



COMPASS

July 2023

Allendale Market Insights

Allendale

JULY 2023

UNDER CONTRACT

3	\$531K	\$545K
Total Properties	Average Price	Median Price
-50%	-24%	-24%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

13	\$982K	\$975K
Total Properties	Average Price	Median Price
18%	15%	19%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

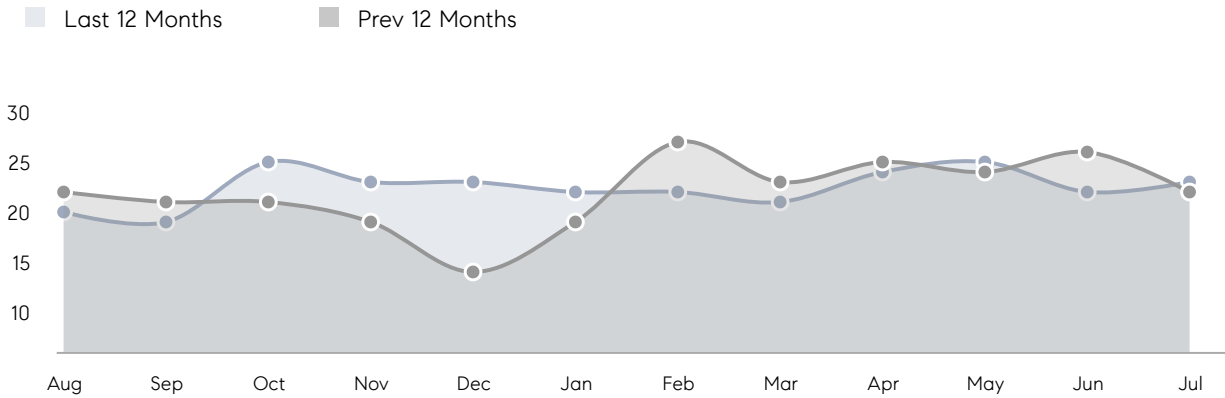
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	13	23	-43%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$982,231	\$855,186	14.9%
	# OF CONTRACTS	3	6	-50.0%
	NEW LISTINGS	4	4	0%
Houses	AVERAGE DOM	12	22	-45%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,054,000	\$903,672	17%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	15	29	-48%
	% OF ASKING PRICE	107%	92%	
	AVERAGE SOLD PRICE	\$587,500	\$637,000	-8%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	1	0%

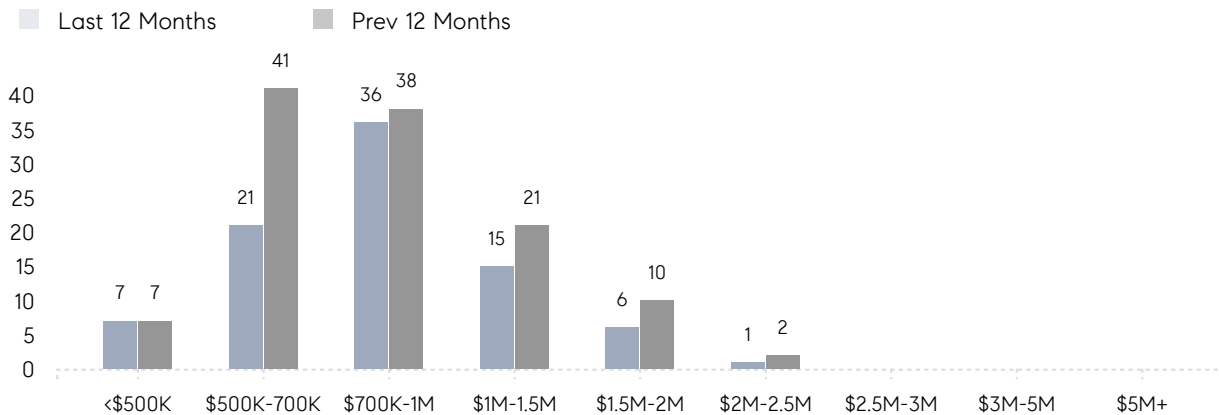
Allendale

JULY 2023

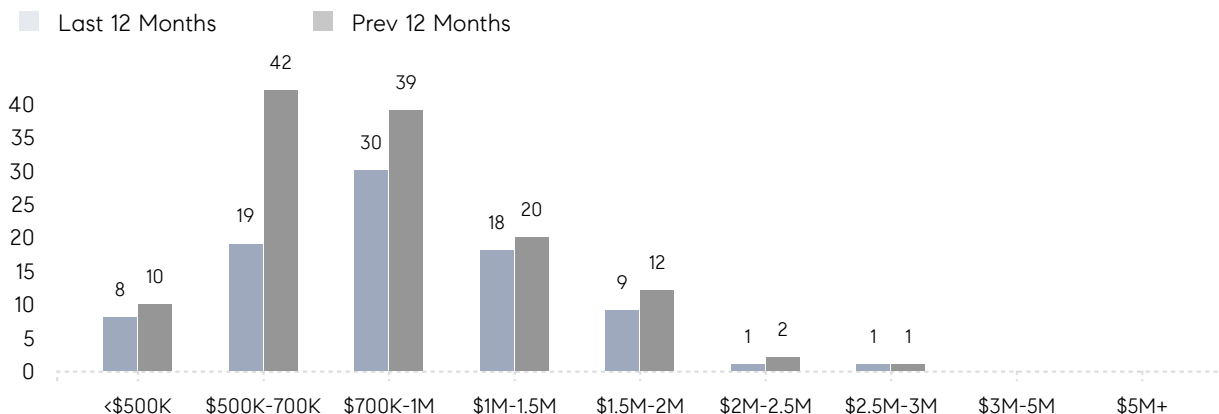
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2023

Alpine Market Insights

Alpine

JULY 2023

UNDER CONTRACT

1	\$620K	\$620K
Total Properties	Average Price	Median Price
-75%	-81%	-84%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

1	\$2.4M	\$2.4M
Total Properties	Average Price	Median Price
-67%	-19%	-16%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

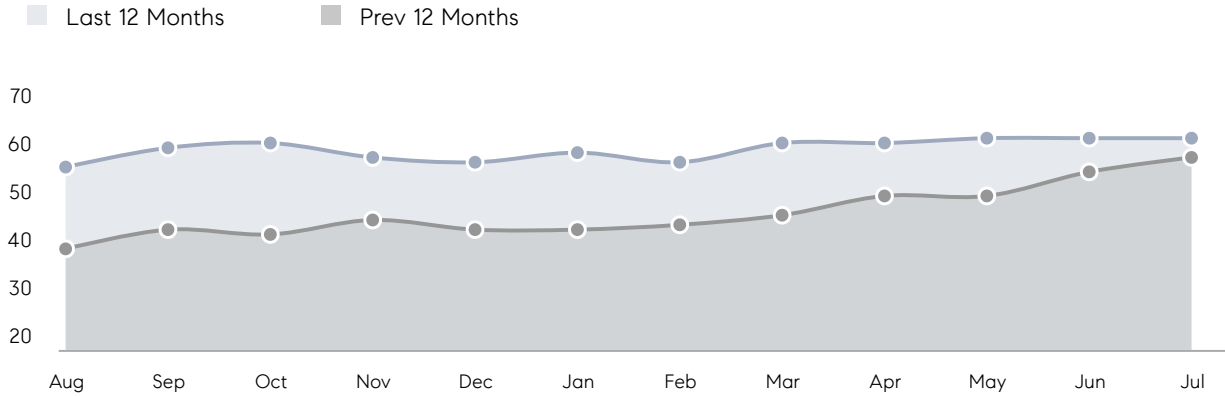
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	327	517	-37%
	% OF ASKING PRICE	75%	80%	
	AVERAGE SOLD PRICE	\$2,450,000	\$3,043,333	-19.5%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	2	7	-71%
Houses	AVERAGE DOM	327	517	-37%
	% OF ASKING PRICE	75%	80%	
	AVERAGE SOLD PRICE	\$2,450,000	\$3,043,333	-19%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	2	7	-71%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

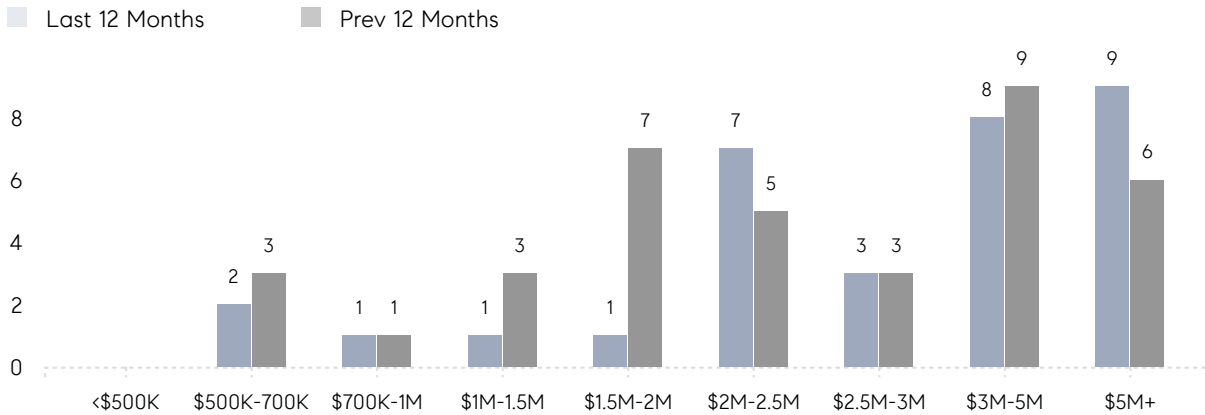
Alpine

JULY 2023

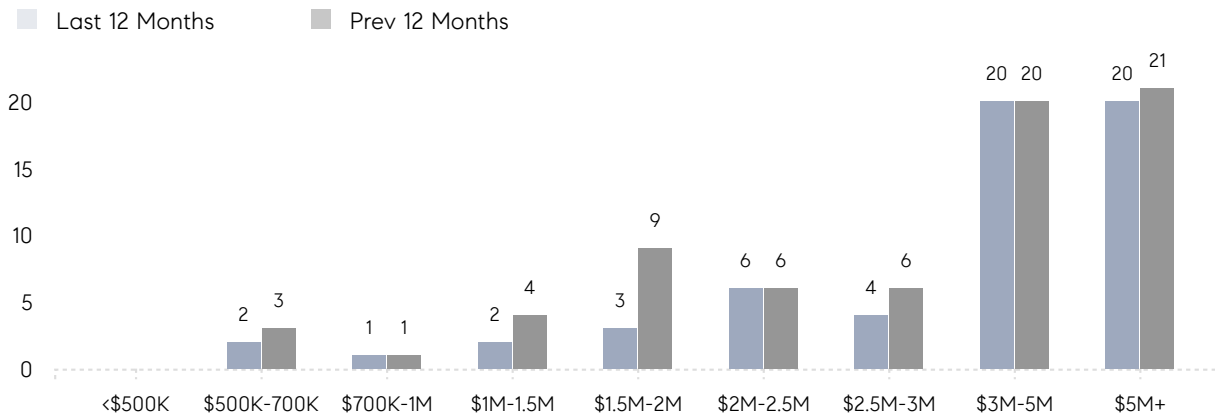
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2023

Andover Borough Market Insights

Andover Borough

JULY 2023

UNDER CONTRACT

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

UNITS SOLD

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

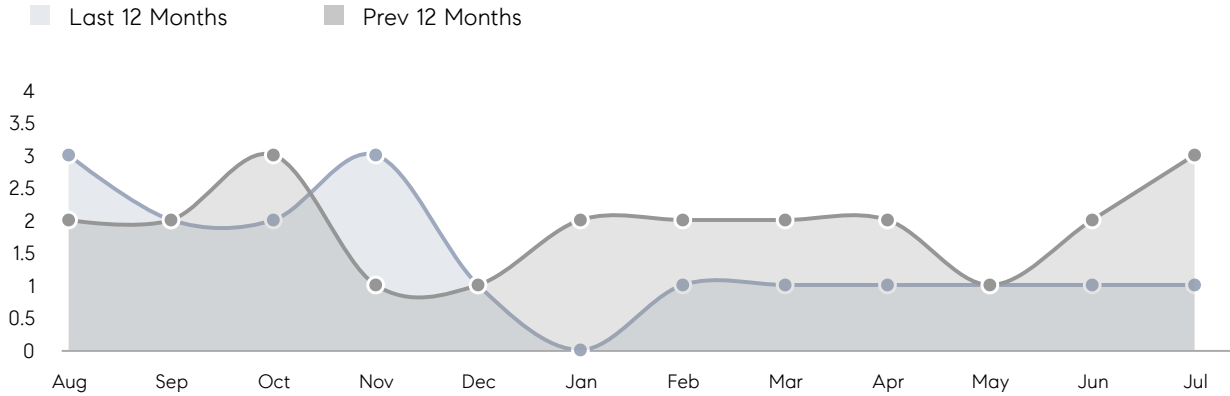
Property Statistics

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

Andover Borough

JULY 2023

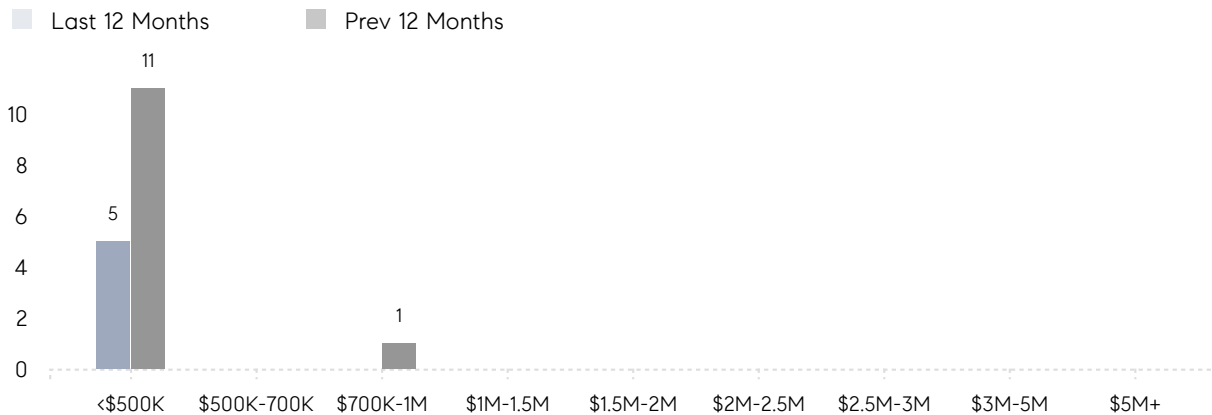
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2023

Andover Township Market Insights

Andover Township

JULY 2023

UNDER CONTRACT

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

UNITS SOLD

2	\$602K	\$602K
Total Properties	Average Price	Median Price
-67%	65%	78%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

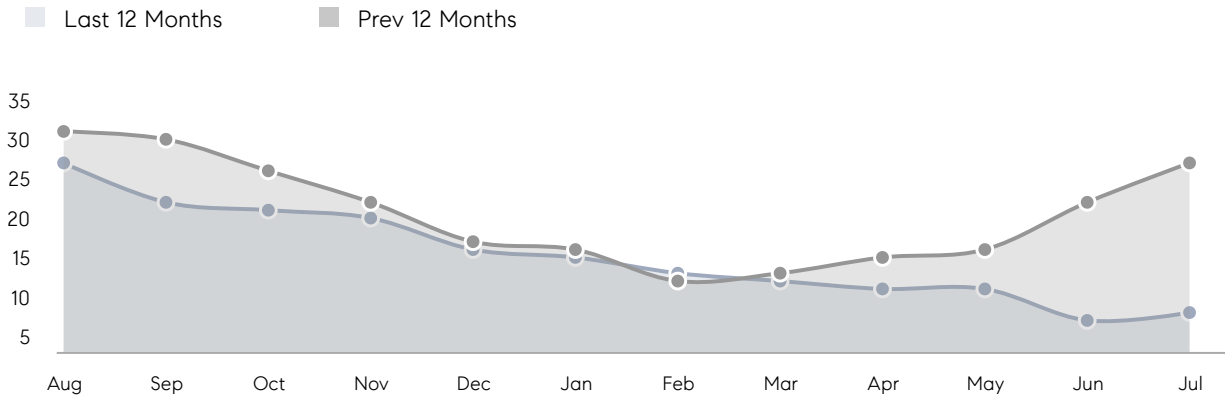
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	22	-5%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$602,500	\$365,333	64.9%
	# OF CONTRACTS	0	10	0.0%
	NEW LISTINGS	1	15	-93%
Houses	AVERAGE DOM	21	26	-19%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$602,500	\$406,400	48%
	# OF CONTRACTS	0	9	0%
	NEW LISTINGS	1	13	-92%
Condo/Co-op/TH	AVERAGE DOM	-	2	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$160,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

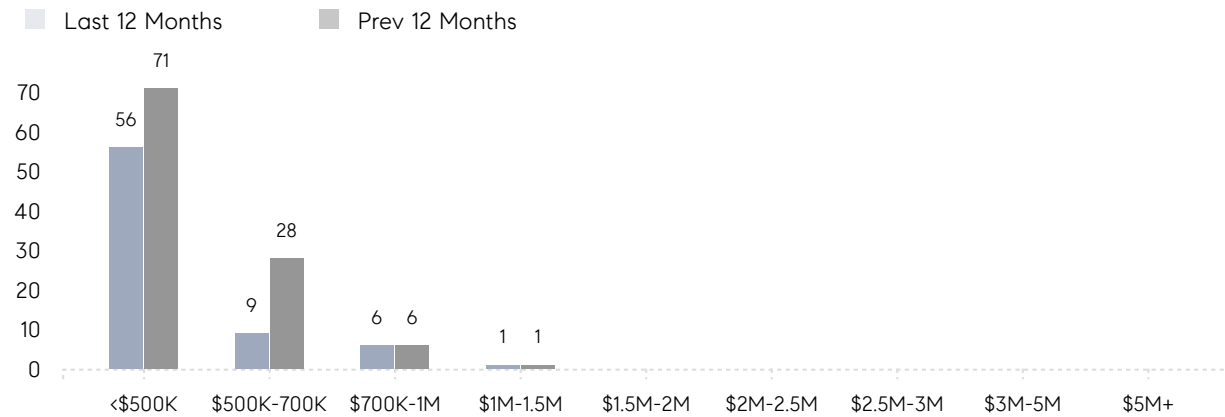
Andover Township

JULY 2023

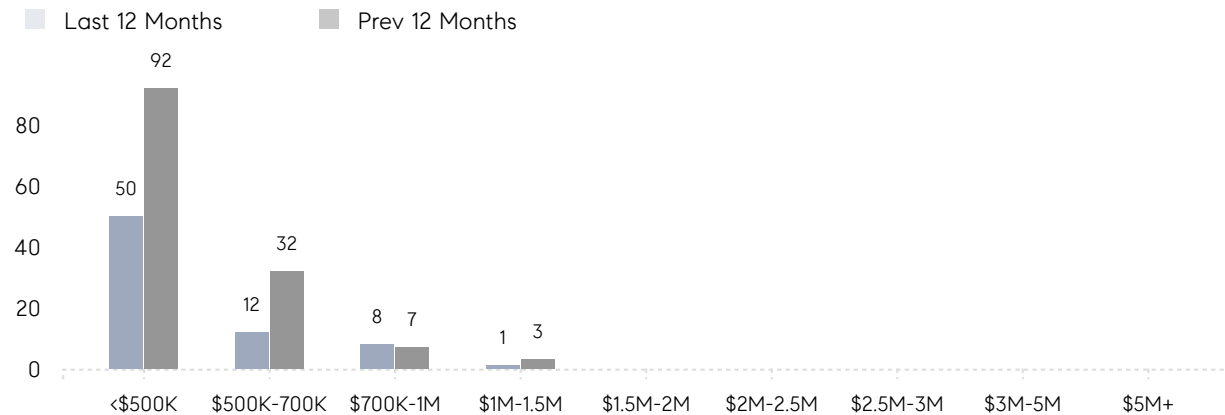
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report

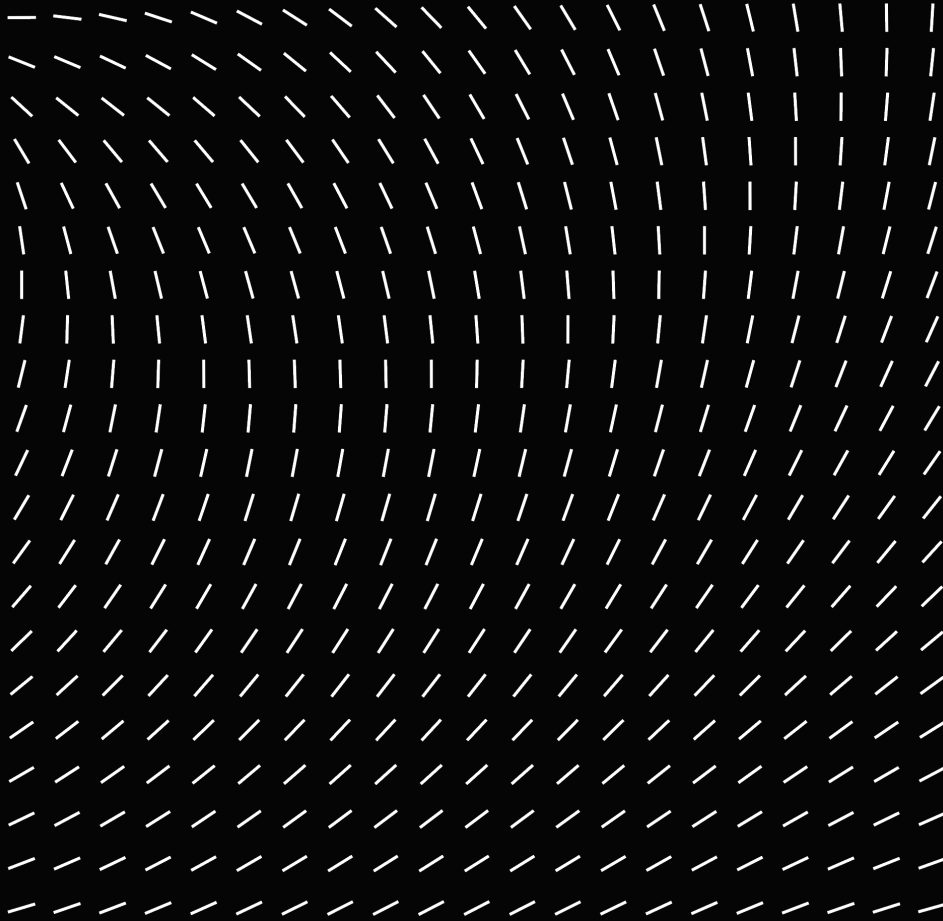
Sources: Garden State MLS, Hudson MLS, NJ MLS



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July 2023

Basking Ridge Market Insights

Basking Ridge

JULY 2023

UNDER CONTRACT

37
Total
Properties

\$831K
Average
Price

\$749K
Median
Price

9%
Increase From
Jul 2022

5%
Increase From
Jul 2022

-11%
Decrease From
Jul 2022

UNITS SOLD

35
Total
Properties

\$1.1M
Average
Price

\$920K
Median
Price

-41%
Decrease From
Jul 2022

30%
Increase From
Jul 2022

26%
Increase From
Jul 2022

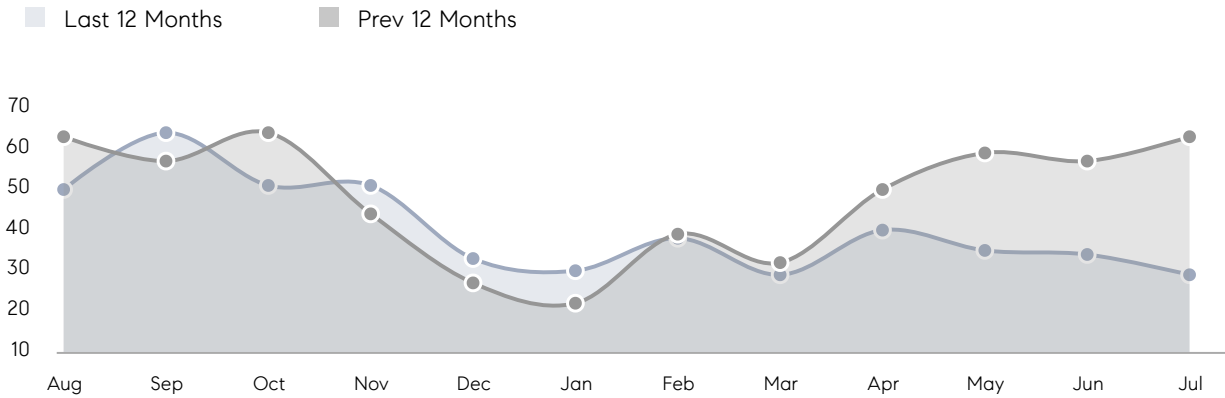
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	22	5%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,119,764	\$862,103	29.9%
	# OF CONTRACTS	37	34	8.8%
	NEW LISTINGS	37	48	-23%
Houses	AVERAGE DOM	24	19	26%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,347,498	\$1,168,493	15%
	# OF CONTRACTS	20	23	-13%
	NEW LISTINGS	21	29	-28%
Condo/Co-op/TH	AVERAGE DOM	21	25	-16%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$622,891	\$473,223	32%
	# OF CONTRACTS	17	11	55%
	NEW LISTINGS	16	19	-16%

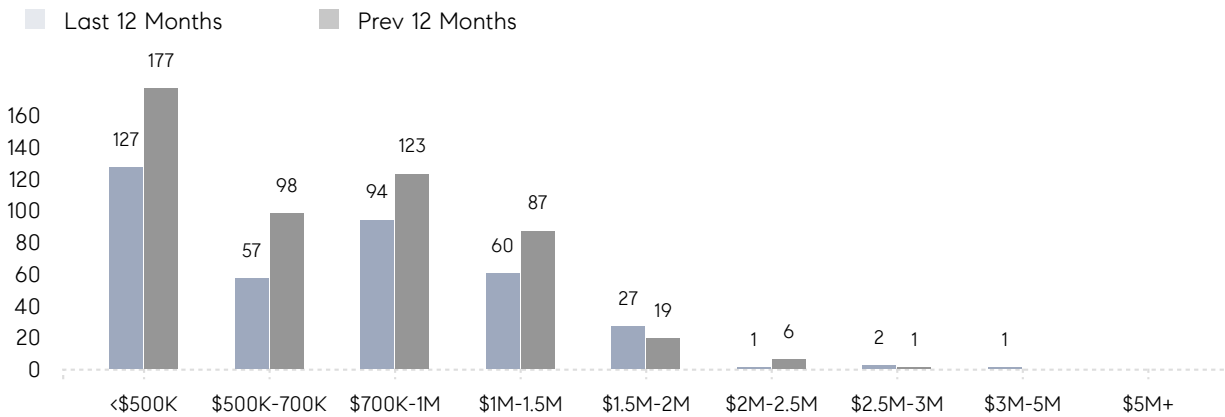
Basking Ridge

JULY 2023

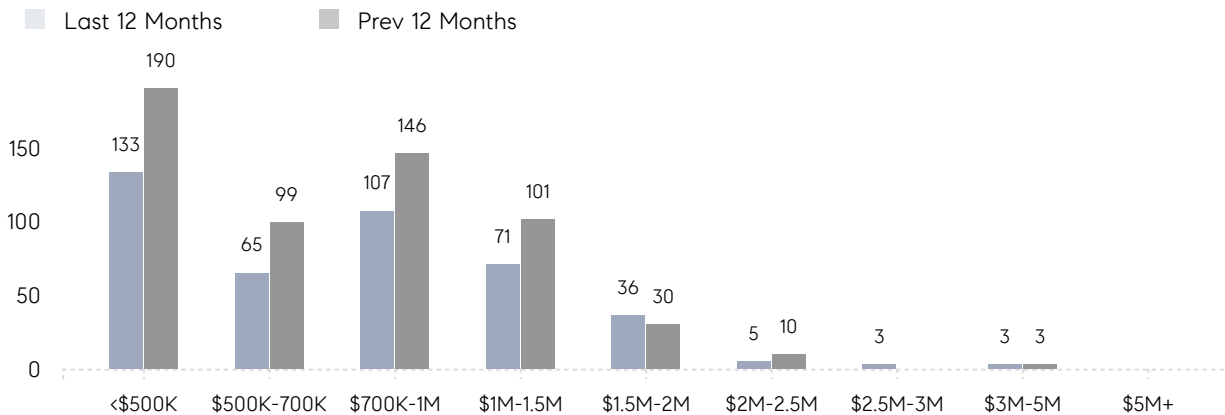
Monthly Inventory



Contracts By Price Range



Listings By Price Range

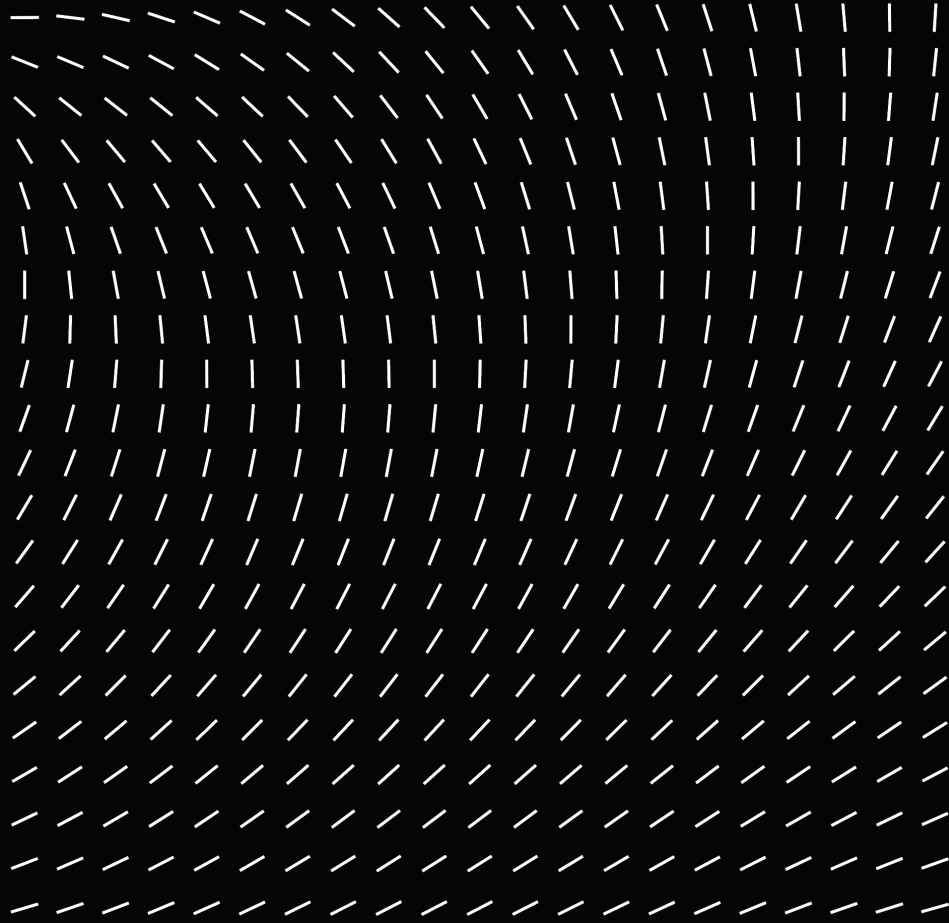




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July 2023

Bay Head Market Insights

Bay Head

JULY 2023

UNDER CONTRACT

3 **\$5.2M** **\$2.9M**
 Total Average Median
 Properties Price Price

50% **165%** **50%**
 Increase From Increase From Increase From
 Jul 2022 Jul 2022 Jul 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 Jul 2022 Jul 2022 Jul 2022

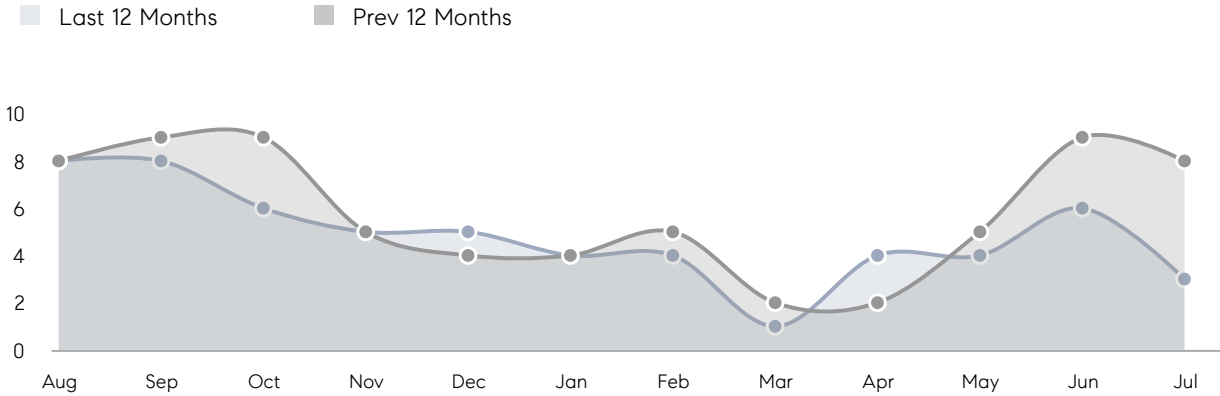
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$1,650,000	-
	# OF CONTRACTS	3	2	50.0%
	NEW LISTINGS	0	2	0%
Houses	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$1,650,000	-
	# OF CONTRACTS	3	2	50%
	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%

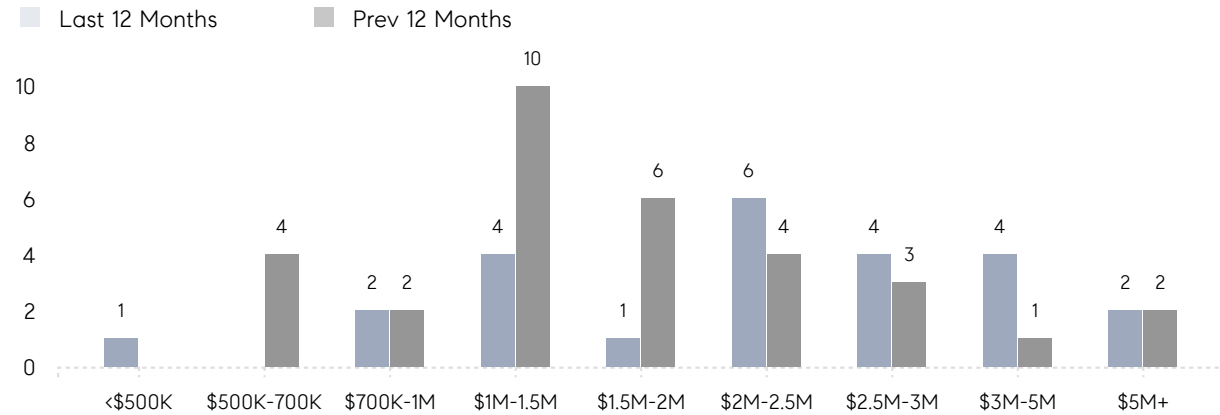
Bay Head

JULY 2023

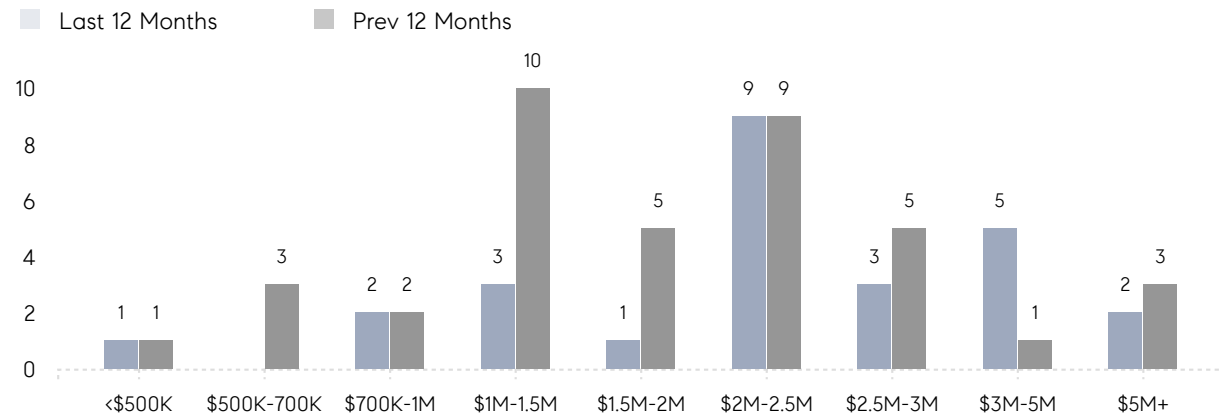
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Bayonne Market Insights

Bayonne

JULY 2023

UNDER CONTRACT

15
Total
Properties

\$446K
Average
Price

\$464K
Median
Price

0%
Change From
Jul 2022

4%
Increase From
Jul 2022

6%
Increase From
Jul 2022

UNITS SOLD

13
Total
Properties

\$469K
Average
Price

\$517K
Median
Price

-50%
Decrease From
Jul 2022

10%
Increase From
Jul 2022

29%
Increase From
Jul 2022

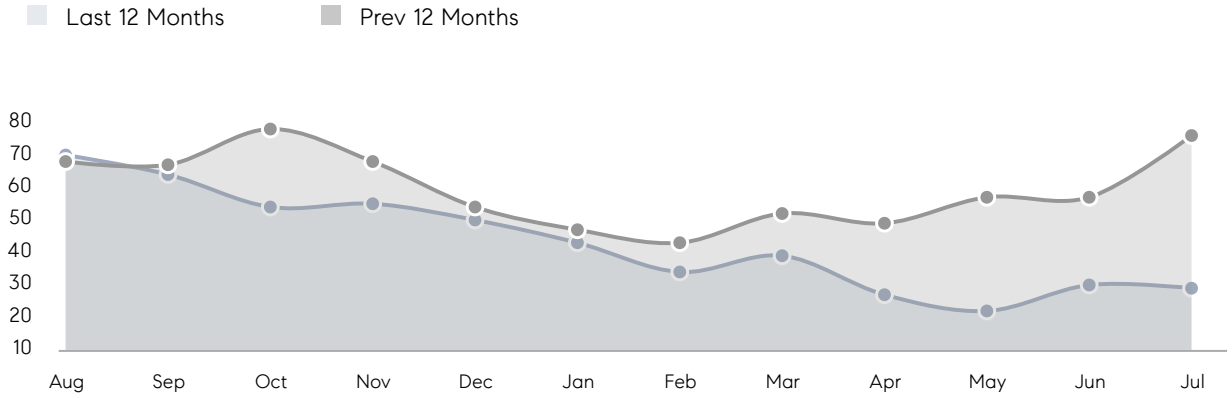
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	23	-4%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$469,769	\$425,515	10.4%
	# OF CONTRACTS	15	15	0.0%
	NEW LISTINGS	22	48	-54%
Houses	AVERAGE DOM	27	27	0%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$563,250	\$494,627	14%
	# OF CONTRACTS	8	10	-20%
	NEW LISTINGS	12	29	-59%
Condo/Co-op/TH	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$320,200	\$331,273	-3%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	10	19	-47%

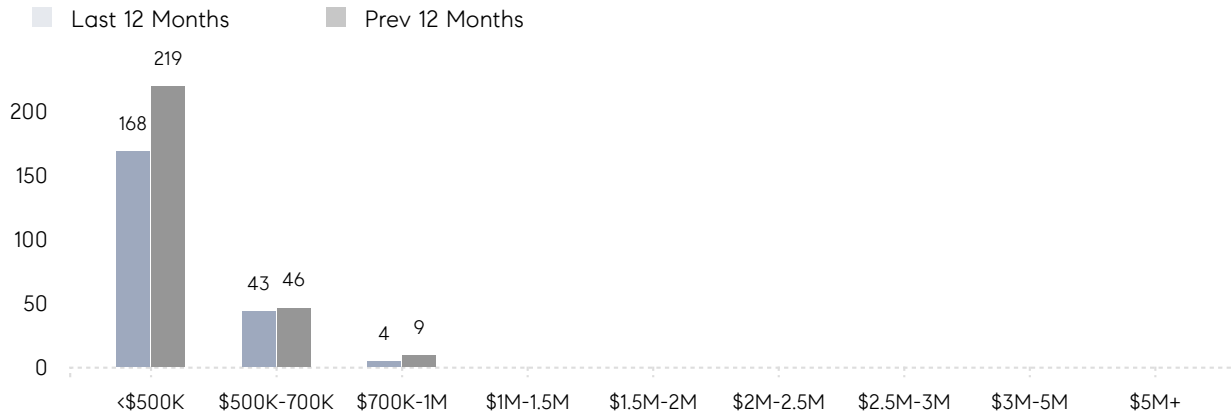
Bayonne

JULY 2023

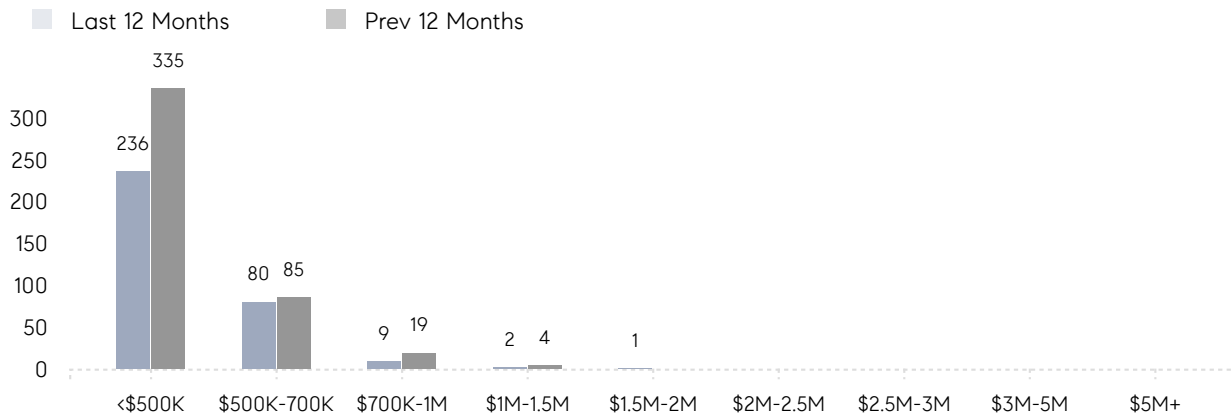
Monthly Inventory



Contracts By Price Range



Listings By Price Range

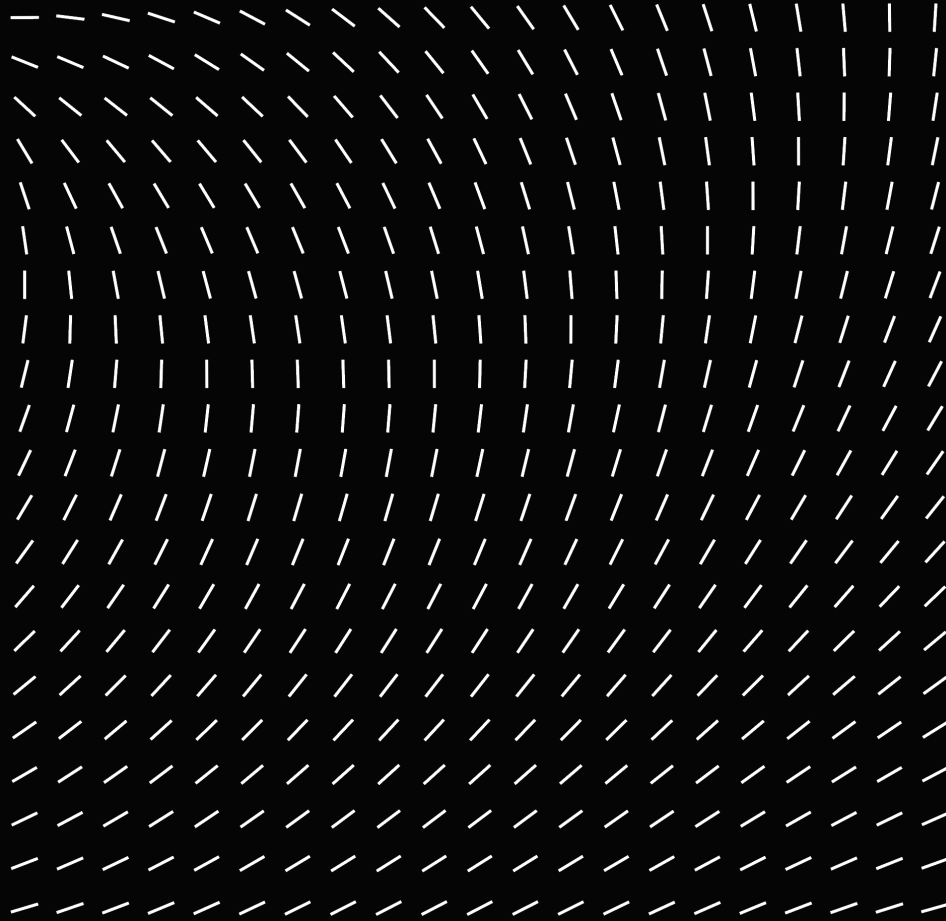




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July 2023

Bedminster Market Insights

Bedminster

JULY 2023

UNDER CONTRACT

11	\$527K	\$475K
Total Properties	Average Price	Median Price
-52%	-12%	19%
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

UNITS SOLD

12	\$520K	\$455K
Total Properties	Average Price	Median Price
-40%	-23%	-1%
Decrease From Jul 2022	Decrease From Jul 2022	Change From Jul 2022

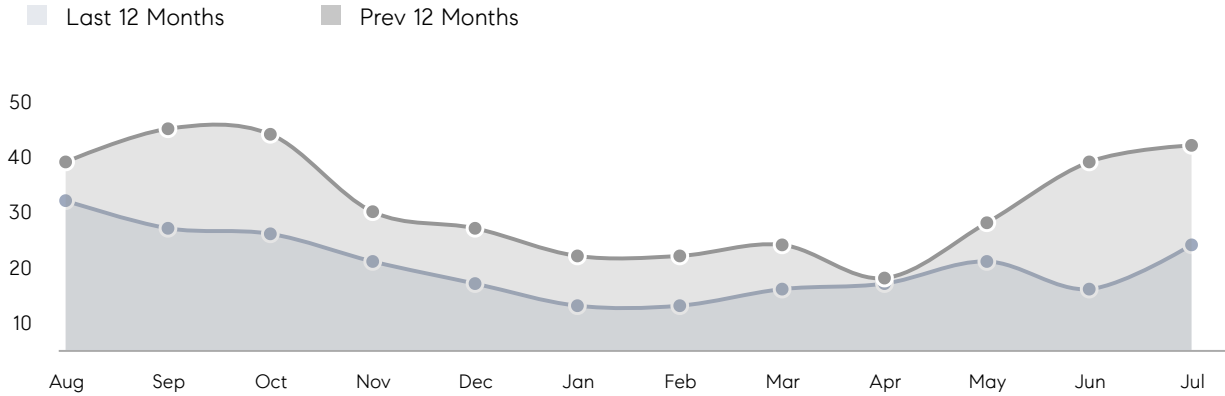
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	22	9%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$520,054	\$676,210	-23.1%
	# OF CONTRACTS	11	23	-52.2%
	NEW LISTINGS	20	27	-26%
Houses	AVERAGE DOM	38	33	15%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$864,667	\$1,693,750	-49%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	4	6	-33%
Condo/Co-op/TH	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$405,183	\$421,825	-4%
	# OF CONTRACTS	8	18	-56%
	NEW LISTINGS	16	21	-24%

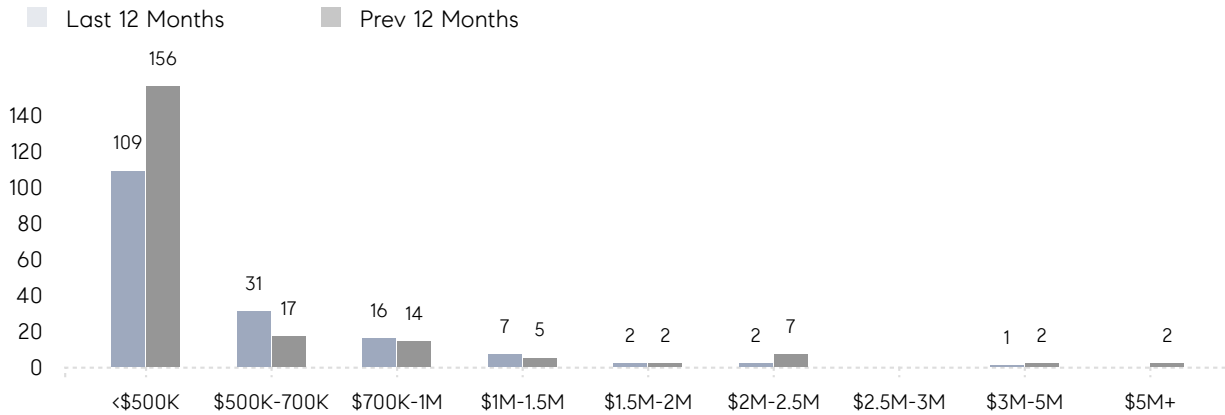
Bedminster

JULY 2023

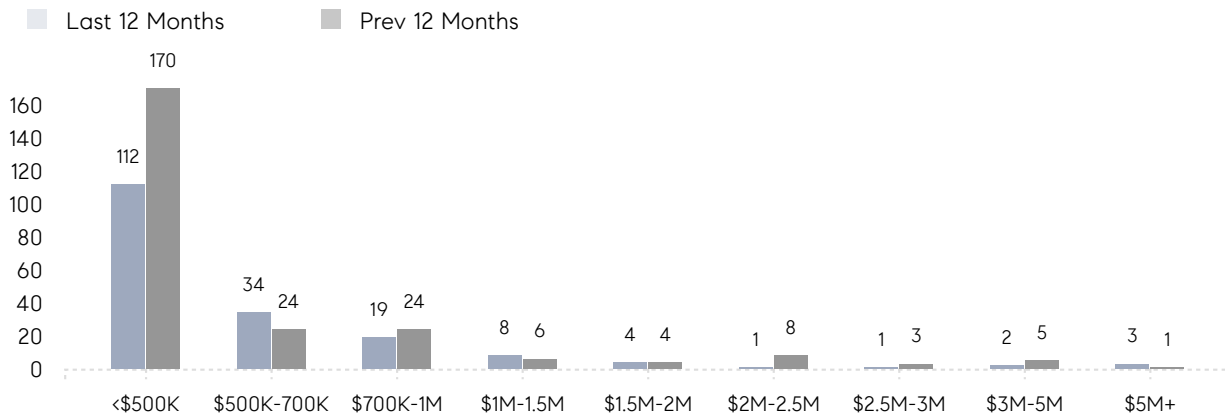
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2023

Belleville Market Insights

Belleville

JULY 2023

UNDER CONTRACT

14
Total
Properties

\$389K
Average
Price

\$400K
Median
Price

-69%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

1%
Increase From
Jul 2022

UNITS SOLD

14
Total
Properties

\$429K
Average
Price

\$462K
Median
Price

-67%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

14%
Increase From
Jul 2022

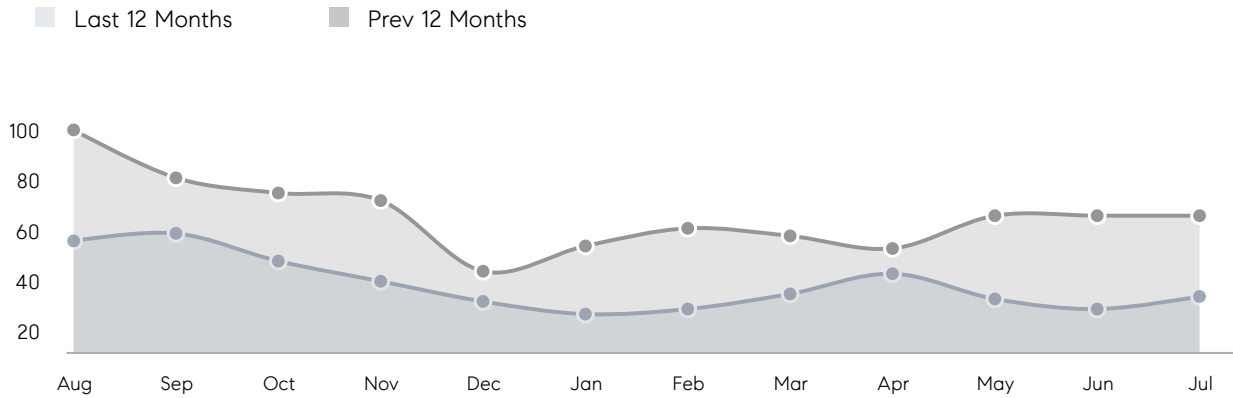
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	28	-21%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$429,000	\$405,379	5.8%
	# OF CONTRACTS	14	45	-68.9%
	NEW LISTINGS	26	41	-37%
Houses	AVERAGE DOM	18	28	-36%
	% OF ASKING PRICE	109%	106%	
	AVERAGE SOLD PRICE	\$501,200	\$429,375	17%
	# OF CONTRACTS	12	27	-56%
	NEW LISTINGS	17	25	-32%
Condo/Co-op/TH	AVERAGE DOM	31	29	7%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$248,500	\$328,590	-24%
	# OF CONTRACTS	2	18	-89%
	NEW LISTINGS	9	16	-44%

Belleville

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range

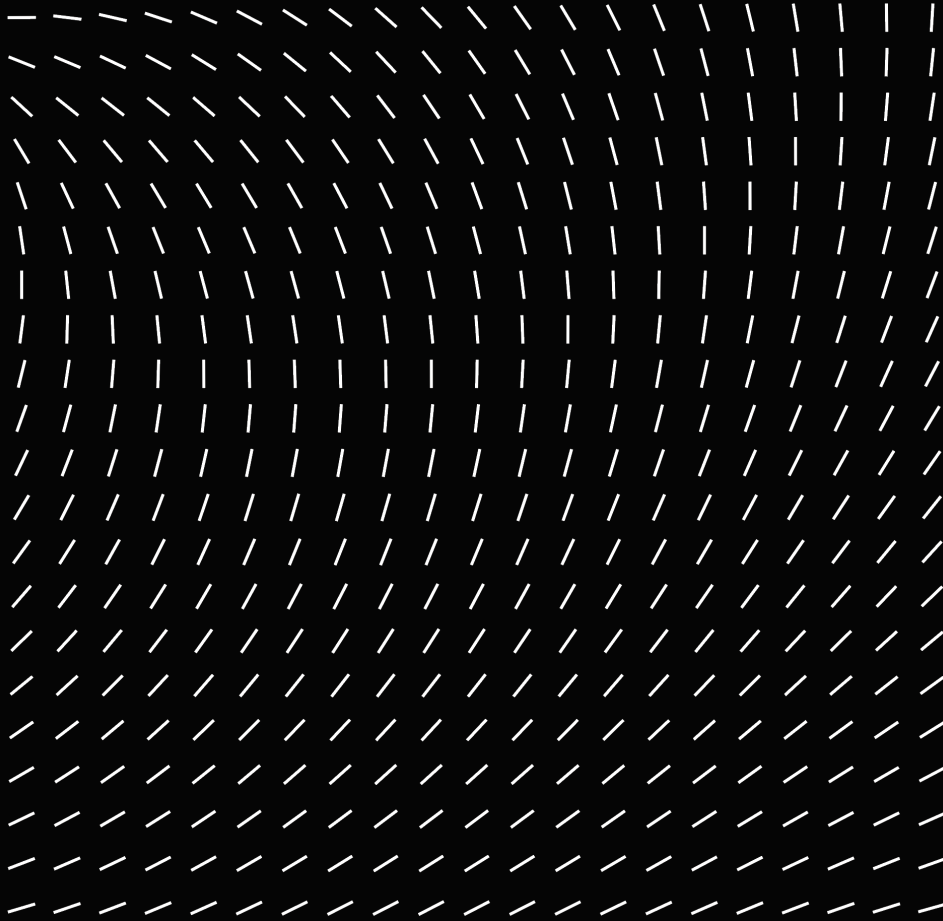




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COMPASS

July 2023

Bergenfield Market Insights

Bergenfield

JULY 2023

UNDER CONTRACT

14
Total
Properties

\$542K
Average
Price

\$547K
Median
Price

-18%
Decrease From
Jul 2022

0%
Change From
Jul 2022

19%
Increase From
Jul 2022

UNITS SOLD

12
Total
Properties

\$718K
Average
Price

\$569K
Median
Price

-45%
Decrease From
Jul 2022

28%
Increase From
Jul 2022

10%
Increase From
Jul 2022

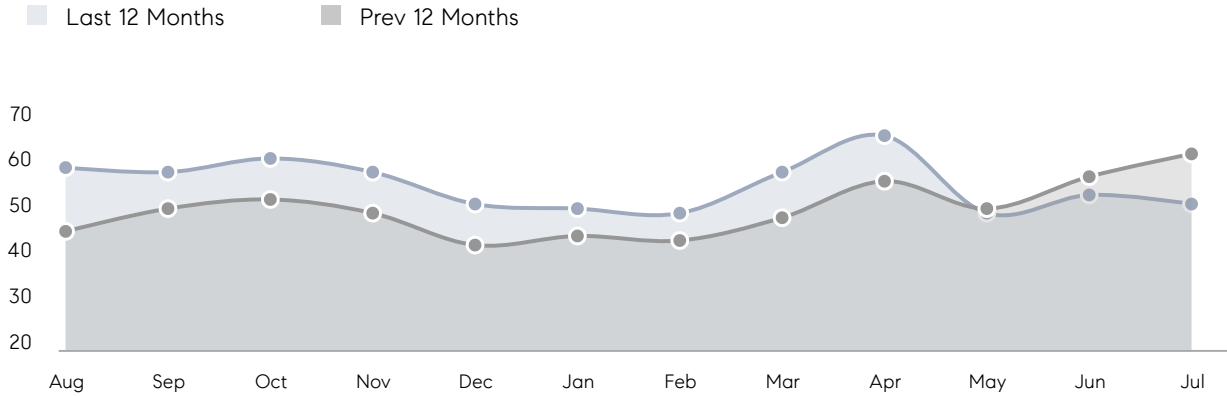
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	28	-18%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$718,208	\$563,086	27.5%
	# OF CONTRACTS	14	17	-17.6%
	NEW LISTINGS	13	22	-41%
Houses	AVERAGE DOM	23	29	-21%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$718,208	\$575,614	25%
	# OF CONTRACTS	14	17	-18%
	NEW LISTINGS	13	22	-41%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$300,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

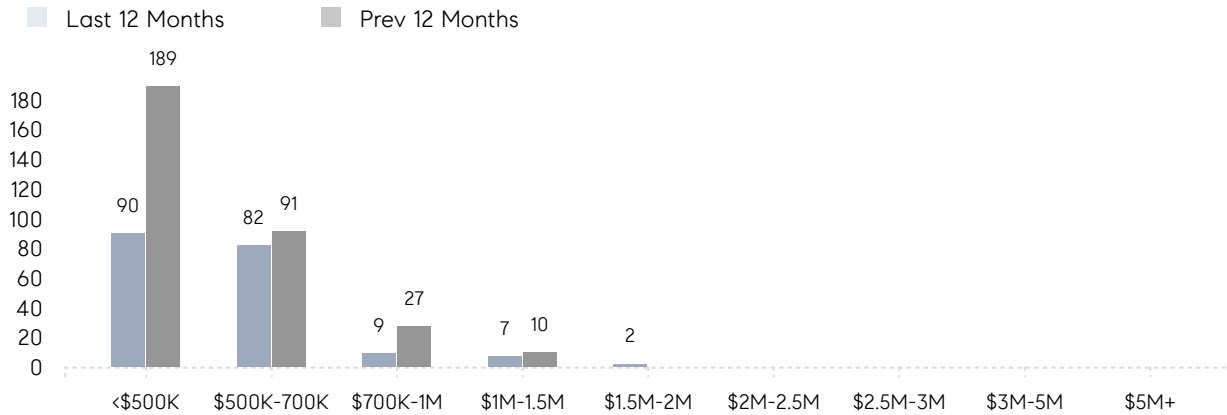
Bergenfield

JULY 2023

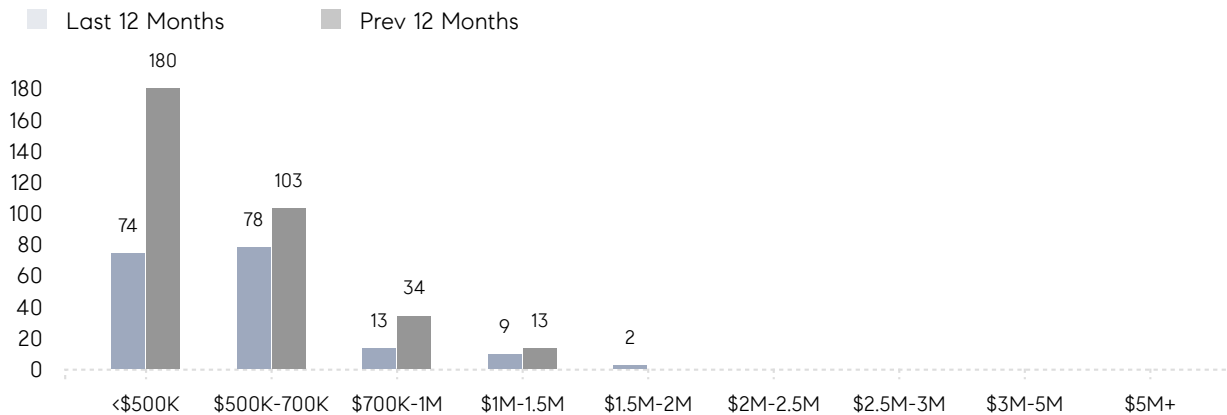
Monthly Inventory



Contracts By Price Range



Listings By Price Range

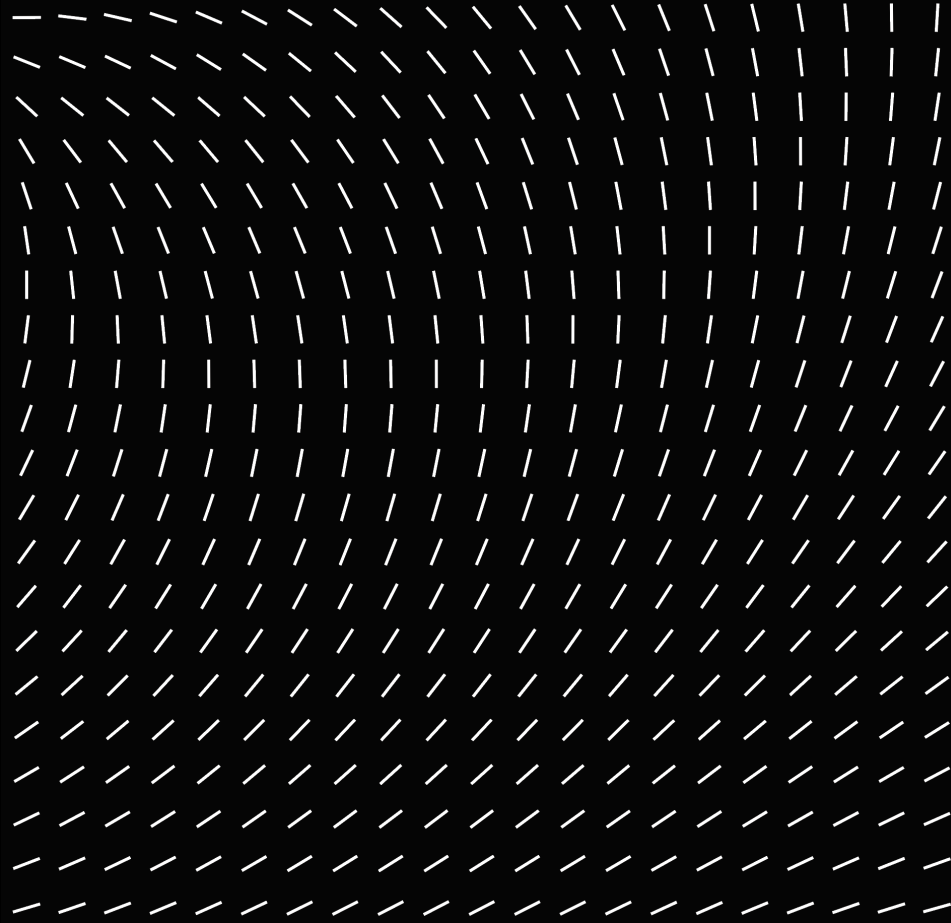




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COMPASS

July 2023

Berkeley Heights Market Insights

Berkeley Heights

JULY 2023

UNDER CONTRACT

13
Total
Properties

\$822K
Average
Price

\$749K
Median
Price

-35%
Decrease From
Jul 2022

14%
Increase From
Jul 2022

9%
Increase From
Jul 2022

UNITS SOLD

14
Total
Properties

\$842K
Average
Price

\$778K
Median
Price

-52%
Decrease From
Jul 2022

13%
Increase From
Jul 2022

9%
Increase From
Jul 2022

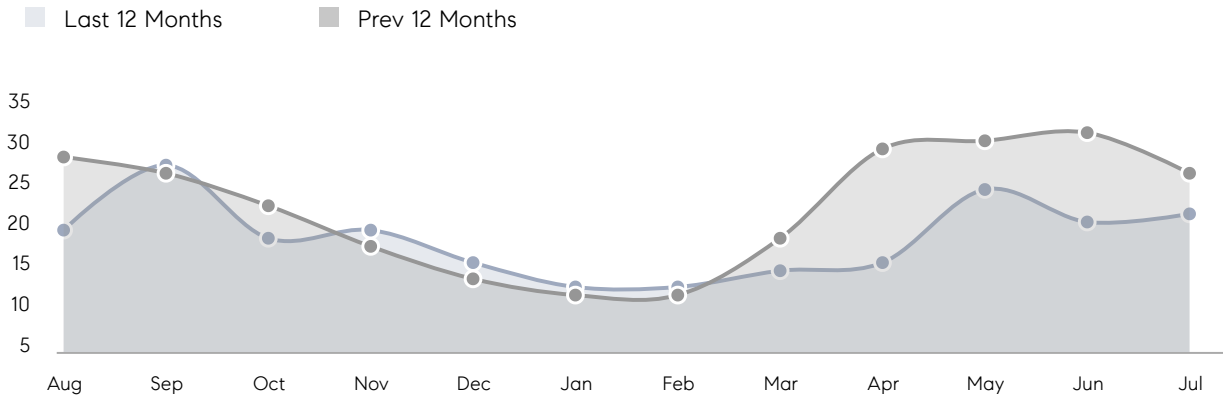
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	25	-12%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$842,879	\$748,659	12.6%
	# OF CONTRACTS	13	20	-35.0%
	NEW LISTINGS	19	21	-10%
Houses	AVERAGE DOM	13	26	-50%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$850,000	\$817,644	4%
	# OF CONTRACTS	10	18	-44%
	NEW LISTINGS	14	18	-22%
Condo/Co-op/TH	AVERAGE DOM	52	21	148%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$816,770	\$317,500	157%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	5	3	67%

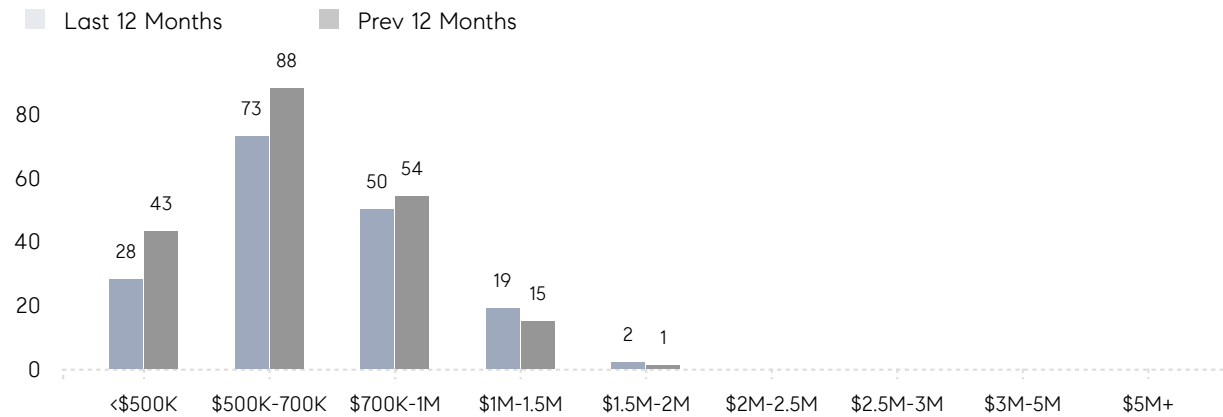
Berkeley Heights

JULY 2023

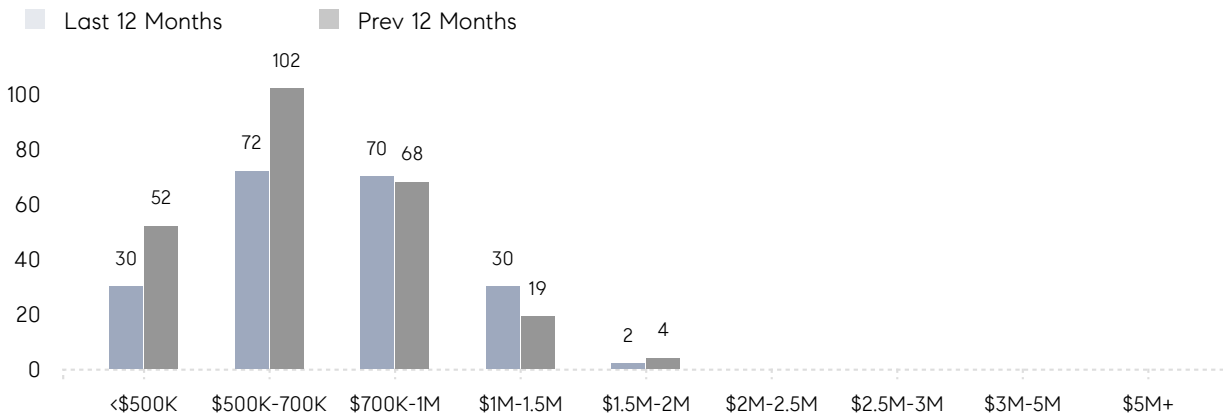
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Bernardsville Market Insights

Bernardsville

JULY 2023

UNDER CONTRACT

9	\$1.1M	\$675K
Total Properties	Average Price	Median Price
-36%	-3%	-41%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

8	\$1.9M	\$681K
Total Properties	Average Price	Median Price
-27%	87%	-7%
Decrease From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

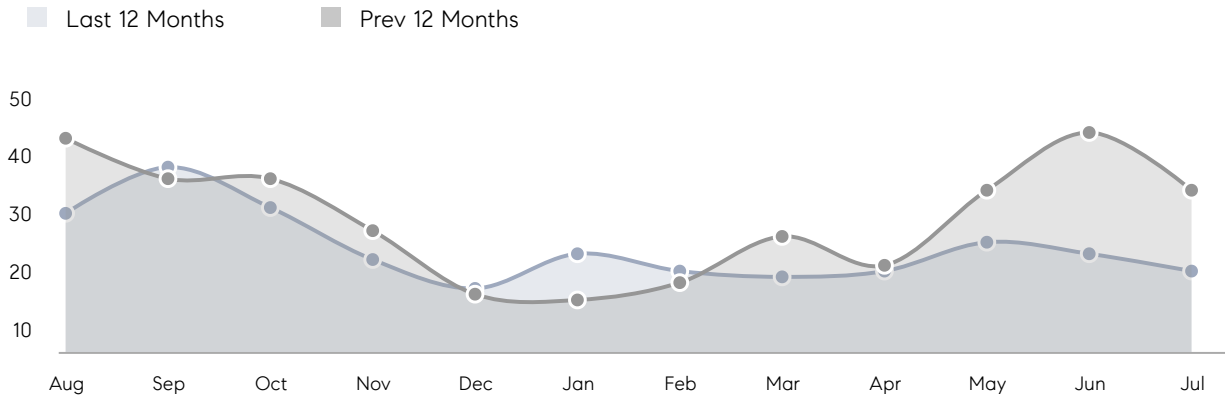
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	42	22	91%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$1,995,250	\$1,066,873	87.0%
	# OF CONTRACTS	9	14	-35.7%
	NEW LISTINGS	10	7	43%
Houses	AVERAGE DOM	42	22	91%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$1,995,250	\$1,131,560	76%
	# OF CONTRACTS	8	10	-20%
	NEW LISTINGS	10	5	100%
Condo/Co-op/TH	AVERAGE DOM	-	20	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$420,000	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	0	2	0%

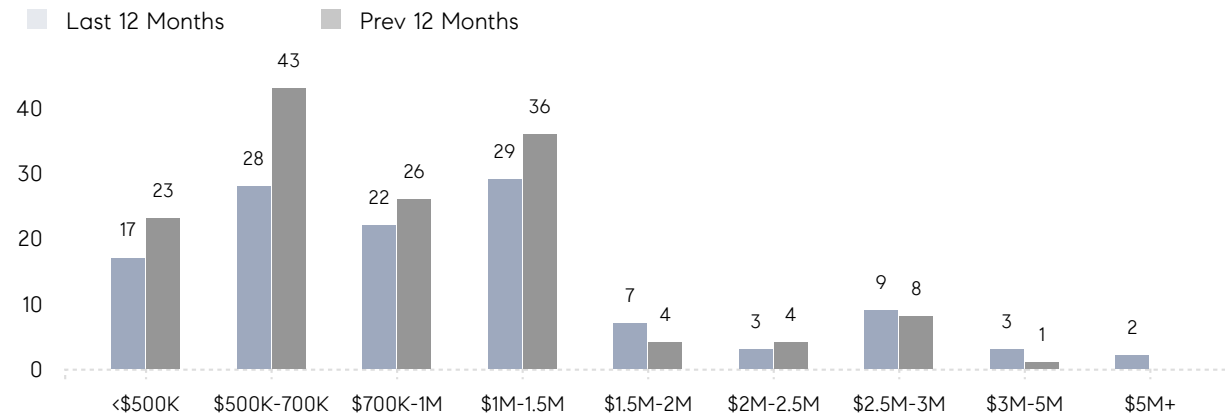
Bernardsville

JULY 2023

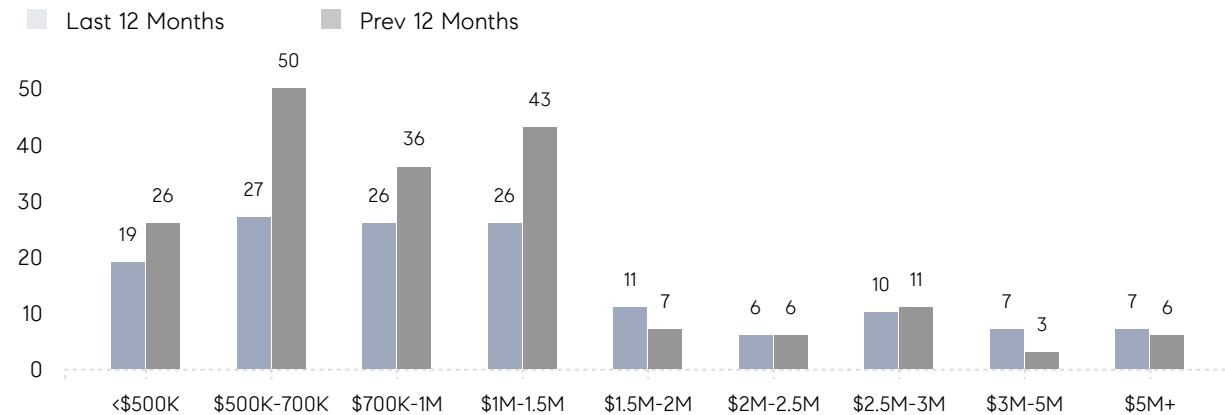
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Bloomfield Market Insights

Bloomfield

JULY 2023

UNDER CONTRACT

37
Total
Properties

\$476K
Average
Price

\$489K
Median
Price

-18%
Decrease From
Jul 2022

23%
Increase From
Jul 2022

27%
Increase From
Jul 2022

UNITS SOLD

22
Total
Properties

\$521K
Average
Price

\$502K
Median
Price

-50%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

2%
Increase From
Jul 2022

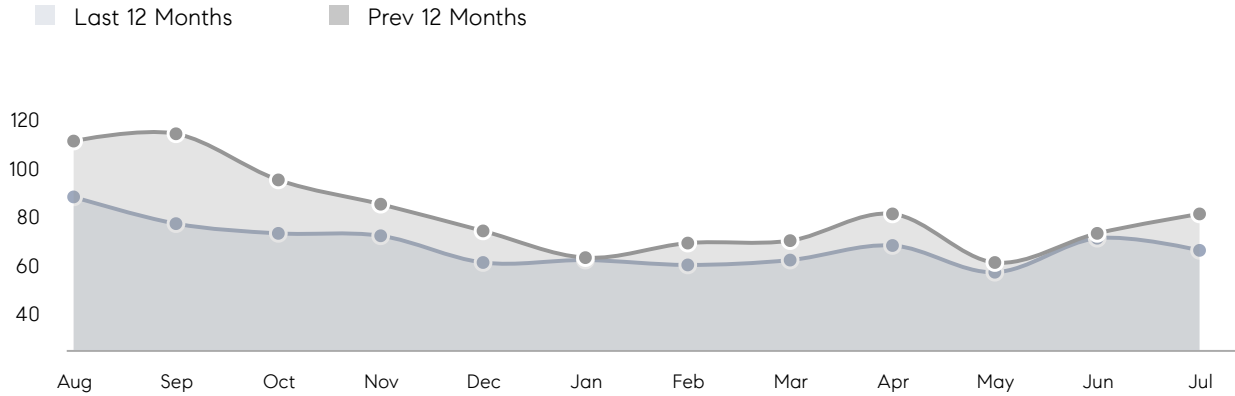
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	24	4%
	% OF ASKING PRICE	112%	111%	
	AVERAGE SOLD PRICE	\$521,660	\$492,102	6.0%
	# OF CONTRACTS	37	45	-17.8%
	NEW LISTINGS	38	50	-24%
Houses	AVERAGE DOM	24	24	0%
	% OF ASKING PRICE	113%	113%	
	AVERAGE SOLD PRICE	\$564,975	\$550,903	3%
	# OF CONTRACTS	33	35	-6%
	NEW LISTINGS	33	43	-23%
Condo/Co-op/TH	AVERAGE DOM	29	25	16%
	% OF ASKING PRICE	110%	106%	
	AVERAGE SOLD PRICE	\$247,333	\$227,500	9%
	# OF CONTRACTS	4	10	-60%
	NEW LISTINGS	5	7	-29%

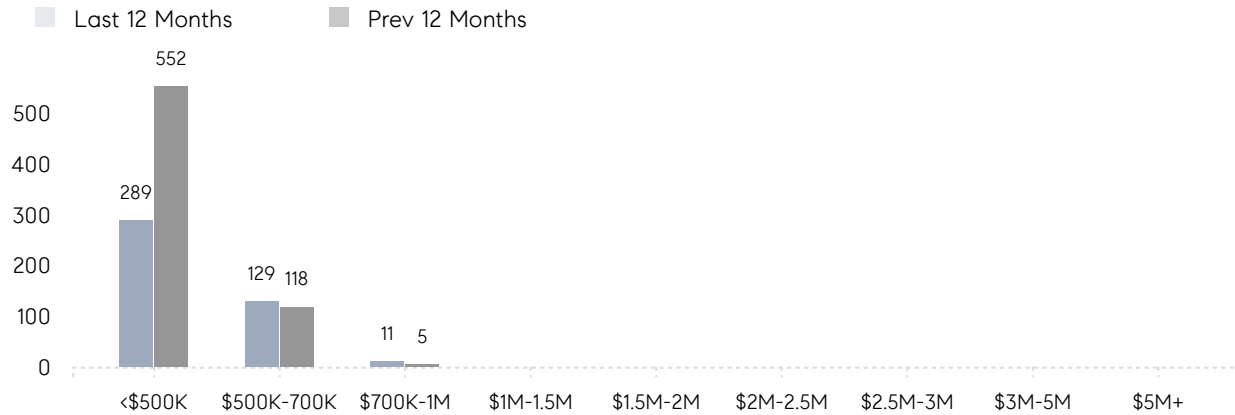
Bloomfield

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range

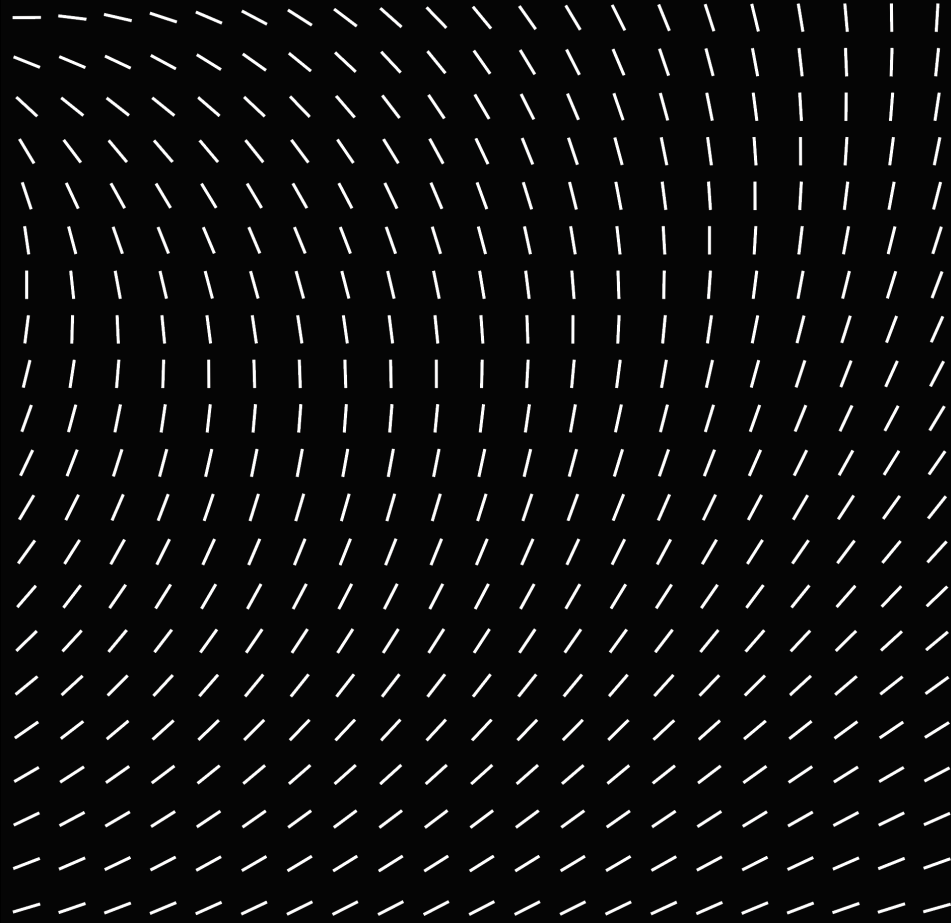




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COMPASS

July 2023

Bogota Market Insights

Bogota

JULY 2023

UNDER CONTRACT

4
Total
Properties

\$497K
Average
Price

\$494K
Median
Price

33%
Increase From
Jul 2022

17%
Increase From
Jul 2022

16%
Increase From
Jul 2022

UNITS SOLD

4
Total
Properties

\$522K
Average
Price

\$522K
Median
Price

-20%
Decrease From
Jul 2022

24%
Increase From
Jul 2022

17%
Increase From
Jul 2022

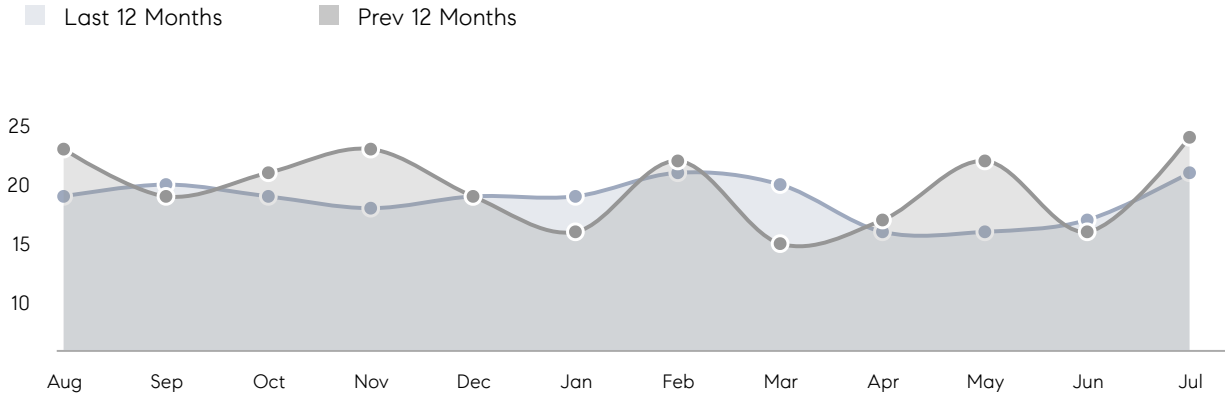
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	108%	95%	
	AVERAGE SOLD PRICE	\$522,500	\$421,400	24.0%
	# OF CONTRACTS	4	3	33.3%
	NEW LISTINGS	7	12	-42%
Houses	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	108%	95%	
	AVERAGE SOLD PRICE	\$522,500	\$421,400	24%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	7	12	-42%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Bogota

JULY 2023

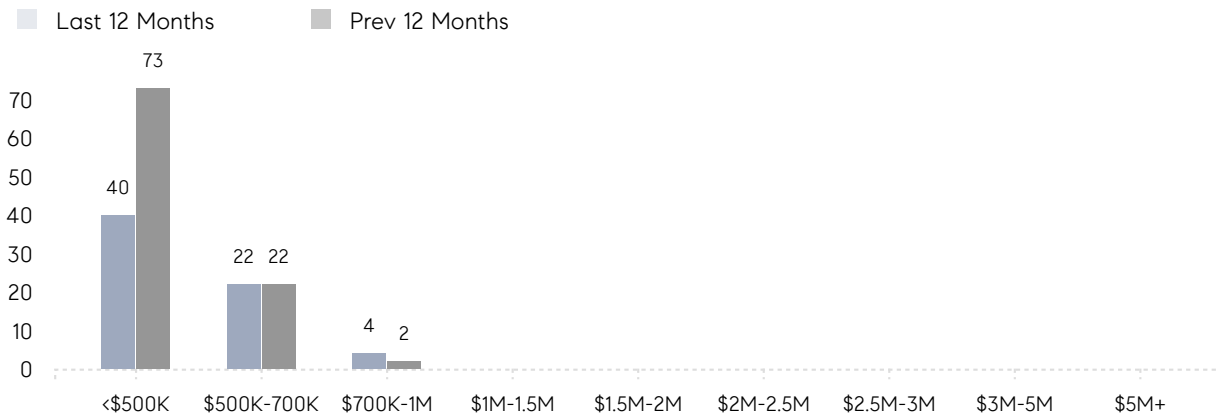
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Boonton Market Insights

Boonton

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$577K
Average
Price

\$539K
Median
Price

25%
Increase From
Jul 2022

26%
Increase From
Jul 2022

15%
Increase From
Jul 2022

UNITS SOLD

4
Total
Properties

\$604K
Average
Price

\$595K
Median
Price

-50%
Decrease From
Jul 2022

16%
Increase From
Jul 2022

16%
Increase From
Jul 2022

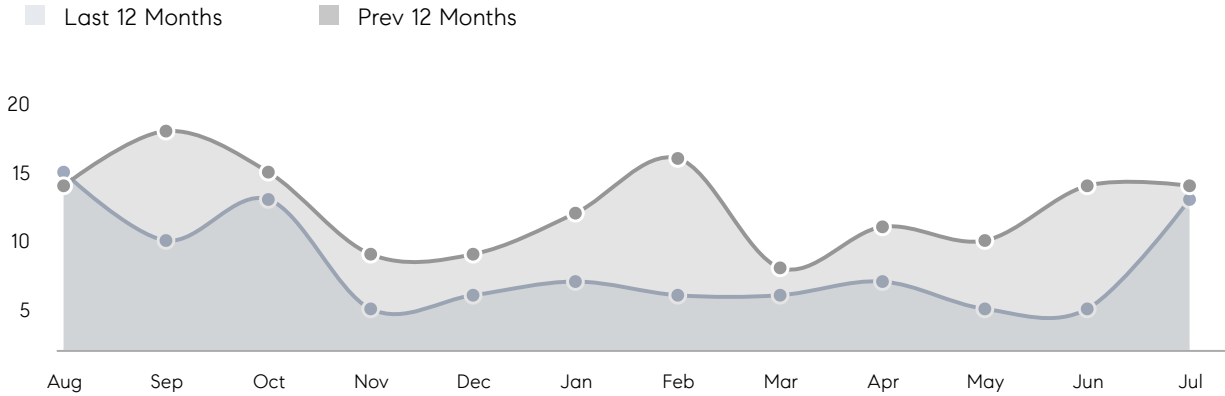
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	14	16	-12%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$604,000	\$519,200	16.3%
	# OF CONTRACTS	5	4	25.0%
	NEW LISTINGS	14	5	180%
Houses	AVERAGE DOM	13	16	-19%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$622,000	\$519,200	20%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	14	5	180%
Condo/Co-op/TH	AVERAGE DOM	15	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$550,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

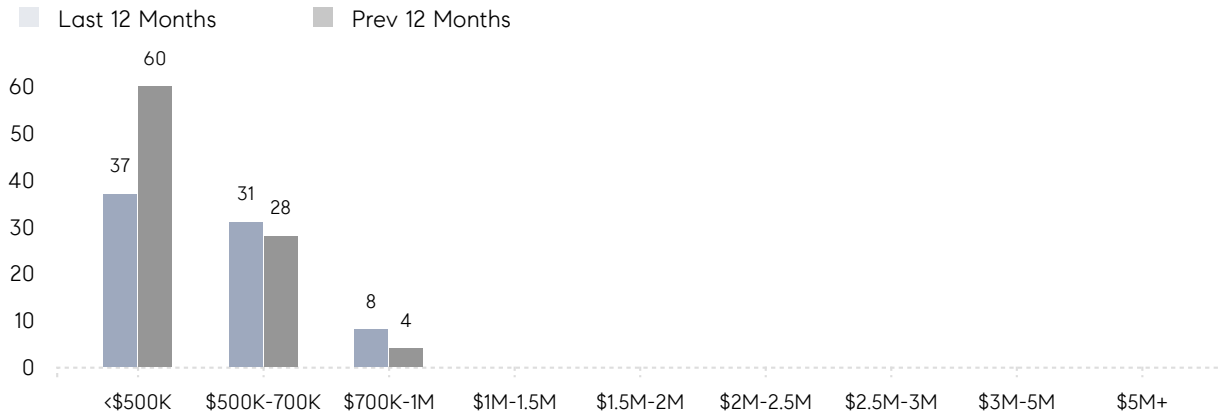
Boonton

JULY 2023

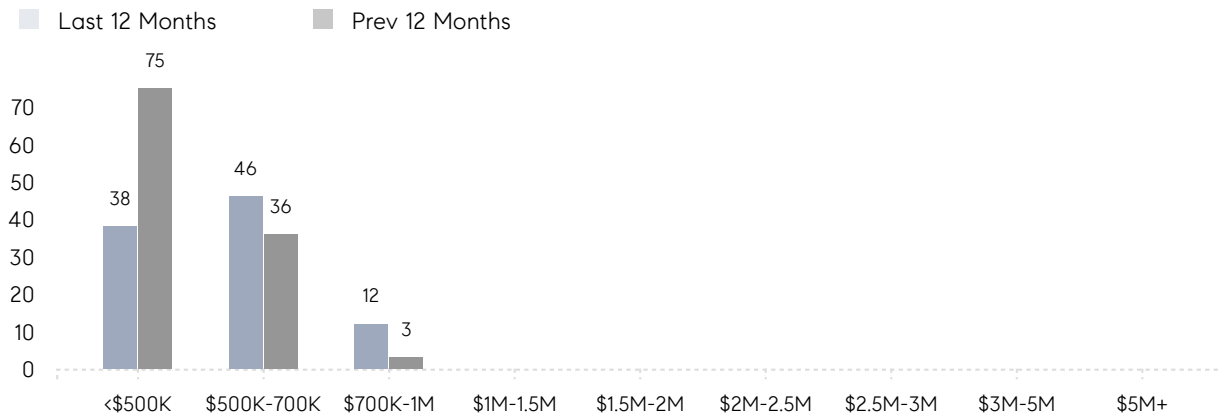
Monthly Inventory



Contracts By Price Range



Listings By Price Range

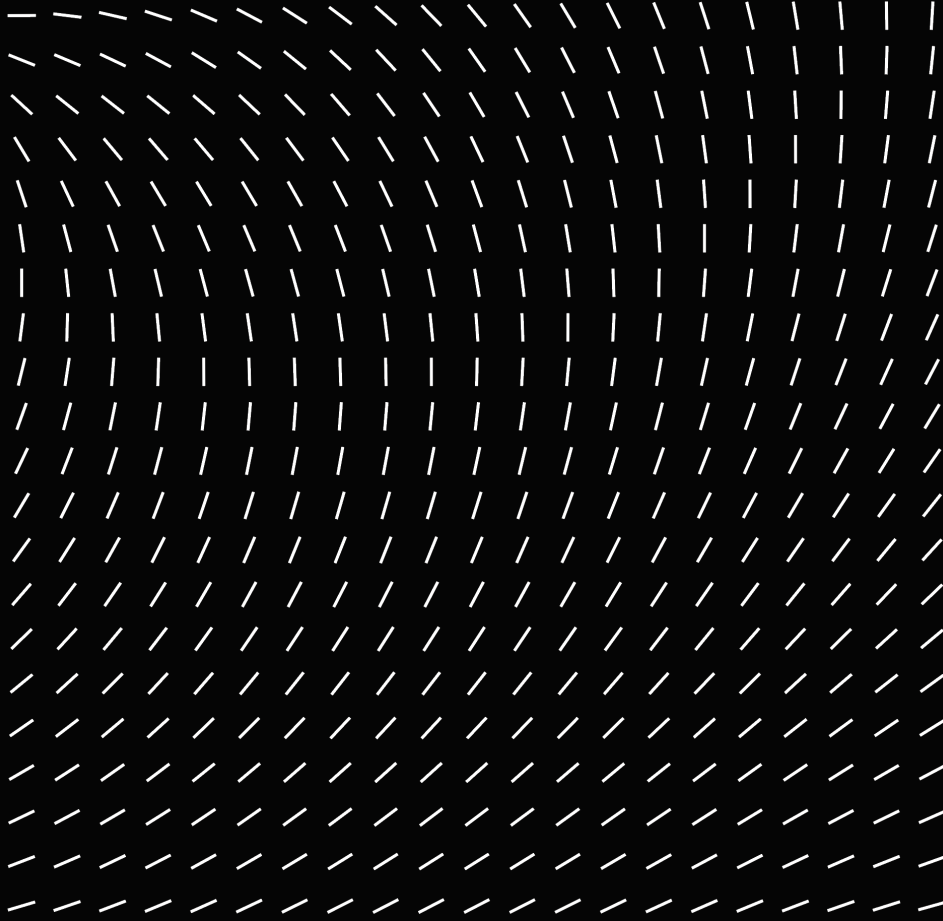




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COMPASS

July 2023

Boonton Township Market Insights

Boonton Township

JULY 2023

UNDER CONTRACT

2
Total
Properties

\$864K
Average
Price

\$864K
Median
Price

-75%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

2%
Increase From
Jul 2022

UNITS SOLD

1
Total
Properties

\$795K
Average
Price

\$795K
Median
Price

-89%
Decrease From
Jul 2022

-30%
Decrease From
Jul 2022

-20%
Decrease From
Jul 2022

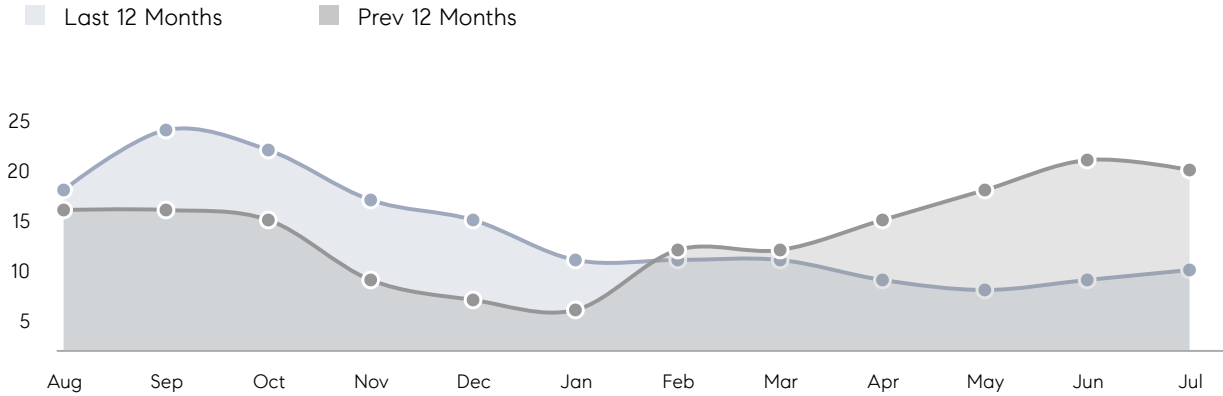
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	31	43	-28%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$795,000	\$1,139,877	-30.3%
	# OF CONTRACTS	2	8	-75.0%
	NEW LISTINGS	3	9	-67%
Houses	AVERAGE DOM	31	43	-28%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$795,000	\$1,139,877	-30%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	3	0%

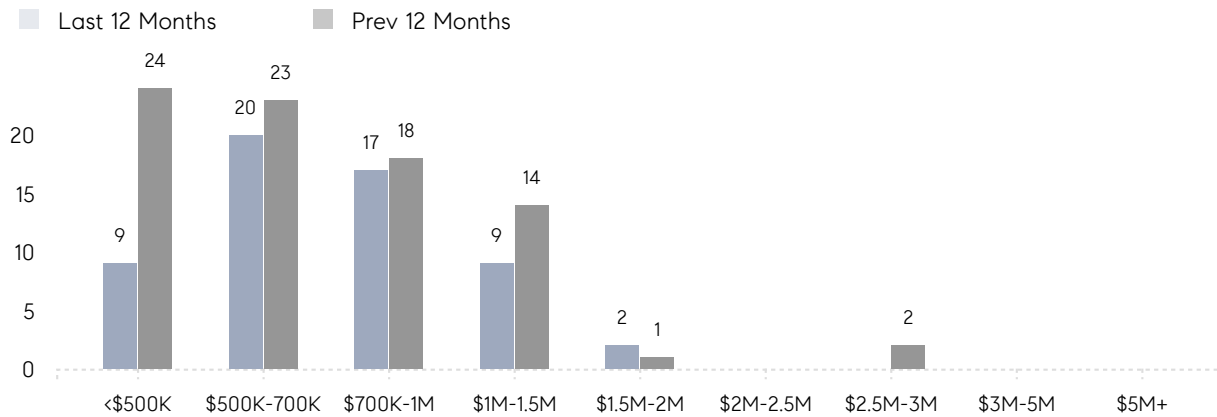
Boonton Township

JULY 2023

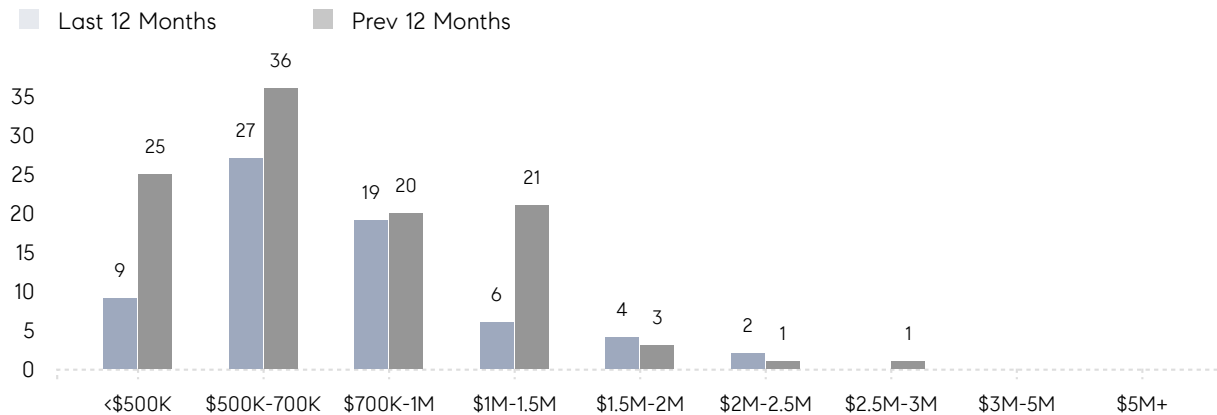
Monthly Inventory



Contracts By Price Range



Listings By Price Range

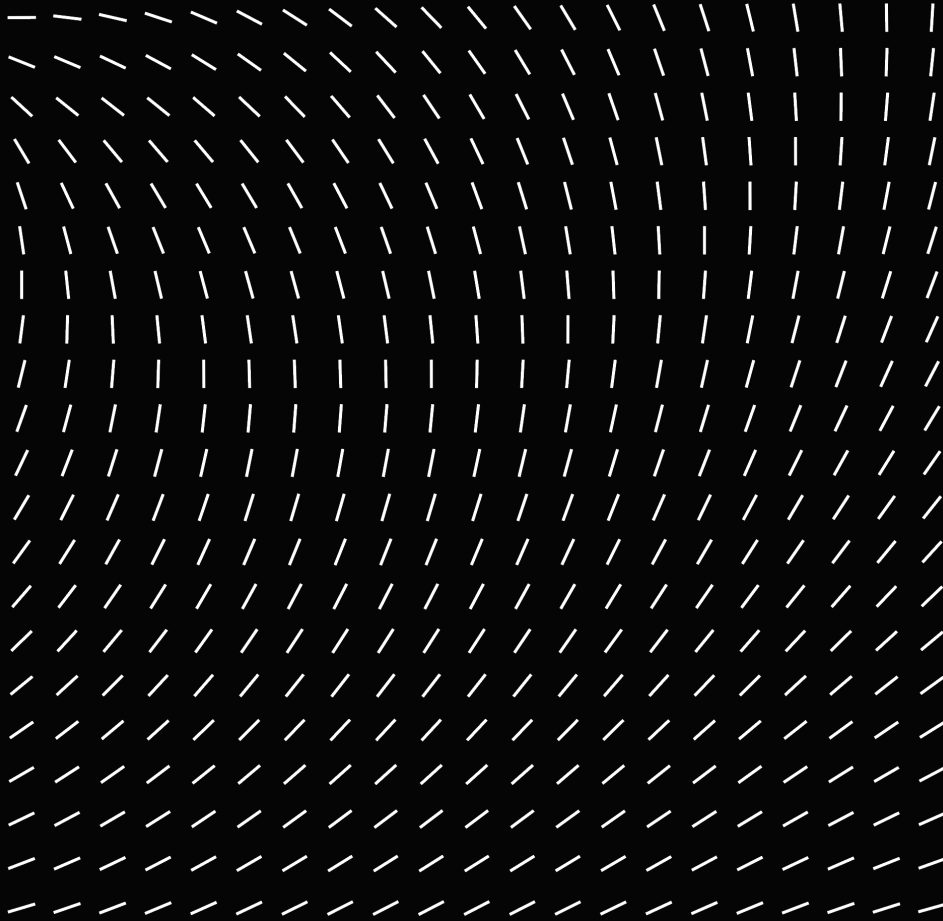




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COMPASS

July 2023

Branchburg Market Insights

Branchburg

JULY 2023

UNDER CONTRACT

14	\$515K	\$499K
Total Properties	Average Price	Median Price
-18%	-9%	-9%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

23	\$671K	\$630K
Total Properties	Average Price	Median Price
10%	21%	18%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

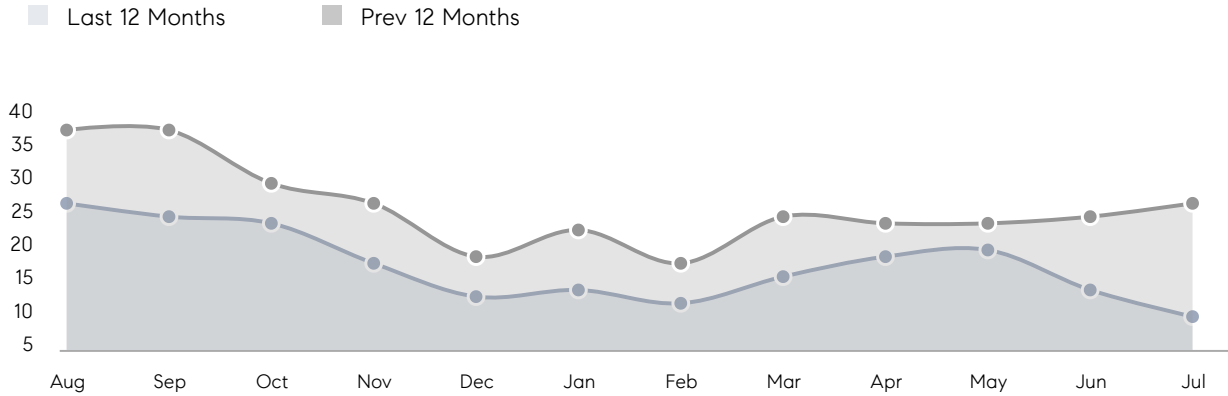
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	22	-32%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$671,909	\$553,857	21.3%
	# OF CONTRACTS	14	17	-17.6%
	NEW LISTINGS	11	21	-48%
Houses	AVERAGE DOM	15	22	-32%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$707,145	\$632,857	12%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	8	18	-56%
Condo/Co-op/TH	AVERAGE DOM	20	22	-9%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$437,000	\$395,857	10%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	3	3	0%

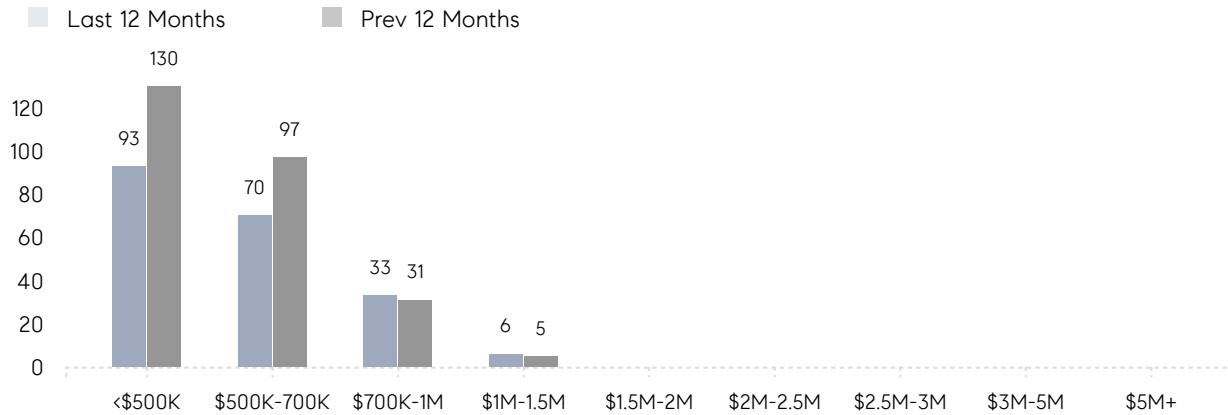
Branchburg

JULY 2023

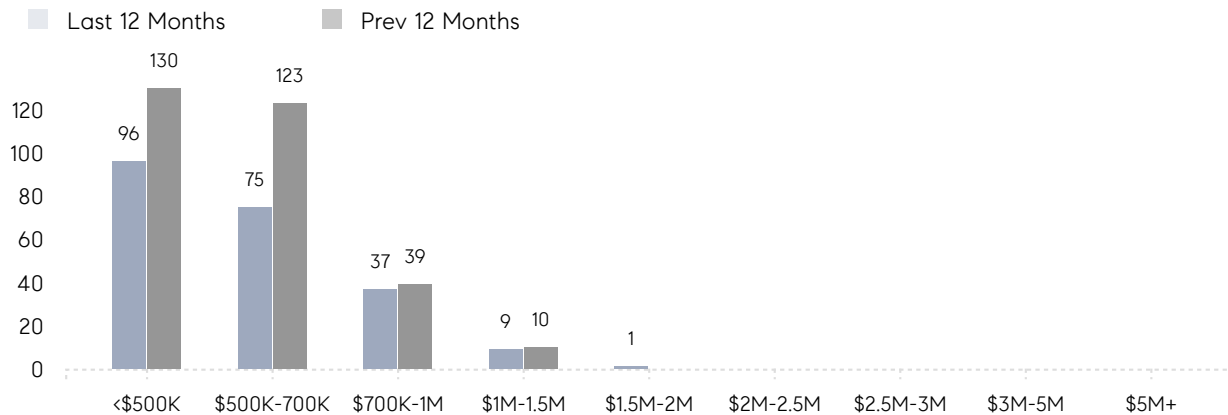
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Bridgewater Market Insights

Bridgewater

JULY 2023

UNDER CONTRACT

32
Total
Properties

\$674K
Average
Price

\$624K
Median
Price

-30%
Decrease From
Jul 2022

23%
Increase From
Jul 2022

25%
Increase From
Jul 2022

UNITS SOLD

38
Total
Properties

\$769K
Average
Price

\$682K
Median
Price

-40%
Decrease From
Jul 2022

32%
Increase From
Jul 2022

24%
Increase From
Jul 2022

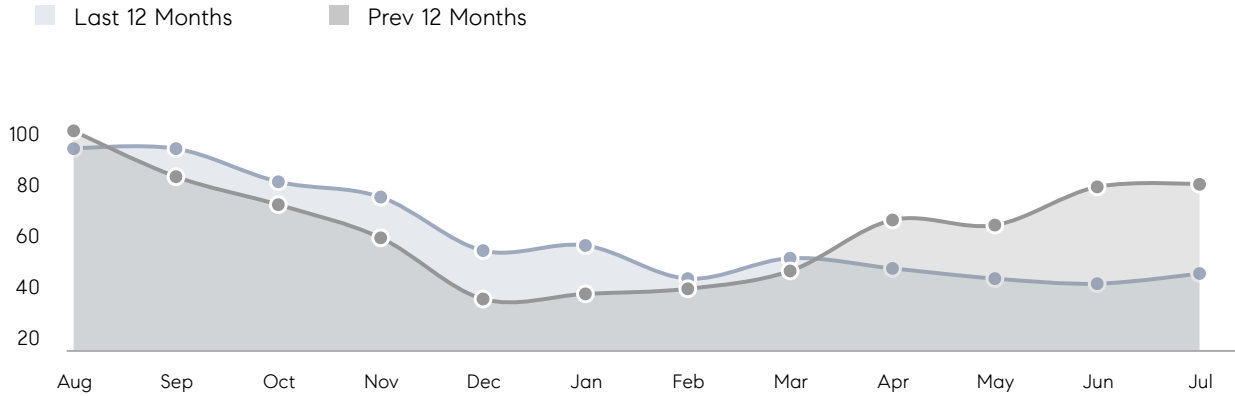
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	39	21	86%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$769,536	\$584,717	31.6%
	# OF CONTRACTS	32	46	-30.4%
	NEW LISTINGS	42	67	-37%
Houses	AVERAGE DOM	43	23	87%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$878,234	\$679,474	29%
	# OF CONTRACTS	22	32	-31%
	NEW LISTINGS	32	51	-37%
Condo/Co-op/TH	AVERAGE DOM	26	17	53%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$465,180	\$380,989	22%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	10	16	-37%

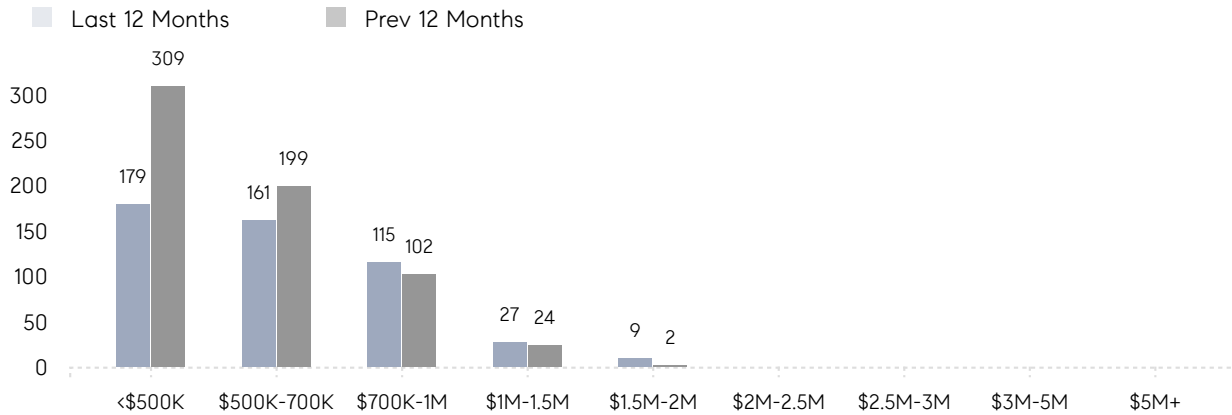
Bridgewater

JULY 2023

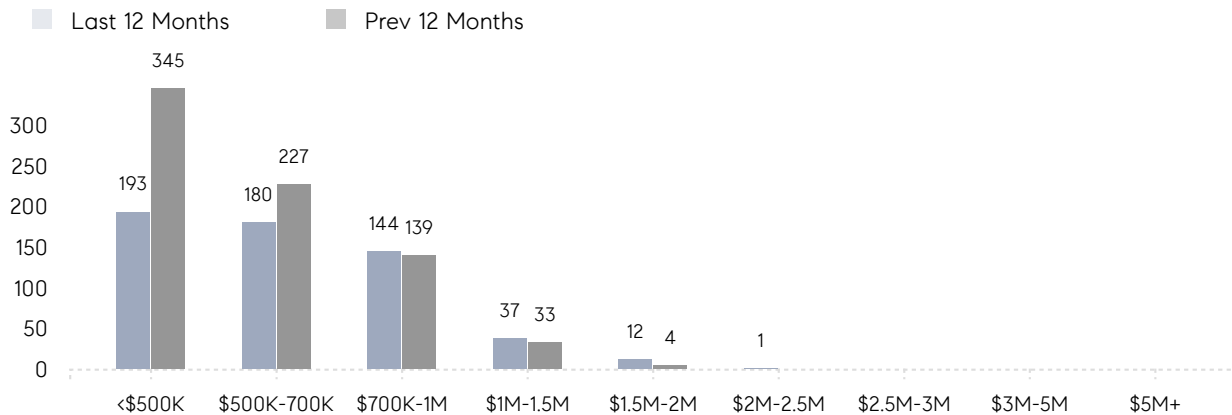
Monthly Inventory



Contracts By Price Range



Listings By Price Range

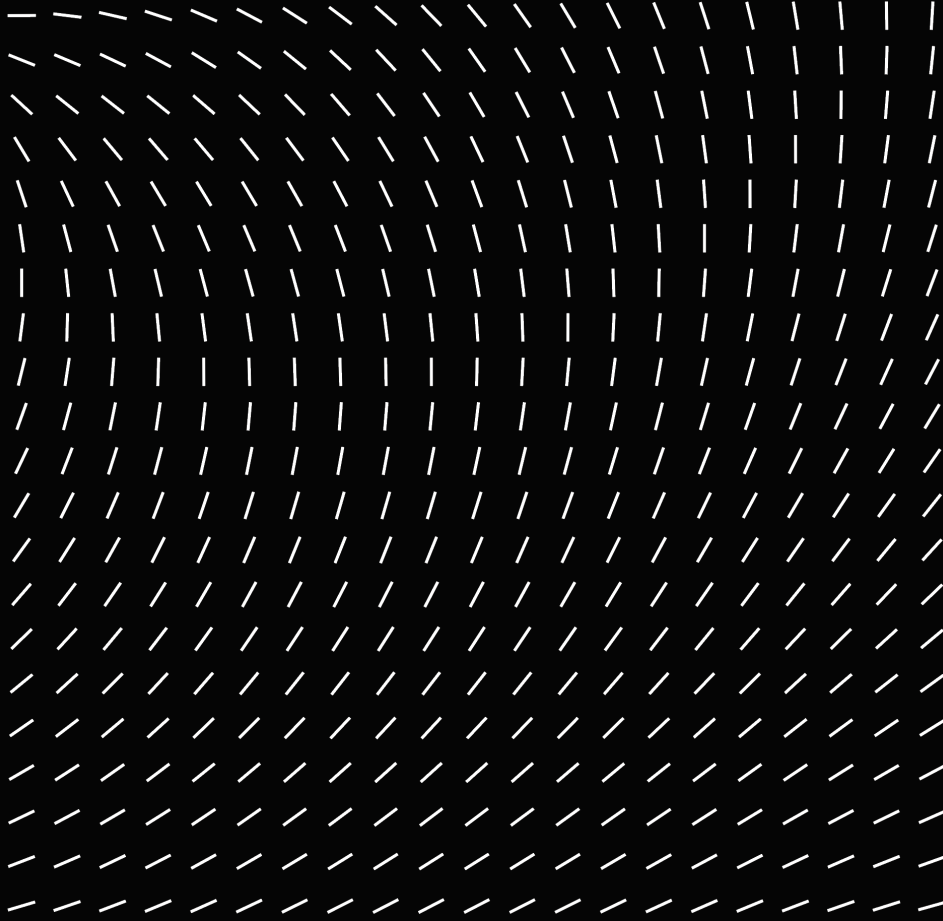




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COMPASS

July 2023

Byram Market Insights

Byram

JULY 2023

UNDER CONTRACT

1
Total
Properties

\$525K
Average
Price

\$525K
Median
Price

-92%
Decrease From
Jul 2022

18%
Increase From
Jul 2022

21%
Increase From
Jul 2022

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Jul 2022

–
Change From
Jul 2022

–
Change From
Jul 2022

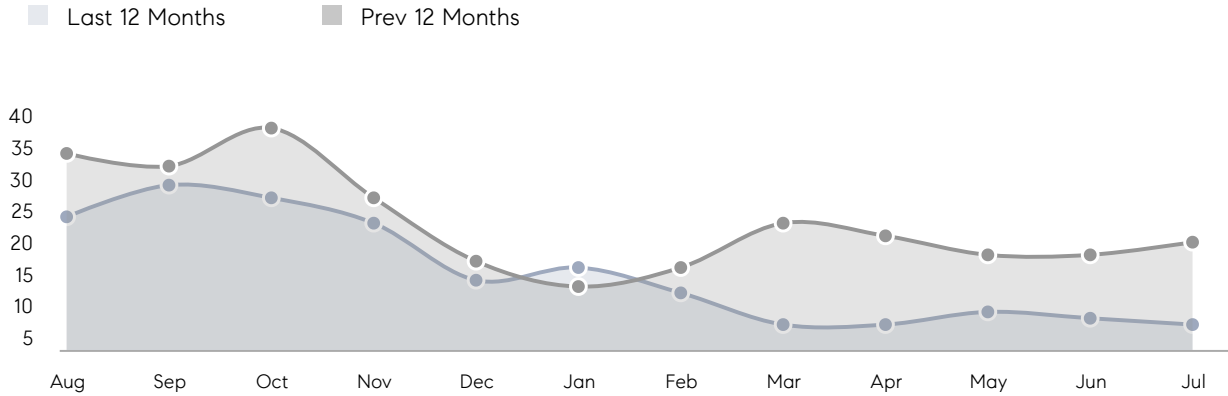
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	-	40	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$391,100	-
	# OF CONTRACTS	1	12	-91.7%
	NEW LISTINGS	0	14	0%
Houses	AVERAGE DOM	-	40	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$391,100	-
	# OF CONTRACTS	1	12	-92%
	NEW LISTINGS	0	14	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

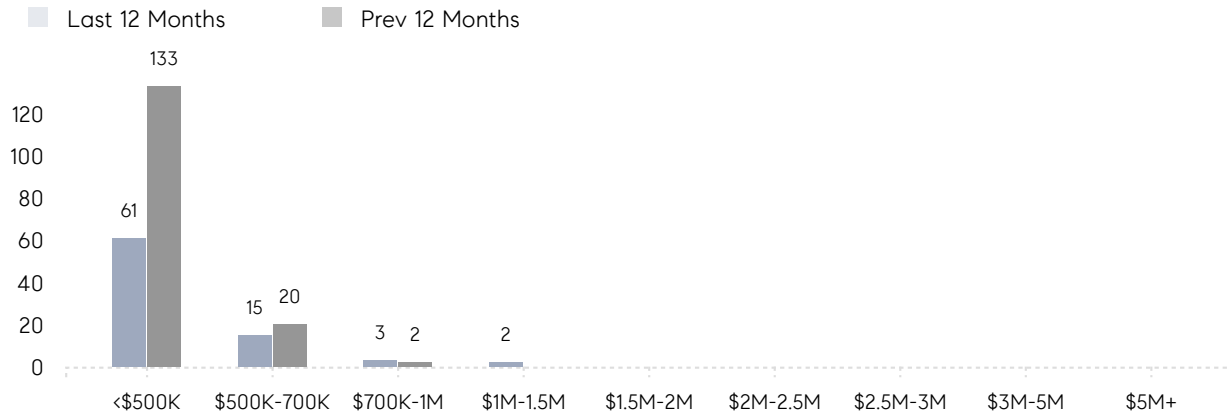
Byram

JULY 2023

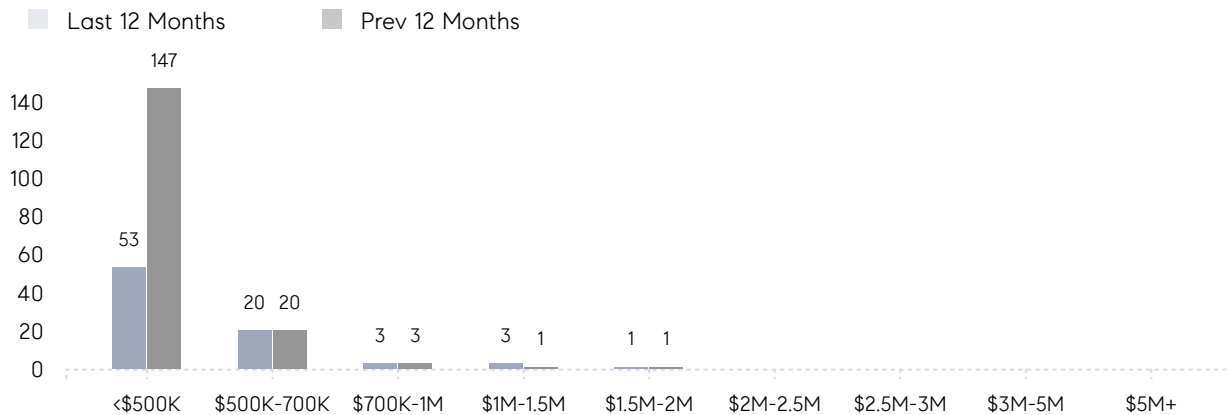
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Caldwell Market Insights

Caldwell

JULY 2023

UNDER CONTRACT

7
Total
Properties

\$473K
Average
Price

\$399K
Median
Price

75%
Increase From
Jul 2022

22%
Increase From
Jul 2022

-1%
Decrease From
Jul 2022

UNITS SOLD

4
Total
Properties

\$590K
Average
Price

\$617K
Median
Price

33%
Increase From
Jul 2022

-4%
Decrease From
Jul 2022

-12%
Decrease From
Jul 2022

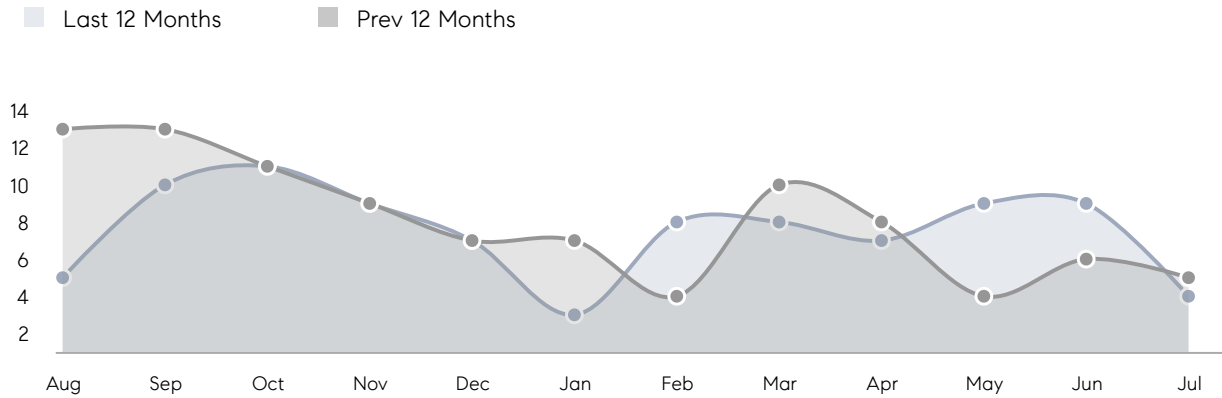
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	38	117	-68%
	% OF ASKING PRICE	110%	111%	
	AVERAGE SOLD PRICE	\$590,000	\$615,000	-4.1%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	3	3	0%
Houses	AVERAGE DOM	30	117	-74%
	% OF ASKING PRICE	107%	111%	
	AVERAGE SOLD PRICE	\$617,500	\$615,000	0%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	3	1	200%
Condo/Co-op/TH	AVERAGE DOM	46	-	-
	% OF ASKING PRICE	113%	-	
	AVERAGE SOLD PRICE	\$562,500	-	-
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	0	2	0%

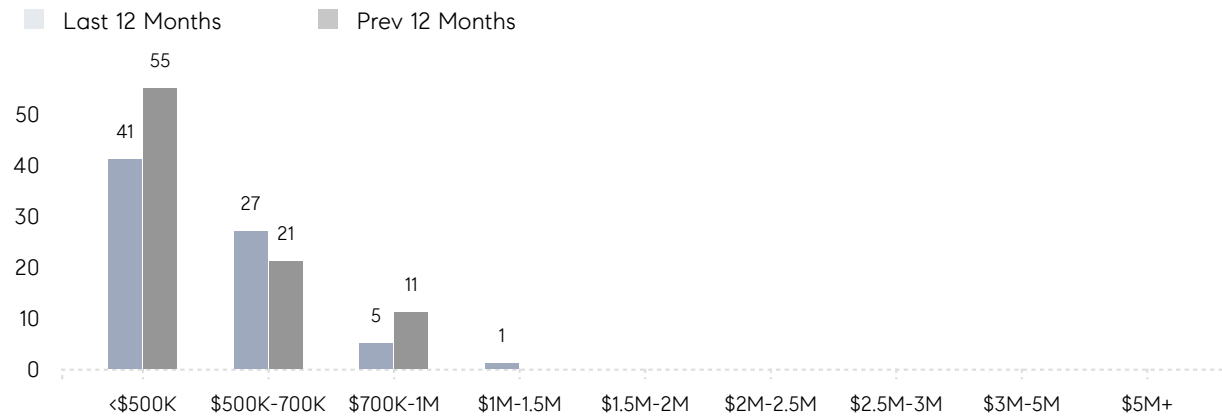
Caldwell

JULY 2023

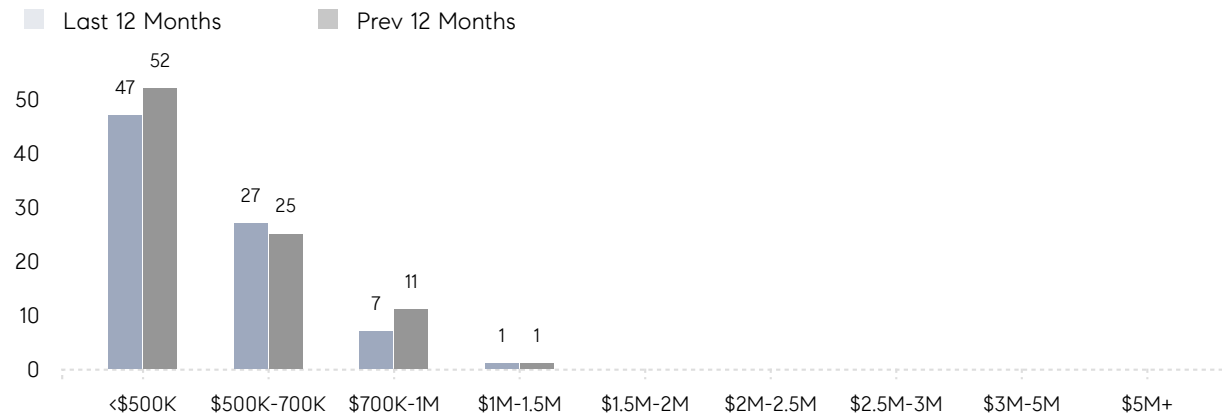
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Carlstadt Market Insights

Carlstadt

JULY 2023

UNDER CONTRACT

2
Total
Properties

\$649K
Average
Price

\$649K
Median
Price

100%
Increase From
Jul 2022

18%
Increase From
Jul 2022

18%
Increase From
Jul 2022

UNITS SOLD

3
Total
Properties

\$621K
Average
Price

\$520K
Median
Price

50%
Increase From
Jul 2022

23%
Increase From
Jul 2022

3%
Increase From
Jul 2022

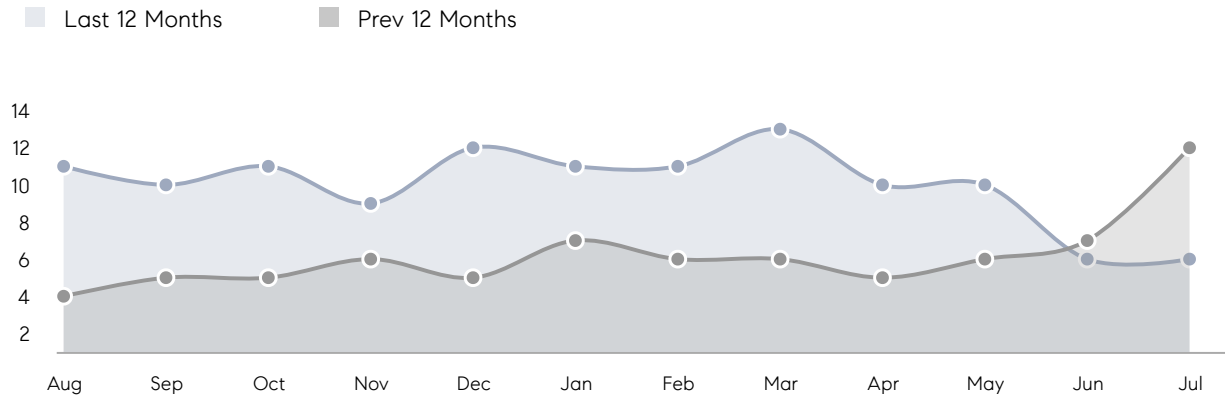
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	26	15	73%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$621,667	\$507,000	22.6%
	# OF CONTRACTS	2	1	100.0%
	NEW LISTINGS	1	6	-83%
Houses	AVERAGE DOM	26	15	73%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$621,667	\$530,000	17%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	6	-83%
Condo/Co-op/TH	AVERAGE DOM	-	15	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$484,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

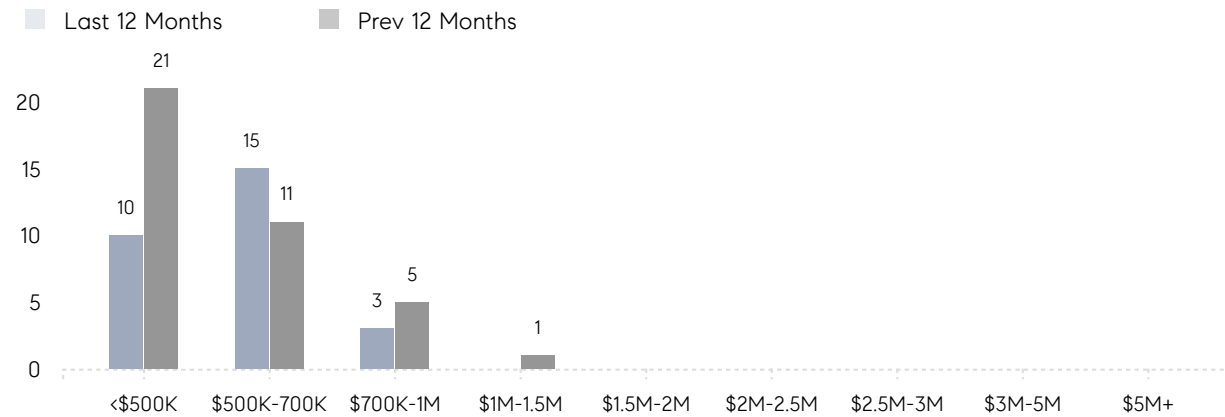
Carlstadt

JULY 2023

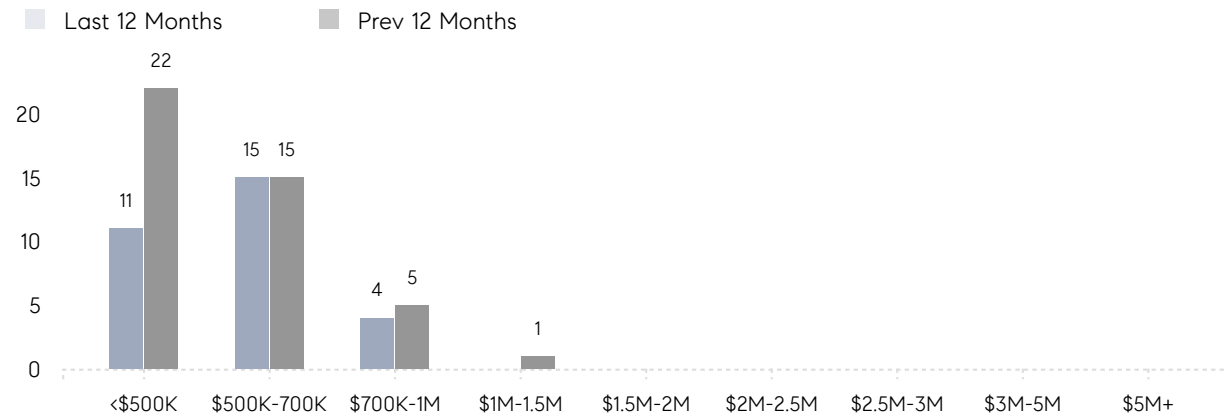
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Cedar Grove Market Insights

