

Q1 2023

Allendale Market Report

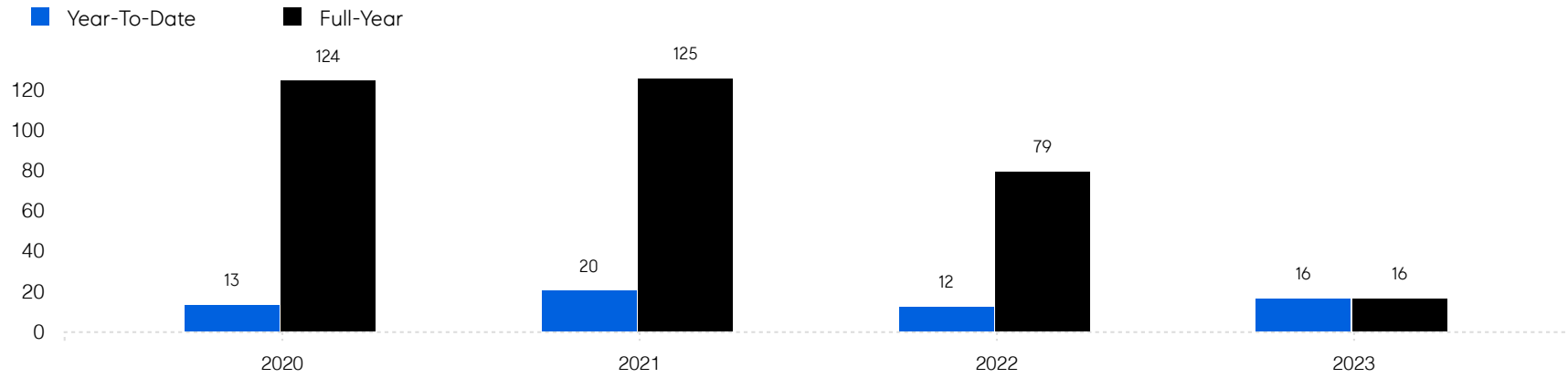
COMPASS

Allendale

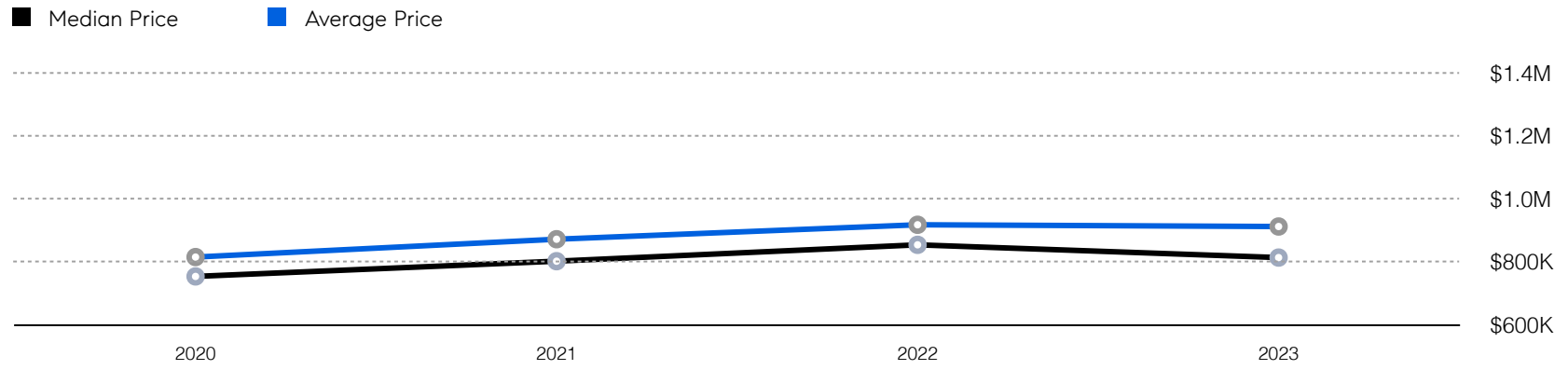
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	9	14	55.6%
	SALES VOLUME	\$5,779,888	\$13,194,500	128.3%
	MEDIAN PRICE	\$560,000	\$855,000	52.7%
	AVERAGE PRICE	\$642,210	\$942,464	46.8%
	AVERAGE DOM	40	21	-47.5%
	# OF CONTRACTS	17	18	5.9%
	# NEW LISTINGS	25	12	-52.0%
Condo/Co-op/Townhouse	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$1,839,000	\$1,387,000	-24.6%
	MEDIAN PRICE	\$609,000	\$693,500	13.9%
	AVERAGE PRICE	\$613,000	\$693,500	13.1%
	AVERAGE DOM	19	45	136.8%
	# OF CONTRACTS	4	4	0.0%
	# NEW LISTINGS	6	4	-33.3%

Allendale

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Alpine Market Report

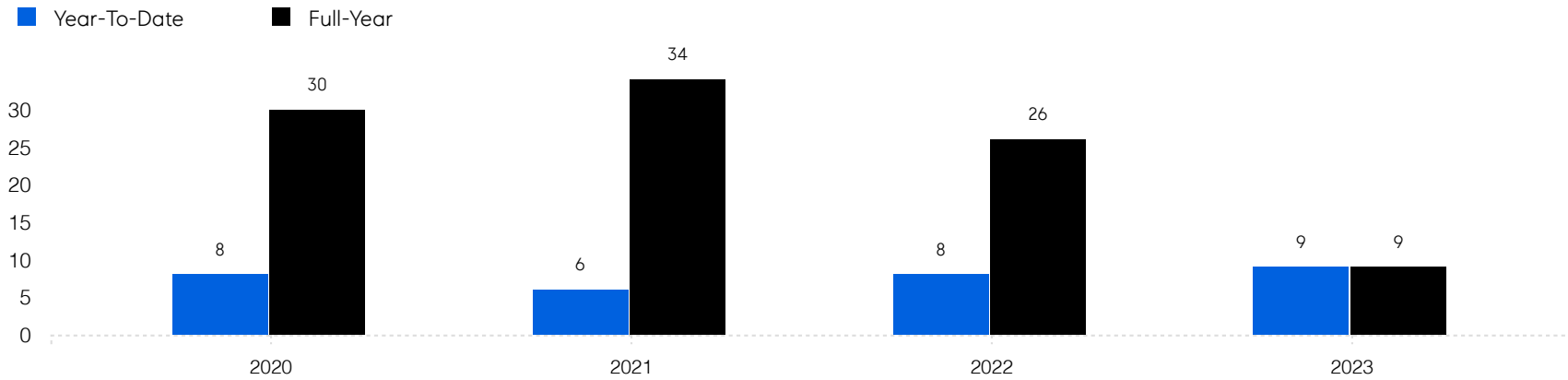
COMPASS

Alpine

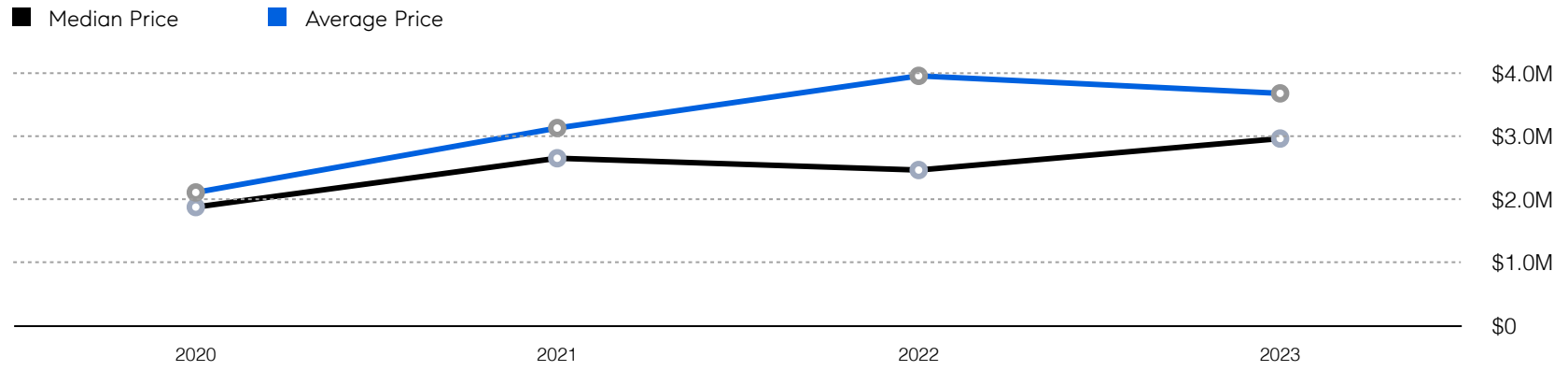
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	8	9	12.5%
	SALES VOLUME	\$45,872,000	\$33,115,025	-27.8%
	MEDIAN PRICE	\$2,475,000	\$2,962,500	19.7%
	AVERAGE PRICE	\$5,734,000	\$3,679,447	-35.8%
	AVERAGE DOM	210	114	-45.7%
	# OF CONTRACTS	8	6	-25.0%
	# NEW LISTINGS	16	15	-6.2%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Alpine

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
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Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Andover Borough Market Report

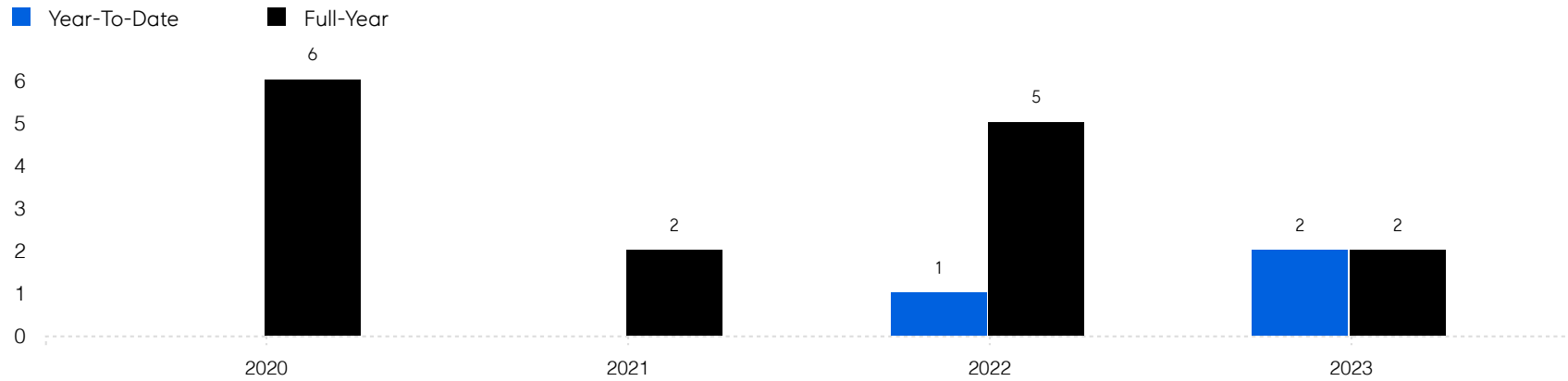
COMPASS

Andover Borough

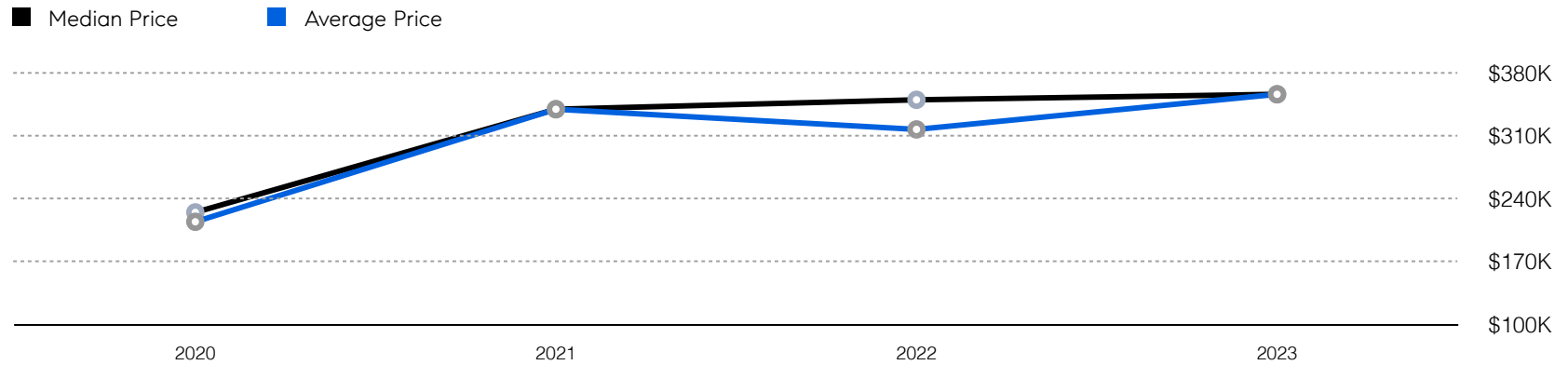
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	1	2	100.0%
	SALES VOLUME	\$105,000	\$712,300	578.4%
	MEDIAN PRICE	\$105,000	\$356,150	239.2%
	AVERAGE PRICE	\$105,000	\$356,150	239.2%
	AVERAGE DOM	7	88	1,157.1%
	# OF CONTRACTS	0	1	0.0%
	# NEW LISTINGS	2	1	-50.0%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Andover Borough

Historic Sales



Historic Sales Prices



COMPASS

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Q1 2023

Andover Township Market Report

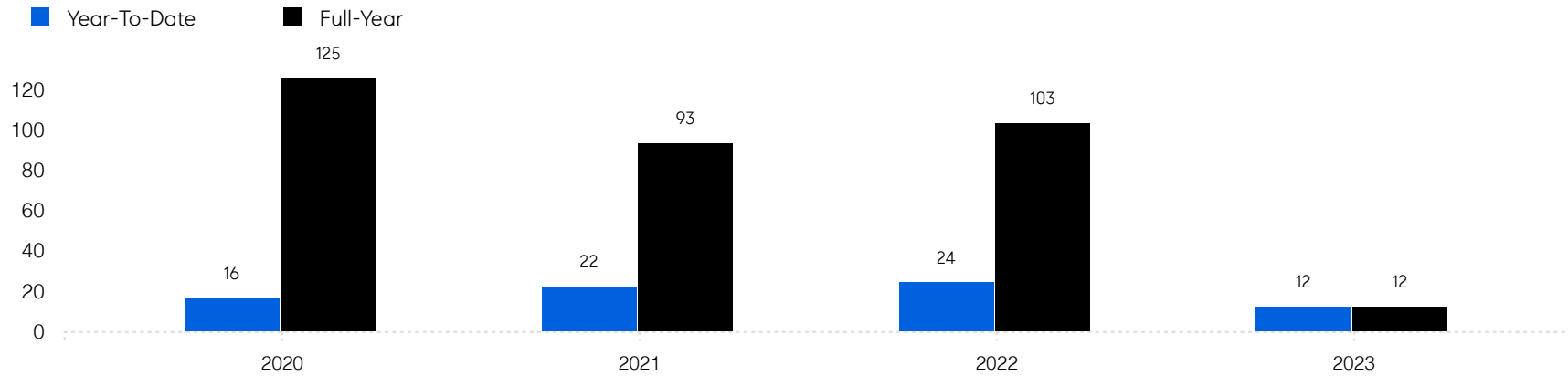
COMPASS

Andover Township

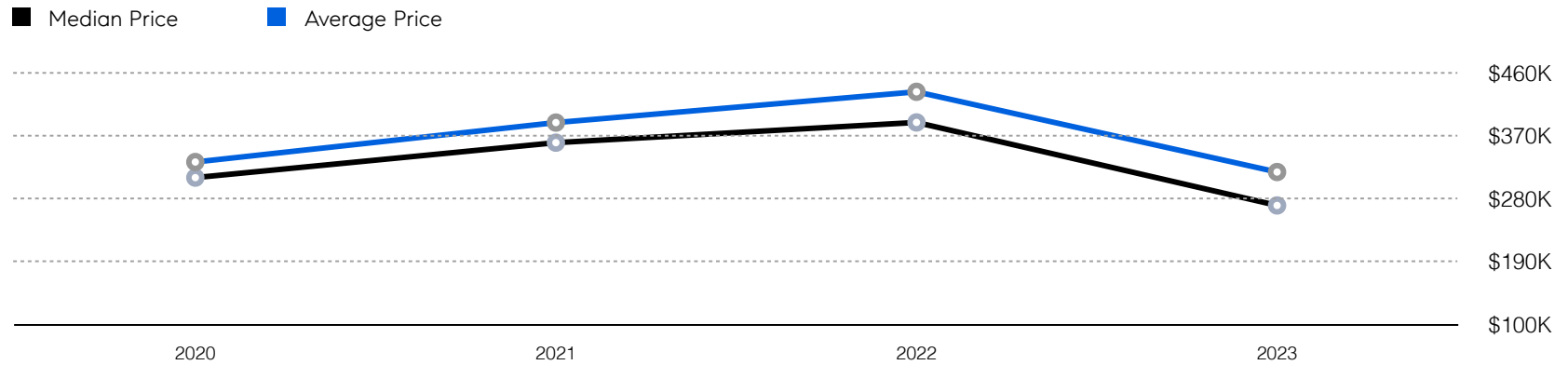
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	21	9	-57.1%
	SALES VOLUME	\$9,317,500	\$3,255,000	-65.1%
	MEDIAN PRICE	\$420,000	\$380,000	-9.5%
	AVERAGE PRICE	\$443,690	\$361,667	-18.5%
	AVERAGE DOM	47	66	40.4%
	# OF CONTRACTS	18	16	-11.1%
	# NEW LISTINGS	20	15	-25.0%
Condo/Co-op/Townhouse	# OF SALES	3	3	0.0%
	SALES VOLUME	\$660,000	\$560,000	-15.2%
	MEDIAN PRICE	\$220,000	\$172,500	-21.6%
	AVERAGE PRICE	\$220,000	\$186,667	-15.2%
	AVERAGE DOM	20	13	-35.0%
	# OF CONTRACTS	5	2	-60.0%
	# NEW LISTINGS	5	0	0.0%

Andover Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
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Q1 2023

Basking Ridge Market Report

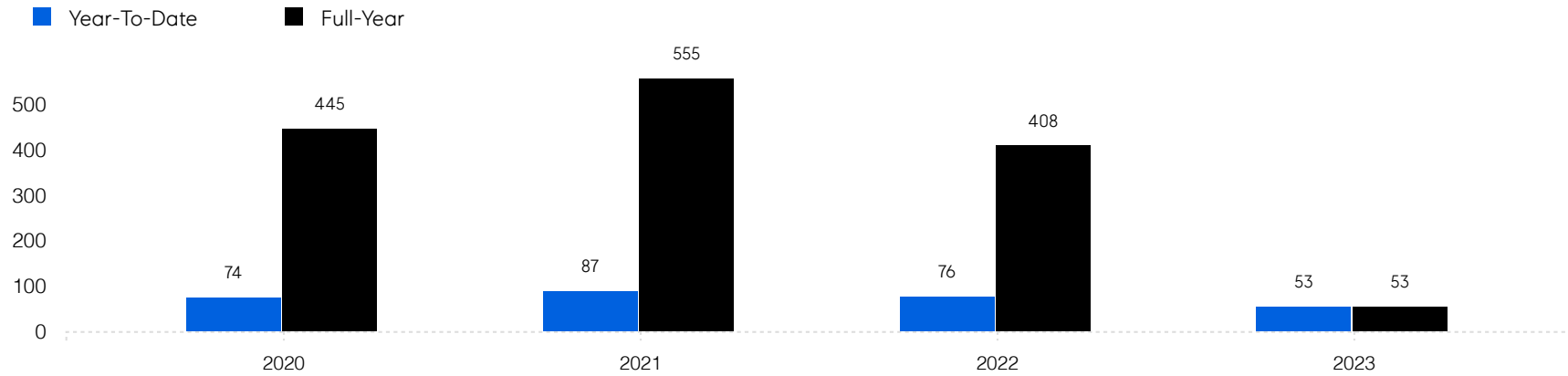
COMPASS

Basking Ridge

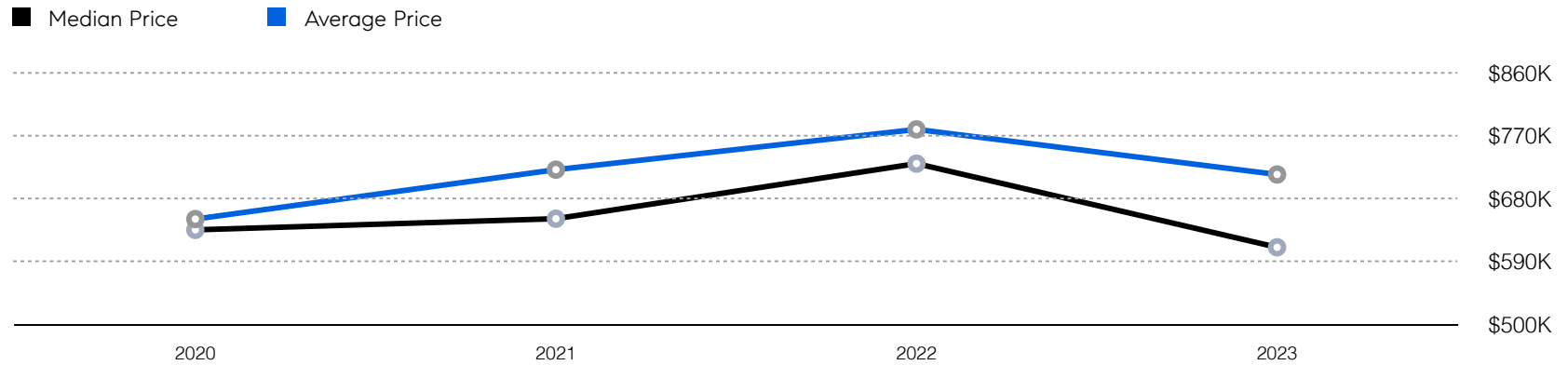
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	26	-35.0%
	SALES VOLUME	\$38,356,527	\$26,839,298	-30.0%
	MEDIAN PRICE	\$945,000	\$904,000	-4.3%
	AVERAGE PRICE	\$958,913	\$1,032,281	7.7%
	AVERAGE DOM	39	44	12.8%
	# OF CONTRACTS	57	45	-21.1%
	# NEW LISTINGS	64	51	-20.3%
Condo/Co-op/Townhouse	# OF SALES	36	27	-25.0%
	SALES VOLUME	\$15,560,900	\$11,021,780	-29.2%
	MEDIAN PRICE	\$345,000	\$376,000	9.0%
	AVERAGE PRICE	\$432,247	\$408,214	-5.6%
	AVERAGE DOM	27	29	7.4%
	# OF CONTRACTS	49	33	-32.7%
	# NEW LISTINGS	52	39	-25.0%

Basking Ridge

Historic Sales



Historic Sales Prices



COMPASS

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Q1 2023

Bay Head Market Report

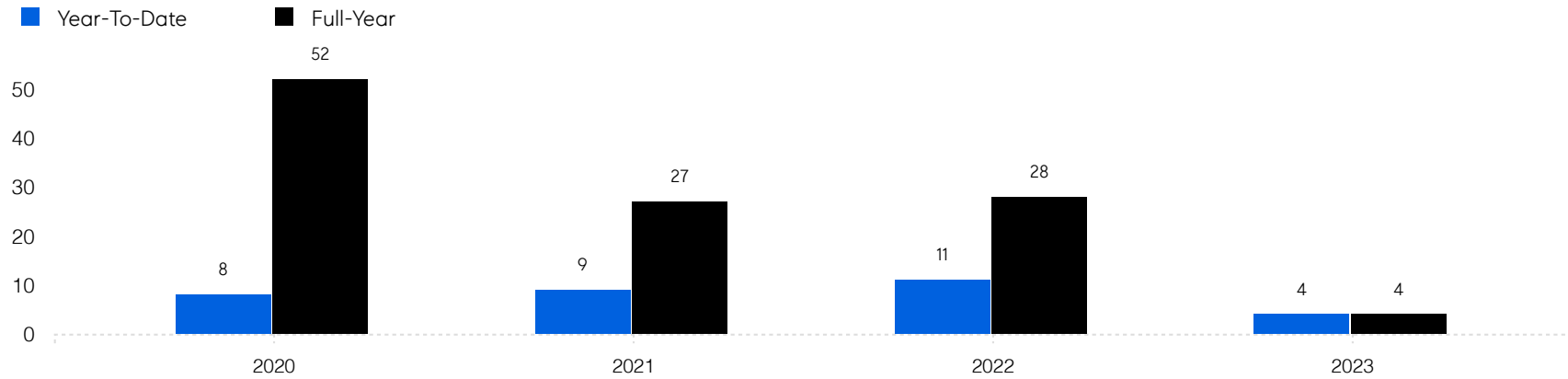
COMPASS

Bay Head

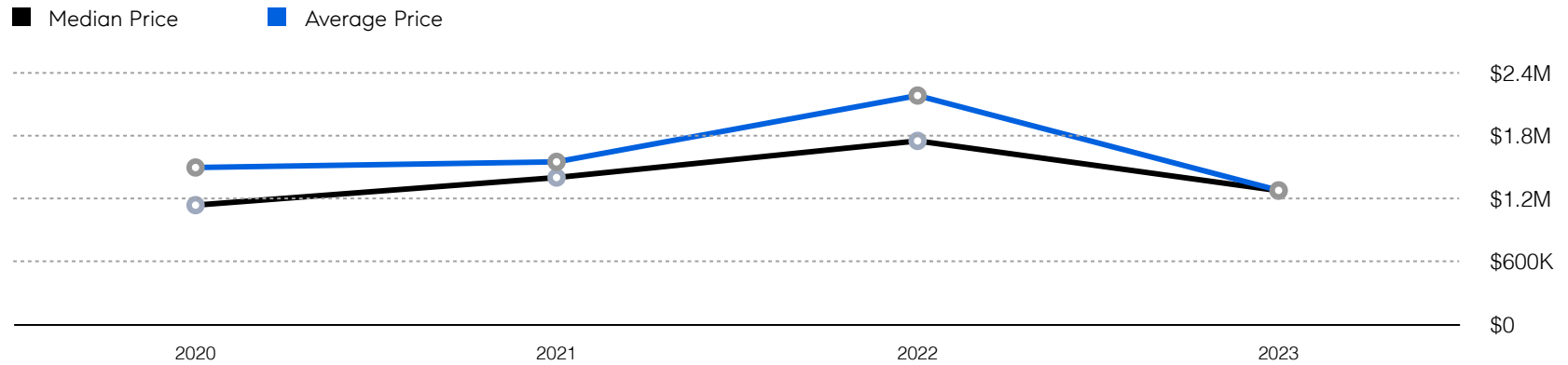
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	11	4	-63.6%
	SALES VOLUME	\$26,172,500	\$5,109,000	-80.5%
	MEDIAN PRICE	\$1,500,000	\$1,274,500	-15.0%
	AVERAGE PRICE	\$2,379,318	\$1,277,250	-46.3%
	AVERAGE DOM	48	58	20.8%
	# OF CONTRACTS	7	6	-14.3%
	# NEW LISTINGS	6	4	-33.3%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	2	0	0.0%
	# NEW LISTINGS	2	0	0.0%

Bay Head

Historic Sales



Historic Sales Prices



COMPASS

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Bayonne Market Report

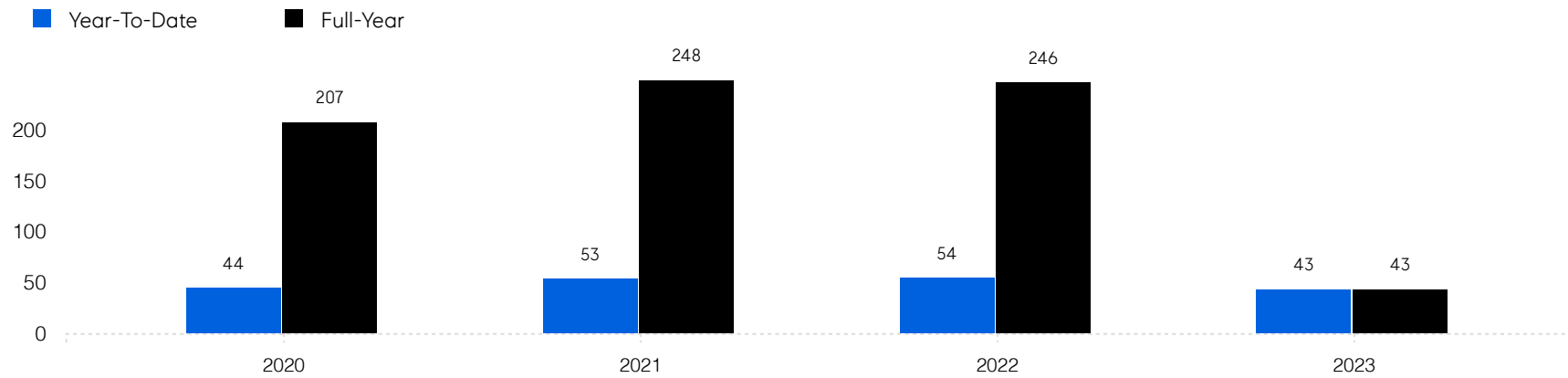
COMPASS

Bayonne

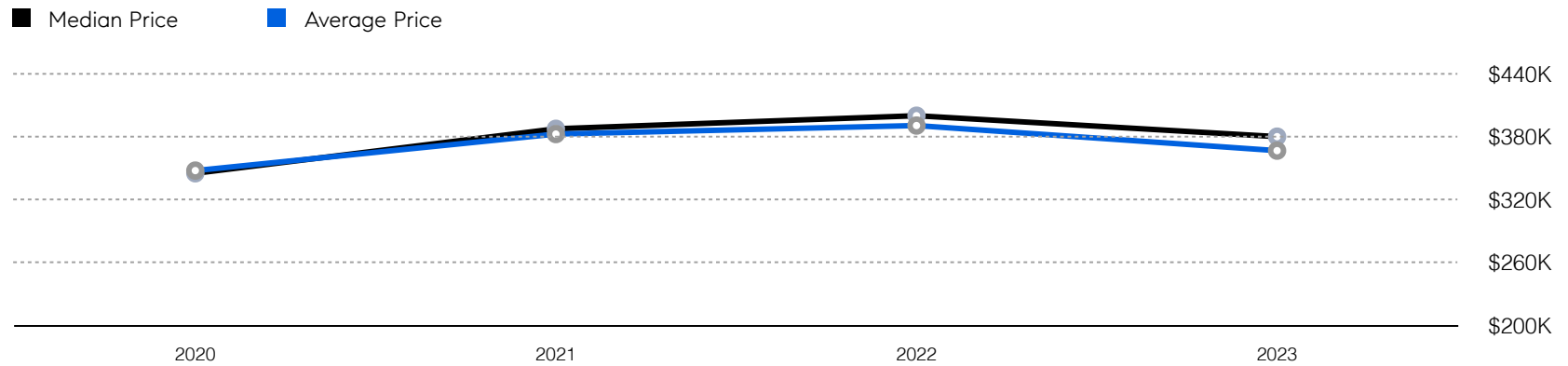
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	28	-30.0%
	SALES VOLUME	\$16,910,000	\$11,507,800	-31.9%
	MEDIAN PRICE	\$420,000	\$422,500	0.6%
	AVERAGE PRICE	\$422,750	\$410,993	-2.8%
	AVERAGE DOM	49	42	-14.3%
	# OF CONTRACTS	44	37	-15.9%
	# NEW LISTINGS	61	43	-29.5%
Condo/Co-op/Townhouse	# OF SALES	14	15	7.1%
	SALES VOLUME	\$3,361,780	\$4,256,500	26.6%
	MEDIAN PRICE	\$197,440	\$230,000	16.5%
	AVERAGE PRICE	\$240,127	\$283,767	18.2%
	AVERAGE DOM	36	63	75.0%
	# OF CONTRACTS	24	22	-8.3%
	# NEW LISTINGS	41	35	-14.6%

Bayonne

Historic Sales



Historic Sales Prices



COMPASS

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Q1 2023

Bedminster Market Report

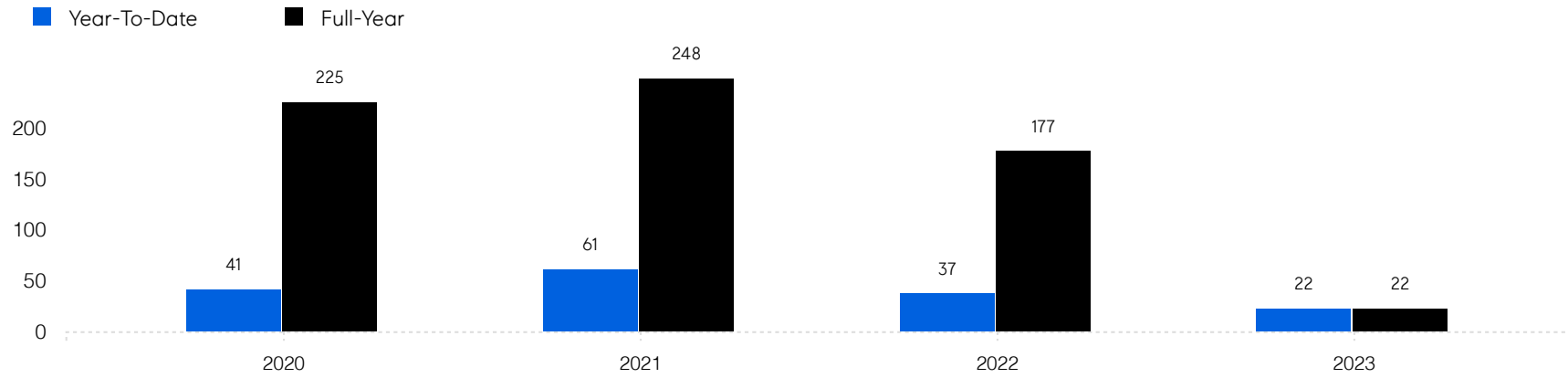
COMPASS

Bedminster

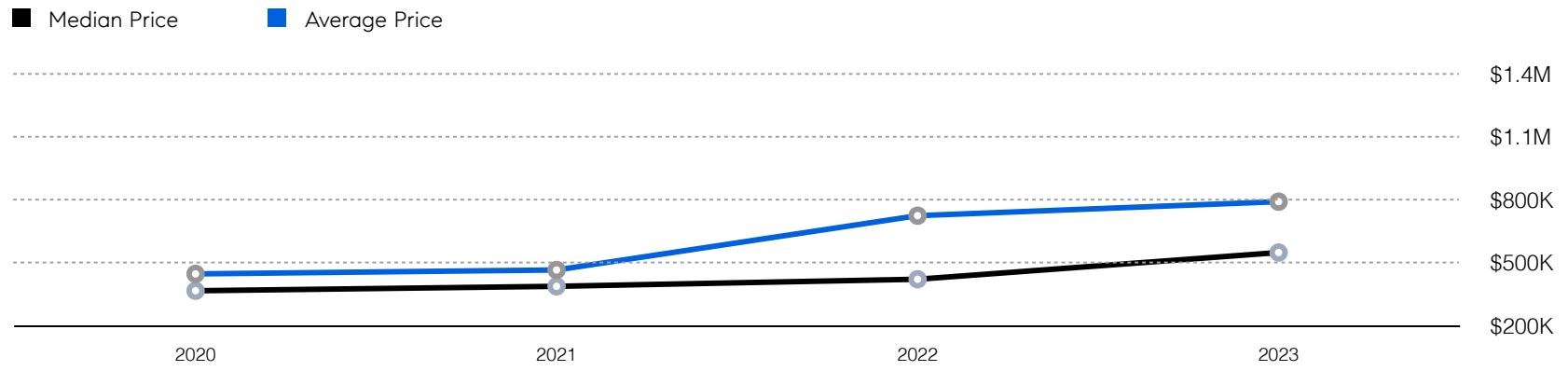
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	11	11	0.0%
	SALES VOLUME	\$17,425,500	\$12,432,300	-28.7%
	MEDIAN PRICE	\$1,380,000	\$900,000	-34.8%
	AVERAGE PRICE	\$1,584,136	\$1,130,209	-28.7%
	AVERAGE DOM	75	71	-5.3%
	# OF CONTRACTS	6	9	50.0%
	# NEW LISTINGS	13	12	-7.7%
Condo/Co-op/Townhouse	# OF SALES	26	11	-57.7%
	SALES VOLUME	\$9,315,799	\$4,953,500	-46.8%
	MEDIAN PRICE	\$332,500	\$465,000	39.8%
	AVERAGE PRICE	\$358,300	\$450,318	25.7%
	AVERAGE DOM	37	36	-2.7%
	# OF CONTRACTS	24	19	-20.8%
	# NEW LISTINGS	21	20	-4.8%

Bedminster

Historic Sales



Historic Sales Prices



COMPASS

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Belleville Market Report

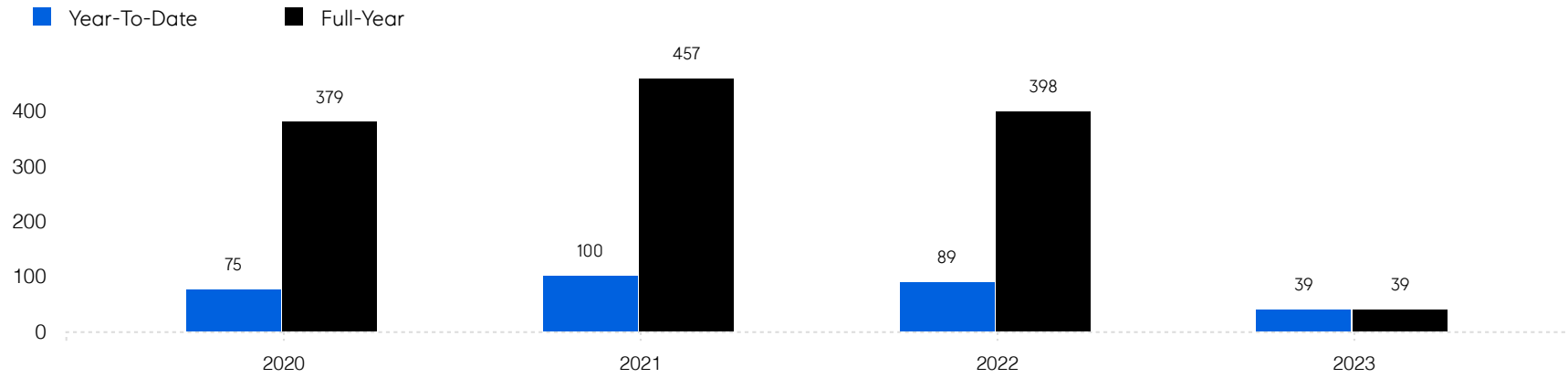
COMPASS

Belleville

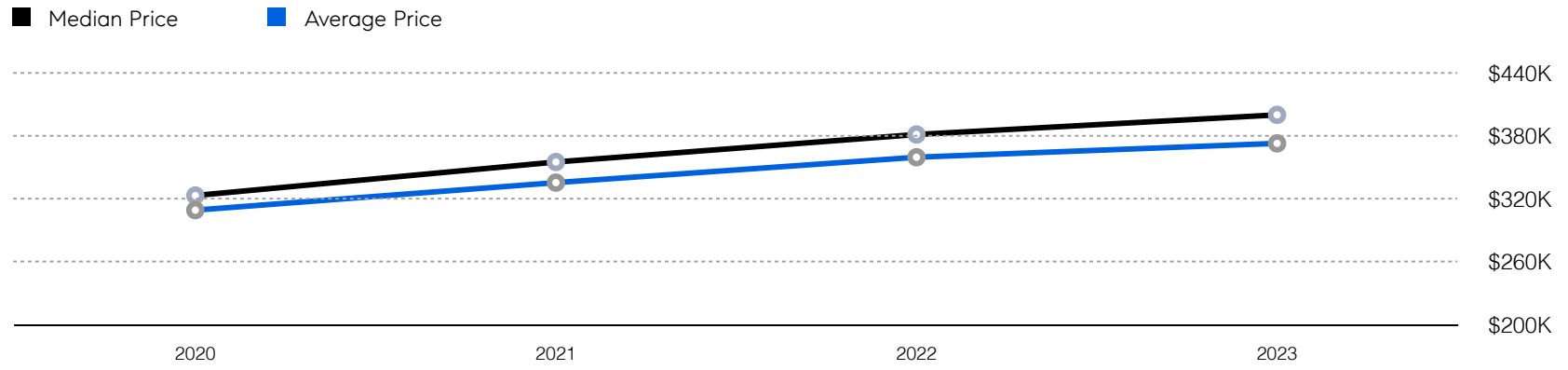
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	53	26	-50.9%
	SALES VOLUME	\$21,362,900	\$11,519,505	-46.1%
	MEDIAN PRICE	\$411,000	\$450,000	9.5%
	AVERAGE PRICE	\$403,074	\$443,058	9.9%
	AVERAGE DOM	43	59	37.2%
	# OF CONTRACTS	55	37	-32.7%
	# NEW LISTINGS	68	42	-38.2%
Condo/Co-op/Townhouse	# OF SALES	36	13	-63.9%
	SALES VOLUME	\$9,132,800	\$3,019,000	-66.9%
	MEDIAN PRICE	\$238,000	\$205,000	-13.9%
	AVERAGE PRICE	\$253,689	\$232,231	-8.5%
	AVERAGE DOM	63	65	3.2%
	# OF CONTRACTS	45	26	-42.2%
	# NEW LISTINGS	45	22	-51.1%

Belleville

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
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Bergenfield Market Report

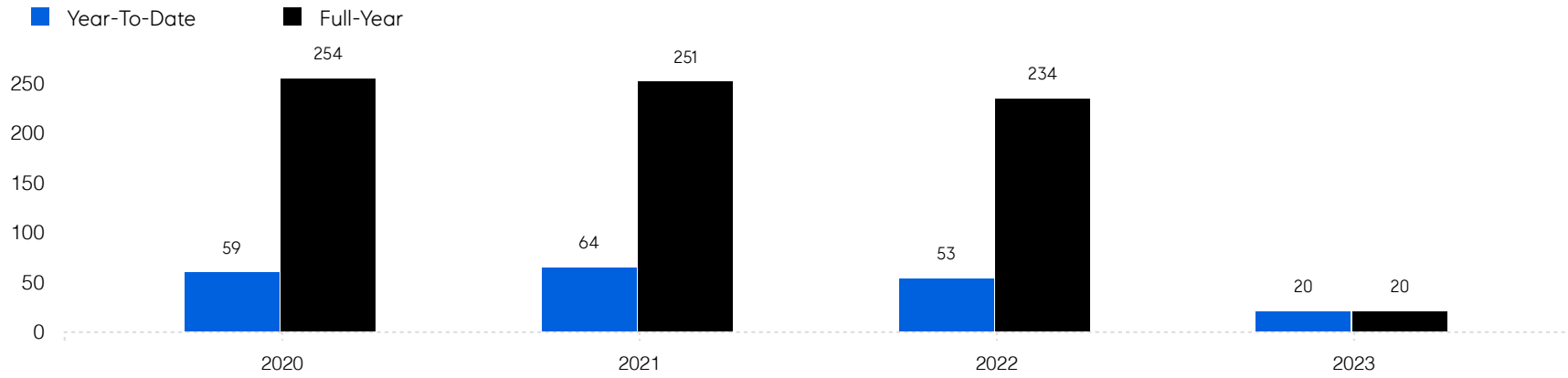
COMPASS

Bergenfield

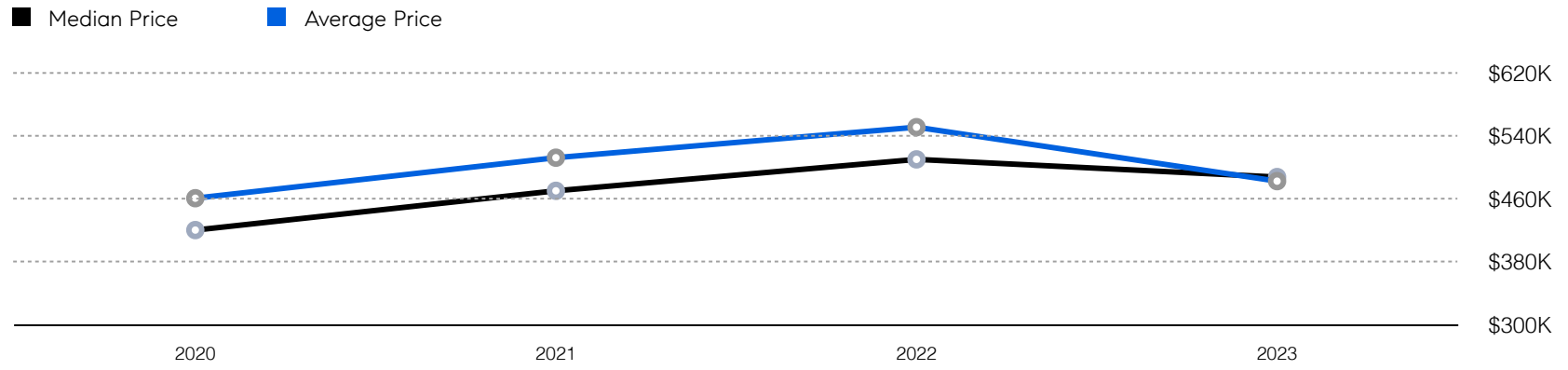
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	50	19	-62.0%
	SALES VOLUME	\$27,690,518	\$9,386,000	-66.1%
	MEDIAN PRICE	\$512,500	\$500,000	-2.4%
	AVERAGE PRICE	\$553,810	\$494,000	-10.8%
	AVERAGE DOM	39	58	48.7%
	# OF CONTRACTS	64	26	-59.4%
	# NEW LISTINGS	69	29	-58.0%
Condo/Co-op/Townhouse	# OF SALES	3	1	-66.7%
	SALES VOLUME	\$700,000	\$260,000	-62.9%
	MEDIAN PRICE	\$235,000	\$260,000	10.6%
	AVERAGE PRICE	\$233,333	\$260,000	11.4%
	AVERAGE DOM	18	234	1,200.0%
	# OF CONTRACTS	5	2	-60.0%
	# NEW LISTINGS	7	1	-85.7%

Bergenfield

Historic Sales



Historic Sales Prices



COMPASS

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Berkeley Heights Market Report

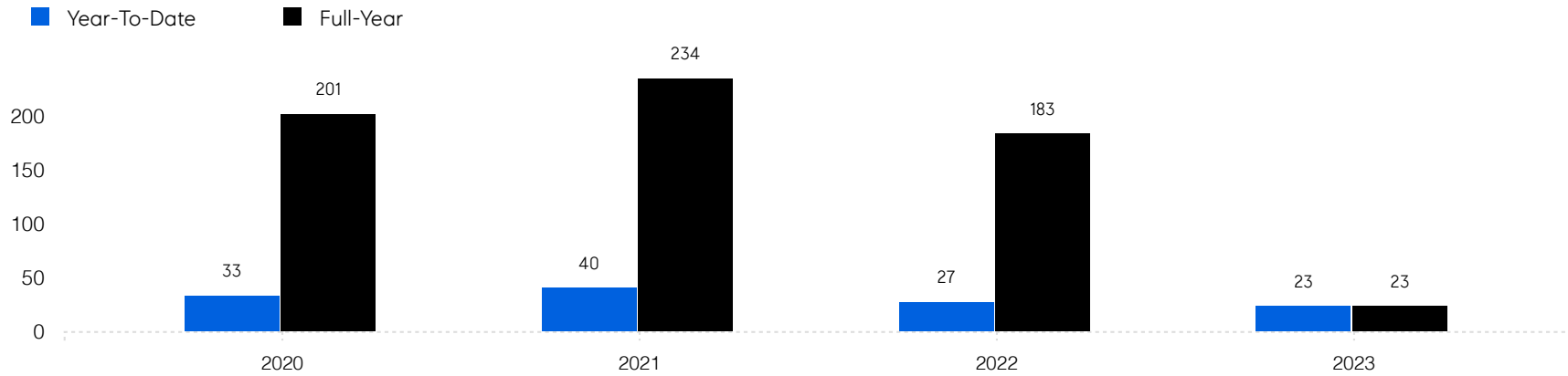
COMPASS

Berkeley Heights

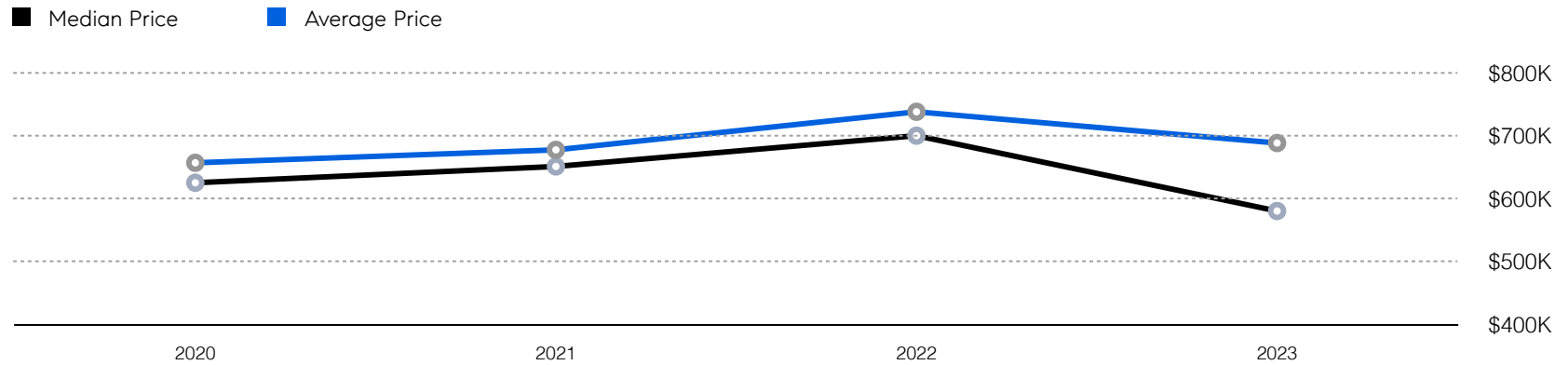
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	22	17	-22.7%
	SALES VOLUME	\$16,180,900	\$11,836,000	-26.9%
	MEDIAN PRICE	\$732,000	\$593,000	-19.0%
	AVERAGE PRICE	\$735,495	\$696,235	-5.3%
	AVERAGE DOM	29	37	27.6%
	# OF CONTRACTS	33	21	-36.4%
	# NEW LISTINGS	38	25	-34.2%
Condo/Co-op/Townhouse	# OF SALES	5	6	20.0%
	SALES VOLUME	\$2,335,000	\$3,994,757	71.1%
	MEDIAN PRICE	\$469,000	\$505,000	7.7%
	AVERAGE PRICE	\$467,000	\$665,793	42.6%
	AVERAGE DOM	68	61	-10.3%
	# OF CONTRACTS	4	8	100.0%
	# NEW LISTINGS	5	7	40.0%

Berkeley Heights

Historic Sales



Historic Sales Prices



COMPASS

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Q1 2023

Bernardsville Market Report

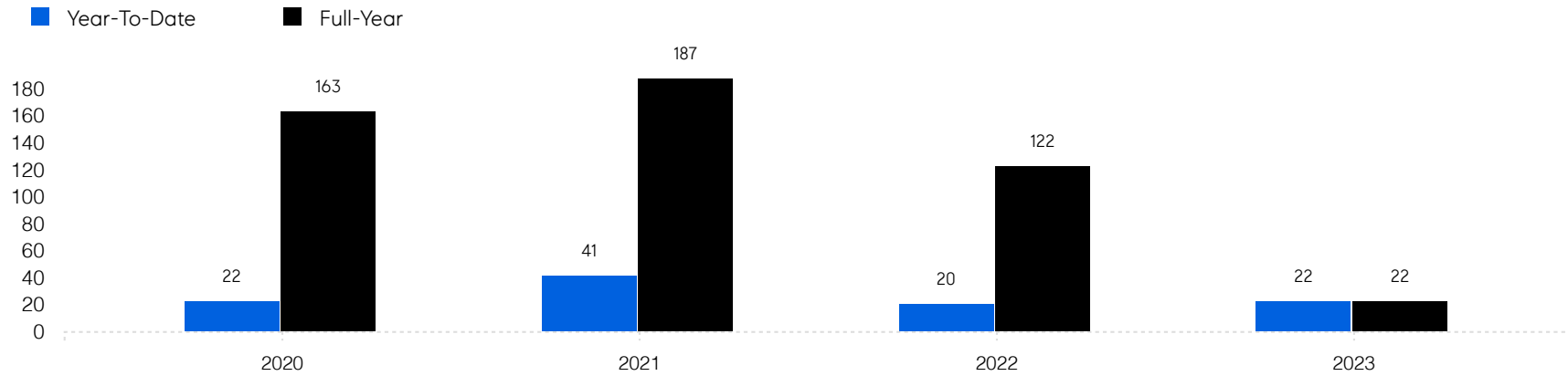
COMPASS

Bernardsville

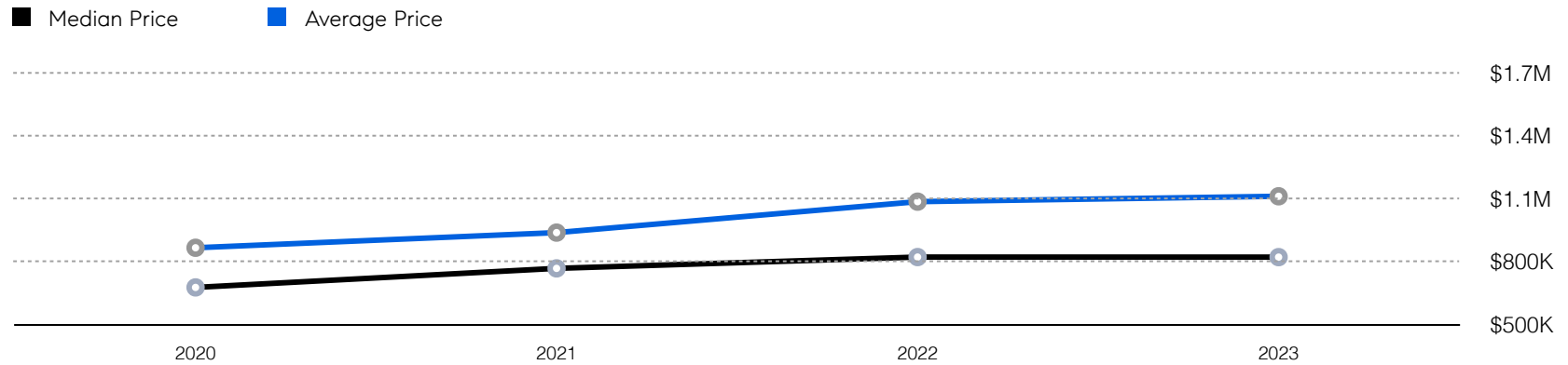
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	18	20	11.1%
	SALES VOLUME	\$20,522,750	\$23,945,350	16.7%
	MEDIAN PRICE	\$778,500	\$974,750	25.2%
	AVERAGE PRICE	\$1,140,153	\$1,197,268	5.0%
	AVERAGE DOM	53	66	24.5%
	# OF CONTRACTS	27	18	-33.3%
	# NEW LISTINGS	38	23	-39.5%
Condo/Co-op/Townhouse	# OF SALES	2	2	0.0%
	SALES VOLUME	\$1,721,000	\$485,000	-71.8%
	MEDIAN PRICE	\$860,500	\$242,500	-71.8%
	AVERAGE PRICE	\$860,500	\$242,500	-71.8%
	AVERAGE DOM	88	17	-80.7%
	# OF CONTRACTS	2	3	50.0%
	# NEW LISTINGS	5	5	0.0%

Bernardsville

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Bloomfield Market Report

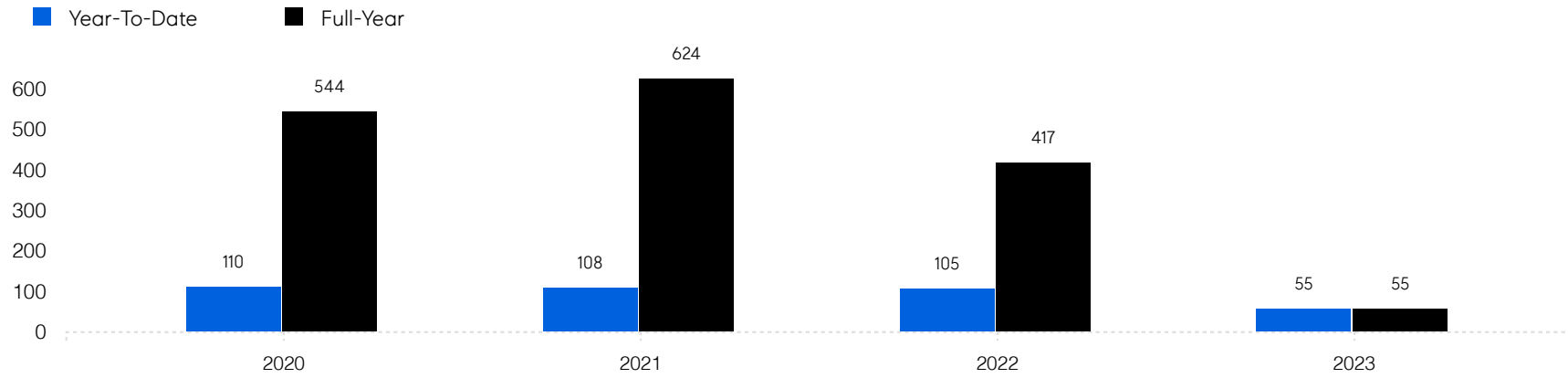
COMPASS

Bloomfield

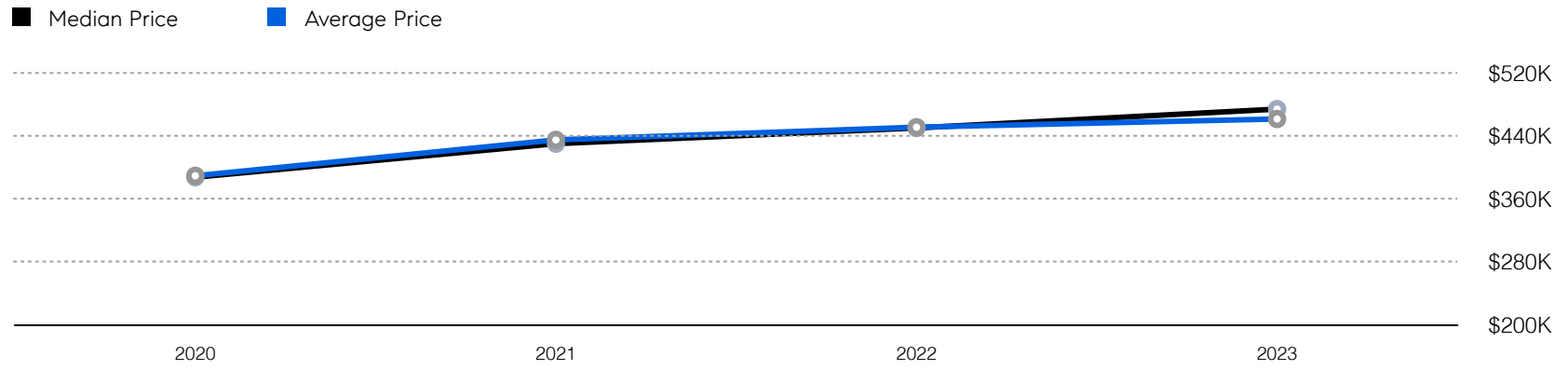
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	86	49	-43.0%
	SALES VOLUME	\$38,479,650	\$24,054,800	-37.5%
	MEDIAN PRICE	\$443,500	\$487,000	9.8%
	AVERAGE PRICE	\$447,438	\$490,914	9.7%
	AVERAGE DOM	38	39	2.6%
	# OF CONTRACTS	112	76	-32.1%
	# NEW LISTINGS	106	67	-36.8%
Condo/Co-op/Townhouse	# OF SALES	19	6	-68.4%
	SALES VOLUME	\$3,251,500	\$1,323,500	-59.3%
	MEDIAN PRICE	\$175,000	\$230,500	31.7%
	AVERAGE PRICE	\$171,132	\$220,583	28.9%
	AVERAGE DOM	48	45	-6.2%
	# OF CONTRACTS	23	4	-82.6%
	# NEW LISTINGS	25	6	-76.0%

Bloomfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Bogota Market Report

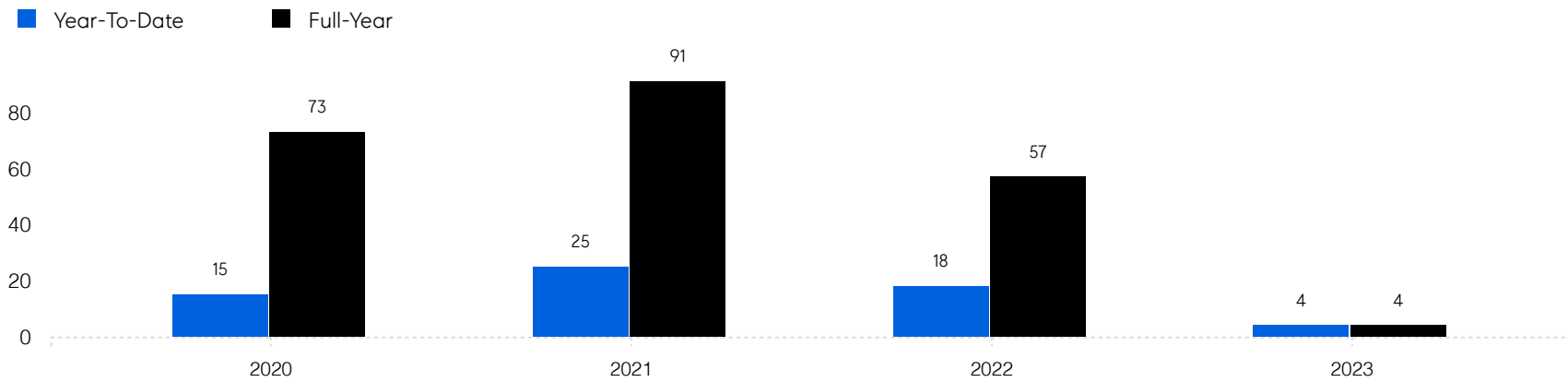
COMPASS

Bogota

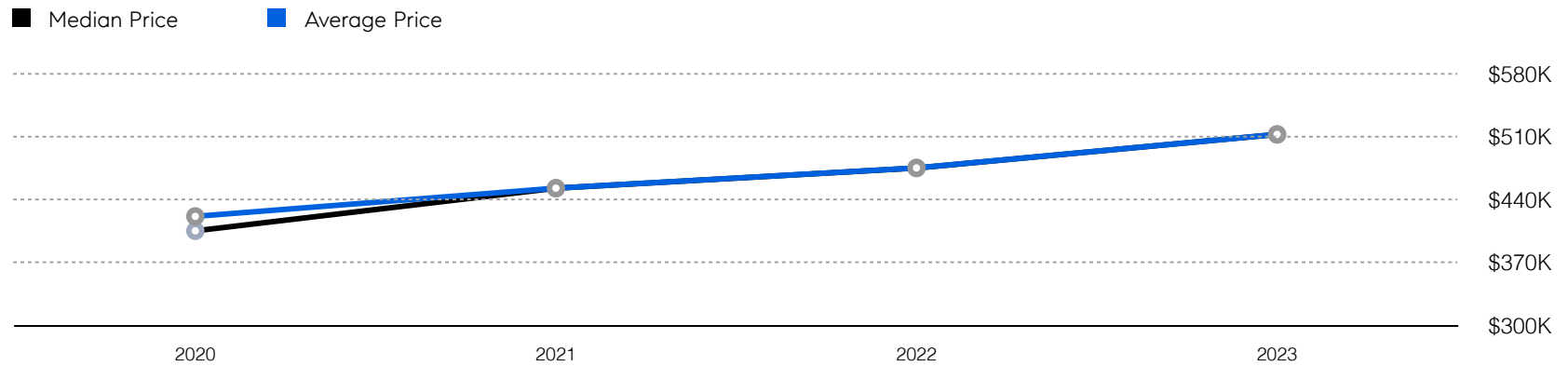
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	18	4	-77.8%
	SALES VOLUME	\$8,222,527	\$2,050,000	-75.1%
	MEDIAN PRICE	\$462,500	\$512,500	10.8%
	AVERAGE PRICE	\$456,807	\$512,500	12.2%
	AVERAGE DOM	78	55	-29.5%
	# OF CONTRACTS	17	19	11.8%
	# NEW LISTINGS	11	13	18.2%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Bogota

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Boonton Market Report

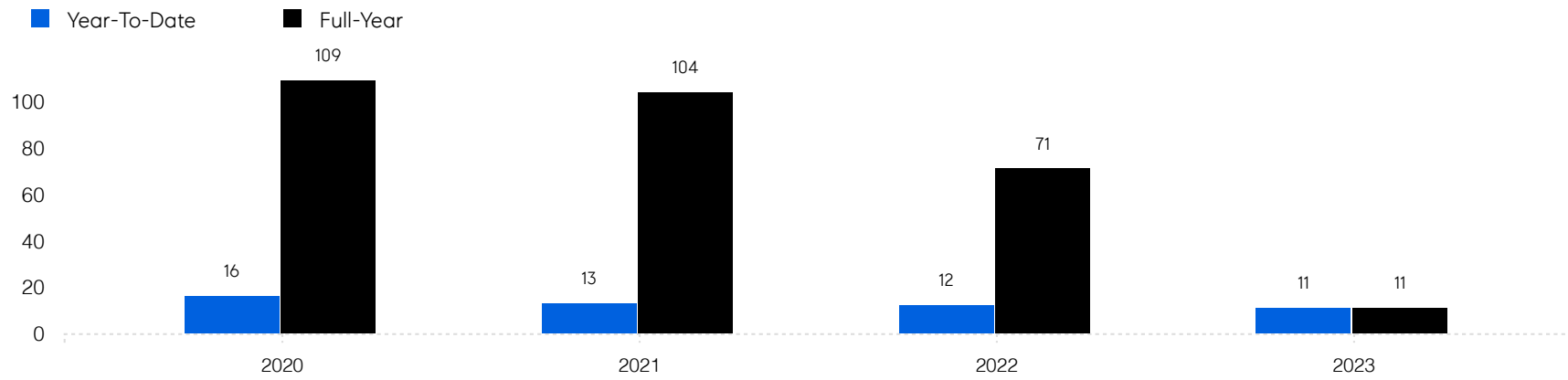
COMPASS

Boonton

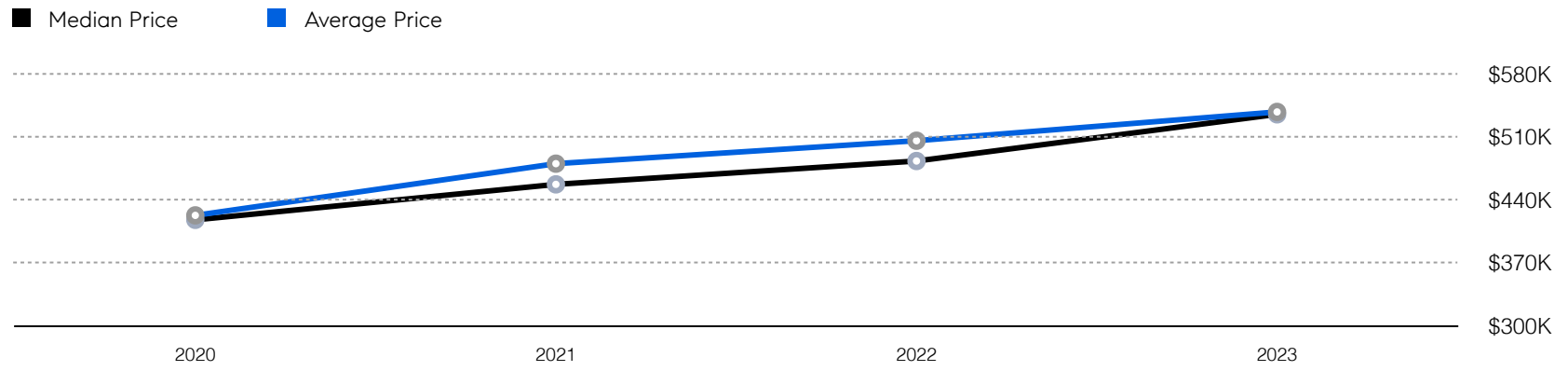
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	12	9	-25.0%
	SALES VOLUME	\$5,980,410	\$5,118,400	-14.4%
	MEDIAN PRICE	\$449,450	\$565,000	25.7%
	AVERAGE PRICE	\$498,368	\$568,711	14.1%
	AVERAGE DOM	25	20	-20.0%
	# OF CONTRACTS	16	17	6.3%
	# NEW LISTINGS	20	18	-10.0%
Condo/Co-op/Townhouse	# OF SALES	0	2	0.0%
	SALES VOLUME	-	\$796,000	-
	MEDIAN PRICE	-	\$398,000	-
	AVERAGE PRICE	-	\$398,000	-
	AVERAGE DOM	-	19	-
	# OF CONTRACTS	3	1	-66.7%
	# NEW LISTINGS	4	1	-75.0%

Boonton

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Boonton Township Market Report

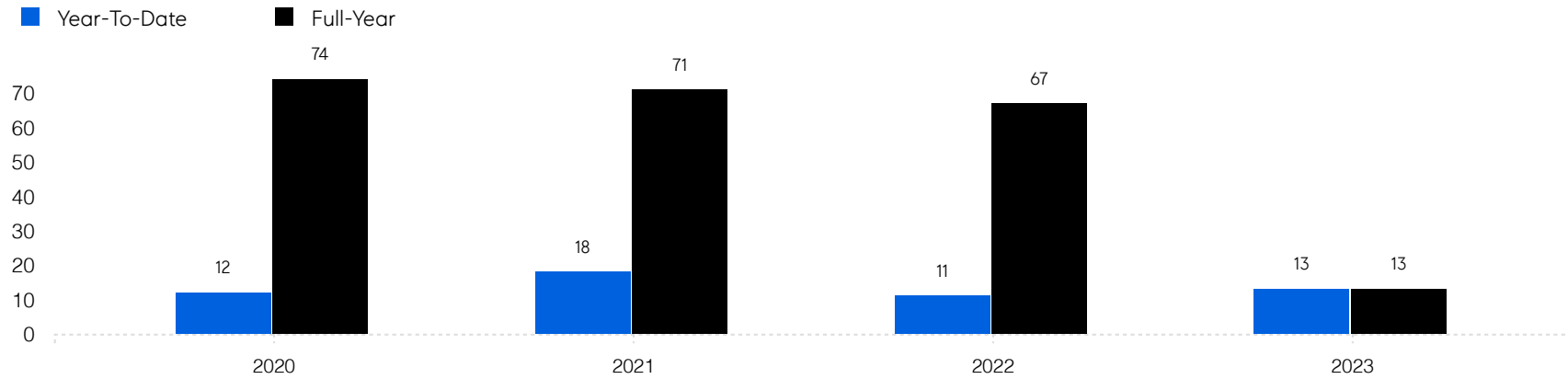
COMPASS

Boonton Township

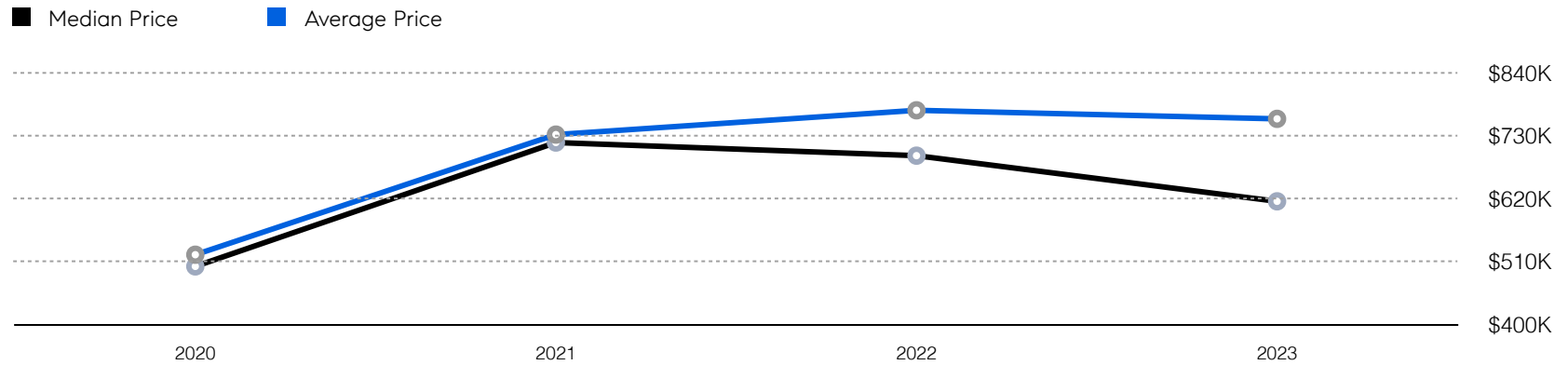
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	10	12	20.0%
	SALES VOLUME	\$6,967,777	\$9,348,600	34.2%
	MEDIAN PRICE	\$545,000	\$620,000	13.8%
	AVERAGE PRICE	\$696,778	\$779,050	11.8%
	AVERAGE DOM	47	74	57.4%
	# OF CONTRACTS	11	16	45.5%
	# NEW LISTINGS	17	11	-35.3%
Condo/Co-op/Townhouse	# OF SALES	1	1	0.0%
	SALES VOLUME	\$531,000	\$525,000	-1.1%
	MEDIAN PRICE	\$531,000	\$525,000	-1.1%
	AVERAGE PRICE	\$531,000	\$525,000	-1.1%
	AVERAGE DOM	8	66	725.0%
	# OF CONTRACTS	3	0	0.0%
	# NEW LISTINGS	3	1	-66.7%

Boonton Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Branchburg Market Report

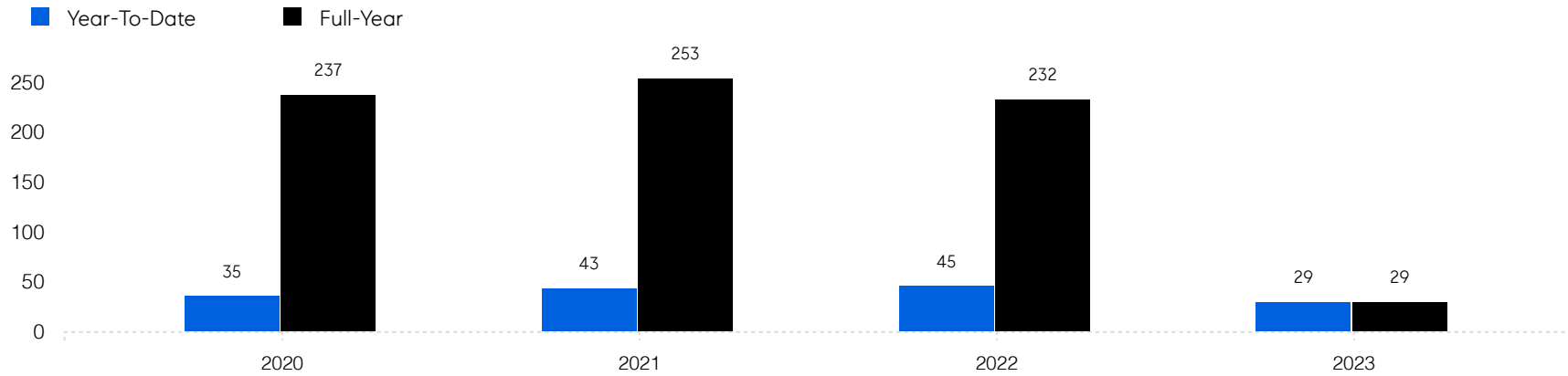
COMPASS

Branchburg

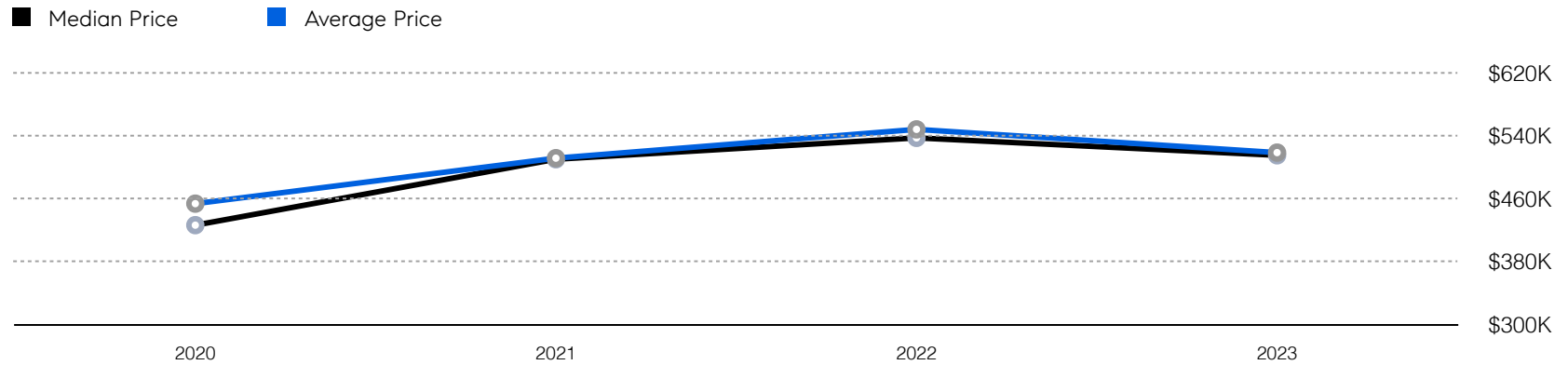
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	29	22	-24.1%
	SALES VOLUME	\$16,245,500	\$12,533,249	-22.9%
	MEDIAN PRICE	\$530,000	\$550,750	3.9%
	AVERAGE PRICE	\$560,190	\$569,693	1.7%
	AVERAGE DOM	28	48	71.4%
	# OF CONTRACTS	30	28	-6.7%
	# NEW LISTINGS	37	30	-18.9%
Condo/Co-op/Townhouse	# OF SALES	16	7	-56.2%
	SALES VOLUME	\$7,996,048	\$2,501,400	-68.7%
	MEDIAN PRICE	\$519,500	\$330,000	-36.5%
	AVERAGE PRICE	\$499,753	\$357,343	-28.5%
	AVERAGE DOM	85	28	-67.1%
	# OF CONTRACTS	24	8	-66.7%
	# NEW LISTINGS	30	9	-70.0%

Branchburg

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Bridgewater Market Report

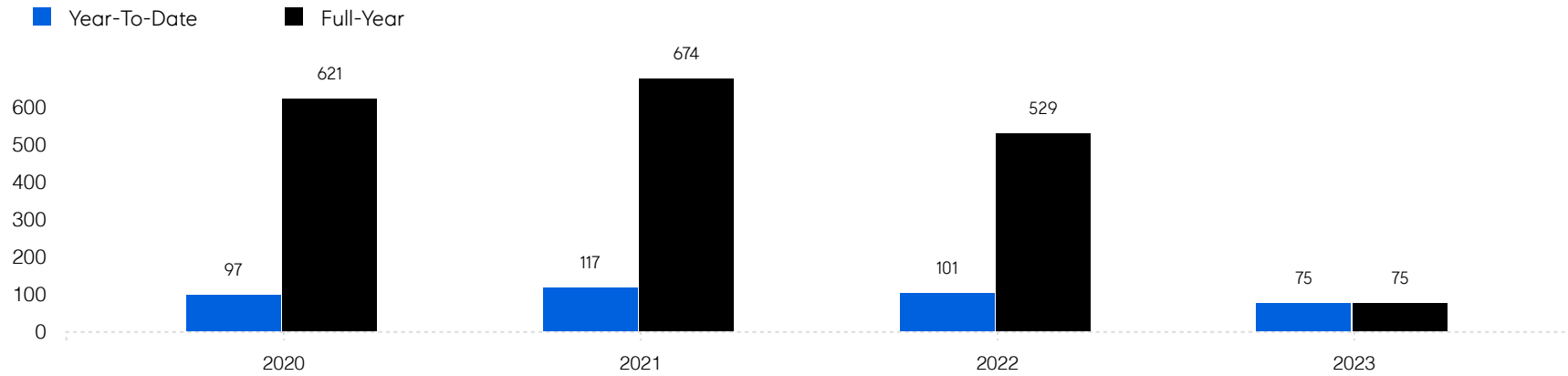
COMPASS

Bridgewater

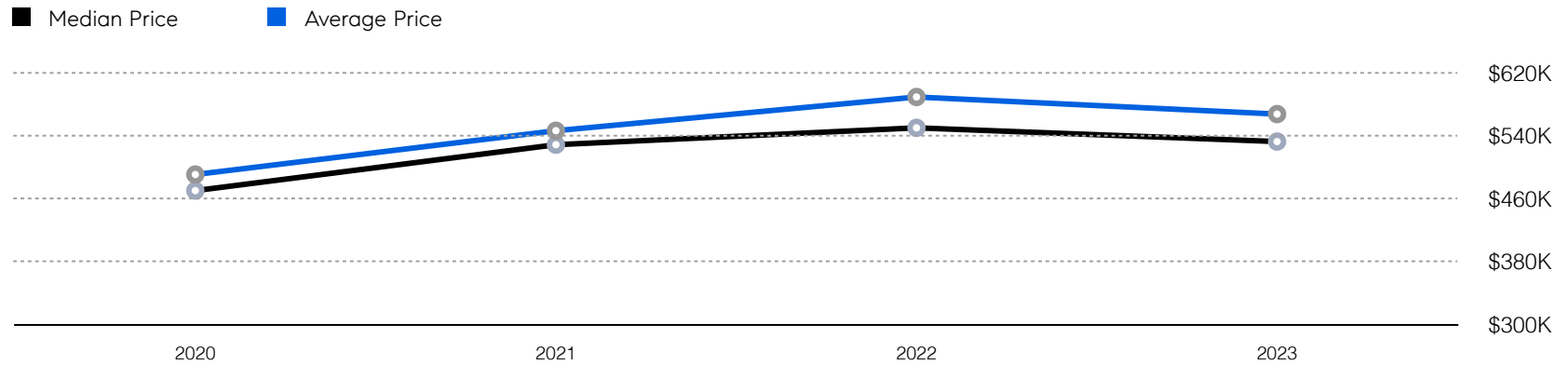
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	72	50	-30.6%
	SALES VOLUME	\$43,980,887	\$33,114,928	-24.7%
	MEDIAN PRICE	\$587,500	\$647,500	10.2%
	AVERAGE PRICE	\$610,846	\$662,299	8.4%
	AVERAGE DOM	35	43	22.9%
	# OF CONTRACTS	72	73	1.4%
	# NEW LISTINGS	94	85	-9.6%
Condo/Co-op/Townhouse	# OF SALES	29	25	-13.8%
	SALES VOLUME	\$10,692,850	\$9,449,000	-11.6%
	MEDIAN PRICE	\$330,000	\$358,000	8.5%
	AVERAGE PRICE	\$368,719	\$377,960	2.5%
	AVERAGE DOM	24	25	4.2%
	# OF CONTRACTS	27	30	11.1%
	# NEW LISTINGS	30	30	0.0%

Bridgewater

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Byram Market Report

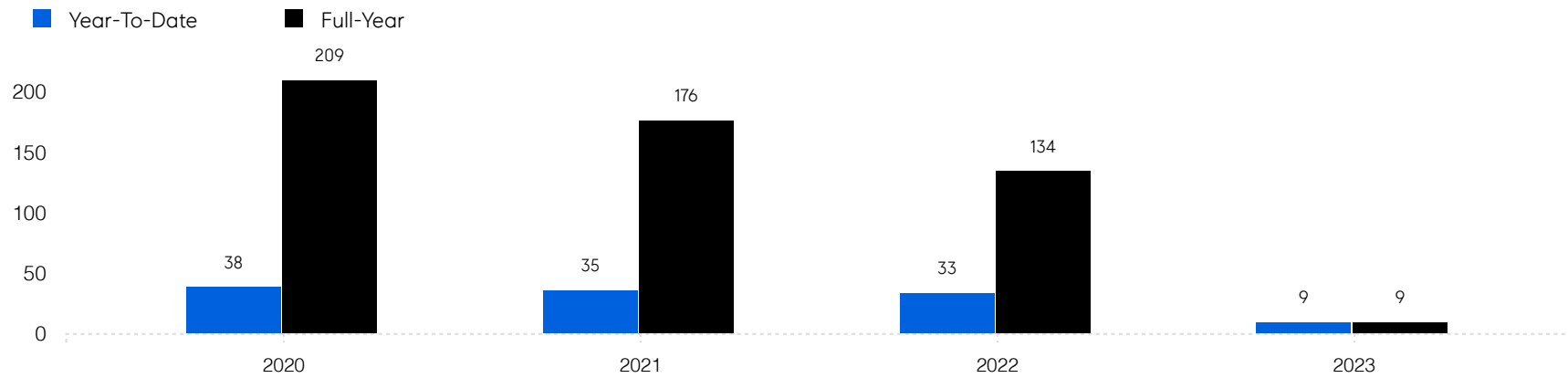
COMPASS

Byram

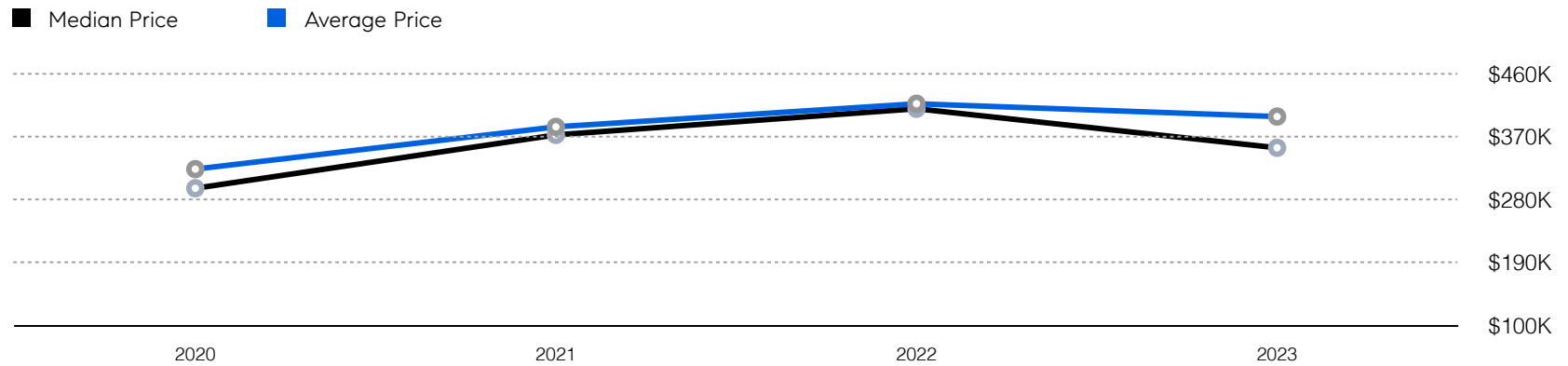
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	33	9	-72.7%
	SALES VOLUME	\$12,564,367	\$3,589,000	-71.4%
	MEDIAN PRICE	\$370,000	\$354,000	-4.3%
	AVERAGE PRICE	\$380,738	\$398,778	4.7%
	AVERAGE DOM	49	85	73.5%
	# OF CONTRACTS	21	17	-19.0%
	# NEW LISTINGS	32	14	-56.2%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Byram

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Caldwell Market Report

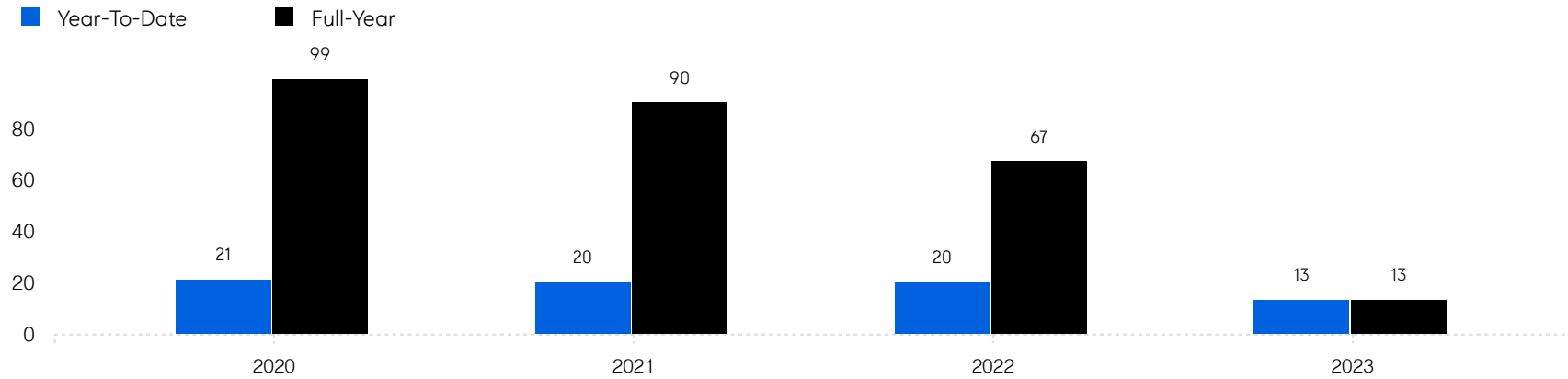
COMPASS

Caldwell

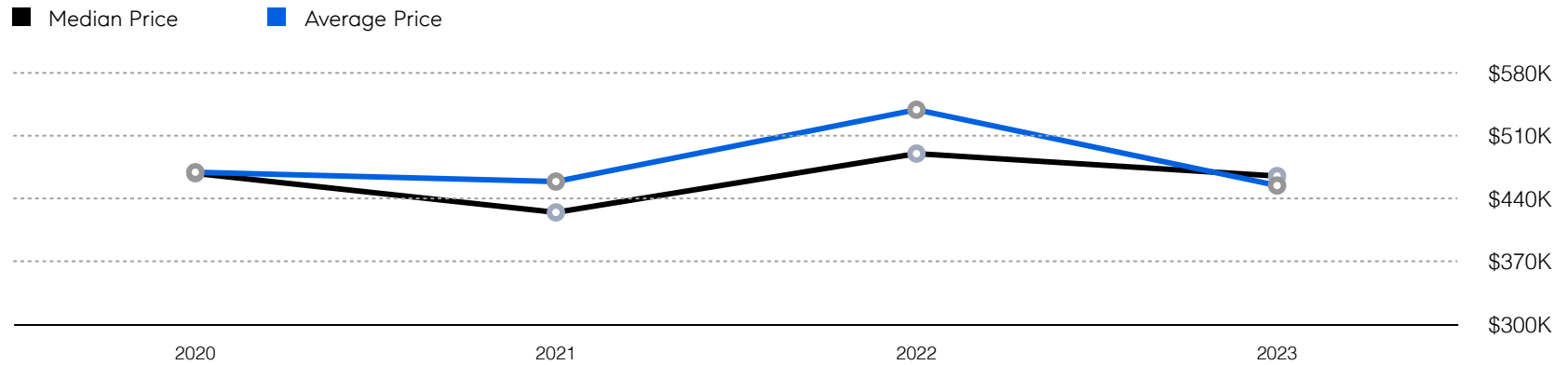
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	10	8	-20.0%
	SALES VOLUME	\$5,663,590	\$4,493,018	-20.7%
	MEDIAN PRICE	\$552,500	\$568,009	2.8%
	AVERAGE PRICE	\$566,359	\$561,627	-0.8%
	AVERAGE DOM	44	44	0.0%
	# OF CONTRACTS	7	9	28.6%
	# NEW LISTINGS	11	10	-9.1%
Condo/Co-op/Townhouse	# OF SALES	10	5	-50.0%
	SALES VOLUME	\$3,384,900	\$1,415,000	-58.2%
	MEDIAN PRICE	\$325,000	\$245,000	-24.6%
	AVERAGE PRICE	\$338,490	\$283,000	-16.4%
	AVERAGE DOM	29	62	113.8%
	# OF CONTRACTS	8	10	25.0%
	# NEW LISTINGS	10	13	30.0%

Caldwell

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Carlstadt Market Report

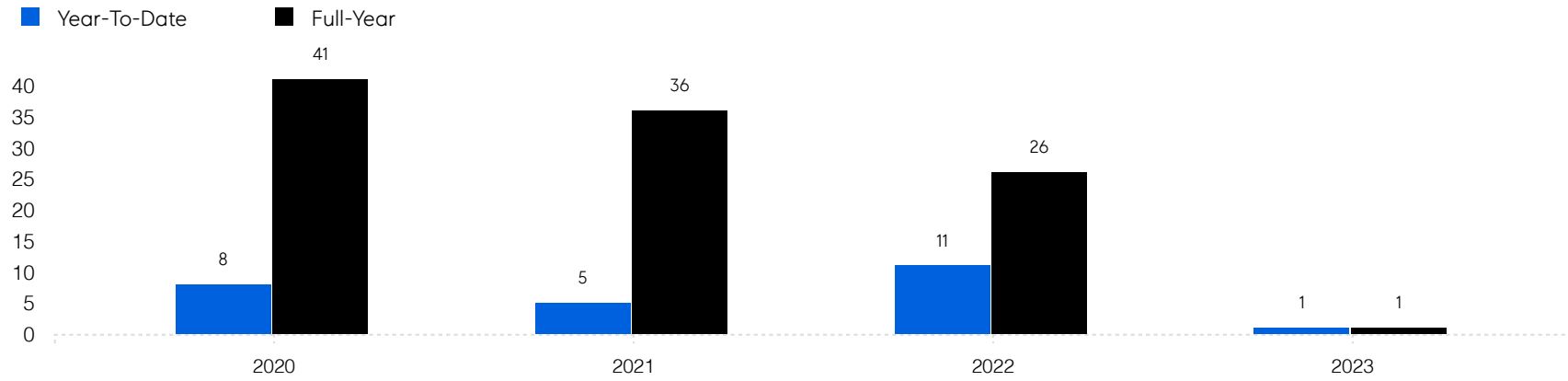
COMPASS

Carlstadt

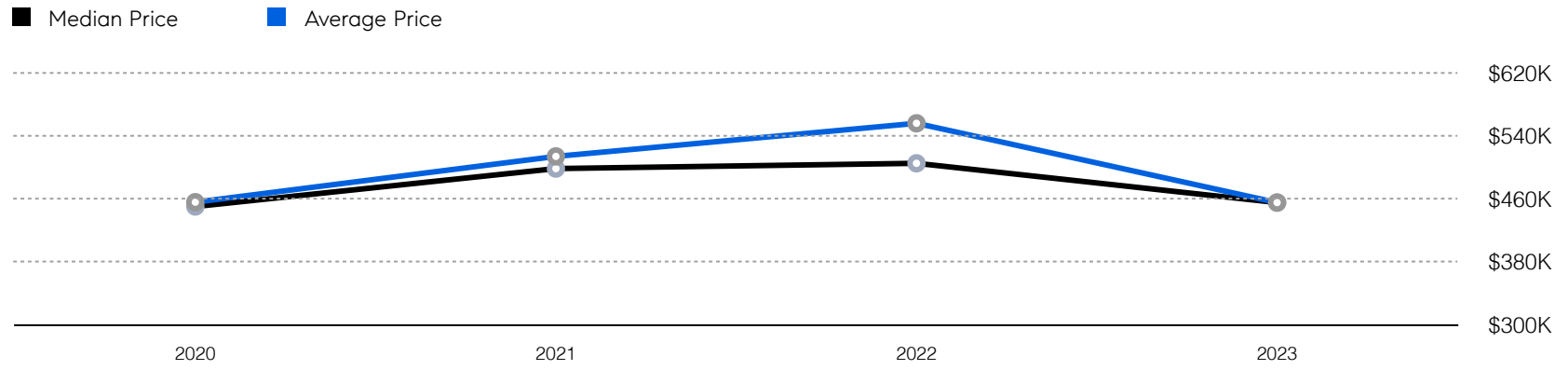
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	11	1	-90.9%
	SALES VOLUME	\$6,645,500	\$455,000	-93.2%
	MEDIAN PRICE	\$520,000	\$455,000	-12.5%
	AVERAGE PRICE	\$604,136	\$455,000	-24.7%
	AVERAGE DOM	34	18	-47.1%
	# OF CONTRACTS	5	4	-20.0%
	# NEW LISTINGS	6	2	-66.7%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Carlstadt

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Cedar Grove Market Report

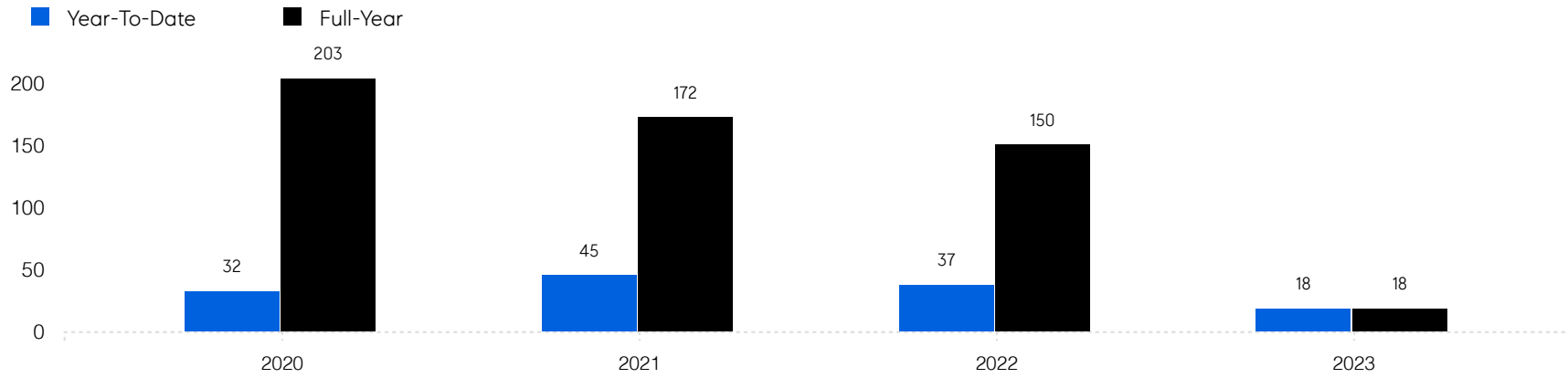
COMPASS

Cedar Grove

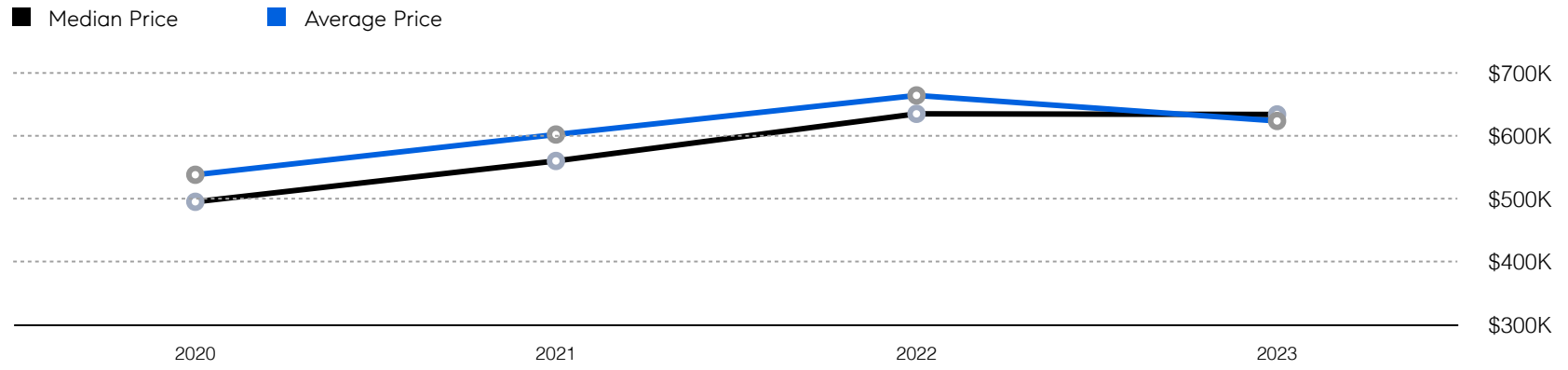
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	25	11	-56.0%
	SALES VOLUME	\$17,627,500	\$7,157,300	-59.4%
	MEDIAN PRICE	\$650,000	\$628,000	-3.4%
	AVERAGE PRICE	\$705,100	\$650,664	-7.7%
	AVERAGE DOM	26	36	38.5%
	# OF CONTRACTS	19	18	-5.3%
	# NEW LISTINGS	31	20	-35.5%
Condo/Co-op/Townhouse	# OF SALES	12	7	-41.7%
	SALES VOLUME	\$8,080,500	\$4,067,825	-49.7%
	MEDIAN PRICE	\$653,750	\$640,000	-2.1%
	AVERAGE PRICE	\$673,375	\$581,118	-13.7%
	AVERAGE DOM	29	31	6.9%
	# OF CONTRACTS	13	6	-53.8%
	# NEW LISTINGS	15	11	-26.7%

Cedar Grove

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Cedar Knolls Market Report

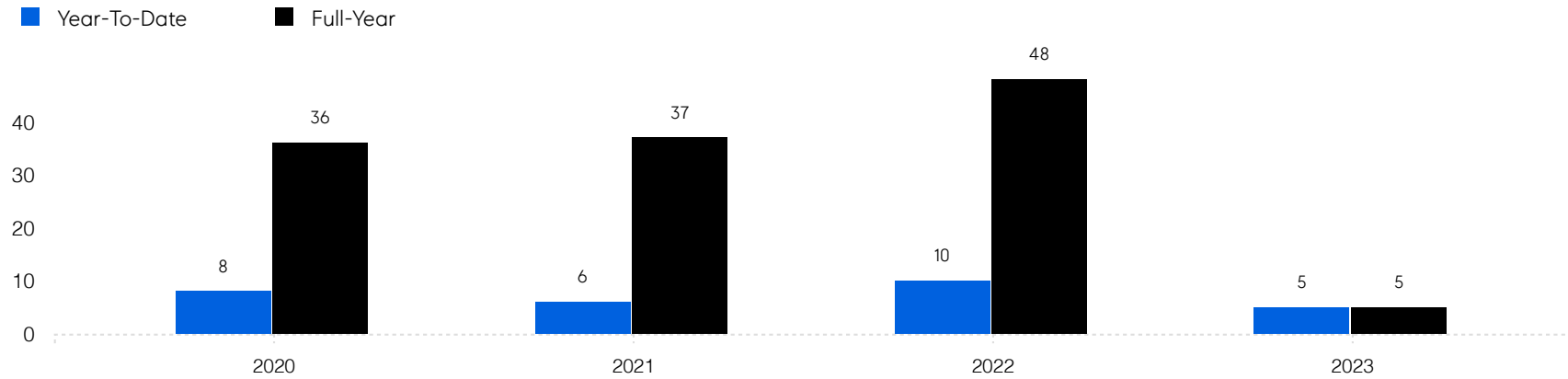
COMPASS

Cedar Knolls

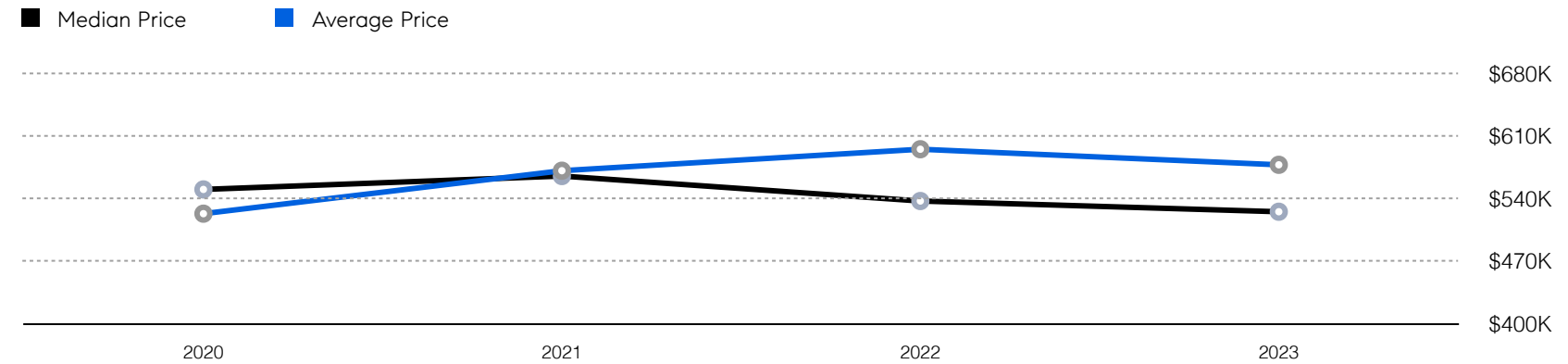
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	7	3	-57.1%
	SALES VOLUME	\$4,138,000	\$2,093,000	-49.4%
	MEDIAN PRICE	\$580,000	\$680,000	17.2%
	AVERAGE PRICE	\$591,143	\$697,667	18.0%
	AVERAGE DOM	41	38	-7.3%
	# OF CONTRACTS	10	5	-50.0%
	# NEW LISTINGS	10	3	-70.0%
Condo/Co-op/Townhouse	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$2,269,500	\$795,000	-65.0%
	MEDIAN PRICE	\$799,500	\$397,500	-50.3%
	AVERAGE PRICE	\$756,500	\$397,500	-47.5%
	AVERAGE DOM	8	10	25.0%
	# OF CONTRACTS	3	3	0.0%
	# NEW LISTINGS	5	3	-40.0%

Cedar Knolls

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Chatham Borough Market Report

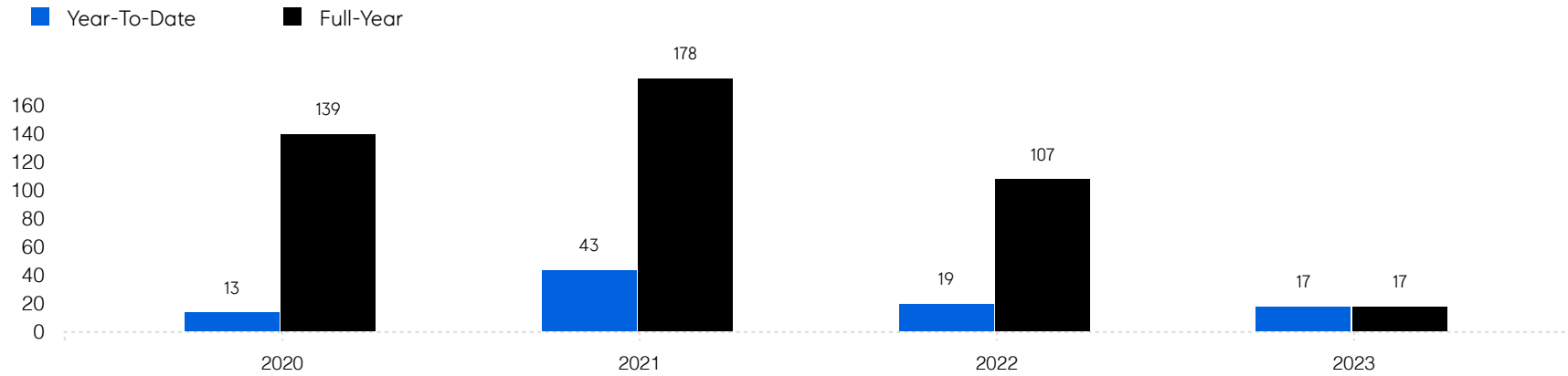
COMPASS

Chatham Borough

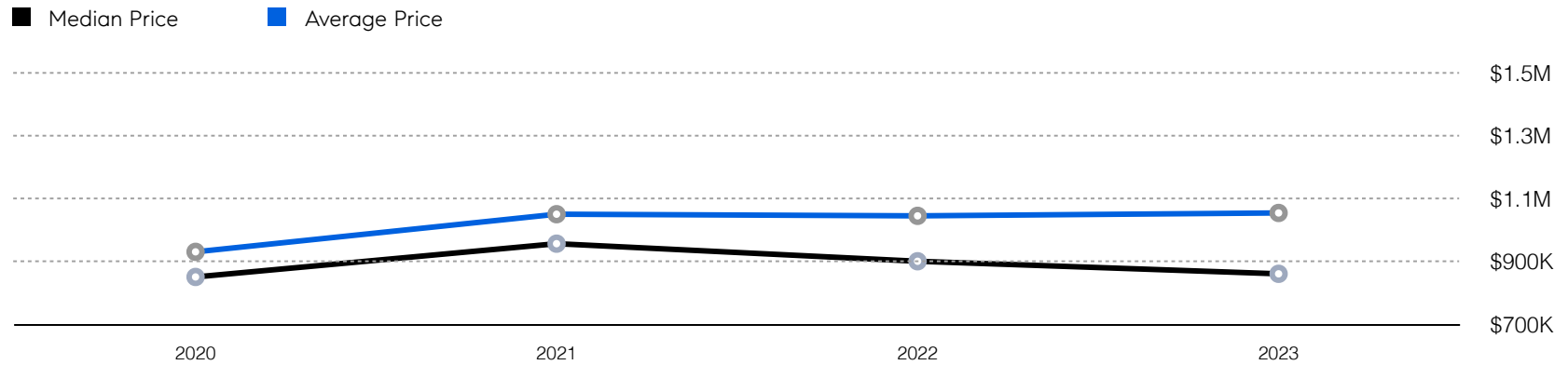
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	17	17	0.0%
	SALES VOLUME	\$14,286,776	\$17,916,000	25.4%
	MEDIAN PRICE	\$720,000	\$860,000	19.4%
	AVERAGE PRICE	\$840,399	\$1,053,882	25.4%
	AVERAGE DOM	54	16	-70.4%
	# OF CONTRACTS	27	17	-37.0%
	# NEW LISTINGS	35	20	-42.9%
Condo/Co-op/Townhouse	# OF SALES	2	0	0.0%
	SALES VOLUME	\$1,139,000	-	-
	MEDIAN PRICE	\$569,500	-	-
	AVERAGE PRICE	\$569,500	-	-
	AVERAGE DOM	10	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	1	1	0.0%

Chatham Borough

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Chatham Township Market Report

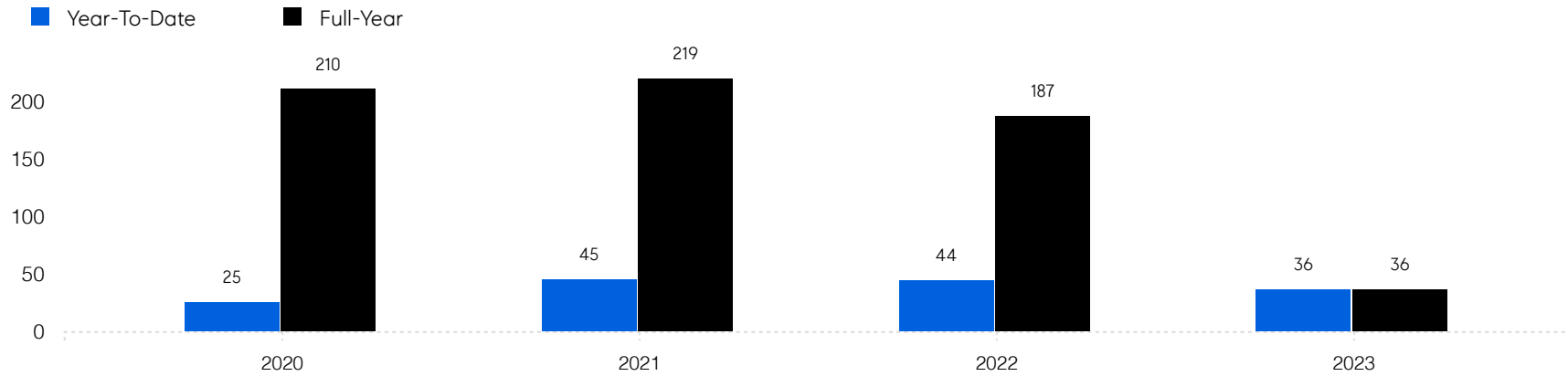
COMPASS

Chatham Township

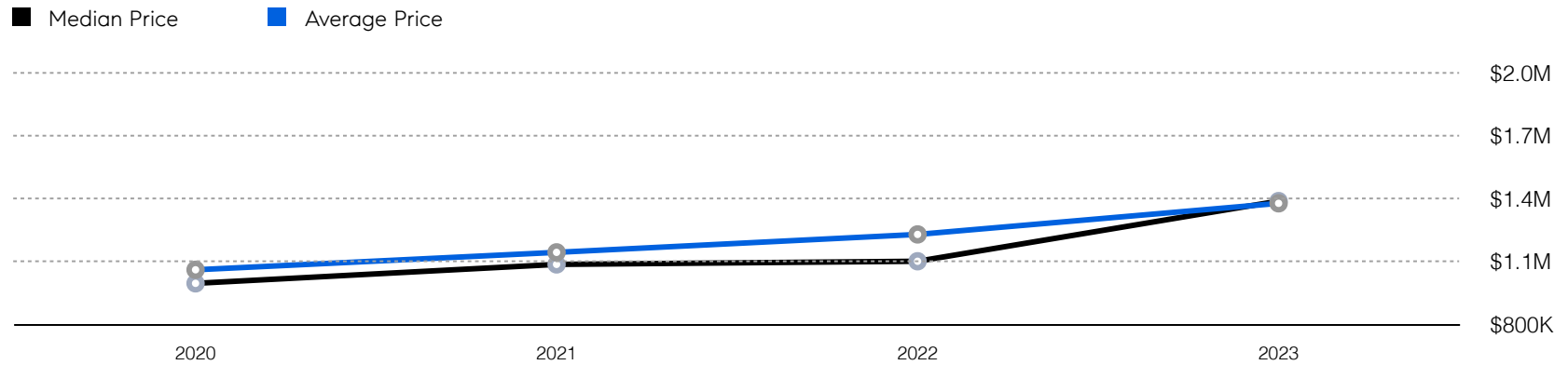
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	33	21	-36.4%
	SALES VOLUME	\$46,232,568	\$35,128,750	-24.0%
	MEDIAN PRICE	\$1,400,000	\$1,520,000	8.6%
	AVERAGE PRICE	\$1,400,987	\$1,672,798	19.4%
	AVERAGE DOM	60	41	-31.7%
	# OF CONTRACTS	27	28	3.7%
	# NEW LISTINGS	44	40	-9.1%
Condo/Co-op/Townhouse	# OF SALES	11	15	36.4%
	SALES VOLUME	\$7,323,100	\$14,437,247	97.1%
	MEDIAN PRICE	\$425,000	\$435,600	2.5%
	AVERAGE PRICE	\$665,736	\$962,483	44.6%
	AVERAGE DOM	32	40	25.0%
	# OF CONTRACTS	17	13	-23.5%
	# NEW LISTINGS	20	14	-30.0%

Chatham Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Chester Borough Market Report

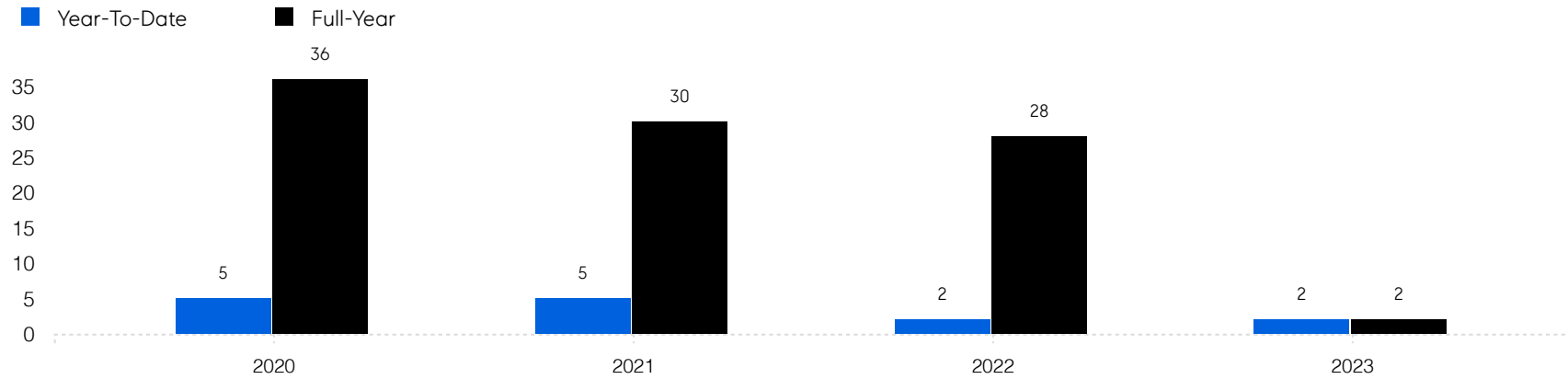
COMPASS

Chester Borough

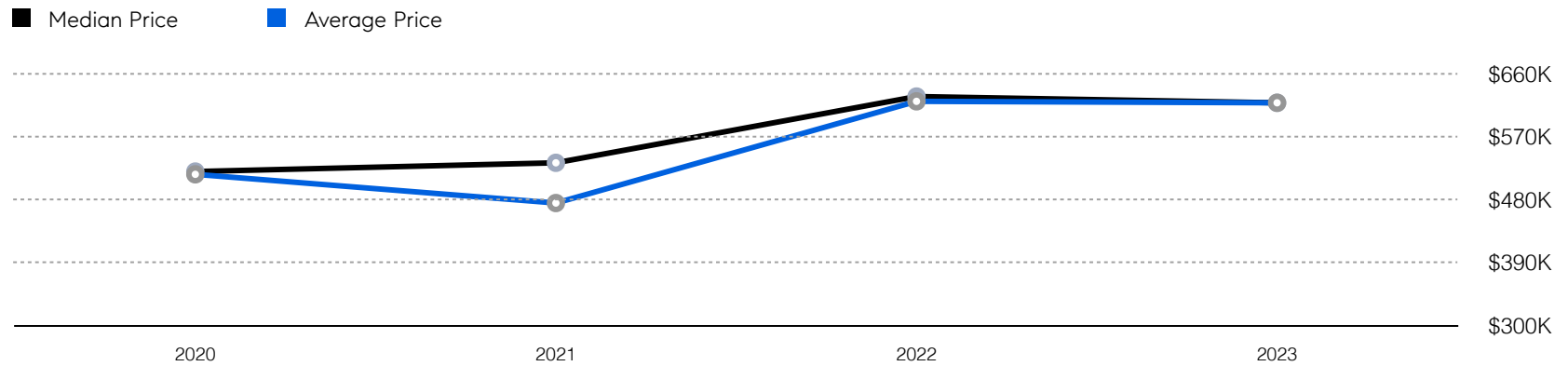
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$1,180,000	\$1,237,000	4.8%
	MEDIAN PRICE	\$590,000	\$618,500	4.8%
	AVERAGE PRICE	\$590,000	\$618,500	4.8%
	AVERAGE DOM	18	11	-38.9%
	# OF CONTRACTS	7	3	-57.1%
	# NEW LISTINGS	7	6	-14.3%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Chester Borough

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Chester Township Market Report

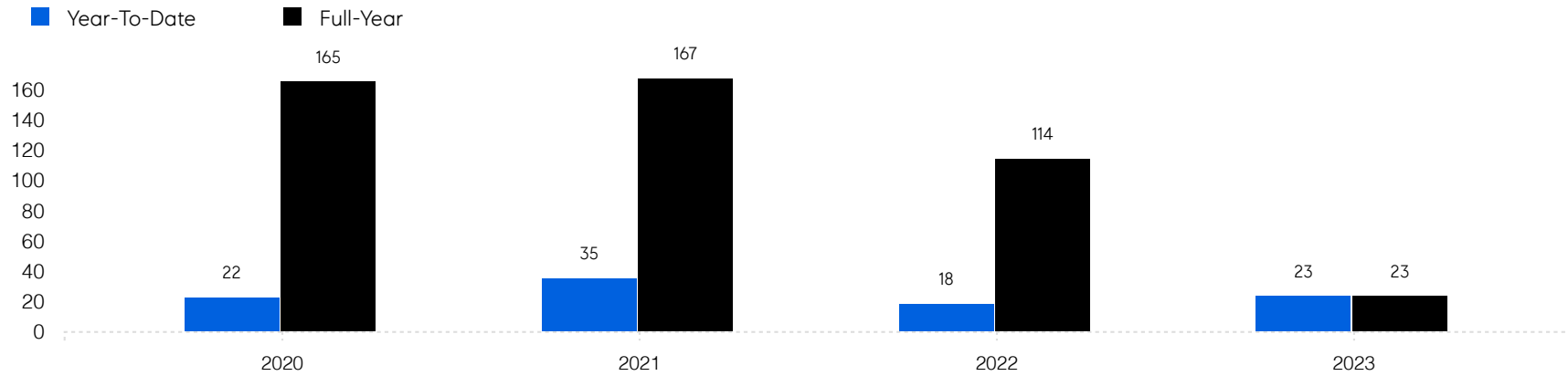
COMPASS

Chester Township

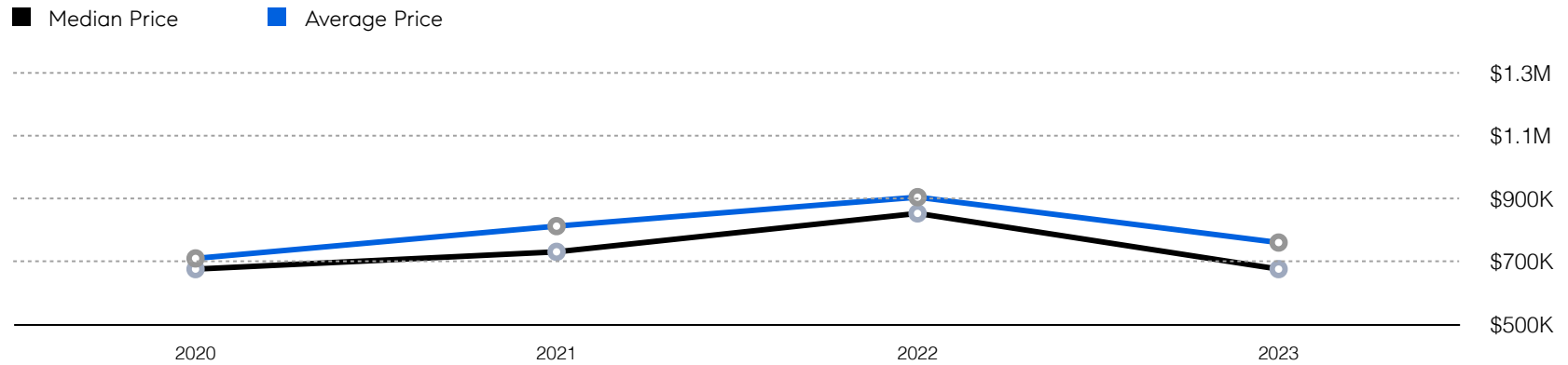
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	16	20	25.0%
	SALES VOLUME	\$15,141,500	\$15,515,899	2.5%
	MEDIAN PRICE	\$892,500	\$722,500	-19.0%
	AVERAGE PRICE	\$946,344	\$775,795	-18.0%
	AVERAGE DOM	40	51	27.5%
	# OF CONTRACTS	19	25	31.6%
	# NEW LISTINGS	26	33	26.9%
Condo/Co-op/Townhouse	# OF SALES	2	3	50.0%
	SALES VOLUME	\$1,288,000	\$1,954,000	51.7%
	MEDIAN PRICE	\$644,000	\$630,000	-2.2%
	AVERAGE PRICE	\$644,000	\$651,333	1.1%
	AVERAGE DOM	7	23	228.6%
	# OF CONTRACTS	2	3	50.0%
	# NEW LISTINGS	2	4	100.0%

