

Q3 2022

Essex County Market Report

COMPASS

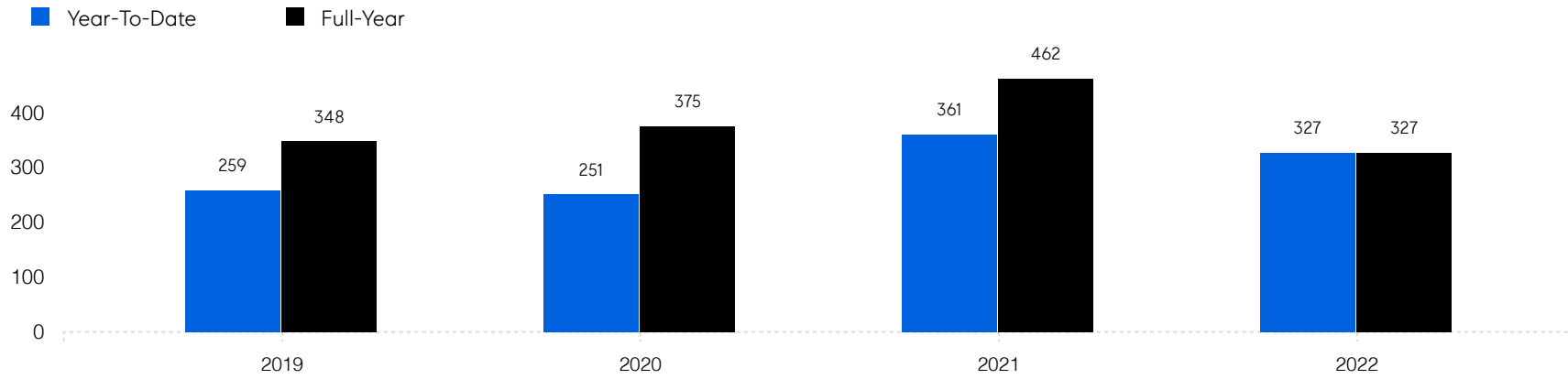


Belleville

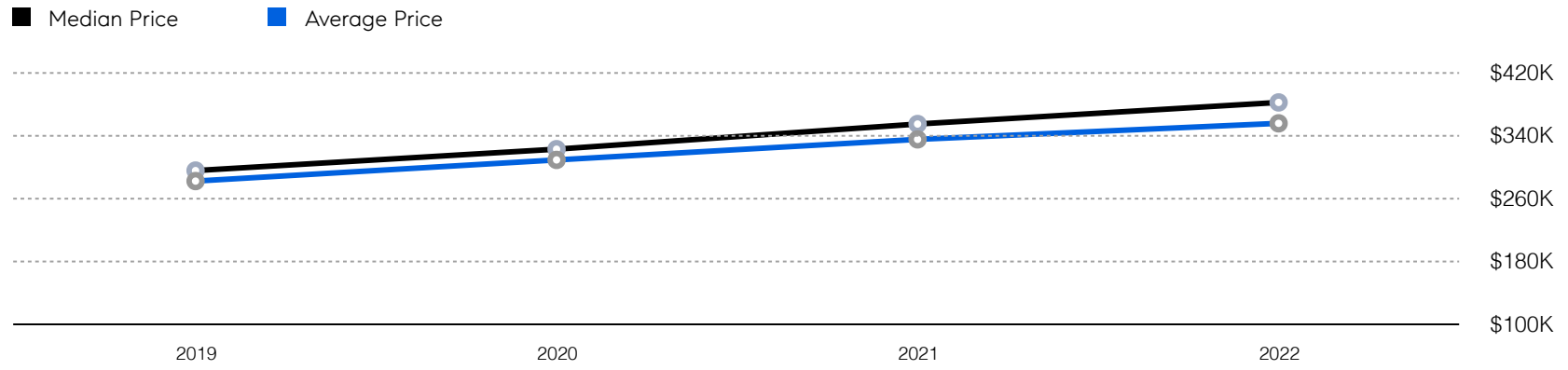
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	233	193	-17.2%
	SALES VOLUME	\$90,369,353	\$80,779,601	-10.6%
	MEDIAN PRICE	\$386,000	\$420,000	8.8%
	AVERAGE PRICE	\$387,851	\$418,547	7.9%
	AVERAGE DOM	36	38	5.6%
	# OF CONTRACTS	255	206	-19.2%
	# NEW LISTINGS	306	218	-28.8%
Condo/Co-op/Townhouse	# OF SALES	128	134	4.7%
	SALES VOLUME	\$28,559,350	\$35,595,290	24.6%
	MEDIAN PRICE	\$216,125	\$249,950	15.7%
	AVERAGE PRICE	\$223,120	\$265,636	19.1%
	AVERAGE DOM	47	40	-14.9%
	# OF CONTRACTS	130	123	-5.4%
	# NEW LISTINGS	142	117	-17.6%

Belleville

Historic Sales



Historic Sales Prices

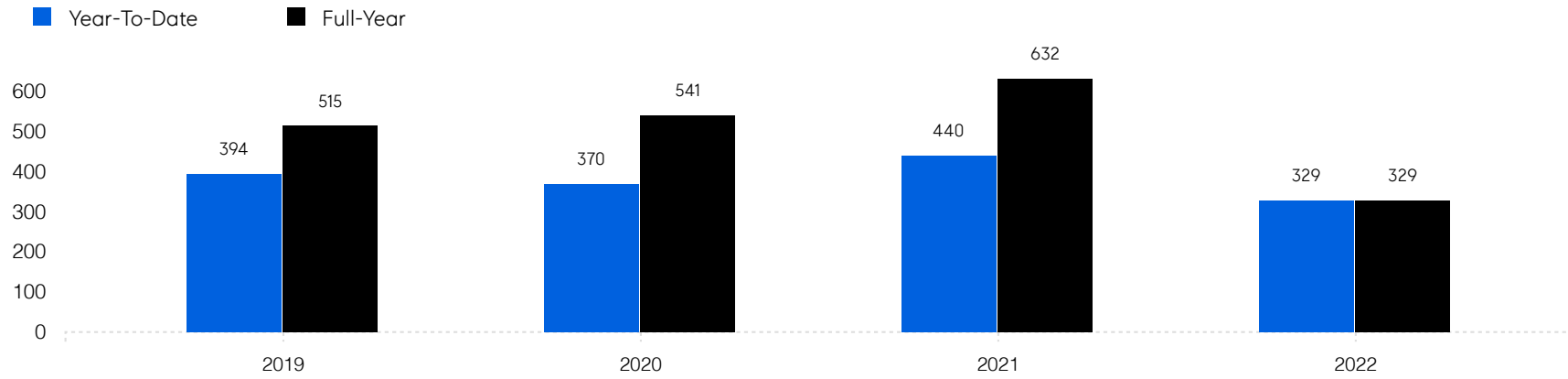


Bloomfield

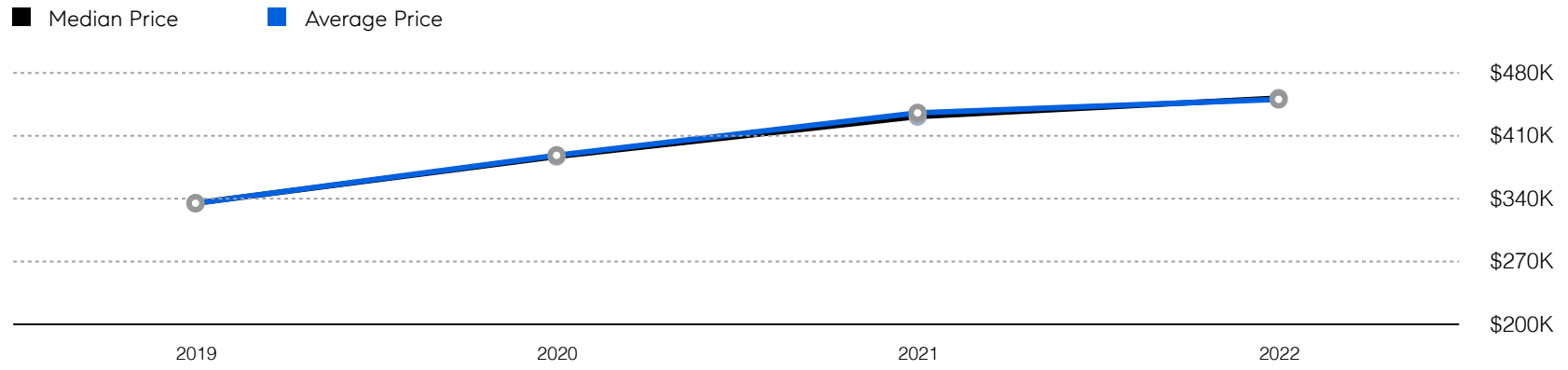
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	383	267	-30.3%
	SALES VOLUME	\$177,711,162	\$133,631,519	-24.8%
	MEDIAN PRICE	\$450,000	\$475,000	5.6%
	AVERAGE PRICE	\$463,998	\$500,493	7.9%
	AVERAGE DOM	32	33	3.1%
	# OF CONTRACTS	488	323	-33.8%
	# NEW LISTINGS	546	333	-39.0%
Condo/Co-op/Townhouse	# OF SALES	57	62	8.8%
	SALES VOLUME	\$13,694,200	\$14,615,000	6.7%
	MEDIAN PRICE	\$230,000	\$220,000	-4.3%
	AVERAGE PRICE	\$240,249	\$235,726	-1.9%
	AVERAGE DOM	41	34	-17.1%
	# OF CONTRACTS	67	67	0.0%
	# NEW LISTINGS	74	60	-18.9%

Bloomfield

Historic Sales



Historic Sales Prices

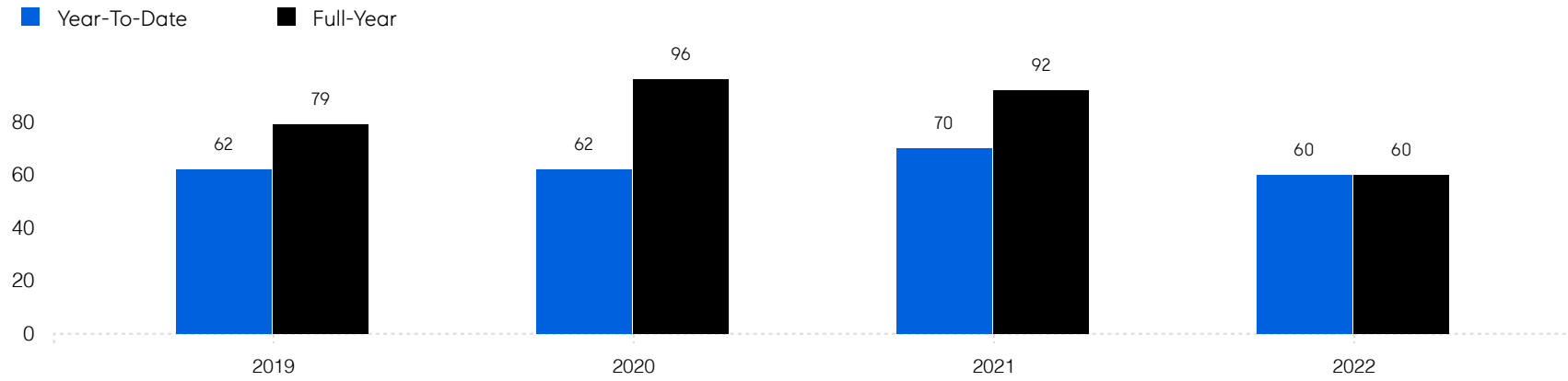


Caldwell

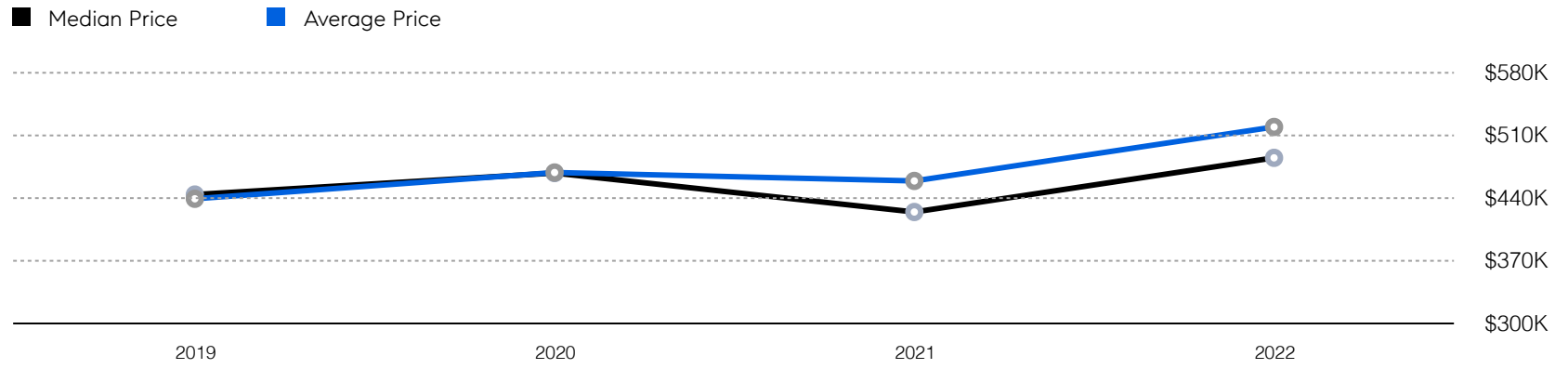
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	36	37	2.8%
	SALES VOLUME	\$20,326,513	\$23,067,990	13.5%
	MEDIAN PRICE	\$535,000	\$625,000	16.8%
	AVERAGE PRICE	\$564,625	\$623,459	10.4%
	AVERAGE DOM	33	34	3.0%
	# OF CONTRACTS	35	34	-2.9%
	# NEW LISTINGS	52	39	-25.0%
Condo/Co-op/Townhouse	# OF SALES	34	23	-32.4%
	SALES VOLUME	\$9,527,718	\$8,100,887	-15.0%
	MEDIAN PRICE	\$241,500	\$355,000	47.0%
	AVERAGE PRICE	\$280,227	\$352,212	25.7%
	AVERAGE DOM	30	21	-30.0%
	# OF CONTRACTS	34	20	-41.2%
	# NEW LISTINGS	42	23	-45.2%

