

Q2 2022

Essex County Market Report

COMPASS

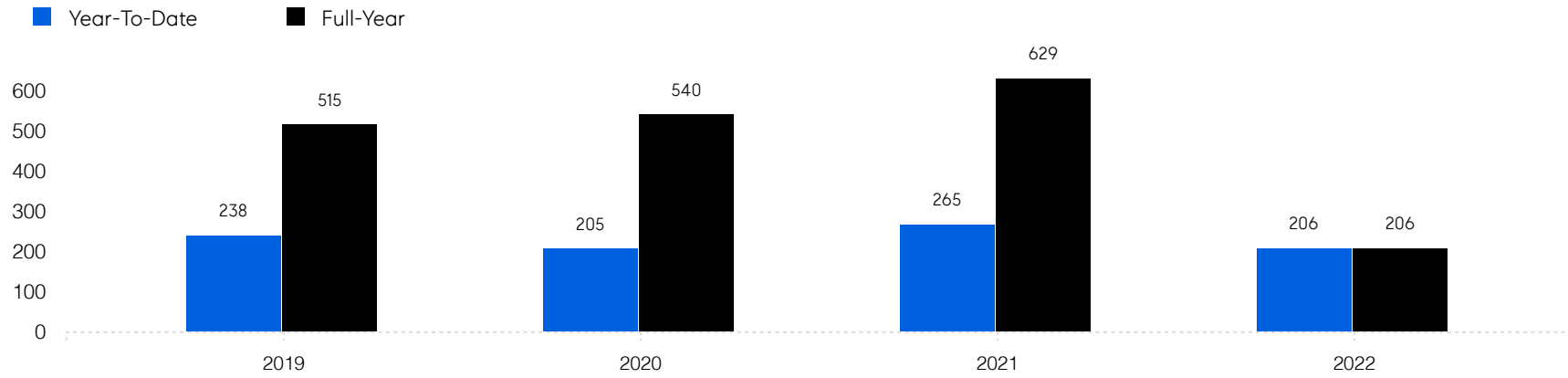


Bloomfield

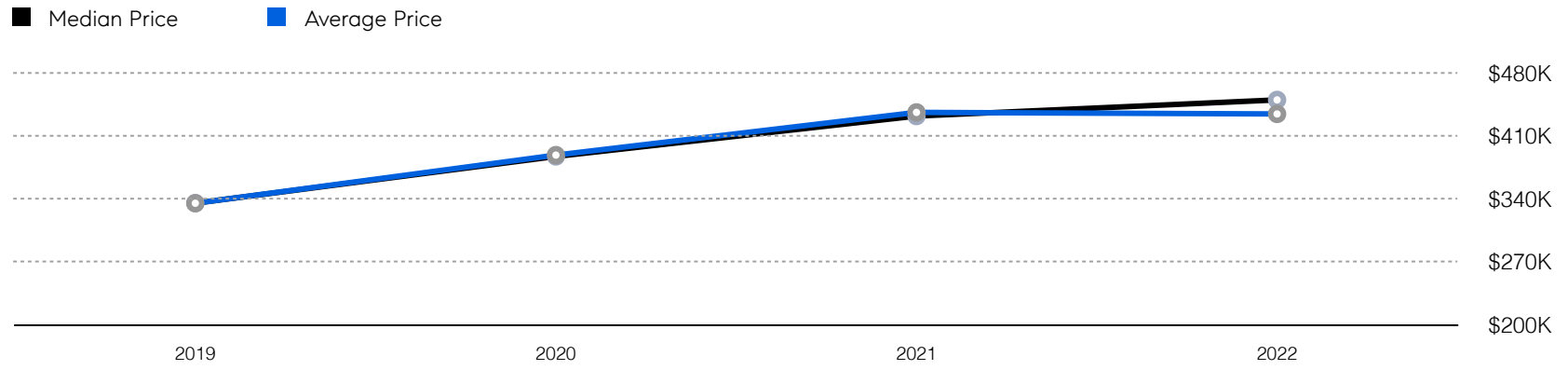
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	229	166	-27.5%
	SALES VOLUME	\$105,660,768	\$80,480,561	-23.8%
	MEDIAN PRICE	\$450,000	\$463,750	3.1%
	AVERAGE PRICE	\$461,401	\$484,823	5.1%
	AVERAGE DOM	35	36	2.9%
	# OF CONTRACTS	316	216	-31.6%
	# NEW LISTINGS	353	224	-36.5%
Condo/Co-op/Townhouse	# OF SALES	36	40	11.1%
	SALES VOLUME	\$7,839,700	\$8,995,500	14.7%
	MEDIAN PRICE	\$206,000	\$185,000	-10.2%
	AVERAGE PRICE	\$217,769	\$224,888	3.3%
	AVERAGE DOM	45	40	-11.1%
	# OF CONTRACTS	47	45	-4.3%
	# NEW LISTINGS	51	43	-15.7%

Bloomfield

Historic Sales



Historic Sales Prices

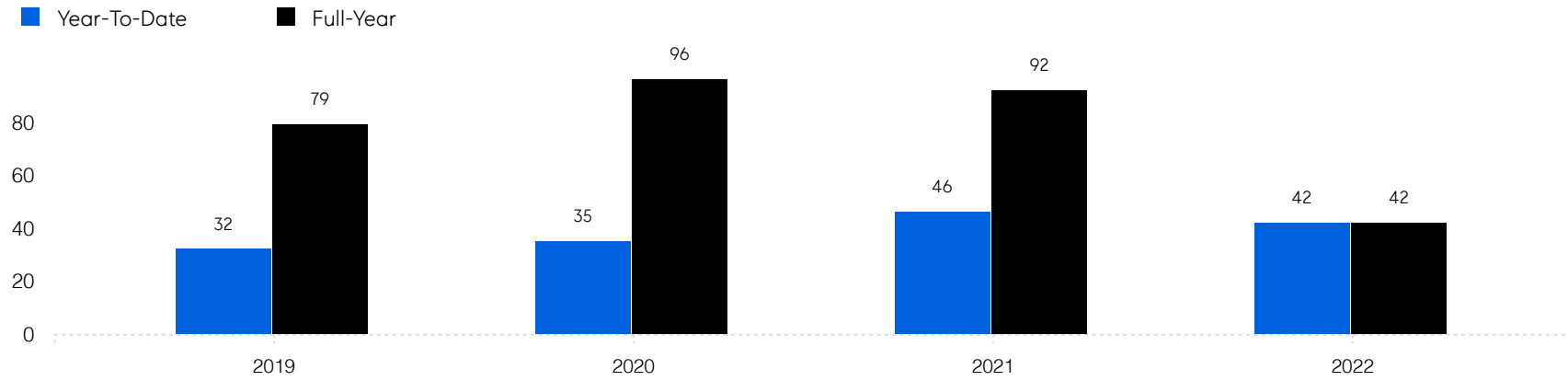


Caldwell

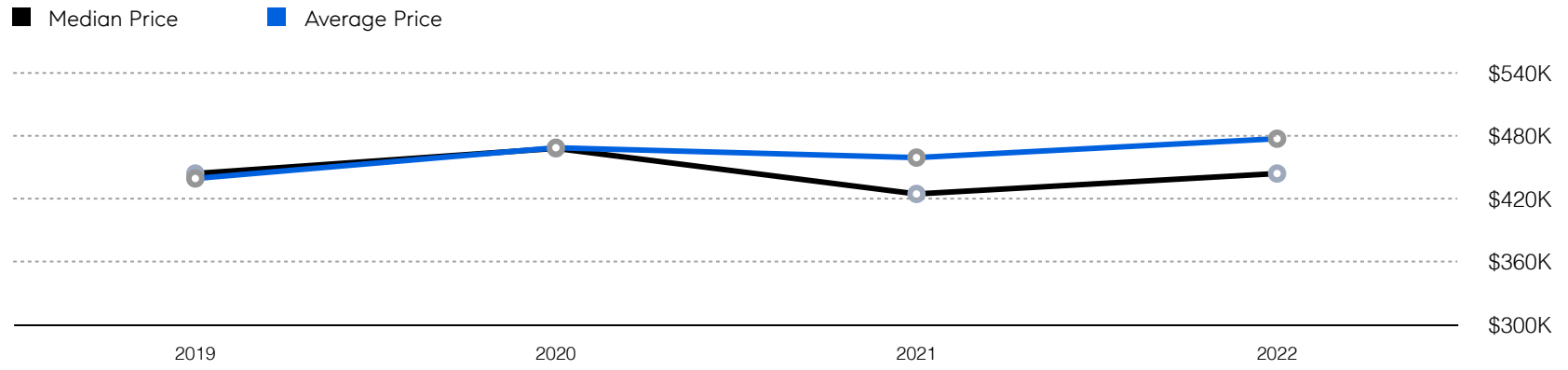
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	25	25	0.0%
	SALES VOLUME	\$13,197,013	\$14,357,090	8.8%
	MEDIAN PRICE	\$505,000	\$520,000	3.0%
	AVERAGE PRICE	\$527,881	\$574,284	8.8%
	AVERAGE DOM	40	29	-27.5%
	# OF CONTRACTS	22	29	31.8%
	# NEW LISTINGS	35	30	-14.3%
Condo/Co-op/Townhouse	# OF SALES	21	17	-19.0%
	SALES VOLUME	\$5,741,000	\$5,686,900	-0.9%
	MEDIAN PRICE	\$240,000	\$295,000	22.9%
	AVERAGE PRICE	\$273,381	\$334,524	22.4%
	AVERAGE DOM	36	24	-33.3%
	# OF CONTRACTS	26	14	-46.2%
	# NEW LISTINGS	35	16	-54.3%

Caldwell

Historic Sales



Historic Sales Prices

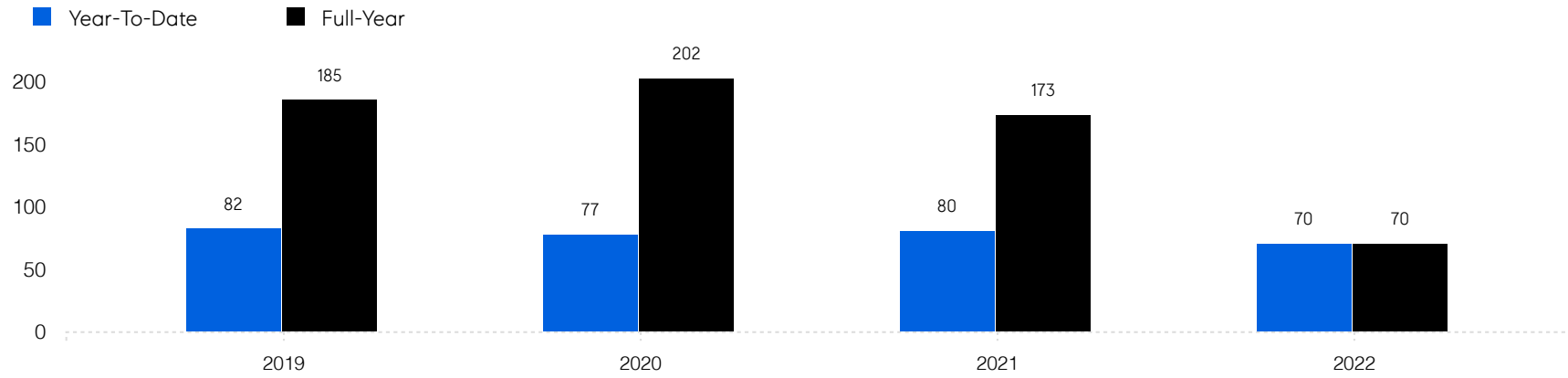


Cedar Grove

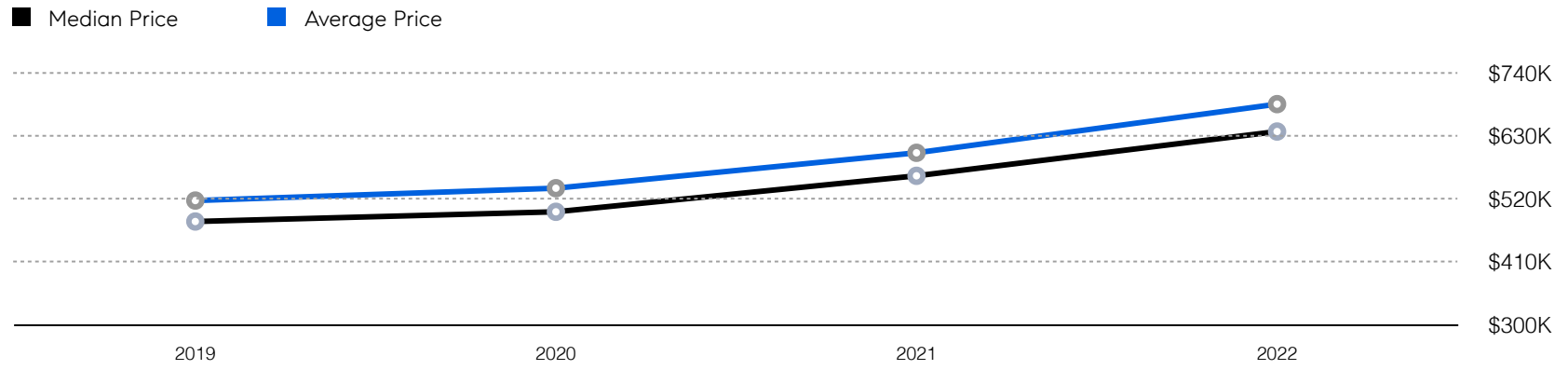
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	57	46	-19.3%
	SALES VOLUME	\$33,149,901	\$32,080,943	-3.2%
	MEDIAN PRICE	\$550,000	\$651,500	18.5%
	AVERAGE PRICE	\$581,577	\$697,412	19.9%
	AVERAGE DOM	31	24	-22.6%
	# OF CONTRACTS	67	58	-13.4%
	# NEW LISTINGS	78	74	-5.1%
Condo/Co-op/Townhouse	# OF SALES	23	24	4.3%
	SALES VOLUME	\$11,262,778	\$15,901,444	41.2%
	MEDIAN PRICE	\$525,000	\$635,000	21.0%
	AVERAGE PRICE	\$489,686	\$662,560	35.3%
	AVERAGE DOM	48	25	-47.9%
	# OF CONTRACTS	23	26	13.0%
	# NEW LISTINGS	20	29	45.0%