Chester Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Clark Market Report

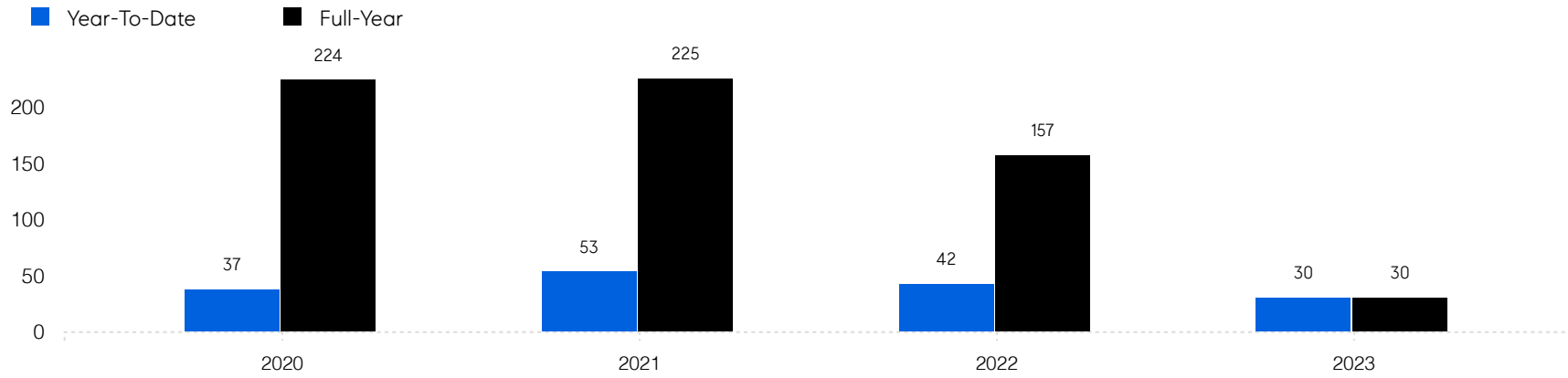
COMPASS

Clark

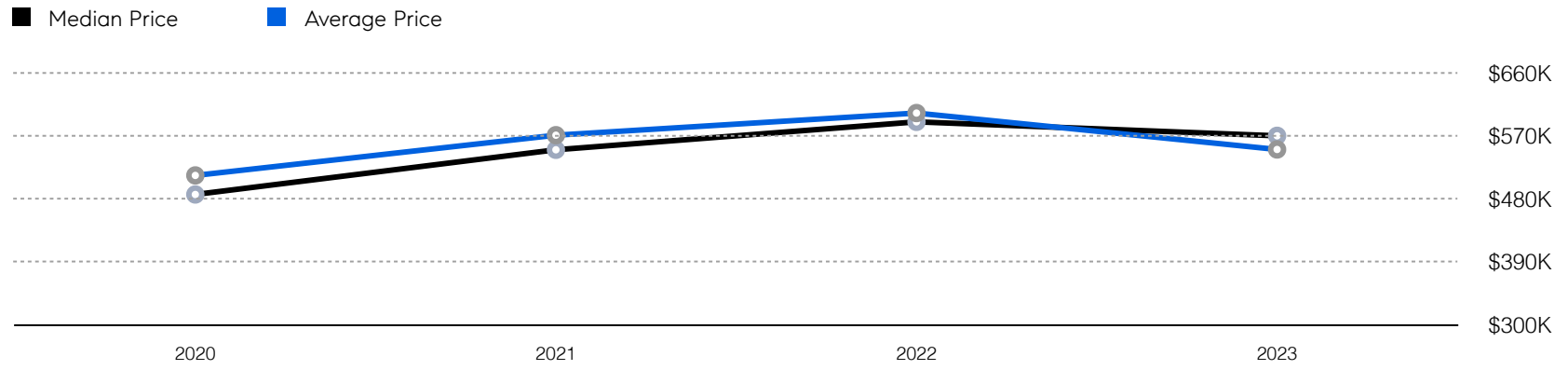
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	35	24	-31.4%
	SALES VOLUME	\$22,596,075	\$14,074,611	-37.7%
	MEDIAN PRICE	\$605,000	\$577,500	-4.5%
	AVERAGE PRICE	\$645,602	\$586,442	-9.2%
	AVERAGE DOM	41	48	17.1%
	# OF CONTRACTS	27	22	-18.5%
	# NEW LISTINGS	37	25	-32.4%
Condo/Co-op/Townhouse	# OF SALES	7	6	-14.3%
	SALES VOLUME	\$2,203,000	\$2,438,500	10.7%
	MEDIAN PRICE	\$250,000	\$342,500	37.0%
	AVERAGE PRICE	\$314,714	\$406,417	29.1%
	AVERAGE DOM	26	39	50.0%
	# OF CONTRACTS	3	5	66.7%
	# NEW LISTINGS	5	6	20.0%

Clark

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Cliffside Park Market Report

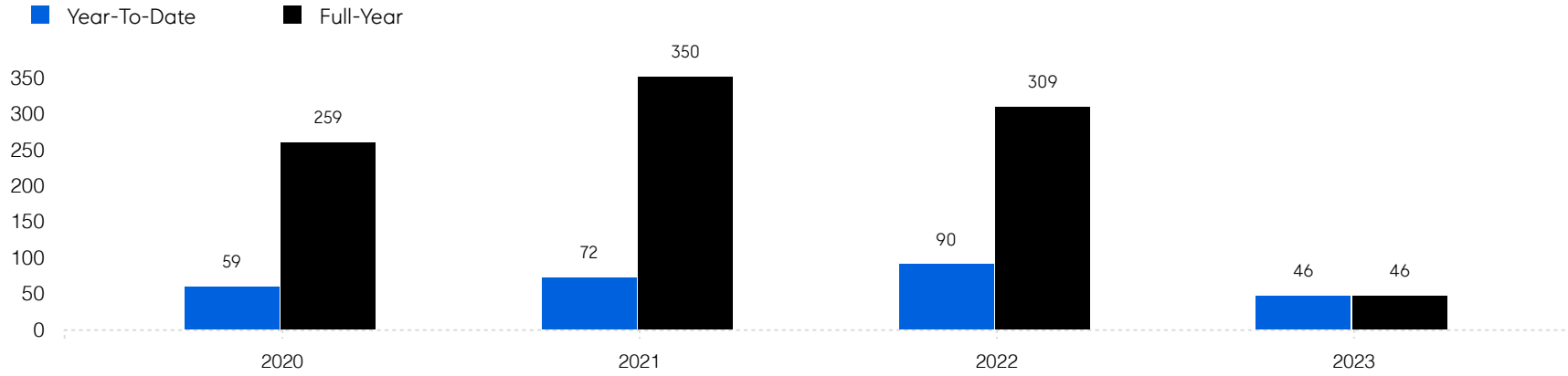
COMPASS

Cliffside Park

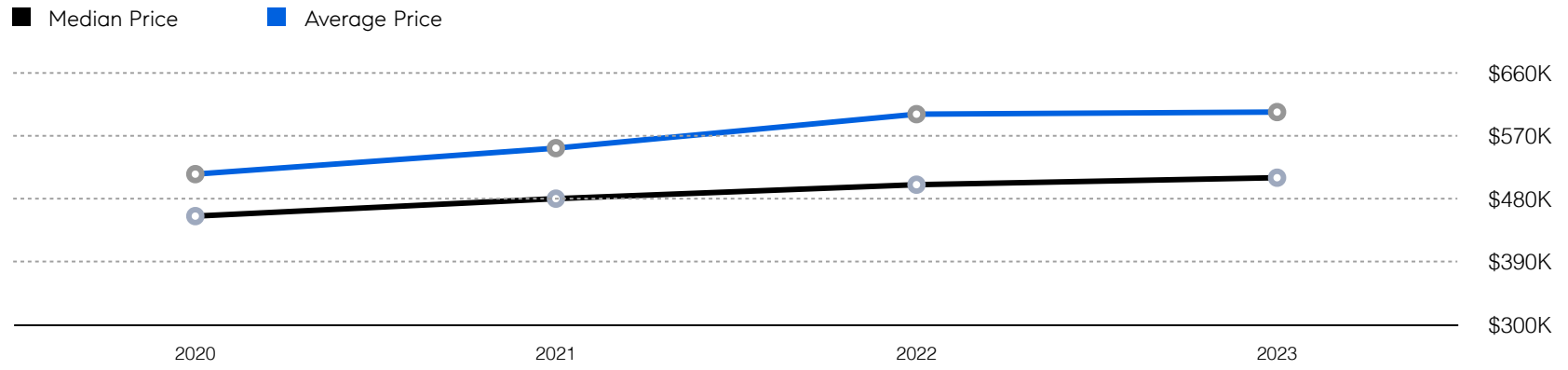
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	18	7	-61.1%
	SALES VOLUME	\$14,280,999	\$4,605,000	-67.8%
	MEDIAN PRICE	\$622,500	\$510,000	-18.1%
	AVERAGE PRICE	\$793,389	\$657,857	-17.1%
	AVERAGE DOM	36	54	50.0%
	# OF CONTRACTS	14	13	-7.1%
	# NEW LISTINGS	16	7	-56.2%
Condo/Co-op/Townhouse	# OF SALES	72	39	-45.8%
	SALES VOLUME	\$38,999,018	\$23,179,898	-40.6%
	MEDIAN PRICE	\$476,250	\$500,000	5.0%
	AVERAGE PRICE	\$541,653	\$594,356	9.7%
	AVERAGE DOM	77	59	-23.4%
	# OF CONTRACTS	81	57	-29.6%
	# NEW LISTINGS	105	63	-40.0%

Cliffside Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Clifton Market Report

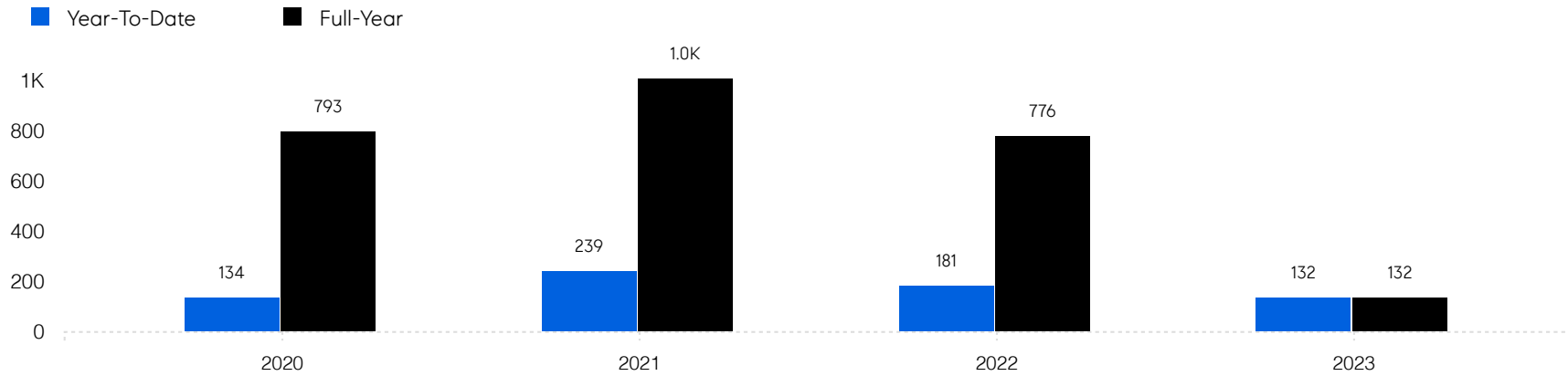
COMPASS

Clifton

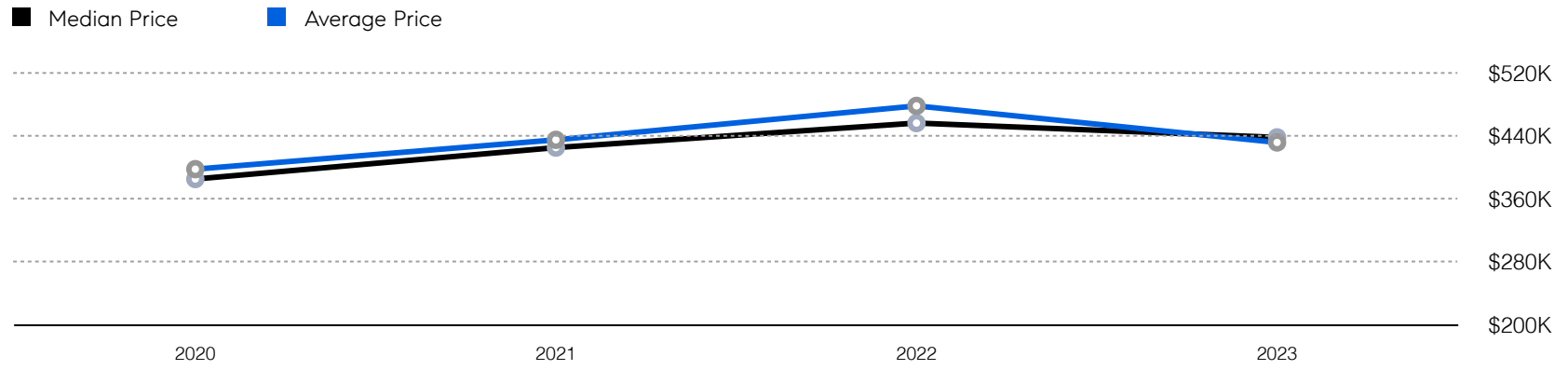
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	140	89	-36.4%
	SALES VOLUME	\$70,019,877	\$42,666,500	-39.1%
	MEDIAN PRICE	\$462,000	\$470,000	1.7%
	AVERAGE PRICE	\$500,142	\$479,399	-4.1%
	AVERAGE DOM	38	50	31.6%
	# OF CONTRACTS	177	117	-33.9%
	# NEW LISTINGS	165	126	-23.6%
Condo/Co-op/Townhouse	# OF SALES	41	43	4.9%
	SALES VOLUME	\$13,809,900	\$14,298,800	3.5%
	MEDIAN PRICE	\$360,000	\$345,000	-4.2%
	AVERAGE PRICE	\$336,827	\$332,530	-1.3%
	AVERAGE DOM	51	36	-29.4%
	# OF CONTRACTS	46	46	0.0%
	# NEW LISTINGS	58	39	-32.8%

Clifton

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Cluster Market Report

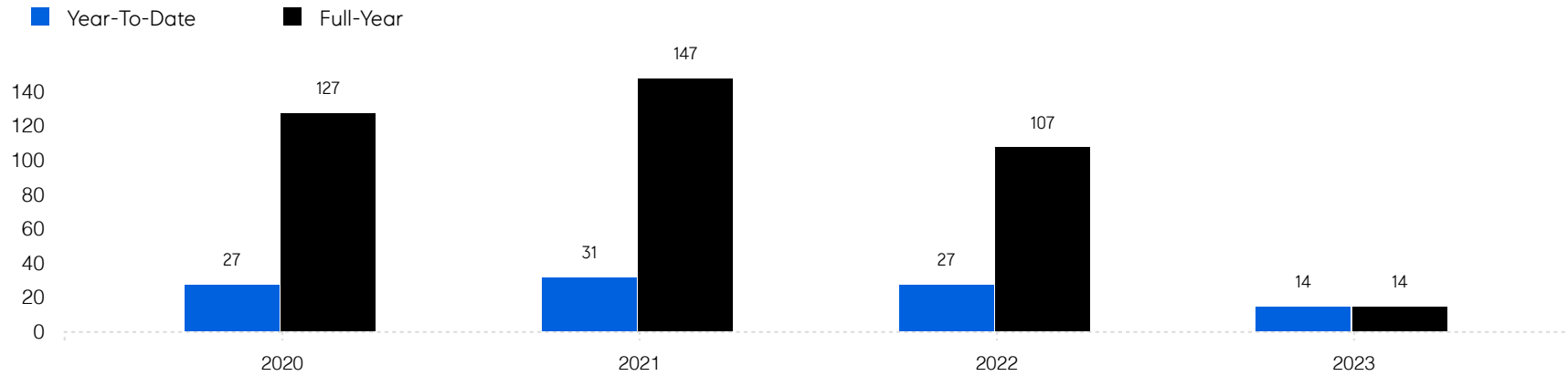
COMPASS

Cluster

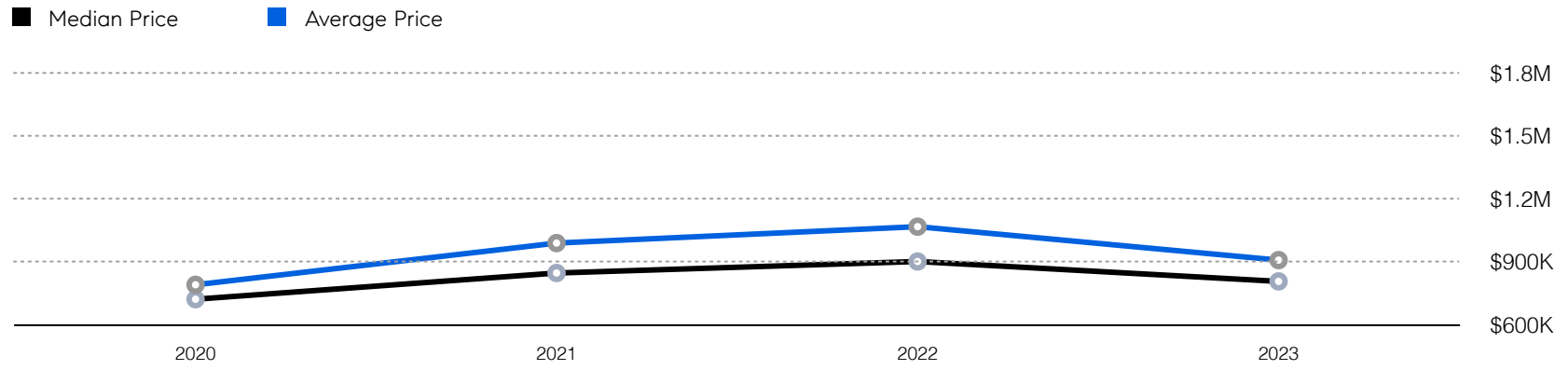
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	27	14	-48.1%
	SALES VOLUME	\$26,138,999	\$12,692,888	-51.4%
	MEDIAN PRICE	\$920,000	\$805,000	-12.5%
	AVERAGE PRICE	\$968,111	\$906,635	-6.4%
	AVERAGE DOM	64	54	-15.6%
	# OF CONTRACTS	29	15	-48.3%
	# NEW LISTINGS	39	20	-48.7%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Cluster

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Colonia Market Report

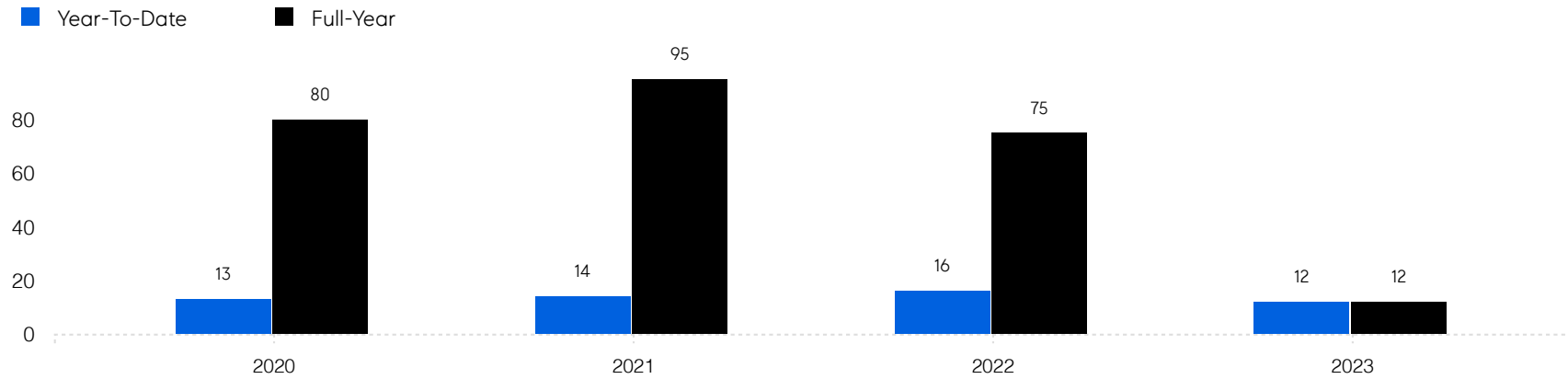
COMPASS

Colonia

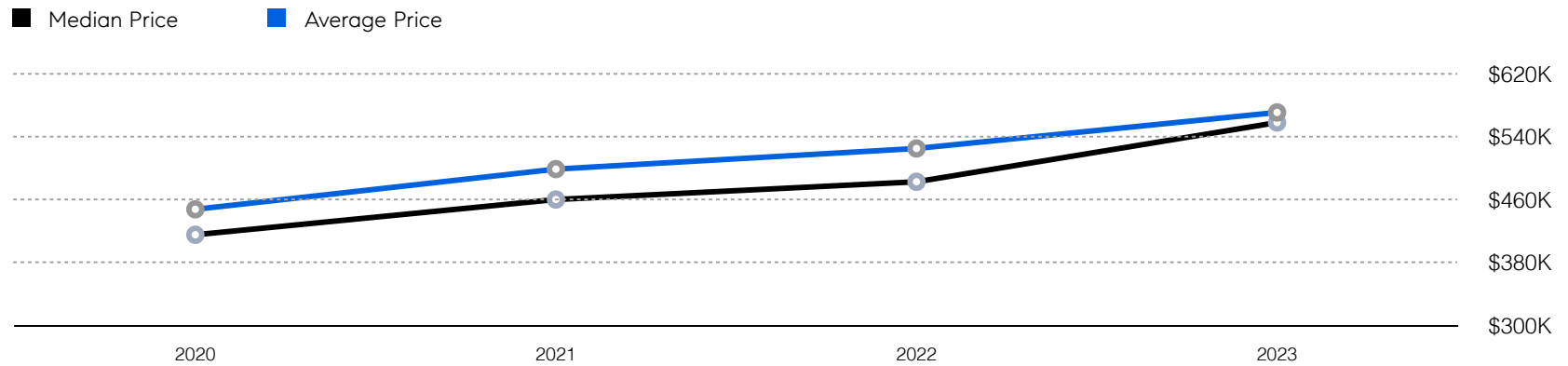
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	16	12	-25.0%
	SALES VOLUME	\$8,498,716	\$6,849,999	-19.4%
	MEDIAN PRICE	\$477,500	\$558,000	16.9%
	AVERAGE PRICE	\$531,170	\$570,833	7.5%
	AVERAGE DOM	49	41	-16.3%
	# OF CONTRACTS	13	11	-15.4%
	# NEW LISTINGS	20	13	-35.0%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Colonia

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Cranford Market Report

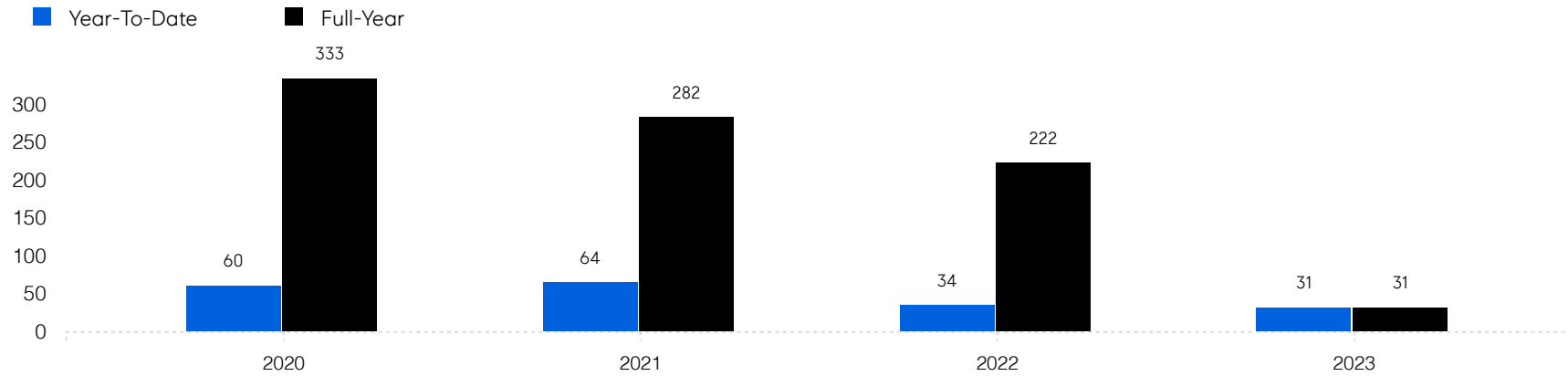
COMPASS

Cranford

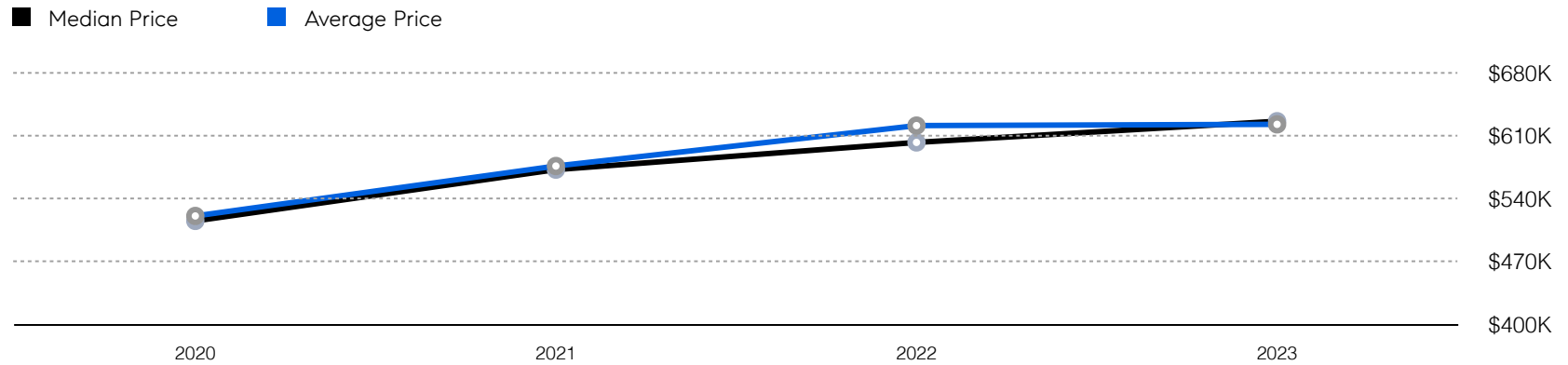
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	28	25	-10.7%
	SALES VOLUME	\$16,826,150	\$17,172,070	2.1%
	MEDIAN PRICE	\$545,000	\$660,000	21.1%
	AVERAGE PRICE	\$600,934	\$686,883	14.3%
	AVERAGE DOM	33	26	-21.2%
	# OF CONTRACTS	47	36	-23.4%
	# NEW LISTINGS	60	50	-16.7%
Condo/Co-op/Townhouse	# OF SALES	6	6	0.0%
	SALES VOLUME	\$1,504,900	\$2,130,250	41.6%
	MEDIAN PRICE	\$246,450	\$298,000	20.9%
	AVERAGE PRICE	\$250,817	\$355,042	41.6%
	AVERAGE DOM	26	35	34.6%
	# OF CONTRACTS	7	3	-57.1%
	# NEW LISTINGS	7	6	-14.3%

Cranford

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Cresskill Market Report

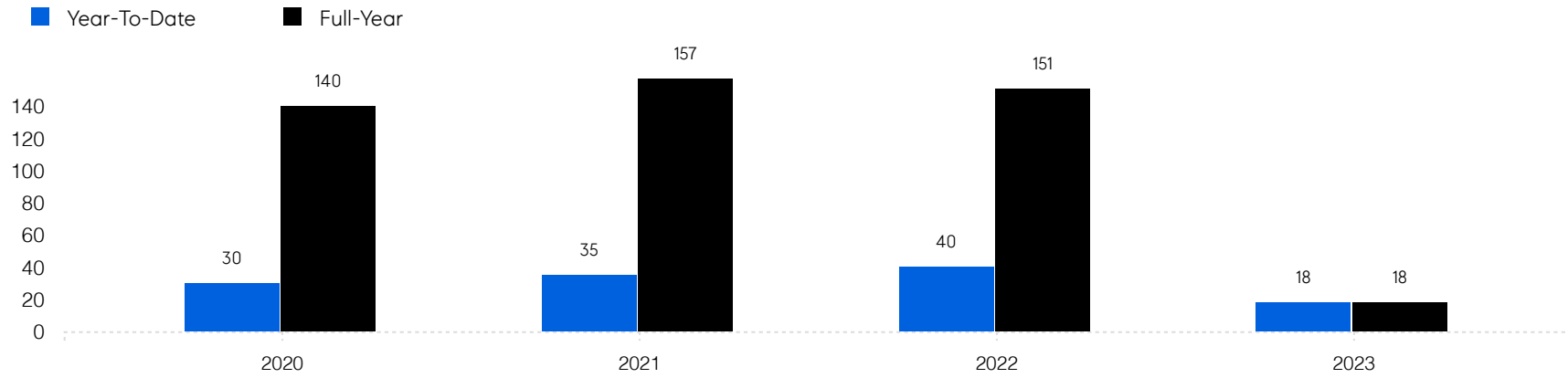
COMPASS

Cresskill

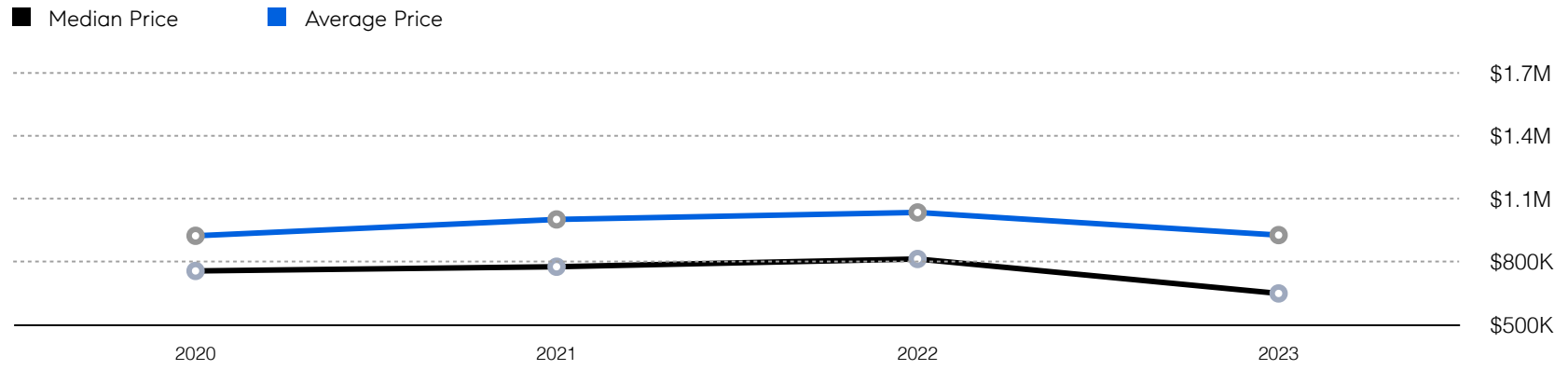
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	32	15	-53.1%
	SALES VOLUME	\$29,409,000	\$15,048,500	-48.8%
	MEDIAN PRICE	\$707,500	\$665,000	-6.0%
	AVERAGE PRICE	\$919,031	\$1,003,233	9.2%
	AVERAGE DOM	50	71	42.0%
	# OF CONTRACTS	42	20	-52.4%
	# NEW LISTINGS	53	26	-50.9%
Condo/Co-op/Townhouse	# OF SALES	8	3	-62.5%
	SALES VOLUME	\$5,843,499	\$1,620,000	-72.3%
	MEDIAN PRICE	\$763,750	\$450,000	-41.1%
	AVERAGE PRICE	\$730,437	\$540,000	-26.1%
	AVERAGE DOM	67	89	32.8%
	# OF CONTRACTS	4	2	-50.0%
	# NEW LISTINGS	7	4	-42.9%

Cresskill

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Demarest Market Report

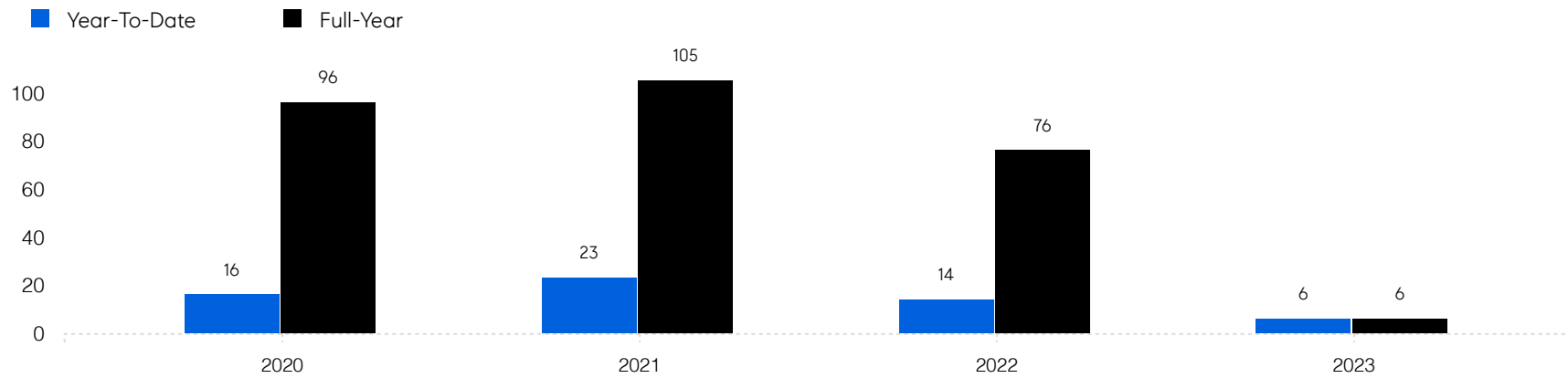
COMPASS

Demarest

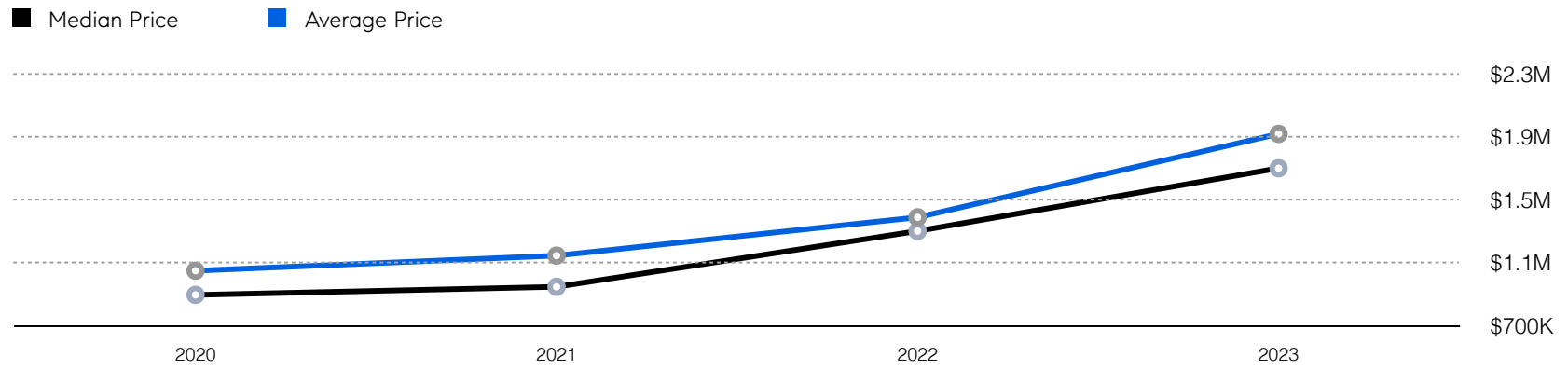
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	13	5	-61.5%
	SALES VOLUME	\$17,335,800	\$9,760,000	-43.7%
	MEDIAN PRICE	\$1,043,800	\$1,650,000	58.1%
	AVERAGE PRICE	\$1,333,523	\$1,952,000	46.4%
	AVERAGE DOM	35	224	540.0%
	# OF CONTRACTS	18	14	-22.2%
	# NEW LISTINGS	28	14	-50.0%
Condo/Co-op/Townhouse	# OF SALES	1	1	0.0%
	SALES VOLUME	\$1,635,000	\$1,750,000	7.0%
	MEDIAN PRICE	\$1,635,000	\$1,750,000	7.0%
	AVERAGE PRICE	\$1,635,000	\$1,750,000	7.0%
	AVERAGE DOM	356	42	-88.2%
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	2	1	-50.0%

Demarest

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Denville Market Report

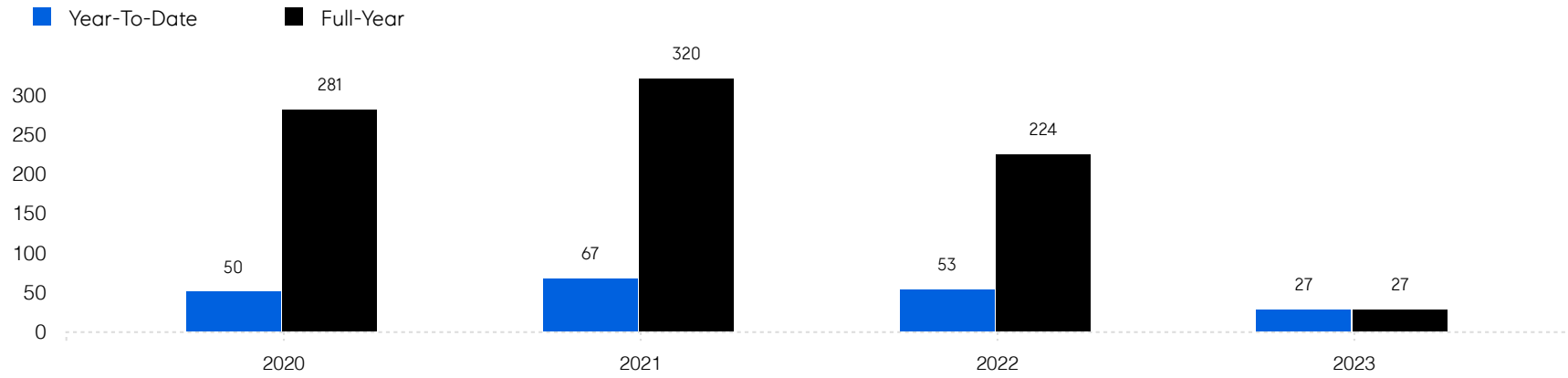
COMPASS

Denville

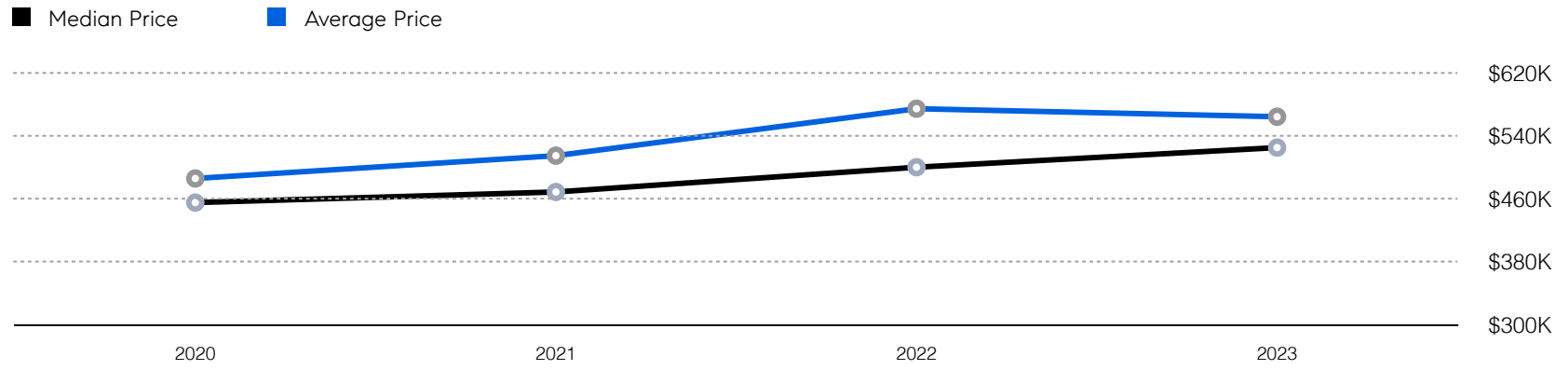
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	24	-40.0%
	SALES VOLUME	\$23,035,945	\$14,128,597	-38.7%
	MEDIAN PRICE	\$477,500	\$599,950	25.6%
	AVERAGE PRICE	\$575,899	\$588,692	2.2%
	AVERAGE DOM	36	45	25.0%
	# OF CONTRACTS	32	31	-3.1%
	# NEW LISTINGS	51	32	-37.3%
Condo/Co-op/Townhouse	# OF SALES	13	3	-76.9%
	SALES VOLUME	\$5,644,251	\$1,107,500	-80.4%
	MEDIAN PRICE	\$385,000	\$372,500	-3.2%
	AVERAGE PRICE	\$434,173	\$369,167	-15.0%
	AVERAGE DOM	26	9	-65.4%
	# OF CONTRACTS	7	8	14.3%
	# NEW LISTINGS	8	10	25.0%

Denville

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Dumont Market Report

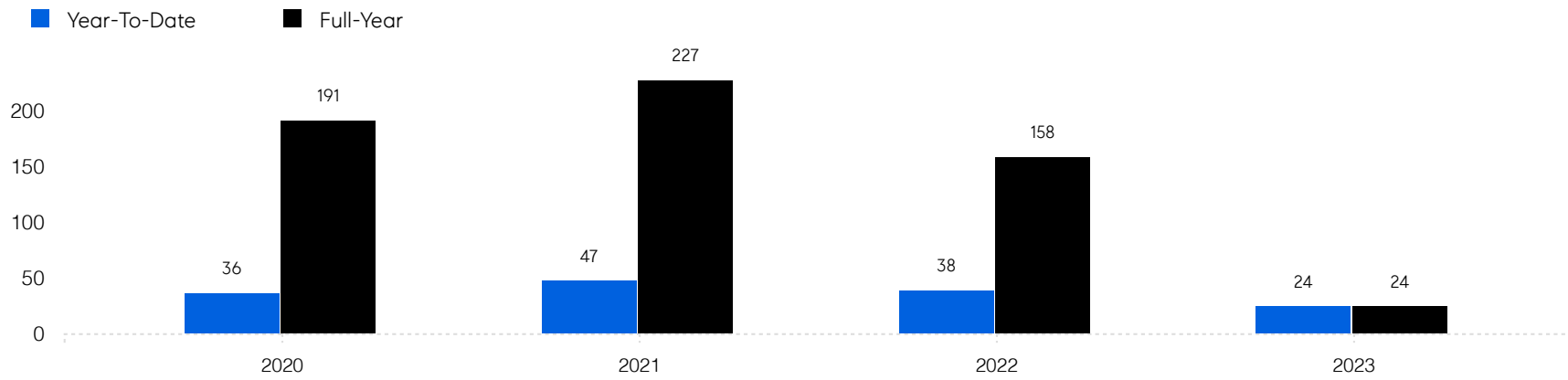
COMPASS

Dumont

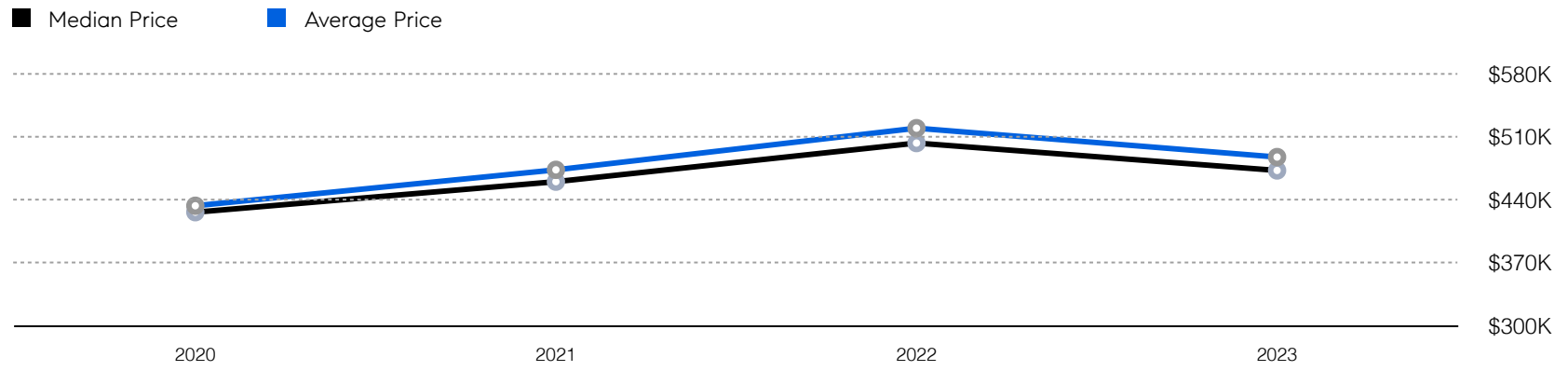
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	38	24	-36.8%
	SALES VOLUME	\$19,718,000	\$11,697,610	-40.7%
	MEDIAN PRICE	\$505,000	\$472,500	-6.4%
	AVERAGE PRICE	\$518,895	\$487,400	-6.1%
	AVERAGE DOM	27	46	70.4%
	# OF CONTRACTS	38	32	-15.8%
	# NEW LISTINGS	53	37	-30.2%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Dumont

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

East Hanover Market Report

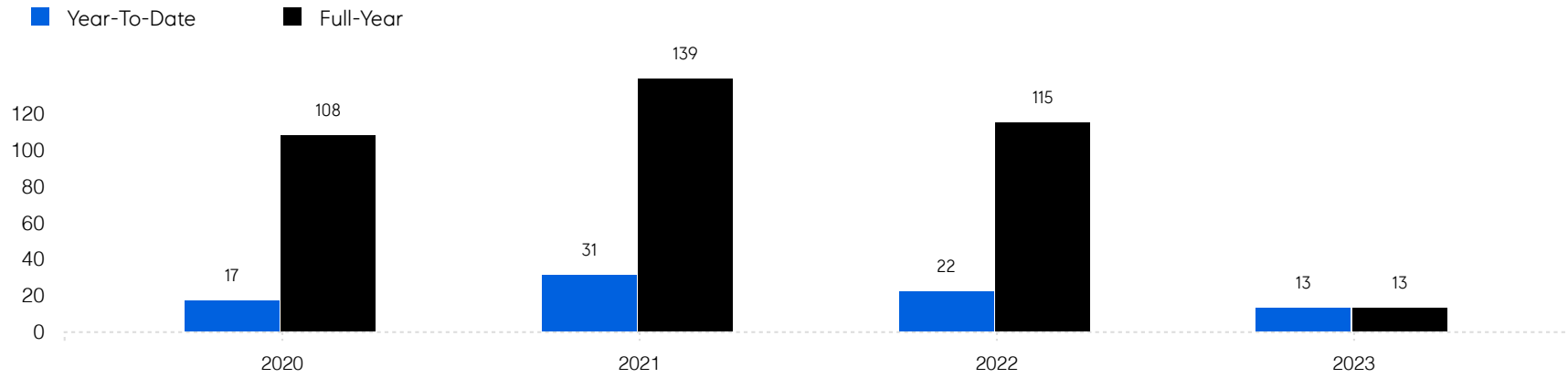
COMPASS

East Hanover

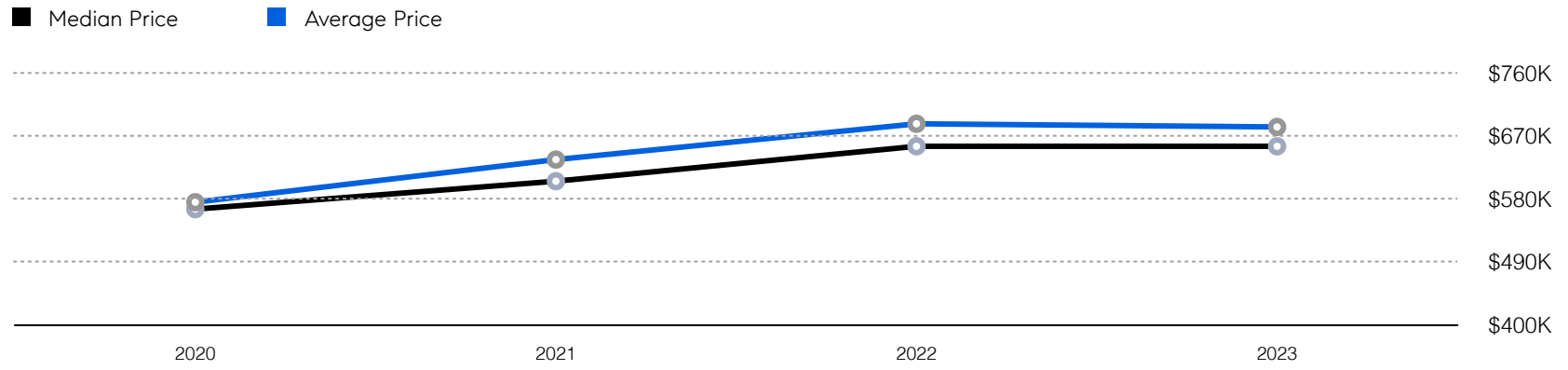
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	12	-20.0%
	SALES VOLUME	\$10,938,000	\$8,340,200	-23.8%
	MEDIAN PRICE	\$687,000	\$677,000	-1.5%
	AVERAGE PRICE	\$729,200	\$695,017	-4.7%
	AVERAGE DOM	31	42	35.5%
	# OF CONTRACTS	19	15	-21.1%
	# NEW LISTINGS	22	20	-9.1%
Condo/Co-op/Townhouse	# OF SALES	7	1	-85.7%
	SALES VOLUME	\$3,027,911	\$535,000	-82.3%
	MEDIAN PRICE	\$475,000	\$535,000	12.6%
	AVERAGE PRICE	\$432,559	\$535,000	23.7%
	AVERAGE DOM	30	10	-66.7%
	# OF CONTRACTS	7	4	-42.9%
	# NEW LISTINGS	9	7	-22.2%

East Hanover

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

East Orange Market Report

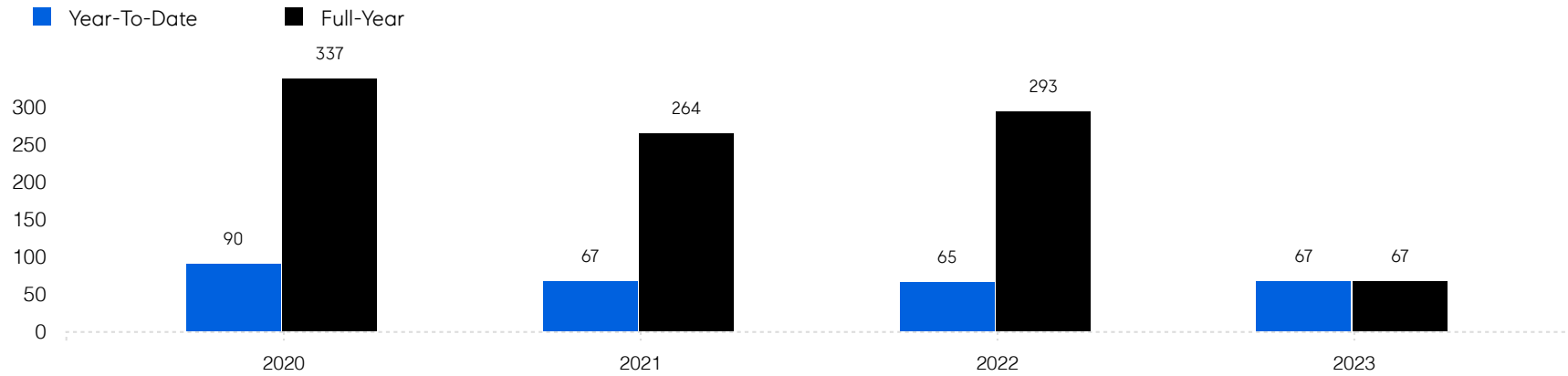
COMPASS

East Orange

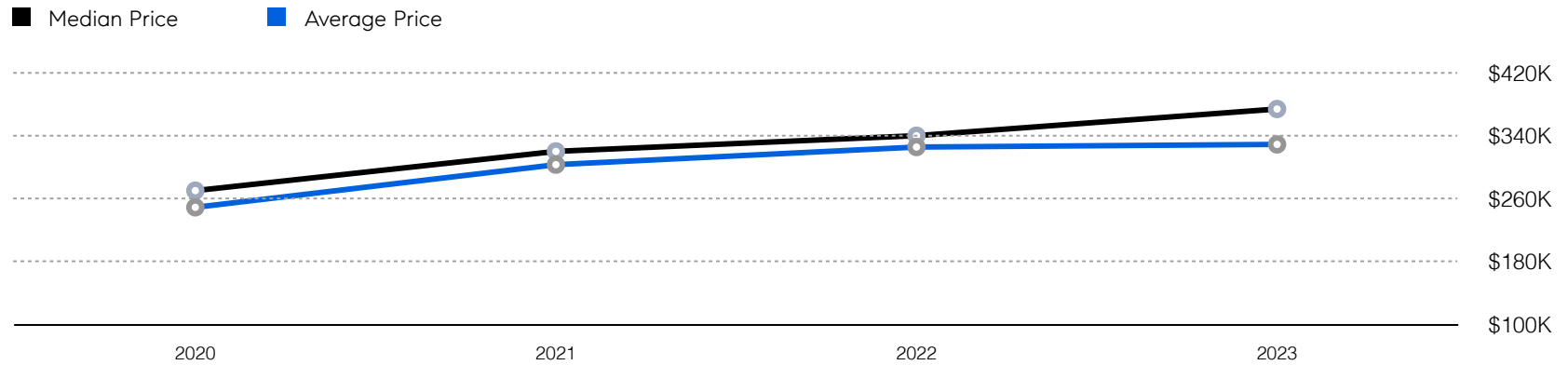
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	50	49	-2.0%
	SALES VOLUME	\$16,458,350	\$19,138,300	16.3%
	MEDIAN PRICE	\$335,500	\$399,000	18.9%
	AVERAGE PRICE	\$329,167	\$390,578	18.7%
	AVERAGE DOM	46	57	23.9%
	# OF CONTRACTS	45	63	40.0%
	# NEW LISTINGS	87	61	-29.9%
Condo/Co-op/Townhouse	# OF SALES	15	18	20.0%
	SALES VOLUME	\$2,509,000	\$2,897,250	15.5%
	MEDIAN PRICE	\$140,000	\$138,000	-1.4%
	AVERAGE PRICE	\$167,267	\$160,958	-3.8%
	AVERAGE DOM	40	31	-22.5%
	# OF CONTRACTS	15	25	66.7%
	# NEW LISTINGS	24	21	-12.5%

East Orange

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Edgewater Market Report

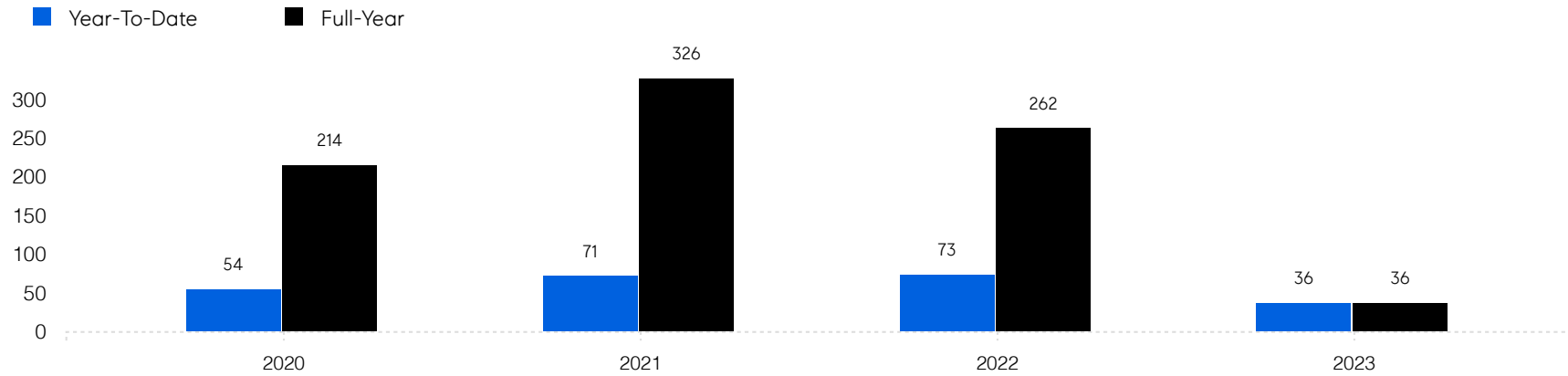
COMPASS

Edgewater

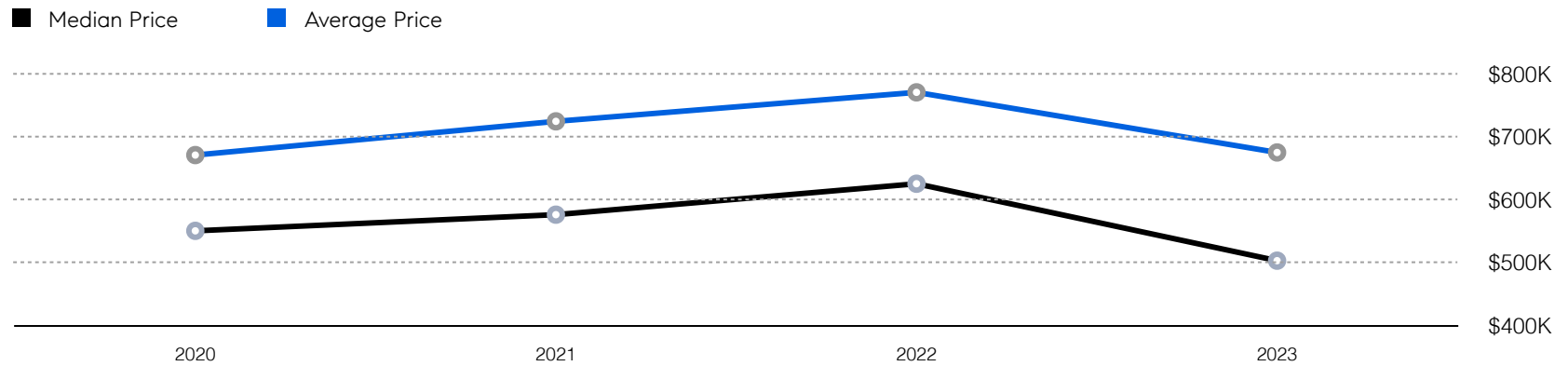
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	5	1	-80.0%
	SALES VOLUME	\$5,160,000	\$375,000	-92.7%
	MEDIAN PRICE	\$920,000	\$375,000	-59.2%
	AVERAGE PRICE	\$1,032,000	\$375,000	-63.7%
	AVERAGE DOM	105	89	-15.2%
	# OF CONTRACTS	3	4	33.3%
	# NEW LISTINGS	9	8	-11.1%
Condo/Co-op/Townhouse	# OF SALES	68	35	-48.5%
	SALES VOLUME	\$52,743,400	\$23,917,700	-54.7%
	MEDIAN PRICE	\$615,000	\$505,000	-17.9%
	AVERAGE PRICE	\$775,638	\$683,363	-11.9%
	AVERAGE DOM	84	69	-17.9%
	# OF CONTRACTS	84	64	-23.8%
	# NEW LISTINGS	100	73	-27.0%

Edgewater

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Elizabeth Market Report

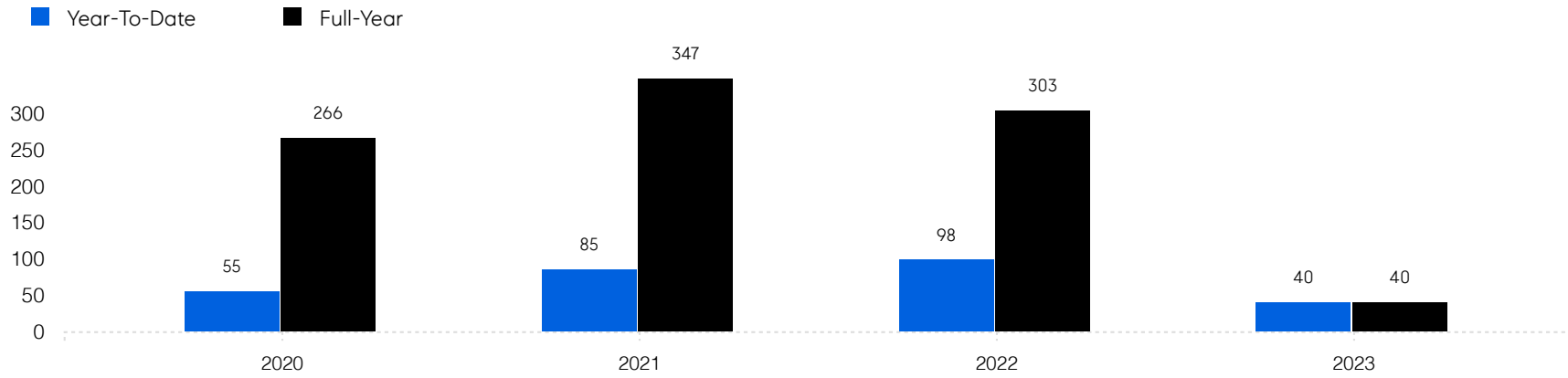
COMPASS

Elizabeth

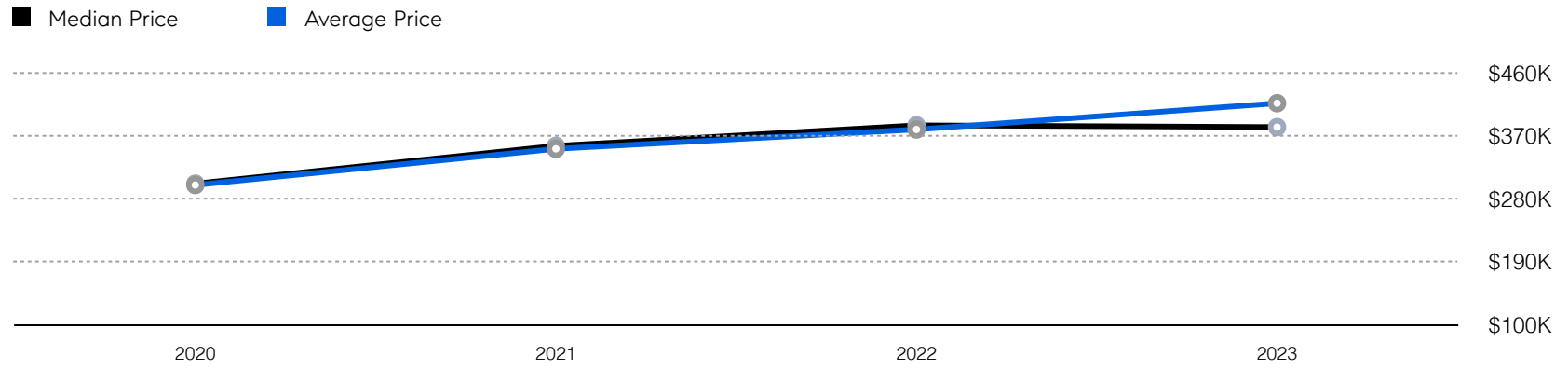
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	78	35	-55.1%
	SALES VOLUME	\$31,730,400	\$15,230,000	-52.0%
	MEDIAN PRICE	\$399,500	\$415,000	3.9%
	AVERAGE PRICE	\$406,800	\$435,143	7.0%
	AVERAGE DOM	48	53	10.4%
	# OF CONTRACTS	62	51	-17.7%
	# NEW LISTINGS	87	56	-35.6%
Condo/Co-op/Townhouse	# OF SALES	20	5	-75.0%
	SALES VOLUME	\$4,140,833	\$1,434,000	-65.4%
	MEDIAN PRICE	\$212,500	\$280,000	31.8%
	AVERAGE PRICE	\$207,042	\$286,800	38.5%
	AVERAGE DOM	56	61	8.9%
	# OF CONTRACTS	16	11	-31.2%
	# NEW LISTINGS	27	23	-14.8%