Cedar Grove

JULY 2023

UNDER CONTRACT

21
Total
Properties

\$633K
Average
Price

\$659K
Median
Price

5%
Increase From
Jul 2022

14%
Increase From
Jul 2022

18%
Increase From
Jul 2022

UNITS SOLD

19
Total
Properties

\$618K
Average
Price

\$630K
Median
Price

0%
Change From
Jul 2022

-1%
Decrease From
Jul 2022

-2%
Decrease From
Jul 2022

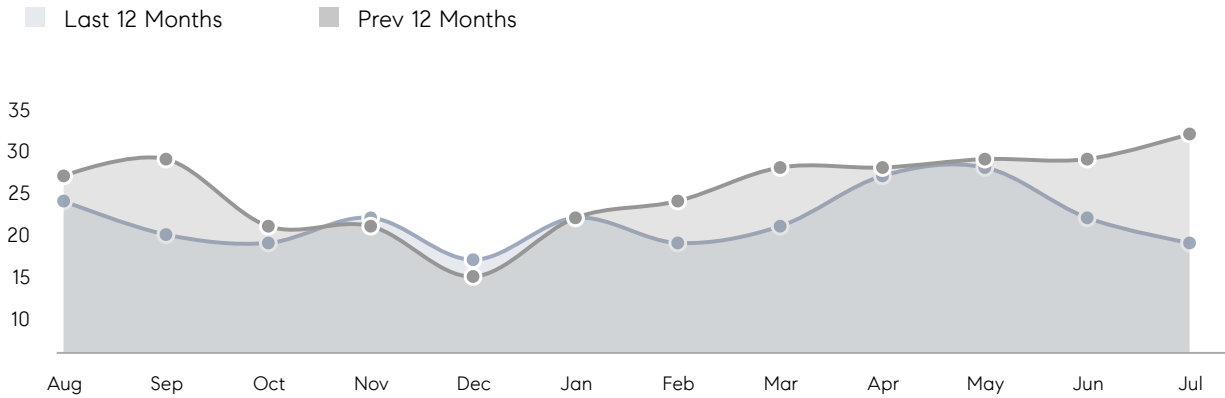
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	26	28	-7%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$618,026	\$624,984	-1.1%
	# OF CONTRACTS	21	20	5.0%
	NEW LISTINGS	14	27	-48%
Houses	AVERAGE DOM	31	23	35%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$662,322	\$600,762	10%
	# OF CONTRACTS	17	12	42%
	NEW LISTINGS	10	20	-50%
Condo/Co-op/TH	AVERAGE DOM	13	39	-67%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$494,000	\$677,467	-27%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	4	7	-43%

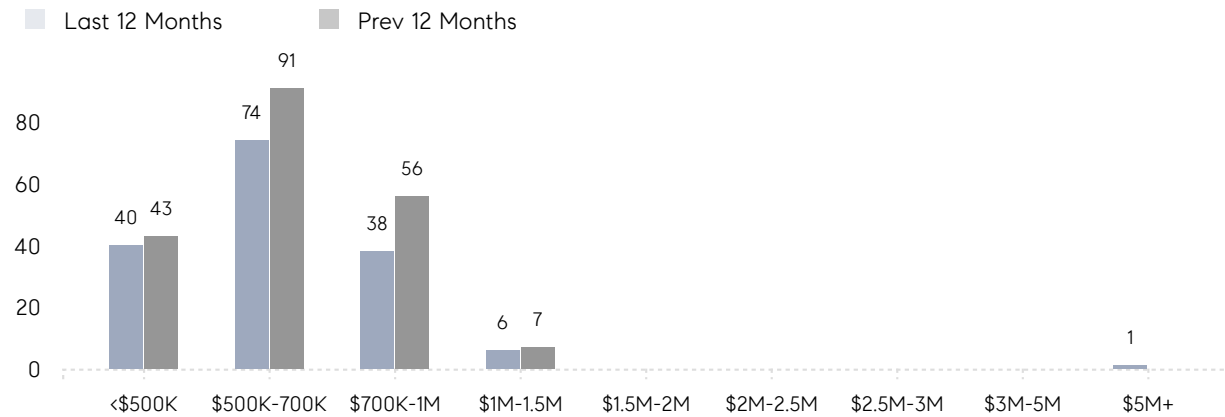
Cedar Grove

JULY 2023

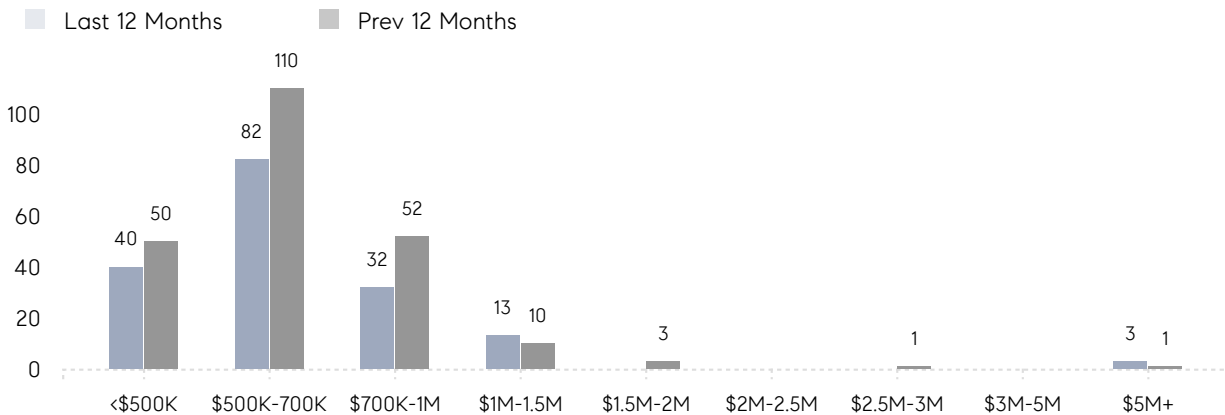
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Cedar Knolls Market Insights

Cedar Knolls

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$687K
Average
Price

\$500K
Median
Price

150%
Increase From
Jul 2022

49%
Increase From
Jul 2022

9%
Increase From
Jul 2022

UNITS SOLD

5
Total
Properties

\$662K
Average
Price

\$500K
Median
Price

0%
Change From
Jul 2022

-16%
Decrease From
Jul 2022

-39%
Decrease From
Jul 2022

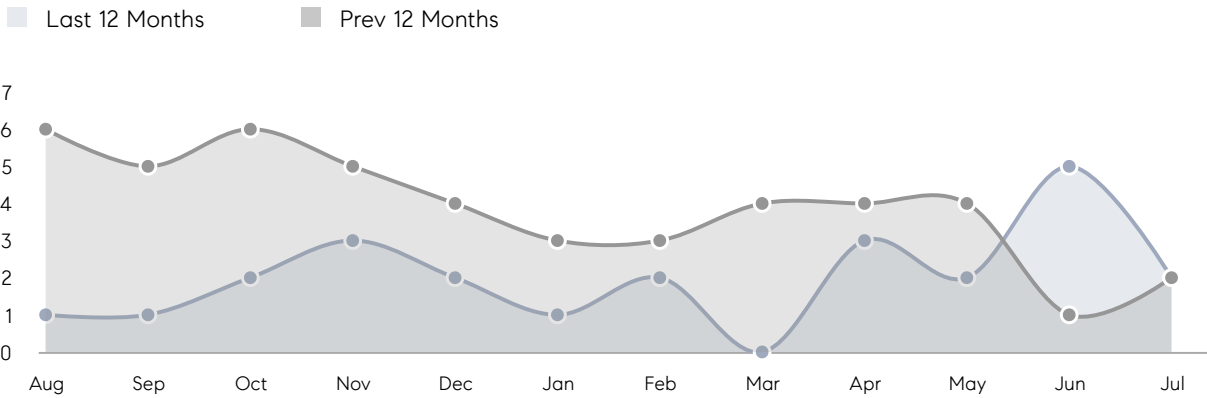
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	20	20	0%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$662,038	\$791,000	-16.3%
	# OF CONTRACTS	5	2	150.0%
	NEW LISTINGS	3	3	0%
Houses	AVERAGE DOM	18	20	-10%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$722,547	\$791,000	-9%
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	2	2	0%
Condo/Co-op/TH	AVERAGE DOM	31	-	-
	% OF ASKING PRICE	106%	-	
	AVERAGE SOLD PRICE	\$420,000	-	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	1	0%

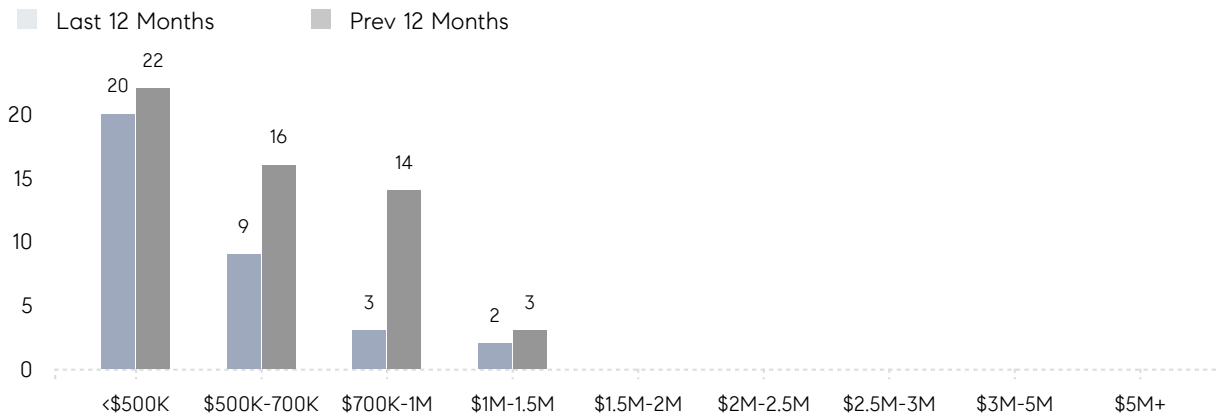
Cedar Knolls

JULY 2023

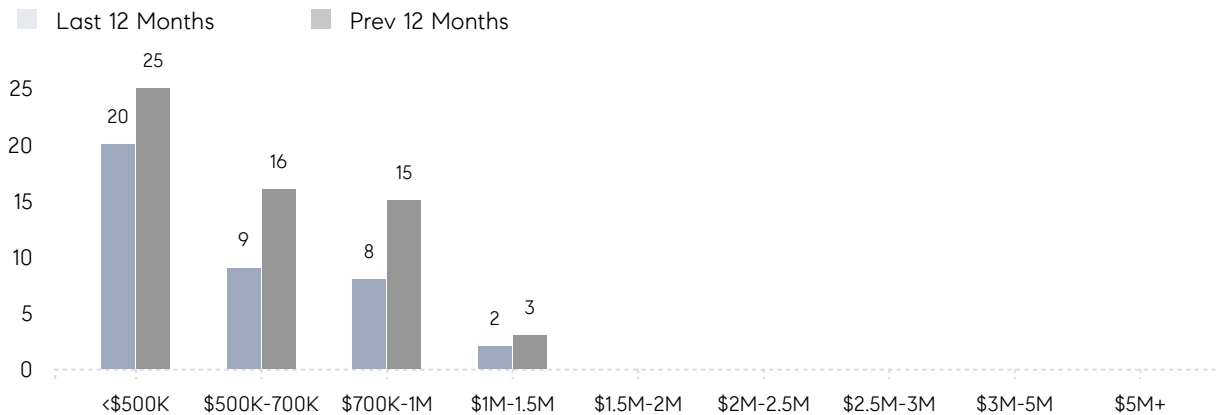
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Chatham Borough Market Insights

Chatham Borough

JULY 2023

UNDER CONTRACT

10	\$923K	\$814K
Total Properties	Average Price	Median Price
11%	-10%	-4%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

13	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
0%	24%	-5%
Change From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

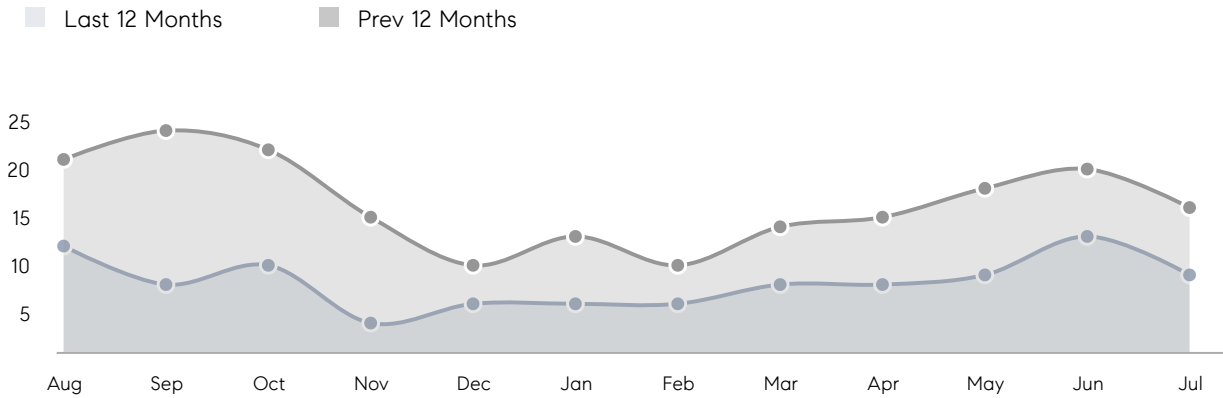
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	13	21	-38%
	% OF ASKING PRICE	109%	110%	
	AVERAGE SOLD PRICE	\$1,292,278	\$1,045,423	23.6%
	# OF CONTRACTS	10	9	11.1%
	NEW LISTINGS	11	10	10%
Houses	AVERAGE DOM	12	21	-43%
	% OF ASKING PRICE	109%	110%	
	AVERAGE SOLD PRICE	\$1,338,968	\$1,045,423	28%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	10	10	0%
Condo/Co-op/TH	AVERAGE DOM	23	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$732,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

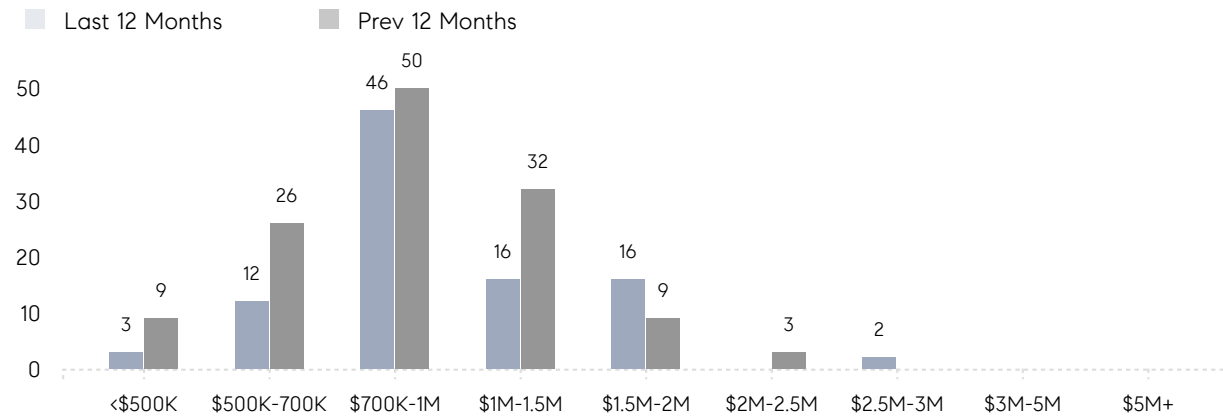
Chatham Borough

JULY 2023

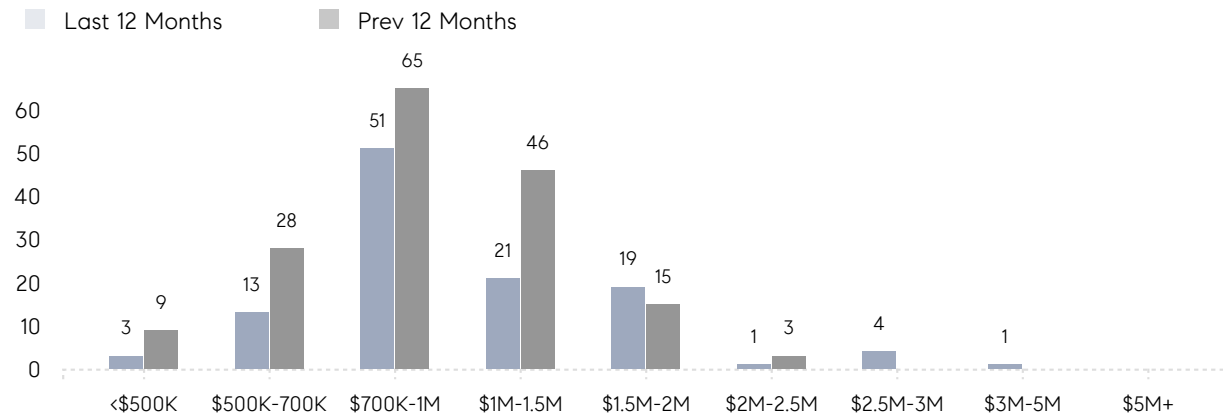
Monthly Inventory



Contracts By Price Range



Listings By Price Range

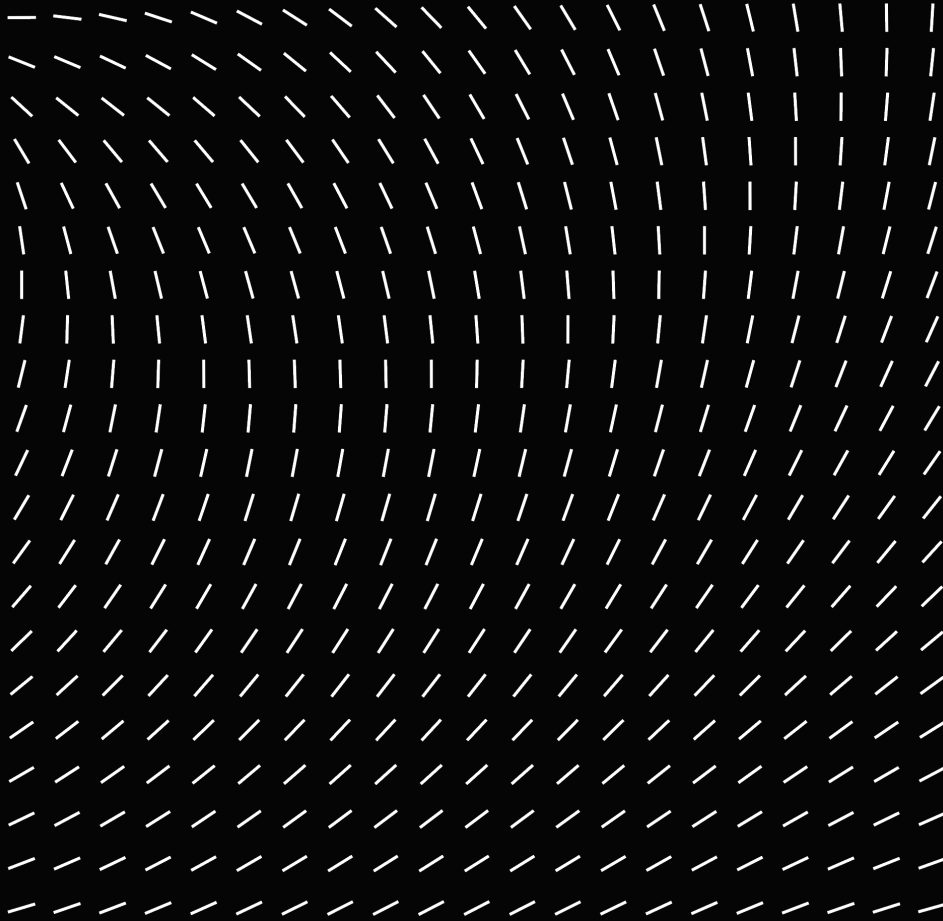




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COMPASS

July 2023

Chatham Township Market Insights

Chatham Township

JULY 2023

UNDER CONTRACT

6	\$1.3M	\$974K
Total Properties	Average Price	Median Price
-67%	9%	-30%
Decrease From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

UNITS SOLD

22	\$1.5M	\$1.5M
Total Properties	Average Price	Median Price
-21%	35%	30%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

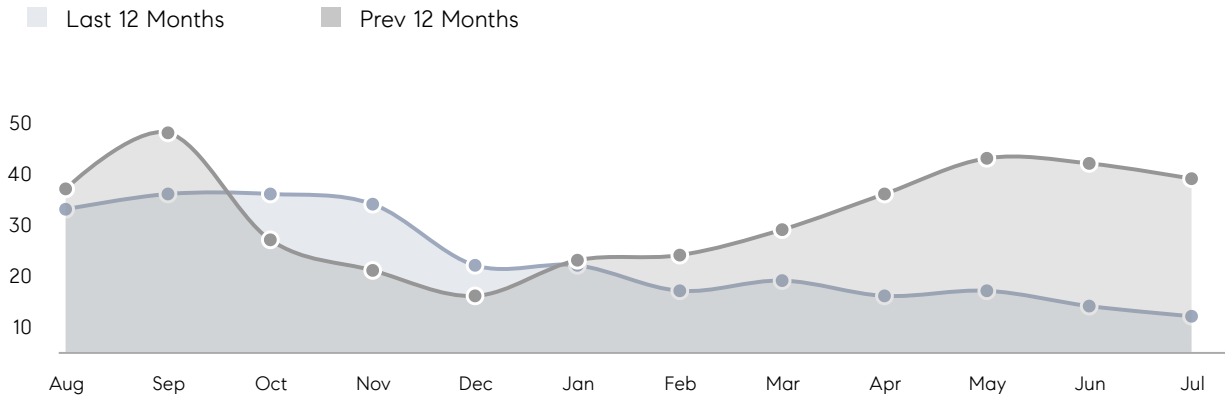
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	20	-25%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$1,540,591	\$1,141,996	34.9%
	# OF CONTRACTS	6	18	-66.7%
	NEW LISTINGS	9	22	-59%
Houses	AVERAGE DOM	14	20	-30%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$1,690,895	\$1,355,333	25%
	# OF CONTRACTS	6	15	-60%
	NEW LISTINGS	9	17	-47%
Condo/Co-op/TH	AVERAGE DOM	25	17	47%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$588,667	\$501,986	17%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	0	5	0%

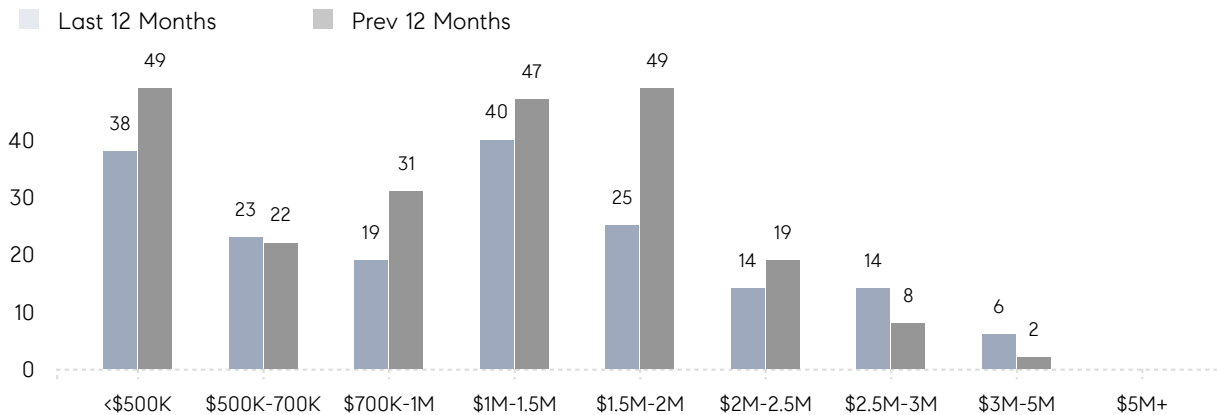
Chatham Township

JULY 2023

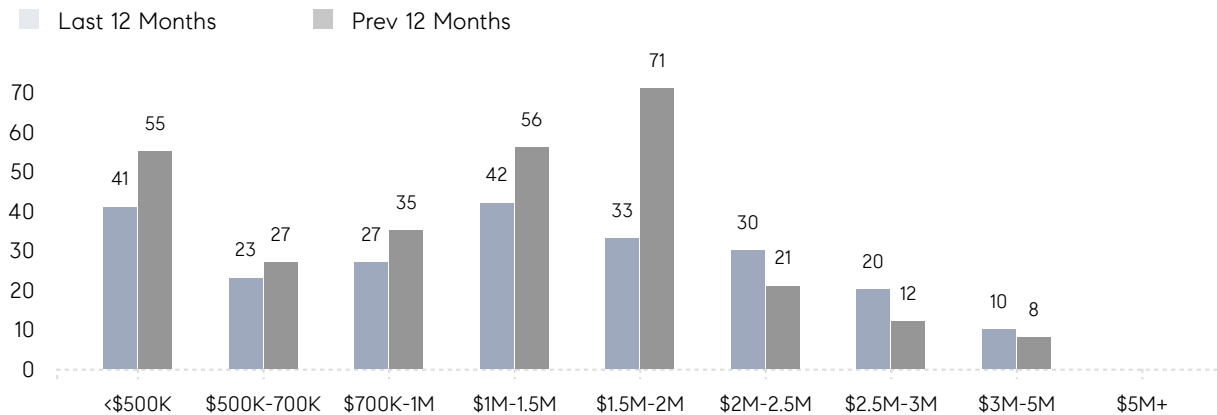
Monthly Inventory



Contracts By Price Range



Listings By Price Range



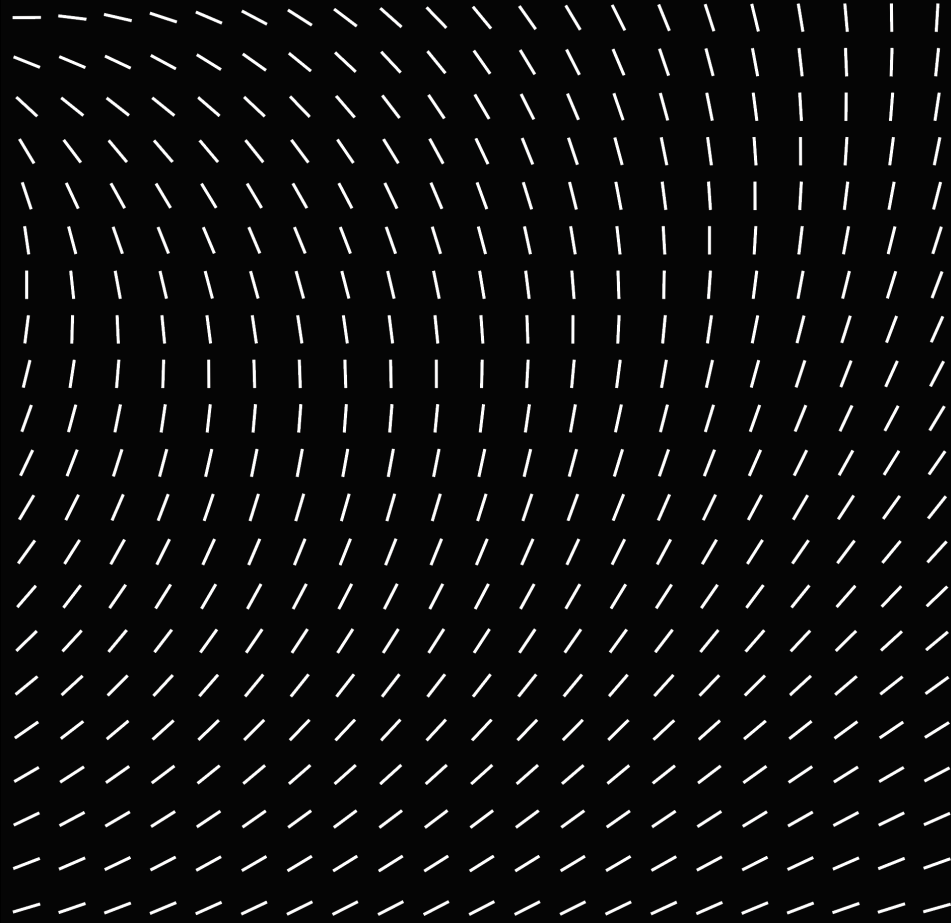
Compass New Jersey Market Report



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COMPASS

July 2023

Chester Borough Market Insights

Chester Borough

JULY 2023

UNDER CONTRACT

2
Total
Properties

\$332K
Average
Price

\$332K
Median
Price

-60%
Decrease From
Jul 2022

-47%
Decrease From
Jul 2022

-49%
Decrease From
Jul 2022

UNITS SOLD

3
Total
Properties

\$677K
Average
Price

\$971K
Median
Price

200%
Increase From
Jul 2022

-32%
Decrease From
Jul 2022

-3%
Decrease From
Jul 2022

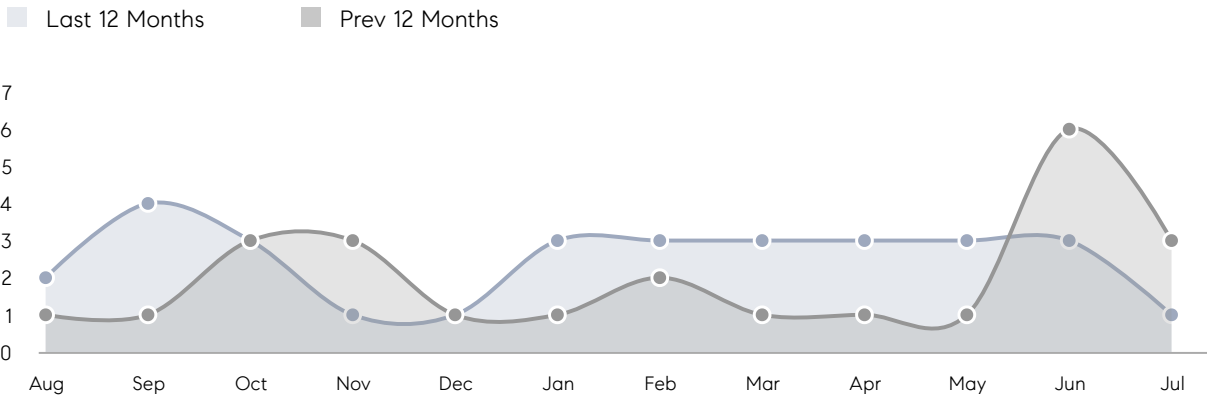
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	61	22	177%
	% OF ASKING PRICE	96%	106%	
	AVERAGE SOLD PRICE	\$677,000	\$999,000	-32.2%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	0	3	0%
Houses	AVERAGE DOM	61	22	177%
	% OF ASKING PRICE	96%	106%	
	AVERAGE SOLD PRICE	\$677,000	\$999,000	-32%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	0	3	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

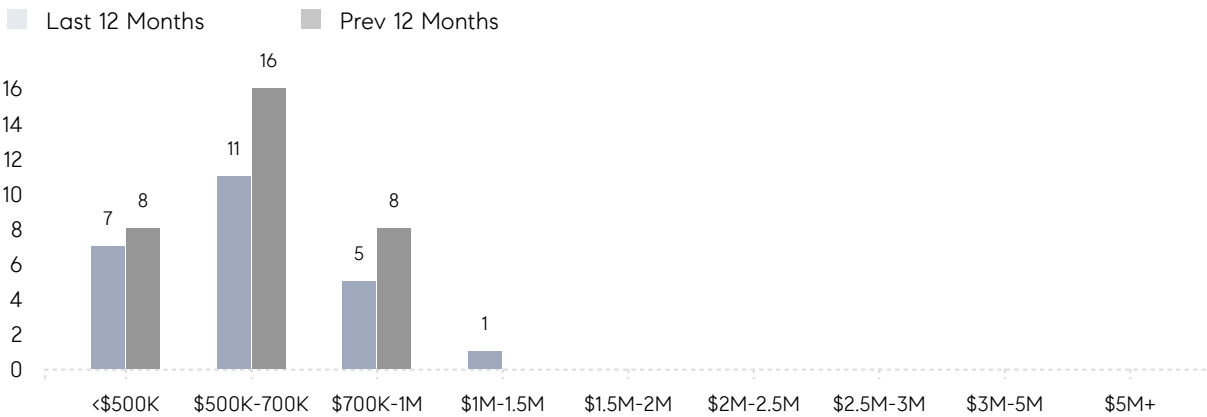
Chester Borough

JULY 2023

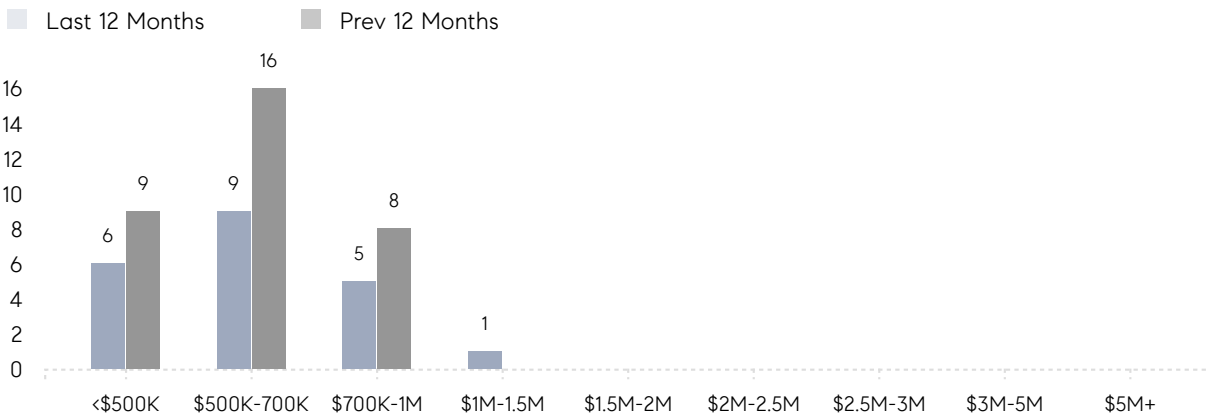
Monthly Inventory



Contracts By Price Range



Listings By Price Range

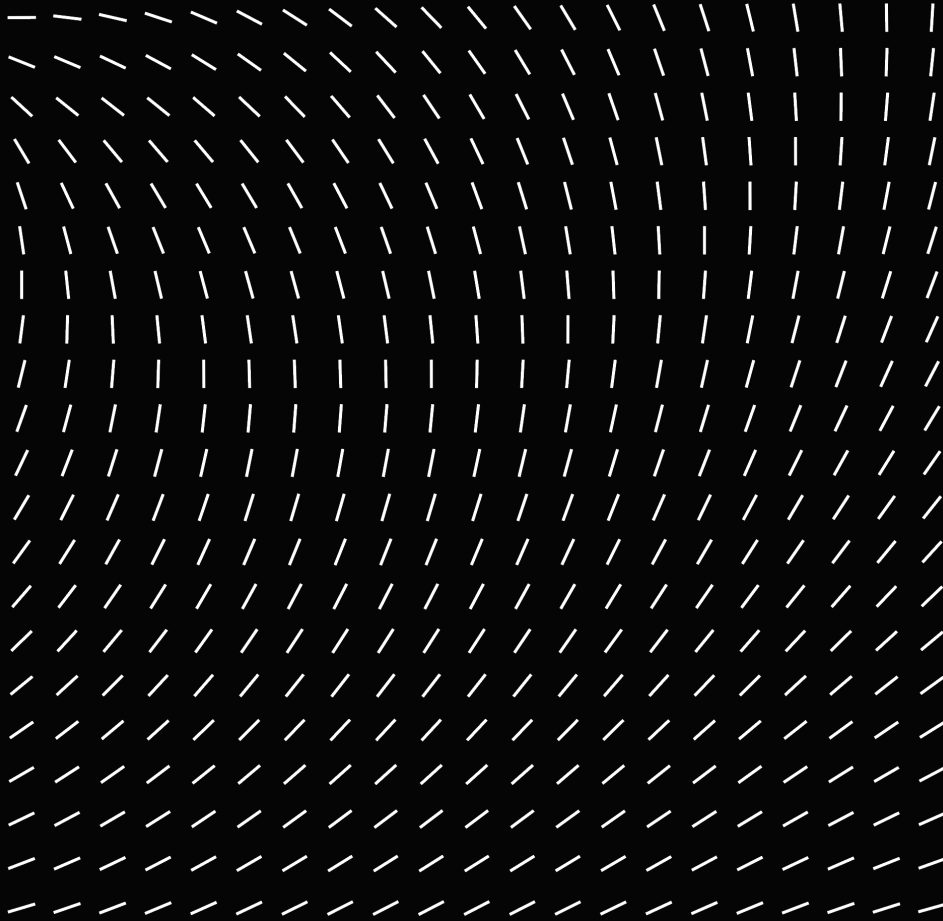




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COMPASS

July 2023

Chester Township Market Insights

Chester Township

JULY 2023

UNDER CONTRACT

7	\$1.1M	\$1.2M
Total Properties	Average Price	Median Price
-30%	71%	117%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

14	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-7%	13%	5%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

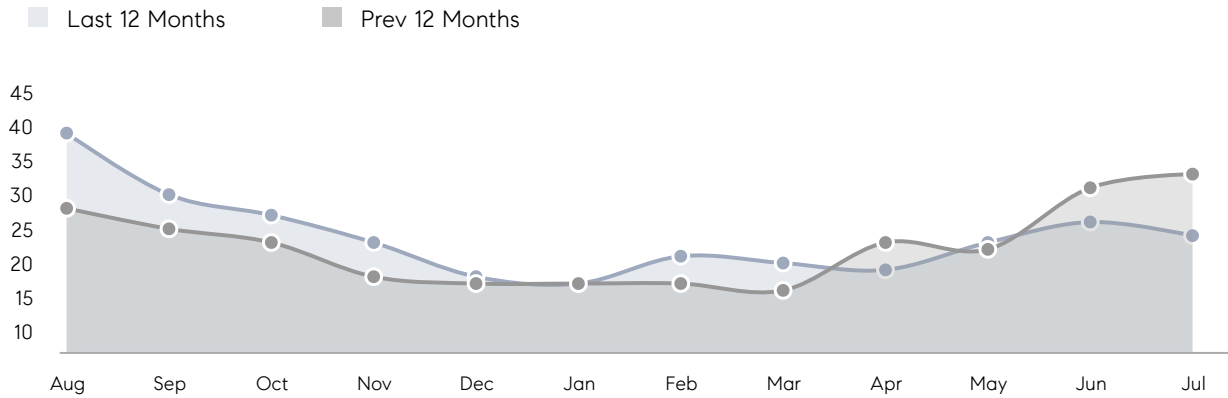
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	17	14	21%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,091,570	\$963,630	13.3%
	# OF CONTRACTS	7	10	-30.0%
	NEW LISTINGS	7	16	-56%
Houses	AVERAGE DOM	17	14	21%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,091,570	\$963,630	13%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	7	16	-56%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

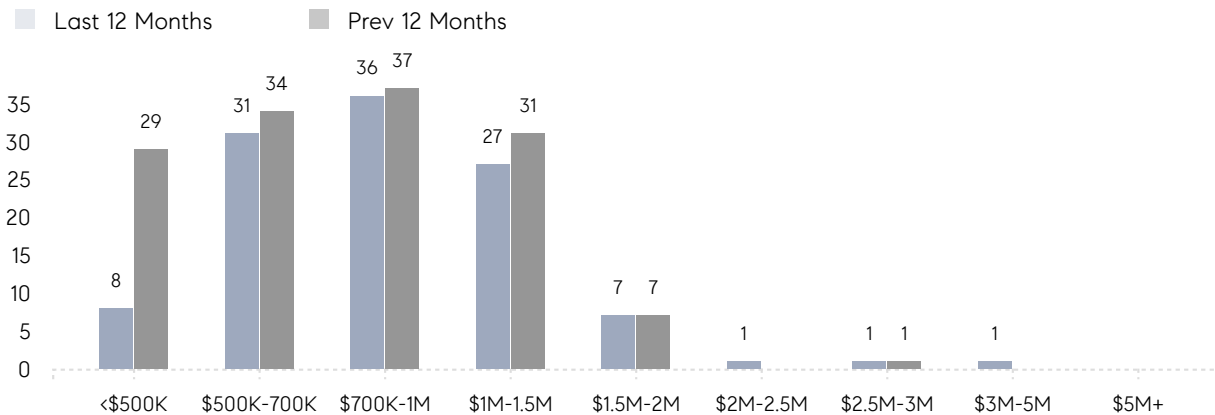
Chester Township

JULY 2023

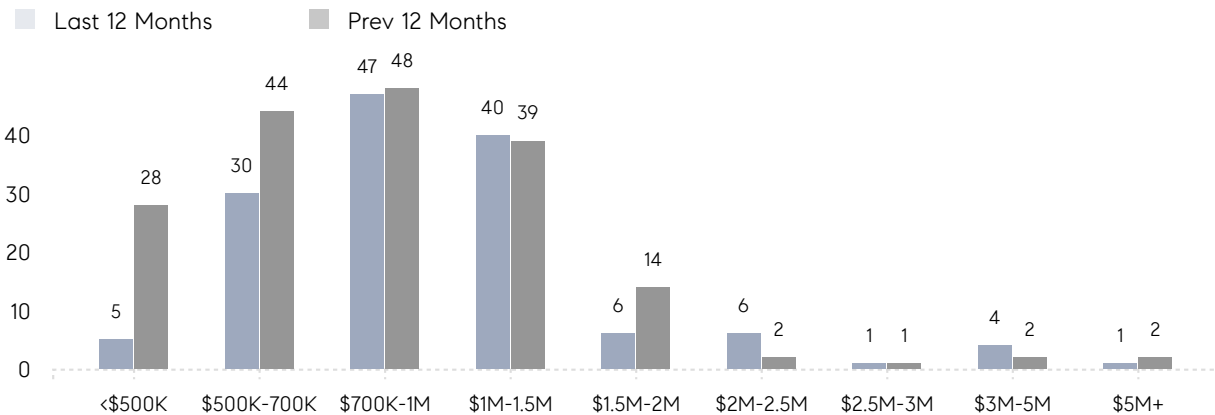
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report



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COMPASS

July 2023

Clark Market Insights

Clark

JULY 2023

UNDER CONTRACT

8
Total
Properties

\$741K
Average
Price

\$654K
Median
Price

-50%
Decrease From
Jul 2022

26%
Increase From
Jul 2022

19%
Increase From
Jul 2022

UNITS SOLD

10
Total
Properties

\$629K
Average
Price

\$653K
Median
Price

-23%
Decrease From
Jul 2022

-7%
Decrease From
Jul 2022

3%
Increase From
Jul 2022

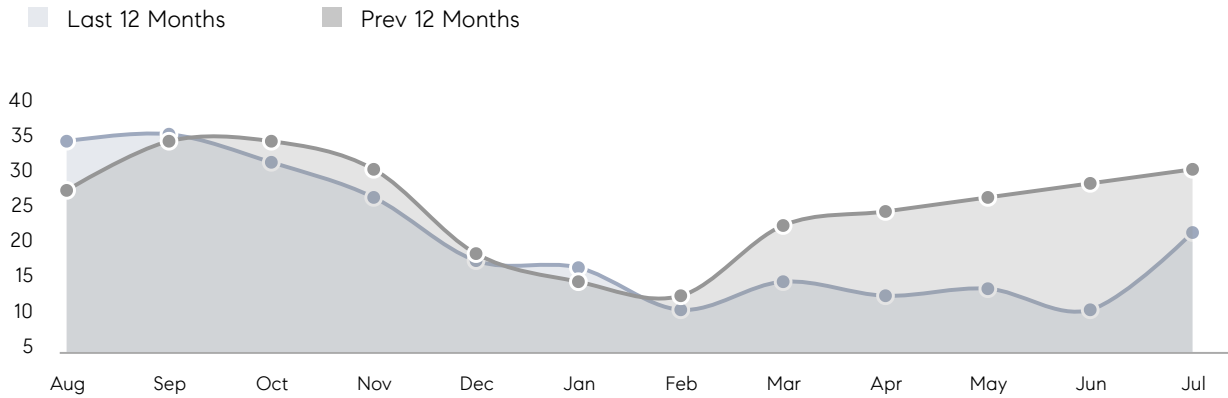
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	32	-31%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$629,000	\$677,808	-7.2%
	# OF CONTRACTS	8	16	-50.0%
	NEW LISTINGS	22	24	-8%
Houses	AVERAGE DOM	23	32	-28%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$656,111	\$694,708	-6%
	# OF CONTRACTS	8	13	-38%
	NEW LISTINGS	21	19	11%
Condo/Co-op/TH	AVERAGE DOM	11	36	-69%
	% OF ASKING PRICE	110%	102%	
	AVERAGE SOLD PRICE	\$385,000	\$475,000	-19%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	1	5	-80%

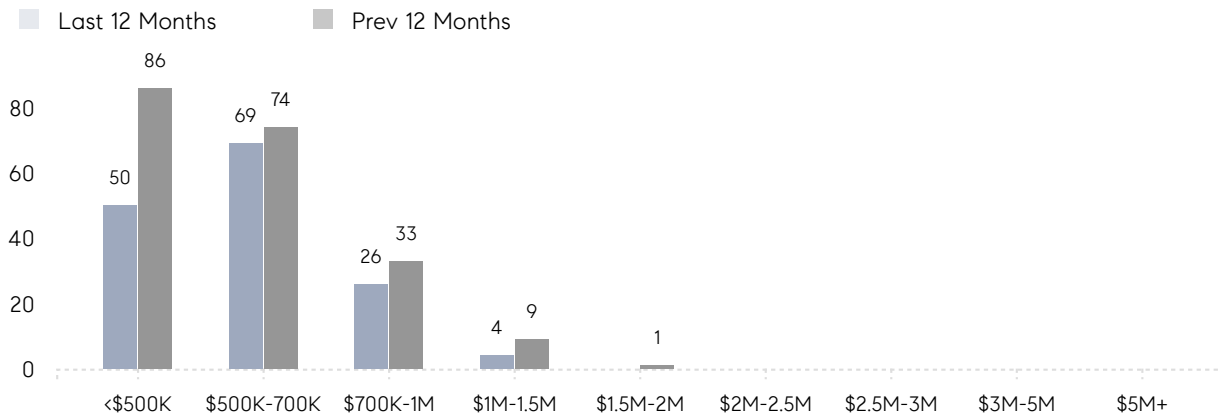
Clark

JULY 2023

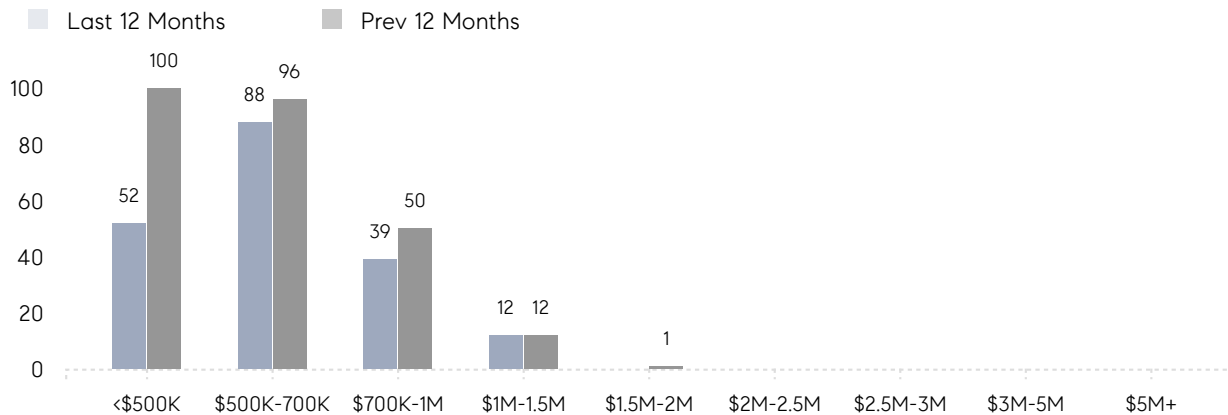
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Cliffside Park Market Insights

Cliffside Park

JULY 2023

UNDER CONTRACT

16	\$651K	\$502K
Total Properties	Average Price	Median Price
-38%	-19%	-14%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

11	\$718K	\$535K
Total Properties	Average Price	Median Price
-50%	28%	10%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

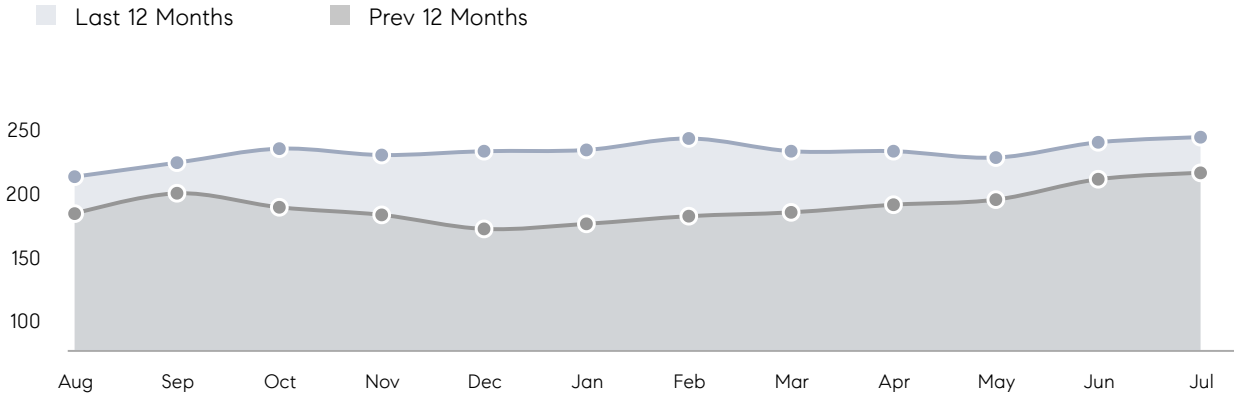
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	30	43	-30%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$718,318	\$559,018	28.5%
	# OF CONTRACTS	16	26	-38.5%
	NEW LISTINGS	19	30	-37%
Houses	AVERAGE DOM	8	31	-74%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$640,000	\$928,750	-31%
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	32	46	-30%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$726,150	\$476,855	52%
	# OF CONTRACTS	15	20	-25%
	NEW LISTINGS	17	22	-23%

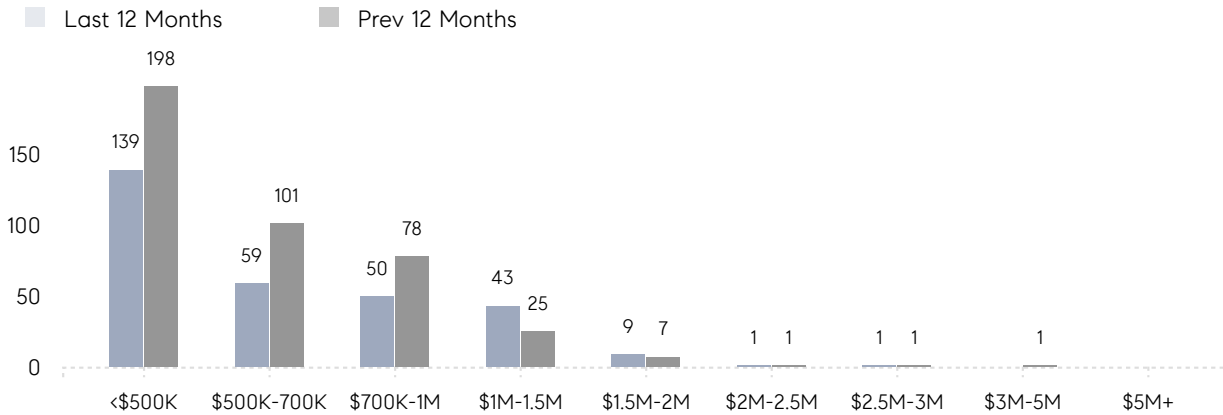
Cliffside Park

JULY 2023

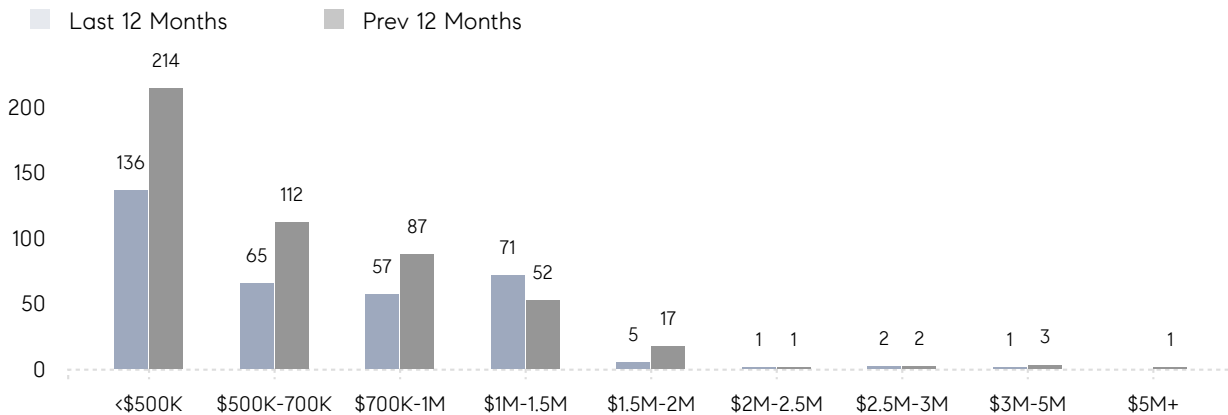
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Clifton Market Insights

Clifton

JULY 2023

UNDER CONTRACT

67
Total
Properties

\$496K
Average
Price

\$475K
Median
Price

-21%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

6%
Increase From
Jul 2022

UNITS SOLD

47
Total
Properties

\$527K
Average
Price

\$526K
Median
Price

-33%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

16%
Increase From
Jul 2022

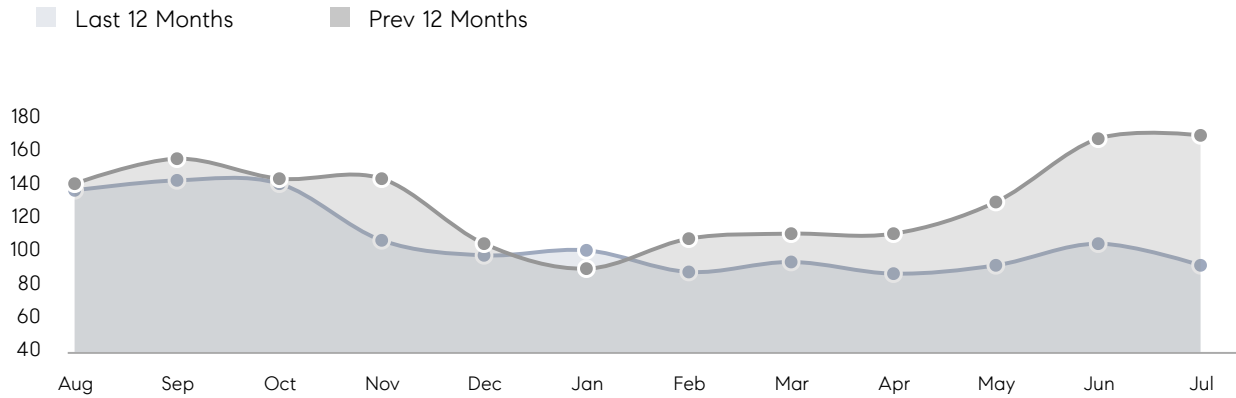
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	24	0%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$527,255	\$481,530	9.5%
	# OF CONTRACTS	67	85	-21.2%
	NEW LISTINGS	62	100	-38%
Houses	AVERAGE DOM	24	23	4%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$545,395	\$522,098	4%
	# OF CONTRACTS	52	60	-13%
	NEW LISTINGS	45	85	-47%
Condo/Co-op/TH	AVERAGE DOM	20	25	-20%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$450,667	\$364,333	24%
	# OF CONTRACTS	15	25	-40%
	NEW LISTINGS	17	15	13%

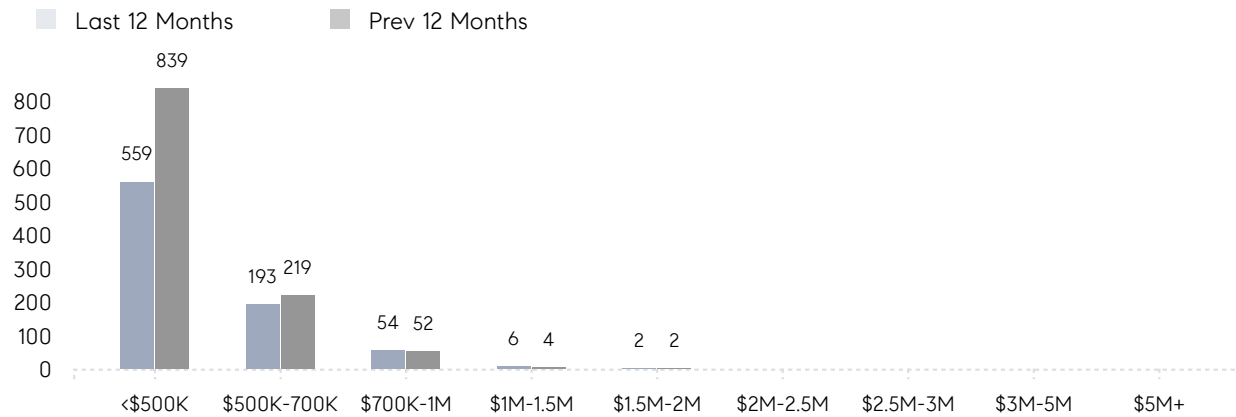
Clifton

JULY 2023

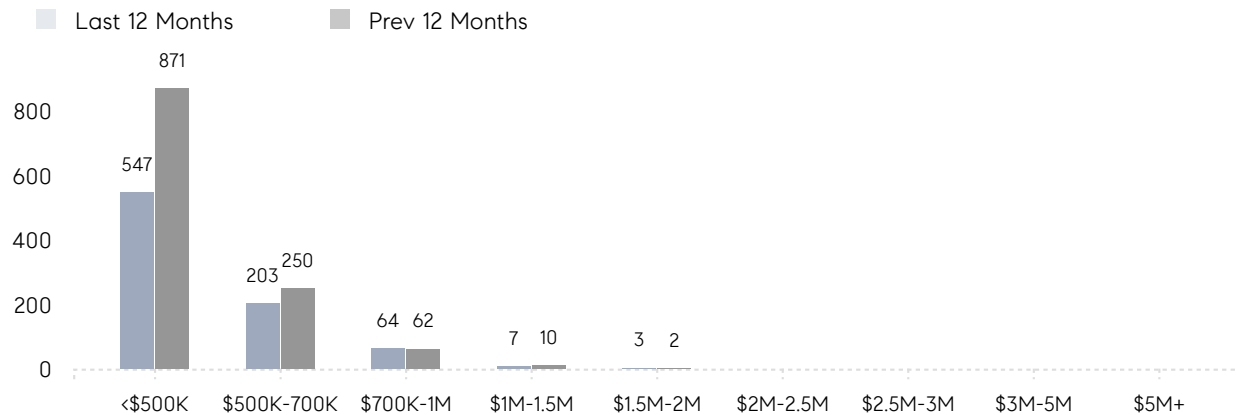
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Closter Market Insights

Closter

JULY 2023

UNDER CONTRACT

6	\$825K	\$879K
Total Properties	Average Price	Median Price
100%	-40%	-47%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

3	\$1.6M	\$1.9M
Total Properties	Average Price	Median Price
-86%	33%	86%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

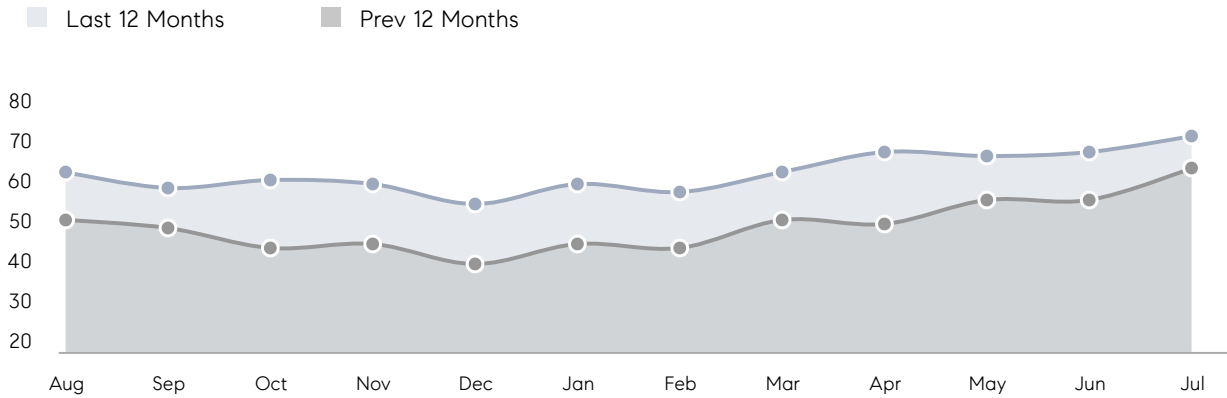
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	27	27	0%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$1,601,667	\$1,203,810	33.0%
	# OF CONTRACTS	6	3	100.0%
	NEW LISTINGS	7	11	-36%
Houses	AVERAGE DOM	27	27	0%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$1,601,667	\$1,203,810	33%
	# OF CONTRACTS	6	3	100%
	NEW LISTINGS	7	11	-36%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

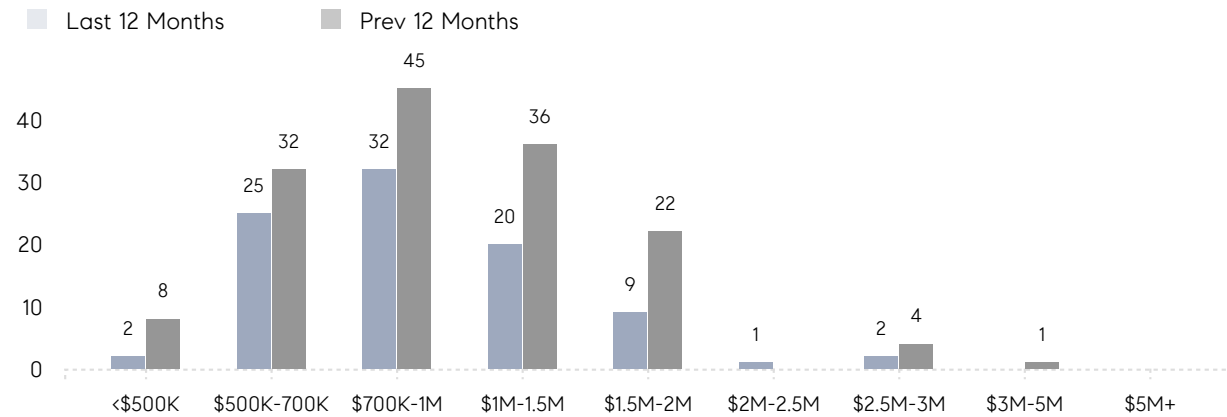
Cluster

JULY 2023

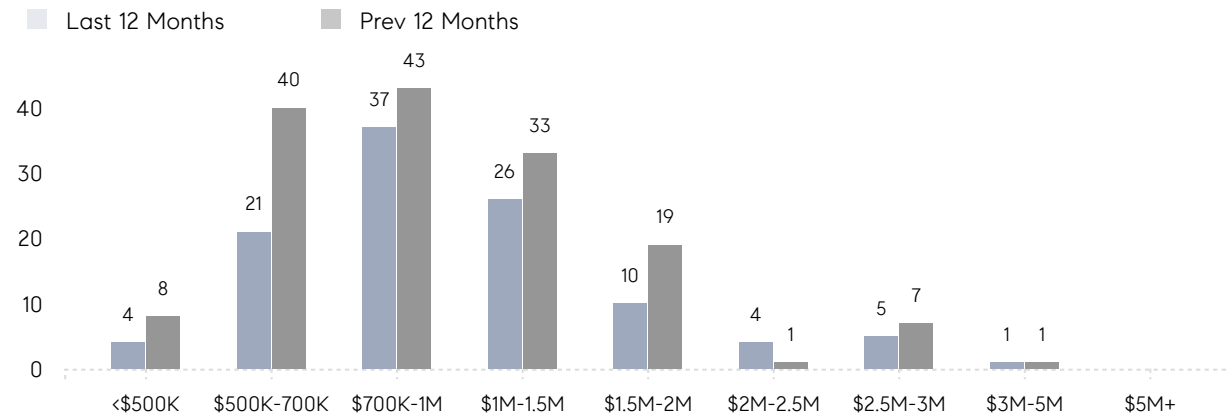
Monthly Inventory



Contracts By Price Range



Listings By Price Range

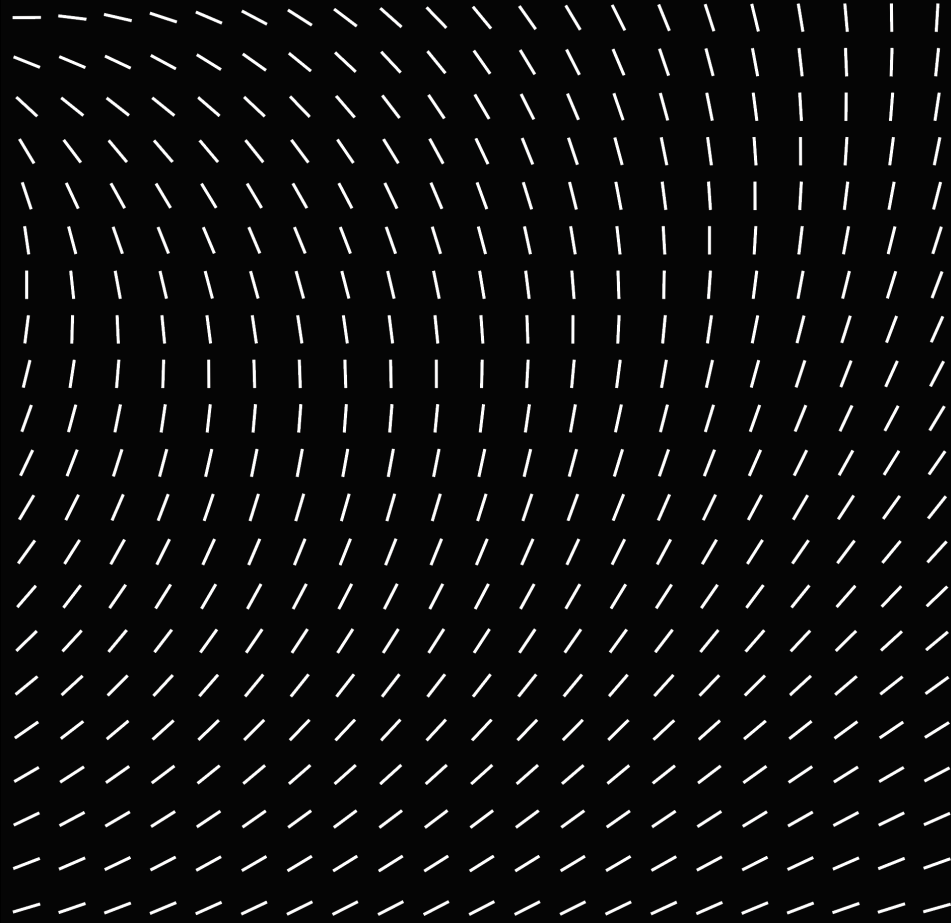




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COMPASS

July 2023

Colonia Market Insights

Colonia

JULY 2023

UNDER CONTRACT

2
Total
Properties

\$634K
Average
Price

\$634K
Median
Price

-80%
Decrease From
Jul 2022

34%
Increase From
Jul 2022

32%
Increase From
Jul 2022

UNITS SOLD

1
Total
Properties

\$533K
Average
Price

\$533K
Median
Price

-86%
Decrease From
Jul 2022

15%
Increase From
Jul 2022

16%
Increase From
Jul 2022

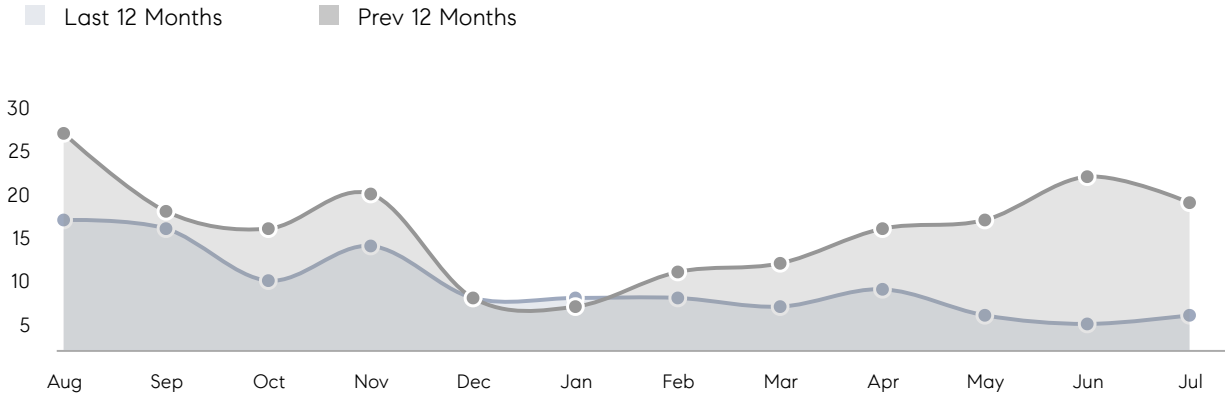
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	29	-28%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$533,000	\$462,143	15.3%
	# OF CONTRACTS	2	10	-80.0%
	NEW LISTINGS	5	13	-62%
Houses	AVERAGE DOM	21	29	-28%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$533,000	\$462,143	15%
	# OF CONTRACTS	2	10	-80%
	NEW LISTINGS	5	13	-62%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

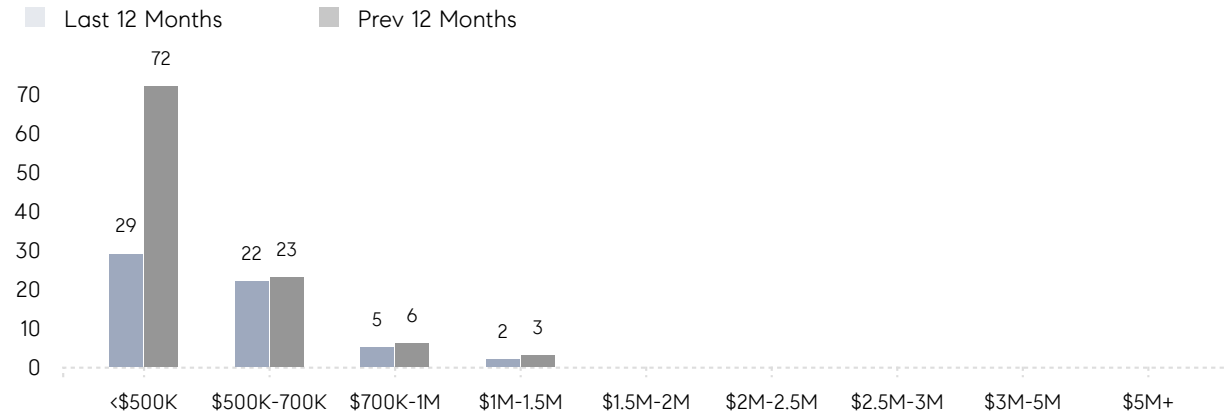
Colonia

JULY 2023

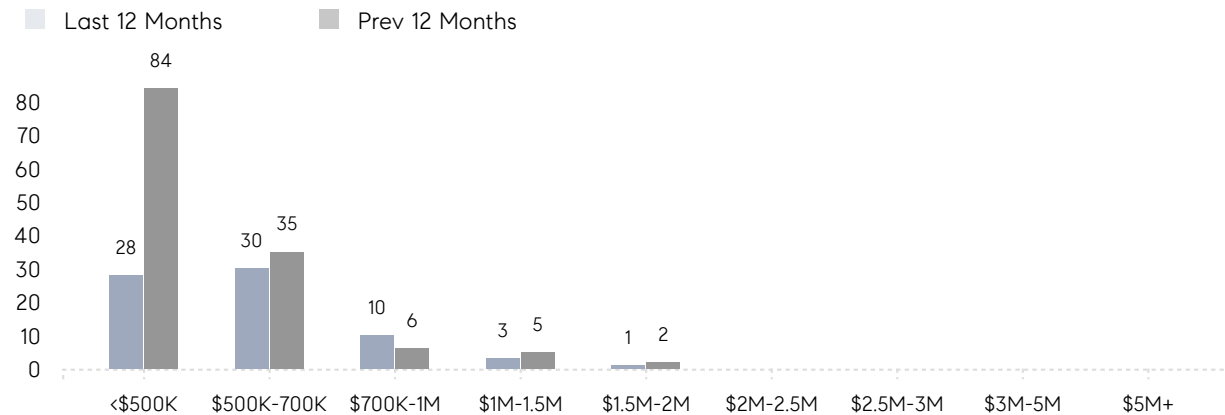
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Cranford Market Insights

Cranford

JULY 2023

UNDER CONTRACT

25
Total
Properties

\$647K
Average
Price

\$629K
Median
Price

39%
Increase From
Jul 2022

18%
Increase From
Jul 2022

12%
Increase From
Jul 2022

UNITS SOLD

21
Total
Properties

\$693K
Average
Price

\$720K
Median
Price

-19%
Decrease From
Jul 2022

15%
Increase From
Jul 2022

14%
Increase From
Jul 2022

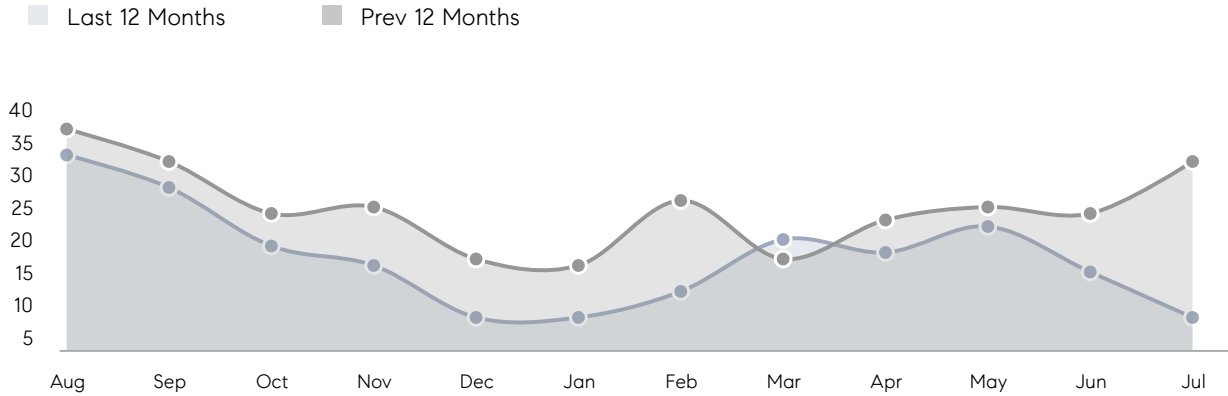
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$693,521	\$600,605	15.5%
	# OF CONTRACTS	25	18	38.9%
	NEW LISTINGS	22	33	-33%
Houses	AVERAGE DOM	21	19	11%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$755,053	\$664,892	14%
	# OF CONTRACTS	21	14	50%
	NEW LISTINGS	20	27	-26%
Condo/Co-op/TH	AVERAGE DOM	7	23	-70%
	% OF ASKING PRICE	107%	101%	
	AVERAGE SOLD PRICE	\$324,333	\$330,600	-2%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	2	6	-67%

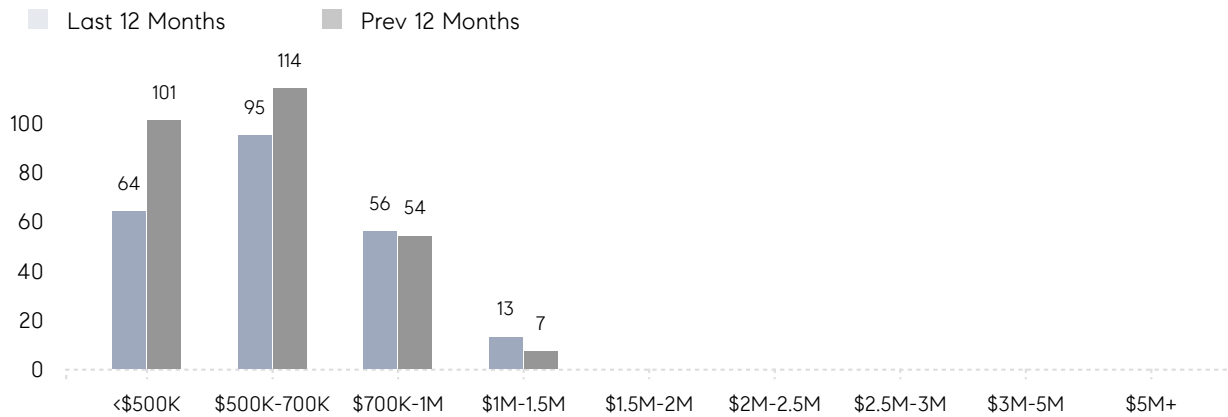
Cranford

JULY 2023

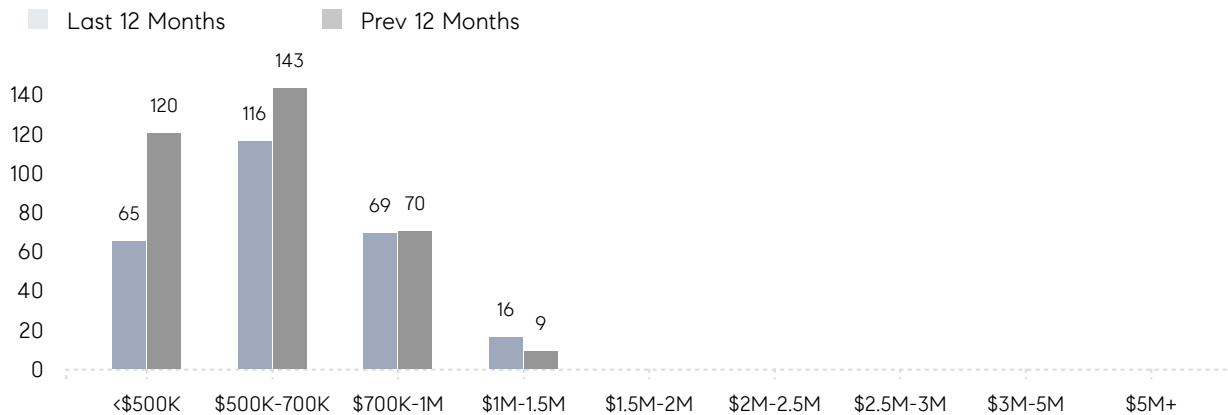
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Cresskill Market Insights

Cresskill

JULY 2023

UNDER CONTRACT

11
Total
Properties

\$963K
Average
Price

\$948K
Median
Price

-35%
Decrease From
Jul 2022

-26%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$1.0M
Average
Price

\$849K
Median
Price

-61%
Decrease From
Jul 2022

10%
Increase From
Jul 2022

-7%
Decrease From
Jul 2022

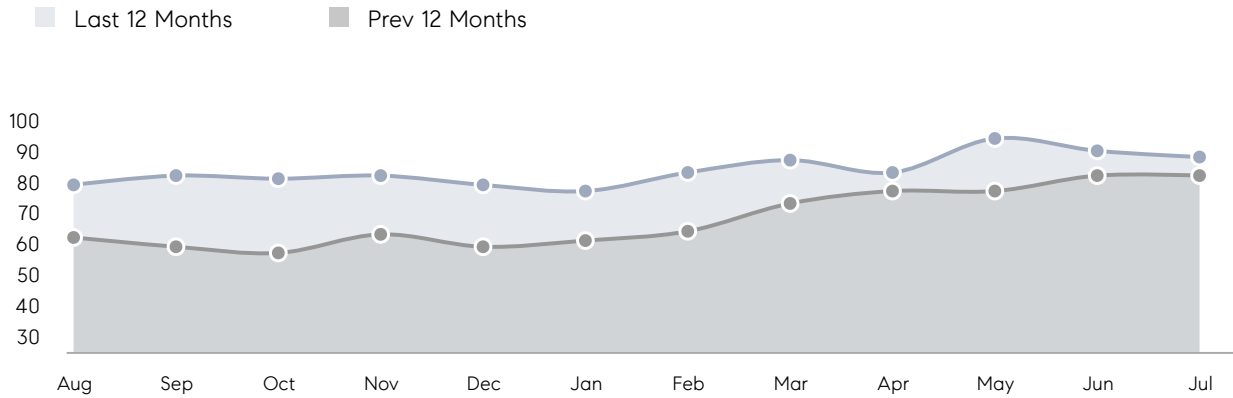
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	57	31	84%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$1,099,143	\$999,722	9.9%
	# OF CONTRACTS	11	17	-35.3%
	NEW LISTINGS	8	17	-53%
Houses	AVERAGE DOM	67	29	131%
	% OF ASKING PRICE	95%	101%	
	AVERAGE SOLD PRICE	\$1,174,000	\$1,055,714	11%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	6	14	-57%
Condo/Co-op/TH	AVERAGE DOM	3	37	-92%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$650,000	\$803,750	-19%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	2	3	-33%

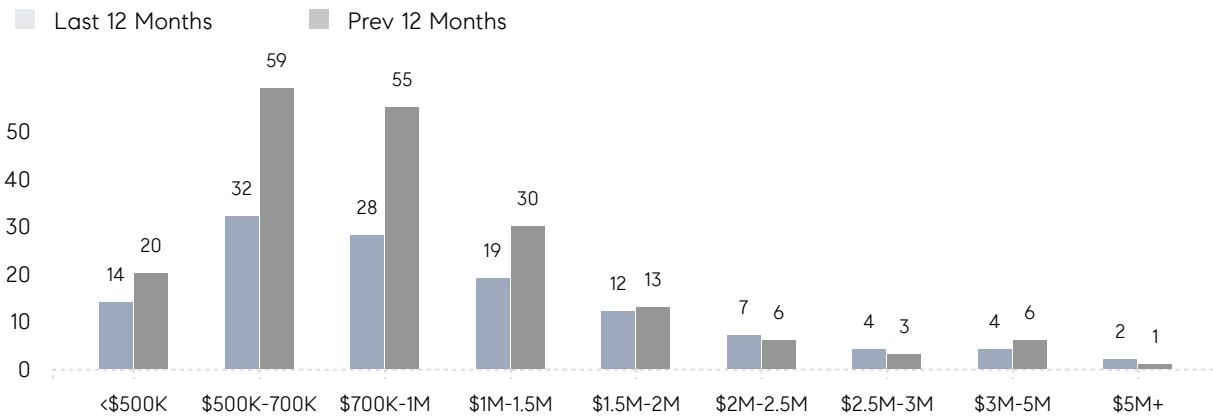
Cresskill

JULY 2023

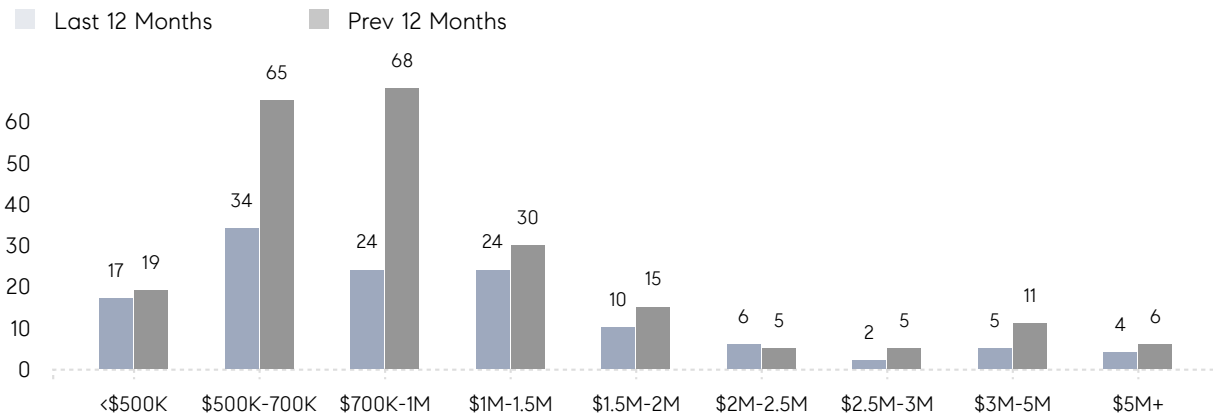
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Demarest Market Insights

Demarest

JULY 2023

UNDER CONTRACT

8	\$1.9M	\$1.4M
Total Properties	Average Price	Median Price
0%	16%	-9%
Change From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

UNITS SOLD

7	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
75%	-33%	-40%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

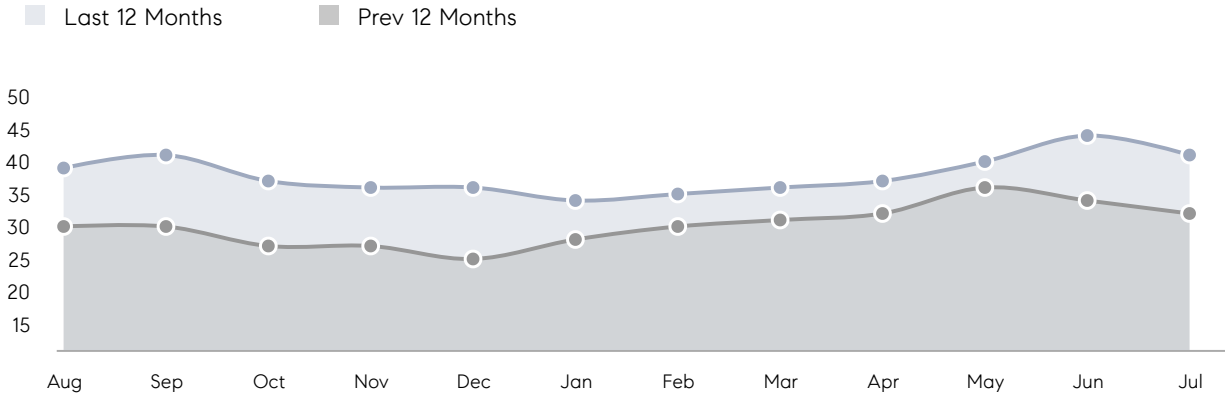
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	13	46	-72%
	% OF ASKING PRICE	101%	94%	
	AVERAGE SOLD PRICE	\$1,241,429	\$1,858,750	-33.2%
	# OF CONTRACTS	8	8	0.0%
	NEW LISTINGS	5	7	-29%
Houses	AVERAGE DOM	13	41	-68%
	% OF ASKING PRICE	101%	95%	
	AVERAGE SOLD PRICE	\$1,241,429	\$1,870,000	-34%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	-	63	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$1,825,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

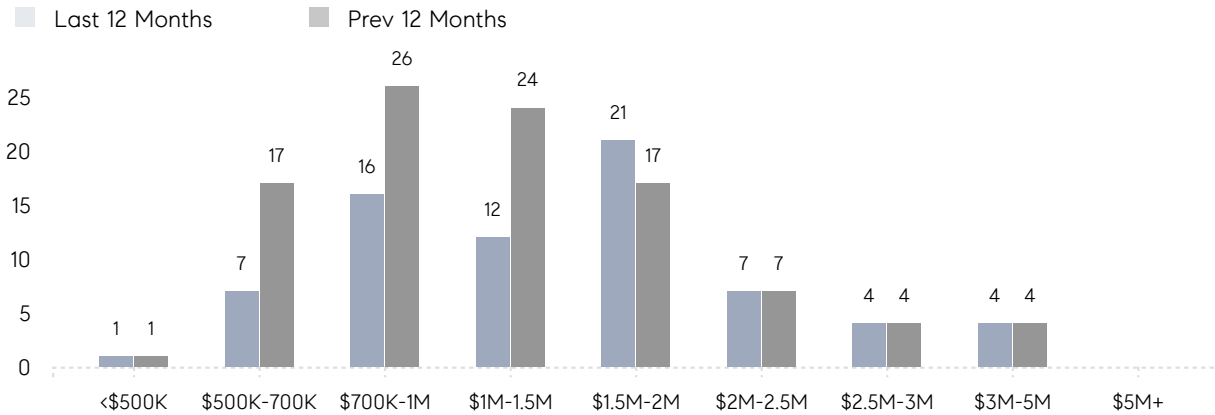
Demarest

JULY 2023

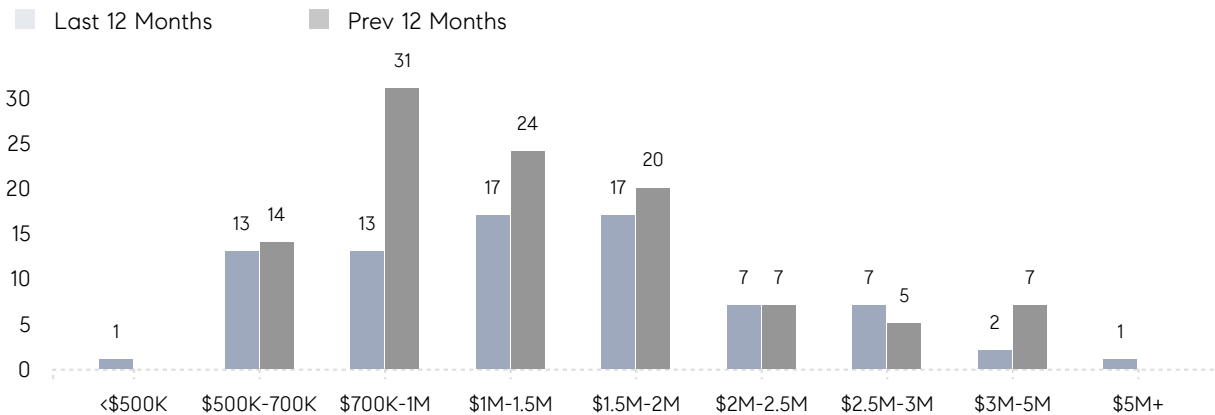
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Denville Market Insights

Denville

JULY 2023

UNDER CONTRACT

15
Total
Properties

\$660K
Average
Price

\$597K
Median
Price

-32%
Decrease From
Jul 2022

21%
Increase From
Jul 2022

29%
Increase From
Jul 2022

UNITS SOLD

21
Total
Properties

\$636K
Average
Price

\$550K
Median
Price

11%
Increase From
Jul 2022

9%
Increase From
Jul 2022

4%
Increase From
Jul 2022

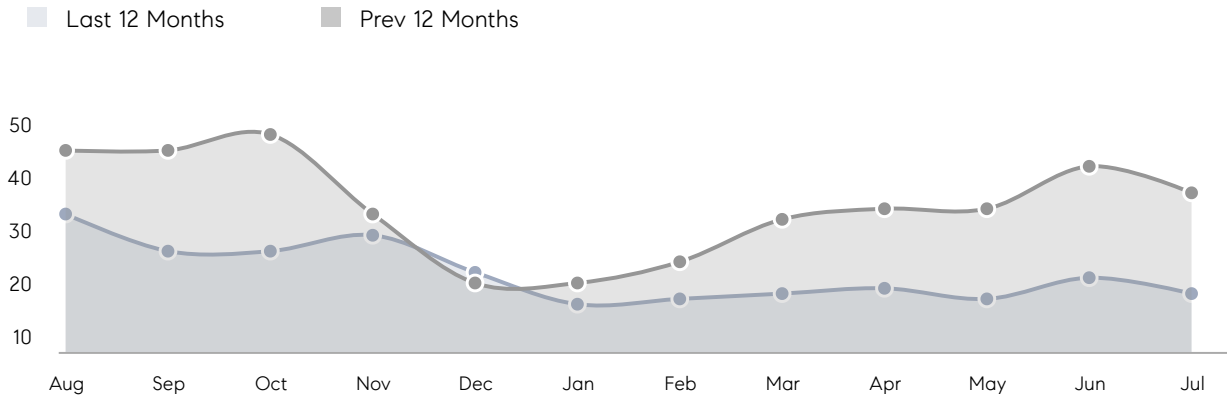
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	14	36%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$636,102	\$582,421	9.2%
	# OF CONTRACTS	15	22	-31.8%
	NEW LISTINGS	17	24	-29%
Houses	AVERAGE DOM	20	14	43%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$633,205	\$625,438	1%
	# OF CONTRACTS	10	19	-47%
	NEW LISTINGS	7	22	-68%
Condo/Co-op/TH	AVERAGE DOM	19	14	36%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$643,345	\$353,000	82%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	10	2	400%

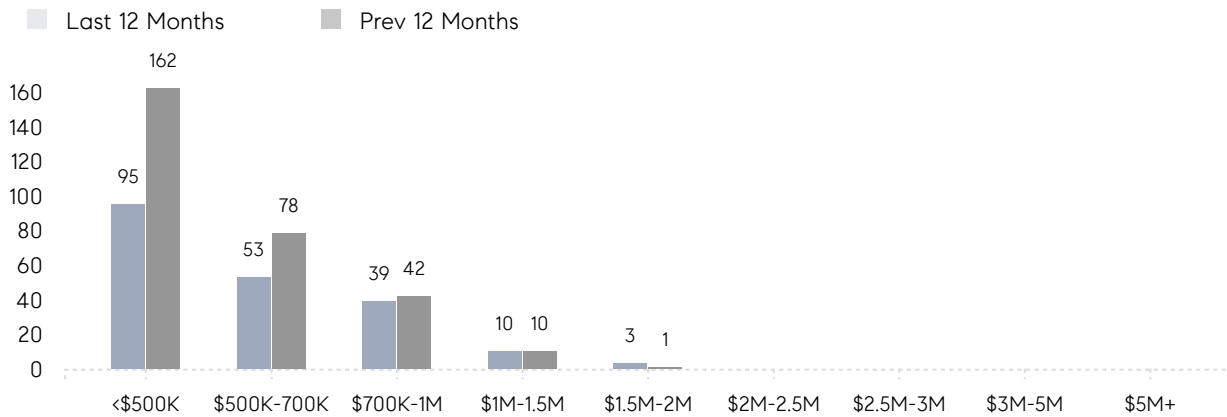
Denville

JULY 2023

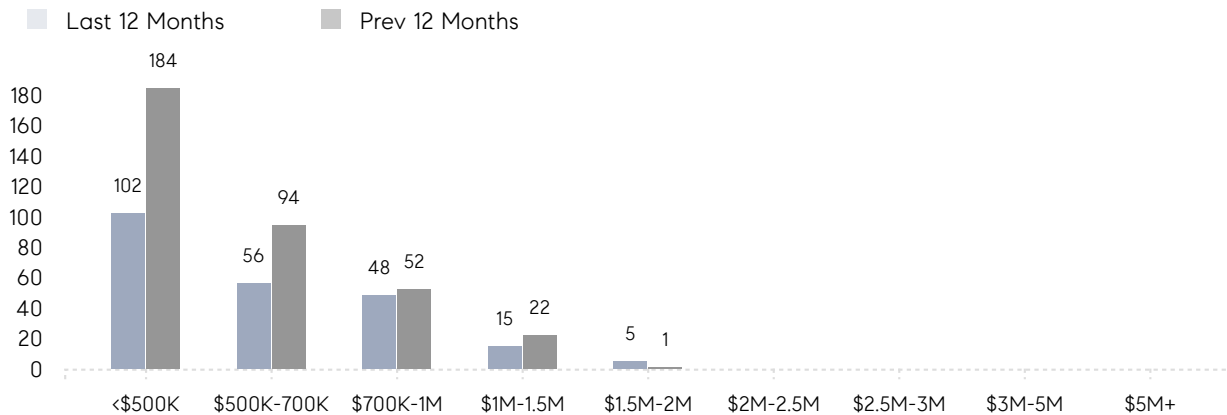
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Dumont Market Insights

Dumont

JULY 2023

UNDER CONTRACT

9
Total
Properties

\$567K
Average
Price

\$529K
Median
Price

-25%
Decrease From
Jul 2022

23%
Increase From
Jul 2022

15%
Increase From
Jul 2022

UNITS SOLD

17
Total
Properties

\$547K
Average
Price

\$525K
Median
Price

6%
Increase From
Jul 2022

4%
Increase From
Jul 2022

7%
Increase From
Jul 2022

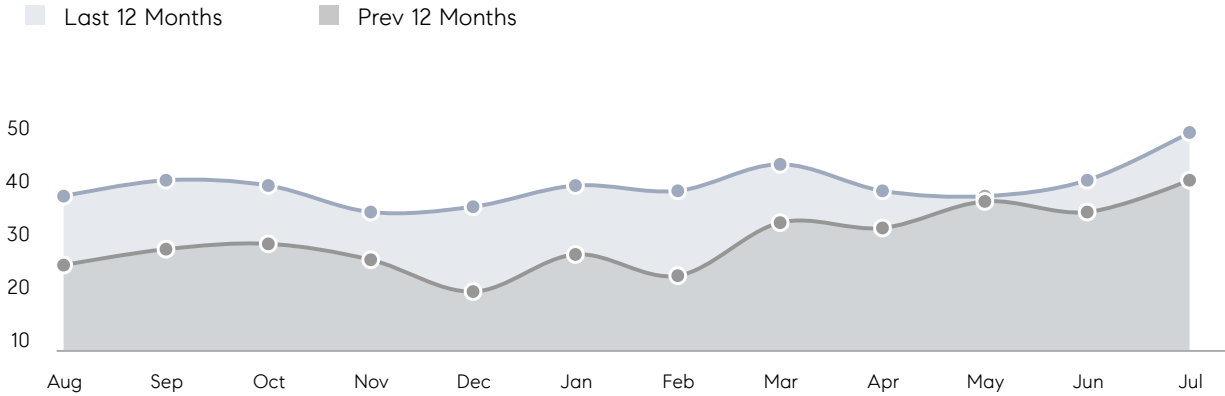
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	17	12%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$547,941	\$527,699	3.8%
	# OF CONTRACTS	9	12	-25.0%
	NEW LISTINGS	20	19	5%
Houses	AVERAGE DOM	19	17	12%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$547,941	\$527,699	4%
	# OF CONTRACTS	9	12	-25%
	NEW LISTINGS	20	19	5%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

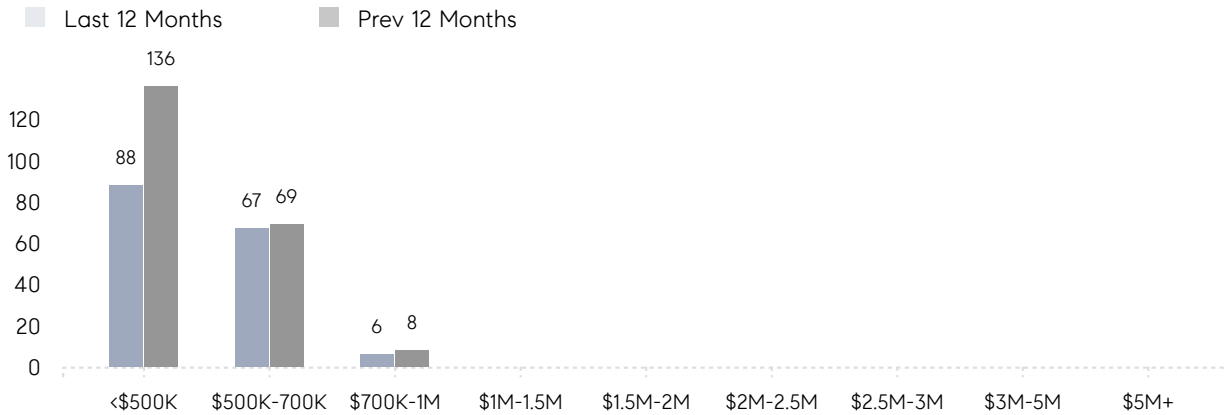
Dumont

JULY 2023

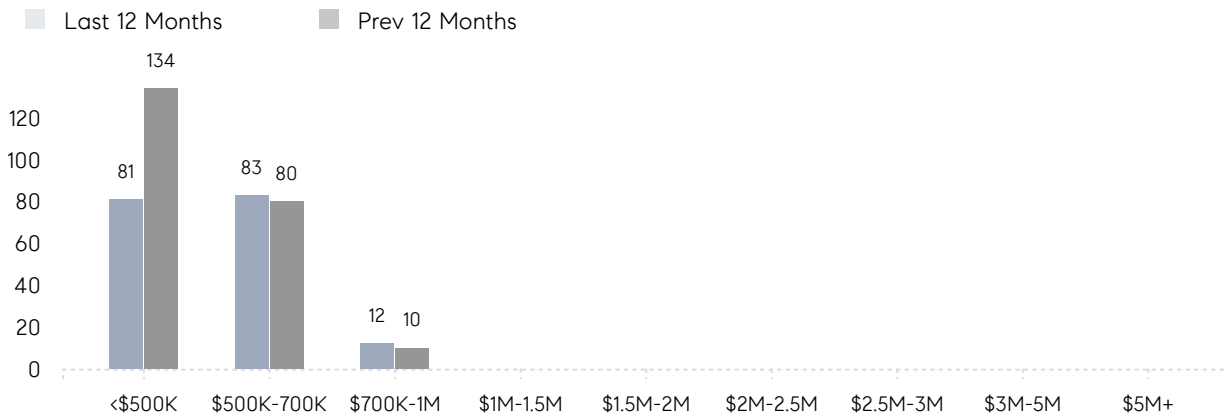
Monthly Inventory



Contracts By Price Range



Listings By Price Range

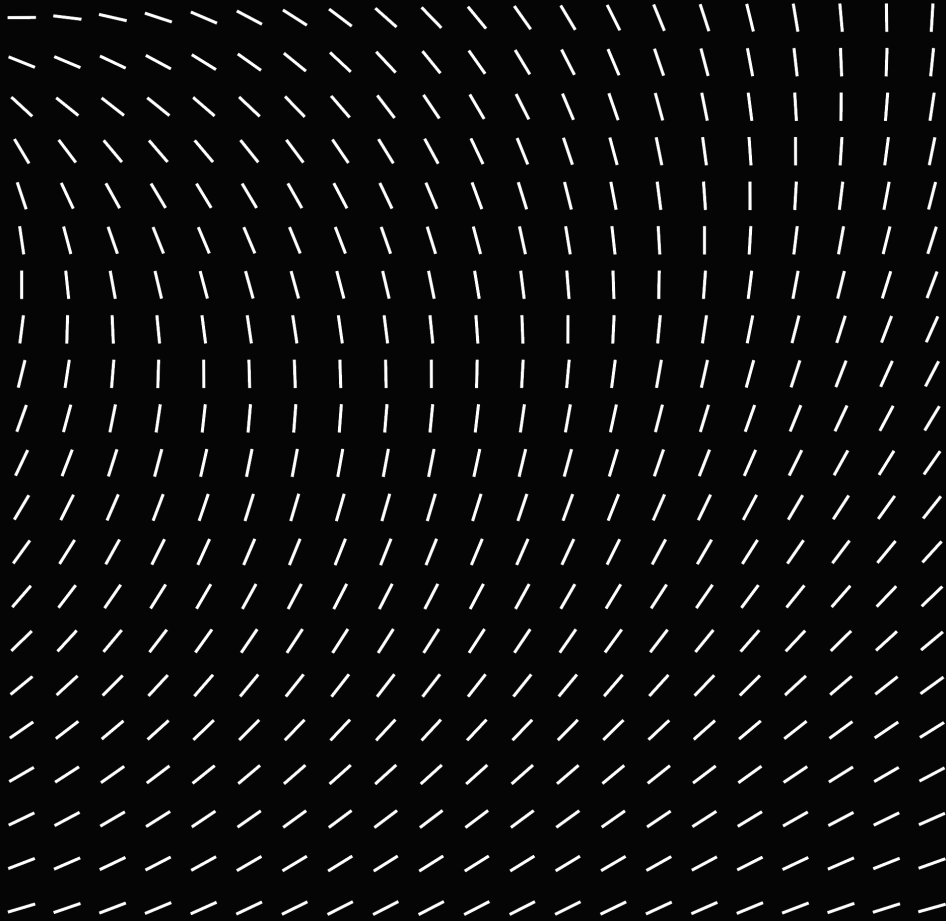




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COMPASS

July 2023

East Hanover Market Insights

East Hanover

JULY 2023

UNDER CONTRACT

4
Total
Properties

\$823K
Average
Price

\$772K
Median
Price

-20%
Decrease From
Jul 2022

10%
Increase From
Jul 2022

11%
Increase From
Jul 2022

UNITS SOLD

2
Total
Properties

\$668K
Average
Price

\$668K
Median
Price

-83%
Decrease From
Jul 2022

2%
Increase From
Jul 2022

12%
Increase From
Jul 2022

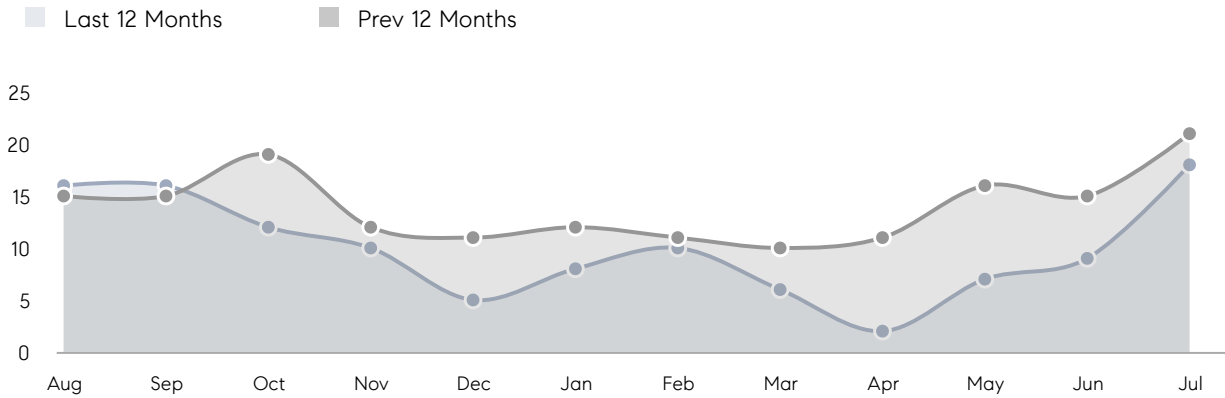
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	13	19	-32%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$668,500	\$654,158	2.2%
	# OF CONTRACTS	4	5	-20.0%
	NEW LISTINGS	14	14	0%
Houses	AVERAGE DOM	15	19	-21%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$750,000	\$746,861	0%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	13	10	30%
Condo/Co-op/TH	AVERAGE DOM	11	18	-39%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$587,000	\$468,750	25%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	4	-75%

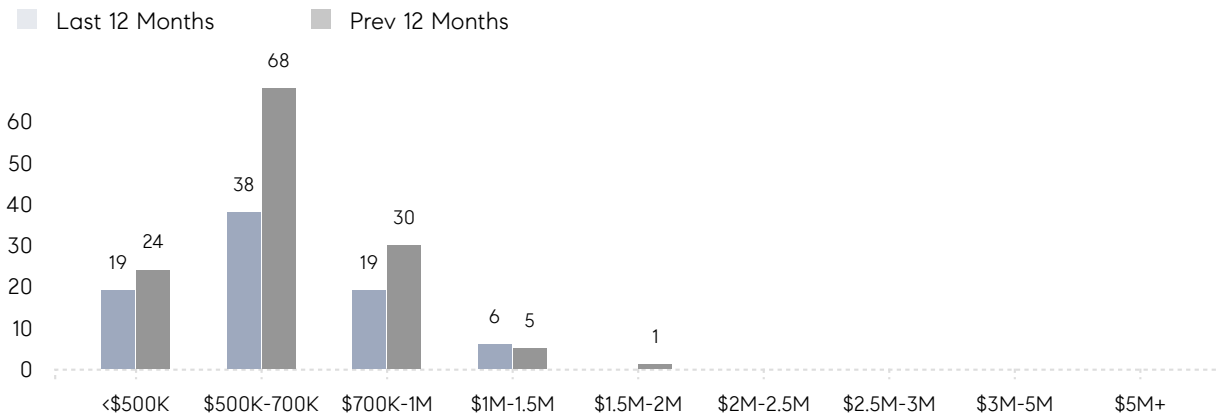
East Hanover

JULY 2023

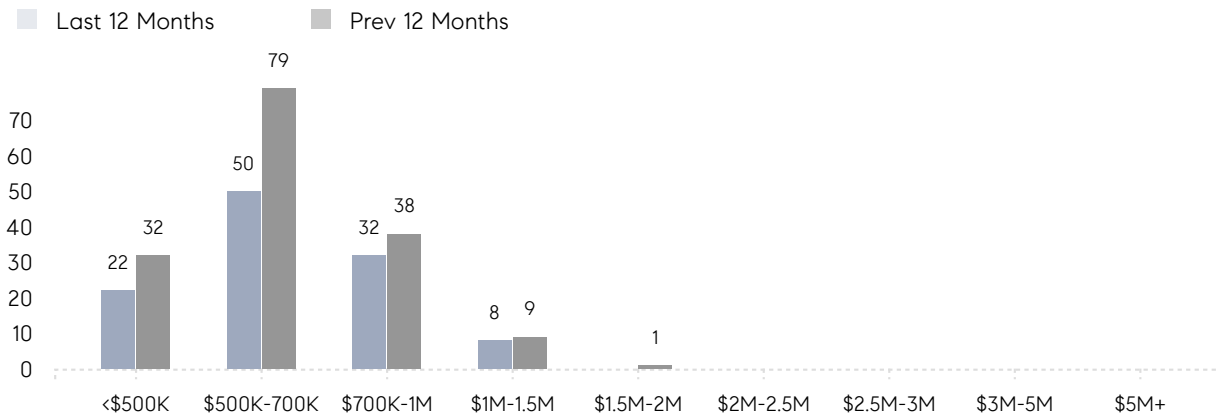
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

East Orange Market Insights

East Orange

JULY 2023

UNDER CONTRACT

39
Total
Properties

\$358K
Average
Price

\$399K
Median
Price

44%
Increase From
Jul 2022

6%
Increase From
Jul 2022

9%
Increase From
Jul 2022

UNITS SOLD

25
Total
Properties

\$314K
Average
Price

\$280K
Median
Price

14%
Increase From
Jul 2022

-20%
Decrease From
Jul 2022

-32%
Decrease From
Jul 2022

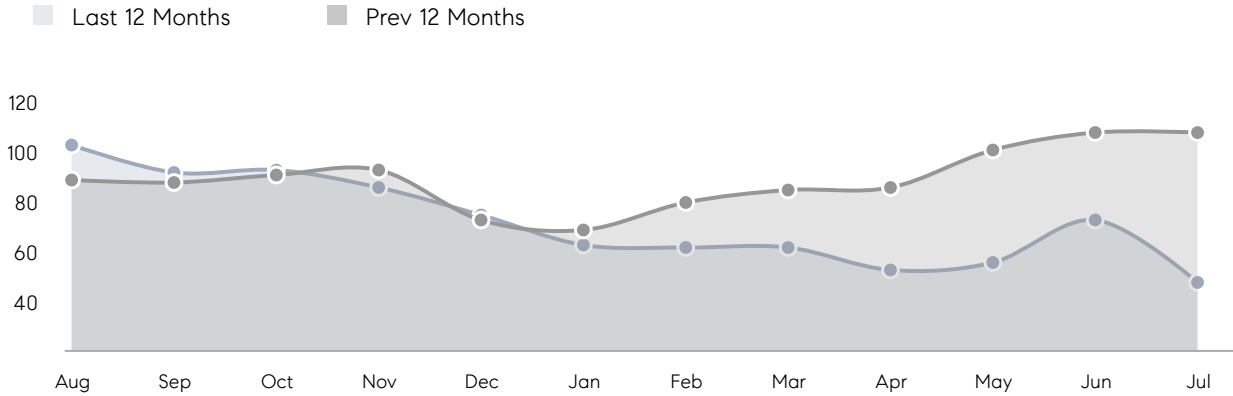
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	71	46	54%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$314,440	\$395,045	-20.4%
	# OF CONTRACTS	39	27	44.4%
	NEW LISTINGS	24	41	-41%
Houses	AVERAGE DOM	87	43	102%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$350,368	\$423,550	-17%
	# OF CONTRACTS	30	22	36%
	NEW LISTINGS	20	33	-39%
Condo/Co-op/TH	AVERAGE DOM	21	72	-71%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$200,667	\$110,000	82%
	# OF CONTRACTS	9	5	80%
	NEW LISTINGS	4	8	-50%

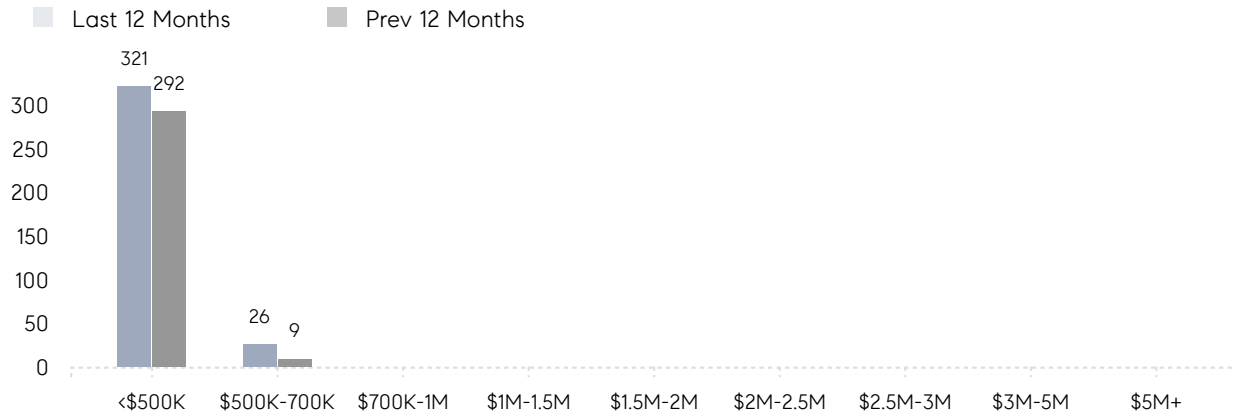
East Orange

JULY 2023

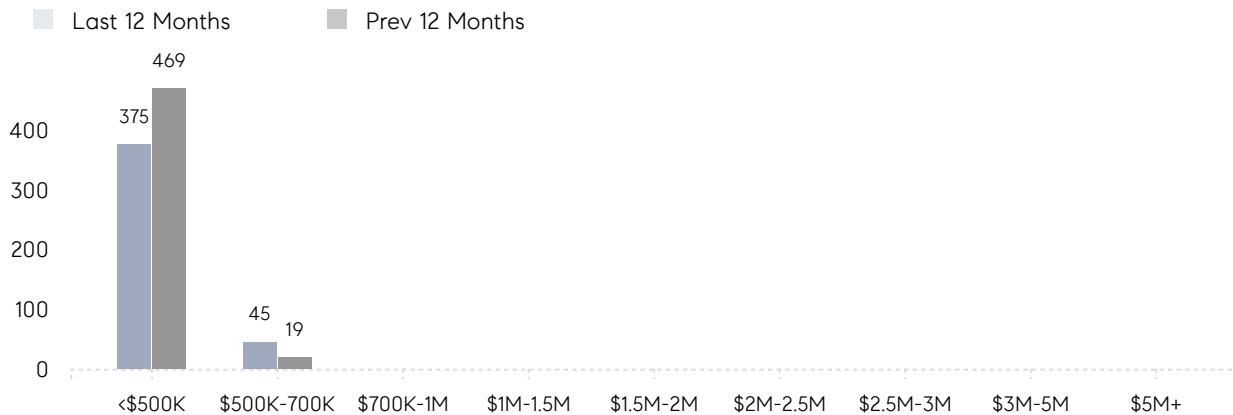
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Edgewater Market Insights

Edgewater

JULY 2023

UNDER CONTRACT

22	\$618K	\$597K
Total Properties	Average Price	Median Price
-39%	-19%	-5%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

20	\$889K	\$745K
Total Properties	Average Price	Median Price
0%	-13%	-22%
Change From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

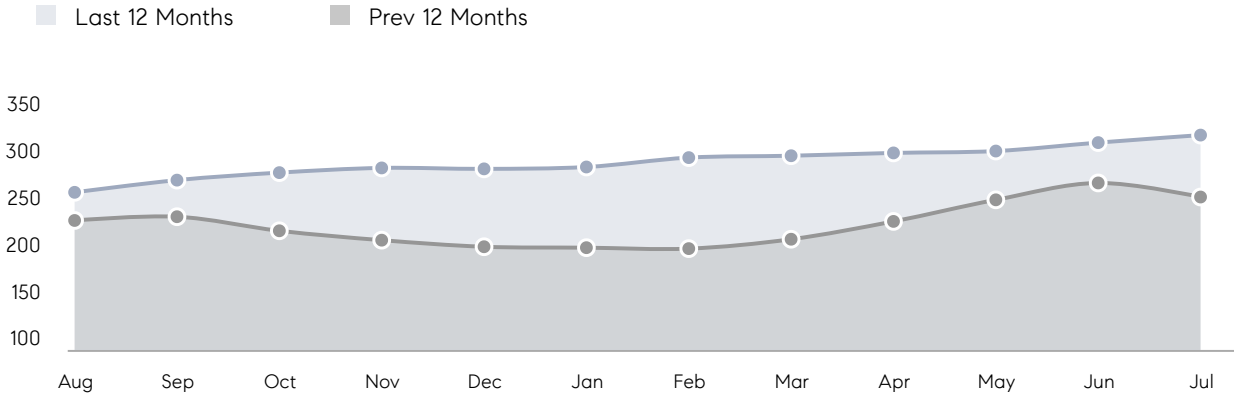
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	61	68	-10%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$889,225	\$1,021,838	-13.0%
	# OF CONTRACTS	22	36	-38.9%
	NEW LISTINGS	35	24	46%
Houses	AVERAGE DOM	52	394	-87%
	% OF ASKING PRICE	95%	90%	
	AVERAGE SOLD PRICE	\$1,325,000	\$790,000	68%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	7	3	133%
Condo/Co-op/TH	AVERAGE DOM	63	51	24%
	% OF ASKING PRICE	99%	96%	
	AVERAGE SOLD PRICE	\$840,806	\$1,034,039	-19%
	# OF CONTRACTS	22	34	-35%
	NEW LISTINGS	28	21	33%

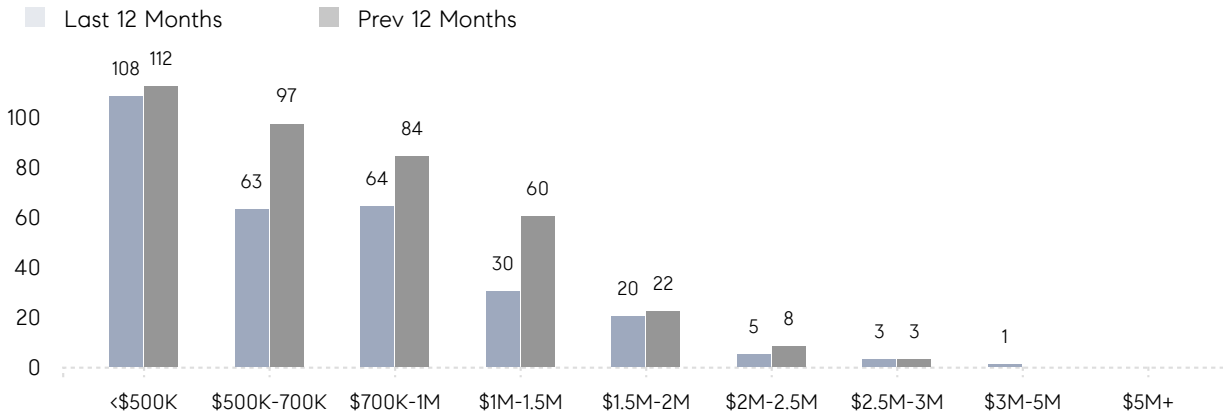
Edgewater

JULY 2023

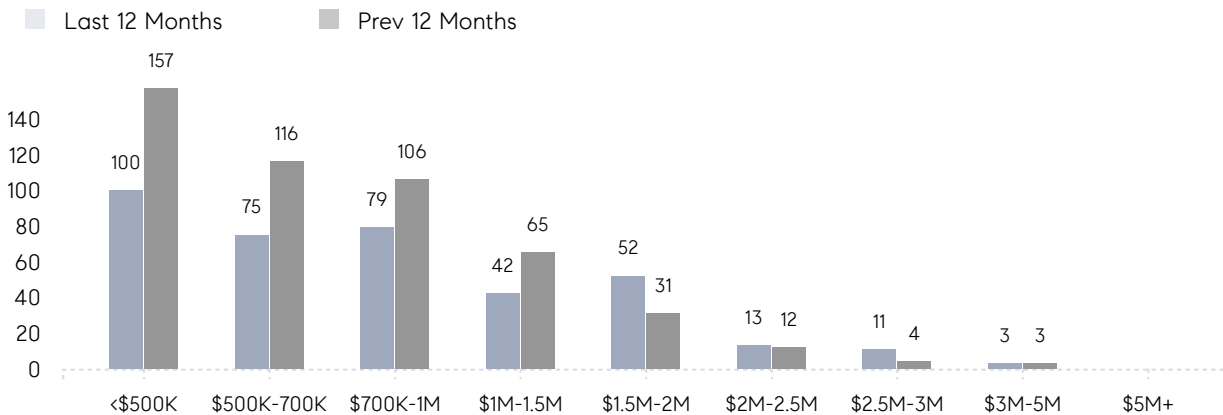
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Elizabeth Market Insights

Elizabeth

JULY 2023

UNDER CONTRACT

12
Total
Properties

\$431K
Average
Price

\$414K
Median
Price

-43%
Decrease From
Jul 2022

11%
Increase From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

17
Total
Properties

\$390K
Average
Price

\$386K
Median
Price

-23%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

4%
Increase From
Jul 2022

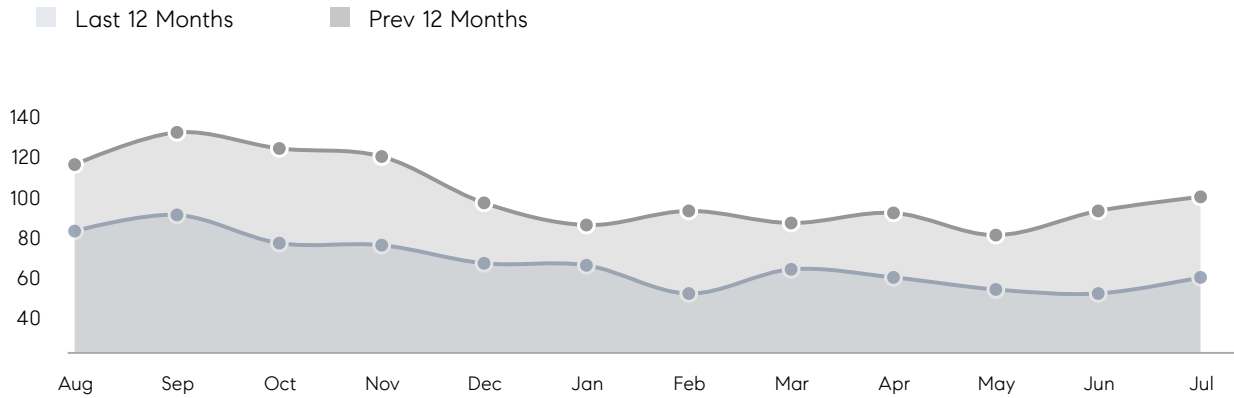
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	39	35	11%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$390,912	\$367,995	6.2%
	# OF CONTRACTS	12	21	-42.9%
	NEW LISTINGS	33	44	-25%
Houses	AVERAGE DOM	36	31	16%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$413,822	\$406,700	2%
	# OF CONTRACTS	7	16	-56%
	NEW LISTINGS	30	33	-9%
Condo/Co-op/TH	AVERAGE DOM	53	51	4%
	% OF ASKING PRICE	98%	106%	
	AVERAGE SOLD PRICE	\$284,000	\$236,400	20%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	3	11	-73%

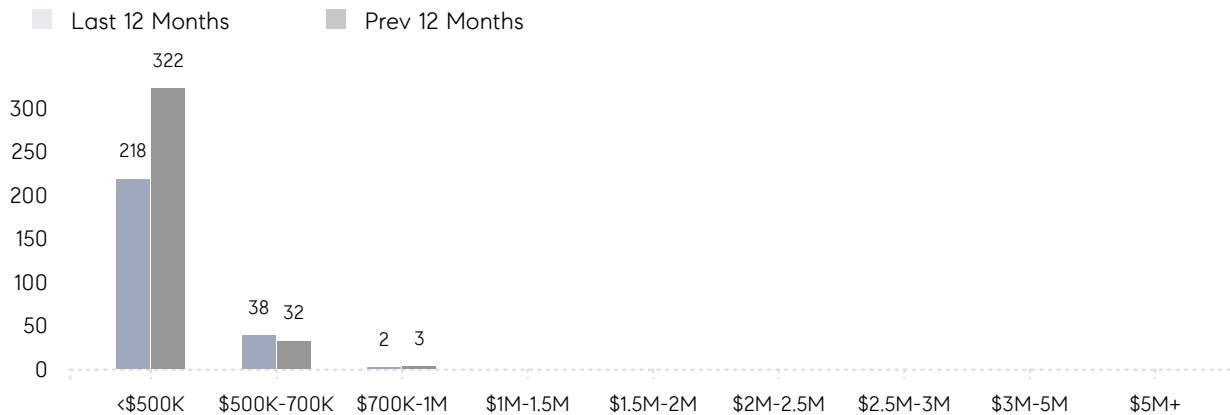
Elizabeth

JULY 2023

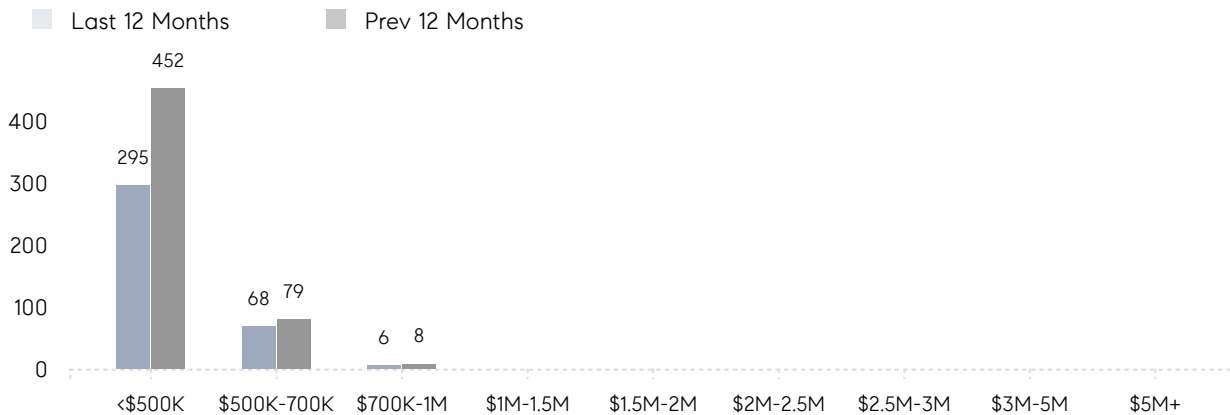
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Elmwood Park Market Insights

Elmwood Park

JULY 2023

UNDER CONTRACT

14	\$458K	\$452K
Total Properties	Average Price	Median Price
-7%	-8%	-1%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

13	\$471K	\$508K
Total Properties	Average Price	Median Price
-19%	5%	12%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

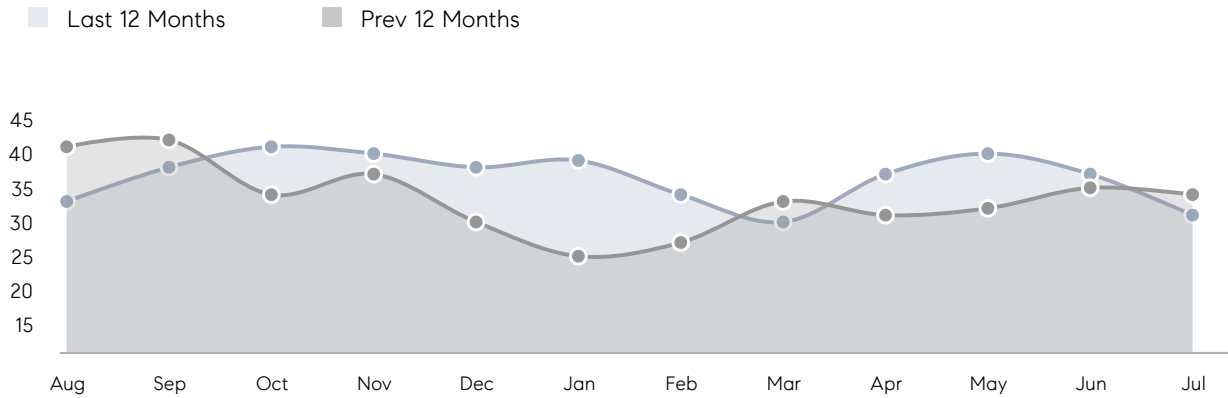
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	32	27	19%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$471,077	\$449,875	4.7%
	# OF CONTRACTS	14	15	-6.7%
	NEW LISTINGS	8	16	-50%
Houses	AVERAGE DOM	35	27	30%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$537,600	\$455,533	18%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	6	13	-54%
Condo/Co-op/TH	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$249,333	\$365,000	-32%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	2	3	-33%

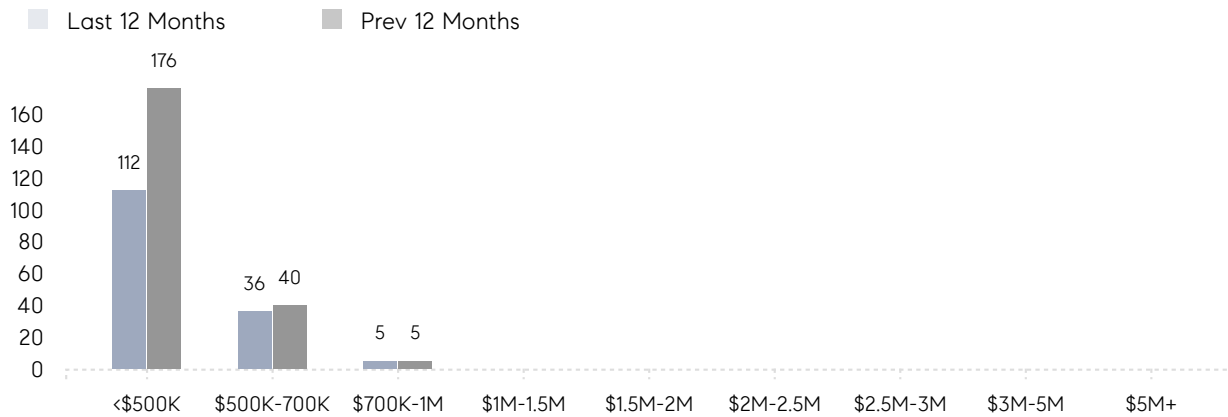
Elmwood Park

JULY 2023

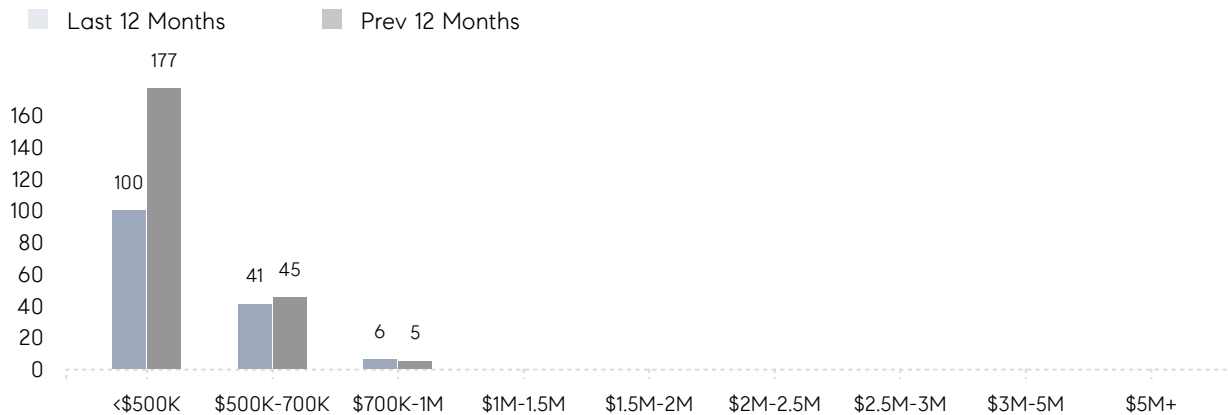
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2023

Emerson Market Insights

Emerson

JULY 2023

UNDER CONTRACT

10
Total
Properties

\$740K
Average
Price

\$749K
Median
Price

25%
Increase From
Jul 2022

27%
Increase From
Jul 2022

44%
Increase From
Jul 2022

UNITS SOLD

6
Total
Properties

\$572K
Average
Price

\$601K
Median
Price

-25%
Decrease From
Jul 2022

-5%
Decrease From
Jul 2022

8%
Increase From
Jul 2022

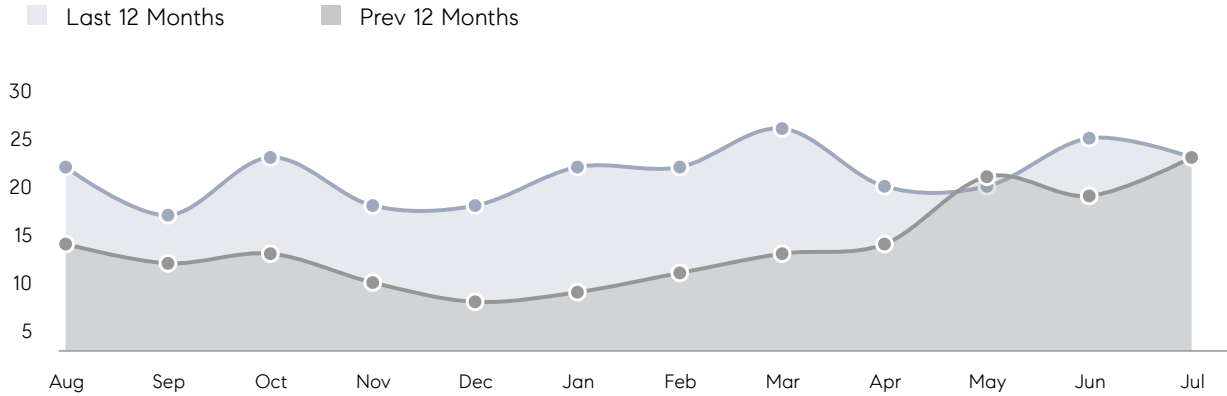
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	30	-20%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$572,400	\$603,938	-5.2%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	9	13	-31%
Houses	AVERAGE DOM	12	26	-54%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$679,475	\$648,083	5%
	# OF CONTRACTS	10	7	43%
	NEW LISTINGS	9	13	-31%
Condo/Co-op/TH	AVERAGE DOM	47	42	12%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$358,250	\$471,500	-24%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

