

Q4 2022

Passaic County Market Report

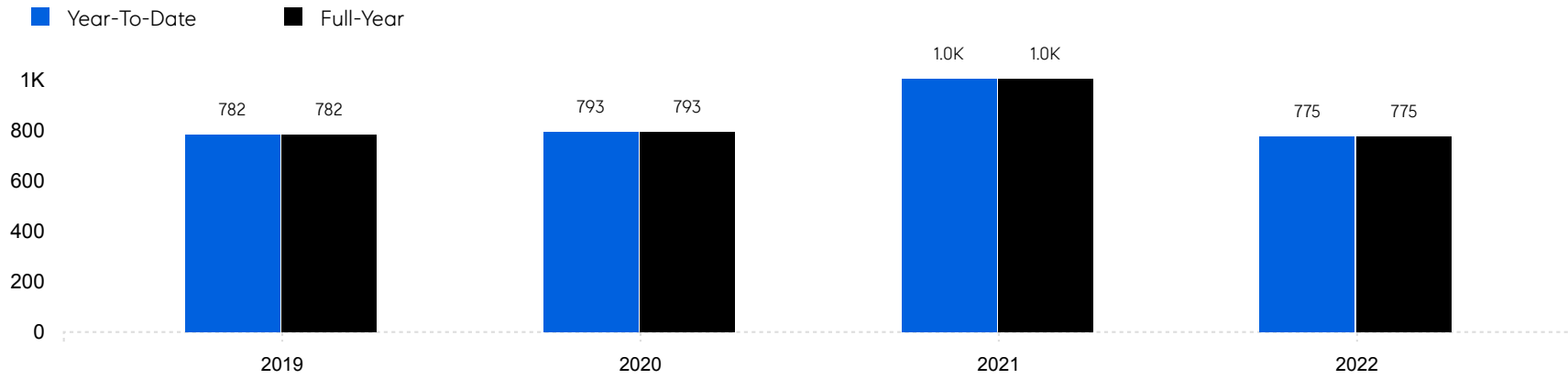
COMPASS

Clifton

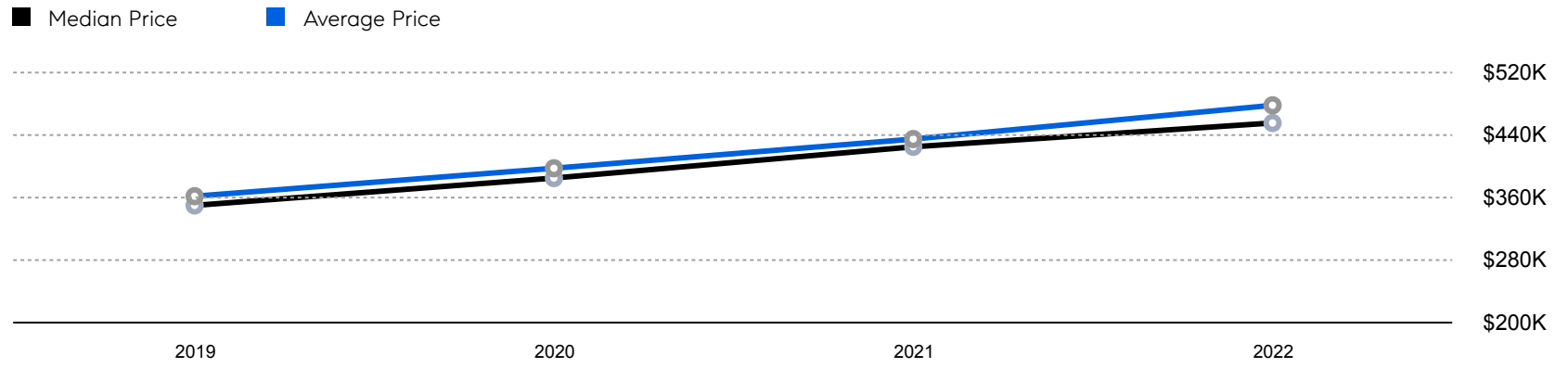
| | | YTD 2021 | YTD 2022 | % Change |
|-----------------------|----------------|---------------|---------------|----------|
| Single-Family | # OF SALES | 753 | 573 | -23.9% |
| | SALES VOLUME | \$354,025,036 | \$298,025,815 | -15.8% |
| | MEDIAN PRICE | \$450,000 | \$485,000 | 7.8% |
| | AVERAGE PRICE | \$470,153 | \$520,115 | 10.6% |
| | AVERAGE DOM | 33 | 35 | 6.1% |
| | # OF CONTRACTS | 793 | 665 | -16.1% |
| | # NEW LISTINGS | 874 | 639 | -26.9% |
| Condo/Co-op/Townhouse | # OF SALES | 251 | 202 | -19.5% |
| | SALES VOLUME | \$82,601,425 | \$72,509,302 | -12.2% |
| | MEDIAN PRICE | \$345,000 | \$376,250 | 9.1% |
| | AVERAGE PRICE | \$329,089 | \$358,957 | 9.1% |
| | AVERAGE DOM | 34 | 35 | 2.9% |
| | # OF CONTRACTS | 266 | 224 | -15.8% |
| | # NEW LISTINGS | 275 | 231 | -16.0% |