Caldwell

Historic Sales



Historic Sales Prices

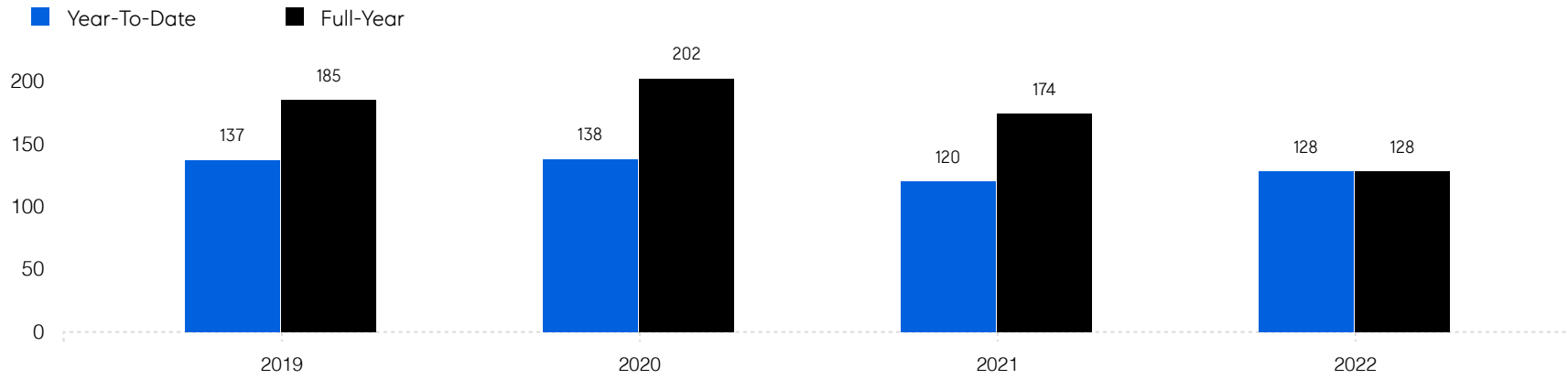


Cedar Grove

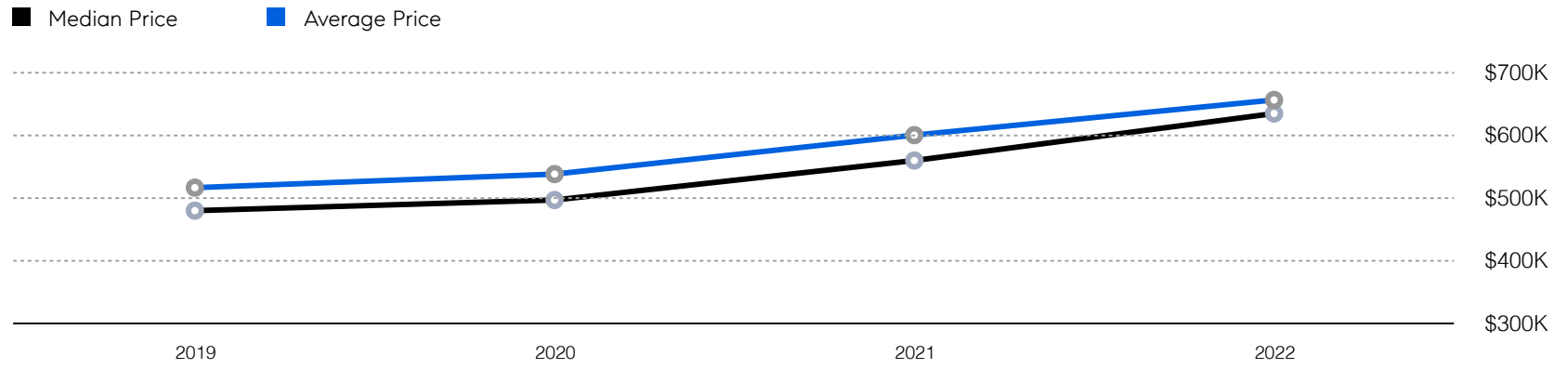
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	93	85	-8.6%
	SALES VOLUME	\$55,468,551	\$58,344,743	5.2%
	MEDIAN PRICE	\$552,000	\$650,000	17.8%
	AVERAGE PRICE	\$596,436	\$686,409	15.1%
	AVERAGE DOM	25	23	-8.0%
	# OF CONTRACTS	98	88	-10.2%
	# NEW LISTINGS	126	103	-18.3%
Condo/Co-op/Townhouse	# OF SALES	27	43	59.3%
	SALES VOLUME	\$13,804,778	\$25,705,743	86.2%
	MEDIAN PRICE	\$531,990	\$610,000	14.7%
	AVERAGE PRICE	\$511,288	\$597,808	16.9%
	AVERAGE DOM	46	30	-34.8%
	# OF CONTRACTS	33	43	30.3%
	# NEW LISTINGS	33	41	24.2%

Cedar Grove

Historic Sales



Historic Sales Prices

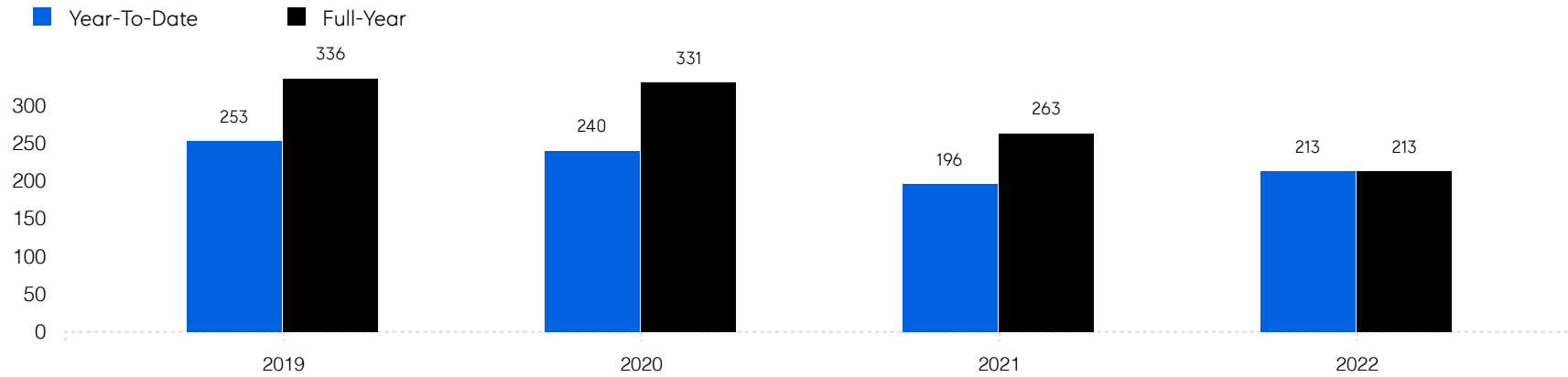


East Orange

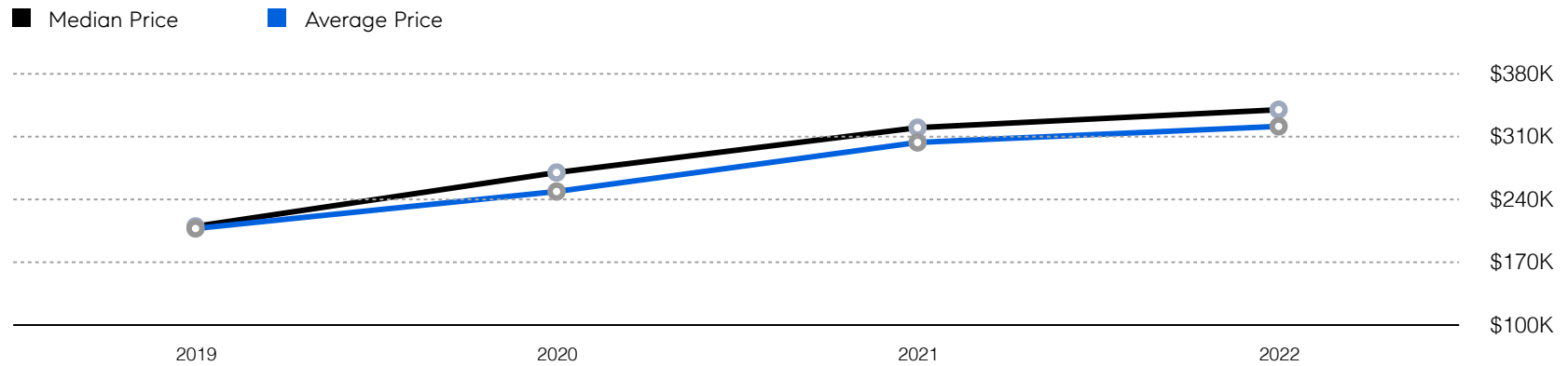
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	153	170	11.1%
	SALES VOLUME	\$51,898,551	\$61,020,738	17.6%
	MEDIAN PRICE	\$350,000	\$366,000	4.6%
	AVERAGE PRICE	\$339,206	\$358,946	5.8%
	AVERAGE DOM	52	44	-15.4%
	# OF CONTRACTS	156	171	9.6%
	# NEW LISTINGS	230	248	7.8%
Condo/Co-op/Townhouse	# OF SALES	43	43	0.0%
	SALES VOLUME	\$6,921,900	\$7,451,000	7.6%
	MEDIAN PRICE	\$142,000	\$165,500	16.5%
	AVERAGE PRICE	\$160,974	\$173,279	7.6%
	AVERAGE DOM	68	59	-13.2%
	# OF CONTRACTS	43	53	23.3%
	# NEW LISTINGS	62	62	0.0%

East Orange

Historic Sales



Historic Sales Prices

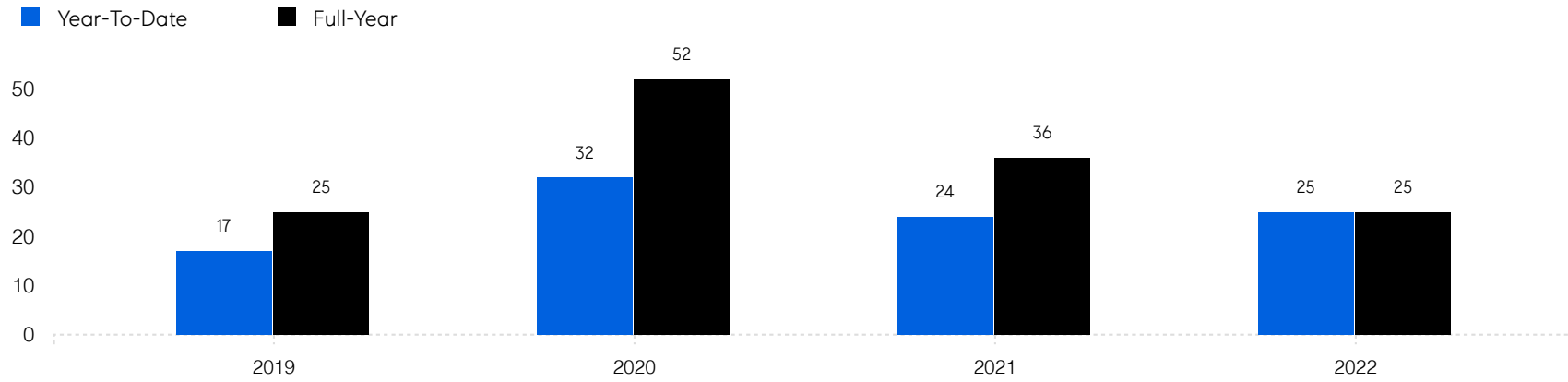


Essex Fells

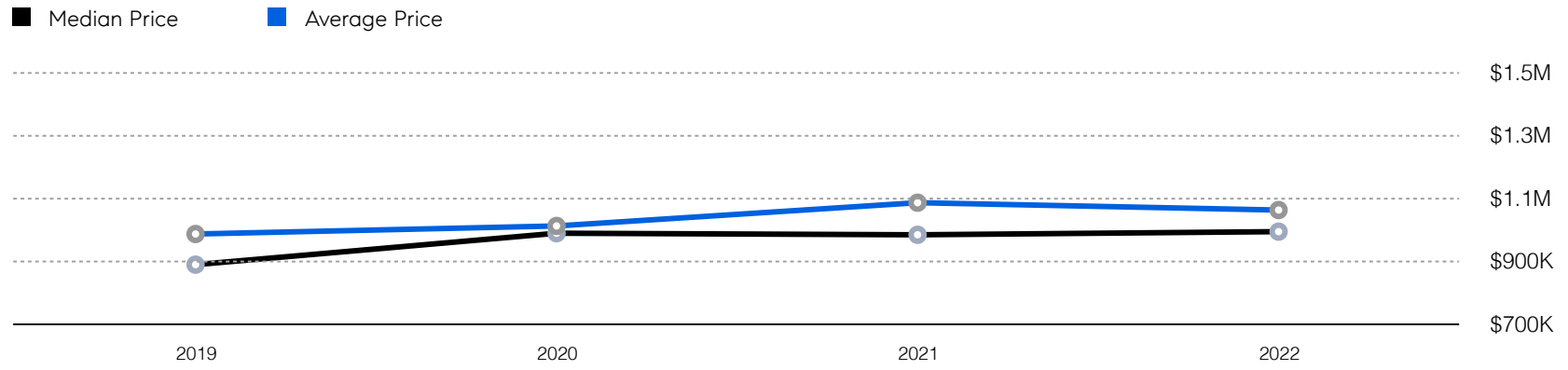
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	22	24	9.1%
	SALES VOLUME	\$23,595,521	\$26,047,998	10.4%
	MEDIAN PRICE	\$957,500	\$997,500	4.2%
	AVERAGE PRICE	\$1,072,524	\$1,085,333	1.2%
	AVERAGE DOM	56	27	-51.8%
	# OF CONTRACTS	30	26	-13.3%
	# NEW LISTINGS	33	33	0.0%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$965,000	\$545,000	-43.5%
	MEDIAN PRICE	\$482,500	\$545,000	13.0%
	AVERAGE PRICE	\$482,500	\$545,000	13.0%
	AVERAGE DOM	15	14	-6.7%
	# OF CONTRACTS	3	1	-66.7%
	# NEW LISTINGS	5	1	-80.0%