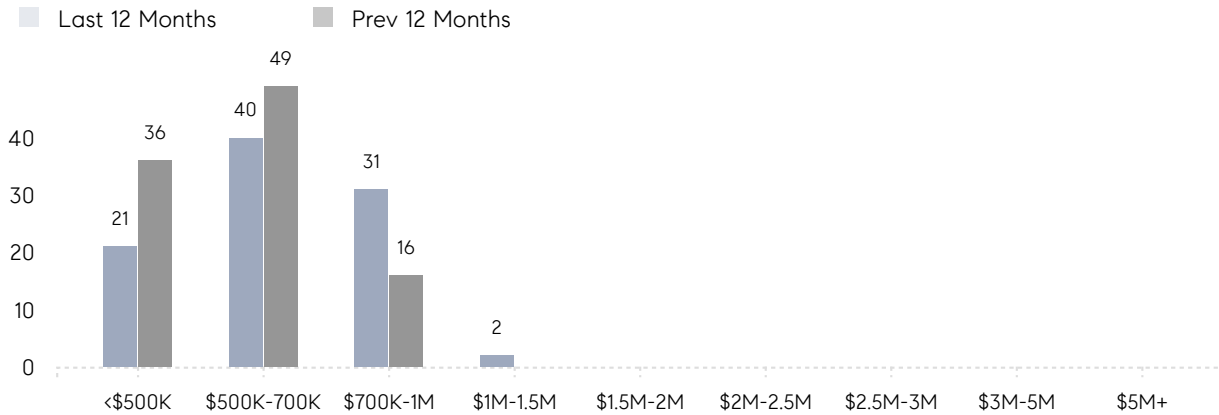
Emerson

JULY 2023

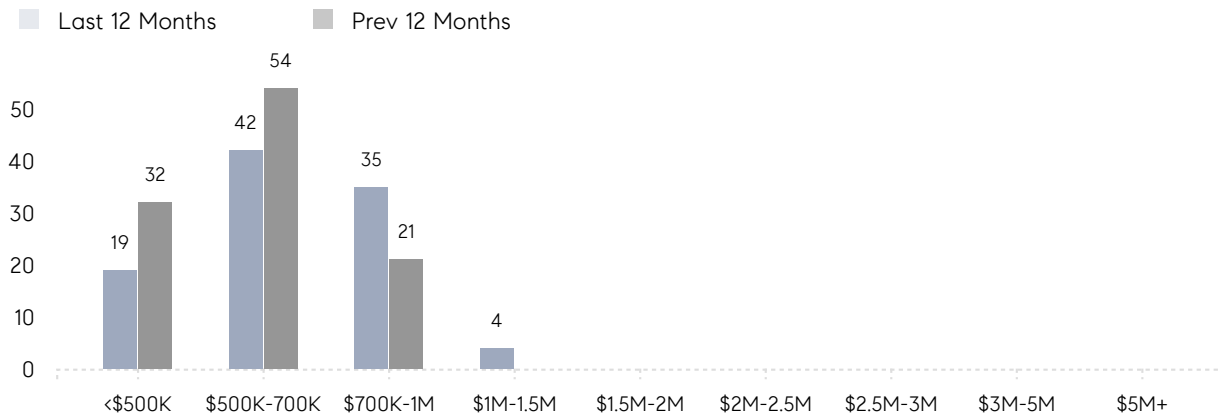
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Englewood Market Insights

Englewood

JULY 2023

UNDER CONTRACT

15	\$651K	\$465K
Total Properties	Average Price	Median Price
-35%	-23%	-11%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

22	\$632K	\$466K
Total Properties	Average Price	Median Price
-33%	-32%	-11%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

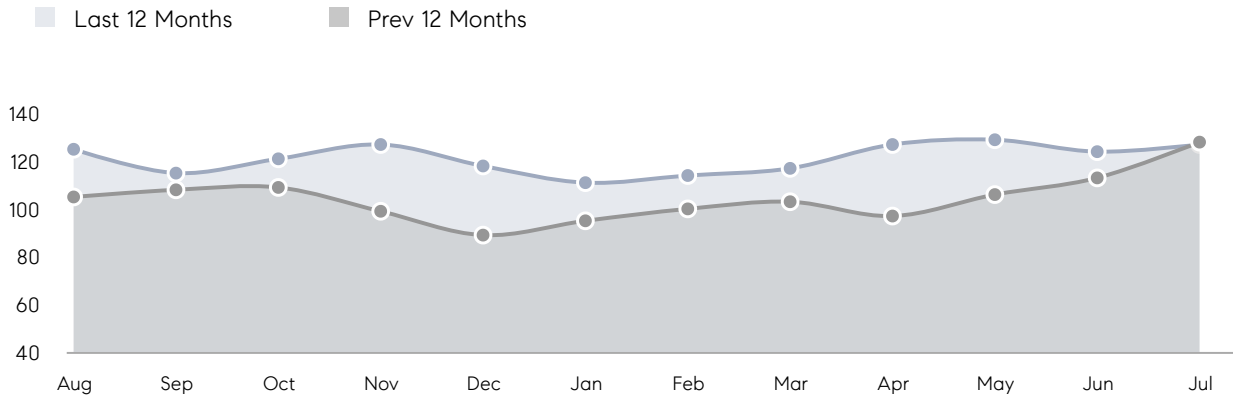
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	43	-47%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$632,875	\$932,212	-32.1%
	# OF CONTRACTS	15	23	-34.8%
	NEW LISTINGS	20	37	-46%
Houses	AVERAGE DOM	24	54	-56%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$771,068	\$1,282,105	-40%
	# OF CONTRACTS	6	15	-60%
	NEW LISTINGS	11	26	-58%
Condo/Co-op/TH	AVERAGE DOM	23	29	-21%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$494,682	\$457,357	8%
	# OF CONTRACTS	9	8	13%
	NEW LISTINGS	9	11	-18%

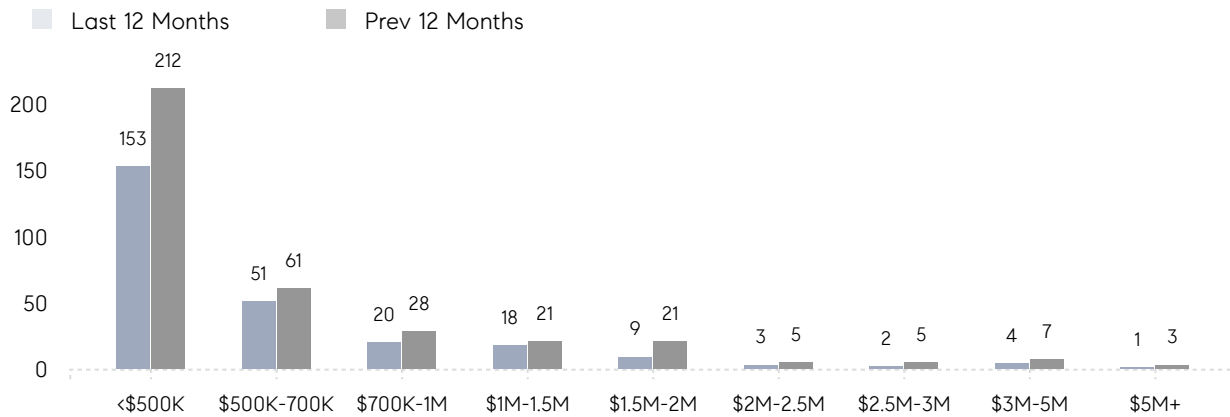
Englewood

JULY 2023

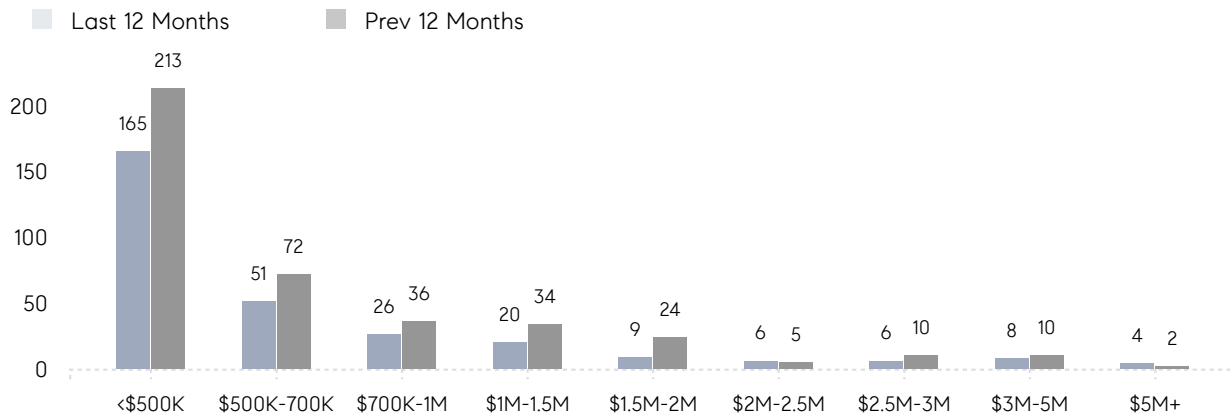
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Englewood Cliffs Market Insights

Englewood Cliffs

JULY 2023

UNDER CONTRACT

8
Total
Properties

\$2.3M
Average
Price

\$1.6M
Median
Price

60%
Increase From
Jul 2022

77%
Increase From
Jul 2022

25%
Increase From
Jul 2022

UNITS SOLD

8
Total
Properties

\$1.3M
Average
Price

\$1.3M
Median
Price

33%
Increase From
Jul 2022

-6%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

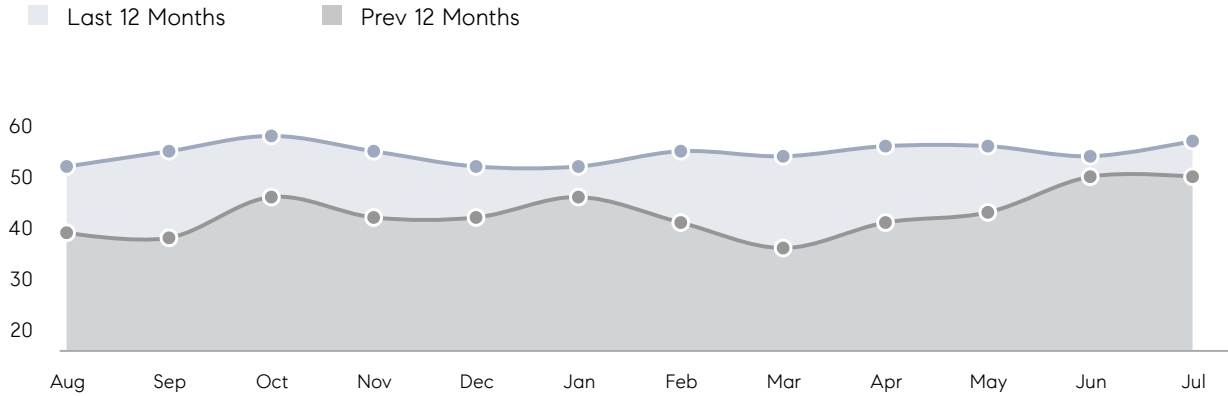
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	30	52	-42%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$1,310,500	\$1,395,333	-6.1%
	# OF CONTRACTS	8	5	60.0%
	NEW LISTINGS	11	7	57%
Houses	AVERAGE DOM	30	52	-42%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$1,310,500	\$1,395,333	-6%
	# OF CONTRACTS	8	5	60%
	NEW LISTINGS	11	7	57%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

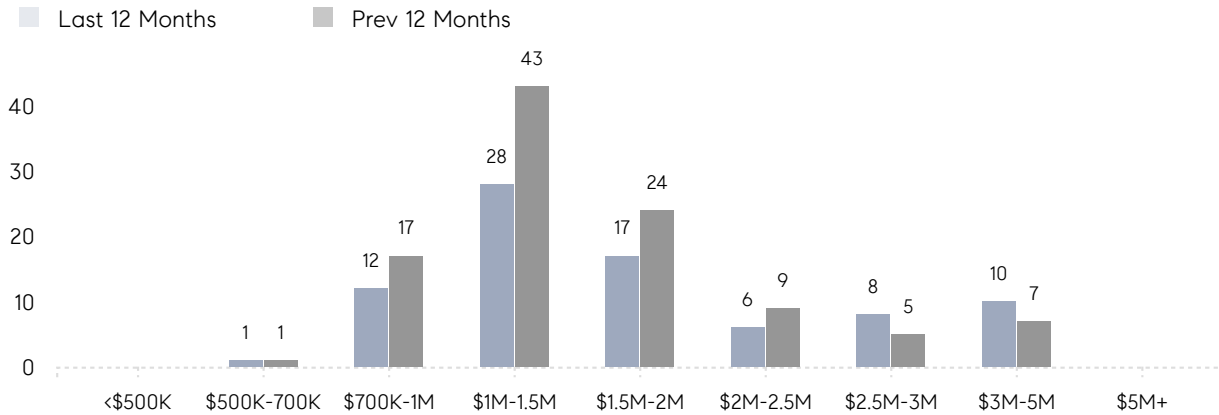
Englewood Cliffs

JULY 2023

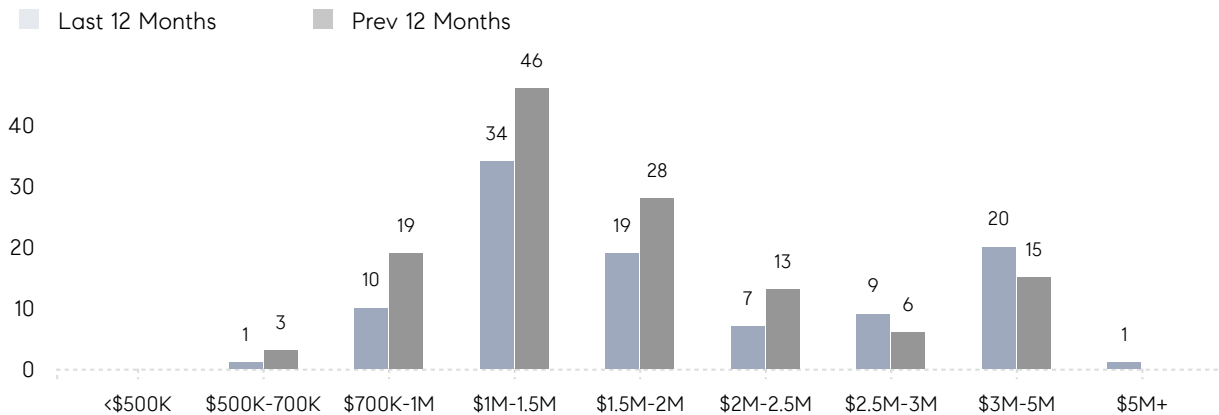
Monthly Inventory



Contracts By Price Range



Listings By Price Range

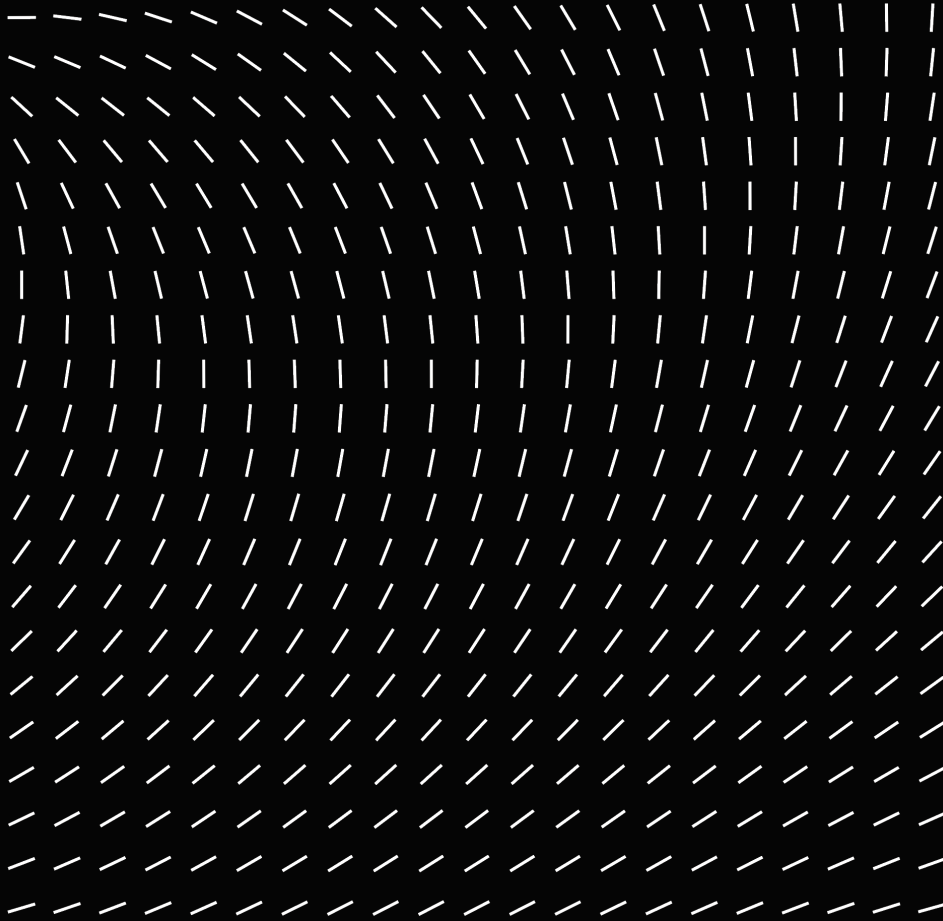




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COMPASS

July 2023

Essex Fells Market Insights

Essex Fells

JULY 2023

UNDER CONTRACT

1	\$525K	\$525K
Total Properties	Average Price	Median Price
-75%	-60%	-62%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

2	\$1.6M	\$1.6M
Total Properties	Average Price	Median Price
-33%	166%	176%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

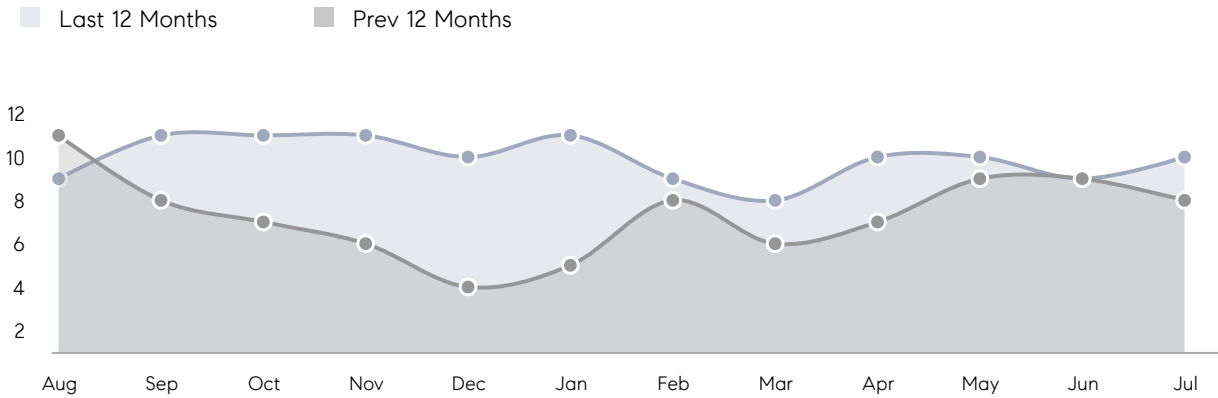
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	36	17	112%
	% OF ASKING PRICE	92%	95%	
	AVERAGE SOLD PRICE	\$1,655,000	\$623,333	165.5%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	3	3	0%
Houses	AVERAGE DOM	36	17	112%
	% OF ASKING PRICE	92%	95%	
	AVERAGE SOLD PRICE	\$1,655,000	\$623,333	166%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

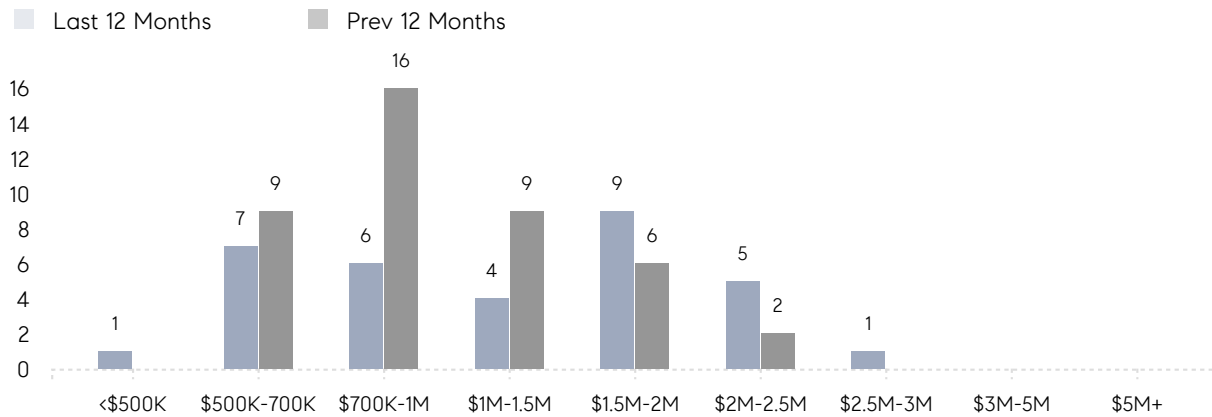
Essex Fells

JULY 2023

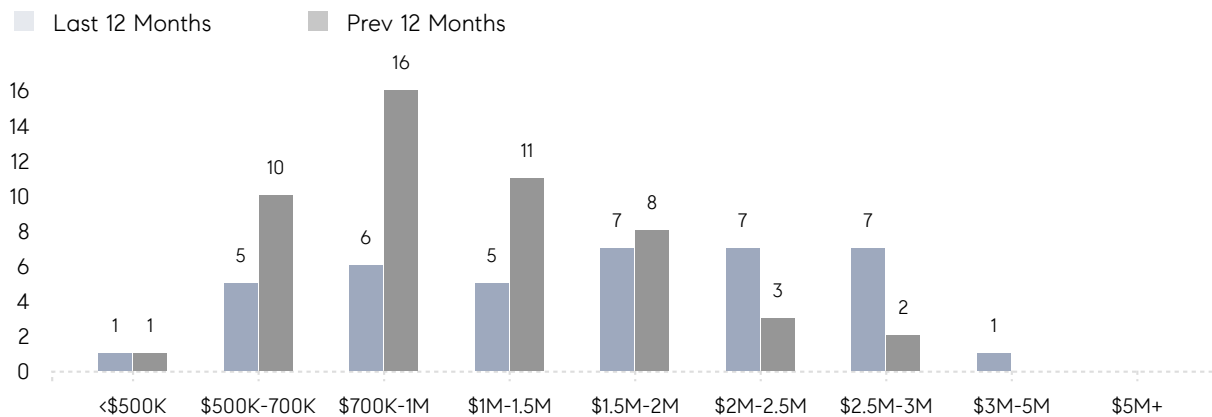
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Fair Lawn Market Insights

Fair Lawn

JULY 2023

UNDER CONTRACT

29
Total
Properties

\$609K
Average
Price

\$579K
Median
Price

-37%
Decrease From
Jul 2022

14%
Increase From
Jul 2022

13%
Increase From
Jul 2022

UNITS SOLD

39
Total
Properties

\$619K
Average
Price

\$585K
Median
Price

-11%
Decrease From
Jul 2022

-1%
Change From
Jul 2022

-2%
Decrease From
Jul 2022

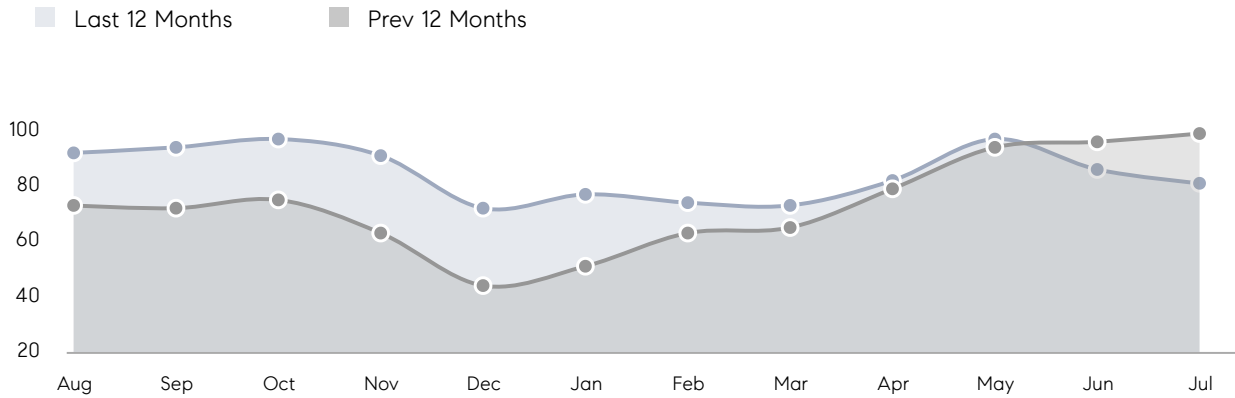
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	27	28	-4%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$619,613	\$625,495	-0.9%
	# OF CONTRACTS	29	46	-37.0%
	NEW LISTINGS	26	52	-50%
Houses	AVERAGE DOM	27	29	-7%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$651,025	\$643,401	1%
	# OF CONTRACTS	28	39	-28%
	NEW LISTINGS	25	48	-48%
Condo/Co-op/TH	AVERAGE DOM	28	19	47%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$242,667	\$485,824	-50%
	# OF CONTRACTS	1	7	-86%
	NEW LISTINGS	1	4	-75%

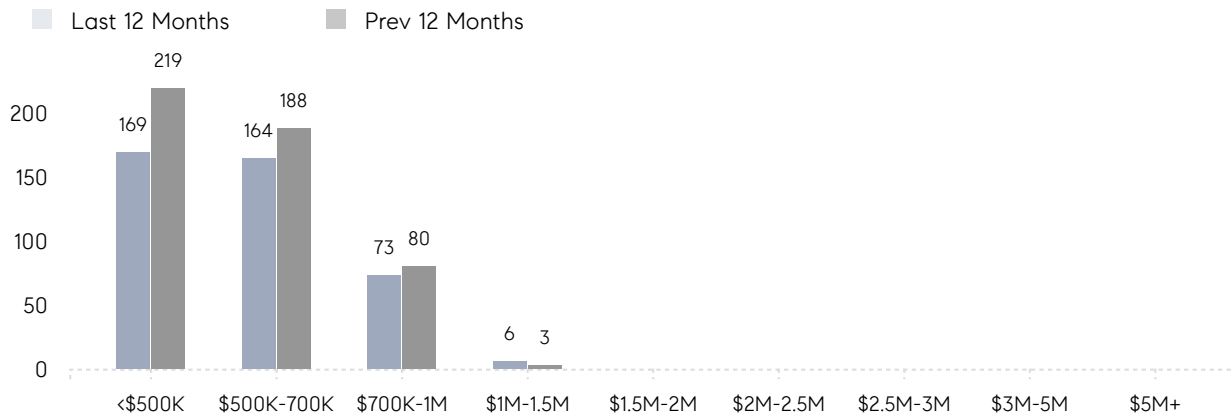
Fair Lawn

JULY 2023

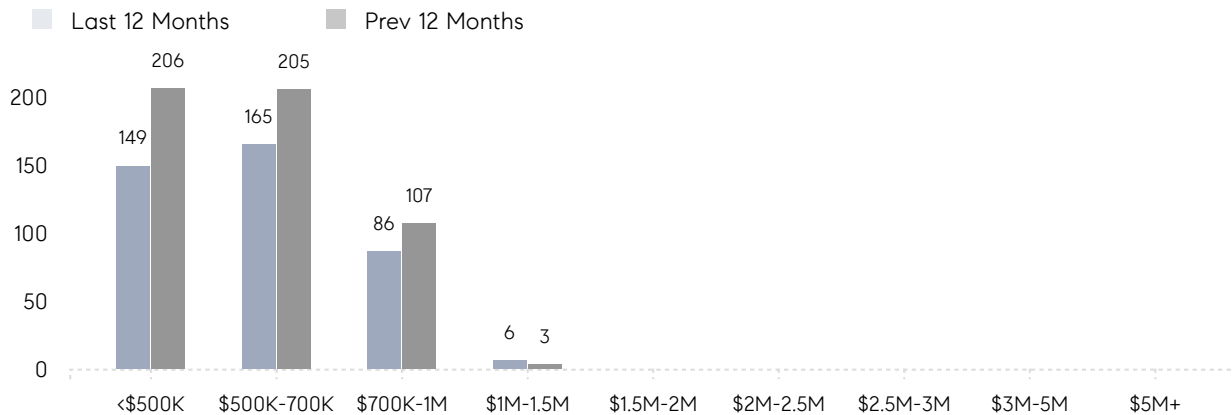
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Fairfield Market Insights

Fairfield

JULY 2023

UNDER CONTRACT

6	\$641K	\$649K
Total Properties	Average Price	Median Price
-33%	-7%	-13%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

8	\$666K	\$627K
Total Properties	Average Price	Median Price
300%	22%	15%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

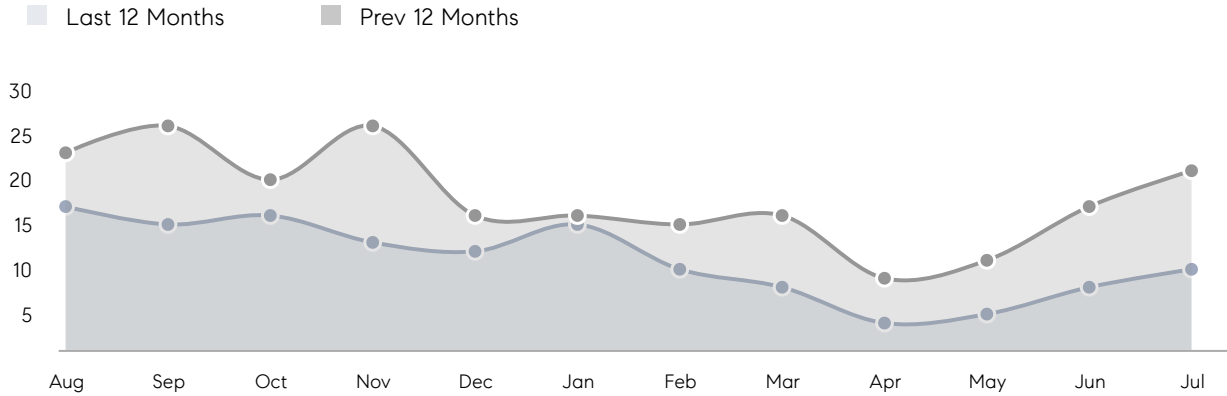
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	12	100%
	% OF ASKING PRICE	101%	110%	
	AVERAGE SOLD PRICE	\$666,250	\$547,500	21.7%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	11	14	-21%
Houses	AVERAGE DOM	30	12	150%
	% OF ASKING PRICE	104%	110%	
	AVERAGE SOLD PRICE	\$702,000	\$547,500	28%
	# OF CONTRACTS	5	9	-44%
	NEW LISTINGS	10	13	-23%
Condo/Co-op/TH	AVERAGE DOM	14	-	-
	% OF ASKING PRICE	96%	-	
	AVERAGE SOLD PRICE	\$606,667	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

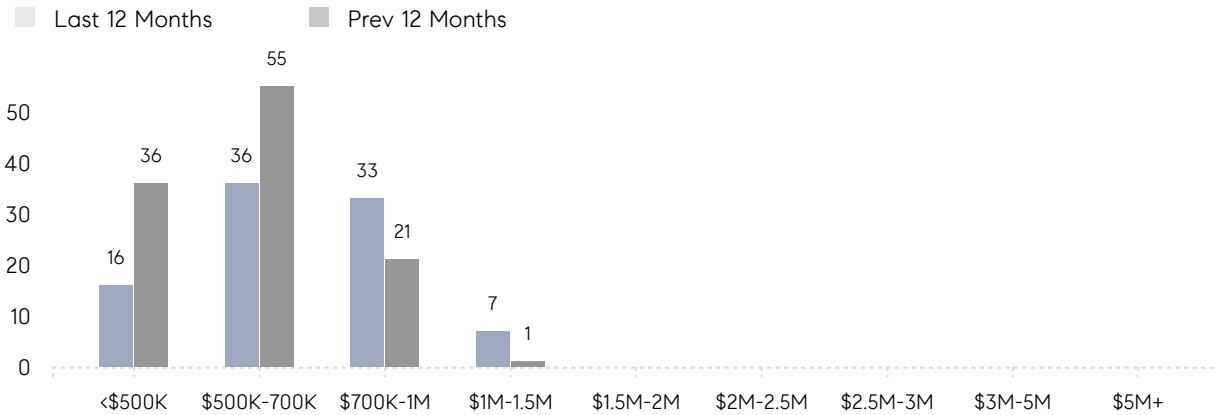
Fairfield

JULY 2023

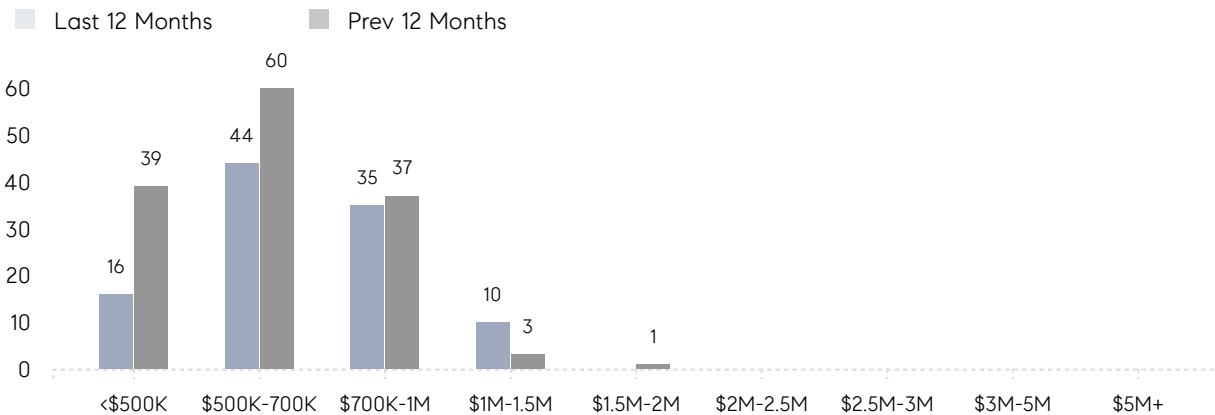
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Fairview Market Insights

Fairview

JULY 2023

UNDER CONTRACT

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

UNITS SOLD

2	\$598K	\$598K
Total Properties	Average Price	Median Price
-50%	27%	21%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

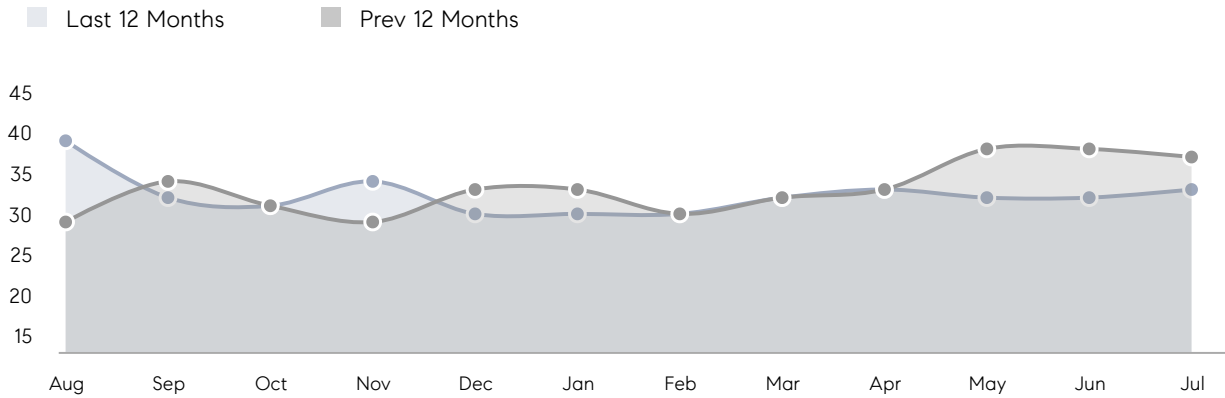
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	28	18	56%
	% OF ASKING PRICE	109%	102%	
	AVERAGE SOLD PRICE	\$598,000	\$470,000	27.2%
	# OF CONTRACTS	0	6	0.0%
	NEW LISTINGS	1	3	-67%
Houses	AVERAGE DOM	40	20	100%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$570,000	\$440,000	30%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	15	16	-6%
	% OF ASKING PRICE	114%	104%	
	AVERAGE SOLD PRICE	\$626,000	\$500,000	25%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	0	0	0%

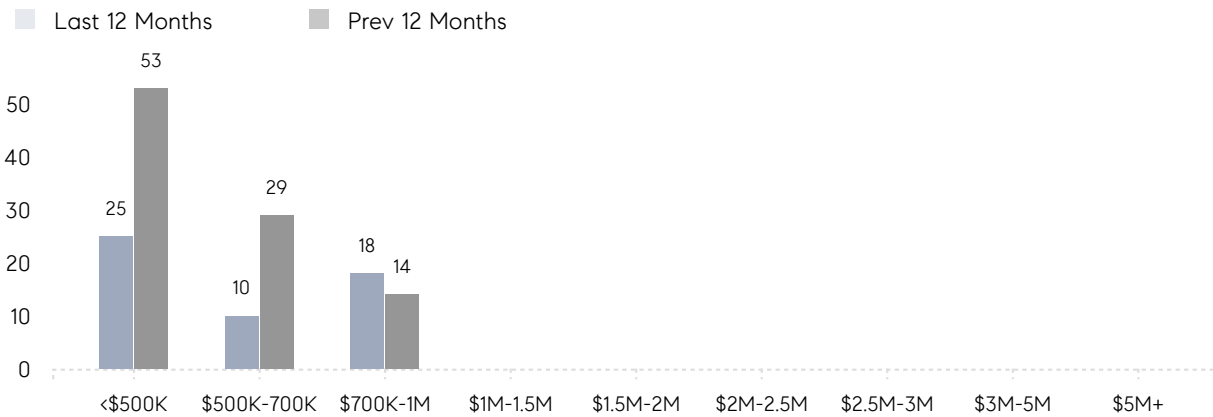
Fairview

JULY 2023

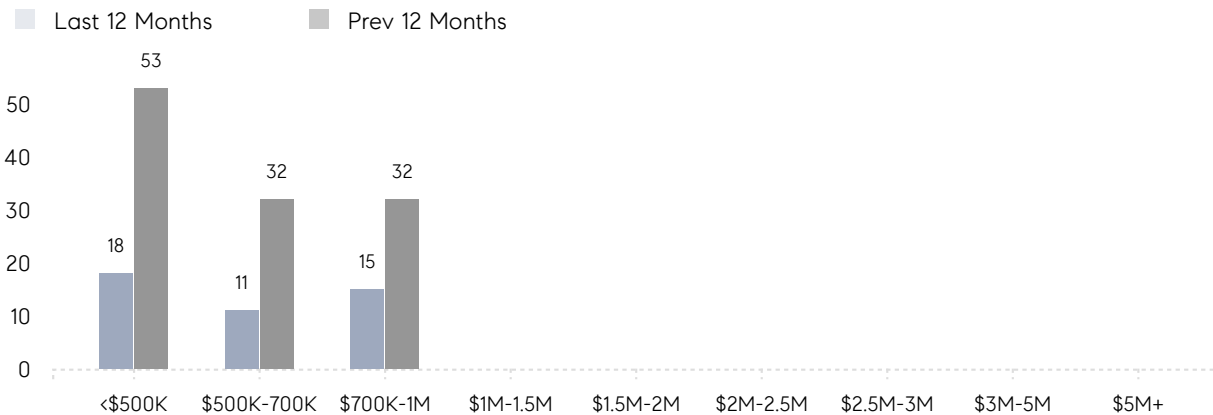
Monthly Inventory



Contracts By Price Range



Listings By Price Range

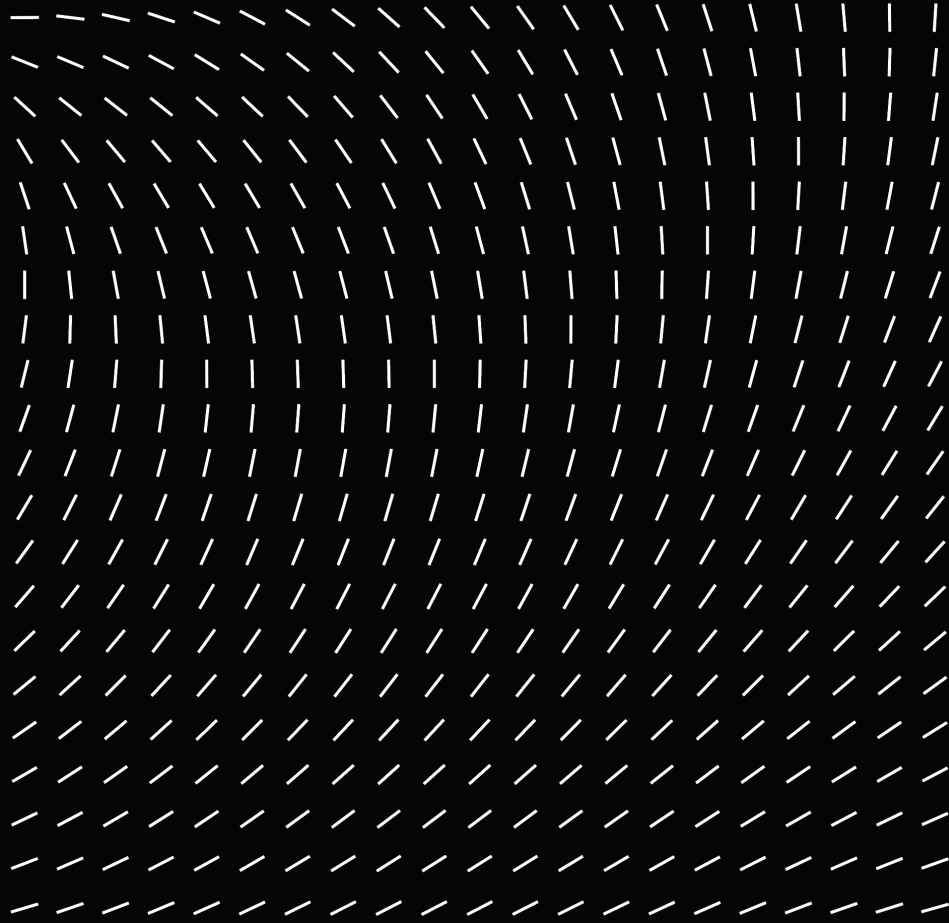




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COMPASS

July 2023

Fanwood Market Insights

Fanwood

JULY 2023

UNDER CONTRACT

7
Total
Properties

\$660K
Average
Price

\$679K
Median
Price

0%
Change From
Jul 2022

7%
Increase From
Jul 2022

13%
Increase From
Jul 2022

UNITS SOLD

5
Total
Properties

\$624K
Average
Price

\$670K
Median
Price

-55%
Decrease From
Jul 2022

-11%
Decrease From
Jul 2022

1%
Increase From
Jul 2022

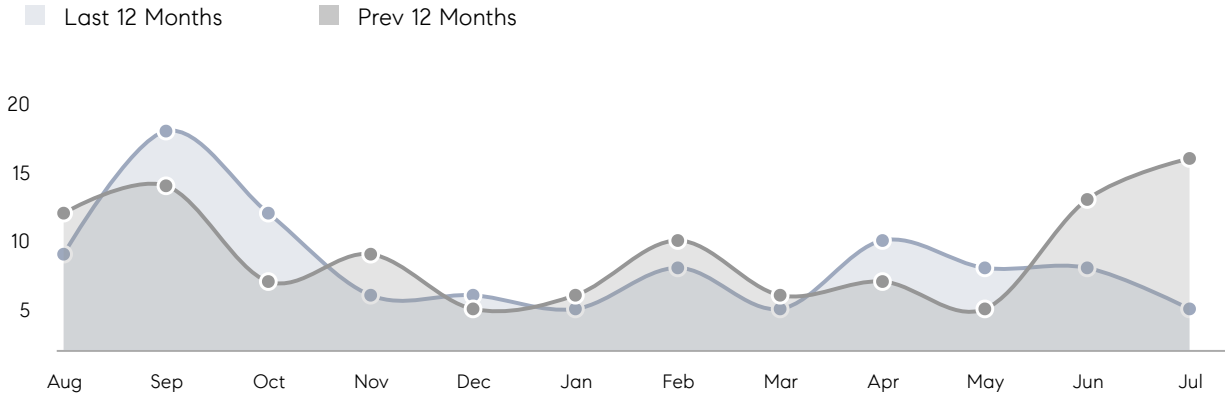
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	12	13	-8%
	% OF ASKING PRICE	109%	108%	
	AVERAGE SOLD PRICE	\$624,000	\$697,289	-10.5%
	# OF CONTRACTS	7	7	0.0%
	NEW LISTINGS	6	11	-45%
Houses	AVERAGE DOM	12	13	-8%
	% OF ASKING PRICE	109%	109%	
	AVERAGE SOLD PRICE	\$624,000	\$720,400	-13%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	6	11	-45%
Condo/Co-op/TH	AVERAGE DOM	-	6	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$466,181	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

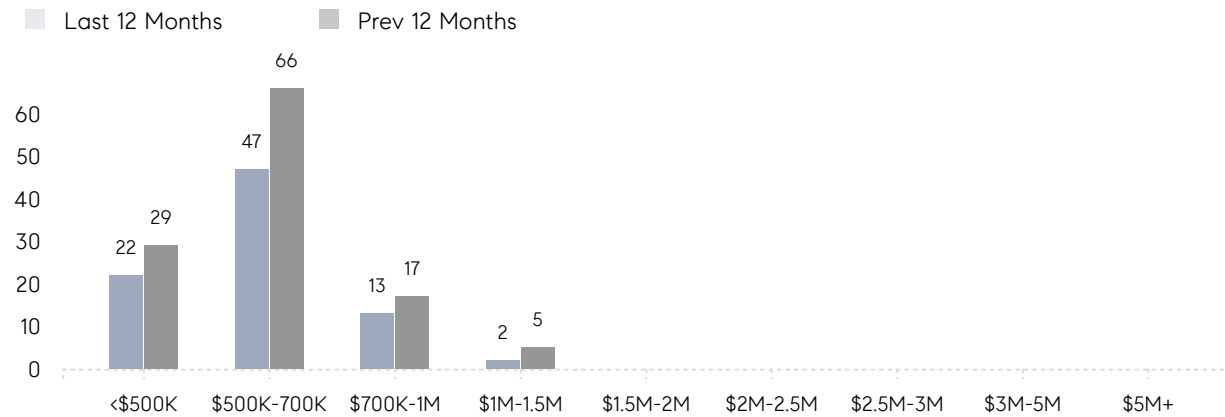
Fanwood

JULY 2023

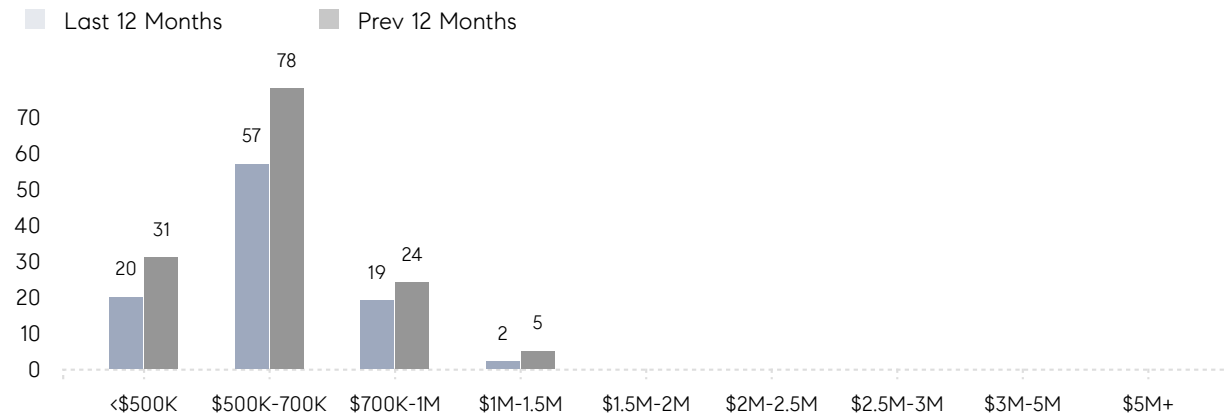
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Far Hills Market Insights

Far Hills

JULY 2023

UNDER CONTRACT

1
Total
Properties

\$950K
Average
Price

\$950K
Median
Price

0%
Change From
Jul 2022

–
Change From
Jul 2022

–
Change From
Jul 2022

UNITS SOLD

1
Total
Properties

\$1.5M
Average
Price

\$1.5M
Median
Price

0%
Change From
Jul 2022

120%
Increase From
Jul 2022

120%
Increase From
Jul 2022

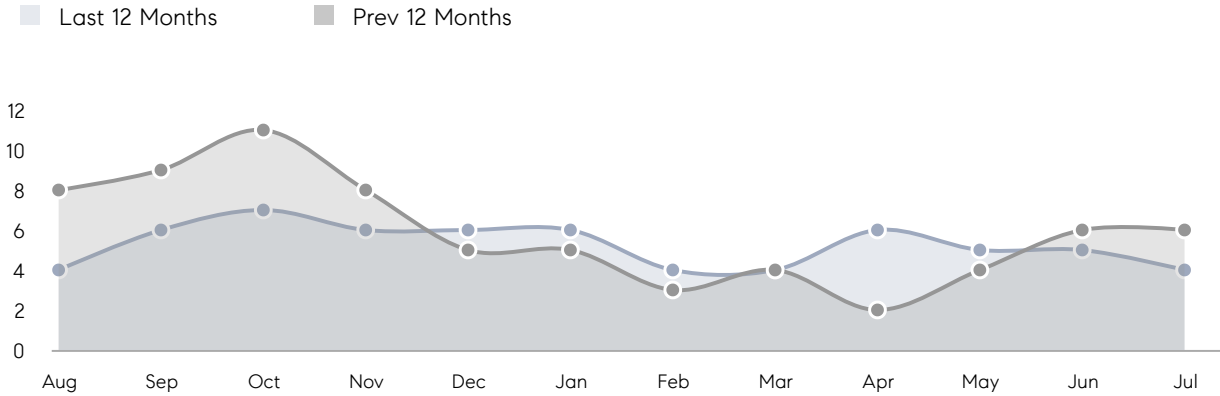
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	169	21	705%
	% OF ASKING PRICE	79%	101%	
	AVERAGE SOLD PRICE	\$1,550,000	\$705,000	119.9%
	# OF CONTRACTS	1	0	0.0%
	NEW LISTINGS	0	0	0%
Houses	AVERAGE DOM	169	-	-
	% OF ASKING PRICE	79%	-	
	AVERAGE SOLD PRICE	\$1,550,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$705,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

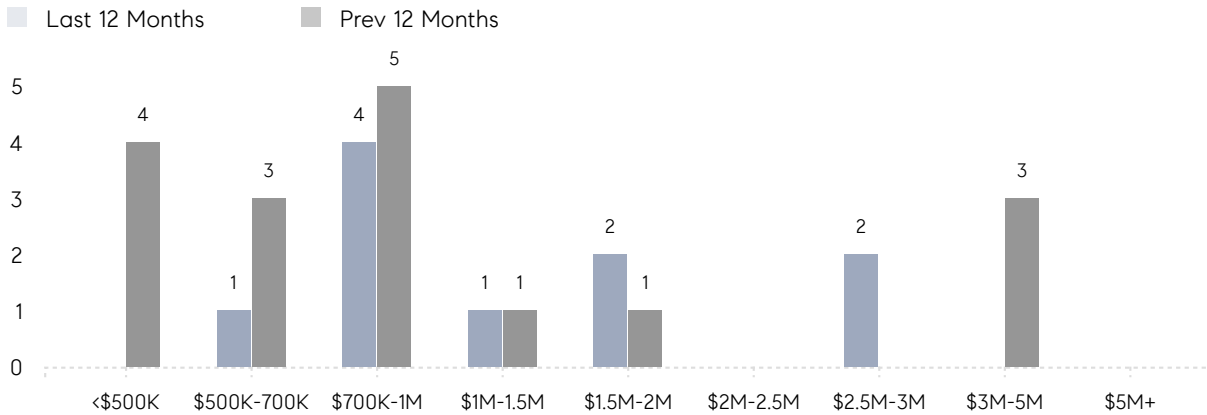
Far Hills

JULY 2023

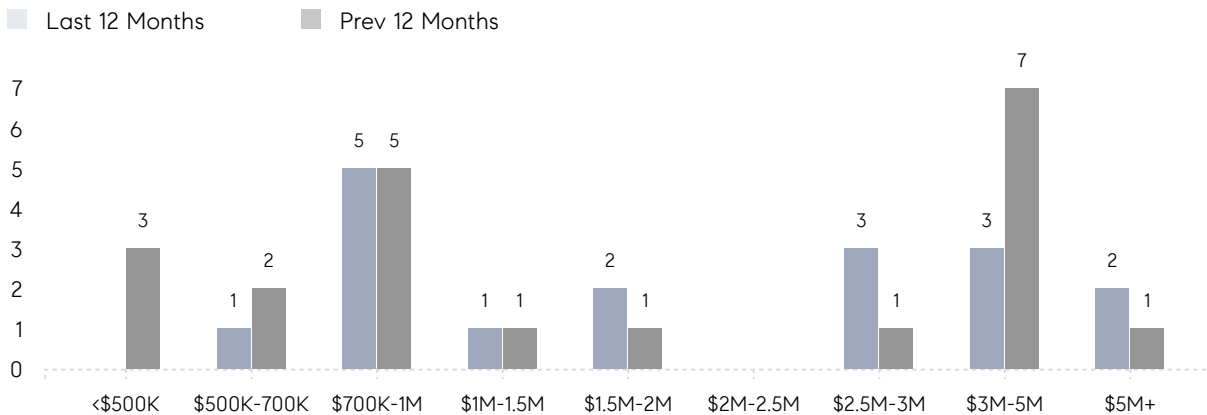
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Flemington Market Insights

Flemington

JULY 2023

UNDER CONTRACT

3
Total
Properties

\$406K
Average
Price

\$399K
Median
Price

-40%
Decrease From
Jul 2022

-3%
Decrease From
Jul 2022

25%
Increase From
Jul 2022

UNITS SOLD

2
Total
Properties

\$375K
Average
Price

\$375K
Median
Price

0%
Change From
Jul 2022

-30%
Decrease From
Jul 2022

-30%
Decrease From
Jul 2022

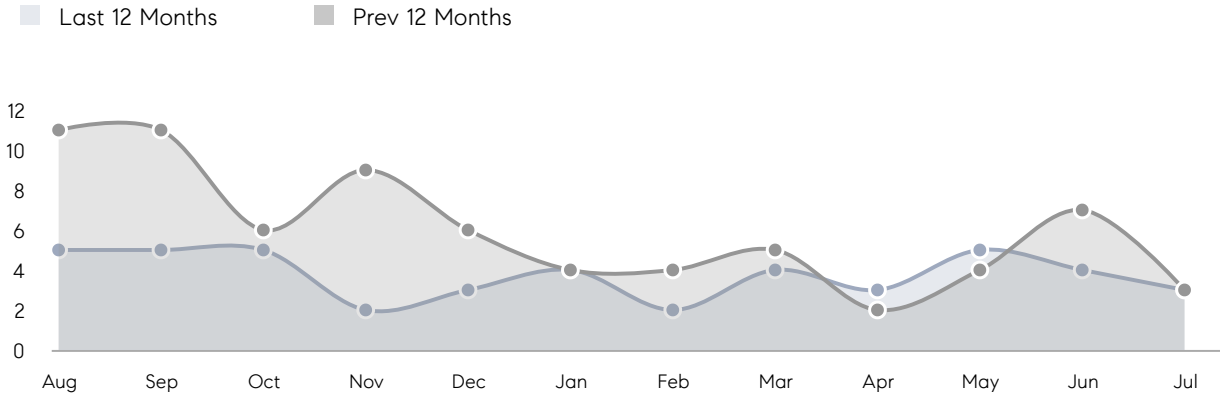
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	13	85%
	% OF ASKING PRICE	108%	100%	
	AVERAGE SOLD PRICE	\$375,000	\$535,000	-29.9%
	# OF CONTRACTS	3	5	-40.0%
	NEW LISTINGS	4	1	300%
Houses	AVERAGE DOM	24	13	85%
	% OF ASKING PRICE	108%	100%	
	AVERAGE SOLD PRICE	\$375,000	\$535,000	-30%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

Flemington

JULY 2023

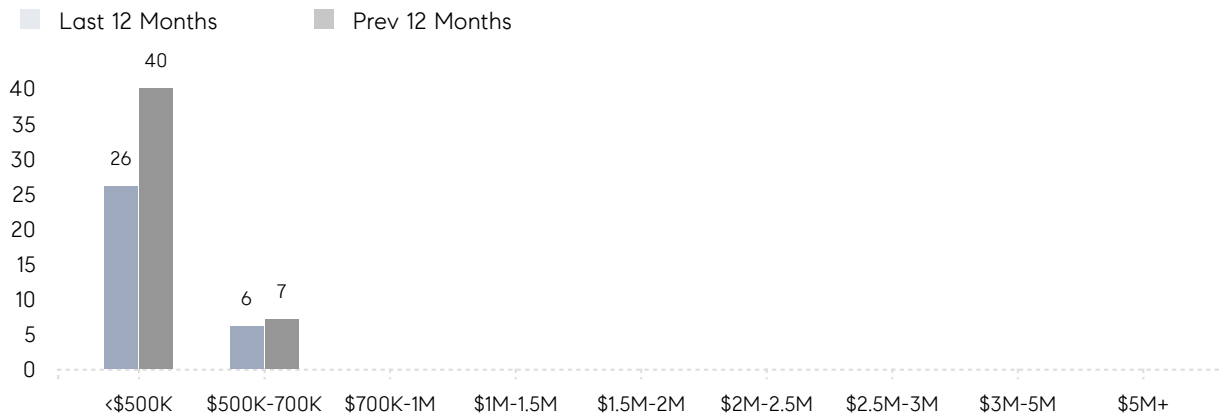
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Florham Park Market Insights

Florham Park

JULY 2023

UNDER CONTRACT

13
Total
Properties

\$914K
Average
Price

\$649K
Median
Price

86%
Increase From
Jul 2022

23%
Increase From
Jul 2022

21%
Increase From
Jul 2022

UNITS SOLD

11
Total
Properties

\$793K
Average
Price

\$900K
Median
Price

-48%
Decrease From
Jul 2022

1%
Increase From
Jul 2022

13%
Increase From
Jul 2022

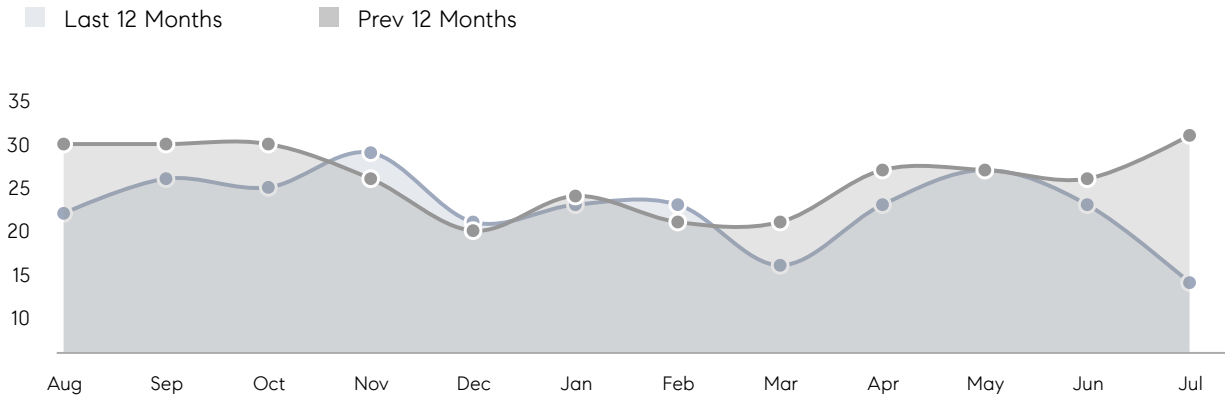
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	31	-19%
	% OF ASKING PRICE	107%	102%	
	AVERAGE SOLD PRICE	\$793,409	\$783,244	1.3%
	# OF CONTRACTS	13	7	85.7%
	NEW LISTINGS	7	15	-53%
Houses	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	109%	105%	
	AVERAGE SOLD PRICE	\$1,045,333	\$817,333	28%
	# OF CONTRACTS	10	3	233%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	37	50	-26%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$491,100	\$737,790	-33%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	3	6	-50%

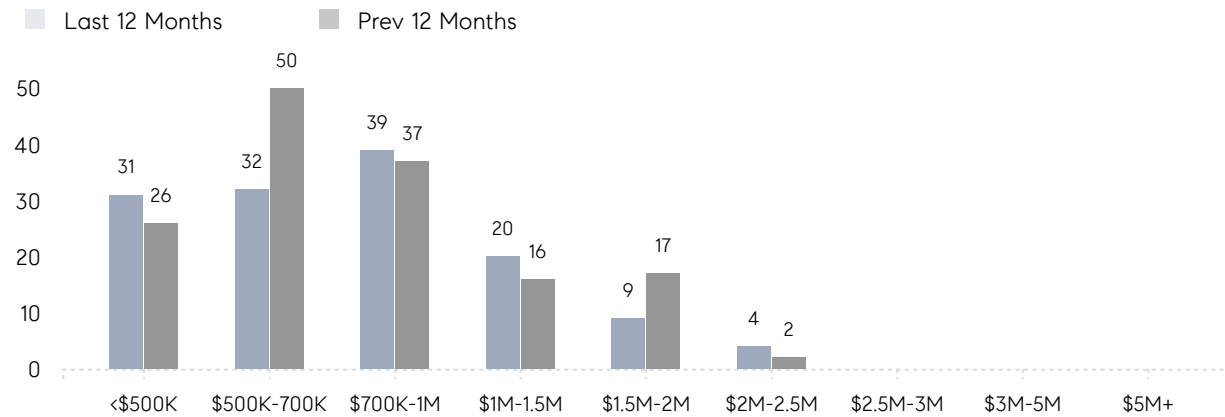
Florham Park

JULY 2023

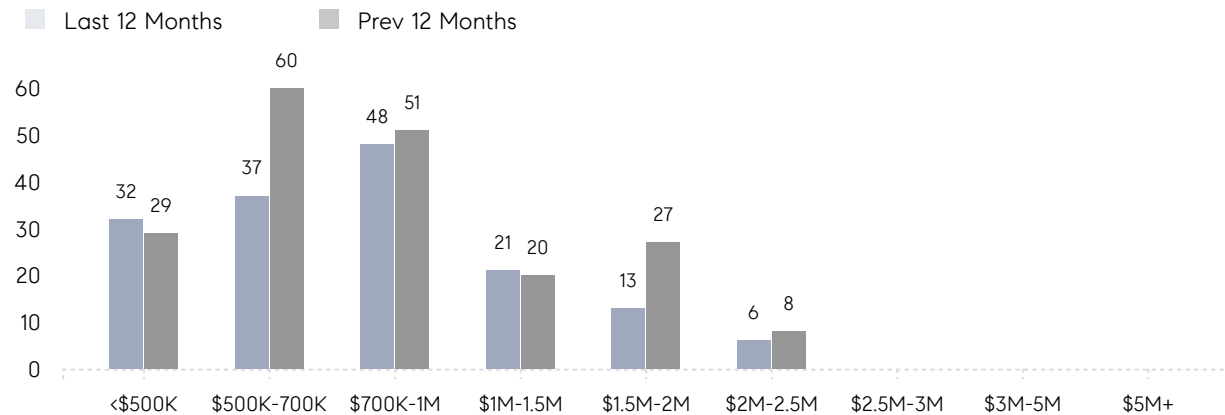
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Fort Lee Market Insights

Fort Lee

JULY 2023

UNDER CONTRACT

65
Total
Properties

\$523K
Average
Price

\$290K
Median
Price

12%
Increase From
Jul 2022

36%
Increase From
Jul 2022

17%
Increase From
Jul 2022

UNITS SOLD

50
Total
Properties

\$614K
Average
Price

\$424K
Median
Price

-30%
Decrease From
Jul 2022

42%
Increase From
Jul 2022

49%
Increase From
Jul 2022

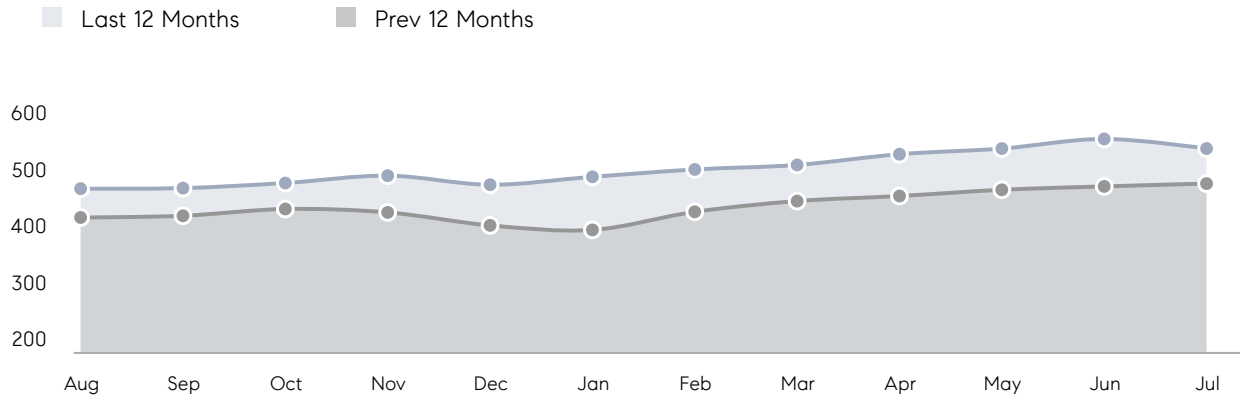
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	52	75	-31%
	% OF ASKING PRICE	97%	95%	
	AVERAGE SOLD PRICE	\$614,120	\$431,827	42.2%
	# OF CONTRACTS	65	58	12.1%
	NEW LISTINGS	55	62	-11%
Houses	AVERAGE DOM	87	81	7%
	% OF ASKING PRICE	92%	91%	
	AVERAGE SOLD PRICE	\$1,365,833	\$1,193,600	14%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	1	12	-92%
Condo/Co-op/TH	AVERAGE DOM	47	74	-36%
	% OF ASKING PRICE	97%	96%	
	AVERAGE SOLD PRICE	\$511,614	\$374,117	37%
	# OF CONTRACTS	57	52	10%
	NEW LISTINGS	54	50	8%

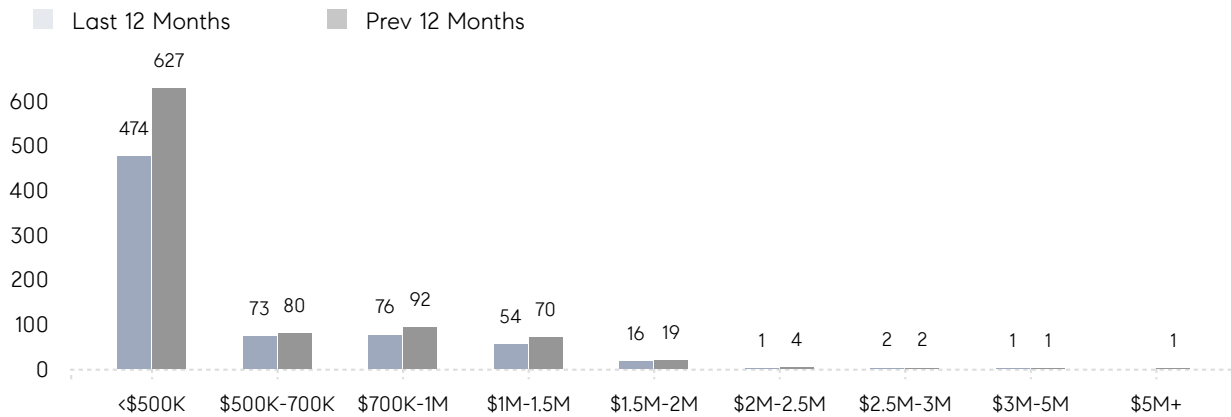
Fort Lee

JULY 2023

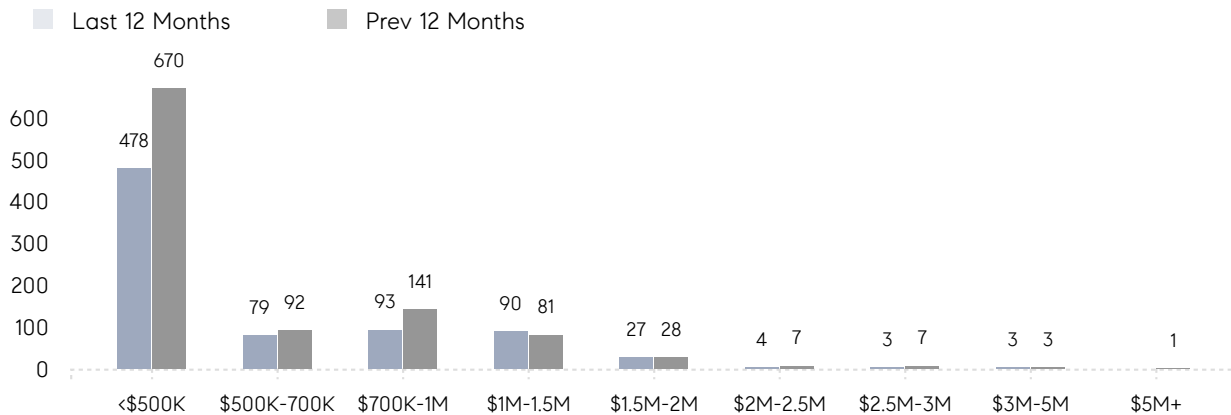
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Franklin Lakes Market Insights

Franklin Lakes

JULY 2023

UNDER CONTRACT

7	\$1.8M	\$1.2M
Total Properties	Average Price	Median Price
-53%	34%	-6%
Decrease From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

UNITS SOLD

7	\$1.1M	\$1.2M
Total Properties	Average Price	Median Price
-56%	-29%	-12%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

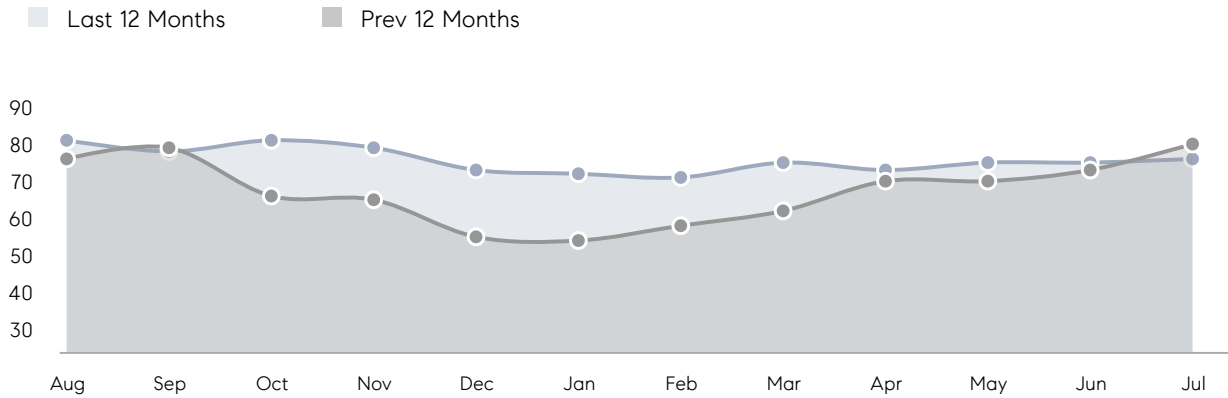
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	41	-61%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$1,138,516	\$1,605,592	-29.1%
	# OF CONTRACTS	7	15	-53.3%
	NEW LISTINGS	11	28	-61%
Houses	AVERAGE DOM	15	47	-68%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$1,051,333	\$1,649,214	-36%
	# OF CONTRACTS	6	10	-40%
	NEW LISTINGS	10	25	-60%
Condo/Co-op/TH	AVERAGE DOM	21	2	950%
	% OF ASKING PRICE	101%	116%	
	AVERAGE SOLD PRICE	\$1,661,613	\$1,300,239	28%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	1	3	-67%

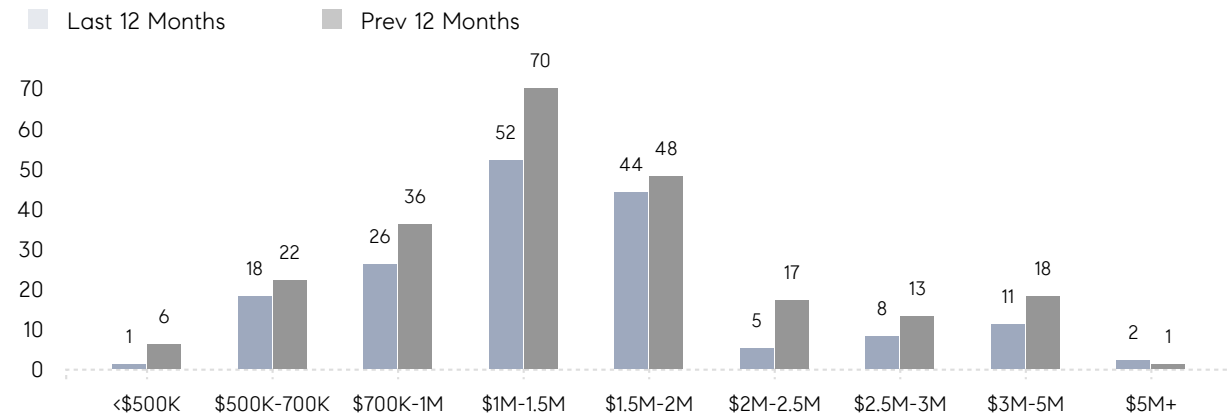
Franklin Lakes

JULY 2023

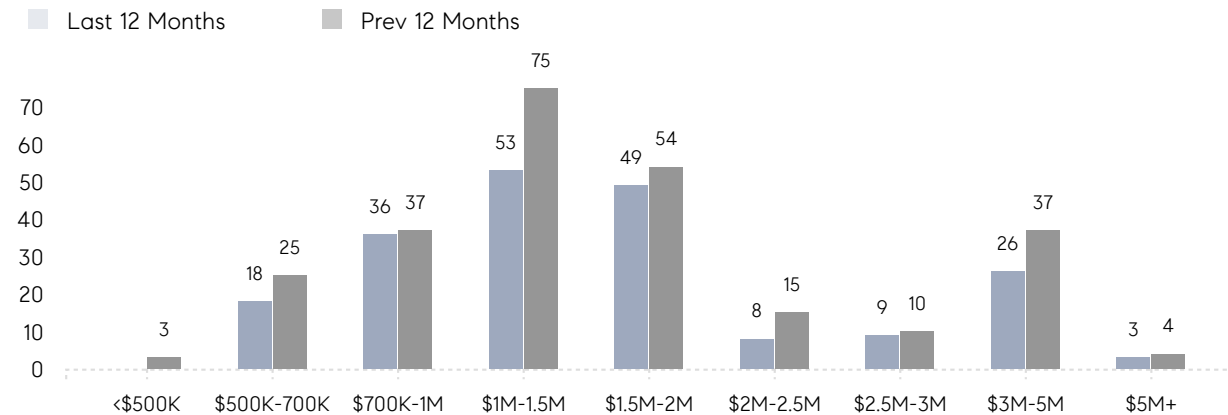
Monthly Inventory



Contracts By Price Range



Listings By Price Range

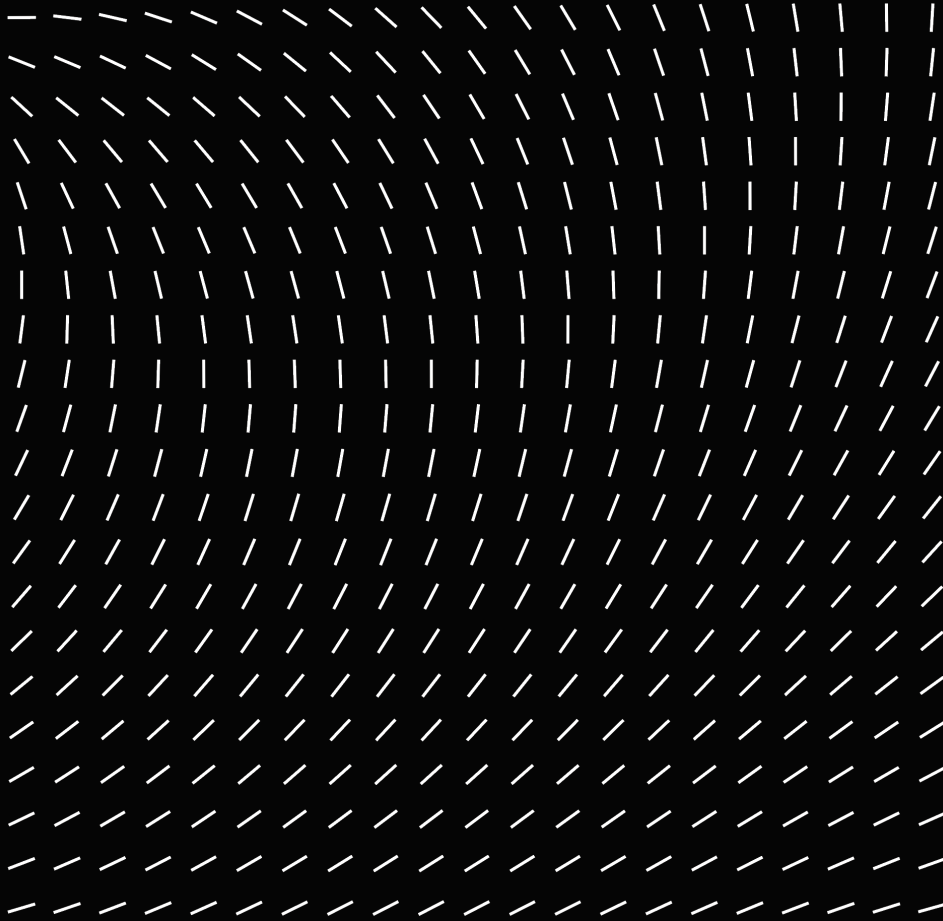




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COMPASS

July 2023

Garfield City Market Insights

Garfield City

JULY 2023

UNDER CONTRACT

2
Total
Properties

\$499K
Average
Price

\$499K
Median
Price

-60%
Decrease From
Jul 2022

55%
Increase From
Jul 2022

56%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$464K
Average
Price

\$475K
Median
Price

-12%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

19%
Increase From
Jul 2022

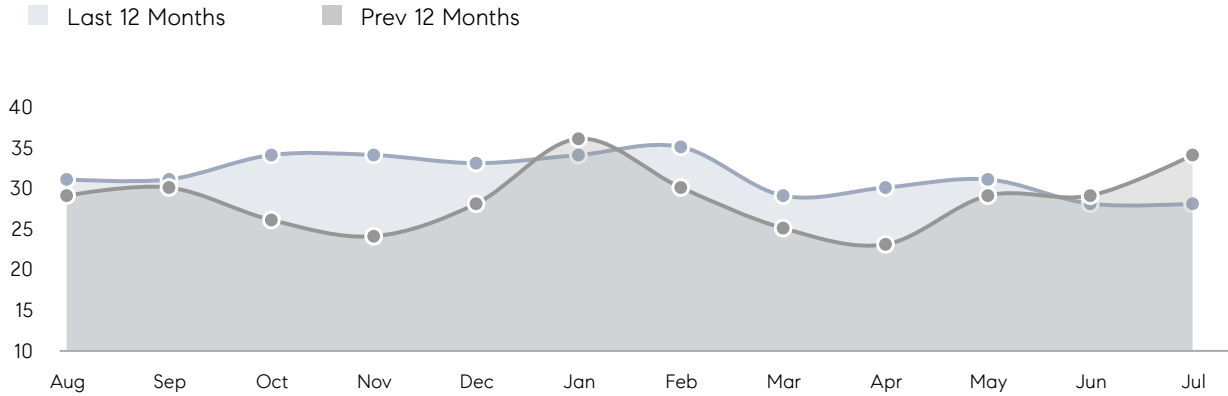
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	33	101	-67%
	% OF ASKING PRICE	106%	99%	
	AVERAGE SOLD PRICE	\$464,286	\$433,125	7.2%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	2	12	-83%
Houses	AVERAGE DOM	40	190	-79%
	% OF ASKING PRICE	108%	101%	
	AVERAGE SOLD PRICE	\$501,000	\$489,333	2%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	2	12	-83%
Condo/Co-op/TH	AVERAGE DOM	14	47	-70%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$372,500	\$399,400	-7%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	0	0%

Garfield City

JULY 2023

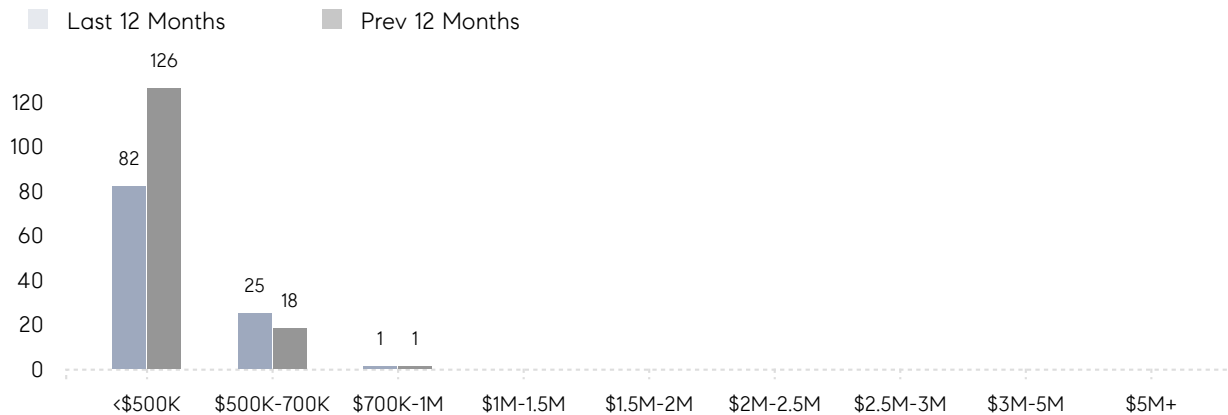
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Garwood Market Insights

Garwood

JULY 2023

UNDER CONTRACT

3	\$560K	\$535K
Total Properties	Average Price	Median Price
200%	-3%	-7%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

2	\$617K	\$617K
Total Properties	Average Price	Median Price
-33%	16%	34%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

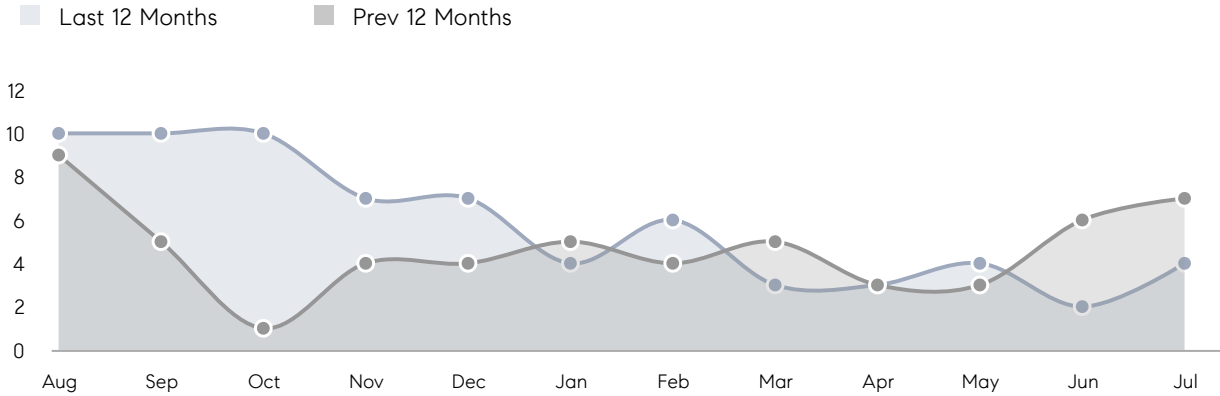
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	14	55	-75%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$617,500	\$530,667	16.4%
	# OF CONTRACTS	3	1	200.0%
	NEW LISTINGS	6	3	100%
Houses	AVERAGE DOM	14	55	-75%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$617,500	\$530,667	16%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	6	3	100%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

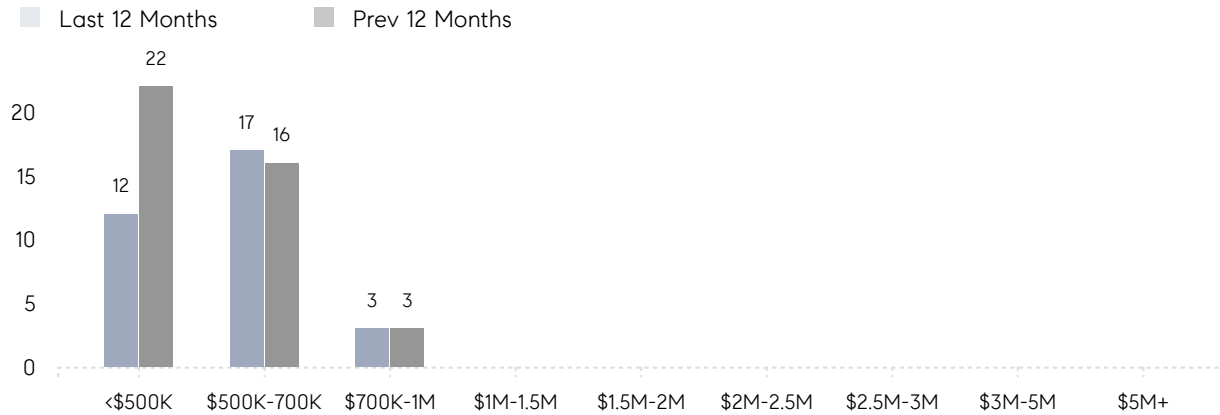
Garwood

JULY 2023

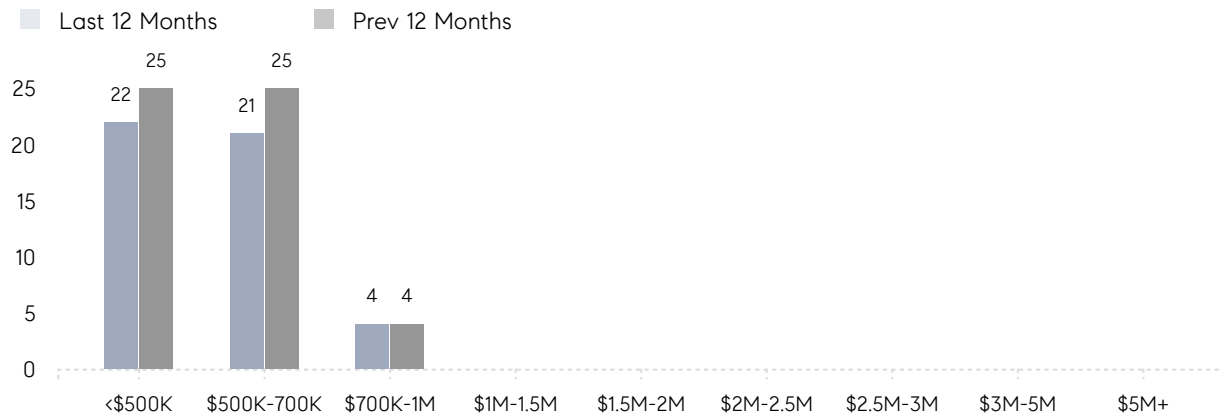
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Glen Ridge Market Insights

Glen Ridge

JULY 2023

UNDER CONTRACT

8
Total
Properties

\$819K
Average
Price

\$712K
Median
Price

-50%
Decrease From
Jul 2022

16%
Increase From
Jul 2022

23%
Increase From
Jul 2022

UNITS SOLD

3
Total
Properties

\$1.1M
Average
Price

\$990K
Median
Price

-85%
Decrease From
Jul 2022

21%
Increase From
Jul 2022

3%
Increase From
Jul 2022

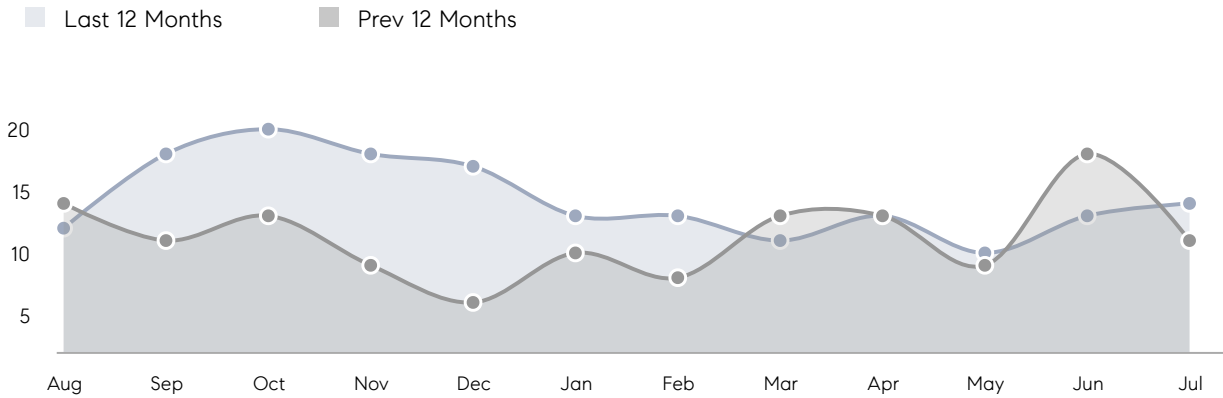
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	14	13	8%
	% OF ASKING PRICE	110%	130%	
	AVERAGE SOLD PRICE	\$1,193,666	\$990,535	20.5%
	# OF CONTRACTS	8	16	-50.0%
	NEW LISTINGS	8	9	-11%
Houses	AVERAGE DOM	14	13	8%
	% OF ASKING PRICE	110%	132%	
	AVERAGE SOLD PRICE	\$1,193,666	\$1,045,039	14%
	# OF CONTRACTS	8	9	-11%
	NEW LISTINGS	6	5	20%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	118%	
	AVERAGE SOLD PRICE	-	\$500,000	-
	# OF CONTRACTS	0	7	0%
	NEW LISTINGS	2	4	-50%

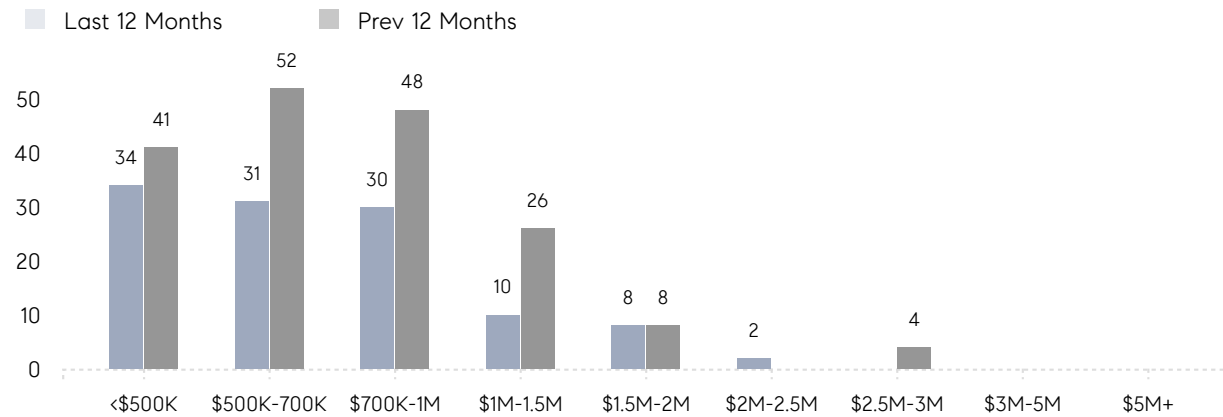
Glen Ridge

JULY 2023

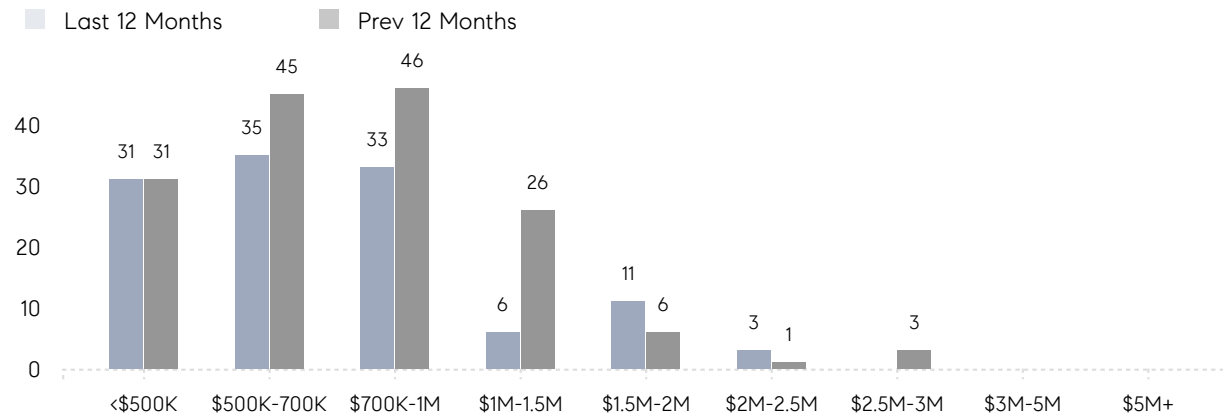
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Glen Rock Market Insights

Glen Rock

JULY 2023

UNDER CONTRACT

12
Total
Properties

\$807K
Average
Price

\$734K
Median
Price

-50%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

-9%
Decrease From
Jul 2022

UNITS SOLD

12
Total
Properties

\$1.2M
Average
Price

\$1.3M
Median
Price

-29%
Decrease From
Jul 2022

10%
Increase From
Jul 2022

33%
Increase From
Jul 2022

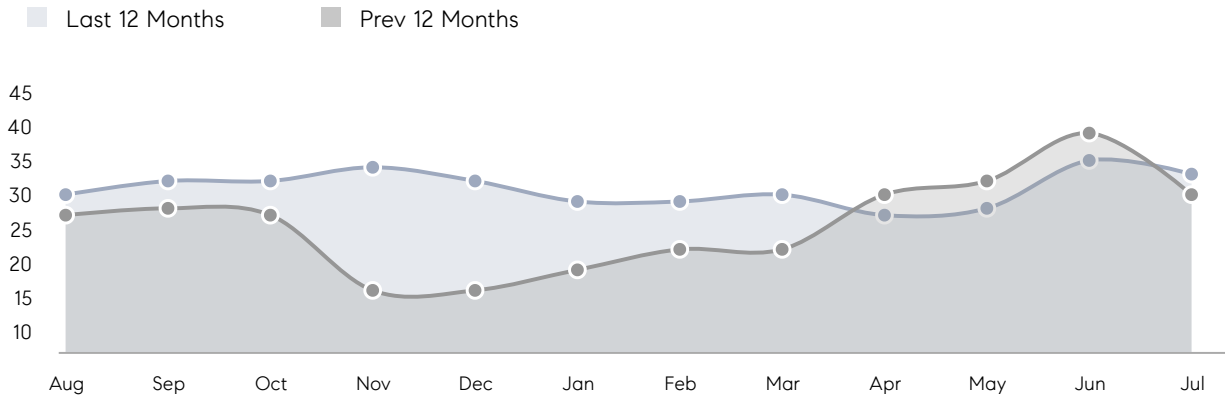
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	26	24	8%
	% OF ASKING PRICE	111%	106%	
	AVERAGE SOLD PRICE	\$1,213,954	\$1,107,520	9.6%
	# OF CONTRACTS	12	24	-50.0%
	NEW LISTINGS	12	14	-14%
Houses	AVERAGE DOM	26	24	8%
	% OF ASKING PRICE	111%	106%	
	AVERAGE SOLD PRICE	\$1,213,954	\$1,107,520	10%
	# OF CONTRACTS	11	19	-42%
	NEW LISTINGS	12	14	-14%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	0	0	0%

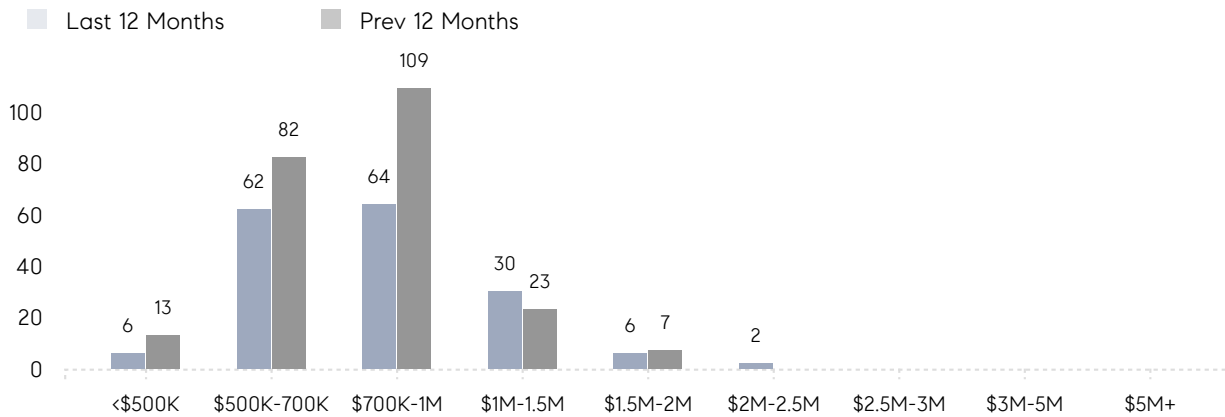
Glen Rock

JULY 2023

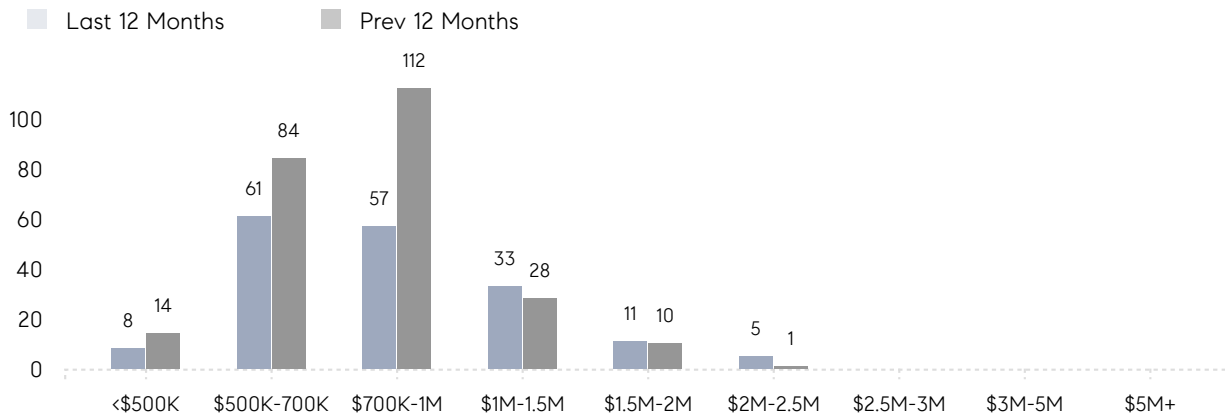
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Green Brook Market Insights

Green Brook

JULY 2023

UNDER CONTRACT

7	\$514K	\$575K
Total Properties	Average Price	Median Price
-30%	-12%	-2%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

8	\$637K	\$585K
Total Properties	Average Price	Median Price
167%	-14%	-35%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

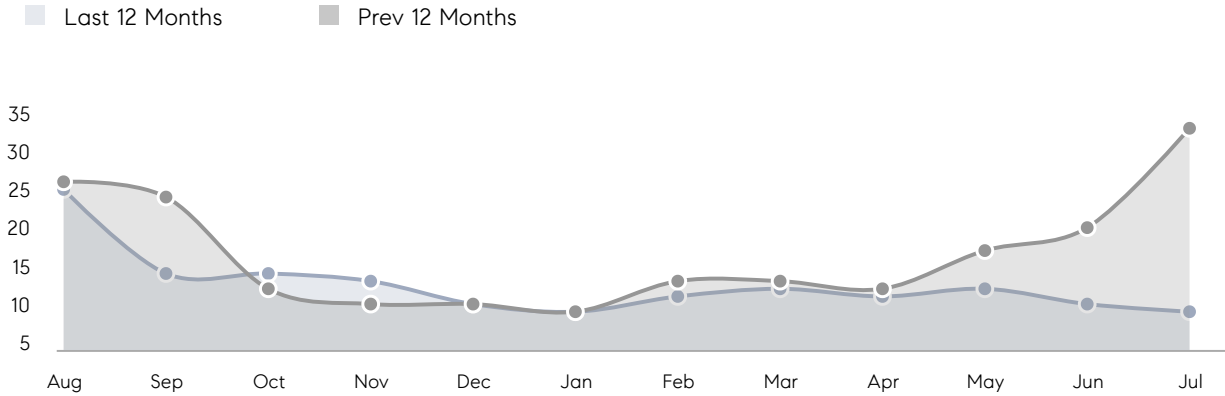
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	57	-56%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$637,750	\$743,333	-14.2%
	# OF CONTRACTS	7	10	-30.0%
	NEW LISTINGS	6	24	-75%
Houses	AVERAGE DOM	30	57	-47%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$725,333	\$743,333	-2%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	3	21	-86%
Condo/Co-op/TH	AVERAGE DOM	10	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$375,000	-	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	3	3	0%

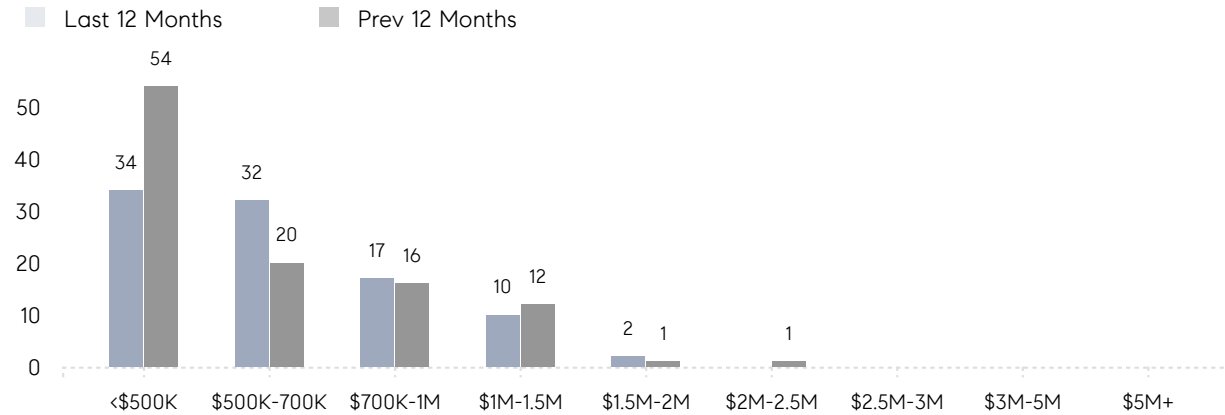
Green Brook

JULY 2023

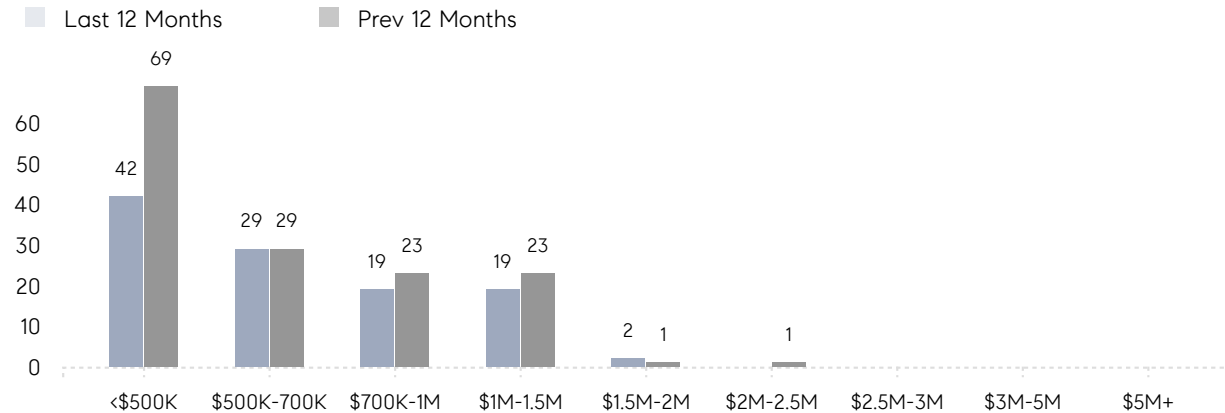
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Guttenberg Market Insights

Guttenberg

JULY 2023

UNDER CONTRACT

14
Total
Properties

\$324K
Average
Price

\$295K
Median
Price

100%
Increase From
Jul 2022

-22%
Decrease From
Jul 2022

-17%
Decrease From
Jul 2022

UNITS SOLD

6
Total
Properties

\$431K
Average
Price

\$363K
Median
Price

50%
Increase From
Jul 2022

34%
Increase From
Jul 2022

21%
Increase From
Jul 2022

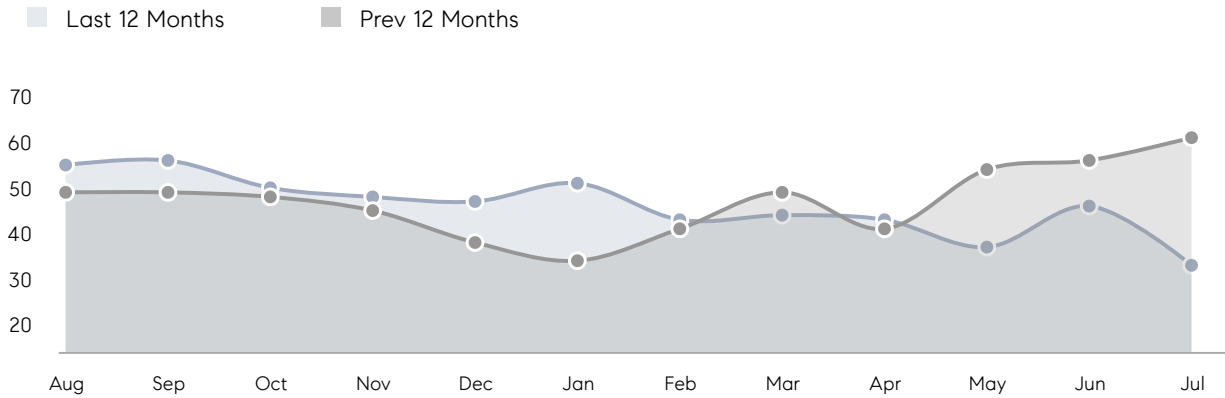
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	51	92	-45%
	% OF ASKING PRICE	99%	95%	
	AVERAGE SOLD PRICE	\$431,167	\$320,750	34.4%
	# OF CONTRACTS	14	7	100.0%
	NEW LISTINGS	14	21	-33%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%
Condo/Co-op/TH	AVERAGE DOM	51	92	-45%
	% OF ASKING PRICE	99%	95%	
	AVERAGE SOLD PRICE	\$431,167	\$320,750	34%
	# OF CONTRACTS	13	7	86%
	NEW LISTINGS	13	20	-35%

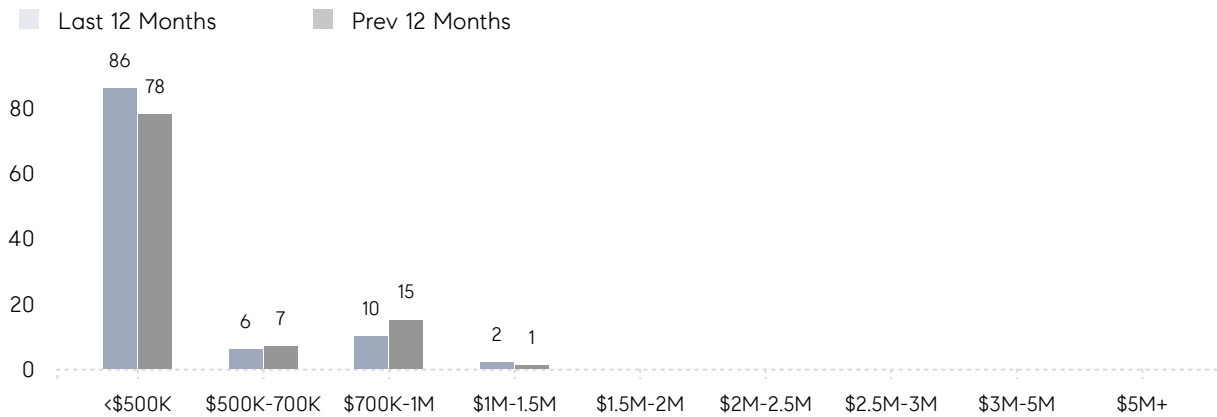
Guttenberg

JULY 2023

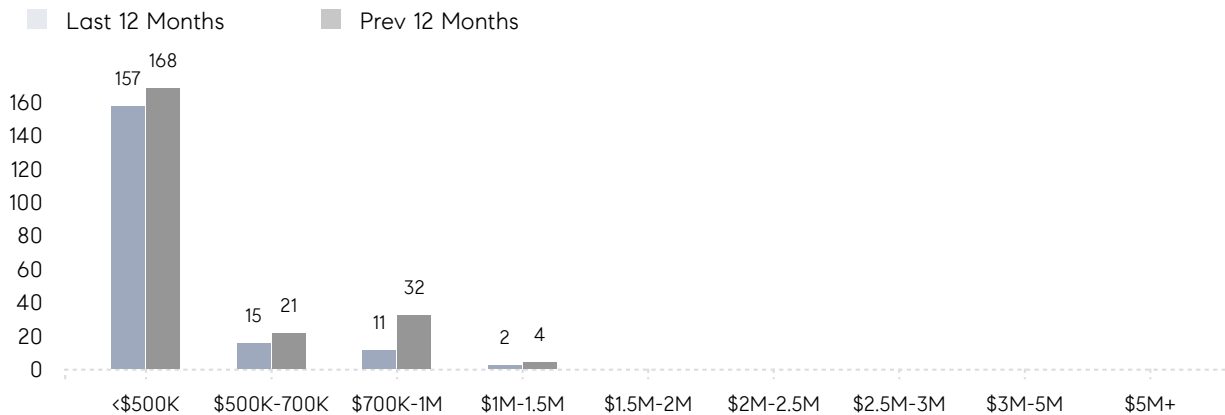
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Hackensack Market Insights

Hackensack

JULY 2023

UNDER CONTRACT

34
Total
Properties

\$374K
Average
Price

\$312K
Median
Price

-8%
Decrease From
Jul 2022

2%
Increase From
Jul 2022

-5%
Decrease From
Jul 2022

UNITS SOLD

38
Total
Properties

\$364K
Average
Price

\$313K
Median
Price

19%
Increase From
Jul 2022

4%
Increase From
Jul 2022

-1%
Change From
Jul 2022

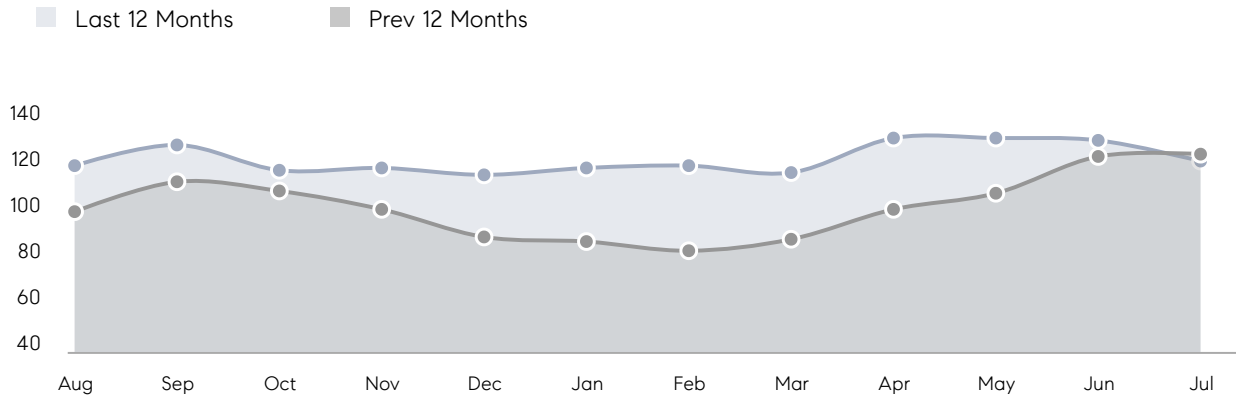
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	30	25	20%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$364,800	\$351,141	3.9%
	# OF CONTRACTS	34	37	-8.1%
	NEW LISTINGS	28	40	-30%
Houses	AVERAGE DOM	26	22	18%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$563,700	\$532,773	6%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	6	14	-57%
Condo/Co-op/TH	AVERAGE DOM	32	27	19%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$293,764	\$256,000	15%
	# OF CONTRACTS	24	23	4%
	NEW LISTINGS	22	26	-15%

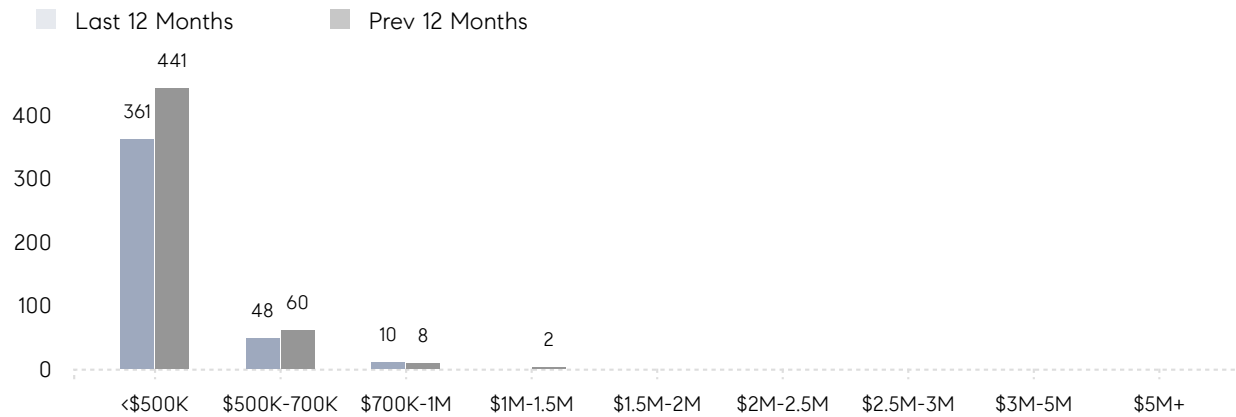
Hackensack

JULY 2023

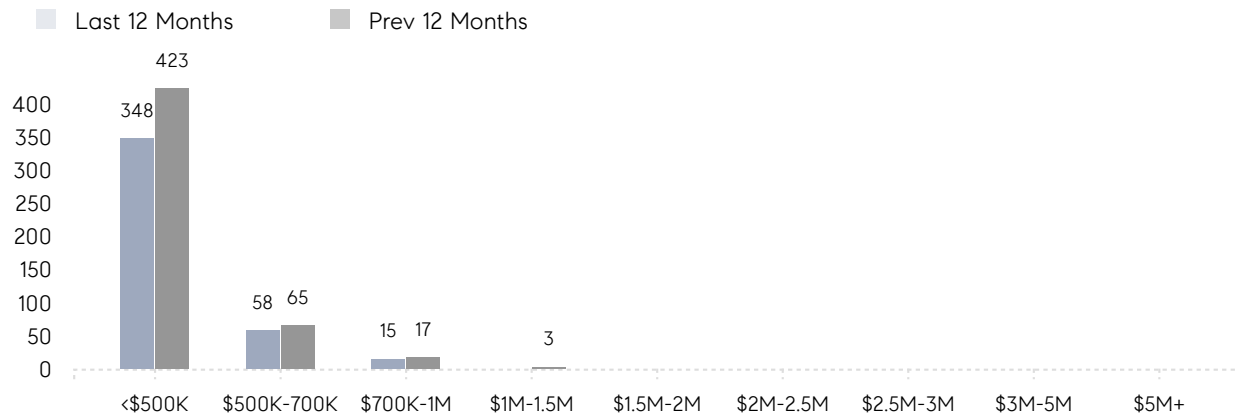
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Hanover Market Insights

Hanover

JULY 2023

UNDER CONTRACT

1
Total
Properties

\$649K
Average
Price

\$649K
Median
Price

0%
Change From
Jul 2022

4%
Increase From
Jul 2022

4%
Increase From
Jul 2022

UNITS SOLD

1
Total
Properties

\$999K
Average
Price

\$999K
Median
Price

0%
Change From
Jul 2022

-
Change From
Jul 2022

-
Change From
Jul 2022

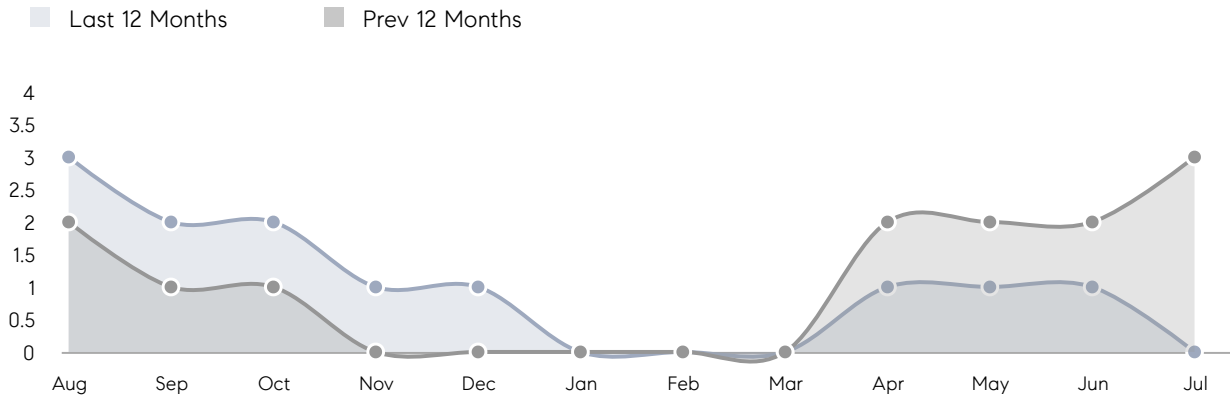
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	12	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$999,999	-	-
	# OF CONTRACTS	1	1	0.0%
	NEW LISTINGS	0	3	0%
Houses	AVERAGE DOM	12	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$999,999	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	3	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

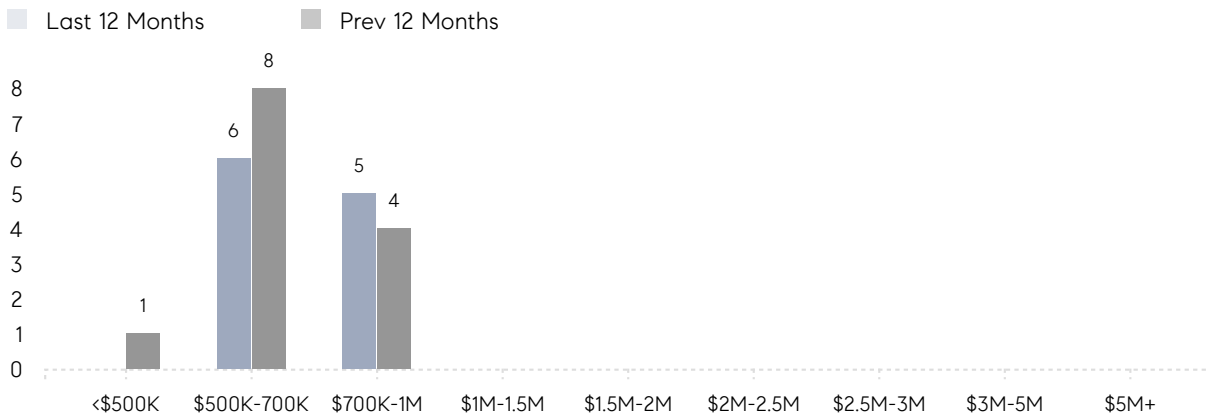
Hanover

JULY 2023

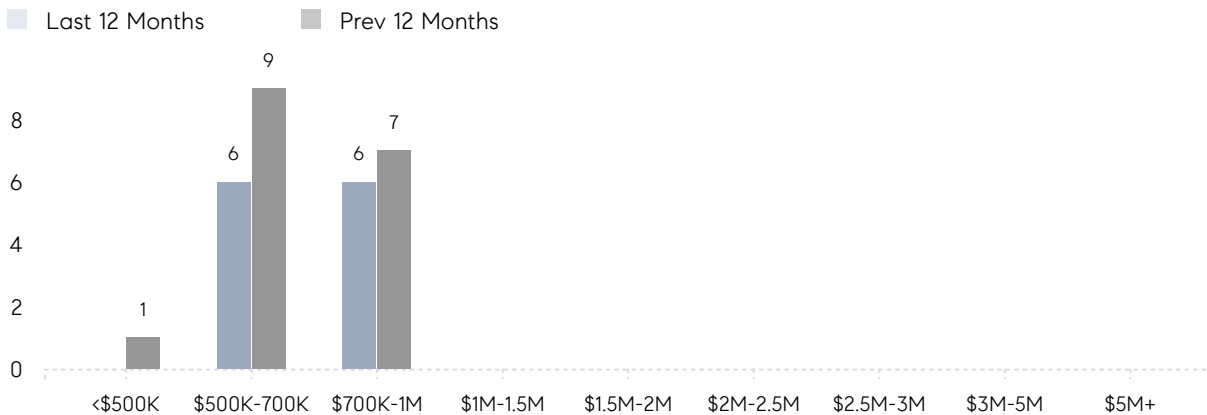
Monthly Inventory



Contracts By Price Range



Listings By Price Range

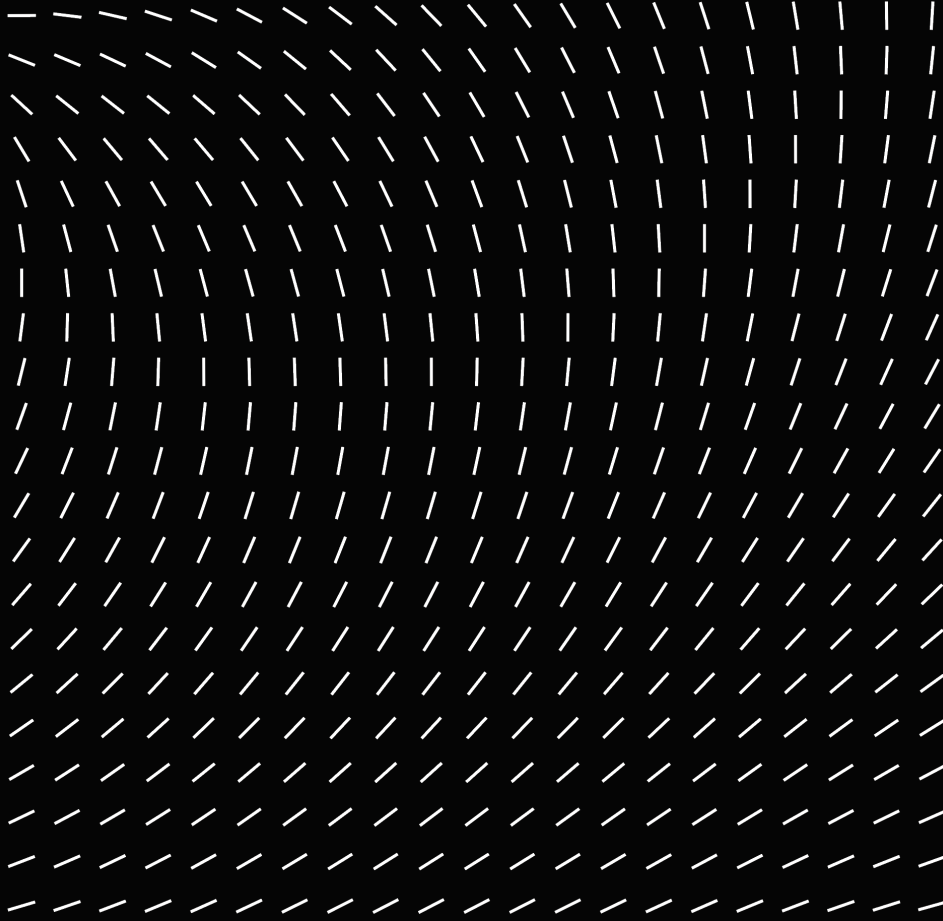




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COMPASS

July 2023

Harding Market Insights

Harding

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$749K
Average
Price

\$800K
Median
Price

150%
Increase From
Jul 2022

-73%
Decrease From
Jul 2022

-71%
Decrease From
Jul 2022

UNITS SOLD

3
Total
Properties

\$1.1M
Average
Price

\$972K
Median
Price

-62%
Decrease From
Jul 2022

-46%
Decrease From
Jul 2022

-44%
Decrease From
Jul 2022

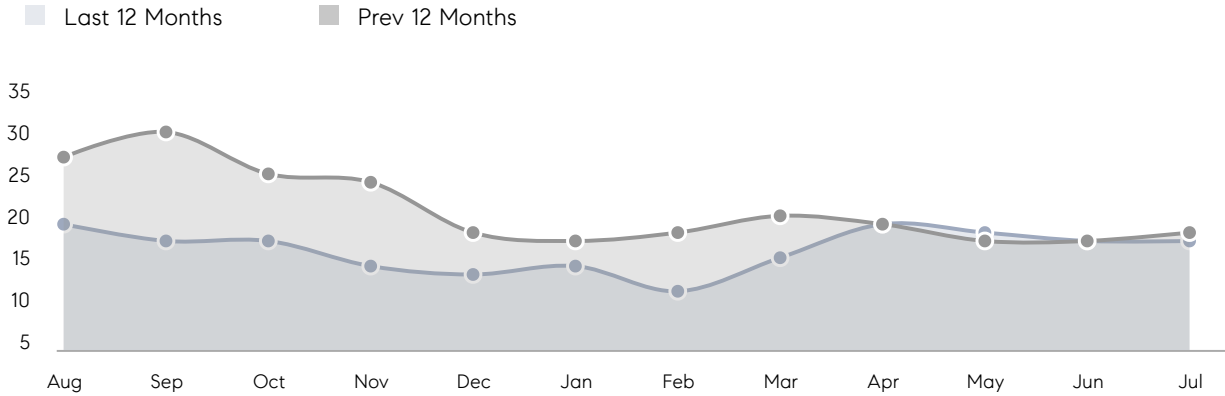
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	41	-39%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$1,100,667	\$2,056,125	-46.5%
	# OF CONTRACTS	5	2	150.0%
	NEW LISTINGS	9	5	80%
Houses	AVERAGE DOM	25	41	-39%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$1,100,667	\$2,056,125	-46%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	8	4	100%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

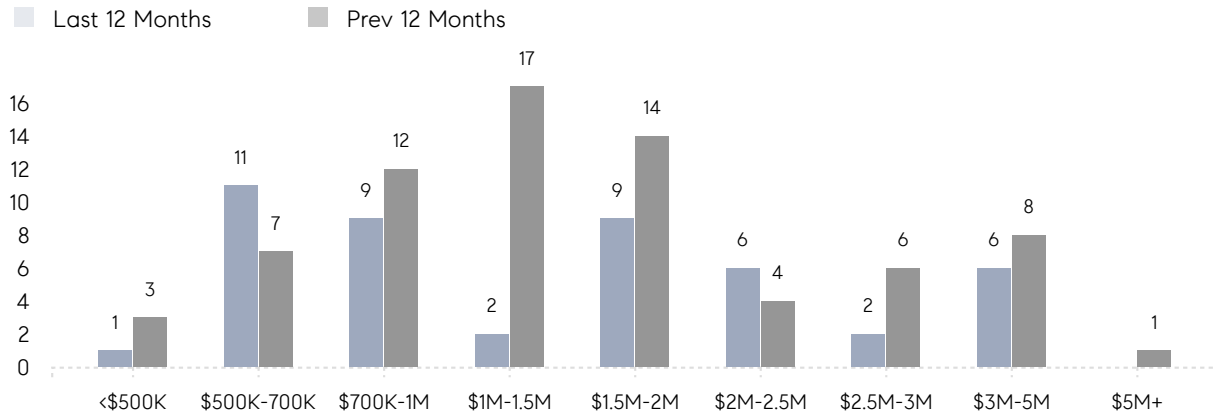
Harding

JULY 2023

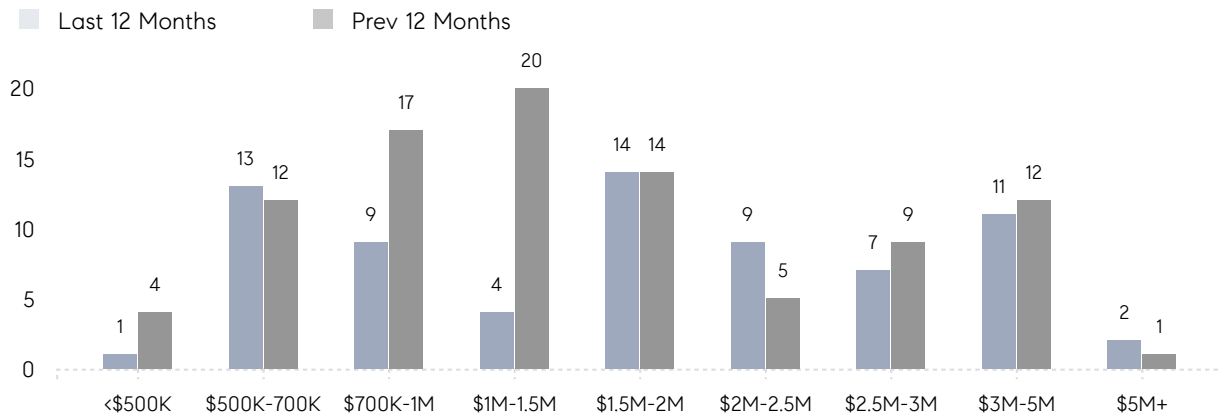
Monthly Inventory



Contracts By Price Range



Listings By Price Range

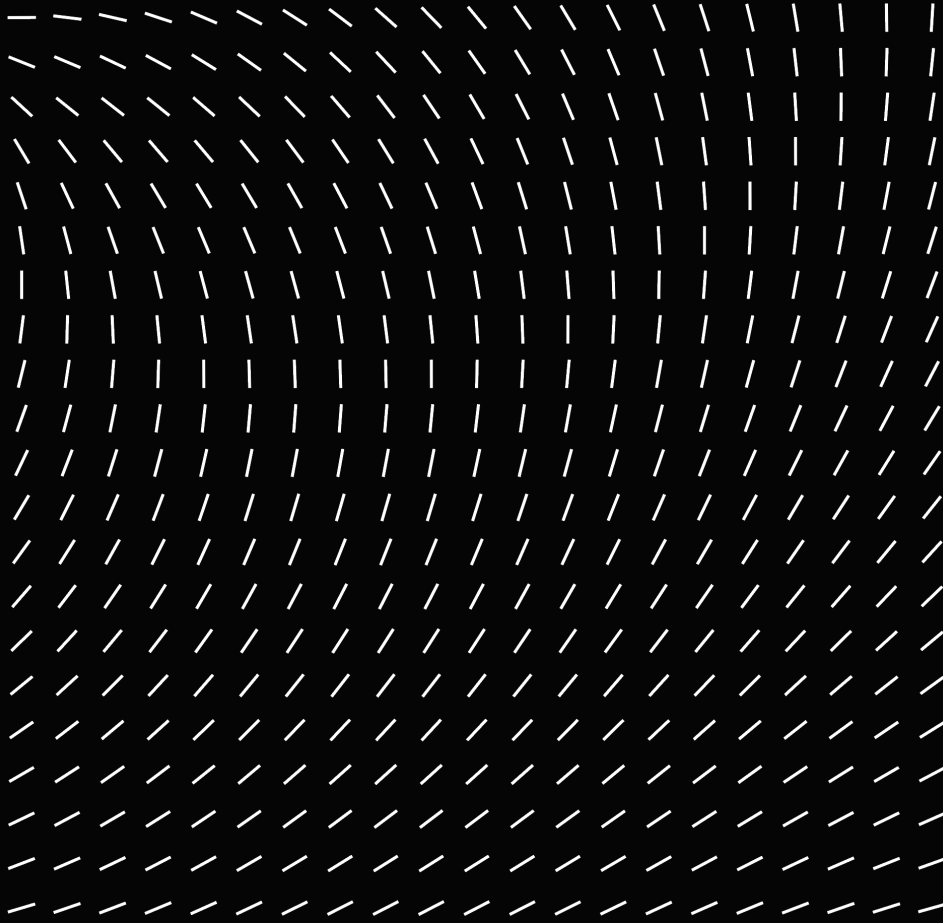




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COMPASS

July 2023

Harrington Park Market Insights

Harrington Park

JULY 2023

UNDER CONTRACT

4	\$786K	\$661K
Total Properties	Average Price	Median Price
300%	-34%	-45%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

5	\$1.0M	\$1.1M
Total Properties	Average Price	Median Price
-17%	37%	62%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

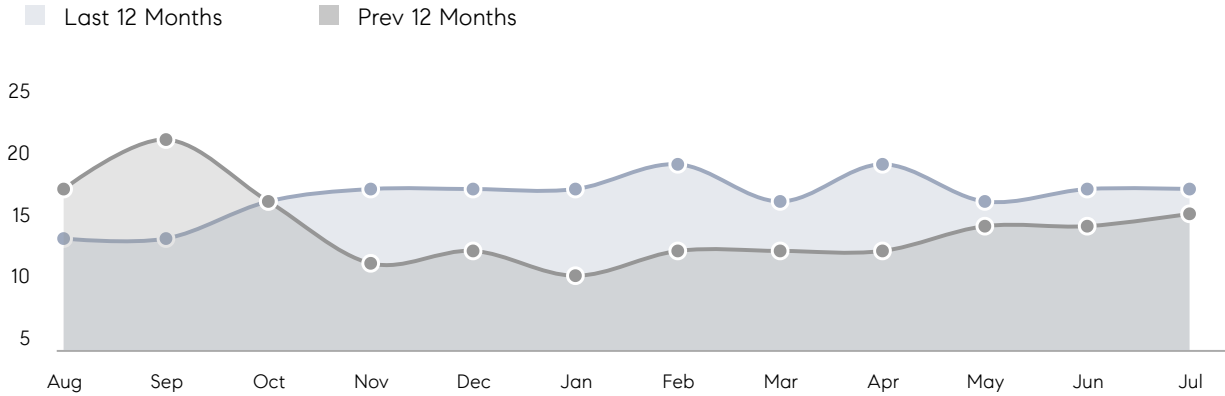
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	23	0%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$1,046,600	\$766,250	36.6%
	# OF CONTRACTS	4	1	300.0%
	NEW LISTINGS	4	2	100%
Houses	AVERAGE DOM	23	23	0%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$1,046,600	\$766,250	37%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	3	2	50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

