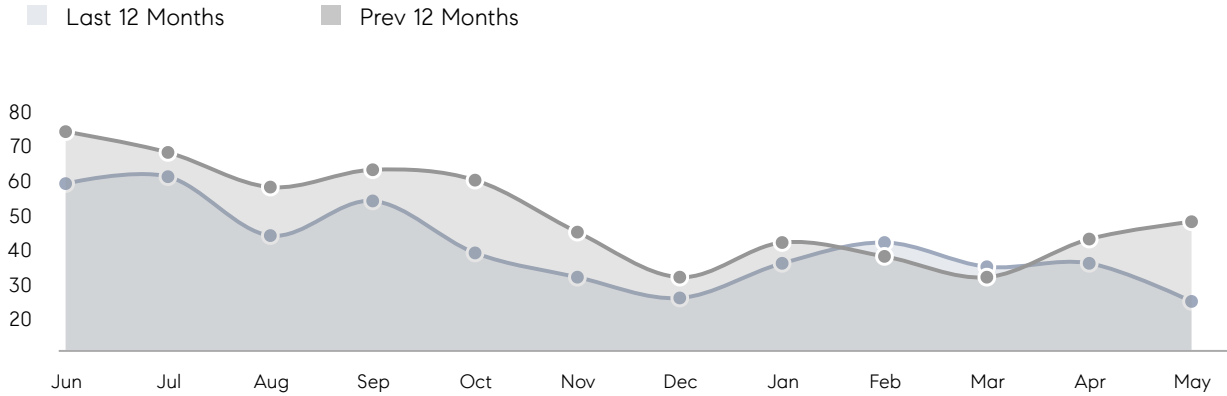
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 32          | 17          | 88%      |
|                | % OF ASKING PRICE  | 105%        | 109%        |          |
|                | AVERAGE SOLD PRICE | \$1,224,990 | \$1,187,676 | 3.1%     |
|                | # OF CONTRACTS     | 36          | 42          | -14.3%   |
|                | NEW LISTINGS       | 33          | 56          | -41%     |
| Houses         | AVERAGE DOM        | 33          | 17          | 94%      |
|                | % OF ASKING PRICE  | 105%        | 108%        |          |
|                | AVERAGE SOLD PRICE | \$1,247,646 | \$1,205,696 | 3%       |
|                | # OF CONTRACTS     | 33          | 39          | -15%     |
|                | NEW LISTINGS       | 29          | 53          | -45%     |
| Condo/Co-op/TH | AVERAGE DOM        | 7           | 11          | -36%     |
|                | % OF ASKING PRICE  | 114%        | 115%        |          |
|                | AVERAGE SOLD PRICE | \$500,000   | \$575,000   | -13%     |
|                | # OF CONTRACTS     | 3           | 3           | 0%       |
|                | NEW LISTINGS       | 4           | 3           | 33%      |

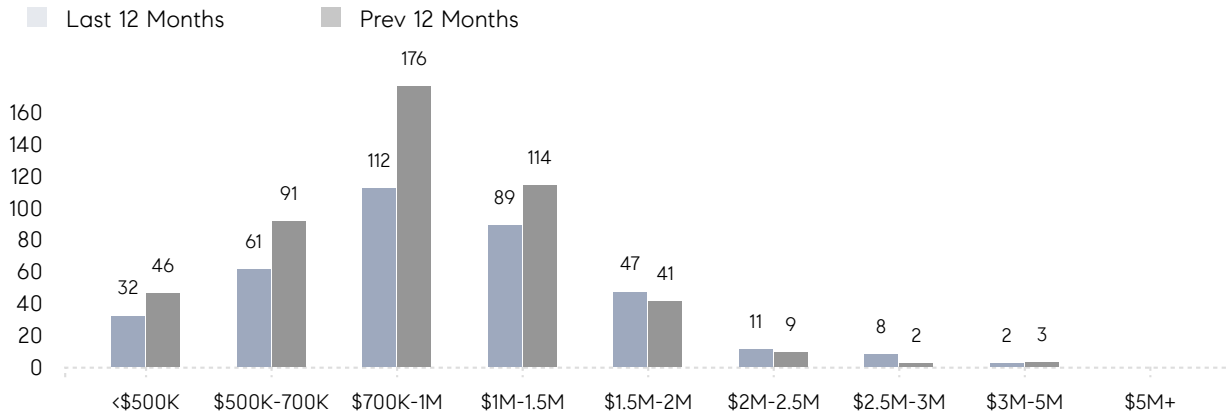
# Westfield

MAY 2023

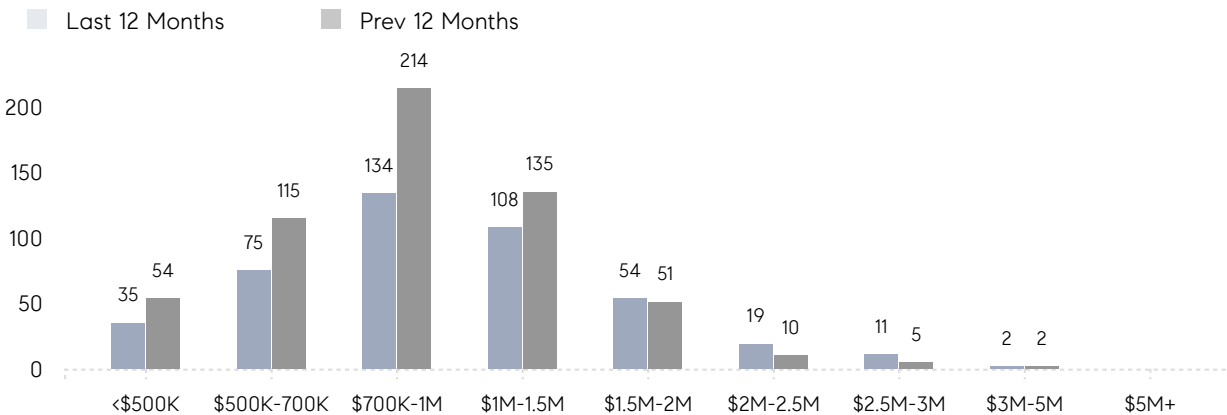
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Westwood Market Insights