Essex Fells

Historic Sales



Historic Sales Prices

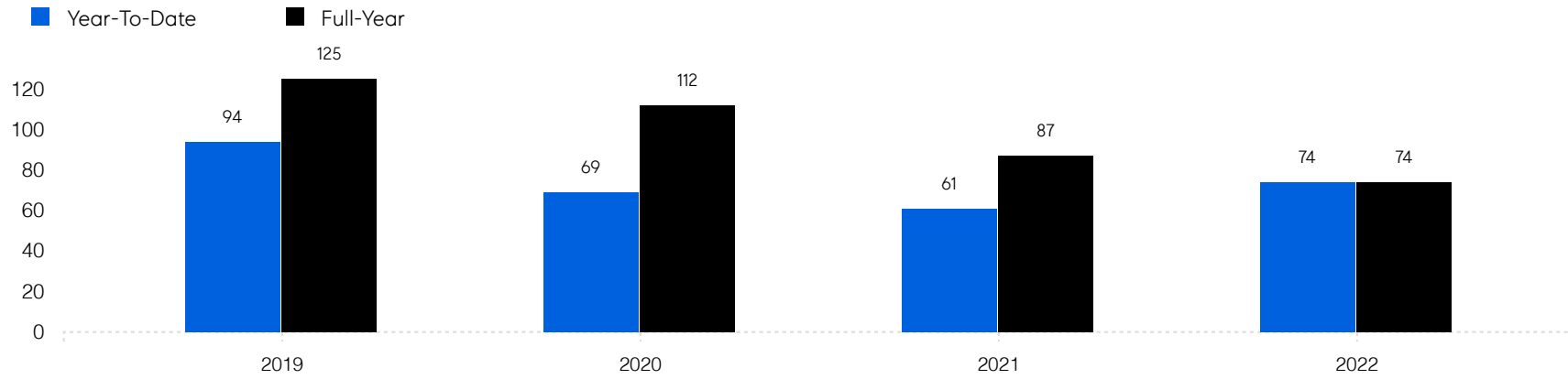


Fairfield

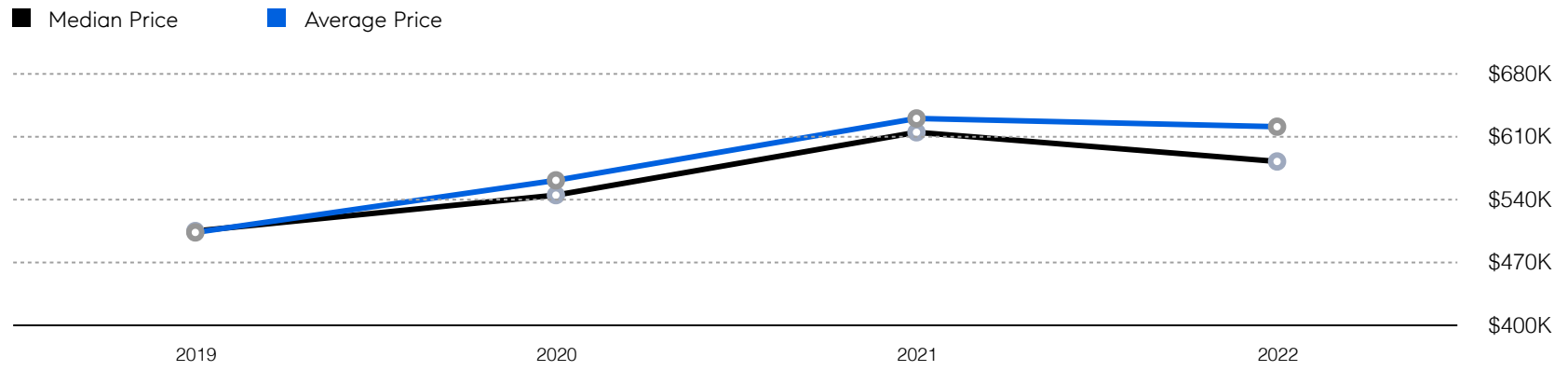
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	55	66	20.0%
	SALES VOLUME	\$35,605,198	\$41,495,160	16.5%
	MEDIAN PRICE	\$649,500	\$612,500	-5.7%
	AVERAGE PRICE	\$647,367	\$628,715	-2.9%
	AVERAGE DOM	39	33	-15.4%
	# OF CONTRACTS	51	66	29.4%
	# NEW LISTINGS	87	70	-19.5%
Condo/Co-op/Townhouse	# OF SALES	6	8	33.3%
	SALES VOLUME	\$3,439,000	\$4,475,000	30.1%
	MEDIAN PRICE	\$574,500	\$570,000	-0.8%
	AVERAGE PRICE	\$573,167	\$559,375	-2.4%
	AVERAGE DOM	70	37	-47.1%
	# OF CONTRACTS	7	16	128.6%
	# NEW LISTINGS	12	18	50.0%

Fairfield

Historic Sales



Historic Sales Prices

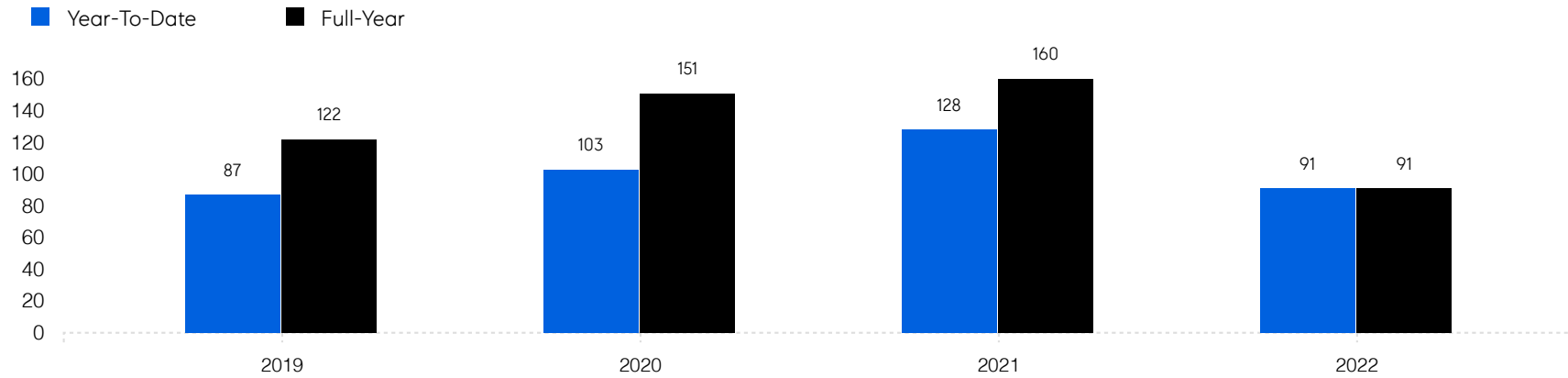


Glen Ridge

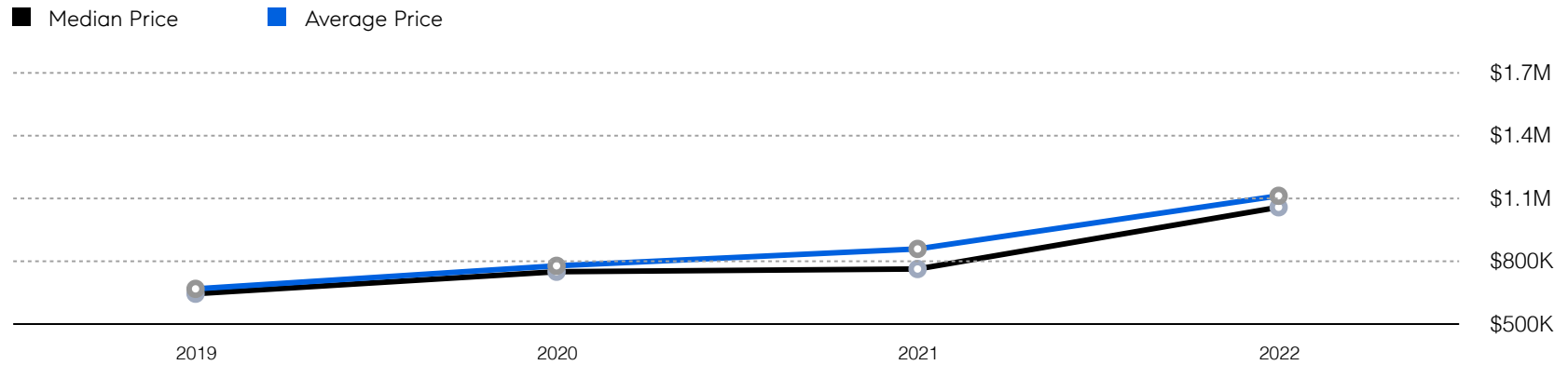
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	100	79	-21.0%
	SALES VOLUME	\$101,275,085	\$95,368,515	-5.8%
	MEDIAN PRICE	\$913,000	\$1,100,000	20.5%
	AVERAGE PRICE	\$1,012,751	\$1,207,196	19.2%
	AVERAGE DOM	23	15	-34.8%
	# OF CONTRACTS	117	94	-19.7%
	# NEW LISTINGS	114	90	-21.1%
Condo/Co-op/Townhouse	# OF SALES	28	12	-57.1%
	SALES VOLUME	\$10,907,000	\$5,892,000	-46.0%
	MEDIAN PRICE	\$419,000	\$551,000	31.5%
	AVERAGE PRICE	\$389,536	\$491,000	26.0%
	AVERAGE DOM	38	24	-36.8%
	# OF CONTRACTS	37	16	-56.8%
	# NEW LISTINGS	36	21	-41.7%

Glen Ridge

Historic Sales



Historic Sales Prices

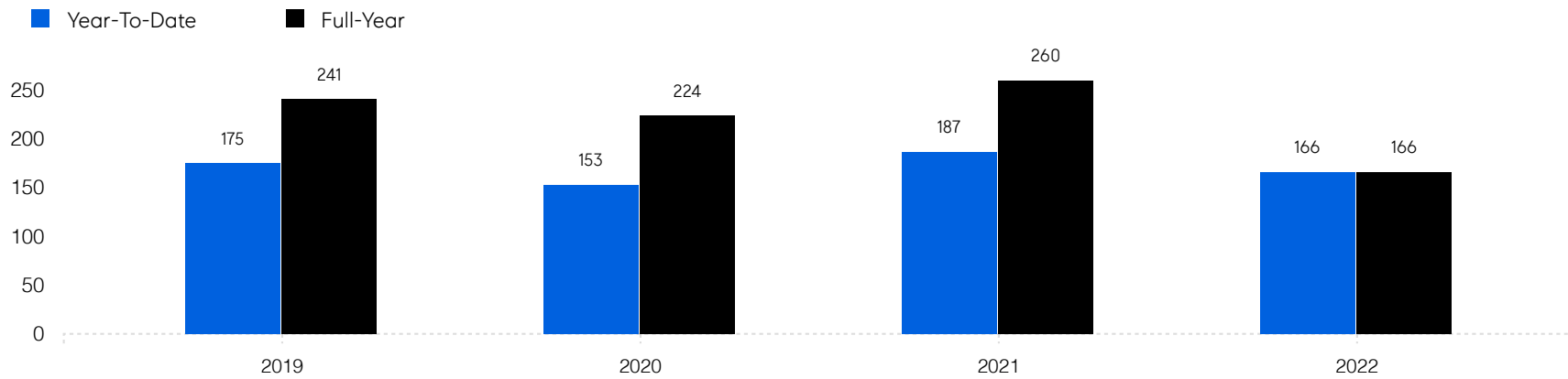


Irvington

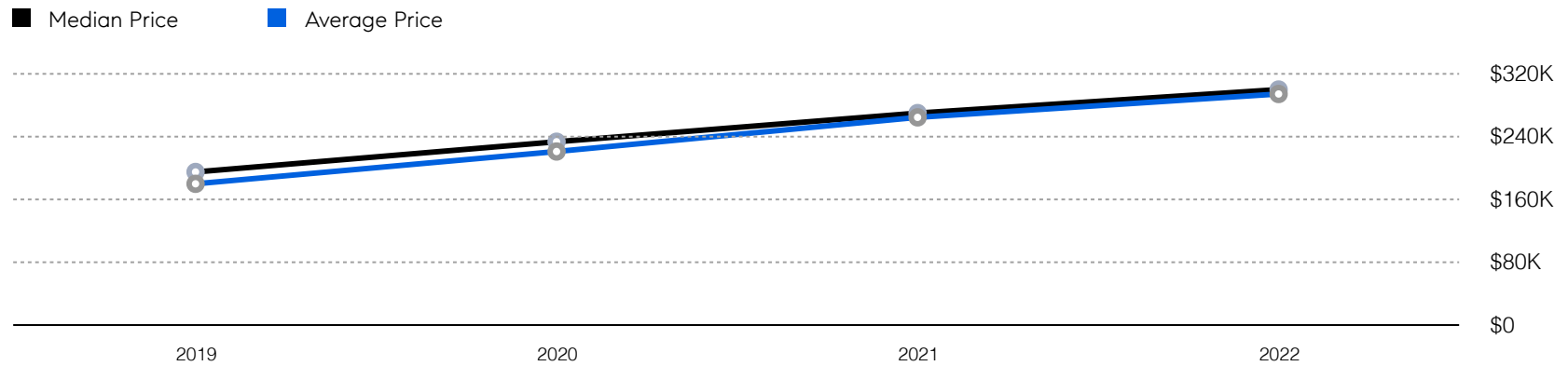
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	174	157	-9.8%
	SALES VOLUME	\$46,469,520	\$47,280,314	1.7%
	MEDIAN PRICE	\$270,000	\$309,000	14.4%
	AVERAGE PRICE	\$267,066	\$301,148	12.8%
	AVERAGE DOM	61	51	-16.4%
	# OF CONTRACTS	211	174	-17.5%
	# NEW LISTINGS	258	231	-10.5%
Condo/Co-op/Townhouse	# OF SALES	13	9	-30.8%
	SALES VOLUME	\$2,365,800	\$1,581,000	-33.2%
	MEDIAN PRICE	\$195,000	\$165,000	-15.4%
	AVERAGE PRICE	\$181,985	\$175,667	-3.5%
	AVERAGE DOM	78	35	-55.1%
	# OF CONTRACTS	12	10	-16.7%
	# NEW LISTINGS	16	11	-31.2%