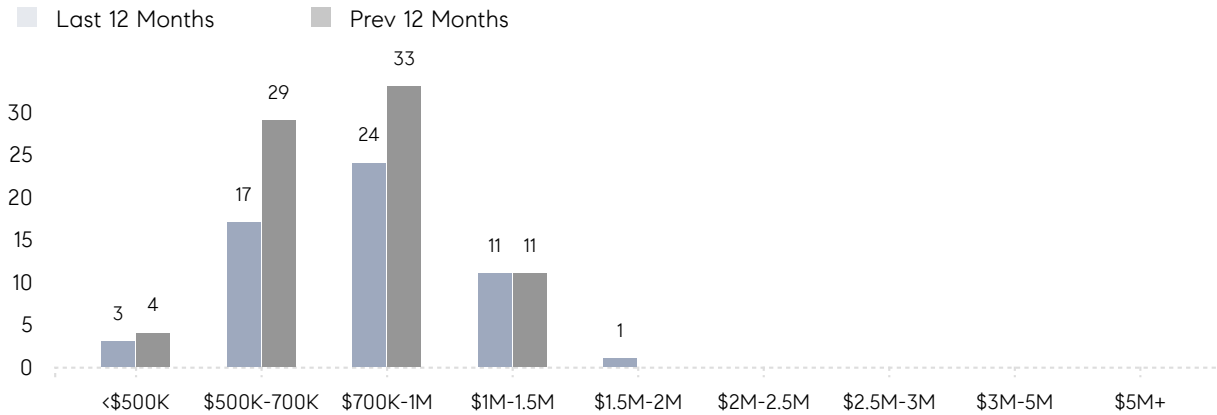
Harrington Park

JULY 2023

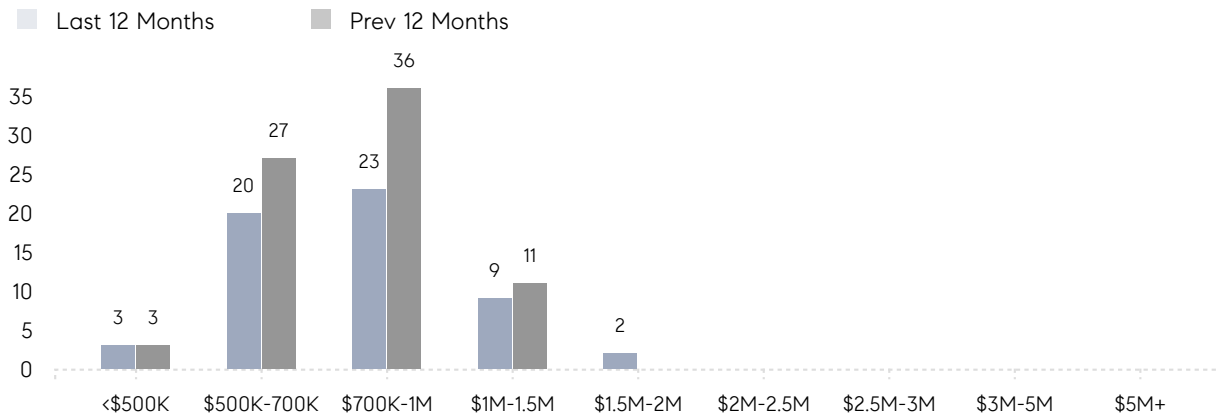
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Harrison Market Insights

Harrison

JULY 2023

UNDER CONTRACT

1
Total
Properties

\$799K
Average
Price

\$799K
Median
Price

0%
Change From
Jul 2022

80%
Increase From
Jul 2022

80%
Increase From
Jul 2022

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Jul 2022

–
Change From
Jul 2022

–
Change From
Jul 2022

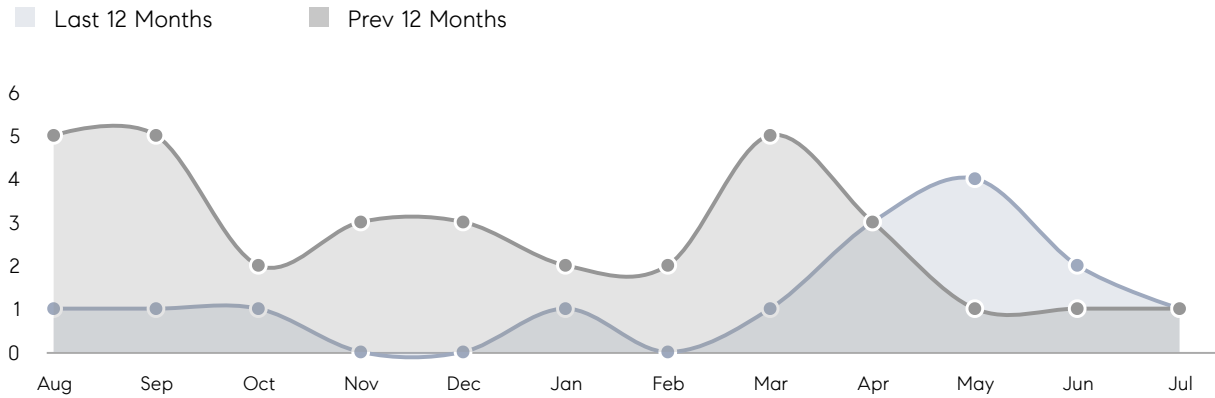
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	-	57	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$360,000	-
	# OF CONTRACTS	1	1	0.0%
	NEW LISTINGS	0	1	0%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	57	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$360,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

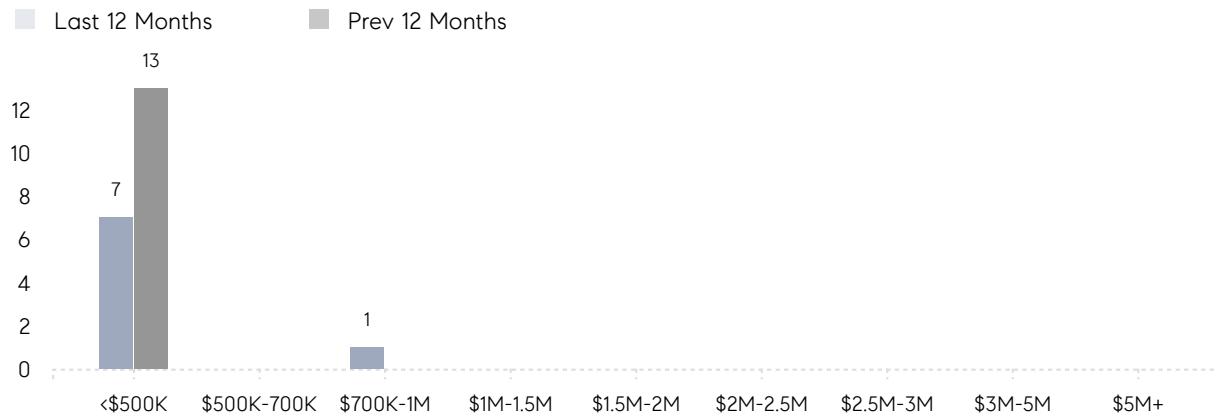
Harrison

JULY 2023

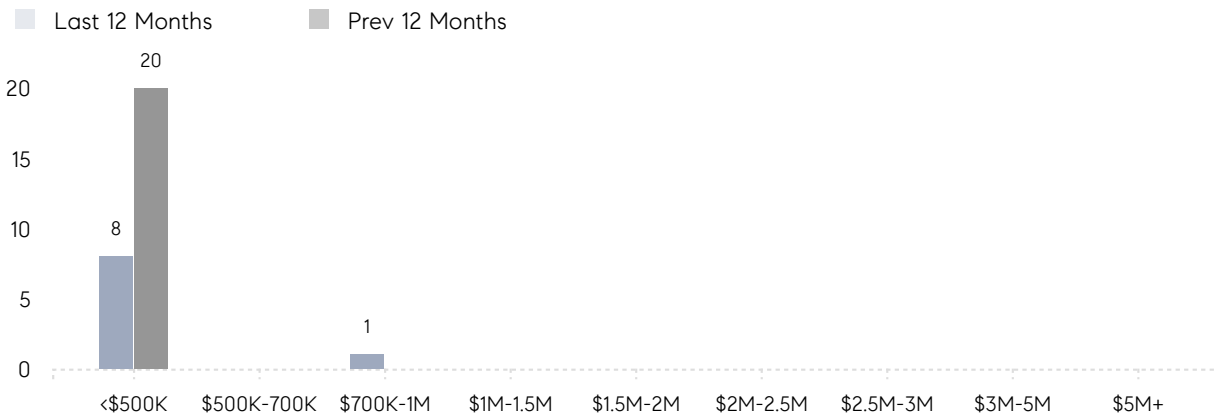
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Hasbrouck Heights Market Insights

Hasbrouck Heights

JULY 2023

UNDER CONTRACT

12
Total
Properties

\$673K
Average
Price

\$612K
Median
Price

0%
Change From
Jul 2022

6%
Increase From
Jul 2022

-5%
Decrease From
Jul 2022

UNITS SOLD

7
Total
Properties

\$624K
Average
Price

\$650K
Median
Price

-53%
Decrease From
Jul 2022

-2%
Decrease From
Jul 2022

4%
Increase From
Jul 2022

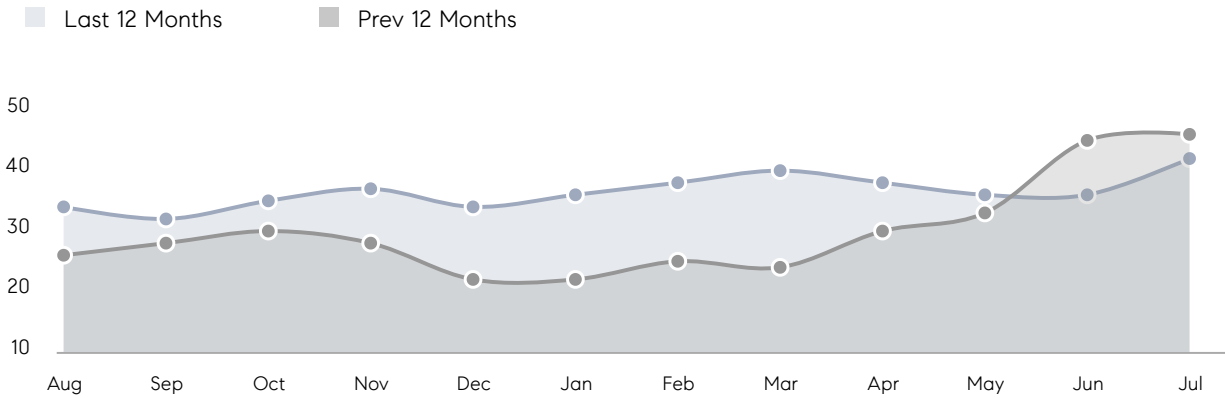
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	18	-17%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$624,143	\$639,300	-2.4%
	# OF CONTRACTS	12	12	0.0%
	NEW LISTINGS	19	16	19%
Houses	AVERAGE DOM	15	18	-17%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$624,143	\$639,300	-2%
	# OF CONTRACTS	11	12	-8%
	NEW LISTINGS	18	16	13%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

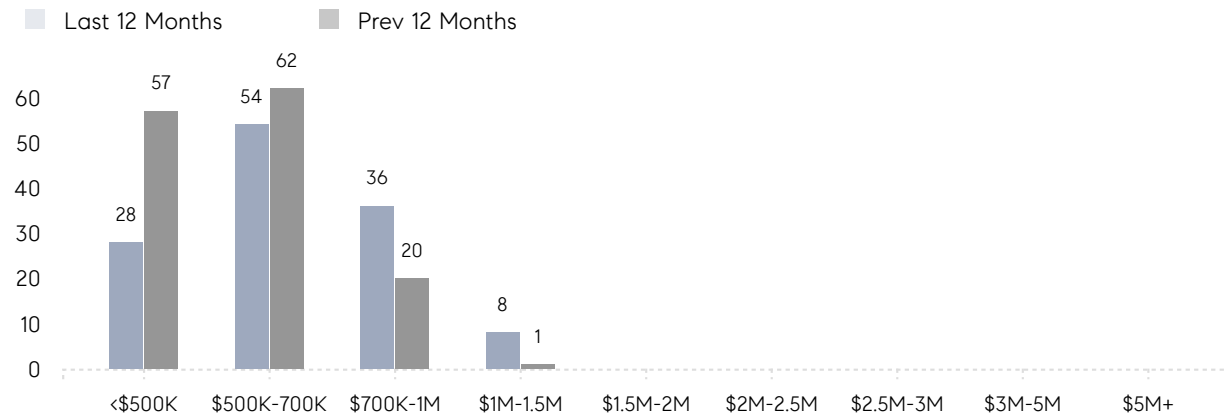
Hasbrouck Heights

JULY 2023

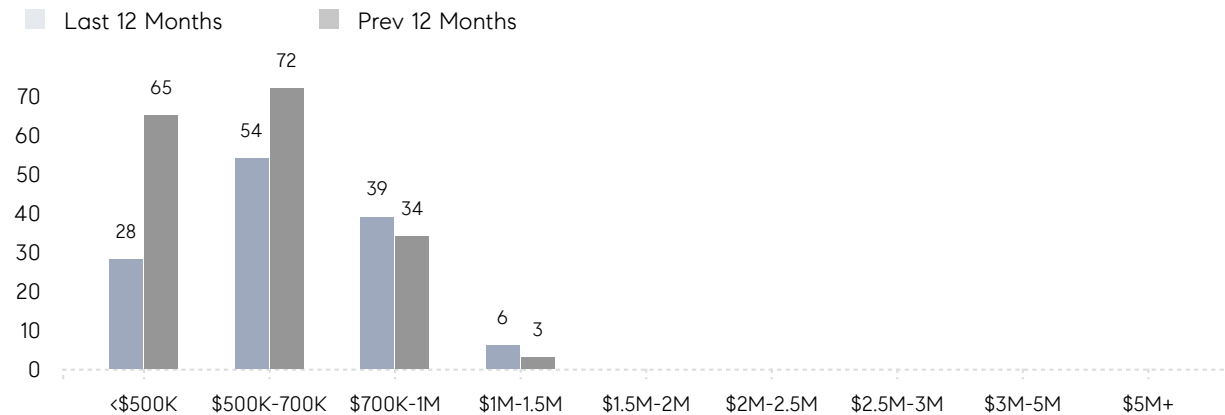
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Haworth Market Insights

Haworth

JULY 2023

UNDER CONTRACT

6	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
0%	22%	7%
Change From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

5	\$1.2M	\$999K
Total Properties	Average Price	Median Price
-55%	7%	0%
Decrease From Jul 2022	Increase From Jul 2022	Change From Jul 2022

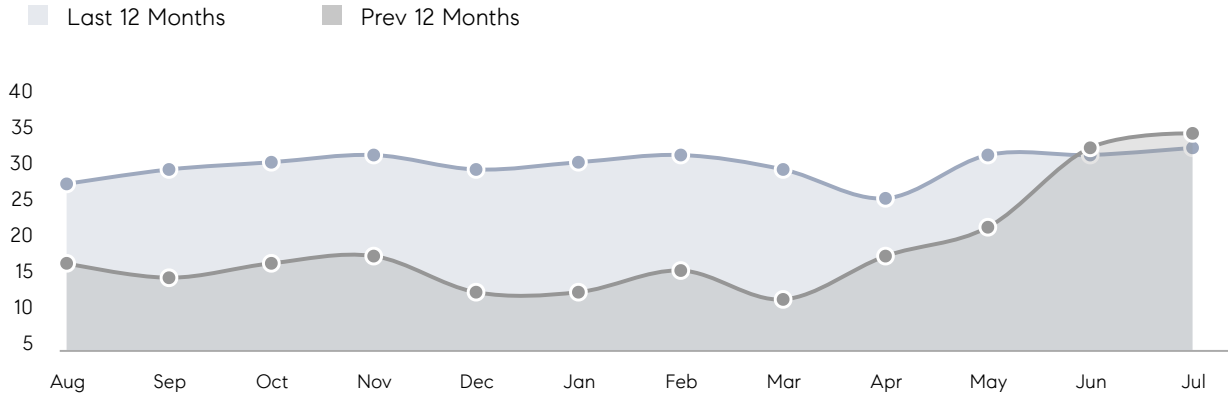
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	54	14	286%
	% OF ASKING PRICE	95%	103%	
	AVERAGE SOLD PRICE	\$1,208,000	\$1,126,853	7.2%
	# OF CONTRACTS	6	6	0.0%
	NEW LISTINGS	5	9	-44%
Houses	AVERAGE DOM	96	14	586%
	% OF ASKING PRICE	90%	103%	
	AVERAGE SOLD PRICE	\$1,800,000	\$1,126,853	60%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	44	-	-
	% OF ASKING PRICE	96%	-	
	AVERAGE SOLD PRICE	\$1,060,000	-	-
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	1	0	0%

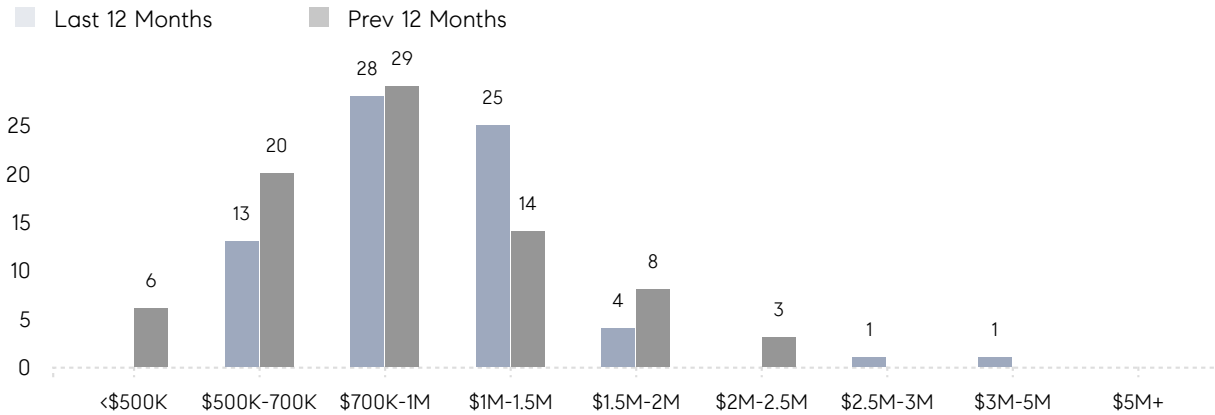
Haworth

JULY 2023

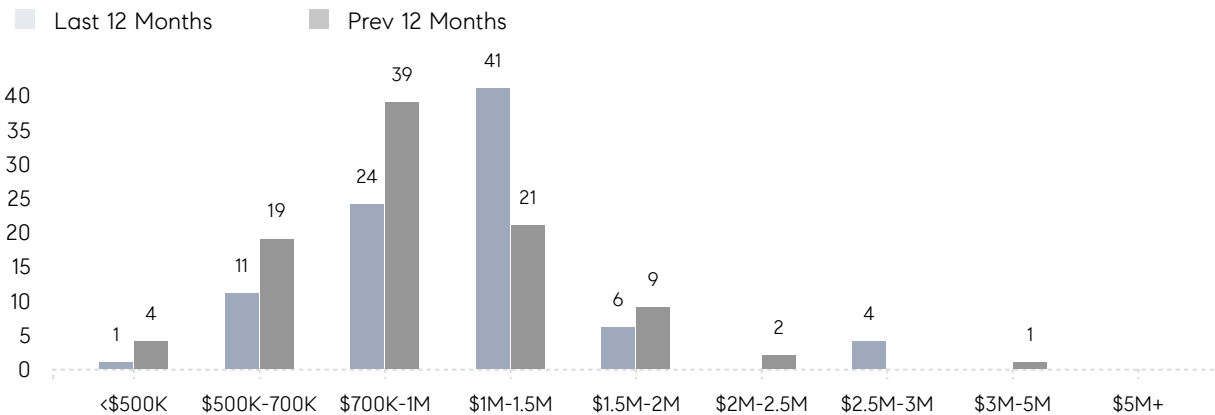
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Hillsborough Market Insights

Hillsborough

JULY 2023

UNDER CONTRACT

29
Total
Properties

\$518K
Average
Price

\$455K
Median
Price

-45%
Decrease From
Jul 2022

2%
Increase From
Jul 2022

-10%
Decrease From
Jul 2022

UNITS SOLD

25
Total
Properties

\$587K
Average
Price

\$535K
Median
Price

-55%
Decrease From
Jul 2022

10%
Increase From
Jul 2022

20%
Increase From
Jul 2022

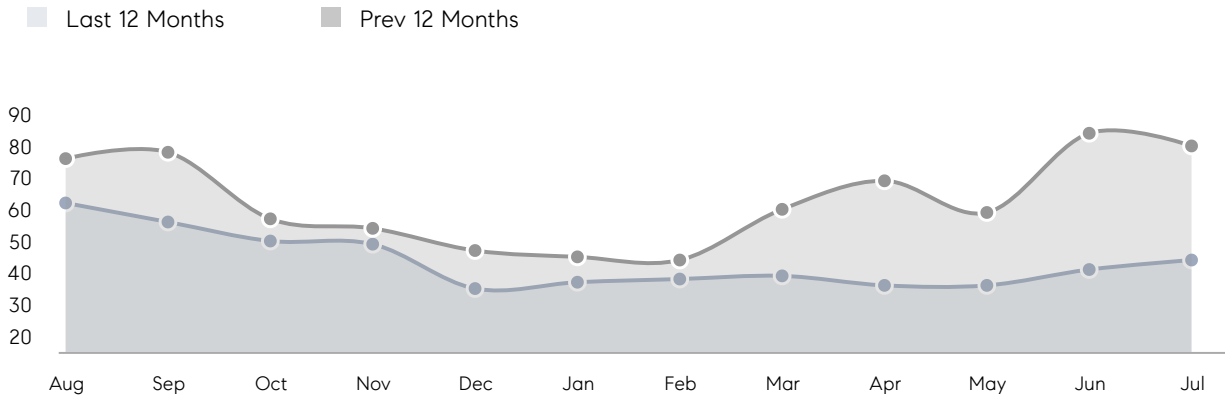
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	18	22	-18%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$587,224	\$533,742	10.0%
	# OF CONTRACTS	29	53	-45.3%
	NEW LISTINGS	39	50	-22%
Houses	AVERAGE DOM	20	23	-13%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$726,536	\$705,543	3%
	# OF CONTRACTS	16	33	-52%
	NEW LISTINGS	23	28	-18%
Condo/Co-op/TH	AVERAGE DOM	16	20	-20%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$409,919	\$327,580	25%
	# OF CONTRACTS	13	20	-35%
	NEW LISTINGS	16	22	-27%

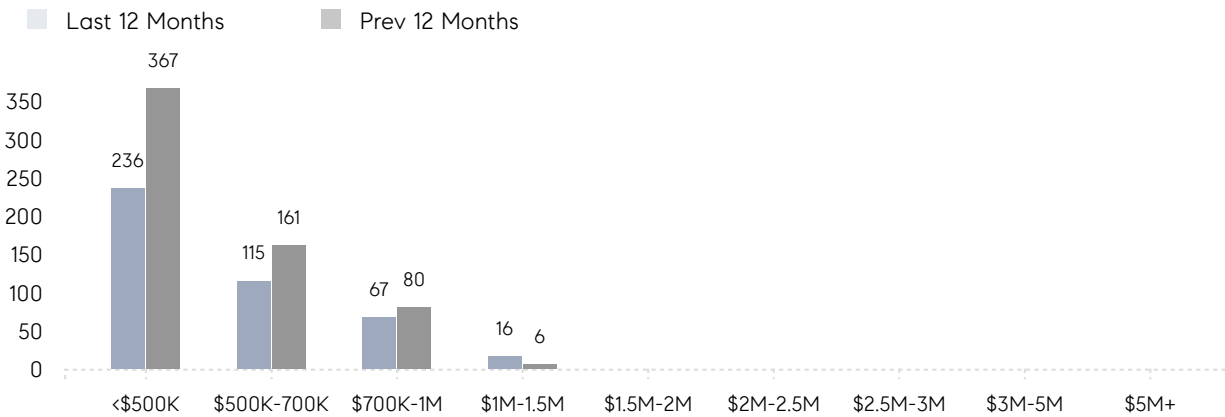
Hillsborough

JULY 2023

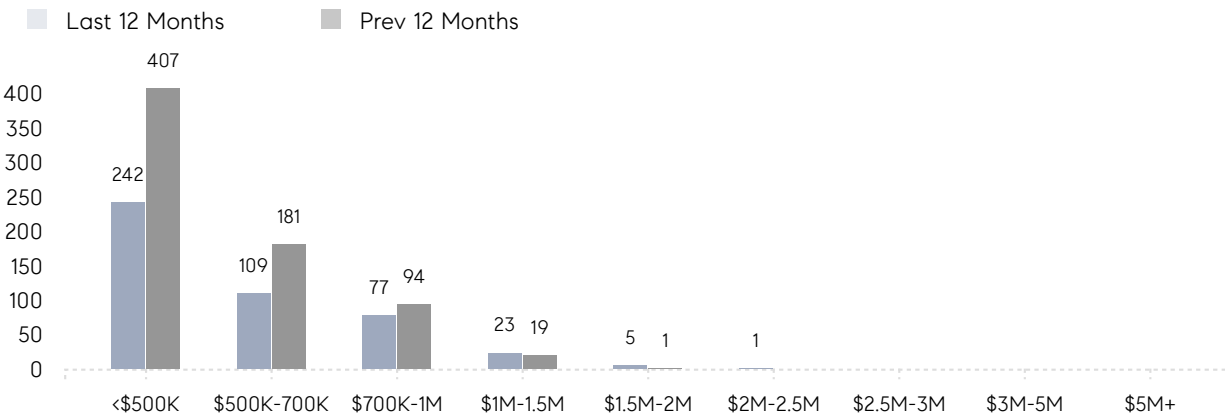
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Hillsdale Market Insights

Hillsdale

JULY 2023

UNDER CONTRACT

9
Total
Properties

\$705K
Average
Price

\$650K
Median
Price

-18%
Decrease From
Jul 2022

29%
Increase From
Jul 2022

20%
Increase From
Jul 2022

UNITS SOLD

11
Total
Properties

\$806K
Average
Price

\$858K
Median
Price

22%
Increase From
Jul 2022

8%
Increase From
Jul 2022

5%
Increase From
Jul 2022

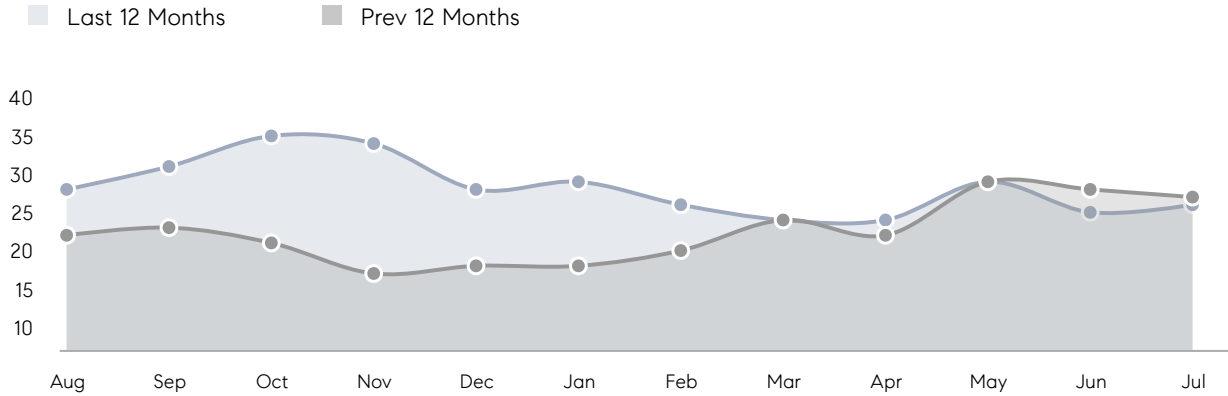
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	18	15	20%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$806,177	\$744,333	8.3%
	# OF CONTRACTS	9	11	-18.2%
	NEW LISTINGS	9	10	-10%
Houses	AVERAGE DOM	18	15	20%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$806,177	\$744,333	8%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	9	9	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

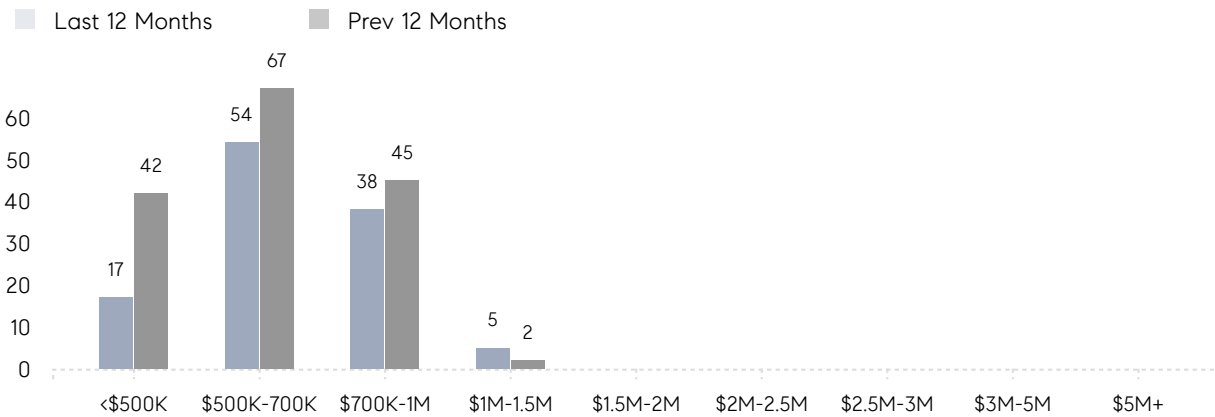
Hillsdale

JULY 2023

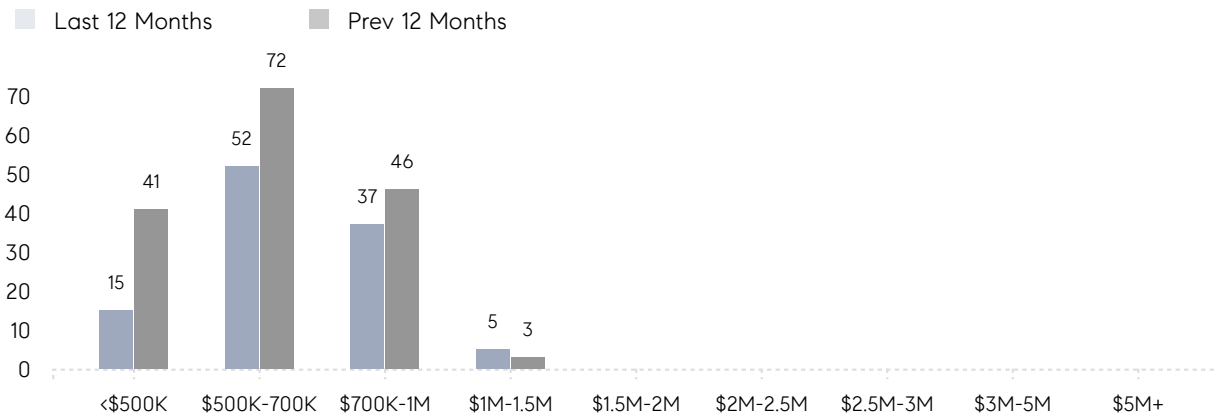
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Hillside Market Insights

Hillside

JULY 2023

UNDER CONTRACT

10
Total
Properties

\$400K
Average
Price

\$437K
Median
Price

-23%
Decrease From
Jul 2022

2%
Increase From
Jul 2022

10%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$479K
Average
Price

\$442K
Median
Price

-22%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

-3%
Decrease From
Jul 2022

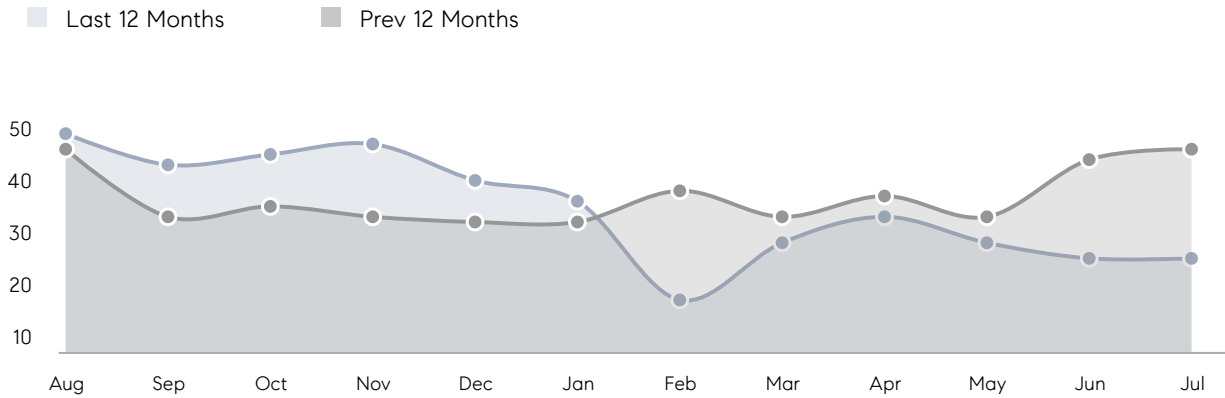
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	37	25	48%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$479,539	\$454,530	5.5%
	# OF CONTRACTS	10	13	-23.1%
	NEW LISTINGS	18	26	-31%
Houses	AVERAGE DOM	37	25	48%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$479,539	\$454,530	6%
	# OF CONTRACTS	10	13	-23%
	NEW LISTINGS	18	26	-31%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Hillside

JULY 2023

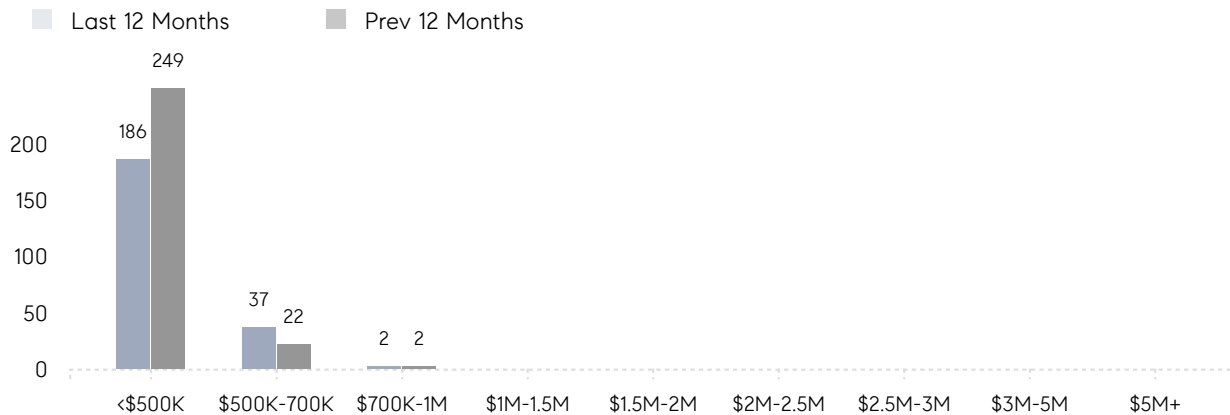
Monthly Inventory



Contracts By Price Range



Listings By Price Range

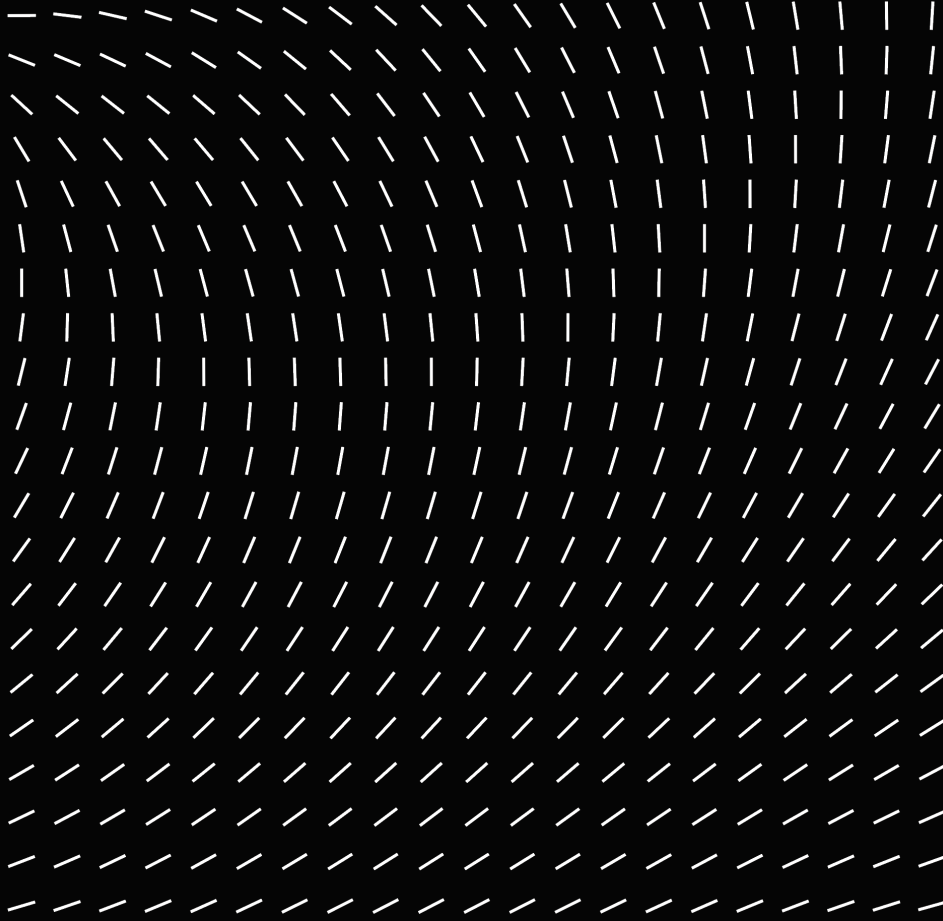




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COMPASS

July 2023

Ho-Ho-Kus Market Insights

Ho-Ho-Kus

JULY 2023

UNDER CONTRACT

2	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-60%	-30%	-37%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

7	\$1.4M	\$1.6M
Total Properties	Average Price	Median Price
-56%	24%	43%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

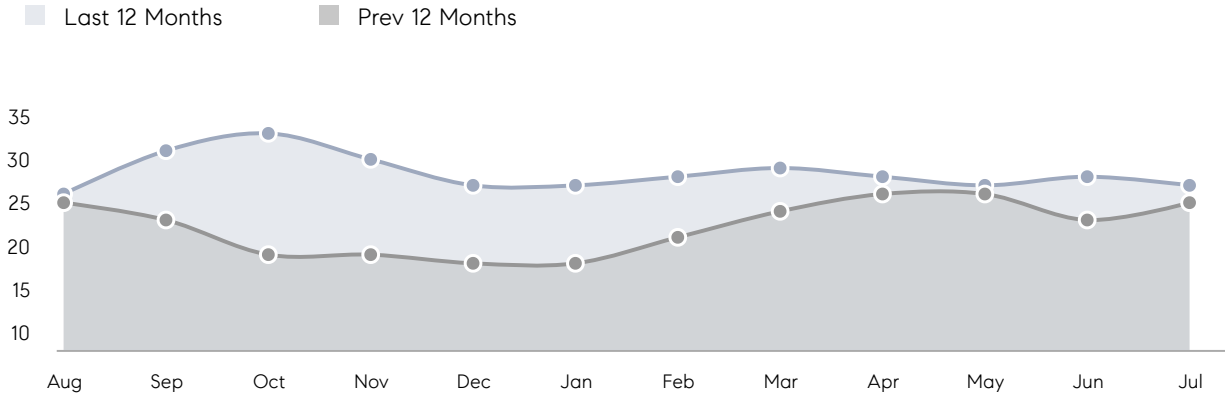
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	16	44%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$1,405,571	\$1,136,500	23.7%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	1	4	-75%
Houses	AVERAGE DOM	23	16	44%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$1,405,571	\$1,136,500	24%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	1	4	-75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

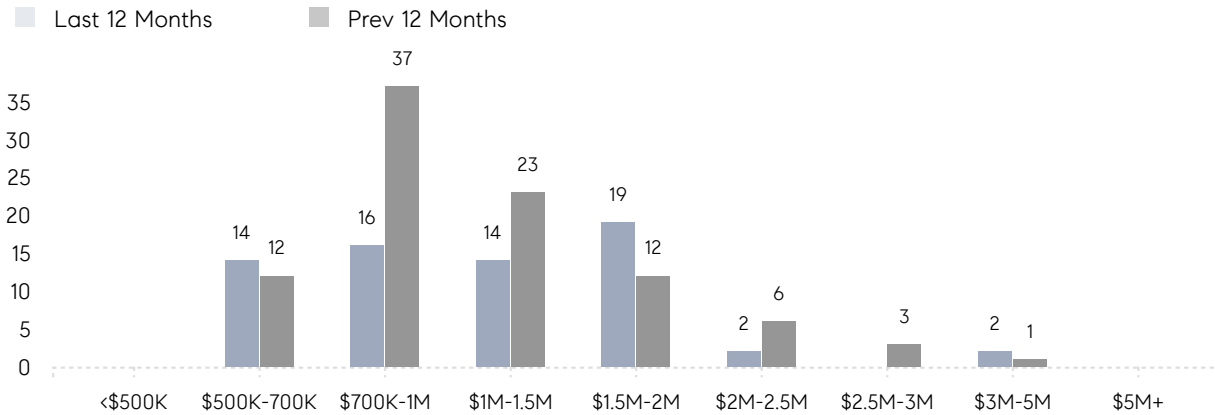
Ho-Ho-Kus

JULY 2023

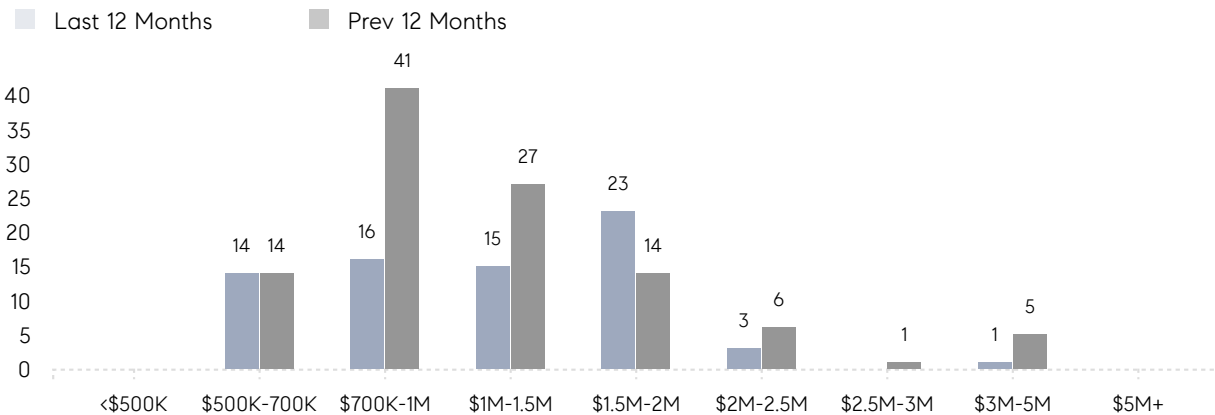
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Hoboken Market Insights

Hoboken

JULY 2023

UNDER CONTRACT

48
Total
Properties

\$925K
Average
Price

\$772K
Median
Price

-37%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

10%
Increase From
Jul 2022

UNITS SOLD

51
Total
Properties

\$1.0M
Average
Price

\$865K
Median
Price

-50%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

7%
Increase From
Jul 2022

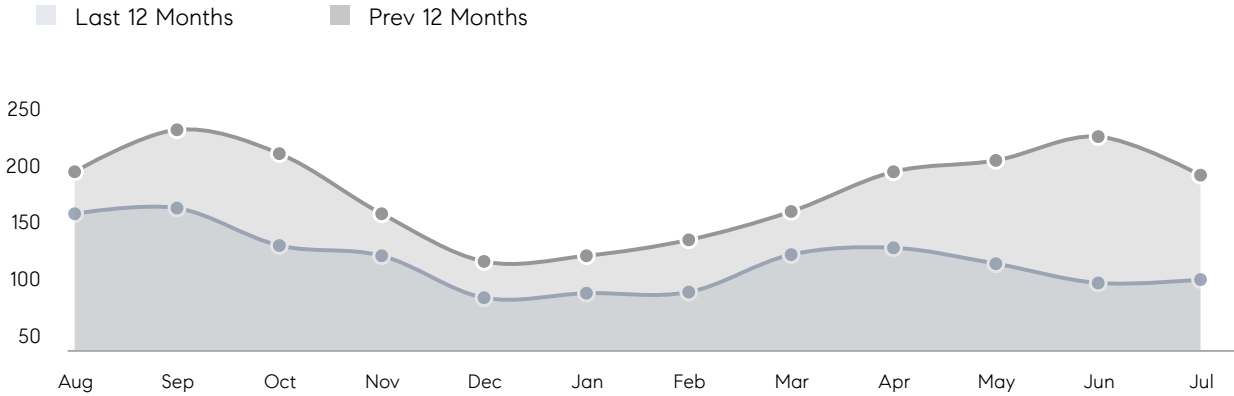
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	25	-36%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$1,059,020	\$1,010,715	4.8%
	# OF CONTRACTS	48	76	-36.8%
	NEW LISTINGS	62	86	-28%
Houses	AVERAGE DOM	39	37	5%
	% OF ASKING PRICE	92%	100%	
	AVERAGE SOLD PRICE	\$2,283,000	\$2,150,900	6%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	15	24	-37%
	% OF ASKING PRICE	101%	97%	
	AVERAGE SOLD PRICE	\$982,521	\$913,678	8%
	# OF CONTRACTS	45	70	-36%
	NEW LISTINGS	60	78	-23%

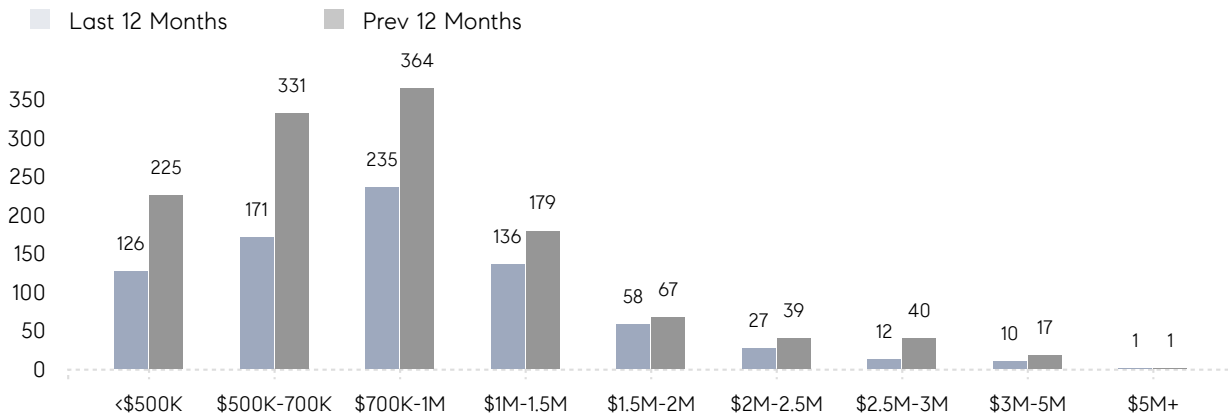
Hoboken

JULY 2023

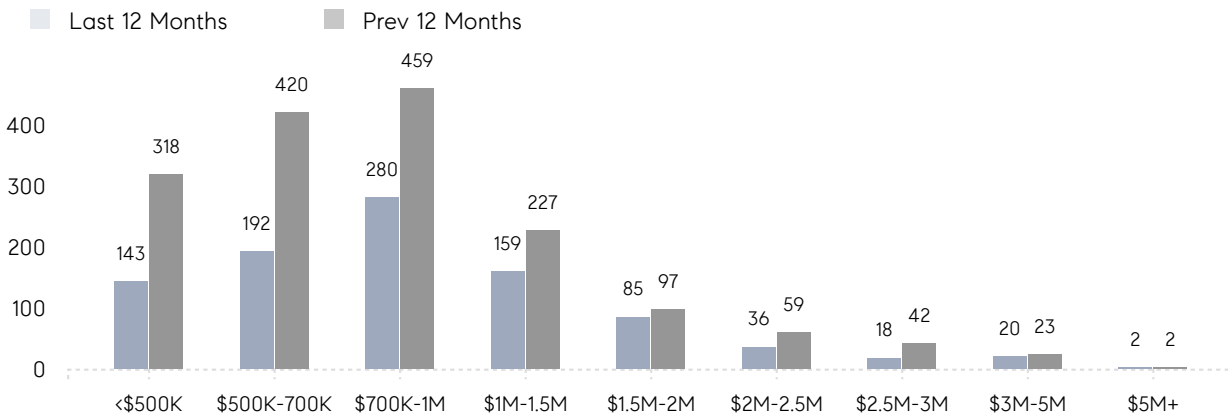
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Hopaccong Market Insights

Hopatcong

JULY 2023

UNDER CONTRACT

1	\$434K	\$434K
Total Properties	Average Price	Median Price
-97%	-3%	34%
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

UNITS SOLD

2	\$477K	\$477K
Total Properties	Average Price	Median Price
-96%	28%	48%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

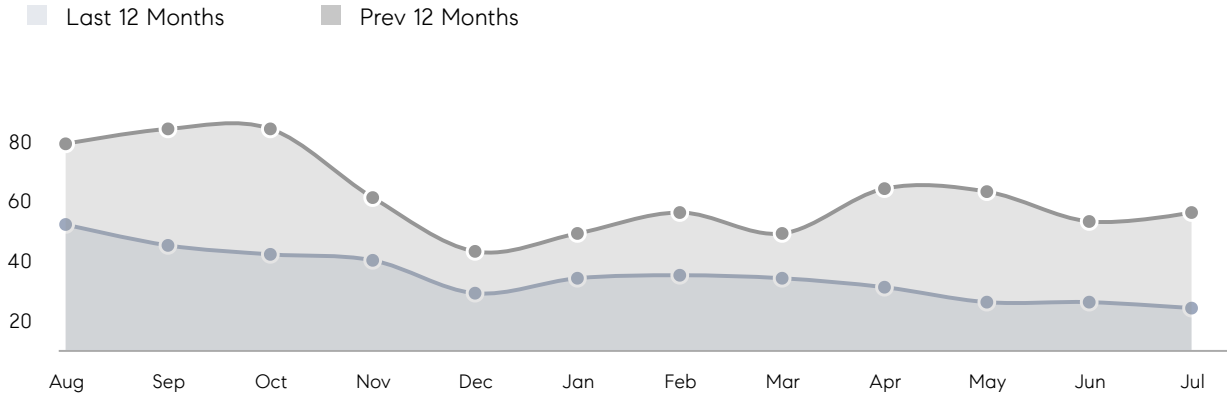
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	39	31	26%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$477,500	\$374,042	27.7%
	# OF CONTRACTS	1	33	-97.0%
	NEW LISTINGS	2	35	-94%
Houses	AVERAGE DOM	72	31	132%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$305,000	\$376,520	-19%
	# OF CONTRACTS	1	33	-97%
	NEW LISTINGS	2	35	-94%
Condo/Co-op/TH	AVERAGE DOM	5	14	-64%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$650,000	\$265,000	145%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

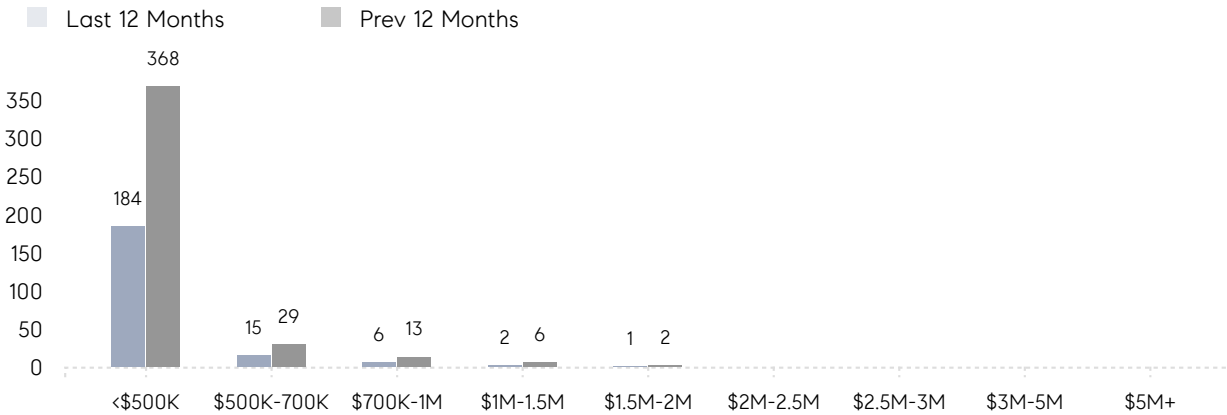
Hopatcong

JULY 2023

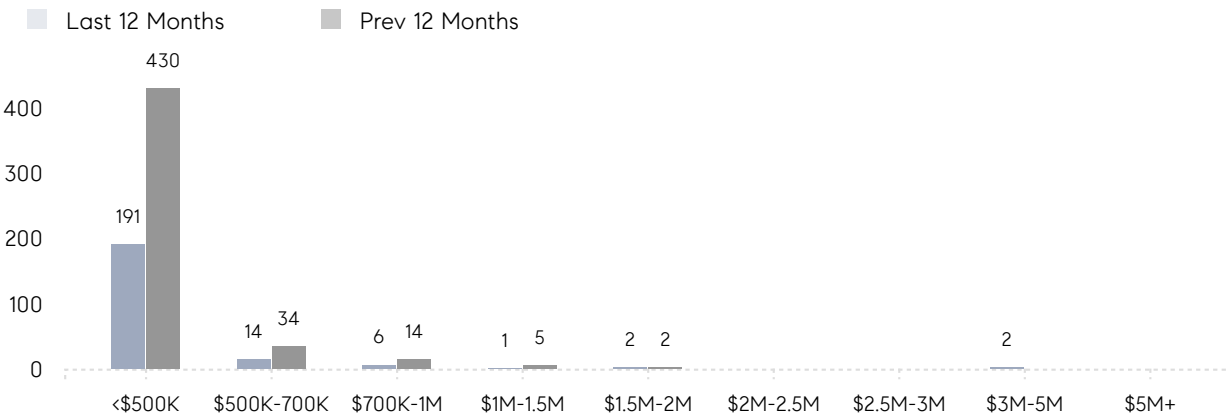
Monthly Inventory



Contracts By Price Range



Listings By Price Range

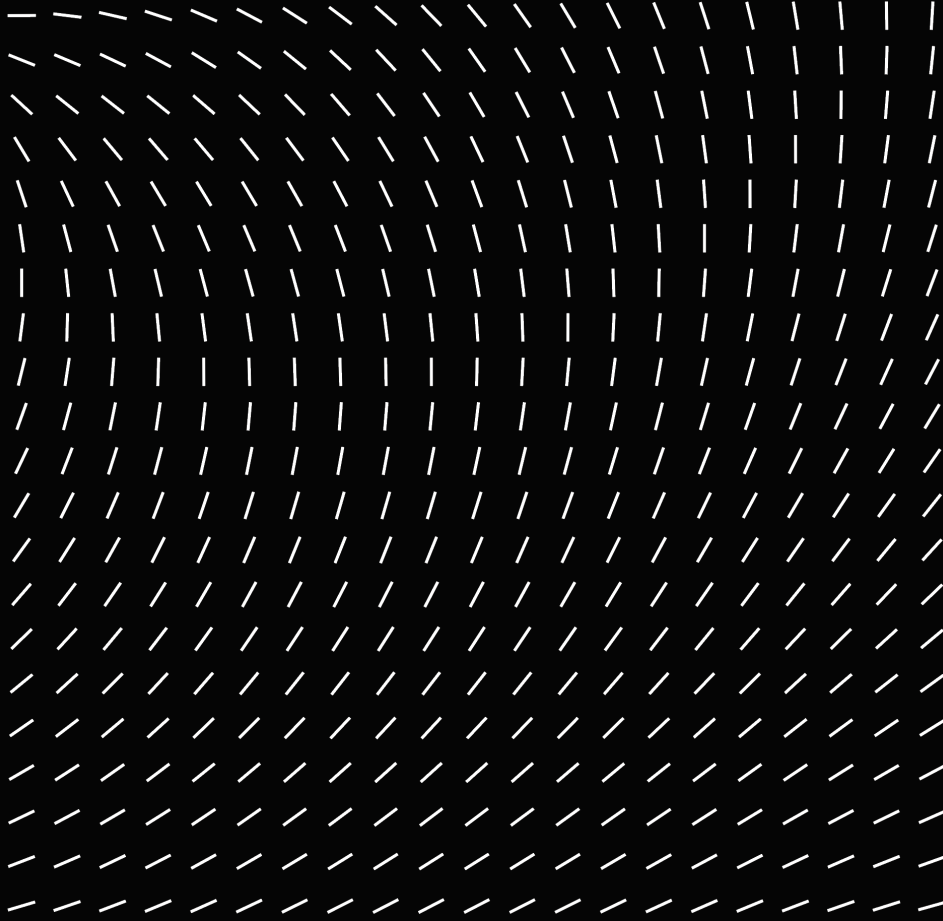




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COMPASS

July 2023

Irvington Market Insights

Irvington

JULY 2023

UNDER CONTRACT

10	\$281K	\$299K
Total Properties	Average Price	Median Price
-37%	-2%	-6%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

16	\$347K	\$368K
Total Properties	Average Price	Median Price
14%	27%	24%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

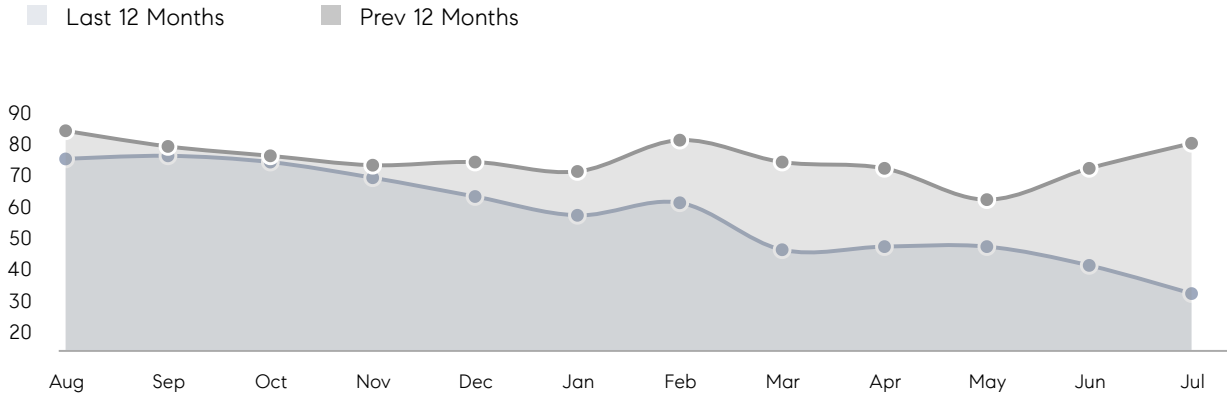
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	44	34	29%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$347,938	\$274,643	26.7%
	# OF CONTRACTS	10	16	-37.5%
	NEW LISTINGS	13	31	-58%
Houses	AVERAGE DOM	44	34	29%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$347,938	\$303,636	15%
	# OF CONTRACTS	8	16	-50%
	NEW LISTINGS	13	28	-54%
Condo/Co-op/TH	AVERAGE DOM	-	34	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$168,333	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	3	0%

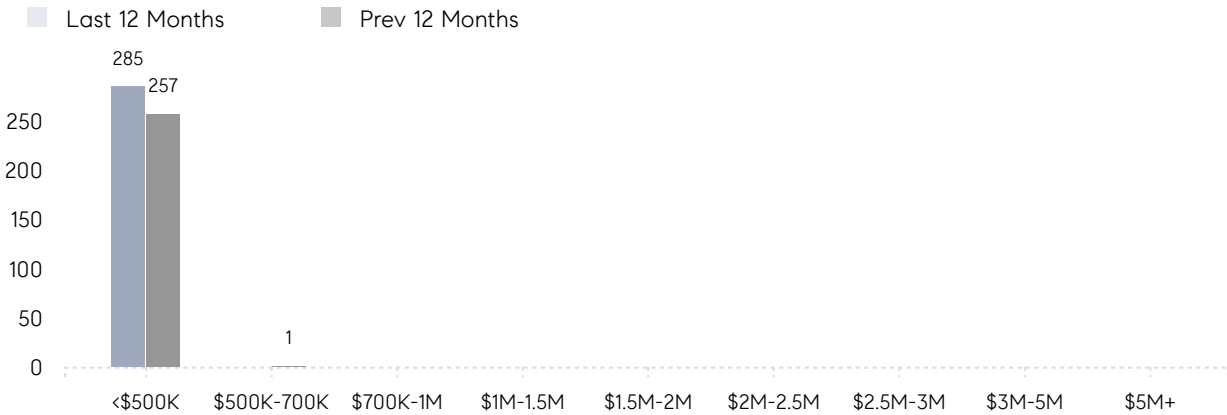
Irvington

JULY 2023

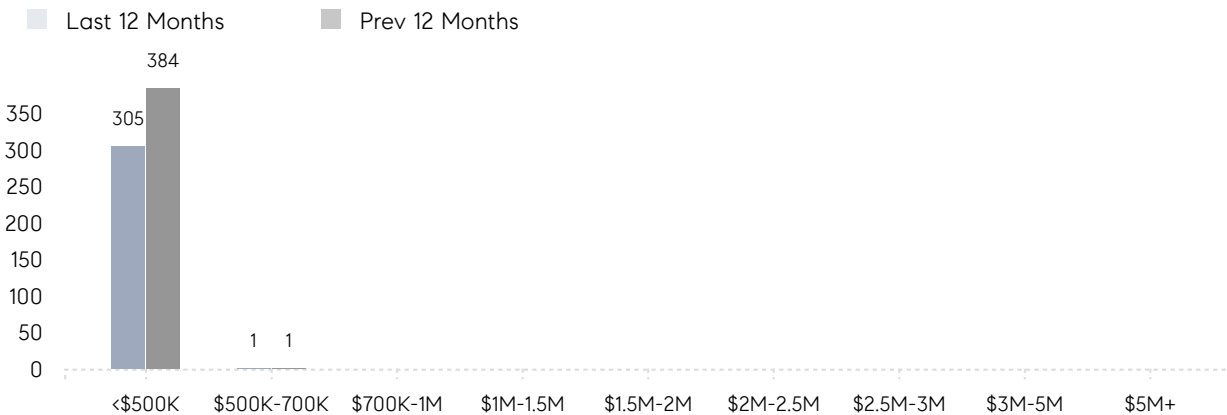
Monthly Inventory



Contracts By Price Range



Listings By Price Range

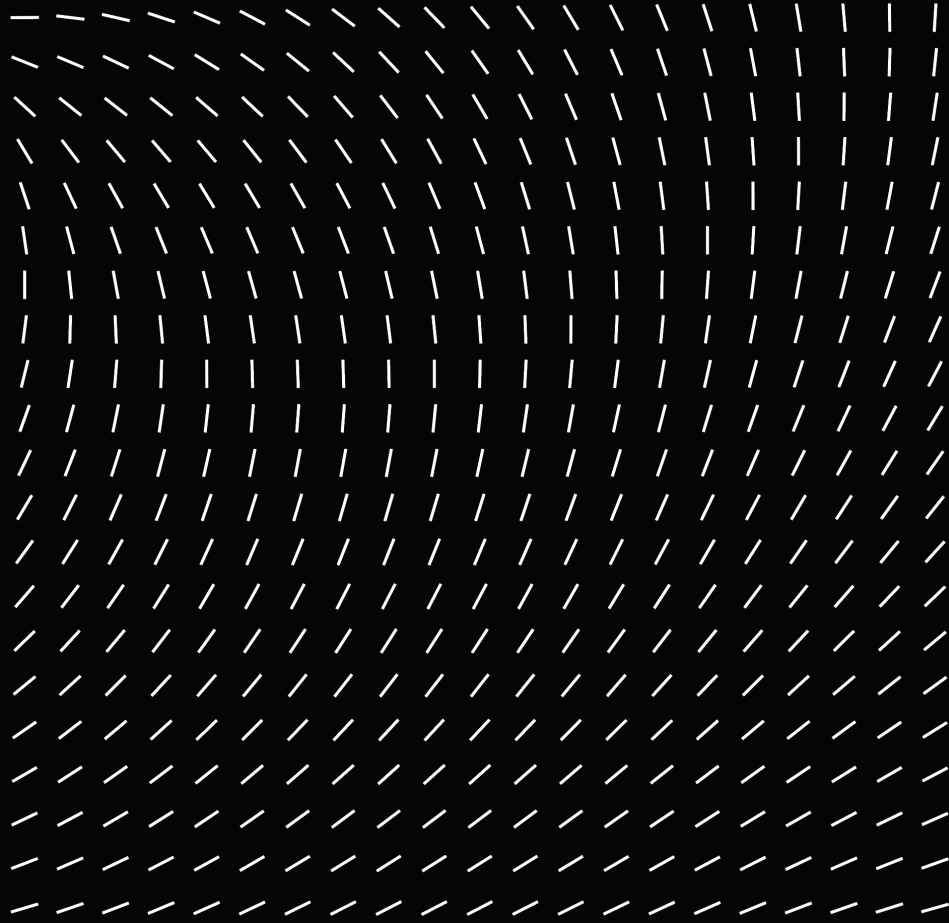




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COMPASS

July 2023

Jersey City Market Insights

Jersey City

JULY 2023

UNDER CONTRACT

147
Total
Properties

\$625K
Average
Price

\$589K
Median
Price

16%
Increase From
Jul 2022

-9%
Decrease From
Jul 2022

-3%
Decrease From
Jul 2022

UNITS SOLD

97
Total
Properties

\$8.6M
Average
Price

\$630K
Median
Price

-46%
Decrease From
Jul 2022

1133%
Increase From
Jul 2022

6%
Increase From
Jul 2022

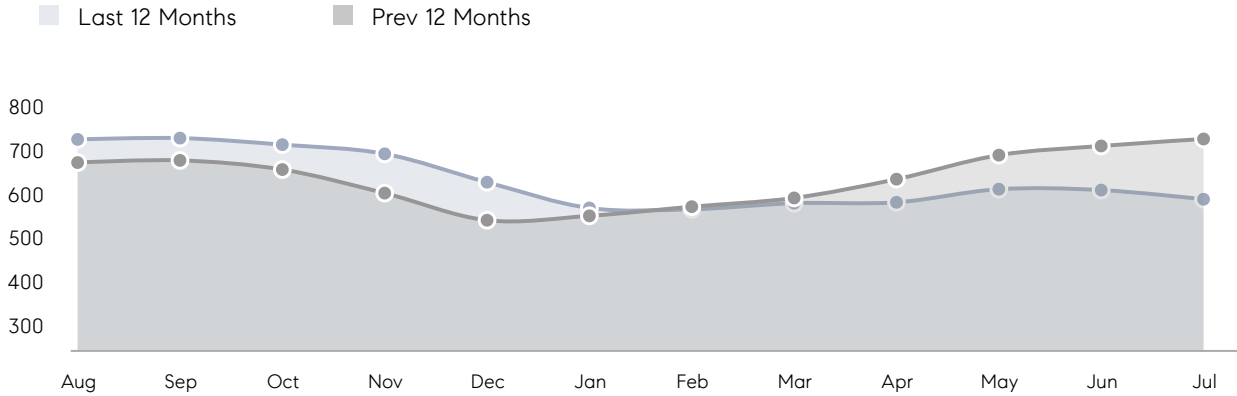
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	31	30	3%
	% OF ASKING PRICE	1555%	100%	
	AVERAGE SOLD PRICE	\$8,629,749	\$699,854	1,133.1%
	# OF CONTRACTS	147	127	15.7%
	NEW LISTINGS	221	278	-21%
Houses	AVERAGE DOM	32	28	14%
	% OF ASKING PRICE	7938%	99%	
	AVERAGE SOLD PRICE	\$43,699,920	\$777,446	5521%
	# OF CONTRACTS	30	20	50%
	NEW LISTINGS	29	39	-26%
Condo/Co-op/TH	AVERAGE DOM	31	30	3%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$639,077	\$685,654	-7%
	# OF CONTRACTS	117	107	9%
	NEW LISTINGS	192	239	-20%

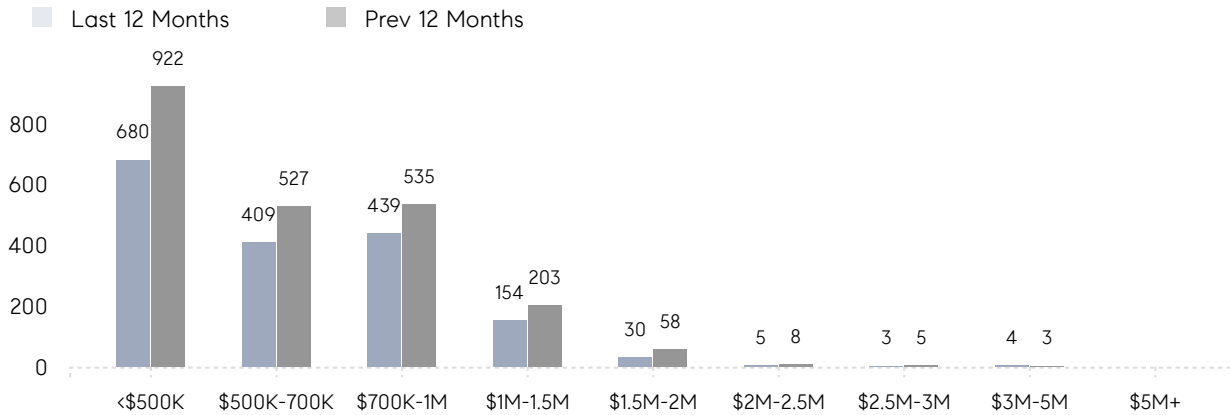
Jersey City

JULY 2023

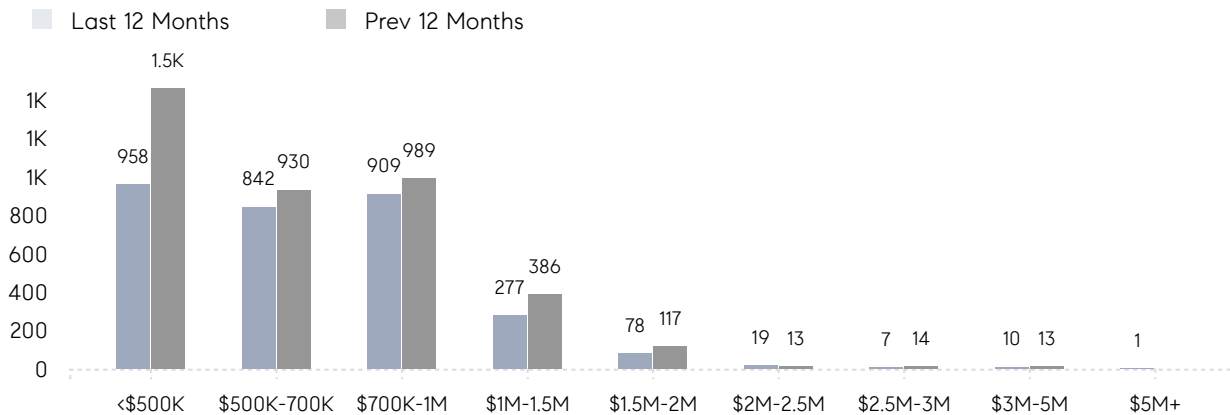
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Kearny Market Insights

Kearny

JULY 2023

UNDER CONTRACT

2	\$387K	\$387K
Total Properties	Average Price	Median Price
-33%	6%	11%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

3	\$458K	\$460K
Total Properties	Average Price	Median Price
200%	-33%	-33%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

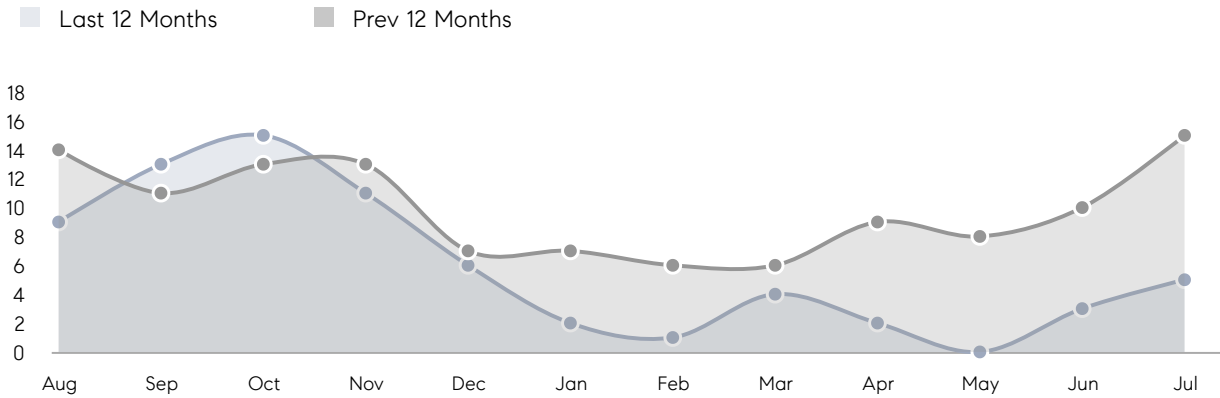
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	14	38	-63%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$458,333	\$689,000	-33.5%
	# OF CONTRACTS	2	3	-33.3%
	NEW LISTINGS	4	9	-56%
Houses	AVERAGE DOM	14	38	-63%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$458,333	\$689,000	-33%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

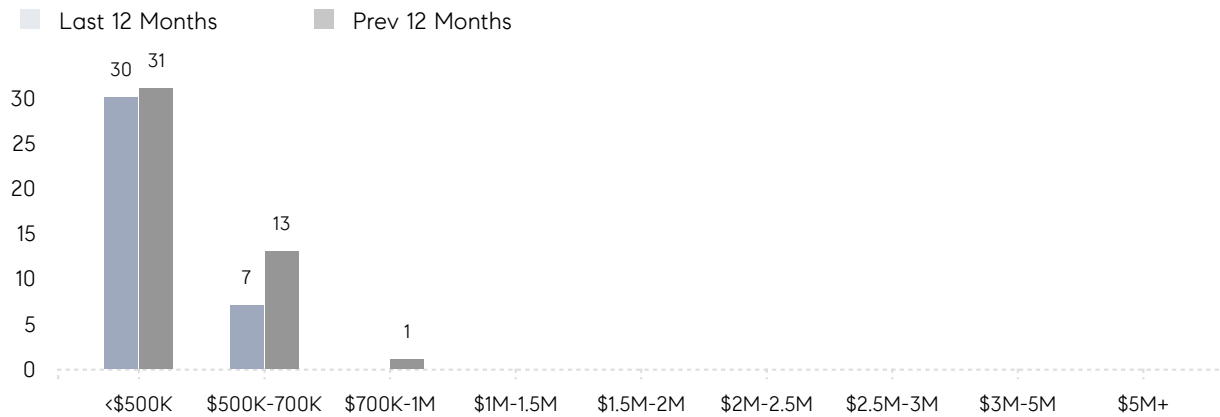
Kearny

JULY 2023

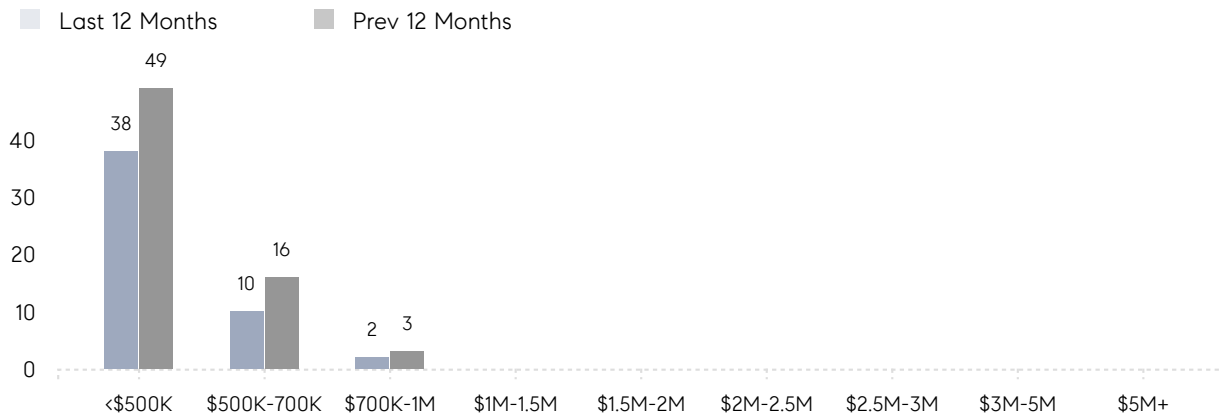
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Kenilworth Market Insights

Kenilworth

JULY 2023

UNDER CONTRACT

9
Total
Properties

\$566K
Average
Price

\$525K
Median
Price

-25%
Decrease From
Jul 2022

15%
Increase From
Jul 2022

12%
Increase From
Jul 2022

UNITS SOLD

5
Total
Properties

\$535K
Average
Price

\$465K
Median
Price

-64%
Decrease From
Jul 2022

3%
Increase From
Jul 2022

-8%
Decrease From
Jul 2022

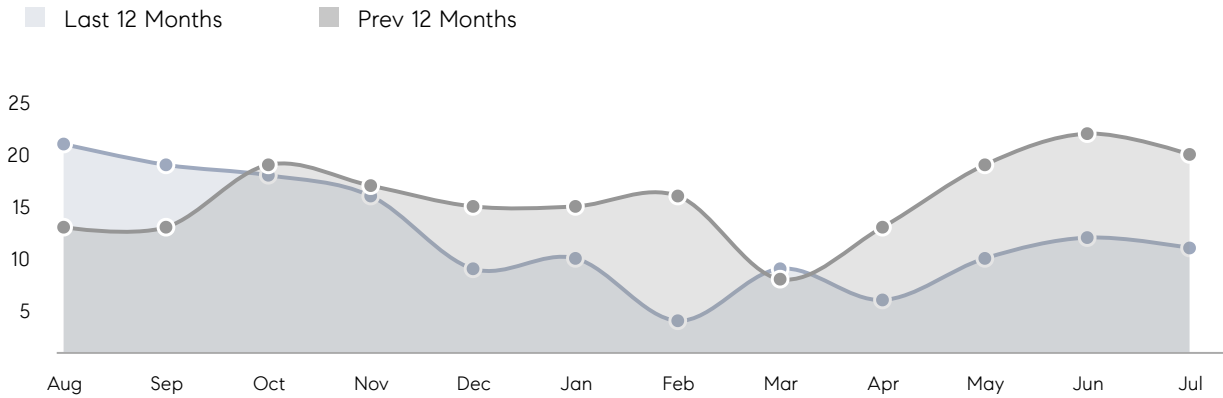
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	30	19	58%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$535,800	\$520,929	2.9%
	# OF CONTRACTS	9	12	-25.0%
	NEW LISTINGS	10	13	-23%
Houses	AVERAGE DOM	30	19	58%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$535,800	\$520,929	3%
	# OF CONTRACTS	9	12	-25%
	NEW LISTINGS	10	13	-23%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

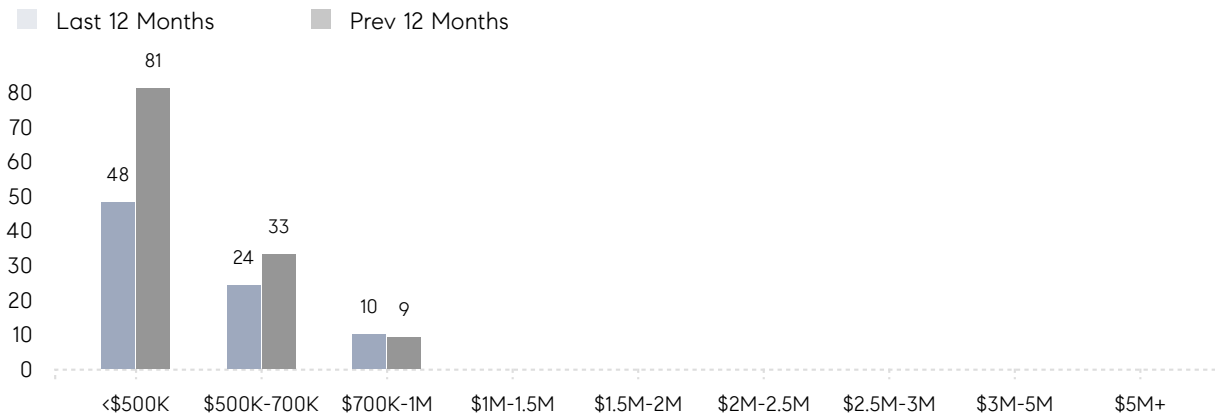
Kenilworth

JULY 2023

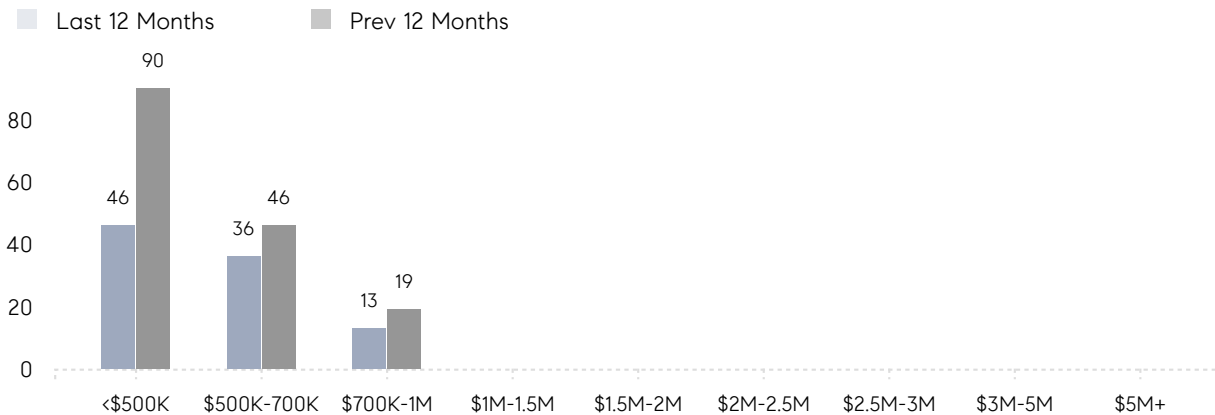
Monthly Inventory



Contracts By Price Range



Listings By Price Range

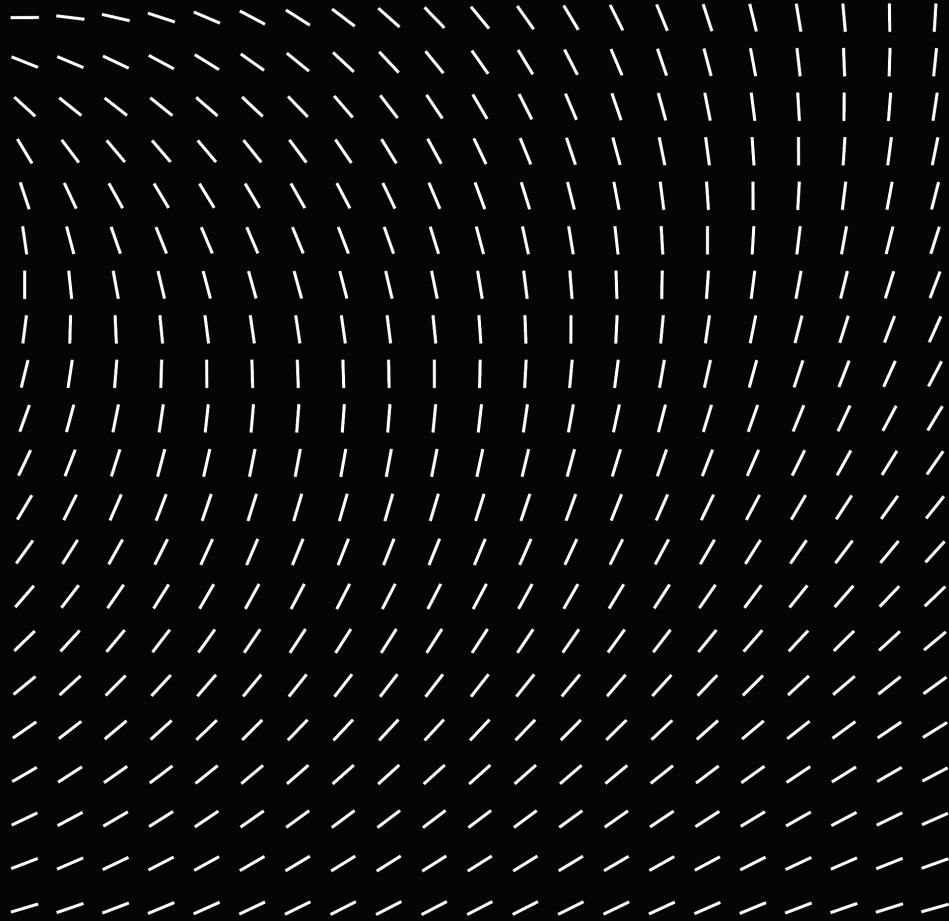




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COMPASS

July 2023

Kinneton Market Insights

Kinnelon

JULY 2023

UNDER CONTRACT

13
Total
Properties

\$747K
Average
Price

\$789K
Median
Price

-24%
Decrease From
Jul 2022

8%
Increase From
Jul 2022

13%
Increase From
Jul 2022

UNITS SOLD

9
Total
Properties

\$1.2M
Average
Price

\$750K
Median
Price

0%
Change From
Jul 2022

39%
Increase From
Jul 2022

-6%
Decrease From
Jul 2022

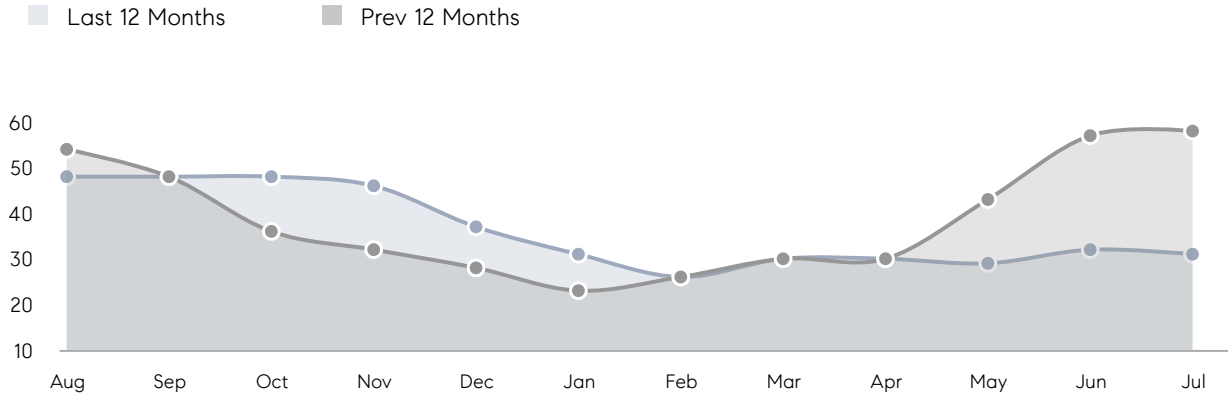
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	43	19	126%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$1,271,628	\$917,722	38.6%
	# OF CONTRACTS	13	17	-23.5%
	NEW LISTINGS	14	23	-39%
Houses	AVERAGE DOM	43	19	126%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$1,271,628	\$917,722	39%
	# OF CONTRACTS	13	17	-24%
	NEW LISTINGS	13	23	-43%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

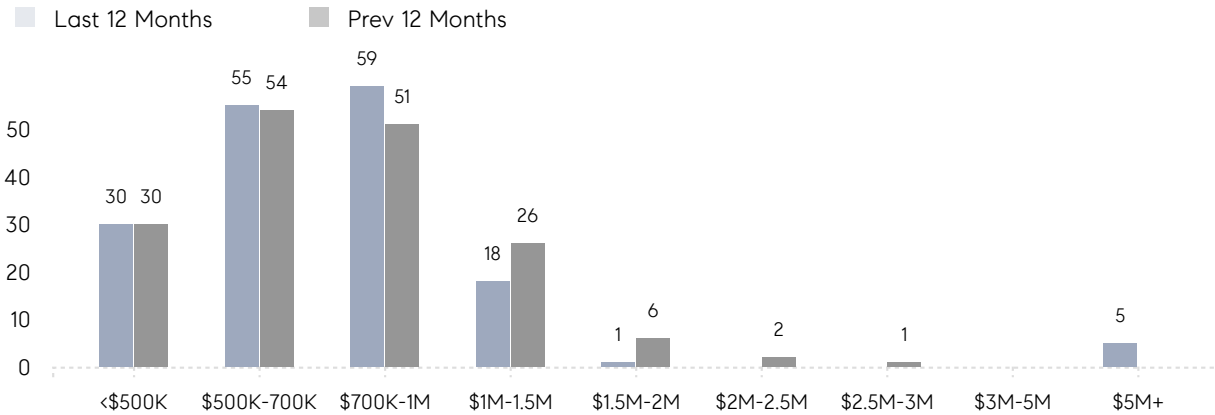
Kinnelon

JULY 2023

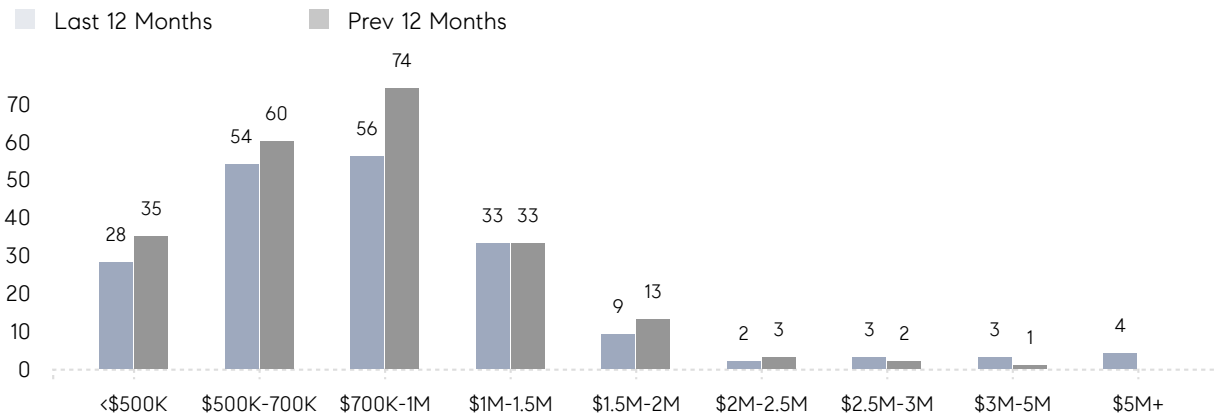
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Leonia Market Insights

Leonia

JULY 2023

UNDER CONTRACT

8
Total
Properties

\$600K
Average
Price

\$684K
Median
Price

0%
Change From
Jul 2022

-11%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

UNITS SOLD

2
Total
Properties

\$812K
Average
Price

\$812K
Median
Price

-86%
Decrease From
Jul 2022

14%
Increase From
Jul 2022

19%
Increase From
Jul 2022

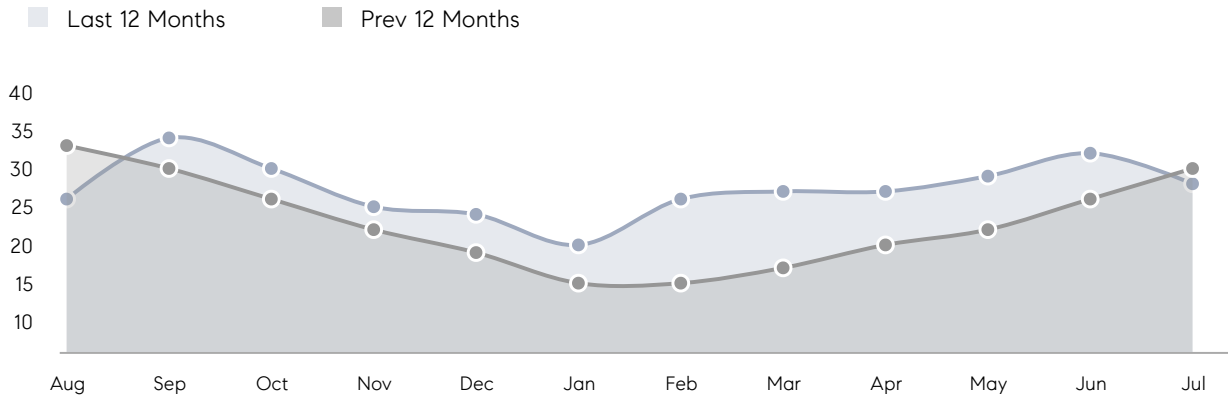
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	26	25	4%
	% OF ASKING PRICE	108%	100%	
	AVERAGE SOLD PRICE	\$812,500	\$714,211	13.8%
	# OF CONTRACTS	8	8	0.0%
	NEW LISTINGS	4	13	-69%
Houses	AVERAGE DOM	26	23	13%
	% OF ASKING PRICE	108%	100%	
	AVERAGE SOLD PRICE	\$812,500	\$760,542	7%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	-	37	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$436,225	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	3	0%

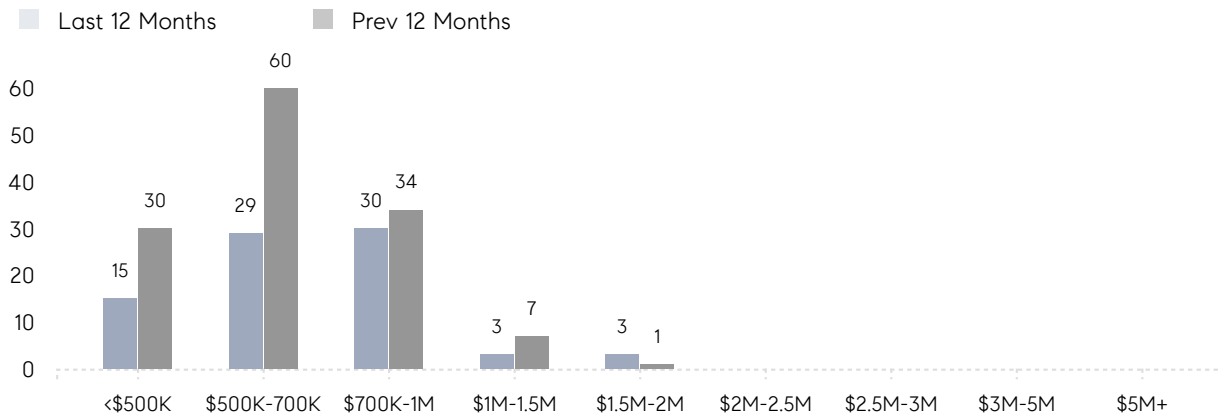
Leonia

JULY 2023

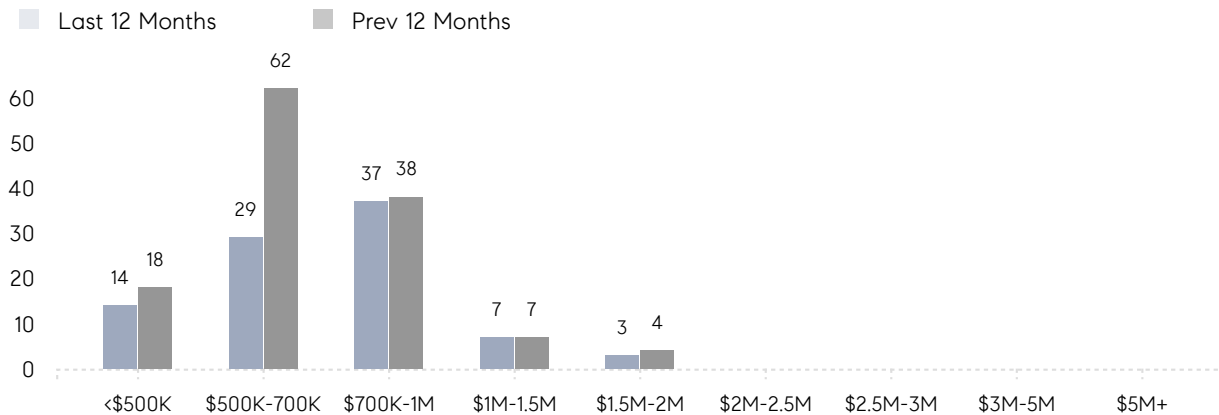
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Linden Market Insights

Linden

JULY 2023

UNDER CONTRACT

27
Total
Properties

\$523K
Average
Price

\$479K
Median
Price

-10%
Decrease From
Jul 2022

23%
Increase From
Jul 2022

15%
Increase From
Jul 2022

UNITS SOLD

22
Total
Properties

\$439K
Average
Price

\$452K
Median
Price

-29%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

10%
Increase From
Jul 2022

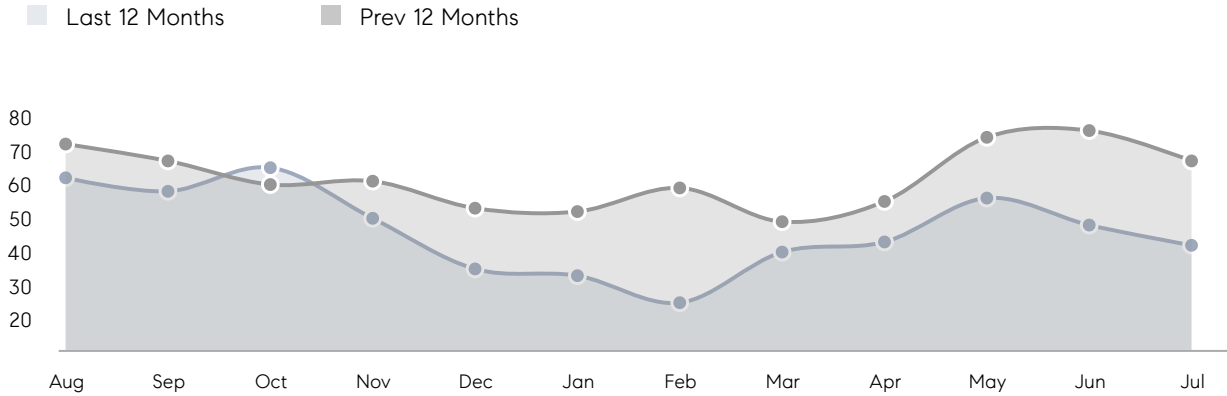
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	27	30	-10%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$439,500	\$417,274	5.3%
	# OF CONTRACTS	27	30	-10.0%
	NEW LISTINGS	35	33	6%
Houses	AVERAGE DOM	23	32	-28%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$489,056	\$442,056	11%
	# OF CONTRACTS	25	28	-11%
	NEW LISTINGS	34	30	13%
Condo/Co-op/TH	AVERAGE DOM	43	19	126%
	% OF ASKING PRICE	101%	110%	
	AVERAGE SOLD PRICE	\$216,500	\$250,000	-13%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	3	-67%

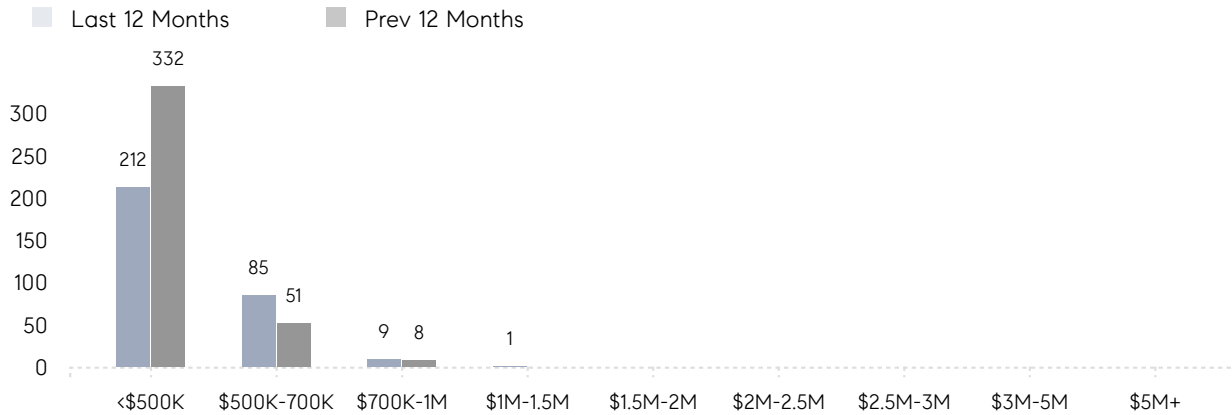
Linden

JULY 2023

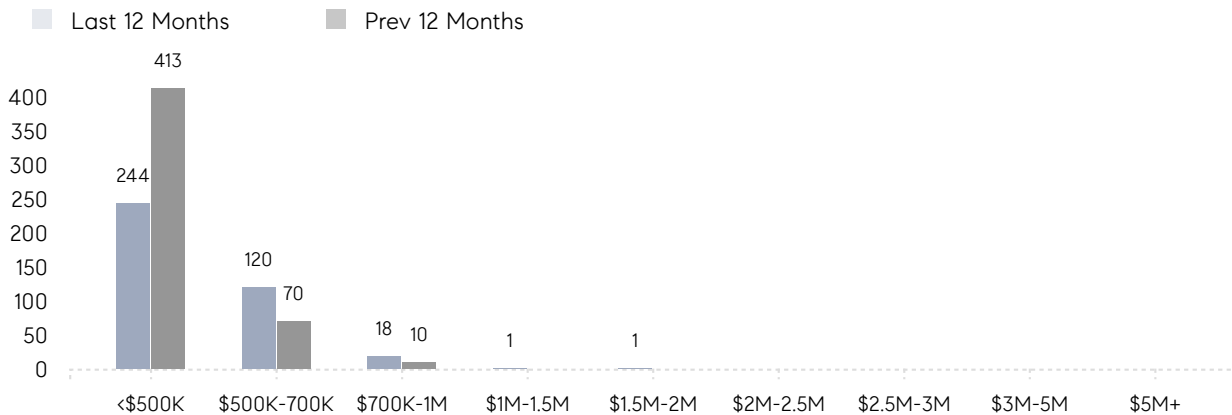
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Little Ferry Market Insights

Little Ferry

JULY 2023

UNDER CONTRACT

6
Total
Properties

\$389K
Average
Price

\$364K
Median
Price

-33%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

0%
Change From
Jul 2022

UNITS SOLD

6
Total
Properties

\$315K
Average
Price

\$268K
Median
Price

-25%
Decrease From
Jul 2022

-32%
Decrease From
Jul 2022

-45%
Decrease From
Jul 2022

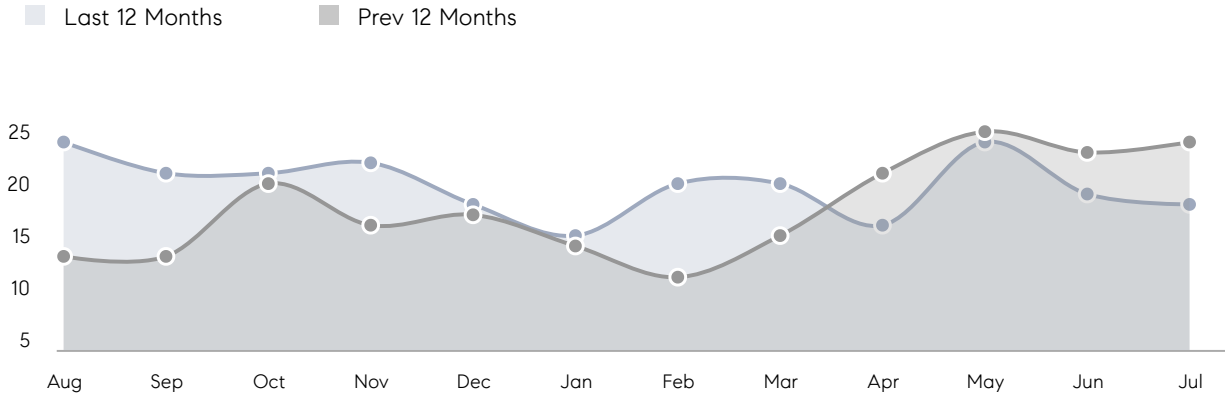
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	29	-24%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$315,167	\$462,065	-31.8%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	4	12	-67%
Houses	AVERAGE DOM	25	29	-14%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$447,000	\$532,087	-16%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	21	28	-25%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$249,250	\$252,000	-1%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	0	2	0%

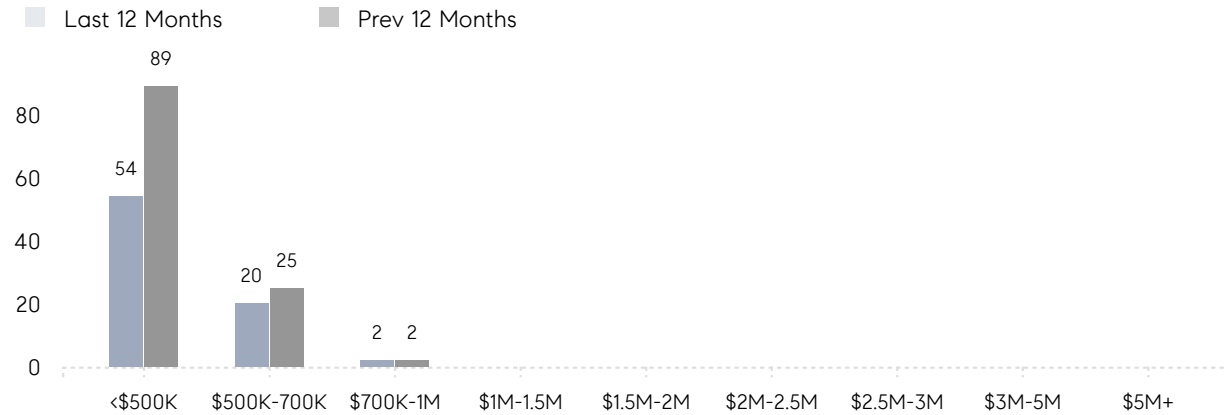
Little Ferry

JULY 2023

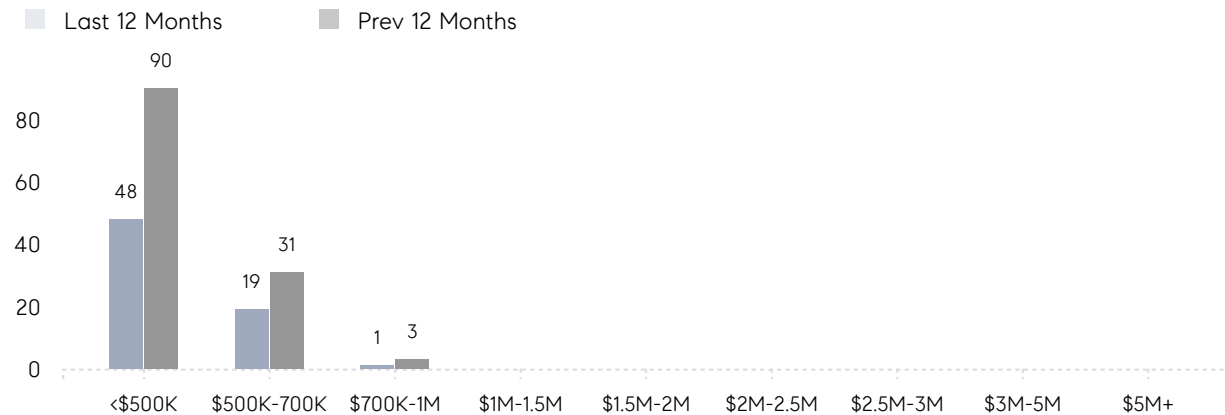
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Livingston Market Insights

Livingston

JULY 2023

UNDER CONTRACT

27
Total
Properties

\$1.2M
Average
Price

\$989K
Median
Price

-56%
Decrease From
Jul 2022

40%
Increase From
Jul 2022

41%
Increase From
Jul 2022

UNITS SOLD

33
Total
Properties

\$1.0M
Average
Price

\$890K
Median
Price

-27%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

9%
Increase From
Jul 2022

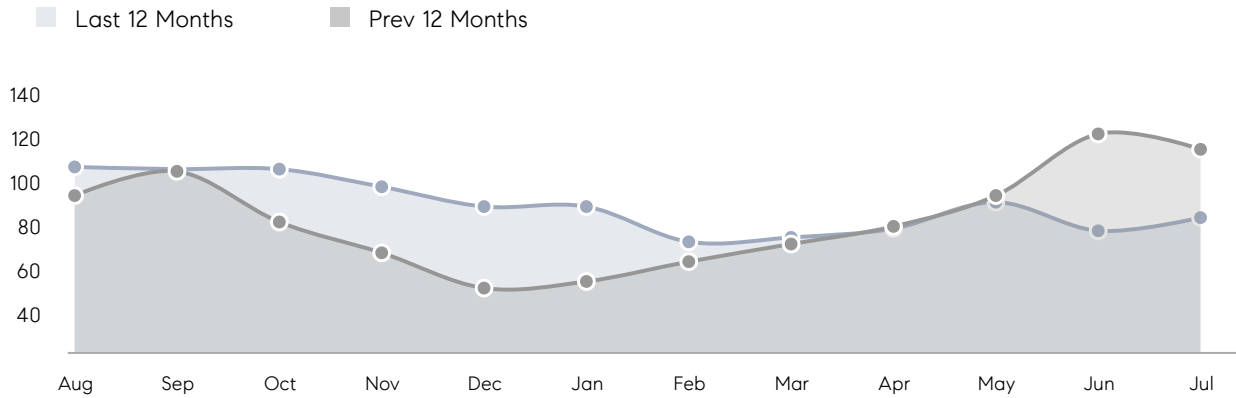
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	31	25	24%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$1,047,497	\$959,242	9.2%
	# OF CONTRACTS	27	62	-56.5%
	NEW LISTINGS	37	59	-37%
Houses	AVERAGE DOM	31	22	41%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$1,144,496	\$981,593	17%
	# OF CONTRACTS	25	54	-54%
	NEW LISTINGS	34	55	-38%
Condo/Co-op/TH	AVERAGE DOM	28	64	-56%
	% OF ASKING PRICE	101%	96%	
	AVERAGE SOLD PRICE	\$611,000	\$646,333	-5%
	# OF CONTRACTS	2	8	-75%
	NEW LISTINGS	3	4	-25%

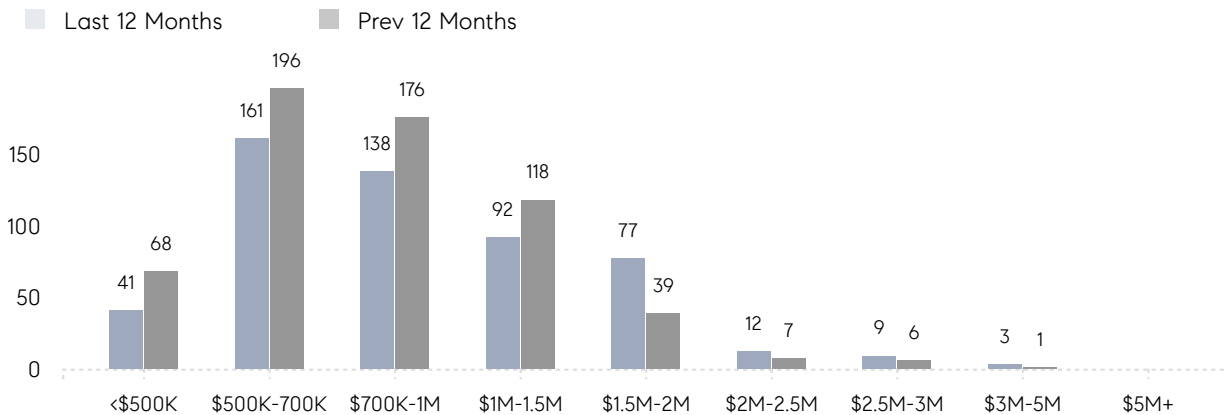
Livingston

JULY 2023

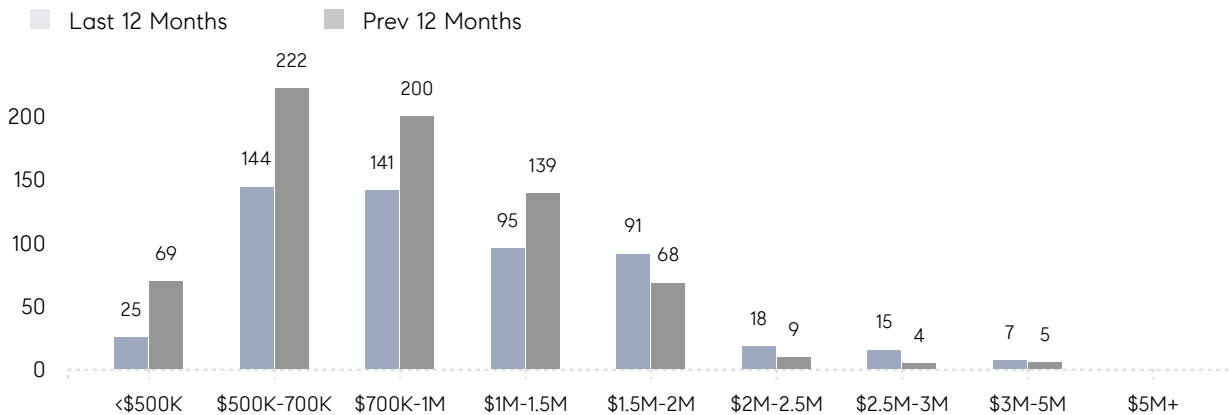
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Lodi Market Insights

Lodi

JULY 2023

UNDER CONTRACT

3	\$352K	\$399K
Total Properties	Average Price	Median Price
-40%	-21%	-18%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

4	\$399K	\$445K
Total Properties	Average Price	Median Price
-33%	-21%	-12%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

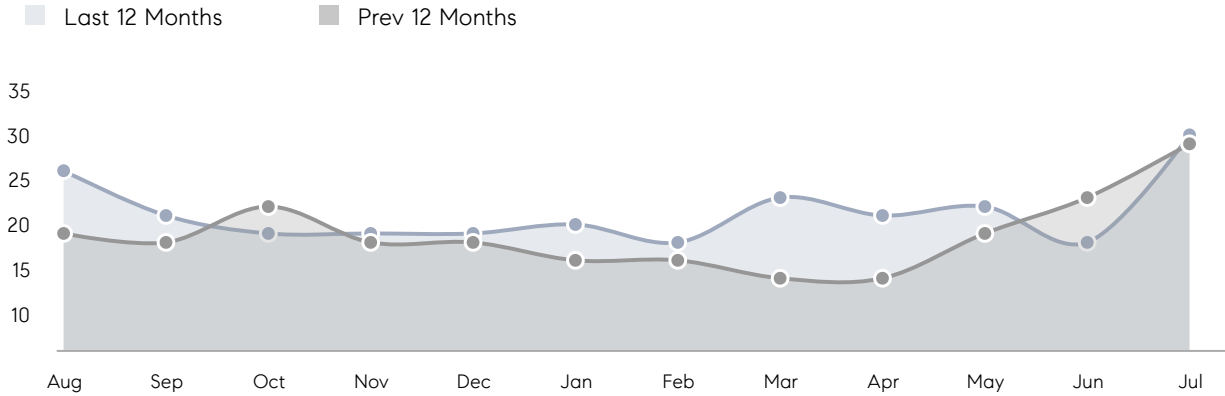
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	28	-46%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$399,000	\$504,167	-20.9%
	# OF CONTRACTS	3	5	-40.0%
	NEW LISTINGS	17	13	31%
Houses	AVERAGE DOM	16	28	-43%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$460,000	\$504,167	-9%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	12	11	9%
Condo/Co-op/TH	AVERAGE DOM	12	-	-
	% OF ASKING PRICE	103%	-	
	AVERAGE SOLD PRICE	\$216,000	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	5	2	150%

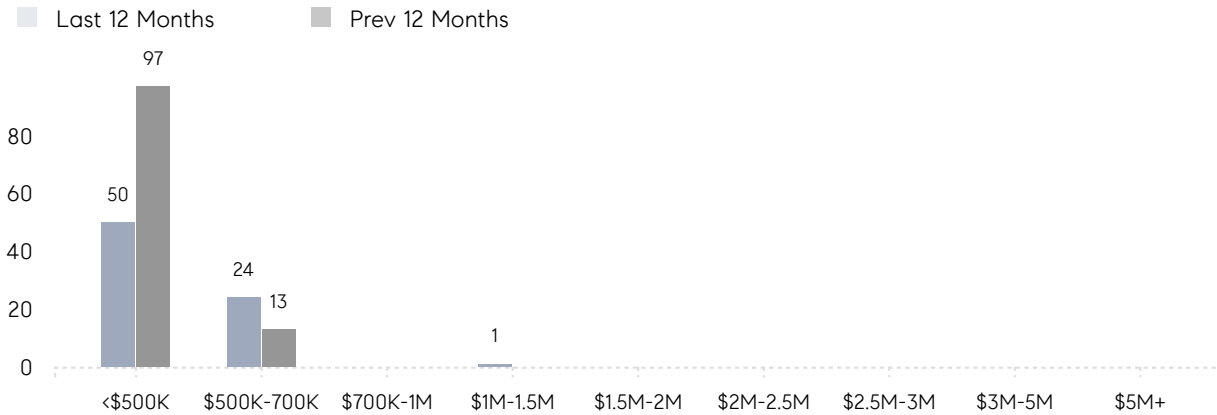
Lodi

JULY 2023

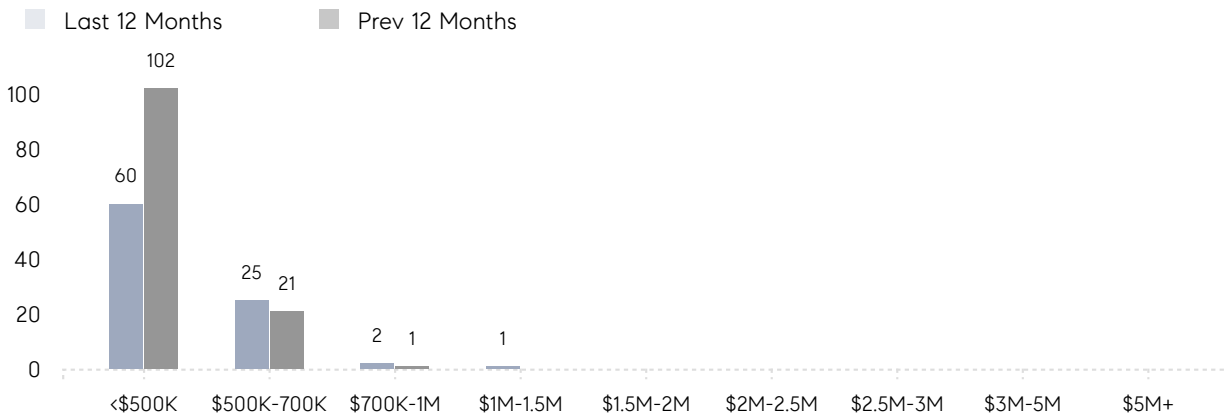
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Long Hill Market Insights

Long Hill

JULY 2023

UNDER CONTRACT

10
Total
Properties

\$793K
Average
Price

\$762K
Median
Price

-29%
Decrease From
Jul 2022

22%
Increase From
Jul 2022

27%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$696K
Average
Price

\$611K
Median
Price

-22%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

-6%
Decrease From
Jul 2022

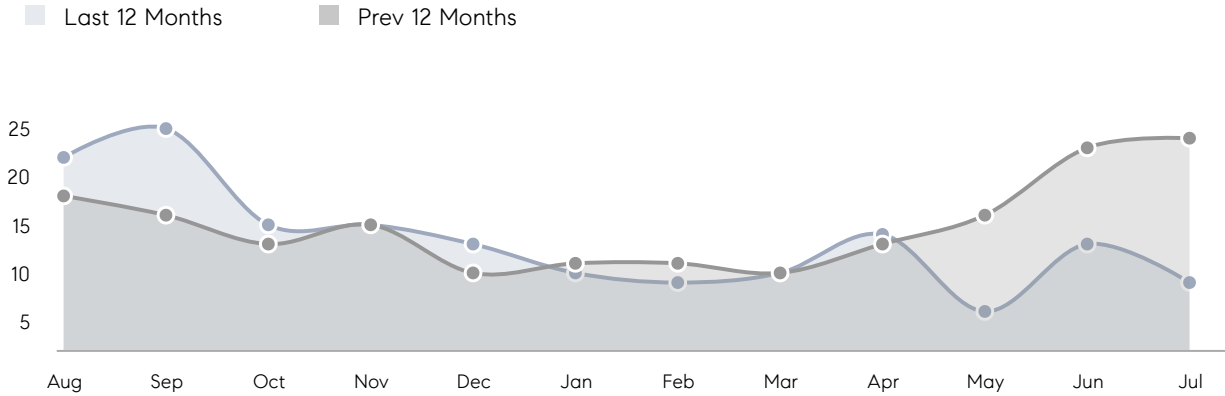
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	37	24	54%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$696,712	\$641,914	8.5%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	6	18	-67%
Houses	AVERAGE DOM	37	23	61%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$696,712	\$682,143	2%
	# OF CONTRACTS	9	12	-25%
	NEW LISTINGS	6	17	-65%
Condo/Co-op/TH	AVERAGE DOM	-	30	-
	% OF ASKING PRICE	-	106%	
	AVERAGE SOLD PRICE	-	\$501,111	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	1	0%

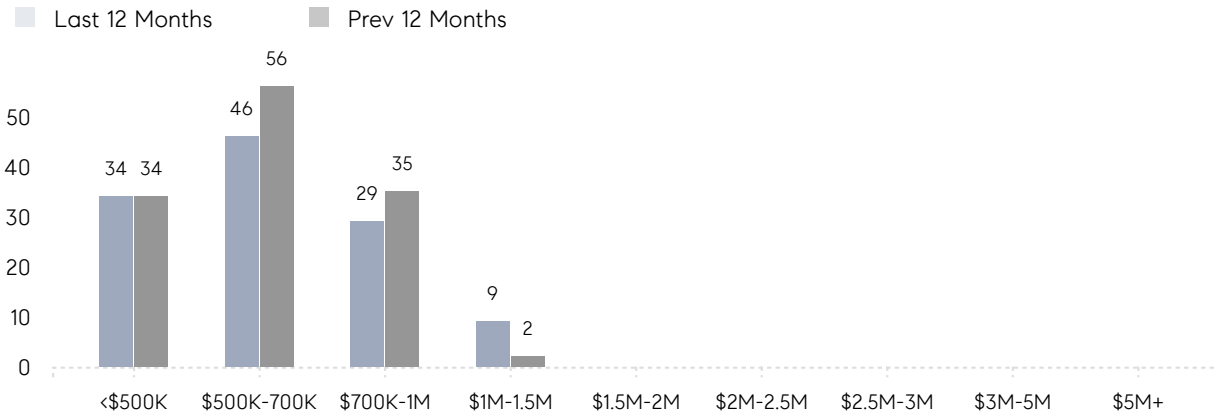
Long Hill

JULY 2023

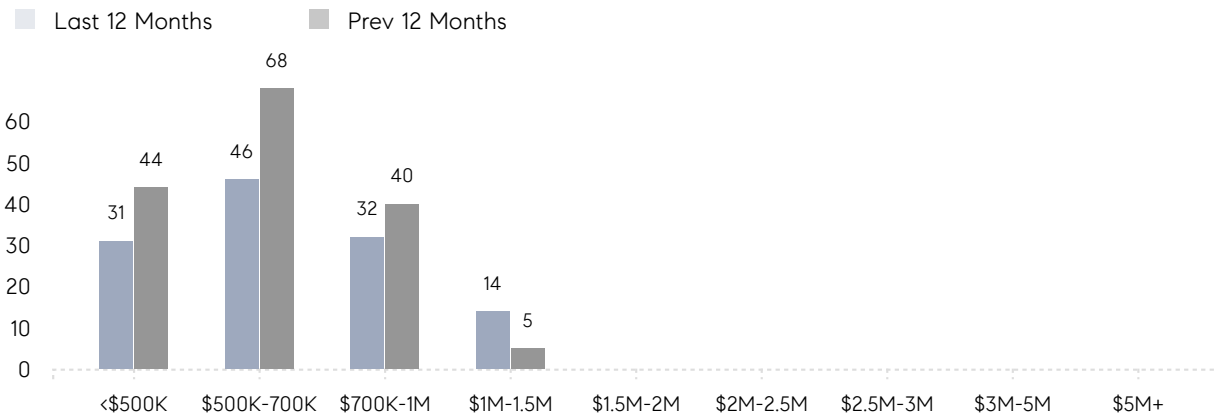
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Lyndhurst Market Insights

Lyndhurst

JULY 2023

UNDER CONTRACT

8
Total
Properties

\$571K
Average
Price

\$594K
Median
Price

-20%
Decrease From
Jul 2022

16%
Increase From
Jul 2022

19%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$544K
Average
Price

\$490K
Median
Price

17%
Increase From
Jul 2022

44%
Increase From
Jul 2022

34%
Increase From
Jul 2022

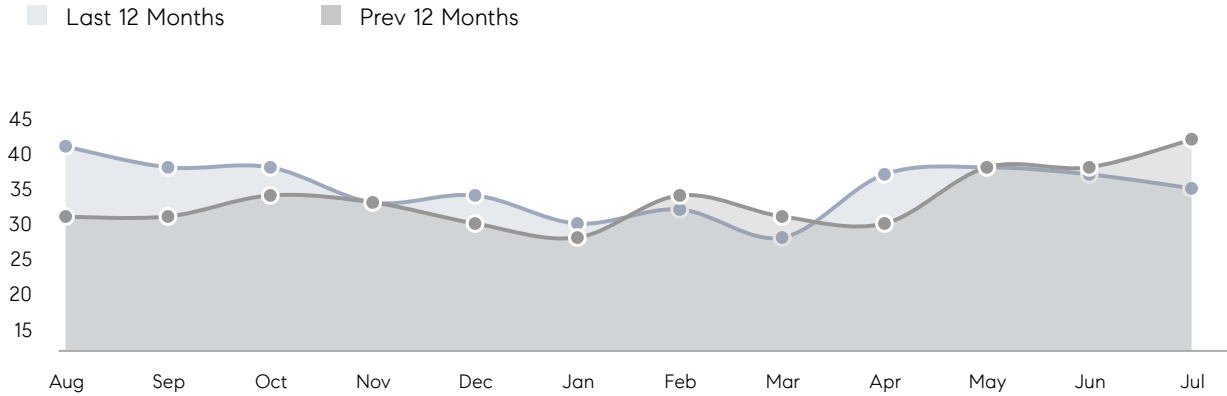
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	29	41	-29%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$544,429	\$378,417	43.9%
	# OF CONTRACTS	8	10	-20.0%
	NEW LISTINGS	7	16	-56%
Houses	AVERAGE DOM	29	48	-40%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$544,429	\$413,625	32%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	7	14	-50%
Condo/Co-op/TH	AVERAGE DOM	-	27	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$308,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%

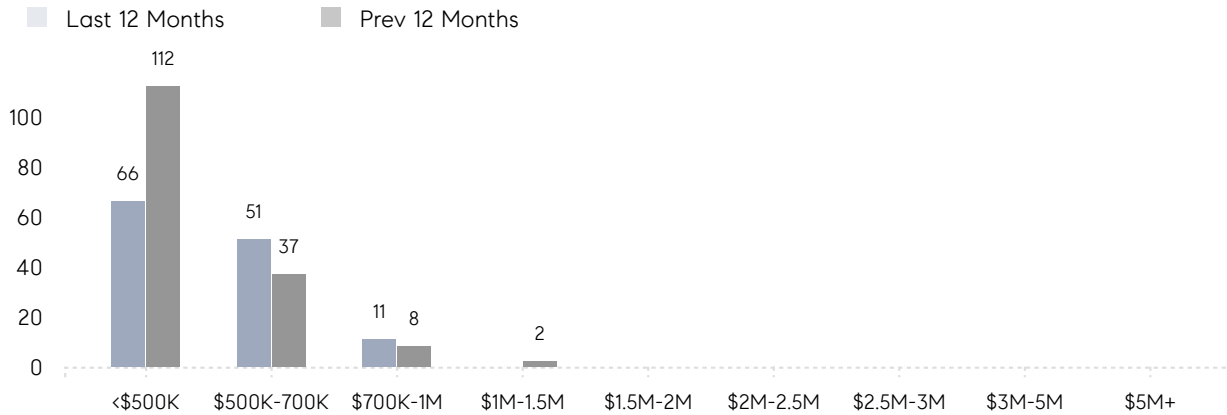
Lyndhurst

JULY 2023

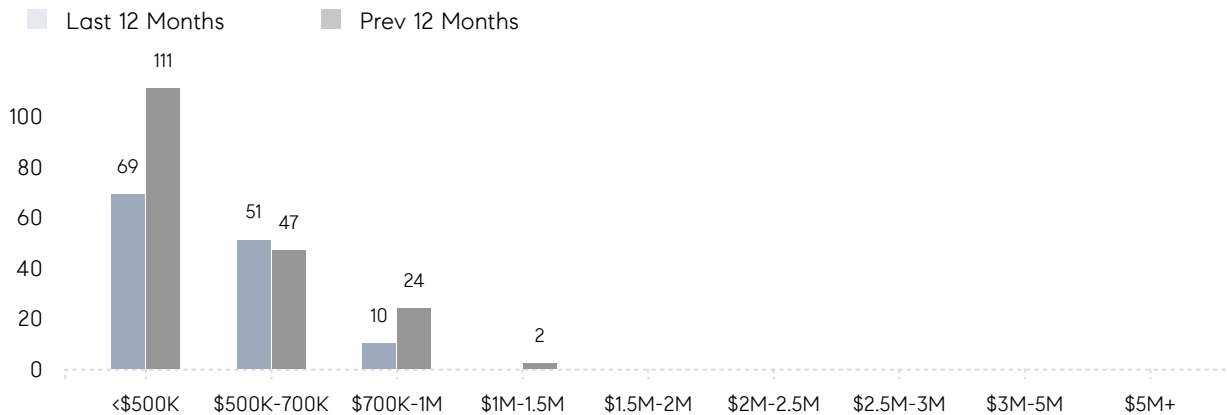
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Madison Market Insights

Madison

JULY 2023

UNDER CONTRACT

8	\$871K	\$699K
Total Properties	Average Price	Median Price
-38%	-2%	-18%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

14	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
27%	-16%	-26%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

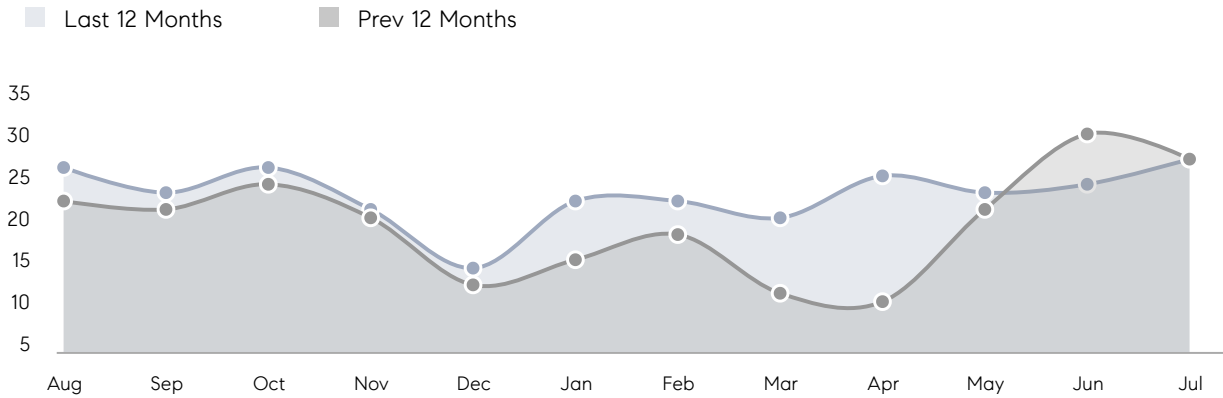
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$1,317,679	\$1,570,364	-16.1%
	# OF CONTRACTS	8	13	-38.5%
	NEW LISTINGS	15	23	-35%
Houses	AVERAGE DOM	13	17	-24%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$1,524,273	\$1,570,364	-3%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	13	17	-24%
Condo/Co-op/TH	AVERAGE DOM	22	-	-
	% OF ASKING PRICE	103%	-	
	AVERAGE SOLD PRICE	\$560,167	-	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	2	6	-67%

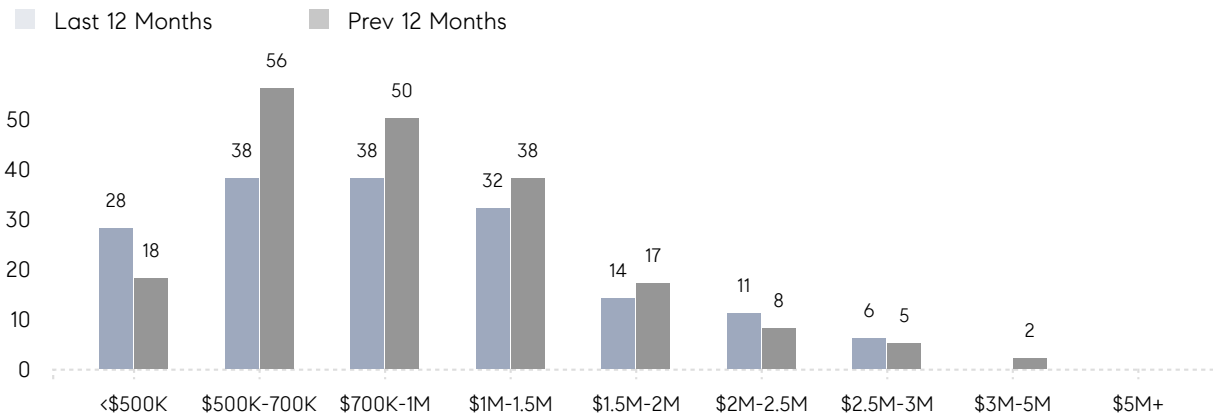
Madison

JULY 2023

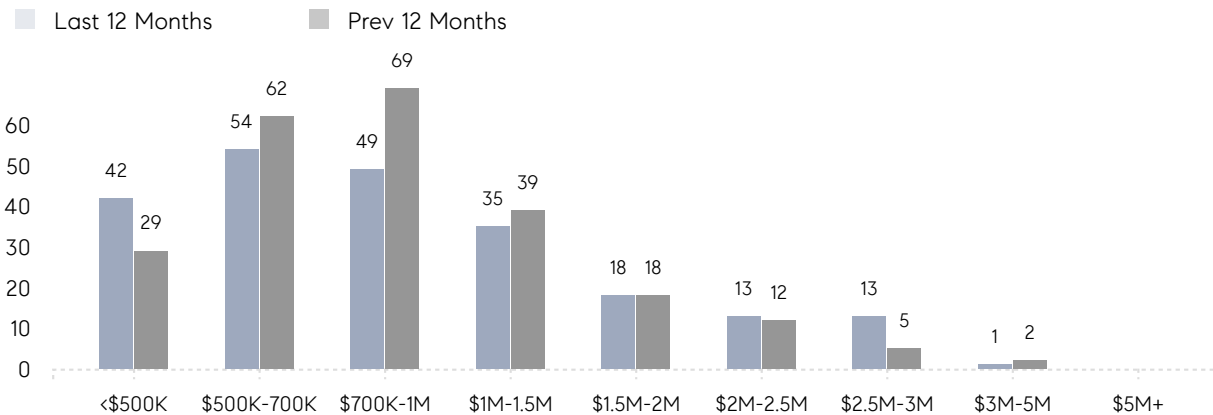
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Mahwah Market Insights