Cedar Grove

Historic Sales



Historic Sales Prices

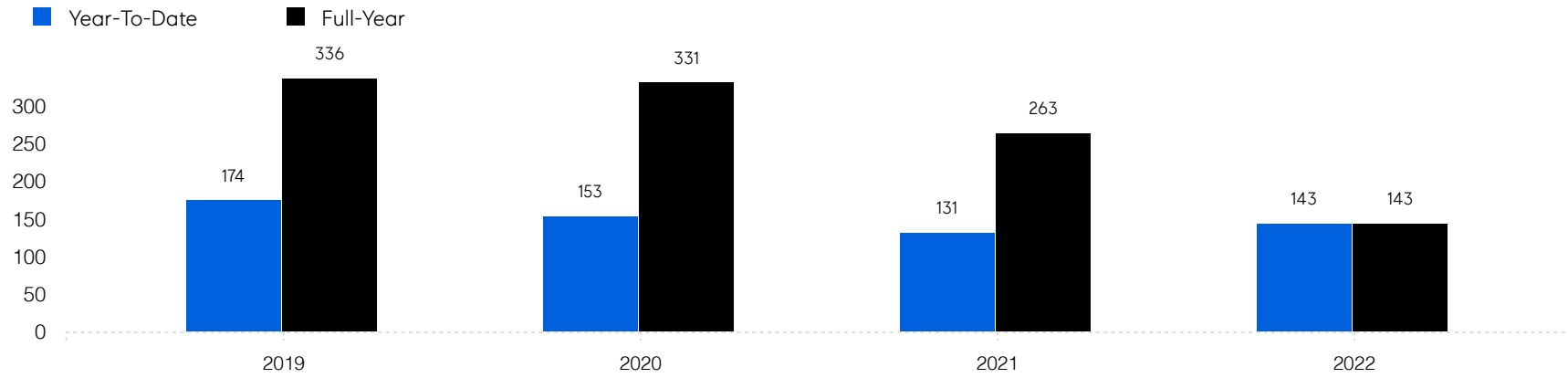


East Orange

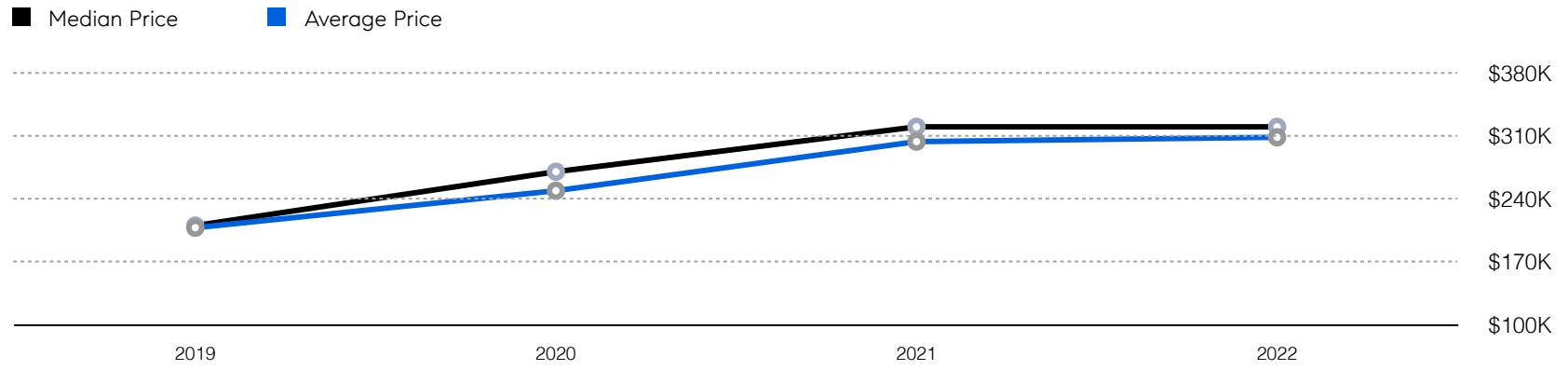
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	101	111	9.9%
	SALES VOLUME	\$33,352,301	\$38,222,238	14.6%
	MEDIAN PRICE	\$349,000	\$350,000	0.3%
	AVERAGE PRICE	\$330,221	\$344,344	4.3%
	AVERAGE DOM	51	42	-17.6%
	# OF CONTRACTS	102	111	8.8%
	# NEW LISTINGS	148	182	23.0%
Condo/Co-op/Townhouse	# OF SALES	30	32	6.7%
	SALES VOLUME	\$4,773,900	\$5,873,500	23.0%
	MEDIAN PRICE	\$148,000	\$169,000	14.2%
	AVERAGE PRICE	\$159,130	\$183,547	15.3%
	AVERAGE DOM	65	63	-3.1%
	# OF CONTRACTS	27	35	29.6%
	# NEW LISTINGS	38	43	13.2%

East Orange

Historic Sales



Historic Sales Prices

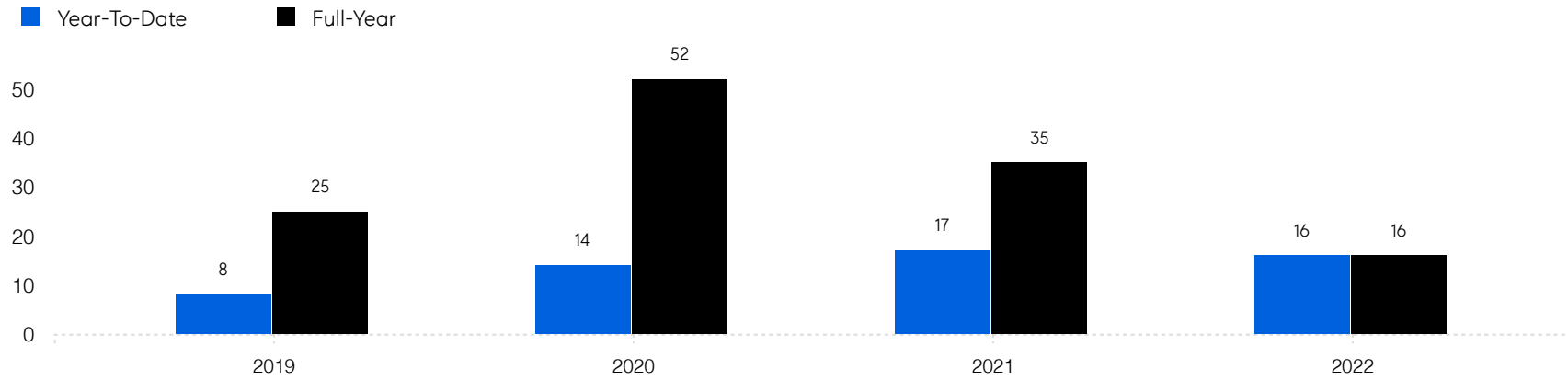


Essex Fells

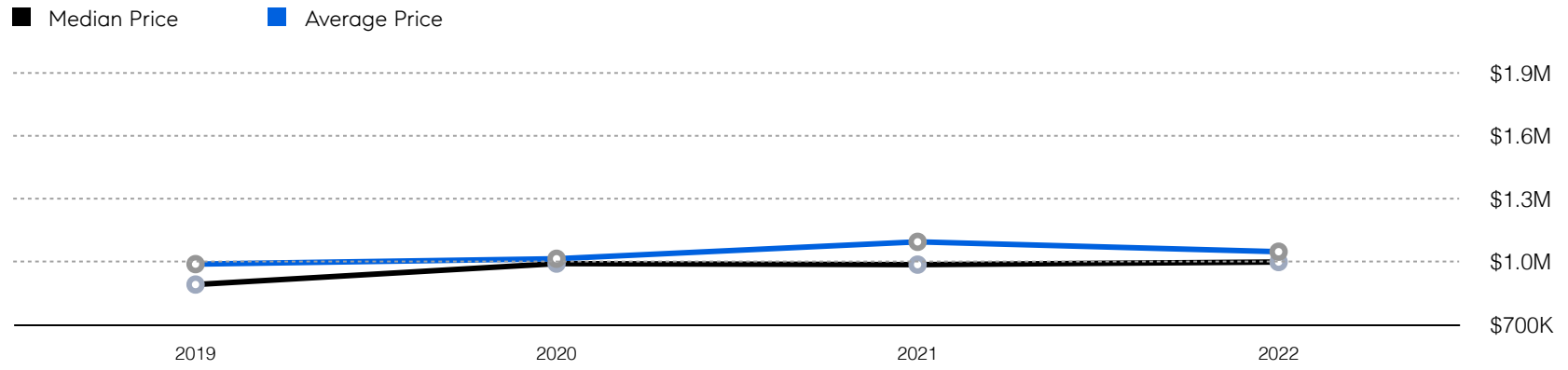
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	17	15	-11.8%
	SALES VOLUME	\$18,440,521	\$16,202,999	-12.1%
	MEDIAN PRICE	\$1,030,000	\$999,999	-2.9%
	AVERAGE PRICE	\$1,084,737	\$1,080,200	-0.4%
	AVERAGE DOM	67	32	-52.2%
	# OF CONTRACTS	18	17	-5.6%
	# NEW LISTINGS	18	23	27.8%
Condo/Co-op/Townhouse	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$545,000	-
	MEDIAN PRICE	-	\$545,000	-
	AVERAGE PRICE	-	\$545,000	-
	AVERAGE DOM	-	14	-
	# OF CONTRACTS	3	1	-66.7%
	# NEW LISTINGS	4	1	-75.0%