# Westwood

MAY 2023

## UNDER CONTRACT

**8**  
Total  
Properties

**\$665K**  
Average  
Price

**\$574K**  
Median  
Price

**-38%**  
Decrease From  
May 2022

**20%**  
Increase From  
May 2022

**7%**  
Increase From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$585K**  
Average  
Price

**\$615K**  
Median  
Price

**-12%**  
Decrease From  
May 2022

**3%**  
Increase From  
May 2022

**4%**  
Increase From  
May 2022

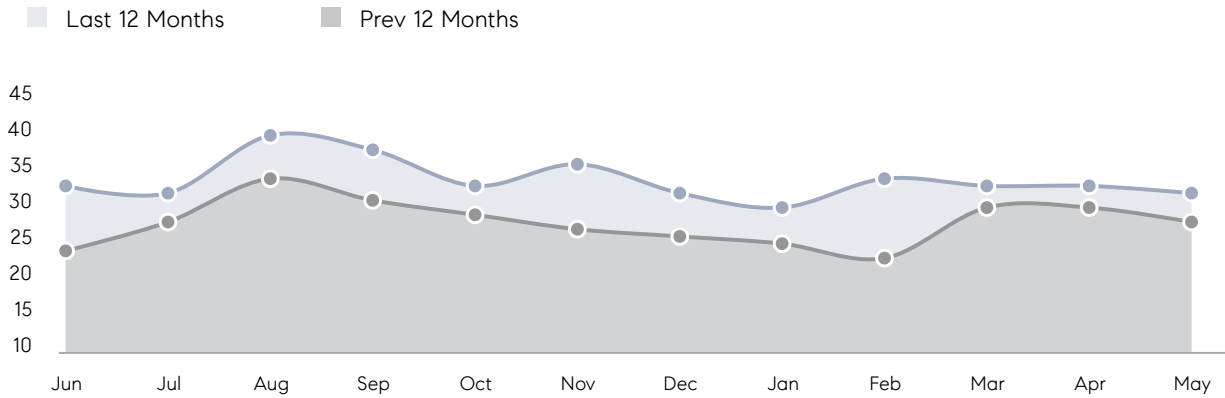
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 12        | 15        | -20%     |
|                | % OF ASKING PRICE  | 107%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$585,286 | \$567,750 | 3.1%     |
|                | # OF CONTRACTS     | 8         | 13        | -38.5%   |
|                | NEW LISTINGS       | 8         | 11        | -27%     |
| Houses         | AVERAGE DOM        | 13        | 15        | -13%     |
|                | % OF ASKING PRICE  | 107%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$638,667 | \$567,750 | 12%      |
|                | # OF CONTRACTS     | 7         | 13        | -46%     |
|                | NEW LISTINGS       | 7         | 10        | -30%     |
| Condo/Co-op/TH | AVERAGE DOM        | 8         | -         | -        |
|                | % OF ASKING PRICE  | 106%      | -         |          |
|                | AVERAGE SOLD PRICE | \$265,000 | -         | -        |
|                | # OF CONTRACTS     | 1         | 0         | 0%       |
|                | NEW LISTINGS       | 1         | 1         | 0%       |