Elizabeth

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Elmwood Park Market Report

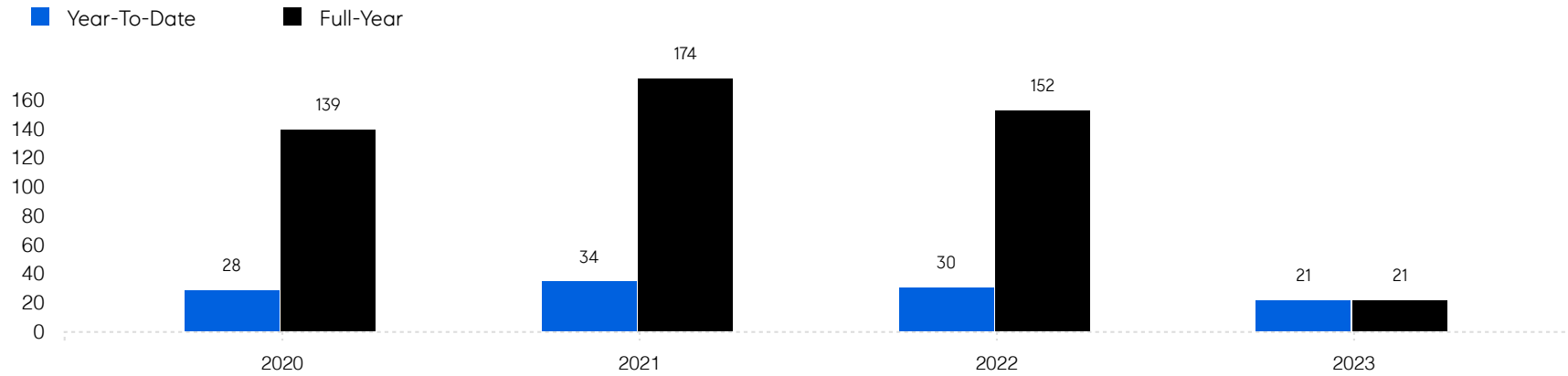
COMPASS

Elmwood Park

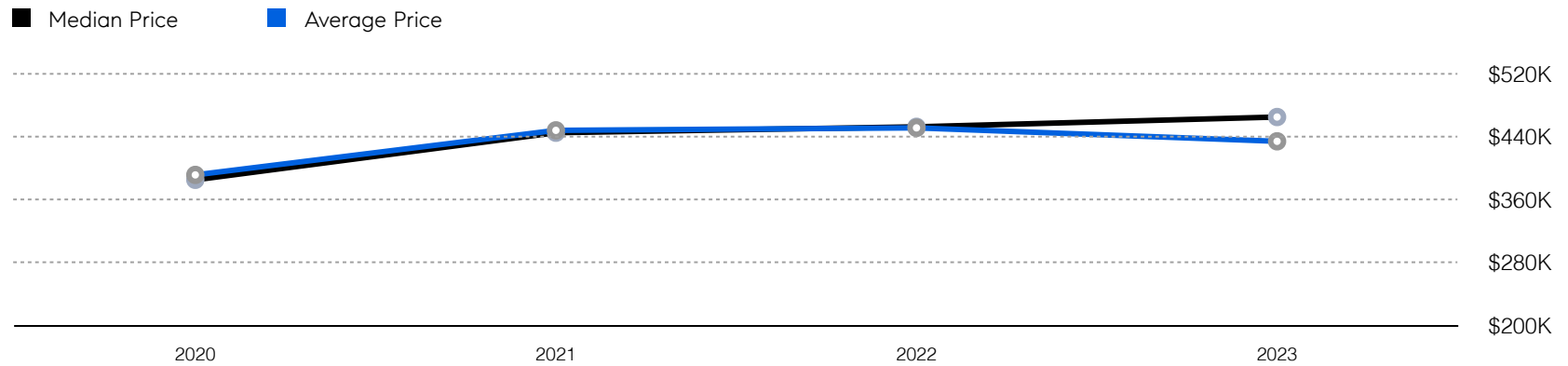
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	25	19	-24.0%
	SALES VOLUME	\$10,881,700	\$8,934,000	-17.9%
	MEDIAN PRICE	\$415,000	\$465,000	12.0%
	AVERAGE PRICE	\$435,268	\$470,211	8.0%
	AVERAGE DOM	65	40	-38.5%
	# OF CONTRACTS	44	29	-34.1%
	# NEW LISTINGS	43	18	-58.1%
Condo/Co-op/Townhouse	# OF SALES	5	2	-60.0%
	SALES VOLUME	\$1,839,900	\$181,000	-90.2%
	MEDIAN PRICE	\$340,000	\$90,500	-73.4%
	AVERAGE PRICE	\$367,980	\$90,500	-75.4%
	AVERAGE DOM	64	108	68.8%
	# OF CONTRACTS	7	1	-85.7%
	# NEW LISTINGS	8	1	-87.5%

Elmwood Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Emerson Market Report

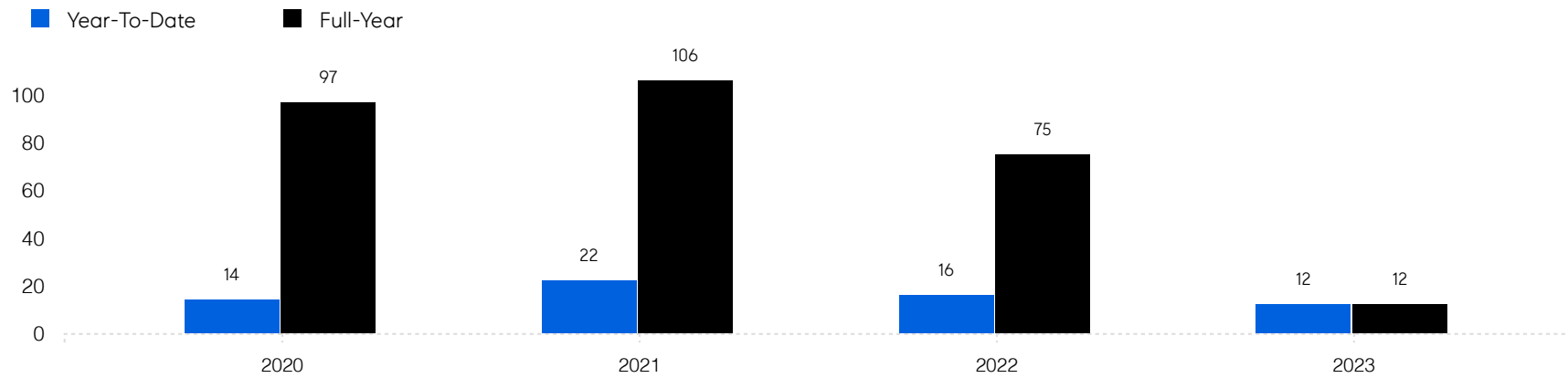
COMPASS

Emerson

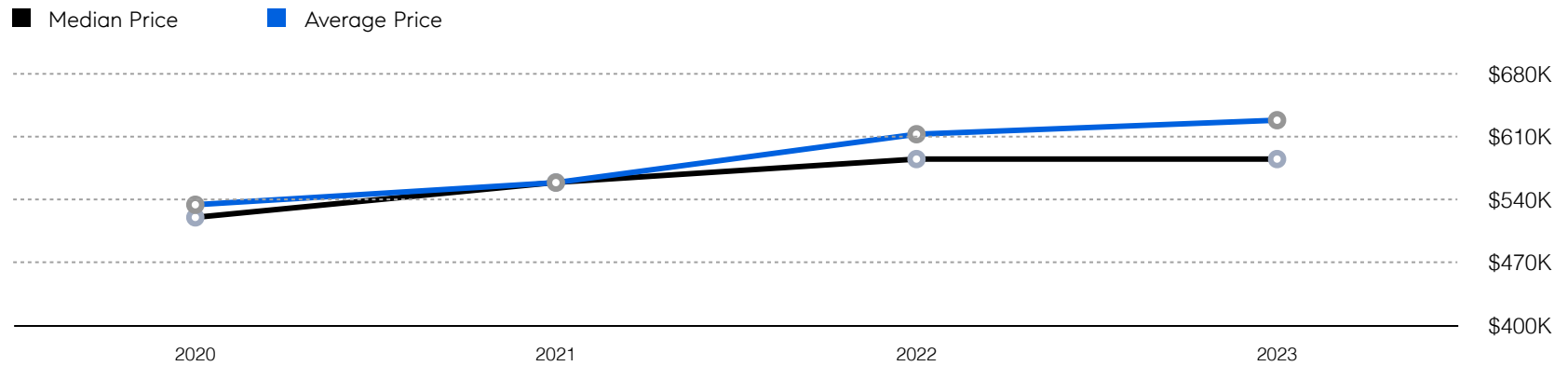
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	12	-14.3%
	SALES VOLUME	\$7,824,000	\$7,540,000	-3.6%
	MEDIAN PRICE	\$547,000	\$585,000	6.9%
	AVERAGE PRICE	\$558,857	\$628,333	12.4%
	AVERAGE DOM	21	41	95.2%
	# OF CONTRACTS	16	14	-12.5%
	# NEW LISTINGS	21	19	-9.5%
Condo/Co-op/Townhouse	# OF SALES	2	0	0.0%
	SALES VOLUME	\$735,000	-	-
	MEDIAN PRICE	\$367,500	-	-
	AVERAGE PRICE	\$367,500	-	-
	AVERAGE DOM	28	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	0	2	0.0%

Emerson

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Englewood Market Report

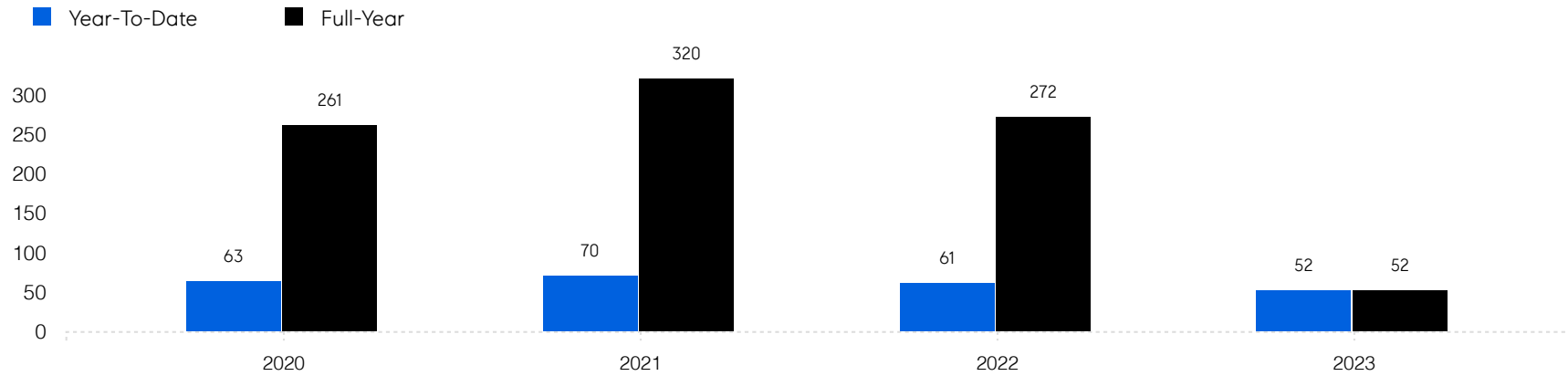
COMPASS

Englewood

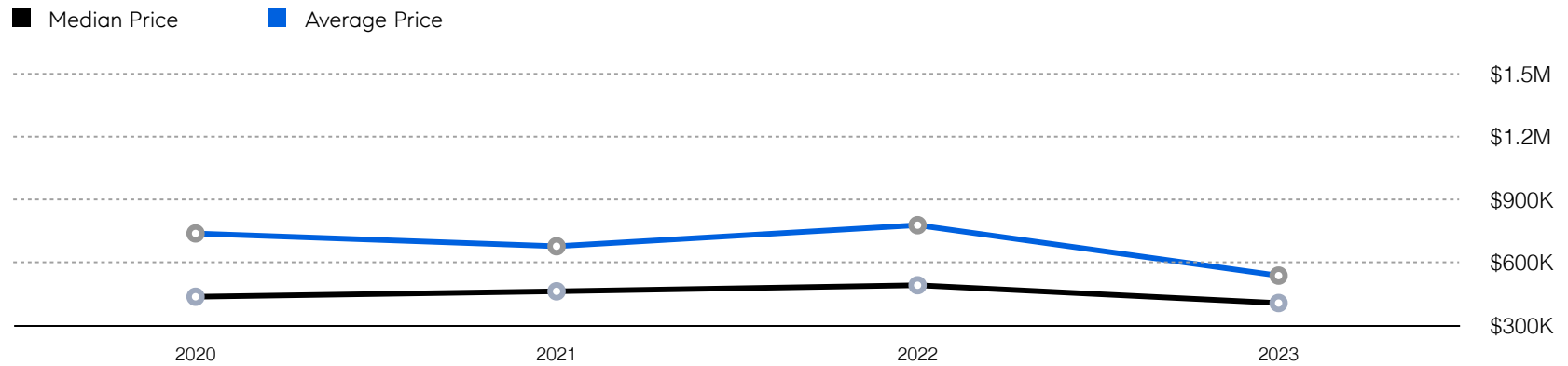
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	31	27	-12.9%
	SALES VOLUME	\$28,773,500	\$19,422,000	-32.5%
	MEDIAN PRICE	\$615,000	\$500,000	-18.7%
	AVERAGE PRICE	\$928,177	\$719,333	-22.5%
	AVERAGE DOM	67	59	-11.9%
	# OF CONTRACTS	51	25	-51.0%
	# NEW LISTINGS	56	29	-48.2%
Condo/Co-op/Townhouse	# OF SALES	30	25	-16.7%
	SALES VOLUME	\$14,156,000	\$8,453,500	-40.3%
	MEDIAN PRICE	\$382,500	\$310,000	-19.0%
	AVERAGE PRICE	\$471,867	\$338,140	-28.3%
	AVERAGE DOM	48	37	-22.9%
	# OF CONTRACTS	40	28	-30.0%
	# NEW LISTINGS	43	26	-39.5%

Englewood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Englewood Cliffs Market Report

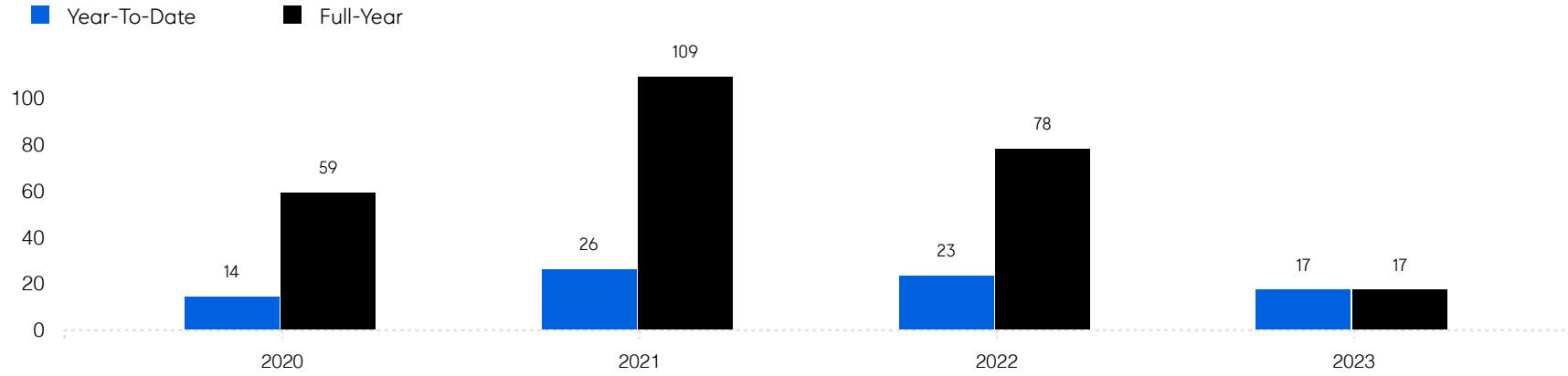
COMPASS

Englewood Cliffs

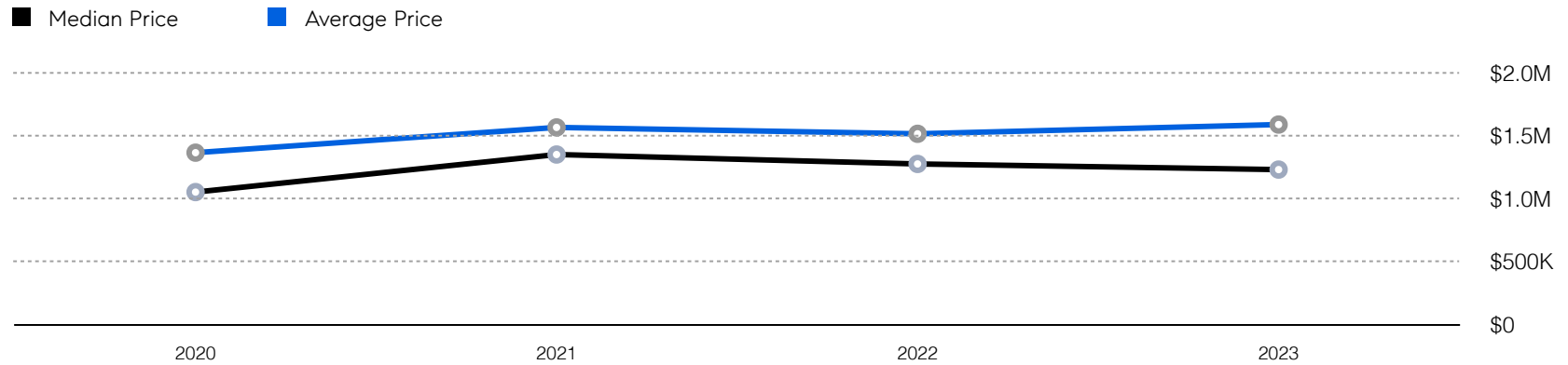
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	23	17	-26.1%
	SALES VOLUME	\$42,217,000	\$27,007,000	-36.0%
	MEDIAN PRICE	\$1,380,000	\$1,230,000	-10.9%
	AVERAGE PRICE	\$1,835,522	\$1,588,647	-13.4%
	AVERAGE DOM	70	88	25.7%
	# OF CONTRACTS	29	17	-41.4%
	# NEW LISTINGS	29	21	-27.6%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Englewood Cliffs

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Essex Fells Market Report

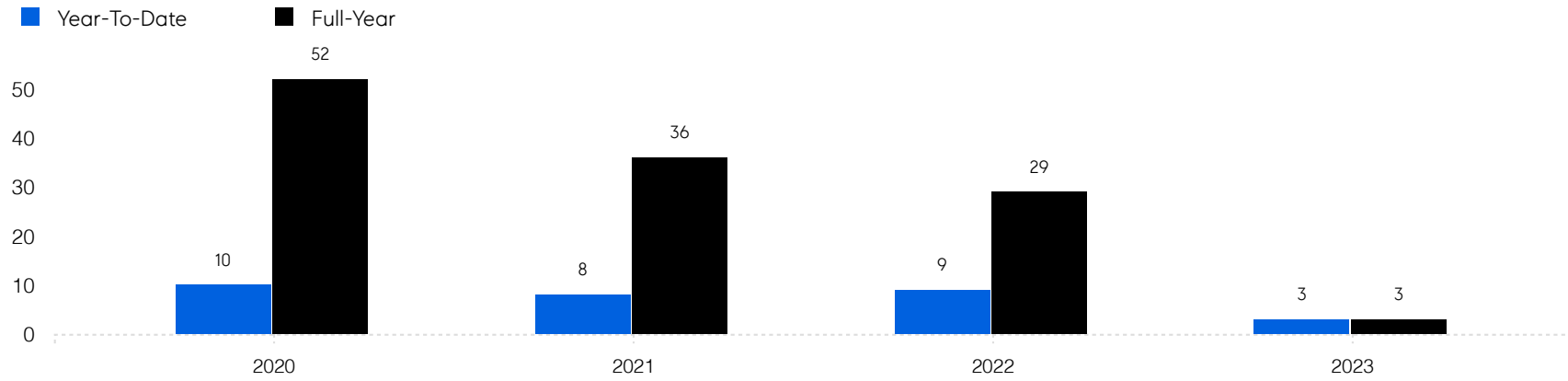
COMPASS

Essex Fells

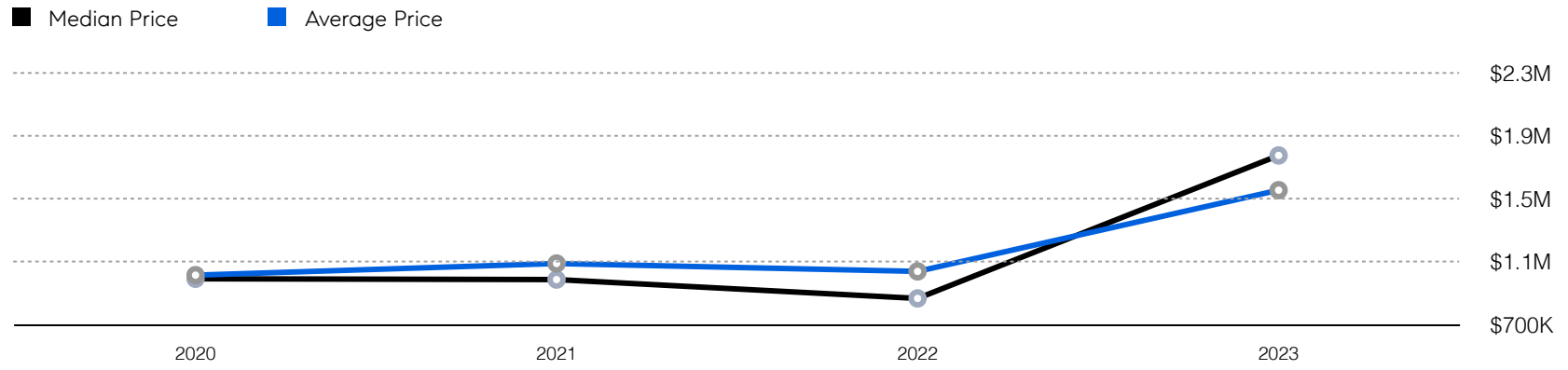
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	9	3	-66.7%
	SALES VOLUME	\$9,591,000	\$4,662,000	-51.4%
	MEDIAN PRICE	\$1,100,000	\$1,775,000	61.4%
	AVERAGE PRICE	\$1,065,667	\$1,554,000	45.8%
	AVERAGE DOM	44	58	31.8%
	# OF CONTRACTS	6	5	-16.7%
	# NEW LISTINGS	9	7	-22.2%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Essex Fells

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Fair Lawn Market Report

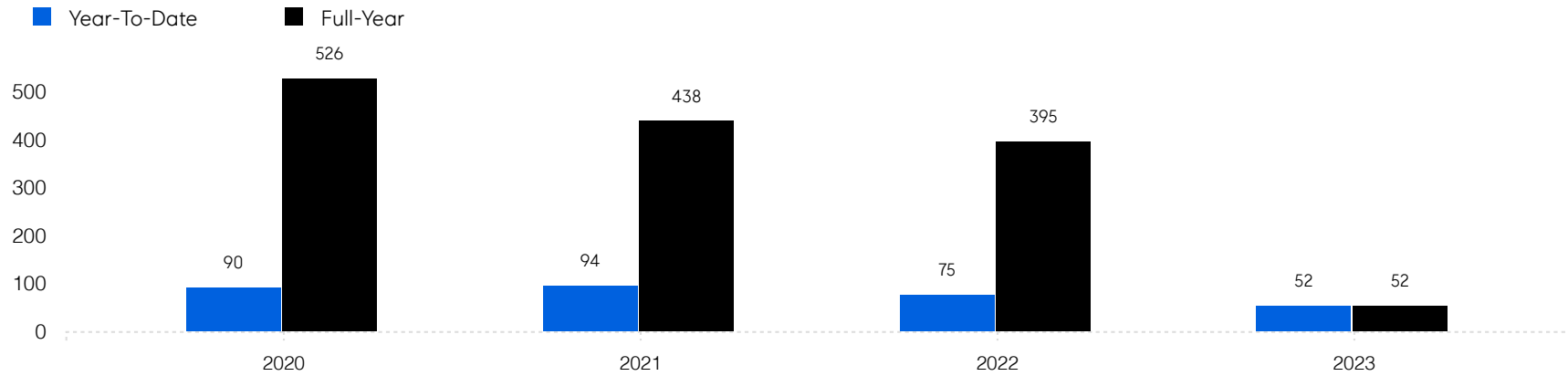
COMPASS

Fair Lawn

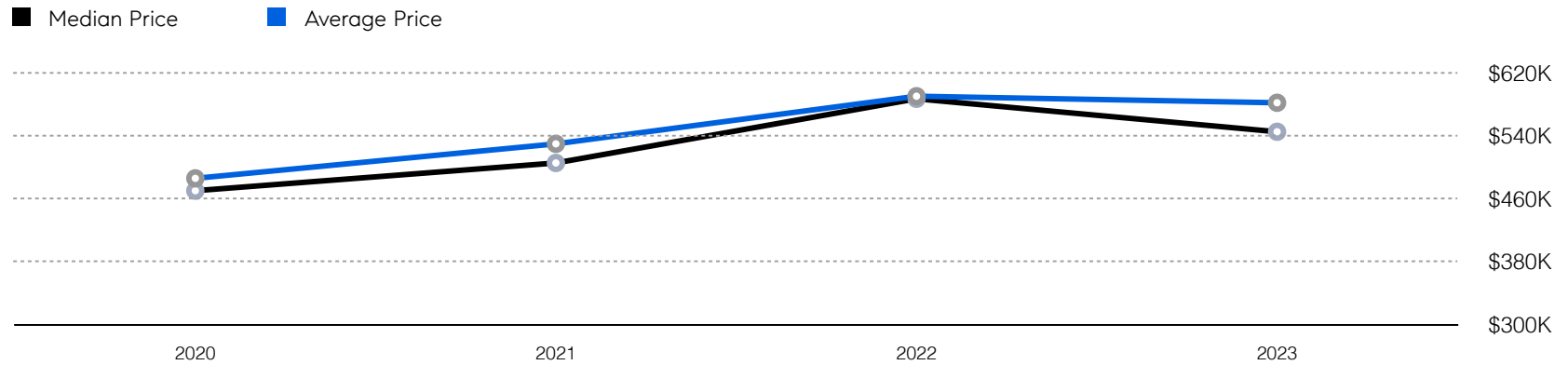
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	67	50	-25.4%
	SALES VOLUME	\$35,813,000	\$29,171,875	-18.5%
	MEDIAN PRICE	\$510,000	\$545,000	6.9%
	AVERAGE PRICE	\$534,522	\$583,438	9.2%
	AVERAGE DOM	36	33	-8.3%
	# OF CONTRACTS	74	61	-17.6%
	# NEW LISTINGS	97	65	-33.0%
Condo/Co-op/Townhouse	# OF SALES	8	2	-75.0%
	SALES VOLUME	\$4,886,841	\$1,090,000	-77.7%
	MEDIAN PRICE	\$631,812	\$545,000	-13.7%
	AVERAGE PRICE	\$610,855	\$545,000	-10.8%
	AVERAGE DOM	48	105	118.8%
	# OF CONTRACTS	8	3	-62.5%
	# NEW LISTINGS	6	2	-66.7%

Fair Lawn

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Fairfield Market Report

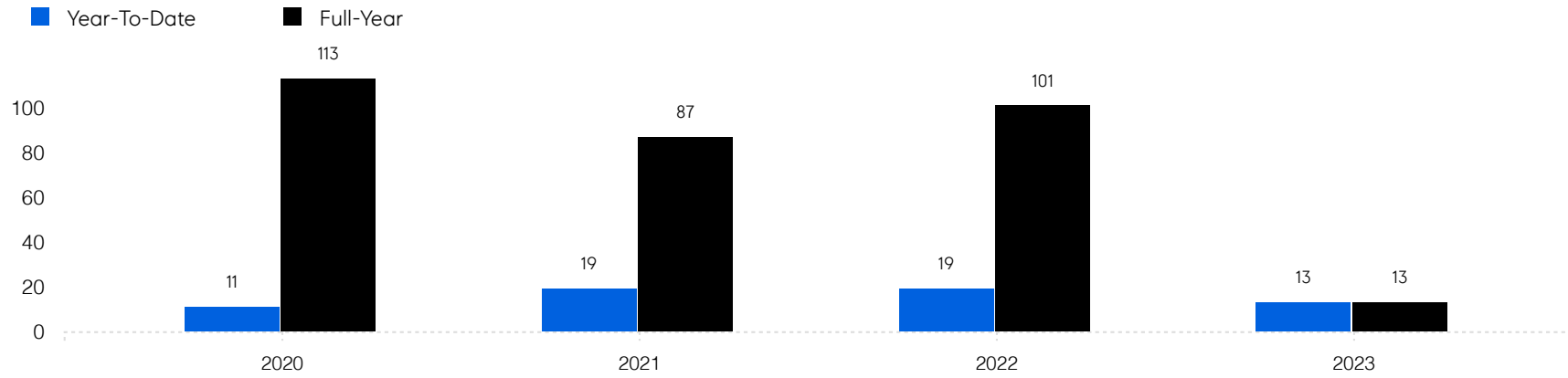
COMPASS

Fairfield

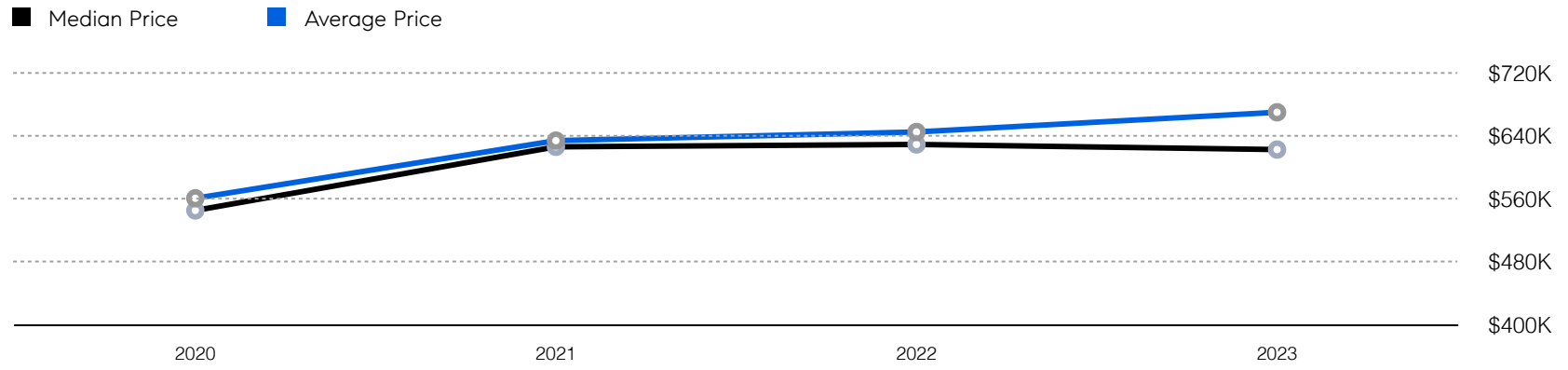
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	19	11	-42.1%
	SALES VOLUME	\$11,718,000	\$7,528,500	-35.8%
	MEDIAN PRICE	\$629,000	\$680,000	8.1%
	AVERAGE PRICE	\$616,737	\$684,409	11.0%
	AVERAGE DOM	36	21	-41.7%
	# OF CONTRACTS	21	12	-42.9%
	# NEW LISTINGS	24	14	-41.7%
Condo/Co-op/Townhouse	# OF SALES	0	2	0.0%
	SALES VOLUME	-	\$1,181,000	-
	MEDIAN PRICE	-	\$590,500	-
	AVERAGE PRICE	-	\$590,500	-
	AVERAGE DOM	-	165	-
	# OF CONTRACTS	11	3	-72.7%
	# NEW LISTINGS	13	2	-84.6%

Fairfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Fairview Market Report

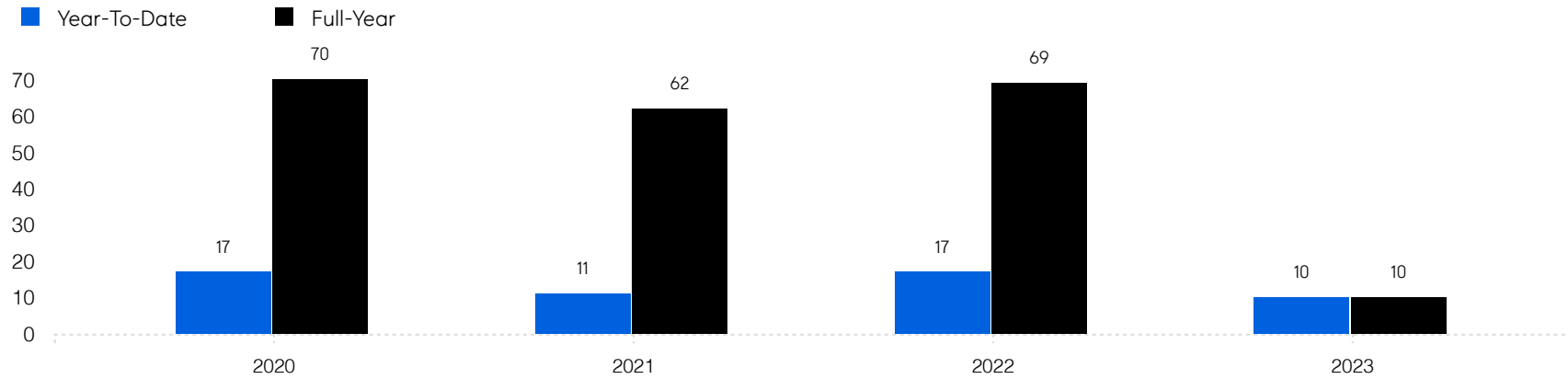
COMPASS

Fairview

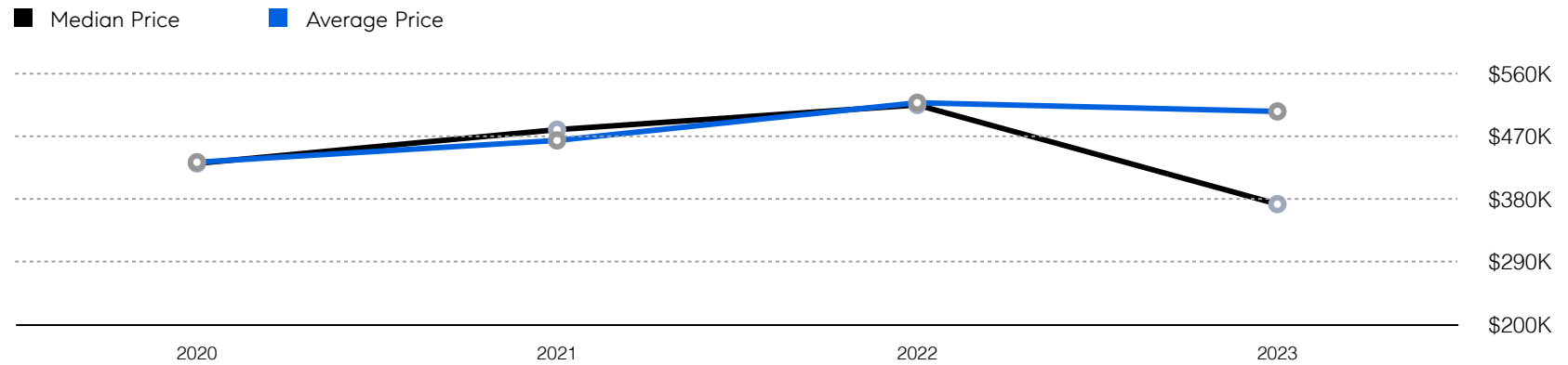
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	12	6	-50.0%
	SALES VOLUME	\$6,764,000	\$2,155,000	-68.1%
	MEDIAN PRICE	\$592,000	\$340,000	-42.6%
	AVERAGE PRICE	\$563,667	\$359,167	-36.3%
	AVERAGE DOM	105	35	-66.7%
	# OF CONTRACTS	12	5	-58.3%
	# NEW LISTINGS	9	10	11.1%
Condo/Co-op/Townhouse	# OF SALES	5	4	-20.0%
	SALES VOLUME	\$2,912,900	\$2,902,000	-0.4%
	MEDIAN PRICE	\$610,000	\$850,000	39.3%
	AVERAGE PRICE	\$582,580	\$725,500	24.5%
	AVERAGE DOM	16	62	287.5%
	# OF CONTRACTS	12	5	-58.3%
	# NEW LISTINGS	17	4	-76.5%

Fairview

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Fanwood Market Report

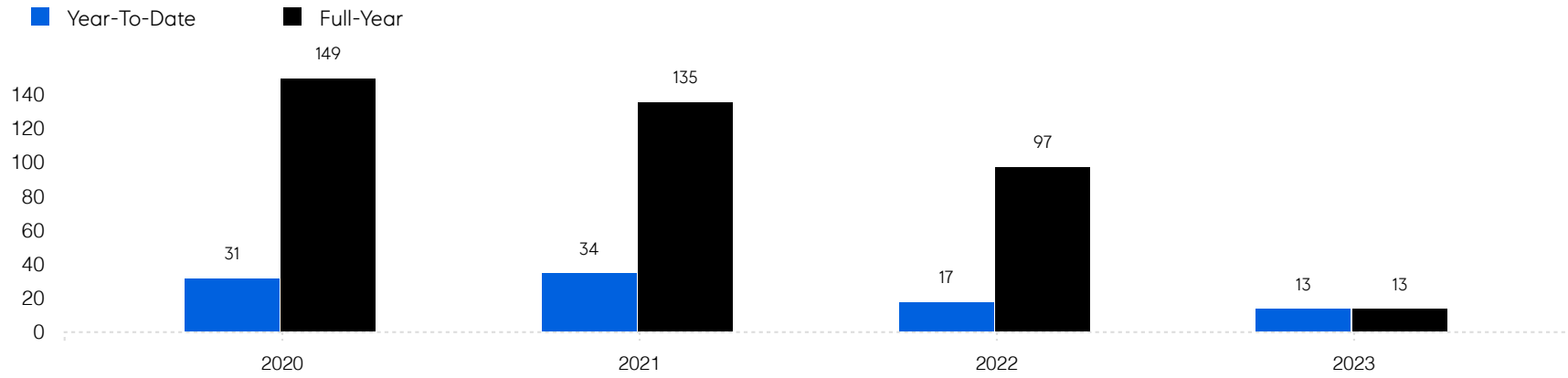
COMPASS

Fanwood

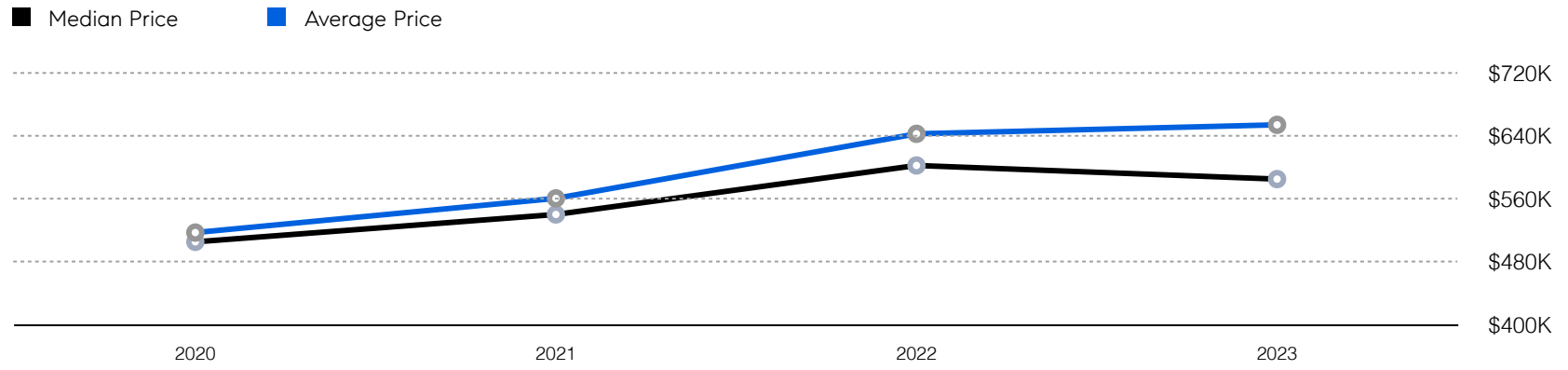
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	17	13	-23.5%
	SALES VOLUME	\$10,566,751	\$8,501,800	-19.5%
	MEDIAN PRICE	\$590,000	\$584,900	-0.9%
	AVERAGE PRICE	\$621,574	\$653,985	5.2%
	AVERAGE DOM	17	29	70.6%
	# OF CONTRACTS	18	18	0.0%
	# NEW LISTINGS	23	17	-26.1%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	1	0.0%
	# NEW LISTINGS	0	1	0.0%

Fanwood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Far Hills Market Report

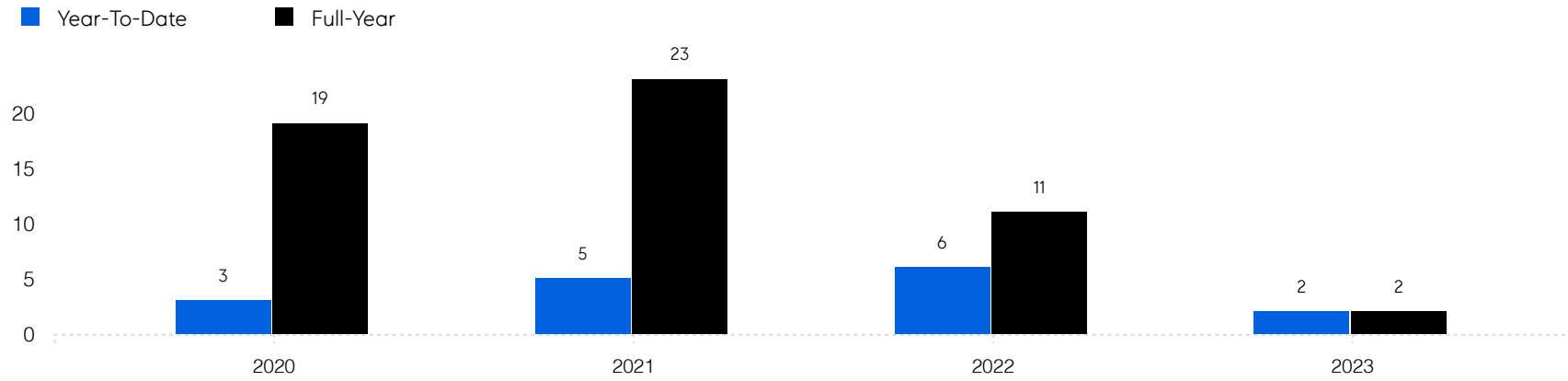
COMPASS

Far Hills

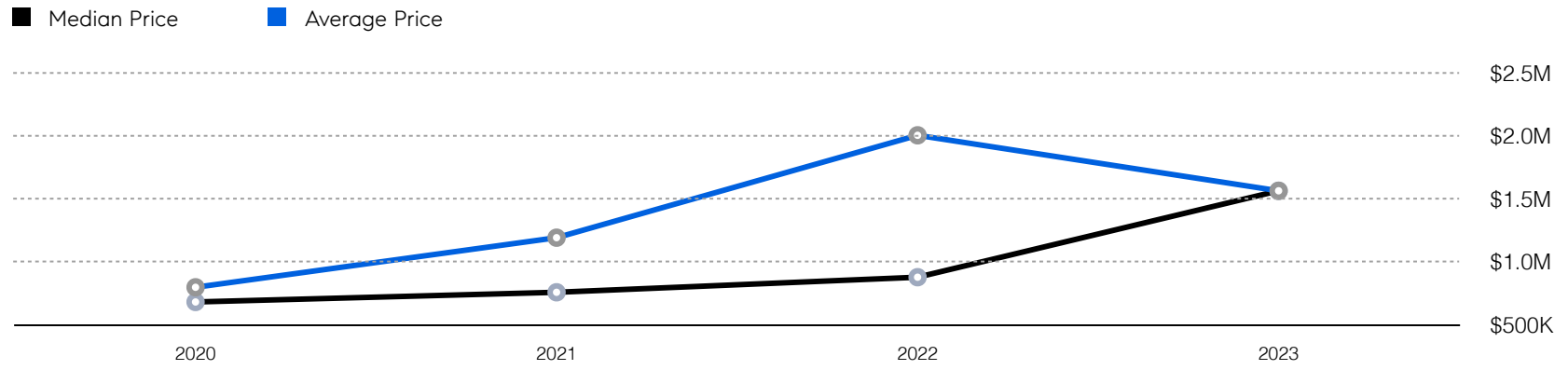
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	4	2	-50.0%
	SALES VOLUME	\$12,160,000	\$3,125,000	-74.3%
	MEDIAN PRICE	\$2,815,000	\$1,562,500	-44.5%
	AVERAGE PRICE	\$3,040,000	\$1,562,500	-48.6%
	AVERAGE DOM	124	53	-57.3%
	# OF CONTRACTS	2	2	0.0%
	# NEW LISTINGS	1	1	0.0%
Condo/Co-op/Townhouse	# OF SALES	2	0	0.0%
	SALES VOLUME	\$1,625,000	-	-
	MEDIAN PRICE	\$812,500	-	-
	AVERAGE PRICE	\$812,500	-	-
	AVERAGE DOM	48	-	-
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	2	1	-50.0%

Far Hills

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Flemington Market Report

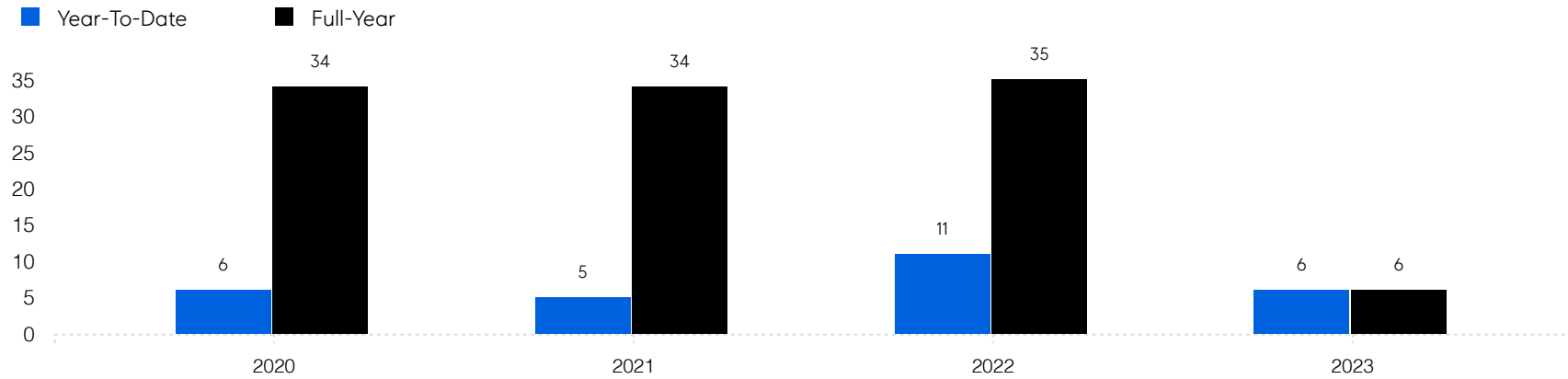
COMPASS

Flemington

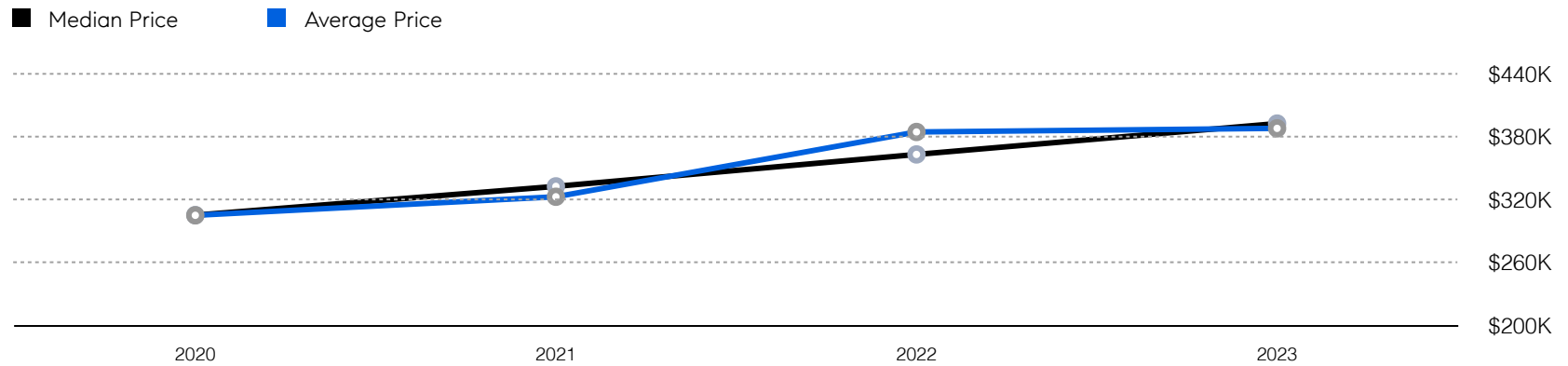
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	6	5	-16.7%
	SALES VOLUME	\$2,597,000	\$1,917,500	-26.2%
	MEDIAN PRICE	\$410,000	\$385,000	-6.1%
	AVERAGE PRICE	\$432,833	\$383,500	-11.4%
	AVERAGE DOM	63	42	-33.3%
	# OF CONTRACTS	7	5	-28.6%
	# NEW LISTINGS	8	6	-25.0%
Condo/Co-op/Townhouse	# OF SALES	5	1	-80.0%
	SALES VOLUME	\$1,594,500	\$410,000	-74.3%
	MEDIAN PRICE	\$320,000	\$410,000	28.1%
	AVERAGE PRICE	\$318,900	\$410,000	28.6%
	AVERAGE DOM	41	8	-80.5%
	# OF CONTRACTS	3	3	0.0%
	# NEW LISTINGS	3	3	0.0%

Flemington

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Florham Park Market Report

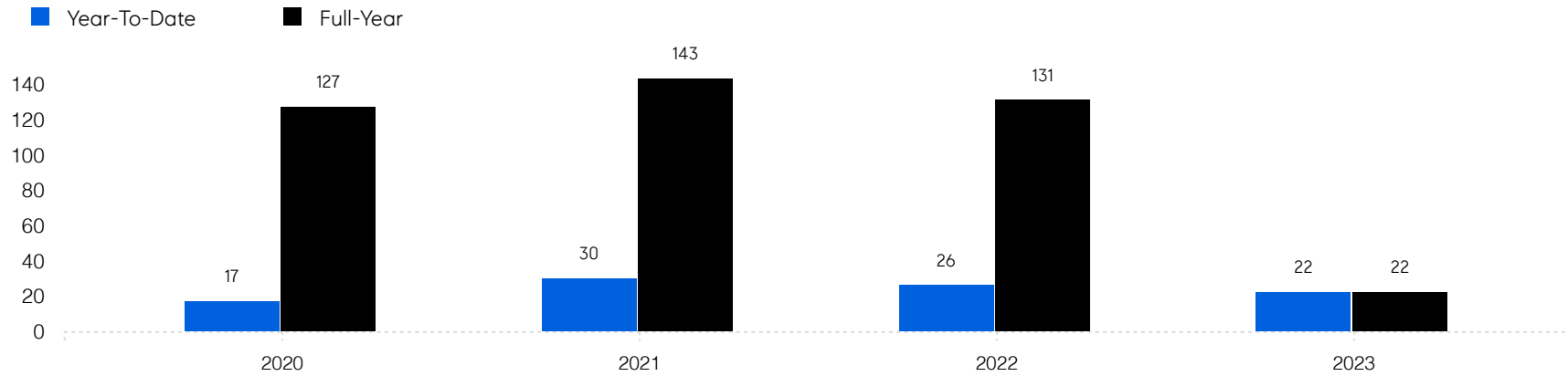
COMPASS

Florham Park

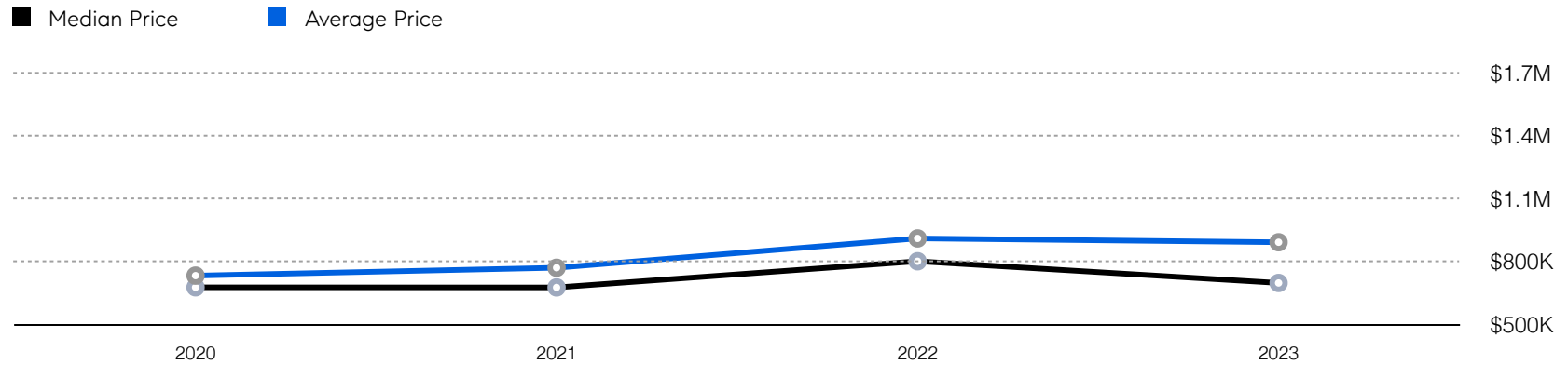
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	18	11	-38.9%
	SALES VOLUME	\$21,583,014	\$12,624,500	-41.5%
	MEDIAN PRICE	\$1,199,500	\$920,000	-23.3%
	AVERAGE PRICE	\$1,199,056	\$1,147,682	-4.3%
	AVERAGE DOM	43	74	72.1%
	# OF CONTRACTS	18	13	-27.8%
	# NEW LISTINGS	22	14	-36.4%
Condo/Co-op/Townhouse	# OF SALES	8	11	37.5%
	SALES VOLUME	\$5,036,378	\$6,973,631	38.5%
	MEDIAN PRICE	\$627,500	\$610,000	-2.8%
	AVERAGE PRICE	\$629,547	\$633,966	0.7%
	AVERAGE DOM	37	22	-40.5%
	# OF CONTRACTS	13	18	38.5%
	# NEW LISTINGS	15	19	26.7%

Florham Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Fort Lee Market Report

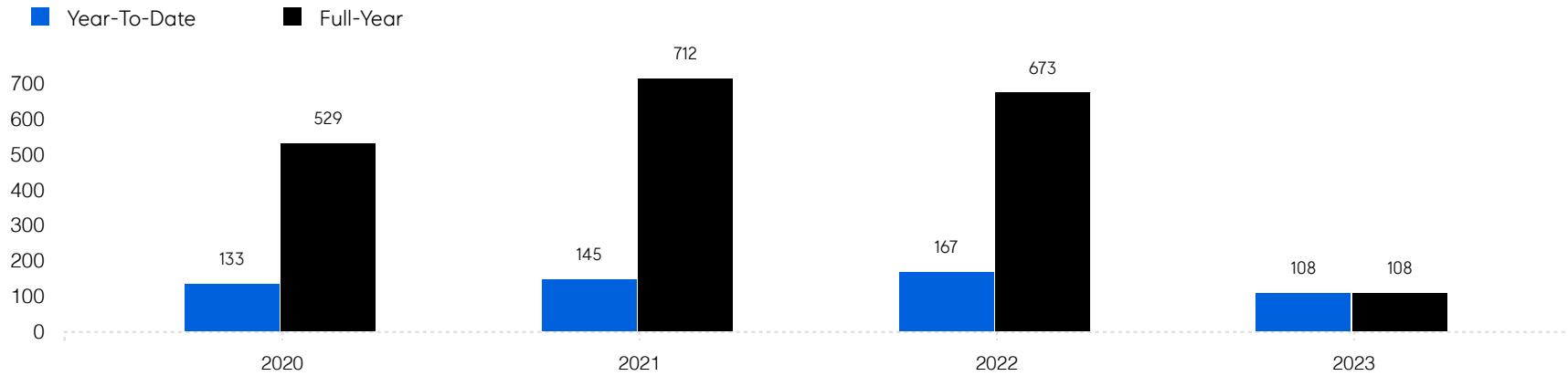
COMPASS

Fort Lee

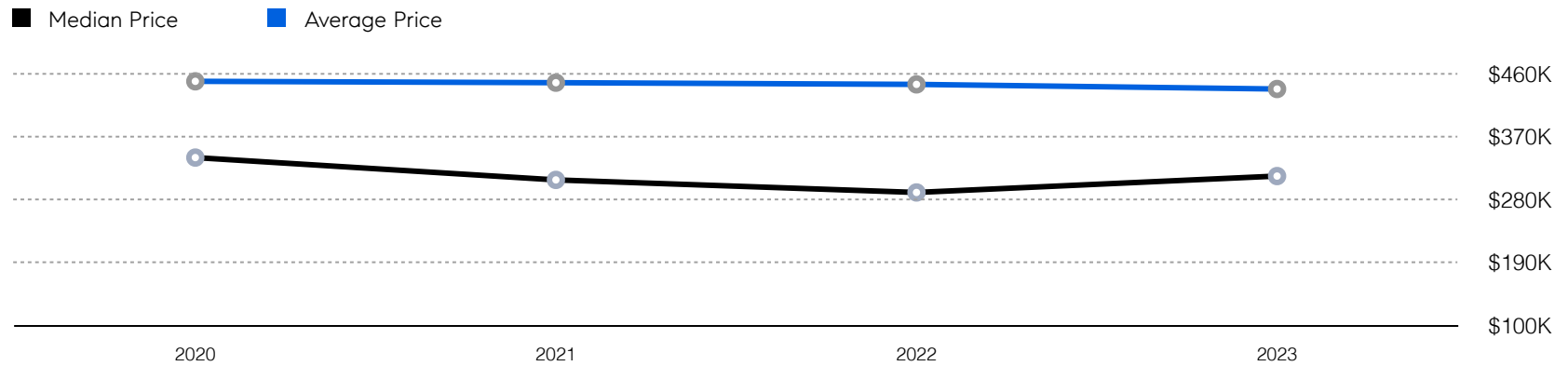
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	16	12	-25.0%
	SALES VOLUME	\$14,627,100	\$11,771,000	-19.5%
	MEDIAN PRICE	\$865,000	\$902,500	4.3%
	AVERAGE PRICE	\$914,194	\$980,917	7.3%
	AVERAGE DOM	67	58	-13.4%
	# OF CONTRACTS	21	16	-23.8%
	# NEW LISTINGS	28	10	-64.3%
Condo/Co-op/Townhouse	# OF SALES	151	96	-36.4%
	SALES VOLUME	\$48,287,149	\$35,562,900	-26.4%
	MEDIAN PRICE	\$240,000	\$275,500	14.8%
	AVERAGE PRICE	\$319,782	\$370,447	15.8%
	AVERAGE DOM	94	71	-24.5%
	# OF CONTRACTS	168	135	-19.6%
	# NEW LISTINGS	222	156	-29.7%

Fort Lee

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Franklin Lakes Market Report