Irvington

Historic Sales



Historic Sales Prices

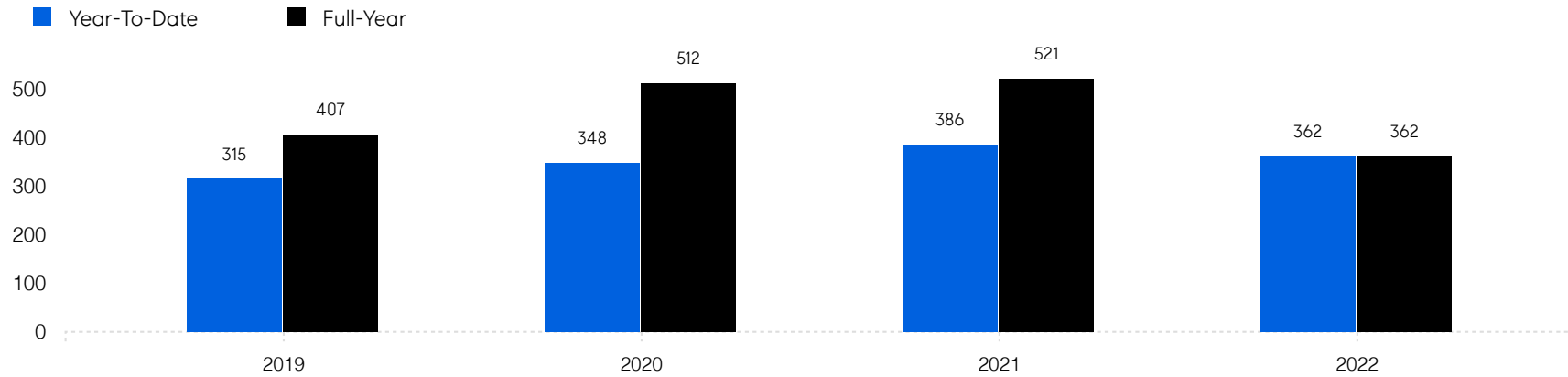


Livingston

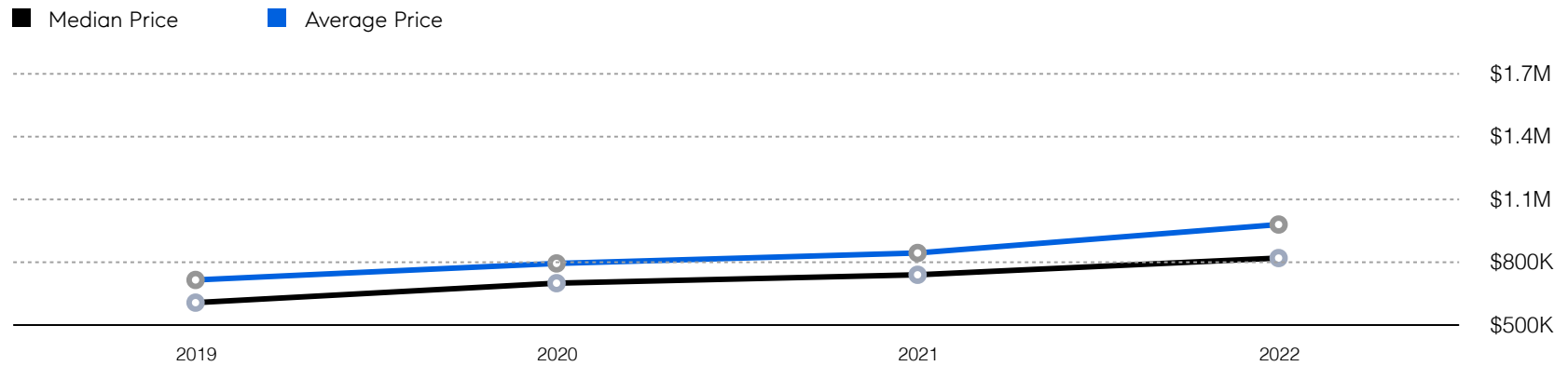
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	328	316	-3.7%
	SALES VOLUME	\$287,233,448	\$324,520,795	13.0%
	MEDIAN PRICE	\$753,500	\$872,500	15.8%
	AVERAGE PRICE	\$875,712	\$1,026,965	17.3%
	AVERAGE DOM	32	26	-18.7%
	# OF CONTRACTS	399	362	-9.3%
	# NEW LISTINGS	514	413	-19.6%
Condo/Co-op/Townhouse	# OF SALES	58	46	-20.7%
	SALES VOLUME	\$36,717,485	\$30,283,920	-17.5%
	MEDIAN PRICE	\$635,000	\$651,500	2.6%
	AVERAGE PRICE	\$633,060	\$658,346	4.0%
	AVERAGE DOM	52	45	-13.5%
	# OF CONTRACTS	61	57	-6.6%
	# NEW LISTINGS	66	60	-9.1%

Livingston

Historic Sales



Historic Sales Prices

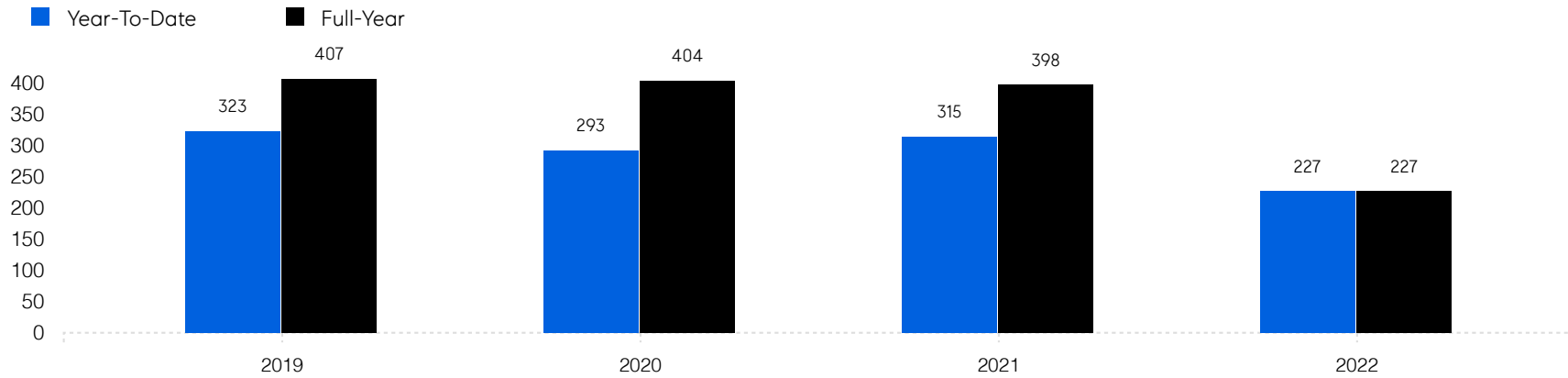


Maplewood

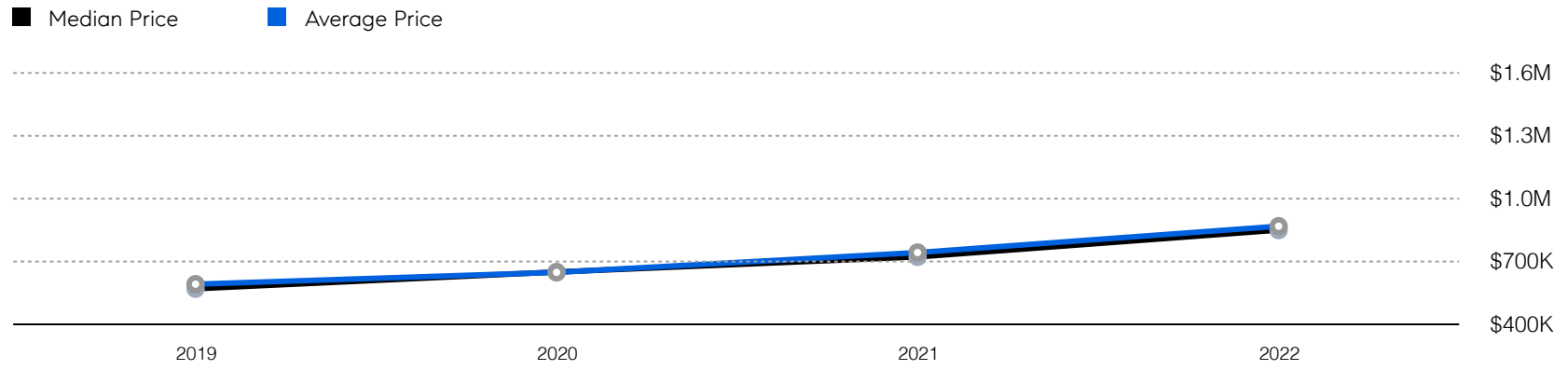
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	295	197	-33.2%
	SALES VOLUME	\$234,723,930	\$186,660,679	-20.5%
	MEDIAN PRICE	\$770,000	\$907,000	17.8%
	AVERAGE PRICE	\$795,674	\$947,516	19.1%
	AVERAGE DOM	22	16	-27.3%
	# OF CONTRACTS	293	217	-25.9%
	# NEW LISTINGS	344	248	-27.9%
Condo/Co-op/Townhouse	# OF SALES	20	30	50.0%
	SALES VOLUME	\$5,827,556	\$10,459,354	79.5%
	MEDIAN PRICE	\$262,500	\$349,500	33.1%
	AVERAGE PRICE	\$291,378	\$348,645	19.7%
	AVERAGE DOM	40	50	25.0%
	# OF CONTRACTS	24	28	16.7%
	# NEW LISTINGS	36	30	-16.7%