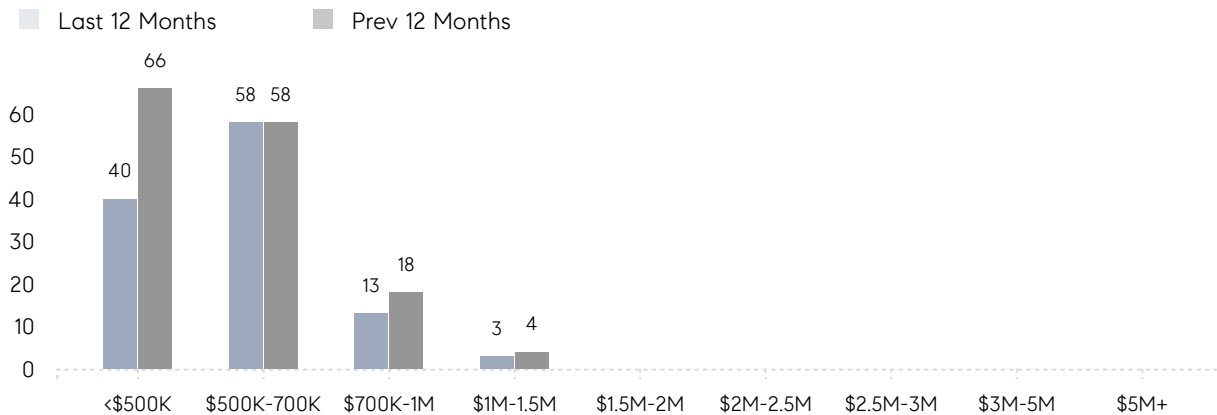
# Westwood

MAY 2023

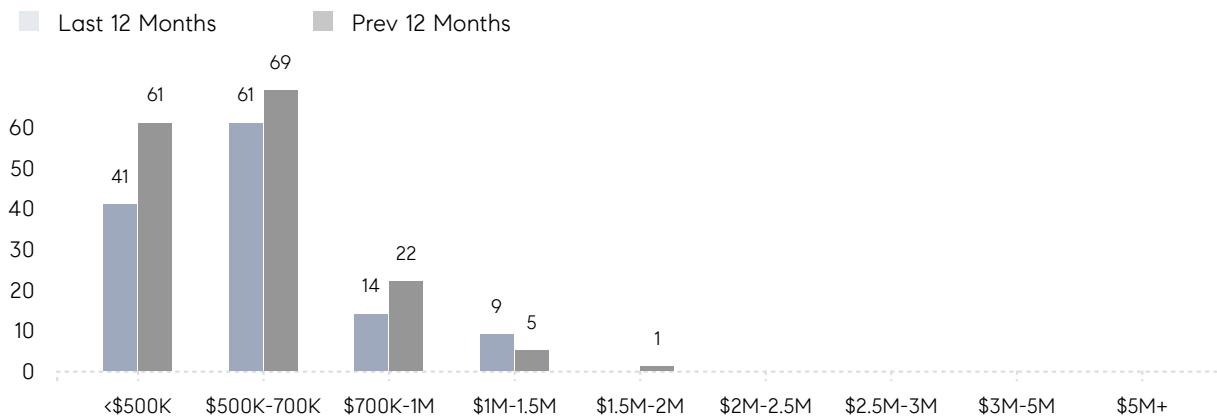
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Whippany Market Insights

# Whippany

MAY 2023

## UNDER CONTRACT

**10**  
Total  
Properties

**\$676K**  
Average  
Price

**\$654K**  
Median  
Price

**-9%**  
Decrease From  
May 2022

**12%**  
Increase From  
May 2022

**11%**  
Increase From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$613K**  
Average  
Price

**\$585K**  
Median  
Price

**-22%**  
Decrease From  
May 2022

**12%**  
Increase From  
May 2022

**9%**  
Increase From  
May 2022

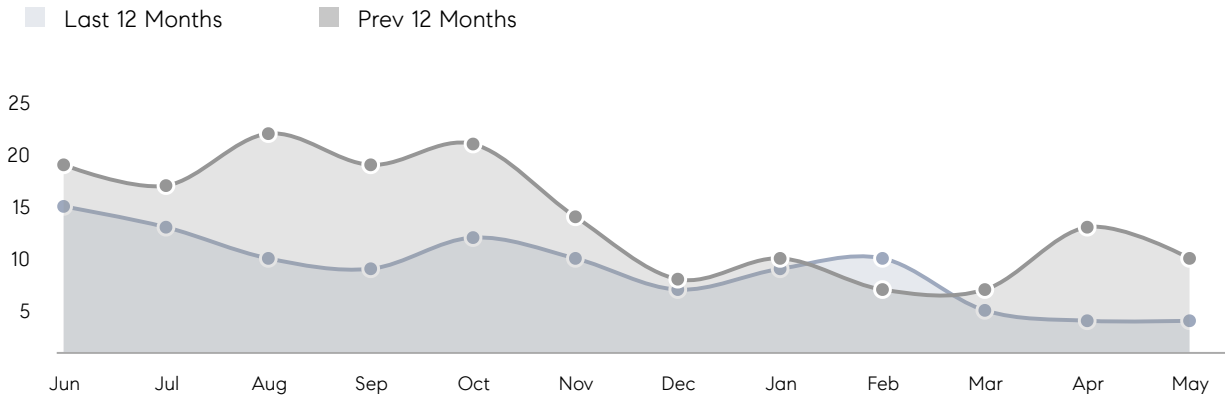
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 33        | 21        | 57%      |
|                | % OF ASKING PRICE  | 101%      | 97%       |          |
|                | AVERAGE SOLD PRICE | \$613,000 | \$546,889 | 12.1%    |
|                | # OF CONTRACTS     | 10        | 11        | -9.1%    |
|                | NEW LISTINGS       | 10        | 10        | 0%       |
| Houses         | AVERAGE DOM        | 22        | 20        | 10%      |
|                | % OF ASKING PRICE  | 98%       | 96%       |          |
|                | AVERAGE SOLD PRICE | \$561,250 | \$597,500 | -6%      |
|                | # OF CONTRACTS     | 8         | 7         | 14%      |
|                | NEW LISTINGS       | 8         | 7         | 14%      |
| Condo/Co-op/TH | AVERAGE DOM        | 49        | 22        | 123%     |
|                | % OF ASKING PRICE  | 104%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$682,000 | \$445,667 | 53%      |
|                | # OF CONTRACTS     | 2         | 4         | -50%     |
|                | NEW LISTINGS       | 2         | 3         | -33%     |