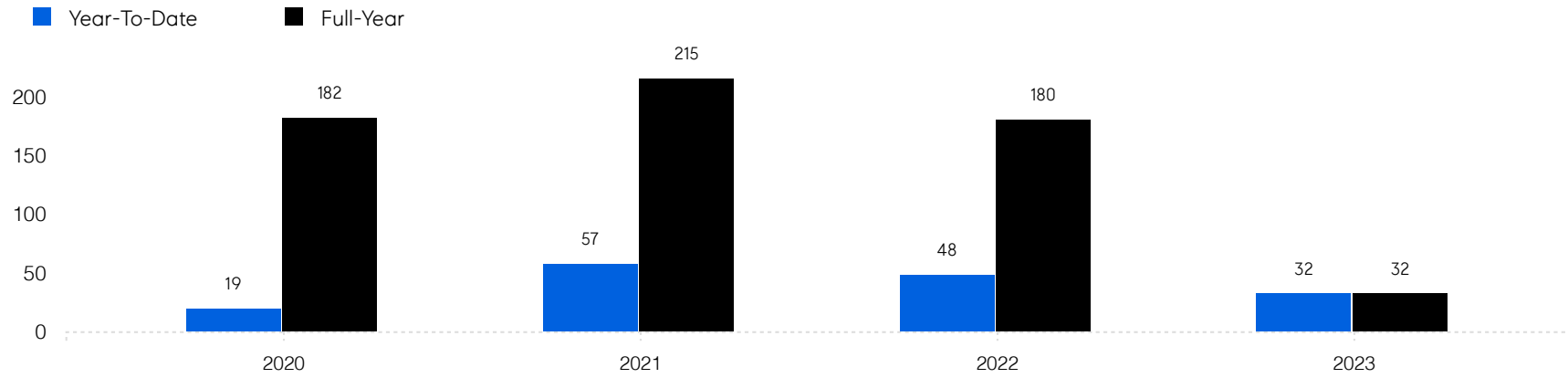
COMPASS

Franklin Lakes

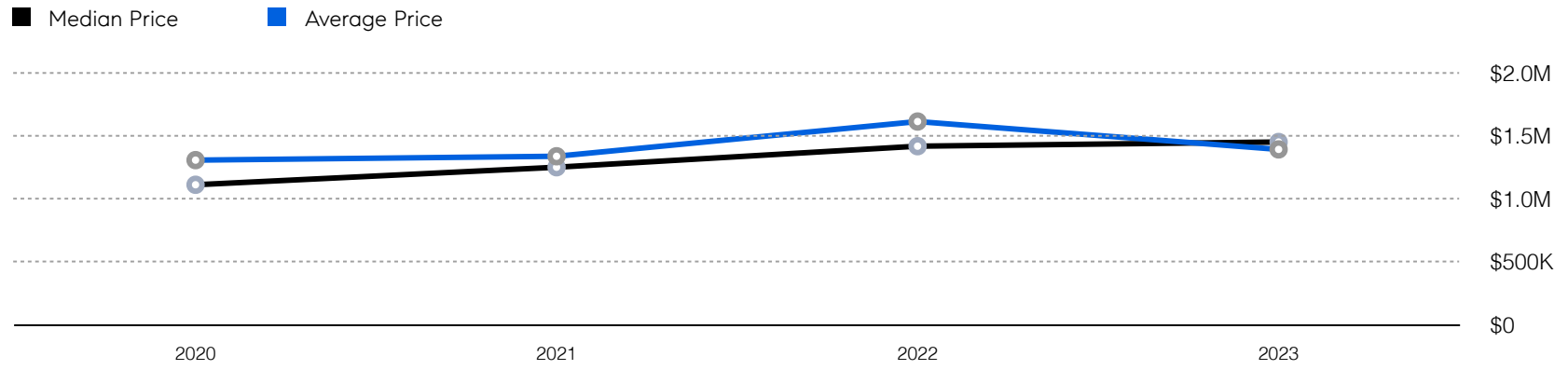
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	44	24	-45.5%
	SALES VOLUME	\$75,680,277	\$33,527,570	-55.7%
	MEDIAN PRICE	\$1,410,000	\$1,360,500	-3.5%
	AVERAGE PRICE	\$1,720,006	\$1,396,982	-18.8%
	AVERAGE DOM	78	81	3.8%
	# OF CONTRACTS	42	28	-33.3%
	# NEW LISTINGS	57	33	-42.1%
Condo/Co-op/Townhouse	# OF SALES	4	8	100.0%
	SALES VOLUME	\$6,013,889	\$11,012,267	83.1%
	MEDIAN PRICE	\$1,543,922	\$1,550,000	0.4%
	AVERAGE PRICE	\$1,503,472	\$1,376,533	-8.4%
	AVERAGE DOM	120	47	-60.8%
	# OF CONTRACTS	4	7	75.0%
	# NEW LISTINGS	1	8	700.0%

Franklin Lakes

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Garfield City Market Report

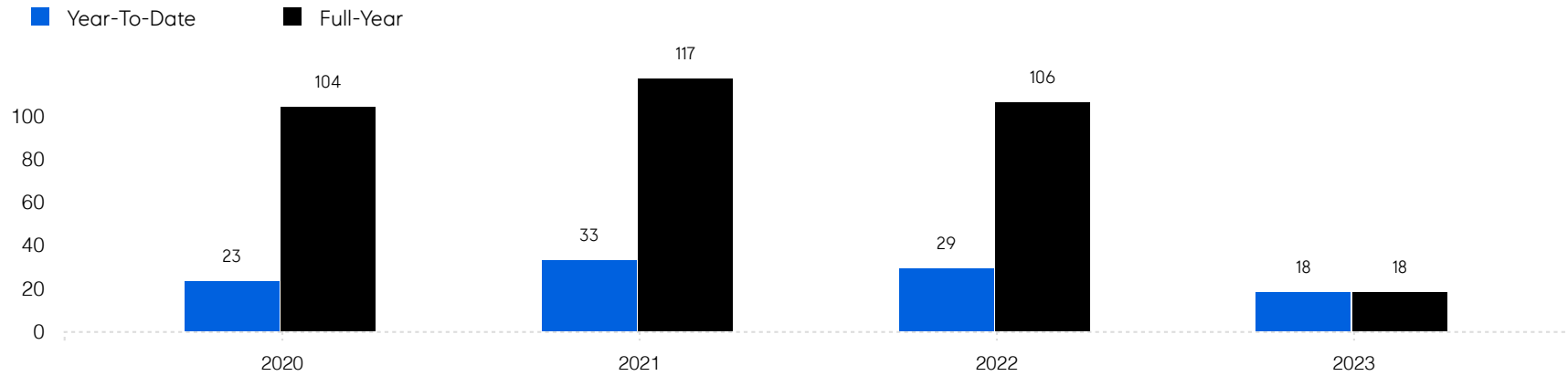
COMPASS

Garfield City

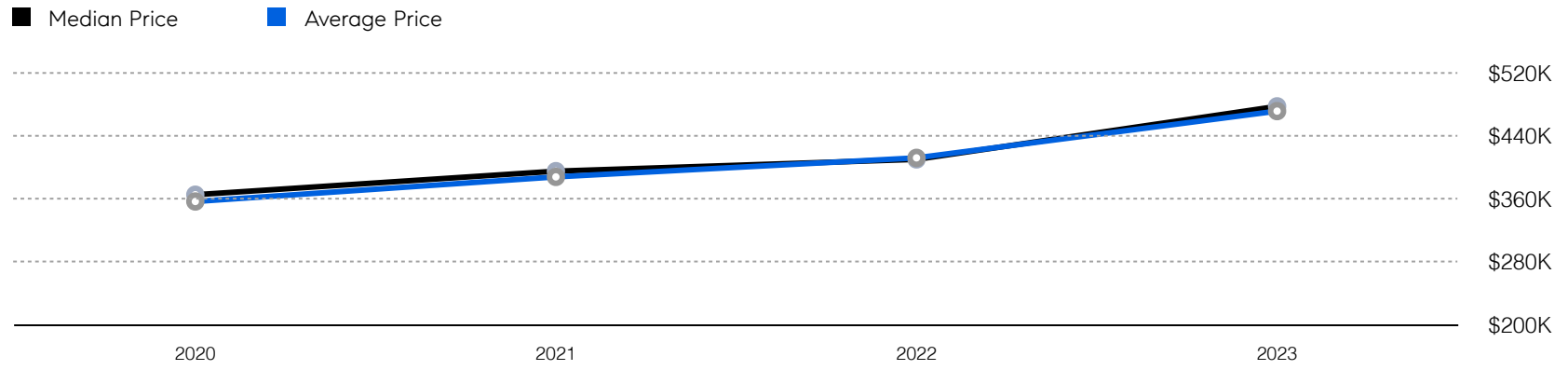
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	21	13	-38.1%
	SALES VOLUME	\$8,882,400	\$5,804,000	-34.7%
	MEDIAN PRICE	\$431,500	\$430,000	-0.3%
	AVERAGE PRICE	\$422,971	\$446,462	5.6%
	AVERAGE DOM	32	49	53.1%
	# OF CONTRACTS	25	15	-40.0%
	# NEW LISTINGS	25	13	-48.0%
Condo/Co-op/Townhouse	# OF SALES	8	5	-37.5%
	SALES VOLUME	\$3,005,000	\$2,682,000	-10.7%
	MEDIAN PRICE	\$385,000	\$590,000	53.2%
	AVERAGE PRICE	\$375,625	\$536,400	42.8%
	AVERAGE DOM	50	27	-46.0%
	# OF CONTRACTS	8	7	-12.5%
	# NEW LISTINGS	7	6	-14.3%

Garfield City

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Garwood Market Report

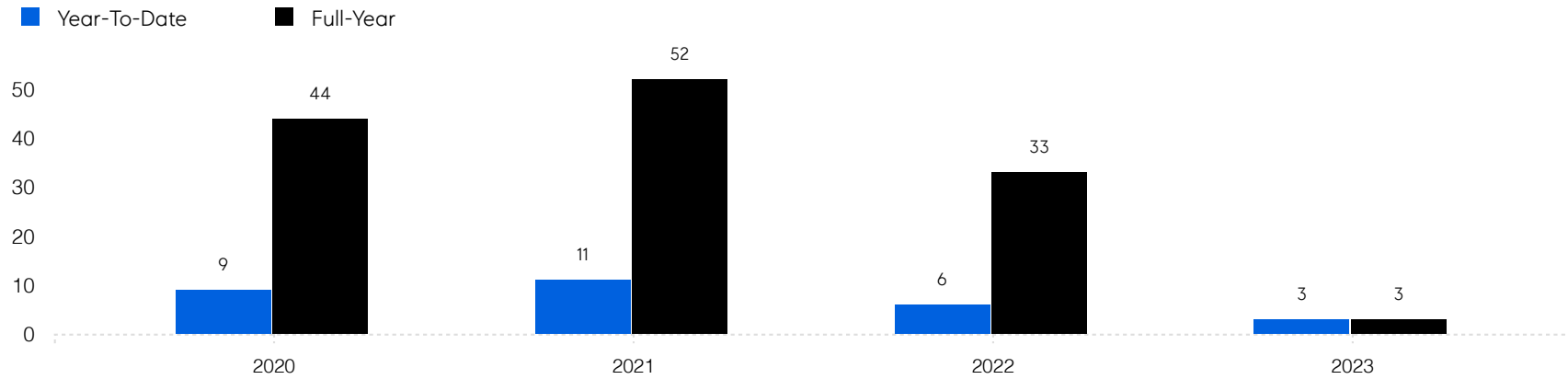
COMPASS

Garwood

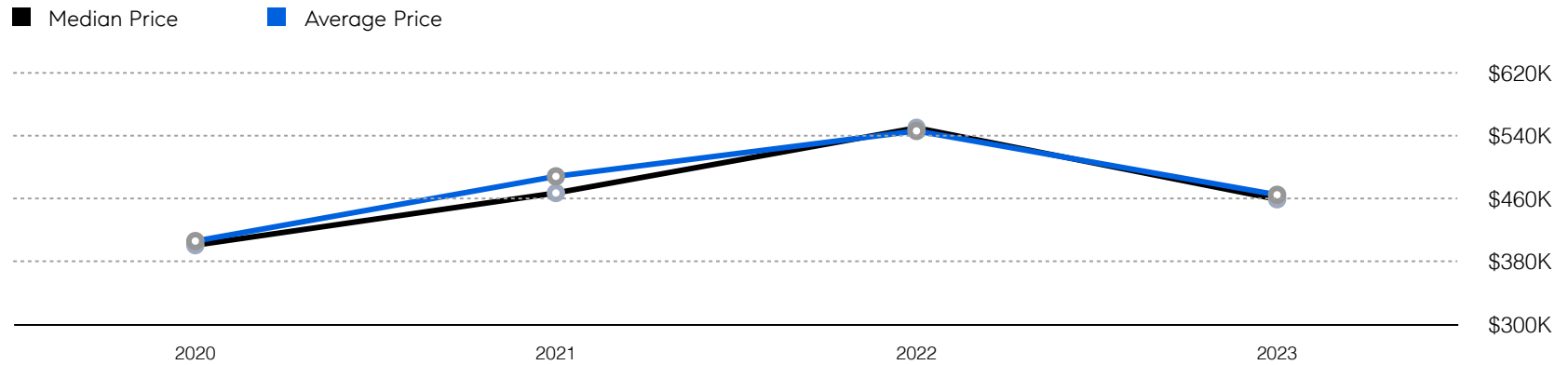
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$3,086,000	\$1,394,000	-54.8%
	MEDIAN PRICE	\$649,000	\$459,000	-29.3%
	AVERAGE PRICE	\$617,200	\$464,667	-24.7%
	AVERAGE DOM	13	57	338.5%
	# OF CONTRACTS	5	6	20.0%
	# NEW LISTINGS	9	9	0.0%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$585,000	-	-
	MEDIAN PRICE	\$585,000	-	-
	AVERAGE PRICE	\$585,000	-	-
	AVERAGE DOM	92	-	-
	# OF CONTRACTS	2	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Garwood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Glen Ridge Market Report

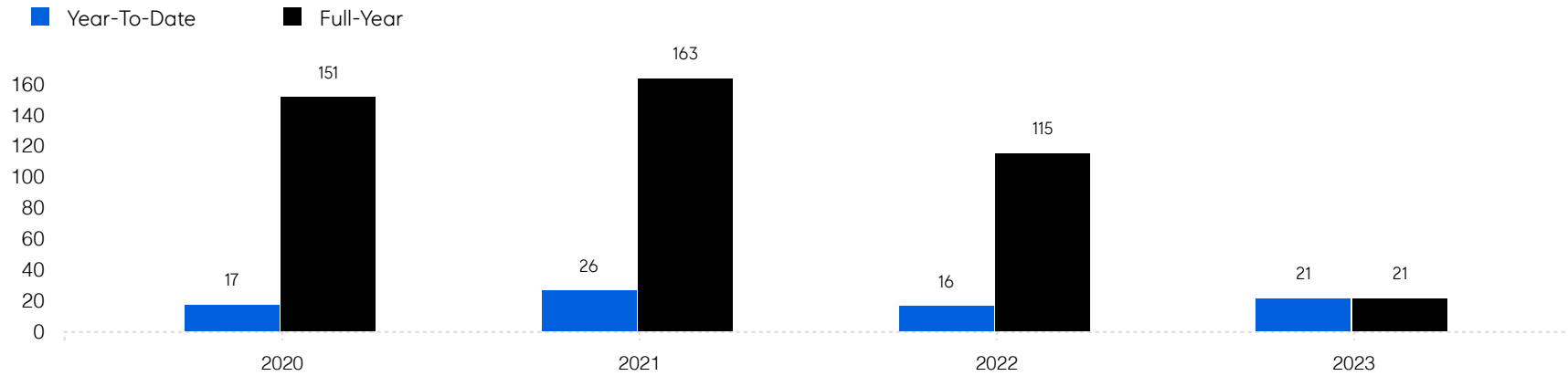
COMPASS

Glen Ridge

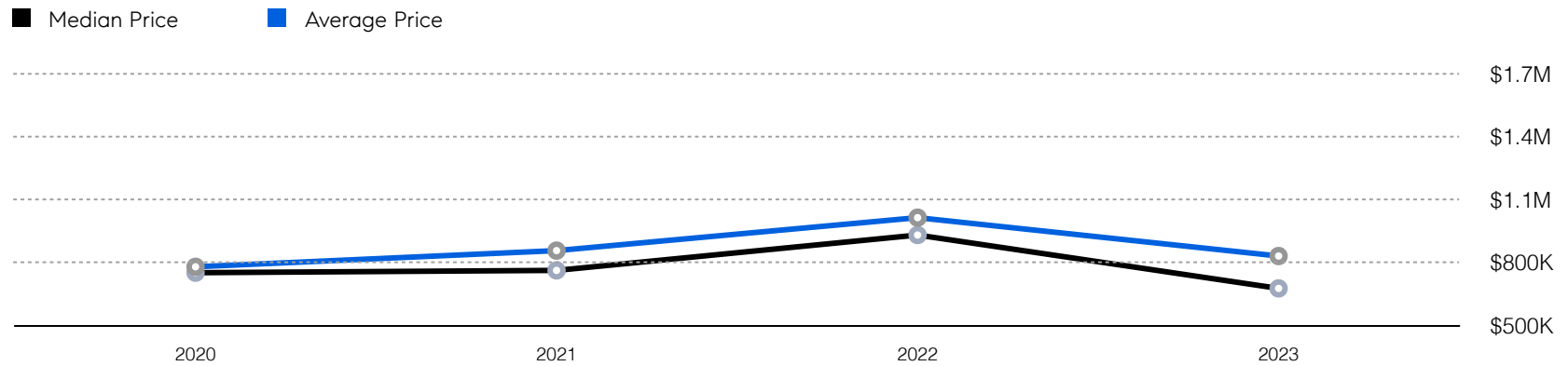
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	16	14.3%
	SALES VOLUME	\$14,668,000	\$15,844,247	8.0%
	MEDIAN PRICE	\$980,000	\$882,000	-10.0%
	AVERAGE PRICE	\$1,047,714	\$990,265	-5.5%
	AVERAGE DOM	23	20	-13.0%
	# OF CONTRACTS	24	20	-16.7%
	# NEW LISTINGS	29	16	-44.8%
Condo/Co-op/Townhouse	# OF SALES	2	5	150.0%
	SALES VOLUME	\$616,000	\$1,579,000	156.3%
	MEDIAN PRICE	\$308,000	\$222,000	-27.9%
	AVERAGE PRICE	\$308,000	\$315,800	2.5%
	AVERAGE DOM	61	57	-6.6%
	# OF CONTRACTS	3	8	166.7%
	# NEW LISTINGS	3	6	100.0%

Glen Ridge

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Glen Rock Market Report

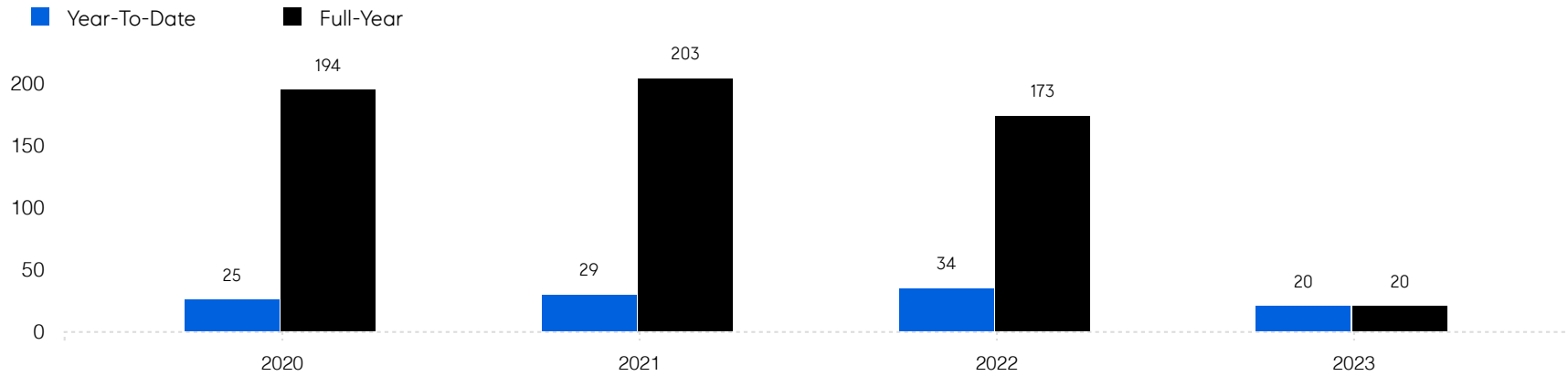
COMPASS

Glen Rock

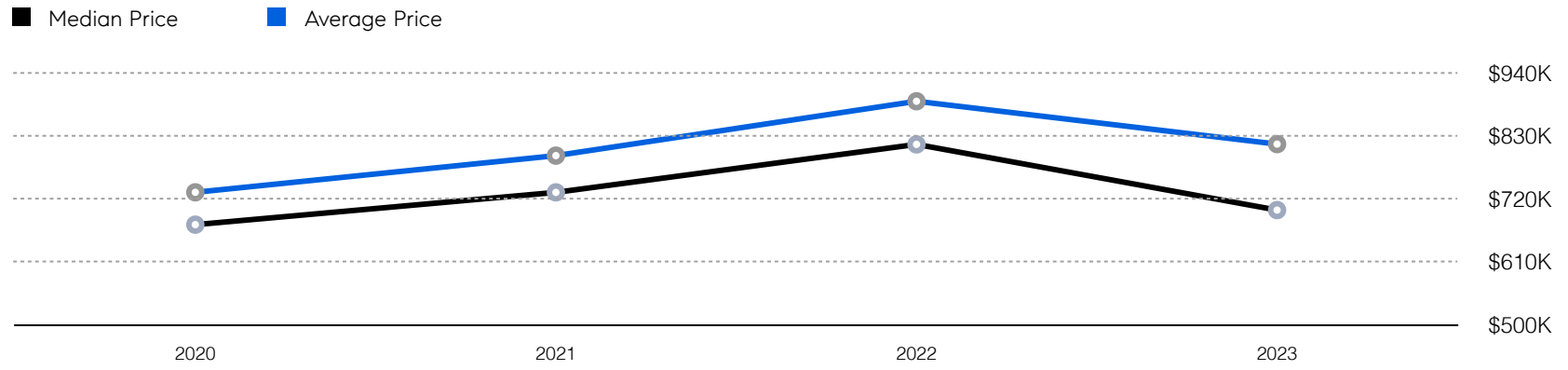
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	34	20	-41.2%
	SALES VOLUME	\$30,498,400	\$16,309,500	-46.5%
	MEDIAN PRICE	\$817,500	\$700,000	-14.4%
	AVERAGE PRICE	\$897,012	\$815,475	-9.1%
	AVERAGE DOM	37	46	24.3%
	# OF CONTRACTS	44	33	-25.0%
	# NEW LISTINGS	45	34	-24.4%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	2	0	0.0%
	# NEW LISTINGS	2	2	0.0%

Glen Rock

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Green Brook Market Report

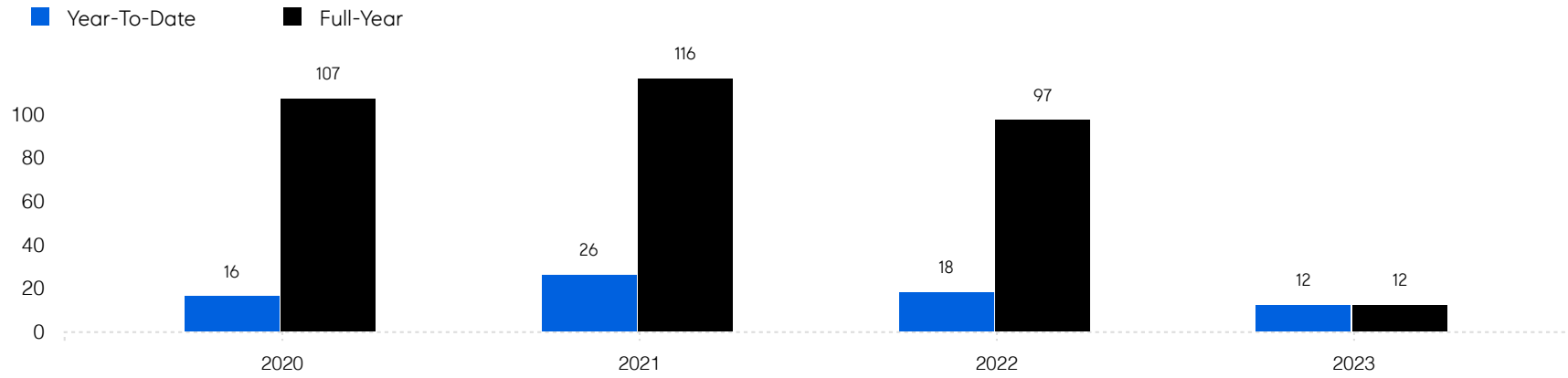
COMPASS

Green Brook

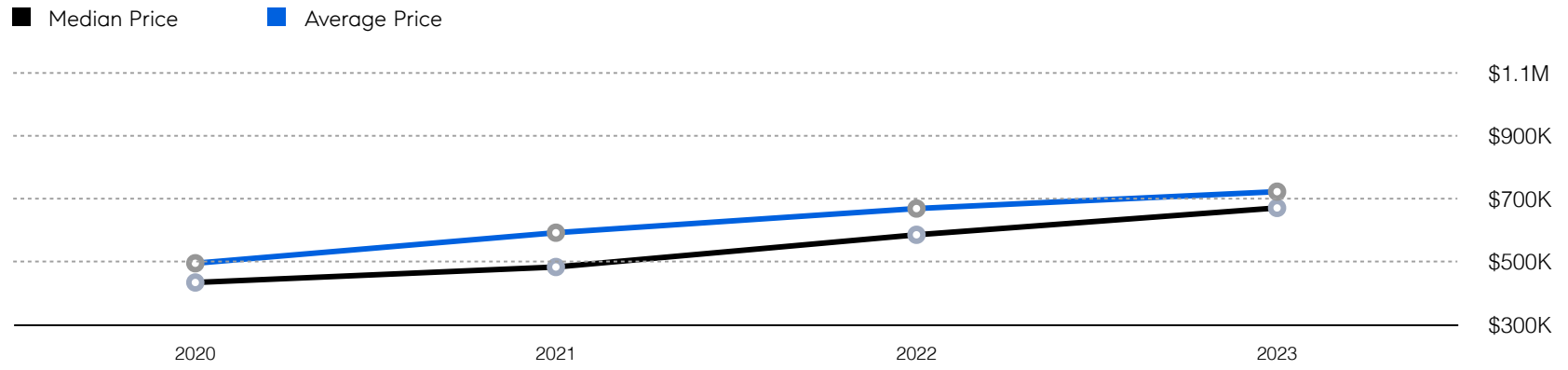
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	8	-42.9%
	SALES VOLUME	\$9,379,000	\$7,139,999	-23.9%
	MEDIAN PRICE	\$545,000	\$865,500	58.8%
	AVERAGE PRICE	\$669,929	\$892,500	33.2%
	AVERAGE DOM	50	48	-4.0%
	# OF CONTRACTS	16	5	-68.7%
	# NEW LISTINGS	24	15	-37.5%
Condo/Co-op/Townhouse	# OF SALES	4	4	0.0%
	SALES VOLUME	\$1,409,000	\$1,527,000	8.4%
	MEDIAN PRICE	\$352,000	\$373,500	6.1%
	AVERAGE PRICE	\$352,250	\$381,750	8.4%
	AVERAGE DOM	31	48	54.8%
	# OF CONTRACTS	5	2	-60.0%
	# NEW LISTINGS	6	1	-83.3%

Green Brook

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Guttenberg Market Report

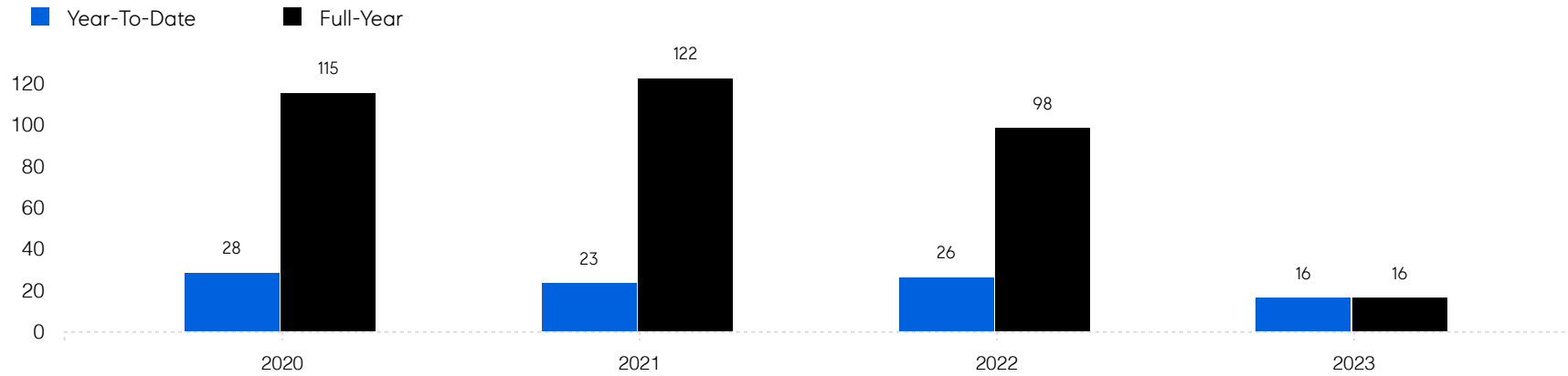
COMPASS

Guttenberg

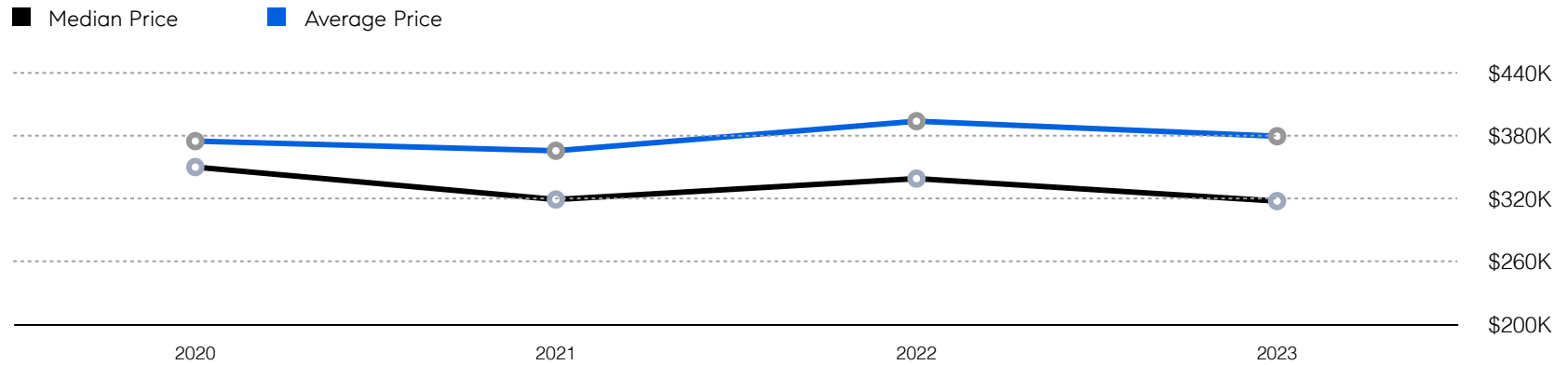
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$435,000	\$310,000	-28.7%
	MEDIAN PRICE	\$435,000	\$310,000	-28.7%
	AVERAGE PRICE	\$435,000	\$310,000	-28.7%
	AVERAGE DOM	44	7	-84.1%
	# OF CONTRACTS	1	2	100.0%
	# NEW LISTINGS	2	3	50.0%
Condo/Co-op/Townhouse	# OF SALES	25	15	-40.0%
	SALES VOLUME	\$8,886,617	\$5,762,000	-35.2%
	MEDIAN PRICE	\$290,000	\$325,000	12.1%
	AVERAGE PRICE	\$355,465	\$384,133	8.1%
	AVERAGE DOM	50	79	58.0%
	# OF CONTRACTS	19	23	21.1%
	# NEW LISTINGS	54	40	-25.9%

Guttenberg

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Hackensack Market Report

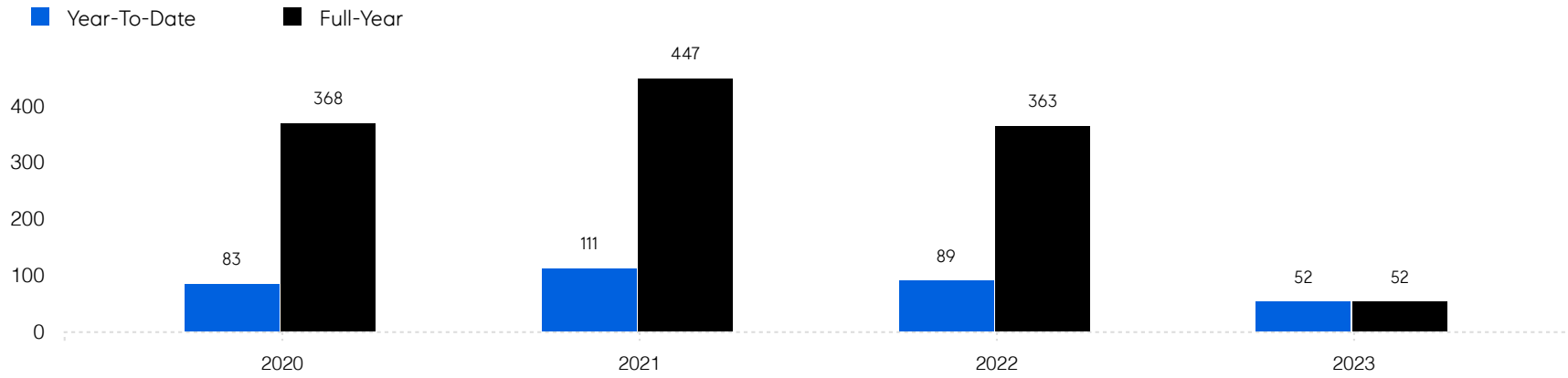
COMPASS

Hackensack

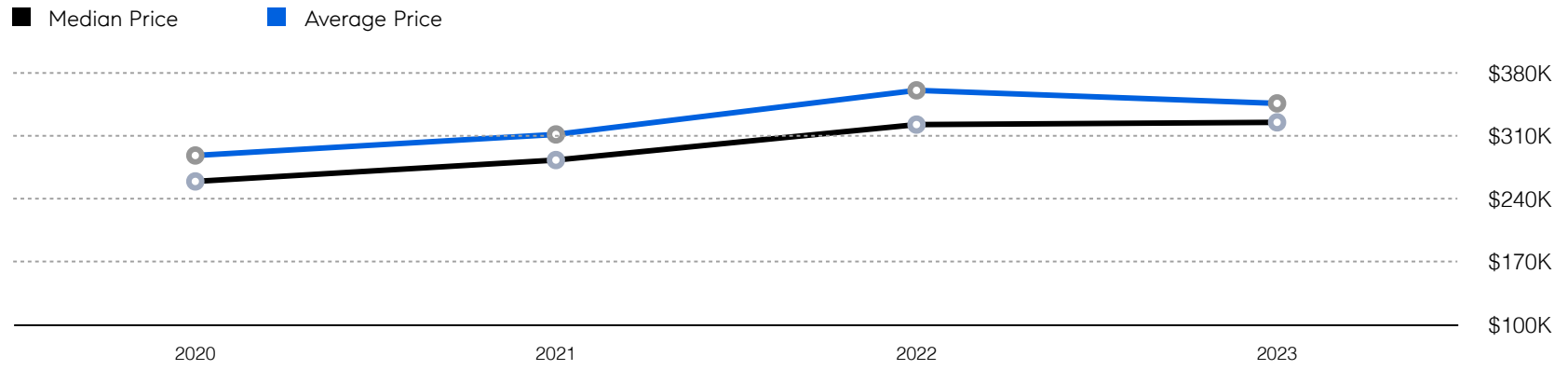
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	34	17	-50.0%
	SALES VOLUME	\$18,039,825	\$8,635,000	-52.1%
	MEDIAN PRICE	\$504,663	\$496,000	-1.7%
	AVERAGE PRICE	\$530,583	\$507,941	-4.3%
	AVERAGE DOM	76	80	5.3%
	# OF CONTRACTS	30	30	0.0%
	# NEW LISTINGS	29	31	6.9%
Condo/Co-op/Townhouse	# OF SALES	55	35	-36.4%
	SALES VOLUME	\$13,665,850	\$9,362,967	-31.5%
	MEDIAN PRICE	\$238,000	\$277,000	16.4%
	AVERAGE PRICE	\$248,470	\$267,513	7.7%
	AVERAGE DOM	43	49	14.0%
	# OF CONTRACTS	67	56	-16.4%
	# NEW LISTINGS	58	56	-3.4%

Hackensack

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Hanover Market Report

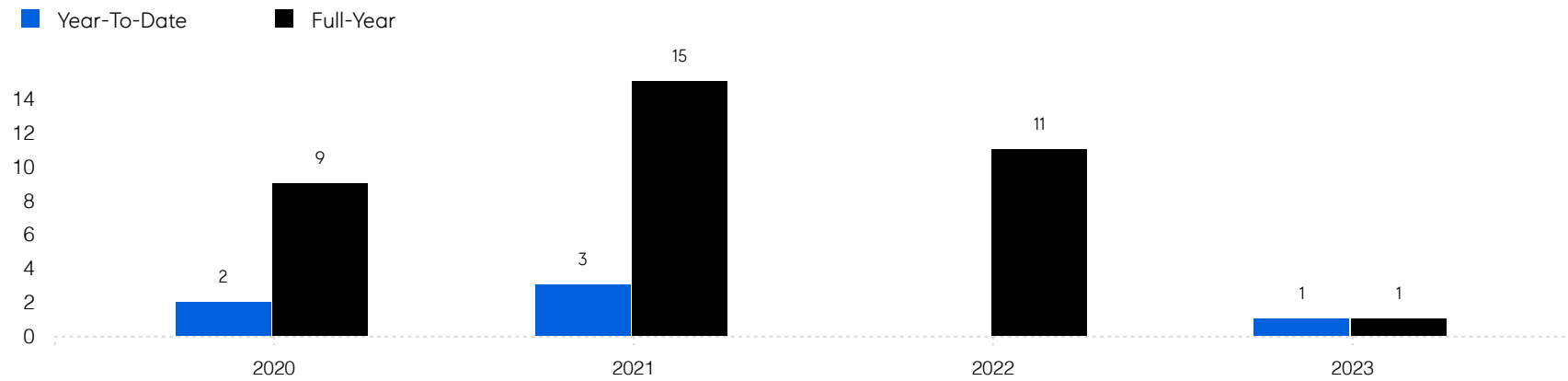
COMPASS

Hanover

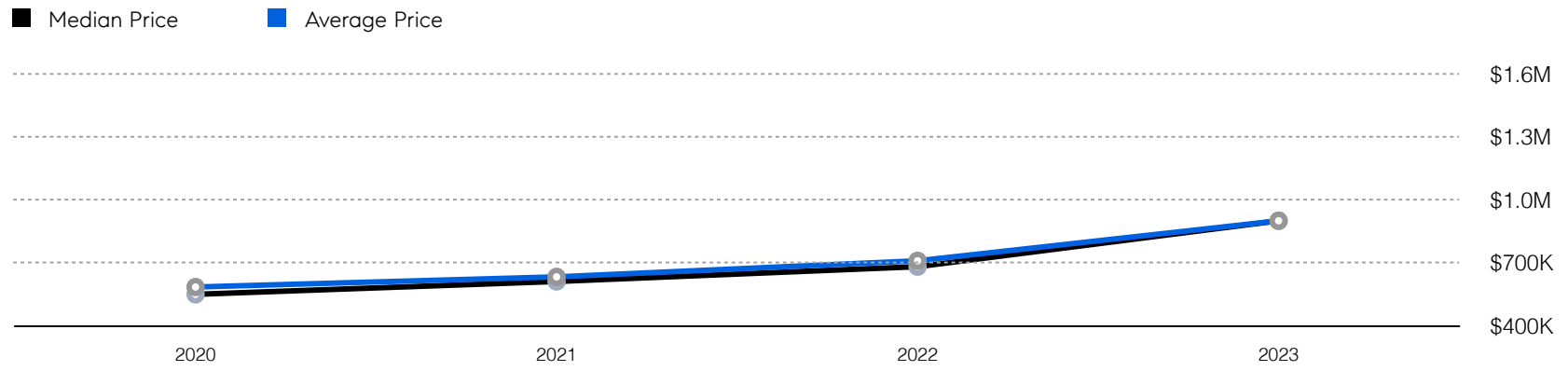
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$899,000	-
	MEDIAN PRICE	-	\$899,000	-
	AVERAGE PRICE	-	\$899,000	-
	AVERAGE DOM	-	26	-
	# OF CONTRACTS	0	1	0.0%
	# NEW LISTINGS	0	0	0.0%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Hanover

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Harding Market Report

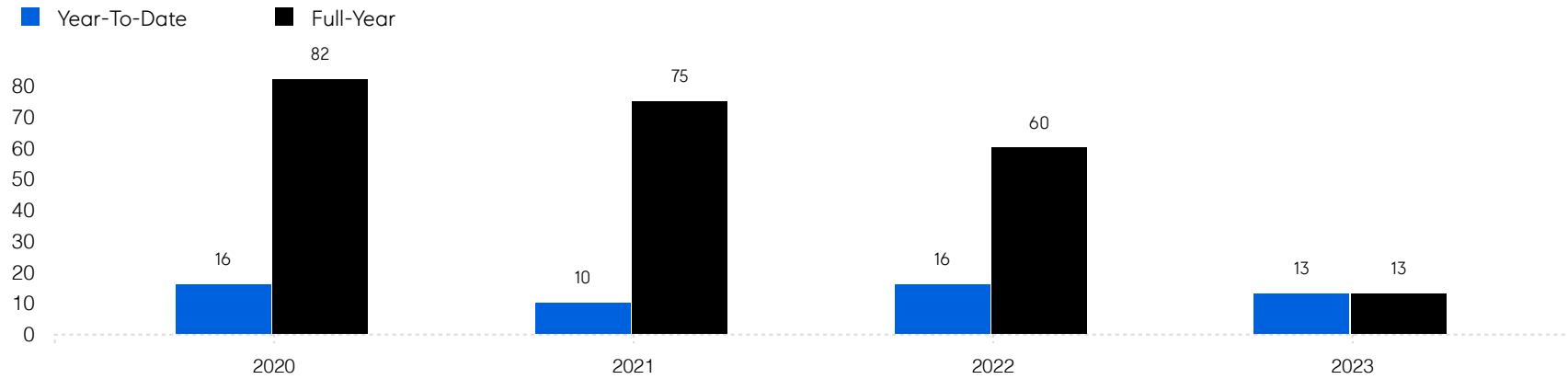
COMPASS

Harding

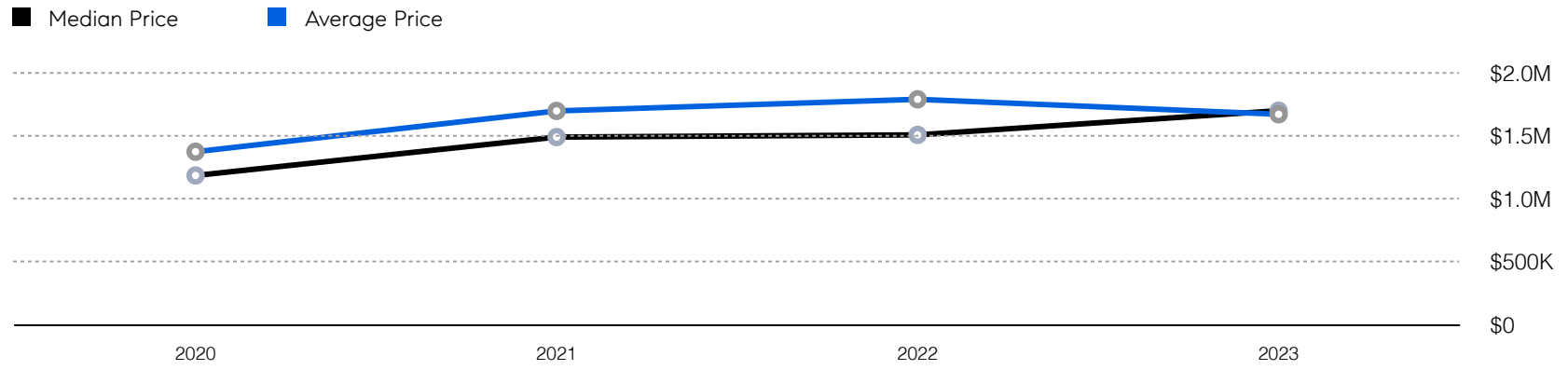
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	10	-33.3%
	SALES VOLUME	\$23,357,500	\$20,070,000	-14.1%
	MEDIAN PRICE	\$1,465,000	\$1,830,000	24.9%
	AVERAGE PRICE	\$1,557,167	\$2,007,000	28.9%
	AVERAGE DOM	80	66	-17.5%
	# OF CONTRACTS	12	8	-33.3%
	# NEW LISTINGS	17	13	-23.5%
Condo/Co-op/Townhouse	# OF SALES	1	3	200.0%
	SALES VOLUME	\$525,000	\$1,660,000	216.2%
	MEDIAN PRICE	\$525,000	\$545,000	3.8%
	AVERAGE PRICE	\$525,000	\$553,333	5.4%
	AVERAGE DOM	44	16	-63.6%
	# OF CONTRACTS	2	3	50.0%
	# NEW LISTINGS	2	3	50.0%

Harding

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Harrington Park Market Report

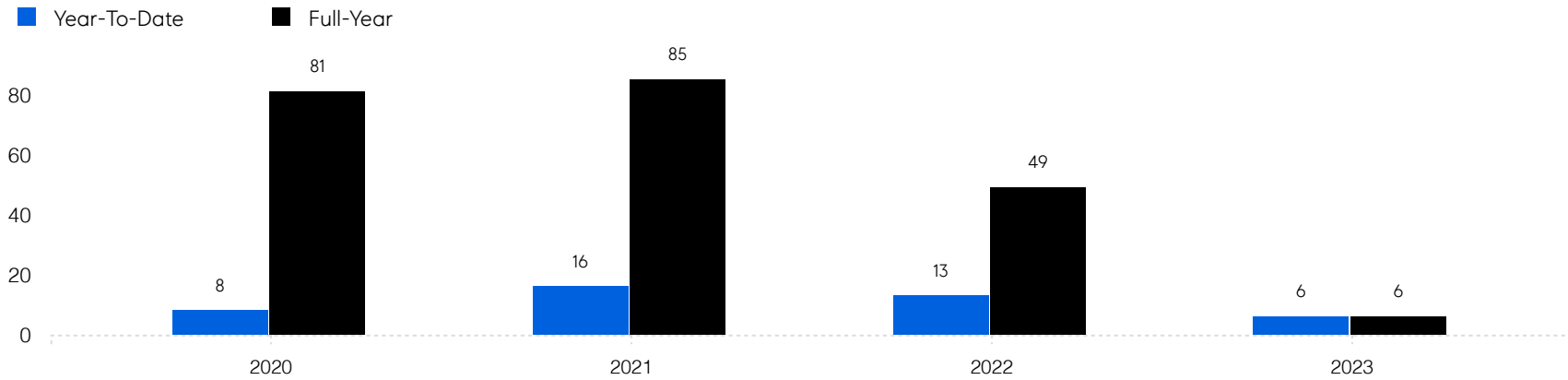
COMPASS

Harrington Park

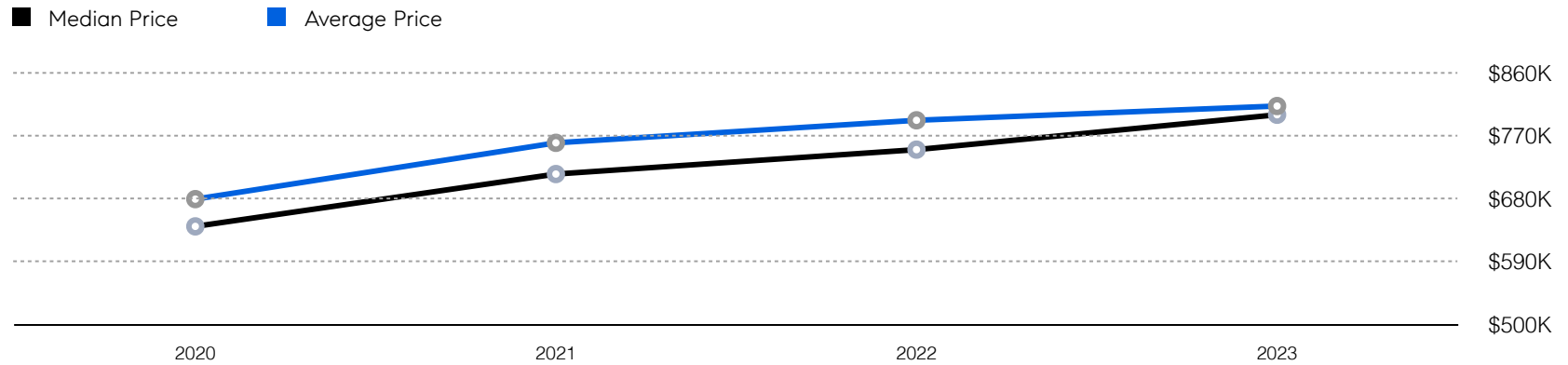
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	12	6	-50.0%
	SALES VOLUME	\$9,175,000	\$4,875,000	-46.9%
	MEDIAN PRICE	\$730,000	\$800,000	9.6%
	AVERAGE PRICE	\$764,583	\$812,500	6.3%
	AVERAGE DOM	69	34	-50.7%
	# OF CONTRACTS	18	20	11.1%
	# NEW LISTINGS	16	15	-6.2%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$660,000	-	-
	MEDIAN PRICE	\$660,000	-	-
	AVERAGE PRICE	\$660,000	-	-
	AVERAGE DOM	202	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	2	0	0.0%

Harrington Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Harrison Market Report

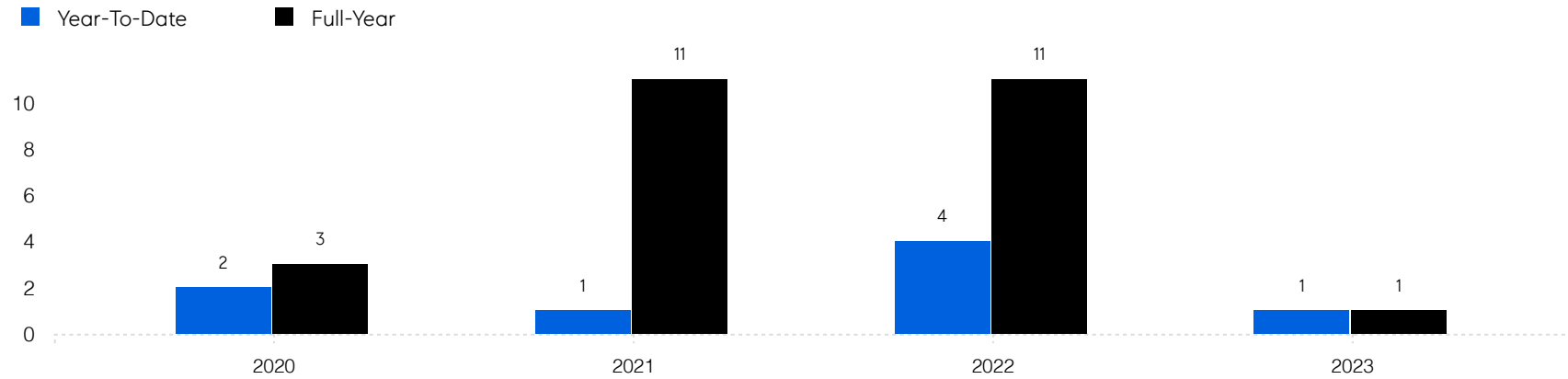
COMPASS

Harrison

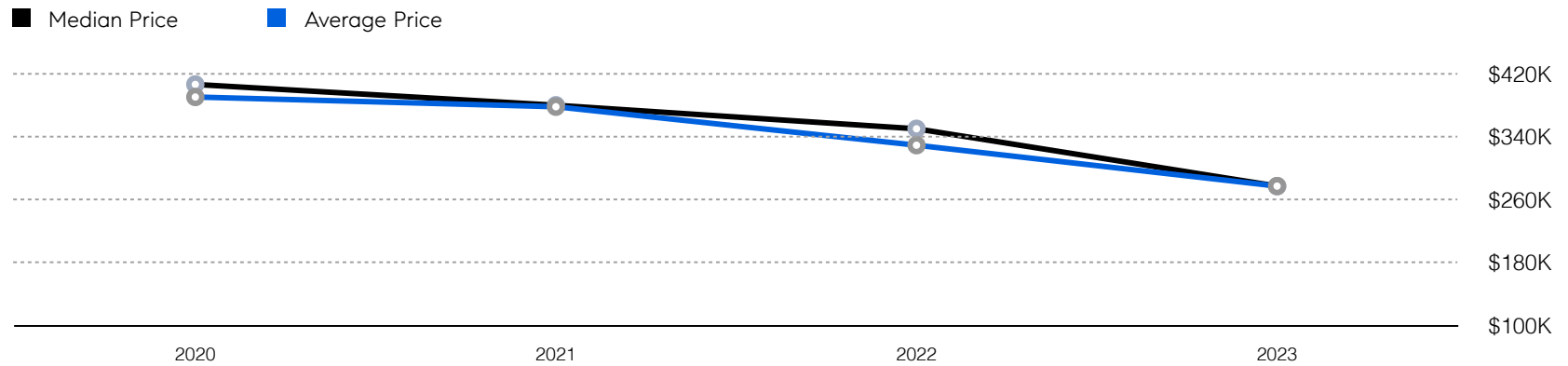
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	3	0	0.0%
	SALES VOLUME	\$1,150,000	-	-
	MEDIAN PRICE	\$375,000	-	-
	AVERAGE PRICE	\$383,333	-	-
	AVERAGE DOM	26	-	-
	# OF CONTRACTS	1	1	0.0%
	# NEW LISTINGS	1	2	100.0%
Condo/Co-op/Townhouse	# OF SALES	1	1	0.0%
	SALES VOLUME	\$199,999	\$277,000	38.5%
	MEDIAN PRICE	\$199,999	\$277,000	38.5%
	AVERAGE PRICE	\$199,999	\$277,000	38.5%
	AVERAGE DOM	3	6	100.0%
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	5	0	0.0%

Harrison

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Hasbrouck Heights Market Report

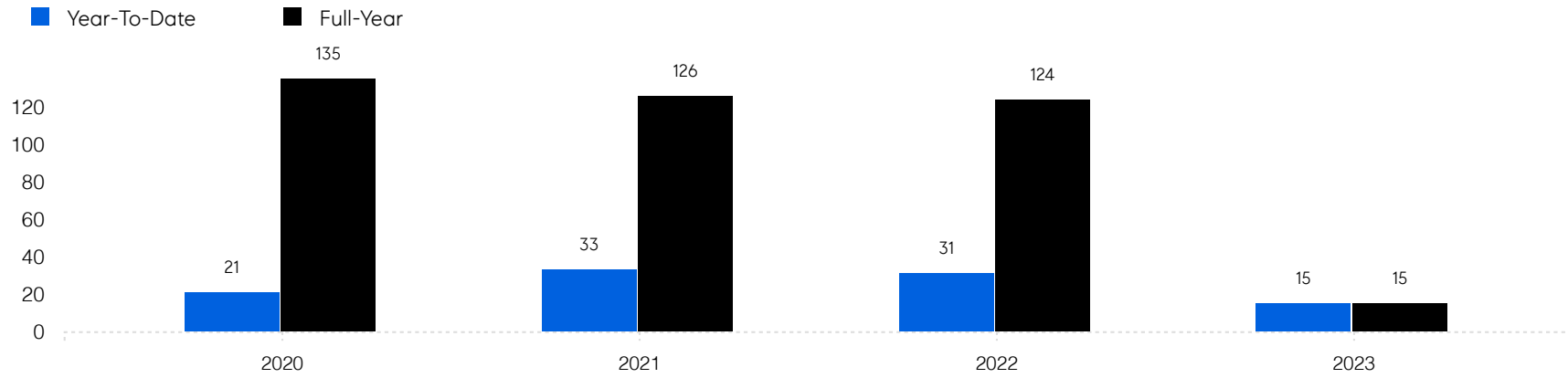
COMPASS

Hasbrouck Heights

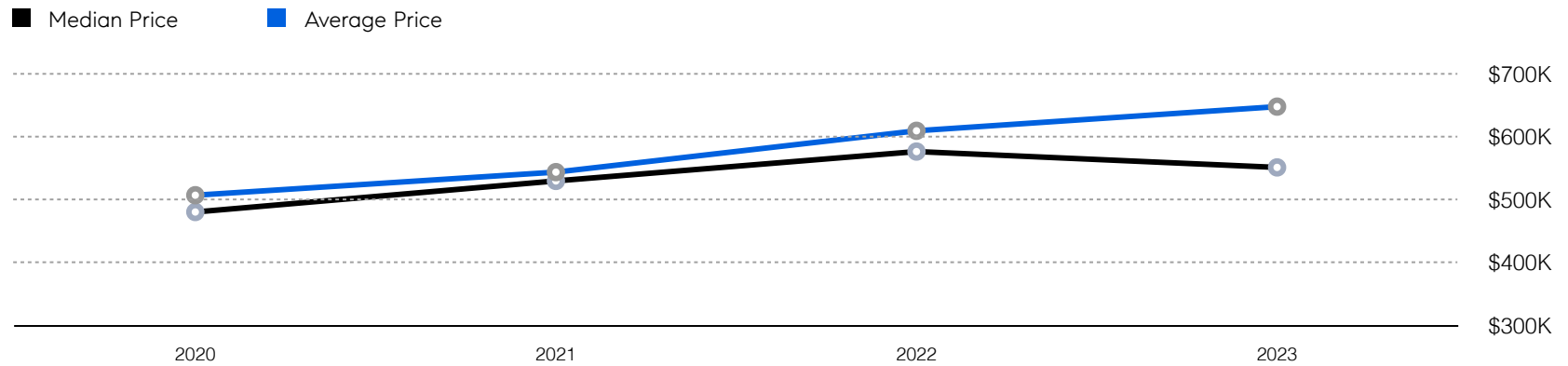
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	30	15	-50.0%
	SALES VOLUME	\$16,891,900	\$9,717,000	-42.5%
	MEDIAN PRICE	\$535,000	\$551,000	3.0%
	AVERAGE PRICE	\$563,063	\$647,800	15.0%
	AVERAGE DOM	35	51	45.7%
	# OF CONTRACTS	24	25	4.2%
	# NEW LISTINGS	28	25	-10.7%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$440,000	-	-
	MEDIAN PRICE	\$440,000	-	-
	AVERAGE PRICE	\$440,000	-	-
	AVERAGE DOM	42	-	-
	# OF CONTRACTS	1	1	0.0%
	# NEW LISTINGS	2	3	50.0%

Hasbrouck Heights

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Haworth Market Report

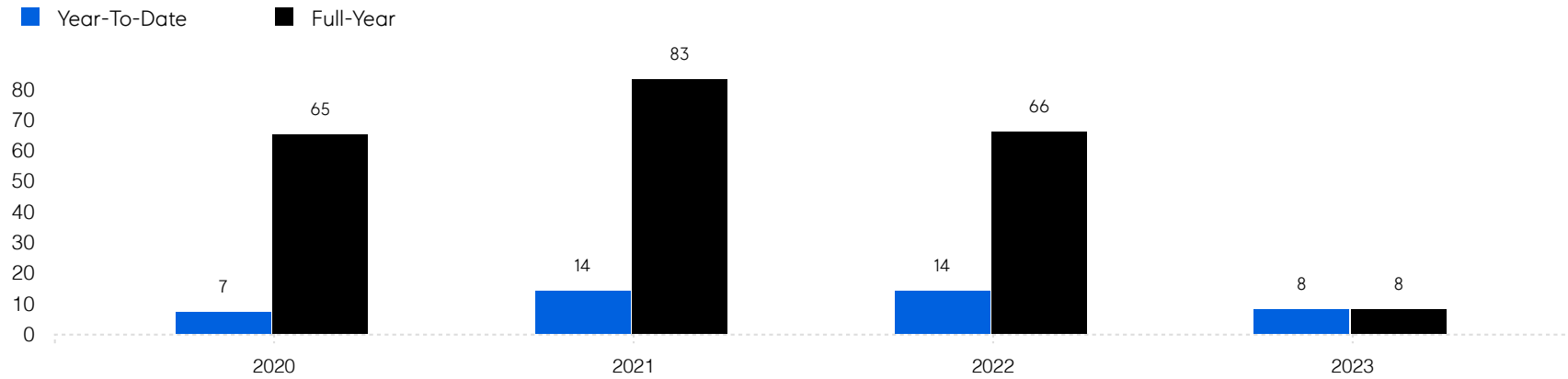
COMPASS

Haworth

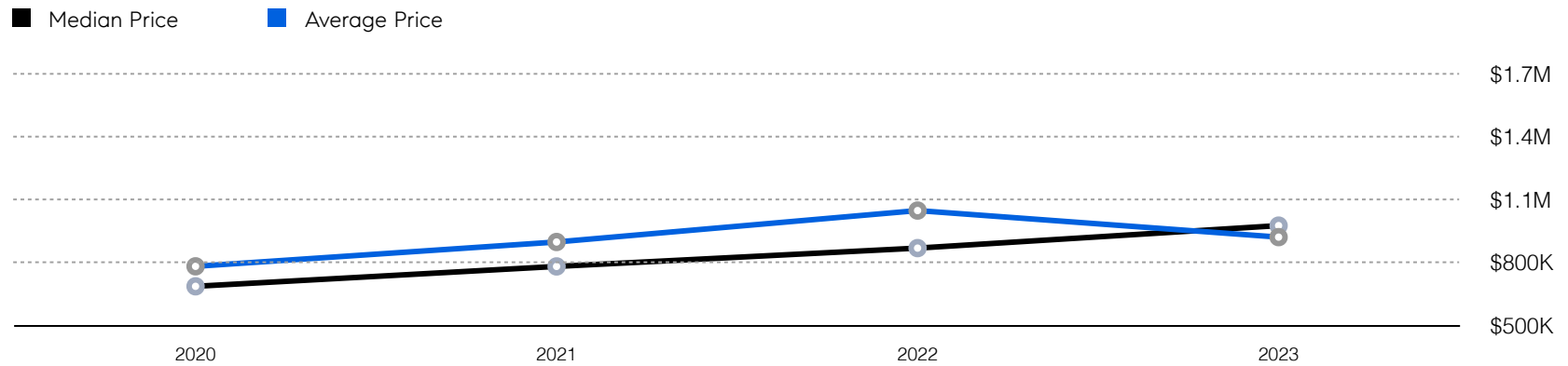
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	5	-64.3%
	SALES VOLUME	\$13,904,788	\$4,430,000	-68.1%
	MEDIAN PRICE	\$792,500	\$740,000	-6.6%
	AVERAGE PRICE	\$993,199	\$886,000	-10.8%
	AVERAGE DOM	25	25	0.0%
	# OF CONTRACTS	16	10	-37.5%
	# NEW LISTINGS	15	9	-40.0%
Condo/Co-op/Townhouse	# OF SALES	0	3	0.0%
	SALES VOLUME	-	\$2,930,000	-
	MEDIAN PRICE	-	\$980,000	-
	AVERAGE PRICE	-	\$976,667	-
	AVERAGE DOM	-	40	-
	# OF CONTRACTS	0	3	0.0%
	# NEW LISTINGS	0	13	0.0%