Maplewood

Historic Sales



Historic Sales Prices

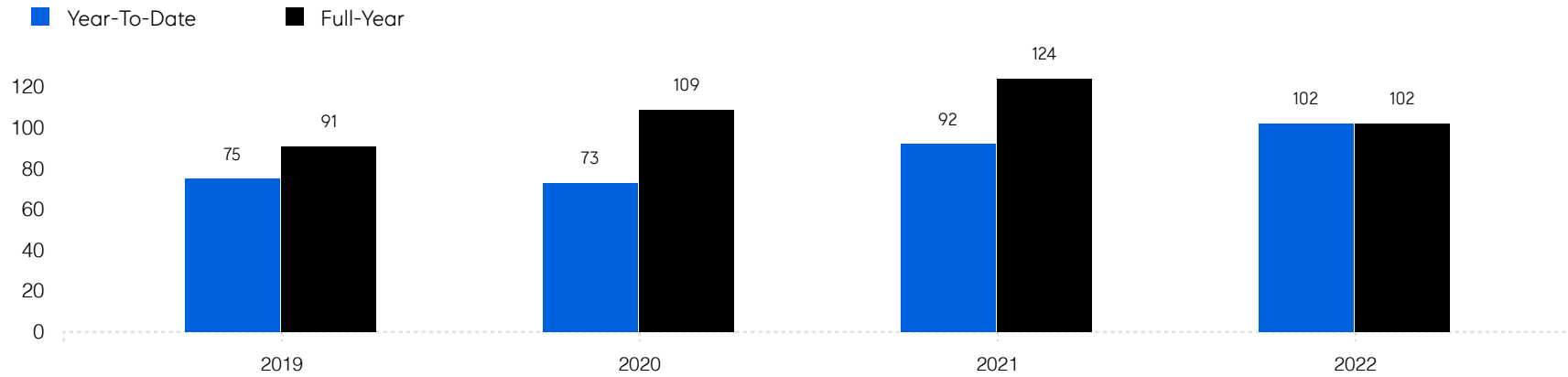


Millburn

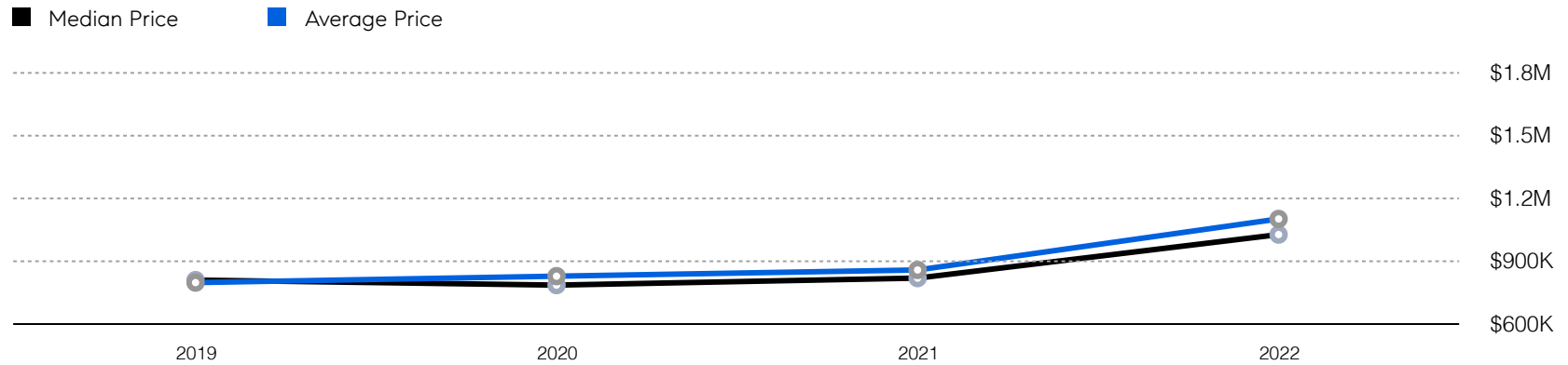
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	75	93	24.0%
	SALES VOLUME	\$73,775,094	\$106,909,921	44.9%
	MEDIAN PRICE	\$905,000	\$1,065,000	17.7%
	AVERAGE PRICE	\$983,668	\$1,149,569	16.9%
	AVERAGE DOM	28	18	-35.7%
	# OF CONTRACTS	93	100	7.5%
	# NEW LISTINGS	100	111	11.0%
Condo/Co-op/Townhouse	# OF SALES	17	9	-47.1%
	SALES VOLUME	\$6,395,500	\$5,512,500	-13.8%
	MEDIAN PRICE	\$280,000	\$440,000	57.1%
	AVERAGE PRICE	\$376,206	\$612,500	62.8%
	AVERAGE DOM	18	30	66.7%
	# OF CONTRACTS	19	10	-47.4%
	# NEW LISTINGS	29	13	-55.2%

Millburn

Historic Sales



Historic Sales Prices

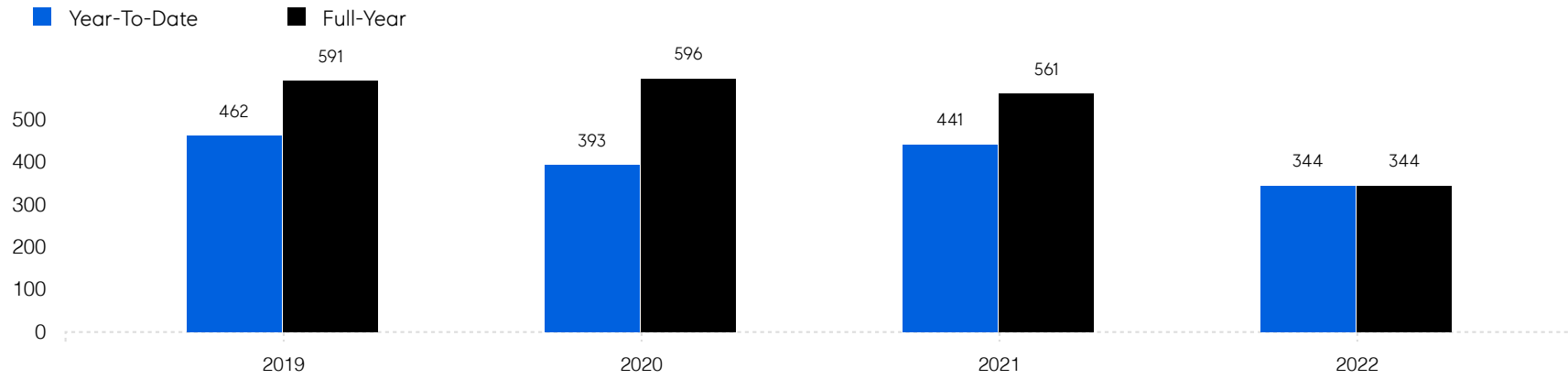


Montclair

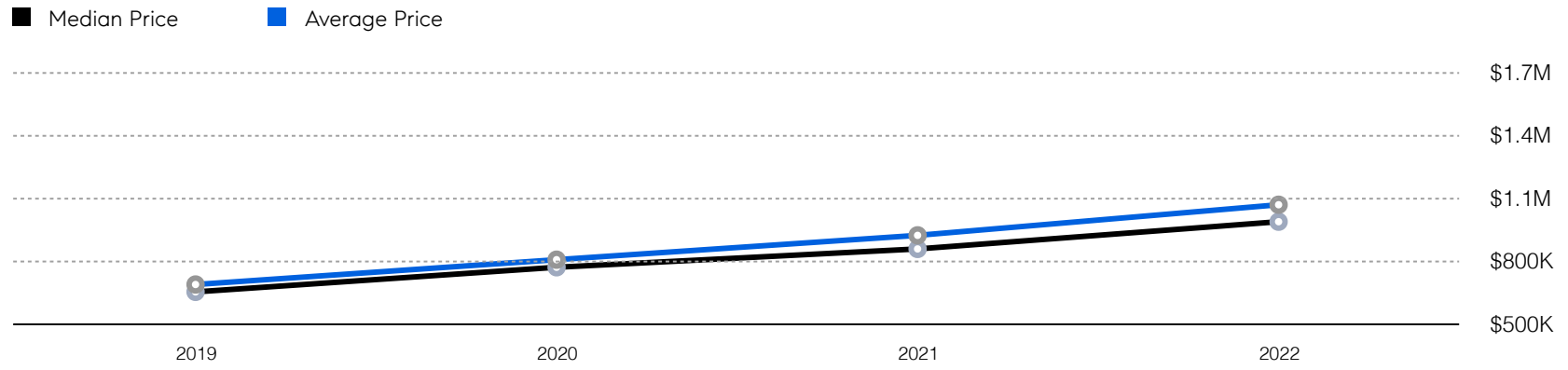
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	334	258	-22.8%
	SALES VOLUME	\$367,969,602	\$335,132,222	-8.9%
	MEDIAN PRICE	\$997,900	\$1,200,000	20.3%
	AVERAGE PRICE	\$1,101,705	\$1,298,962	17.9%
	AVERAGE DOM	21	22	4.8%
	# OF CONTRACTS	418	332	-20.6%
	# NEW LISTINGS	422	337	-20.1%
Condo/Co-op/Townhouse	# OF SALES	107	86	-19.6%
	SALES VOLUME	\$40,007,200	\$33,279,400	-16.8%
	MEDIAN PRICE	\$330,000	\$316,500	-4.1%
	AVERAGE PRICE	\$373,899	\$386,970	3.5%
	AVERAGE DOM	38	37	-2.6%
	# OF CONTRACTS	115	102	-11.3%
	# NEW LISTINGS	127	101	-20.5%

Montclair

Historic Sales



Historic Sales Prices

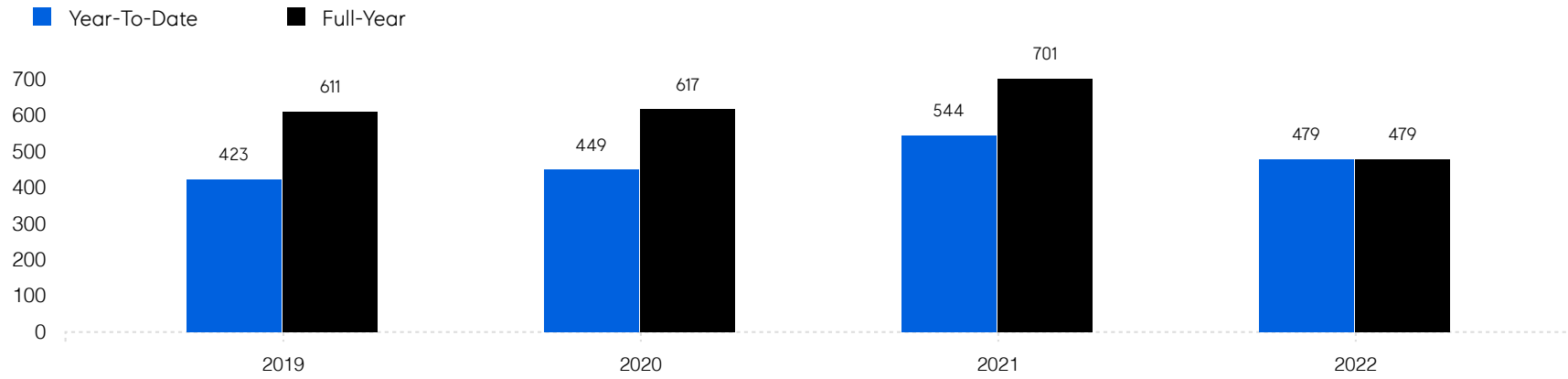


Newark

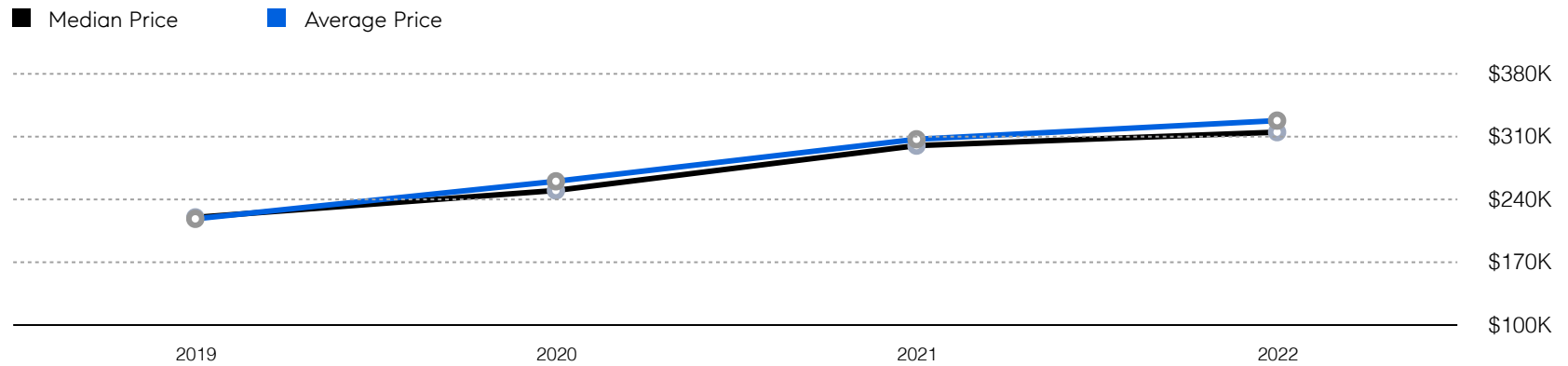
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	388	349	-10.1%
	SALES VOLUME	\$124,479,518	\$120,101,528	-3.5%
	MEDIAN PRICE	\$314,000	\$345,000	9.9%
	AVERAGE PRICE	\$320,824	\$344,130	7.3%
	AVERAGE DOM	51	58	13.7%
	# OF CONTRACTS	407	454	11.5%
	# NEW LISTINGS	555	612	10.3%
Condo/Co-op/Townhouse	# OF SALES	156	130	-16.7%
	SALES VOLUME	\$39,373,699	\$36,954,050	-6.1%
	MEDIAN PRICE	\$265,500	\$279,500	5.3%
	AVERAGE PRICE	\$252,396	\$284,262	12.6%
	AVERAGE DOM	50	48	-4.0%
	# OF CONTRACTS	173	134	-22.5%
	# NEW LISTINGS	246	149	-39.4%