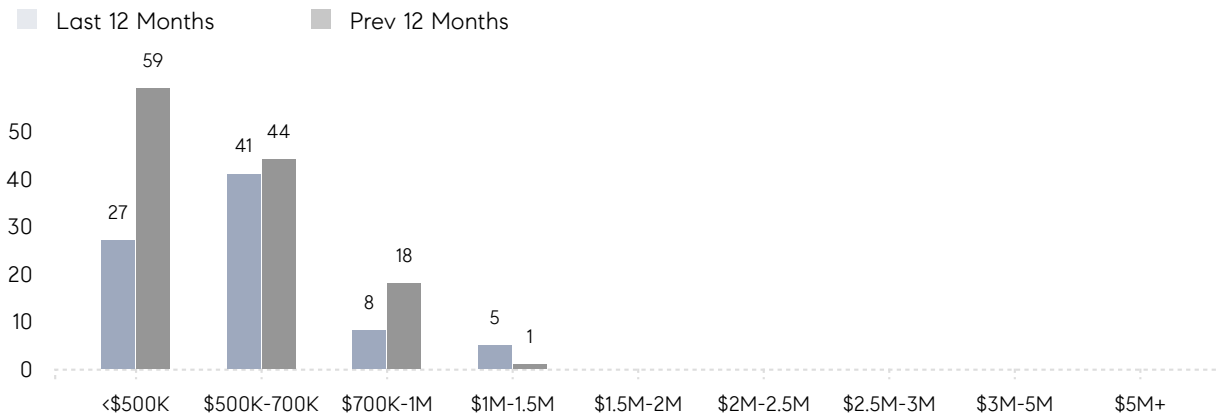
# Whippany

MAY 2023

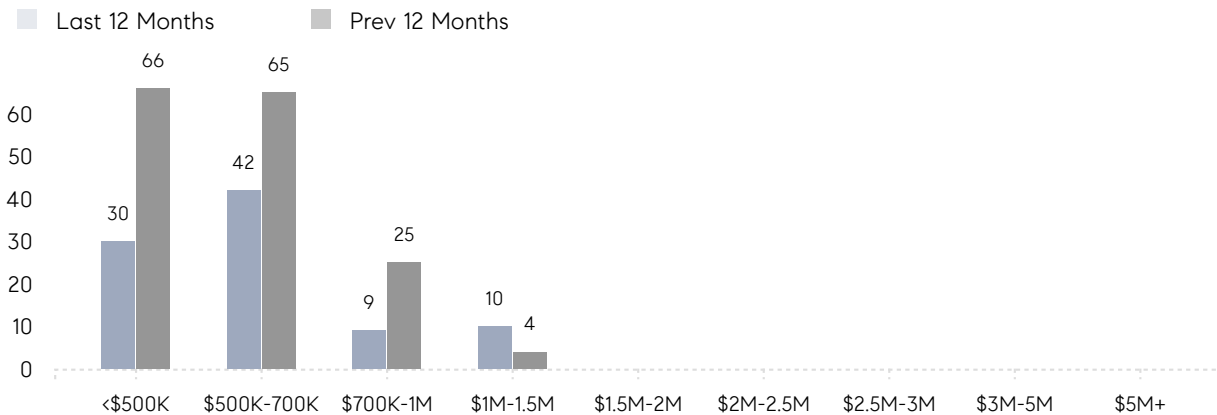
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Wood-Ridge Market Insights

# Wood-Ridge

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>8</b>               | <b>\$513K</b>          | <b>\$512K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-62%</b>            | <b>-12%</b>            | <b>-8%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                      |                        |
|------------------------|----------------------|------------------------|
| <b>7</b>               | <b>\$605K</b>        | <b>\$549K</b>          |
| Total Properties       | Average Price        | Median Price           |
| <b>-42%</b>            | <b>0%</b>            | <b>-15%</b>            |
| Decrease From May 2022 | Change From May 2022 | Decrease From May 2022 |

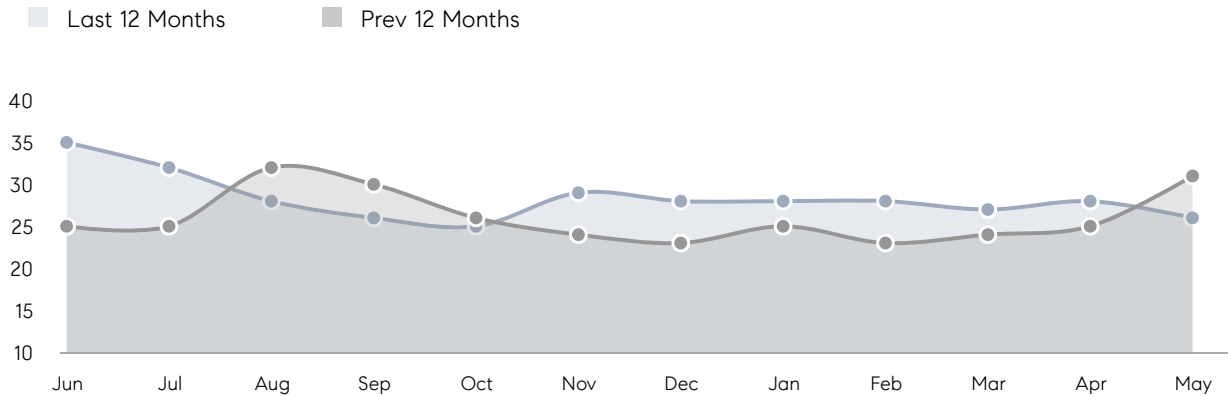
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 12        | 74        | -84%     |
|                | % OF ASKING PRICE  | 101%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$605,214 | \$606,971 | -0.3%    |
|                | # OF CONTRACTS     | 8         | 21        | -61.9%   |
|                | NEW LISTINGS       | 7         | 24        | -71%     |
| Houses         | AVERAGE DOM        | 13        | 16        | -19%     |
|                | % OF ASKING PRICE  | 102%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$621,000 | \$558,667 | 11%      |
|                | # OF CONTRACTS     | 3         | 14        | -79%     |
|                | NEW LISTINGS       | 1         | 15        | -93%     |
| Condo/Co-op/TH | AVERAGE DOM        | 12        | 93        | -87%     |
|                | % OF ASKING PRICE  | 101%      | 104%      |          |
|                | AVERAGE SOLD PRICE | \$593,375 | \$623,073 | -5%      |
|                | # OF CONTRACTS     | 5         | 7         | -29%     |
|                | NEW LISTINGS       | 6         | 9         | -33%     |