Essex Fells

Historic Sales



Historic Sales Prices

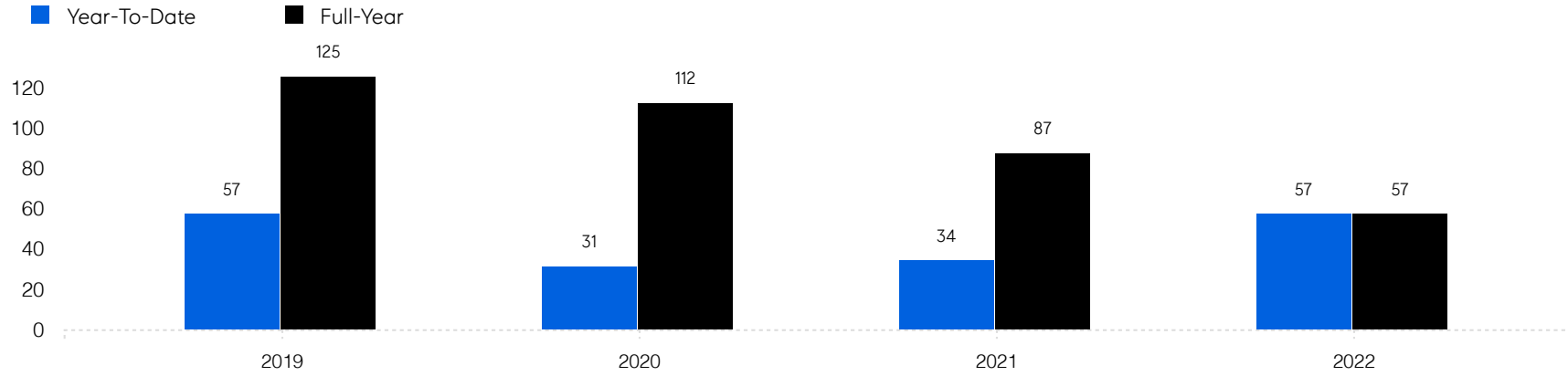


Fairfield

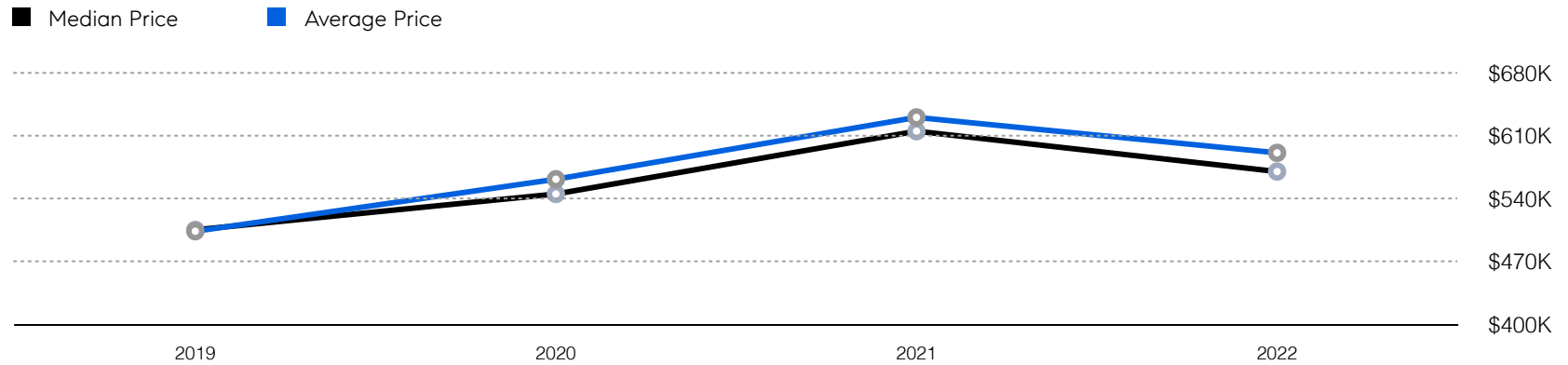
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	32	49	53.1%
	SALES VOLUME	\$21,129,799	\$29,206,000	38.2%
	MEDIAN PRICE	\$650,000	\$556,000	-14.5%
	AVERAGE PRICE	\$660,306	\$596,041	-9.7%
	AVERAGE DOM	52	39	-25.0%
	# OF CONTRACTS	30	39	30.0%
	# NEW LISTINGS	55	45	-18.2%
Condo/Co-op/Townhouse	# OF SALES	2	8	300.0%
	SALES VOLUME	\$1,269,000	\$4,475,000	252.6%
	MEDIAN PRICE	\$634,500	\$570,000	-10.2%
	AVERAGE PRICE	\$634,500	\$559,375	-11.8%
	AVERAGE DOM	120	37	-69.2%
	# OF CONTRACTS	4	14	250.0%
	# NEW LISTINGS	8	15	87.5%

Fairfield

Historic Sales



Historic Sales Prices

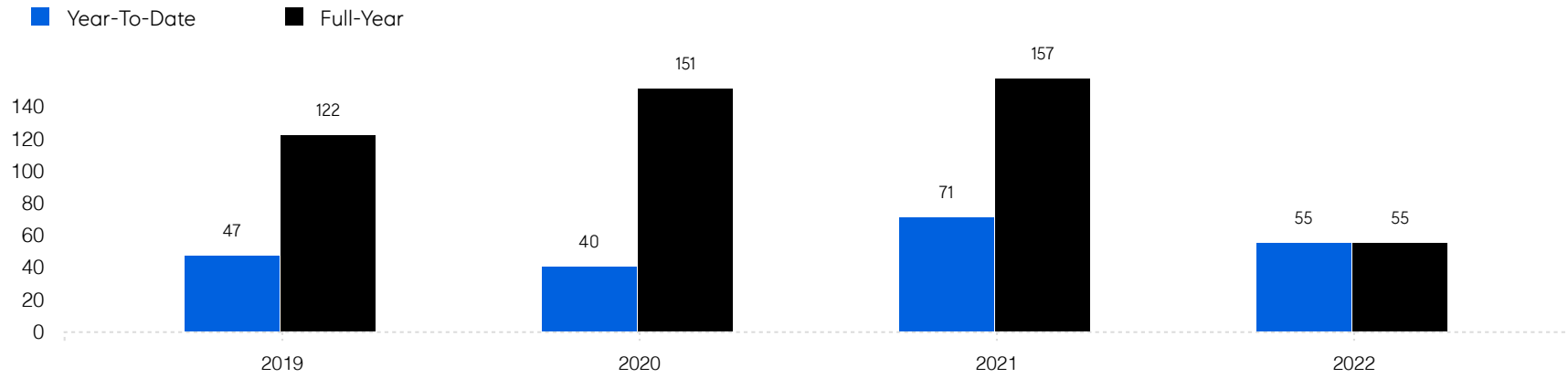


Glen Ridge

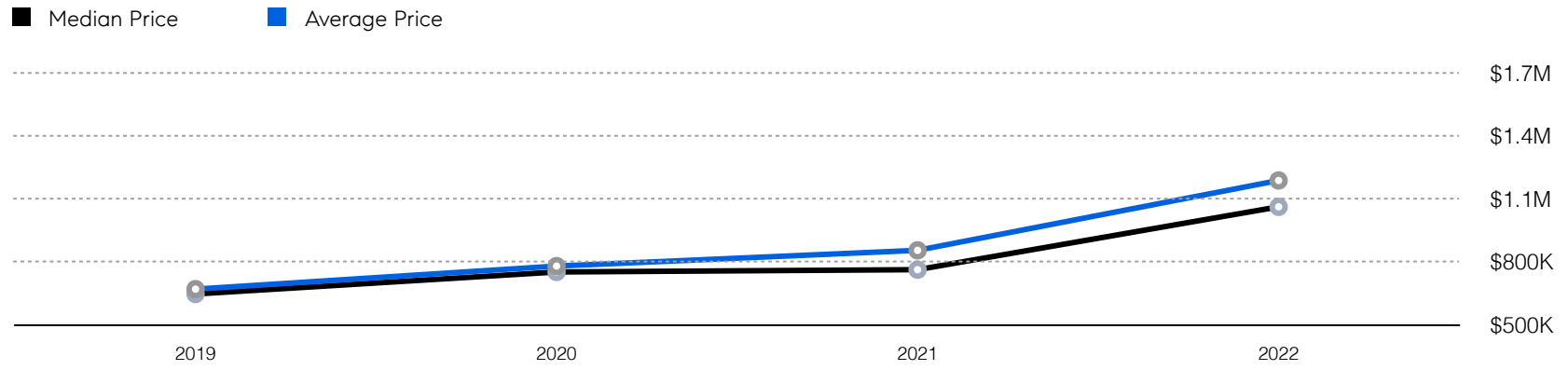
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	54	49	-9.3%
	SALES VOLUME	\$55,996,198	\$62,003,908	10.7%
	MEDIAN PRICE	\$959,000	\$1,100,000	14.7%
	AVERAGE PRICE	\$1,036,967	\$1,265,386	22.0%
	AVERAGE DOM	30	16	-46.7%
	# OF CONTRACTS	82	78	-4.9%
	# NEW LISTINGS	81	78	-3.7%
Condo/Co-op/Townhouse	# OF SALES	17	6	-64.7%
	SALES VOLUME	\$6,393,000	\$3,274,000	-48.8%
	MEDIAN PRICE	\$260,000	\$604,000	132.3%
	AVERAGE PRICE	\$376,059	\$545,667	45.1%
	AVERAGE DOM	41	33	-19.5%
	# OF CONTRACTS	19	8	-57.9%
	# NEW LISTINGS	30	11	-63.3%

Glen Ridge

Historic Sales



Historic Sales Prices

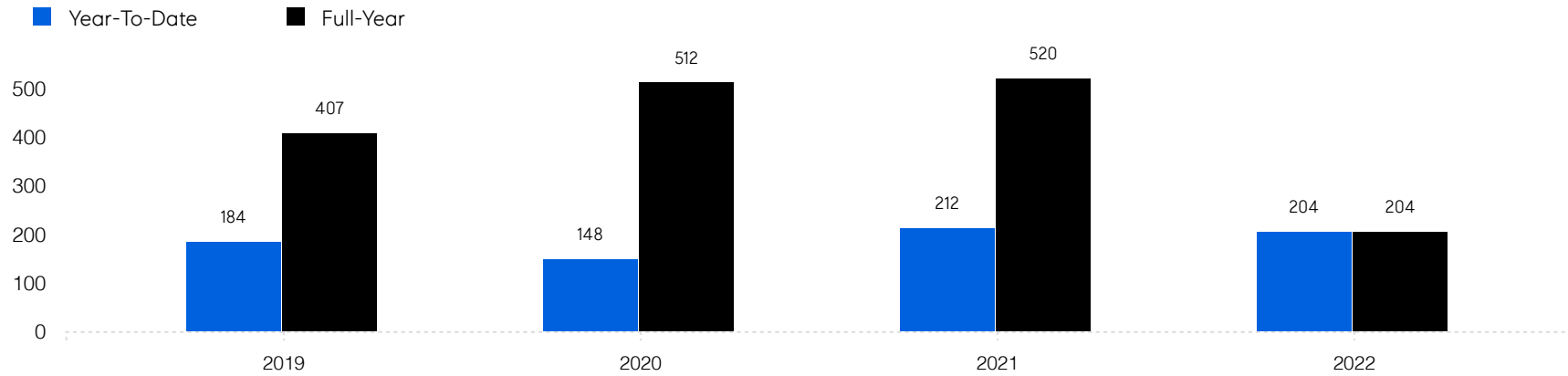


Livingston

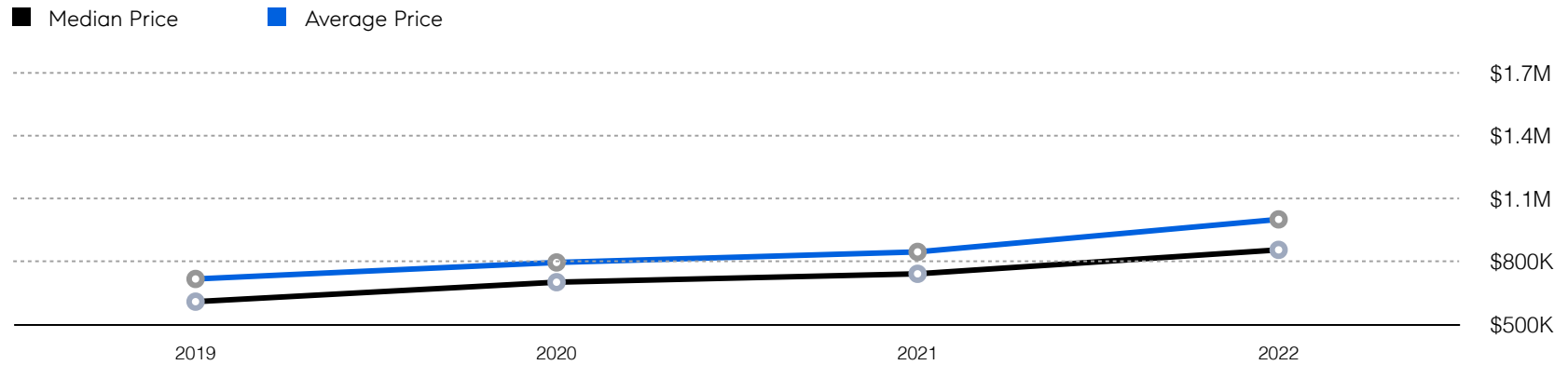
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	186	179	-3.8%
	SALES VOLUME	\$153,235,788	\$187,976,195	22.7%
	MEDIAN PRICE	\$733,000	\$910,500	24.2%
	AVERAGE PRICE	\$823,848	\$1,050,146	27.5%
	AVERAGE DOM	38	27	-28.9%
	# OF CONTRACTS	258	225	-12.8%
	# NEW LISTINGS	318	294	-7.5%
Condo/Co-op/Townhouse	# OF SALES	26	25	-3.8%
	SALES VOLUME	\$16,998,000	\$16,038,000	-5.6%
	MEDIAN PRICE	\$670,000	\$648,000	-3.3%
	AVERAGE PRICE	\$653,769	\$641,520	-1.9%
	AVERAGE DOM	51	37	-27.5%
	# OF CONTRACTS	42	38	-9.5%
	# NEW LISTINGS	53	43	-18.9%