Newark

Historic Sales



Historic Sales Prices

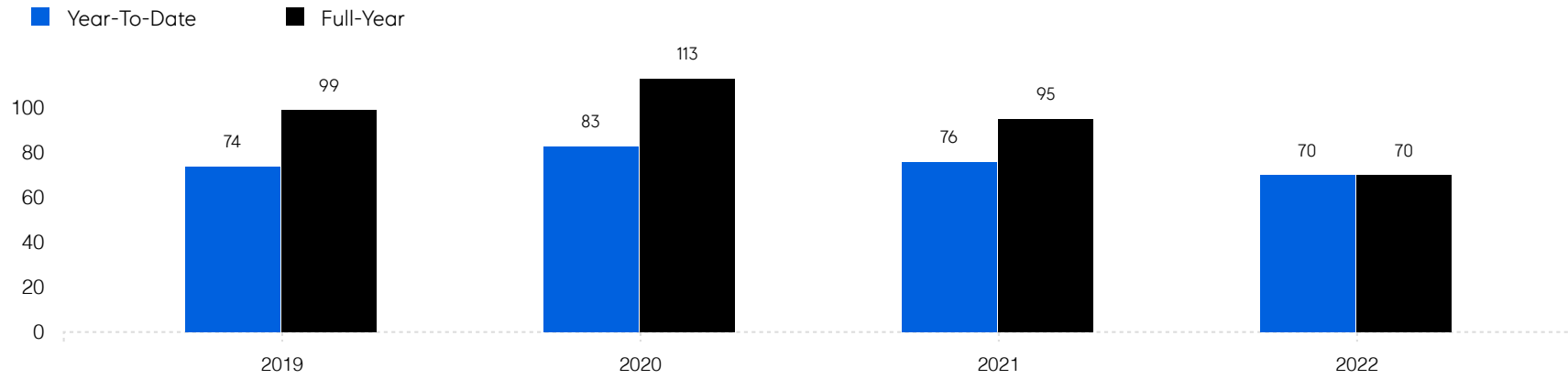


North Caldwell

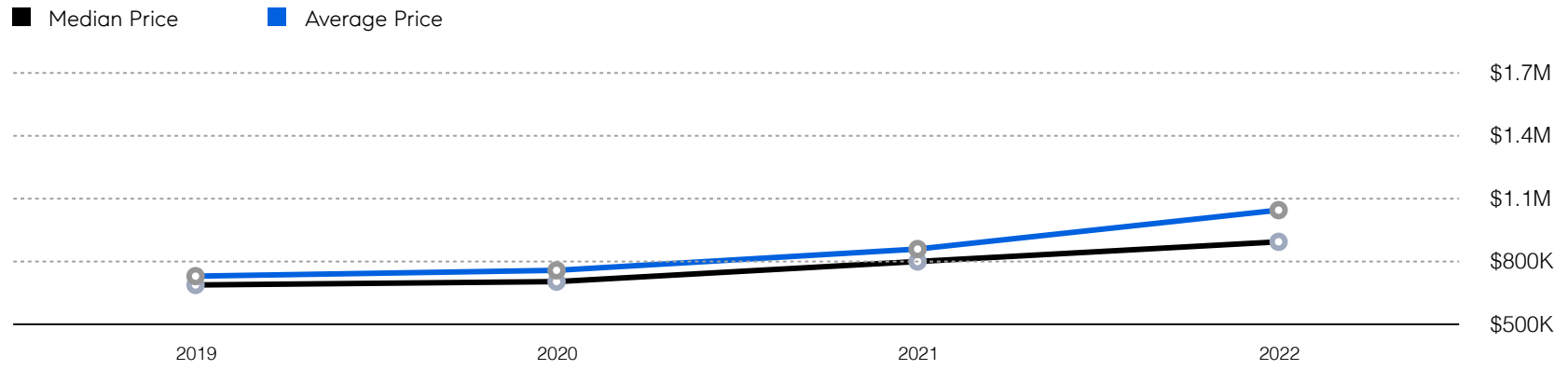
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	66	60	-9.1%
	SALES VOLUME	\$59,223,812	\$65,516,810	10.6%
	MEDIAN PRICE	\$822,875	\$912,558	10.9%
	AVERAGE PRICE	\$897,330	\$1,091,947	21.7%
	AVERAGE DOM	40	23	-42.5%
	# OF CONTRACTS	64	62	-3.1%
	# NEW LISTINGS	73	77	5.5%
Condo/Co-op/Townhouse	# OF SALES	10	10	0.0%
	SALES VOLUME	\$5,833,700	\$7,644,000	31.0%
	MEDIAN PRICE	\$650,000	\$790,000	21.5%
	AVERAGE PRICE	\$583,370	\$764,400	31.0%
	AVERAGE DOM	41	41	0.0%
	# OF CONTRACTS	9	13	44.4%
	# NEW LISTINGS	11	11	0.0%

North Caldwell

Historic Sales



Historic Sales Prices

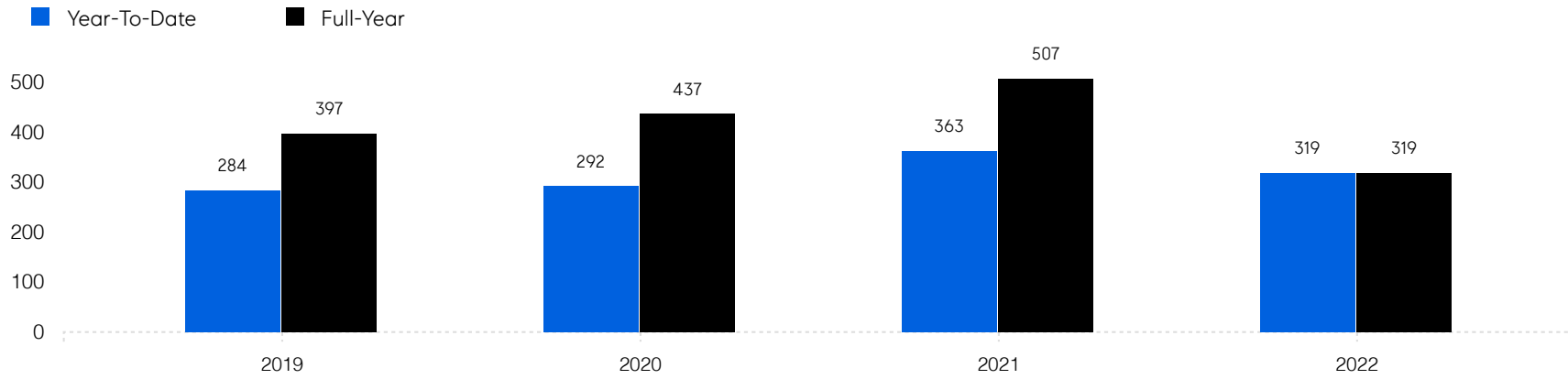


Nutley

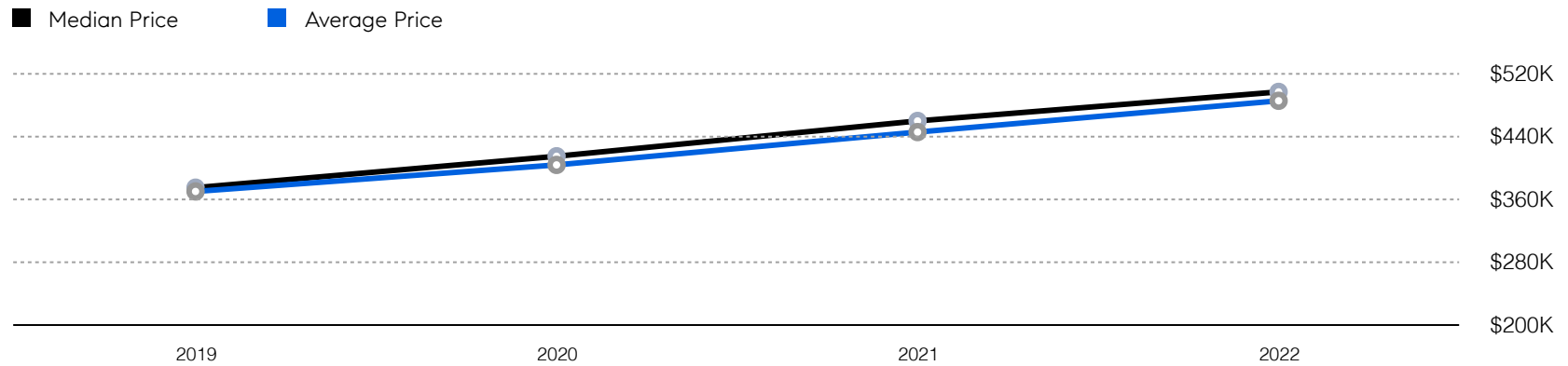
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	252	209	-17.1%
	SALES VOLUME	\$129,678,609	\$116,974,369	-9.8%
	MEDIAN PRICE	\$498,750	\$539,000	8.1%
	AVERAGE PRICE	\$514,598	\$559,686	8.8%
	AVERAGE DOM	31	33	6.5%
	# OF CONTRACTS	327	247	-24.5%
	# NEW LISTINGS	386	264	-31.6%
Condo/Co-op/Townhouse	# OF SALES	111	110	-0.9%
	SALES VOLUME	\$32,778,249	\$37,956,300	15.8%
	MEDIAN PRICE	\$275,000	\$325,000	18.2%
	AVERAGE PRICE	\$295,300	\$345,057	16.8%
	AVERAGE DOM	37	34	-8.1%
	# OF CONTRACTS	135	113	-16.3%
	# NEW LISTINGS	157	104	-33.8%

Nutley

Historic Sales



Historic Sales Prices

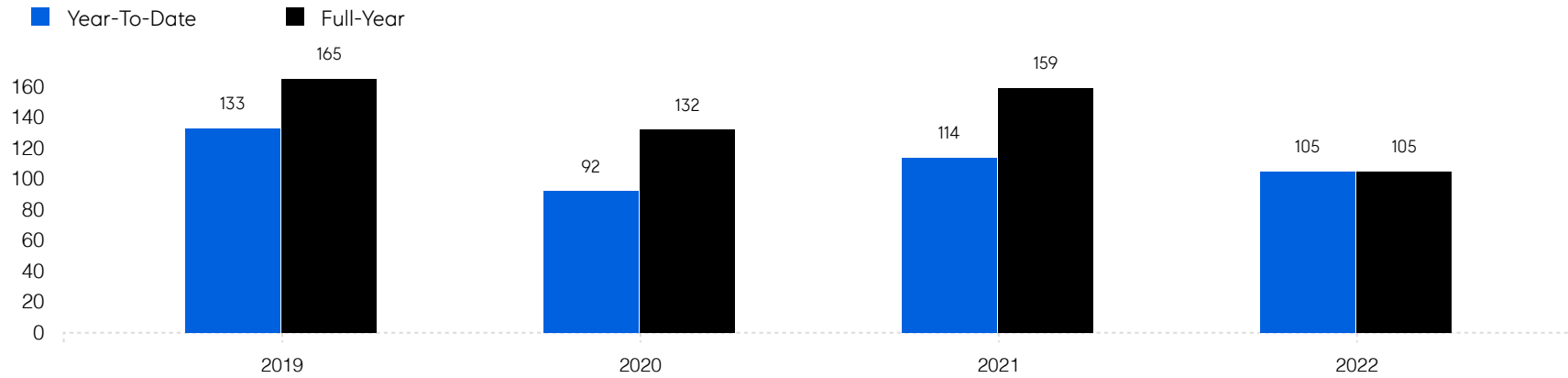


Orange

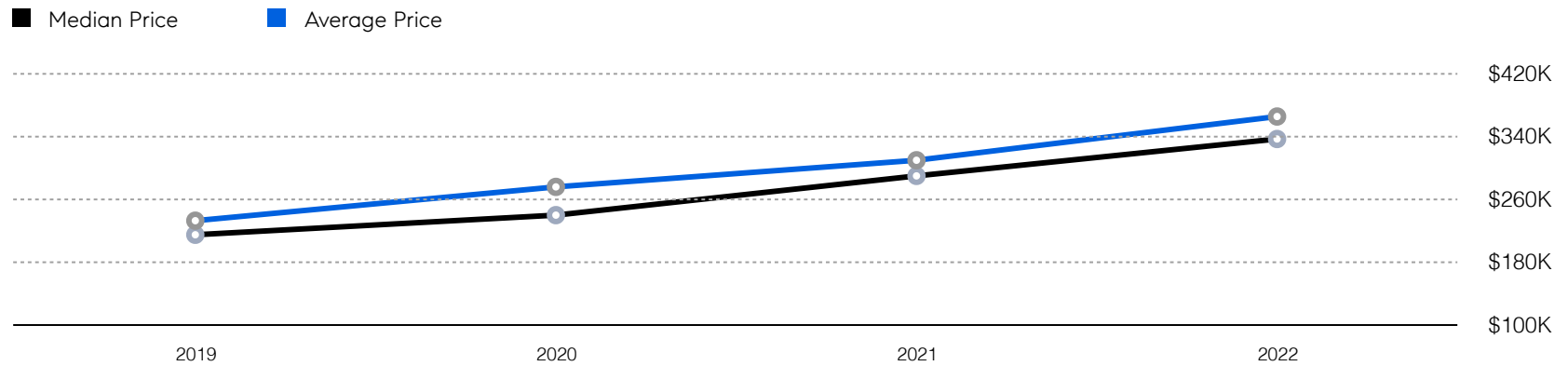
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	86	85	-1.2%
	SALES VOLUME	\$26,202,299	\$32,774,800	25.1%
	MEDIAN PRICE	\$300,000	\$350,000	16.7%
	AVERAGE PRICE	\$304,678	\$385,586	26.6%
	AVERAGE DOM	51	49	-3.9%
	# OF CONTRACTS	107	106	-0.9%
	# NEW LISTINGS	123	123	0.0%
Condo/Co-op/Townhouse	# OF SALES	28	20	-28.6%
	SALES VOLUME	\$5,653,400	\$5,616,900	-0.6%
	MEDIAN PRICE	\$207,500	\$295,000	42.2%
	AVERAGE PRICE	\$201,907	\$280,845	39.1%
	AVERAGE DOM	53	64	20.8%
	# OF CONTRACTS	30	28	-6.7%
	# NEW LISTINGS	44	29	-34.1%