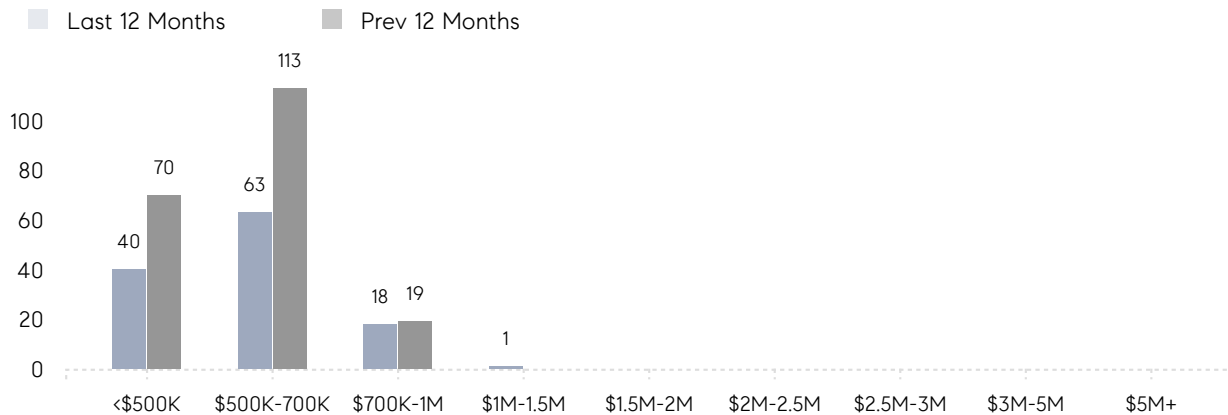
# Wood-Ridge

MAY 2023

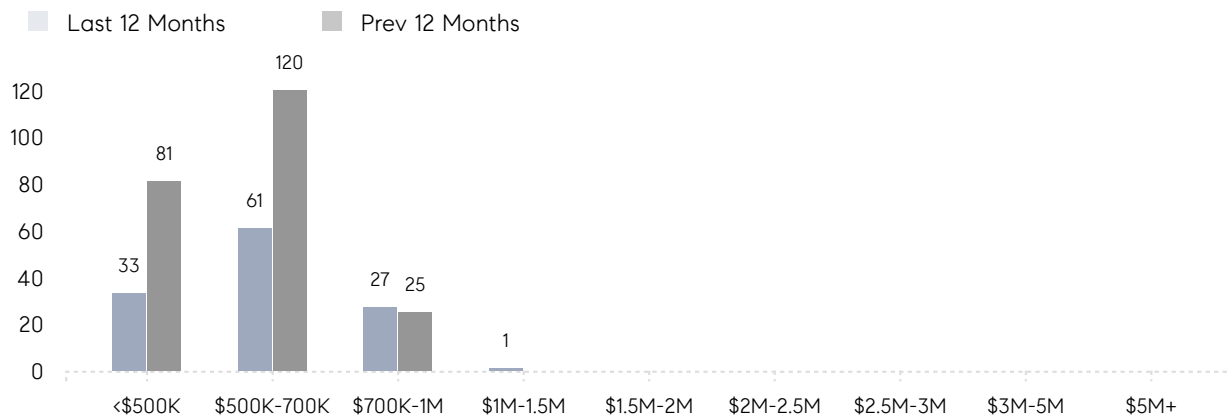
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Woodbridge Township Market Insights