Mahwah

JULY 2023

UNDER CONTRACT

35
Total
Properties

\$796K
Average
Price

\$650K
Median
Price

-34%
Decrease From
Jul 2022

29%
Increase From
Jul 2022

31%
Increase From
Jul 2022

UNITS SOLD

31
Total
Properties

\$602K
Average
Price

\$480K
Median
Price

-9%
Decrease From
Jul 2022

-10%
Decrease From
Jul 2022

-7%
Decrease From
Jul 2022

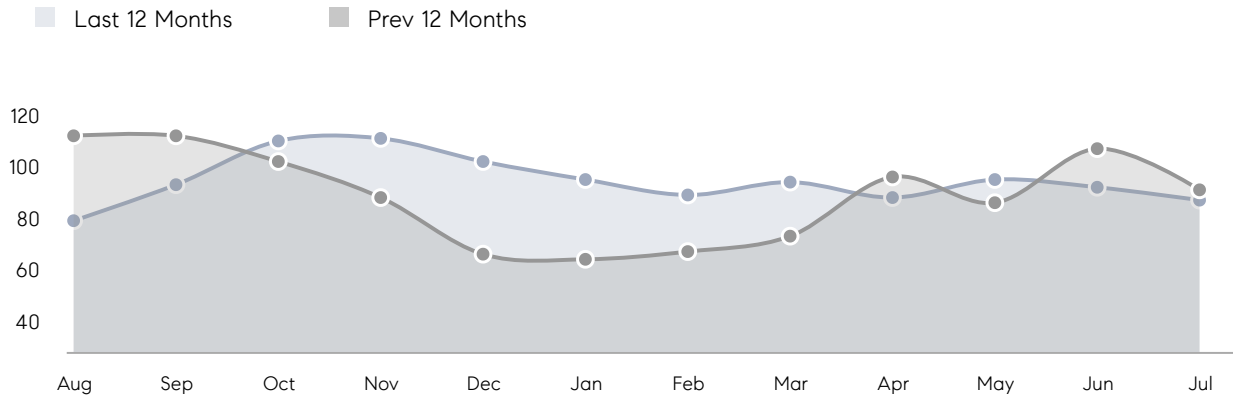
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	28	-43%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$602,169	\$668,232	-9.9%
	# OF CONTRACTS	35	53	-34.0%
	NEW LISTINGS	27	35	-23%
Houses	AVERAGE DOM	18	45	-60%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$878,932	\$997,146	-12%
	# OF CONTRACTS	13	20	-35%
	NEW LISTINGS	10	12	-17%
Condo/Co-op/TH	AVERAGE DOM	14	16	-12%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$449,950	\$437,993	3%
	# OF CONTRACTS	22	33	-33%
	NEW LISTINGS	17	23	-26%

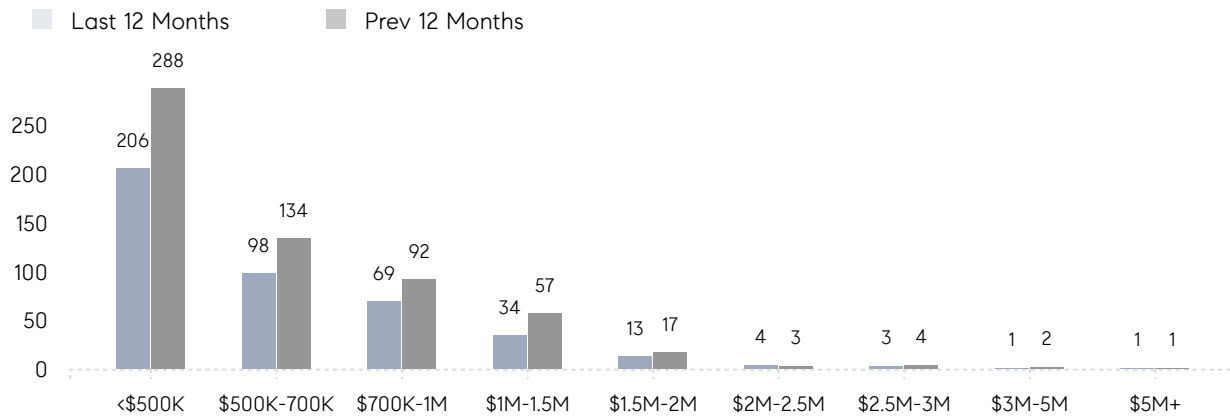
Mahwah

JULY 2023

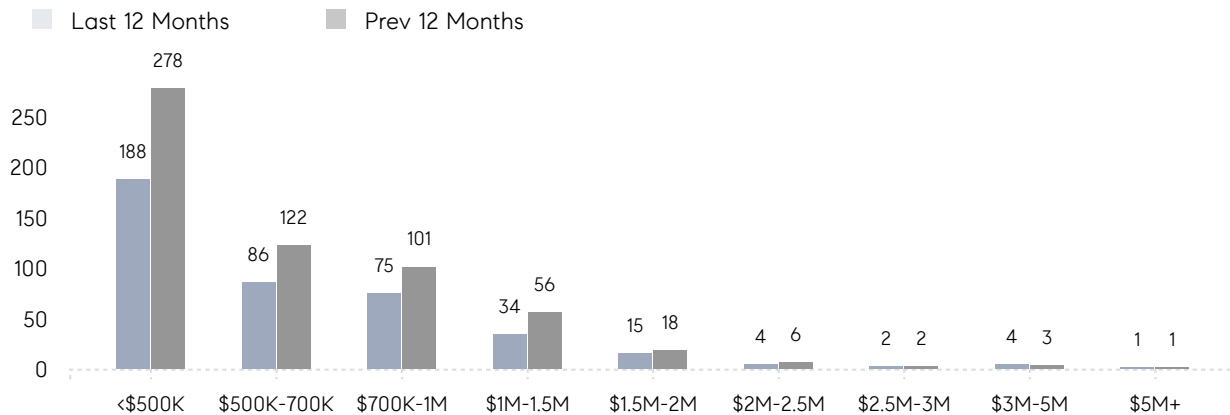
Monthly Inventory



Contracts By Price Range



Listings By Price Range

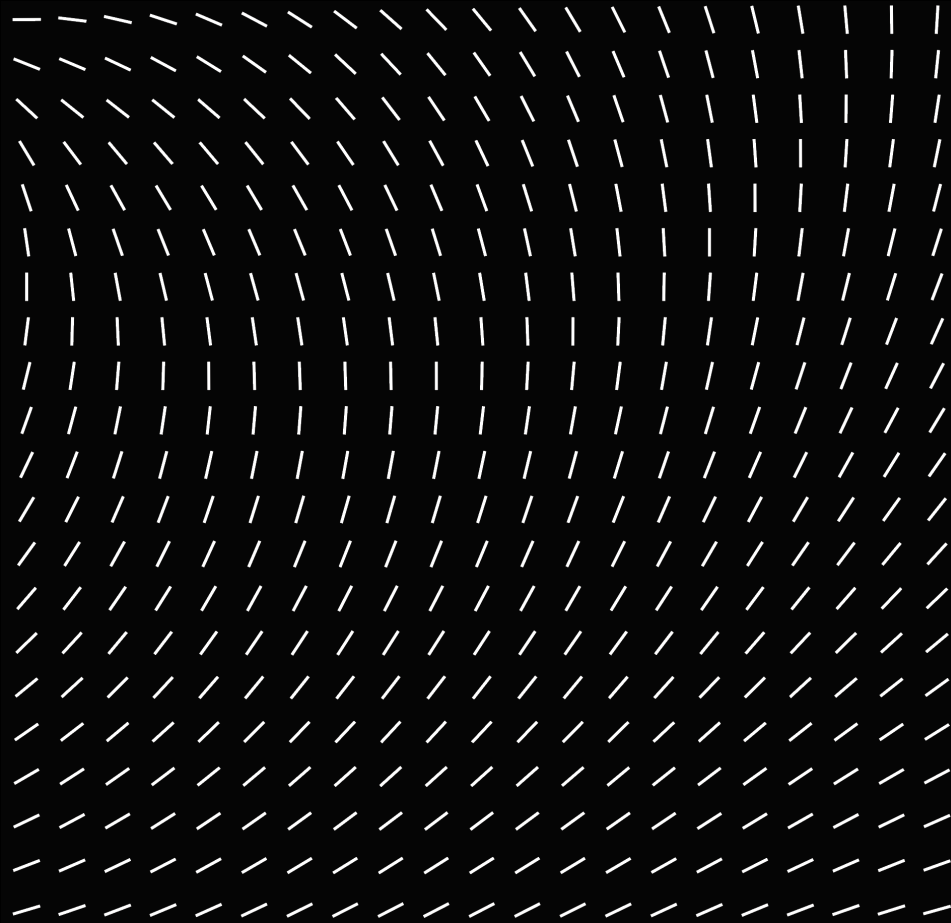




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COMPASS

July 2023

Mantoloking Market Insights

Mantoloking

JULY 2023

UNDER CONTRACT

2	\$2.7M	\$2.7M
Total Properties	Average Price	Median Price
-33%	-43%	-31%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

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

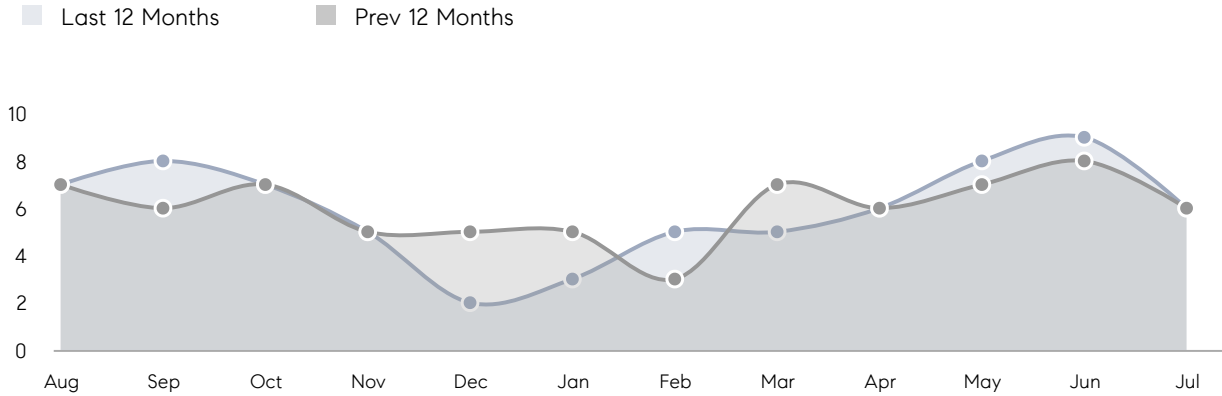
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$7,500,000	-
	# OF CONTRACTS	2	3	-33.3%
	NEW LISTINGS	1	4	-75%
Houses	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$7,500,000	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	1	4	-75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

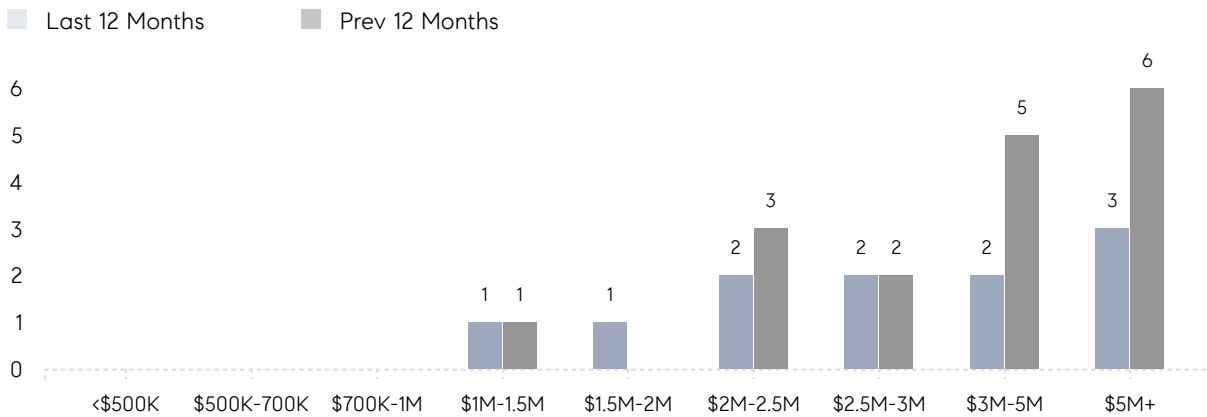
Mantoloking

JULY 2023

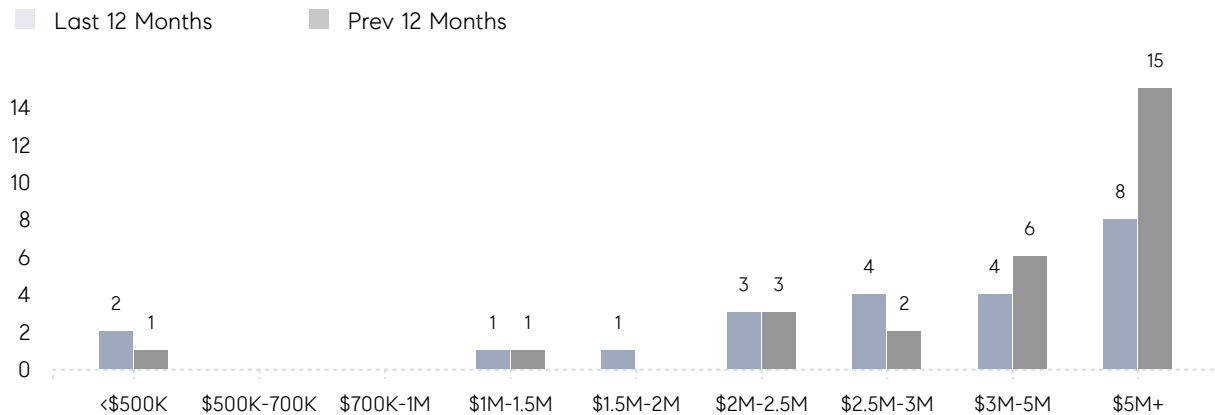
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Maplewood Market Insights

Maplewood

JULY 2023

UNDER CONTRACT

24
Total
Properties

\$602K
Average
Price

\$572K
Median
Price

-11%
Decrease From
Jul 2022

-29%
Decrease From
Jul 2022

-33%
Decrease From
Jul 2022

UNITS SOLD

25
Total
Properties

\$891K
Average
Price

\$855K
Median
Price

25%
Increase From
Jul 2022

-17%
Decrease From
Jul 2022

-22%
Decrease From
Jul 2022

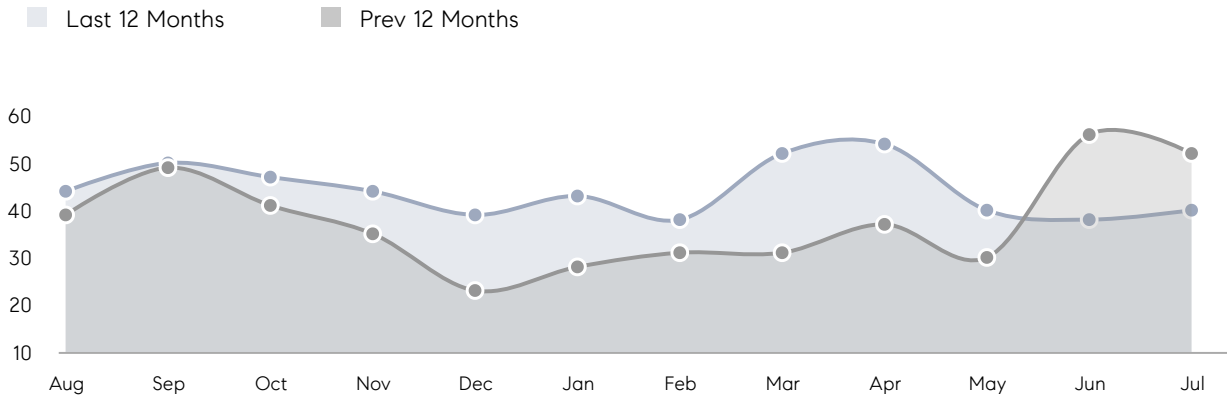
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	17	-6%
	% OF ASKING PRICE	115%	116%	
	AVERAGE SOLD PRICE	\$891,320	\$1,071,275	-16.8%
	# OF CONTRACTS	24	27	-11.1%
	NEW LISTINGS	29	28	4%
Houses	AVERAGE DOM	11	15	-27%
	% OF ASKING PRICE	116%	117%	
	AVERAGE SOLD PRICE	\$909,917	\$1,107,921	-18%
	# OF CONTRACTS	20	25	-20%
	NEW LISTINGS	27	23	17%
Condo/Co-op/TH	AVERAGE DOM	140	55	155%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$445,000	\$375,000	19%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	2	5	-60%

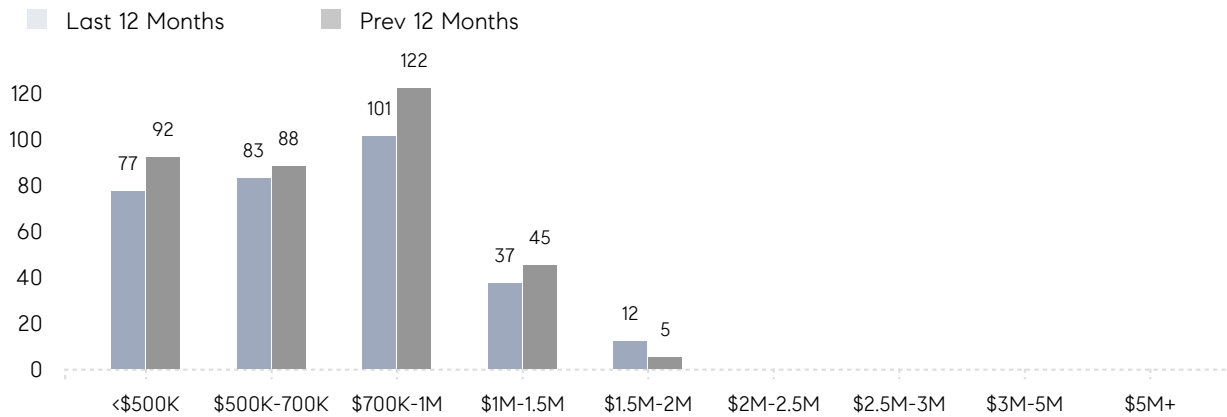
Maplewood

JULY 2023

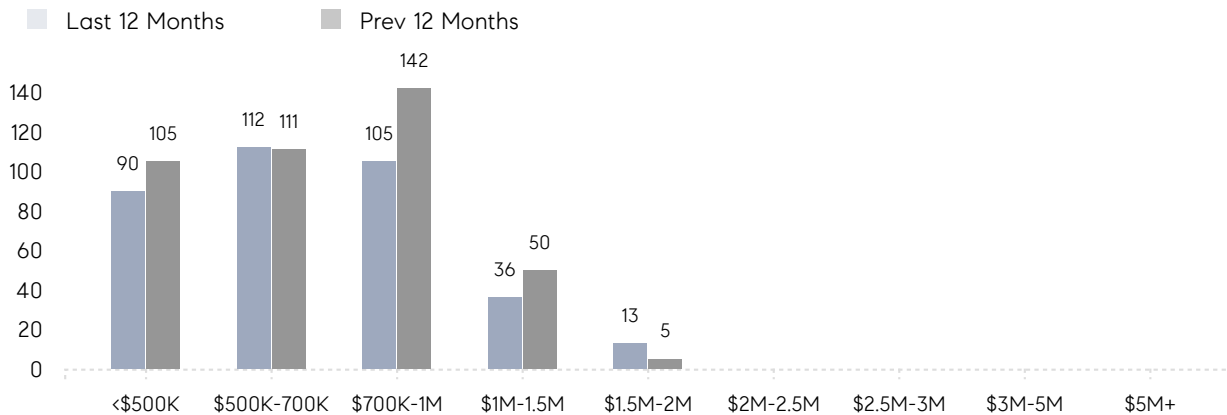
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Maywood Market Insights

Maywood

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$547K
Average
Price

\$515K
Median
Price

25%
Increase From
Jul 2022

-4%
Decrease From
Jul 2022

1%
Increase From
Jul 2022

UNITS SOLD

5
Total
Properties

\$598K
Average
Price

\$585K
Median
Price

-55%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

8%
Increase From
Jul 2022

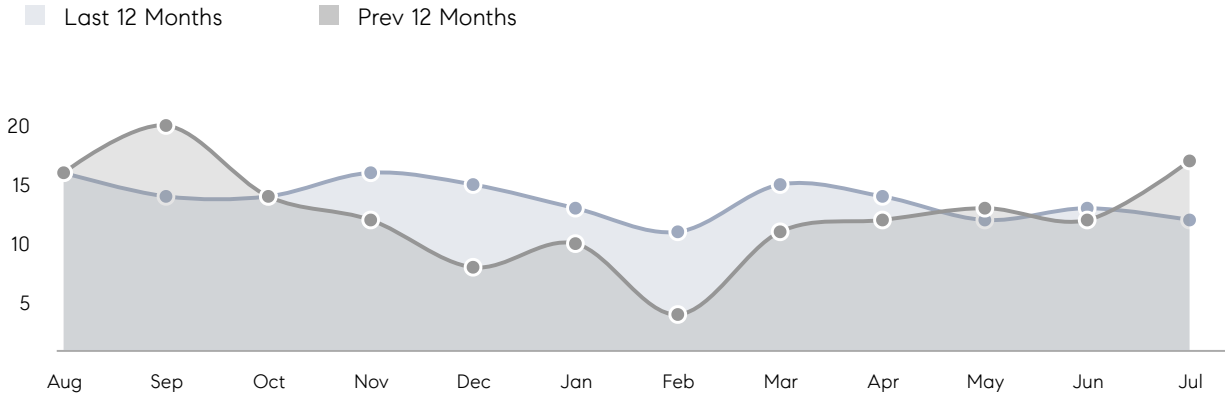
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	17	15	13%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$598,000	\$550,455	8.6%
	# OF CONTRACTS	5	4	25.0%
	NEW LISTINGS	6	12	-50%
Houses	AVERAGE DOM	17	15	13%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$598,000	\$550,455	9%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	6	12	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

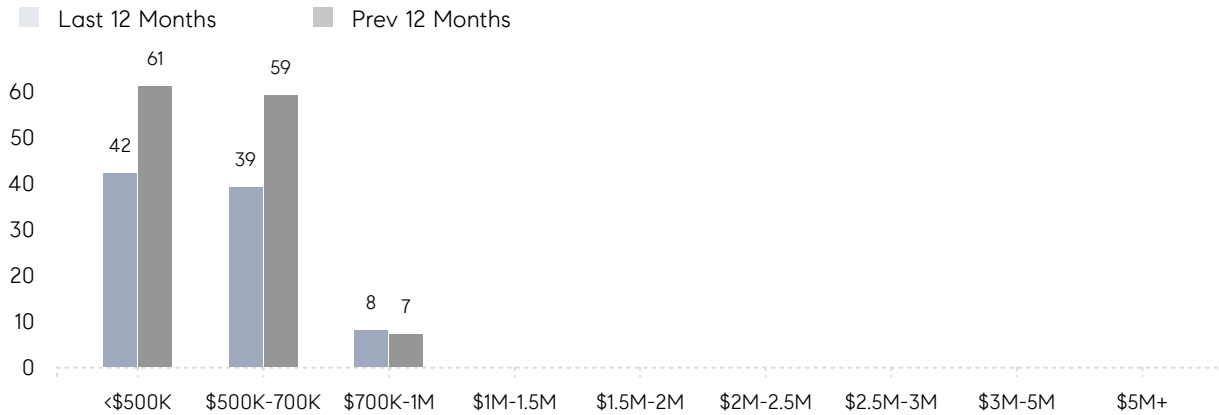
Maywood

JULY 2023

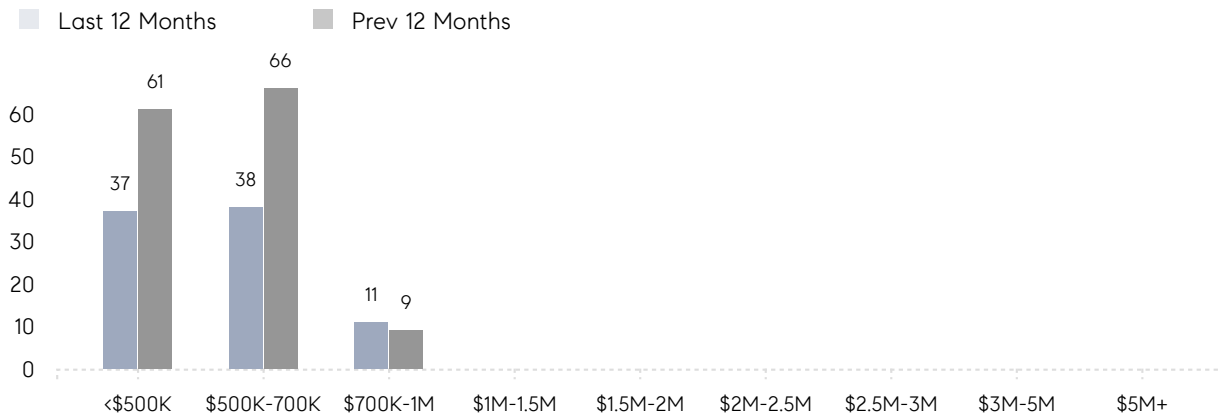
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Mendham Borough Market Insights

Mendham Borough

JULY 2023

UNDER CONTRACT

9
Total
Properties

\$1.0M
Average
Price

\$725K
Median
Price

125%
Increase From
Jul 2022

20%
Increase From
Jul 2022

4%
Increase From
Jul 2022

UNITS SOLD

8
Total
Properties

\$1.1M
Average
Price

\$879K
Median
Price

-27%
Decrease From
Jul 2022

27%
Increase From
Jul 2022

15%
Increase From
Jul 2022

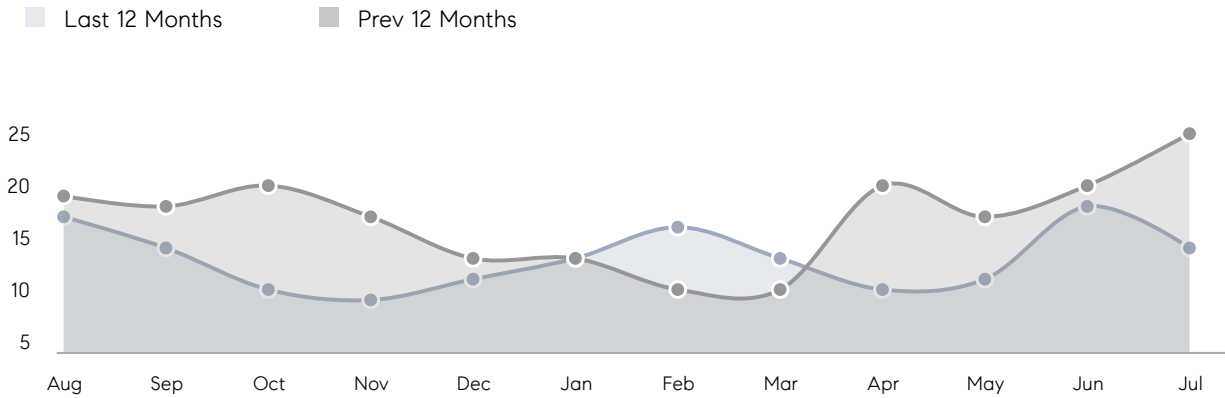
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	35	37	-5%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,133,313	\$895,000	26.6%
	# OF CONTRACTS	9	4	125.0%
	NEW LISTINGS	7	12	-42%
Houses	AVERAGE DOM	49	41	20%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,472,800	\$1,034,875	42%
	# OF CONTRACTS	8	3	167%
	NEW LISTINGS	5	10	-50%
Condo/Co-op/TH	AVERAGE DOM	11	27	-59%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$567,500	\$522,000	9%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	2	0%

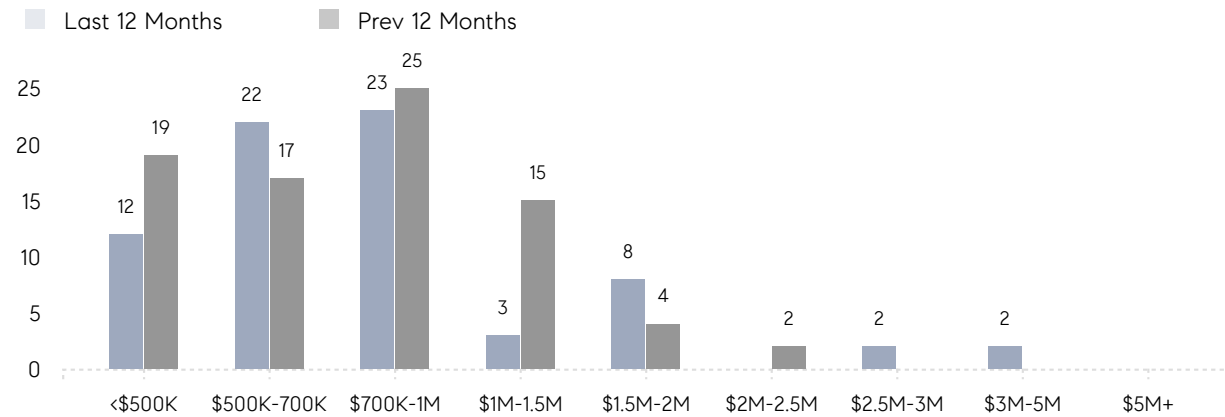
Mendham Borough

JULY 2023

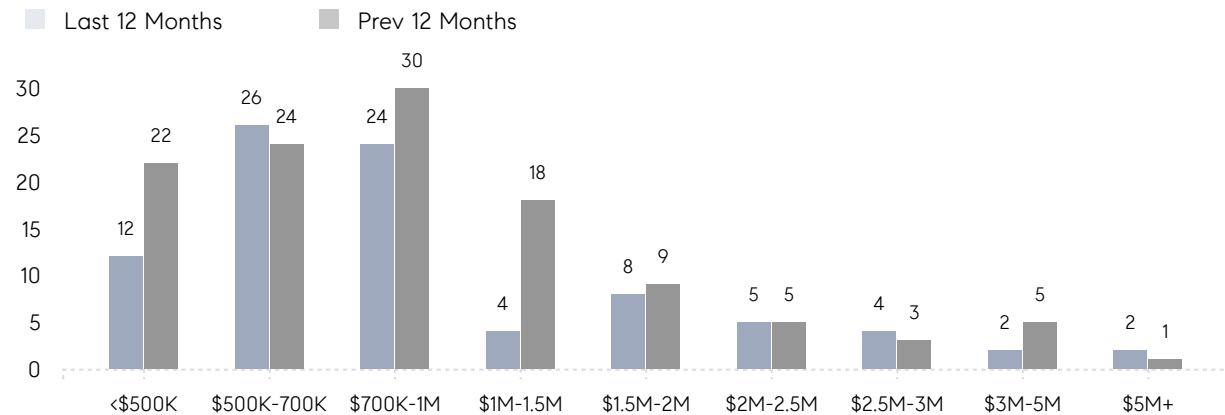
Monthly Inventory



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

July 2023

Mendham Township Market Insights

Mendham Township

JULY 2023

UNDER CONTRACT

6
Total
Properties

\$1.0M
Average
Price

\$884K
Median
Price

50%
Increase From
Jul 2022

-20%
Decrease From
Jul 2022

-32%
Decrease From
Jul 2022

UNITS SOLD

6
Total
Properties

\$1.2M
Average
Price

\$1.3M
Median
Price

-33%
Decrease From
Jul 2022

32%
Increase From
Jul 2022

50%
Increase From
Jul 2022

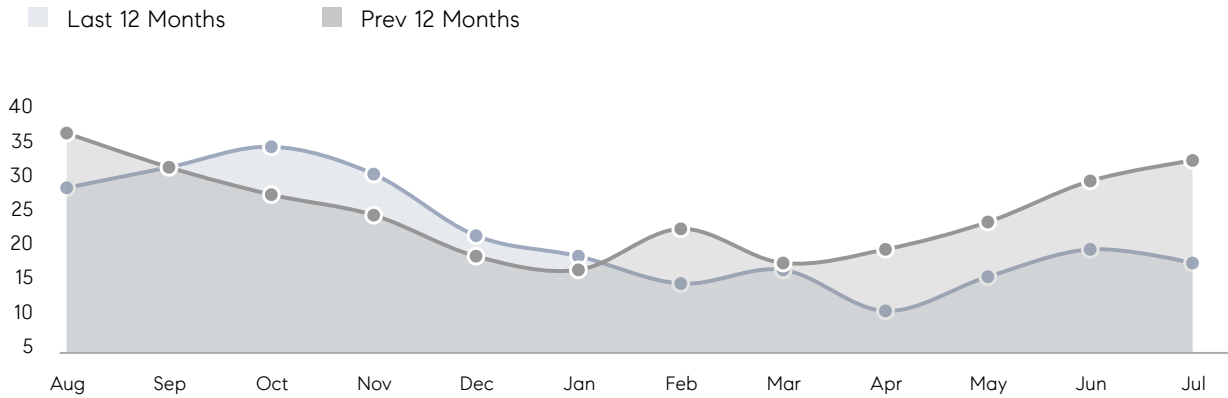
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	11	73%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$1,248,333	\$946,111	31.9%
	# OF CONTRACTS	6	4	50.0%
	NEW LISTINGS	9	11	-18%
Houses	AVERAGE DOM	19	11	73%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$1,248,333	\$946,111	32%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	9	11	-18%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

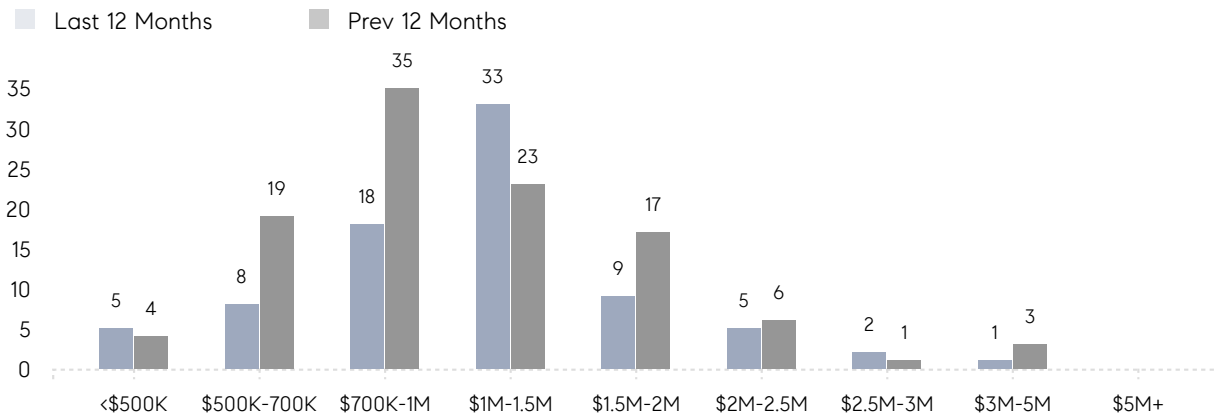
Mendham Township

JULY 2023

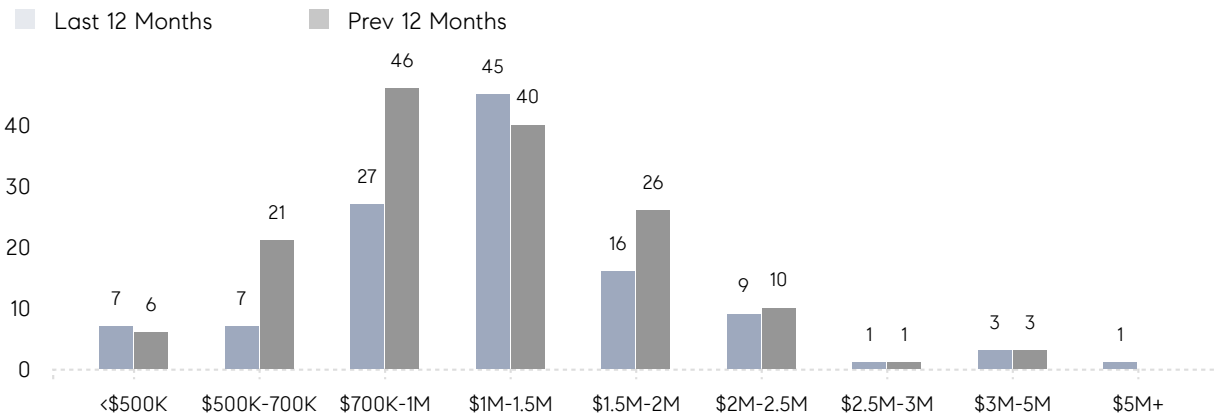
Monthly Inventory



Contracts By Price Range



Listings By Price Range



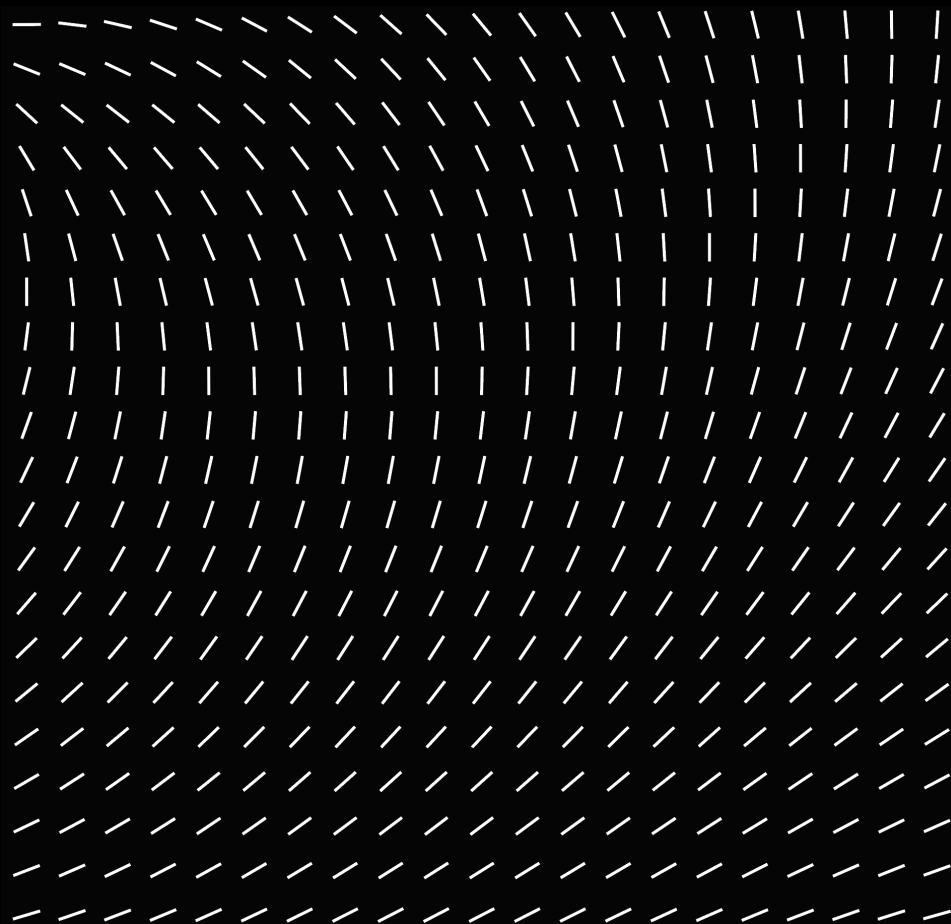
Compass New Jersey Market Report



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COMPASS

July 2023

Metuchen Borough Market Insights

Metuchen Borough

JULY 2023

UNDER CONTRACT

7
Total
Properties

\$532K
Average
Price

\$555K
Median
Price

0%
Change From
Jul 2022

–
Change From
Jul 2022

–
Change From
Jul 2022

UNITS SOLD

3
Total
Properties

\$937K
Average
Price

\$892K
Median
Price

0%
Change From
Jul 2022

52%
Increase From
Jul 2022

31%
Increase From
Jul 2022

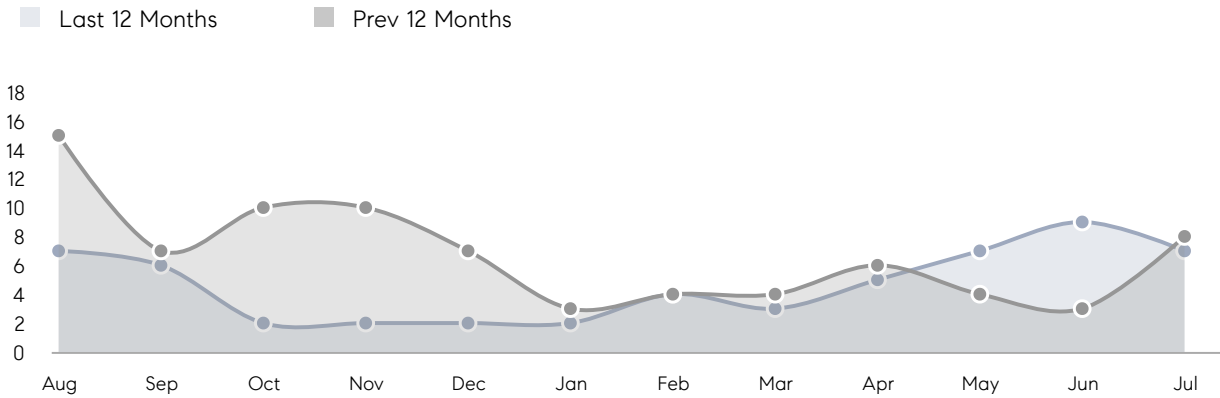
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	14	50%
	% OF ASKING PRICE	100%	109%	
	AVERAGE SOLD PRICE	\$937,833	\$618,000	51.8%
	# OF CONTRACTS	7	0	0.0%
	NEW LISTINGS	5	6	-17%
Houses	AVERAGE DOM	21	14	50%
	% OF ASKING PRICE	100%	109%	
	AVERAGE SOLD PRICE	\$937,833	\$618,000	52%
	# OF CONTRACTS	4	0	0%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	2	0	0%

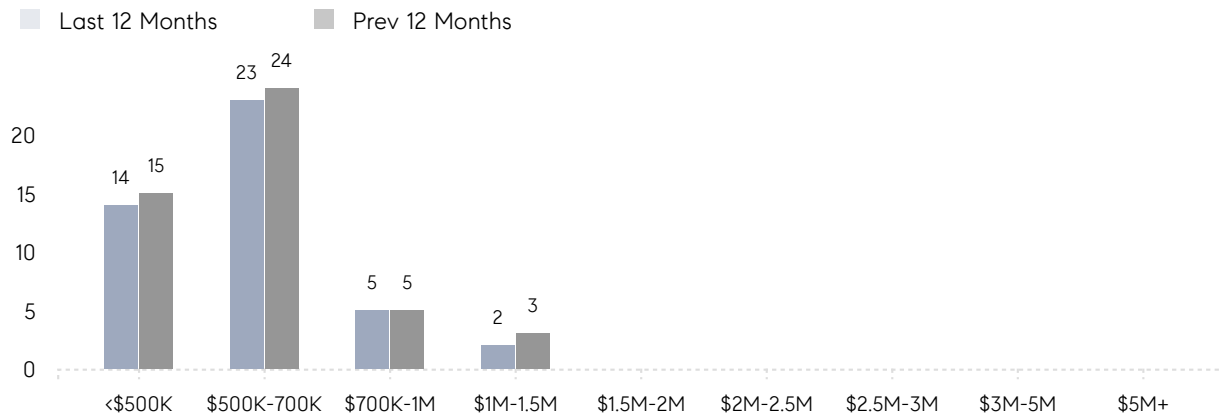
Metuchen Borough

JULY 2023

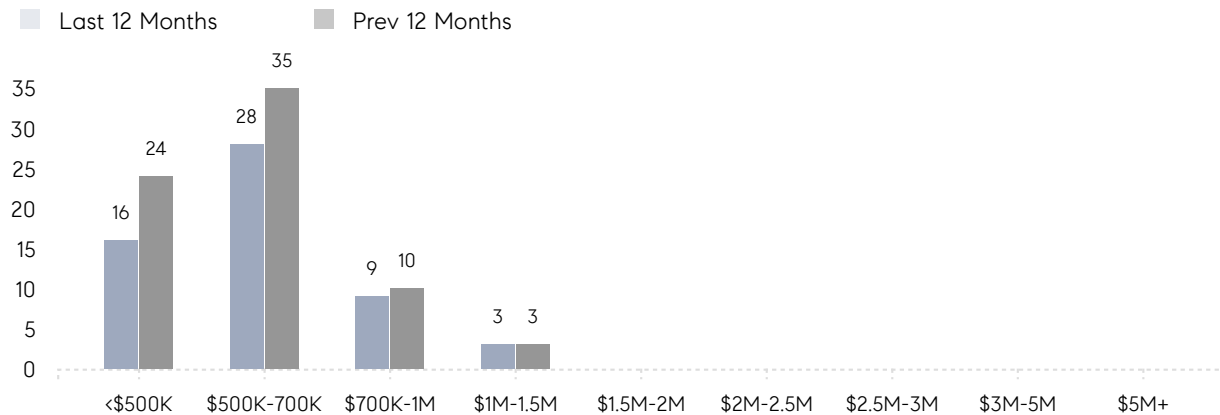
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Midland Park Market Insights

Midland Park

JULY 2023

UNDER CONTRACT

4
Total
Properties

\$734K
Average
Price

\$748K
Median
Price

-33%
Decrease From
Jul 2022

-3%
Decrease From
Jul 2022

-5%
Decrease From
Jul 2022

UNITS SOLD

6
Total
Properties

\$560K
Average
Price

\$537K
Median
Price

-14%
Decrease From
Jul 2022

-5%
Decrease From
Jul 2022

1%
Increase From
Jul 2022

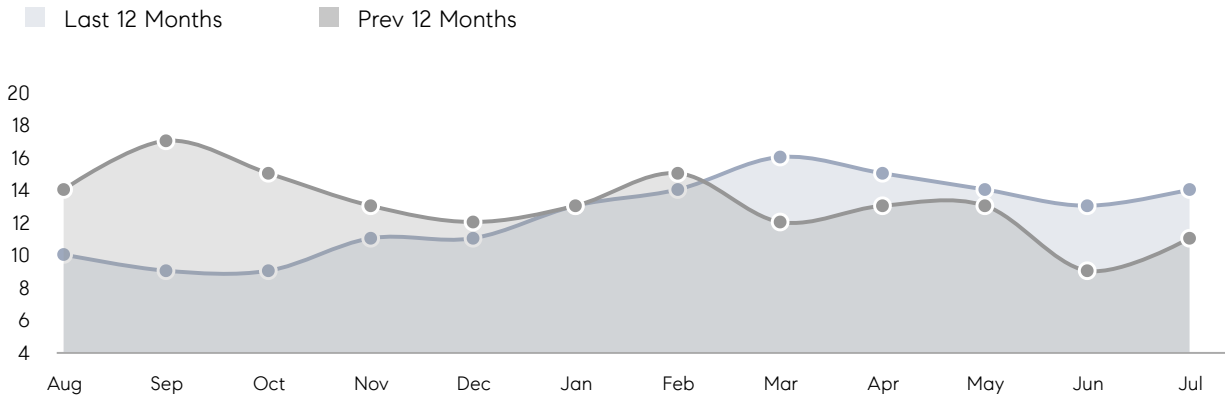
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	39	30	30%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$560,167	\$591,629	-5.3%
	# OF CONTRACTS	4	6	-33.3%
	NEW LISTINGS	5	7	-29%
Houses	AVERAGE DOM	39	30	30%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$560,167	\$591,629	-5%
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

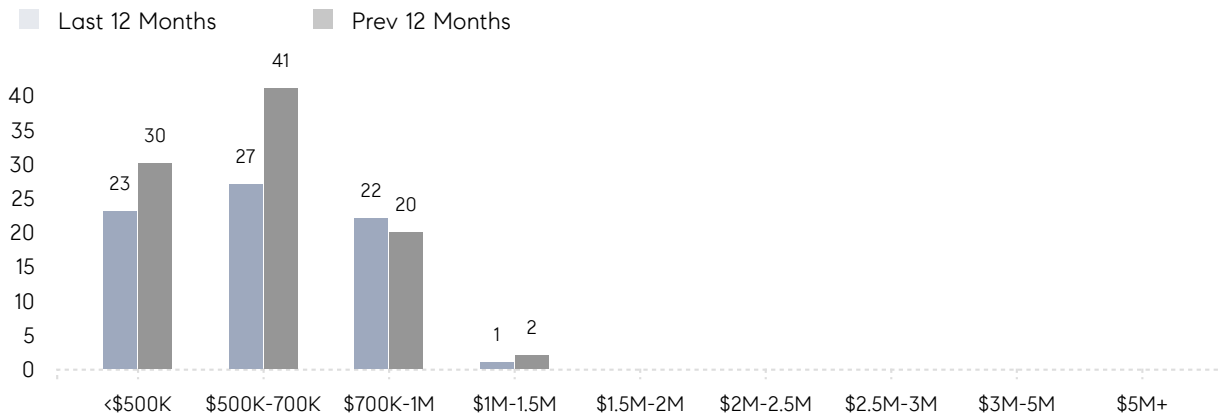
Midland Park

JULY 2023

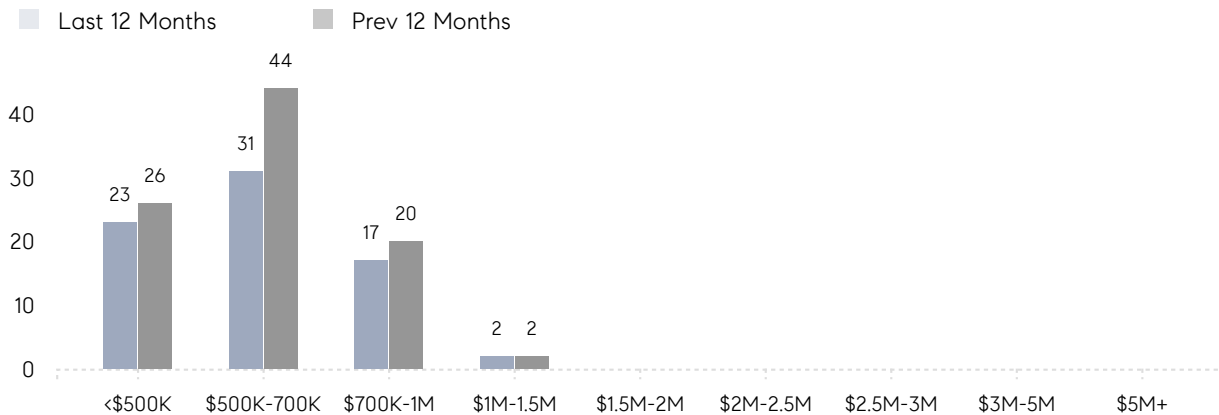
Monthly Inventory



Contracts By Price Range



Listings By Price Range

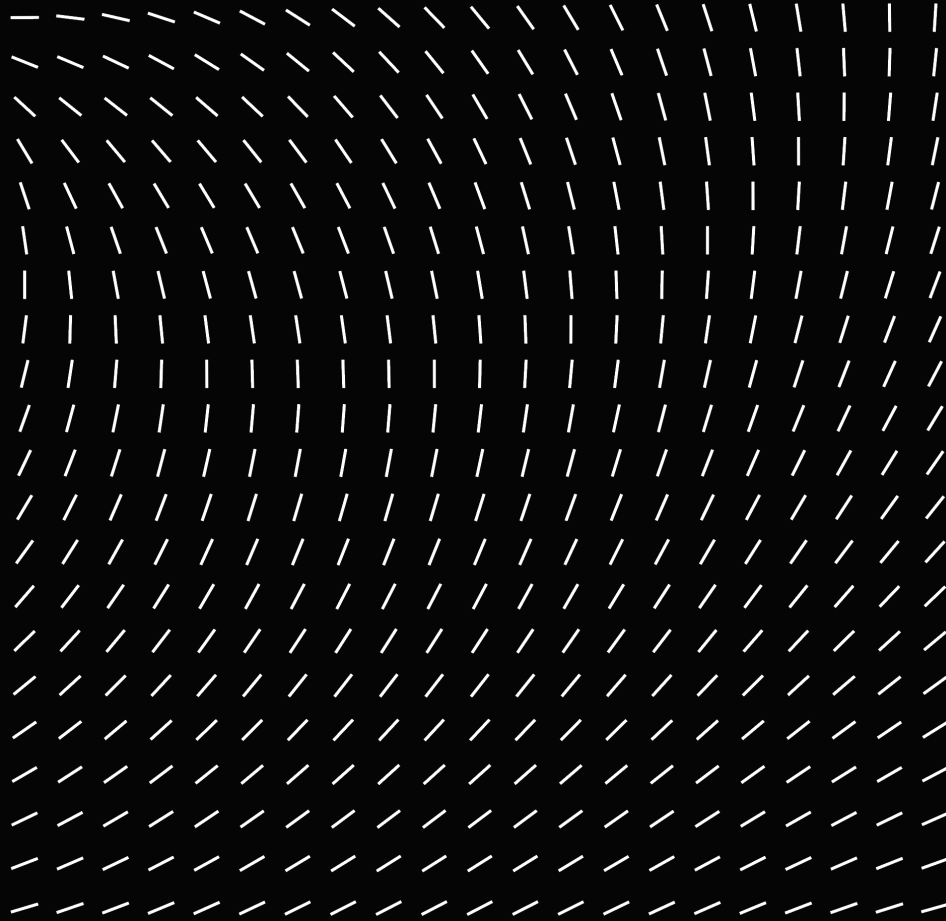




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COMPASS

July 2023

Millburn Market Insights

Millburn

JULY 2023

UNDER CONTRACT

12	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-33%	-14%	13%
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

UNITS SOLD

9	\$1.0M	\$1.2M
Total Properties	Average Price	Median Price
-10%	-11%	0%
Decrease From Jul 2022	Decrease From Jul 2022	Change From Jul 2022

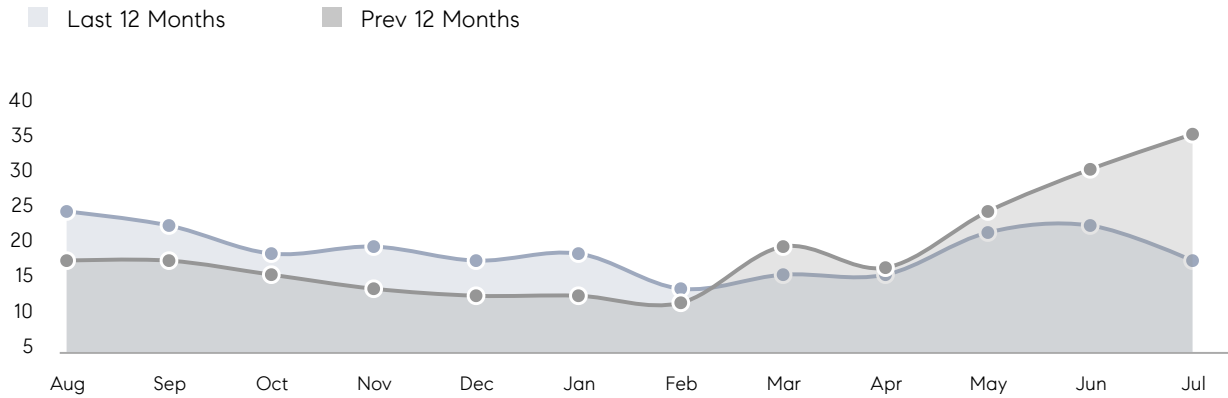
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	18	6%
	% OF ASKING PRICE	113%	115%	
	AVERAGE SOLD PRICE	\$1,071,667	\$1,200,750	-10.8%
	# OF CONTRACTS	12	18	-33.3%
	NEW LISTINGS	10	22	-55%
Houses	AVERAGE DOM	21	18	17%
	% OF ASKING PRICE	114%	115%	
	AVERAGE SOLD PRICE	\$1,290,429	\$1,200,750	7%
	# OF CONTRACTS	8	17	-53%
	NEW LISTINGS	8	20	-60%
Condo/Co-op/TH	AVERAGE DOM	11	-	-
	% OF ASKING PRICE	111%	-	
	AVERAGE SOLD PRICE	\$306,000	-	-
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	2	2	0%

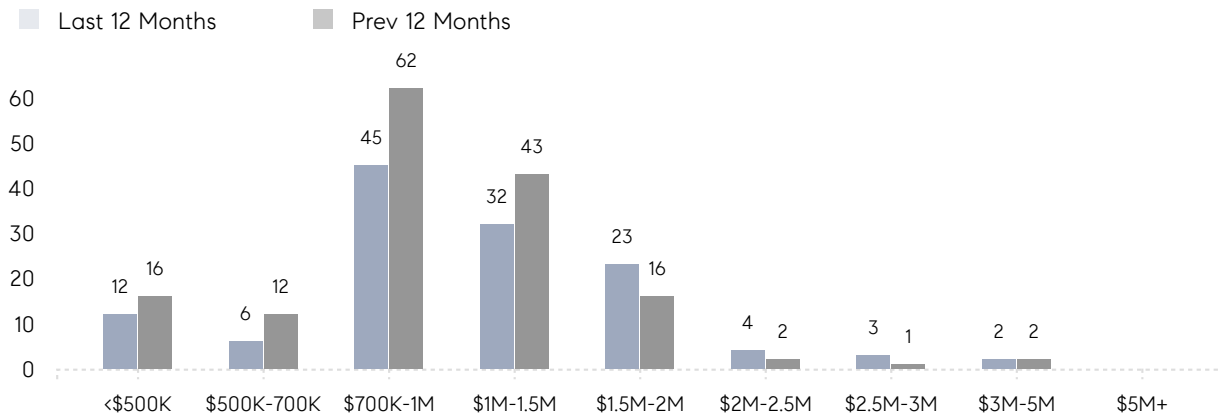
Millburn

JULY 2023

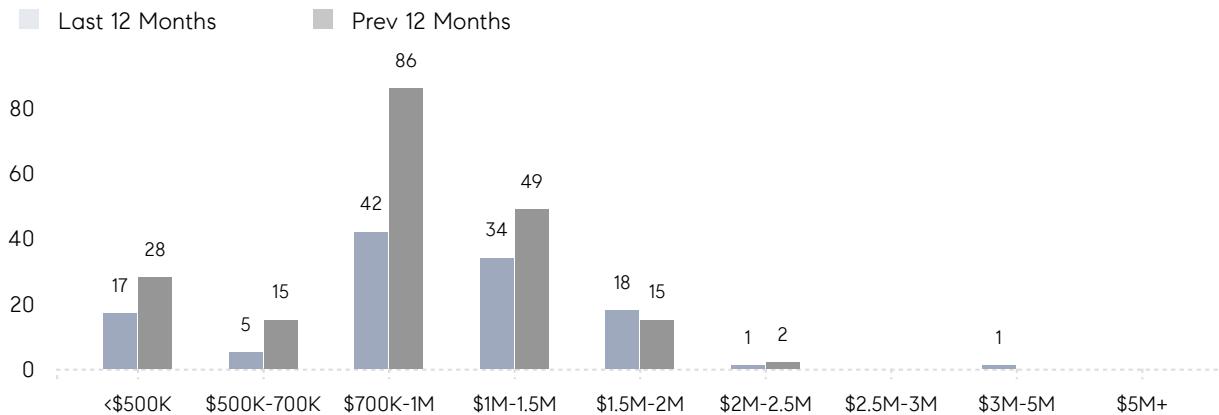
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Montclair Market Insights

Montclair

JULY 2023

UNDER CONTRACT

27
Total
Properties

\$967K
Average
Price

\$950K
Median
Price

-50%
Decrease From
Jul 2022

4%
Increase From
Jul 2022

26%
Increase From
Jul 2022

UNITS SOLD

41
Total
Properties

\$1.2M
Average
Price

\$1.1M
Median
Price

-32%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

-3%
Decrease From
Jul 2022

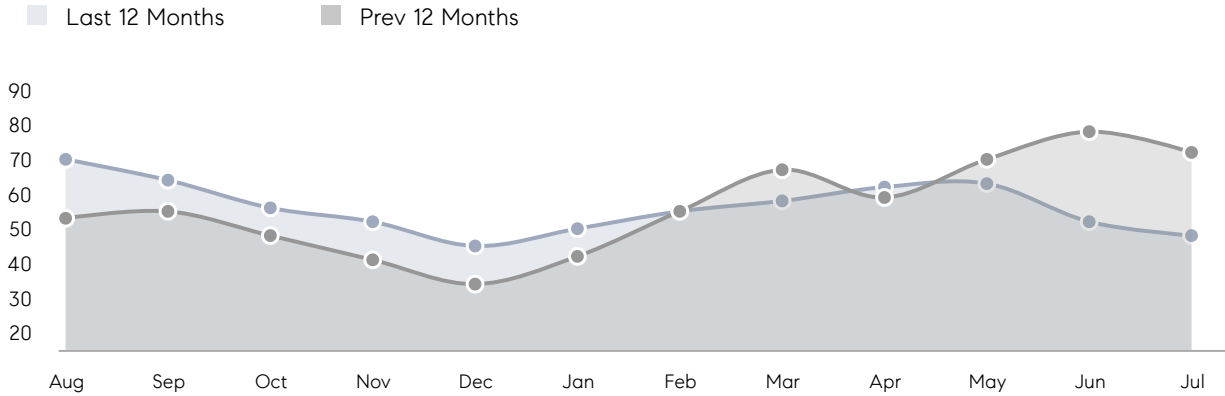
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	24	-21%
	% OF ASKING PRICE	125%	124%	
	AVERAGE SOLD PRICE	\$1,298,598	\$1,239,150	4.8%
	# OF CONTRACTS	27	54	-50.0%
	NEW LISTINGS	27	49	-45%
Houses	AVERAGE DOM	20	24	-17%
	% OF ASKING PRICE	127%	128%	
	AVERAGE SOLD PRICE	\$1,440,358	\$1,401,843	3%
	# OF CONTRACTS	22	44	-50%
	NEW LISTINGS	23	42	-45%
Condo/Co-op/TH	AVERAGE DOM	14	24	-42%
	% OF ASKING PRICE	112%	104%	
	AVERAGE SOLD PRICE	\$471,667	\$317,222	49%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	4	7	-43%

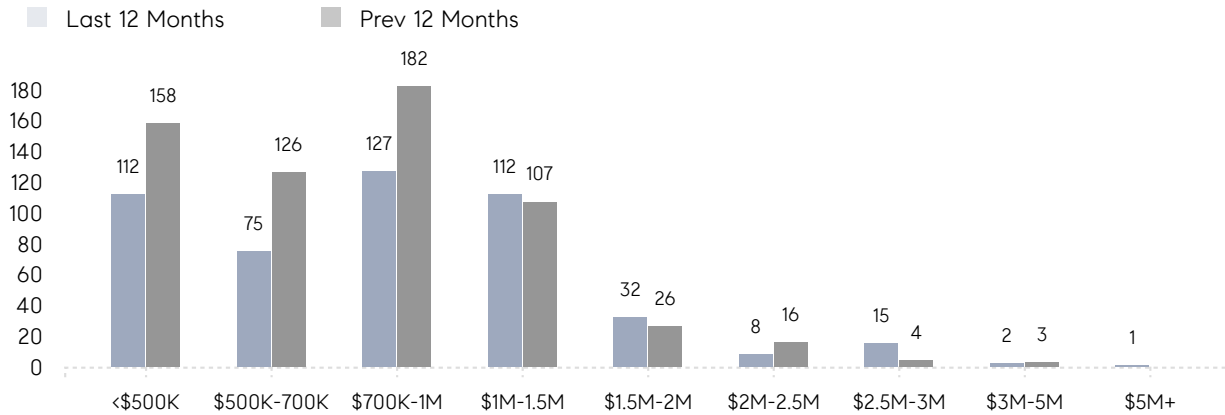
Montclair

JULY 2023

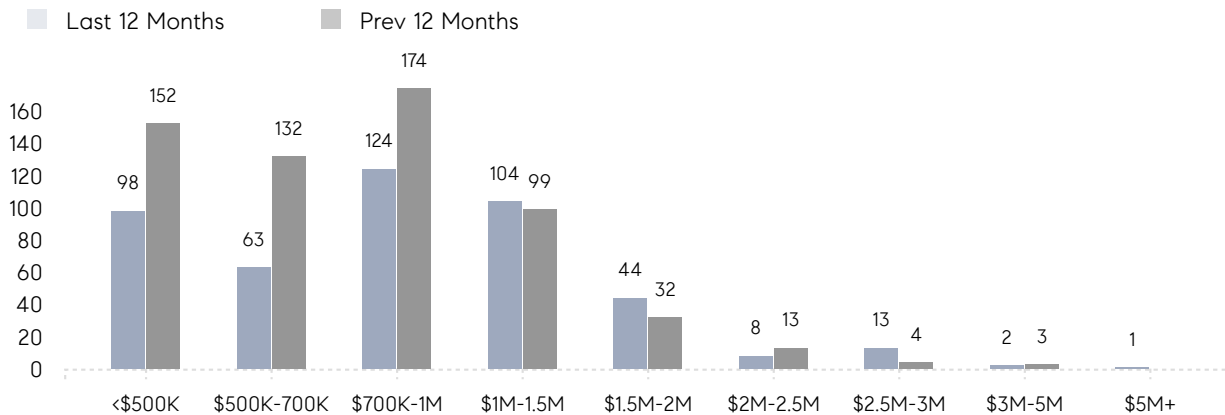
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Montvale Market Insights

Montvale

JULY 2023

UNDER CONTRACT

14
Total
Properties

\$922K
Average
Price

\$899K
Median
Price

17%
Increase From
Jul 2022

16%
Increase From
Jul 2022

16%
Increase From
Jul 2022

UNITS SOLD

14
Total
Properties

\$975K
Average
Price

\$1.0M
Median
Price

-30%
Decrease From
Jul 2022

34%
Increase From
Jul 2022

59%
Increase From
Jul 2022

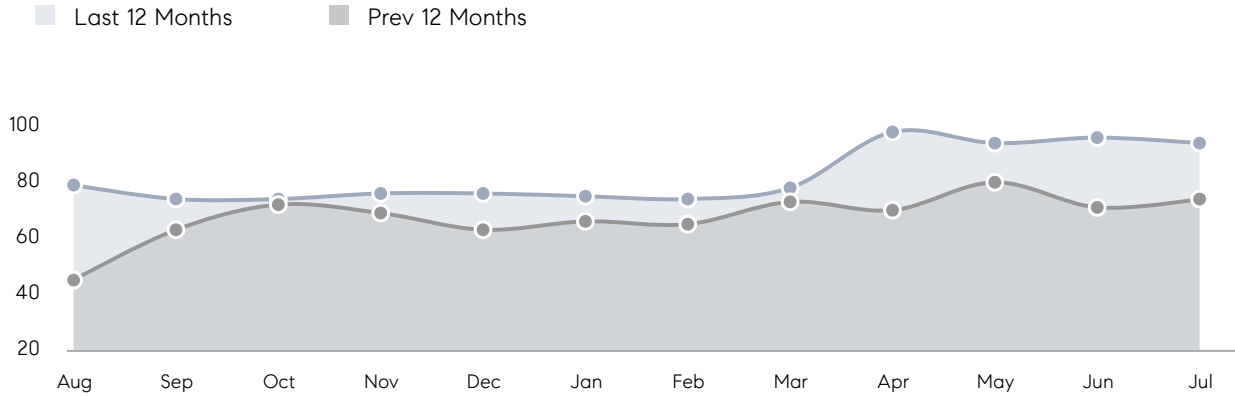
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	58	32	81%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$975,071	\$726,804	34.2%
	# OF CONTRACTS	14	12	16.7%
	NEW LISTINGS	10	14	-29%
Houses	AVERAGE DOM	14	23	-39%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$1,160,417	\$785,531	48%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	91	49	86%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$836,062	\$617,741	35%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	3	5	-40%

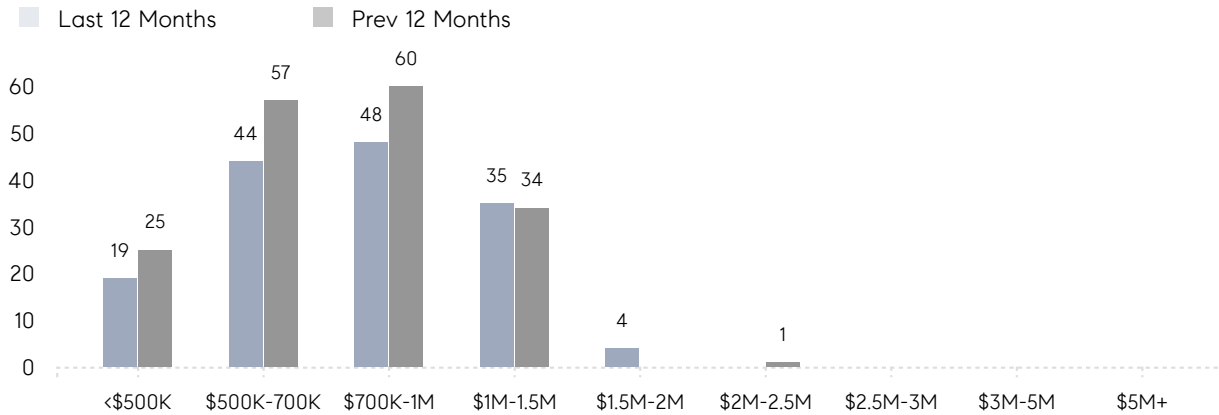
Montvale

JULY 2023

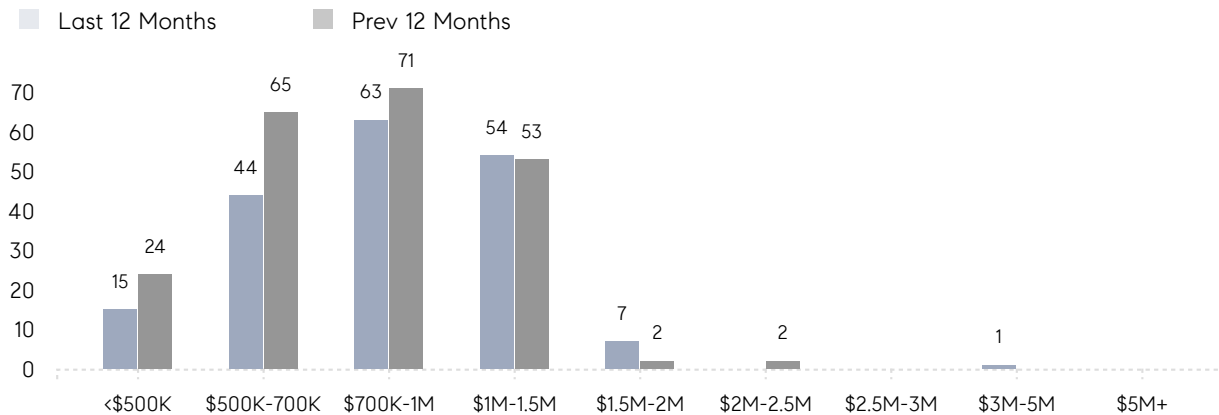
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Montville Market Insights

Montville

JULY 2023

UNDER CONTRACT

16
Total
Properties

\$783K
Average
Price

\$719K
Median
Price

-11%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

15%
Increase From
Jul 2022

UNITS SOLD

15
Total
Properties

\$678K
Average
Price

\$640K
Median
Price

-32%
Decrease From
Jul 2022

-7%
Decrease From
Jul 2022

-7%
Decrease From
Jul 2022

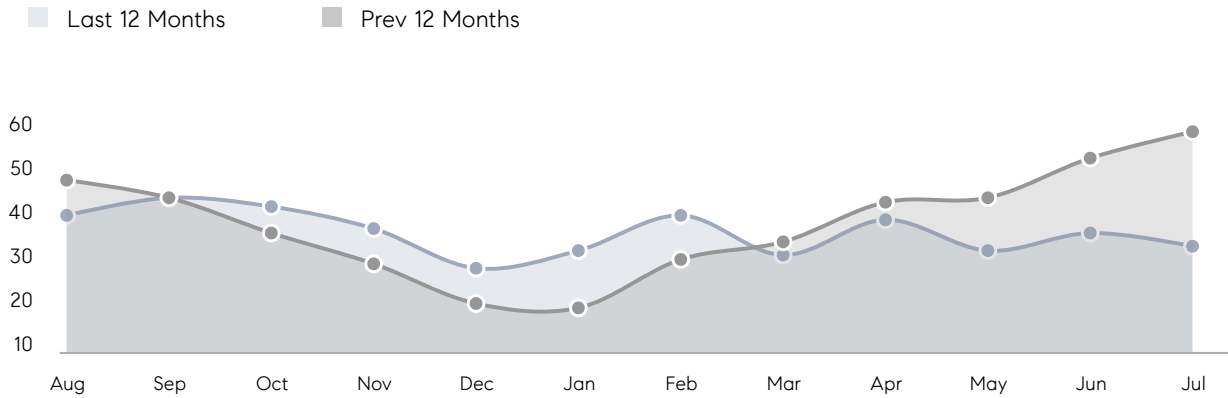
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	24	-12%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$678,344	\$725,565	-6.5%
	# OF CONTRACTS	16	18	-11.1%
	NEW LISTINGS	17	32	-47%
Houses	AVERAGE DOM	18	24	-25%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$778,727	\$790,201	-1%
	# OF CONTRACTS	12	13	-8%
	NEW LISTINGS	15	23	-35%
Condo/Co-op/TH	AVERAGE DOM	32	25	28%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$402,288	\$505,800	-20%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	2	9	-78%

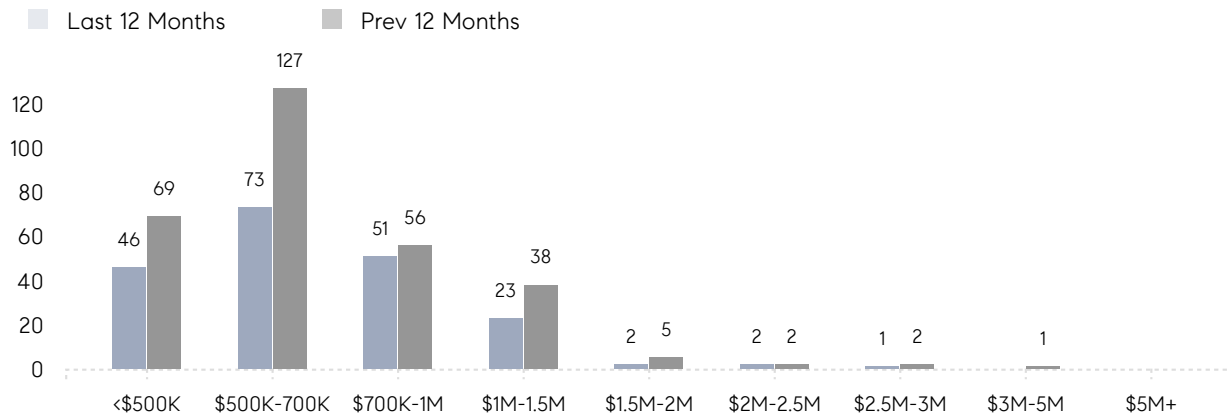
Montville

JULY 2023

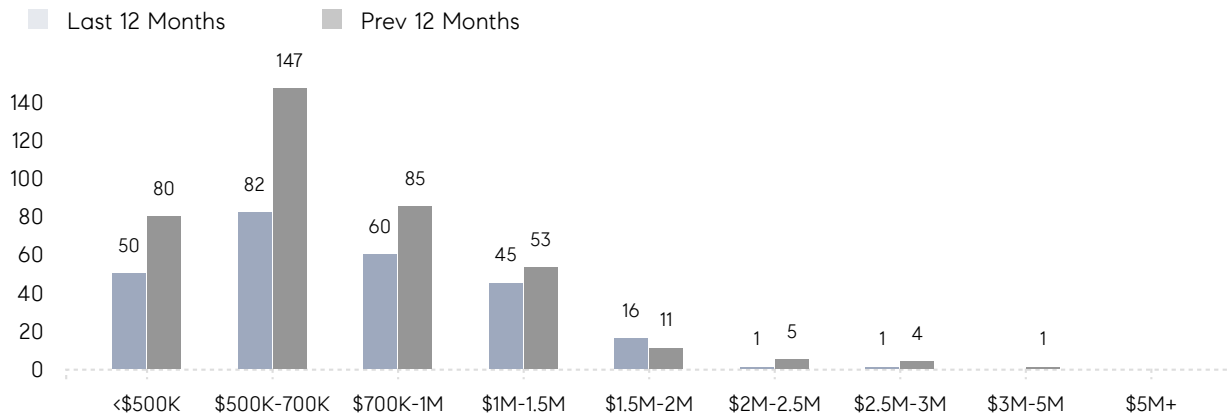
Monthly Inventory



Contracts By Price Range



Listings By Price Range

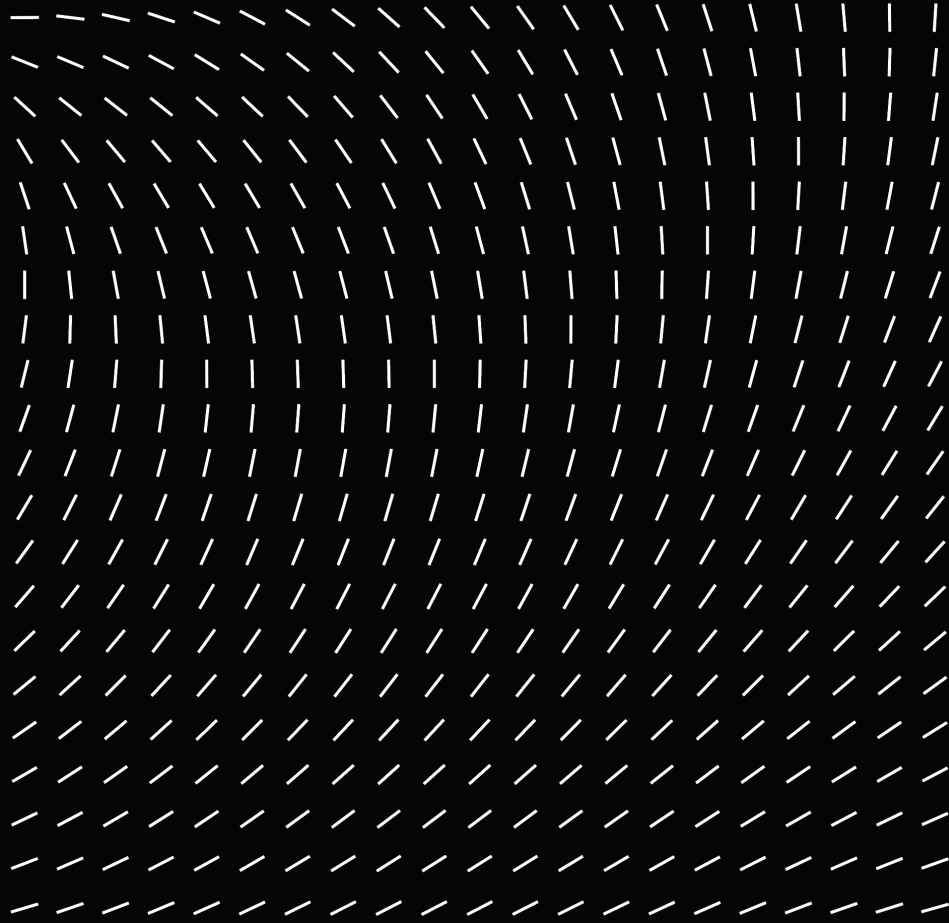




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COMPASS

July 2023

Moonachie Market Insights

Moonachie

JULY 2023

UNDER CONTRACT

2
Total
Properties

\$364K
Average
Price

\$364K
Median
Price

100%
Increase From
Jul 2022

-23%
Decrease From
Jul 2022

-23%
Decrease From
Jul 2022

UNITS SOLD

1
Total
Properties

\$37.5K
Average
Price

\$37.5K
Median
Price

0%
Change From
Jul 2022

-92%
Decrease From
Jul 2022

-92%
Decrease From
Jul 2022

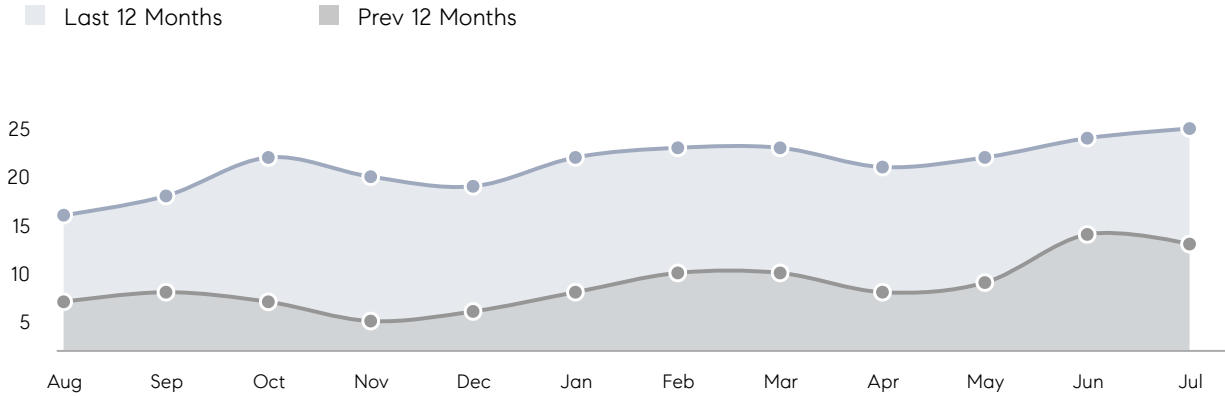
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	121	73	66%
	% OF ASKING PRICE	75%	89%	
	AVERAGE SOLD PRICE	\$37,500	\$445,000	-91.6%
	# OF CONTRACTS	2	1	100.0%
	NEW LISTINGS	4	0	0%
Houses	AVERAGE DOM	121	73	66%
	% OF ASKING PRICE	75%	89%	
	AVERAGE SOLD PRICE	\$37,500	\$445,000	-92%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	4	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Moonachie

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Morris Plains Market Insights

Morris Plains

JULY 2023

UNDER CONTRACT

4
Total
Properties

\$727K
Average
Price

\$794K
Median
Price

-67%
Decrease From
Jul 2022

10%
Increase From
Jul 2022

12%
Increase From
Jul 2022

UNITS SOLD

9
Total
Properties

\$762K
Average
Price

\$729K
Median
Price

80%
Increase From
Jul 2022

31%
Increase From
Jul 2022

33%
Increase From
Jul 2022

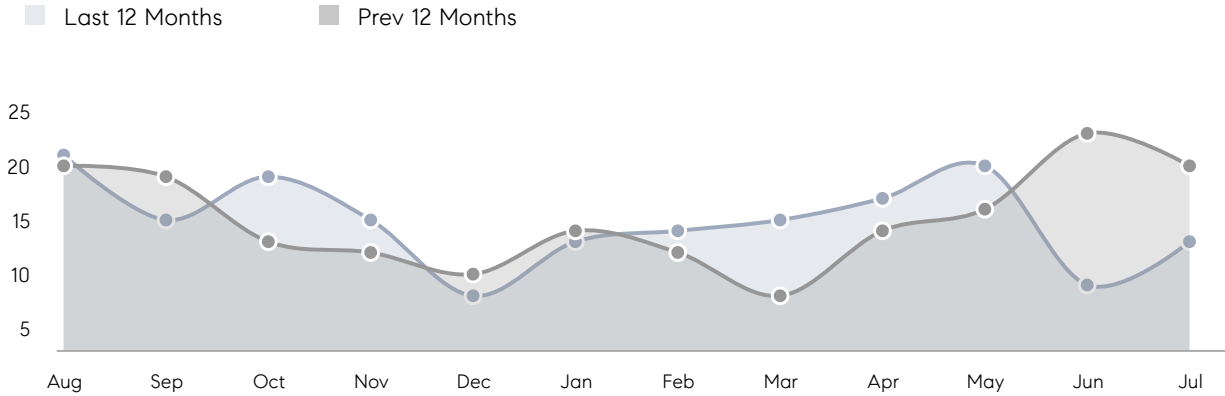
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	18	6%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$762,091	\$579,800	31.4%
	# OF CONTRACTS	4	12	-66.7%
	NEW LISTINGS	14	19	-26%
Houses	AVERAGE DOM	16	19	-16%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$783,000	\$642,500	22%
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	4	6	-33%
Condo/Co-op/TH	AVERAGE DOM	23	14	64%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$735,955	\$329,000	124%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	10	13	-23%

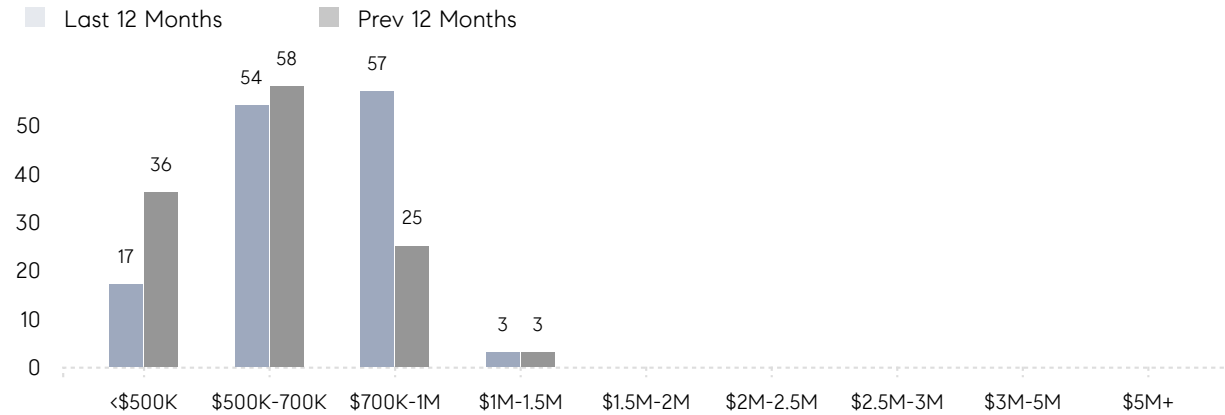
Morris Plains

JULY 2023

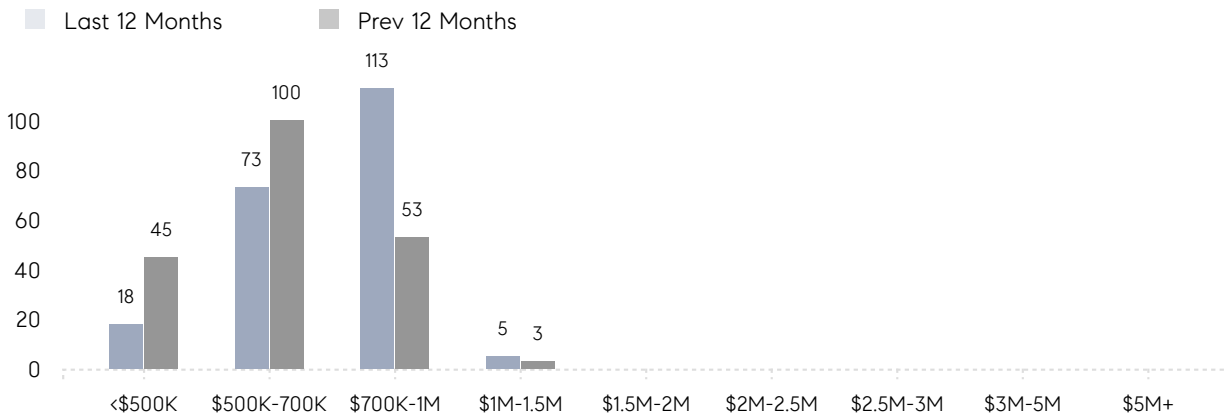
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Morris Township Market Insights

Morris Township

JULY 2023

UNDER CONTRACT

25
Total
Properties

\$723K
Average
Price

\$748K
Median
Price

4%
Increase From
Jul 2022

-8%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

19
Total
Properties

\$918K
Average
Price

\$850K
Median
Price

-56%
Decrease From
Jul 2022

8%
Increase From
Jul 2022

-
Change From
Jul 2022

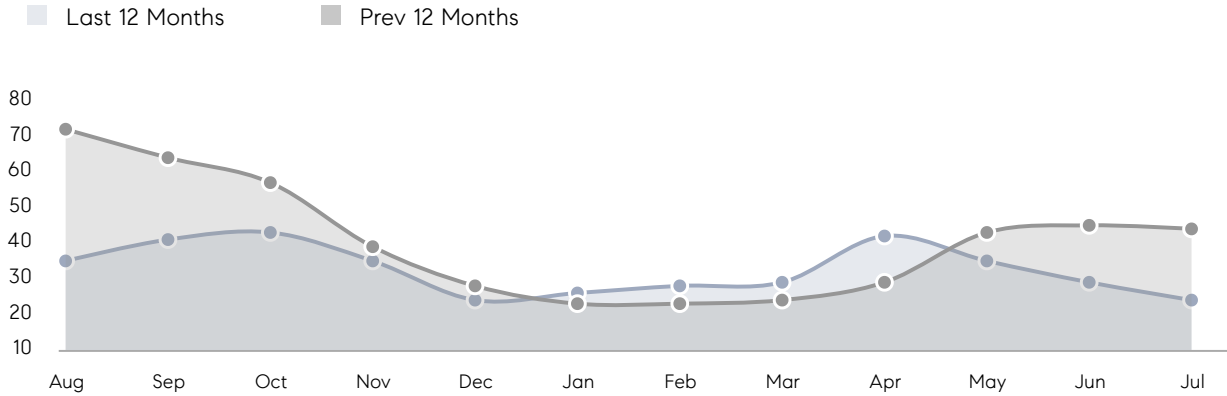
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$918,913	\$849,109	8.2%
	# OF CONTRACTS	25	24	4.2%
	NEW LISTINGS	27	30	-10%
Houses	AVERAGE DOM	17	15	13%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$1,007,811	\$897,841	12%
	# OF CONTRACTS	17	18	-6%
	NEW LISTINGS	20	20	0%
Condo/Co-op/TH	AVERAGE DOM	21	20	5%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$670,000	\$665,010	1%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	7	10	-30%

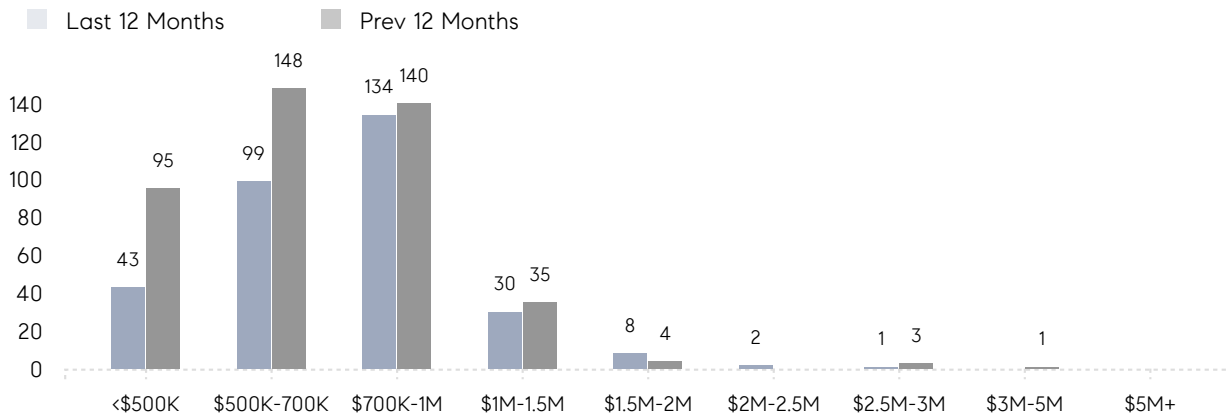
Morris Township

JULY 2023

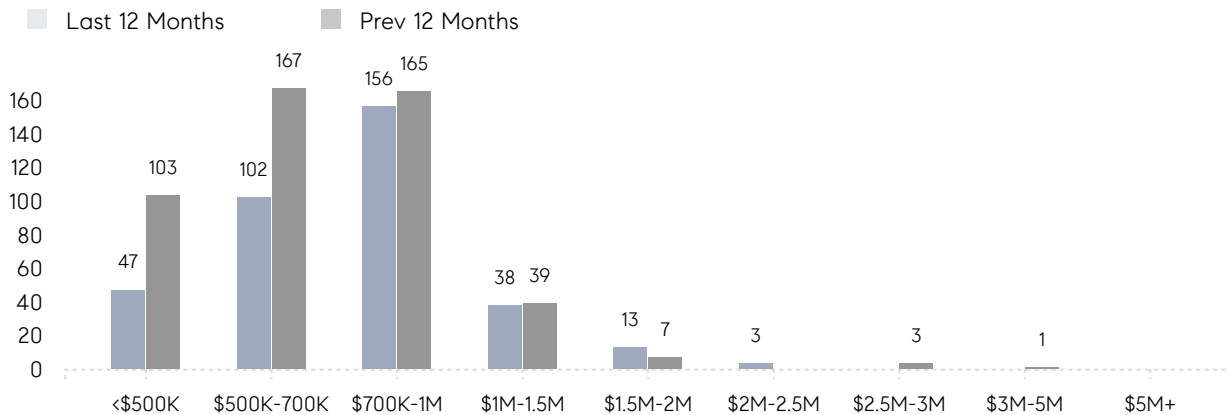
Monthly Inventory



Contracts By Price Range



Listings By Price Range

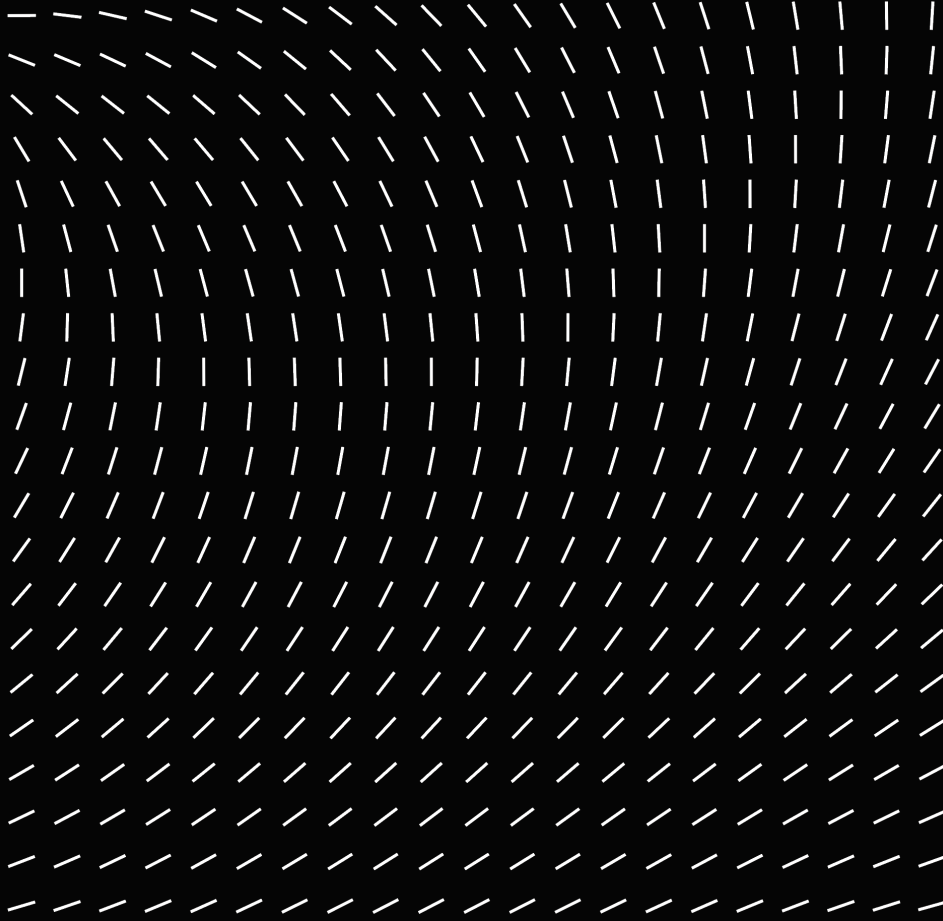




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COMPASS

July 2023

Morristown Market Insights

Morristown

JULY 2023

UNDER CONTRACT

9
Total
Properties

\$636K
Average
Price

\$549K
Median
Price

-53%
Decrease From
Jul 2022

18%
Increase From
Jul 2022

22%
Increase From
Jul 2022

UNITS SOLD

8
Total
Properties

\$612K
Average
Price

\$562K
Median
Price

-58%
Decrease From
Jul 2022

-8%
Decrease From
Jul 2022

-6%
Decrease From
Jul 2022

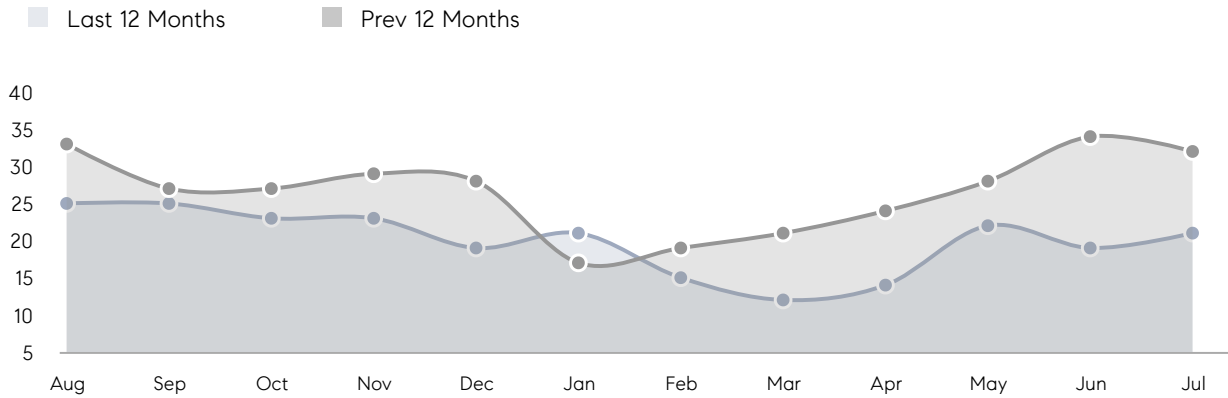
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	22	9%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$612,500	\$666,826	-8.1%
	# OF CONTRACTS	9	19	-52.6%
	NEW LISTINGS	13	18	-28%
Houses	AVERAGE DOM	30	17	76%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$752,500	\$737,257	2%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	18	25	-28%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$472,500	\$625,742	-24%
	# OF CONTRACTS	4	12	-67%
	NEW LISTINGS	8	9	-11%

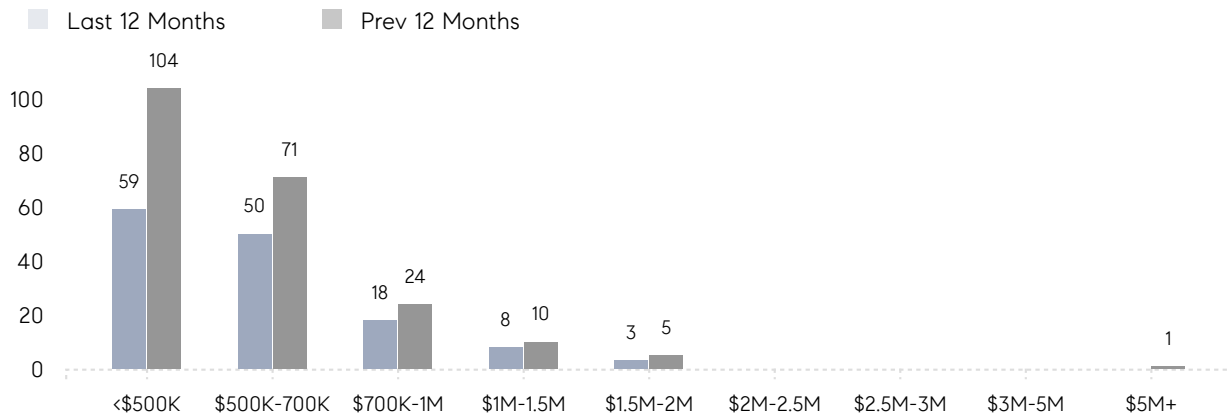
Morristown

JULY 2023

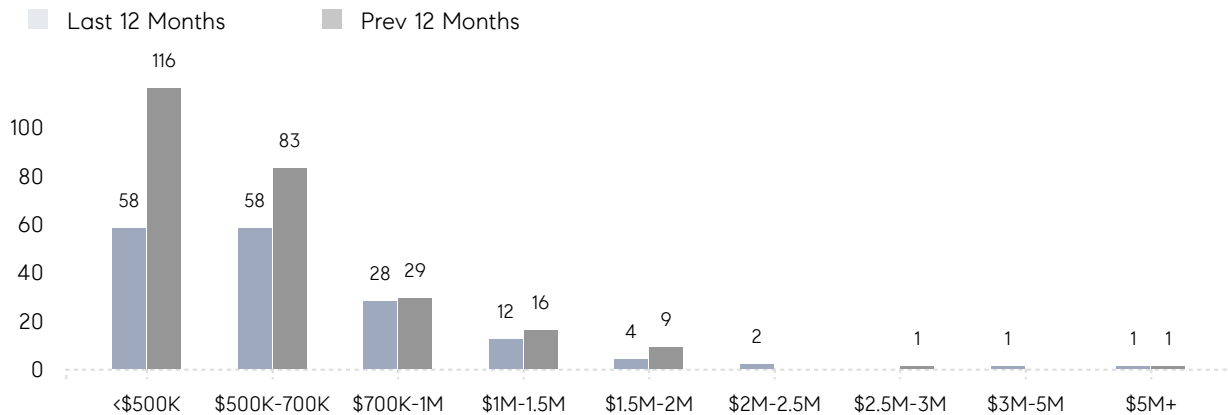
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Mount Arlington Market Insights

Mount Arlington

JULY 2023

UNDER CONTRACT

7
Total
Properties

\$438K
Average
Price

\$460K
Median
Price

-50%
Decrease From
Jul 2022

23%
Increase From
Jul 2022

24%
Increase From
Jul 2022

UNITS SOLD

5
Total
Properties

\$521K
Average
Price

\$450K
Median
Price

-29%
Decrease From
Jul 2022

21%
Increase From
Jul 2022

5%
Increase From
Jul 2022

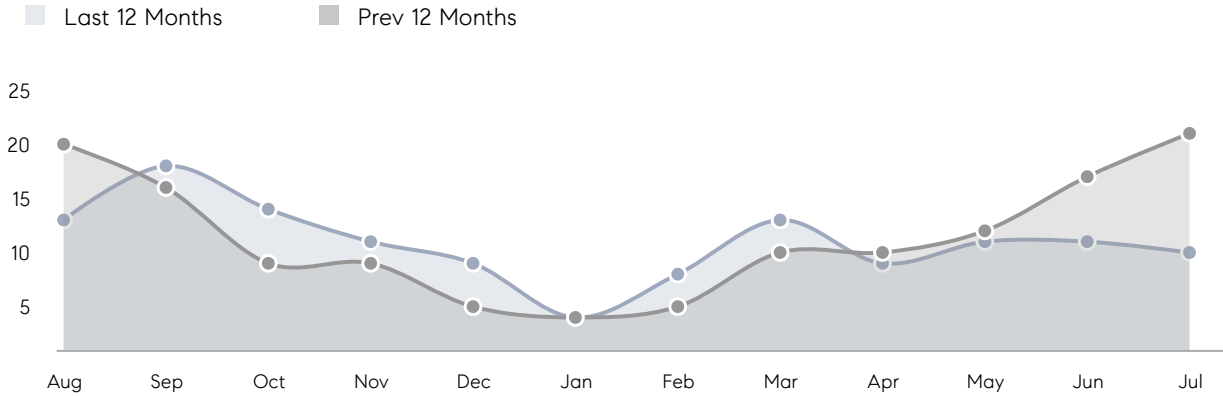
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	18	22%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$521,200	\$430,714	21.0%
	# OF CONTRACTS	7	14	-50.0%
	NEW LISTINGS	6	18	-67%
Houses	AVERAGE DOM	29	21	38%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$621,667	\$462,000	35%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	4	6	-33%
Condo/Co-op/TH	AVERAGE DOM	12	10	20%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$370,500	\$352,500	5%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	2	12	-83%

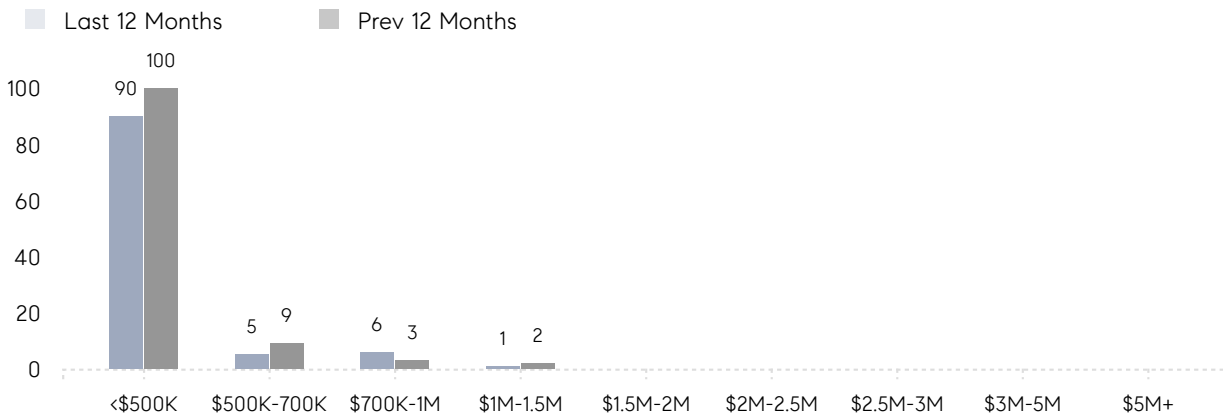
Mount Arlington

JULY 2023

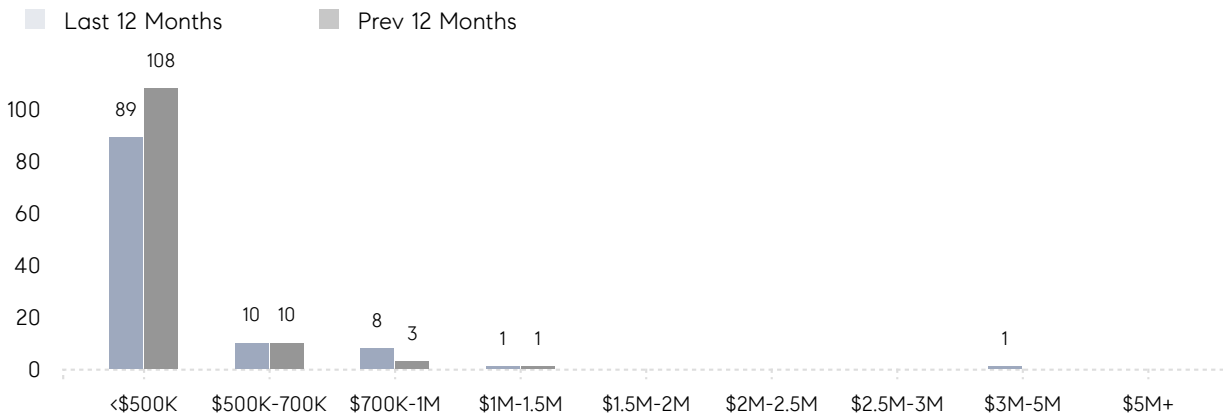
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Mountain Lakes Market Insights

Mountain Lakes

JULY 2023

UNDER CONTRACT

6
Total
Properties

\$952K
Average
Price

\$952K
Median
Price

20%
Increase From
Jul 2022

2%
Increase From
Jul 2022

36%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$1.2M
Average
Price

\$1.0M
Median
Price

-22%
Decrease From
Jul 2022

13%
Increase From
Jul 2022

22%
Increase From
Jul 2022

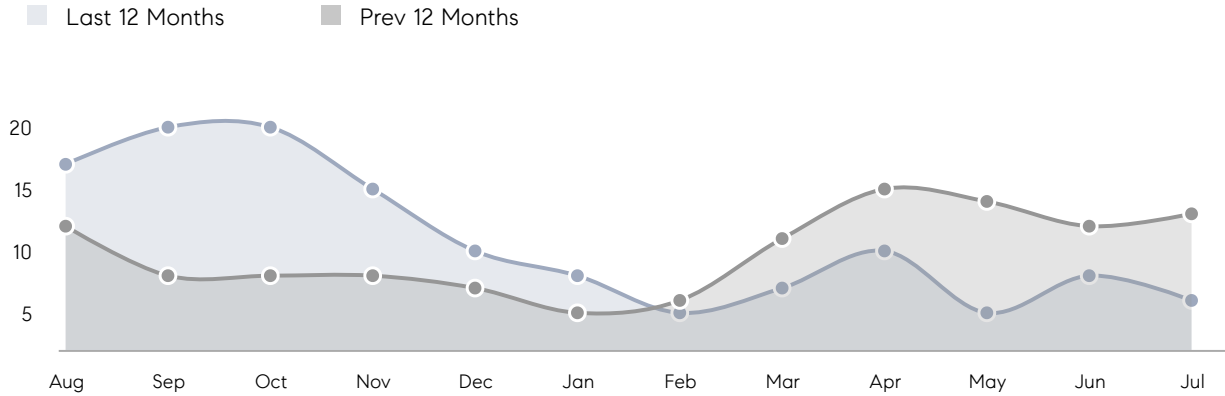
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$1,206,857	\$1,066,667	13.1%
	# OF CONTRACTS	6	5	20.0%
	NEW LISTINGS	6	10	-40%
Houses	AVERAGE DOM	18	20	-10%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$1,228,833	\$1,415,800	-13%
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	0	14	-
	% OF ASKING PRICE	100%	113%	
	AVERAGE SOLD PRICE	\$1,075,000	\$630,250	71%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	3	-67%

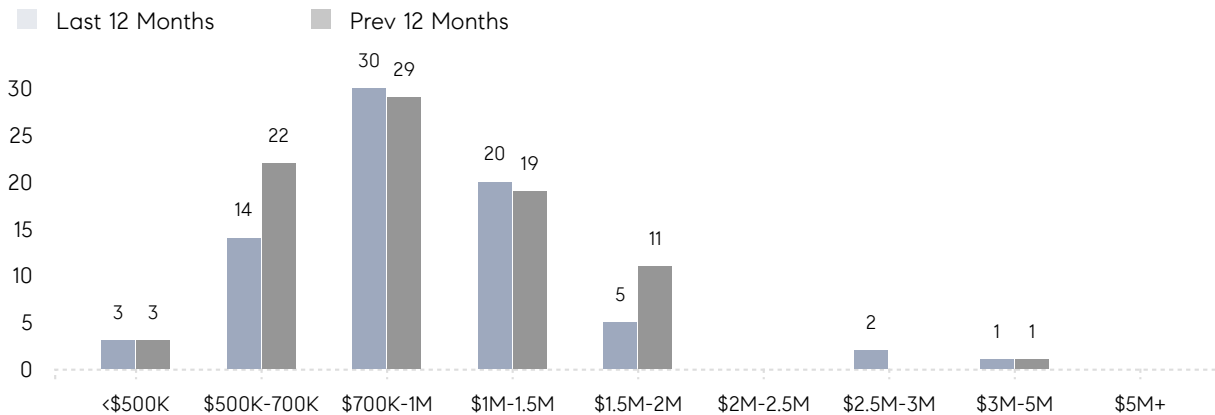
Mountain Lakes

JULY 2023

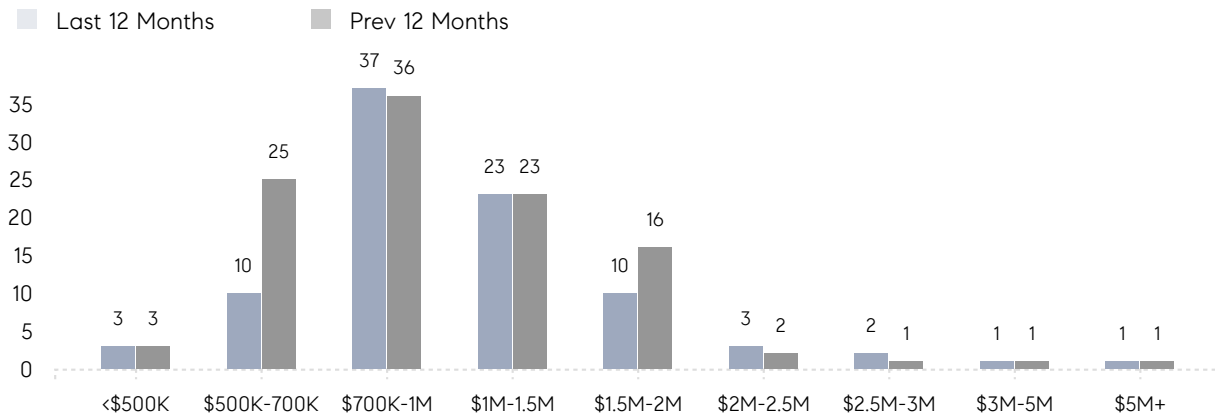
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Mountainside Market Insights

Mountainside

JULY 2023

UNDER CONTRACT

9	\$824K	\$799K
Total Properties	Average Price	Median Price
29%	-4%	-6%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

8	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
14%	30%	26%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

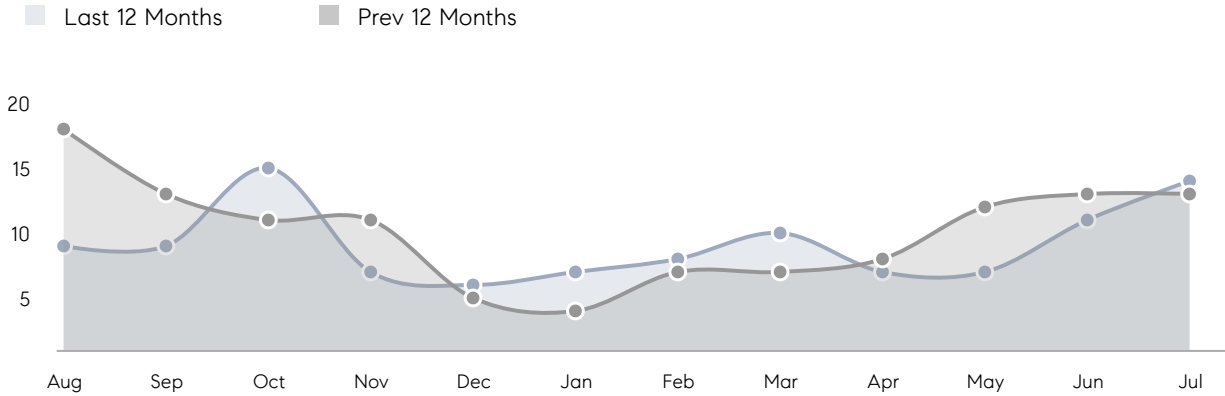
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	66	25	164%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$1,056,581	\$812,429	30.1%
	# OF CONTRACTS	9	7	28.6%
	NEW LISTINGS	13	10	30%
Houses	AVERAGE DOM	32	25	28%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$984,600	\$807,000	22%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	11	10	10%
Condo/Co-op/TH	AVERAGE DOM	122	22	455%
	% OF ASKING PRICE	107%	98%	
	AVERAGE SOLD PRICE	\$1,176,548	\$845,000	39%
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	2	0	0%

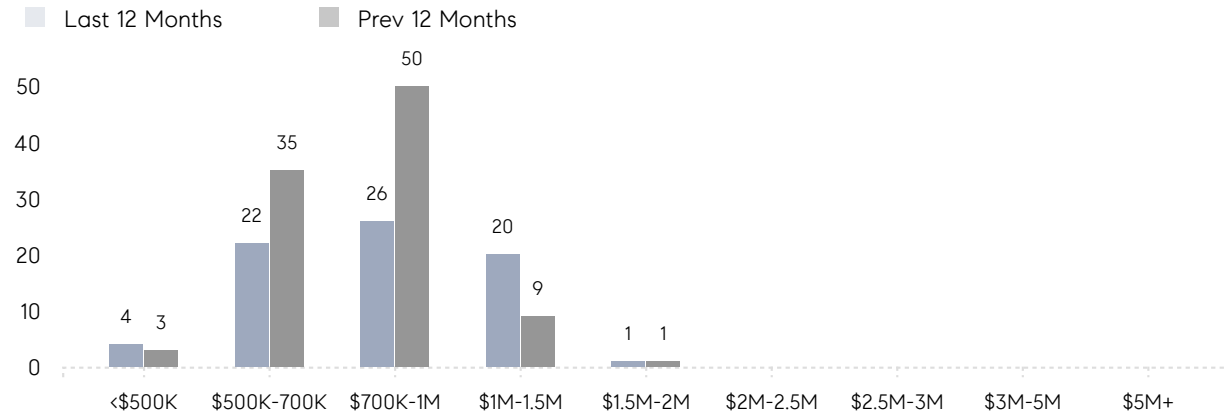
Mountainside

JULY 2023

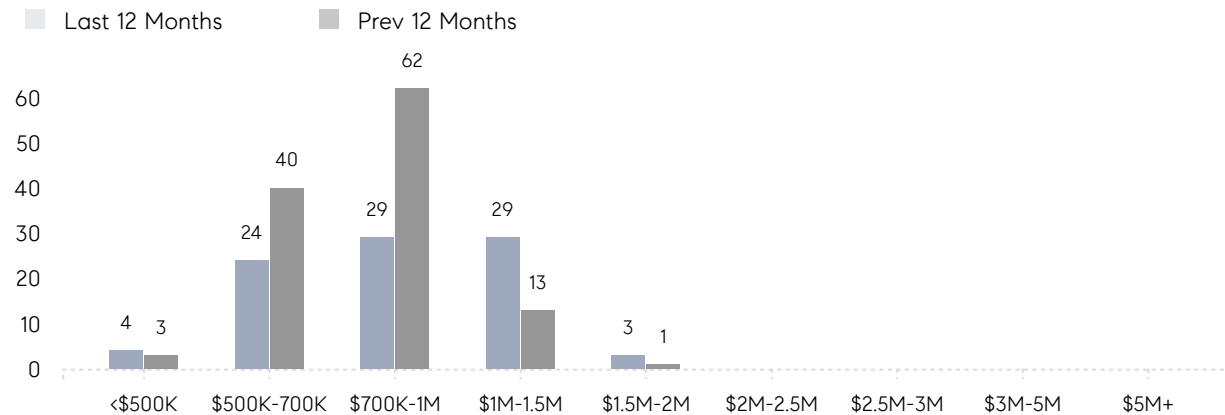
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

New Milford Market Insights

New Milford

JULY 2023

UNDER CONTRACT

10	\$574K	\$580K
Total Properties	Average Price	Median Price
-29%	-21%	-9%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

9	\$658K	\$630K
Total Properties	Average Price	Median Price
-40%	10%	21%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

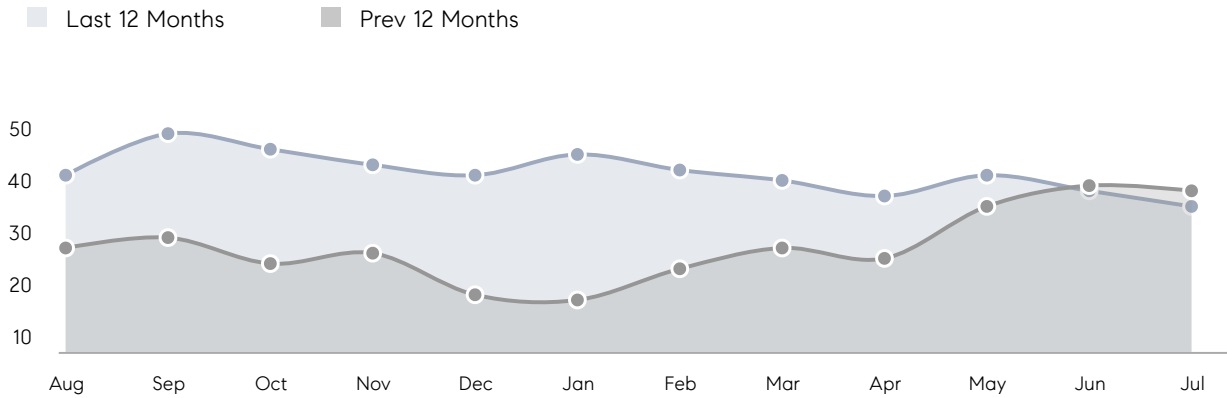
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	18	33%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$658,889	\$596,400	10.5%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	8	10	-20%
Houses	AVERAGE DOM	24	18	33%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$658,889	\$596,400	10%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	8	9	-11%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

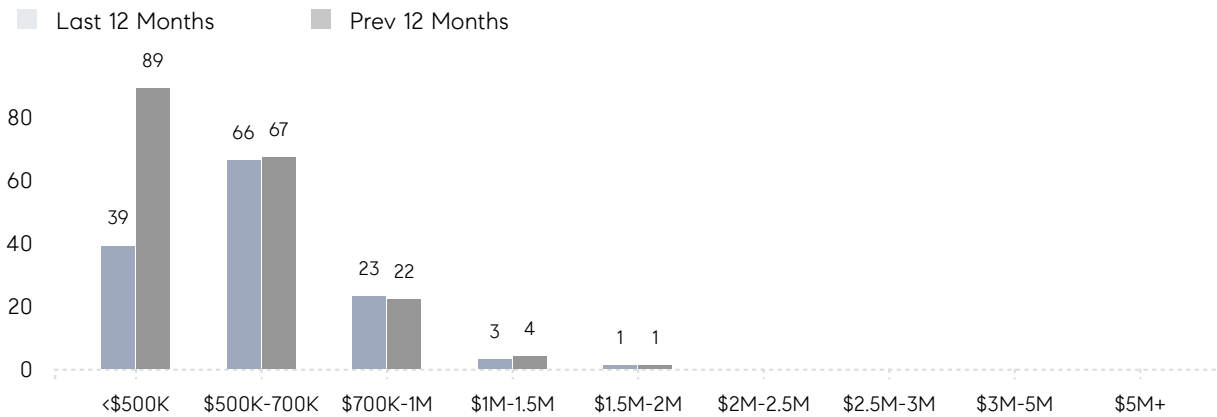
New Milford

JULY 2023

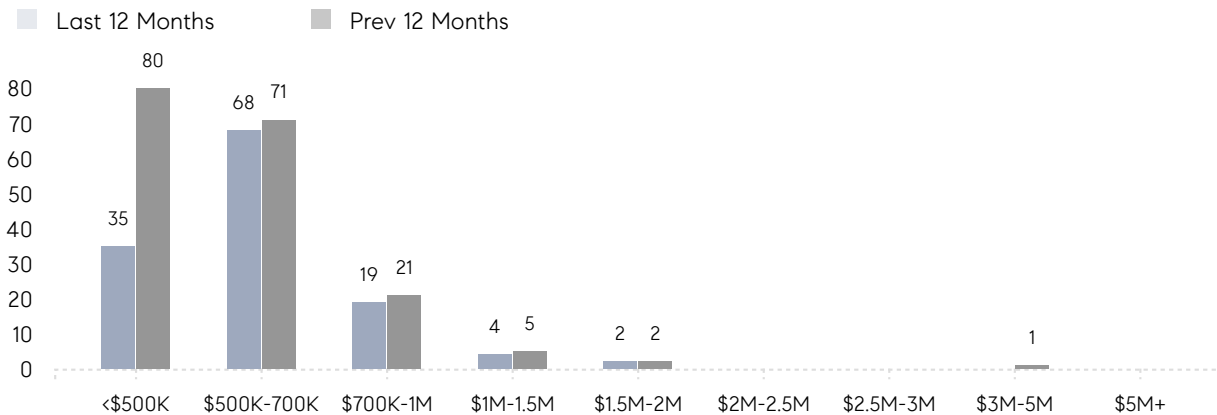
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

New Providence Market Insights

New Providence

JULY 2023

UNDER CONTRACT

7
Total
Properties

\$849K
Average
Price

\$836K
Median
Price

-67%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

12%
Increase From
Jul 2022

UNITS SOLD

12
Total
Properties

\$760K
Average
Price

\$736K
Median
Price

-40%
Decrease From
Jul 2022

-18%
Decrease From
Jul 2022

-11%
Decrease From
Jul 2022

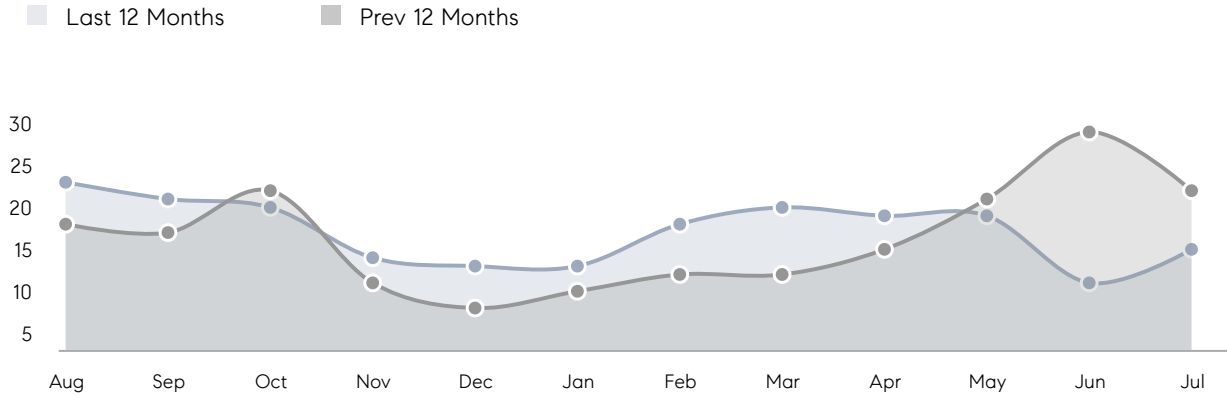
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	14	16	-12%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$760,458	\$925,050	-17.8%
	# OF CONTRACTS	7	21	-66.7%
	NEW LISTINGS	15	16	-6%
Houses	AVERAGE DOM	13	16	-19%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$792,318	\$948,667	-16%
	# OF CONTRACTS	7	18	-61%
	NEW LISTINGS	12	14	-14%
Condo/Co-op/TH	AVERAGE DOM	26	19	37%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$410,000	\$712,500	-42%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	3	2	50%

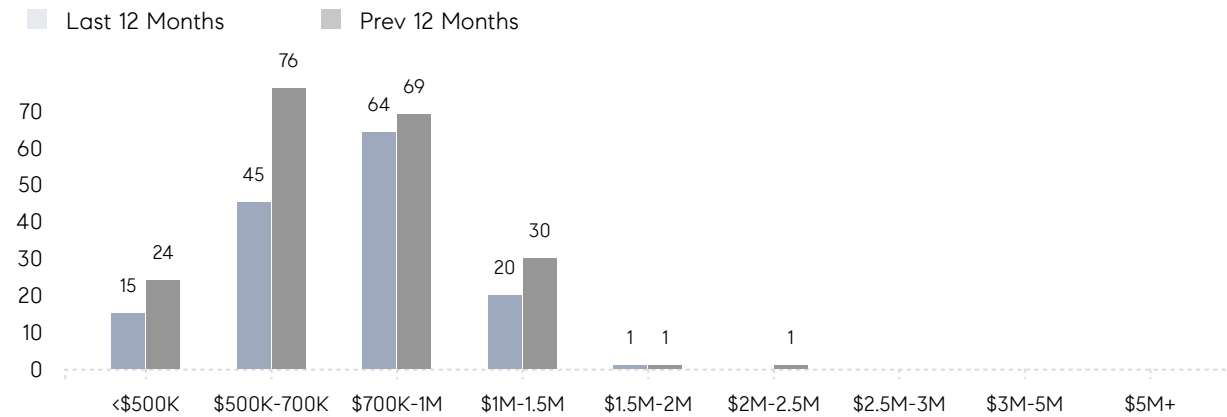
New Providence

JULY 2023

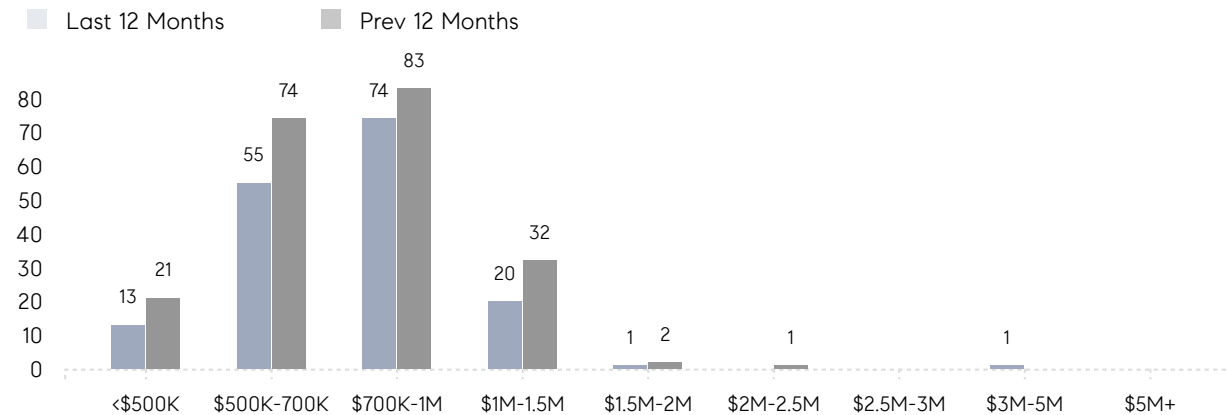
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Newark Market Insights

Newark

JULY 2023

UNDER CONTRACT

49
Total
Properties

\$400K
Average
Price

\$399K
Median
Price

-28%
Decrease From
Jul 2022

26%
Increase From
Jul 2022

24%
Increase From
Jul 2022

UNITS SOLD

44
Total
Properties

\$387K
Average
Price

\$365K
Median
Price

-12%
Decrease From
Jul 2022

20%
Increase From
Jul 2022

17%
Increase From
Jul 2022

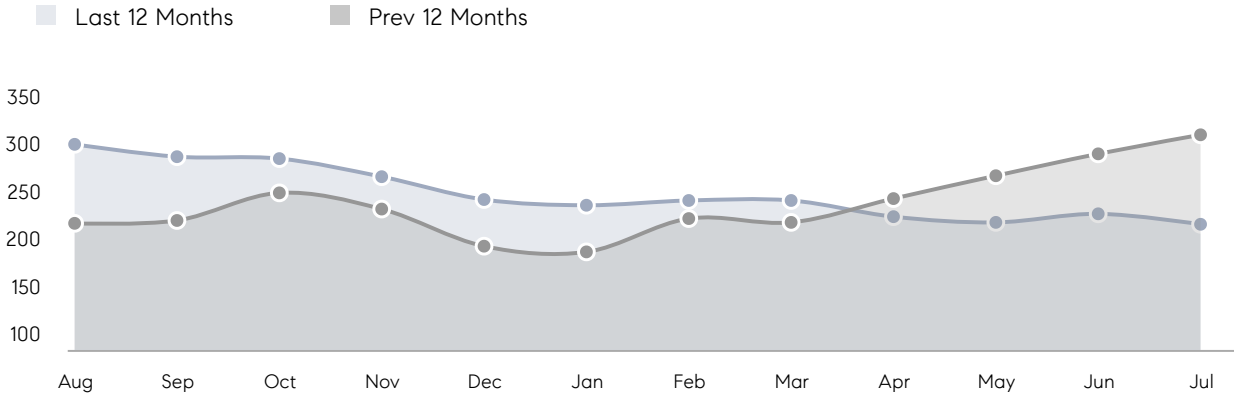
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	46	54	-15%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$387,175	\$322,686	20.0%
	# OF CONTRACTS	49	68	-27.9%
	NEW LISTINGS	55	111	-50%
Houses	AVERAGE DOM	46	50	-8%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$417,522	\$343,007	22%
	# OF CONTRACTS	44	49	-10%
	NEW LISTINGS	41	93	-56%
Condo/Co-op/TH	AVERAGE DOM	45	61	-26%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$306,250	\$283,238	8%
	# OF CONTRACTS	5	19	-74%
	NEW LISTINGS	14	18	-22%

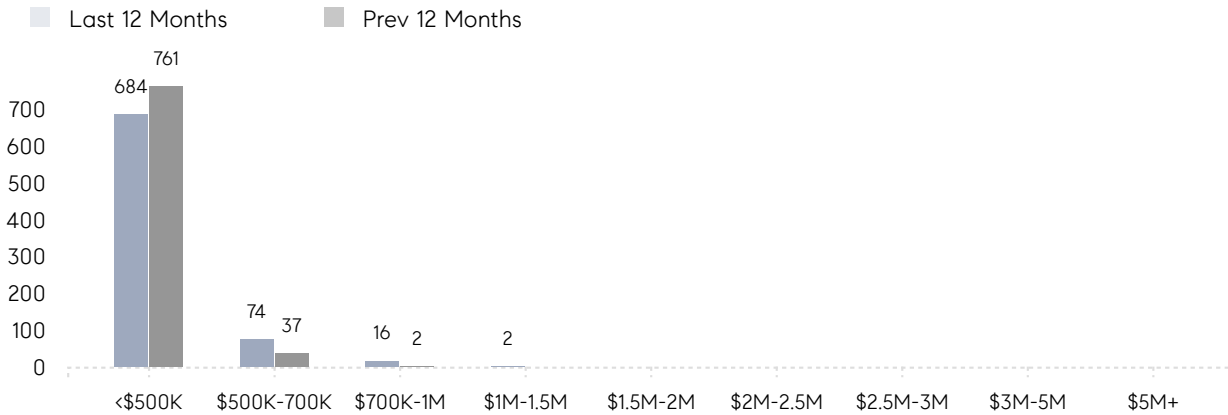
Newark

JULY 2023

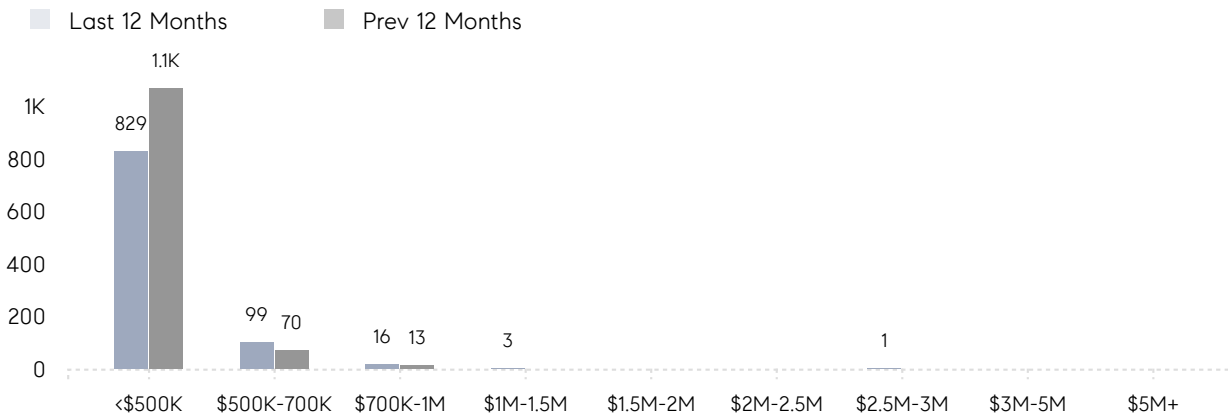
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