Orange

Historic Sales



Historic Sales Prices

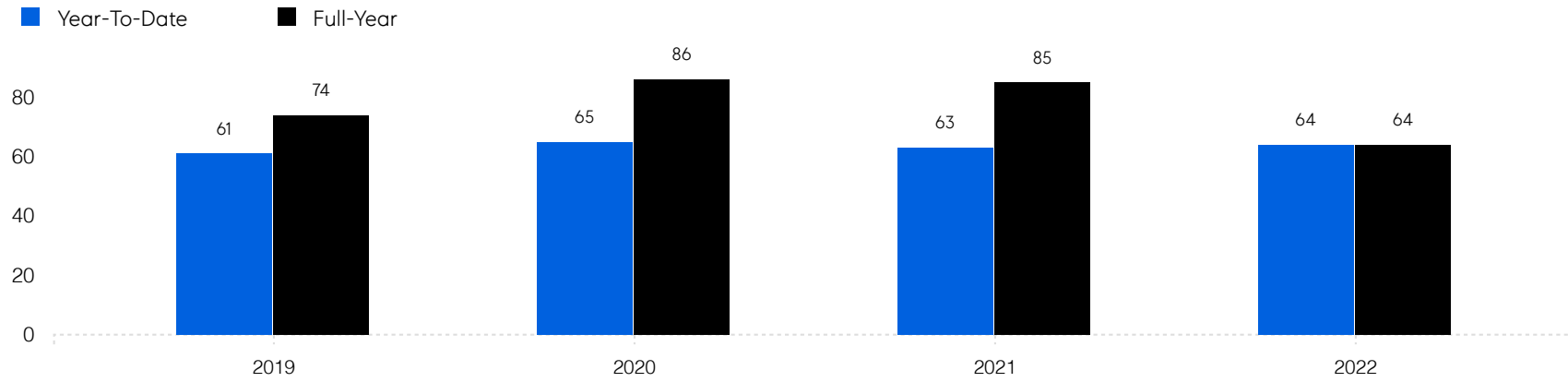


Roseland

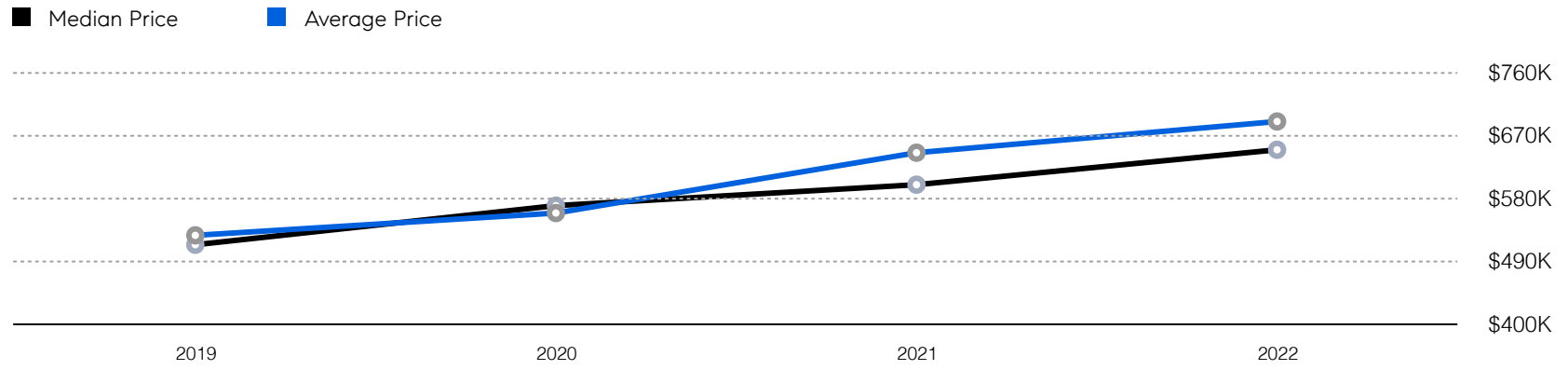
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	42	44	4.8%
	SALES VOLUME	\$29,798,500	\$32,348,826	8.6%
	MEDIAN PRICE	\$657,500	\$667,500	1.5%
	AVERAGE PRICE	\$709,488	\$735,201	3.6%
	AVERAGE DOM	34	22	-35.3%
	# OF CONTRACTS	39	46	17.9%
	# NEW LISTINGS	54	53	-1.9%
Condo/Co-op/Townhouse	# OF SALES	21	20	-4.8%
	SALES VOLUME	\$11,587,981	\$11,844,000	2.2%
	MEDIAN PRICE	\$540,000	\$621,250	15.0%
	AVERAGE PRICE	\$551,809	\$592,200	7.3%
	AVERAGE DOM	34	24	-29.4%
	# OF CONTRACTS	22	21	-4.5%
	# NEW LISTINGS	26	23	-11.5%

Roseland

Historic Sales



Historic Sales Prices

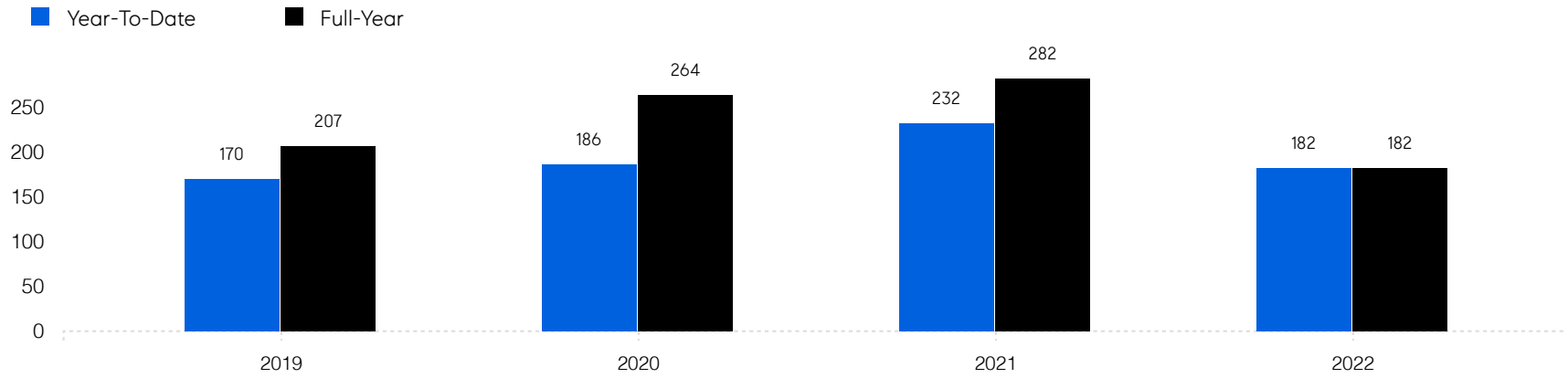


Short Hills

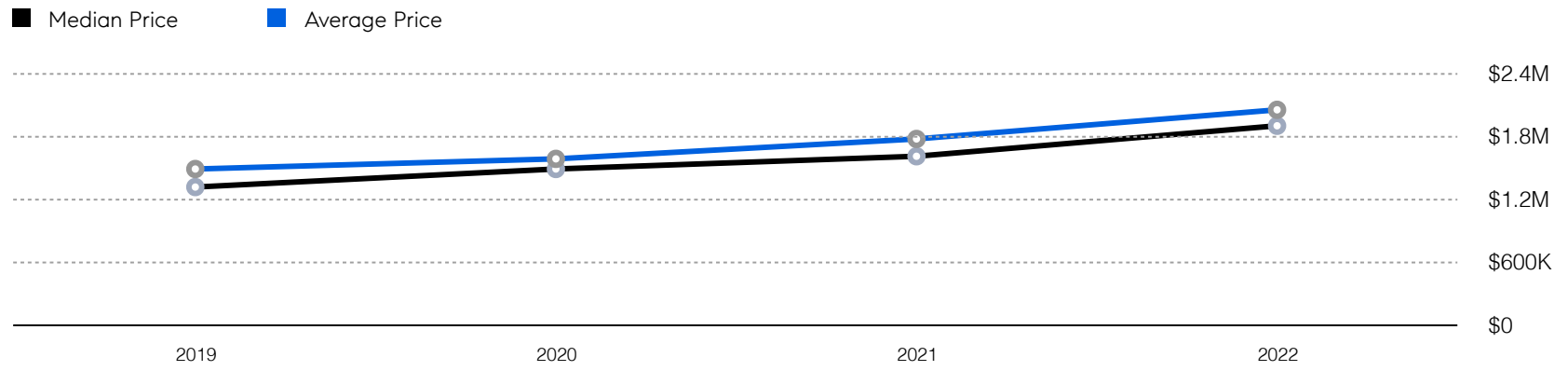
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	231	182	-21.2%
	SALES VOLUME	\$419,093,341	\$374,415,715	-10.7%
	MEDIAN PRICE	\$1,618,000	\$1,905,000	17.7%
	AVERAGE PRICE	\$1,814,257	\$2,057,229	13.4%
	AVERAGE DOM	36	26	-27.8%
	# OF CONTRACTS	221	176	-20.4%
	# NEW LISTINGS	283	203	-28.3%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$1,150,000	-	-
	MEDIAN PRICE	\$1,150,000	-	-
	AVERAGE PRICE	\$1,150,000	-	-
	AVERAGE DOM	20	-	-
	# OF CONTRACTS	1	1	0.0%
	# NEW LISTINGS	3	2	-33.3%

Short Hills

Historic Sales



Historic Sales Prices

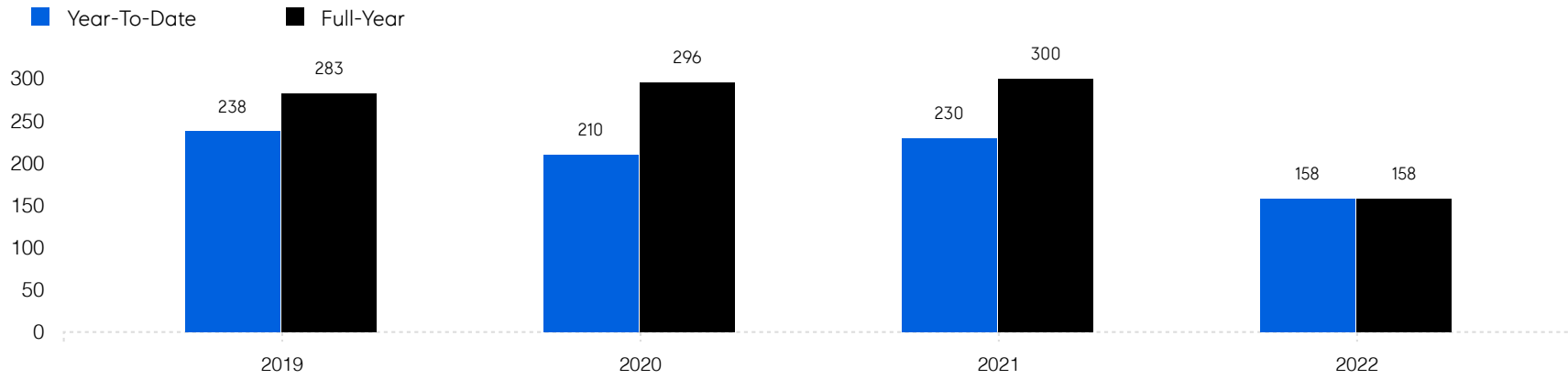


South Orange

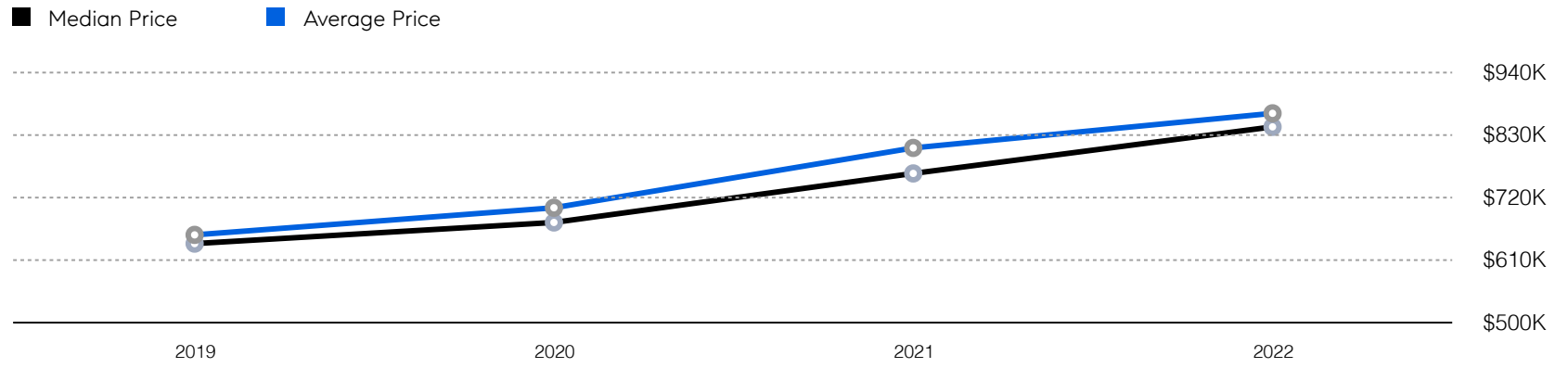
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	196	134	-31.6%
	SALES VOLUME	\$172,617,299	\$126,879,141	-26.5%
	MEDIAN PRICE	\$858,450	\$920,250	7.2%
	AVERAGE PRICE	\$880,701	\$946,859	7.5%
	AVERAGE DOM	23	19	-17.4%
	# OF CONTRACTS	199	145	-27.1%
	# NEW LISTINGS	232	155	-33.2%
Condo/Co-op/Townhouse	# OF SALES	34	24	-29.4%
	SALES VOLUME	\$16,636,000	\$10,310,600	-38.0%
	MEDIAN PRICE	\$378,750	\$353,800	-6.6%
	AVERAGE PRICE	\$489,294	\$429,608	-12.2%
	AVERAGE DOM	38	34	-10.5%
	# OF CONTRACTS	32	23	-28.1%
	# NEW LISTINGS	35	26	-25.7%