Clifton

Historic Sales



Historic Sales Prices

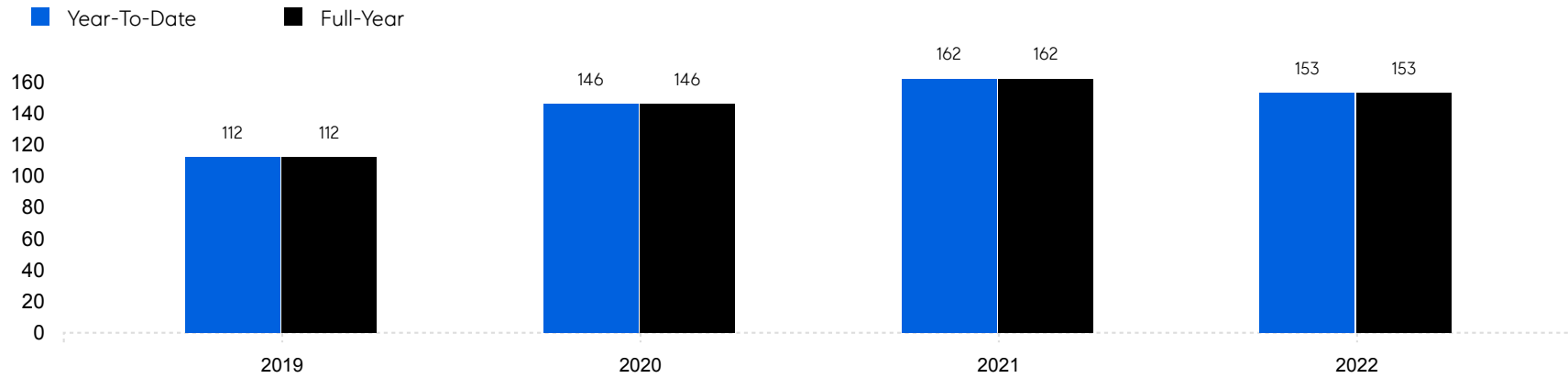


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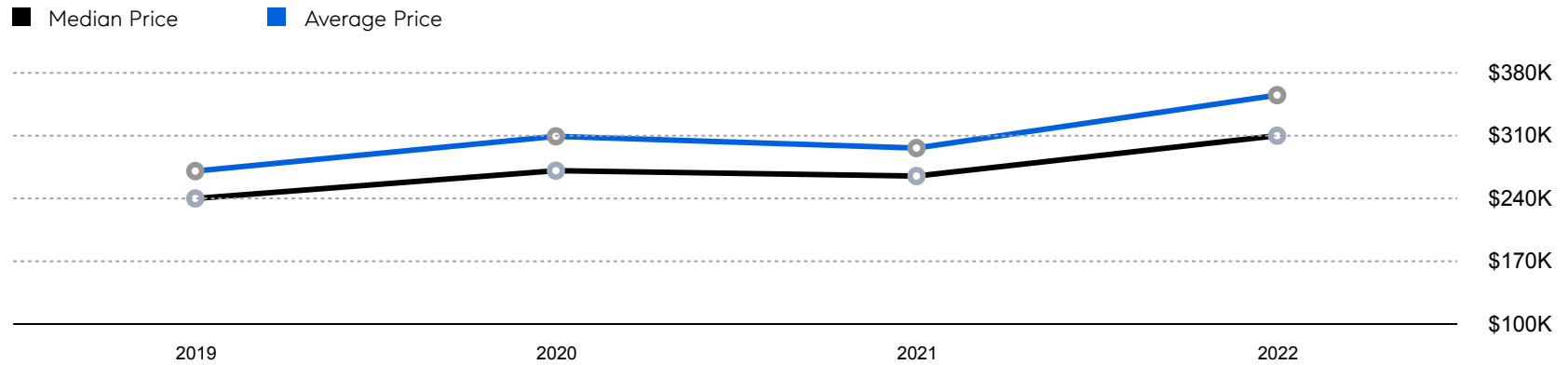
| | | YTD 2021 | YTD 2022 | % Change |
|-----------------------|----------------|--------------|--------------|----------|
| Single-Family | # OF SALES | 68 | 74 | 8.8% |
| | SALES VOLUME | \$28,794,300 | \$36,138,000 | 25.5% |
| | MEDIAN PRICE | \$409,250 | \$454,500 | 11.1% |
| | AVERAGE PRICE | \$423,446 | \$488,351 | 15.3% |
| | AVERAGE DOM | 46 | 47 | 2.2% |
| | # OF CONTRACTS | 81 | 81 | 0.0% |
| | # NEW LISTINGS | 120 | 85 | -29.2% |
| Condo/Co-op/Townhouse | # OF SALES | 94 | 79 | -16.0% |
| | SALES VOLUME | \$19,194,575 | \$18,206,700 | -5.1% |
| | MEDIAN PRICE | \$200,000 | \$227,000 | 13.5% |
| | AVERAGE PRICE | \$204,198 | \$230,465 | 12.9% |
| | AVERAGE DOM | 49 | 58 | 18.4% |
| | # OF CONTRACTS | 93 | 89 | -4.3% |
| | # NEW LISTINGS | 111 | 83 | -25.2% |