Livingston

Historic Sales



Historic Sales Prices

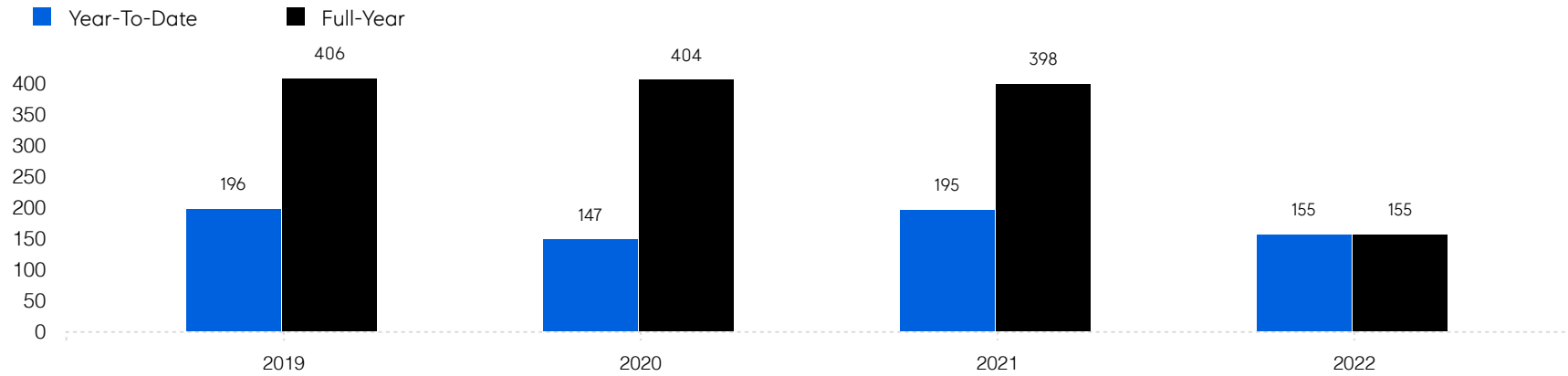


Maplewood

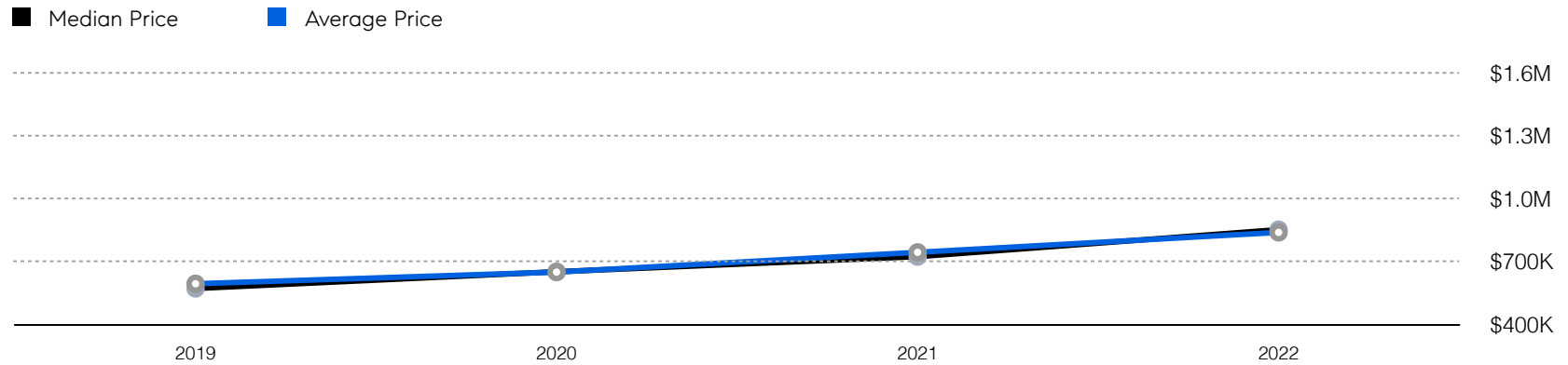
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	183	131	-28.4%
	SALES VOLUME	\$142,831,555	\$121,632,194	-14.8%
	MEDIAN PRICE	\$751,000	\$915,000	21.8%
	AVERAGE PRICE	\$780,500	\$928,490	19.0%
	AVERAGE DOM	23	15	-34.8%
	# OF CONTRACTS	222	152	-31.5%
	# NEW LISTINGS	255	189	-25.9%
Condo/Co-op/Townhouse	# OF SALES	12	24	100.0%
	SALES VOLUME	\$3,327,556	\$8,231,600	147.4%
	MEDIAN PRICE	\$262,500	\$360,000	37.1%
	AVERAGE PRICE	\$277,296	\$342,983	23.7%
	AVERAGE DOM	43	53	23.3%
	# OF CONTRACTS	14	21	50.0%
	# NEW LISTINGS	23	22	-4.3%

Maplewood

Historic Sales



Historic Sales Prices

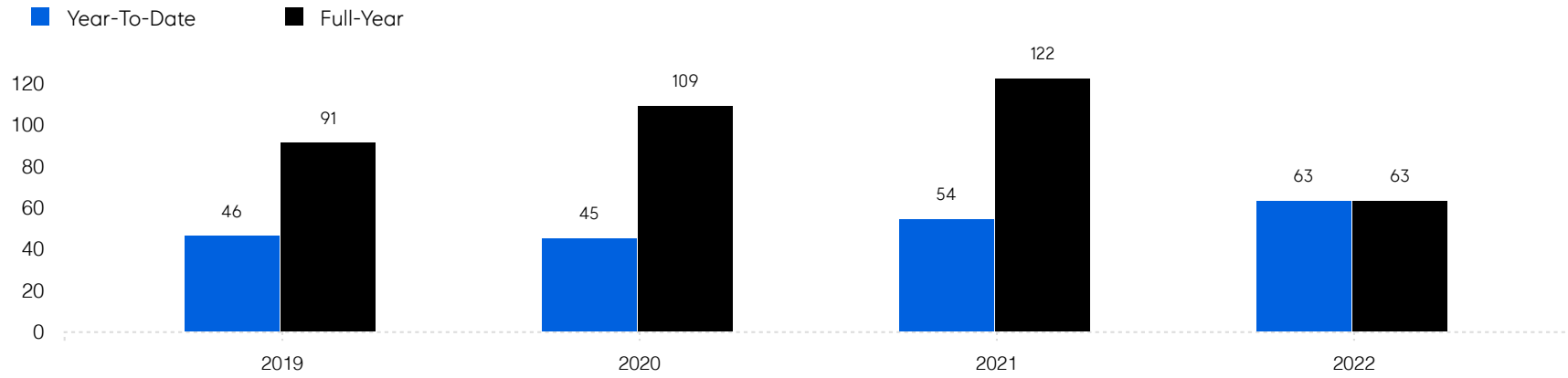


Millburn

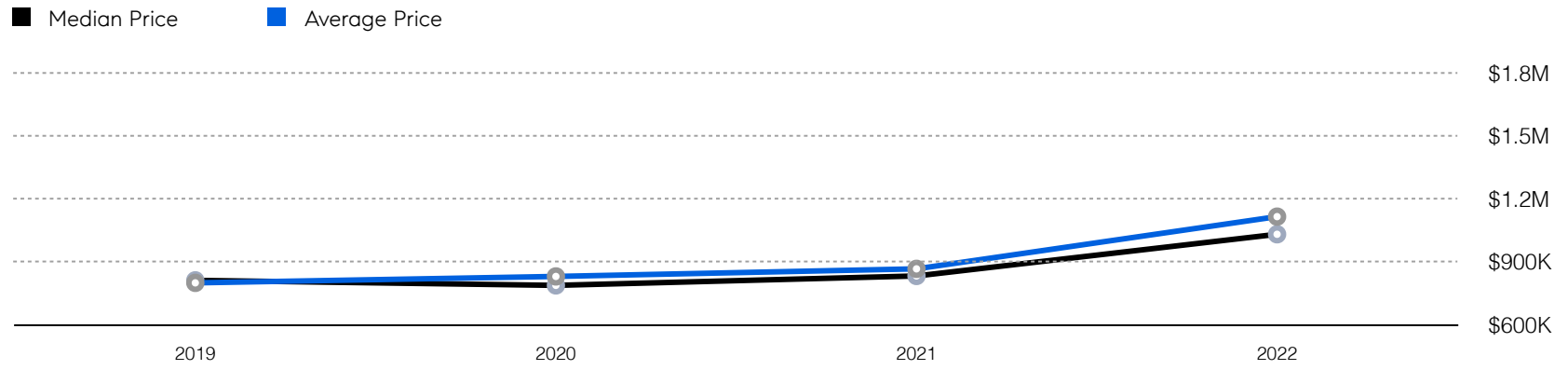
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	47	56	19.1%
	SALES VOLUME	\$44,185,594	\$66,241,735	49.9%
	MEDIAN PRICE	\$875,000	\$1,100,000	25.7%
	AVERAGE PRICE	\$940,119	\$1,182,888	25.8%
	AVERAGE DOM	34	18	-47.1%
	# OF CONTRACTS	68	70	2.9%
	# NEW LISTINGS	66	85	28.8%
Condo/Co-op/Townhouse	# OF SALES	7	7	0.0%
	SALES VOLUME	\$2,622,500	\$3,952,500	50.7%
	MEDIAN PRICE	\$275,000	\$440,000	60.0%
	AVERAGE PRICE	\$374,643	\$564,643	50.7%
	AVERAGE DOM	16	26	62.5%
	# OF CONTRACTS	13	7	-46.2%
	# NEW LISTINGS	17	13	-23.5%