Haworth

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Hillsborough Market Report

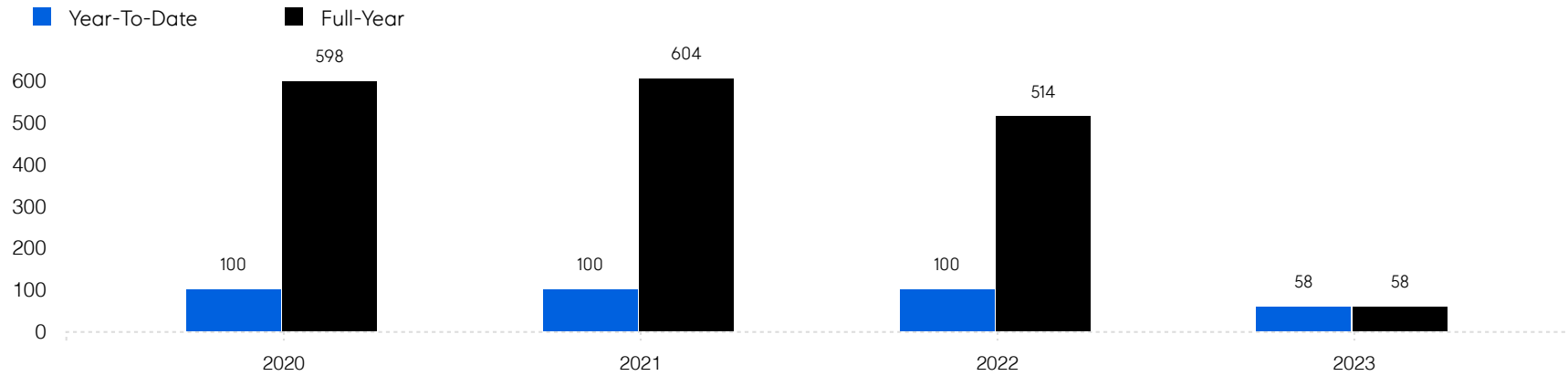
COMPASS

Hillsborough

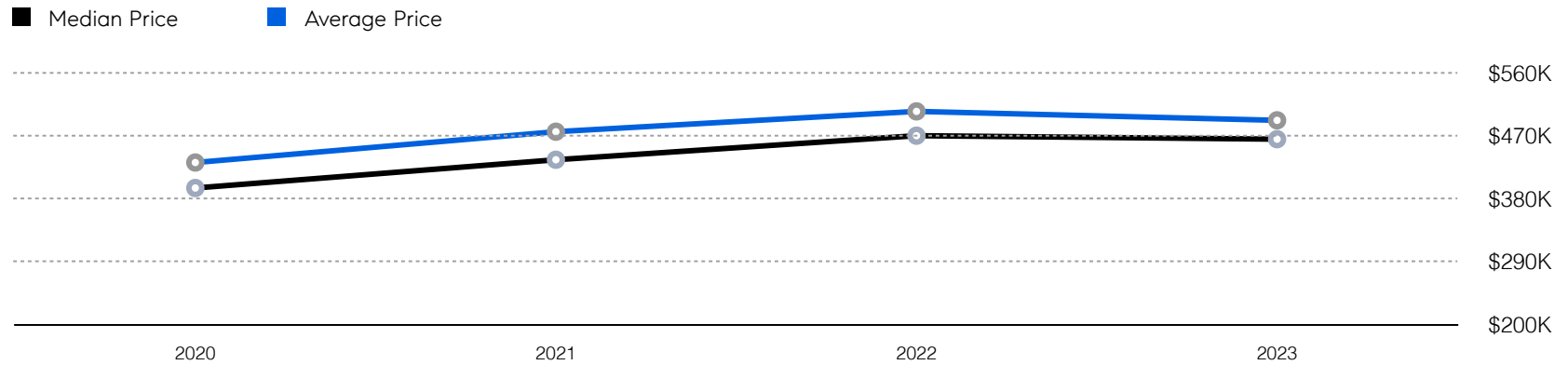
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	52	30	-42.3%
	SALES VOLUME	\$29,950,951	\$18,442,786	-38.4%
	MEDIAN PRICE	\$561,250	\$590,000	5.1%
	AVERAGE PRICE	\$575,980	\$614,760	6.7%
	AVERAGE DOM	33	39	18.2%
	# OF CONTRACTS	53	45	-15.1%
	# NEW LISTINGS	71	56	-21.1%
Condo/Co-op/Townhouse	# OF SALES	48	28	-41.7%
	SALES VOLUME	\$14,745,400	\$10,093,900	-31.5%
	MEDIAN PRICE	\$298,500	\$352,500	18.1%
	AVERAGE PRICE	\$307,196	\$360,496	17.4%
	AVERAGE DOM	30	27	-10.0%
	# OF CONTRACTS	55	31	-43.6%
	# NEW LISTINGS	62	35	-43.5%

Hillsborough

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Hillsdale Market Report

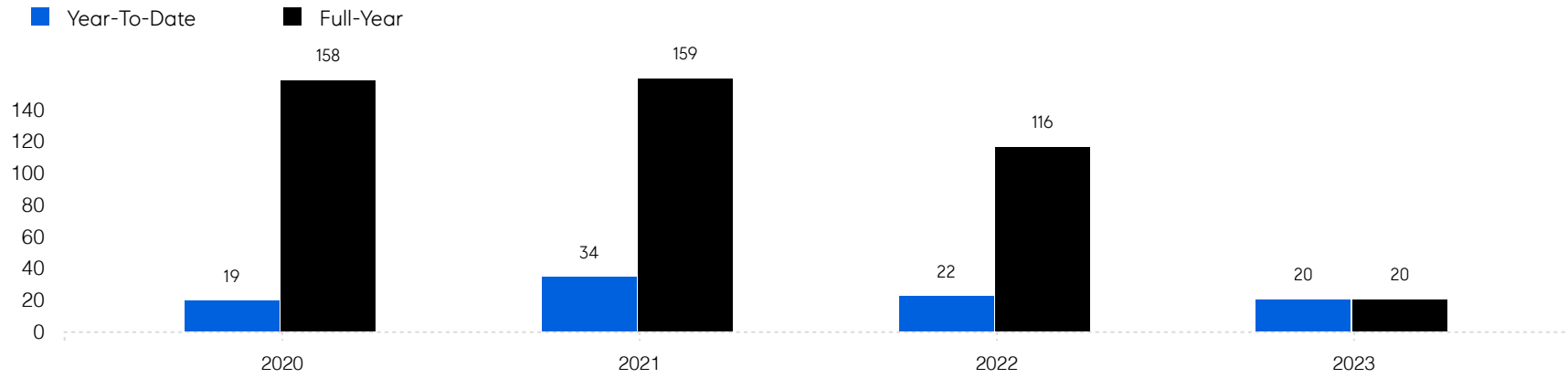
COMPASS

Hillsdale

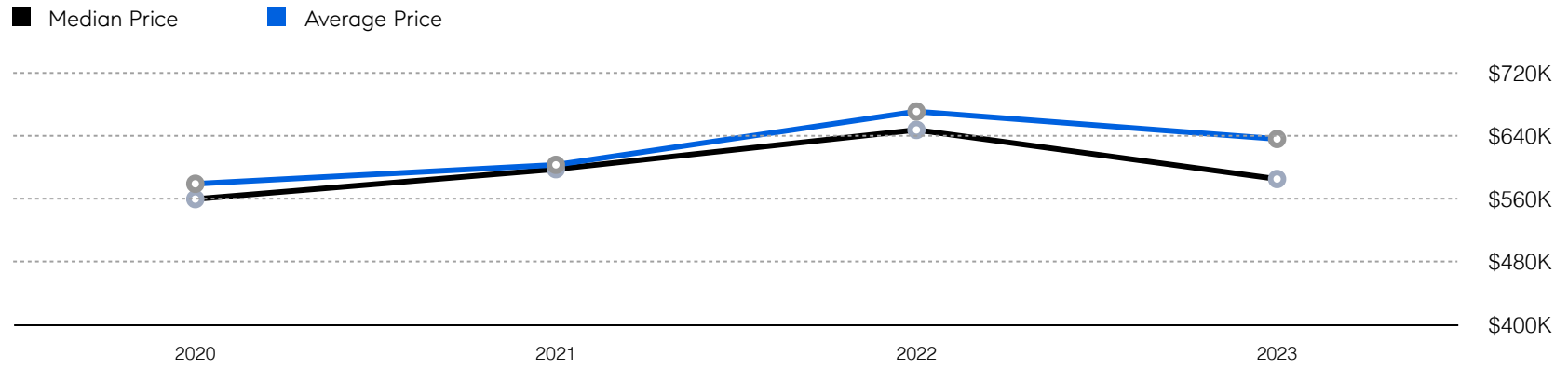
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	20	20	0.0%
	SALES VOLUME	\$12,079,000	\$12,719,500	5.3%
	MEDIAN PRICE	\$637,500	\$585,000	-8.2%
	AVERAGE PRICE	\$603,950	\$635,975	5.3%
	AVERAGE DOM	34	53	55.9%
	# OF CONTRACTS	30	22	-26.7%
	# NEW LISTINGS	36	18	-50.0%
Condo/Co-op/Townhouse	# OF SALES	2	0	0.0%
	SALES VOLUME	\$970,000	-	-
	MEDIAN PRICE	\$485,000	-	-
	AVERAGE PRICE	\$485,000	-	-
	AVERAGE DOM	63	-	-
	# OF CONTRACTS	2	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Hillsdale

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Hillside Market Report

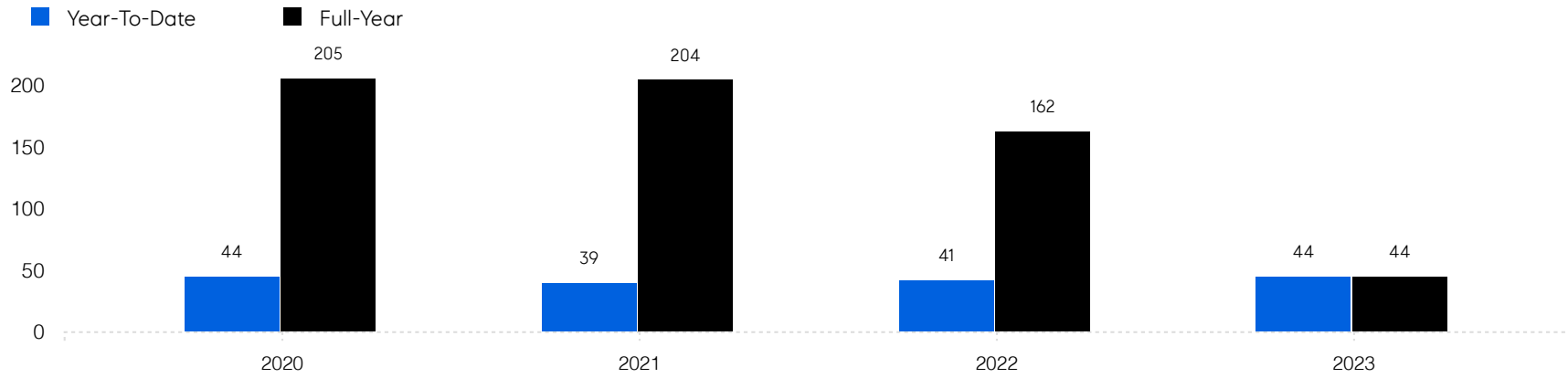
COMPASS

Hillside

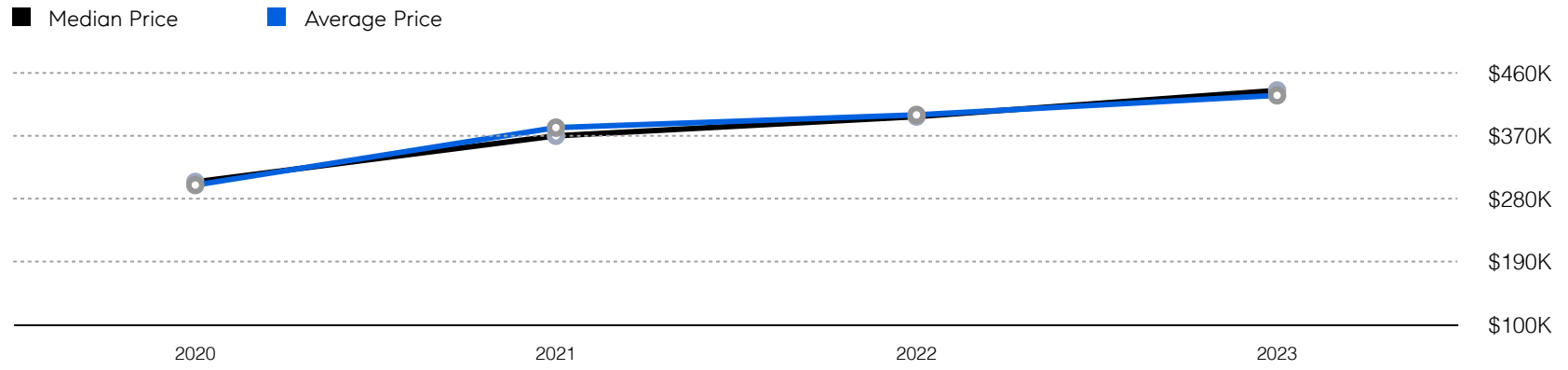
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	42	5.0%
	SALES VOLUME	\$15,526,500	\$18,410,200	18.6%
	MEDIAN PRICE	\$380,250	\$437,000	14.9%
	AVERAGE PRICE	\$388,163	\$438,338	12.9%
	AVERAGE DOM	55	39	-29.1%
	# OF CONTRACTS	35	51	45.7%
	# NEW LISTINGS	55	48	-12.7%
Condo/Co-op/Townhouse	# OF SALES	1	2	100.0%
	SALES VOLUME	\$299,900	\$419,000	39.7%
	MEDIAN PRICE	\$299,900	\$209,500	-30.1%
	AVERAGE PRICE	\$299,900	\$209,500	-30.1%
	AVERAGE DOM	102	53	-48.0%
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	2	0	0.0%

Hillside

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Ho-Ho-Kus Market Report

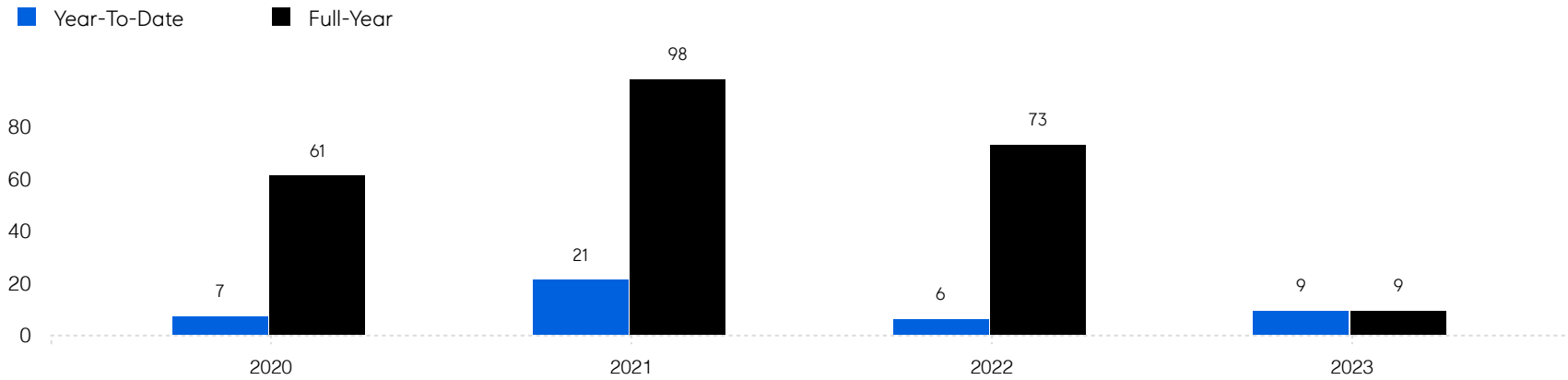
COMPASS

Ho-Ho-Kus

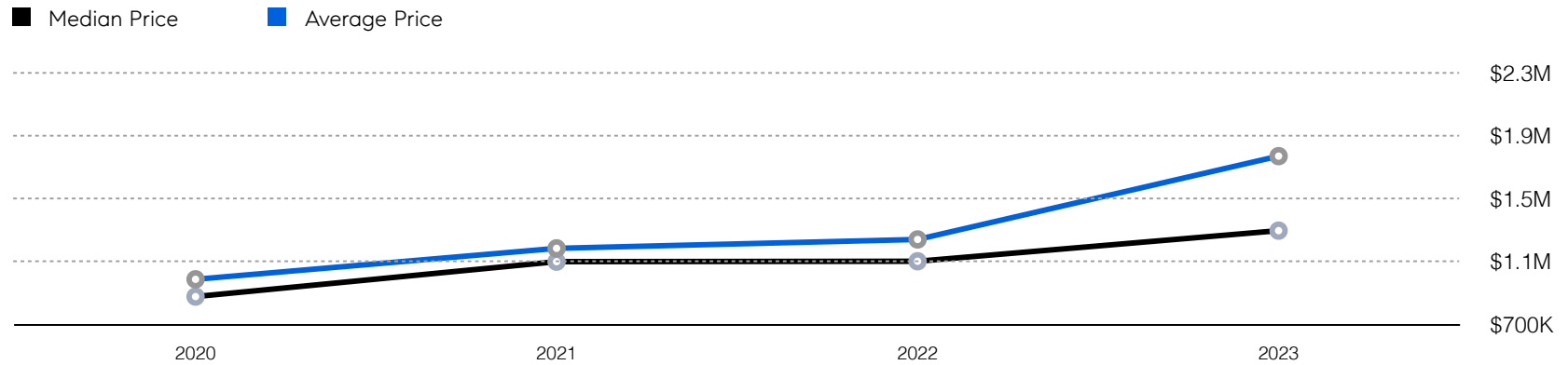
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	6	9	50.0%
	SALES VOLUME	\$8,068,000	\$15,927,750	97.4%
	MEDIAN PRICE	\$1,554,500	\$1,295,000	-16.7%
	AVERAGE PRICE	\$1,344,667	\$1,769,750	31.6%
	AVERAGE DOM	29	73	151.7%
	# OF CONTRACTS	18	14	-22.2%
	# NEW LISTINGS	25	15	-40.0%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Ho-Ho-Kus

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Hoboken Market Report

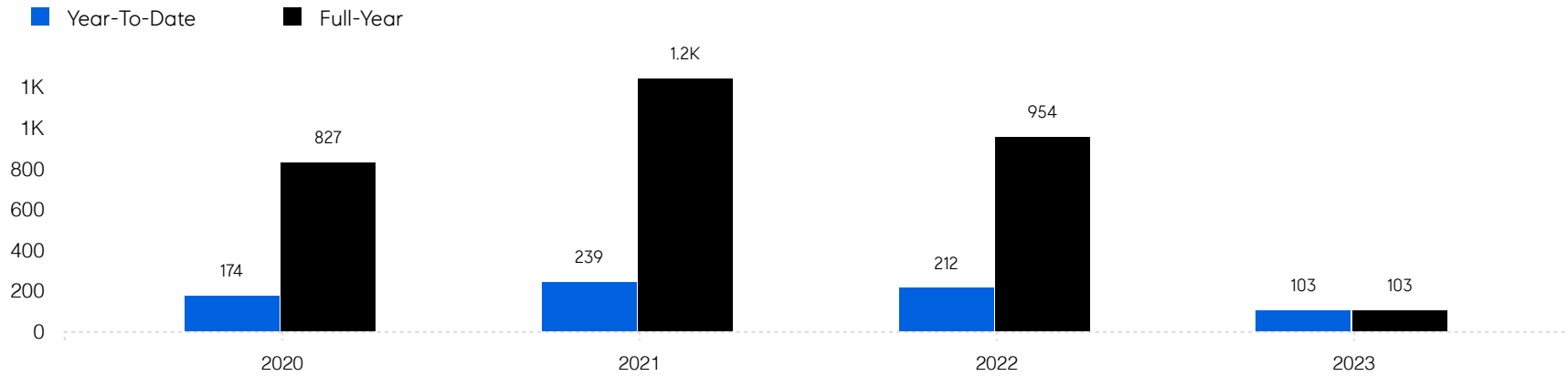
COMPASS

Hoboken

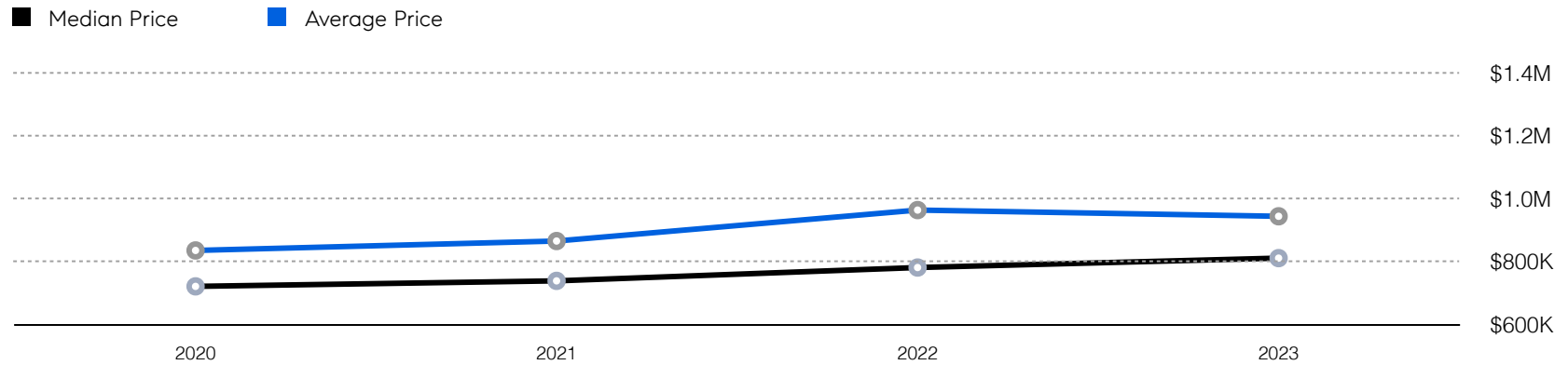
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	4	12	200.0%
	SALES VOLUME	\$8,644,000	\$22,060,000	155.2%
	MEDIAN PRICE	\$2,185,000	\$1,750,000	-19.9%
	AVERAGE PRICE	\$2,161,000	\$1,838,333	-14.9%
	AVERAGE DOM	19	51	168.4%
	# OF CONTRACTS	16	8	-50.0%
	# NEW LISTINGS	15	17	13.3%
Condo/Co-op/Townhouse	# OF SALES	208	91	-56.2%
	SALES VOLUME	\$184,960,505	\$75,094,311	-59.4%
	MEDIAN PRICE	\$737,000	\$770,000	4.5%
	AVERAGE PRICE	\$889,233	\$825,212	-7.2%
	AVERAGE DOM	38	39	2.6%
	# OF CONTRACTS	306	156	-49.0%
	# NEW LISTINGS	400	218	-45.5%

Hoboken

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Hopaccong Market Report

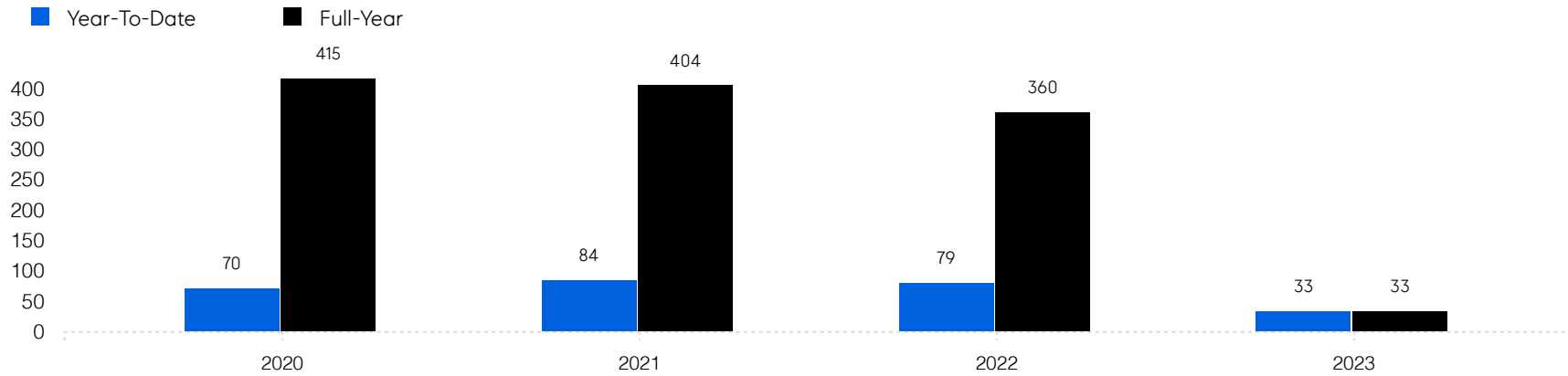
COMPASS

Hopatcong

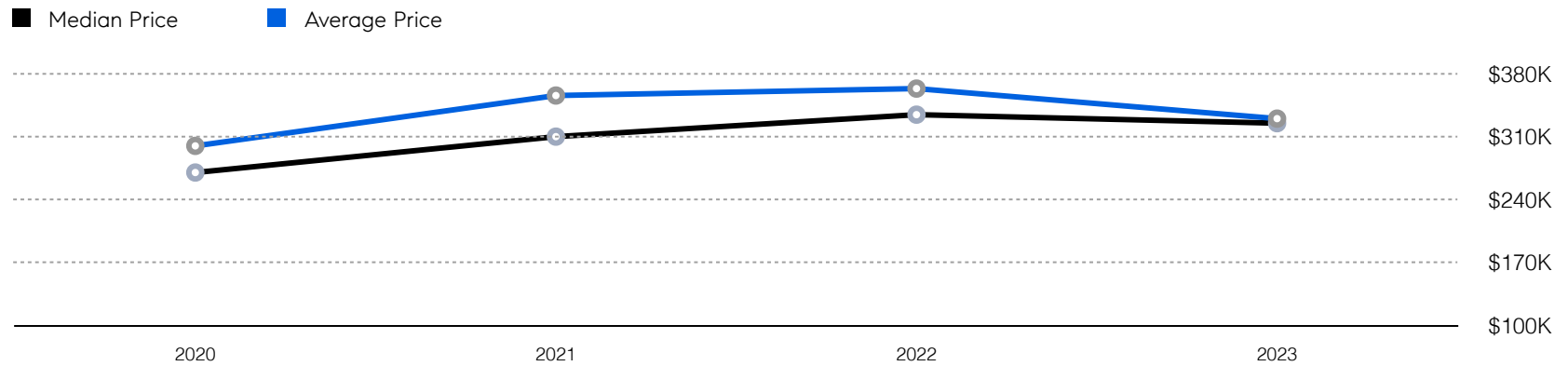
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	78	31	-60.3%
	SALES VOLUME	\$23,582,207	\$10,337,800	-56.2%
	MEDIAN PRICE	\$307,500	\$325,000	5.7%
	AVERAGE PRICE	\$302,336	\$333,477	10.3%
	AVERAGE DOM	39	46	17.9%
	# OF CONTRACTS	78	37	-52.6%
	# NEW LISTINGS	102	46	-54.9%
Condo/Co-op/Townhouse	# OF SALES	1	2	100.0%
	SALES VOLUME	\$600,000	\$555,000	-7.5%
	MEDIAN PRICE	\$600,000	\$277,500	-53.7%
	AVERAGE PRICE	\$600,000	\$277,500	-53.7%
	AVERAGE DOM	106	28	-73.6%
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	0	3	0.0%

Hopatcong

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Irvington Market Report

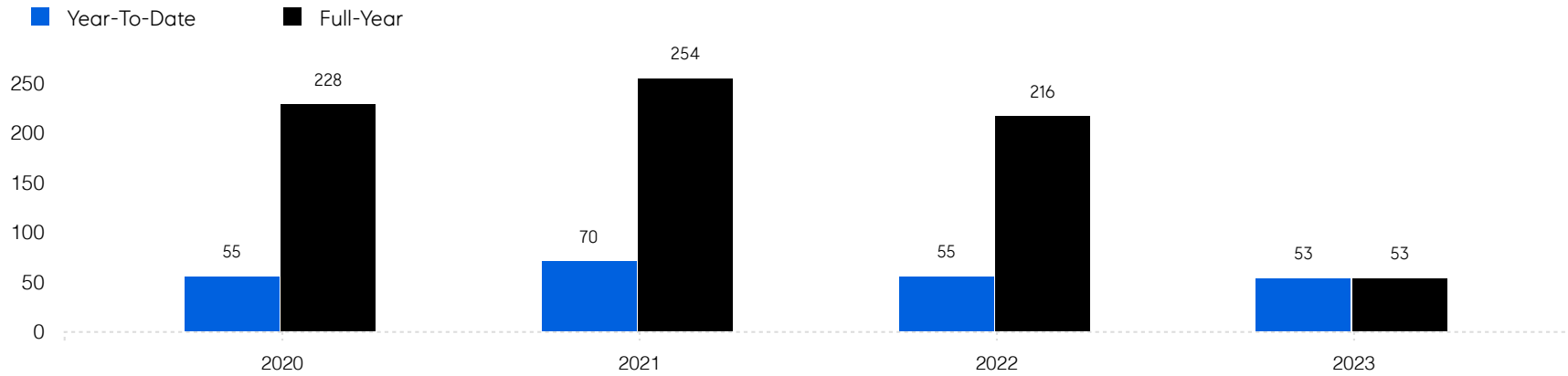
COMPASS

Irvington

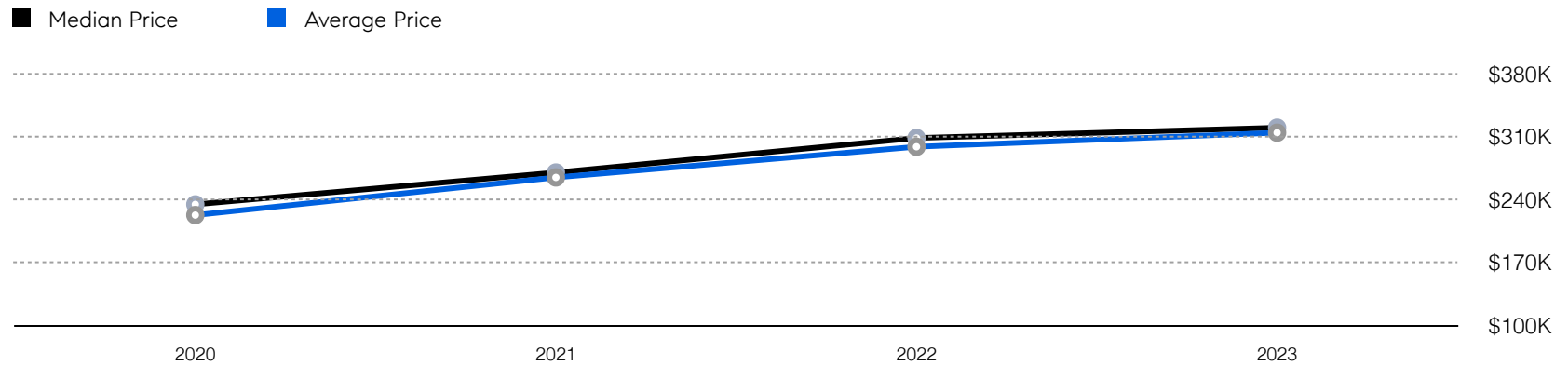
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	52	50	-3.8%
	SALES VOLUME	\$14,806,615	\$16,159,520	9.1%
	MEDIAN PRICE	\$290,000	\$322,500	11.2%
	AVERAGE PRICE	\$284,743	\$323,190	13.5%
	AVERAGE DOM	52	59	13.5%
	# OF CONTRACTS	57	78	36.8%
	# NEW LISTINGS	88	70	-20.5%
Condo/Co-op/Townhouse	# OF SALES	3	3	0.0%
	SALES VOLUME	\$532,000	\$504,000	-5.3%
	MEDIAN PRICE	\$165,000	\$209,000	26.7%
	AVERAGE PRICE	\$177,333	\$168,000	-5.3%
	AVERAGE DOM	38	109	186.8%
	# OF CONTRACTS	3	1	-66.7%
	# NEW LISTINGS	5	1	-80.0%

Irvington

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Jersey City Market Report

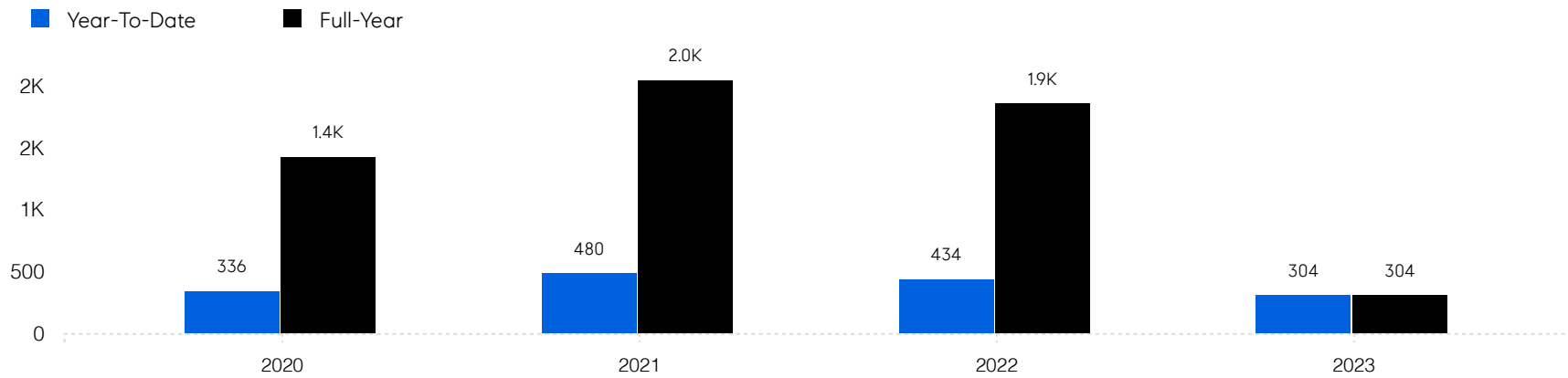
COMPASS

Jersey City

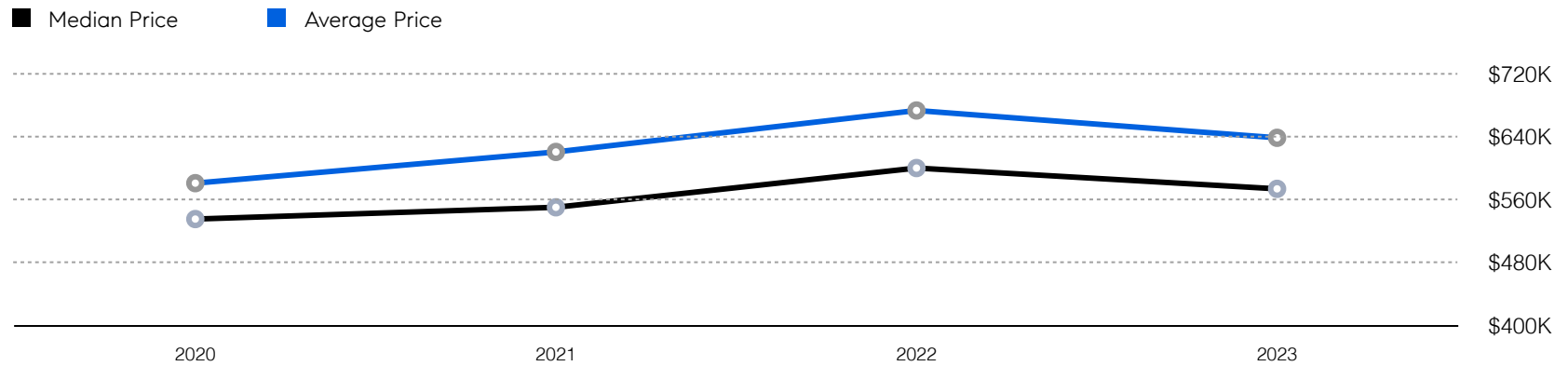
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	81	38	-53.1%
	SALES VOLUME	\$55,474,609	\$27,193,611	-51.0%
	MEDIAN PRICE	\$560,000	\$555,000	-0.9%
	AVERAGE PRICE	\$684,872	\$715,621	4.5%
	AVERAGE DOM	45	45	0.0%
	# OF CONTRACTS	80	58	-27.5%
	# NEW LISTINGS	125	104	-16.8%
Condo/Co-op/Townhouse	# OF SALES	353	266	-24.6%
	SALES VOLUME	\$228,950,800	\$166,915,786	-27.1%
	MEDIAN PRICE	\$590,000	\$588,750	-0.2%
	AVERAGE PRICE	\$648,586	\$627,503	-3.3%
	AVERAGE DOM	40	44	10.0%
	# OF CONTRACTS	504	363	-28.0%
	# NEW LISTINGS	825	574	-30.4%

Jersey City

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
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Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Kearny Market Report

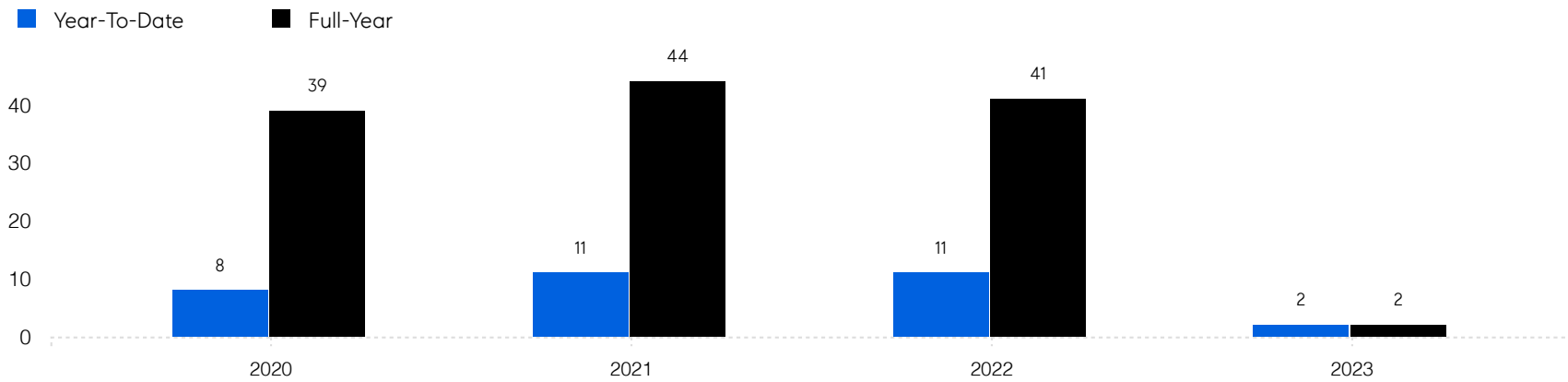
COMPASS

Kearny

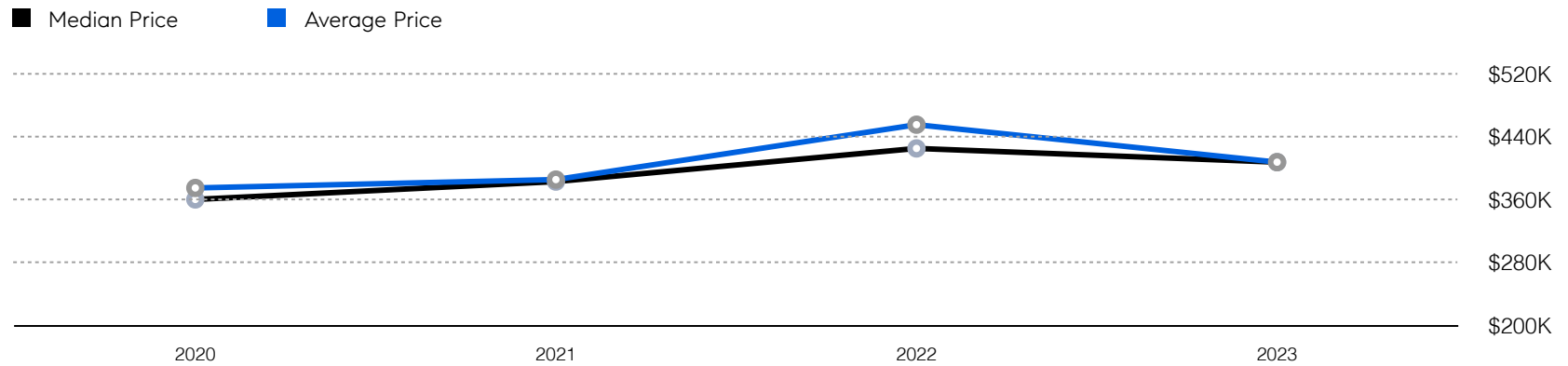
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	9	2	-77.8%
	SALES VOLUME	\$4,103,900	\$815,000	-80.1%
	MEDIAN PRICE	\$425,000	\$407,500	-4.1%
	AVERAGE PRICE	\$455,989	\$407,500	-10.6%
	AVERAGE DOM	41	3	-92.7%
	# OF CONTRACTS	7	3	-57.1%
	# NEW LISTINGS	12	6	-50.0%
Condo/Co-op/Townhouse	# OF SALES	2	0	0.0%
	SALES VOLUME	\$415,000	-	-
	MEDIAN PRICE	\$207,500	-	-
	AVERAGE PRICE	\$207,500	-	-
	AVERAGE DOM	40	-	-
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	1	1	0.0%

Kearny

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Kenilworth Market Report

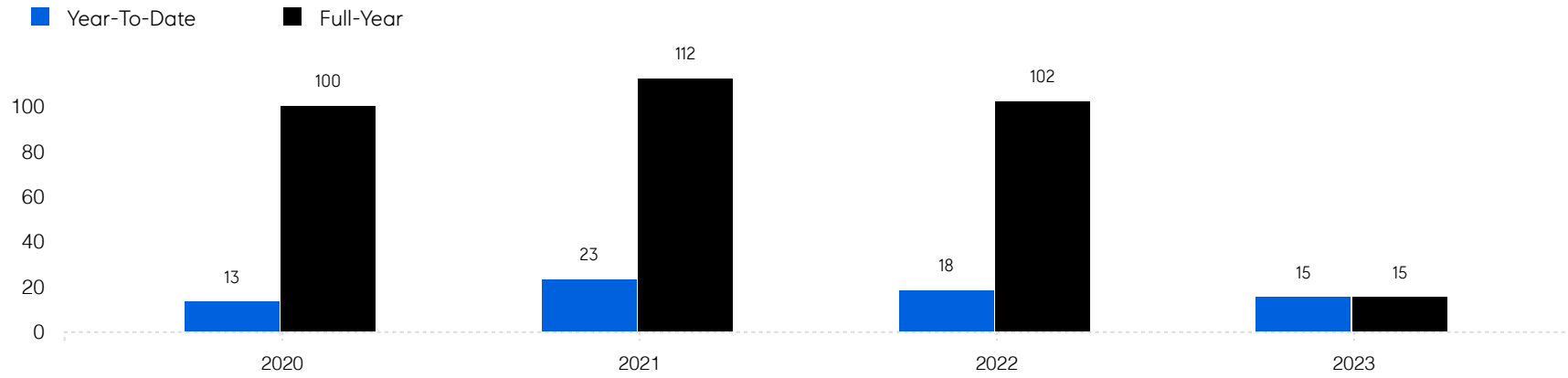
COMPASS

Kenilworth

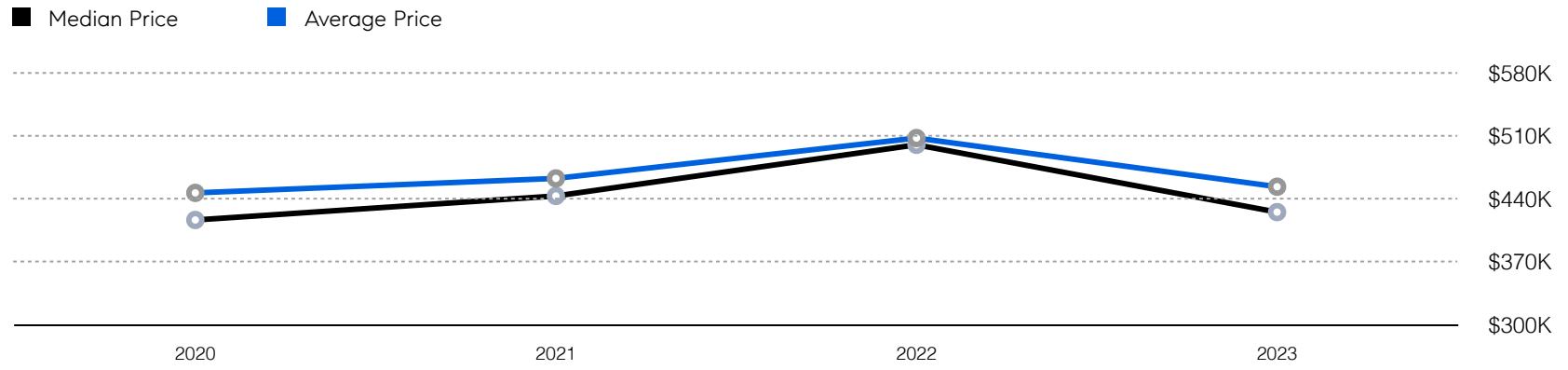
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	18	15	-16.7%
	SALES VOLUME	\$9,452,400	\$6,799,375	-28.1%
	MEDIAN PRICE	\$492,500	\$425,000	-13.7%
	AVERAGE PRICE	\$525,133	\$453,292	-13.7%
	AVERAGE DOM	38	55	44.7%
	# OF CONTRACTS	25	14	-44.0%
	# NEW LISTINGS	22	14	-36.4%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Kenilworth

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Kinneton Market Report

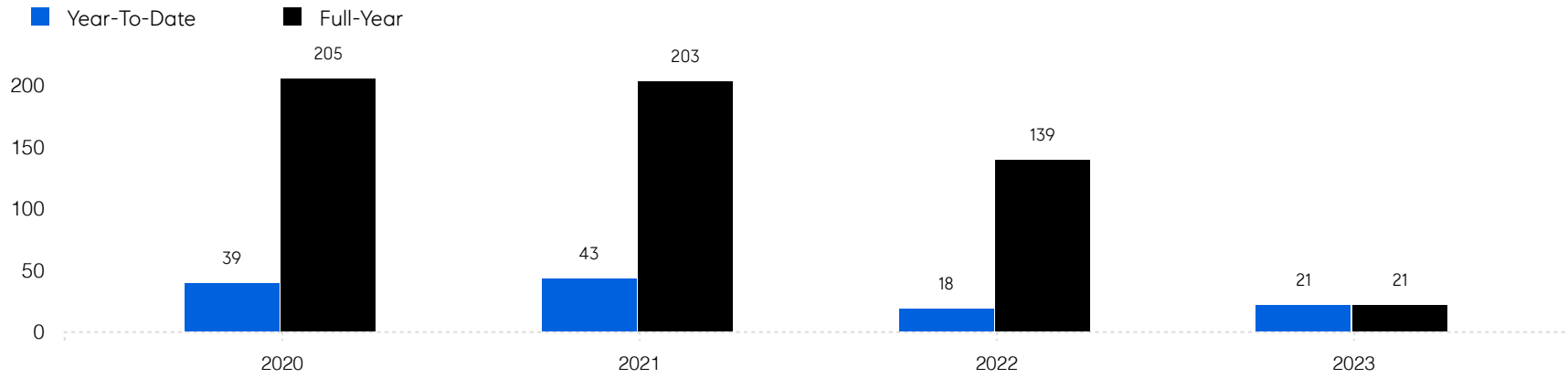
COMPASS

Kinnelon

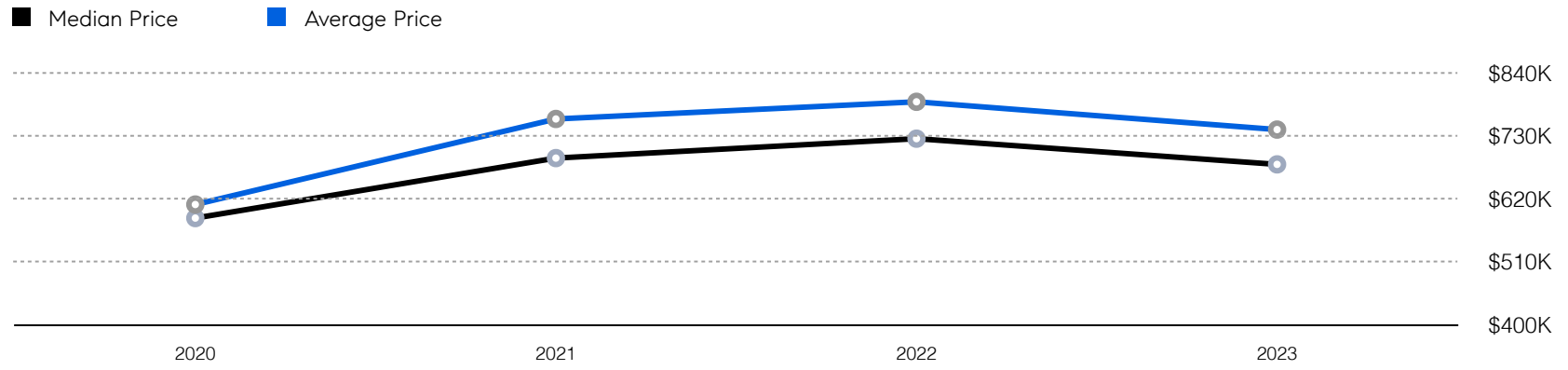
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	18	20	11.1%
	SALES VOLUME	\$13,392,678	\$15,214,000	13.6%
	MEDIAN PRICE	\$627,500	\$690,000	10.0%
	AVERAGE PRICE	\$744,038	\$760,700	2.2%
	AVERAGE DOM	56	76	35.7%
	# OF CONTRACTS	27	26	-3.7%
	# NEW LISTINGS	35	28	-20.0%
Condo/Co-op/Townhouse	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$345,000	-
	MEDIAN PRICE	-	\$345,000	-
	AVERAGE PRICE	-	\$345,000	-
	AVERAGE DOM	-	12	-
	# OF CONTRACTS	0	1	0.0%
	# NEW LISTINGS	0	1	0.0%

Kinnelon

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
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Q1 2023

Leonia Market Report

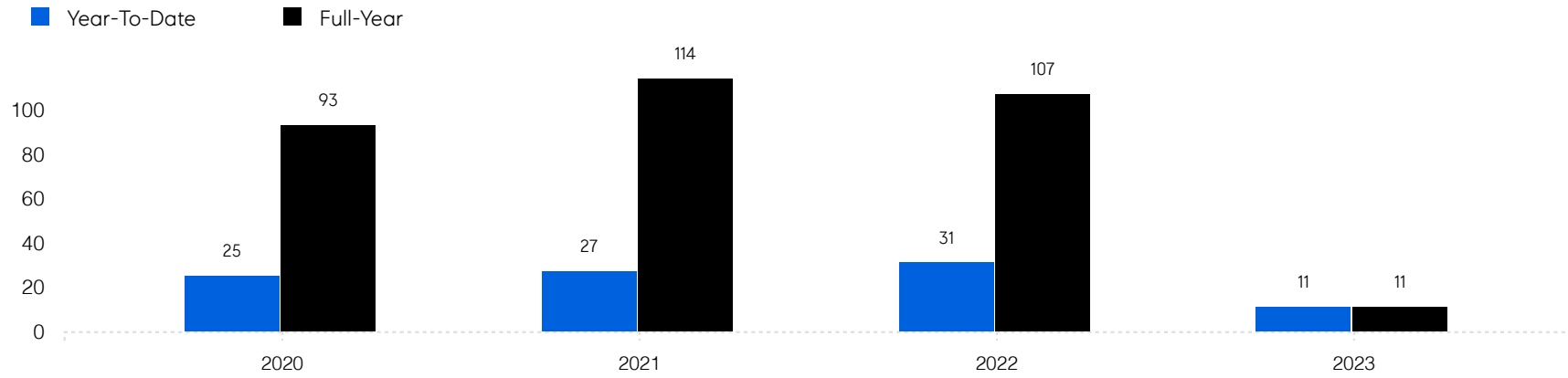
COMPASS

Leonia

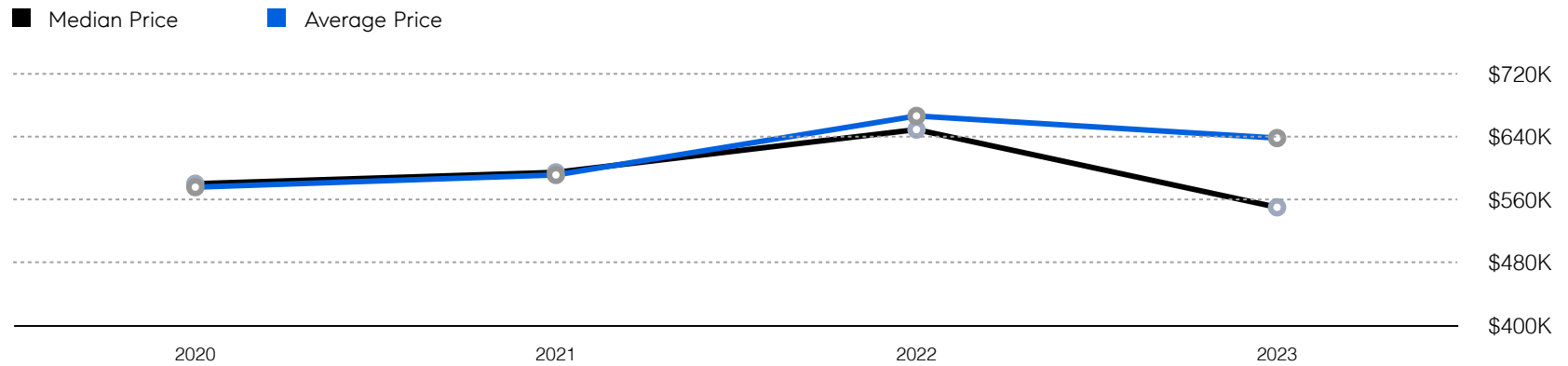
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	24	8	-66.7%
	SALES VOLUME	\$15,285,301	\$5,820,000	-61.9%
	MEDIAN PRICE	\$627,500	\$705,000	12.4%
	AVERAGE PRICE	\$636,888	\$727,500	14.2%
	AVERAGE DOM	64	51	-20.3%
	# OF CONTRACTS	16	11	-31.2%
	# NEW LISTINGS	13	12	-7.7%
Condo/Co-op/Townhouse	# OF SALES	7	3	-57.1%
	SALES VOLUME	\$2,389,000	\$1,200,000	-49.8%
	MEDIAN PRICE	\$325,000	\$360,000	10.8%
	AVERAGE PRICE	\$341,286	\$400,000	17.2%
	AVERAGE DOM	35	49	40.0%
	# OF CONTRACTS	5	3	-40.0%
	# NEW LISTINGS	3	2	-33.3%

Leonia

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Linden Market Report

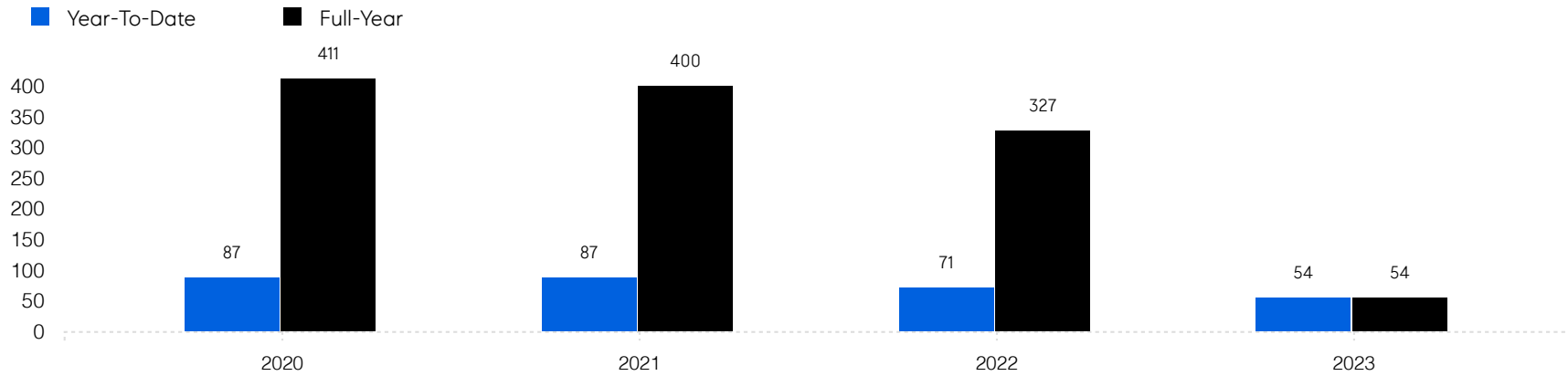
COMPASS

Linden

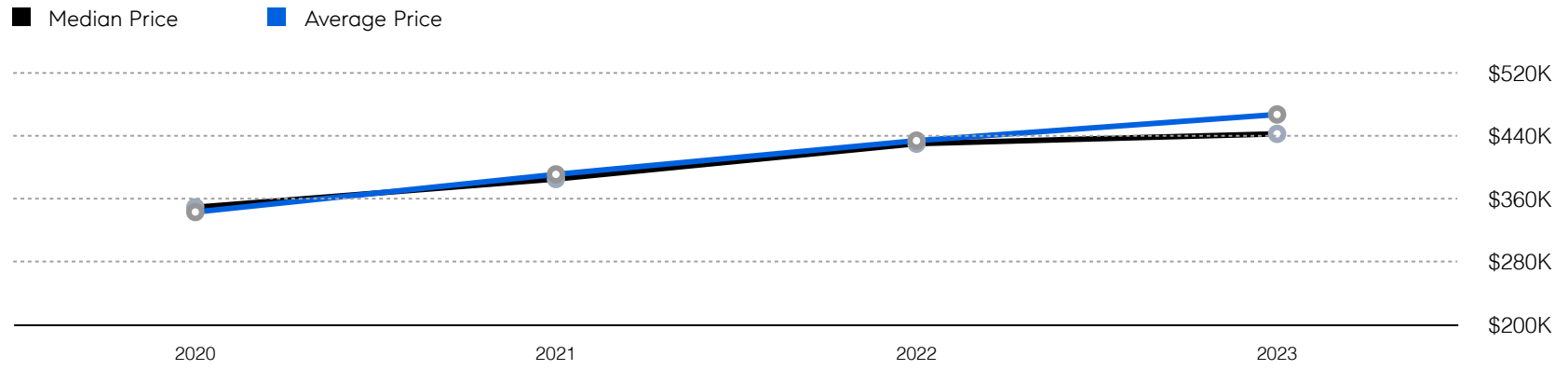
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	61	51	-16.4%
	SALES VOLUME	\$25,968,700	\$24,431,500	-5.9%
	MEDIAN PRICE	\$415,000	\$465,000	12.0%
	AVERAGE PRICE	\$425,716	\$479,049	12.5%
	AVERAGE DOM	38	50	31.6%
	# OF CONTRACTS	67	57	-14.9%
	# NEW LISTINGS	80	73	-8.7%
Condo/Co-op/Townhouse	# OF SALES	10	3	-70.0%
	SALES VOLUME	\$1,959,000	\$795,000	-59.4%
	MEDIAN PRICE	\$181,500	\$286,000	57.6%
	AVERAGE PRICE	\$195,900	\$265,000	35.3%
	AVERAGE DOM	71	60	-15.5%
	# OF CONTRACTS	9	3	-66.7%
	# NEW LISTINGS	8	5	-37.5%

Linden

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Little Ferry Market Report

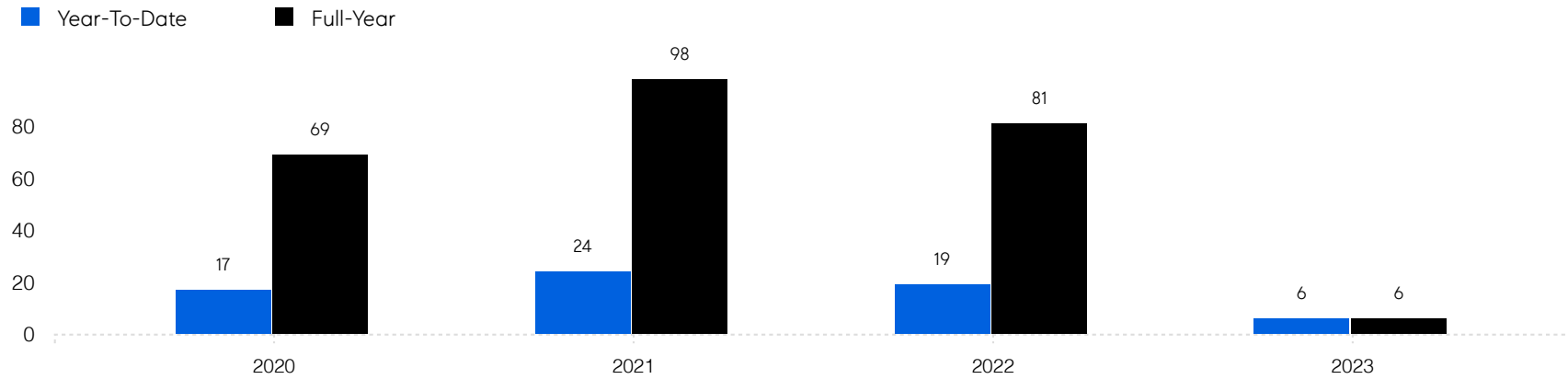
COMPASS

Little Ferry

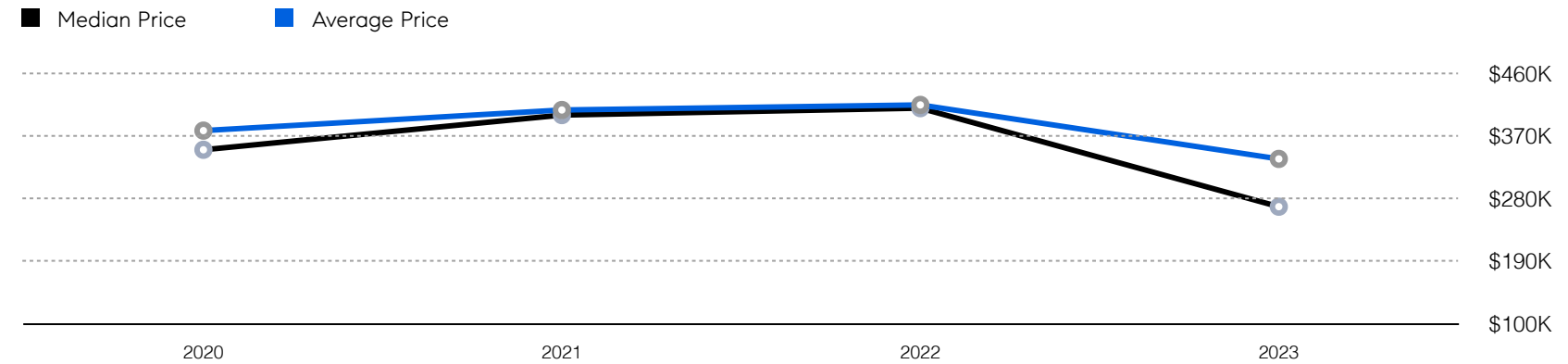
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	11	3	-72.7%
	SALES VOLUME	\$5,130,000	\$1,260,000	-75.4%
	MEDIAN PRICE	\$410,000	\$455,000	11.0%
	AVERAGE PRICE	\$466,364	\$420,000	-9.9%
	AVERAGE DOM	45	73	62.2%
	# OF CONTRACTS	14	8	-42.9%
	# NEW LISTINGS	6	10	66.7%
Condo/Co-op/Townhouse	# OF SALES	8	3	-62.5%
	SALES VOLUME	\$2,189,499	\$761,000	-65.2%
	MEDIAN PRICE	\$260,000	\$255,000	-1.9%
	AVERAGE PRICE	\$273,687	\$253,667	-7.3%
	AVERAGE DOM	31	65	109.7%
	# OF CONTRACTS	5	3	-40.0%
	# NEW LISTINGS	7	0	0.0%