Passaic

Historic Sales



Historic Sales Prices

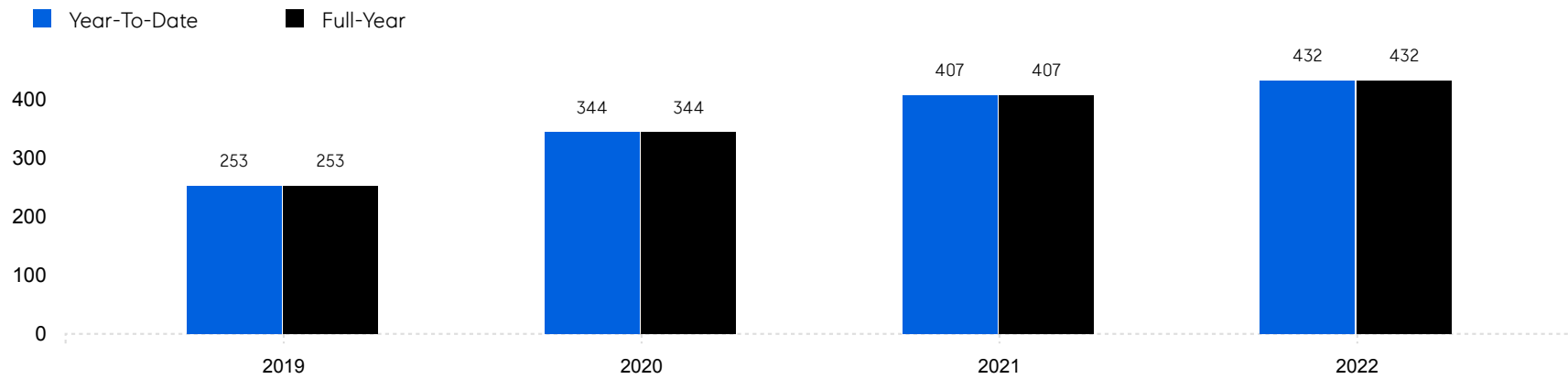


Paterson

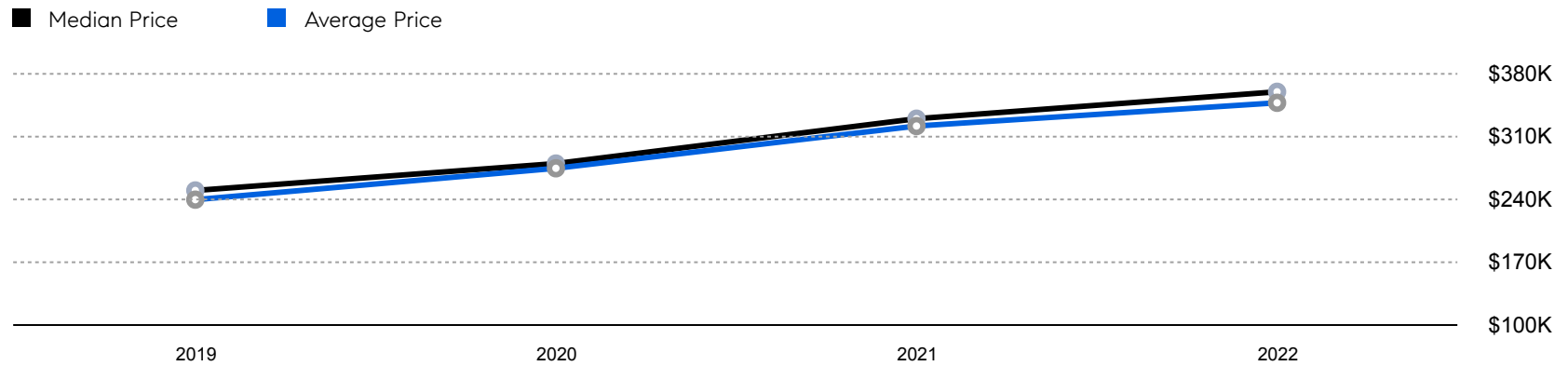
| | | YTD 2021 | YTD 2022 | % Change |
|-----------------------|----------------|---------------|---------------|----------|
| Single-Family | # OF SALES | 336 | 358 | 6.5% |
| | SALES VOLUME | \$114,416,924 | \$133,834,600 | 17.0% |
| | MEDIAN PRICE | \$345,140 | \$390,000 | 13.0% |
| | AVERAGE PRICE | \$340,527 | \$373,840 | 9.8% |
| | AVERAGE DOM | 52 | 47 | -9.6% |
| | # OF CONTRACTS | 362 | 411 | 13.5% |
| | # NEW LISTINGS | 452 | 432 | -4.4% |
| Condo/Co-op/Townhouse | # OF SALES | 71 | 74 | 4.2% |
| | SALES VOLUME | \$16,569,469 | \$16,385,400 | -1.1% |
| | MEDIAN PRICE | \$250,000 | \$230,000 | -8.0% |
| | AVERAGE PRICE | \$233,373 | \$221,424 | -5.1% |
| | AVERAGE DOM | 70 | 60 | -14.3% |
| | # OF CONTRACTS | 68 | 87 | 27.9% |
| | # NEW LISTINGS | 86 | 84 | -2.3% |