Millburn

Historic Sales



Historic Sales Prices

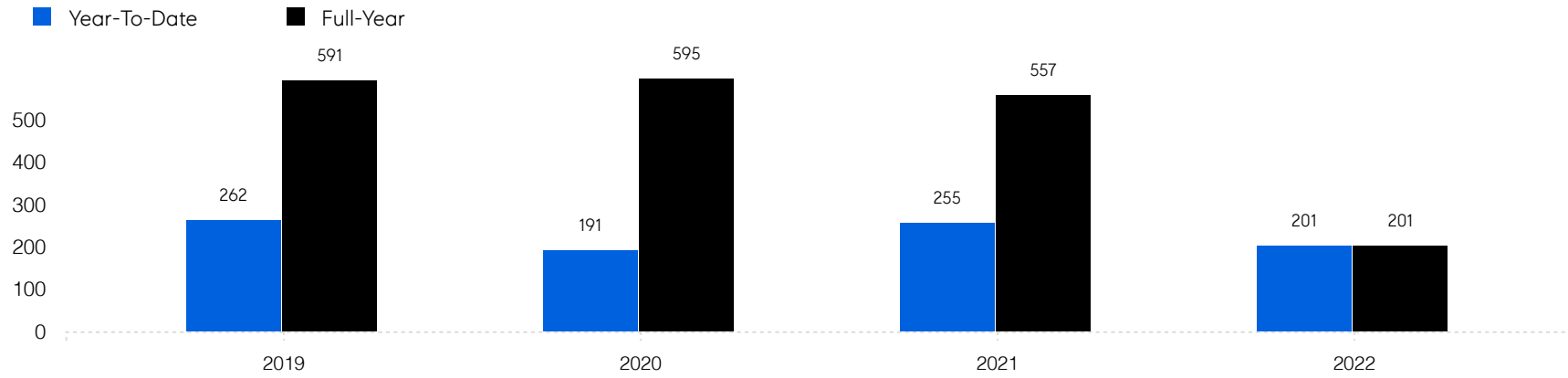


Montclair

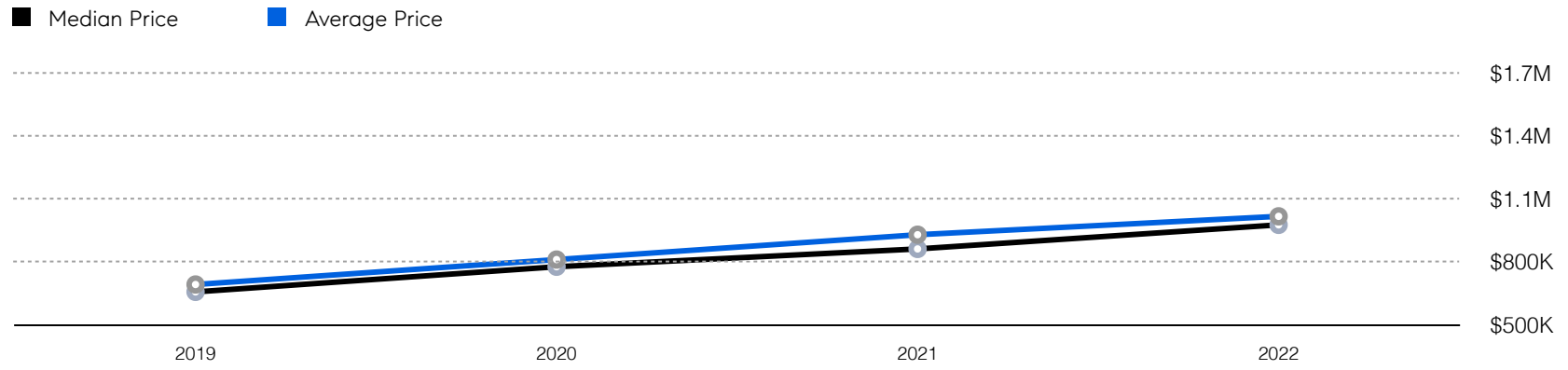
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	190	145	-23.7%
	SALES VOLUME	\$207,187,025	\$182,683,066	-11.8%
	MEDIAN PRICE	\$940,000	\$1,190,000	26.6%
	AVERAGE PRICE	\$1,090,458	\$1,268,632	16.3%
	AVERAGE DOM	21	23	9.5%
	# OF CONTRACTS	278	230	-17.3%
	# NEW LISTINGS	307	250	-18.6%
Condo/Co-op/Townhouse	# OF SALES	65	56	-13.8%
	SALES VOLUME	\$26,959,300	\$20,439,400	-24.2%
	MEDIAN PRICE	\$375,000	\$300,000	-20.0%
	AVERAGE PRICE	\$414,758	\$364,989	-12.0%
	AVERAGE DOM	38	44	15.8%
	# OF CONTRACTS	78	67	-14.1%
	# NEW LISTINGS	89	75	-15.7%

Montclair

Historic Sales



Historic Sales Prices

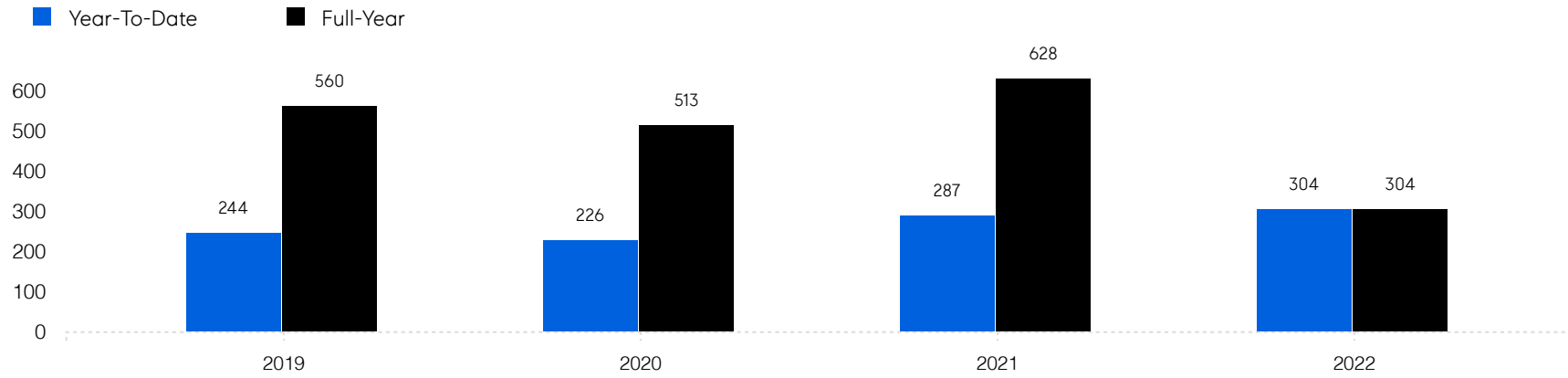


Newark

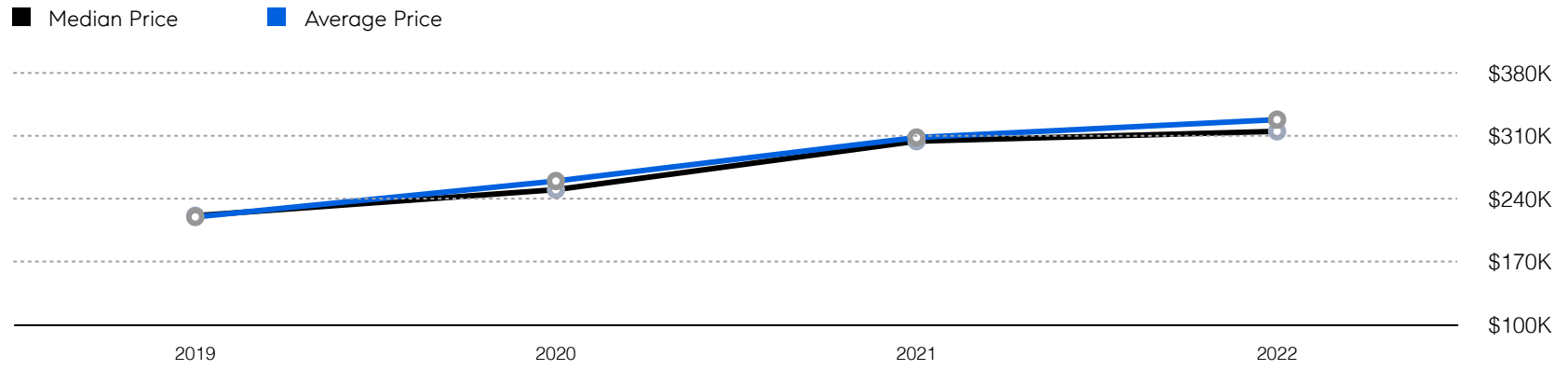
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	205	223	8.8%
	SALES VOLUME	\$62,632,564	\$76,443,525	22.1%
	MEDIAN PRICE	\$299,900	\$340,000	13.4%
	AVERAGE PRICE	\$305,525	\$342,796	12.2%
	AVERAGE DOM	55	60	9.1%
	# OF CONTRACTS	235	281	19.6%
	# NEW LISTINGS	361	400	10.8%
Condo/Co-op/Townhouse	# OF SALES	82	81	-1.2%
	SALES VOLUME	\$21,426,399	\$23,270,500	8.6%
	MEDIAN PRICE	\$276,000	\$279,000	1.1%
	AVERAGE PRICE	\$261,298	\$287,290	9.9%
	AVERAGE DOM	55	50	-9.1%
	# OF CONTRACTS	99	86	-13.1%
	# NEW LISTINGS	156	110	-29.5%

Newark

Historic Sales



Historic Sales Prices

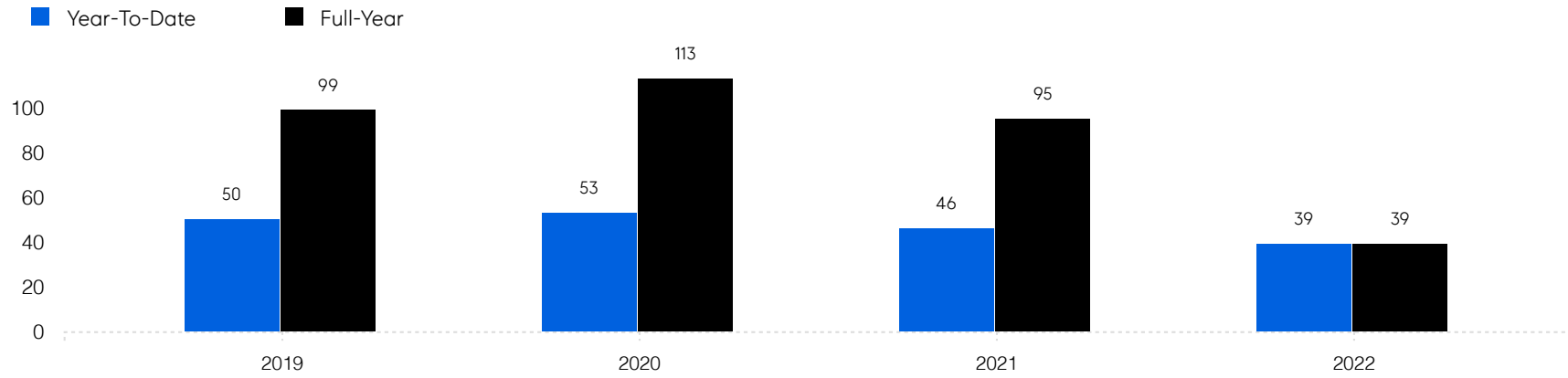


North Caldwell

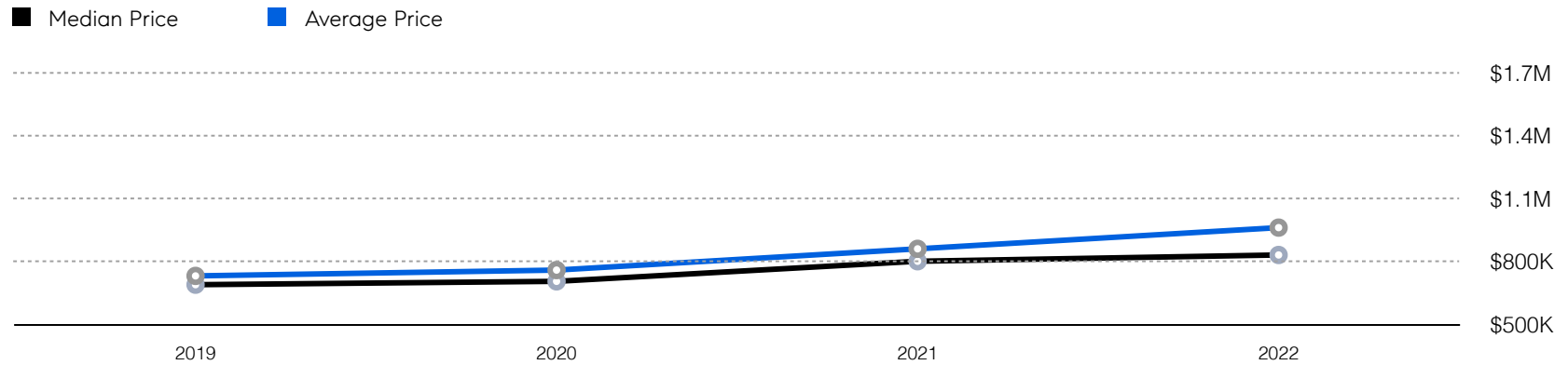
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	39	33	-15.4%
	SALES VOLUME	\$34,643,362	\$32,838,114	-5.2%
	MEDIAN PRICE	\$875,000	\$840,000	-4.0%
	AVERAGE PRICE	\$888,291	\$995,094	12.0%
	AVERAGE DOM	41	23	-43.9%
	# OF CONTRACTS	42	40	-4.8%
	# NEW LISTINGS	47	53	12.8%
Condo/Co-op/Townhouse	# OF SALES	7	6	-14.3%
	SALES VOLUME	\$3,733,900	\$4,630,000	24.0%
	MEDIAN PRICE	\$419,900	\$790,000	88.1%
	AVERAGE PRICE	\$533,414	\$771,667	44.7%
	AVERAGE DOM	35	59	68.6%
	# OF CONTRACTS	7	7	0.0%
	# NEW LISTINGS	7	6	-14.3%