Little Ferry

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Livingston Market Report

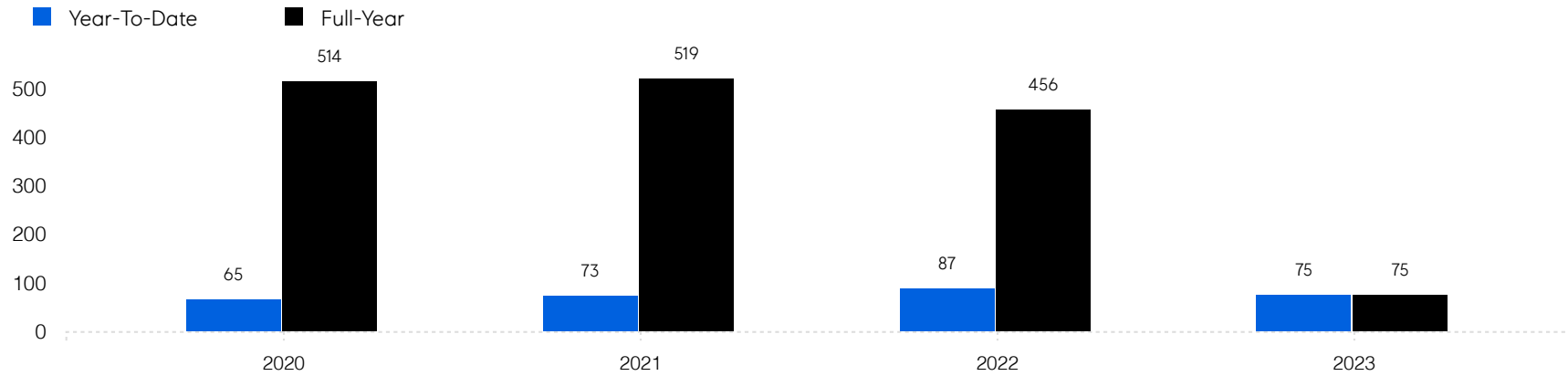
COMPASS

Livingston

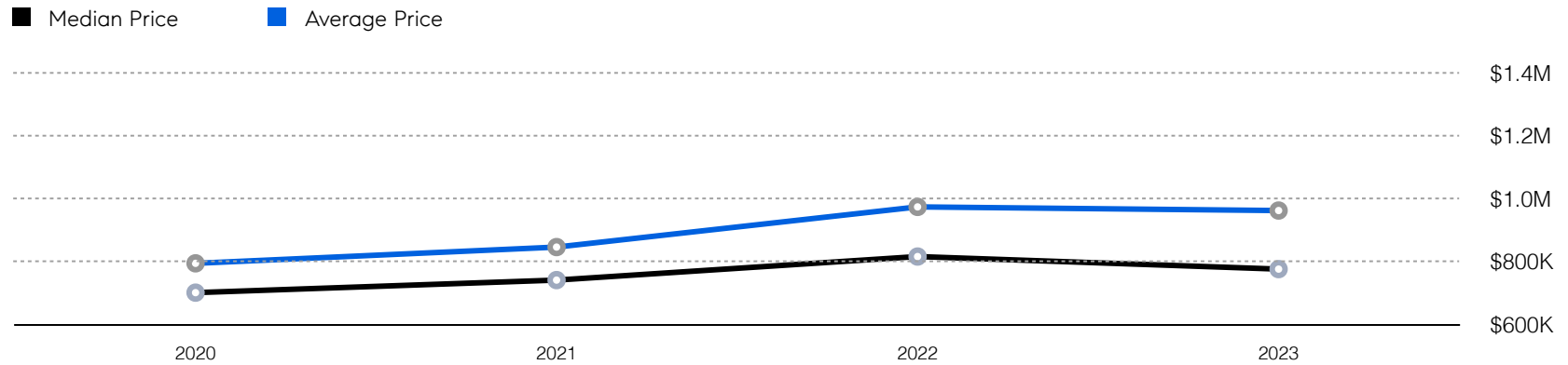
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	81	66	-18.5%
	SALES VOLUME	\$86,556,083	\$66,034,990	-23.7%
	MEDIAN PRICE	\$830,000	\$842,500	1.5%
	AVERAGE PRICE	\$1,068,594	\$1,000,530	-6.4%
	AVERAGE DOM	35	35	0.0%
	# OF CONTRACTS	98	115	17.3%
	# NEW LISTINGS	120	92	-23.3%
Condo/Co-op/Townhouse	# OF SALES	6	9	50.0%
	SALES VOLUME	\$3,818,000	\$6,081,000	59.3%
	MEDIAN PRICE	\$660,000	\$705,000	6.8%
	AVERAGE PRICE	\$636,333	\$675,667	6.2%
	AVERAGE DOM	16	21	31.3%
	# OF CONTRACTS	14	15	7.1%
	# NEW LISTINGS	21	12	-42.9%

Livingston

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Lodi Market Report

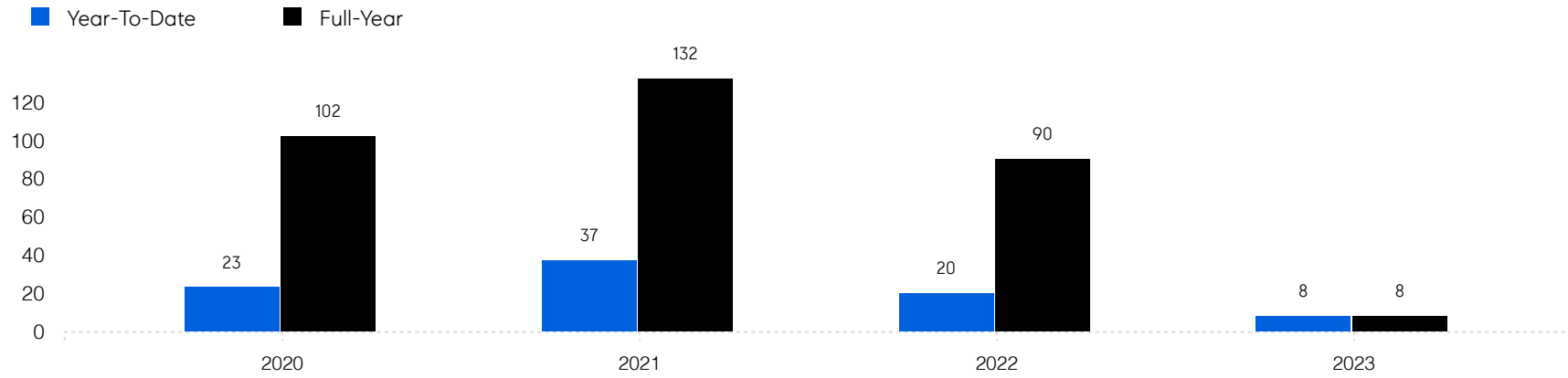
COMPASS

Lodi

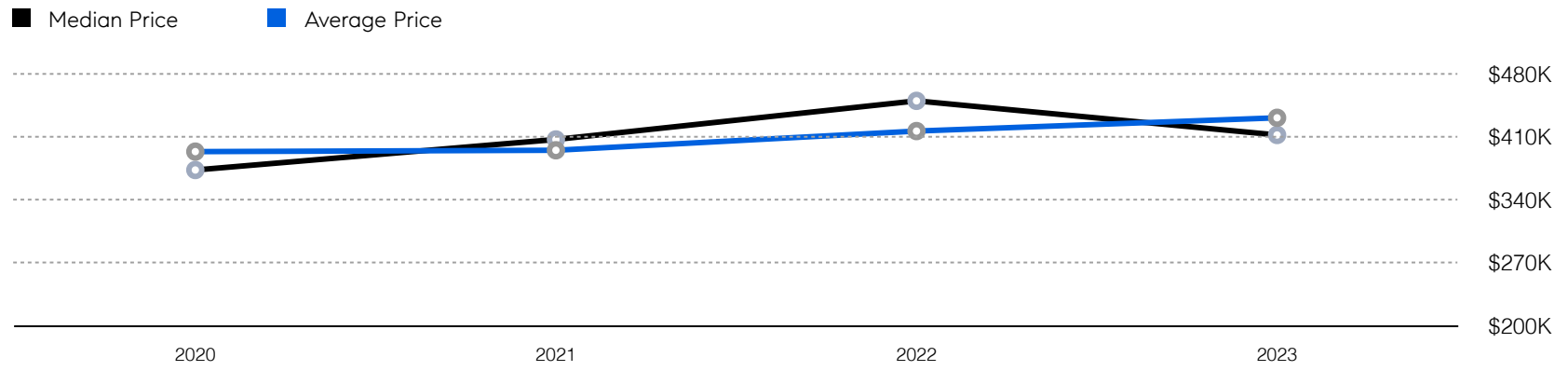
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	7	-53.3%
	SALES VOLUME	\$6,945,177	\$3,109,000	-55.2%
	MEDIAN PRICE	\$465,000	\$425,000	-8.6%
	AVERAGE PRICE	\$463,012	\$444,143	-4.1%
	AVERAGE DOM	37	62	67.6%
	# OF CONTRACTS	23	8	-65.2%
	# NEW LISTINGS	17	11	-35.3%
Condo/Co-op/Townhouse	# OF SALES	5	1	-80.0%
	SALES VOLUME	\$1,007,000	\$340,000	-66.2%
	MEDIAN PRICE	\$162,000	\$340,000	109.9%
	AVERAGE PRICE	\$201,400	\$340,000	68.8%
	AVERAGE DOM	23	28	21.7%
	# OF CONTRACTS	4	4	0.0%
	# NEW LISTINGS	8	4	-50.0%

Lodi

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Long Hill Market Report

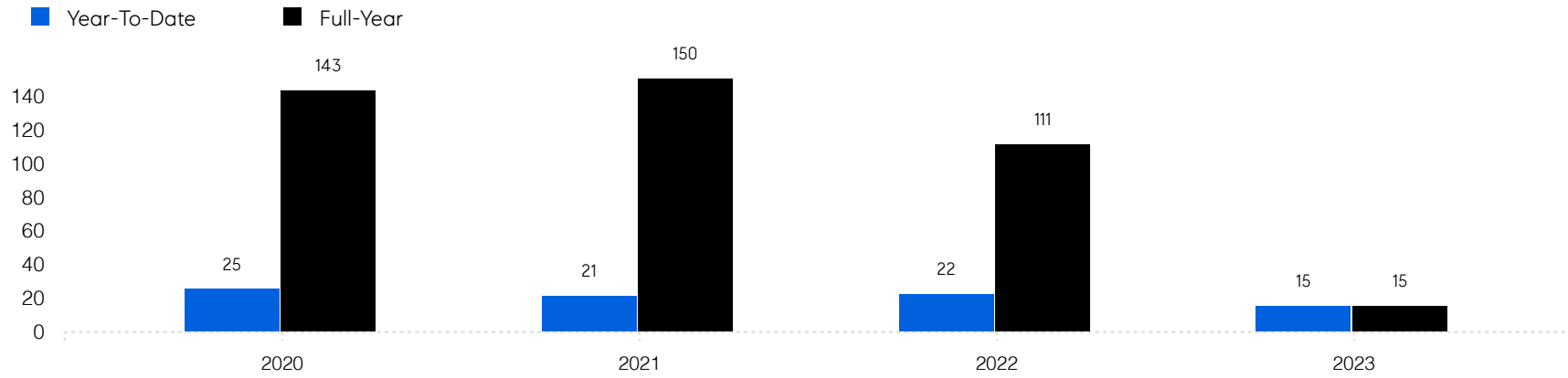
COMPASS

Long Hill

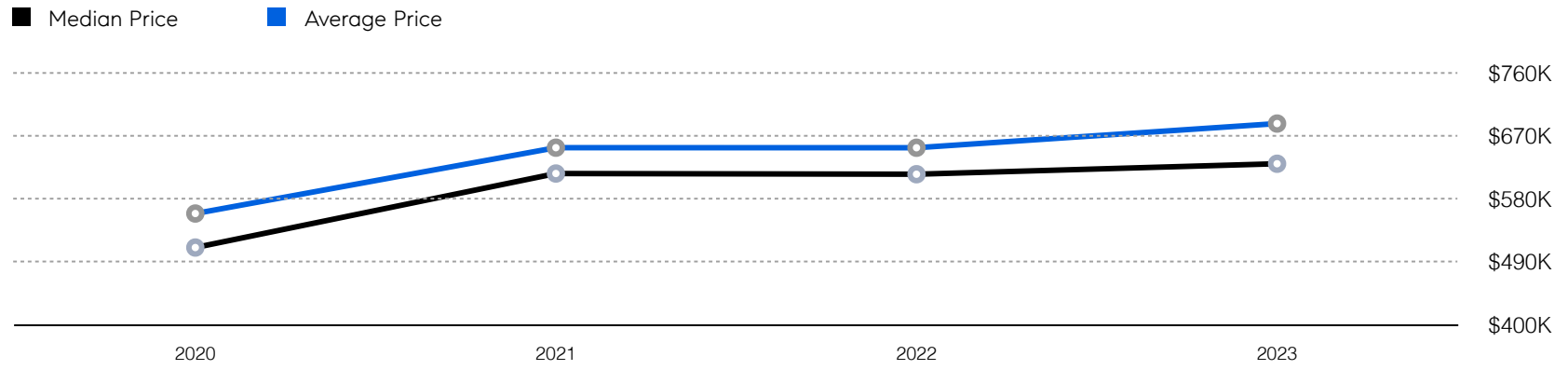
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	21	13	-38.1%
	SALES VOLUME	\$13,623,500	\$9,273,000	-31.9%
	MEDIAN PRICE	\$620,000	\$650,000	4.8%
	AVERAGE PRICE	\$648,738	\$713,308	10.0%
	AVERAGE DOM	32	44	37.5%
	# OF CONTRACTS	23	19	-17.4%
	# NEW LISTINGS	26	20	-23.1%
Condo/Co-op/Townhouse	# OF SALES	1	2	100.0%
	SALES VOLUME	\$339,000	\$1,040,000	206.8%
	MEDIAN PRICE	\$339,000	\$520,000	53.4%
	AVERAGE PRICE	\$339,000	\$520,000	53.4%
	AVERAGE DOM	74	31	-58.1%
	# OF CONTRACTS	2	4	100.0%
	# NEW LISTINGS	2	4	100.0%

Long Hill

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Lyndhurst Market Report

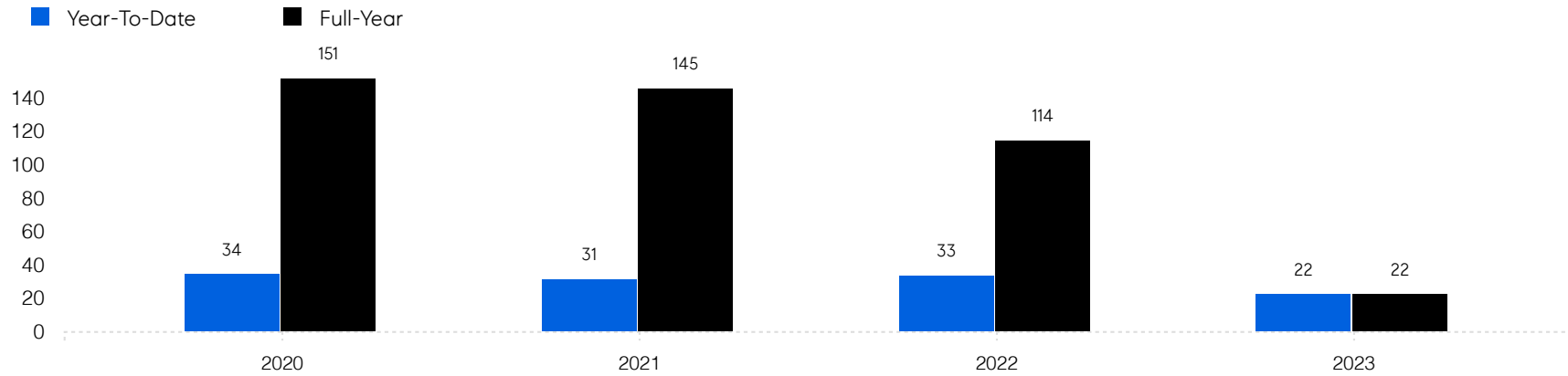
COMPASS

Lyndhurst

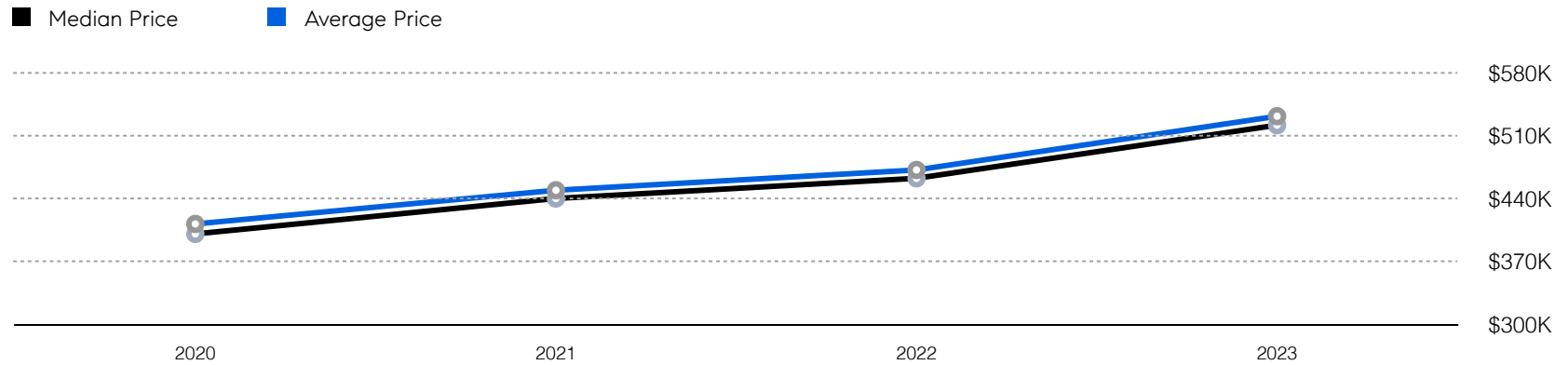
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	27	19	-29.6%
	SALES VOLUME	\$13,707,180	\$10,632,500	-22.4%
	MEDIAN PRICE	\$459,000	\$540,000	17.6%
	AVERAGE PRICE	\$507,673	\$559,605	10.2%
	AVERAGE DOM	33	32	-3.0%
	# OF CONTRACTS	36	26	-27.8%
	# NEW LISTINGS	40	20	-50.0%
Condo/Co-op/Townhouse	# OF SALES	6	3	-50.0%
	SALES VOLUME	\$1,657,000	\$1,065,000	-35.7%
	MEDIAN PRICE	\$270,000	\$315,000	16.7%
	AVERAGE PRICE	\$276,167	\$355,000	28.5%
	AVERAGE DOM	61	39	-36.1%
	# OF CONTRACTS	9	4	-55.6%
	# NEW LISTINGS	2	3	50.0%

Lyndhurst

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Madison Market Report

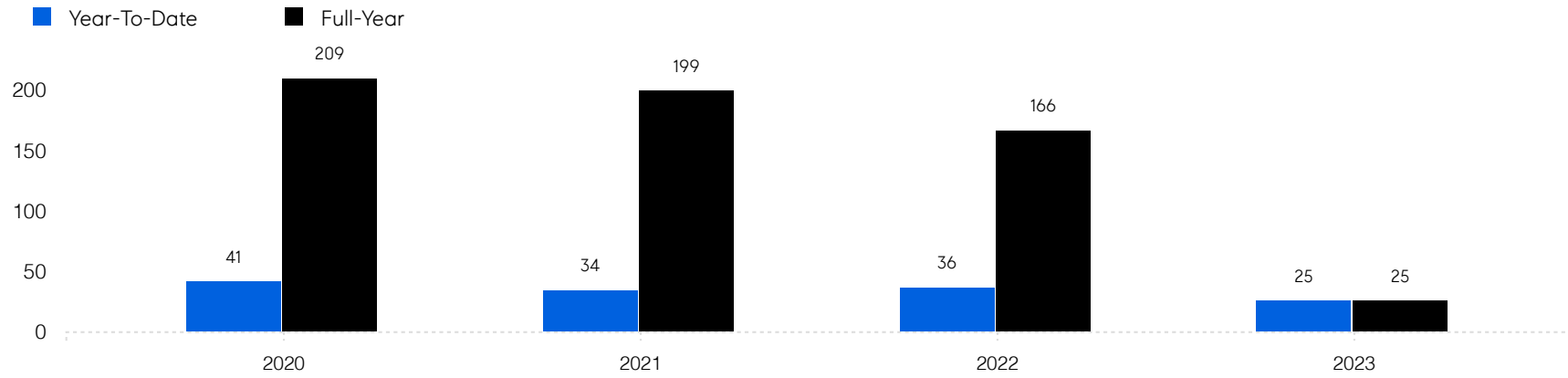
COMPASS

Madison

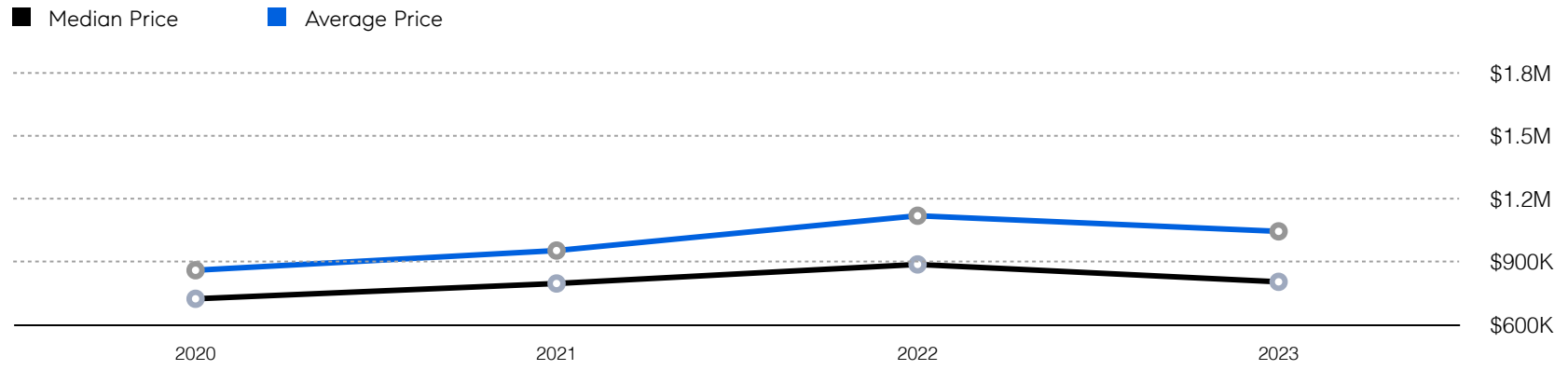
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	32	17	-46.9%
	SALES VOLUME	\$35,782,899	\$21,990,000	-38.5%
	MEDIAN PRICE	\$842,500	\$1,150,000	36.5%
	AVERAGE PRICE	\$1,118,216	\$1,293,529	15.7%
	AVERAGE DOM	24	36	50.0%
	# OF CONTRACTS	45	34	-24.4%
	# NEW LISTINGS	48	47	-2.1%
Condo/Co-op/Townhouse	# OF SALES	4	8	100.0%
	SALES VOLUME	\$3,040,000	\$4,106,900	35.1%
	MEDIAN PRICE	\$756,000	\$470,000	-37.8%
	AVERAGE PRICE	\$760,000	\$513,363	-32.5%
	AVERAGE DOM	16	31	93.8%
	# OF CONTRACTS	8	12	50.0%
	# NEW LISTINGS	11	15	36.4%

Madison

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Mahwah Market Report

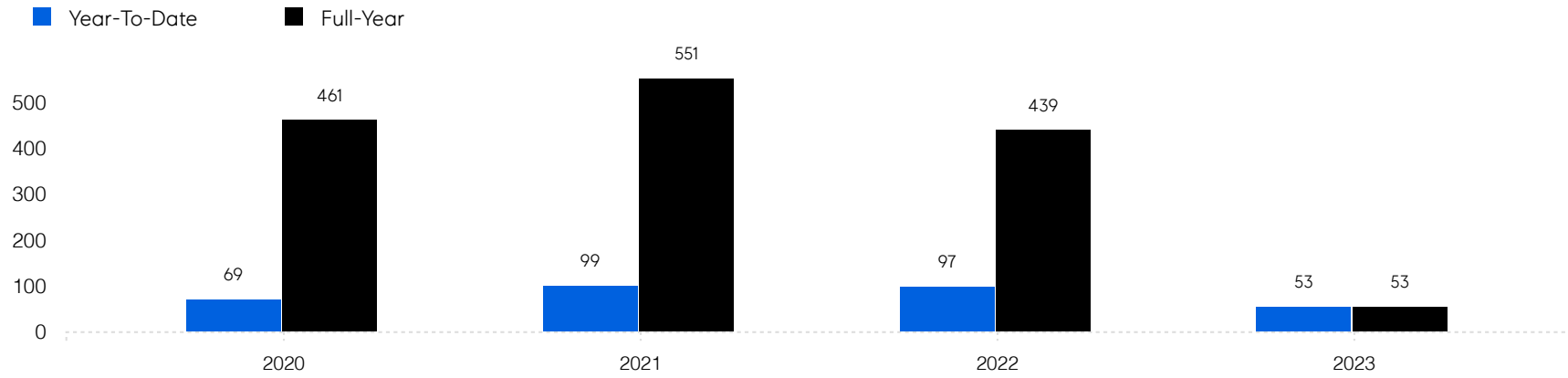
COMPASS

Mahwah

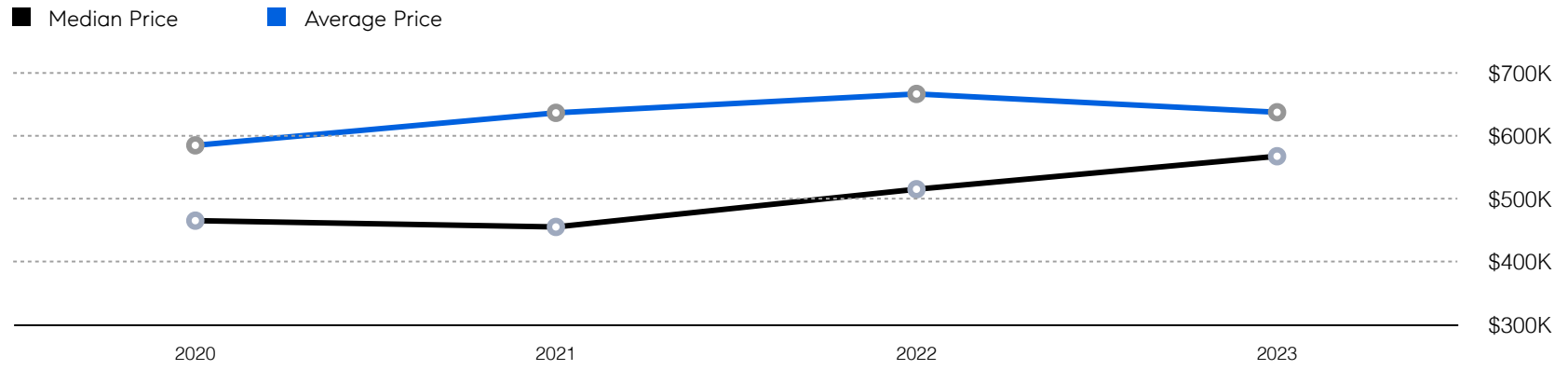
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	30	20	-33.3%
	SALES VOLUME	\$33,837,500	\$18,164,400	-46.3%
	MEDIAN PRICE	\$1,068,500	\$753,000	-29.5%
	AVERAGE PRICE	\$1,127,917	\$908,220	-19.5%
	AVERAGE DOM	65	60	-7.7%
	# OF CONTRACTS	40	27	-32.5%
	# NEW LISTINGS	53	32	-39.6%
Condo/Co-op/Townhouse	# OF SALES	67	33	-50.7%
	SALES VOLUME	\$28,642,399	\$15,622,327	-45.5%
	MEDIAN PRICE	\$399,100	\$431,800	8.2%
	AVERAGE PRICE	\$427,498	\$473,404	10.7%
	AVERAGE DOM	41	33	-19.5%
	# OF CONTRACTS	66	39	-40.9%
	# NEW LISTINGS	59	36	-39.0%

Mahwah

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Mantoloking Market Report

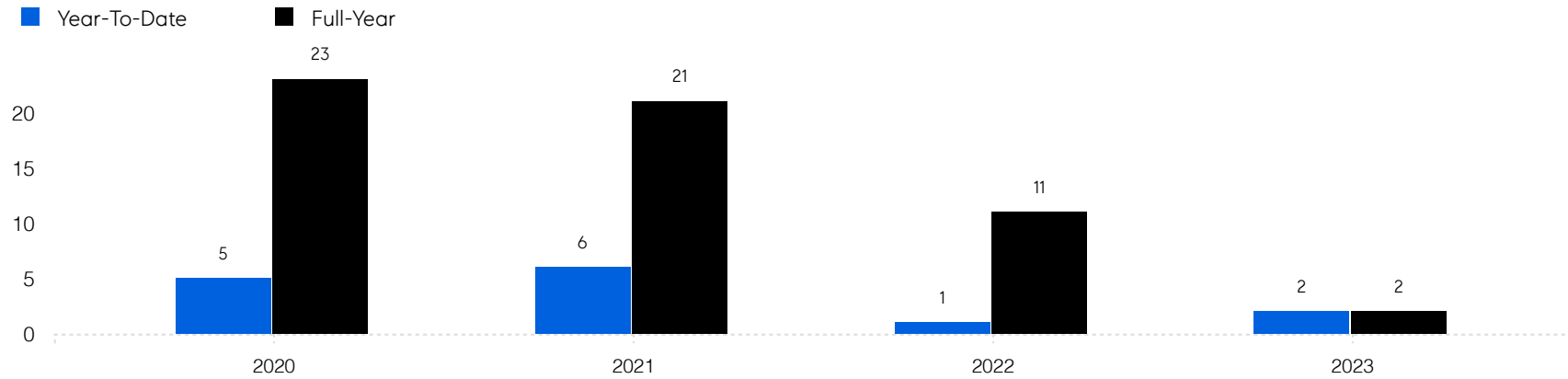
COMPASS

Mantoloking

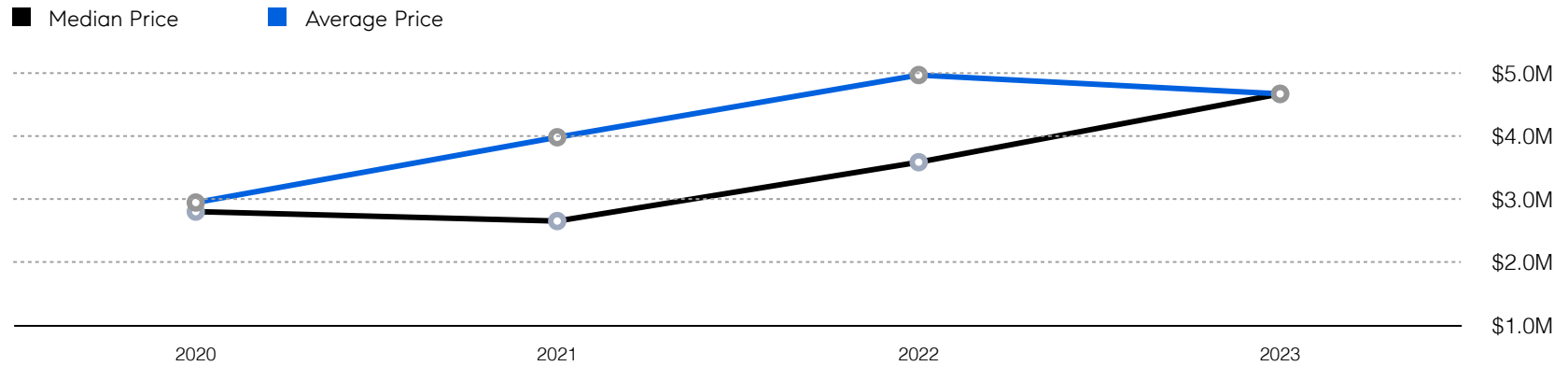
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	1	2	100.0%
	SALES VOLUME	\$2,500,000	\$9,340,000	273.6%
	MEDIAN PRICE	\$2,500,000	\$4,670,000	86.8%
	AVERAGE PRICE	\$2,500,000	\$4,670,000	86.8%
	AVERAGE DOM	59	96	62.7%
	# OF CONTRACTS	1	3	200.0%
	# NEW LISTINGS	6	6	0.0%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Mantoloking

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Maplewood Market Report

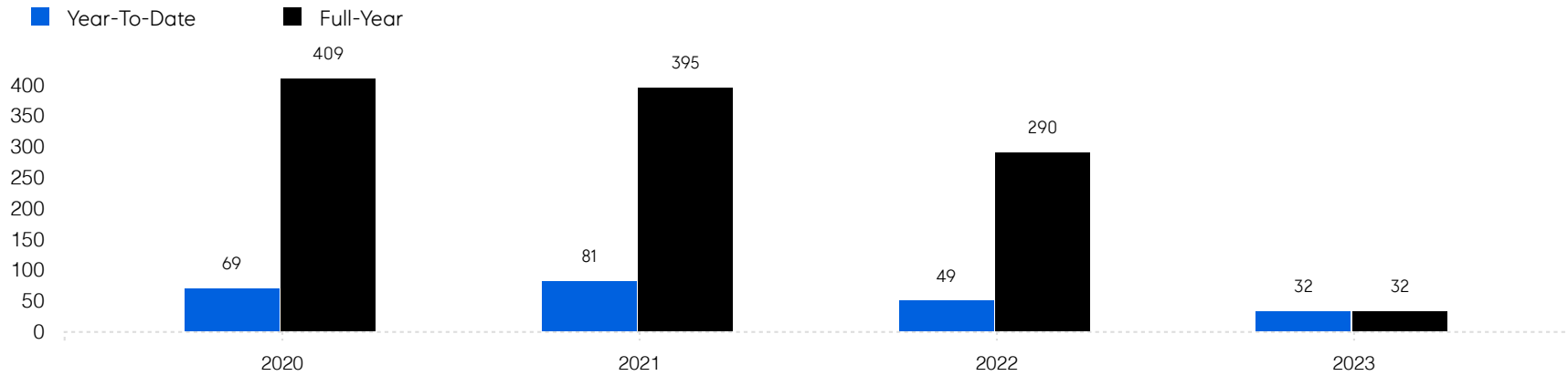
COMPASS

Maplewood

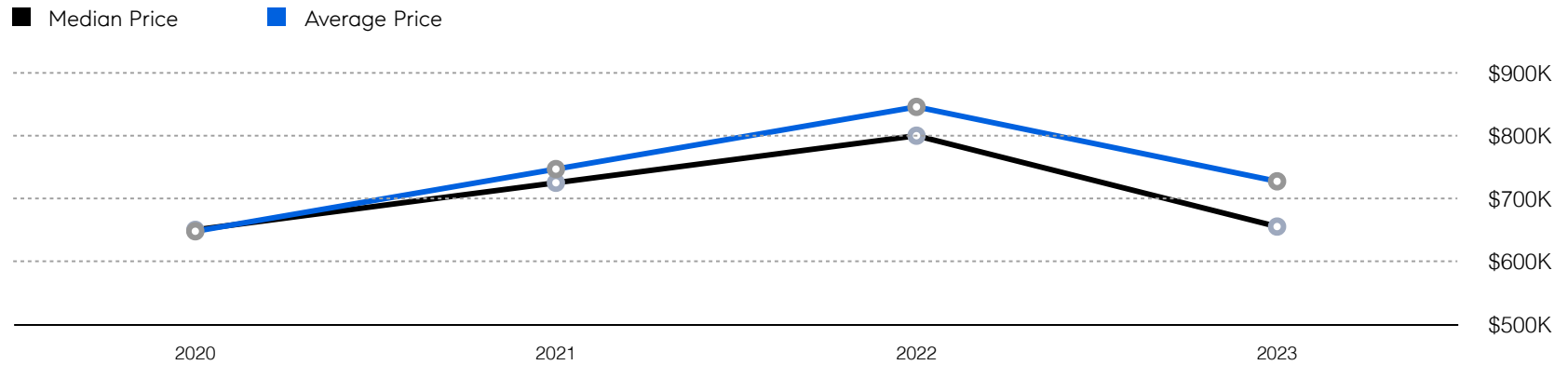
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	28	-30.0%
	SALES VOLUME	\$34,653,593	\$21,882,798	-36.9%
	MEDIAN PRICE	\$817,500	\$685,000	-16.2%
	AVERAGE PRICE	\$866,340	\$781,529	-9.8%
	AVERAGE DOM	19	36	89.5%
	# OF CONTRACTS	75	50	-33.3%
	# NEW LISTINGS	93	61	-34.4%
Condo/Co-op/Townhouse	# OF SALES	9	4	-55.6%
	SALES VOLUME	\$3,098,500	\$1,391,900	-55.1%
	MEDIAN PRICE	\$290,000	\$369,950	27.6%
	AVERAGE PRICE	\$344,278	\$347,975	1.1%
	AVERAGE DOM	96	43	-55.2%
	# OF CONTRACTS	9	3	-66.7%
	# NEW LISTINGS	9	11	22.2%

Maplewood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Maywood Market Report

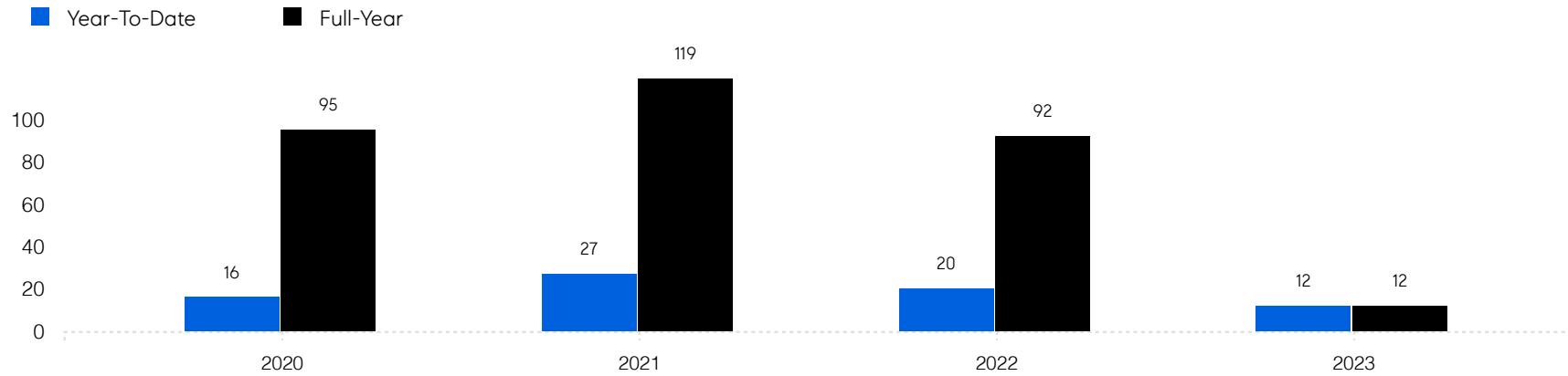
COMPASS

Maywood

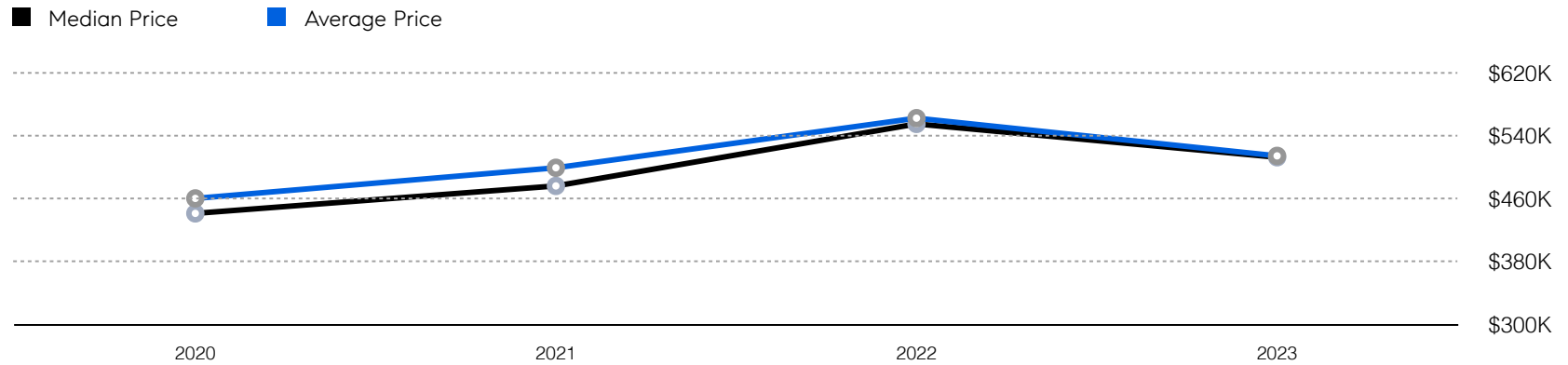
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	20	12	-40.0%
	SALES VOLUME	\$10,738,033	\$6,171,400	-42.5%
	MEDIAN PRICE	\$547,500	\$512,500	-6.4%
	AVERAGE PRICE	\$536,902	\$514,283	-4.2%
	AVERAGE DOM	38	35	-7.9%
	# OF CONTRACTS	19	17	-10.5%
	# NEW LISTINGS	23	14	-39.1%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Maywood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Mendham Borough Market Report

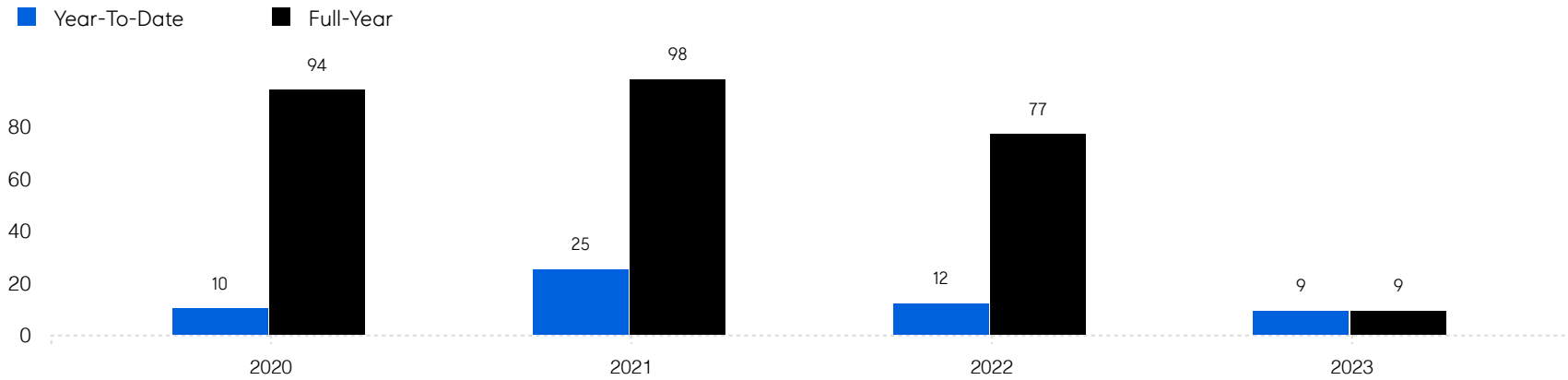
COMPASS

Mendham Borough

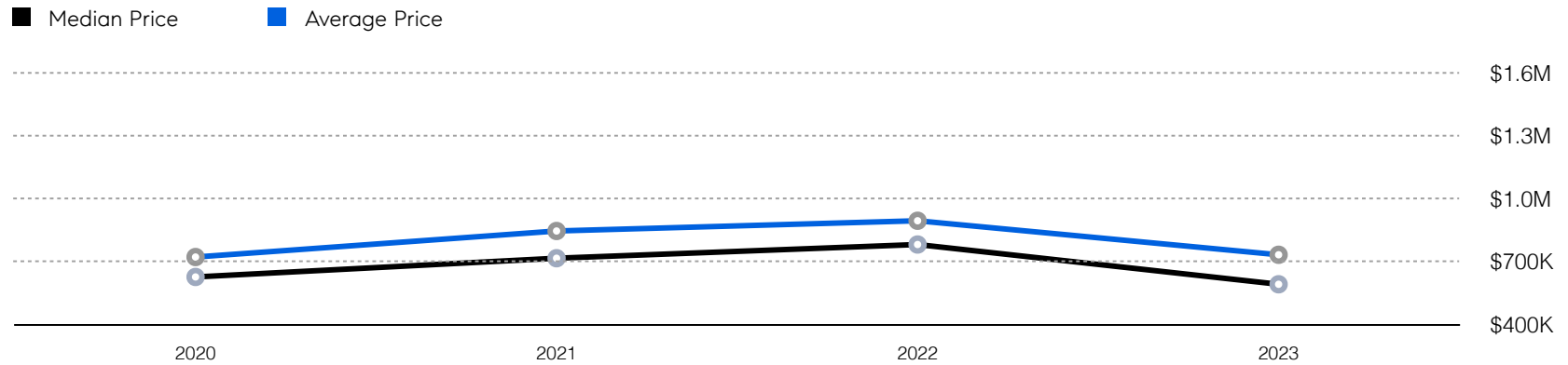
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	11	6	-45.5%
	SALES VOLUME	\$7,636,000	\$4,889,000	-36.0%
	MEDIAN PRICE	\$730,000	\$694,000	-4.9%
	AVERAGE PRICE	\$694,182	\$814,833	17.4%
	AVERAGE DOM	23	151	556.5%
	# OF CONTRACTS	14	9	-35.7%
	# NEW LISTINGS	17	11	-35.3%
Condo/Co-op/Townhouse	# OF SALES	1	3	200.0%
	SALES VOLUME	\$700,000	\$1,690,000	141.4%
	MEDIAN PRICE	\$700,000	\$590,000	-15.7%
	AVERAGE PRICE	\$700,000	\$563,333	-19.5%
	AVERAGE DOM	41	24	-41.5%
	# OF CONTRACTS	3	5	66.7%
	# NEW LISTINGS	2	8	300.0%

Mendham Borough

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Mendham Township Market Report

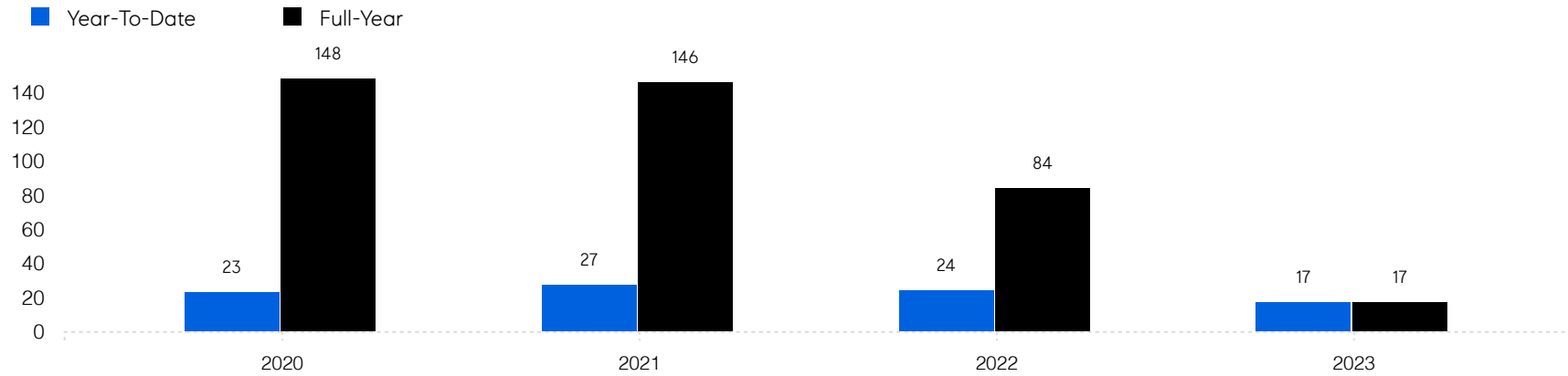
COMPASS

Mendham Township

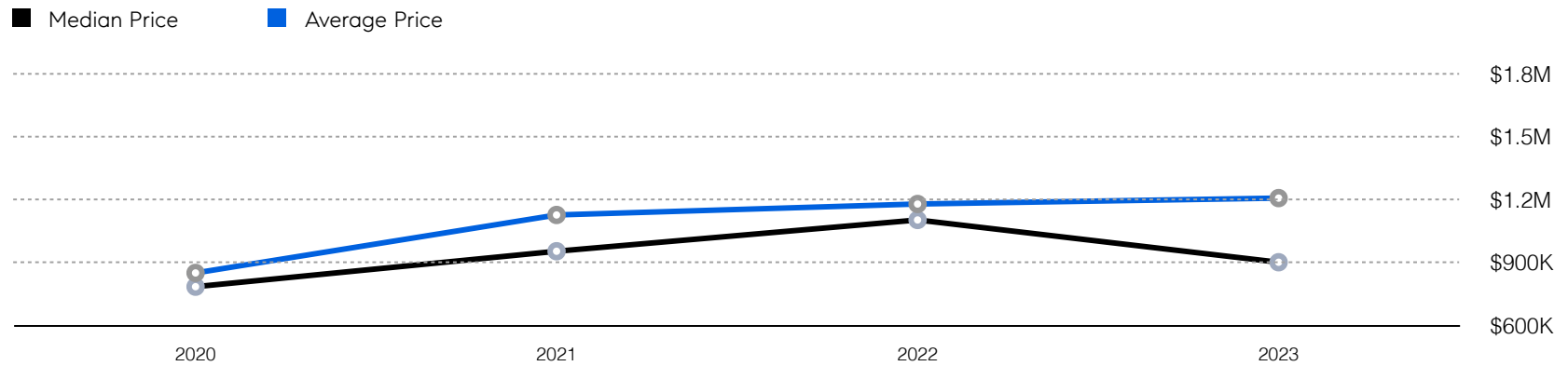
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	24	17	-29.2%
	SALES VOLUME	\$33,072,399	\$20,509,500	-38.0%
	MEDIAN PRICE	\$1,147,500	\$900,000	-21.6%
	AVERAGE PRICE	\$1,378,017	\$1,206,441	-12.5%
	AVERAGE DOM	53	67	26.4%
	# OF CONTRACTS	22	19	-13.6%
	# NEW LISTINGS	28	21	-25.0%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	4	0.0%

Mendham Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Metuchen Borough Market Report

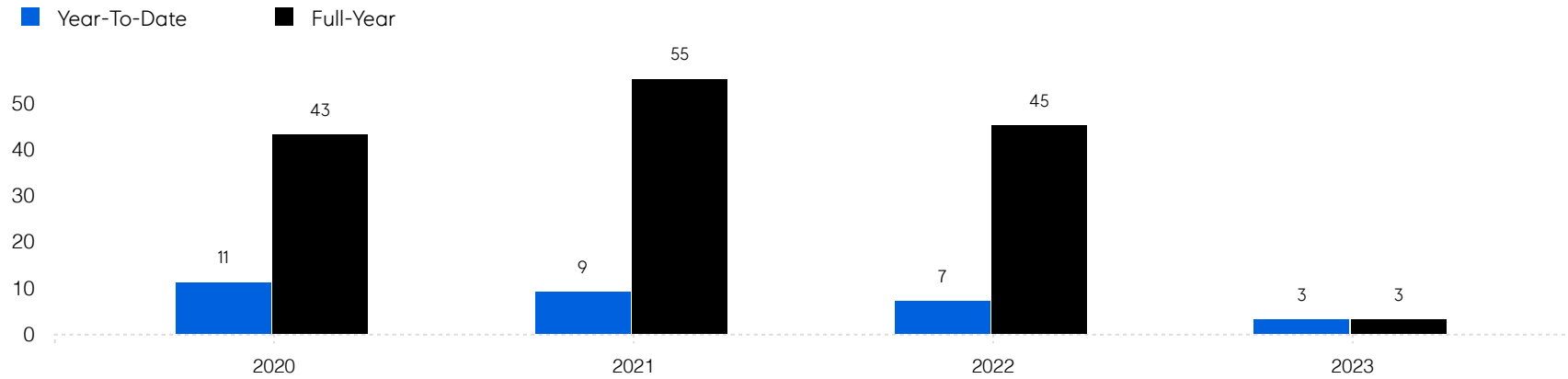
COMPASS

Metuchen Borough

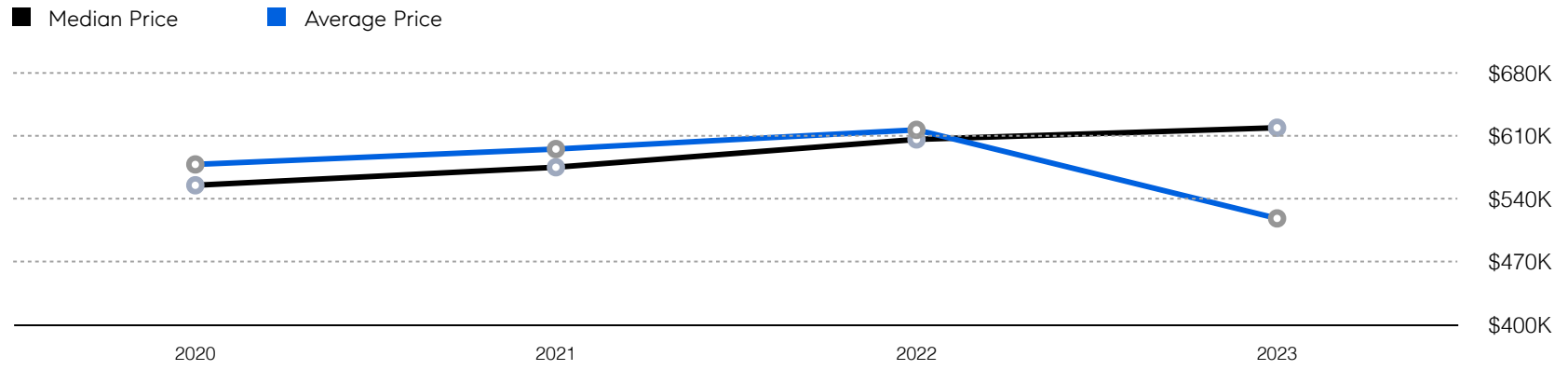
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	7	2	-71.4%
	SALES VOLUME	\$4,097,900	\$919,000	-77.6%
	MEDIAN PRICE	\$540,000	\$459,500	-14.9%
	AVERAGE PRICE	\$585,414	\$459,500	-21.5%
	AVERAGE DOM	29	53	82.8%
	# OF CONTRACTS	9	5	-44.4%
	# NEW LISTINGS	9	6	-33.3%
Condo/Co-op/Townhouse	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$635,000	-
	MEDIAN PRICE	-	\$635,000	-
	AVERAGE PRICE	-	\$635,000	-
	AVERAGE DOM	-	16	-
	# OF CONTRACTS	1	2	100.0%
	# NEW LISTINGS	1	2	100.0%

Metuchen Borough

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Midland Park Market Report

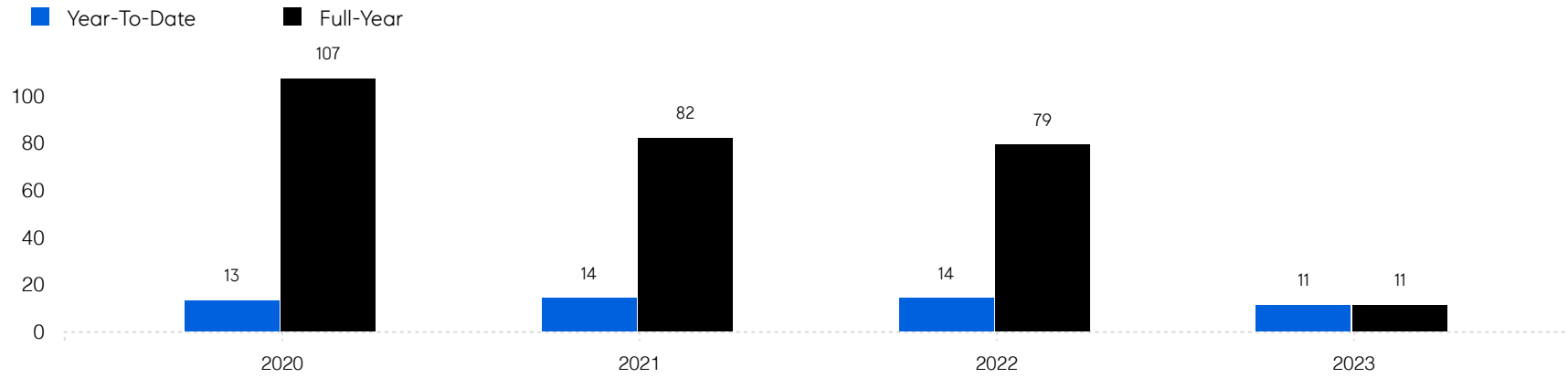
COMPASS

Midland Park

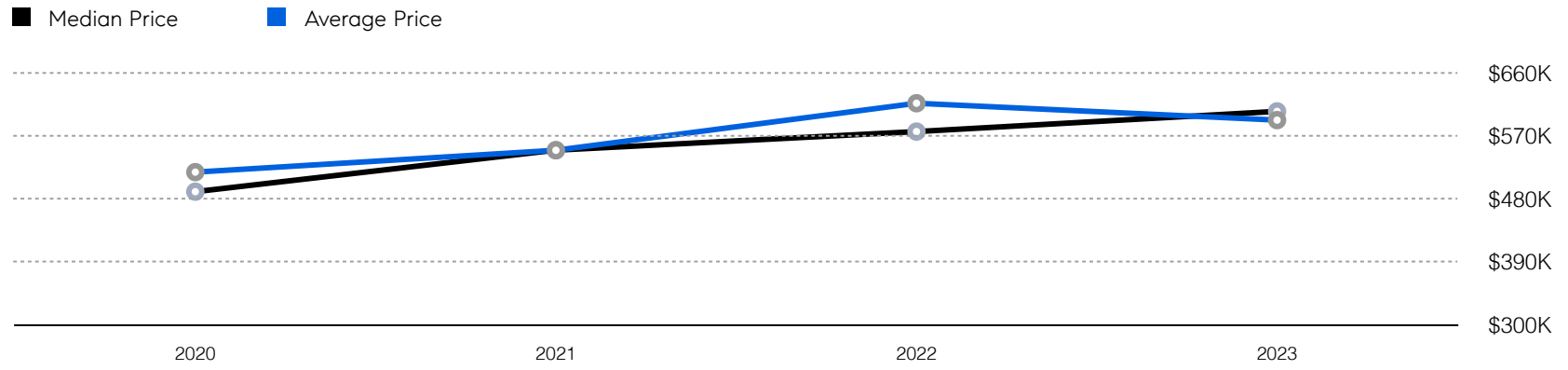
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	11	-21.4%
	SALES VOLUME	\$9,203,500	\$6,517,400	-29.2%
	MEDIAN PRICE	\$625,500	\$605,000	-3.3%
	AVERAGE PRICE	\$657,393	\$592,491	-9.9%
	AVERAGE DOM	47	18	-61.7%
	# OF CONTRACTS	20	13	-35.0%
	# NEW LISTINGS	19	14	-26.3%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	2	0	0.0%
	# NEW LISTINGS	2	0	0.0%

Midland Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Millburn Market Report