North Arlington Market Insights

North Arlington

JULY 2023

UNDER CONTRACT

7
Total
Properties

\$603K
Average
Price

\$519K
Median
Price

-59%
Decrease From
Jul 2022

17%
Increase From
Jul 2022

11%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$491K
Average
Price

\$515K
Median
Price

-22%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

17%
Increase From
Jul 2022

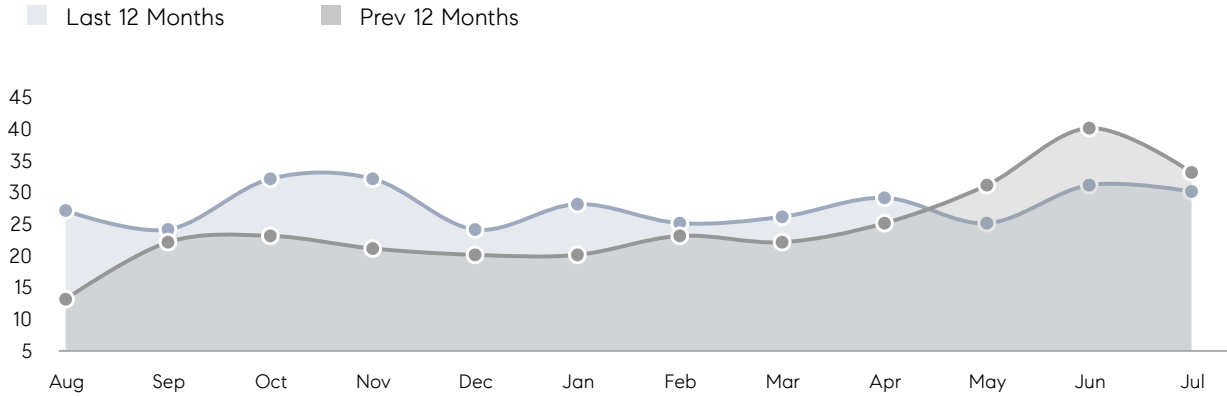
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	54	47	15%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$491,321	\$466,444	5.3%
	# OF CONTRACTS	7	17	-58.8%
	NEW LISTINGS	6	8	-25%
Houses	AVERAGE DOM	54	47	15%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$491,321	\$466,444	5%
	# OF CONTRACTS	7	17	-59%
	NEW LISTINGS	6	8	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

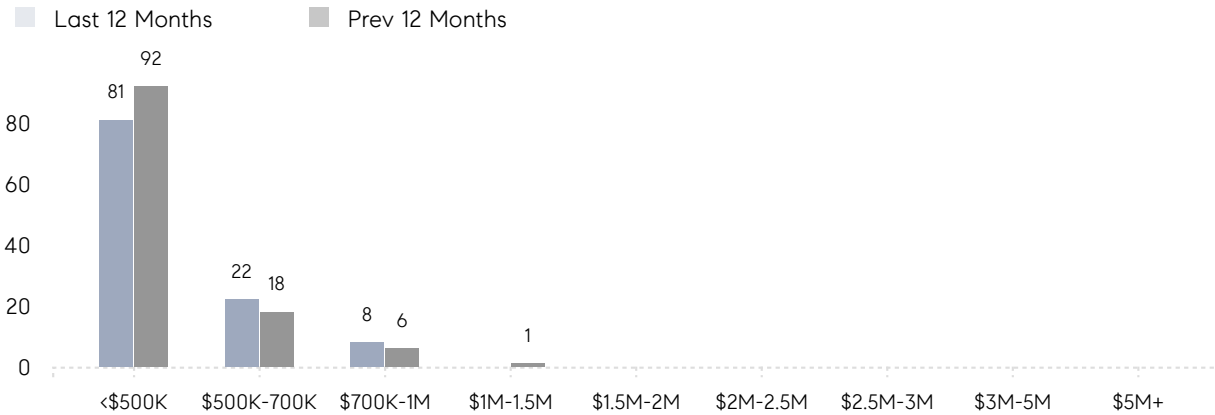
North Arlington

JULY 2023

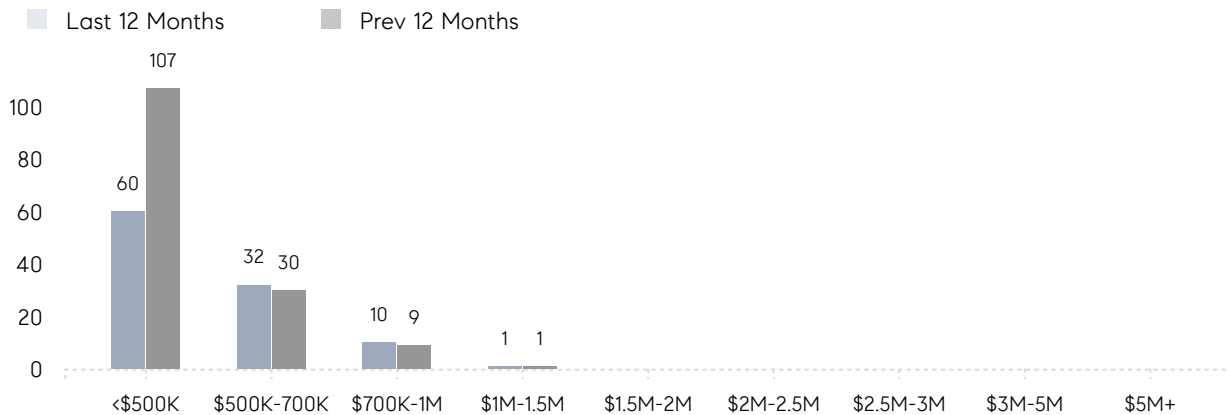
Monthly Inventory



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

July 2023

North Bergen Market Insights

North Bergen

JULY 2023

UNDER CONTRACT

16
Total
Properties

\$578K
Average
Price

\$577K
Median
Price

-11%
Decrease From
Jul 2022

22%
Increase From
Jul 2022

48%
Increase From
Jul 2022

UNITS SOLD

15
Total
Properties

\$364K
Average
Price

\$336K
Median
Price

-32%
Decrease From
Jul 2022

-10%
Decrease From
Jul 2022

-9%
Decrease From
Jul 2022

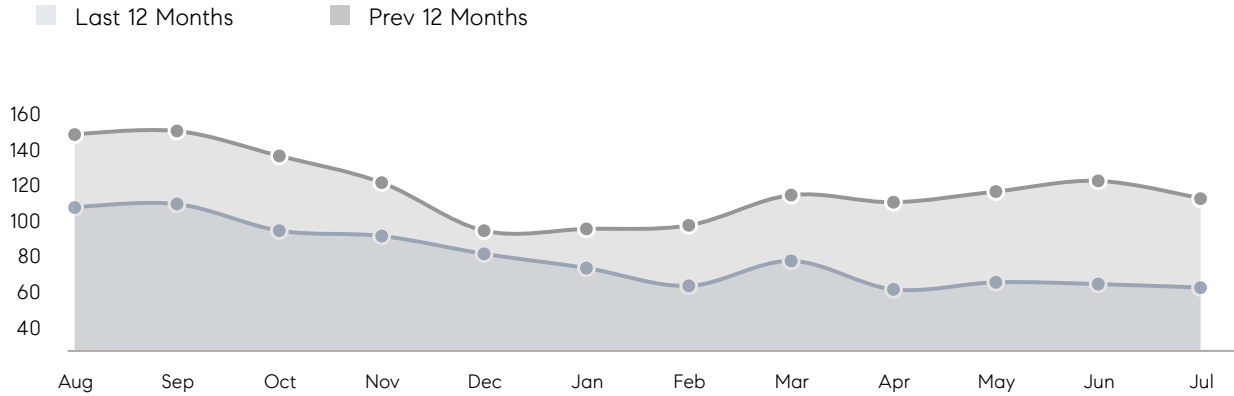
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	29	25	16%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$364,400	\$402,841	-9.5%
	# OF CONTRACTS	16	18	-11.1%
	NEW LISTINGS	28	30	-7%
Houses	AVERAGE DOM	35	30	17%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$534,750	\$535,000	0%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	10	13	-23%
Condo/Co-op/TH	AVERAGE DOM	27	23	17%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$302,455	\$363,971	-17%
	# OF CONTRACTS	12	16	-25%
	NEW LISTINGS	18	17	6%

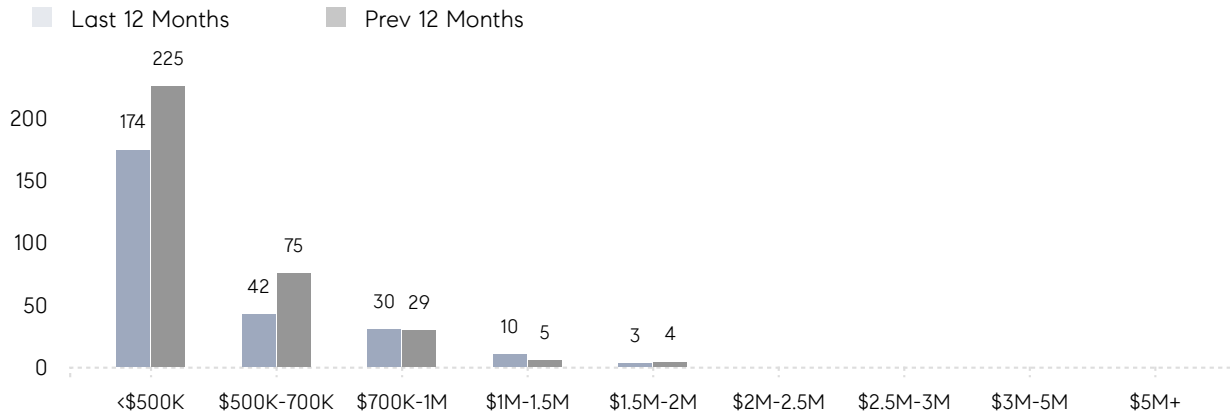
North Bergen

JULY 2023

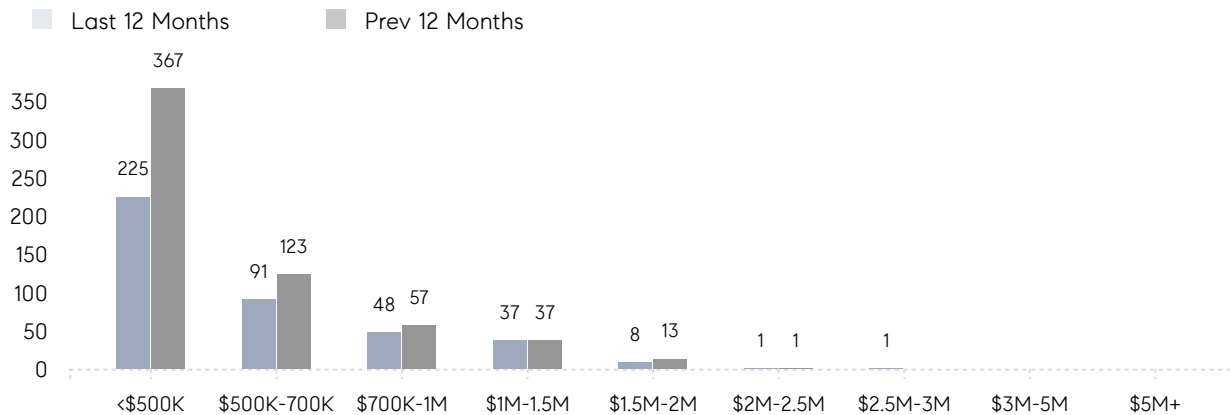
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

North Caldwell Market Insights

North Caldwell

JULY 2023

UNDER CONTRACT

5	\$887K	\$699K
Total Properties	Average Price	Median Price
-67%	-12%	-19%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

7	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-12%	12%	5%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

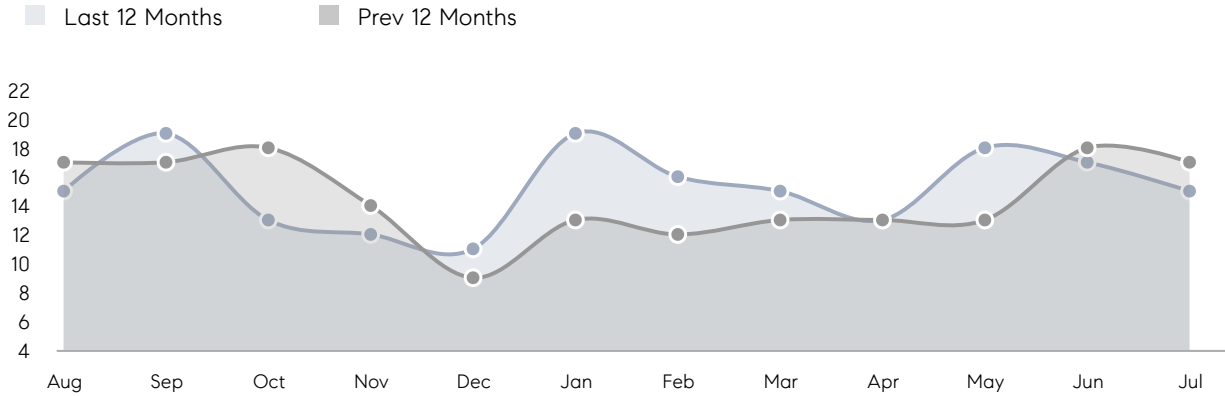
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	19	11%
	% OF ASKING PRICE	111%	103%	
	AVERAGE SOLD PRICE	\$1,220,000	\$1,093,625	11.6%
	# OF CONTRACTS	5	15	-66.7%
	NEW LISTINGS	3	16	-81%
Houses	AVERAGE DOM	23	19	21%
	% OF ASKING PRICE	112%	103%	
	AVERAGE SOLD PRICE	\$1,266,667	\$1,093,625	16%
	# OF CONTRACTS	5	13	-62%
	NEW LISTINGS	1	14	-93%
Condo/Co-op/TH	AVERAGE DOM	7	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$940,000	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	2	2	0%

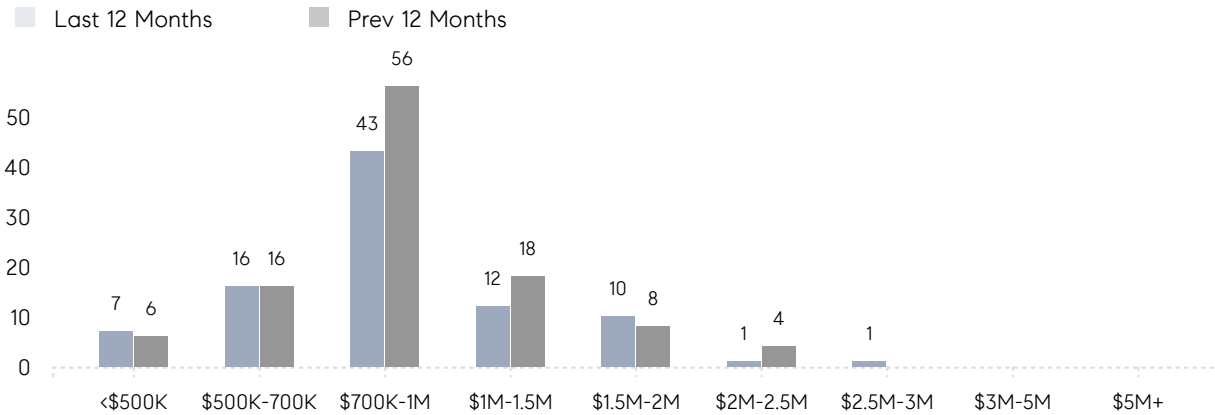
North Caldwell

JULY 2023

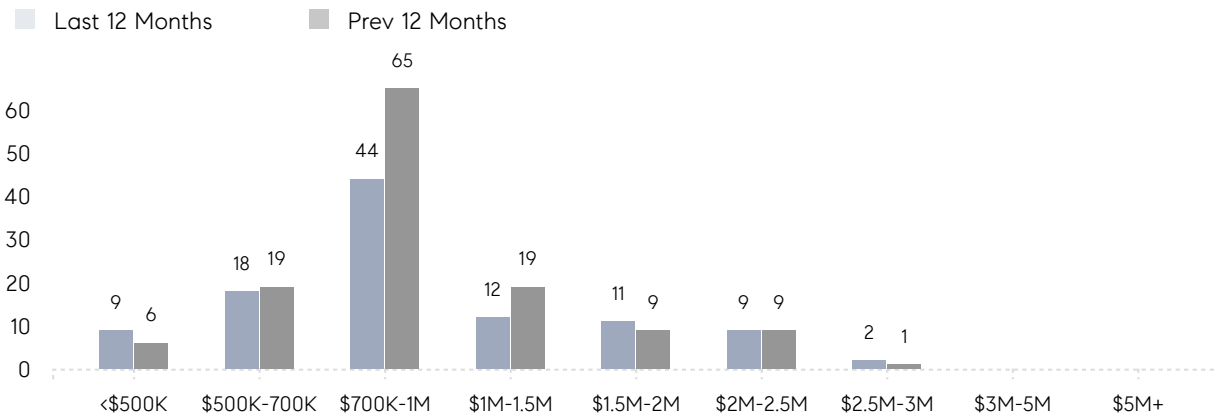
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

North Plainfield Market Insights

North Plainfield

JULY 2023

UNDER CONTRACT

13
Total
Properties

\$347K
Average
Price

\$375K
Median
Price

-7%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

9
Total
Properties

\$455K
Average
Price

\$480K
Median
Price

-61%
Decrease From
Jul 2022

24%
Increase From
Jul 2022

22%
Increase From
Jul 2022

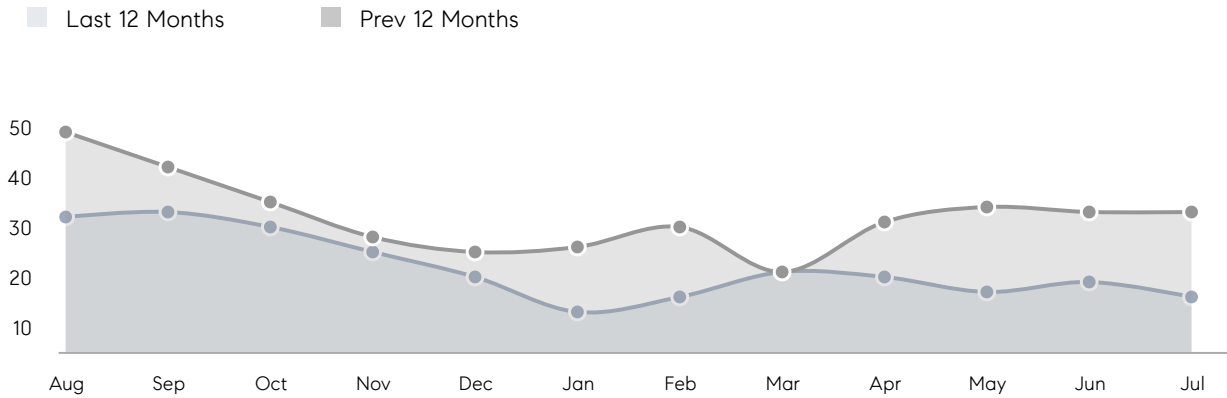
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	29	32	-9%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$455,556	\$366,261	24.4%
	# OF CONTRACTS	13	14	-7.1%
	NEW LISTINGS	12	17	-29%
Houses	AVERAGE DOM	31	31	0%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$485,000	\$398,275	22%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	10	16	-37%
Condo/Co-op/TH	AVERAGE DOM	13	41	-68%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$220,000	\$152,833	44%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	2	1	100%

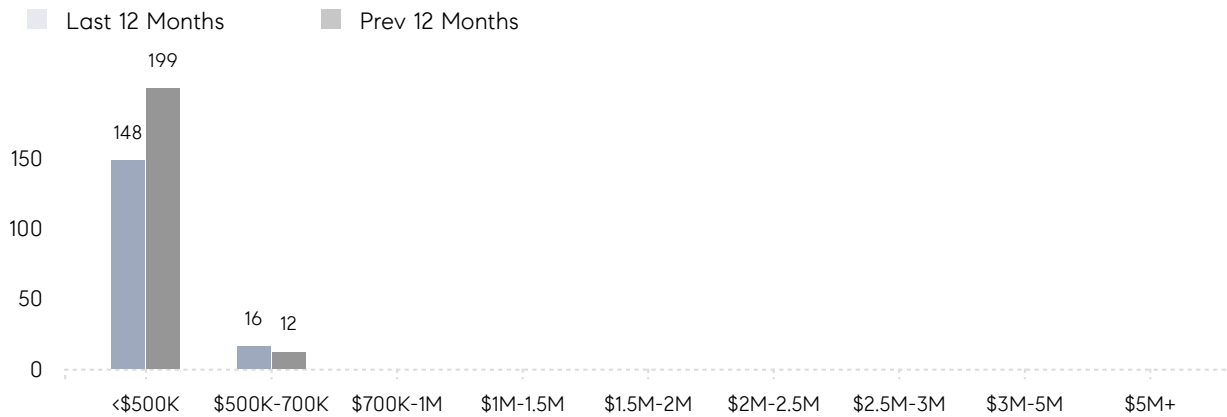
North Plainfield

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Northvale Market Insights

Northvale

JULY 2023

UNDER CONTRACT

10
Total
Properties

\$633K
Average
Price

\$625K
Median
Price

400%
Increase From
Jul 2022

10%
Increase From
Jul 2022

9%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$658K
Average
Price

\$659K
Median
Price

40%
Increase From
Jul 2022

-4%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

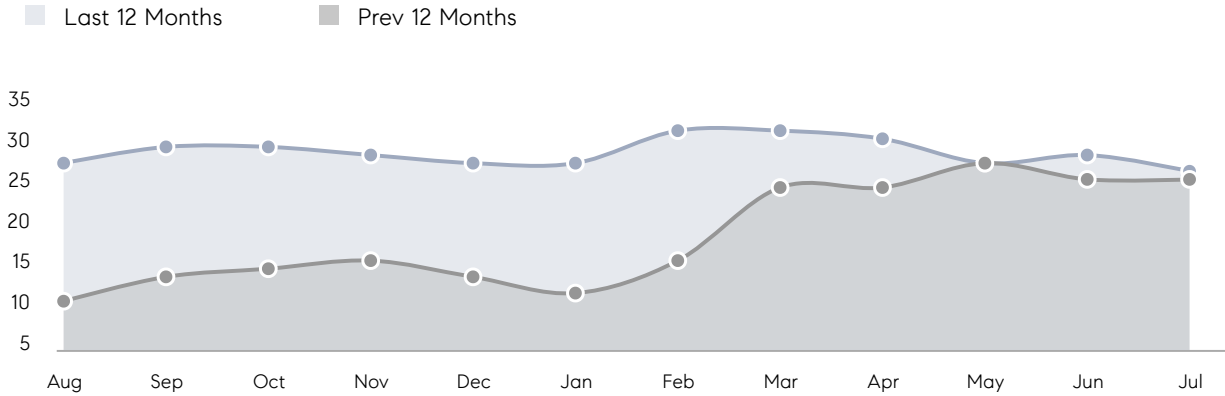
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	73	46	59%
	% OF ASKING PRICE	101%	96%	
	AVERAGE SOLD PRICE	\$658,571	\$684,000	-3.7%
	# OF CONTRACTS	10	2	400.0%
	NEW LISTINGS	9	2	350%
Houses	AVERAGE DOM	49	46	7%
	% OF ASKING PRICE	102%	96%	
	AVERAGE SOLD PRICE	\$690,000	\$684,000	1%
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	3	2	50%
Condo/Co-op/TH	AVERAGE DOM	135	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$580,000	-	-
	# OF CONTRACTS	5	0	0%
	NEW LISTINGS	6	0	0%

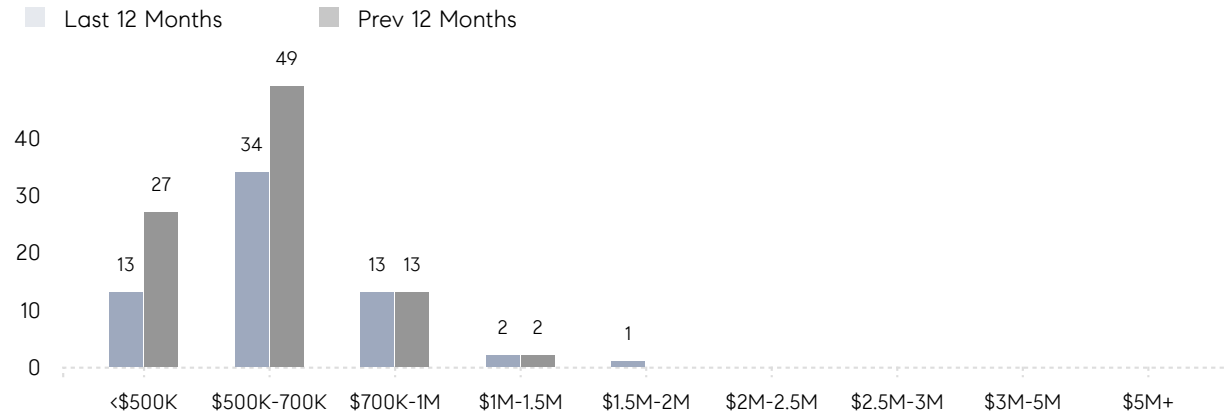
Northvale

JULY 2023

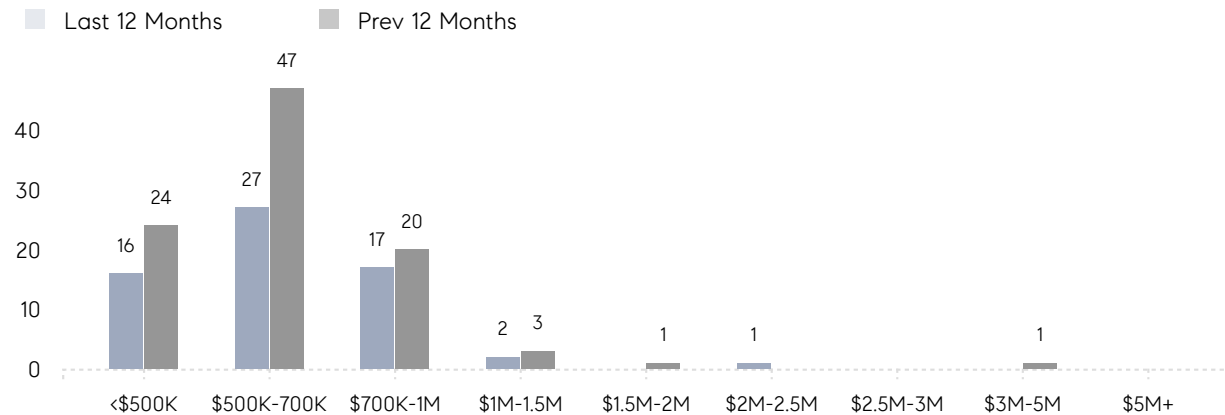
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Norwood Market Insights

Norwood

JULY 2023

UNDER CONTRACT

7
Total
Properties

\$829K
Average
Price

\$829K
Median
Price

-22%
Decrease From
Jul 2022

20%
Increase From
Jul 2022

19%
Increase From
Jul 2022

UNITS SOLD

6
Total
Properties

\$705K
Average
Price

\$714K
Median
Price

-40%
Decrease From
Jul 2022

-23%
Decrease From
Jul 2022

-17%
Decrease From
Jul 2022

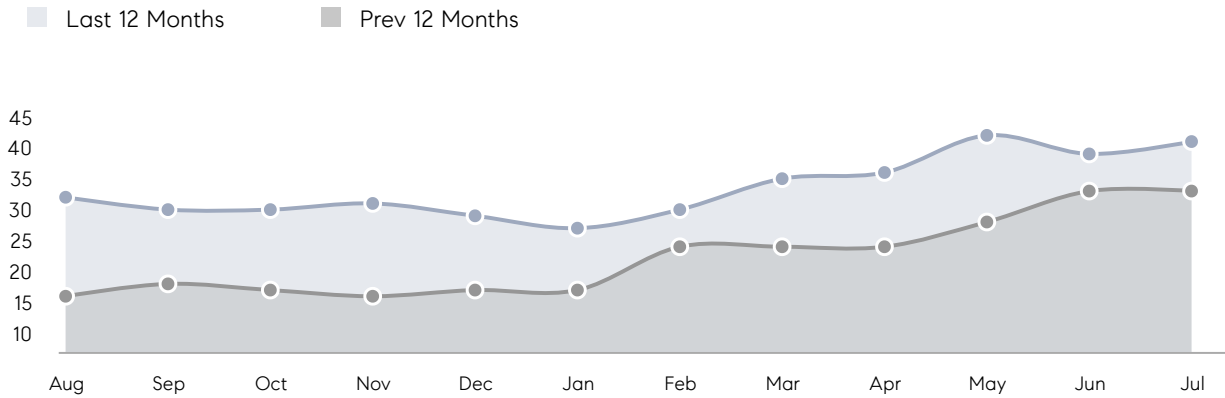
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	38	-34%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$705,833	\$916,600	-23.0%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	8	12	-33%
Houses	AVERAGE DOM	26	38	-32%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$724,000	\$916,600	-21%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	6	9	-33%
Condo/Co-op/TH	AVERAGE DOM	24	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$687,667	-	-
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	2	3	-33%

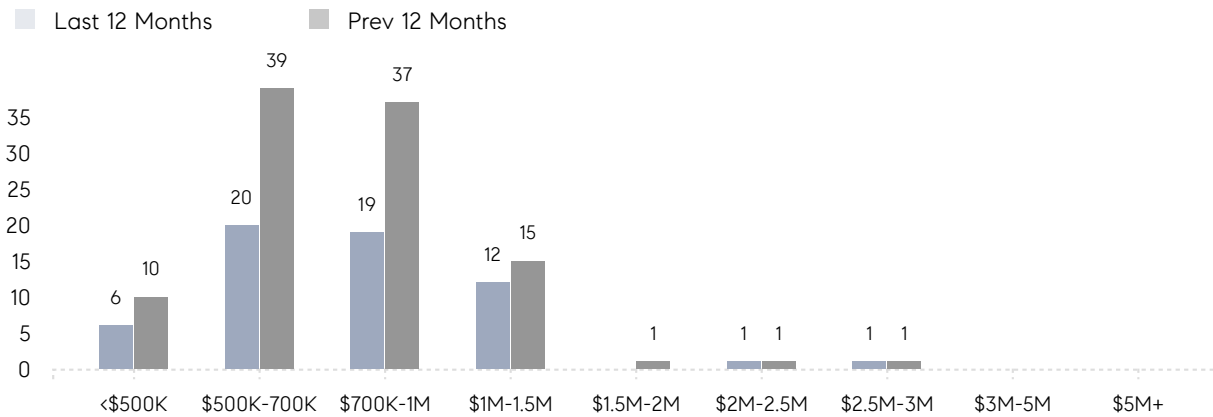
Norwood

JULY 2023

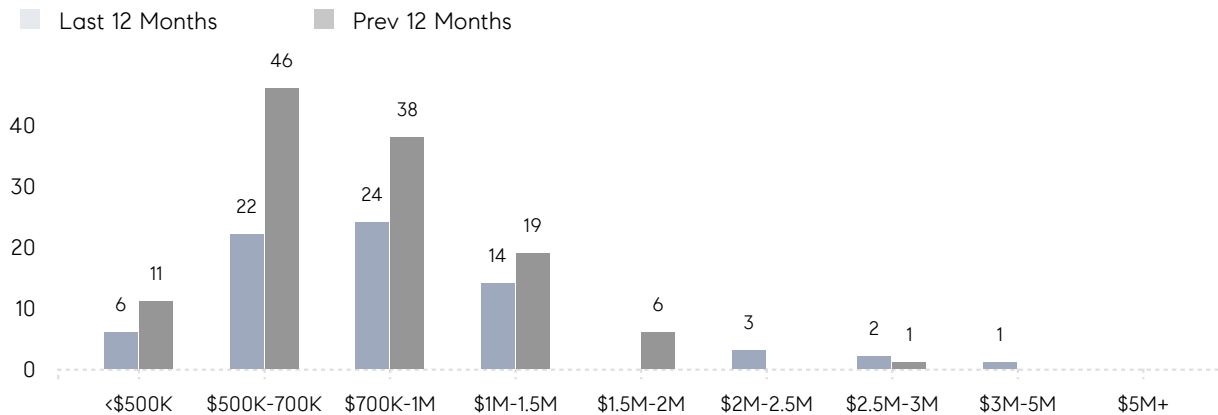
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Nutley Market Insights

Nutley

JULY 2023

UNDER CONTRACT

21
Total
Properties

\$549K
Average
Price

\$499K
Median
Price

-59%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

0%
Change From
Jul 2022

UNITS SOLD

28
Total
Properties

\$533K
Average
Price

\$551K
Median
Price

-15%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

12%
Increase From
Jul 2022

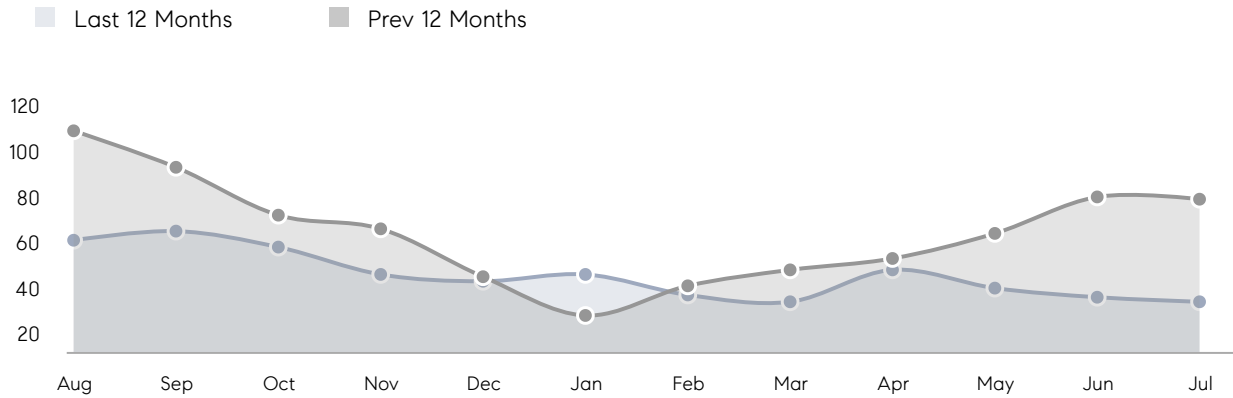
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	20	25	-20%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$533,893	\$503,303	6.1%
	# OF CONTRACTS	21	51	-58.8%
	NEW LISTINGS	20	53	-62%
Houses	AVERAGE DOM	23	23	0%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$583,667	\$599,211	-3%
	# OF CONTRACTS	16	34	-53%
	NEW LISTINGS	18	39	-54%
Condo/Co-op/TH	AVERAGE DOM	16	27	-41%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$444,300	\$373,143	19%
	# OF CONTRACTS	5	17	-71%
	NEW LISTINGS	2	14	-86%

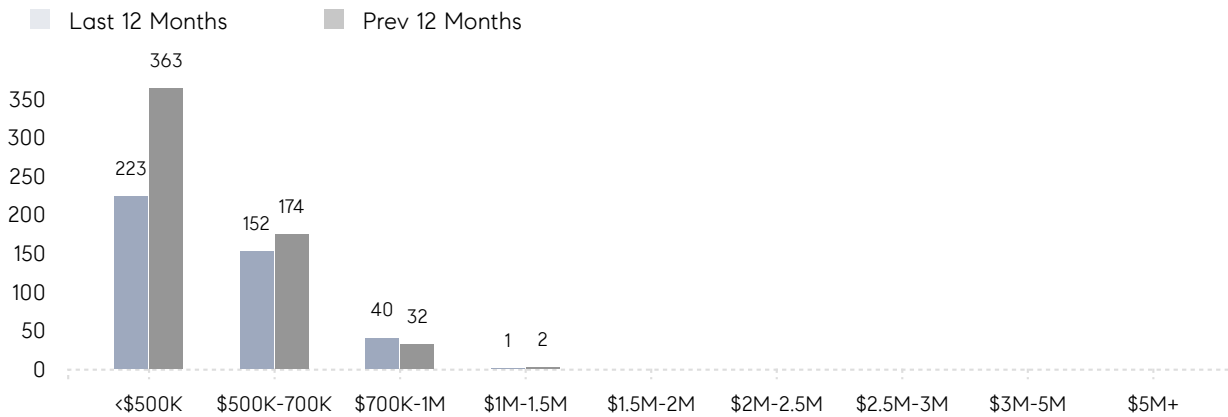
Nutley

JULY 2023

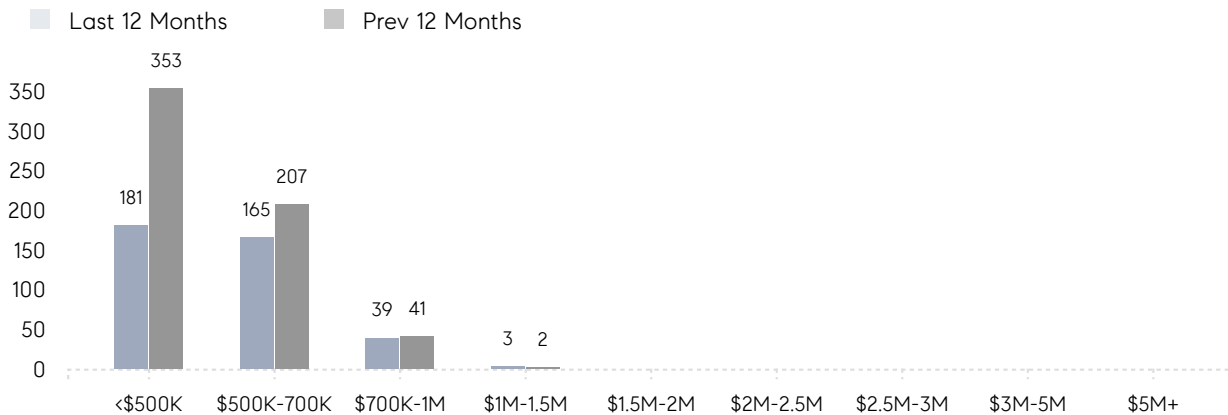
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Oakland Market Insights

Oakland

JULY 2023

UNDER CONTRACT

12
Total
Properties

\$492K
Average
Price

\$499K
Median
Price

-14%
Decrease From
Jul 2022

-19%
Decrease From
Jul 2022

-22%
Decrease From
Jul 2022

UNITS SOLD

16
Total
Properties

\$730K
Average
Price

\$701K
Median
Price

-6%
Decrease From
Jul 2022

20%
Increase From
Jul 2022

17%
Increase From
Jul 2022

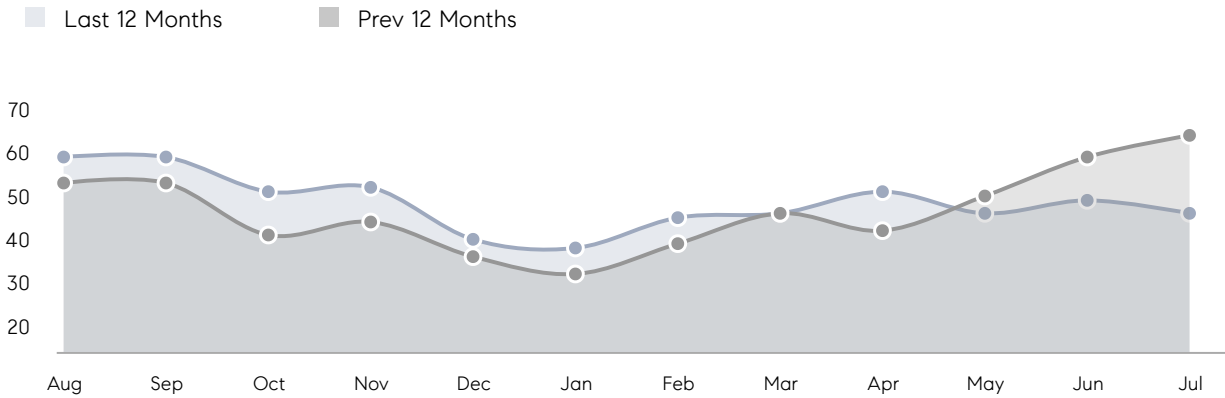
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	23	-17%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$730,306	\$610,489	19.6%
	# OF CONTRACTS	12	14	-14.3%
	NEW LISTINGS	13	23	-43%
Houses	AVERAGE DOM	20	23	-13%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$733,921	\$610,489	20%
	# OF CONTRACTS	11	14	-21%
	NEW LISTINGS	13	23	-43%
Condo/Co-op/TH	AVERAGE DOM	13	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$705,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

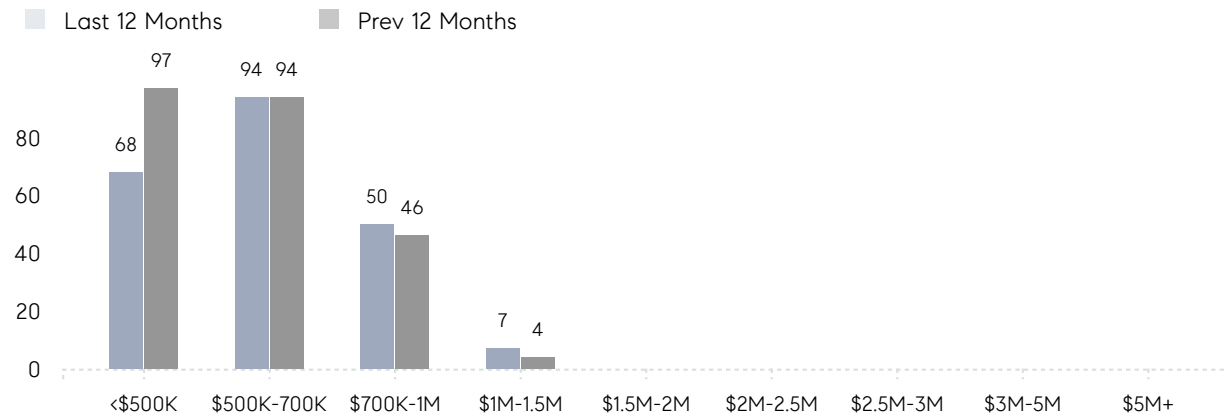
Oakland

JULY 2023

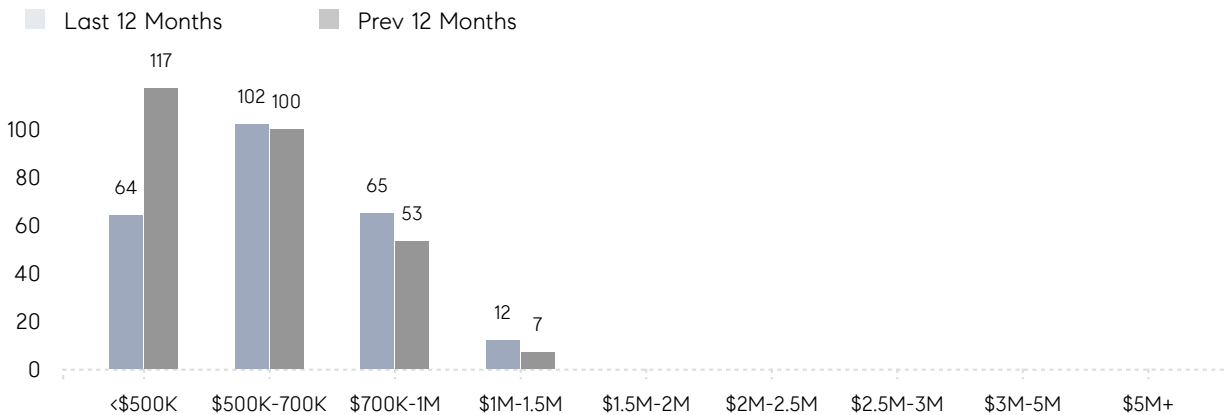
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Old Tappan Market Insights

Old Tappan

JULY 2023

UNDER CONTRACT

7	\$1.2M	\$1.3M
Total Properties	Average Price	Median Price
-22%	-16%	16%
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

UNITS SOLD

8	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
-11%	49%	35%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

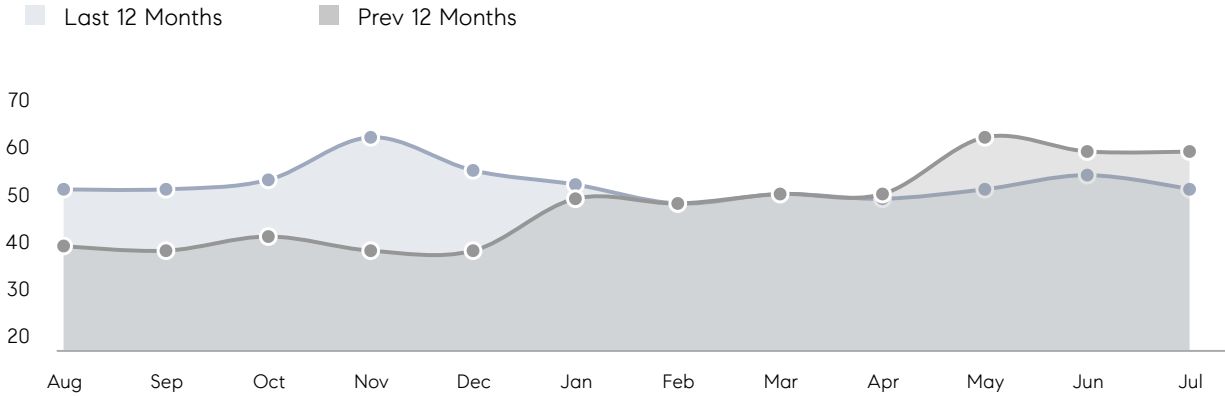
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	26	-19%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$1,328,713	\$893,889	48.6%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	15	29	-48%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$1,382,000	\$971,714	42%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	62	15	313%
	% OF ASKING PRICE	108%	101%	
	AVERAGE SOLD PRICE	\$955,701	\$621,500	54%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	2	2	0%

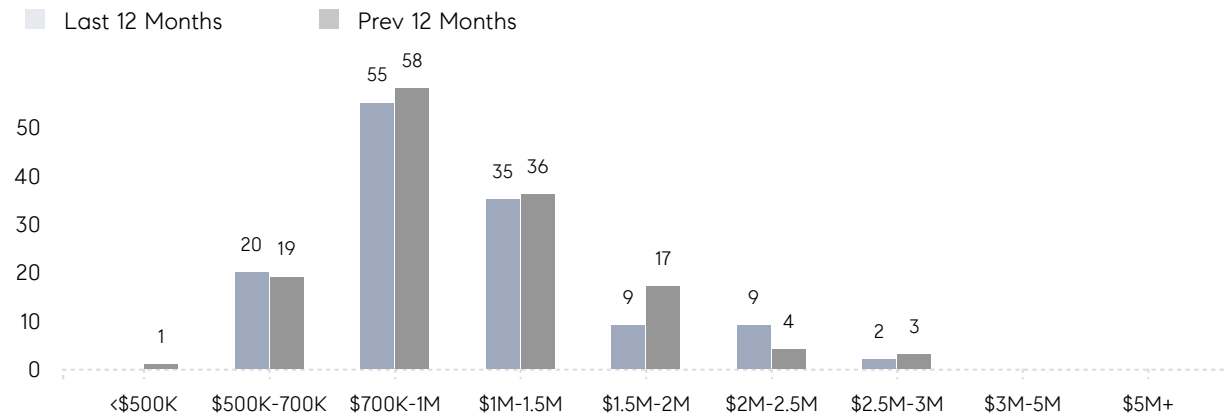
Old Tappan

JULY 2023

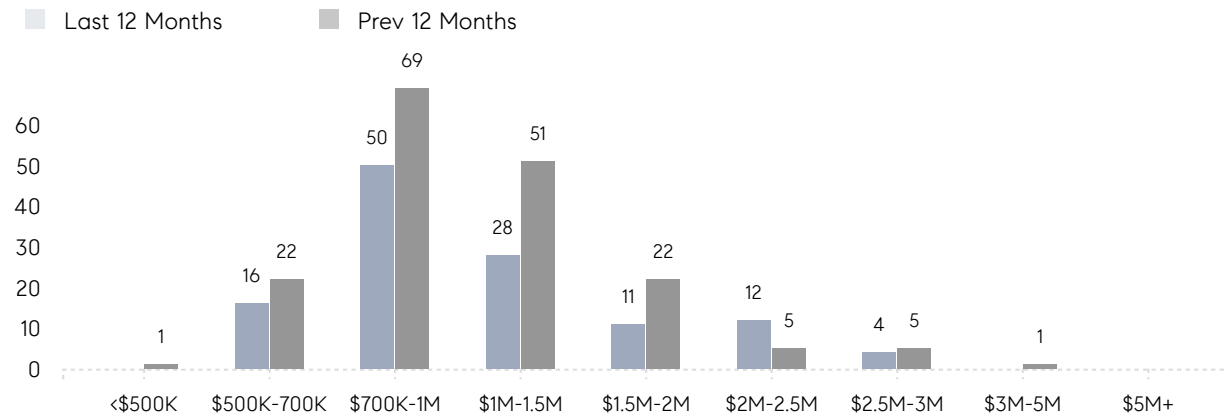
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Oradell Market Insights

Oradell

JULY 2023

UNDER CONTRACT

3
Total
Properties

\$926K
Average
Price

\$795K
Median
Price

-77%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

14%
Increase From
Jul 2022

UNITS SOLD

4
Total
Properties

\$625K
Average
Price

\$622K
Median
Price

-56%
Decrease From
Jul 2022

-9%
Decrease From
Jul 2022

-8%
Decrease From
Jul 2022

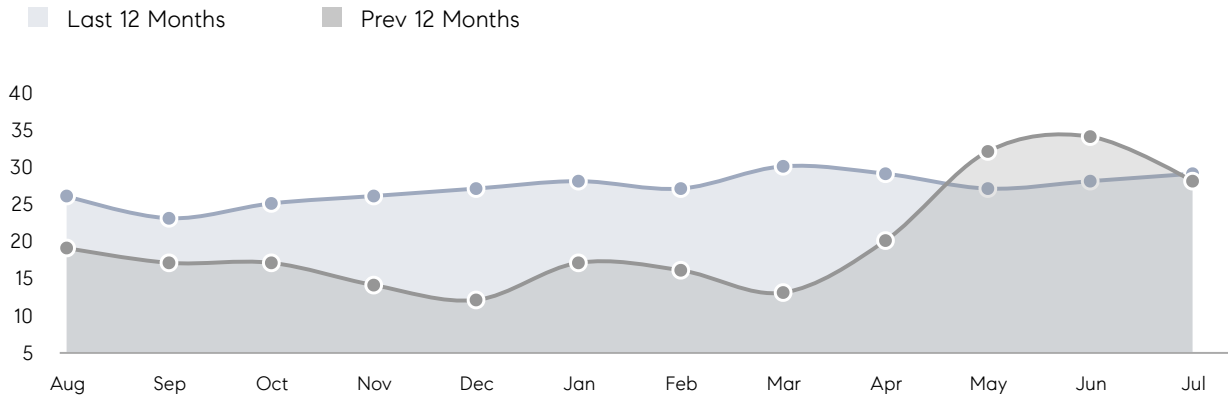
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	13	24	-46%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$625,250	\$687,778	-9.1%
	# OF CONTRACTS	3	13	-76.9%
	NEW LISTINGS	6	7	-14%
Houses	AVERAGE DOM	13	24	-46%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$625,250	\$687,778	-9%
	# OF CONTRACTS	3	13	-77%
	NEW LISTINGS	6	7	-14%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

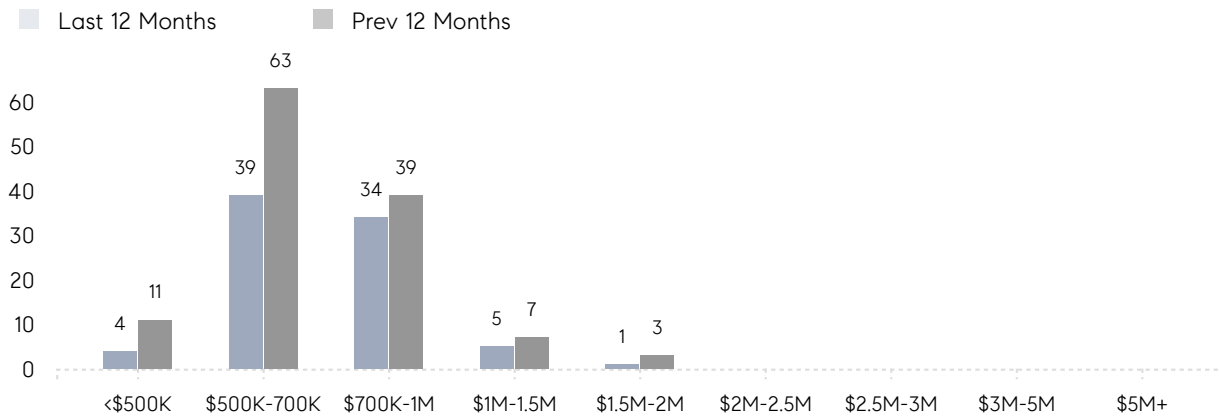
Oradell

JULY 2023

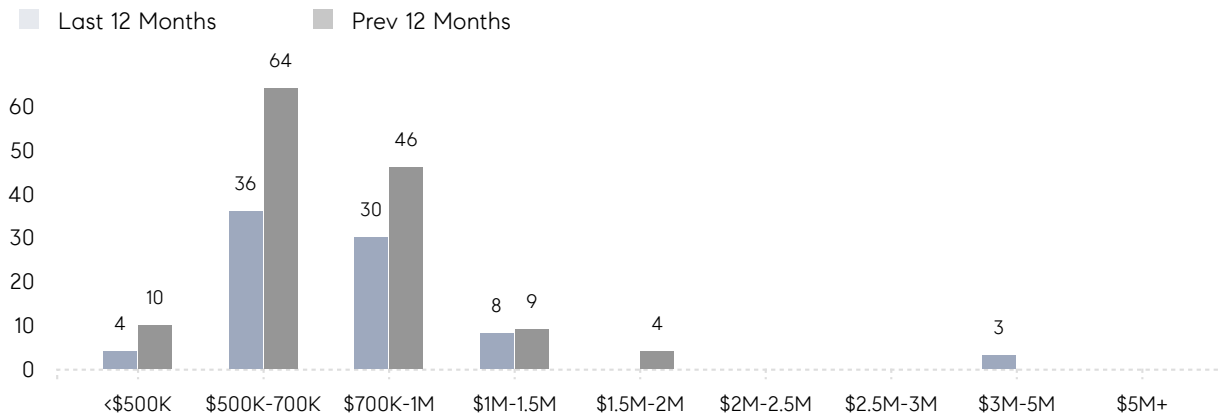
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Orange Market Insights

Orange

JULY 2023

UNDER CONTRACT

19
Total
Properties

\$355K
Average
Price

\$349K
Median
Price

36%
Increase From
Jul 2022

3%
Increase From
Jul 2022

22%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$385K
Average
Price

\$349K
Median
Price

-56%
Decrease From
Jul 2022

-13%
Decrease From
Jul 2022

0%
Change From
Jul 2022

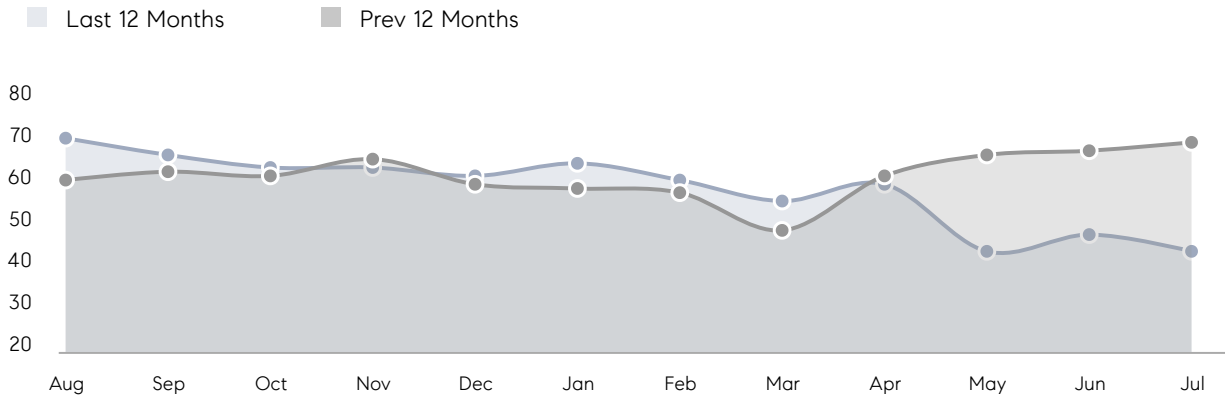
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	57	47	21%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$385,086	\$442,938	-13.1%
	# OF CONTRACTS	19	14	35.7%
	NEW LISTINGS	21	18	17%
Houses	AVERAGE DOM	63	47	34%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$411,767	\$472,250	-13%
	# OF CONTRACTS	12	13	-8%
	NEW LISTINGS	18	16	13%
Condo/Co-op/TH	AVERAGE DOM	19	46	-59%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$225,000	\$355,000	-37%
	# OF CONTRACTS	7	1	600%
	NEW LISTINGS	3	2	50%

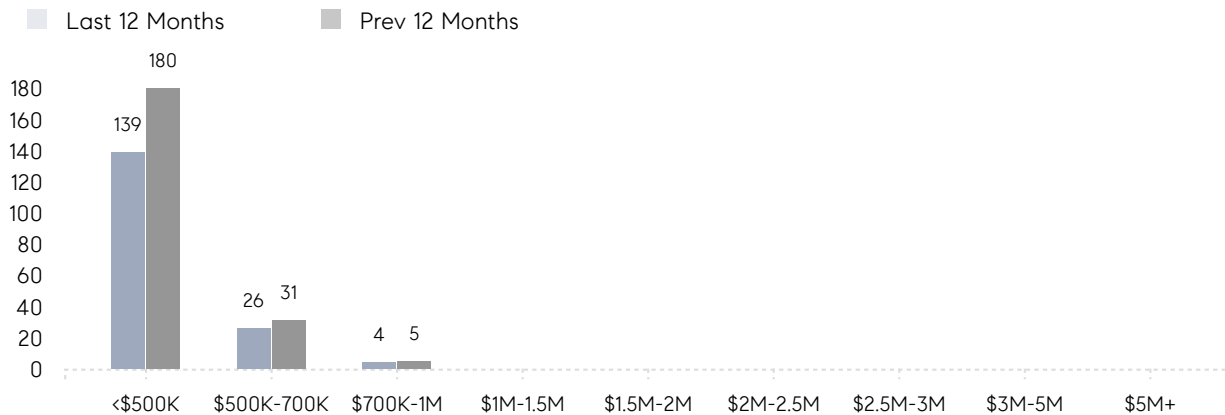
Orange

JULY 2023

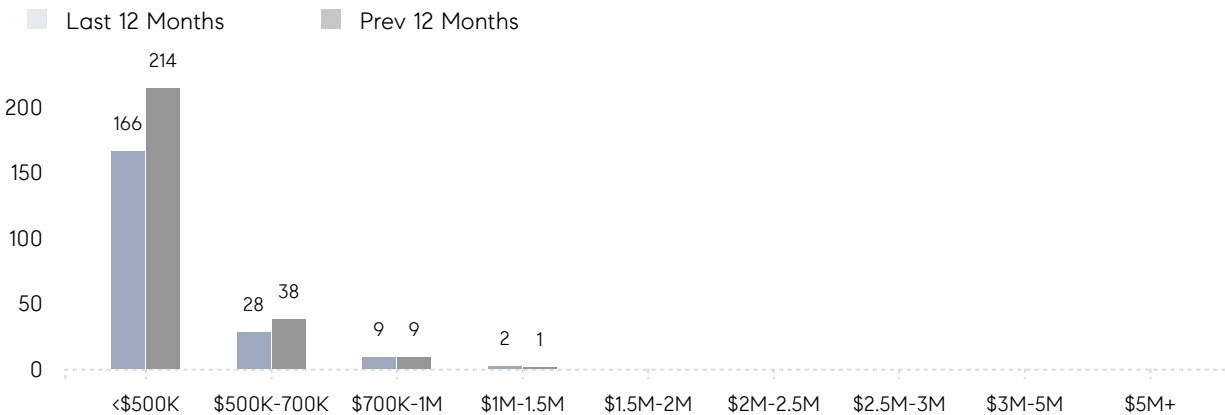
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Palisades Park Market Insights

Palisades Park

JULY 2023

UNDER CONTRACT

11
Total
Properties

\$778K
Average
Price

\$599K
Median
Price

57%
Increase From
Jul 2022

-4%
Decrease From
Jul 2022

-32%
Decrease From
Jul 2022

UNITS SOLD

9
Total
Properties

\$652K
Average
Price

\$599K
Median
Price

13%
Increase From
Jul 2022

-4%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

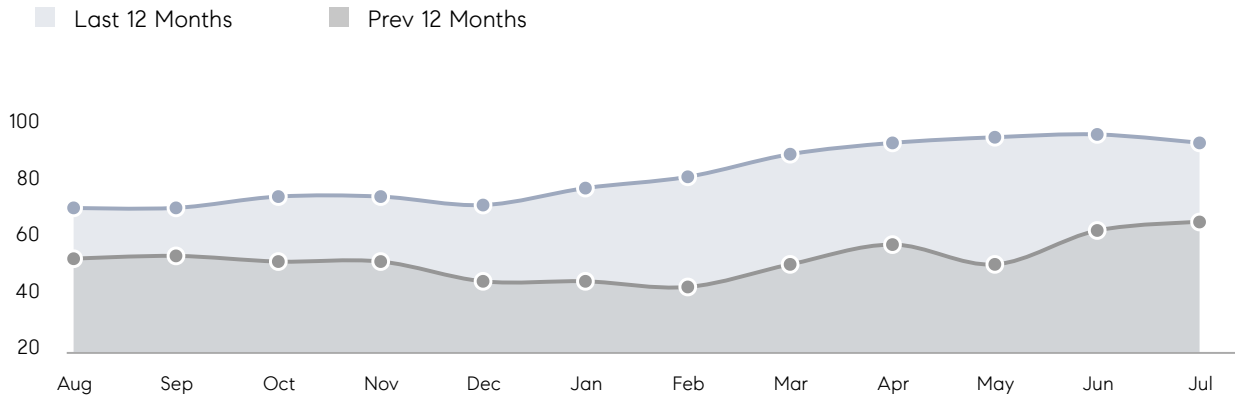
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	28	37	-24%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$652,111	\$678,125	-3.8%
	# OF CONTRACTS	11	7	57.1%
	NEW LISTINGS	8	12	-33%
Houses	AVERAGE DOM	20	14	43%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$817,500	\$610,000	34%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	31	41	-24%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$604,857	\$687,857	-12%
	# OF CONTRACTS	11	7	57%
	NEW LISTINGS	4	11	-64%

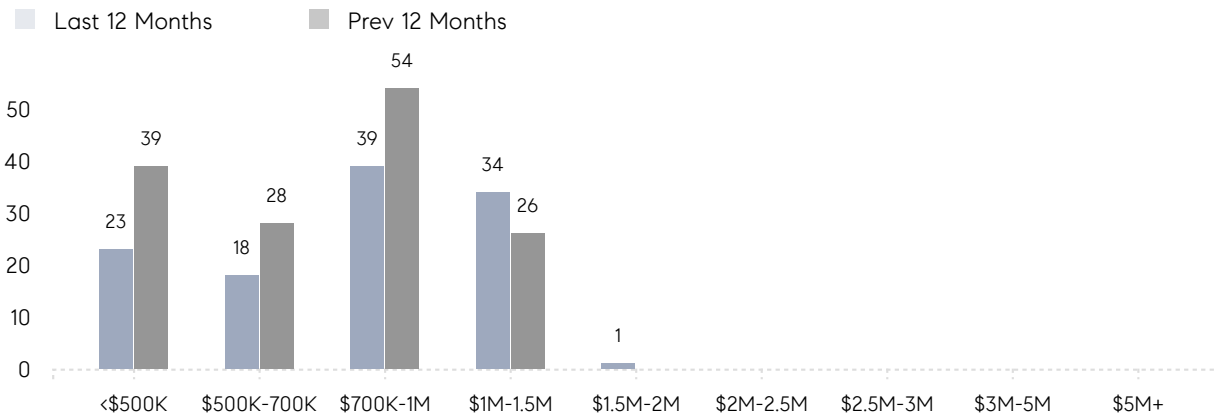
Palisades Park

JULY 2023

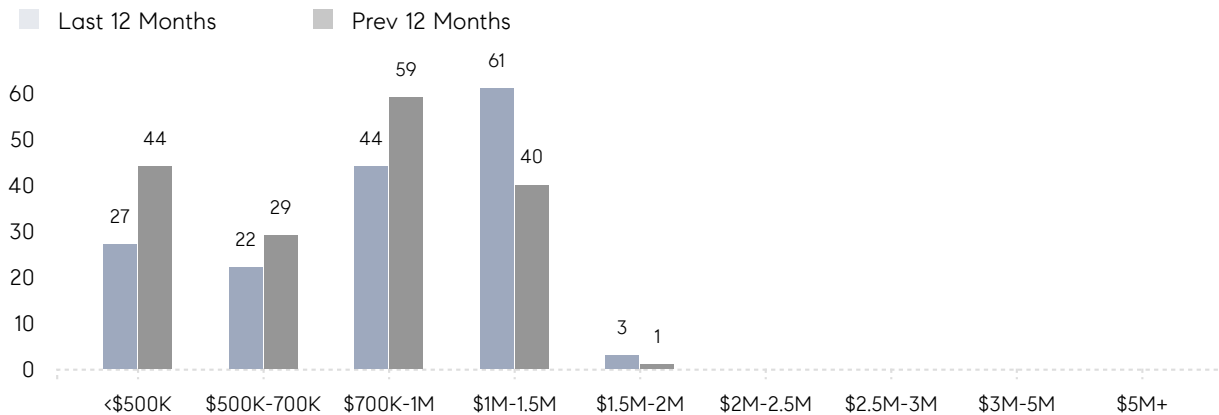
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2023

Paramus Market Insights

Paramus

JULY 2023

UNDER CONTRACT

17
Total
Properties

\$1.0M
Average
Price

\$869K
Median
Price

-29%
Decrease From
Jul 2022

31%
Increase From
Jul 2022

21%
Increase From
Jul 2022

UNITS SOLD

14
Total
Properties

\$1.0M
Average
Price

\$927K
Median
Price

-55%
Decrease From
Jul 2022

3%
Increase From
Jul 2022

8%
Increase From
Jul 2022

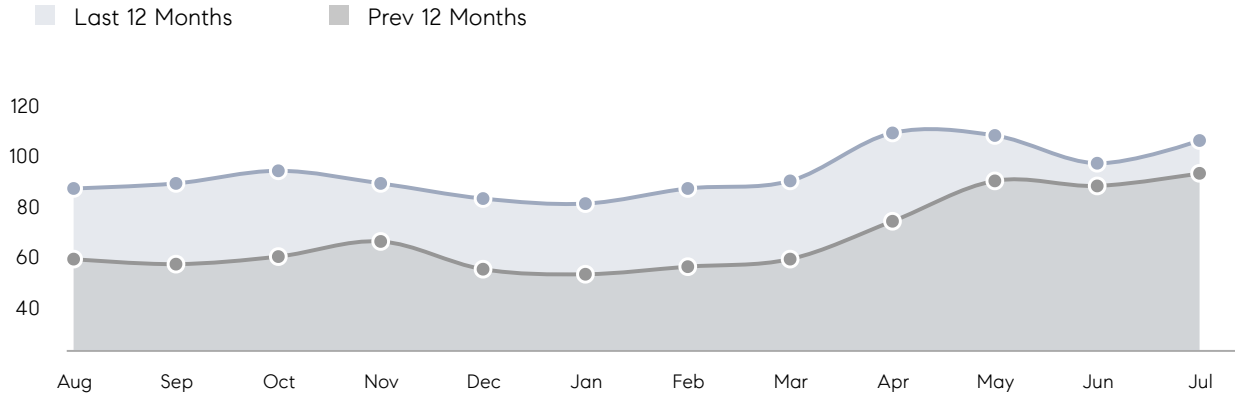
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	26	28	-7%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$1,008,857	\$981,903	2.7%
	# OF CONTRACTS	17	24	-29.2%
	NEW LISTINGS	22	31	-29%
Houses	AVERAGE DOM	23	29	-21%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$1,018,846	\$981,467	4%
	# OF CONTRACTS	15	24	-37%
	NEW LISTINGS	20	30	-33%
Condo/Co-op/TH	AVERAGE DOM	62	7	786%
	% OF ASKING PRICE	100%	91%	
	AVERAGE SOLD PRICE	\$879,000	\$995,000	-12%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	2	1	100%

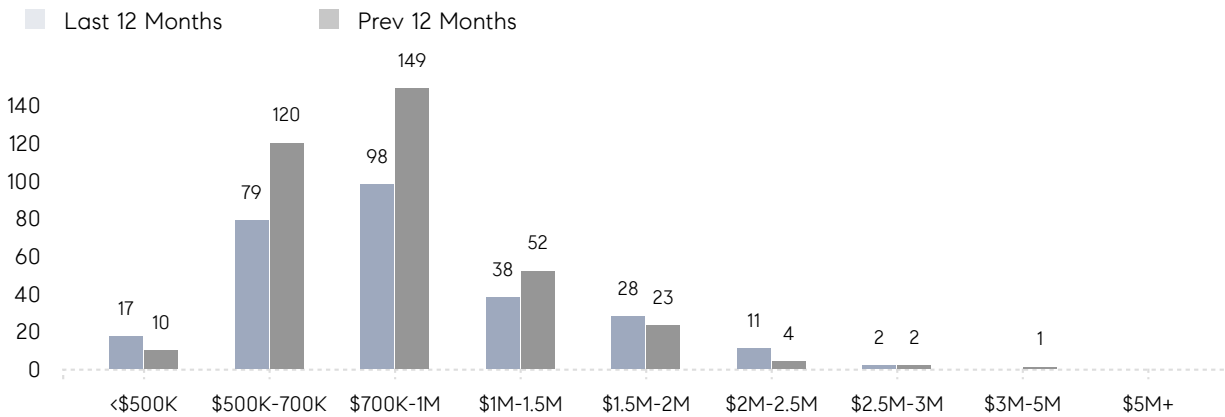
Paramus

JULY 2023

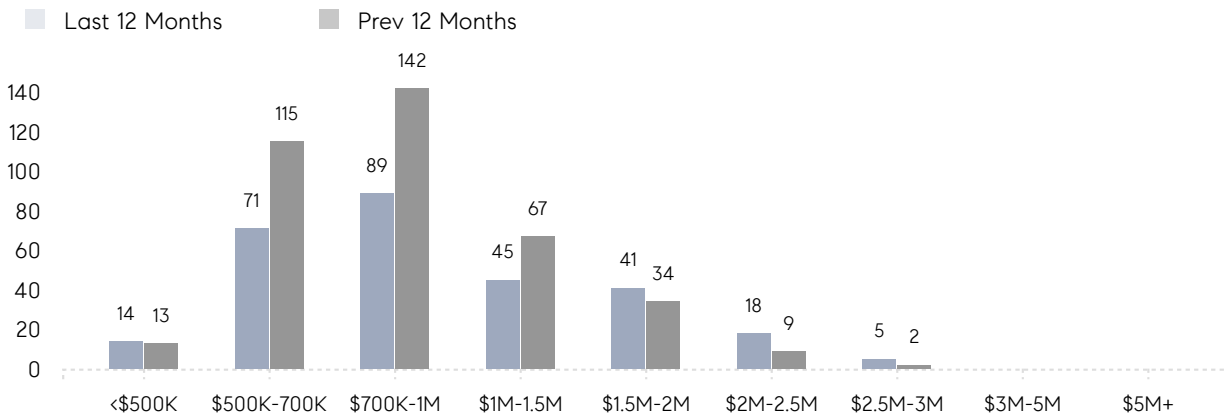
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Park Ridge Market Insights

Park Ridge

JULY 2023

UNDER CONTRACT

10
Total
Properties

\$736K
Average
Price

\$699K
Median
Price

-9%
Decrease From
Jul 2022

14%
Increase From
Jul 2022

17%
Increase From
Jul 2022

UNITS SOLD

13
Total
Properties

\$646K
Average
Price

\$650K
Median
Price

18%
Increase From
Jul 2022

-8%
Decrease From
Jul 2022

-2%
Decrease From
Jul 2022

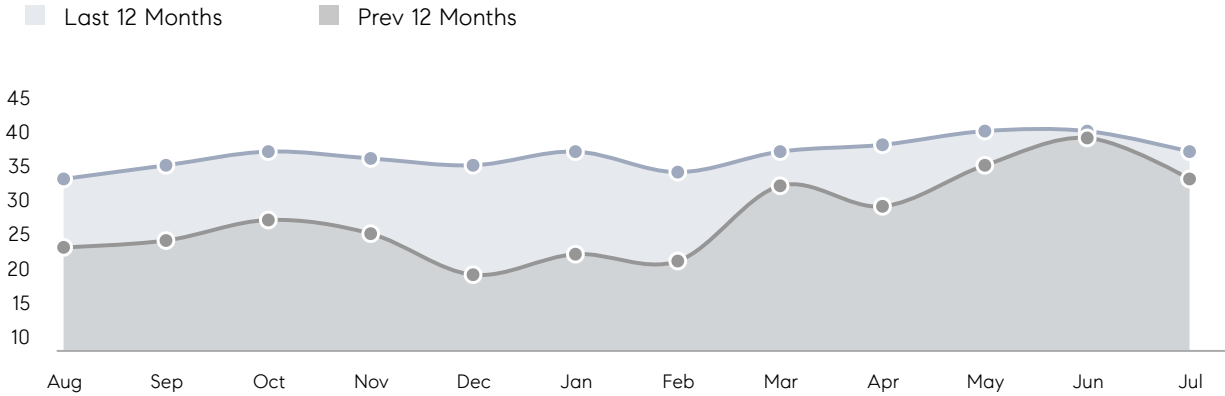
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	53	19	179%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$646,291	\$704,636	-8.3%
	# OF CONTRACTS	10	11	-9.1%
	NEW LISTINGS	7	6	17%
Houses	AVERAGE DOM	53	18	194%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$646,291	\$787,333	-18%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	6	6	0%
Condo/Co-op/TH	AVERAGE DOM	-	20	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$332,500	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	0	0%

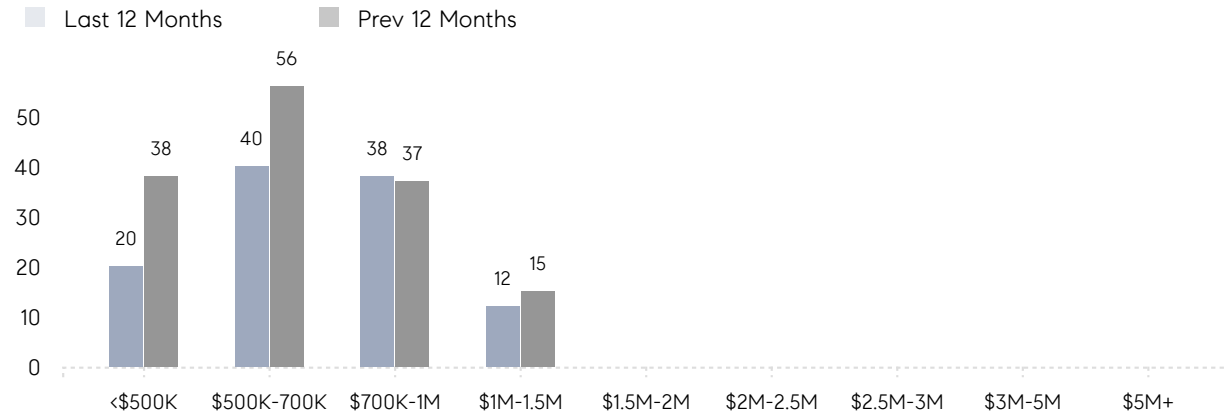
Park Ridge

JULY 2023

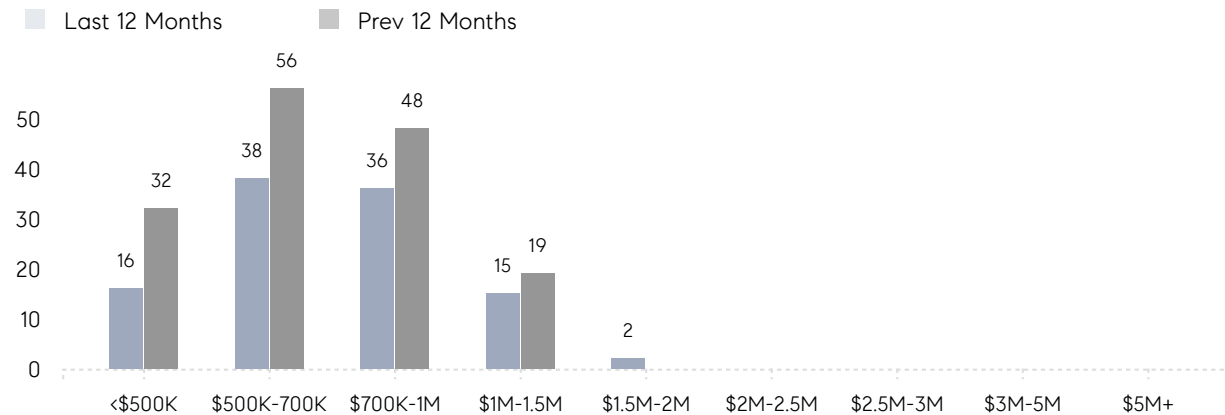
Monthly Inventory



Contracts By Price Range



Listings By Price Range

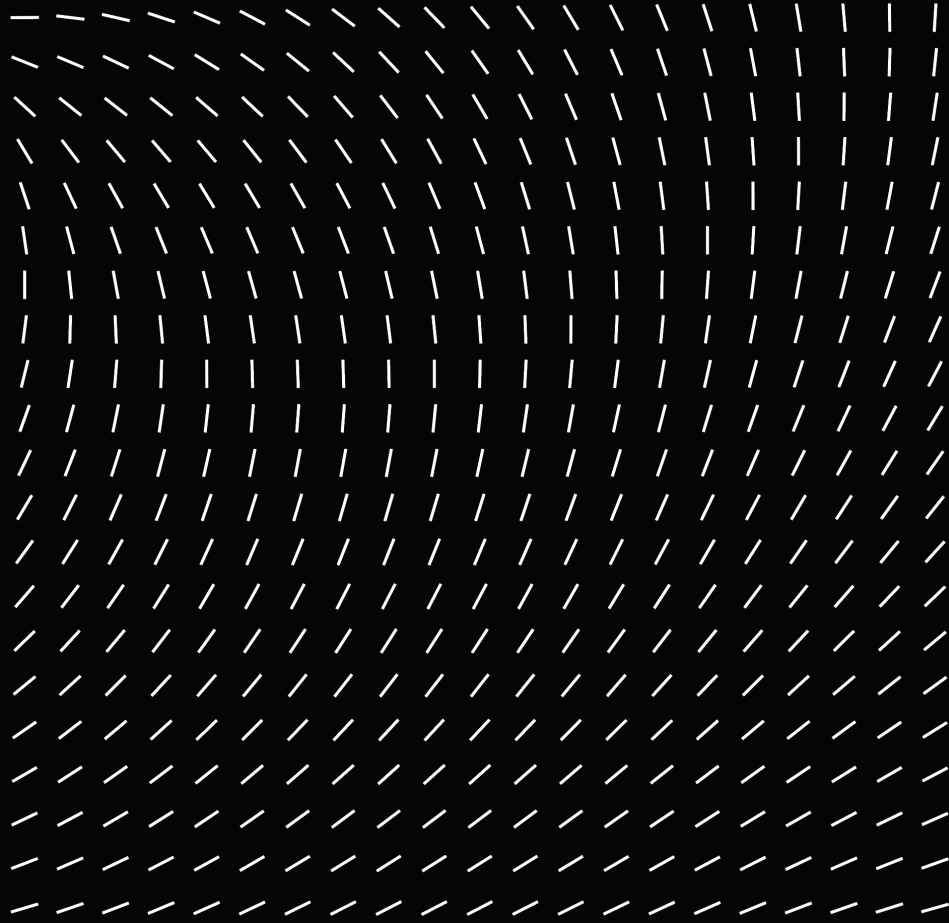




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COMPASS

July 2023

Parsippany Market Insights

Parsippany

JULY 2023

UNDER CONTRACT

36
Total
Properties

\$557K
Average
Price

\$577K
Median
Price

-27%
Decrease From
Jul 2022

12%
Increase From
Jul 2022

16%
Increase From
Jul 2022

UNITS SOLD

29
Total
Properties

\$572K
Average
Price

\$600K
Median
Price

-28%
Decrease From
Jul 2022

12%
Increase From
Jul 2022

14%
Increase From
Jul 2022

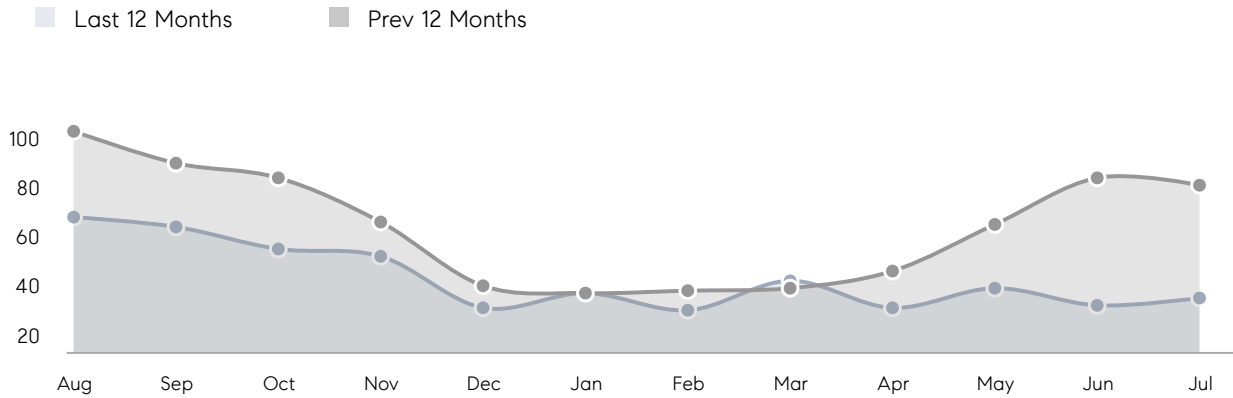
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	42	18	133%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$572,244	\$510,575	12.1%
	# OF CONTRACTS	36	49	-26.5%
	NEW LISTINGS	46	61	-25%
Houses	AVERAGE DOM	46	18	156%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$592,888	\$545,629	9%
	# OF CONTRACTS	25	40	-37%
	NEW LISTINGS	34	42	-19%
Condo/Co-op/TH	AVERAGE DOM	13	18	-28%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$393,333	\$265,200	48%
	# OF CONTRACTS	11	9	22%
	NEW LISTINGS	12	19	-37%

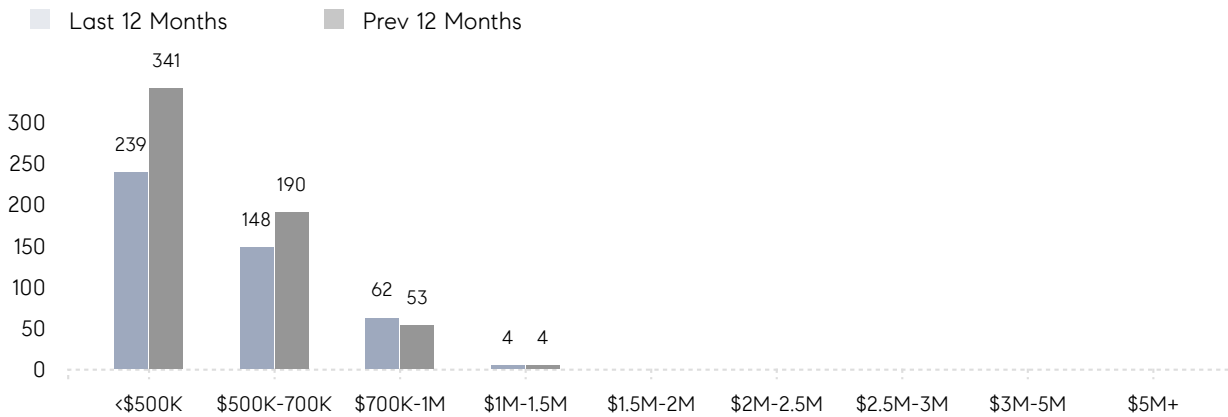
Parsippany

JULY 2023

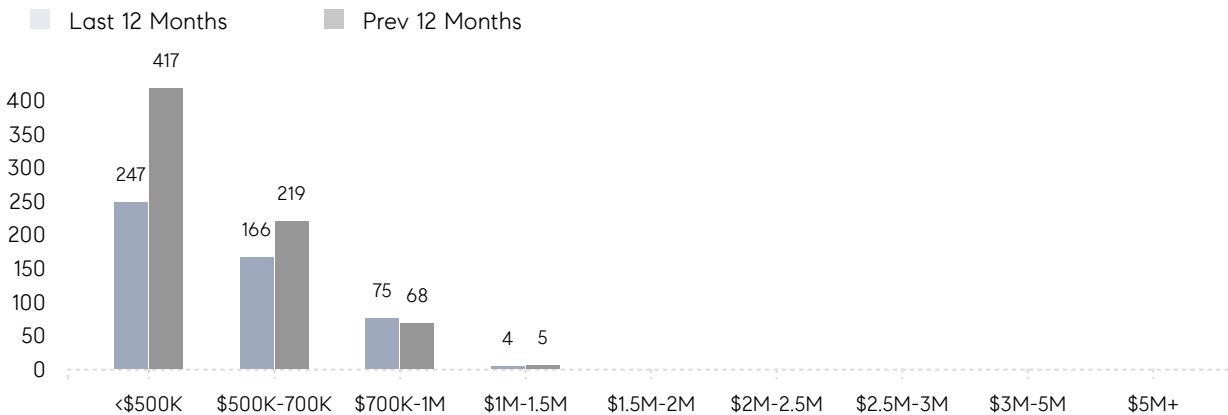
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Passaic Market Insights

Passaic

JULY 2023

UNDER CONTRACT

9
Total
Properties

\$461K
Average
Price

\$429K
Median
Price

-65%
Decrease From
Jul 2022

14%
Increase From
Jul 2022

25%
Increase From
Jul 2022

UNITS SOLD

8
Total
Properties

\$531K
Average
Price

\$475K
Median
Price

-43%
Decrease From
Jul 2022

78%
Increase From
Jul 2022

132%
Increase From
Jul 2022

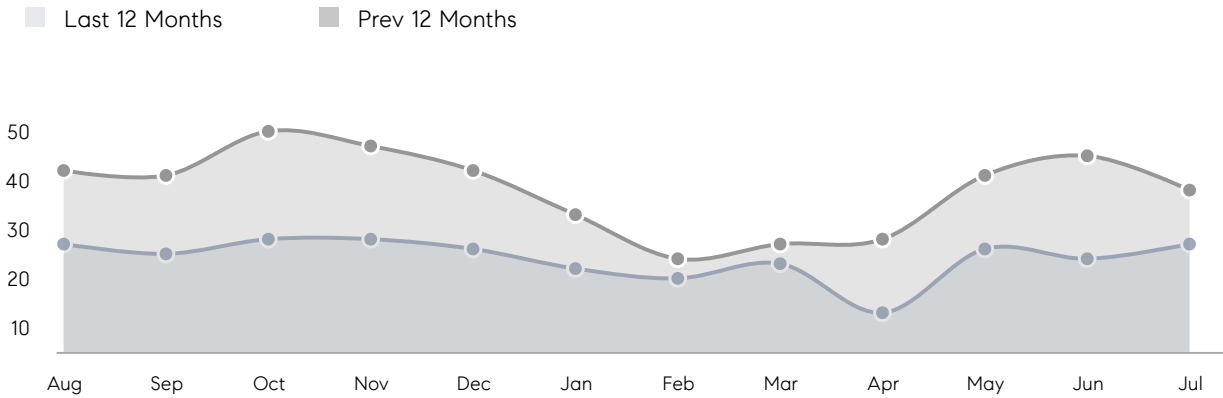
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	32	56	-43%
	% OF ASKING PRICE	106%	98%	
	AVERAGE SOLD PRICE	\$531,950	\$298,071	78.5%
	# OF CONTRACTS	9	26	-65.4%
	NEW LISTINGS	9	20	-55%
Houses	AVERAGE DOM	32	47	-32%
	% OF ASKING PRICE	107%	101%	
	AVERAGE SOLD PRICE	\$561,514	\$542,000	4%
	# OF CONTRACTS	8	14	-43%
	NEW LISTINGS	3	11	-73%
Condo/Co-op/TH	AVERAGE DOM	31	60	-48%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$325,000	\$162,556	100%
	# OF CONTRACTS	1	12	-92%
	NEW LISTINGS	6	9	-33%

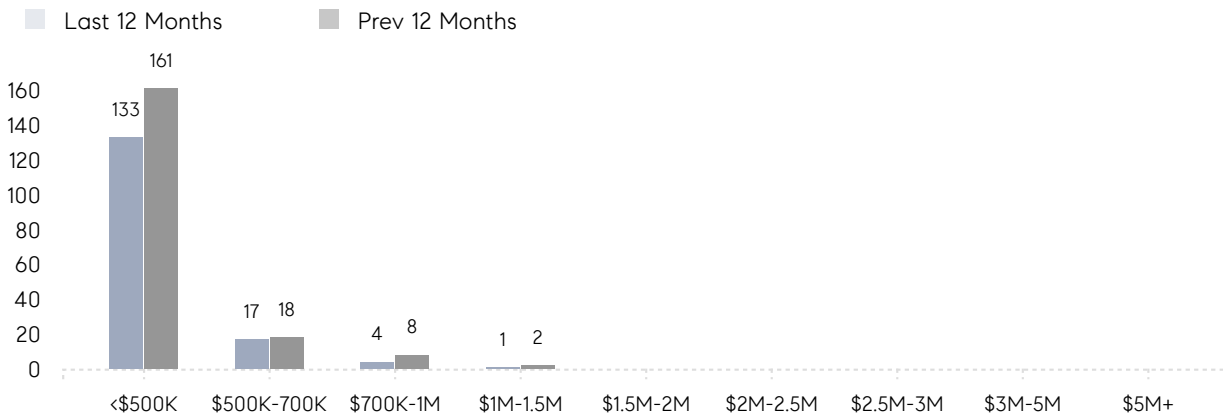
Passaic

JULY 2023

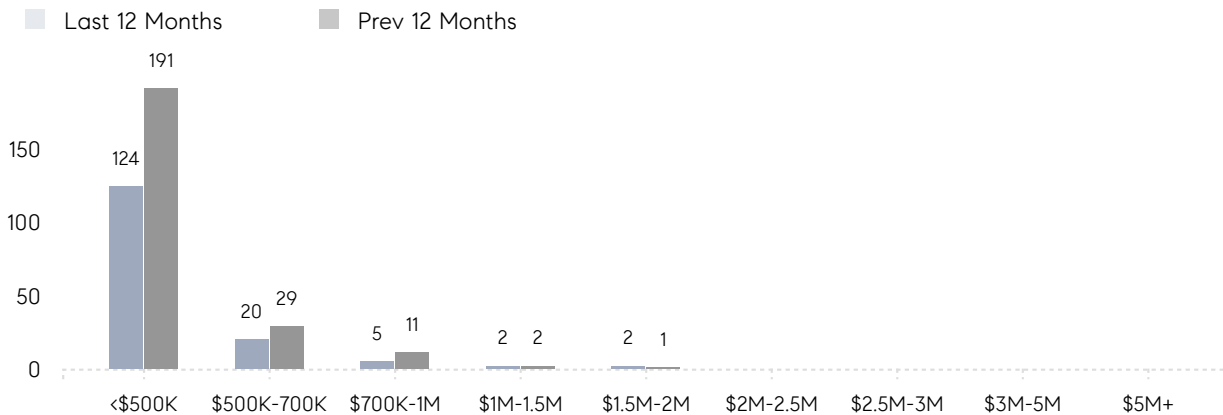
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Paterson Market Insights

Paterson

JULY 2023

UNDER CONTRACT

31
Total
Properties

\$361K
Average
Price

\$349K
Median
Price

3%
Increase From
Jul 2022

17%
Increase From
Jul 2022

10%
Increase From
Jul 2022

UNITS SOLD

15
Total
Properties

\$408K
Average
Price

\$410K
Median
Price

-62%
Decrease From
Jul 2022

20%
Increase From
Jul 2022

24%
Increase From
Jul 2022

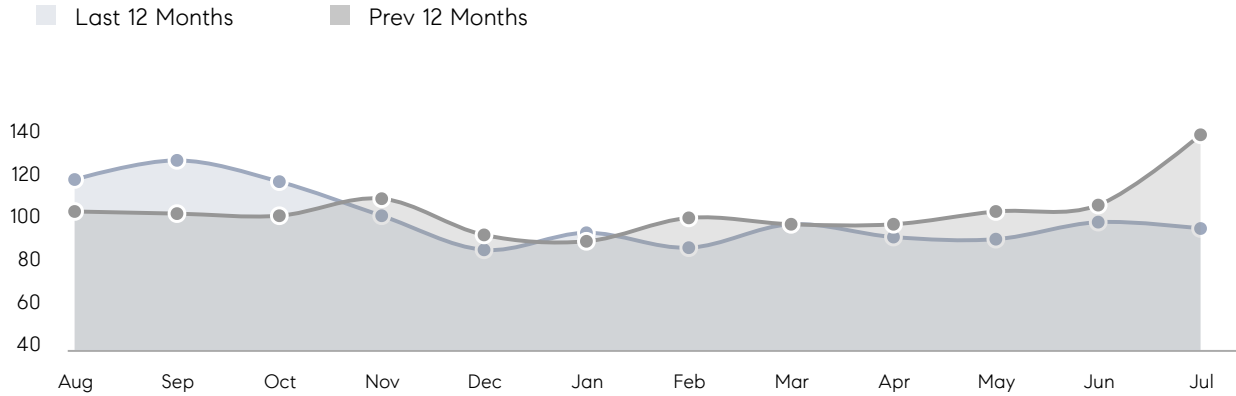
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	48	53	-9%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$408,927	\$341,972	19.6%
	# OF CONTRACTS	31	30	3.3%
	NEW LISTINGS	38	67	-43%
Houses	AVERAGE DOM	48	57	-16%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$408,927	\$362,352	13%
	# OF CONTRACTS	24	21	14%
	NEW LISTINGS	30	56	-46%
Condo/Co-op/TH	AVERAGE DOM	-	39	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$263,000	-
	# OF CONTRACTS	7	9	-22%
	NEW LISTINGS	8	11	-27%

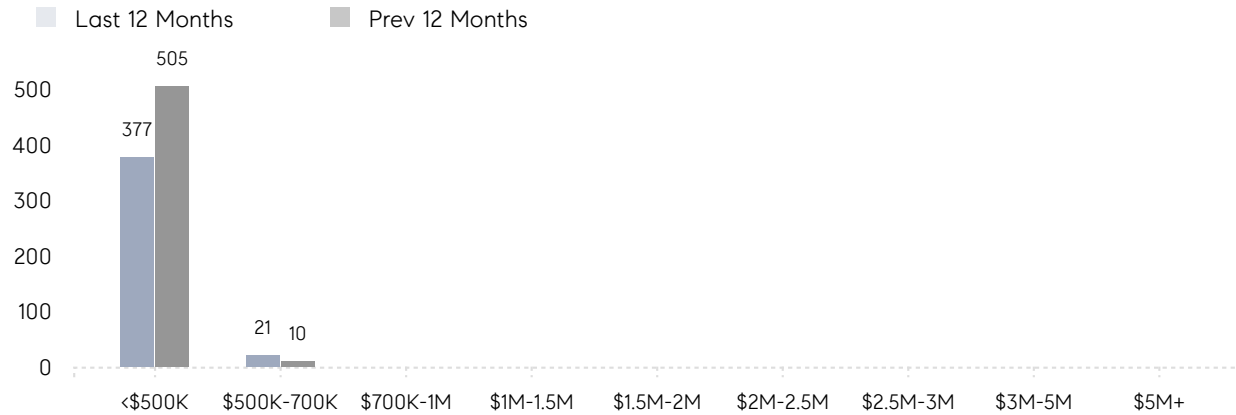
Paterson

JULY 2023

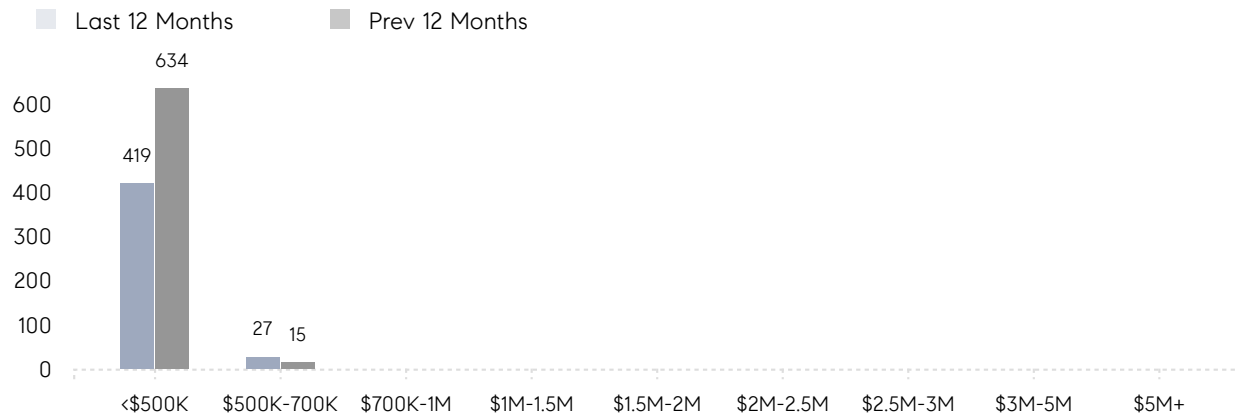
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Peapack Gladstone Market Insights

Peapack Gladstone

JULY 2023

UNDER CONTRACT

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

UNITS SOLD

4	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
0%	4%	-12%
Change From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

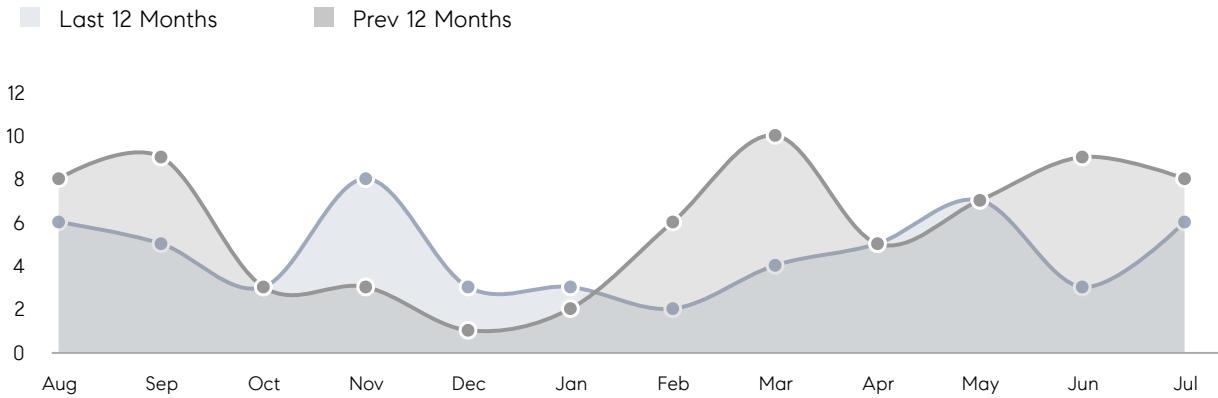
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	55	33	67%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$1,237,750	\$1,193,750	3.7%
	# OF CONTRACTS	0	0	0.0%
	NEW LISTINGS	4	1	300%
Houses	AVERAGE DOM	53	33	61%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$1,518,667	\$1,193,750	27%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	58	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$395,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

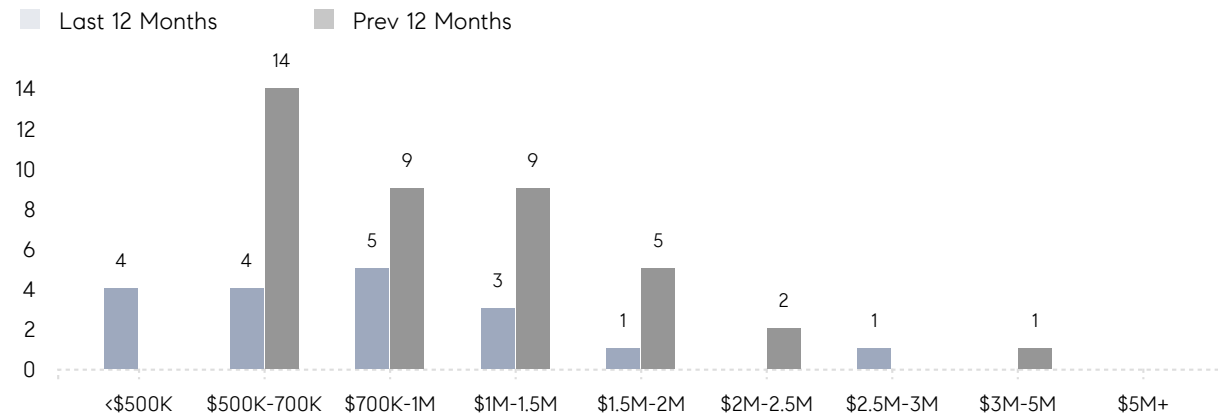
Peapack Gladstone

JULY 2023

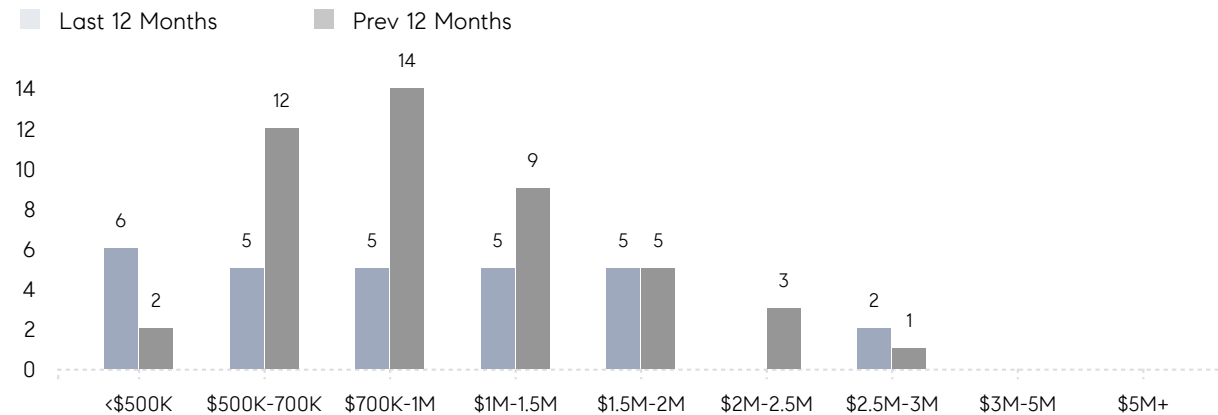
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2023

Plainfield Market Insights

Plainfield

JULY 2023

UNDER CONTRACT

21
Total
Properties

\$443K
Average
Price

\$429K
Median
Price

24%
Increase From
Jul 2022

23%
Increase From
Jul 2022

18%
Increase From
Jul 2022

UNITS SOLD

18
Total
Properties

\$418K
Average
Price

\$410K
Median
Price

-25%
Decrease From
Jul 2022

2%
Increase From
Jul 2022

1%
Increase From
Jul 2022

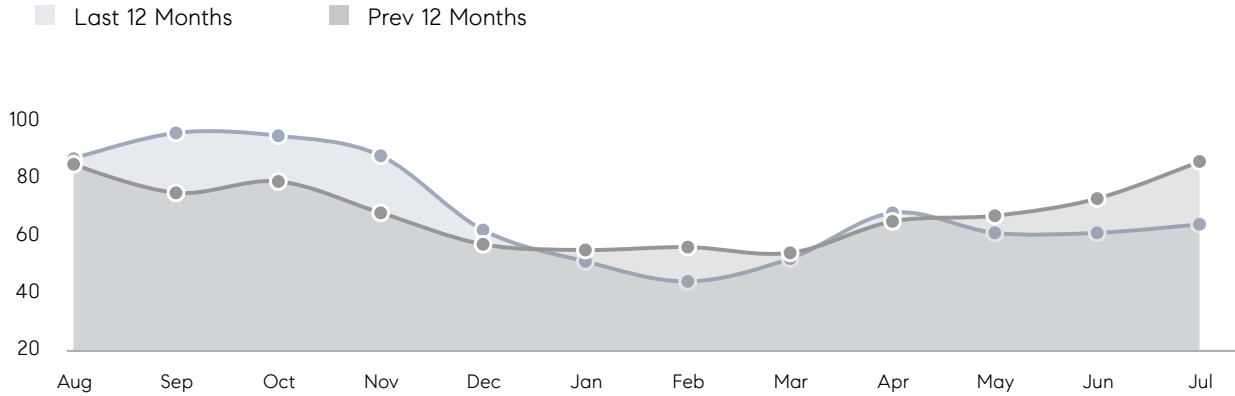
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	44	33	33%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$418,711	\$410,396	2.0%
	# OF CONTRACTS	21	17	23.5%
	NEW LISTINGS	29	41	-29%
Houses	AVERAGE DOM	44	34	29%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$418,711	\$422,250	-1%
	# OF CONTRACTS	20	15	33%
	NEW LISTINGS	28	41	-32%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$280,000	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	0	0%

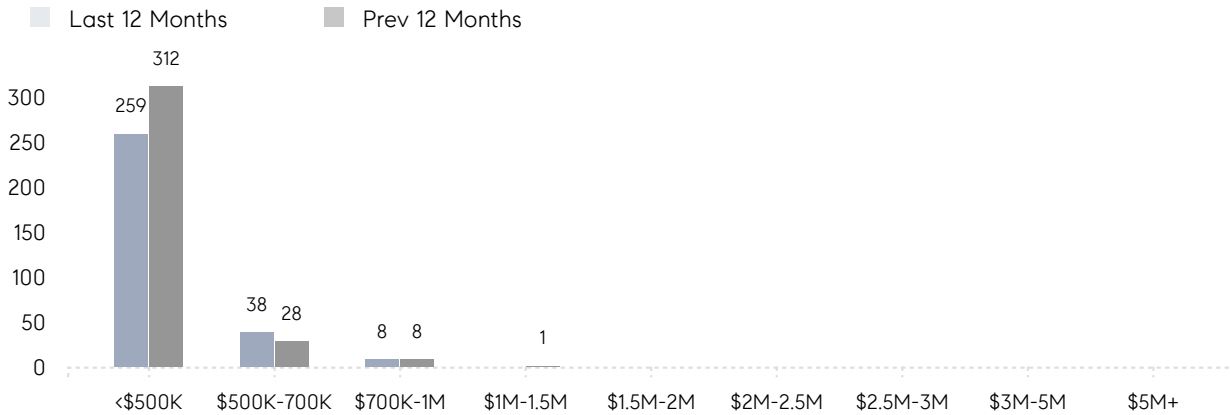
Plainfield

JULY 2023

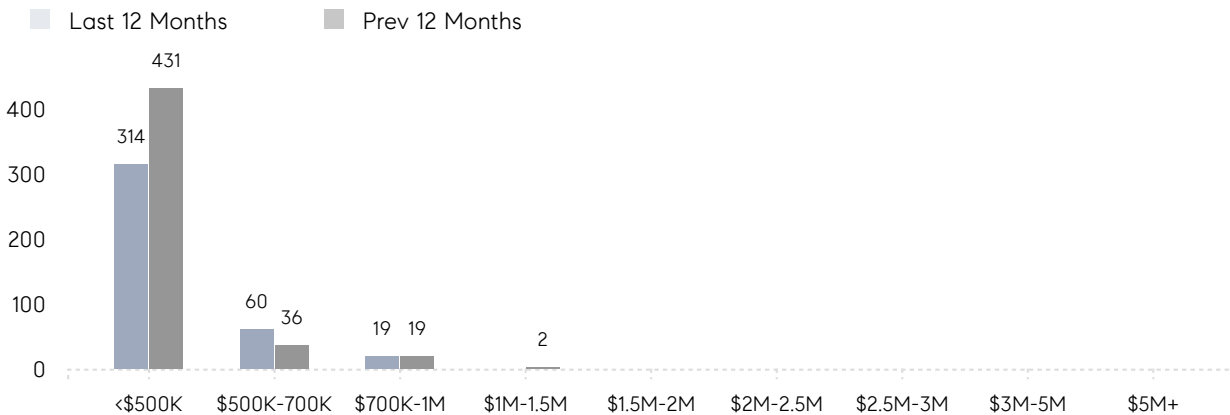
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Rahway Market Insights

Rahway

JULY 2023

UNDER CONTRACT

20
Total
Properties

\$455K
Average
Price

\$421K
Median
Price

-13%
Decrease From
Jul 2022

15%
Increase From
Jul 2022

6%
Increase From
Jul 2022

UNITS SOLD

17
Total
Properties

\$497K
Average
Price

\$460K
Median
Price

-29%
Decrease From
Jul 2022

15%
Increase From
Jul 2022

8%
Increase From
Jul 2022

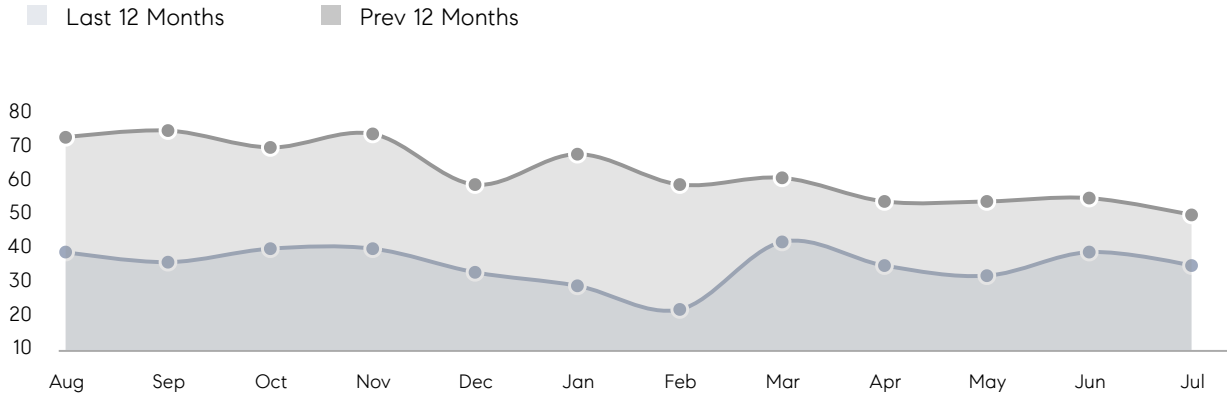
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	40	-40%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$497,176	\$433,125	14.8%
	# OF CONTRACTS	20	23	-13.0%
	NEW LISTINGS	18	25	-28%
Houses	AVERAGE DOM	27	40	-32%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$512,867	\$439,130	17%
	# OF CONTRACTS	15	22	-32%
	NEW LISTINGS	14	24	-42%
Condo/Co-op/TH	AVERAGE DOM	2	44	-95%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$379,500	\$295,000	29%
	# OF CONTRACTS	5	1	400%
	NEW LISTINGS	4	1	300%

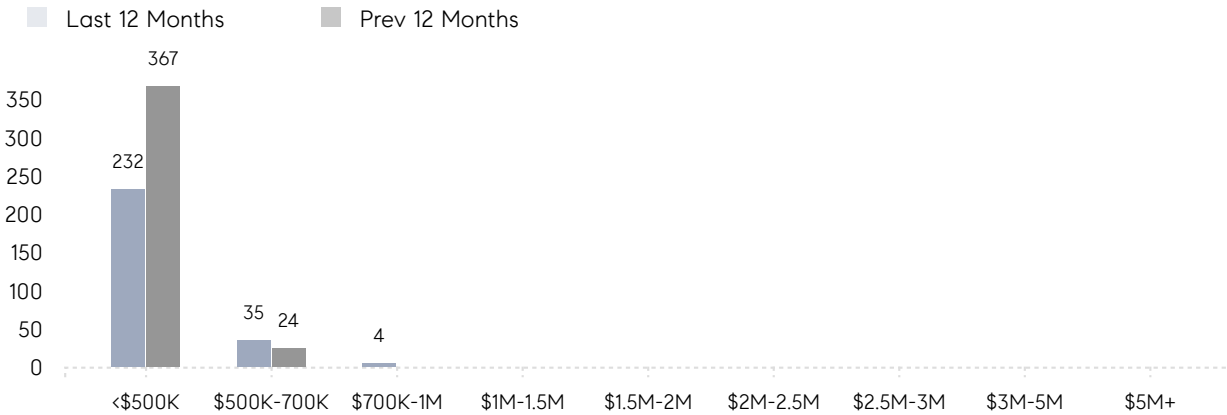
Rahway

JULY 2023

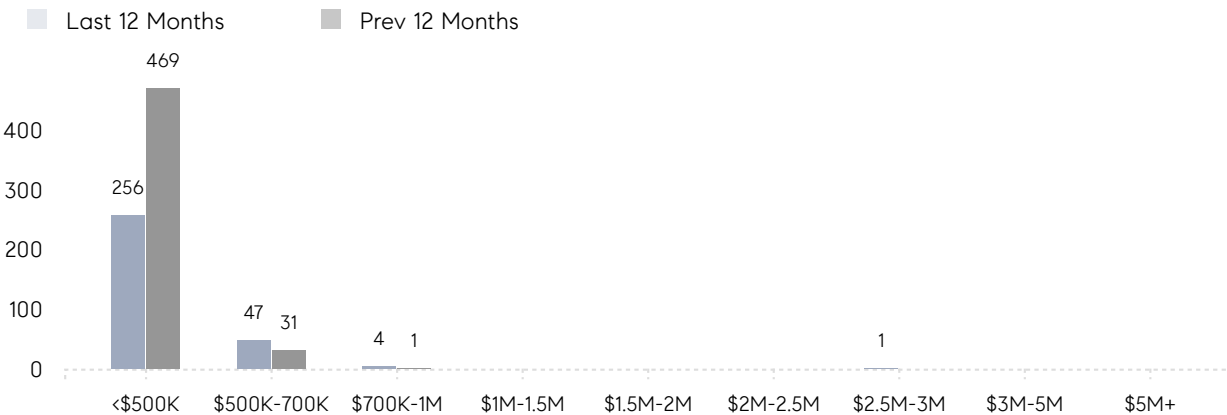
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Ramsey Market Insights

Ramsey

JULY 2023

UNDER CONTRACT

12
Total
Properties

\$651K
Average
Price

\$649K
Median
Price

-64%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

8%
Increase From
Jul 2022

UNITS SOLD

22
Total
Properties

\$751K
Average
Price

\$757K
Median
Price

10%
Increase From
Jul 2022

24%
Increase From
Jul 2022

33%
Increase From
Jul 2022

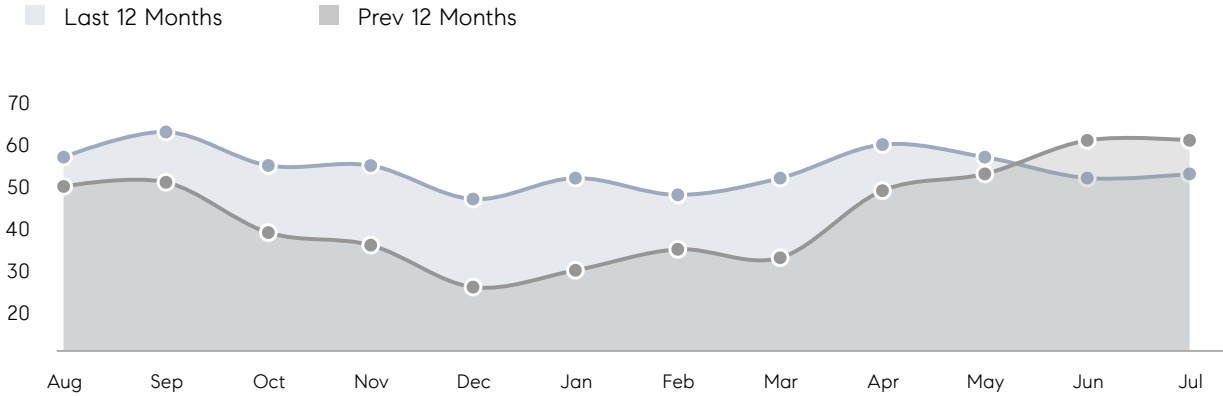
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	23	-35%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$751,467	\$606,085	24.0%
	# OF CONTRACTS	12	33	-63.6%
	NEW LISTINGS	13	34	-62%
Houses	AVERAGE DOM	12	18	-33%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$890,400	\$754,042	18%
	# OF CONTRACTS	7	20	-65%
	NEW LISTINGS	7	20	-65%
Condo/Co-op/TH	AVERAGE DOM	22	29	-24%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$453,754	\$384,150	18%
	# OF CONTRACTS	5	13	-62%
	NEW LISTINGS	6	14	-57%

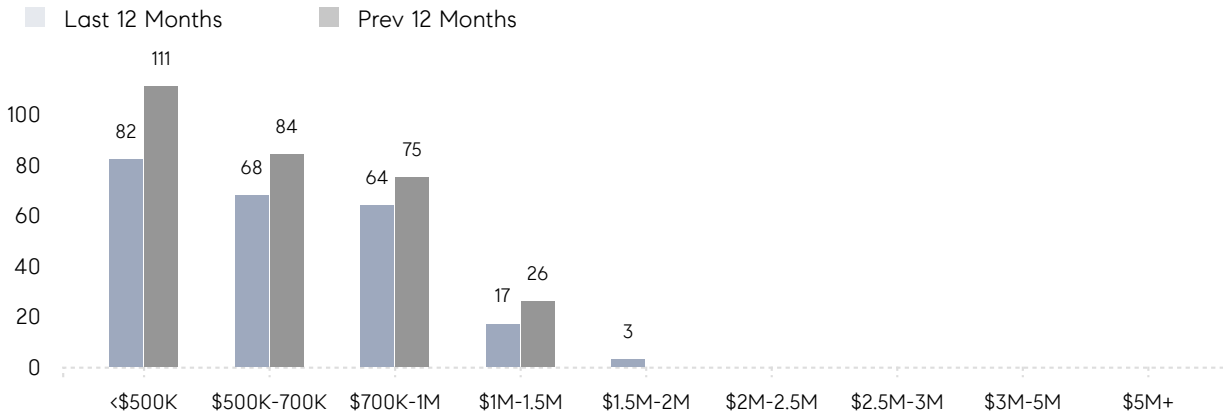
Ramsey

JULY 2023

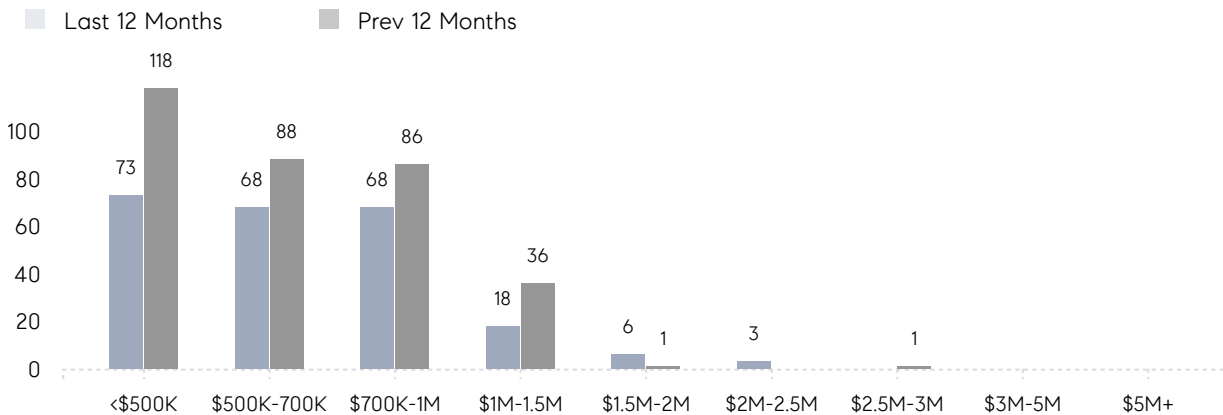
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Randolph Market Insights

Randolph

JULY 2023

UNDER CONTRACT

16	\$648K	\$572K
Total Properties	Average Price	Median Price
-63%	-2%	-17%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

15	\$710K	\$725K
Total Properties	Average Price	Median Price
-61%	3%	4%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

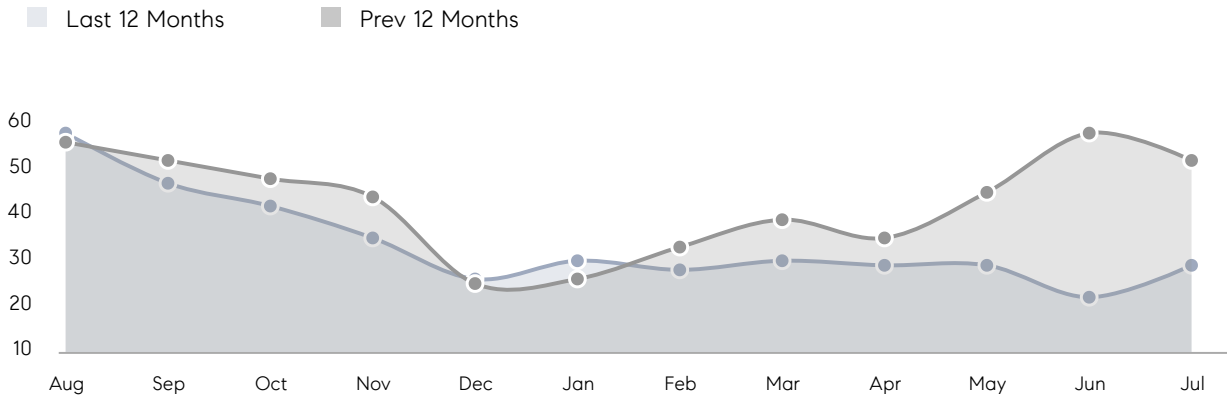
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$710,474	\$690,595	2.9%
	# OF CONTRACTS	16	43	-62.8%
	NEW LISTINGS	26	44	-41%
Houses	AVERAGE DOM	18	14	29%
	% OF ASKING PRICE	109%	106%	
	AVERAGE SOLD PRICE	\$724,722	\$716,518	1%
	# OF CONTRACTS	15	37	-59%
	NEW LISTINGS	24	40	-40%
Condo/Co-op/TH	AVERAGE DOM	13	35	-63%
	% OF ASKING PRICE	108%	110%	
	AVERAGE SOLD PRICE	\$511,000	\$470,250	9%
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	2	4	-50%

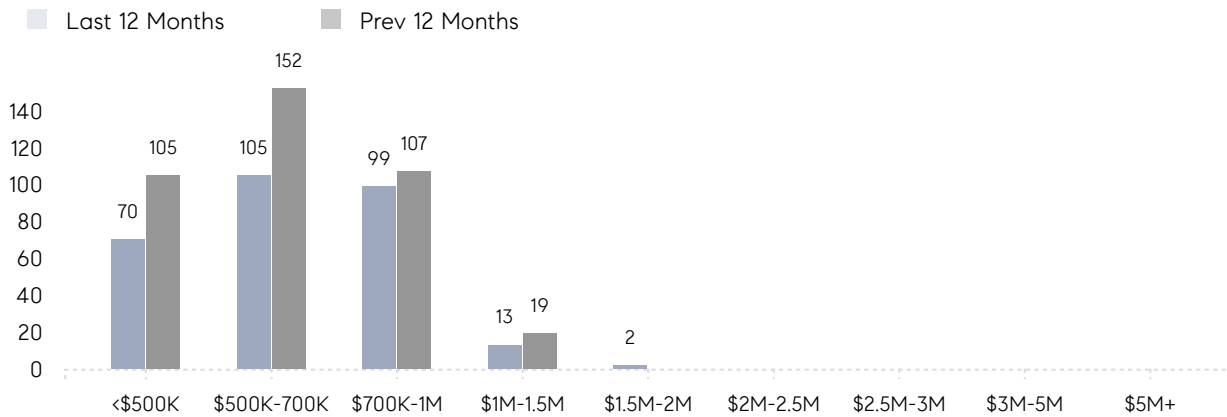
Randolph

JULY 2023

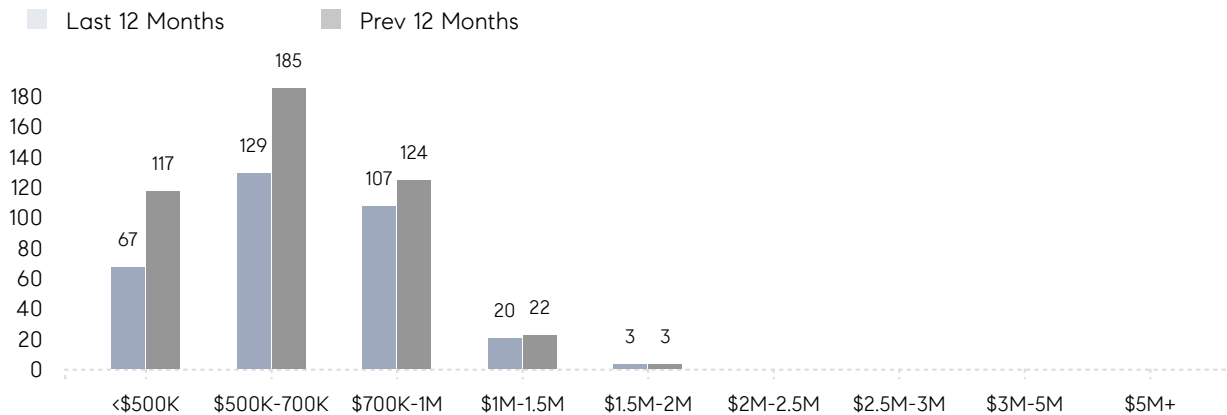
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Raritan Township Market Insights

Raritan Township

JULY 2023

UNDER CONTRACT

24
Total
Properties

\$671K
Average
Price

\$622K
Median
Price

-27%
Decrease From
Jul 2022

27%
Increase From
Jul 2022

25%
Increase From
Jul 2022

UNITS SOLD

24
Total
Properties

\$563K
Average
Price

\$501K
Median
Price

-41%
Decrease From
Jul 2022

1%
Change From
Jul 2022

-10%
Decrease From
Jul 2022

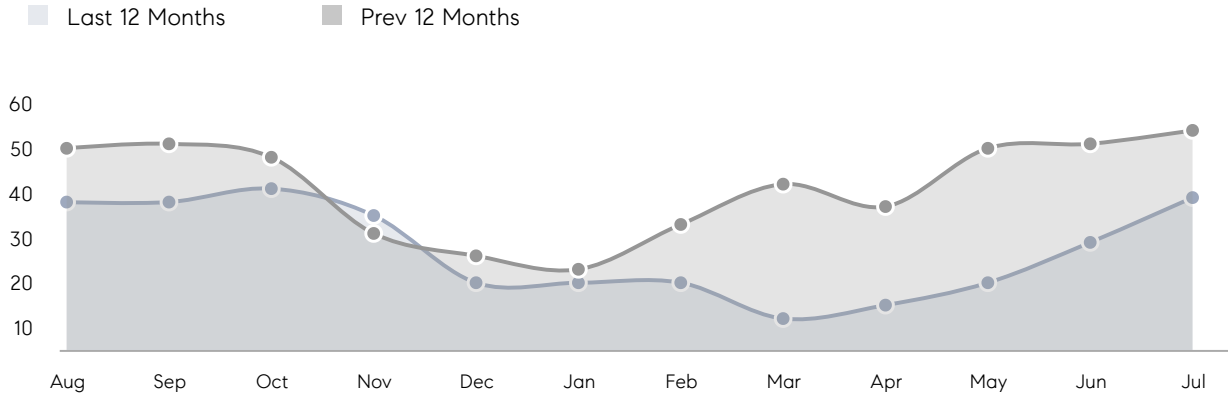
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	11	21	-48%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$563,338	\$559,234	0.7%
	# OF CONTRACTS	24	33	-27.3%
	NEW LISTINGS	37	40	-7%
Houses	AVERAGE DOM	12	22	-45%
	% OF ASKING PRICE	107%	108%	
	AVERAGE SOLD PRICE	\$681,929	\$635,304	7%
	# OF CONTRACTS	21	22	-5%
	NEW LISTINGS	22	28	-21%
Condo/Co-op/TH	AVERAGE DOM	10	20	-50%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$397,310	\$323,415	23%
	# OF CONTRACTS	3	11	-73%
	NEW LISTINGS	15	12	25%

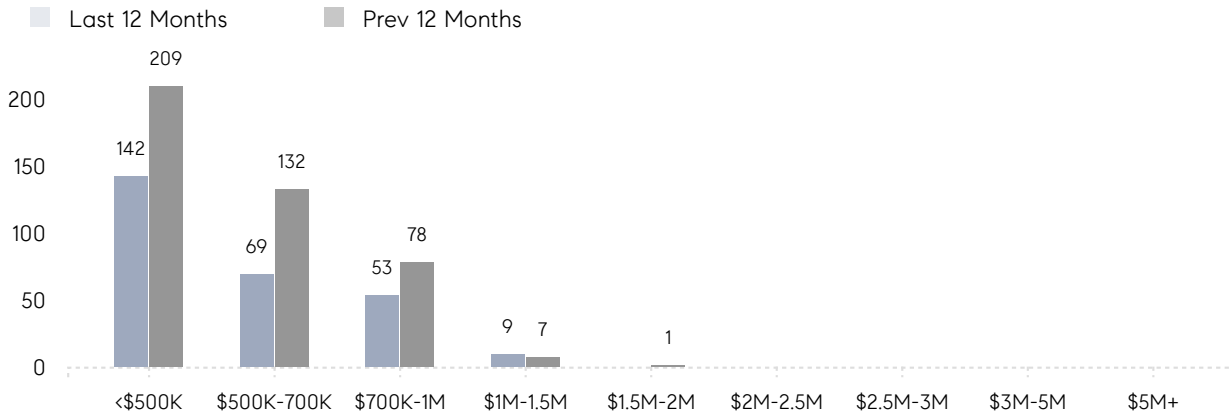
Raritan Township

JULY 2023

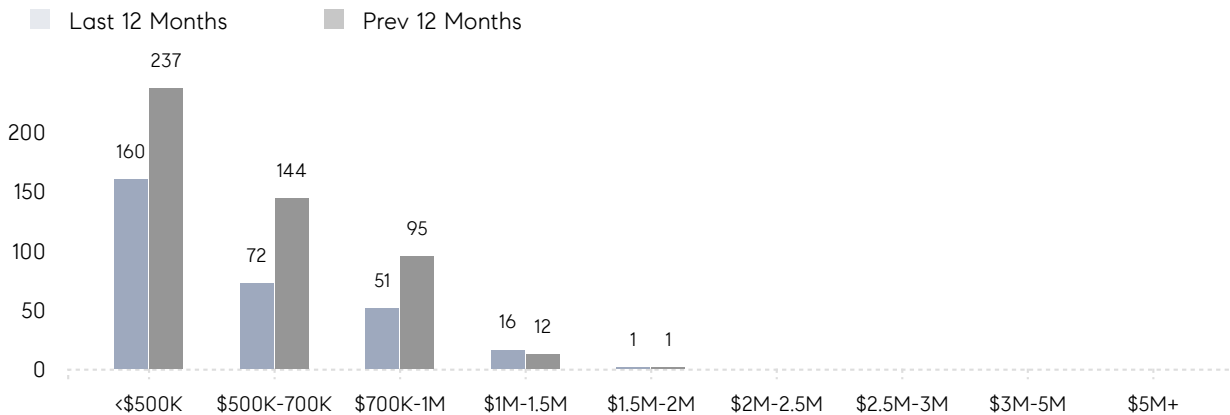
Monthly Inventory



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

July 2023

Ridgefield Market Insights

Ridgefield

JULY 2023

UNDER CONTRACT

4
Total
Properties

\$579K
Average
Price

\$589K
Median
Price

-60%
Decrease From
Jul 2022

3%
Increase From
Jul 2022

3%
Increase From
Jul 2022

UNITS SOLD

6
Total
Properties

\$818K
Average
Price

\$779K
Median
Price

100%
Increase From
Jul 2022

92%
Increase From
Jul 2022

66%
Increase From
Jul 2022

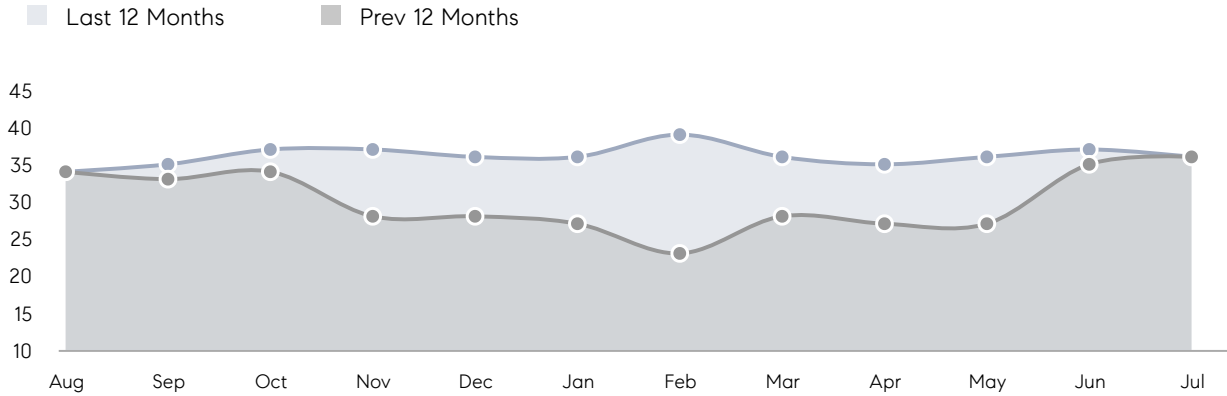
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	41	13	215%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$818,833	\$426,667	91.9%
	# OF CONTRACTS	4	10	-60.0%
	NEW LISTINGS	6	10	-40%
Houses	AVERAGE DOM	41	15	173%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$818,833	\$510,000	61%
	# OF CONTRACTS	4	10	-60%
	NEW LISTINGS	5	10	-50%
Condo/Co-op/TH	AVERAGE DOM	-	10	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$260,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