Paterson

Historic Sales



Historic Sales Prices

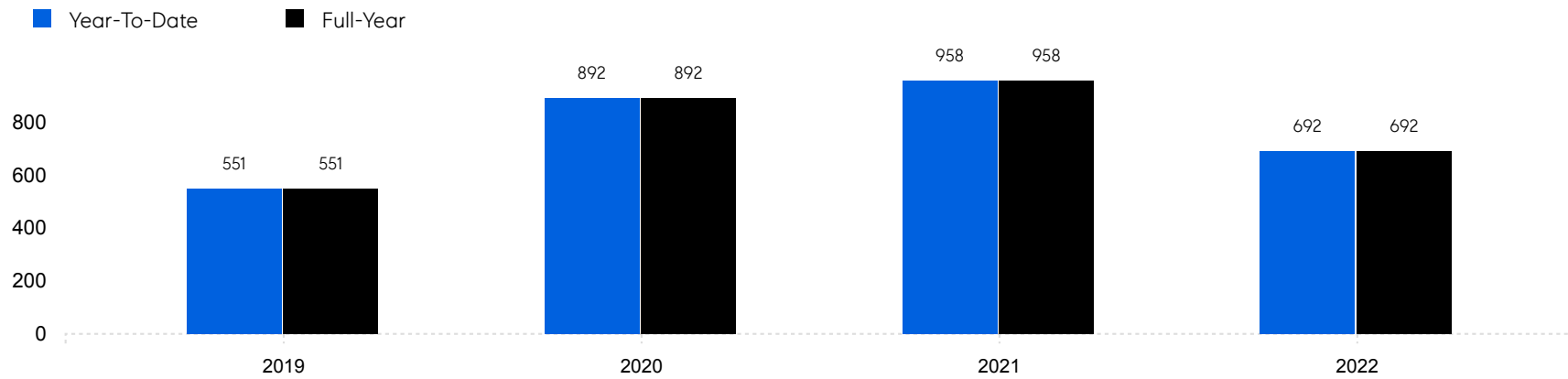


Wayne

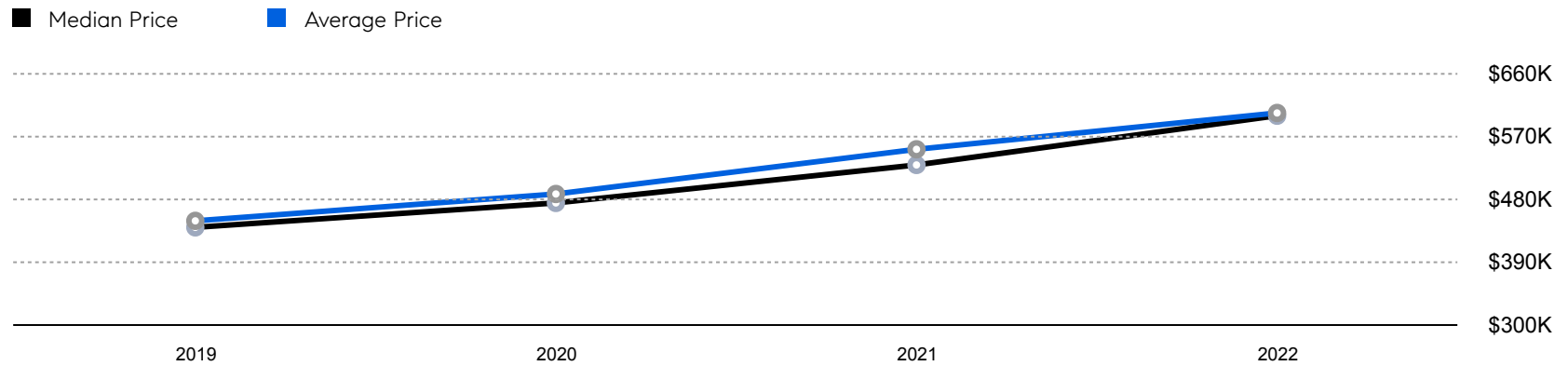
| | | YTD 2021 | YTD 2022 | % Change |
|-----------------------|----------------|---------------|---------------|----------|
| Single-Family | # OF SALES | 719 | 522 | -27.4% |
| | SALES VOLUME | \$440,902,842 | \$350,386,169 | -20.5% |
| | MEDIAN PRICE | \$585,000 | \$650,000 | 11.1% |
| | AVERAGE PRICE | \$613,217 | \$671,238 | 9.5% |
| | AVERAGE DOM | 37 | 30 | -18.9% |
| | # OF CONTRACTS | 753 | 562 | -25.4% |
| | # NEW LISTINGS | 853 | 582 | -31.8% |
| Condo/Co-op/Townhouse | # OF SALES | 239 | 170 | -28.9% |
| | SALES VOLUME | \$87,779,600 | \$67,546,400 | -23.1% |
| | MEDIAN PRICE | \$380,000 | \$366,000 | -3.7% |
| | AVERAGE PRICE | \$367,279 | \$397,332 | 8.2% |
| | AVERAGE DOM | 32 | 33 | 3.1% |
| | # OF CONTRACTS | 247 | 172 | -30.4% |
| | # NEW LISTINGS | 256 | 155 | -39.5% |