# Woodbridge Township

MAY 2023

## UNDER CONTRACT

**6**  
Total  
Properties

**\$357K**  
Average  
Price

**\$443K**  
Median  
Price

**-40%**  
Decrease From  
May 2022

**-4%**  
Decrease From  
May 2022

**23%**  
Increase From  
May 2022

## UNITS SOLD

**12**  
Total  
Properties

**\$342K**  
Average  
Price

**\$378K**  
Median  
Price

**-37%**  
Decrease From  
May 2022

**-25%**  
Decrease From  
May 2022

**-16%**  
Decrease From  
May 2022

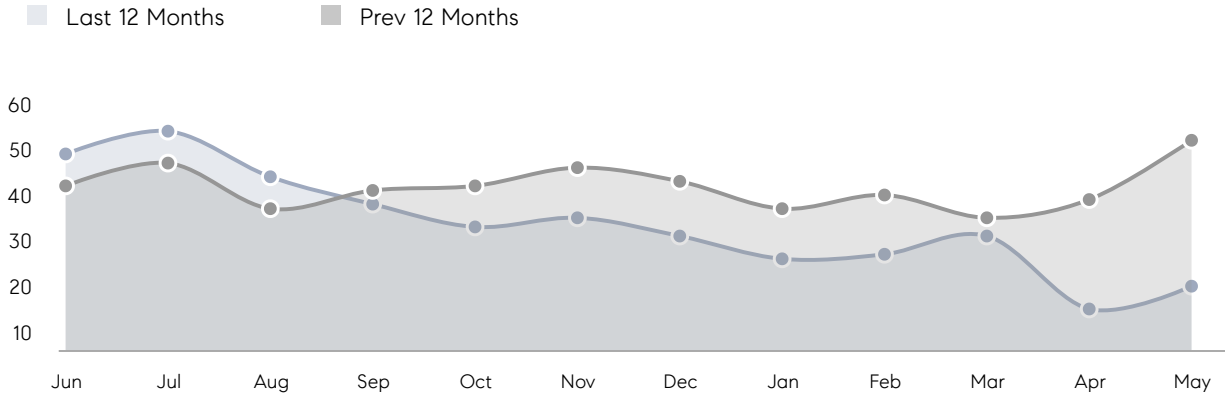
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 38        | 27        | 41%      |
|                | % OF ASKING PRICE  | 103%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$342,208 | \$454,211 | -24.7%   |
|                | # OF CONTRACTS     | 6         | 10        | -40.0%   |
|                | NEW LISTINGS       | 14        | 29        | -52%     |
| Houses         | AVERAGE DOM        | 43        | 25        | 72%      |
|                | % OF ASKING PRICE  | 102%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$333,450 | \$481,813 | -31%     |
|                | # OF CONTRACTS     | 6         | 10        | -40%     |
|                | NEW LISTINGS       | 10        | 24        | -58%     |
| Condo/Co-op/TH | AVERAGE DOM        | 11        | 37        | -70%     |
|                | % OF ASKING PRICE  | 108%      | 115%      |          |
|                | AVERAGE SOLD PRICE | \$386,000 | \$307,000 | 26%      |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 4         | 5         | -20%     |

# Woodbridge Township

MAY 2023

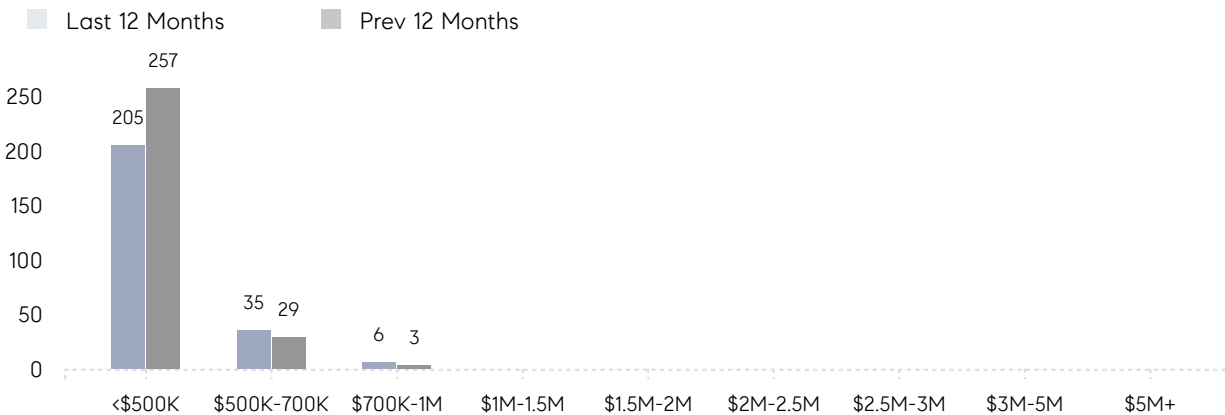
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Woodcliff Lake Market Insights

# Woodcliff Lake

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$1.2M**  
Average  
Price

**\$1.2M**  
Median  
Price

**80%**  
Increase From  
May 2022

**11%**  
Increase From  
May 2022

**35%**  
Increase From  
May 2022

## UNITS SOLD

**5**  
Total  
Properties

**\$1.1M**  
Average  
Price

**\$1.0M**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**6%**  
Increase From  
May 2022

**12%**  
Increase From  
May 2022

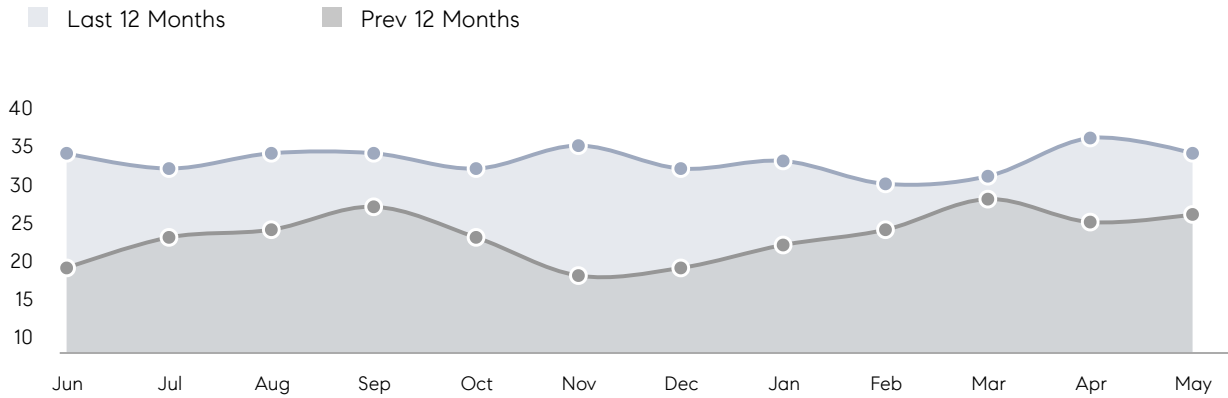
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 19          | 19          | 0%       |
|                | % OF ASKING PRICE  | 105%        | 105%        |          |
|                | AVERAGE SOLD PRICE | \$1,159,800 | \$1,093,100 | 6.1%     |
|                | # OF CONTRACTS     | 9           | 5           | 80.0%    |
|                | NEW LISTINGS       | 7           | 6           | 17%      |
| Houses         | AVERAGE DOM        | 19          | 19          | 0%       |
|                | % OF ASKING PRICE  | 105%        | 105%        |          |
|                | AVERAGE SOLD PRICE | \$1,159,800 | \$1,093,100 | 6%       |
|                | # OF CONTRACTS     | 8           | 4           | 100%     |
|                | NEW LISTINGS       | 7           | 4           | 75%      |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -           | -        |
|                | % OF ASKING PRICE  | -           | -           |          |
|                | AVERAGE SOLD PRICE | -           | -           | -        |
|                | # OF CONTRACTS     | 1           | 1           | 0%       |
|                | NEW LISTINGS       | 0           | 2           | 0%       |