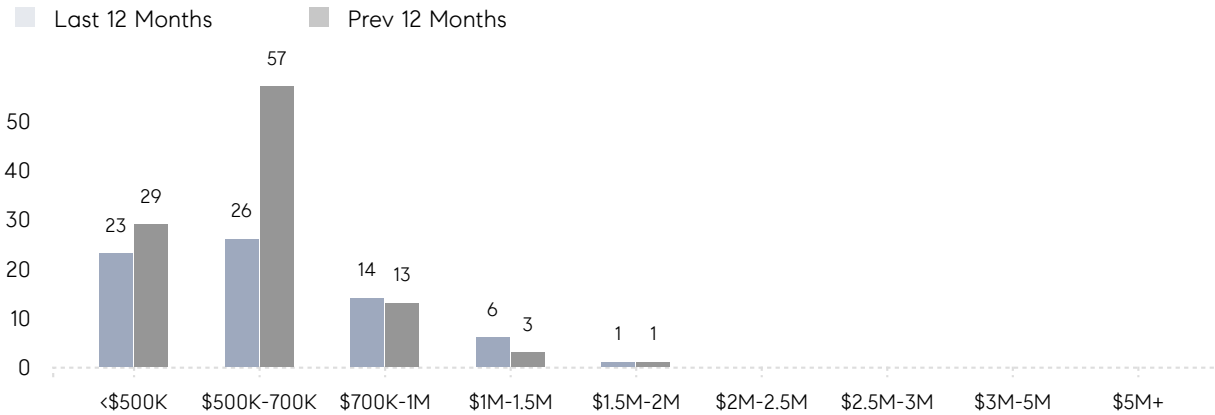
Ridgefield

JULY 2023

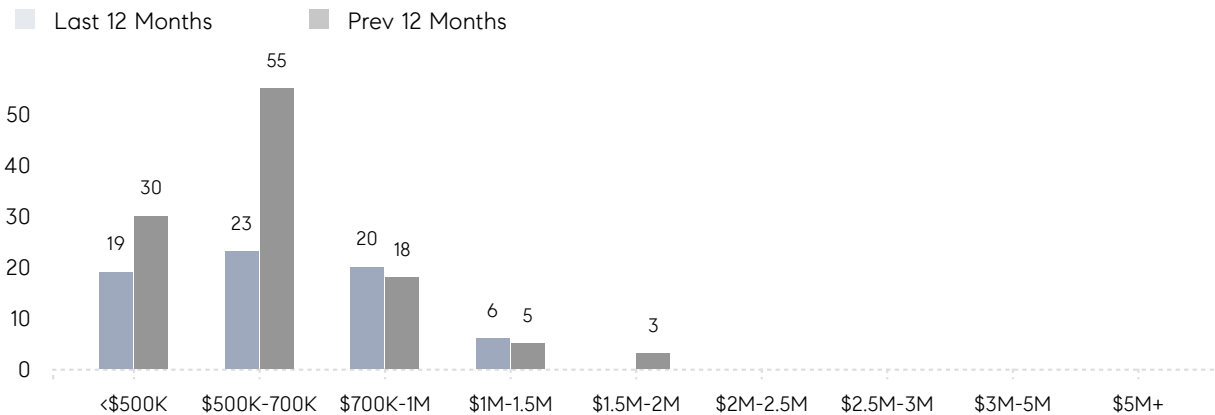
Monthly Inventory



Contracts By Price Range



Listings By Price Range

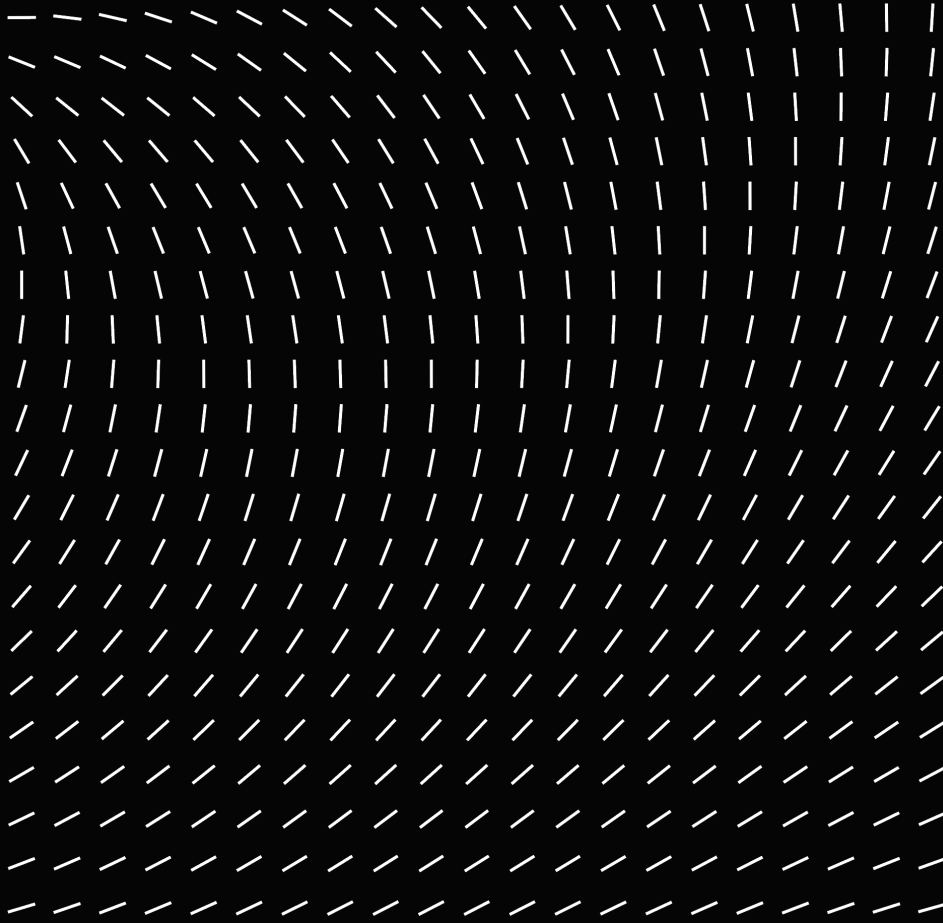




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COMPASS

July 2023

Ridgefield Park Market Insights

Ridgefield Park

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$552K
Average
Price

\$569K
Median
Price

-17%
Decrease From
Jul 2022

23%
Increase From
Jul 2022

28%
Increase From
Jul 2022

UNITS SOLD

4
Total
Properties

\$492K
Average
Price

\$477K
Median
Price

-33%
Decrease From
Jul 2022

35%
Increase From
Jul 2022

6%
Increase From
Jul 2022

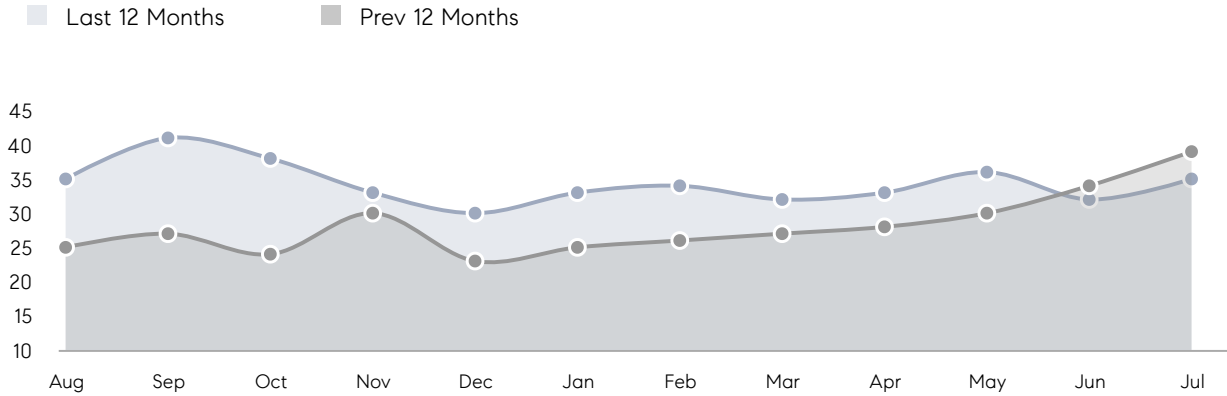
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	30	18	67%
	% OF ASKING PRICE	110%	103%	
	AVERAGE SOLD PRICE	\$492,500	\$363,500	35.5%
	# OF CONTRACTS	5	6	-16.7%
	NEW LISTINGS	8	12	-33%
Houses	AVERAGE DOM	30	17	76%
	% OF ASKING PRICE	110%	105%	
	AVERAGE SOLD PRICE	\$492,500	\$495,000	-1%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	8	9	-11%
Condo/Co-op/TH	AVERAGE DOM	-	22	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$100,500	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	3	0%

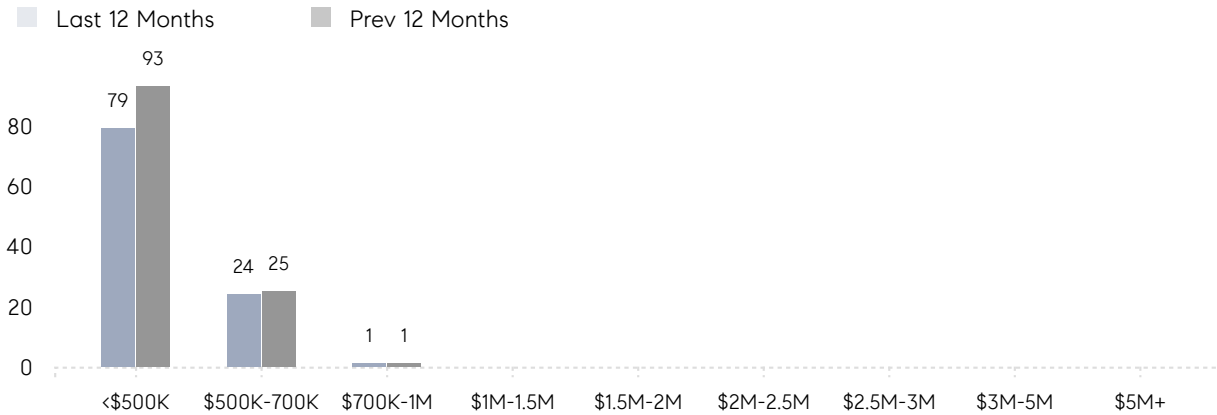
Ridgefield Park

JULY 2023

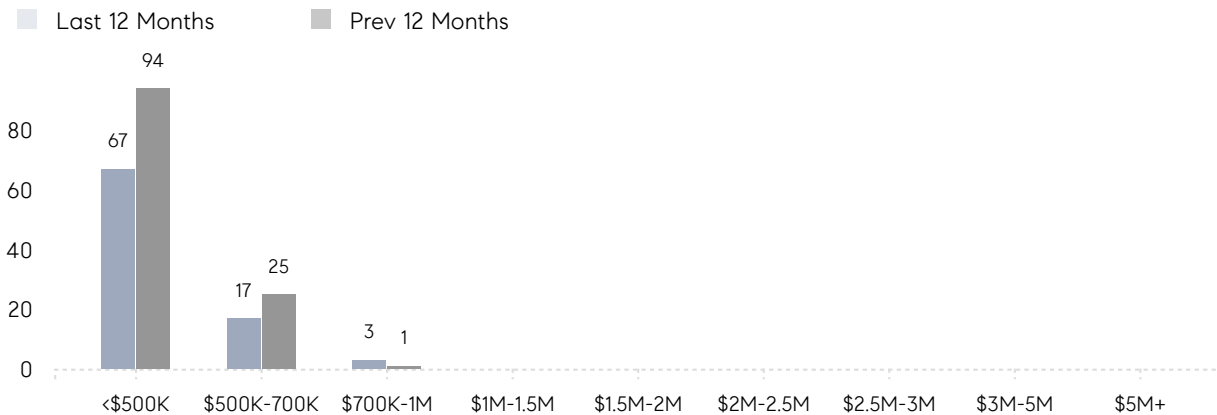
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Ridgewood Market Insights

Ridgewood

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$1.0M
Average
Price

\$899K
Median
Price

-74%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

19
Total
Properties

\$1.1M
Average
Price

\$990K
Median
Price

-39%
Decrease From
Jul 2022

10%
Increase From
Jul 2022

4%
Increase From
Jul 2022

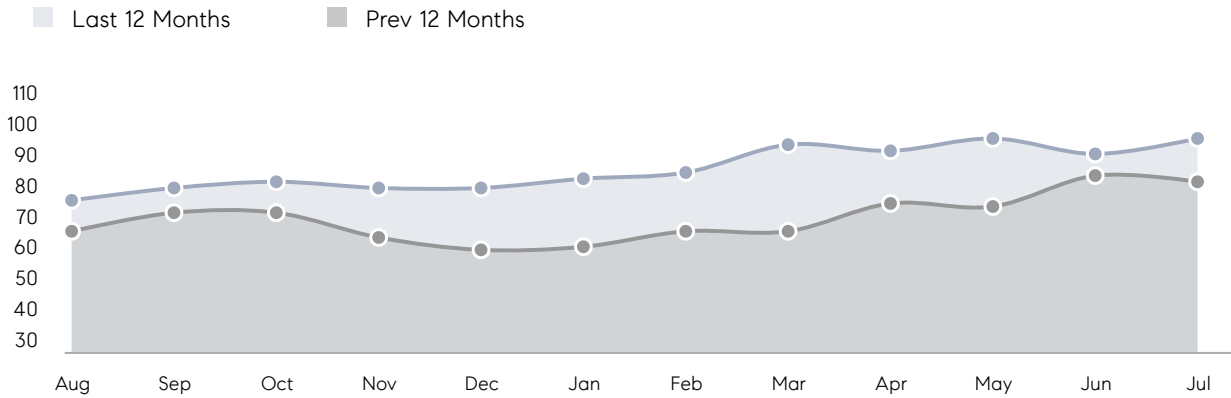
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	11	24	-54%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$1,118,026	\$1,014,742	10.2%
	# OF CONTRACTS	5	19	-73.7%
	NEW LISTINGS	11	15	-27%
Houses	AVERAGE DOM	11	24	-54%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$1,152,361	\$1,023,900	13%
	# OF CONTRACTS	4	19	-79%
	NEW LISTINGS	11	15	-27%
Condo/Co-op/TH	AVERAGE DOM	6	14	-57%
	% OF ASKING PRICE	111%	124%	
	AVERAGE SOLD PRICE	\$500,000	\$740,000	-32%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

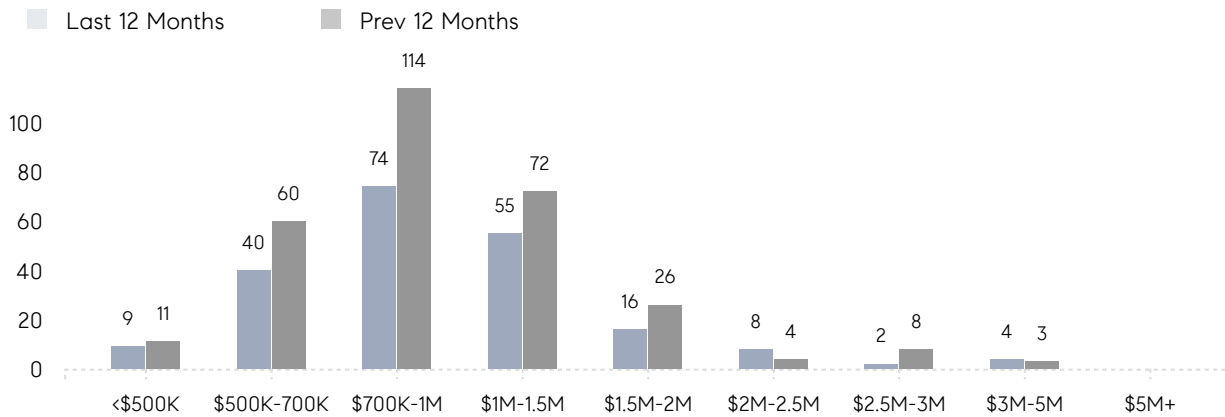
Ridgewood

JULY 2023

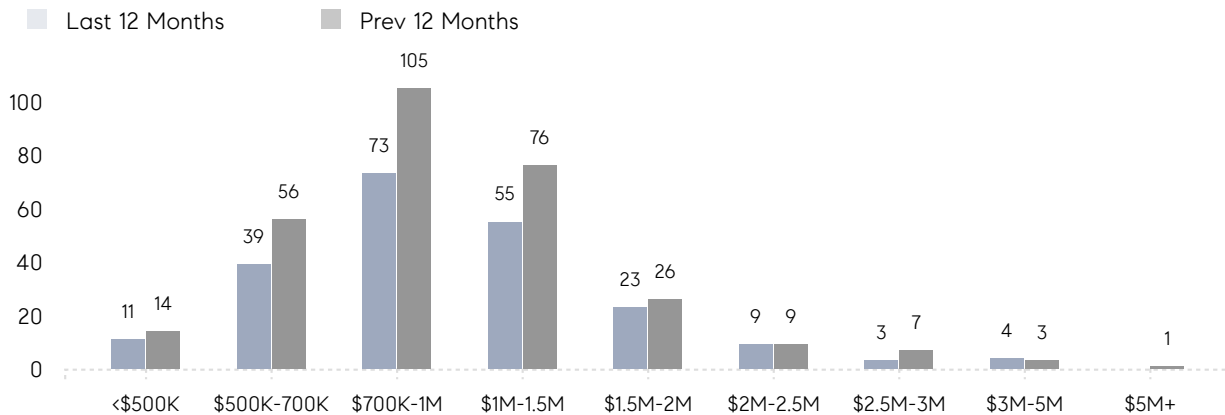
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

River Edge Market Insights

River Edge

JULY 2023

UNDER CONTRACT

6	\$748K	\$652K
Total Properties	Average Price	Median Price
50%	-15%	-22%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

11	\$658K	\$590K
Total Properties	Average Price	Median Price
10%	-4%	-17%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

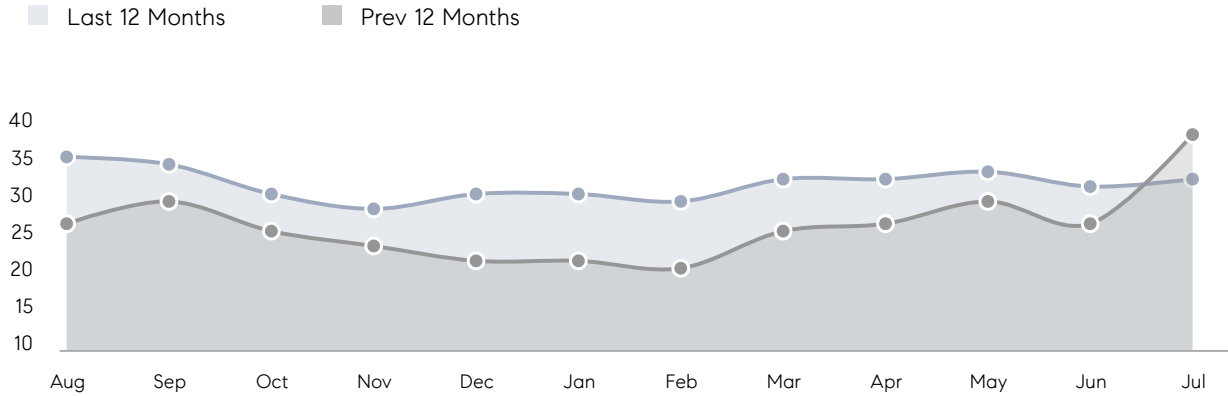
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	14	14%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$658,455	\$686,100	-4.0%
	# OF CONTRACTS	6	4	50.0%
	NEW LISTINGS	6	16	-62%
Houses	AVERAGE DOM	16	13	23%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$658,455	\$742,889	-11%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	6	15	-60%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	113%	
	AVERAGE SOLD PRICE	-	\$175,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

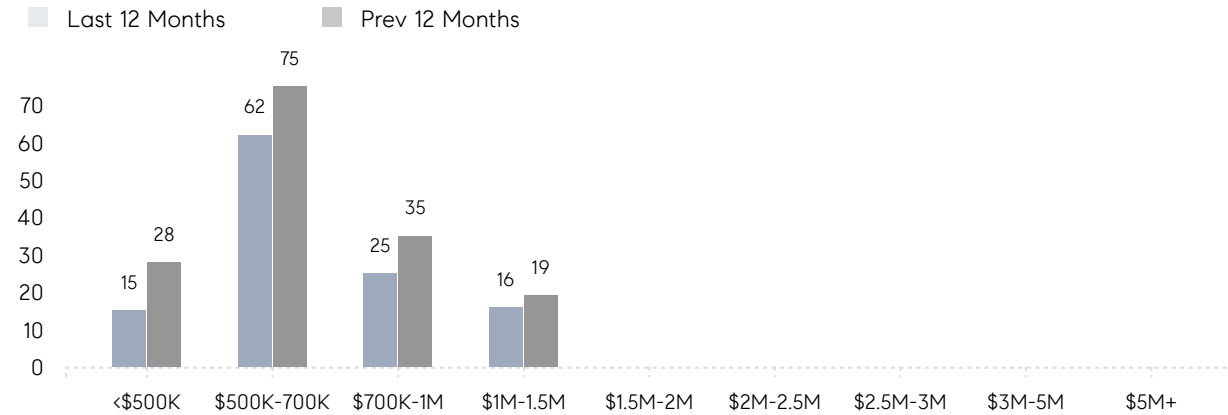
River Edge

JULY 2023

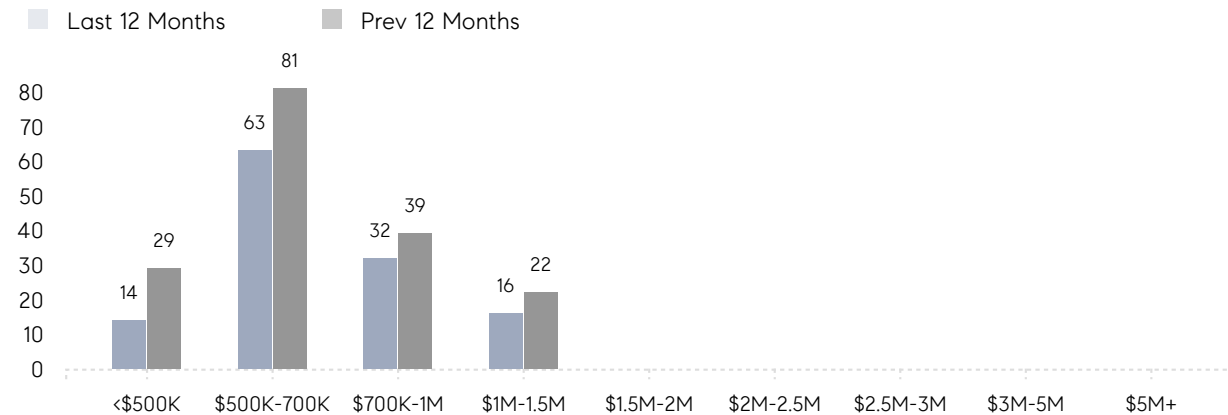
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

River Vale Market Insights

River Vale

JULY 2023

UNDER CONTRACT

17	\$881K	\$719K
Total Properties	Average Price	Median Price
13%	8%	-15%
Increase From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

UNITS SOLD

12	\$848K	\$805K
Total Properties	Average Price	Median Price
9%	19%	7%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

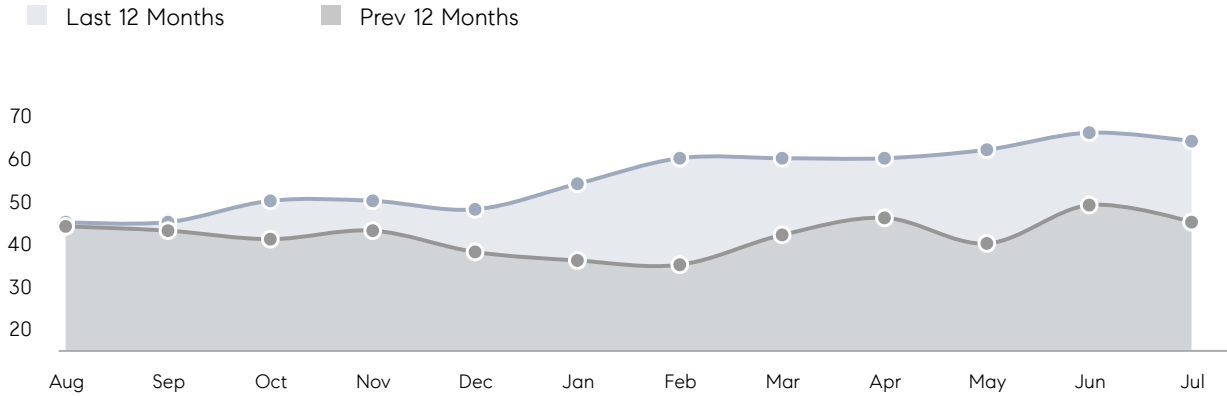
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	35	22	59%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$848,683	\$710,314	19.5%
	# OF CONTRACTS	17	15	13.3%
	NEW LISTINGS	18	11	64%
Houses	AVERAGE DOM	26	24	8%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$818,189	\$754,595	8%
	# OF CONTRACTS	16	12	33%
	NEW LISTINGS	13	11	18%
Condo/Co-op/TH	AVERAGE DOM	64	3	2,033%
	% OF ASKING PRICE	95%	103%	
	AVERAGE SOLD PRICE	\$940,165	\$267,500	251%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	5	0	0%

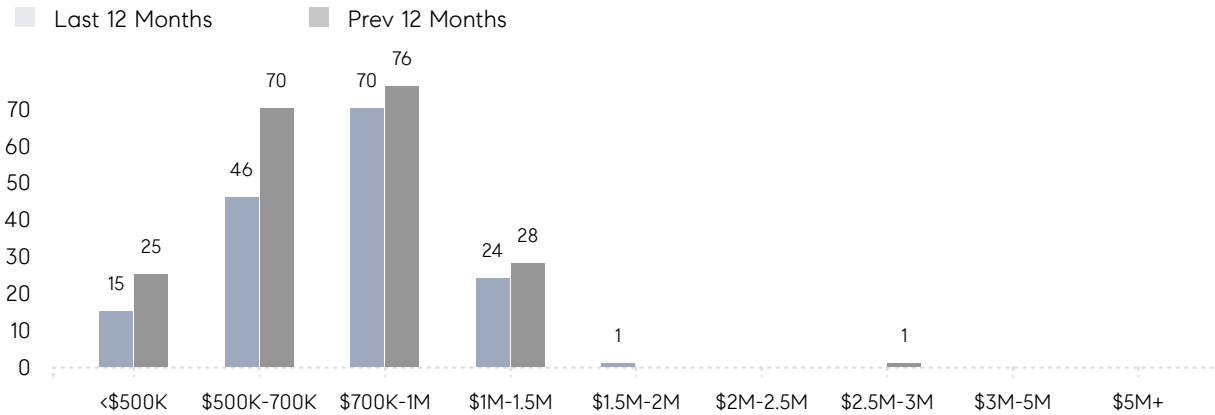
River Vale

JULY 2023

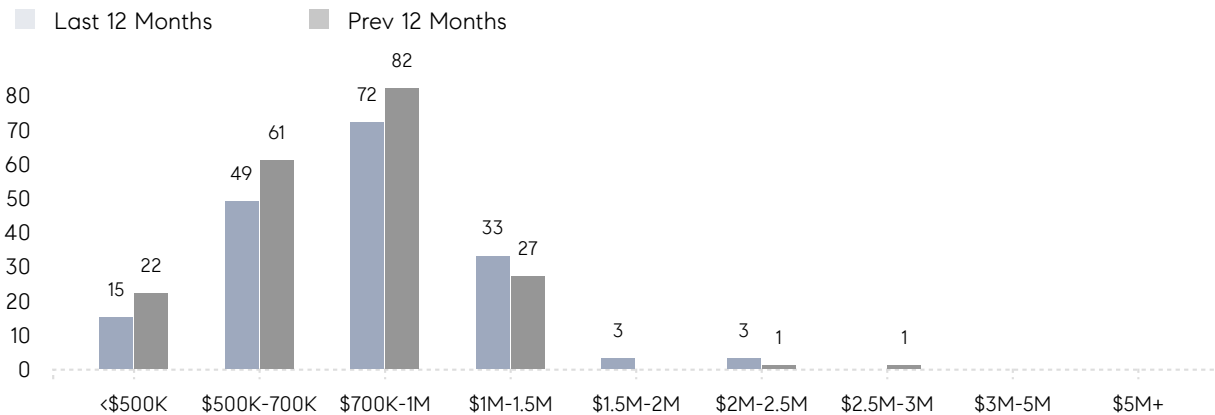
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Rochelle Park Market Insights

Rochelle Park

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$489K
Average
Price

\$475K
Median
Price

25%
Increase From
Jul 2022

0%
Change From
Jul 2022

-2%
Decrease From
Jul 2022

UNITS SOLD

7
Total
Properties

\$509K
Average
Price

\$545K
Median
Price

75%
Increase From
Jul 2022

8%
Increase From
Jul 2022

17%
Increase From
Jul 2022

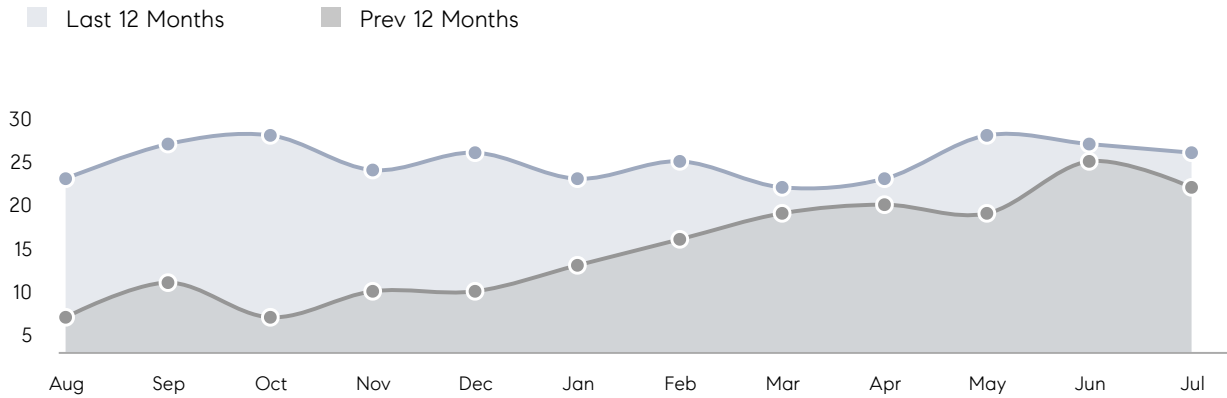
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	14	11	27%
	% OF ASKING PRICE	112%	105%	
	AVERAGE SOLD PRICE	\$509,214	\$472,500	7.8%
	# OF CONTRACTS	5	4	25.0%
	NEW LISTINGS	5	3	67%
Houses	AVERAGE DOM	14	12	17%
	% OF ASKING PRICE	112%	105%	
	AVERAGE SOLD PRICE	\$509,214	\$470,000	8%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	4	3	33%
Condo/Co-op/TH	AVERAGE DOM	-	6	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$480,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

Rochelle Park

JULY 2023

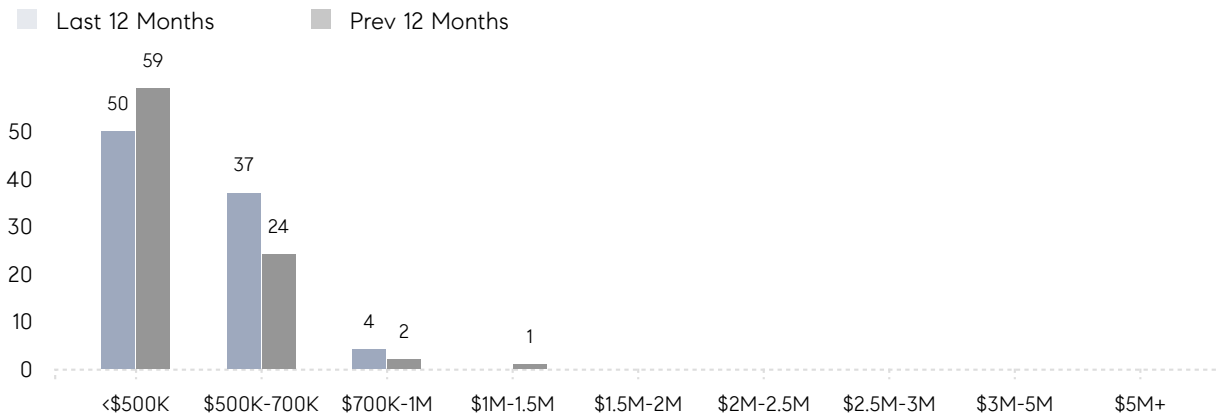
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Rockaway Market Insights

Rockaway

JULY 2023

UNDER CONTRACT

25
Total
Properties

\$422K
Average
Price

\$437K
Median
Price

-7%
Decrease From
Jul 2022

-18%
Decrease From
Jul 2022

4%
Increase From
Jul 2022

UNITS SOLD

30
Total
Properties

\$503K
Average
Price

\$492K
Median
Price

-39%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

13%
Increase From
Jul 2022

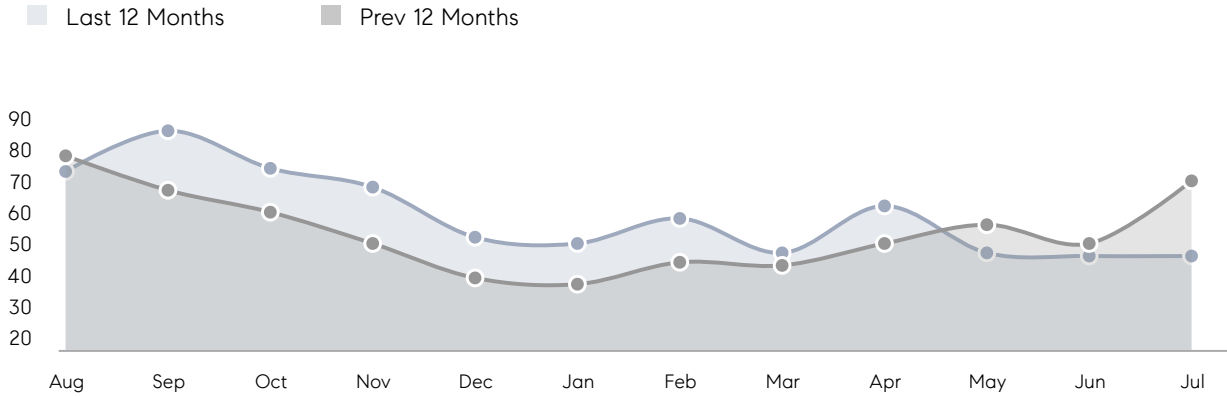
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	35	31	13%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$503,011	\$463,314	8.6%
	# OF CONTRACTS	25	27	-7.4%
	NEW LISTINGS	27	53	-49%
Houses	AVERAGE DOM	18	32	-44%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$545,249	\$512,094	6%
	# OF CONTRACTS	12	22	-45%
	NEW LISTINGS	23	39	-41%
Condo/Co-op/TH	AVERAGE DOM	74	28	164%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$404,456	\$371,494	9%
	# OF CONTRACTS	13	5	160%
	NEW LISTINGS	4	14	-71%

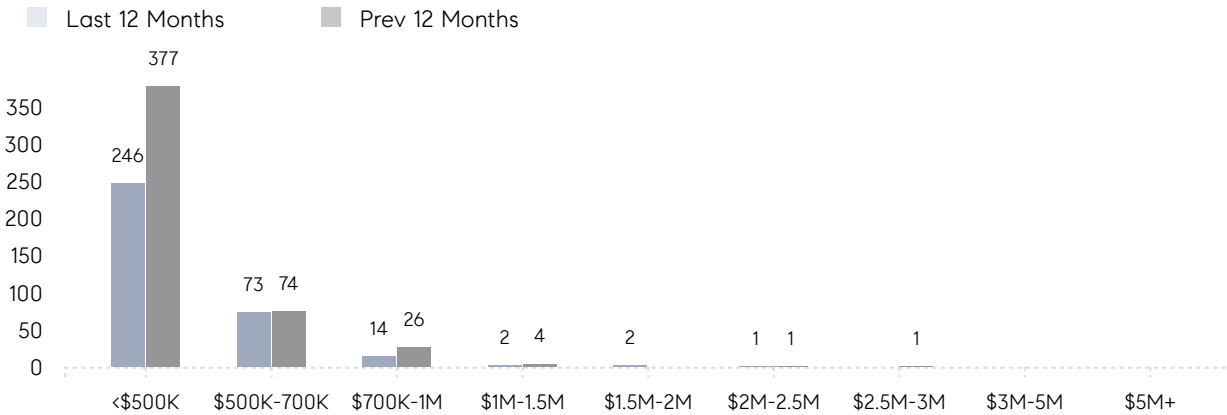
Rockaway

JULY 2023

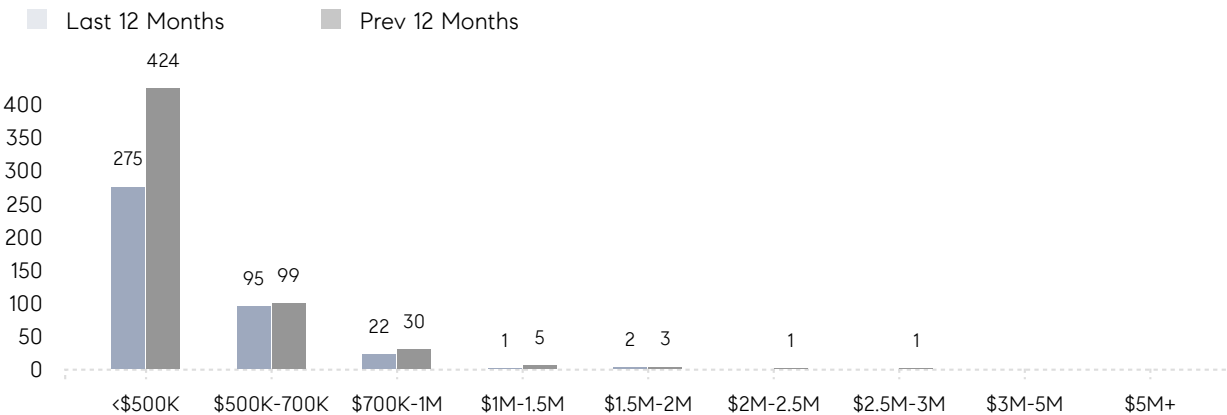
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Roseland Market Insights

Roseland

JULY 2023

UNDER CONTRACT

6	\$650K	\$675K
Total Properties	Average Price	Median Price
-33%	-1%	29%
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

UNITS SOLD

7	\$792K	\$825K
Total Properties	Average Price	Median Price
-46%	22%	28%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

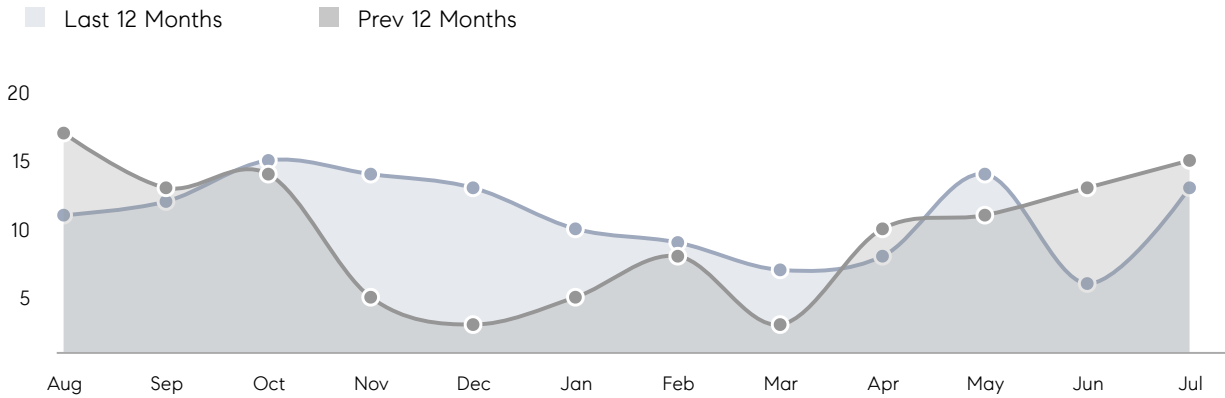
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	19	-16%
	% OF ASKING PRICE	109%	106%	
	AVERAGE SOLD PRICE	\$792,518	\$651,071	21.7%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	14	11	27%
Houses	AVERAGE DOM	16	20	-20%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$792,518	\$655,214	21%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	10	5	100%
Condo/Co-op/TH	AVERAGE DOM	-	16	-
	% OF ASKING PRICE	-	106%	
	AVERAGE SOLD PRICE	-	\$641,750	-
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	4	6	-33%

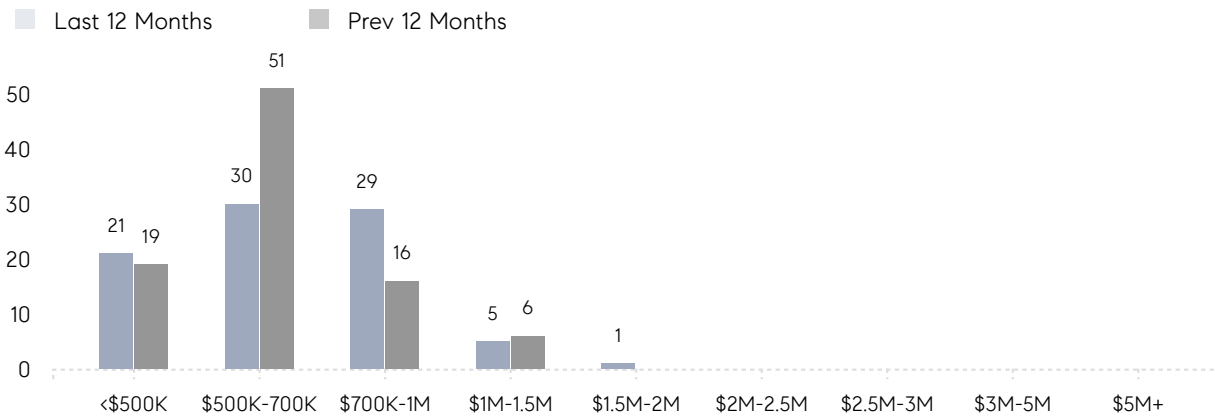
Roseland

JULY 2023

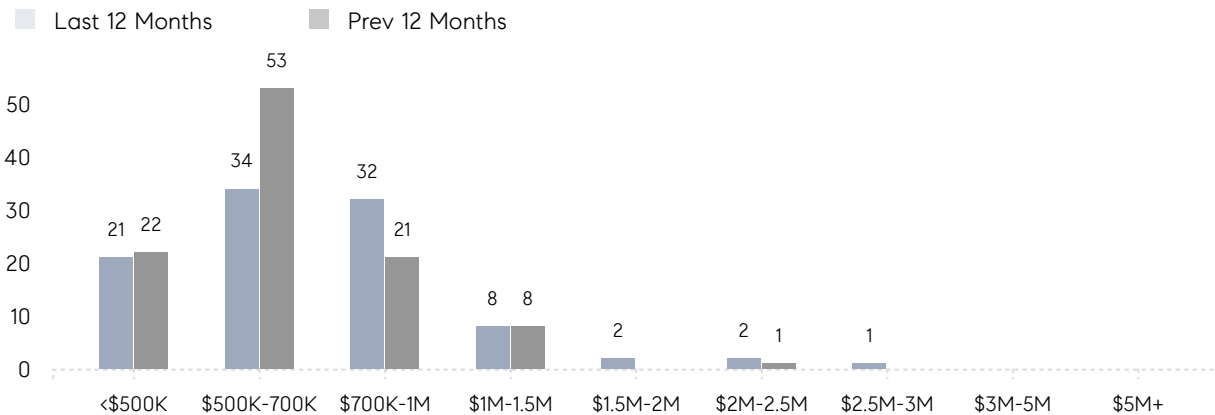
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Roselle Market Insights

Roselle

JULY 2023

UNDER CONTRACT

16
Total
Properties

\$455K
Average
Price

\$432K
Median
Price

-30%
Decrease From
Jul 2022

19%
Increase From
Jul 2022

9%
Increase From
Jul 2022

UNITS SOLD

15
Total
Properties

\$448K
Average
Price

\$470K
Median
Price

-12%
Decrease From
Jul 2022

16%
Increase From
Jul 2022

18%
Increase From
Jul 2022

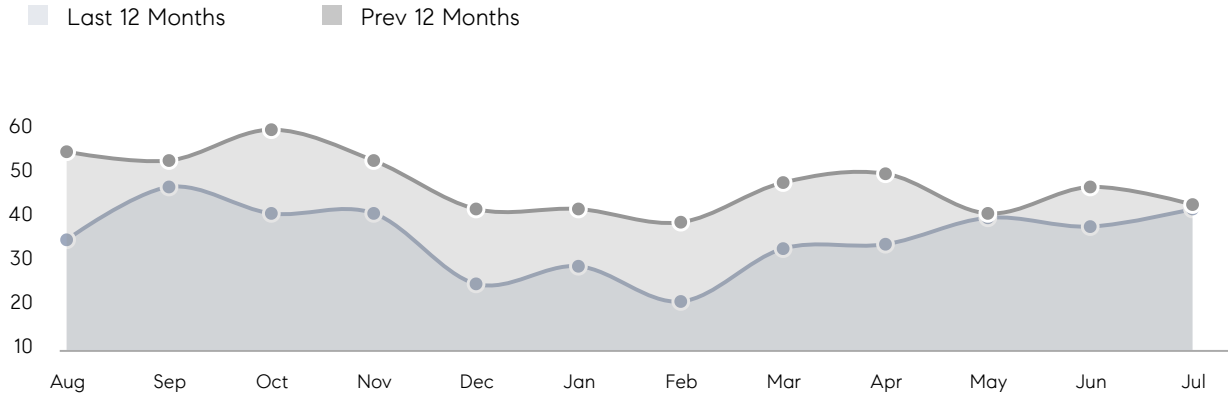
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	39	34	15%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$448,467	\$387,824	15.6%
	# OF CONTRACTS	16	23	-30.4%
	NEW LISTINGS	26	24	8%
Houses	AVERAGE DOM	42	36	17%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$486,692	\$405,188	20%
	# OF CONTRACTS	16	21	-24%
	NEW LISTINGS	26	21	24%
Condo/Co-op/TH	AVERAGE DOM	18	0	-
	% OF ASKING PRICE	108%	92%	
	AVERAGE SOLD PRICE	\$200,000	\$110,000	82%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	3	0%

Roselle

JULY 2023

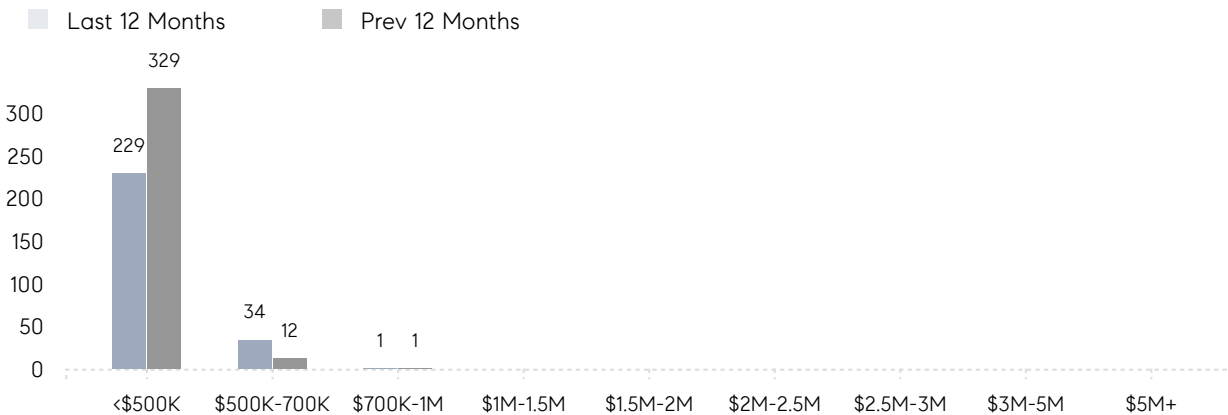
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Roselle Park Market Insights

Roselle Park

JULY 2023

UNDER CONTRACT

6	\$531K	\$511K
Total Properties	Average Price	Median Price
-60%	39%	20%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

9	\$526K	\$490K
Total Properties	Average Price	Median Price
-31%	26%	20%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

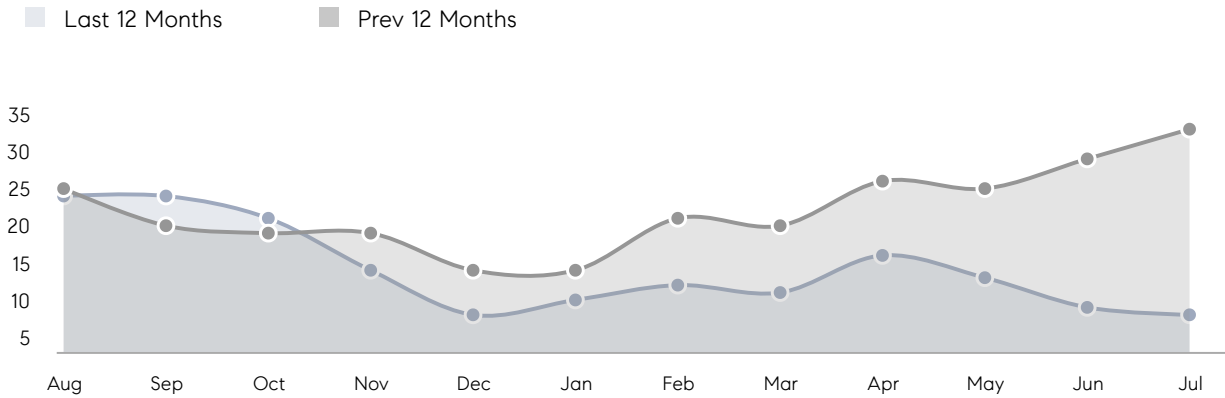
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	33	25	32%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$526,556	\$417,462	26.1%
	# OF CONTRACTS	6	15	-60.0%
	NEW LISTINGS	7	21	-67%
Houses	AVERAGE DOM	33	24	38%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$526,556	\$432,667	22%
	# OF CONTRACTS	6	11	-45%
	NEW LISTINGS	7	19	-63%
Condo/Co-op/TH	AVERAGE DOM	-	27	-
	% OF ASKING PRICE	-	107%	
	AVERAGE SOLD PRICE	-	\$235,000	-
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	0	2	0%

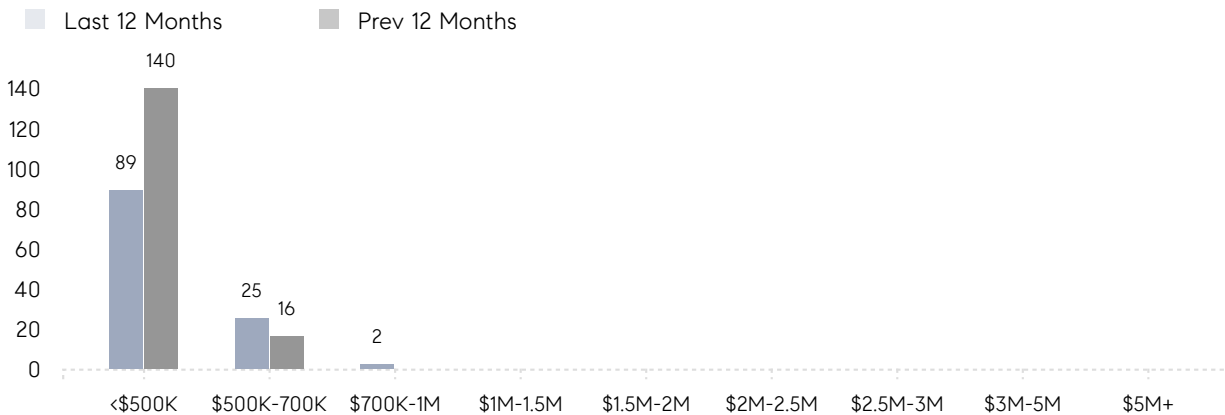
Roselle Park

JULY 2023

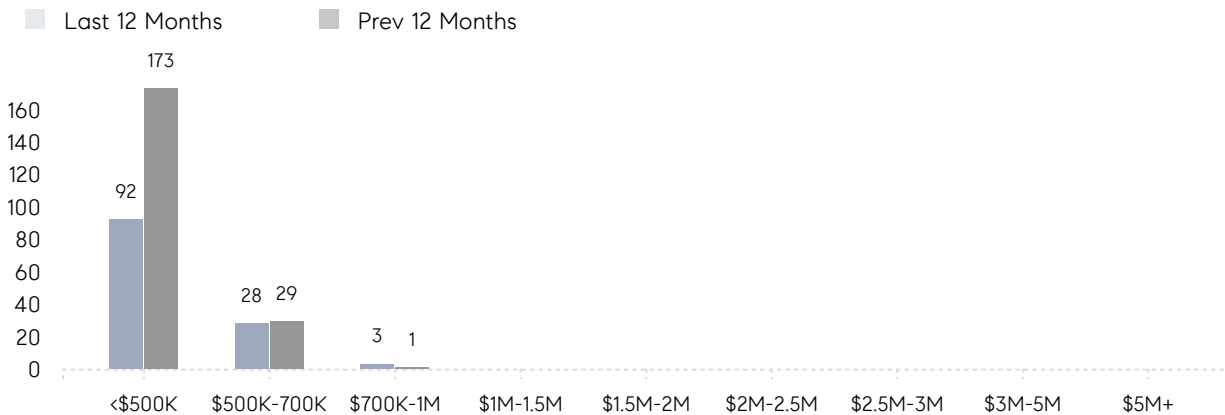
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Rutherford Market Insights

Rutherford

JULY 2023

UNDER CONTRACT

8	\$665K	\$557K
Total Properties	Average Price	Median Price
-68%	15%	-9%
Decrease From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

UNITS SOLD

9	\$590K	\$600K
Total Properties	Average Price	Median Price
-53%	14%	14%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

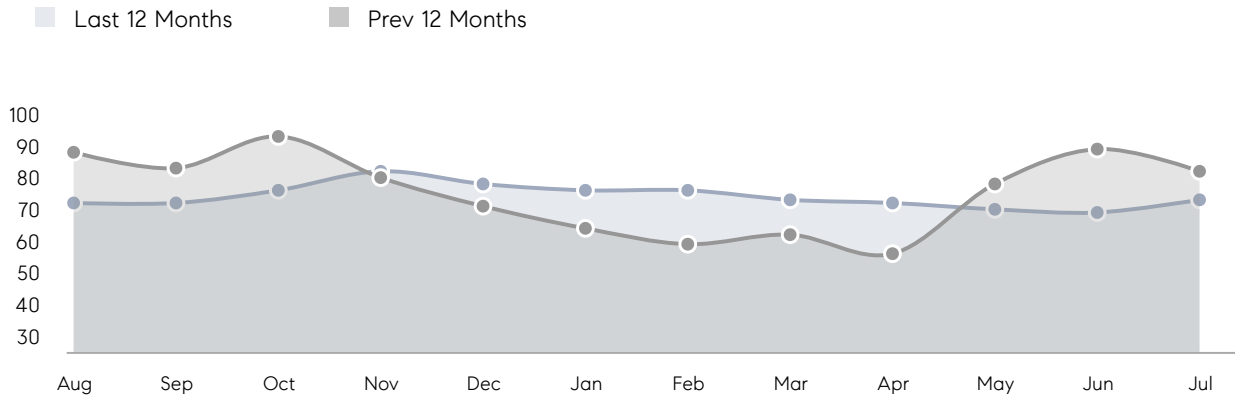
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	17	18	-6%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$590,667	\$517,842	14.1%
	# OF CONTRACTS	8	25	-68.0%
	NEW LISTINGS	12	24	-50%
Houses	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$741,000	\$678,000	9%
	# OF CONTRACTS	4	18	-78%
	NEW LISTINGS	11	17	-35%
Condo/Co-op/TH	AVERAGE DOM	16	21	-24%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$290,000	\$297,625	-3%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	1	7	-86%

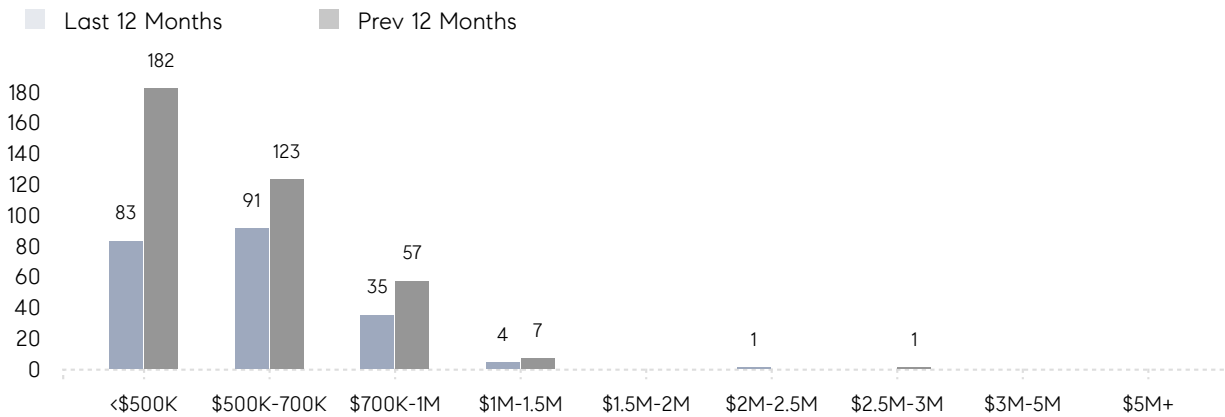
Rutherford

JULY 2023

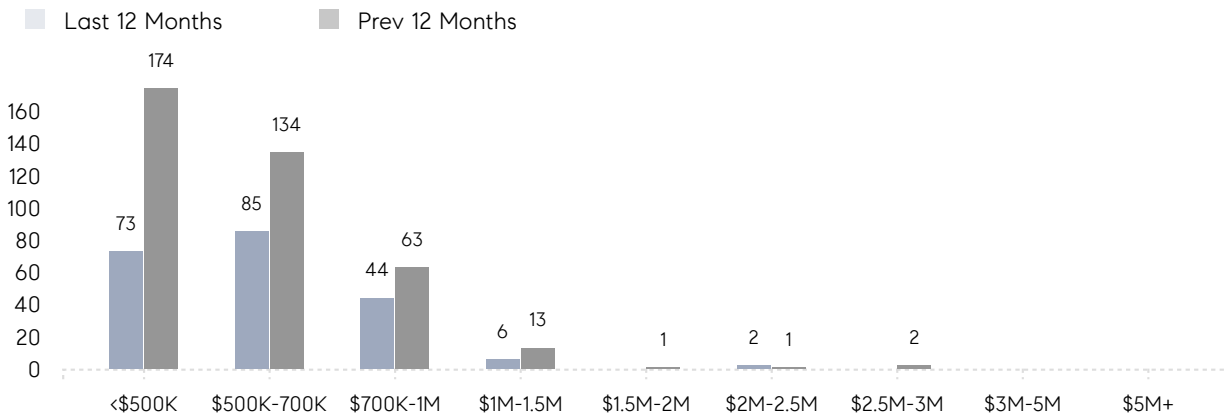
Monthly Inventory



Contracts By Price Range



Listings By Price Range

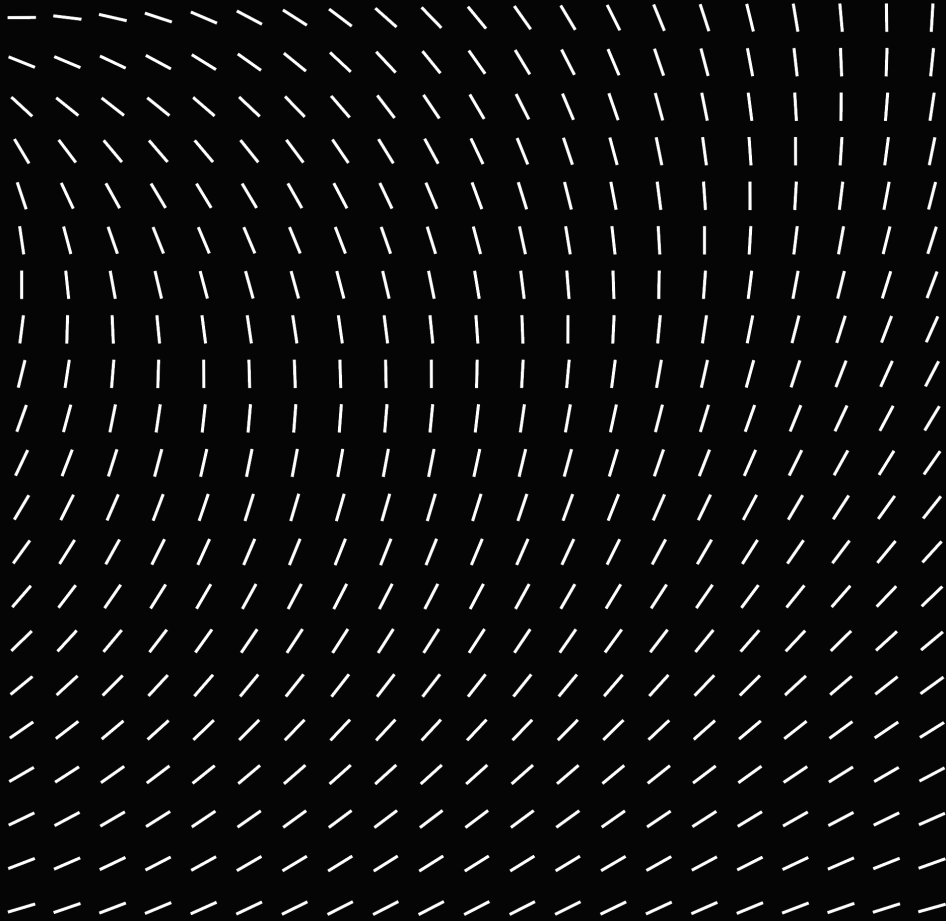




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COMPASS

July 2023

Saddle Brook Market Insights

Saddle Brook

JULY 2023

UNDER CONTRACT

10
Total
Properties

\$598K
Average
Price

\$562K
Median
Price

25%
Increase From
Jul 2022

-9%
Decrease From
Jul 2022

-12%
Decrease From
Jul 2022

UNITS SOLD

7
Total
Properties

\$684K
Average
Price

\$525K
Median
Price

-46%
Decrease From
Jul 2022

11%
Increase From
Jul 2022

-7%
Decrease From
Jul 2022

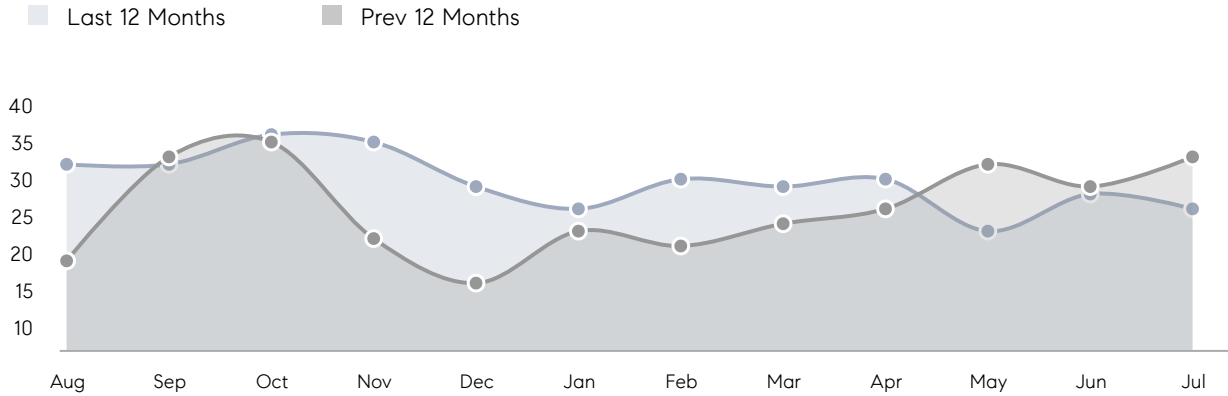
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	27	30	-10%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$684,000	\$615,538	11.1%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	9	15	-40%
Houses	AVERAGE DOM	27	30	-10%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$684,000	\$615,538	11%
	# OF CONTRACTS	10	8	25%
	NEW LISTINGS	9	14	-36%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

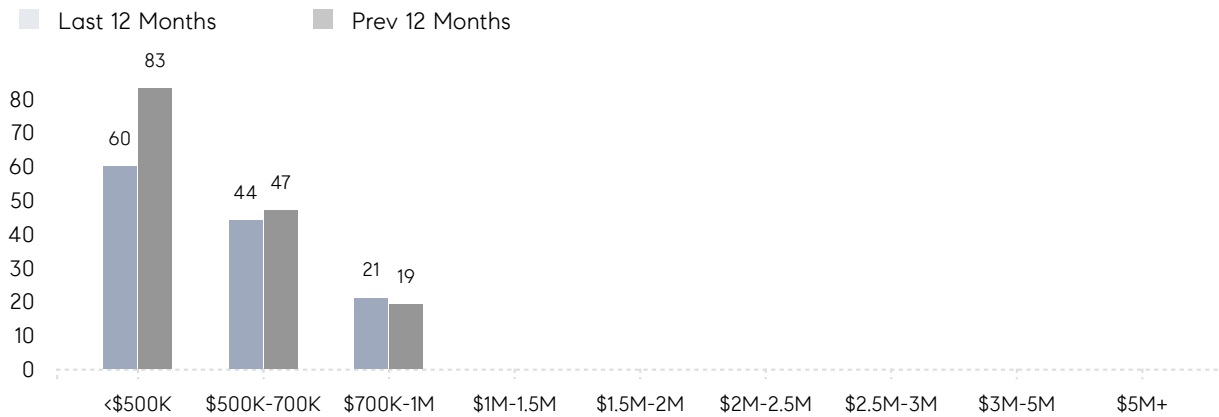
Saddle Brook

JULY 2023

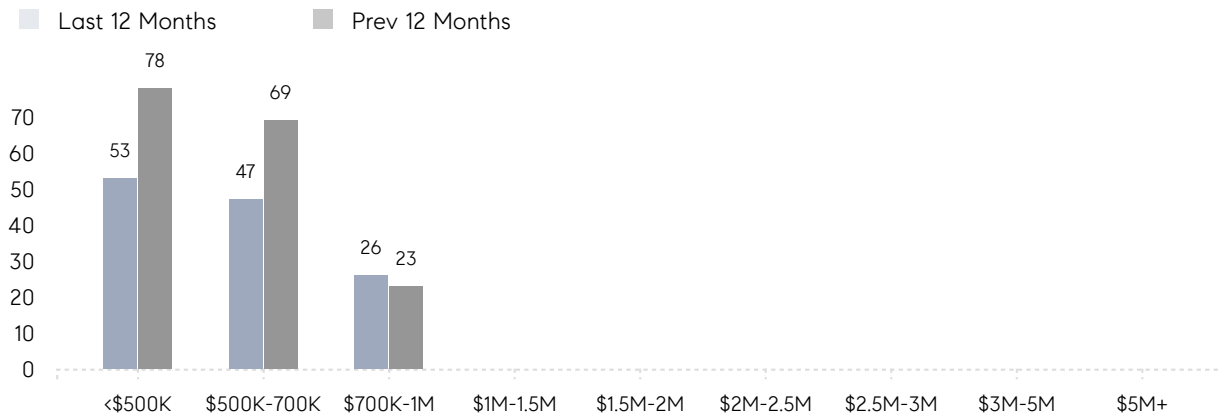
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Saddle River Market Insights

Saddle River

JULY 2023

UNDER CONTRACT

1	\$1.9M	\$1.9M
Total Properties	Average Price	Median Price
-75%	-17%	-4%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

9	\$2.1M	\$1.5M
Total Properties	Average Price	Median Price
200%	-4%	-22%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

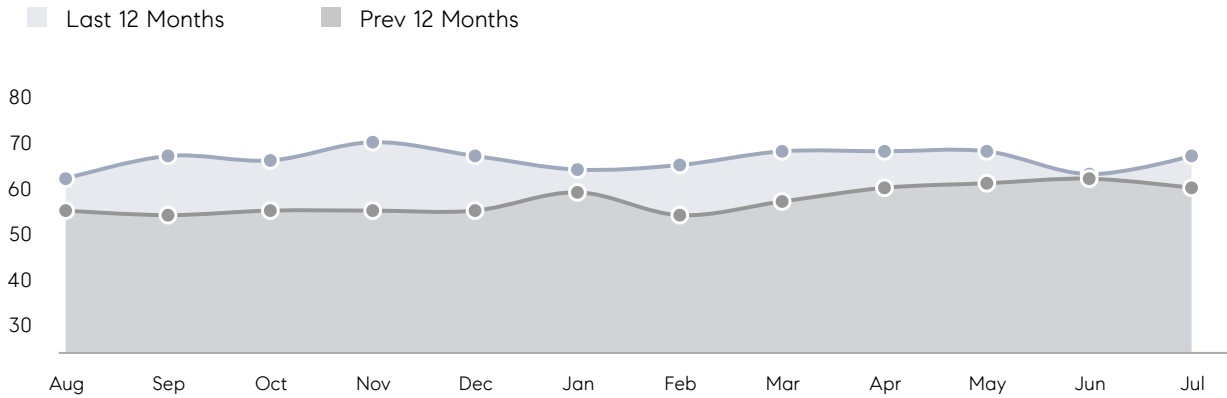
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	94	104	-10%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$2,139,056	\$2,236,667	-4.4%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	6	11	-45%
Houses	AVERAGE DOM	94	104	-10%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$2,139,056	\$2,236,667	-4%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	6	10	-40%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

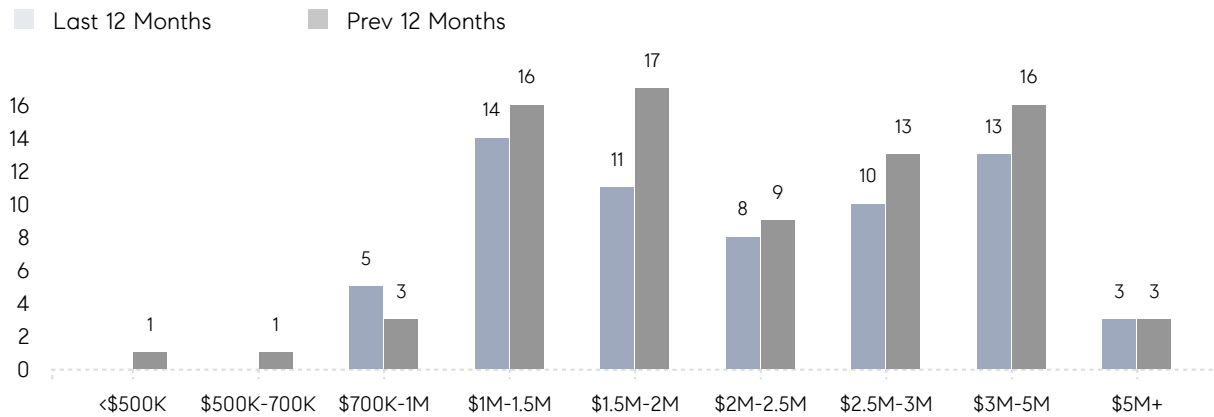
Saddle River

JULY 2023

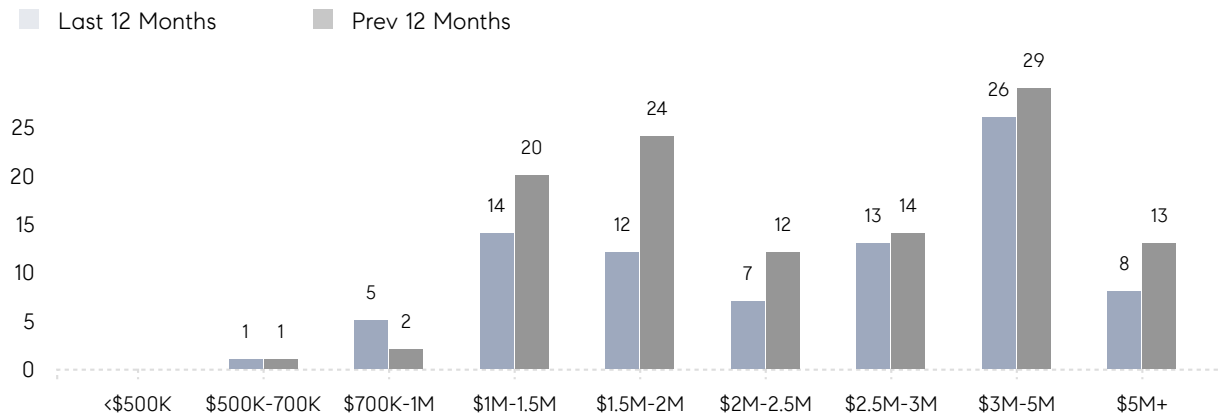
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Scotch Plains Market Insights

Scotch Plains

JULY 2023

UNDER CONTRACT

15
Total
Properties

\$904K
Average
Price

\$824K
Median
Price

-42%
Decrease From
Jul 2022

29%
Increase From
Jul 2022

40%
Increase From
Jul 2022

UNITS SOLD

33
Total
Properties

\$882K
Average
Price

\$850K
Median
Price

-3%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

23%
Increase From
Jul 2022

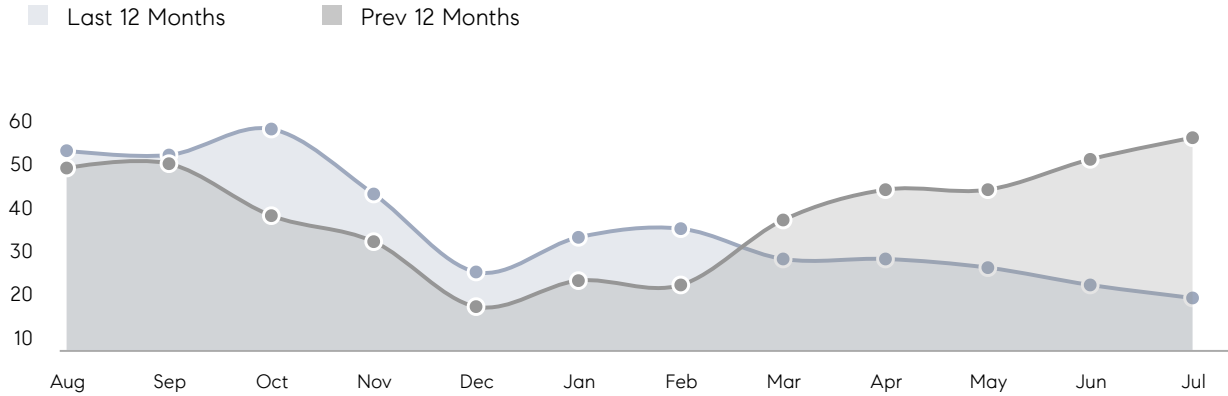
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	25	-24%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$882,118	\$832,219	6.0%
	# OF CONTRACTS	15	26	-42.3%
	NEW LISTINGS	18	41	-56%
Houses	AVERAGE DOM	21	22	-5%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$940,746	\$898,843	5%
	# OF CONTRACTS	15	21	-29%
	NEW LISTINGS	18	36	-50%
Condo/Co-op/TH	AVERAGE DOM	10	44	-77%
	% OF ASKING PRICE	111%	102%	
	AVERAGE SOLD PRICE	\$664,357	\$445,800	49%
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	0	5	0%

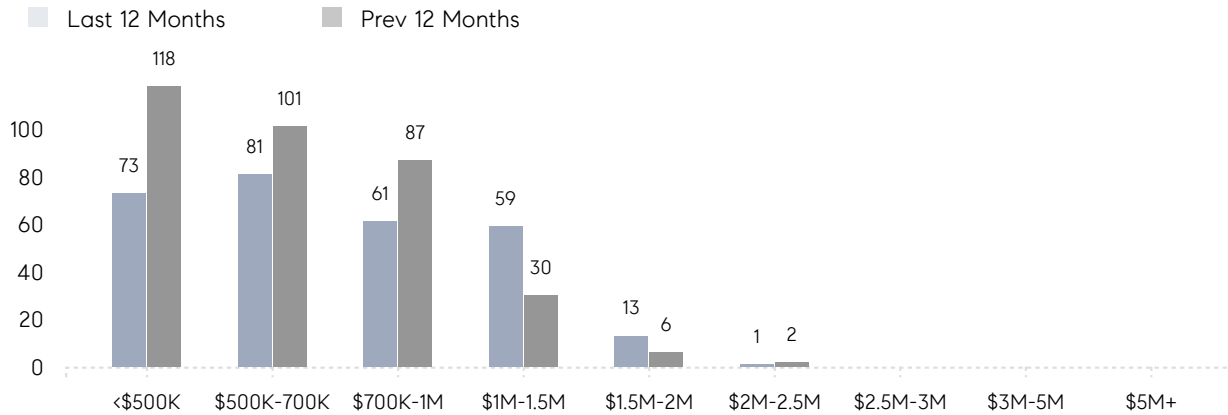
Scotch Plains

JULY 2023

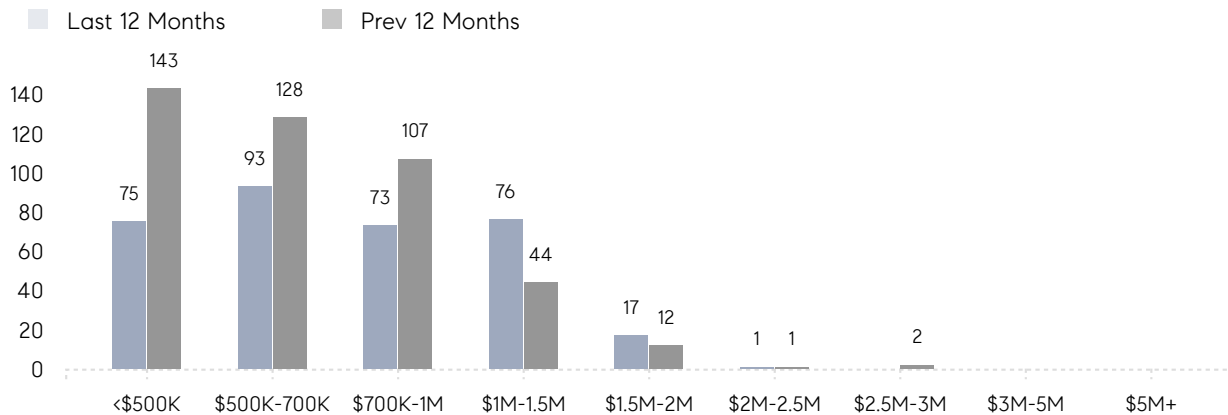
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Secaucus Market Insights

Secaucus

JULY 2023

UNDER CONTRACT

16	\$561K	\$508K
Total Properties	Average Price	Median Price
-6%	-1%	-15%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

11	\$570K	\$591K
Total Properties	Average Price	Median Price
-39%	36%	47%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

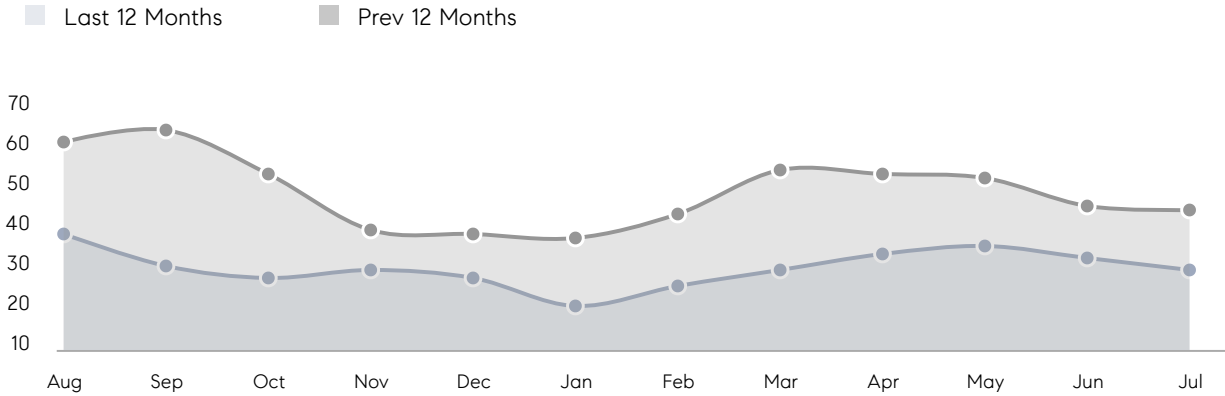
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	36	36	0%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$570,545	\$418,010	36.5%
	# OF CONTRACTS	16	17	-5.9%
	NEW LISTINGS	15	26	-42%
Houses	AVERAGE DOM	17	59	-71%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$809,000	\$559,975	44%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	3	9	-67%
Condo/Co-op/TH	AVERAGE DOM	52	31	68%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$371,833	\$389,617	-5%
	# OF CONTRACTS	13	10	30%
	NEW LISTINGS	12	17	-29%

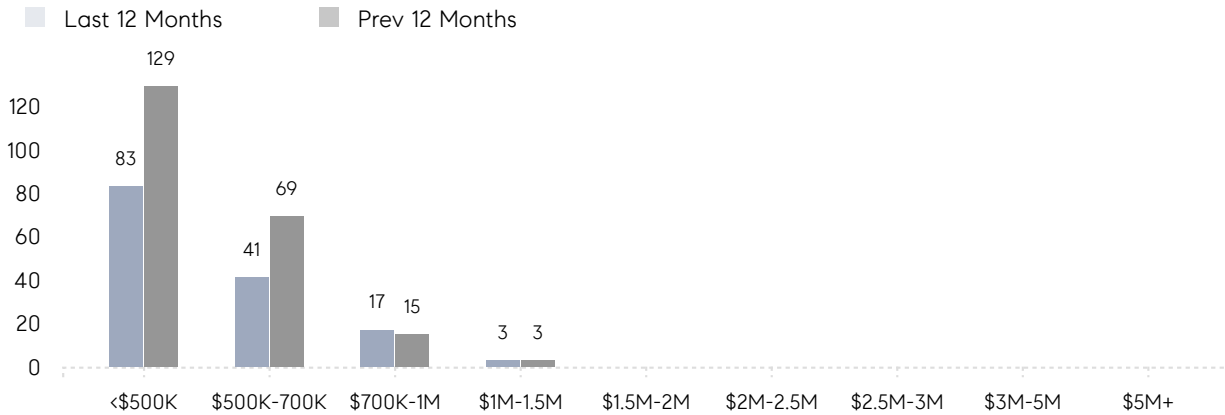
Secaucus

JULY 2023

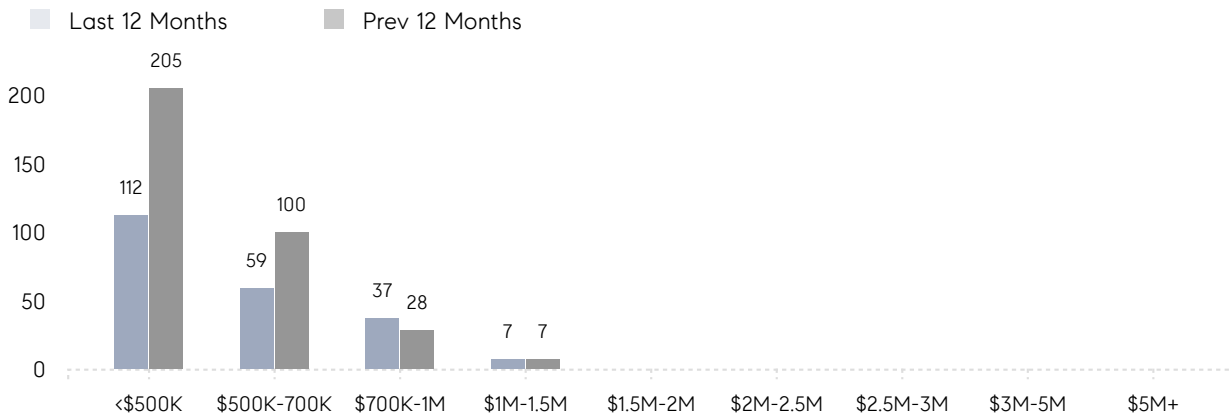
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Short Hills Market Insights

Short Hills

JULY 2023

UNDER CONTRACT

11	\$2.1M	\$2.1M
Total Properties	Average Price	Median Price
-35%	11%	27%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

24	\$2.2M	\$2.1M
Total Properties	Average Price	Median Price
-31%	7%	24%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

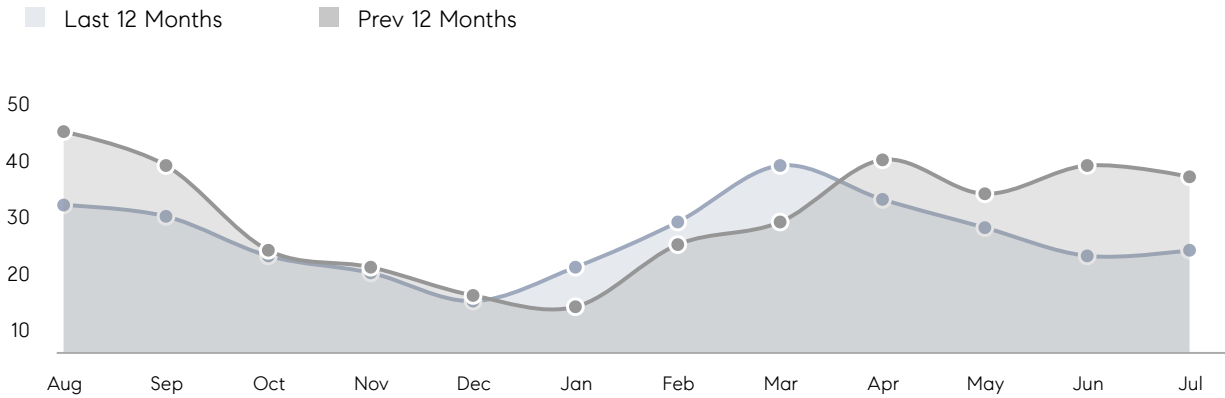
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	40	-62%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$2,256,188	\$2,109,023	7.0%
	# OF CONTRACTS	11	17	-35.3%
	NEW LISTINGS	20	26	-23%
Houses	AVERAGE DOM	15	40	-62%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$2,256,188	\$2,109,023	7%
	# OF CONTRACTS	11	17	-35%
	NEW LISTINGS	20	26	-23%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

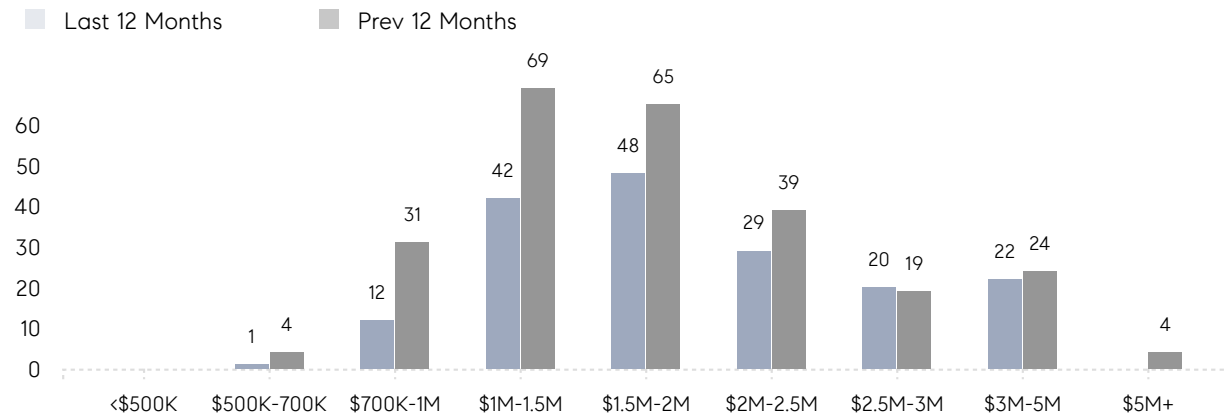
Short Hills

JULY 2023

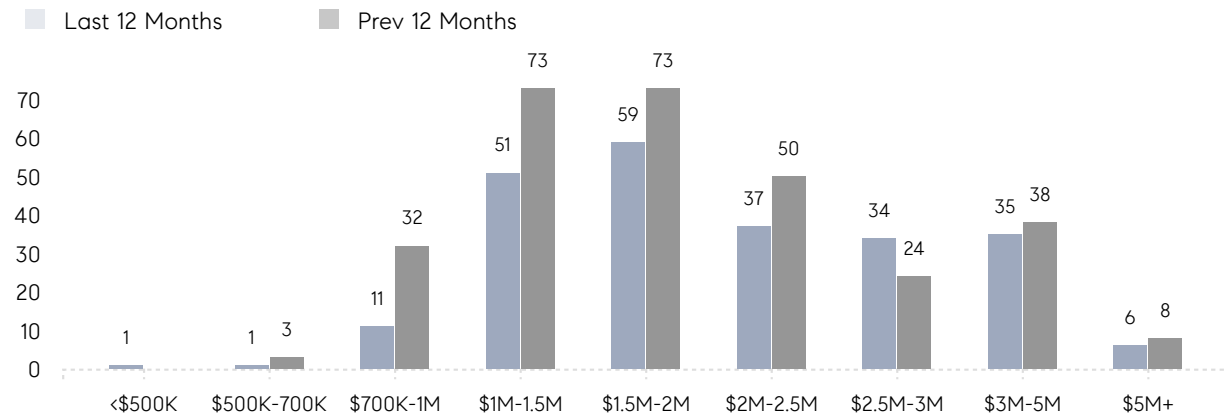
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Somerville Market Insights

Somerville

JULY 2023

UNDER CONTRACT

9
Total
Properties

\$483K
Average
Price

\$499K
Median
Price

29%
Increase From
Jul 2022

-5%
Decrease From
Jul 2022

3%
Increase From
Jul 2022

UNITS SOLD

5
Total
Properties

\$500K
Average
Price

\$530K
Median
Price

-74%
Decrease From
Jul 2022

21%
Increase From
Jul 2022

25%
Increase From
Jul 2022

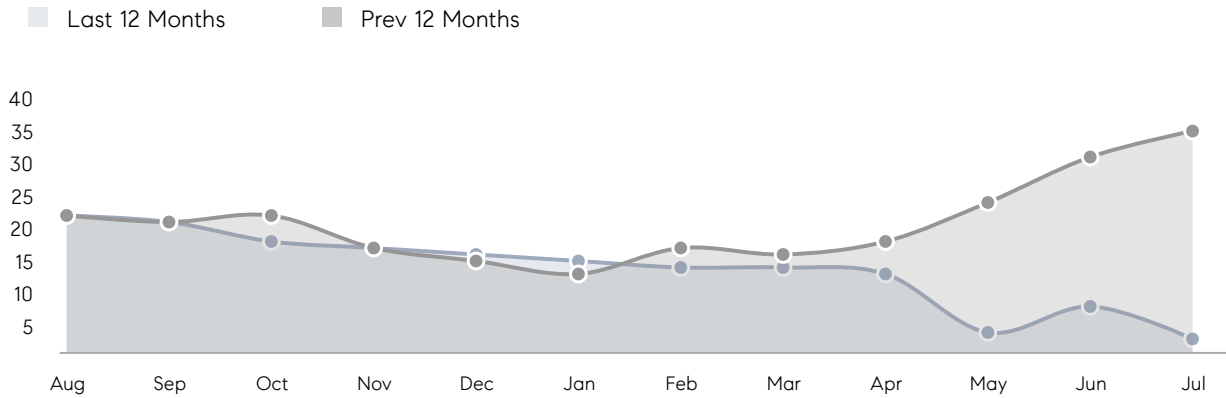
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	10	45	-78%
	% OF ASKING PRICE	113%	101%	
	AVERAGE SOLD PRICE	\$500,800	\$414,184	20.9%
	# OF CONTRACTS	9	7	28.6%
	NEW LISTINGS	5	17	-71%
Houses	AVERAGE DOM	10	46	-78%
	% OF ASKING PRICE	113%	101%	
	AVERAGE SOLD PRICE	\$500,800	\$418,306	20%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	4	14	-71%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	111%	
	AVERAGE SOLD PRICE	-	\$340,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	3	-67%

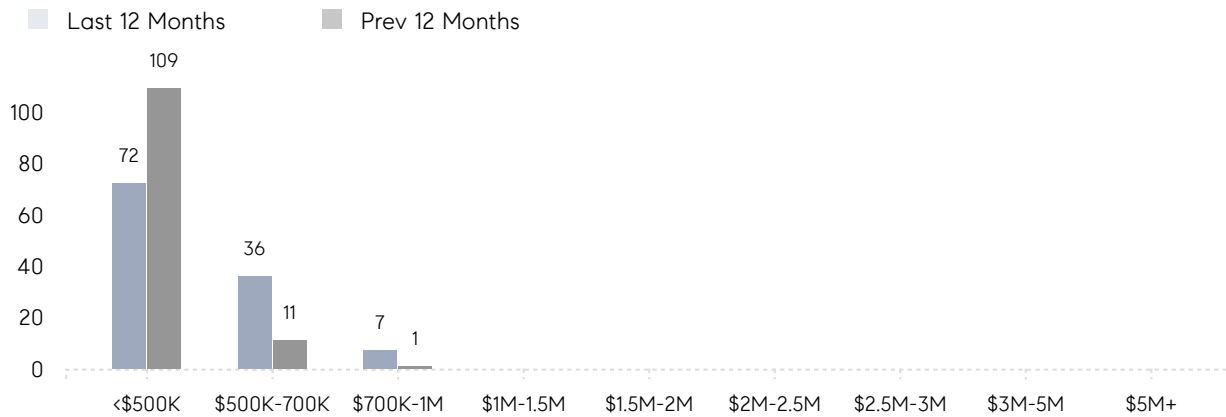
Somerville

JULY 2023

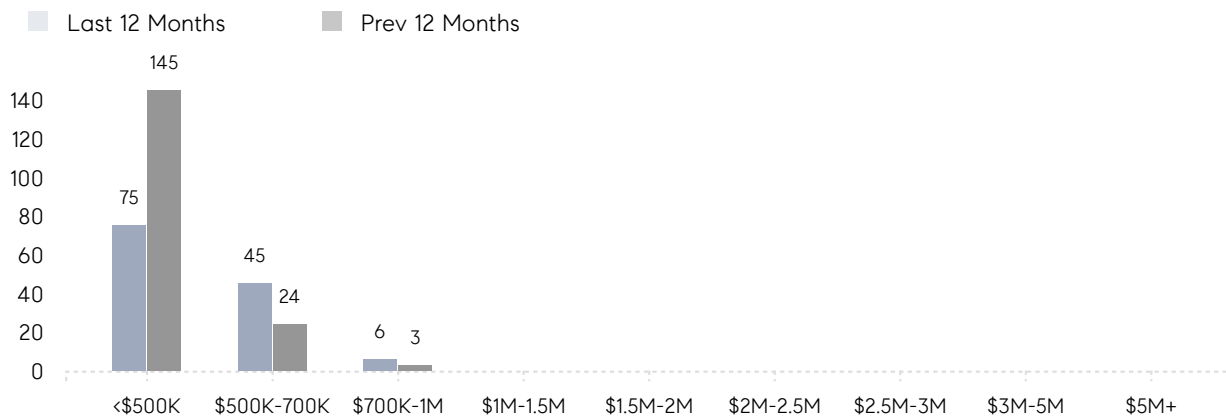
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

South Orange Market Insights

South Orange

JULY 2023

UNDER CONTRACT

20
Total
Properties

\$880K
Average
Price

\$725K
Median
Price

-23%
Decrease From
Jul 2022

21%
Increase From
Jul 2022

10%
Increase From
Jul 2022

UNITS SOLD

16
Total
Properties

\$995K
Average
Price

\$855K
Median
Price

-24%
Decrease From
Jul 2022

12%
Increase From
Jul 2022

-5%
Decrease From
Jul 2022

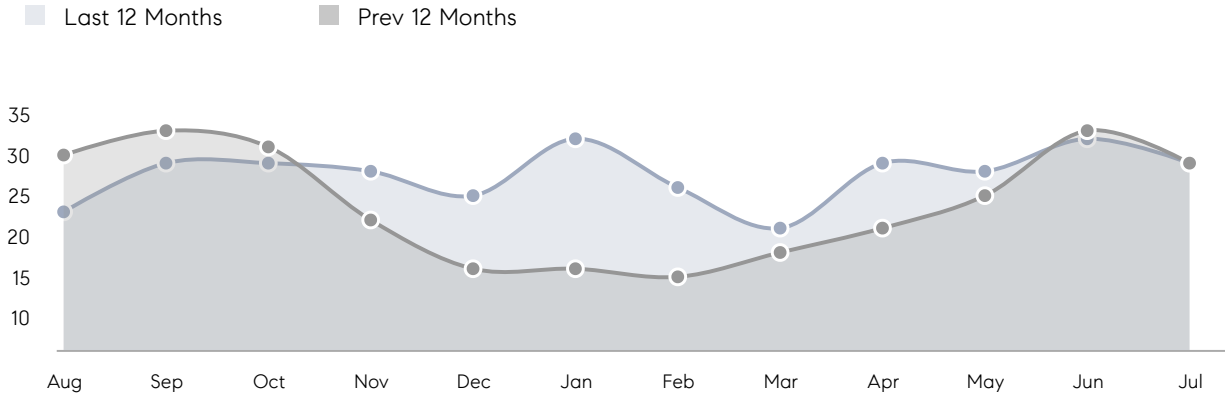
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	18	20	-10%
	% OF ASKING PRICE	106%	109%	
	AVERAGE SOLD PRICE	\$995,938	\$891,157	11.8%
	# OF CONTRACTS	20	26	-23.1%
	NEW LISTINGS	21	26	-19%
Houses	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	106%	111%	
	AVERAGE SOLD PRICE	\$1,012,333	\$952,239	6%
	# OF CONTRACTS	18	21	-14%
	NEW LISTINGS	18	21	-14%
Condo/Co-op/TH	AVERAGE DOM	7	29	-76%
	% OF ASKING PRICE	111%	102%	
	AVERAGE SOLD PRICE	\$750,000	\$524,667	43%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	3	5	-40%

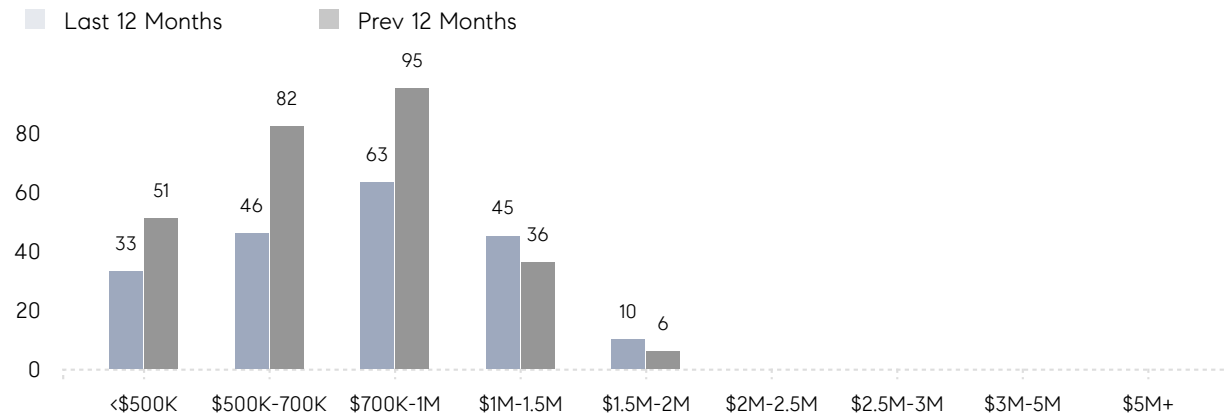
South Orange

JULY 2023

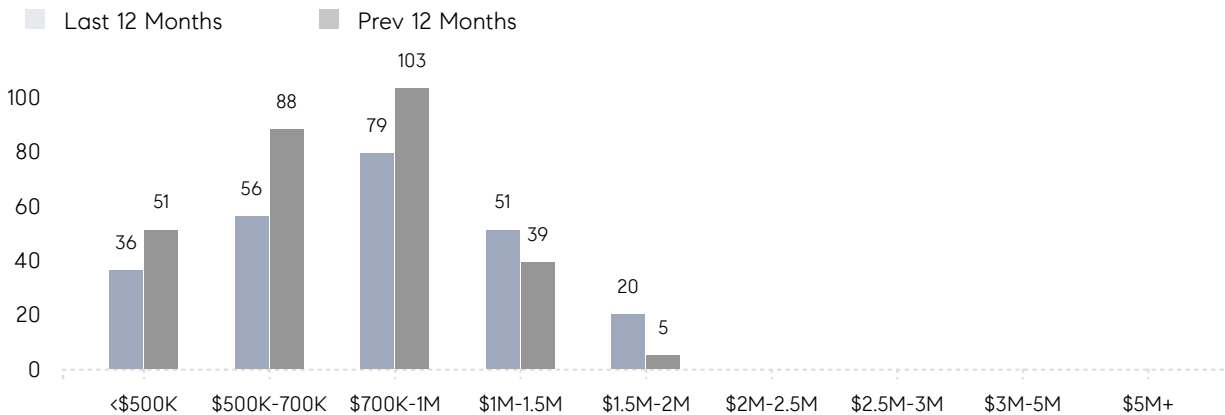
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Springfield Market Insights

Springfield

JULY 2023

UNDER CONTRACT

13
Total
Properties

\$721K
Average
Price

\$499K
Median
Price

-38%
Decrease From
Jul 2022

16%
Increase From
Jul 2022

0%
Change From
Jul 2022

UNITS SOLD

9
Total
Properties

\$479K
Average
Price

\$451K
Median
Price

-55%
Decrease From
Jul 2022

-25%
Decrease From
Jul 2022

-26%
Decrease From
Jul 2022

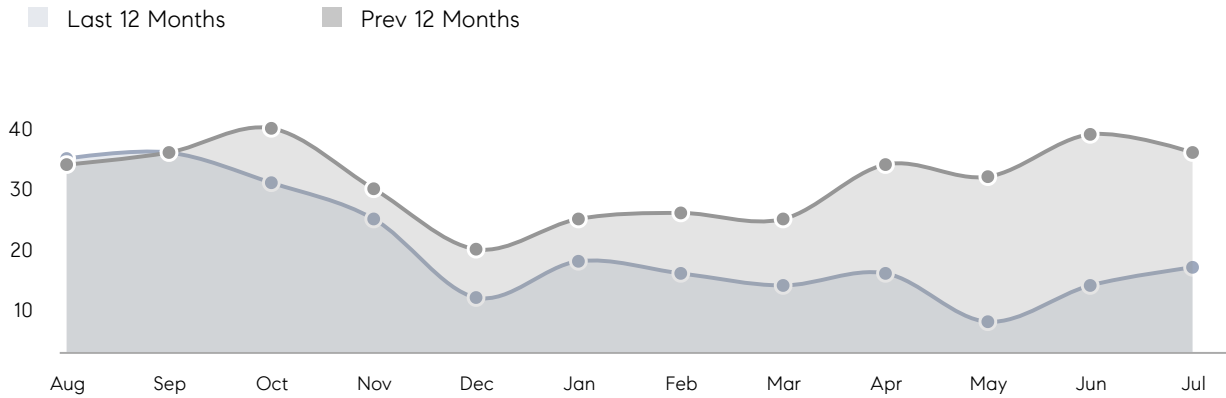
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	25	-40%
	% OF ASKING PRICE	108%	102%	
	AVERAGE SOLD PRICE	\$479,556	\$637,328	-24.8%
	# OF CONTRACTS	13	21	-38.1%
	NEW LISTINGS	20	23	-13%
Houses	AVERAGE DOM	12	27	-56%
	% OF ASKING PRICE	107%	102%	
	AVERAGE SOLD PRICE	\$661,250	\$681,621	-3%
	# OF CONTRACTS	9	19	-53%
	NEW LISTINGS	18	18	0%
Condo/Co-op/TH	AVERAGE DOM	17	15	13%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$334,200	\$386,333	-13%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	2	5	-60%

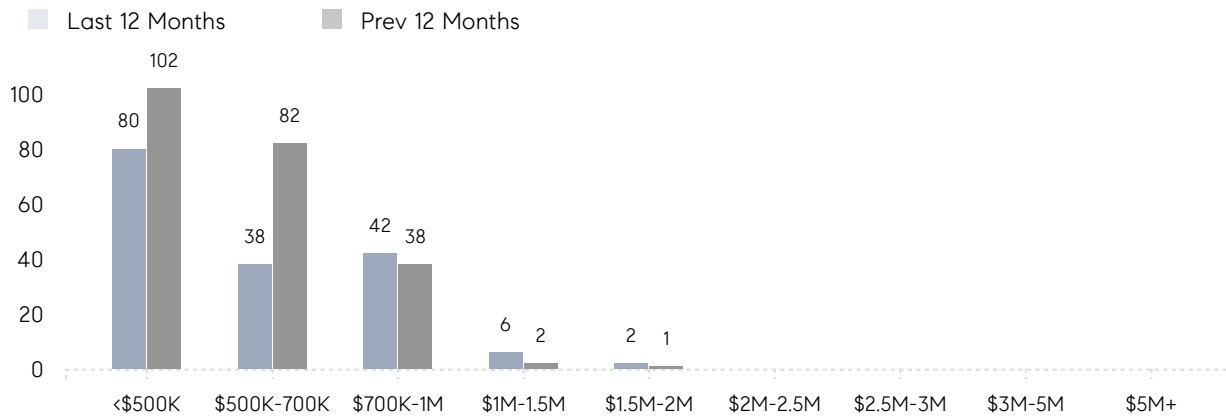
Springfield

JULY 2023

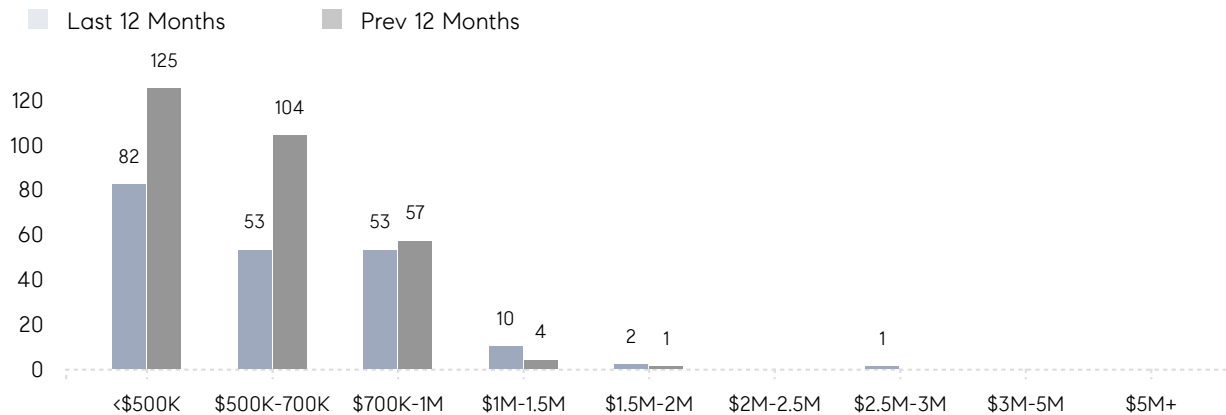
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Summit Market Insights

Summit

JULY 2023

UNDER CONTRACT

15
Total
Properties

\$1.0M
Average
Price

\$995K
Median
Price

-32%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

24%
Increase From
Jul 2022

UNITS SOLD

21
Total
Properties

\$1.6M
Average
Price

\$1.3M
Median
Price

-45%
Decrease From
Jul 2022

15%
Increase From
Jul 2022

2%
Increase From
Jul 2022

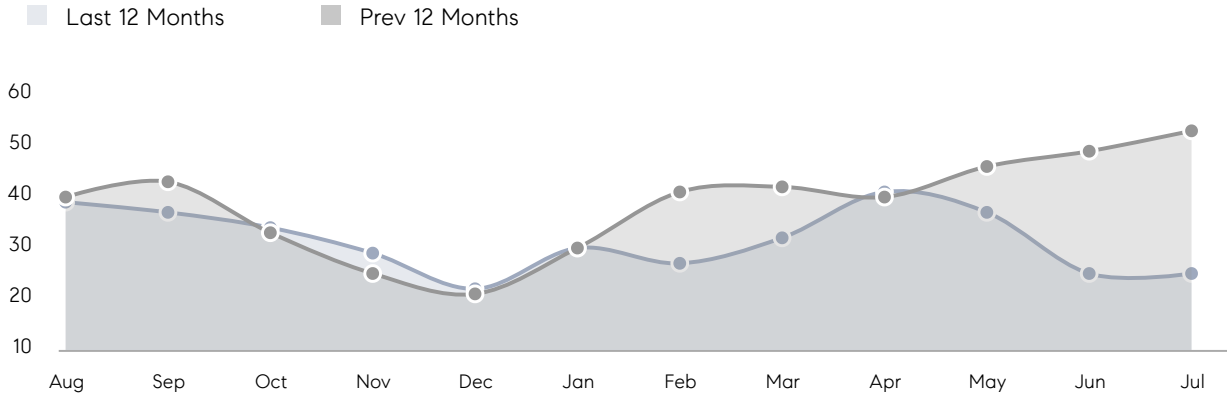
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	15	47%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$1,657,815	\$1,438,618	15.2%
	# OF CONTRACTS	15	22	-31.8%
	NEW LISTINGS	17	38	-55%
Houses	AVERAGE DOM	22	15	47%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$1,691,456	\$1,551,426	9%
	# OF CONTRACTS	11	20	-45%
	NEW LISTINGS	17	28	-39%
Condo/Co-op/TH	AVERAGE DOM	28	16	75%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$985,000	\$479,750	105%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	0	10	0%

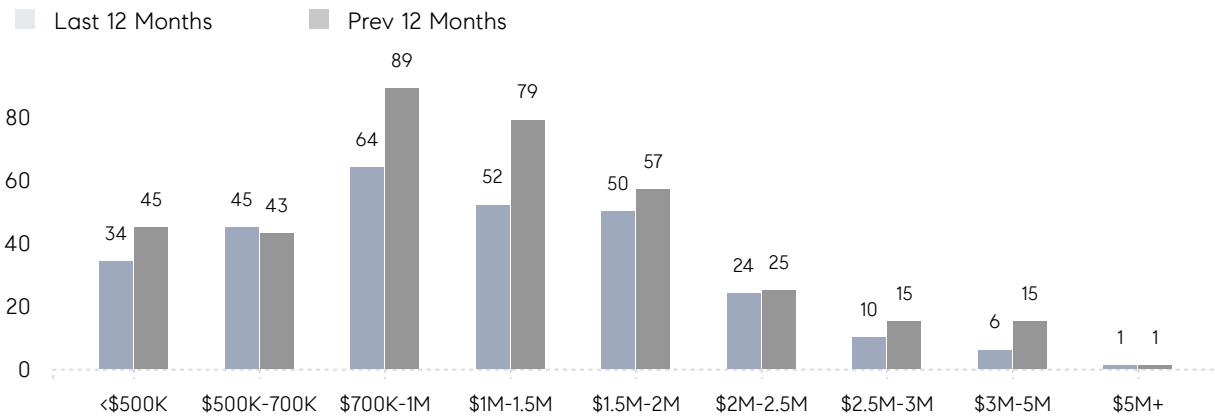
Summit

JULY 2023

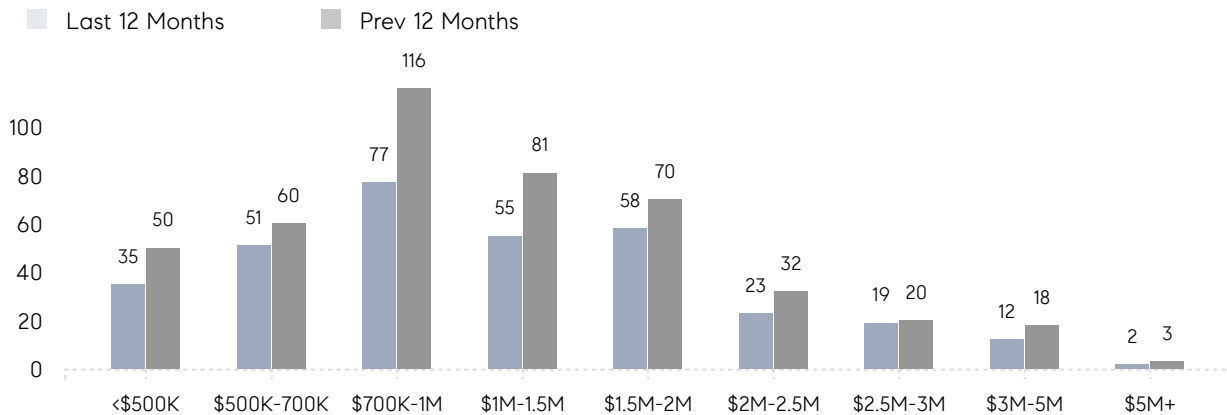
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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July 2023

Teaneck Market Insights

Teaneck

JULY 2023

UNDER CONTRACT

25
Total
Properties

\$653K
Average
Price

\$669K
Median
Price

-32%
Decrease From
Jul 2022

2%
Increase From
Jul 2022

30%
Increase From
Jul 2022

UNITS SOLD

26
Total
Properties

\$602K
Average
Price

\$550K
Median
Price

-40%
Decrease From
Jul 2022

15%
Increase From
Jul 2022

10%
Increase From
Jul 2022

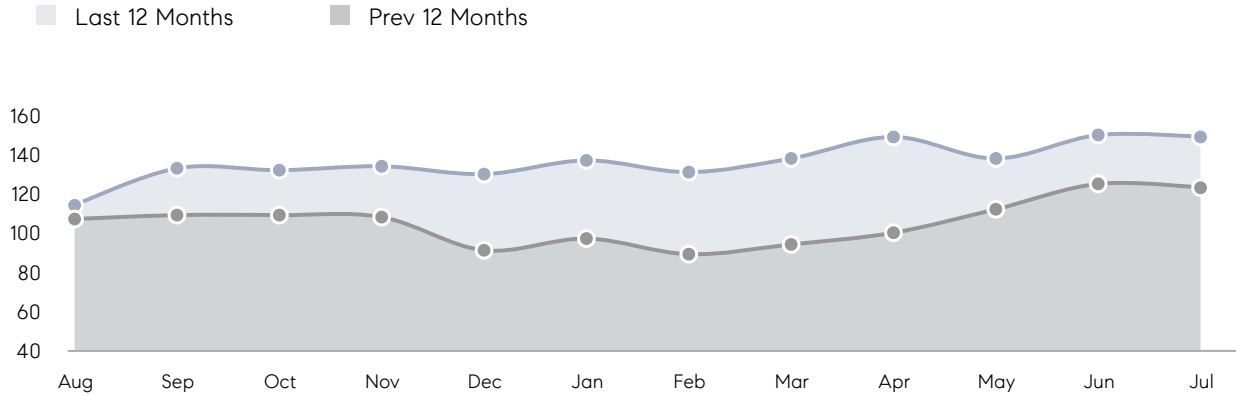
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	28	30	-7%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$602,381	\$521,655	15.5%
	# OF CONTRACTS	25	37	-32.4%
	NEW LISTINGS	26	30	-13%
Houses	AVERAGE DOM	28	21	33%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$617,996	\$593,657	4%
	# OF CONTRACTS	17	31	-45%
	NEW LISTINGS	21	24	-12%
Condo/Co-op/TH	AVERAGE DOM	29	52	-44%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$415,000	\$335,648	24%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	5	6	-17%

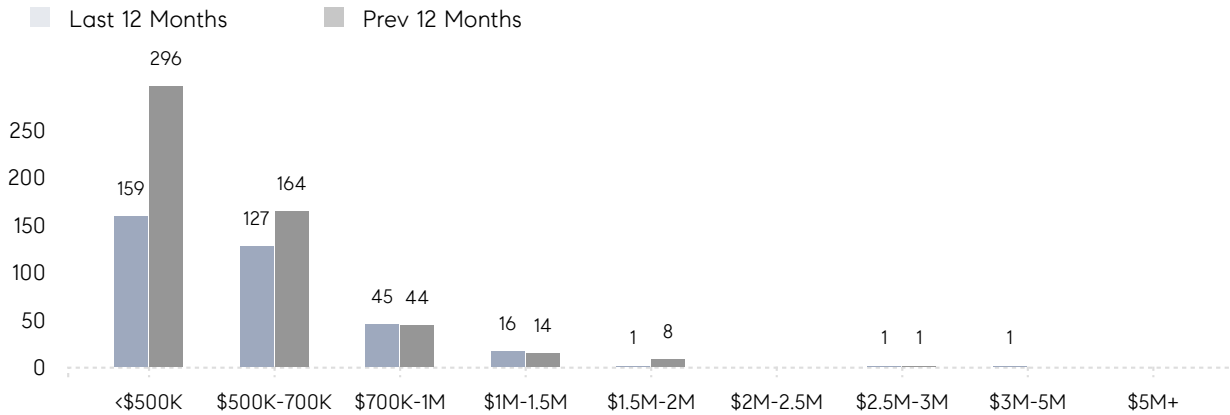
Teaneck

JULY 2023

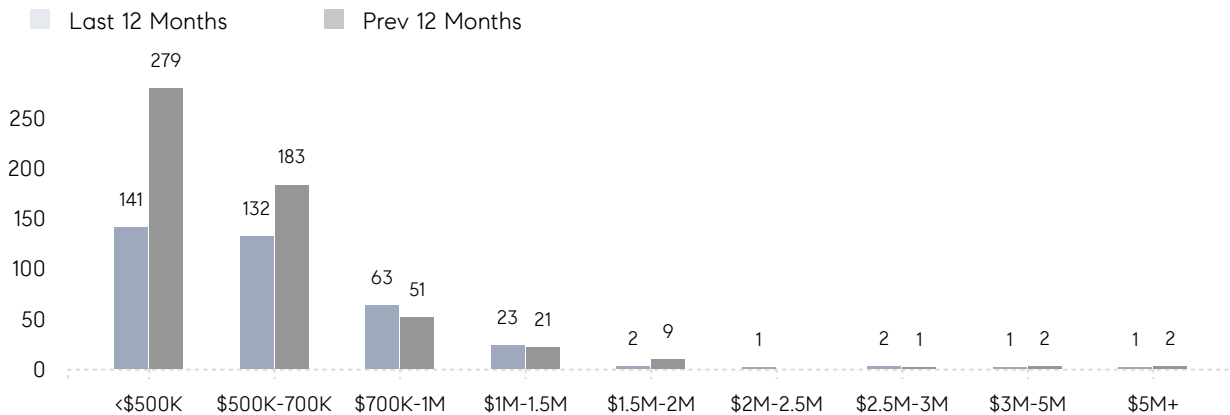
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Tenaflly Market Insights

Tenafly

JULY 2023

UNDER CONTRACT

17	\$1.1M	\$998K
Total Properties	Average Price	Median Price
-15%	-6%	-9%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

21	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-28%	-12%	6%
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

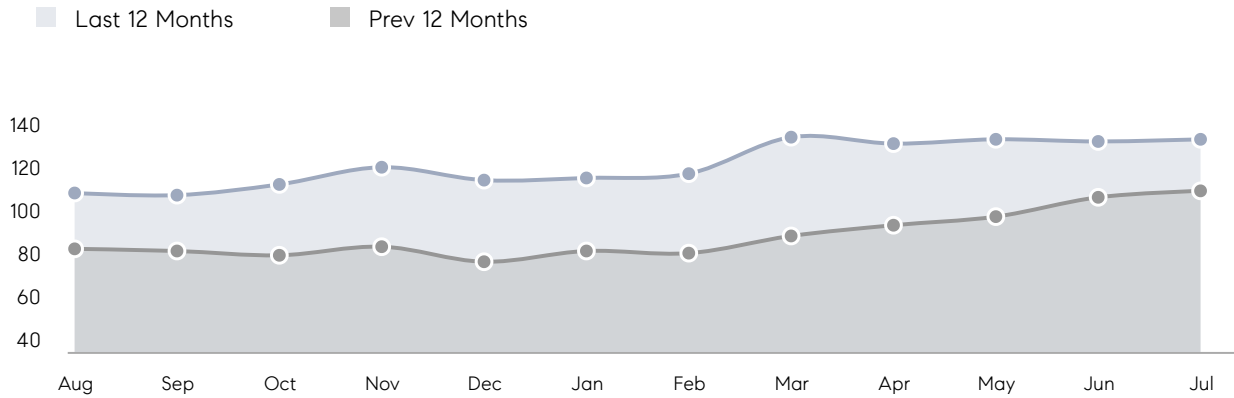
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	39	47	-17%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$1,241,452	\$1,414,569	-12.2%
	# OF CONTRACTS	17	20	-15.0%
	NEW LISTINGS	20	20	0%
Houses	AVERAGE DOM	37	45	-18%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$1,292,275	\$1,617,000	-20%
	# OF CONTRACTS	15	18	-17%
	NEW LISTINGS	17	15	13%
Condo/Co-op/TH	AVERAGE DOM	74	57	30%
	% OF ASKING PRICE	98%	96%	
	AVERAGE SOLD PRICE	\$225,000	\$638,583	-65%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	5	-40%

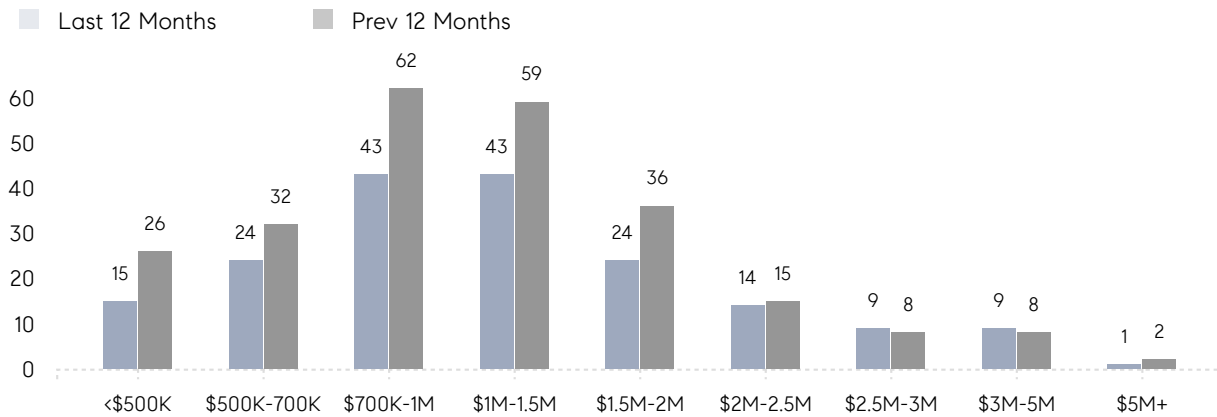
Tenaflly

JULY 2023

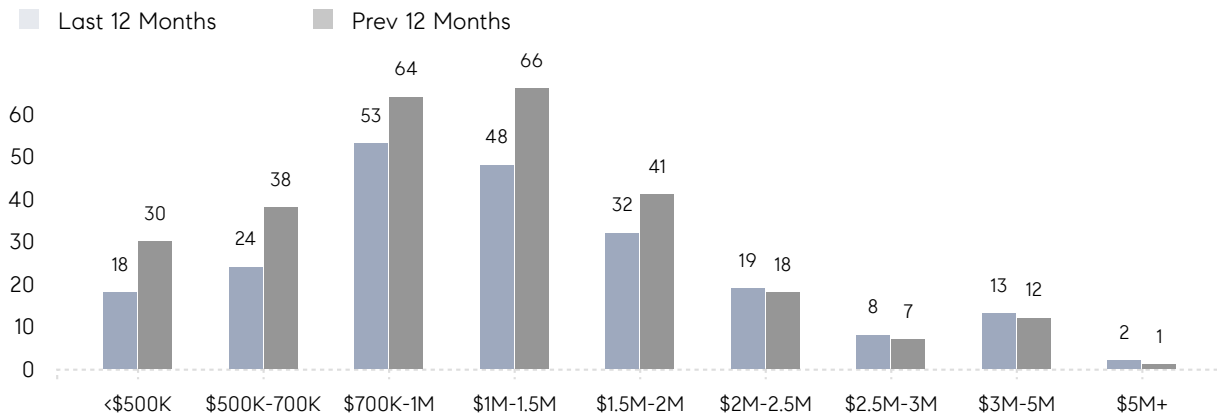
Monthly Inventory



Contracts By Price Range



Listings By Price Range

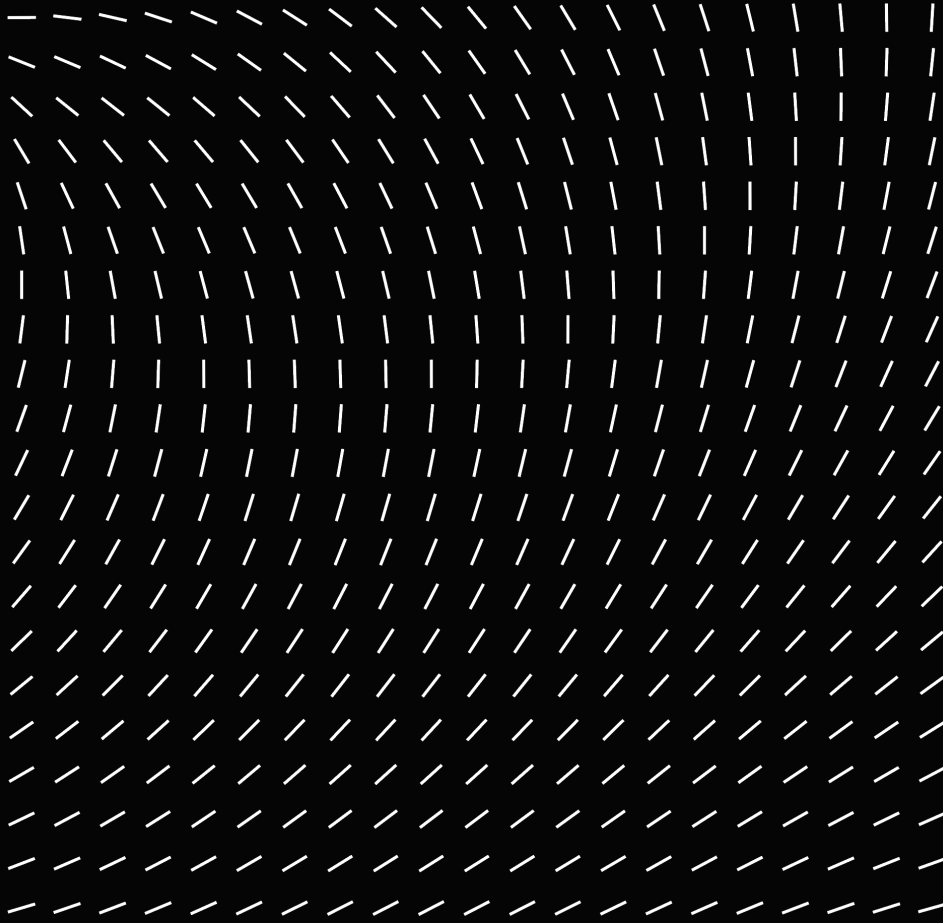




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COMPASS

July 2023

Tewksbury Township Market Insights

Tewksbury Township

JULY 2023

UNDER CONTRACT

6
Total
Properties

\$843K
Average
Price

\$856K
Median
Price

-33%
Decrease From
Jul 2022

16%
Increase From
Jul 2022

20%
Increase From
Jul 2022

UNITS SOLD

4
Total
Properties

\$1.4M
Average
Price

\$1.2M
Median
Price

-60%
Decrease From
Jul 2022

68%
Increase From
Jul 2022

68%
Increase From
Jul 2022

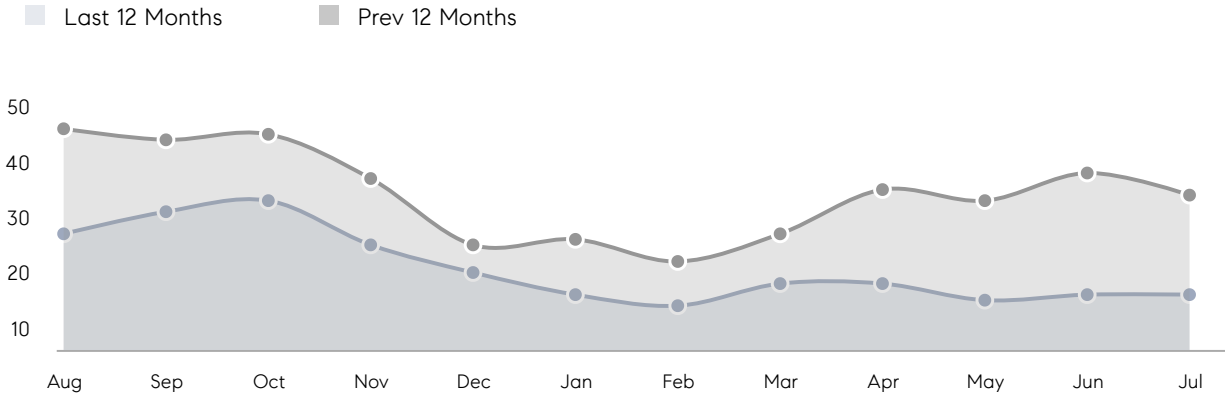
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	34	41	-17%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$1,476,250	\$876,495	68.4%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	9	6	50%
Houses	AVERAGE DOM	34	42	-19%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$1,476,250	\$976,421	51%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	9	5	80%
Condo/Co-op/TH	AVERAGE DOM	-	36	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$643,333	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	1	0%

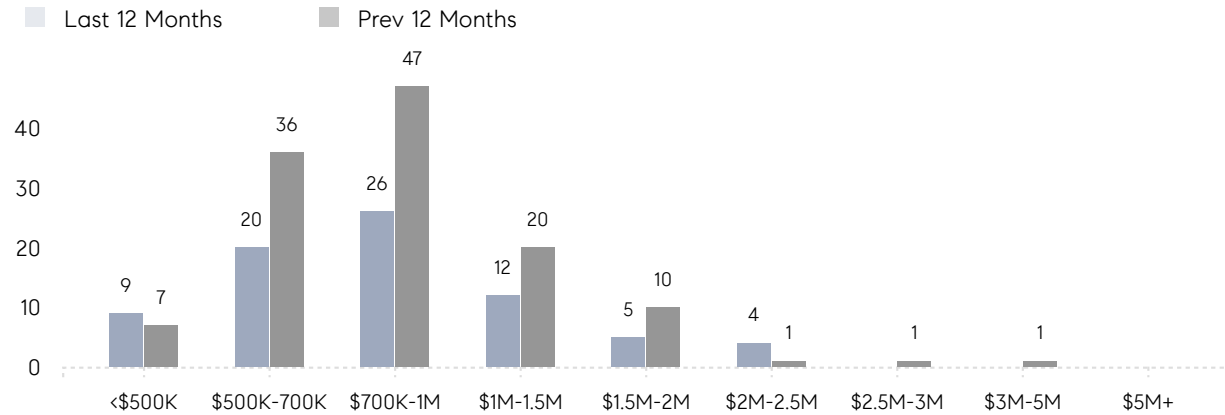
Tewksbury Township

JULY 2023

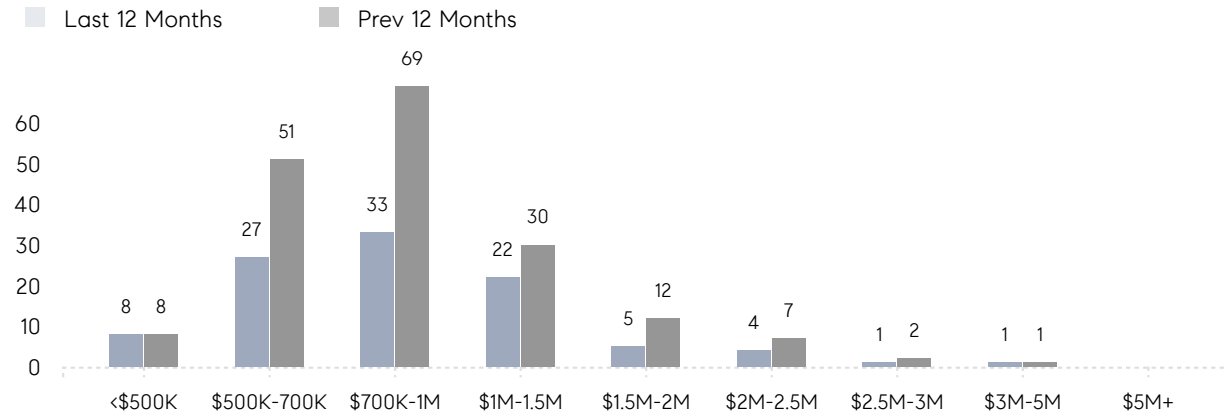
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Union Market Insights

Union

JULY 2023

UNDER CONTRACT

41
Total
Properties

\$474K
Average
Price

\$480K
Median
Price

-18%
Decrease From
Jul 2022

10%
Increase From
Jul 2022

17%
Increase From
Jul 2022

UNITS SOLD

22
Total
Properties

\$497K
Average
Price

\$517K
Median
Price

-65%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

9%
Increase From
Jul 2022

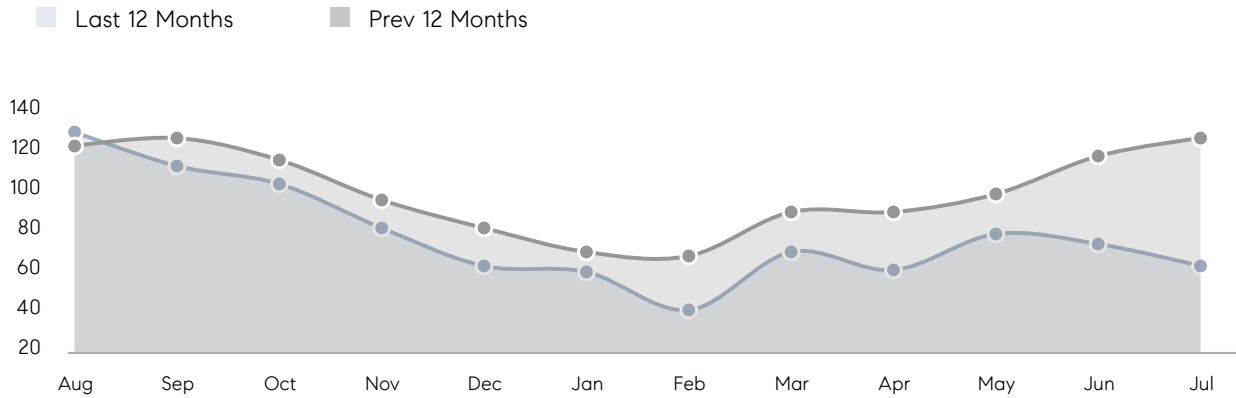
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	23	-9%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$497,314	\$468,183	6.2%
	# OF CONTRACTS	41	50	-18.0%
	NEW LISTINGS	43	75	-43%
Houses	AVERAGE DOM	22	23	-4%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$514,295	\$491,509	5%
	# OF CONTRACTS	34	43	-21%
	NEW LISTINGS	39	68	-43%
Condo/Co-op/TH	AVERAGE DOM	11	20	-45%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$327,500	\$307,813	6%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	4	7	-43%

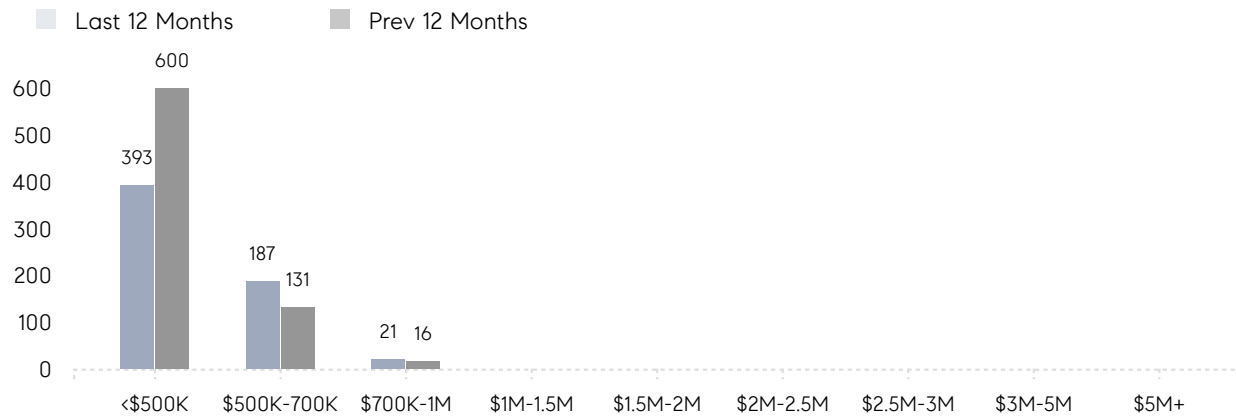
Union

JULY 2023

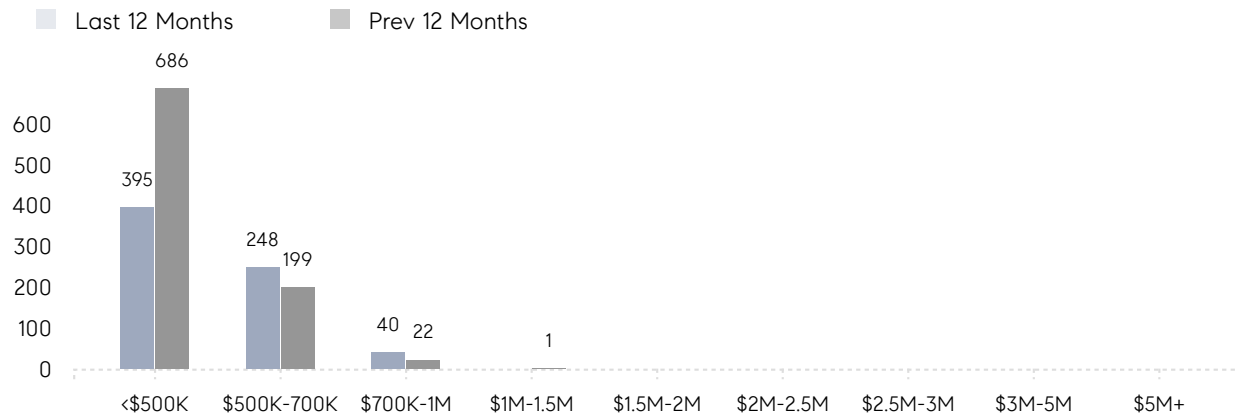
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Union City Market Insights