North Caldwell

Historic Sales



Historic Sales Prices

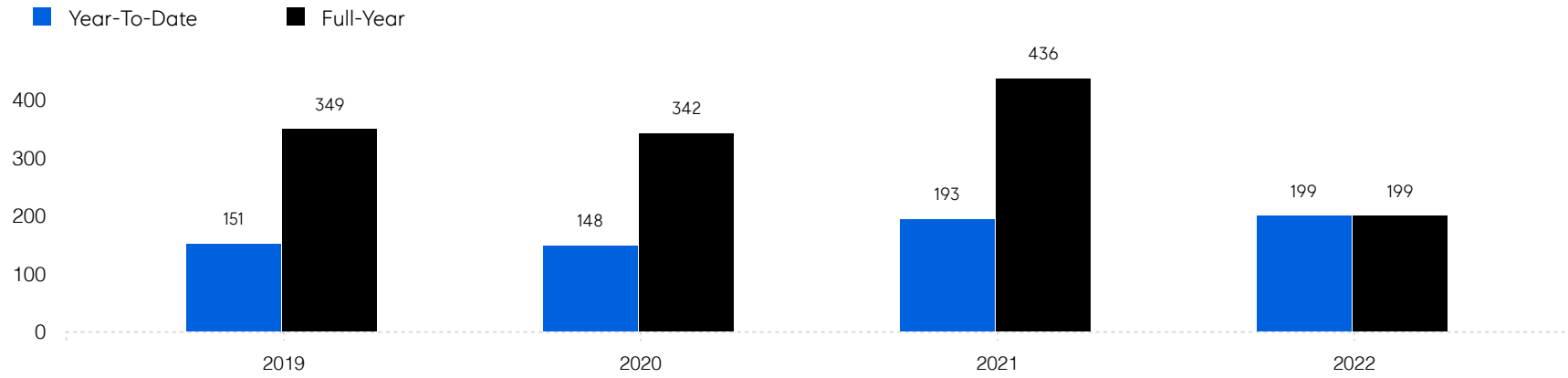


Nutley

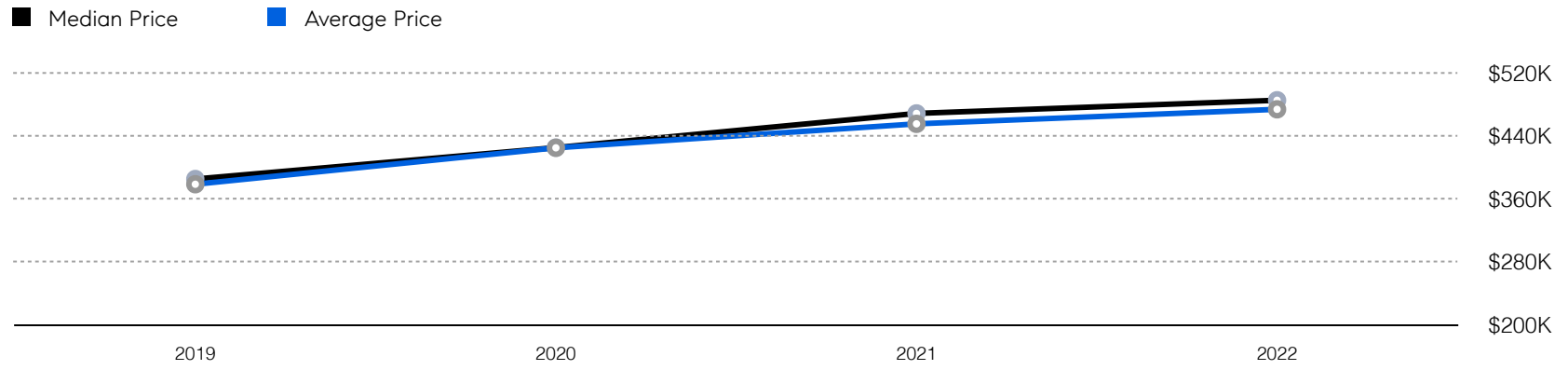
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	137	130	-5.1%
	SALES VOLUME	\$70,208,254	\$71,528,681	1.9%
	MEDIAN PRICE	\$495,000	\$530,000	7.1%
	AVERAGE PRICE	\$512,469	\$550,221	7.4%
	AVERAGE DOM	32	36	12.5%
	# OF CONTRACTS	173	148	-14.5%
	# NEW LISTINGS	228	178	-21.9%
Condo/Co-op/Townhouse	# OF SALES	56	69	23.2%
	SALES VOLUME	\$17,767,499	\$22,744,000	28.0%
	MEDIAN PRICE	\$310,000	\$311,000	0.3%
	AVERAGE PRICE	\$317,277	\$329,623	3.9%
	AVERAGE DOM	36	34	-5.6%
	# OF CONTRACTS	62	76	22.6%
	# NEW LISTINGS	82	83	1.2%

Nutley

Historic Sales



Historic Sales Prices

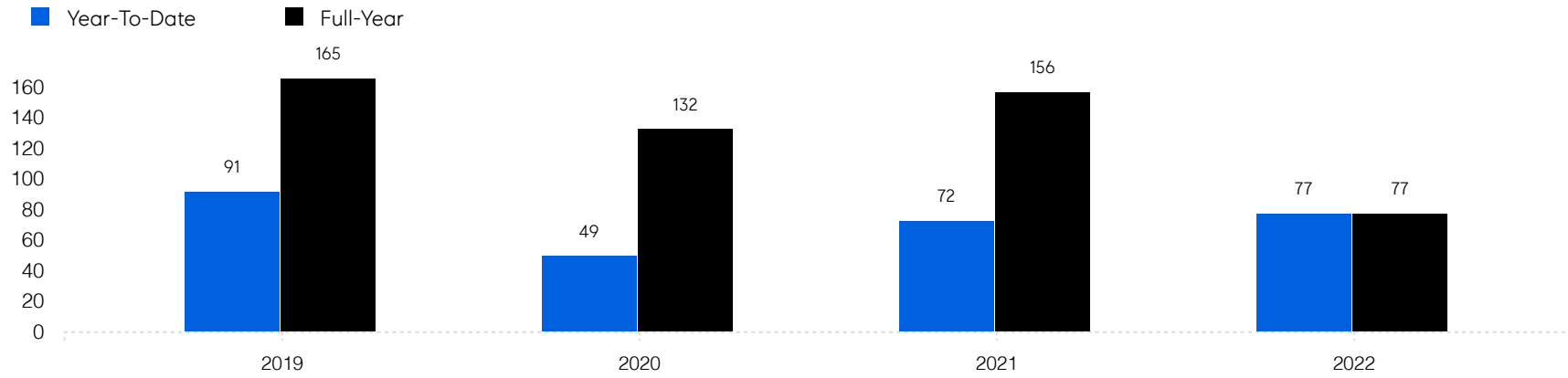


Orange

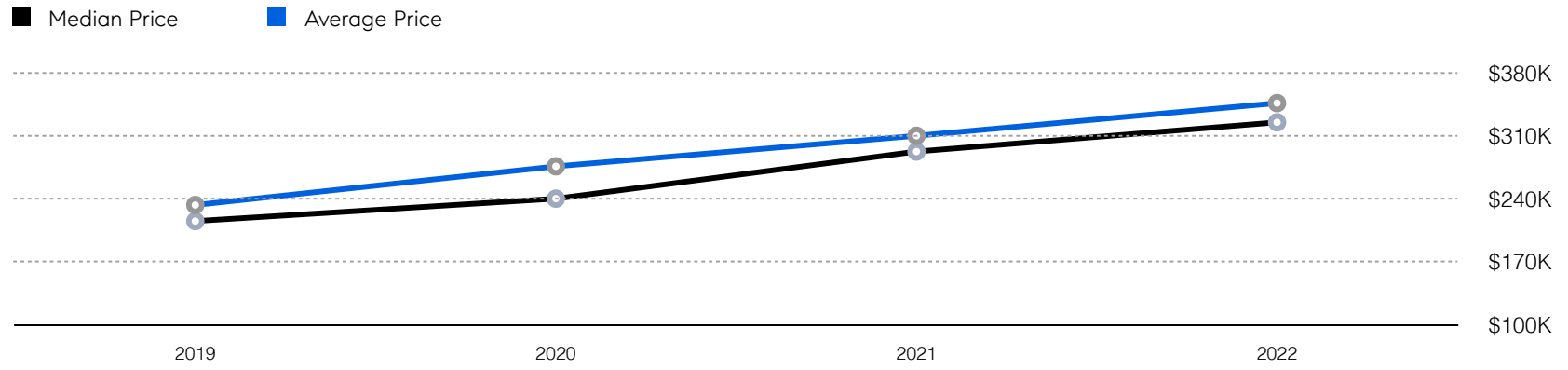
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	55	61	10.9%
	SALES VOLUME	\$15,961,299	\$22,477,800	40.8%
	MEDIAN PRICE	\$299,000	\$340,000	13.7%
	AVERAGE PRICE	\$290,205	\$368,489	27.0%
	AVERAGE DOM	62	51	-17.7%
	# OF CONTRACTS	65	68	4.6%
	# NEW LISTINGS	79	86	8.9%
Condo/Co-op/Townhouse	# OF SALES	17	16	-5.9%
	SALES VOLUME	\$3,131,000	\$4,196,900	34.0%
	MEDIAN PRICE	\$185,000	\$277,500	50.0%
	AVERAGE PRICE	\$184,176	\$262,306	42.4%
	AVERAGE DOM	37	69	86.5%
	# OF CONTRACTS	16	26	62.5%
	# NEW LISTINGS	30	25	-16.7%

Orange

Historic Sales



Historic Sales Prices

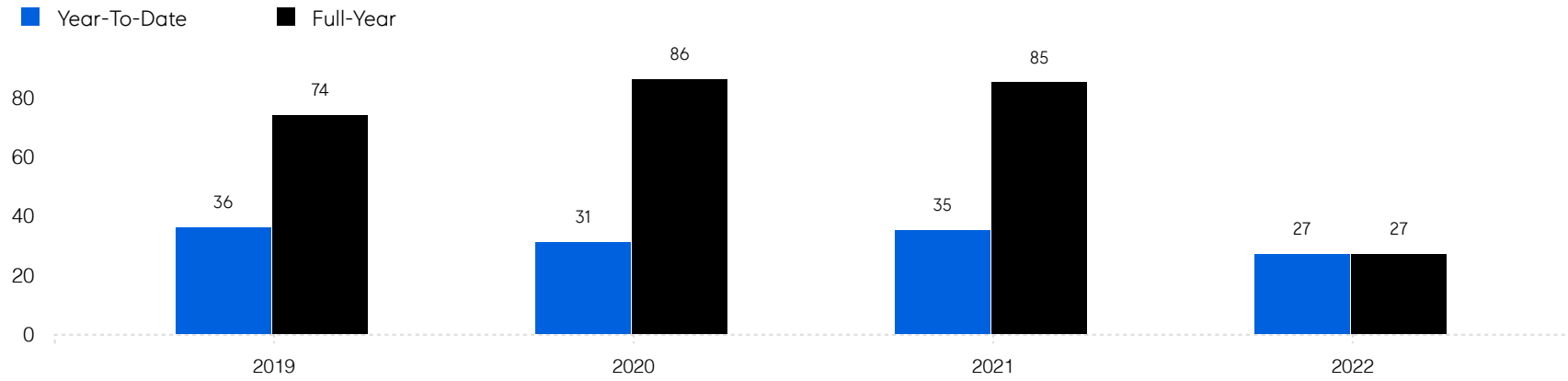


Roseland

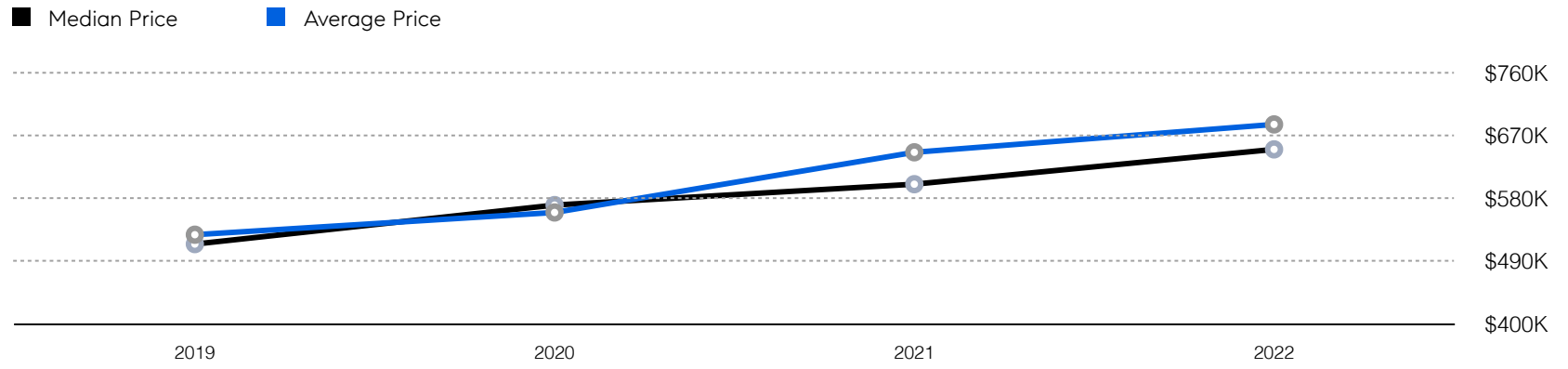
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	25	20	-20.0%
	SALES VOLUME	\$16,846,000	\$14,440,900	-14.3%
	MEDIAN PRICE	\$640,000	\$655,000	2.3%
	AVERAGE PRICE	\$673,840	\$722,045	7.2%
	AVERAGE DOM	36	21	-41.7%
	# OF CONTRACTS	24	33	37.5%
	# NEW LISTINGS	35	41	17.1%
Condo/Co-op/Townhouse	# OF SALES	10	7	-30.0%
	SALES VOLUME	\$5,818,000	\$4,077,000	-29.9%
	MEDIAN PRICE	\$537,000	\$560,000	4.3%
	AVERAGE PRICE	\$581,800	\$582,429	0.1%
	AVERAGE DOM	34	24	-29.4%
	# OF CONTRACTS	15	10	-33.3%
	# NEW LISTINGS	19	13	-31.6%