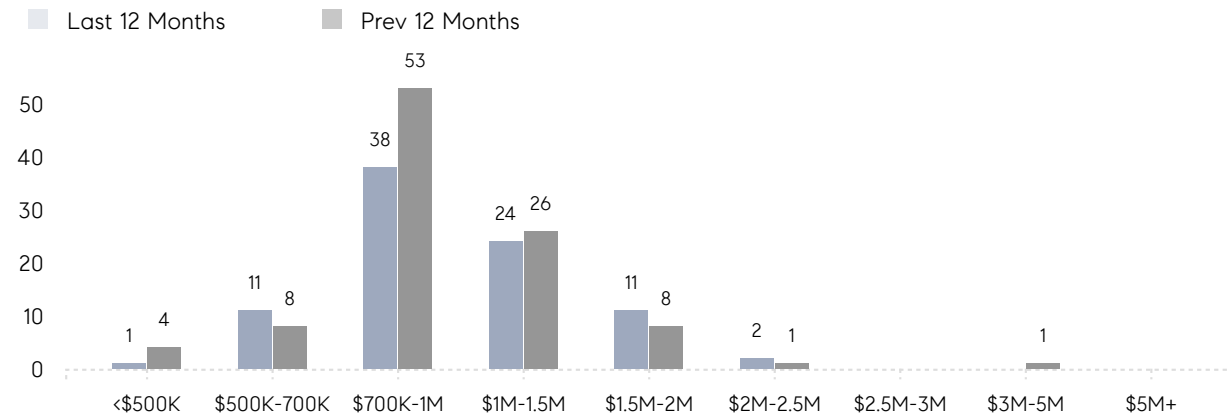
# Woodcliff Lake

MAY 2023

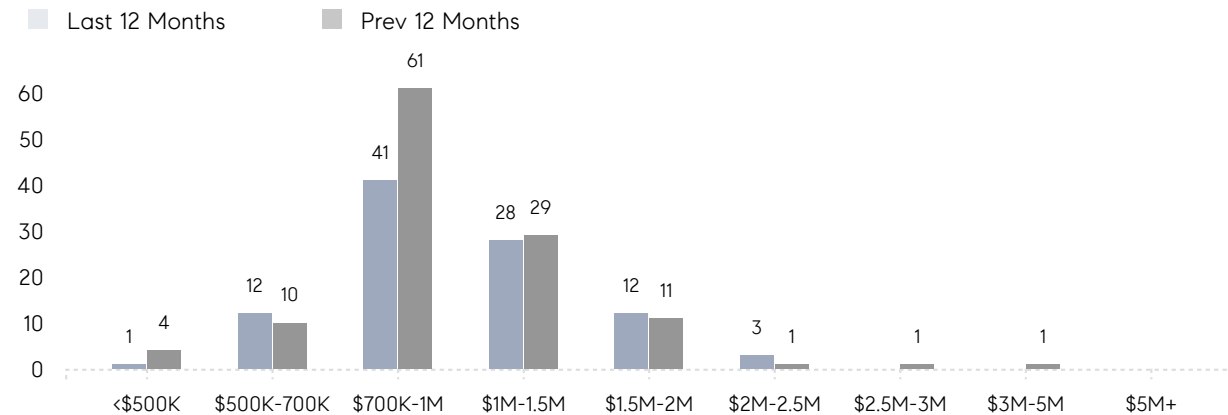
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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COMPASS