Union City

JULY 2023

UNDER CONTRACT

17
Total
Properties

\$497K
Average
Price

\$400K
Median
Price

-32%
Decrease From
Jul 2022

0%
Change From
Jul 2022

-6%
Decrease From
Jul 2022

UNITS SOLD

8
Total
Properties

\$397K
Average
Price

\$399K
Median
Price

-68%
Decrease From
Jul 2022

-15%
Decrease From
Jul 2022

-10%
Decrease From
Jul 2022

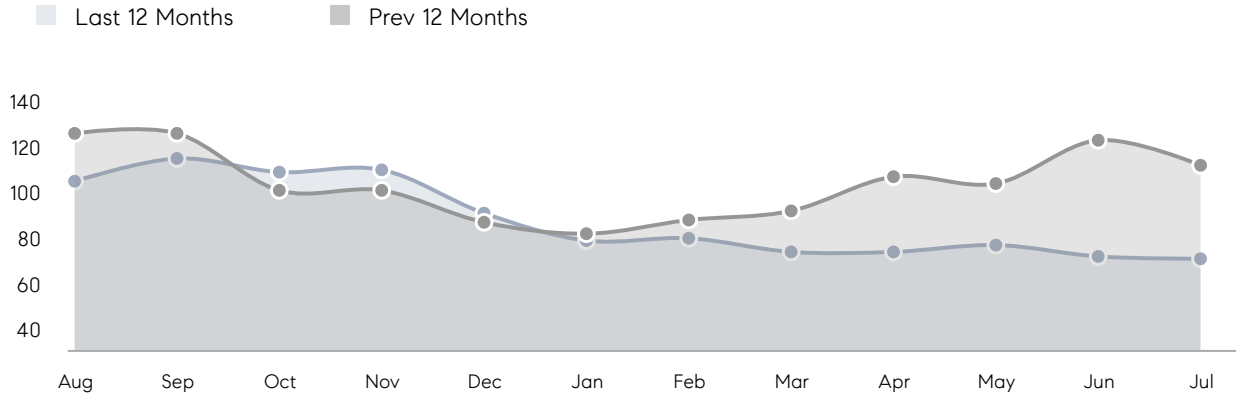
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	55	-60%
	% OF ASKING PRICE	101%	94%	
	AVERAGE SOLD PRICE	\$397,000	\$465,430	-14.7%
	# OF CONTRACTS	17	25	-32.0%
	NEW LISTINGS	20	25	-20%
Houses	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$586,333	-
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	1	5	-80%
Condo/Co-op/TH	AVERAGE DOM	22	60	-63%
	% OF ASKING PRICE	101%	93%	
	AVERAGE SOLD PRICE	\$397,000	\$448,943	-12%
	# OF CONTRACTS	14	23	-39%
	NEW LISTINGS	19	20	-5%

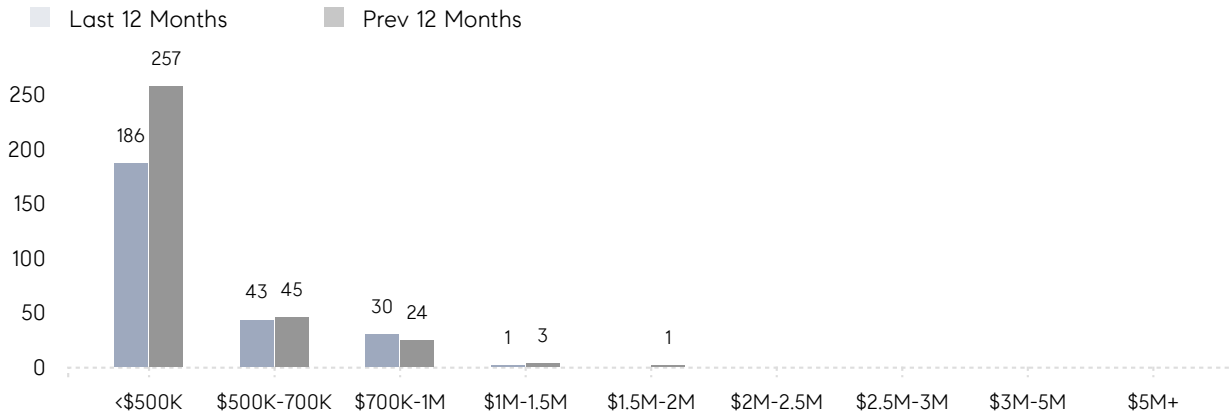
Union City

JULY 2023

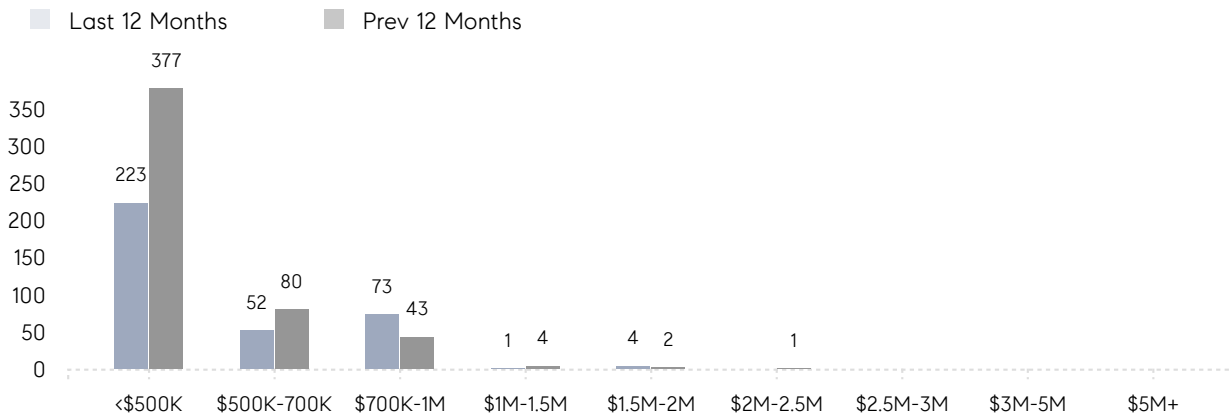
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Upper Saddle River Market Insights

Upper Saddle River

JULY 2023

UNDER CONTRACT

8	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-33%	8%	5%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

12	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-40%	3%	18%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

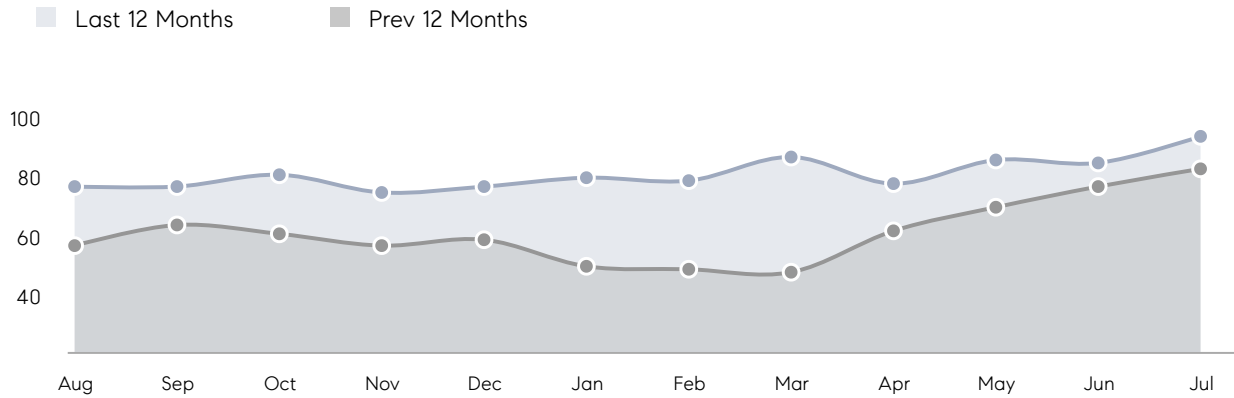
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	39	-38%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$1,278,676	\$1,235,810	3.5%
	# OF CONTRACTS	8	12	-33.3%
	NEW LISTINGS	17	20	-15%
Houses	AVERAGE DOM	27	34	-21%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$1,335,986	\$1,328,933	1%
	# OF CONTRACTS	3	9	-67%
	NEW LISTINGS	15	14	7%
Condo/Co-op/TH	AVERAGE DOM	18	53	-66%
	% OF ASKING PRICE	110%	105%	
	AVERAGE SOLD PRICE	\$1,164,055	\$956,441	22%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	2	6	-67%

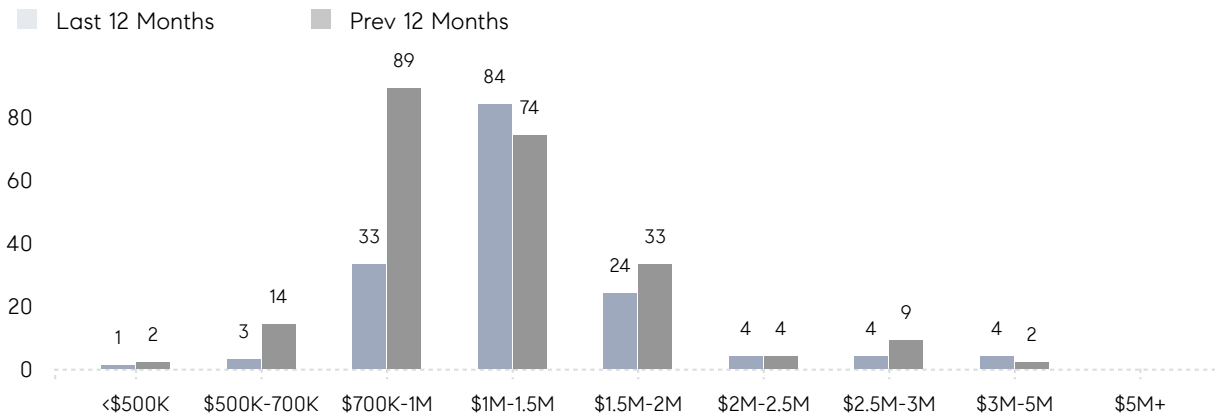
Upper Saddle River

JULY 2023

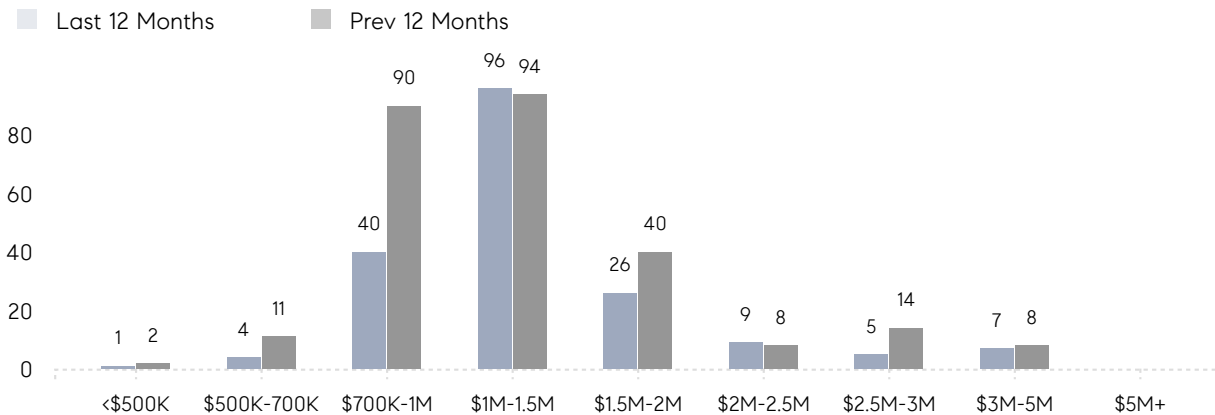
Monthly Inventory



Contracts By Price Range



Listings By Price Range

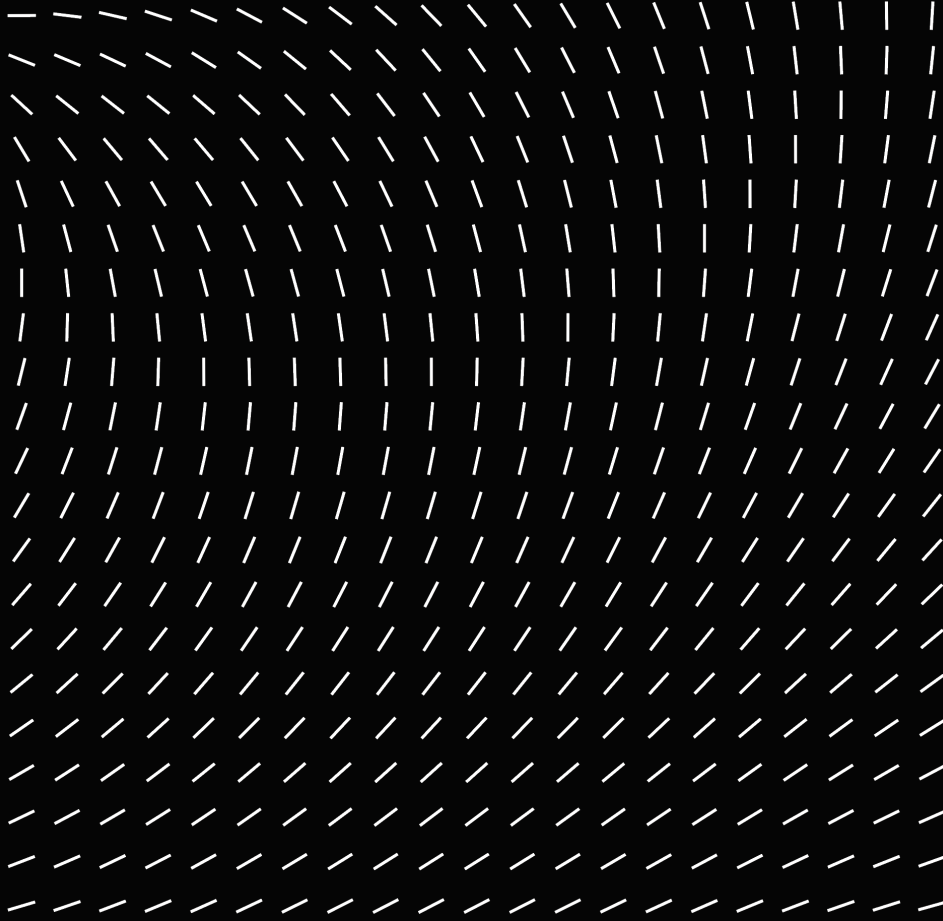




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COMPASS

July 2023

Verona Market Insights

Verona

JULY 2023

UNDER CONTRACT

26	\$484K	\$479K
Total Properties	Average Price	Median Price
-7%	-17%	-12%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

25	\$580K	\$585K
Total Properties	Average Price	Median Price
39%	-6%	5%
Increase From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

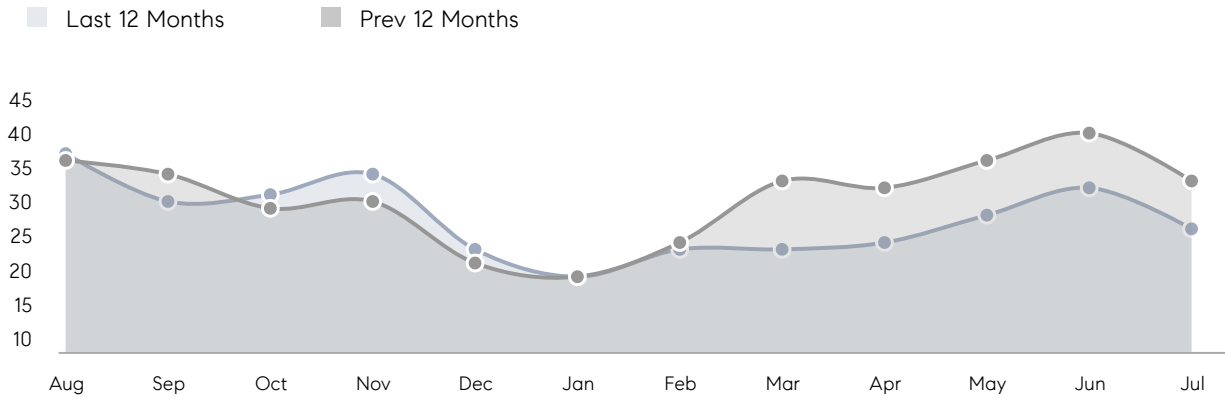
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	31	34	-9%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$580,865	\$619,194	-6.2%
	# OF CONTRACTS	26	28	-7.1%
	NEW LISTINGS	23	24	-4%
Houses	AVERAGE DOM	35	16	119%
	% OF ASKING PRICE	104%	109%	
	AVERAGE SOLD PRICE	\$784,134	\$691,367	13%
	# OF CONTRACTS	14	20	-30%
	NEW LISTINGS	11	16	-31%
Condo/Co-op/TH	AVERAGE DOM	27	124	-78%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$393,231	\$258,333	52%
	# OF CONTRACTS	12	8	50%
	NEW LISTINGS	12	8	50%

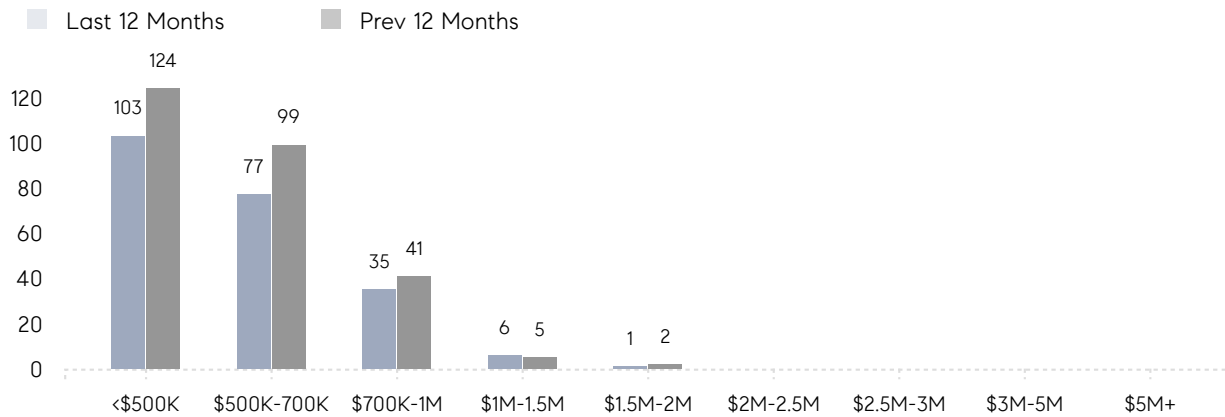
Verona

JULY 2023

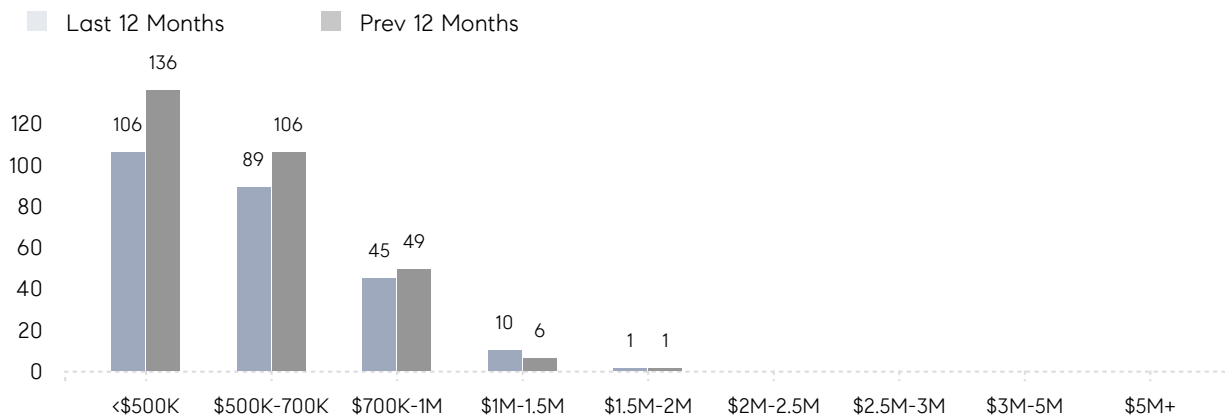
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Waldwick Market Insights

Waldwick

JULY 2023

UNDER CONTRACT

12
Total
Properties

\$594K
Average
Price

\$567K
Median
Price

-14%
Decrease From
Jul 2022

14%
Increase From
Jul 2022

5%
Increase From
Jul 2022

UNITS SOLD

13
Total
Properties

\$581K
Average
Price

\$620K
Median
Price

0%
Change From
Jul 2022

-4%
Decrease From
Jul 2022

2%
Increase From
Jul 2022

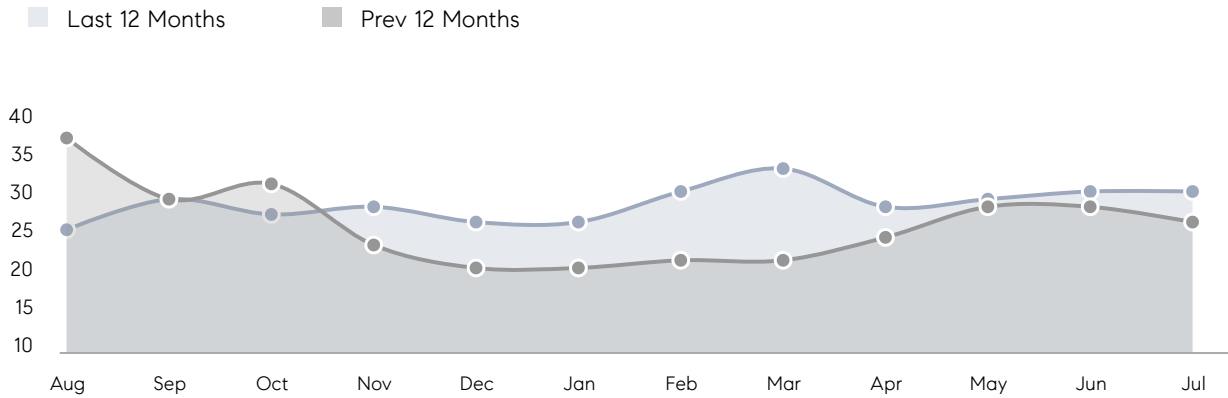
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	13	69%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$581,462	\$604,769	-3.9%
	# OF CONTRACTS	12	14	-14.3%
	NEW LISTINGS	9	13	-31%
Houses	AVERAGE DOM	25	13	92%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$566,273	\$604,769	-6%
	# OF CONTRACTS	11	12	-8%
	NEW LISTINGS	9	12	-25%
Condo/Co-op/TH	AVERAGE DOM	9	-	-
	% OF ASKING PRICE	111%	-	
	AVERAGE SOLD PRICE	\$665,000	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	1	0%

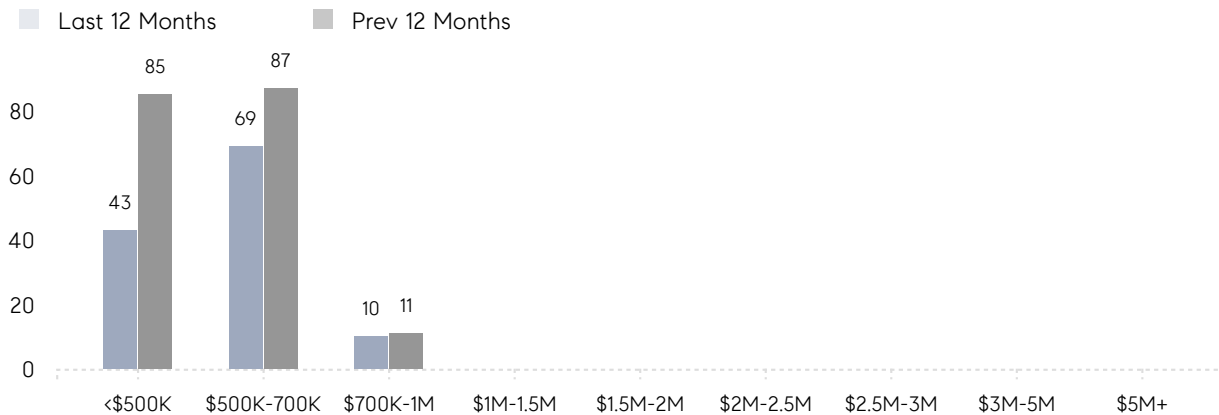
Waldwick

JULY 2023

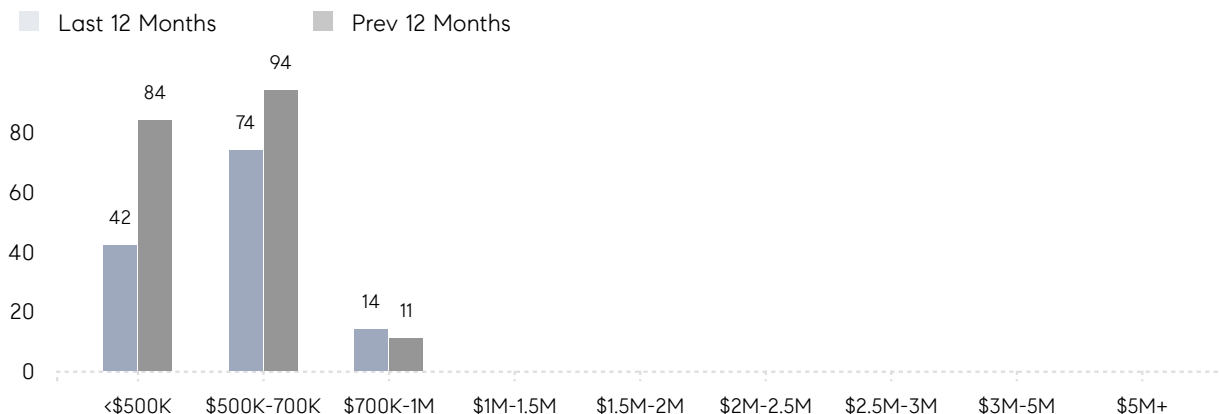
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Wallington Market Insights

Wallington

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$440K
Average
Price

\$384K
Median
Price

67%
Increase From
Jul 2022

6%
Increase From
Jul 2022

-11%
Decrease From
Jul 2022

UNITS SOLD

3
Total
Properties

\$480K
Average
Price

\$470K
Median
Price

0%
Change From
Jul 2022

-
Change From
Jul 2022

-
Change From
Jul 2022

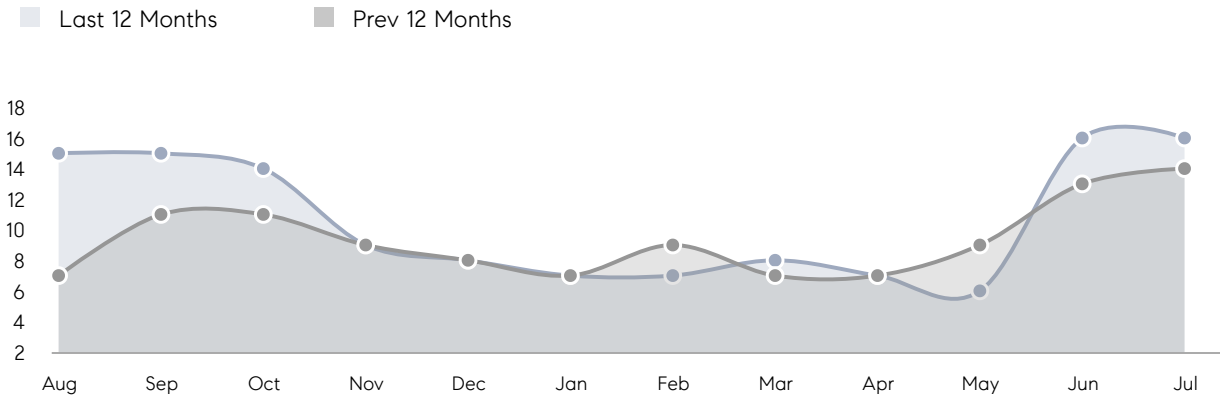
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	17	-	-
	% OF ASKING PRICE	107%	-	
	AVERAGE SOLD PRICE	\$480,667	-	-
	# OF CONTRACTS	5	3	66.7%
	NEW LISTINGS	5	3	67%
Houses	AVERAGE DOM	17	-	-
	% OF ASKING PRICE	107%	-	
	AVERAGE SOLD PRICE	\$480,667	-	-
	# OF CONTRACTS	5	1	400%
	NEW LISTINGS	5	2	150%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	1	0%

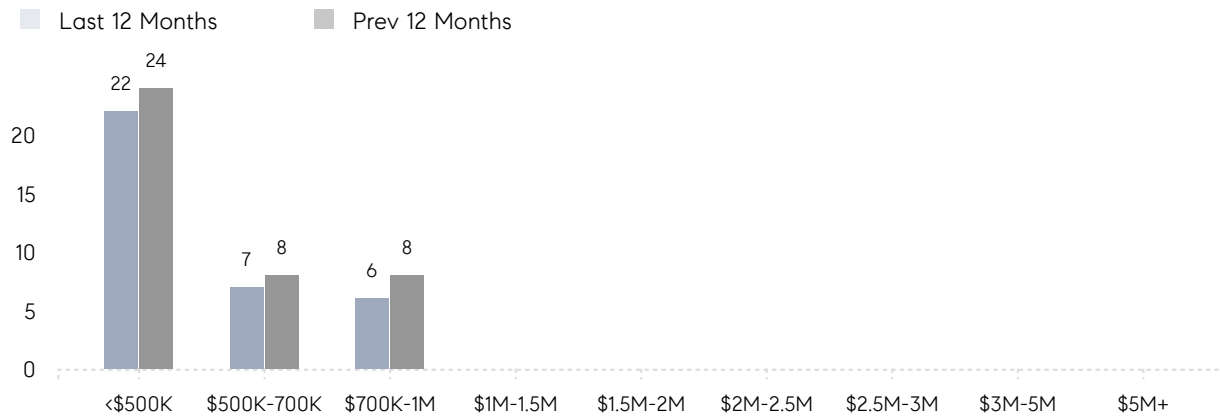
Wallington

JULY 2023

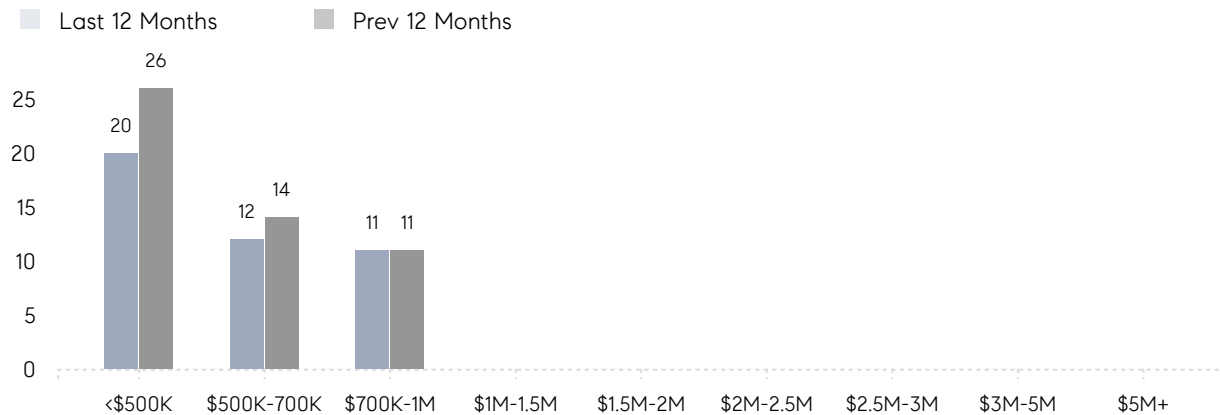
Monthly Inventory



Contracts By Price Range



Listings By Price Range

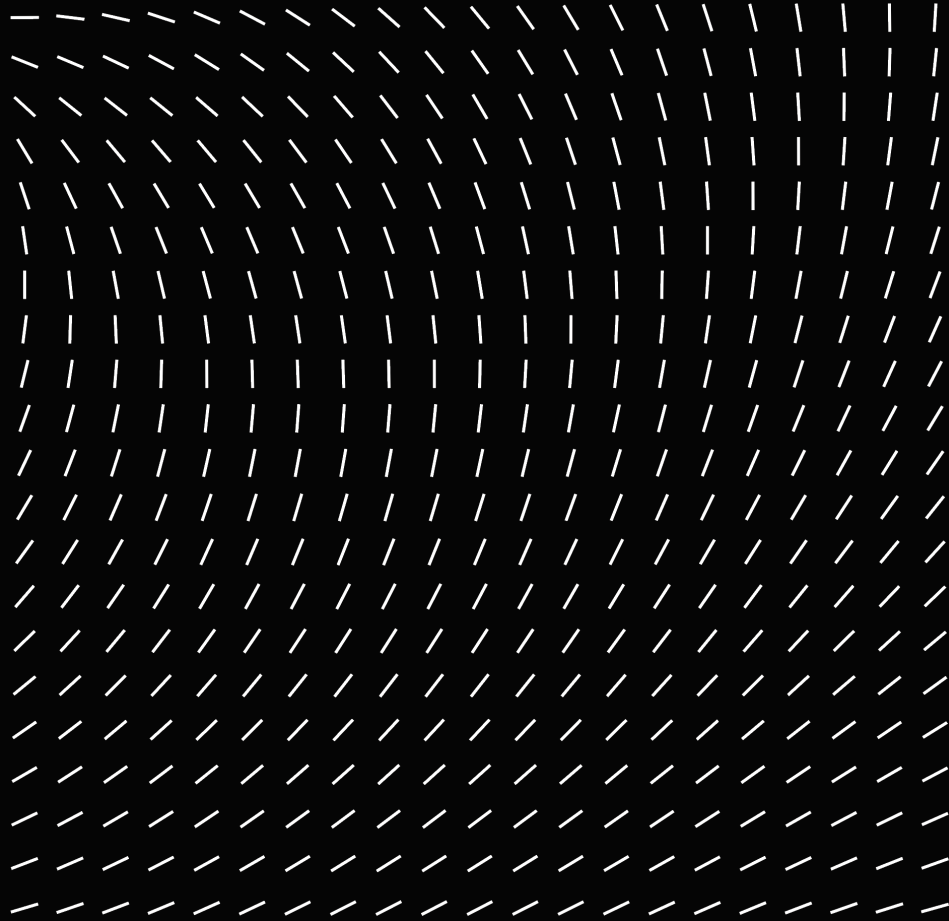




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COMPASS

July 2023

Warren Market Insights

Warren

JULY 2023

UNDER CONTRACT

21	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
-16%	22%	26%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

30	\$1.1M	\$999K
Total Properties	Average Price	Median Price
36%	16%	9%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

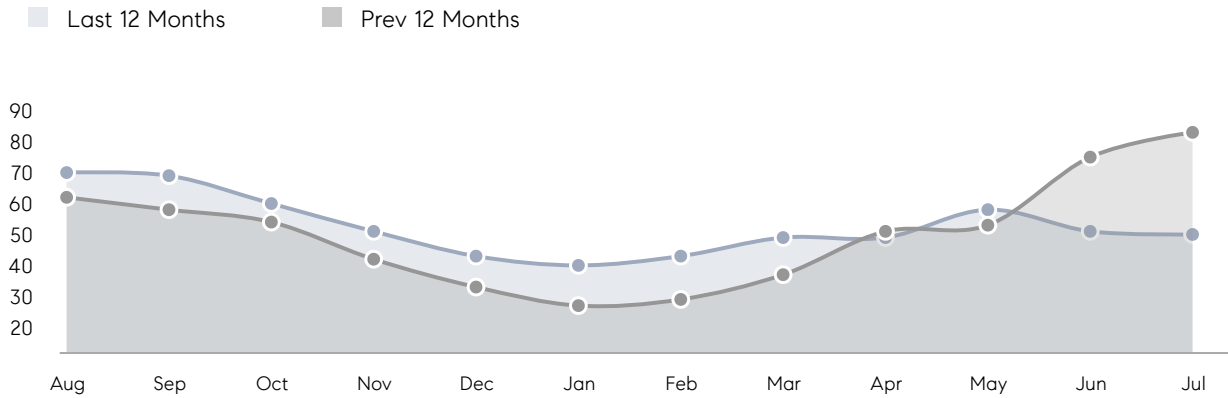
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	33	-24%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$1,130,891	\$975,241	16.0%
	# OF CONTRACTS	21	25	-16.0%
	NEW LISTINGS	27	38	-29%
Houses	AVERAGE DOM	25	35	-29%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$1,128,862	\$947,175	19%
	# OF CONTRACTS	18	25	-28%
	NEW LISTINGS	22	34	-35%
Condo/Co-op/TH	AVERAGE DOM	24	19	26%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$1,189,729	\$1,255,901	-5%
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	5	4	25%

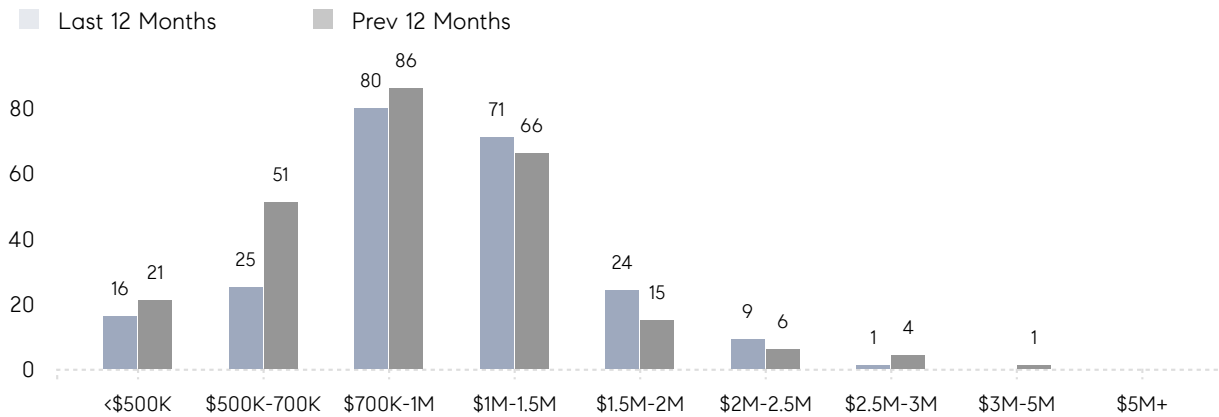
Warren

JULY 2023

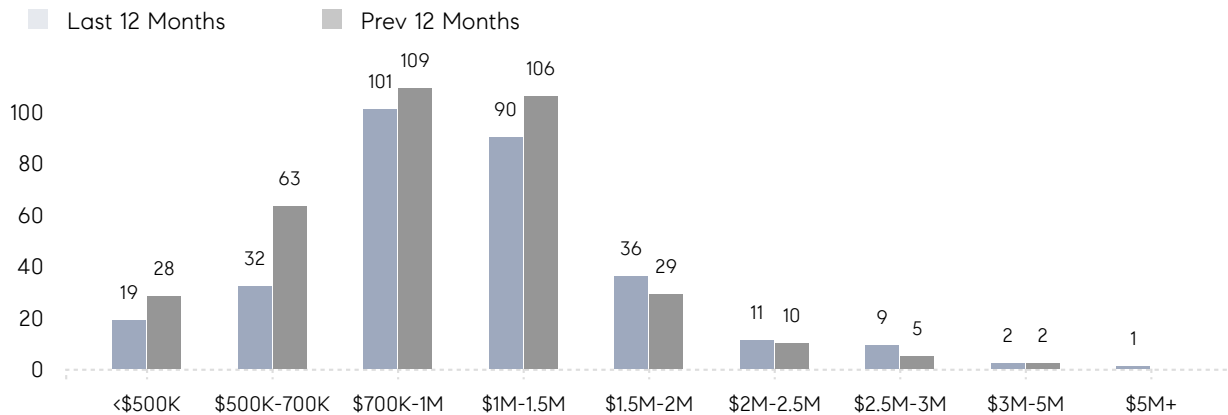
Monthly Inventory



Contracts By Price Range



Listings By Price Range

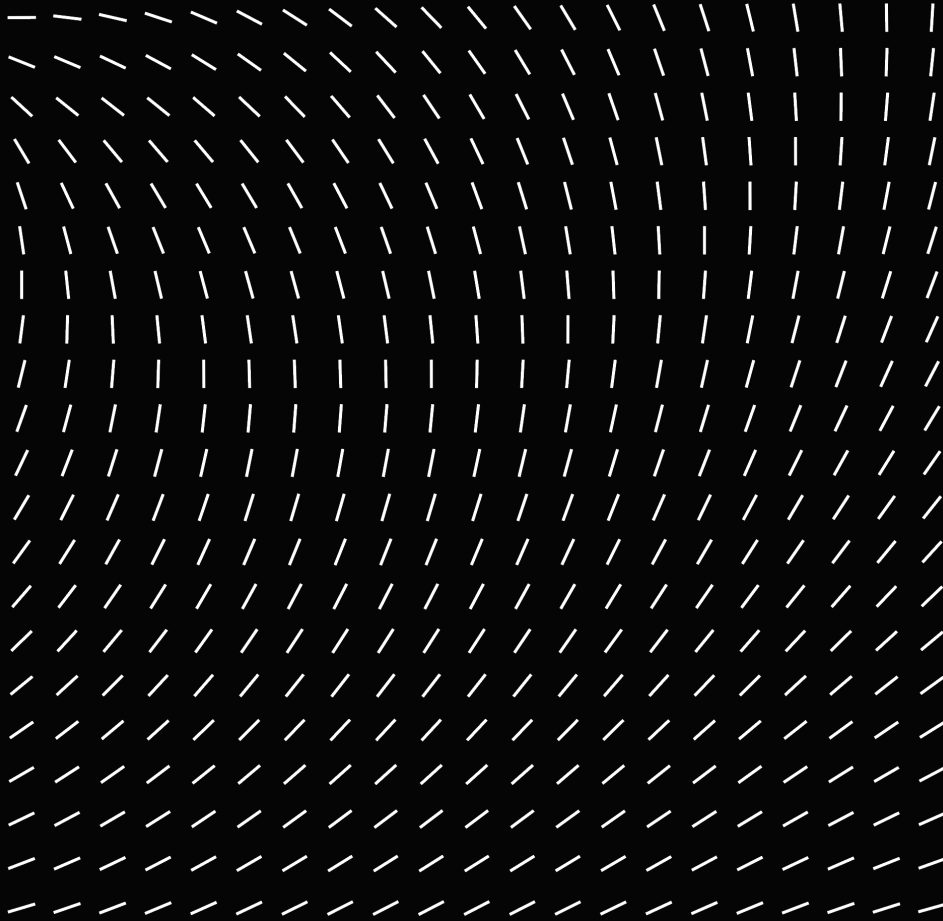




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COMPASS

July 2023

Washington Township Market Insights

Washington Township

JULY 2023

UNDER CONTRACT

6	\$663K	\$649K
Total Properties	Average Price	Median Price
-40%	-32%	-8%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

16	\$707K	\$625K
Total Properties	Average Price	Median Price
14%	6%	-1%
Increase From Jul 2022	Increase From Jul 2022	Change From Jul 2022

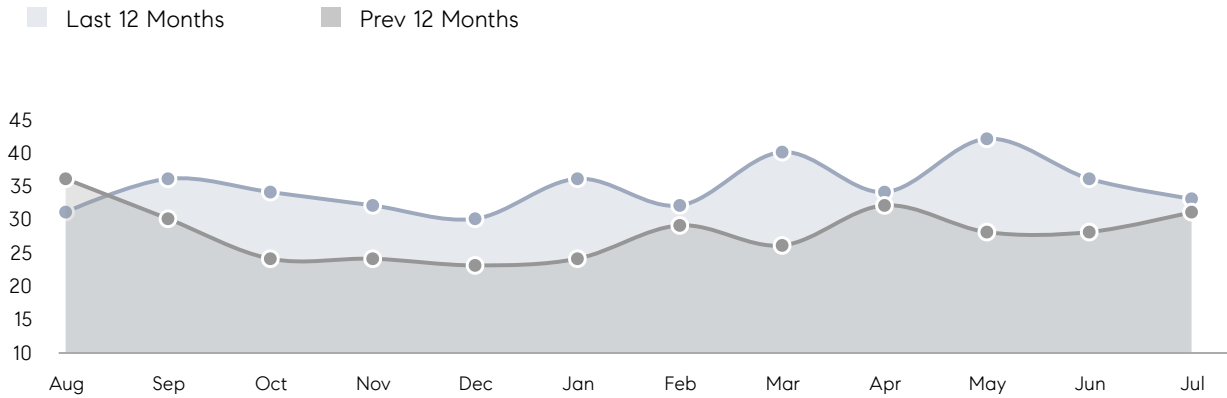
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	33	21	57%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$707,250	\$668,714	5.8%
	# OF CONTRACTS	6	10	-40.0%
	NEW LISTINGS	5	15	-67%
Houses	AVERAGE DOM	44	19	132%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$772,455	\$704,818	10%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	4	11	-64%
Condo/Co-op/TH	AVERAGE DOM	10	28	-64%
	% OF ASKING PRICE	104%	94%	
	AVERAGE SOLD PRICE	\$563,800	\$536,333	5%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	1	4	-75%

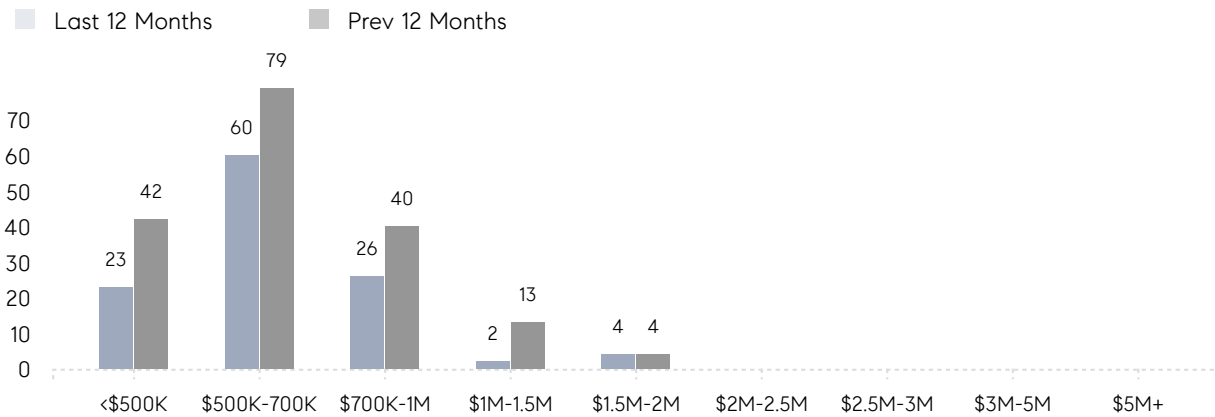
Washington Township

JULY 2023

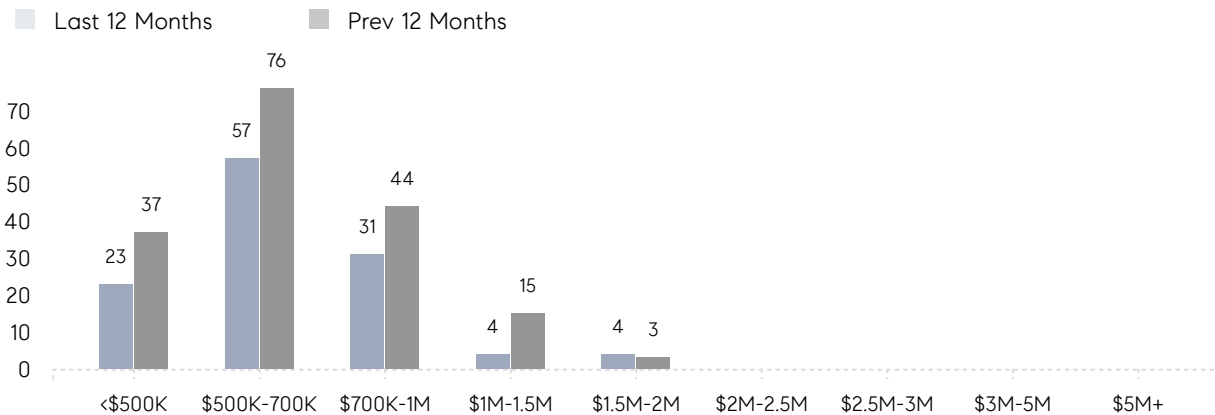
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Watchung Market Insights

Watchung

JULY 2023

UNDER CONTRACT

5	\$994K	\$765K
Total Properties	Average Price	Median Price
-50%	-6%	-21%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

4	\$1.3M	\$1.2M
Total Properties	Average Price	Median Price
-67%	26%	23%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

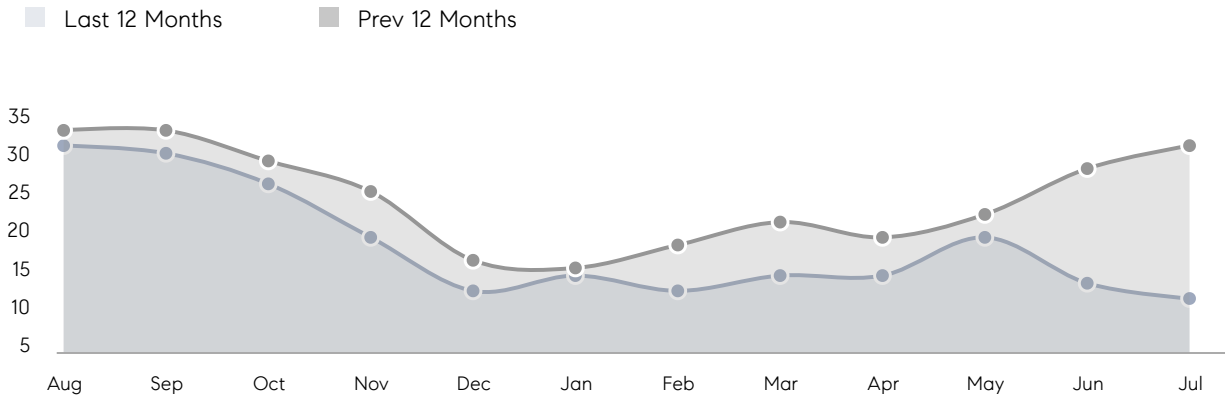
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	83	25	232%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$1,360,000	\$1,078,833	26.1%
	# OF CONTRACTS	5	10	-50.0%
	NEW LISTINGS	5	15	-67%
Houses	AVERAGE DOM	83	25	232%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$1,360,000	\$1,078,833	26%
	# OF CONTRACTS	5	9	-44%
	NEW LISTINGS	5	14	-64%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

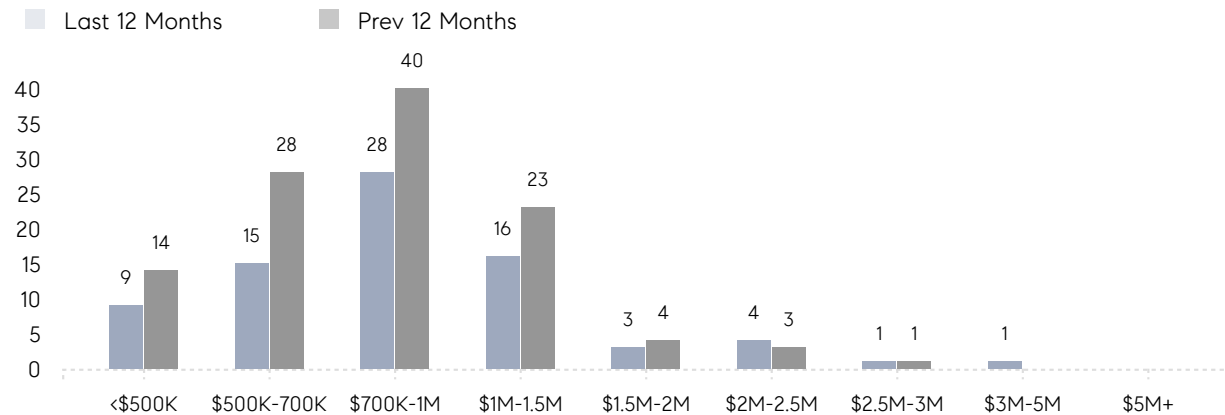
Watchung

JULY 2023

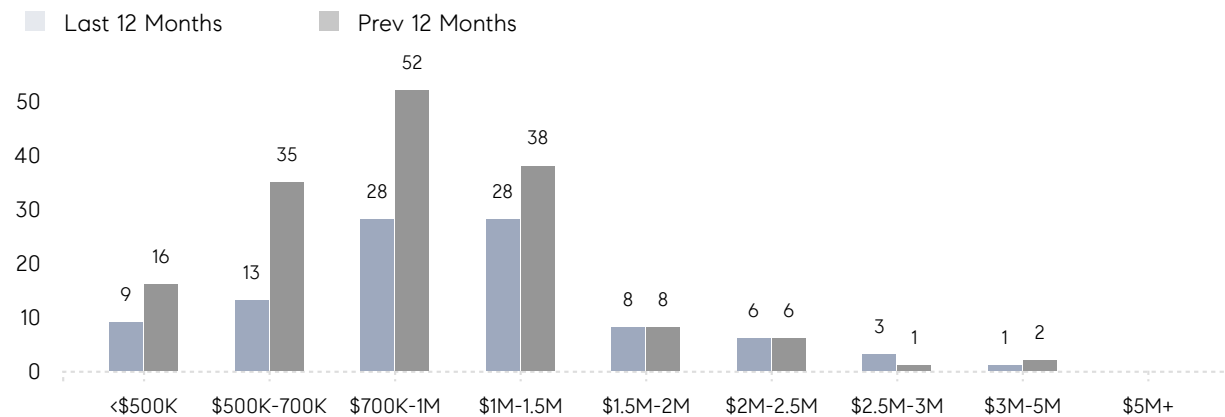
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Wayne Market Insights

Wayne

JULY 2023

UNDER CONTRACT

67
Total
Properties

\$601K
Average
Price

\$579K
Median
Price

-19%
Decrease From
Jul 2022

0%
Change From
Jul 2022

-2%
Decrease From
Jul 2022

UNITS SOLD

55
Total
Properties

\$690K
Average
Price

\$613K
Median
Price

-35%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

4%
Increase From
Jul 2022

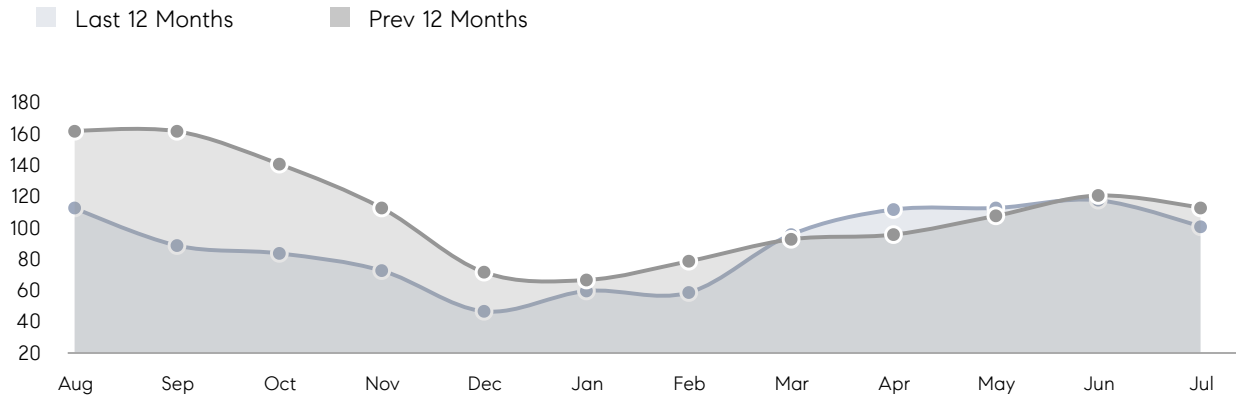
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	27	26	4%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$690,864	\$632,343	9.3%
	# OF CONTRACTS	67	83	-19.3%
	NEW LISTINGS	65	83	-22%
Houses	AVERAGE DOM	27	27	0%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$784,250	\$742,772	6%
	# OF CONTRACTS	52	63	-17%
	NEW LISTINGS	48	72	-33%
Condo/Co-op/TH	AVERAGE DOM	25	25	0%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$482,118	\$386,000	25%
	# OF CONTRACTS	15	20	-25%
	NEW LISTINGS	17	11	55%

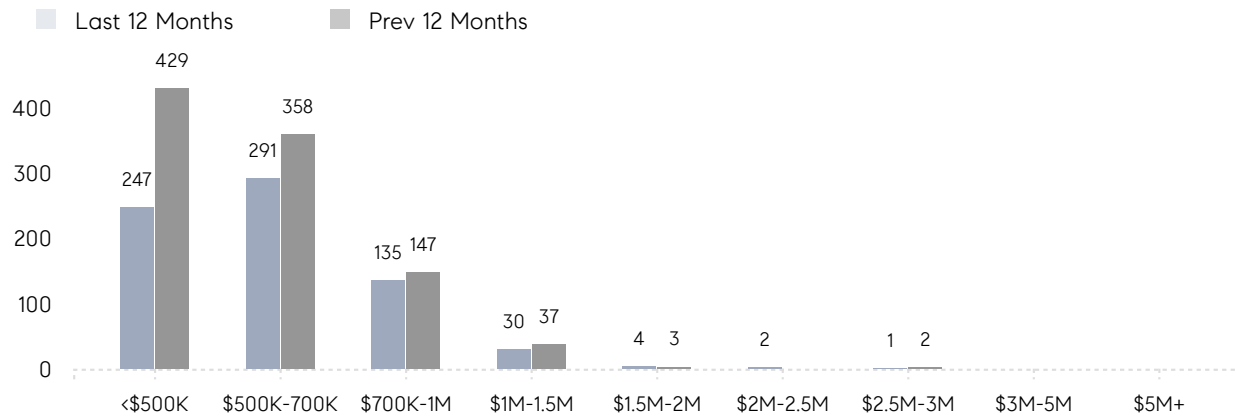
Wayne

JULY 2023

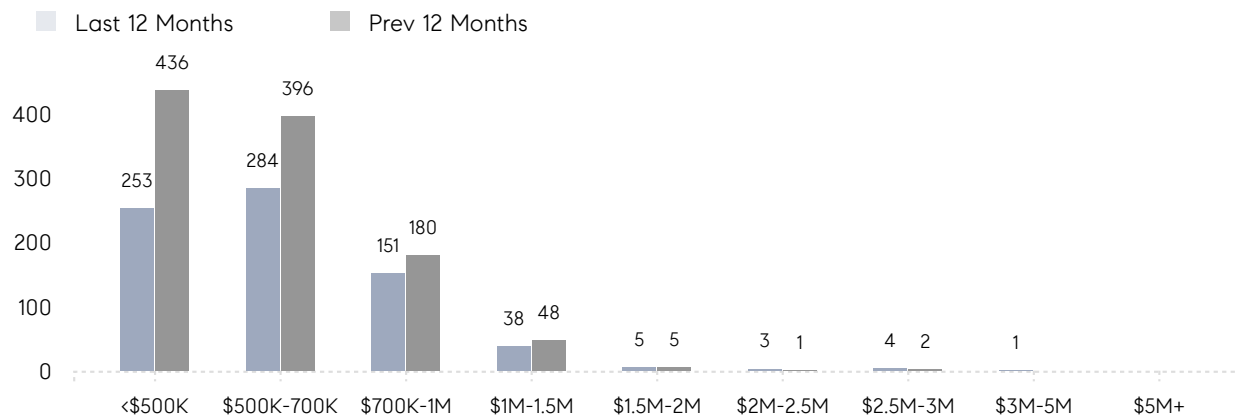
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Weehawken Market Insights

Weehawken

JULY 2023

UNDER CONTRACT

9
Total
Properties

\$1.6M
Average
Price

\$1.2M
Median
Price

-44%
Decrease From
Jul 2022

55%
Increase From
Jul 2022

74%
Increase From
Jul 2022

UNITS SOLD

12
Total
Properties

\$812K
Average
Price

\$700K
Median
Price

-45%
Decrease From
Jul 2022

-6%
Decrease From
Jul 2022

-2%
Decrease From
Jul 2022

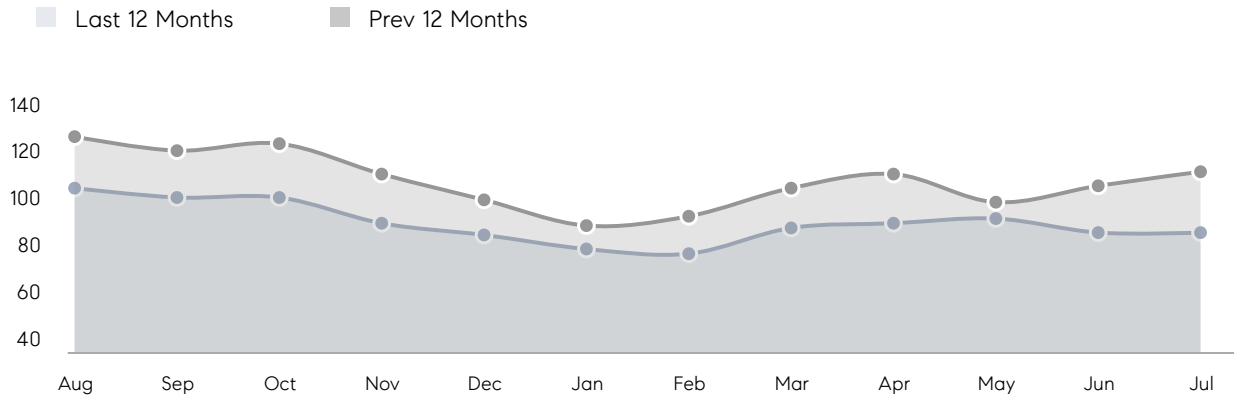
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	27	47	-43%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$812,130	\$862,386	-5.8%
	# OF CONTRACTS	9	16	-43.7%
	NEW LISTINGS	18	34	-47%
Houses	AVERAGE DOM	41	40	3%
	% OF ASKING PRICE	105%	94%	
	AVERAGE SOLD PRICE	\$1,197,777	\$2,025,000	-41%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	6	8	-25%
Condo/Co-op/TH	AVERAGE DOM	24	48	-50%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$735,000	\$746,125	-1%
	# OF CONTRACTS	8	15	-47%
	NEW LISTINGS	12	26	-54%

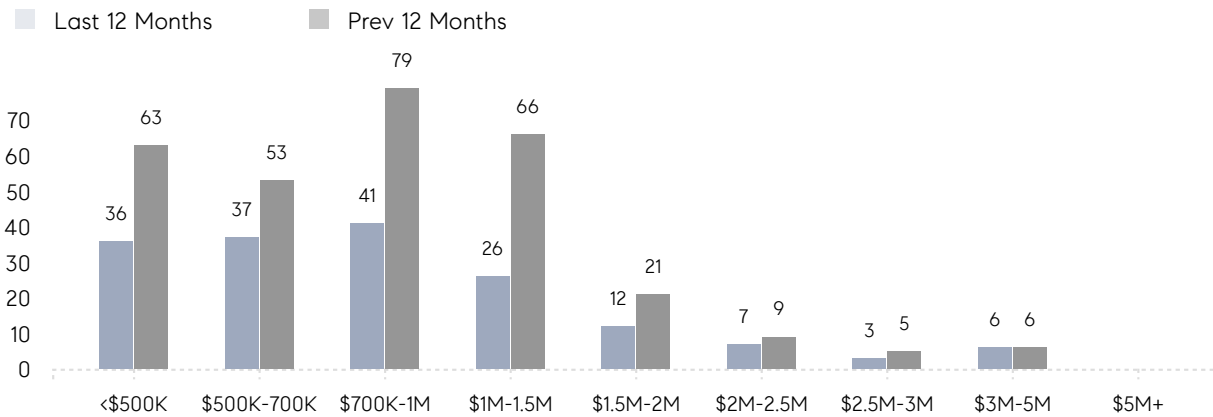
Weehawken

JULY 2023

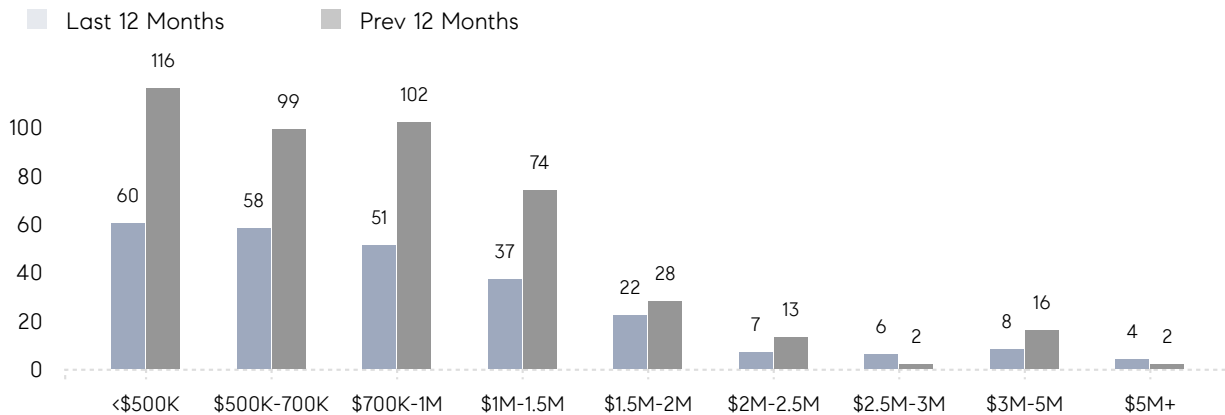
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

West Caldwell Market Insights

West Caldwell

JULY 2023

UNDER CONTRACT

13
Total
Properties

\$523K
Average
Price

\$569K
Median
Price

-7%
Decrease From
Jul 2022

-10%
Decrease From
Jul 2022

-1%
Decrease From
Jul 2022

UNITS SOLD

10
Total
Properties

\$683K
Average
Price

\$656K
Median
Price

-52%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

-11%
Decrease From
Jul 2022

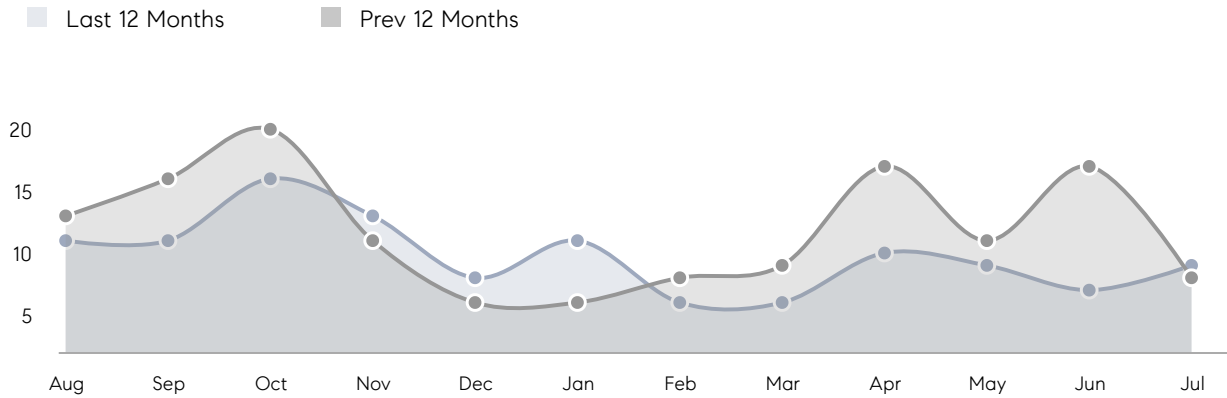
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	27	16	69%
	% OF ASKING PRICE	109%	106%	
	AVERAGE SOLD PRICE	\$683,682	\$712,238	-4.0%
	# OF CONTRACTS	13	14	-7.1%
	NEW LISTINGS	11	6	83%
Houses	AVERAGE DOM	27	17	59%
	% OF ASKING PRICE	109%	106%	
	AVERAGE SOLD PRICE	\$683,682	\$731,100	-6%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	9	6	50%
Condo/Co-op/TH	AVERAGE DOM	-	8	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$335,000	-
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	2	0	0%

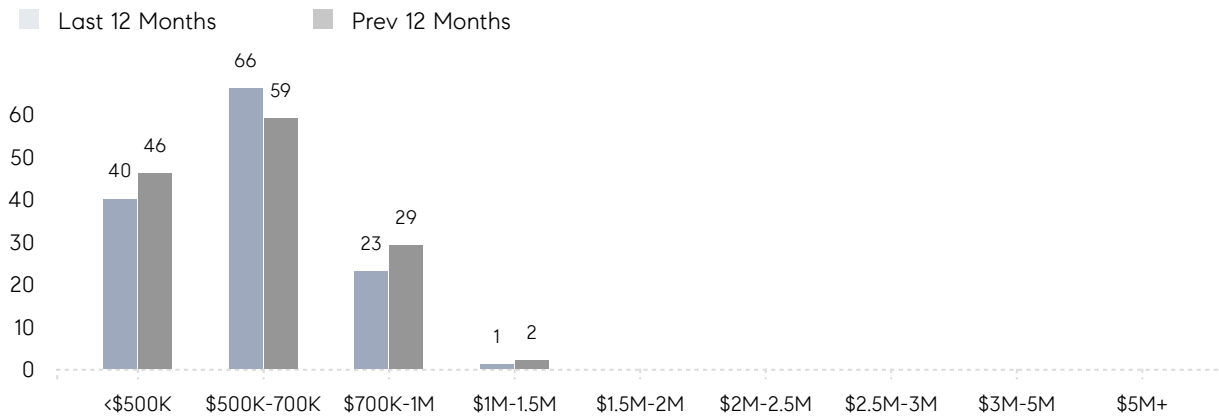
West Caldwell

JULY 2023

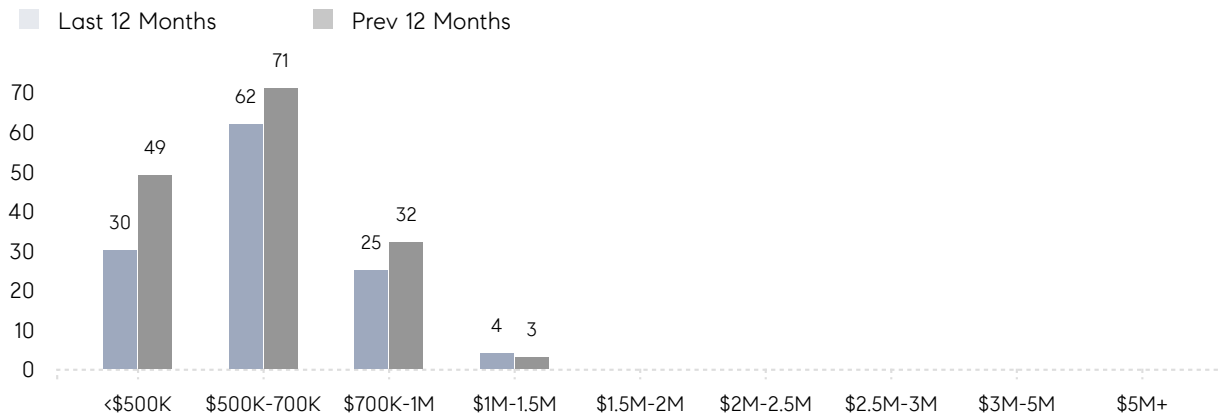
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

West Milford Market Insights

West Milford

JULY 2023

UNDER CONTRACT

47
Total
Properties

\$422K
Average
Price

\$425K
Median
Price

0%
Change From
Jul 2022

8%
Increase From
Jul 2022

13%
Increase From
Jul 2022

UNITS SOLD

19
Total
Properties

\$431K
Average
Price

\$405K
Median
Price

-56%
Decrease From
Jul 2022

12%
Increase From
Jul 2022

7%
Increase From
Jul 2022

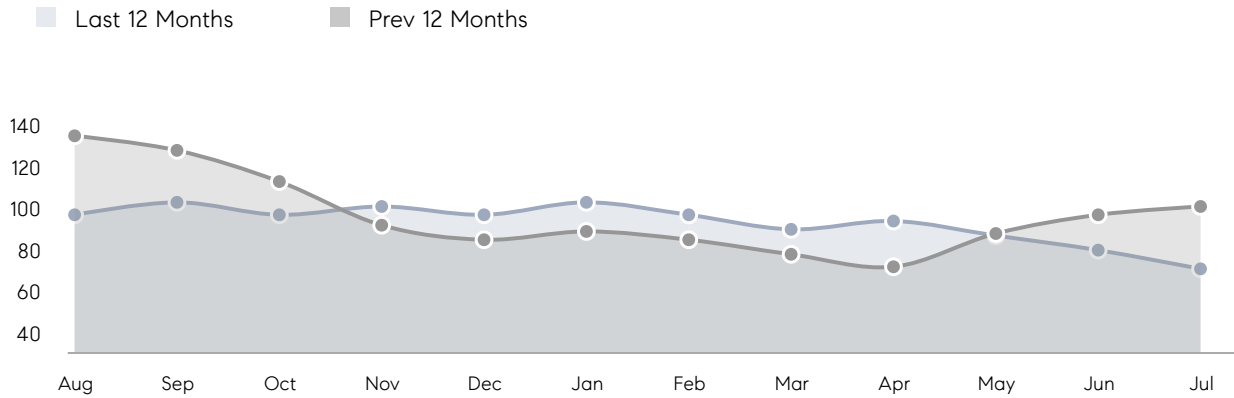
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	52	33	58%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$431,678	\$385,584	12.0%
	# OF CONTRACTS	47	47	0.0%
	NEW LISTINGS	42	62	-32%
Houses	AVERAGE DOM	58	34	71%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$458,930	\$393,390	17%
	# OF CONTRACTS	39	40	-2%
	NEW LISTINGS	36	47	-23%
Condo/Co-op/TH	AVERAGE DOM	23	24	-4%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$286,333	\$281,500	2%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	6	15	-60%

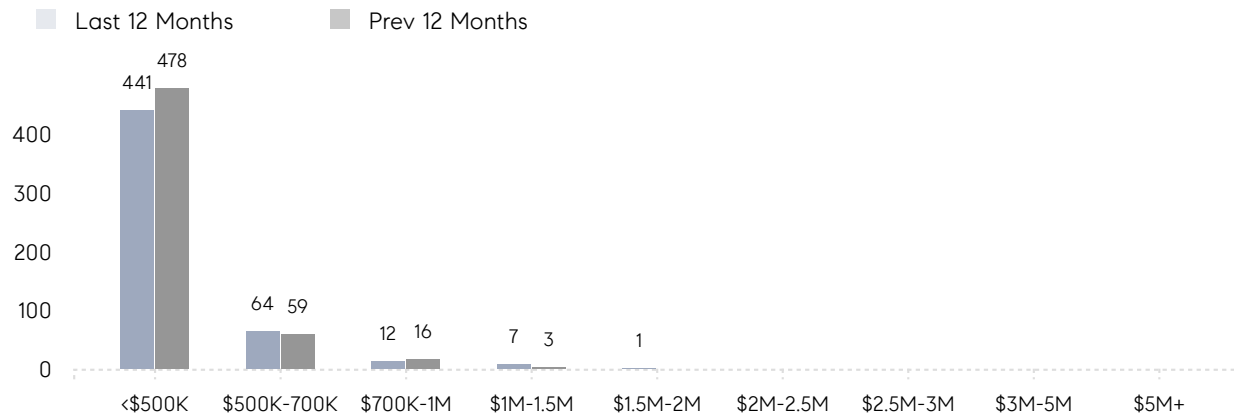
West Milford

JULY 2023

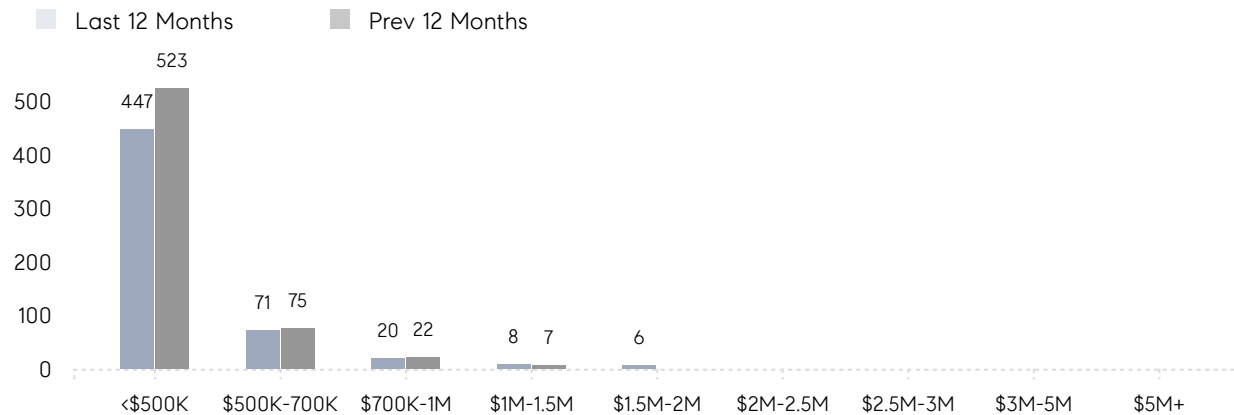
Monthly Inventory



Contracts By Price Range



Listings By Price Range

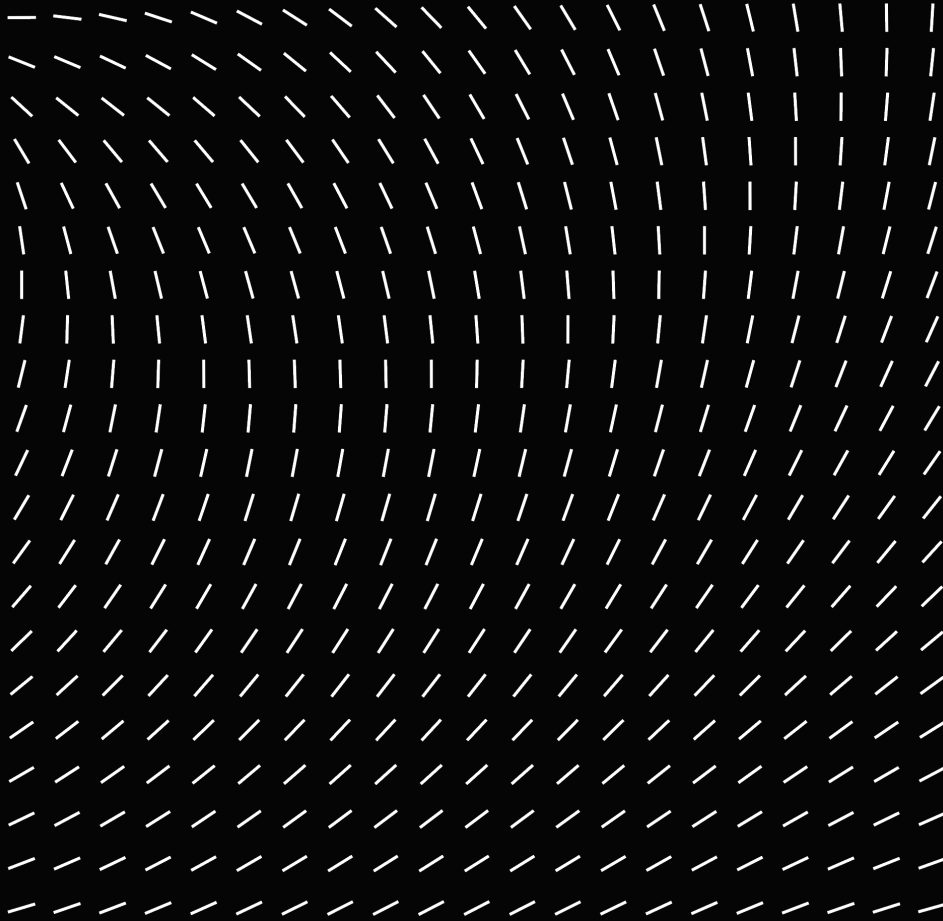




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COMPASS

July 2023

West New York Market Insights

West New York

JULY 2023

UNDER CONTRACT

13
Total
Properties

\$574K
Average
Price

\$515K
Median
Price

-35%
Decrease From
Jul 2022

14%
Increase From
Jul 2022

8%
Increase From
Jul 2022

UNITS SOLD

13
Total
Properties

\$686K
Average
Price

\$785K
Median
Price

-48%
Decrease From
Jul 2022

47%
Increase From
Jul 2022

76%
Increase From
Jul 2022

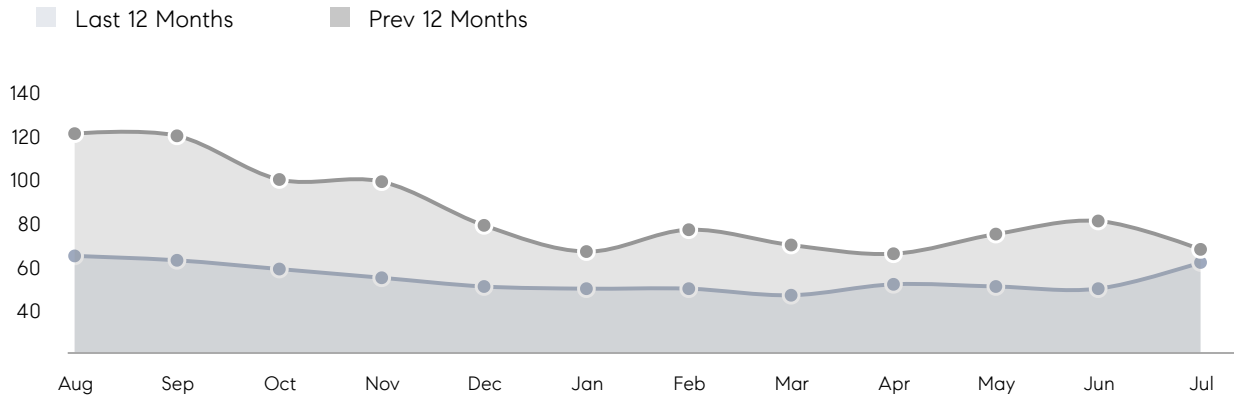
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	31	35	-11%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$686,038	\$465,632	47.3%
	# OF CONTRACTS	13	20	-35.0%
	NEW LISTINGS	35	22	59%
Houses	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$445,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	1	100%
Condo/Co-op/TH	AVERAGE DOM	31	35	-11%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$686,038	\$466,492	47%
	# OF CONTRACTS	13	19	-32%
	NEW LISTINGS	33	21	57%

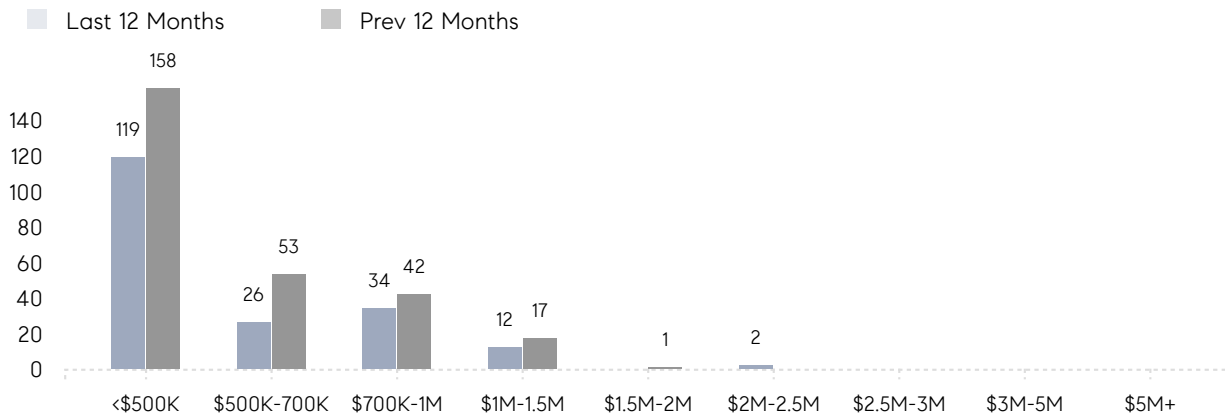
West New York

JULY 2023

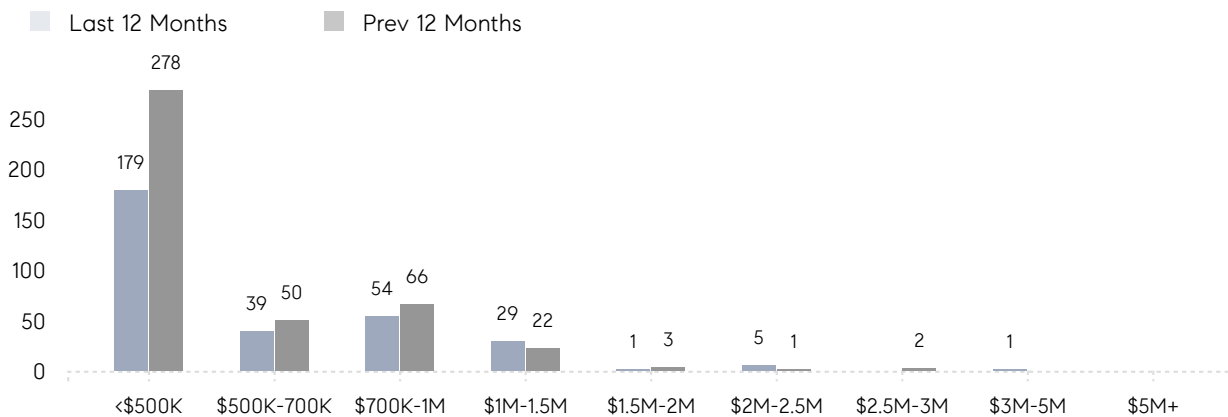
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

West Orange Market Insights

West Orange

JULY 2023

UNDER CONTRACT

47
Total
Properties

\$578K
Average
Price

\$549K
Median
Price

-41%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

51
Total
Properties

\$602K
Average
Price

\$595K
Median
Price

-26%
Decrease From
Jul 2022

0%
Change From
Jul 2022

7%
Increase From
Jul 2022

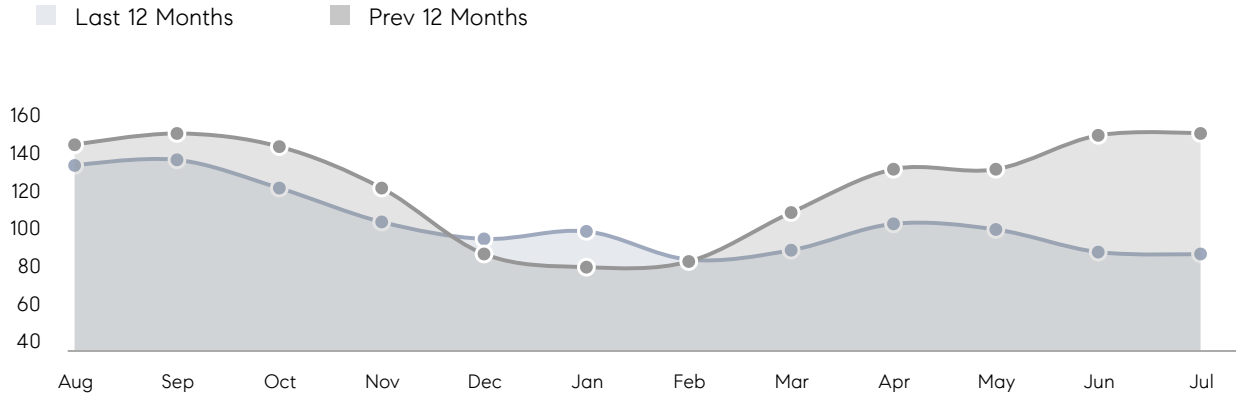
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	19	21%
	% OF ASKING PRICE	108%	110%	
	AVERAGE SOLD PRICE	\$602,531	\$599,735	0.5%
	# OF CONTRACTS	47	79	-40.5%
	NEW LISTINGS	54	81	-33%
Houses	AVERAGE DOM	23	20	15%
	% OF ASKING PRICE	109%	111%	
	AVERAGE SOLD PRICE	\$663,519	\$613,334	8%
	# OF CONTRACTS	31	56	-45%
	NEW LISTINGS	40	57	-30%
Condo/Co-op/TH	AVERAGE DOM	24	16	50%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$499,816	\$554,688	-10%
	# OF CONTRACTS	16	23	-30%
	NEW LISTINGS	14	24	-42%

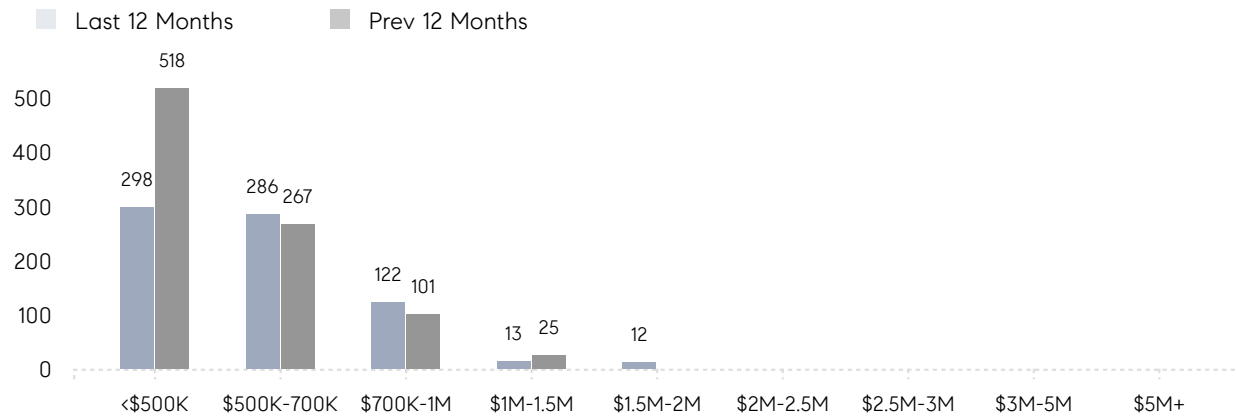
West Orange

JULY 2023

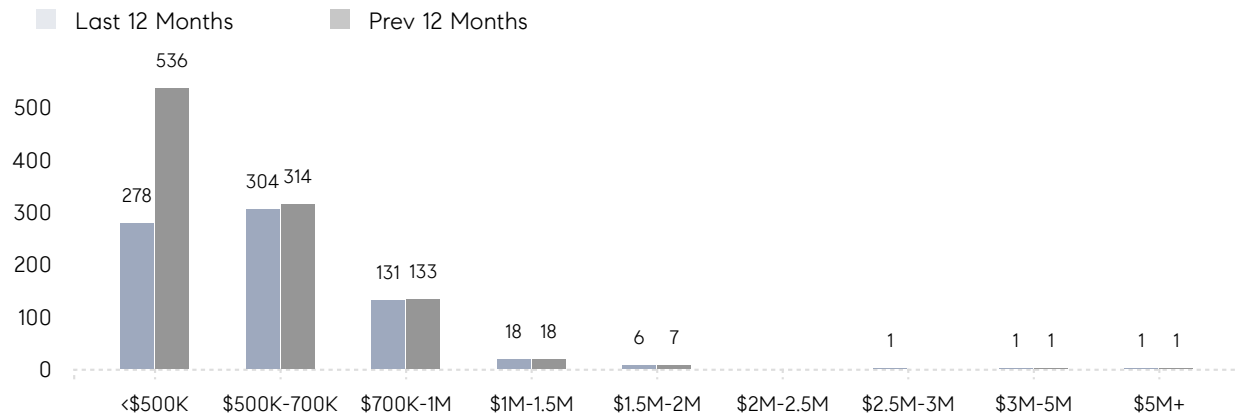
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Westfield Market Insights

Westfield

JULY 2023

UNDER CONTRACT

26
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

4%
Increase From
Jul 2022

4%
Increase From
Jul 2022

9%
Increase From
Jul 2022

UNITS SOLD

26
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

-32%
Decrease From
Jul 2022

-5%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

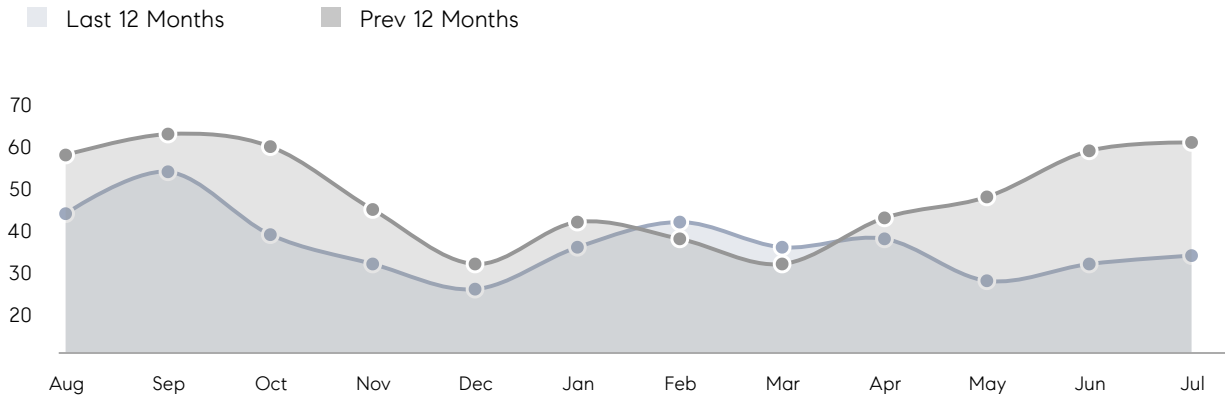
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	17	29	-41%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$1,162,231	\$1,224,076	-5.1%
	# OF CONTRACTS	26	25	4.0%
	NEW LISTINGS	32	38	-16%
Houses	AVERAGE DOM	17	30	-43%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$1,271,935	\$1,243,469	2%
	# OF CONTRACTS	25	22	14%
	NEW LISTINGS	30	35	-14%
Condo/Co-op/TH	AVERAGE DOM	12	14	-14%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$321,167	\$875,000	-63%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	2	3	-33%

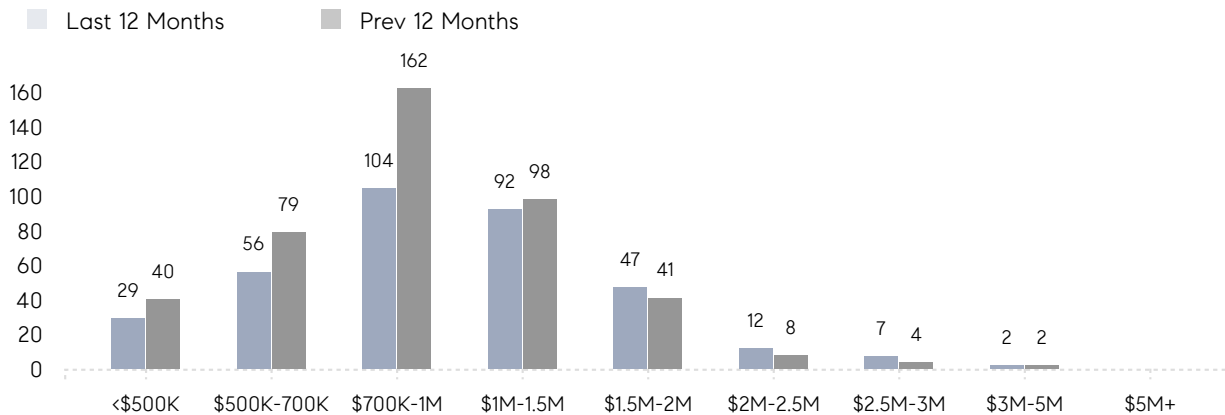
Westfield

JULY 2023

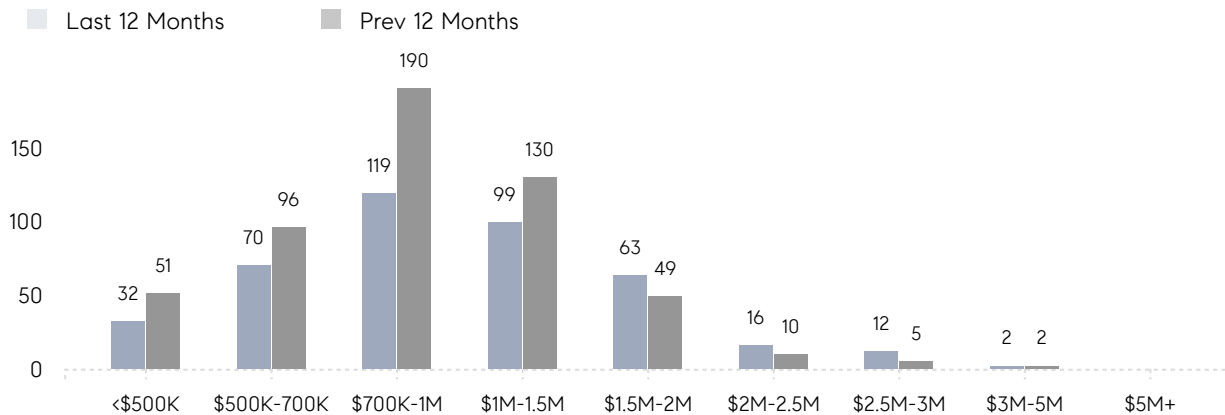
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Westwood Market Insights

Westwood

JULY 2023

UNDER CONTRACT

6
Total
Properties

\$690K
Average
Price

\$698K
Median
Price

-60%
Decrease From
Jul 2022

21%
Increase From
Jul 2022

22%
Increase From
Jul 2022

UNITS SOLD

9
Total
Properties

\$651K
Average
Price

\$575K
Median
Price

-40%
Decrease From
Jul 2022

-6%
Decrease From
Jul 2022

-10%
Decrease From
Jul 2022

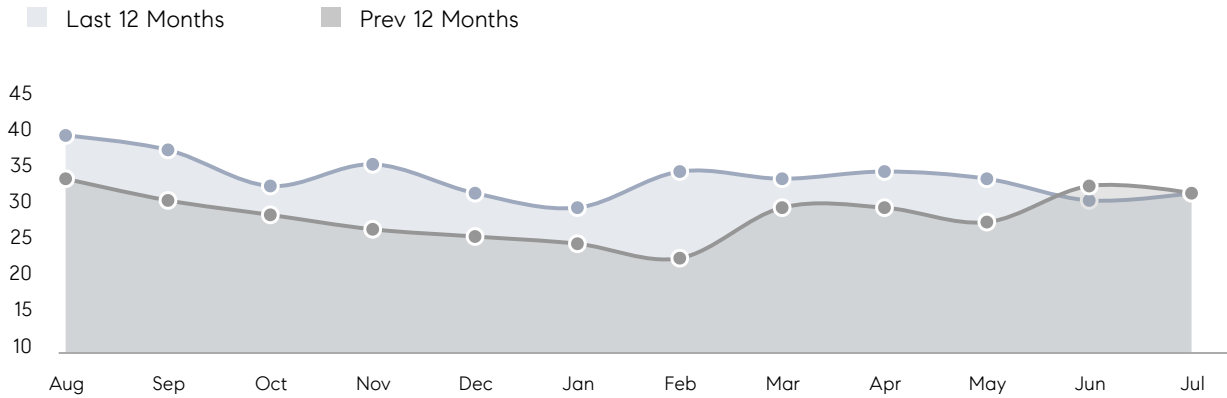
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	26	36	-28%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$651,500	\$692,913	-6.0%
	# OF CONTRACTS	6	15	-60.0%
	NEW LISTINGS	8	13	-38%
Houses	AVERAGE DOM	31	38	-18%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$754,071	\$724,907	4%
	# OF CONTRACTS	5	14	-64%
	NEW LISTINGS	7	12	-42%
Condo/Co-op/TH	AVERAGE DOM	10	20	-50%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$292,500	\$245,000	19%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	1	0%

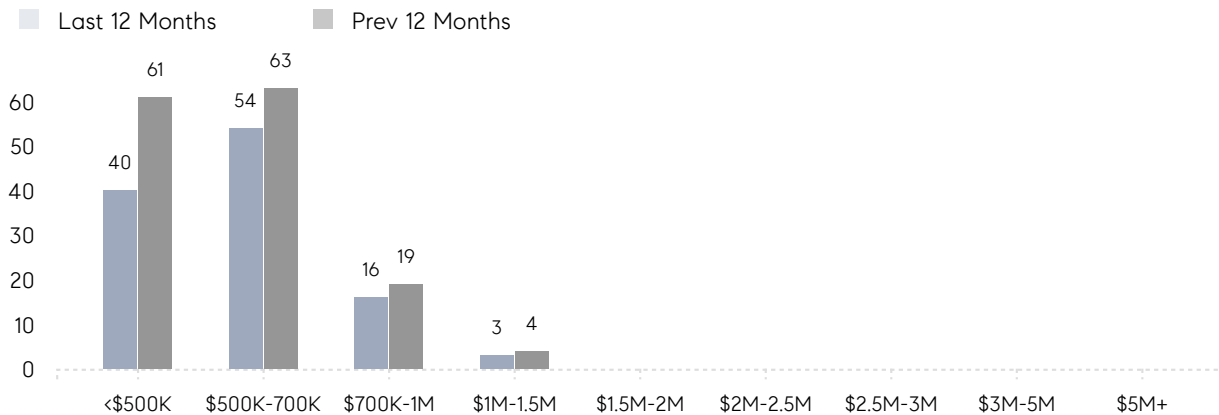
Westwood

JULY 2023

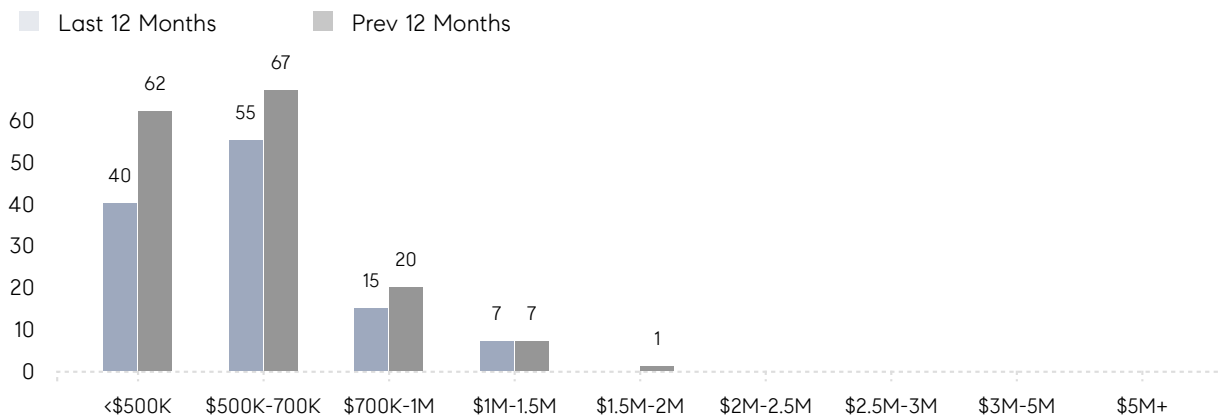
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Whippany Market Insights

Whippany

JULY 2023

UNDER CONTRACT

4	\$579K	\$511K
Total Properties	Average Price	Median Price
-43%	-7%	-10%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

3	\$727K	\$707K
Total Properties	Average Price	Median Price
-50%	21%	23%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

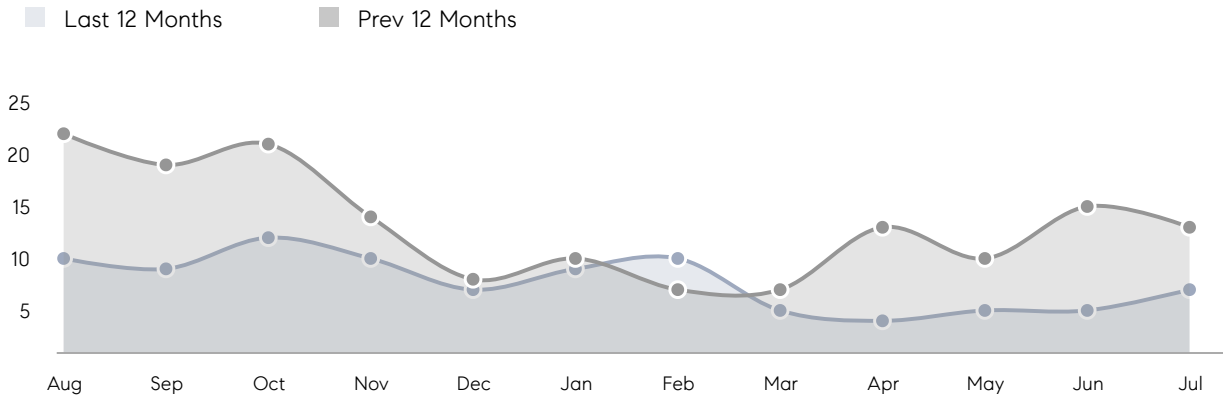
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	23	-30%
	% OF ASKING PRICE	106%	99%	
	AVERAGE SOLD PRICE	\$727,357	\$602,250	20.8%
	# OF CONTRACTS	4	7	-42.9%
	NEW LISTINGS	8	11	-27%
Houses	AVERAGE DOM	16	26	-38%
	% OF ASKING PRICE	106%	99%	
	AVERAGE SOLD PRICE	\$727,357	\$653,000	11%
	# OF CONTRACTS	2	6	-67%
	NEW LISTINGS	1	6	-83%
Condo/Co-op/TH	AVERAGE DOM	-	6	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$348,500	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	7	5	40%

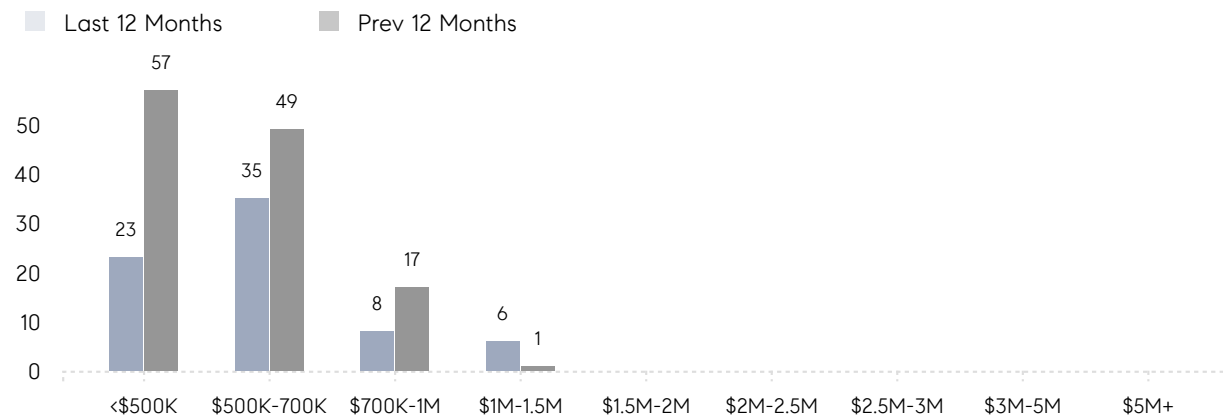
Whippany

JULY 2023

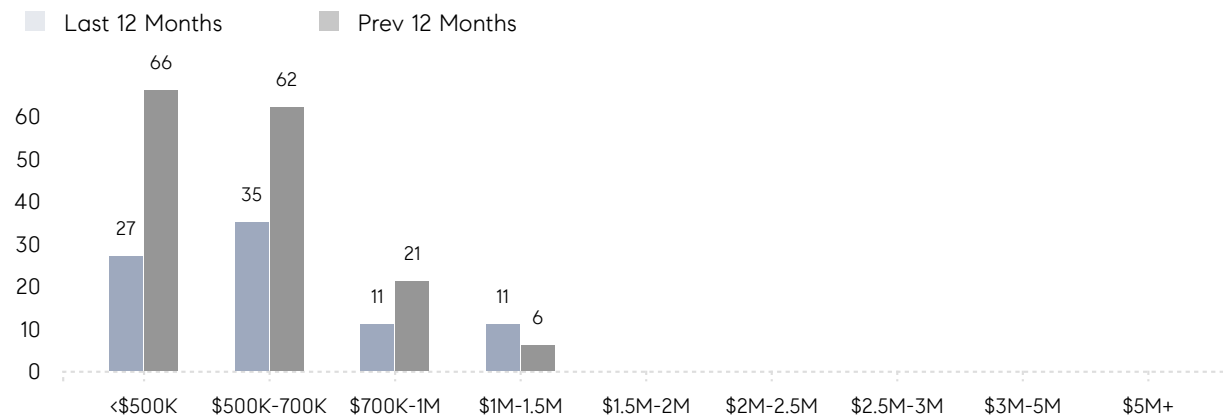
Monthly Inventory



Contracts By Price Range



Listings By Price Range

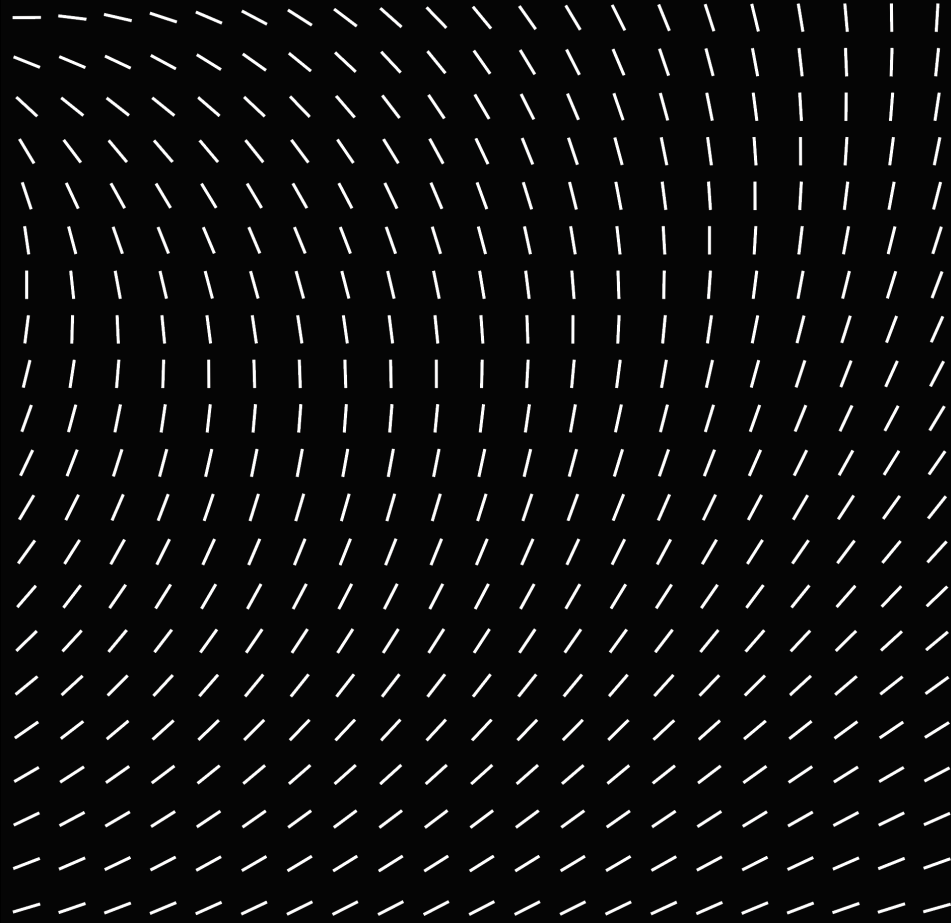




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COMPASS

July 2023

Wood-Ridge Market Insights

Wood-Ridge

JULY 2023

UNDER CONTRACT

11
Total
Properties

\$645K
Average
Price

\$650K
Median
Price

-27%
Decrease From
Jul 2022

25%
Increase From
Jul 2022

28%
Increase From
Jul 2022

UNITS SOLD

5
Total
Properties

\$629K
Average
Price

\$618K
Median
Price

-67%
Decrease From
Jul 2022

1%
Increase From
Jul 2022

0%
Change From
Jul 2022

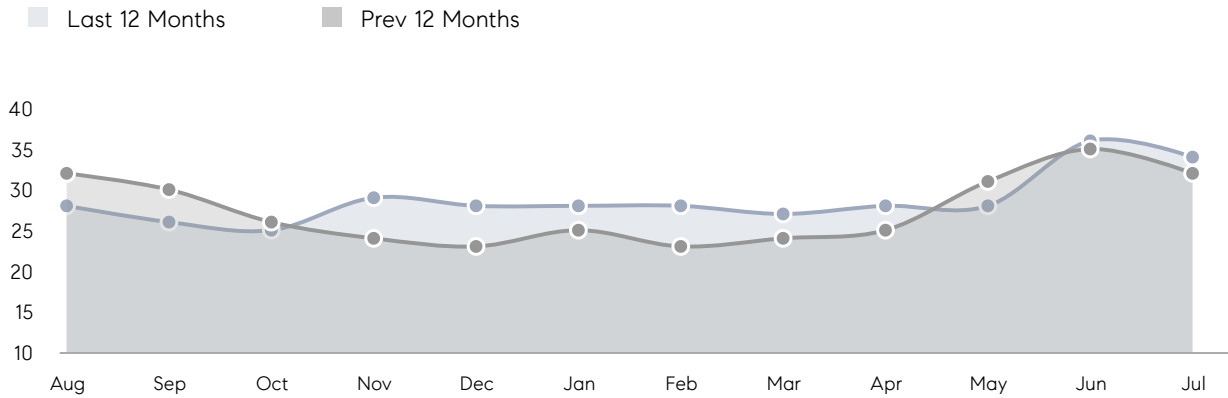
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	13	20	-35%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$629,980	\$621,442	1.4%
	# OF CONTRACTS	11	15	-26.7%
	NEW LISTINGS	9	12	-25%
Houses	AVERAGE DOM	14	23	-39%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$613,725	\$566,200	8%
	# OF CONTRACTS	3	12	-75%
	NEW LISTINGS	5	6	-17%
Condo/Co-op/TH	AVERAGE DOM	12	14	-14%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$695,000	\$731,927	-5%
	# OF CONTRACTS	8	3	167%
	NEW LISTINGS	4	6	-33%

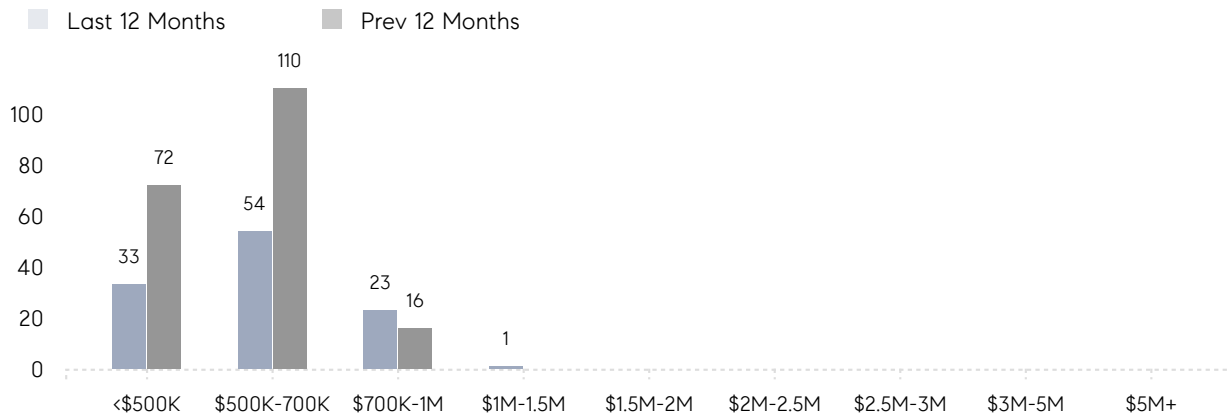
Wood-Ridge

JULY 2023

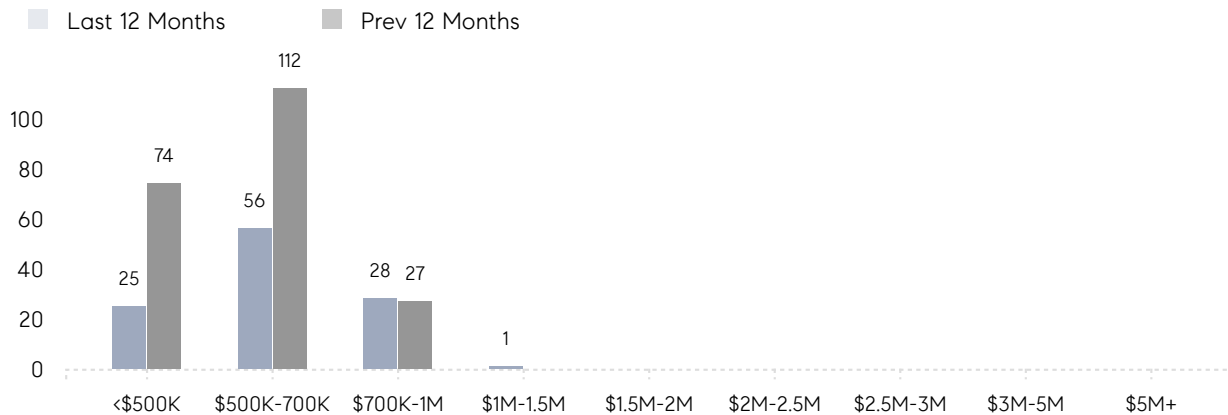
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Woodbridge Township Market Insights

Woodbridge Township

JULY 2023

UNDER CONTRACT

16
Total
Properties

\$496K
Average
Price

\$484K
Median
Price

-27%
Decrease From
Jul 2022

22%
Increase From
Jul 2022

19%
Increase From
Jul 2022

UNITS SOLD

6
Total
Properties

\$349K
Average
Price

\$375K
Median
Price

-71%
Decrease From
Jul 2022

-15%
Decrease From
Jul 2022

-11%
Decrease From
Jul 2022

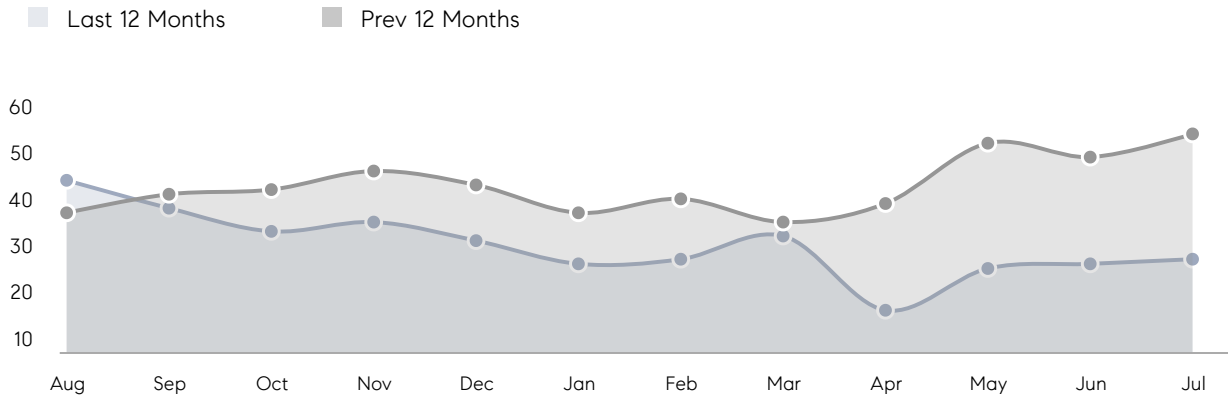
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	17	35	-51%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$349,917	\$413,276	-15.3%
	# OF CONTRACTS	16	22	-27.3%
	NEW LISTINGS	24	31	-23%
Houses	AVERAGE DOM	18	34	-47%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$347,667	\$453,576	-23%
	# OF CONTRACTS	16	18	-11%
	NEW LISTINGS	24	27	-11%
Condo/Co-op/TH	AVERAGE DOM	16	44	-64%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$352,167	\$242,000	46%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	0	4	0%

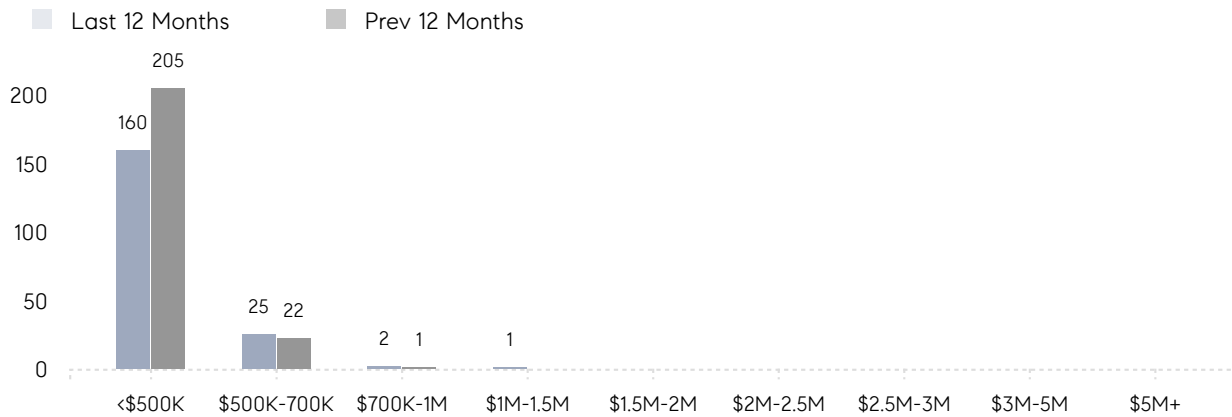
Woodbridge Township

JULY 2023

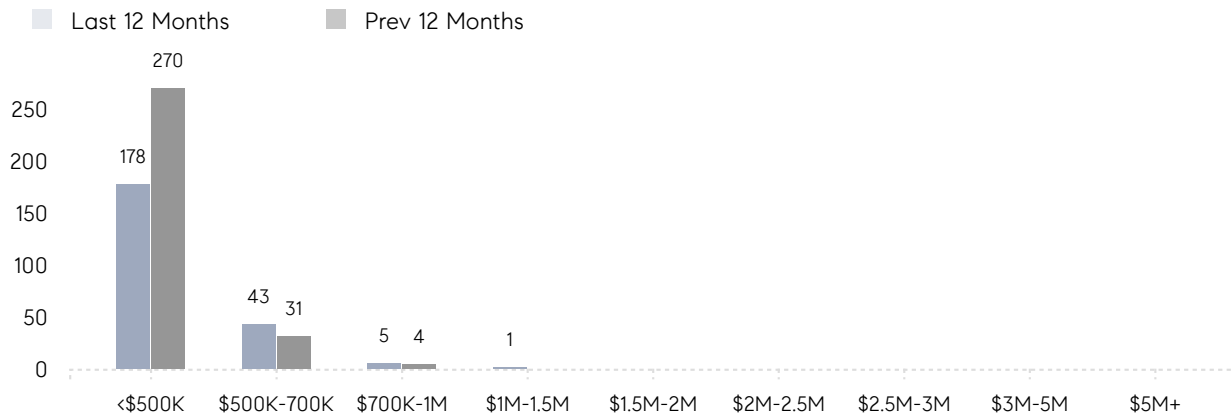
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Woodcliff Lake Market Insights

Woodcliff Lake

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$1.2M
Average
Price

\$959K
Median
Price

-44%
Decrease From
Jul 2022

22%
Increase From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

9
Total
Properties

\$1.0M
Average
Price

\$1.0M
Median
Price

125%
Increase From
Jul 2022

-17%
Decrease From
Jul 2022

4%
Increase From
Jul 2022

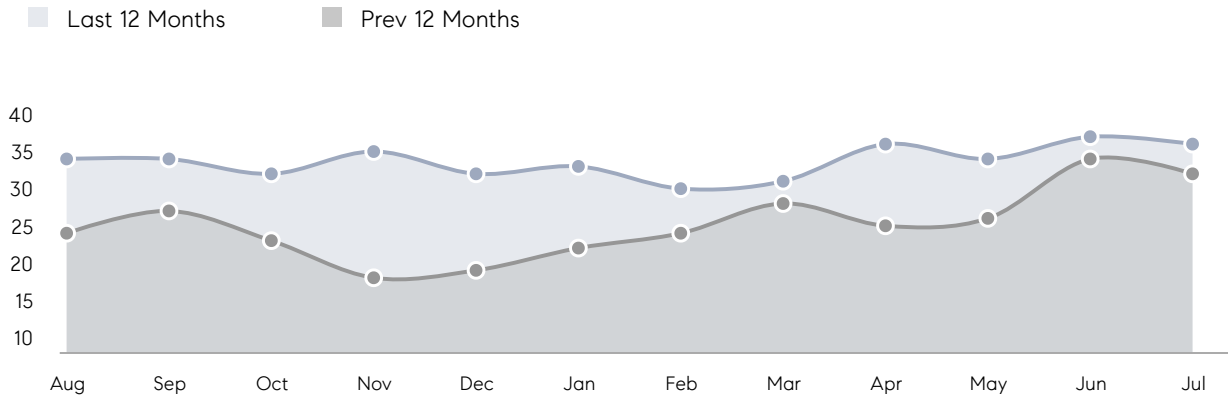
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	78	-76%
	% OF ASKING PRICE	101%	93%	
	AVERAGE SOLD PRICE	\$1,079,556	\$1,300,250	-17.0%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	6	9	-33%
Houses	AVERAGE DOM	20	99	-80%
	% OF ASKING PRICE	101%	93%	
	AVERAGE SOLD PRICE	\$1,119,625	\$1,437,000	-22%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	6	8	-25%
Condo/Co-op/TH	AVERAGE DOM	12	14	-14%
	% OF ASKING PRICE	100%	93%	
	AVERAGE SOLD PRICE	\$759,000	\$890,000	-15%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	0	1	0%

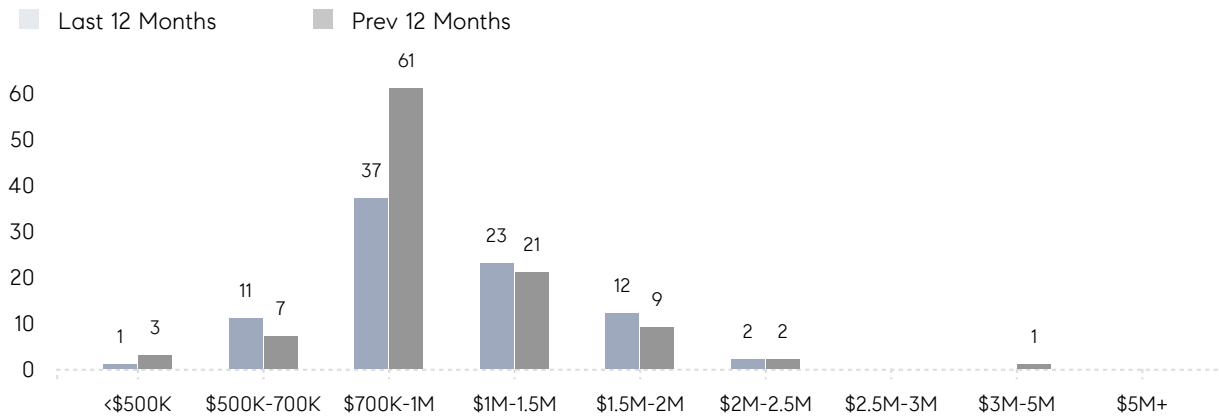
Woodcliff Lake

JULY 2023

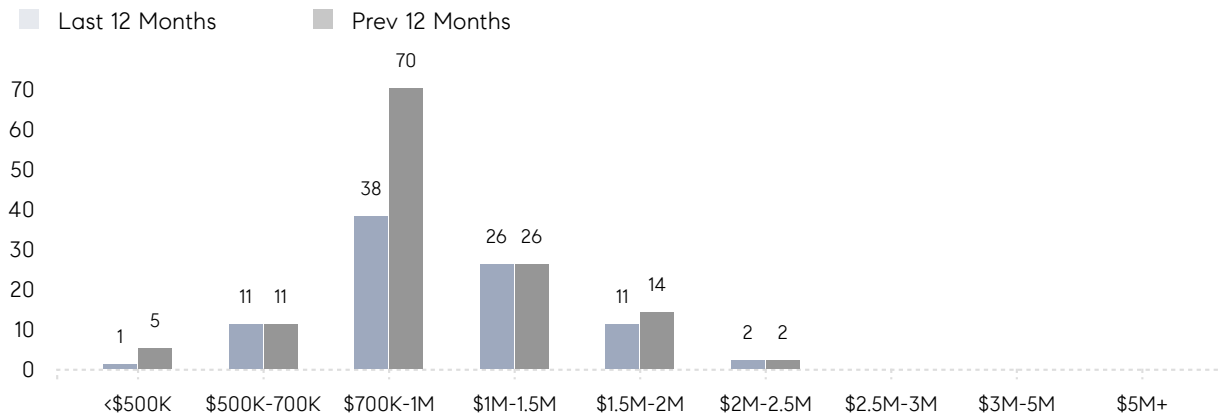
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

July 2023

Wyckoff Market Insights

Wyckoff

JULY 2023

UNDER CONTRACT

11	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
-56%	10%	34%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

19	\$1.1M	\$910K
Total Properties	Average Price	Median Price
0%	12%	21%
Change From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

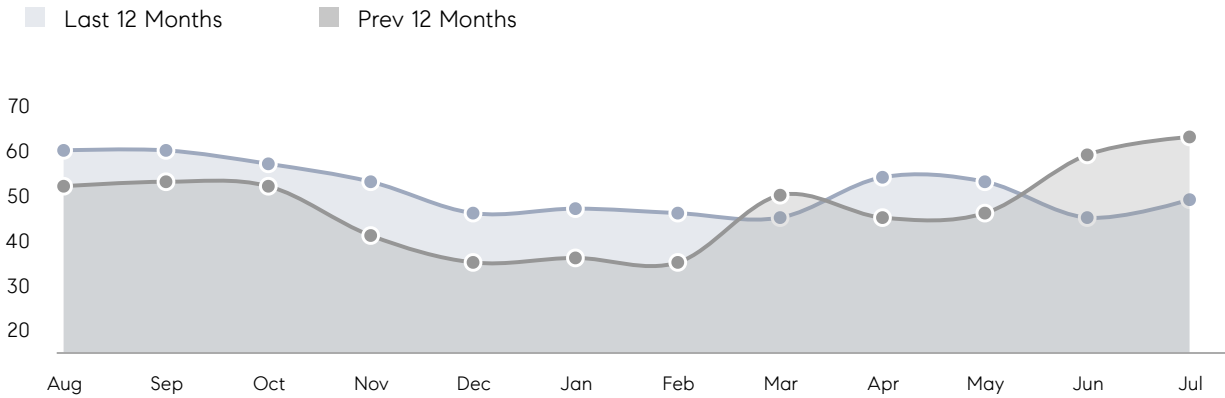
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	18	26	-31%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$1,117,632	\$994,158	12.4%
	# OF CONTRACTS	11	25	-56.0%
	NEW LISTINGS	15	31	-52%
Houses	AVERAGE DOM	18	26	-31%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$1,137,500	\$994,158	14%
	# OF CONTRACTS	9	21	-57%
	NEW LISTINGS	12	25	-52%
Condo/Co-op/TH	AVERAGE DOM	19	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$760,000	-	-
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	3	6	-50%

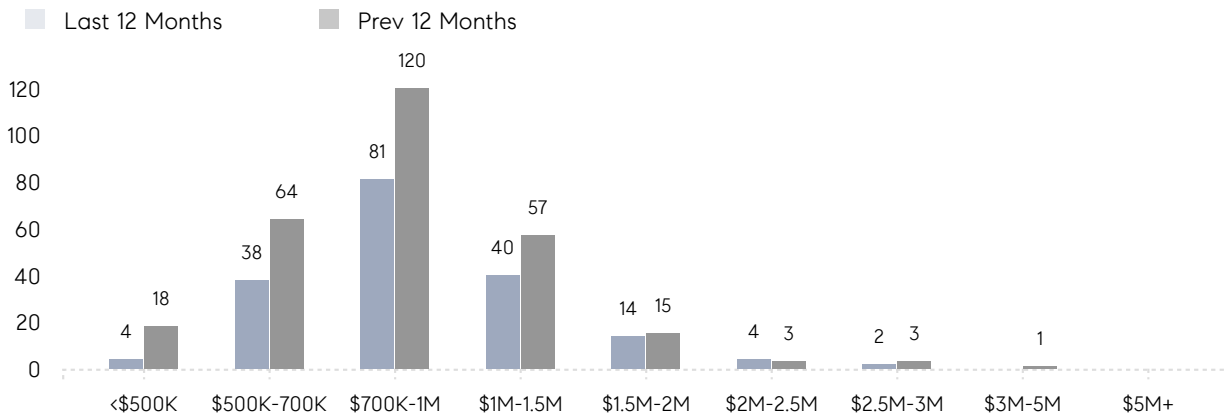
Wyckoff

JULY 2023

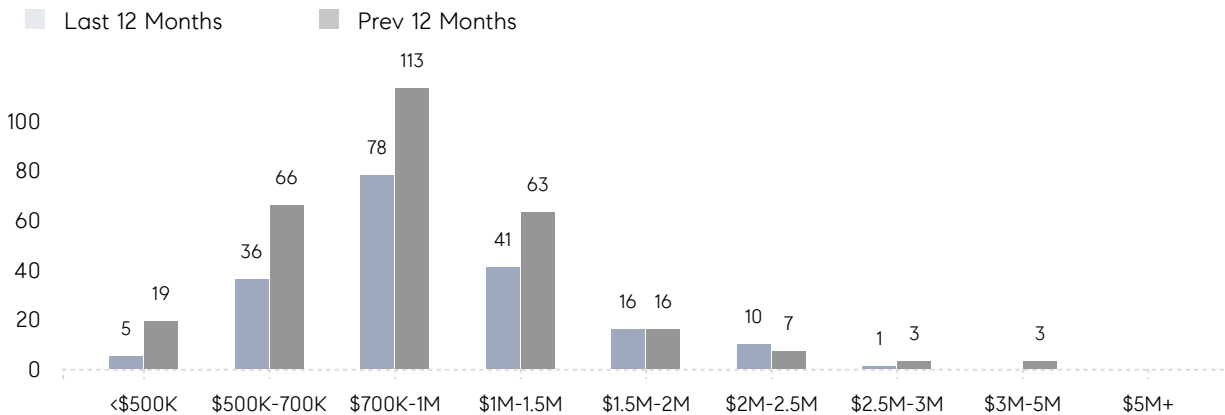
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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