Wayne

Historic Sales



Historic Sales Prices

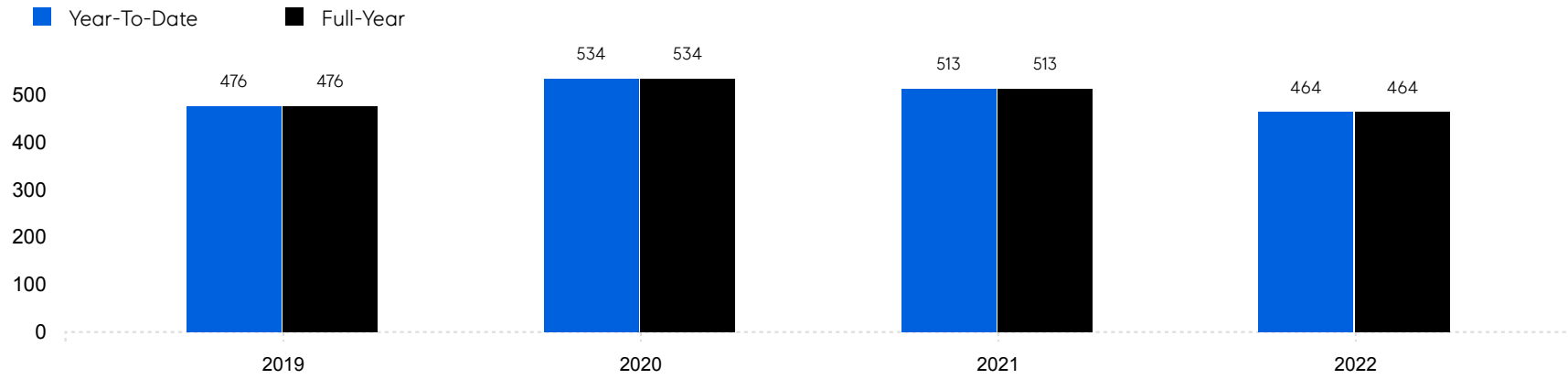


West Milford

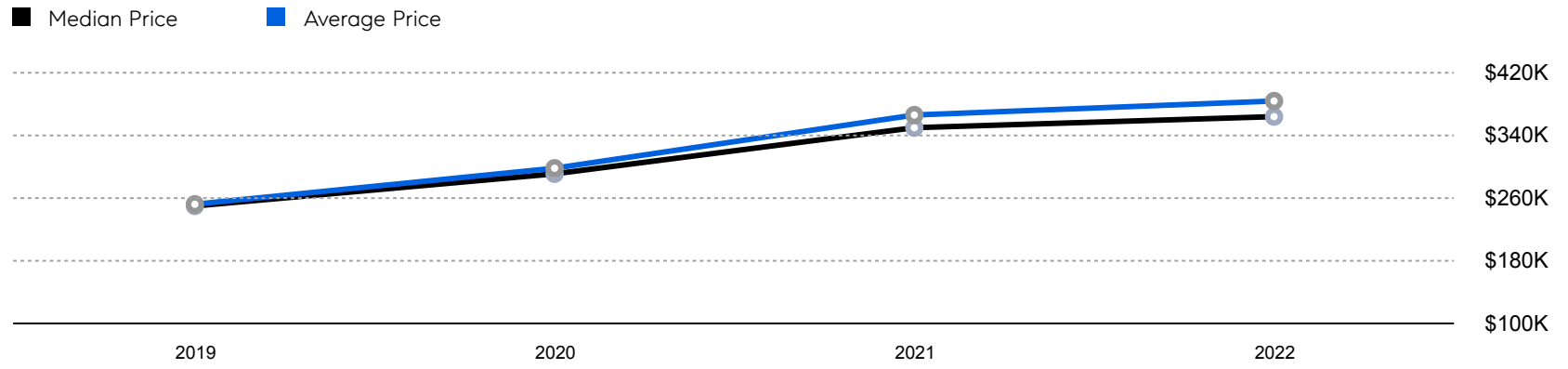
| | | YTD 2021 | YTD 2022 | % Change |
|-----------------------|----------------|---------------|---------------|----------|
| Single-Family | # OF SALES | 444 | 388 | -12.6% |
| | SALES VOLUME | \$171,495,912 | \$158,305,605 | -7.7% |
| | MEDIAN PRICE | \$360,000 | \$387,500 | 7.6% |
| | AVERAGE PRICE | \$386,252 | \$408,004 | 5.6% |
| | AVERAGE DOM | 51 | 47 | -7.8% |
| | # OF CONTRACTS | 431 | 374 | -13.2% |
| | # NEW LISTINGS | 510 | 410 | -19.6% |
| Condo/Co-op/Townhouse | # OF SALES | 69 | 76 | 10.1% |
| | SALES VOLUME | \$16,301,910 | \$19,851,992 | 21.8% |
| | MEDIAN PRICE | \$249,900 | \$252,500 | 1.0% |
| | AVERAGE PRICE | \$236,260 | \$261,210 | 10.6% |
| | AVERAGE DOM | 34 | 33 | -2.9% |
| | # OF CONTRACTS | 71 | 78 | 9.9% |
| | # NEW LISTINGS | 83 | 81 | -2.4% |

West Milford

Historic Sales



Historic Sales Prices



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Source: Garden State MLS, 01/01/2020 to 12/31/2022
Source: NJMLS, 01/01/2020 to 12/31/2022
Source: Hudson MLS, 01/01/2020 to 12/31/2022

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