South Orange

Historic Sales



Historic Sales Prices

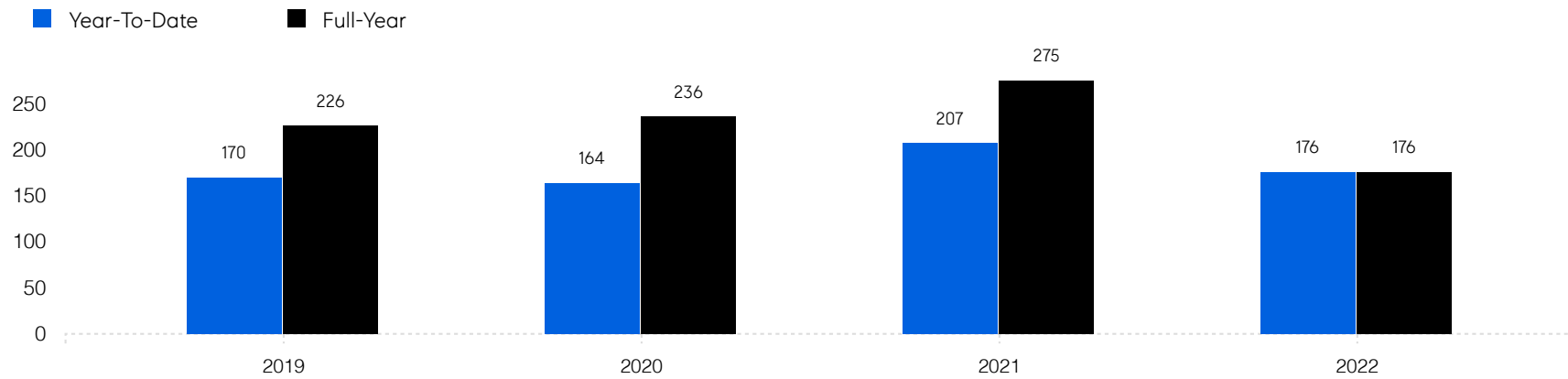


Verona

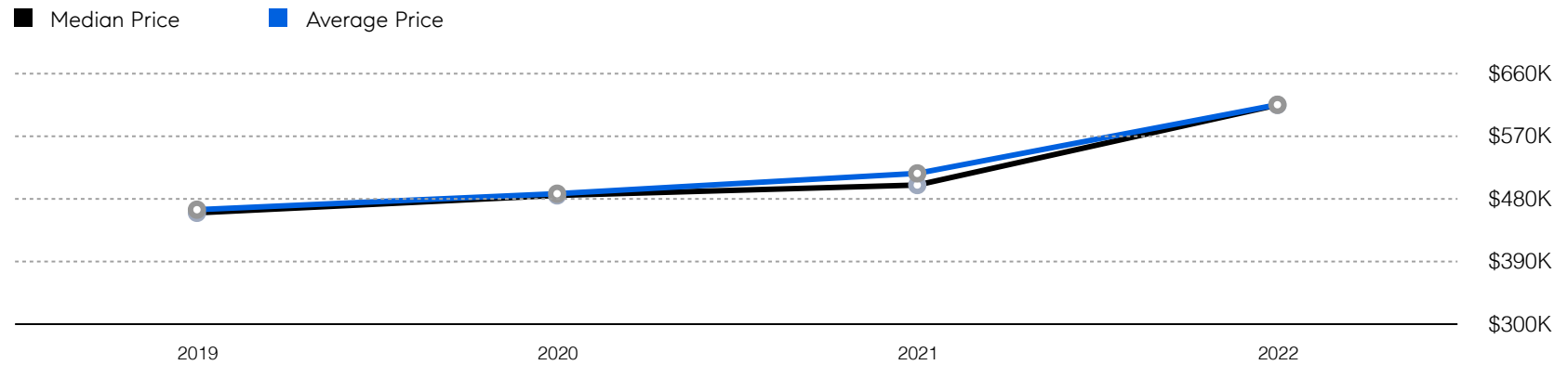
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	133	122	-8.3%
	SALES VOLUME	\$85,545,969	\$88,132,077	3.0%
	MEDIAN PRICE	\$602,000	\$690,000	14.6%
	AVERAGE PRICE	\$643,203	\$722,394	12.3%
	AVERAGE DOM	28	21	-25.0%
	# OF CONTRACTS	129	120	-7.0%
	# NEW LISTINGS	149	133	-10.7%
Condo/Co-op/Townhouse	# OF SALES	74	54	-27.0%
	SALES VOLUME	\$21,415,300	\$20,166,009	-5.8%
	MEDIAN PRICE	\$253,000	\$294,000	16.2%
	AVERAGE PRICE	\$289,396	\$373,445	29.0%
	AVERAGE DOM	57	61	7.0%
	# OF CONTRACTS	75	51	-32.0%
	# NEW LISTINGS	93	59	-36.6%

Verona

Historic Sales



Historic Sales Prices

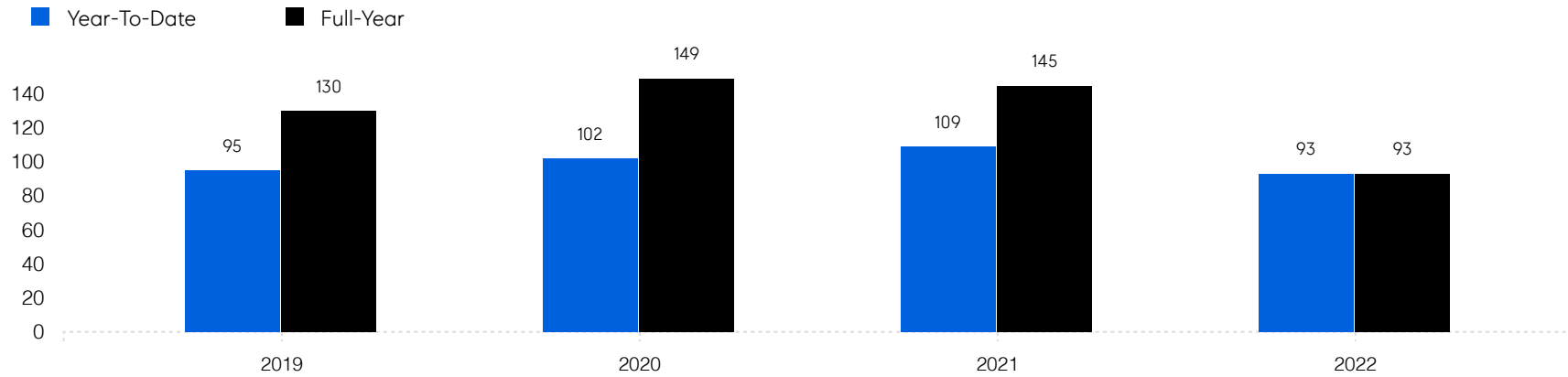


West Caldwell

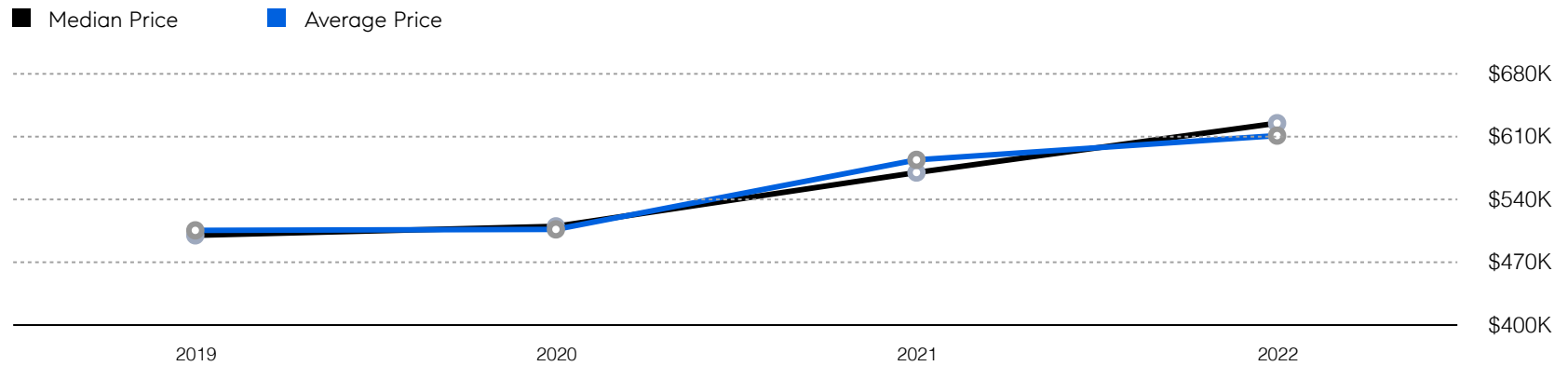
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	101	85	-15.8%
	SALES VOLUME	\$61,146,080	\$53,833,723	-12.0%
	MEDIAN PRICE	\$575,000	\$629,000	9.4%
	AVERAGE PRICE	\$605,407	\$633,338	4.6%
	AVERAGE DOM	21	28	33.3%
	# OF CONTRACTS	105	85	-19.0%
	# NEW LISTINGS	122	92	-24.6%
Condo/Co-op/Townhouse	# OF SALES	8	8	0.0%
	SALES VOLUME	\$2,600,100	\$3,003,650	15.5%
	MEDIAN PRICE	\$275,000	\$320,000	16.4%
	AVERAGE PRICE	\$325,013	\$375,456	15.5%
	AVERAGE DOM	52	42	-19.2%
	# OF CONTRACTS	8	8	0.0%
	# NEW LISTINGS	9	8	-11.1%

West Caldwell

Historic Sales



Historic Sales Prices

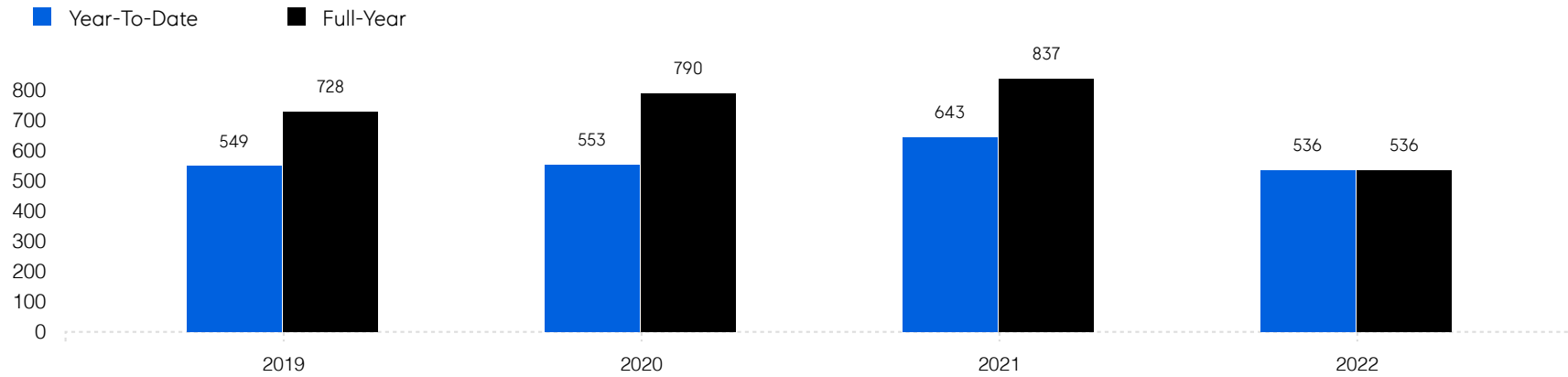


West Orange

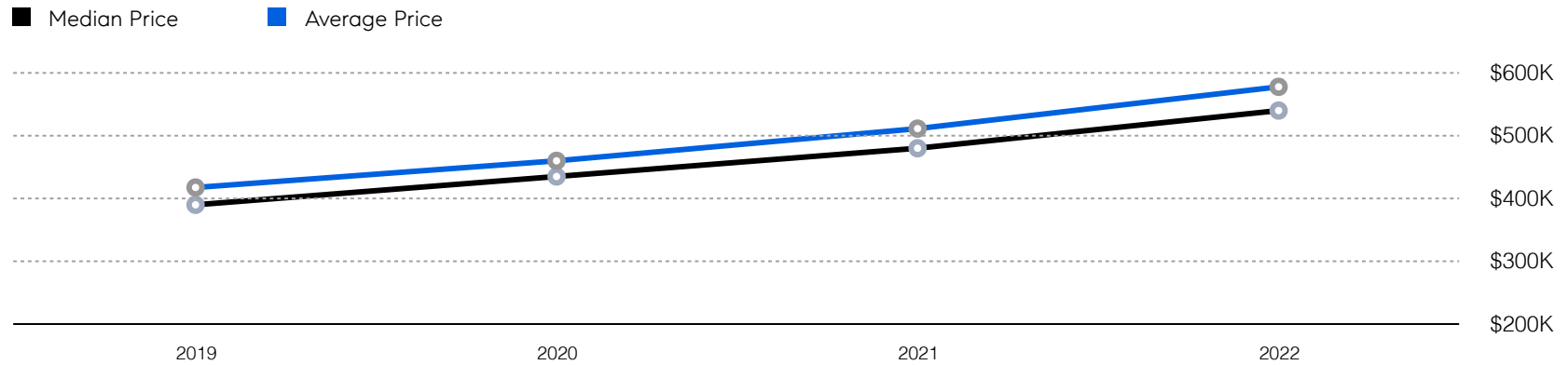
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	428	395	-7.7%
	SALES VOLUME	\$243,486,879	\$244,706,902	0.5%
	MEDIAN PRICE	\$540,000	\$580,000	7.4%
	AVERAGE PRICE	\$568,895	\$619,511	8.9%
	AVERAGE DOM	28	32	14.3%
	# OF CONTRACTS	479	461	-3.8%
	# NEW LISTINGS	575	493	-14.3%
Condo/Co-op/Townhouse	# OF SALES	215	141	-34.4%
	SALES VOLUME	\$84,933,527	\$65,006,655	-23.5%
	MEDIAN PRICE	\$372,500	\$455,000	22.1%
	AVERAGE PRICE	\$395,040	\$461,040	16.7%
	AVERAGE DOM	35	25	-28.6%
	# OF CONTRACTS	240	159	-33.7%
	# NEW LISTINGS	269	162	-39.8%

West Orange

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2020 to 09/30/2022
Source: NJMLS, 01/01/2020 to 09/30/2022
Source: Hudson MLS, 01/01/2020 to 09/30/2022

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