Roseland

Historic Sales



Historic Sales Prices

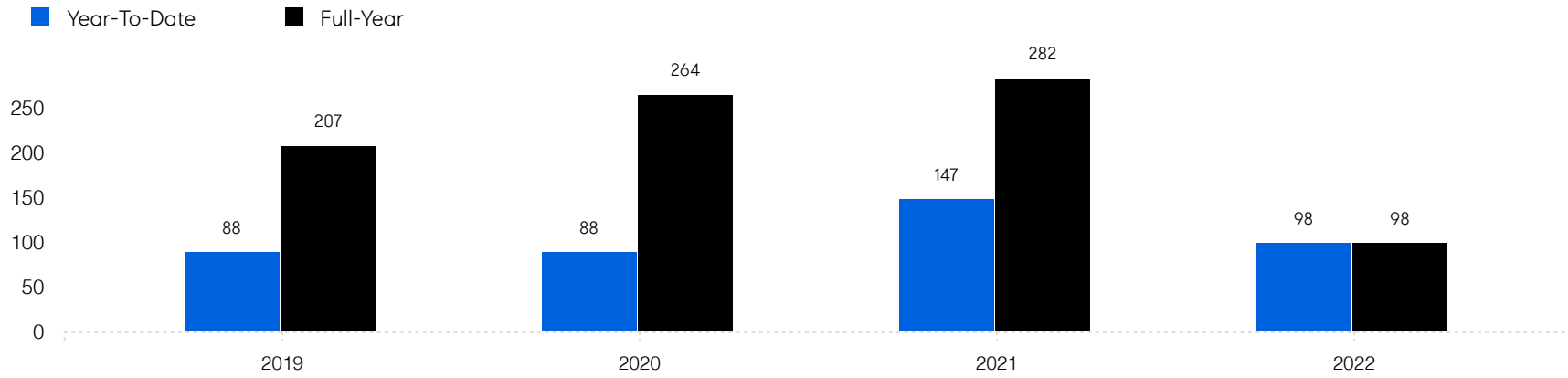


Short Hills

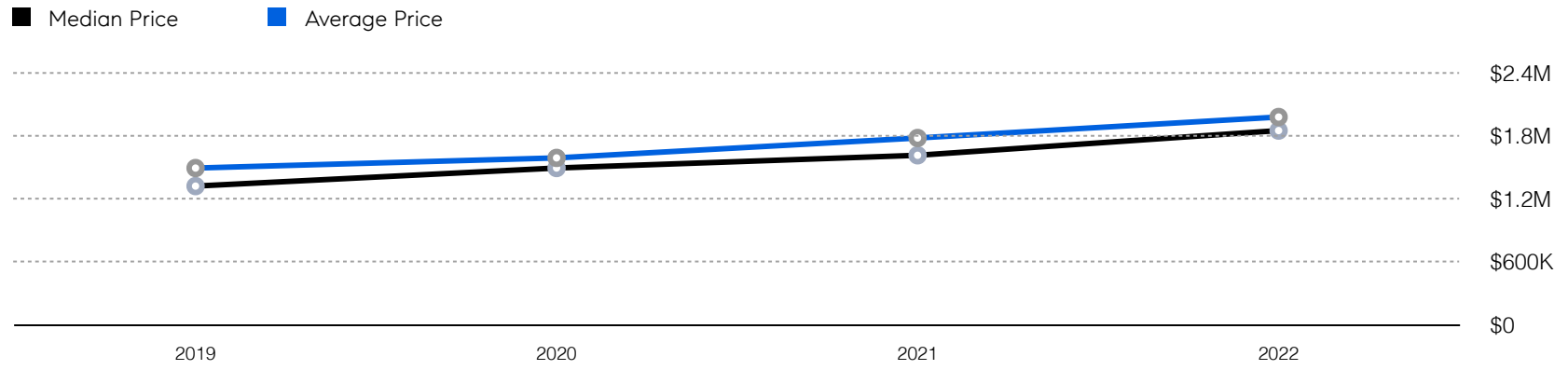
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	147	98	-33.3%
	SALES VOLUME	\$256,621,999	\$193,994,115	-24.4%
	MEDIAN PRICE	\$1,573,250	\$1,850,000	17.6%
	AVERAGE PRICE	\$1,745,728	\$1,979,532	13.4%
	AVERAGE DOM	41	25	-39.0%
	# OF CONTRACTS	161	131	-18.6%
	# NEW LISTINGS	221	165	-25.3%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	2	2	0.0%

Short Hills

Historic Sales



Historic Sales Prices

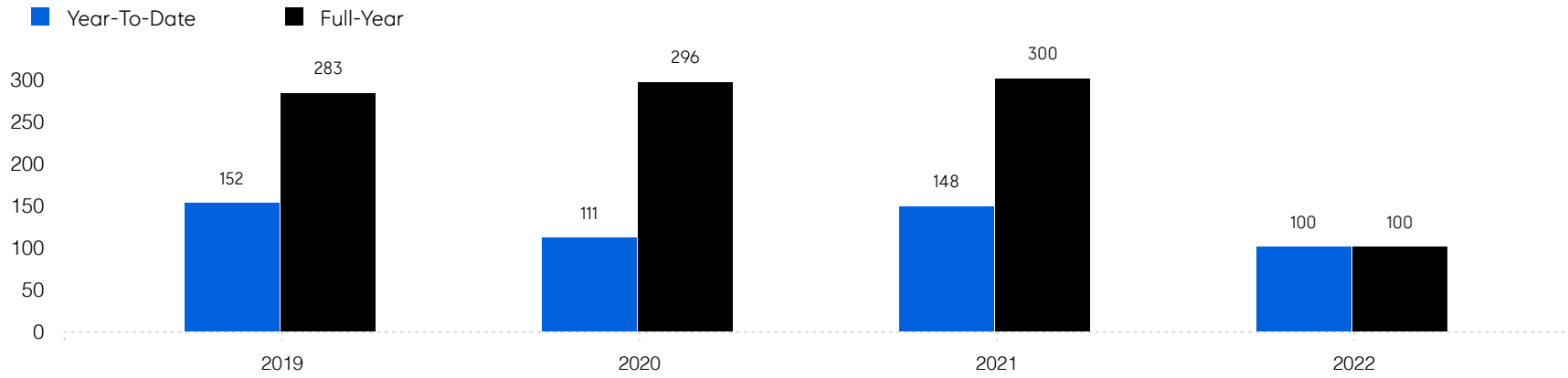


South Orange

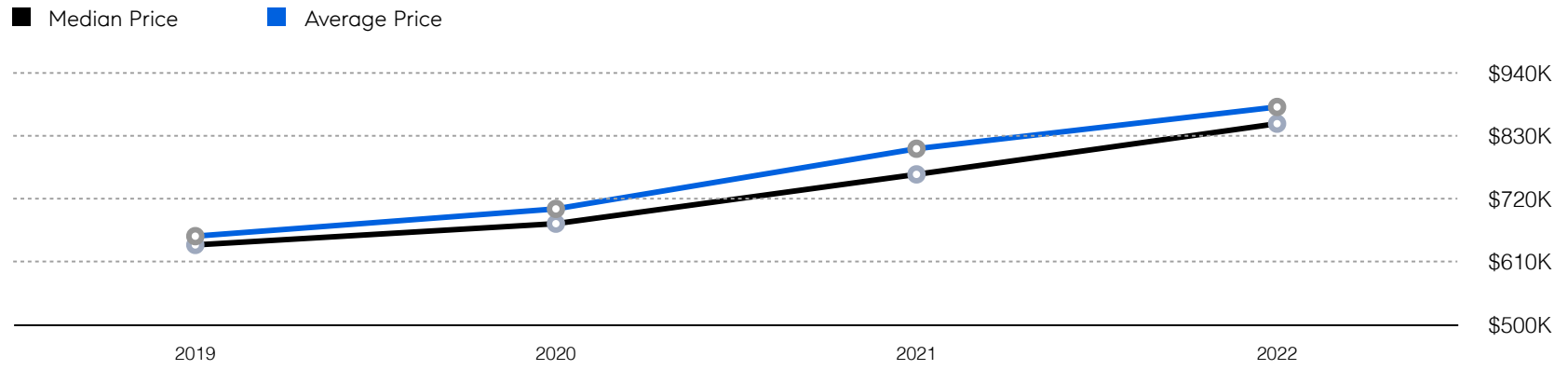
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	128	83	-35.2%
	SALES VOLUME	\$111,786,614	\$80,635,341	-27.9%
	MEDIAN PRICE	\$835,000	\$956,000	14.5%
	AVERAGE PRICE	\$873,333	\$971,510	11.2%
	AVERAGE DOM	25	20	-20.0%
	# OF CONTRACTS	145	104	-28.3%
	# NEW LISTINGS	168	118	-29.8%
Condo/Co-op/Townhouse	# OF SALES	20	17	-15.0%
	SALES VOLUME	\$9,858,000	\$7,416,600	-24.8%
	MEDIAN PRICE	\$385,750	\$357,600	-7.3%
	AVERAGE PRICE	\$492,900	\$436,271	-11.5%
	AVERAGE DOM	40	35	-12.5%
	# OF CONTRACTS	23	16	-30.4%
	# NEW LISTINGS	31	19	-38.7%