May 2023

# Wyckoff Market Insights

# Wyckoff

MAY 2023

## UNDER CONTRACT

**17**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$850K**  
Median  
Price

**-26%**  
Decrease From  
May 2022

**-3%**  
Decrease From  
May 2022

**-5%**  
Decrease From  
May 2022

## UNITS SOLD

**17**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$880K**  
Median  
Price

**-11%**  
Decrease From  
May 2022

**12%**  
Increase From  
May 2022

**10%**  
Increase From  
May 2022

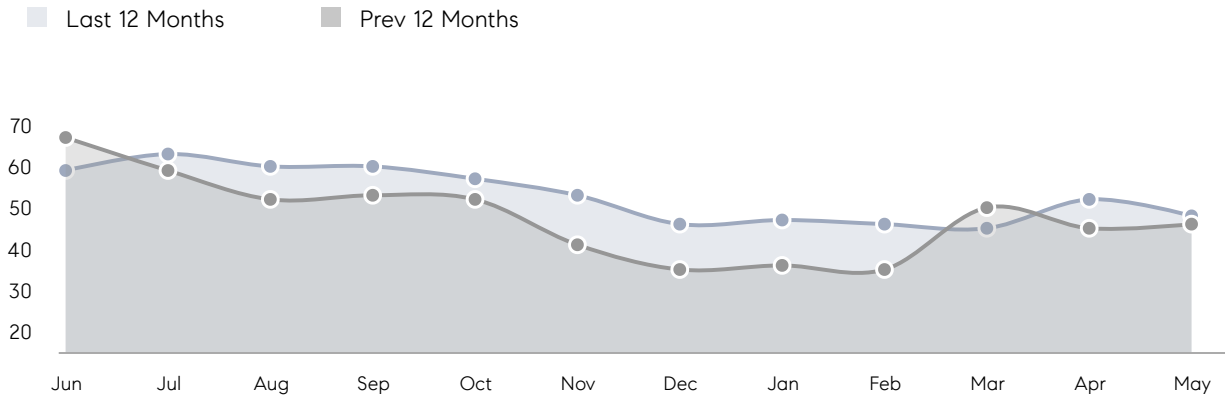
## Property Statistics

|                |                    | May 2023    | May 2022  | % Change |
|----------------|--------------------|-------------|-----------|----------|
| Overall        | AVERAGE DOM        | 19          | 23        | -17%     |
|                | % OF ASKING PRICE  | 101%        | 103%      |          |
|                | AVERAGE SOLD PRICE | \$1,083,794 | \$964,941 | 12.3%    |
|                | # OF CONTRACTS     | 17          | 23        | -26.1%   |
|                | NEW LISTINGS       | 17          | 28        | -39%     |
| Houses         | AVERAGE DOM        | 19          | 25        | -24%     |
|                | % OF ASKING PRICE  | 100%        | 103%      |          |
|                | AVERAGE SOLD PRICE | \$1,089,969 | \$982,876 | 11%      |
|                | # OF CONTRACTS     | 17          | 18        | -6%      |
|                | NEW LISTINGS       | 16          | 25        | -36%     |
| Condo/Co-op/TH | AVERAGE DOM        | 8           | 9         | -11%     |
|                | % OF ASKING PRICE  | 109%        | 105%      |          |
|                | AVERAGE SOLD PRICE | \$985,000   | \$812,500 | 21%      |
|                | # OF CONTRACTS     | 0           | 5         | 0%       |
|                | NEW LISTINGS       | 1           | 3         | -67%     |

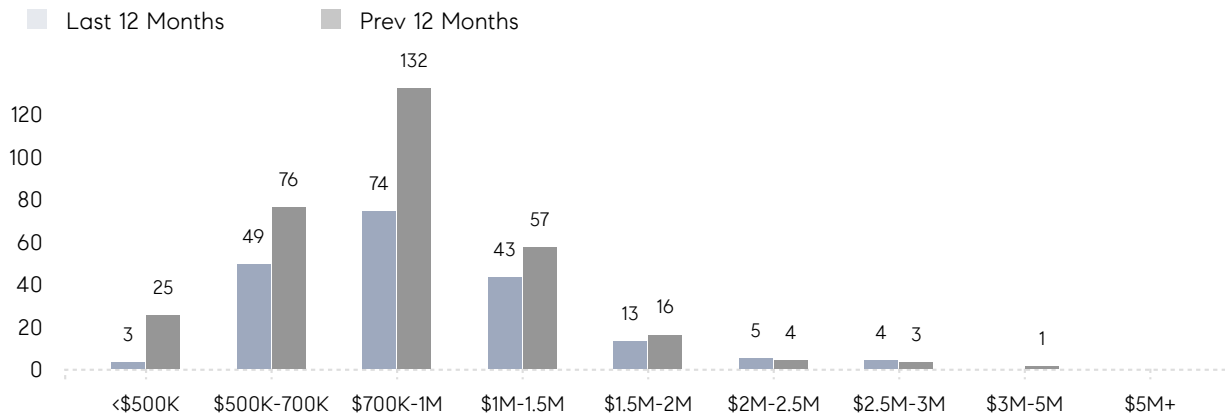
# Wyckoff

MAY 2023

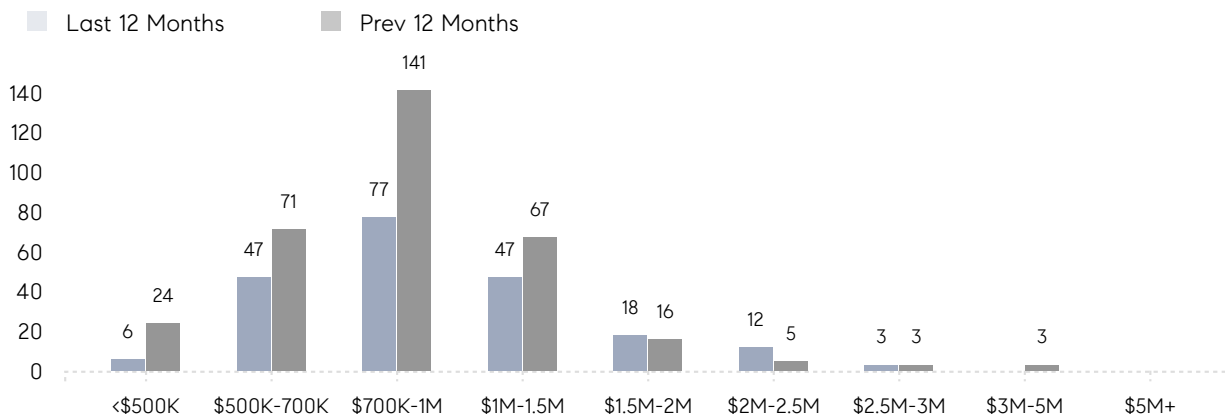
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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