South Orange

Historic Sales



Historic Sales Prices

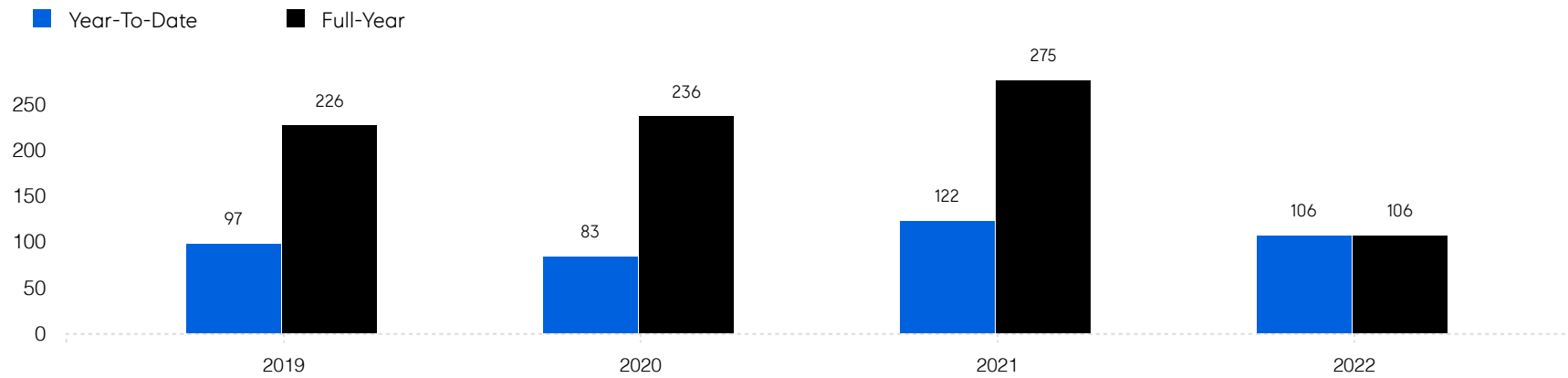


Verona

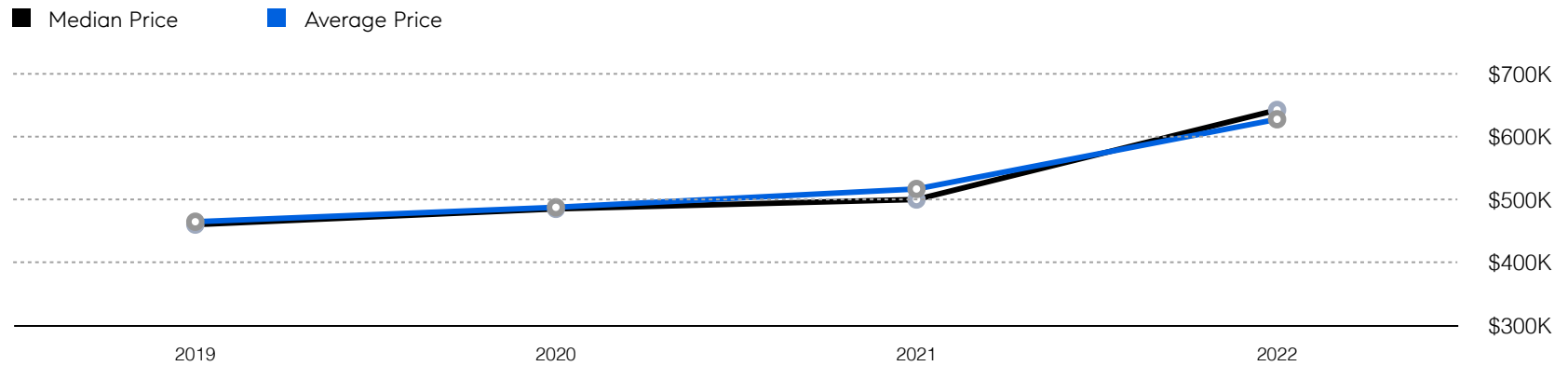
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	75	72	-4.0%
	SALES VOLUME	\$49,014,420	\$53,199,077	8.5%
	MEDIAN PRICE	\$605,100	\$705,000	16.5%
	AVERAGE PRICE	\$653,526	\$738,876	13.1%
	AVERAGE DOM	33	21	-36.4%
	# OF CONTRACTS	85	84	-1.2%
	# NEW LISTINGS	108	100	-7.4%
Condo/Co-op/Townhouse	# OF SALES	47	34	-27.7%
	SALES VOLUME	\$12,982,500	\$13,331,000	2.7%
	MEDIAN PRICE	\$232,000	\$310,500	33.8%
	AVERAGE PRICE	\$276,223	\$392,088	41.9%
	AVERAGE DOM	58	68	17.2%
	# OF CONTRACTS	43	31	-27.9%
	# NEW LISTINGS	55	43	-21.8%

Verona

Historic Sales



Historic Sales Prices

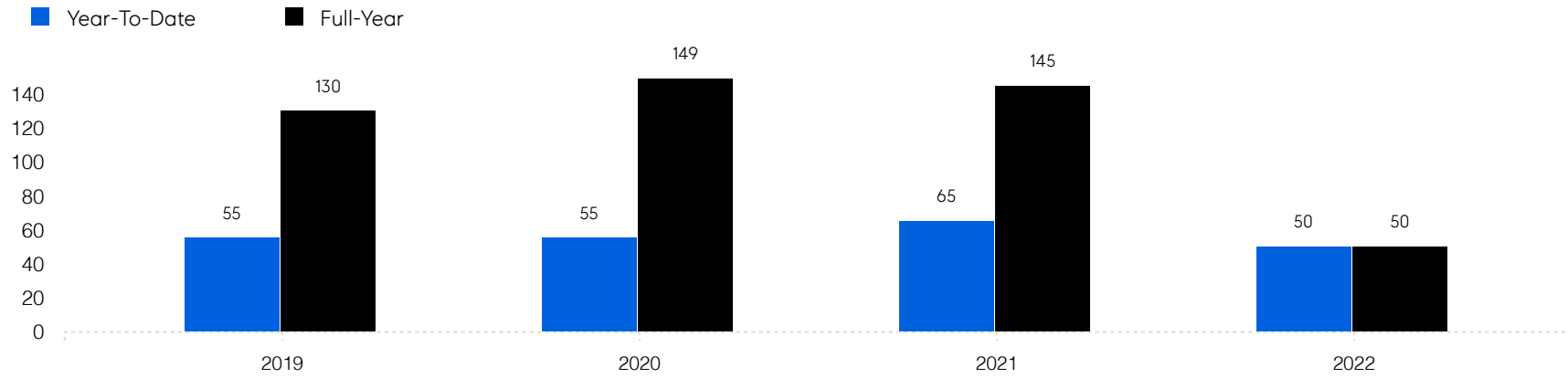


West Caldwell

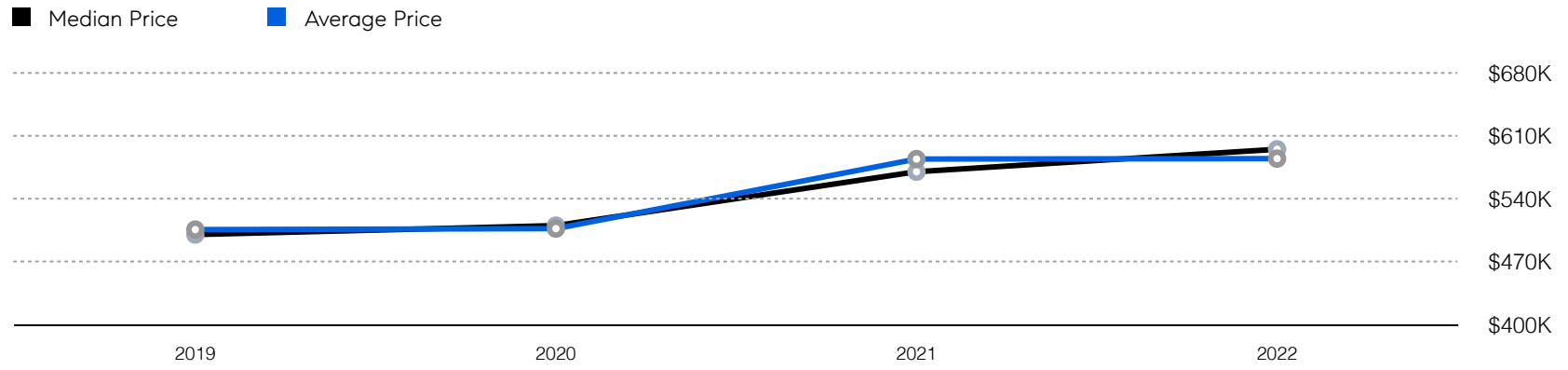
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	60	46	-23.3%
	SALES VOLUME	\$35,226,430	\$27,244,223	-22.7%
	MEDIAN PRICE	\$550,000	\$600,000	9.1%
	AVERAGE PRICE	\$587,107	\$605,427	3.1%
	AVERAGE DOM	24	30	25.0%
	# OF CONTRACTS	75	52	-30.7%
	# NEW LISTINGS	80	65	-18.7%
Condo/Co-op/Townhouse	# OF SALES	5	4	-20.0%
	SALES VOLUME	\$1,804,000	\$1,400,000	-22.4%
	MEDIAN PRICE	\$295,000	\$342,500	16.1%
	AVERAGE PRICE	\$360,800	\$350,000	-3.0%
	AVERAGE DOM	21	47	123.8%
	# OF CONTRACTS	7	5	-28.6%
	# NEW LISTINGS	9	5	-44.4%

West Caldwell

Historic Sales



Historic Sales Prices

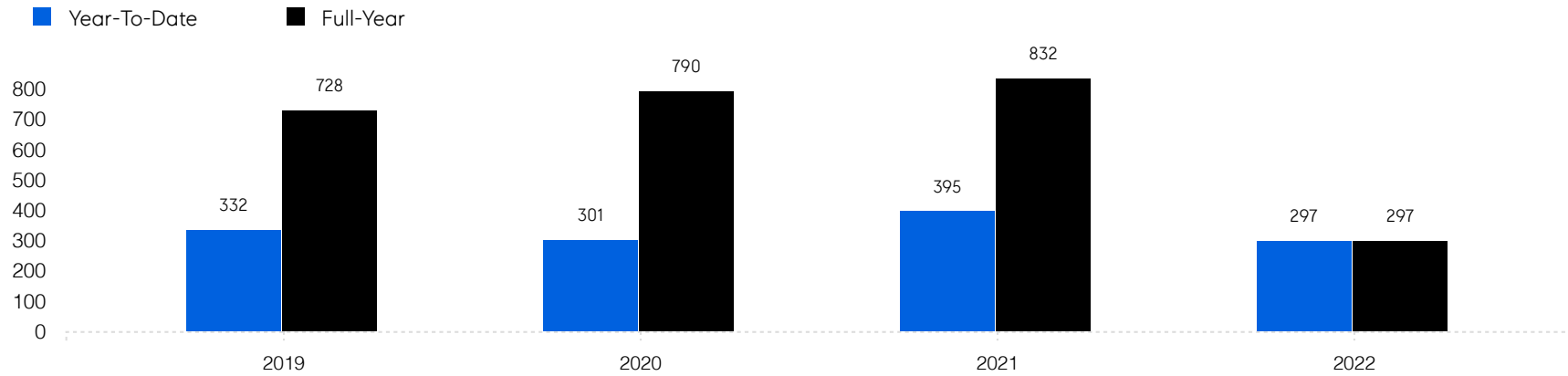


West Orange

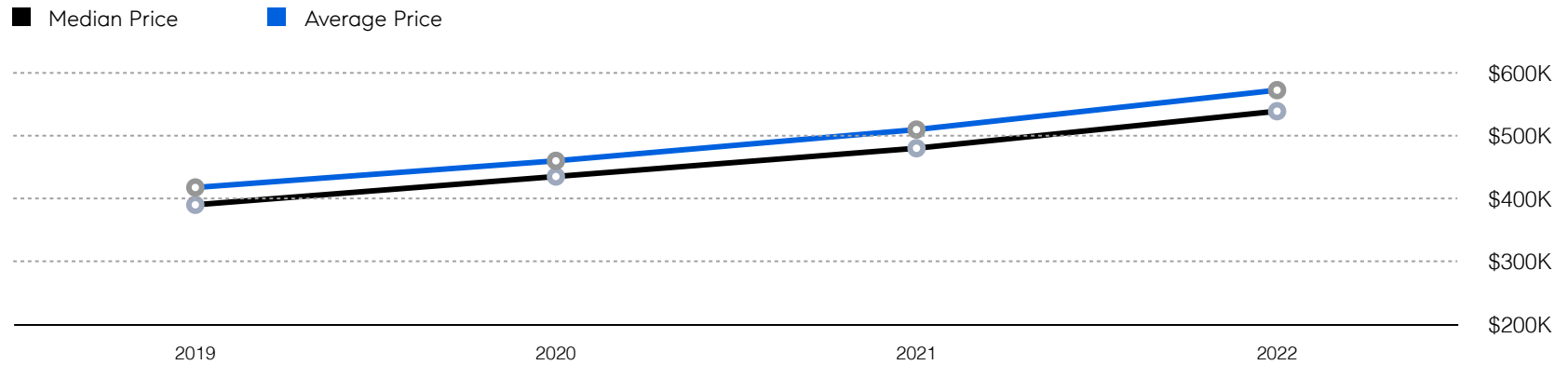
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	247	213	-13.8%
	SALES VOLUME	\$137,772,393	\$133,843,086	-2.9%
	MEDIAN PRICE	\$515,000	\$596,000	15.7%
	AVERAGE PRICE	\$557,783	\$628,371	12.7%
	AVERAGE DOM	32	34	6.3%
	# OF CONTRACTS	310	311	0.3%
	# NEW LISTINGS	371	349	-5.9%
Condo/Co-op/Townhouse	# OF SALES	148	84	-43.2%
	SALES VOLUME	\$57,049,599	\$36,194,855	-36.6%
	MEDIAN PRICE	\$362,500	\$440,450	21.5%
	AVERAGE PRICE	\$385,470	\$430,891	11.8%
	AVERAGE DOM	37	29	-21.6%
	# OF CONTRACTS	177	98	-44.6%
	# NEW LISTINGS	191	107	-44.0%

West Orange

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2020 to 06/30/2022
Source: NJMLS, 01/01/2020 to 06/30/2022
Source: Hudson MLS, 01/01/2020 to 06/30/2022

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