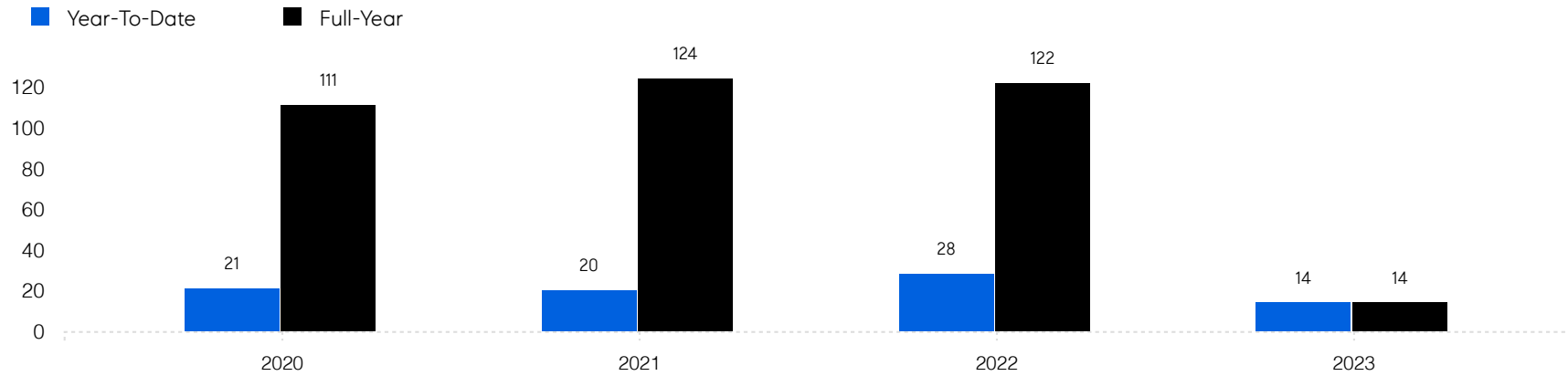
COMPASS

Millburn

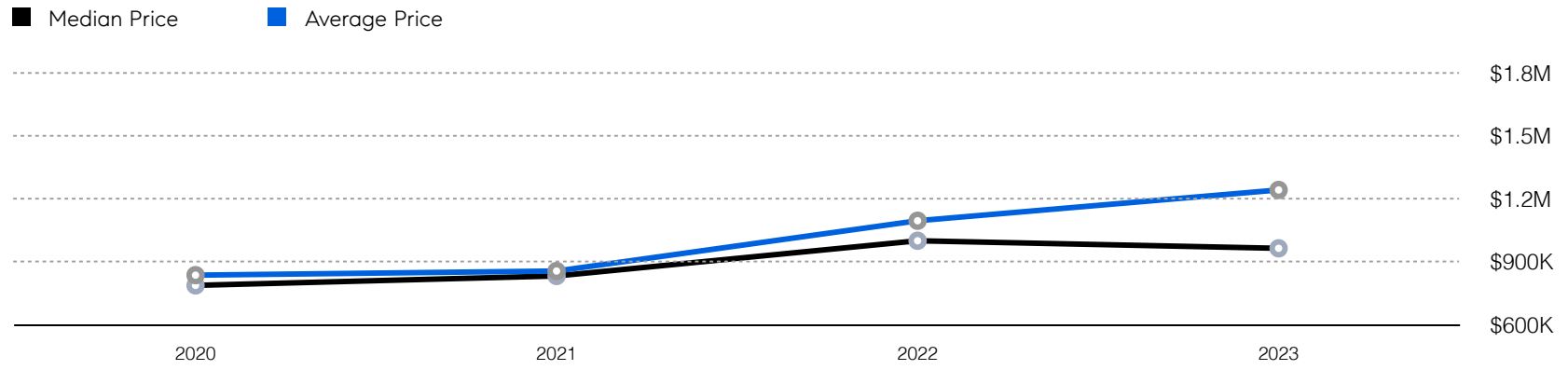
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	24	13	-45.8%
	SALES VOLUME	\$26,144,500	\$15,886,277	-39.2%
	MEDIAN PRICE	\$972,500	\$931,000	-4.3%
	AVERAGE PRICE	\$1,089,354	\$1,222,021	12.2%
	AVERAGE DOM	24	32	33.3%
	# OF CONTRACTS	29	23	-20.7%
	# NEW LISTINGS	37	14	-62.2%
Condo/Co-op/Townhouse	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$2,732,500	\$1,495,000	-45.3%
	MEDIAN PRICE	\$636,250	\$1,495,000	135.0%
	AVERAGE PRICE	\$683,125	\$1,495,000	118.8%
	AVERAGE DOM	32	0	-
	# OF CONTRACTS	5	3	-40.0%
	# NEW LISTINGS	5	5	0.0%

Millburn

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Montclair Market Report

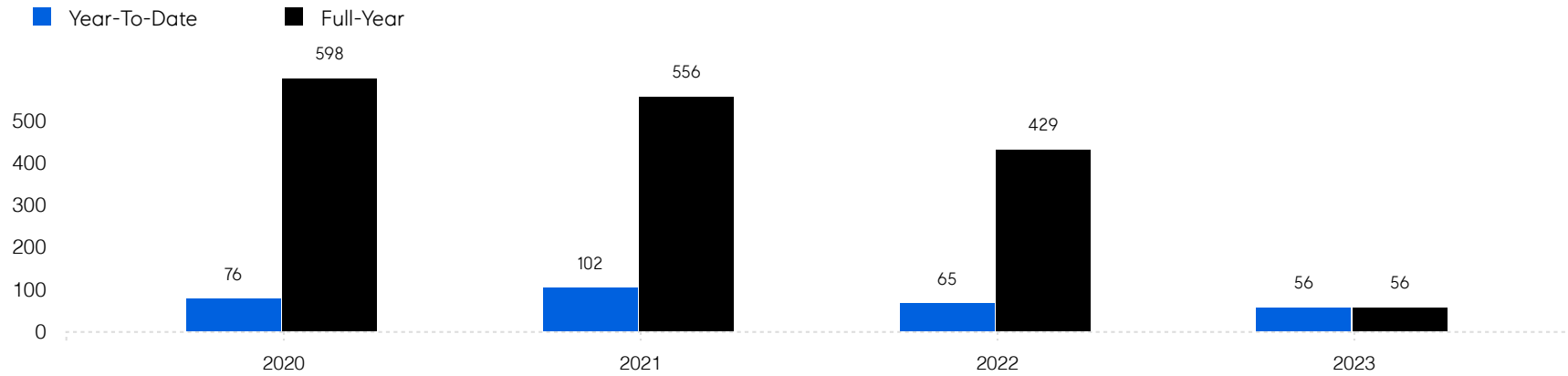
COMPASS

Montclair

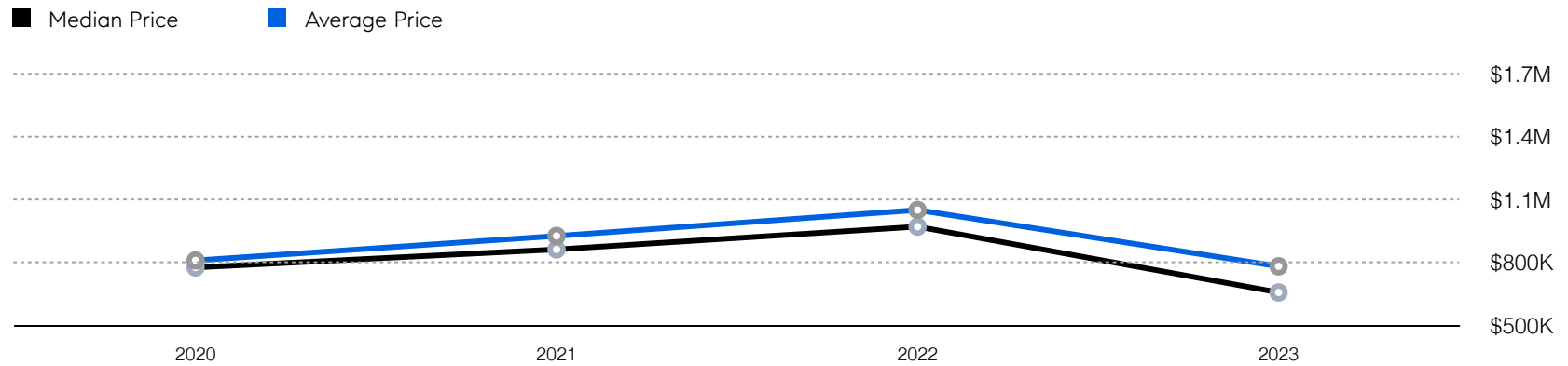
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	41	32	-22.0%
	SALES VOLUME	\$45,714,118	\$34,650,241	-24.2%
	MEDIAN PRICE	\$1,050,000	\$921,000	-12.3%
	AVERAGE PRICE	\$1,114,978	\$1,082,820	-2.9%
	AVERAGE DOM	30	36	20.0%
	# OF CONTRACTS	90	62	-31.1%
	# NEW LISTINGS	108	79	-26.9%
Condo/Co-op/Townhouse	# OF SALES	24	24	0.0%
	SALES VOLUME	\$7,907,000	\$9,047,427	14.4%
	MEDIAN PRICE	\$290,000	\$317,000	9.3%
	AVERAGE PRICE	\$329,458	\$376,976	14.4%
	AVERAGE DOM	39	31	-20.5%
	# OF CONTRACTS	31	33	6.5%
	# NEW LISTINGS	37	31	-16.2%

Montclair

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Montvale Market Report

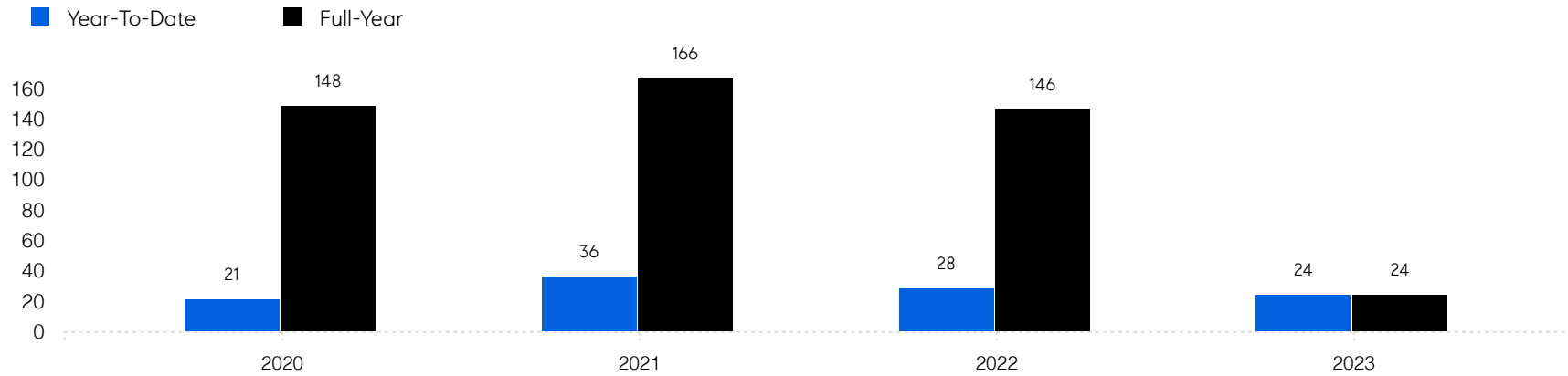
COMPASS

Montvale

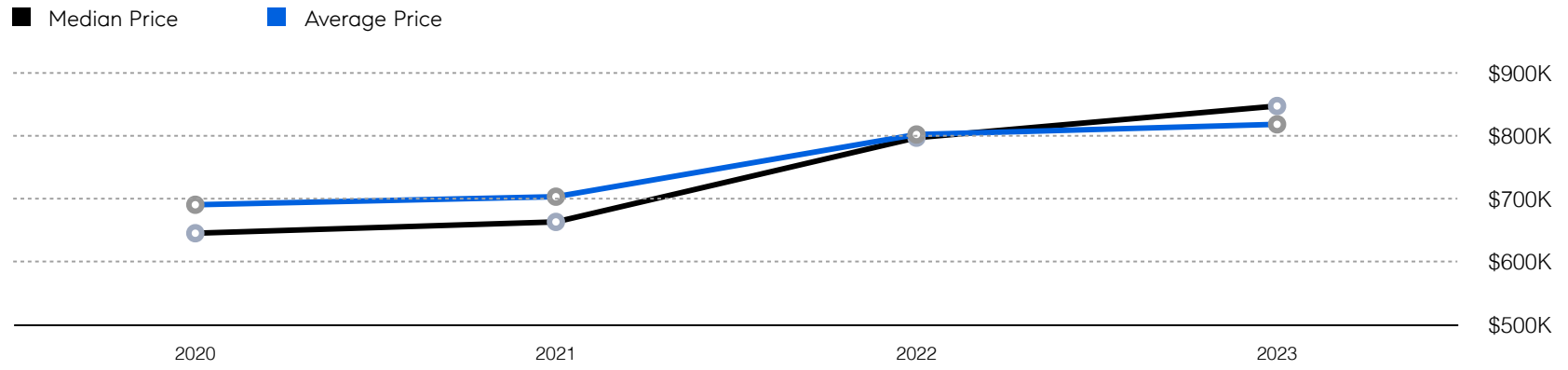
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	8	-42.9%
	SALES VOLUME	\$11,185,400	\$6,662,900	-40.4%
	MEDIAN PRICE	\$799,500	\$749,750	-6.2%
	AVERAGE PRICE	\$798,957	\$832,863	4.2%
	AVERAGE DOM	42	70	66.7%
	# OF CONTRACTS	19	9	-52.6%
	# NEW LISTINGS	23	15	-34.8%
Condo/Co-op/Townhouse	# OF SALES	14	16	14.3%
	SALES VOLUME	\$12,803,194	\$12,976,038	1.4%
	MEDIAN PRICE	\$946,944	\$881,950	-6.9%
	AVERAGE PRICE	\$914,514	\$811,002	-11.3%
	AVERAGE DOM	90	65	-27.8%
	# OF CONTRACTS	20	24	20.0%
	# NEW LISTINGS	27	23	-14.8%

Montvale

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Montville Market Report

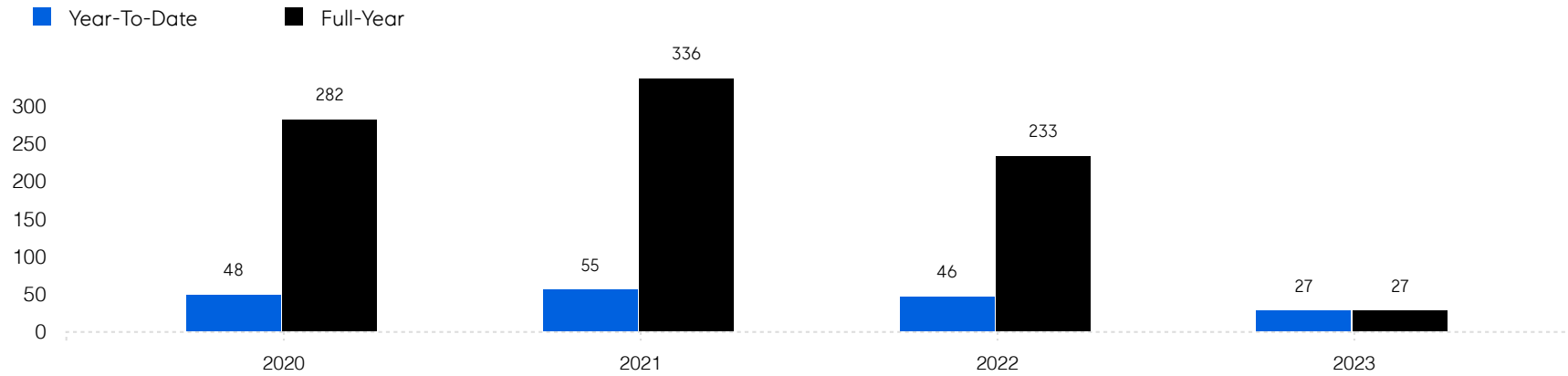
COMPASS

Montville

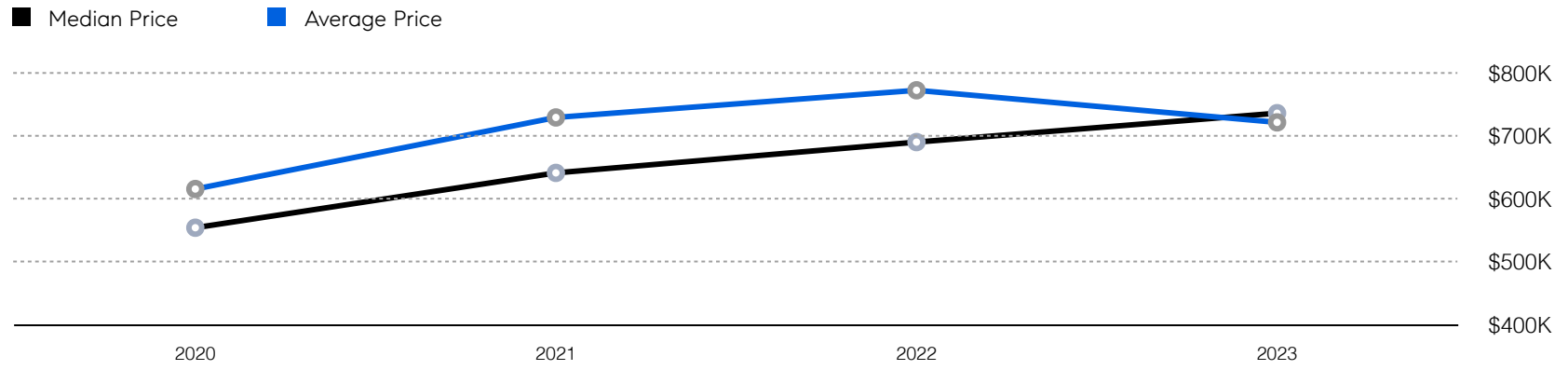
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	32	18	-43.7%
	SALES VOLUME	\$25,410,169	\$14,866,500	-41.5%
	MEDIAN PRICE	\$697,500	\$812,500	16.5%
	AVERAGE PRICE	\$794,068	\$825,917	4.0%
	AVERAGE DOM	38	34	-10.5%
	# OF CONTRACTS	35	28	-20.0%
	# NEW LISTINGS	54	42	-22.2%
Condo/Co-op/Townhouse	# OF SALES	14	9	-35.7%
	SALES VOLUME	\$7,219,000	\$4,611,000	-36.1%
	MEDIAN PRICE	\$529,000	\$518,000	-2.1%
	AVERAGE PRICE	\$515,643	\$512,333	-0.6%
	AVERAGE DOM	18	13	-27.8%
	# OF CONTRACTS	24	10	-58.3%
	# NEW LISTINGS	26	12	-53.8%

Montville

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Moonachie Market Report

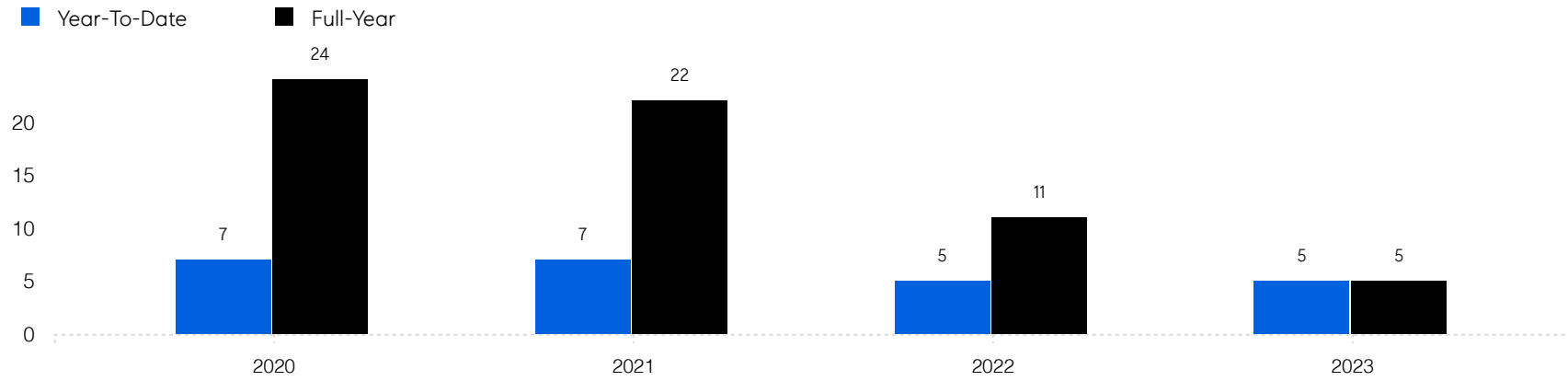
COMPASS

Moonachie

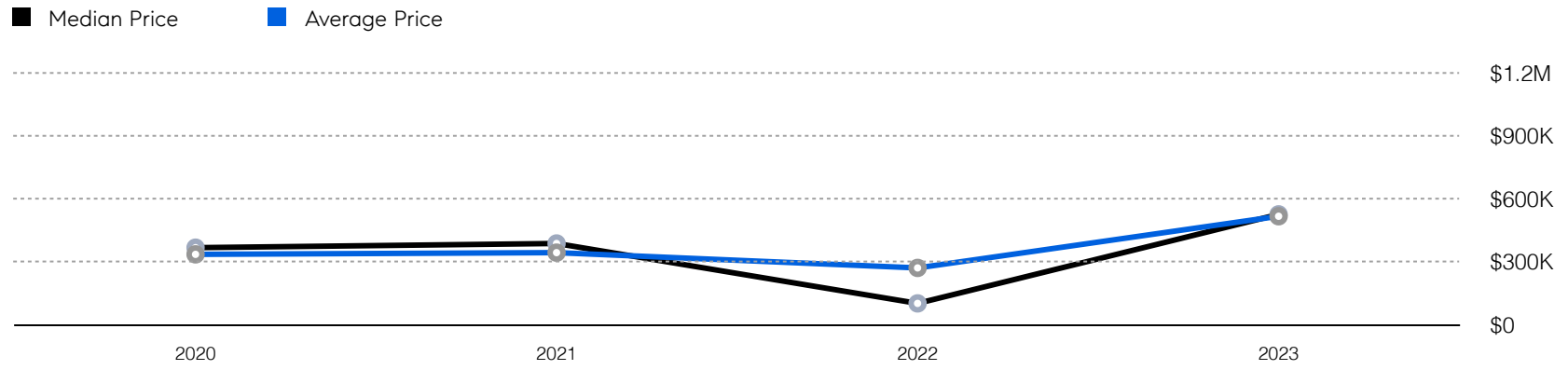
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	5	5	0.0%
	SALES VOLUME	\$1,589,000	\$2,580,000	62.4%
	MEDIAN PRICE	\$360,000	\$525,000	45.8%
	AVERAGE PRICE	\$317,800	\$516,000	62.4%
	AVERAGE DOM	40	84	110.0%
	# OF CONTRACTS	5	7	40.0%
	# NEW LISTINGS	7	12	71.4%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Moonachie

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Morris Plains Market Report

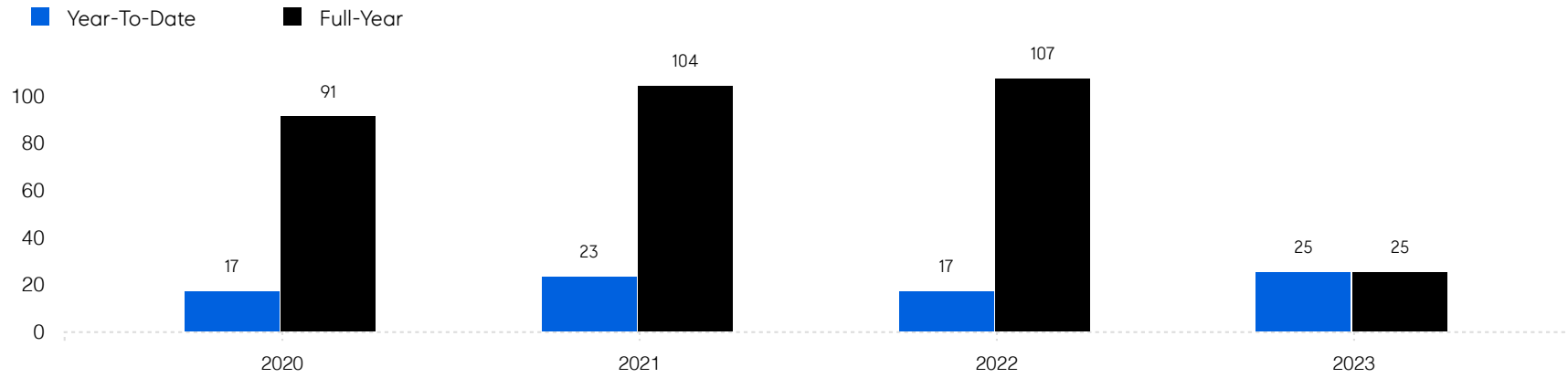
COMPASS

Morris Plains

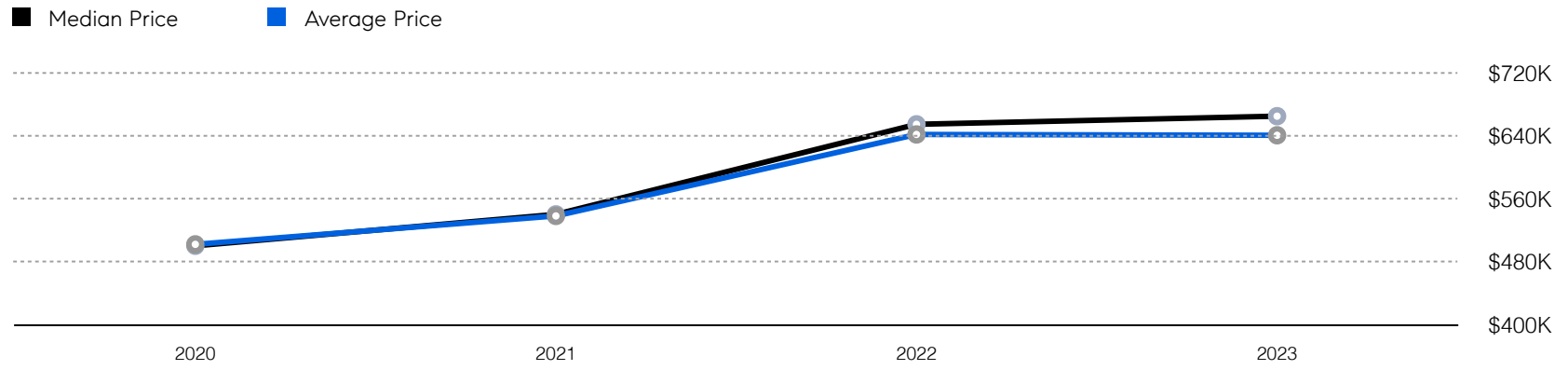
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	12	8	-33.3%
	SALES VOLUME	\$7,417,523	\$5,186,000	-30.1%
	MEDIAN PRICE	\$589,262	\$657,500	11.6%
	AVERAGE PRICE	\$618,127	\$648,250	4.9%
	AVERAGE DOM	26	30	15.4%
	# OF CONTRACTS	18	9	-50.0%
	# NEW LISTINGS	18	13	-27.8%
Condo/Co-op/Townhouse	# OF SALES	5	17	240.0%
	SALES VOLUME	\$2,535,530	\$10,831,160	327.2%
	MEDIAN PRICE	\$452,000	\$680,240	50.5%
	AVERAGE PRICE	\$507,106	\$637,127	25.6%
	AVERAGE DOM	30	18	-40.0%
	# OF CONTRACTS	6	12	100.0%
	# NEW LISTINGS	21	35	66.7%

Morris Plains

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Morris Township Market Report

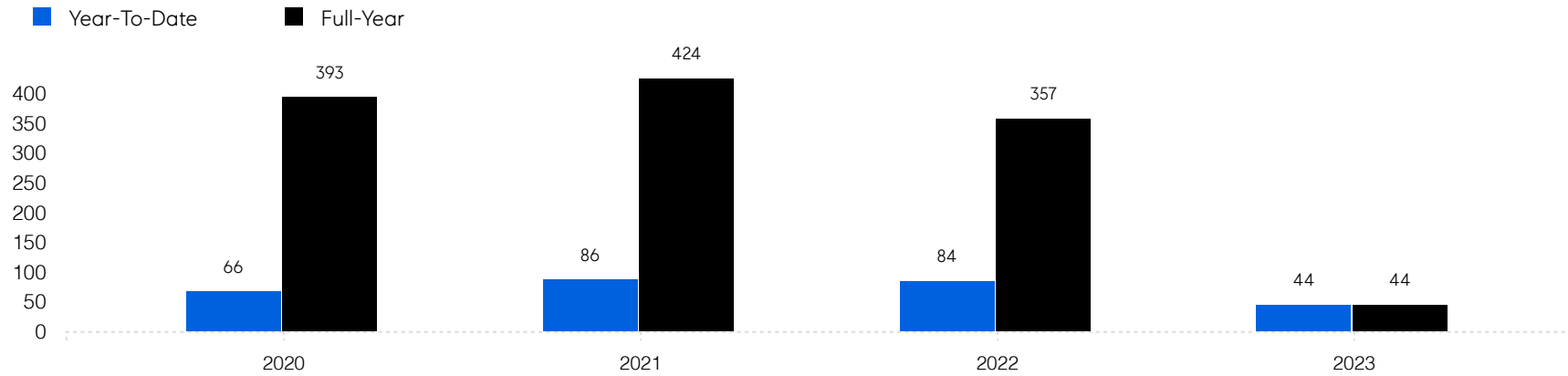
COMPASS

Morris Township

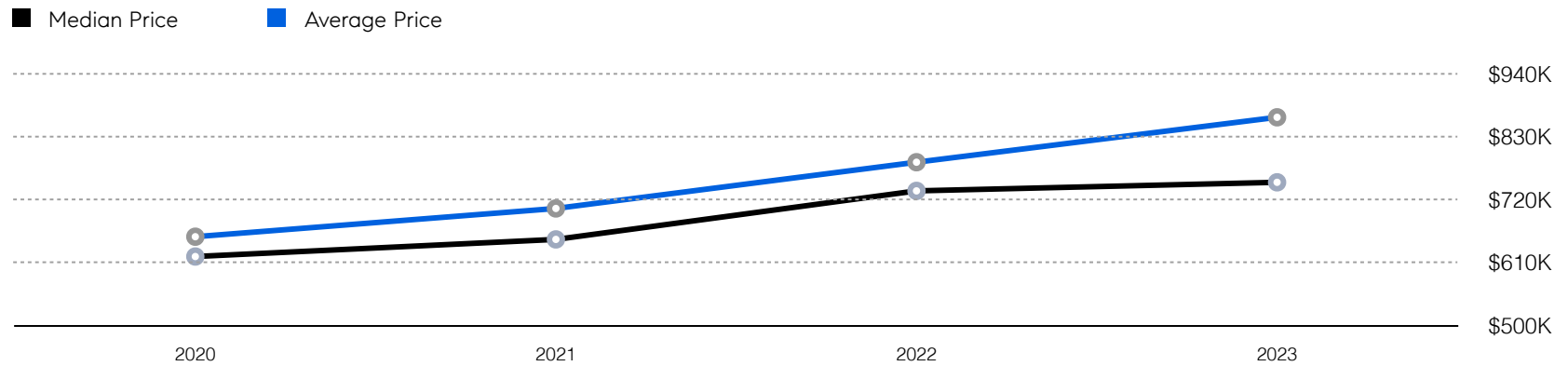
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	53	33	-37.7%
	SALES VOLUME	\$41,131,514	\$30,271,388	-26.4%
	MEDIAN PRICE	\$725,000	\$775,000	6.9%
	AVERAGE PRICE	\$776,066	\$917,315	18.2%
	AVERAGE DOM	42	29	-31.0%
	# OF CONTRACTS	60	29	-51.7%
	# NEW LISTINGS	58	36	-37.9%
Condo/Co-op/Townhouse	# OF SALES	31	11	-64.5%
	SALES VOLUME	\$19,048,155	\$7,740,000	-59.4%
	MEDIAN PRICE	\$525,000	\$650,000	23.8%
	AVERAGE PRICE	\$614,457	\$703,636	14.5%
	AVERAGE DOM	23	36	56.5%
	# OF CONTRACTS	31	20	-35.5%
	# NEW LISTINGS	37	26	-29.7%

Morris Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Morristown Market Report

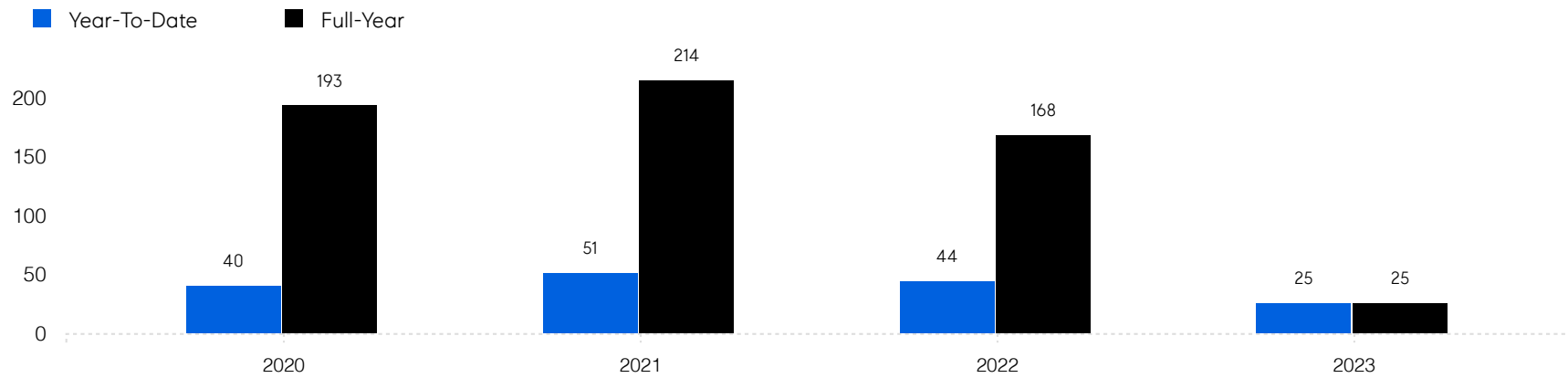
COMPASS

Morristown

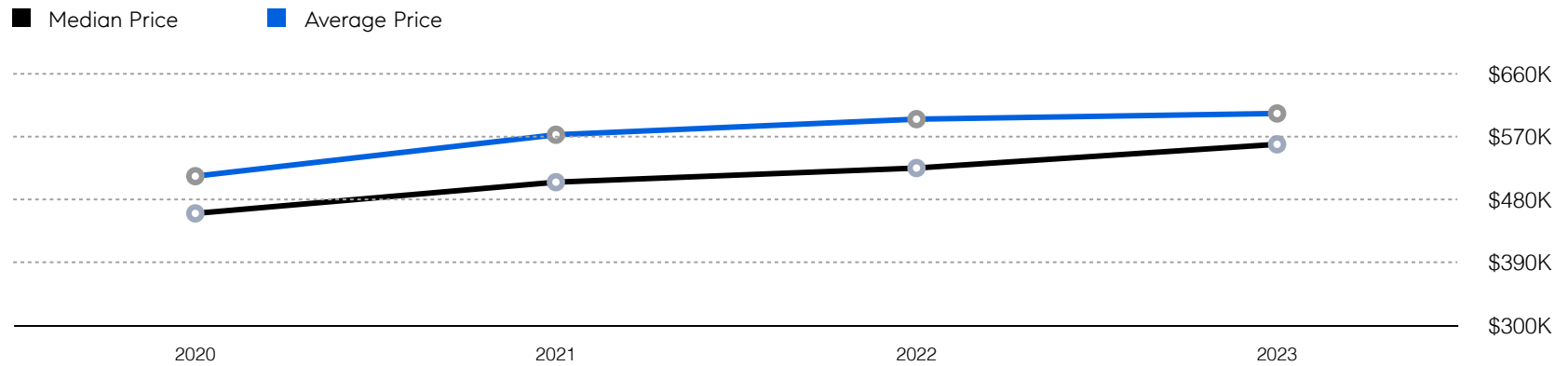
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	13	-13.3%
	SALES VOLUME	\$11,418,040	\$9,681,000	-15.2%
	MEDIAN PRICE	\$615,000	\$700,000	13.8%
	AVERAGE PRICE	\$761,203	\$744,692	-2.2%
	AVERAGE DOM	44	64	45.5%
	# OF CONTRACTS	13	13	0.0%
	# NEW LISTINGS	19	14	-26.3%
Condo/Co-op/Townhouse	# OF SALES	29	12	-58.6%
	SALES VOLUME	\$15,402,900	\$5,399,000	-64.9%
	MEDIAN PRICE	\$475,000	\$441,000	-7.2%
	AVERAGE PRICE	\$531,134	\$449,917	-15.3%
	AVERAGE DOM	36	20	-44.4%
	# OF CONTRACTS	28	19	-32.1%
	# NEW LISTINGS	27	21	-22.2%

Morristown

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Mount Arlington Market Report

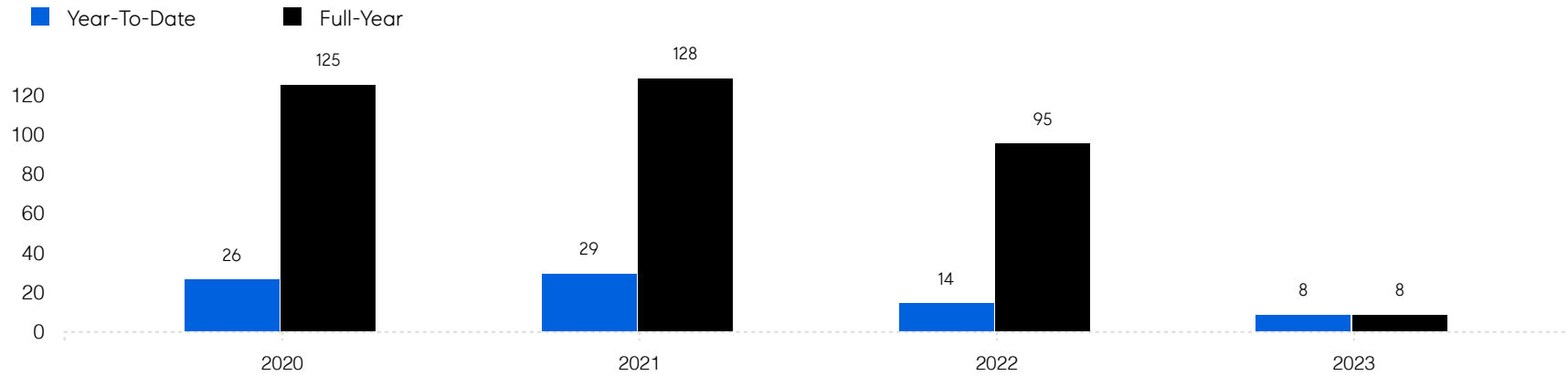
COMPASS

Mount Arlington

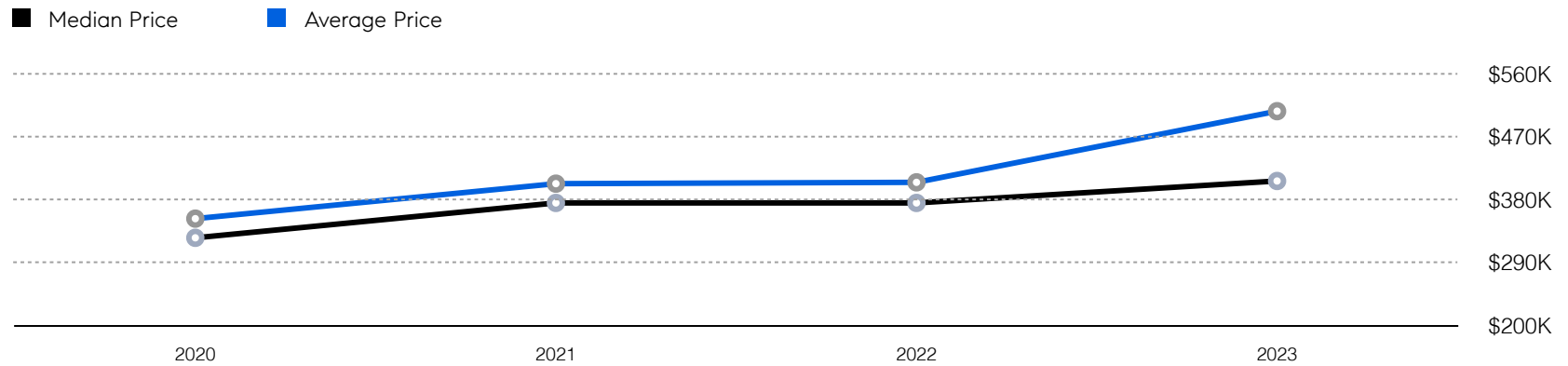
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$1,069,000	\$1,458,000	36.4%
	MEDIAN PRICE	\$318,000	\$729,000	129.2%
	AVERAGE PRICE	\$356,333	\$729,000	104.6%
	AVERAGE DOM	47	94	100.0%
	# OF CONTRACTS	5	6	20.0%
	# NEW LISTINGS	9	8	-11.1%
Condo/Co-op/Townhouse	# OF SALES	11	6	-45.5%
	SALES VOLUME	\$3,912,600	\$2,594,000	-33.7%
	MEDIAN PRICE	\$362,000	\$397,950	9.9%
	AVERAGE PRICE	\$355,691	\$432,333	21.5%
	AVERAGE DOM	29	43	48.3%
	# OF CONTRACTS	7	11	57.1%
	# NEW LISTINGS	9	13	44.4%

Mount Arlington

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Mountain Lakes Market Report

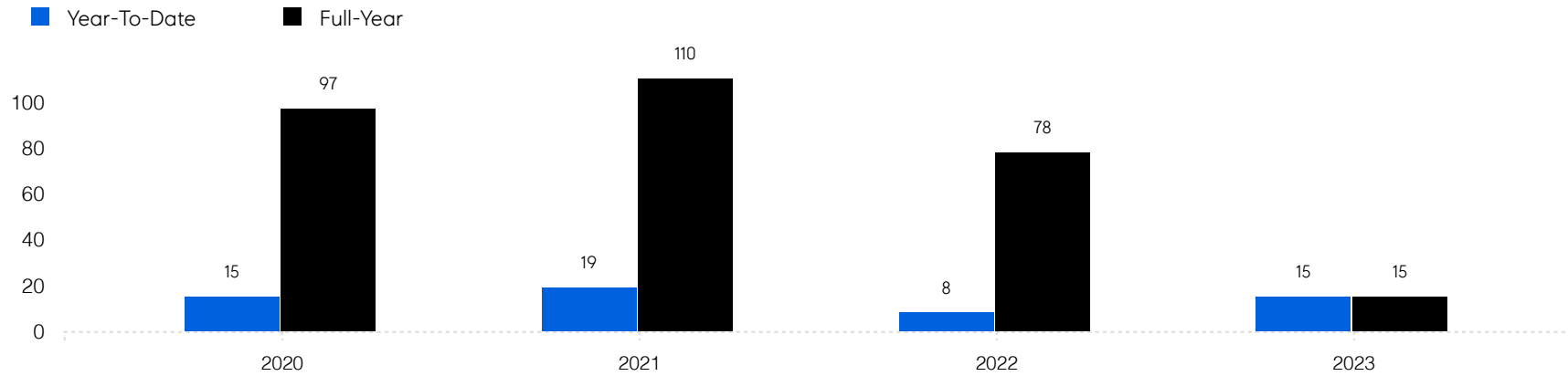
COMPASS

Mountain Lakes

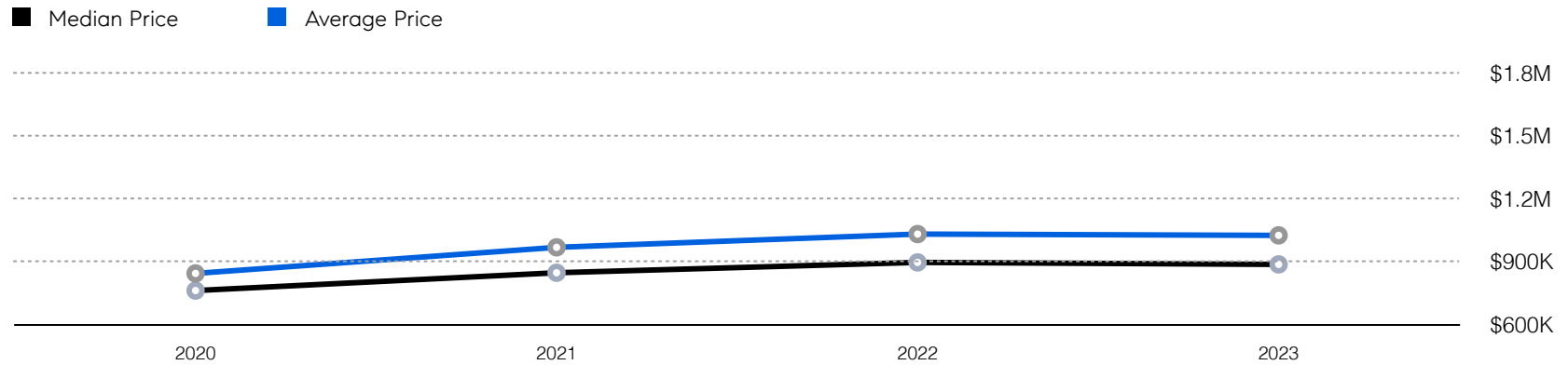
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	7	11	57.1%
	SALES VOLUME	\$6,593,000	\$12,434,500	88.6%
	MEDIAN PRICE	\$885,000	\$950,000	7.3%
	AVERAGE PRICE	\$941,857	\$1,130,409	20.0%
	AVERAGE DOM	55	72	30.9%
	# OF CONTRACTS	11	8	-27.3%
	# NEW LISTINGS	14	8	-42.9%
Condo/Co-op/Townhouse	# OF SALES	1	4	300.0%
	SALES VOLUME	\$875,000	\$2,920,000	233.7%
	MEDIAN PRICE	\$875,000	\$730,000	-16.6%
	AVERAGE PRICE	\$875,000	\$730,000	-16.6%
	AVERAGE DOM	52	29	-44.2%
	# OF CONTRACTS	3	6	100.0%
	# NEW LISTINGS	5	4	-20.0%

Mountain Lakes

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Mountainside Market Report

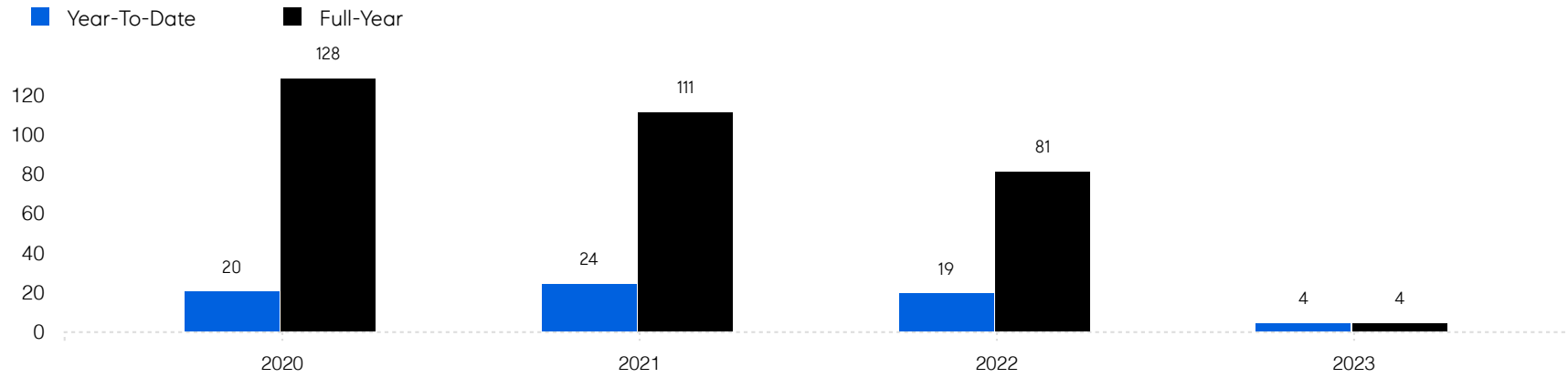
COMPASS

Mountainside

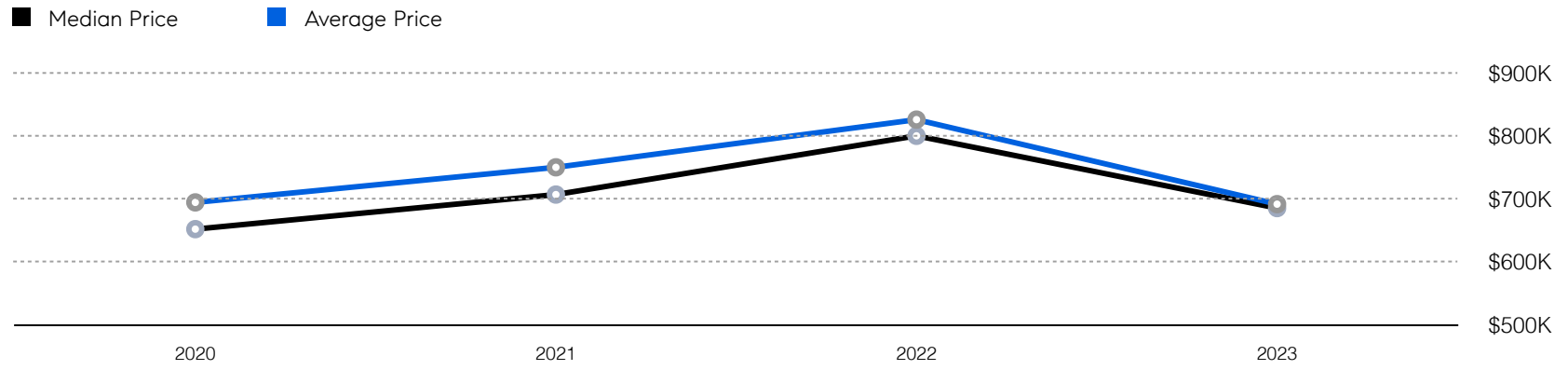
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	19	4	-78.9%
	SALES VOLUME	\$15,429,999	\$2,765,000	-82.1%
	MEDIAN PRICE	\$800,000	\$685,000	-14.4%
	AVERAGE PRICE	\$812,105	\$691,250	-14.9%
	AVERAGE DOM	96	31	-67.7%
	# OF CONTRACTS	23	12	-47.8%
	# NEW LISTINGS	25	17	-32.0%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	2	0.0%
	# NEW LISTINGS	0	4	0.0%

Mountainside

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

New Milford Market Report

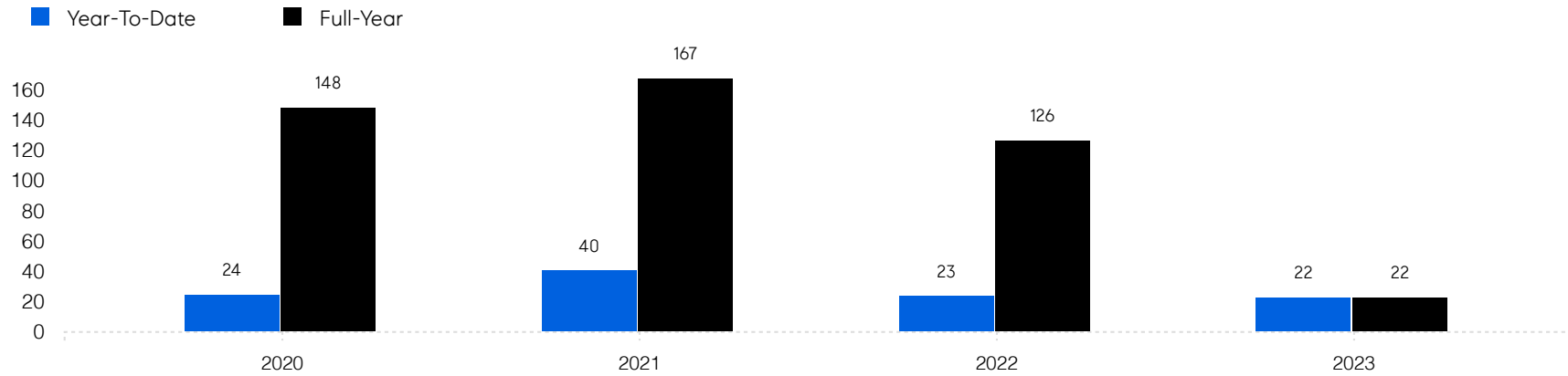
COMPASS

New Milford

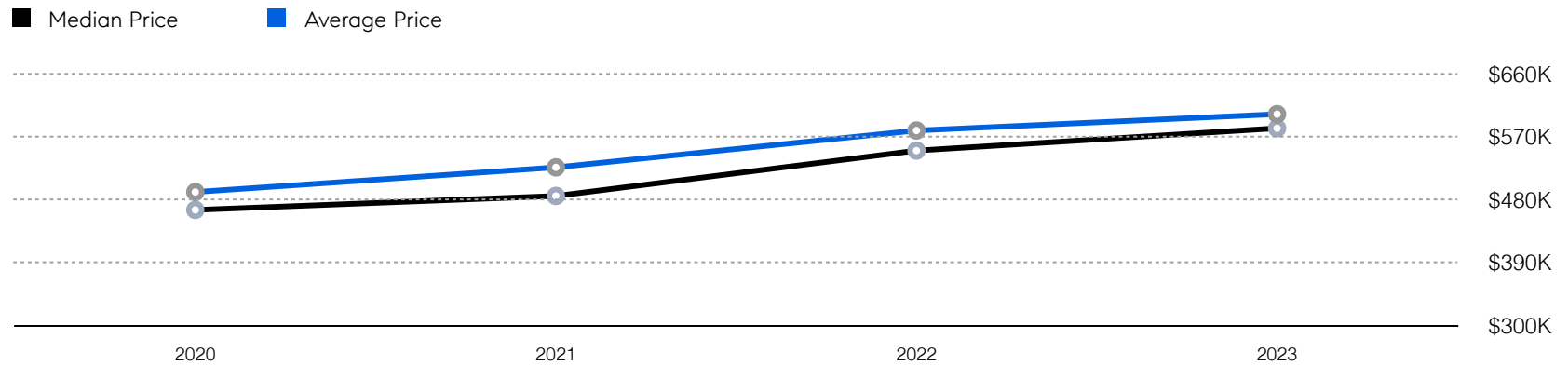
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	21	22	4.8%
	SALES VOLUME	\$12,413,499	\$13,247,868	6.7%
	MEDIAN PRICE	\$555,000	\$582,000	4.9%
	AVERAGE PRICE	\$591,119	\$602,176	1.9%
	AVERAGE DOM	29	55	89.7%
	# OF CONTRACTS	36	28	-22.2%
	# NEW LISTINGS	43	24	-44.2%
Condo/Co-op/Townhouse	# OF SALES	2	0	0.0%
	SALES VOLUME	\$785,000	-	-
	MEDIAN PRICE	\$392,500	-	-
	AVERAGE PRICE	\$392,500	-	-
	AVERAGE DOM	72	-	-
	# OF CONTRACTS	4	1	-75.0%
	# NEW LISTINGS	4	3	-25.0%

New Milford

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

New Providence Market Report

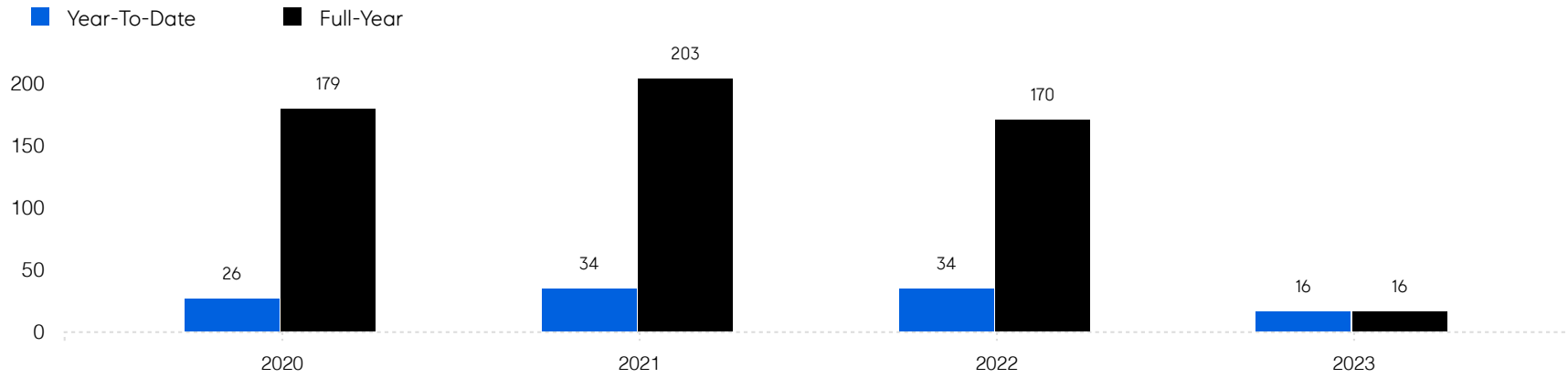
COMPASS

New Providence

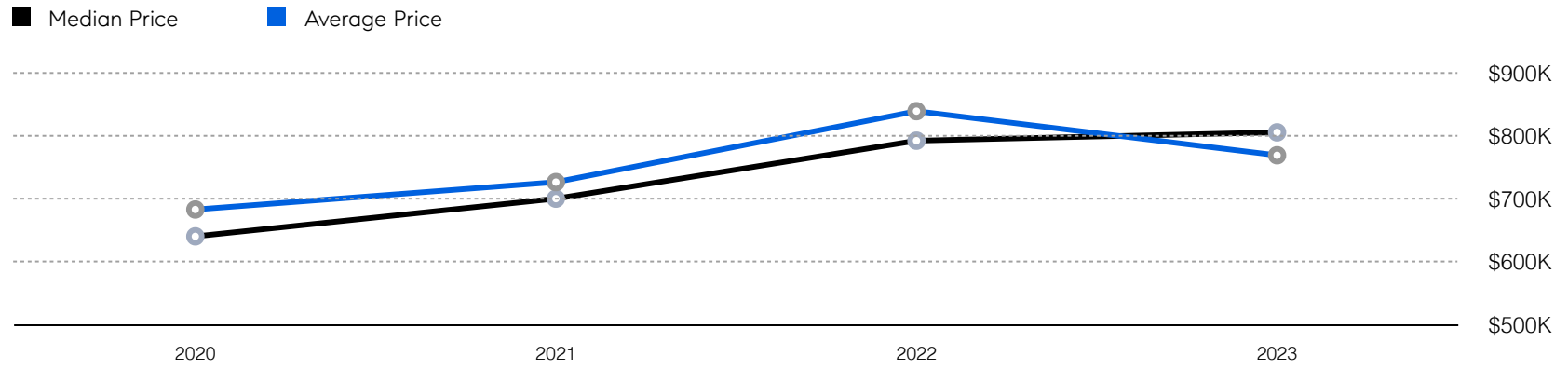
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	32	11	-65.6%
	SALES VOLUME	\$23,807,558	\$8,191,000	-65.6%
	MEDIAN PRICE	\$701,000	\$775,000	10.6%
	AVERAGE PRICE	\$743,986	\$744,636	0.1%
	AVERAGE DOM	21	43	104.8%
	# OF CONTRACTS	45	15	-66.7%
	# NEW LISTINGS	47	22	-53.2%
Condo/Co-op/Townhouse	# OF SALES	2	5	150.0%
	SALES VOLUME	\$1,100,000	\$4,114,000	274.0%
	MEDIAN PRICE	\$550,000	\$940,000	70.9%
	AVERAGE PRICE	\$550,000	\$822,800	49.6%
	AVERAGE DOM	164	158	-3.7%
	# OF CONTRACTS	3	9	200.0%
	# NEW LISTINGS	4	8	100.0%

New Providence

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Newark Market Report

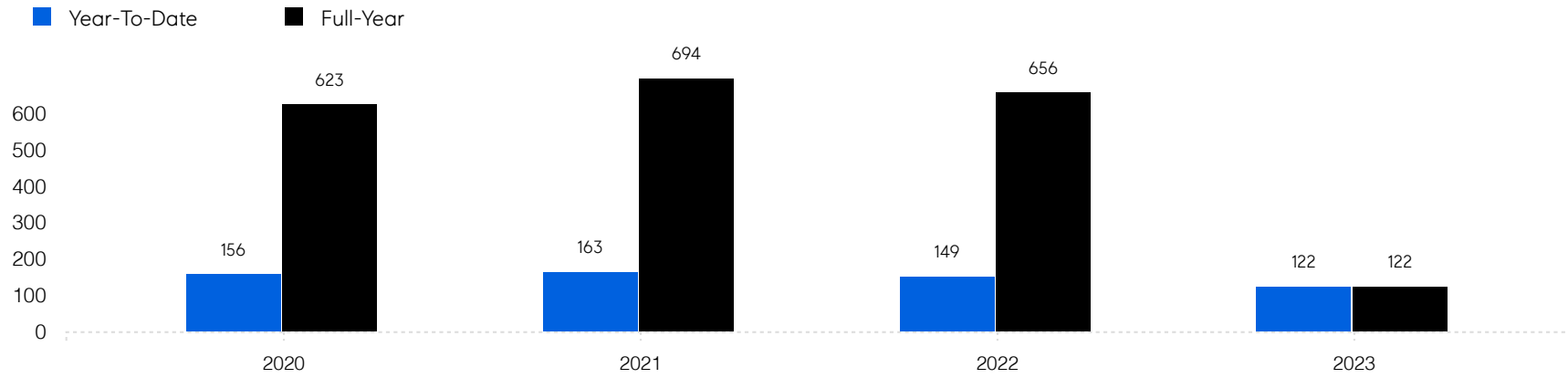
COMPASS

Newark

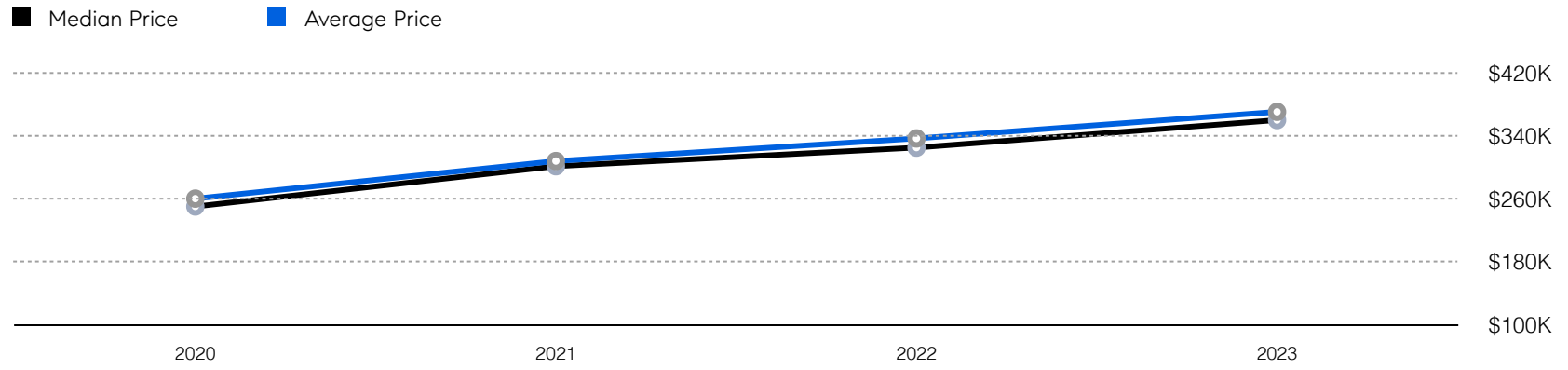
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	110	102	-7.3%
	SALES VOLUME	\$36,475,100	\$38,154,845	4.6%
	MEDIAN PRICE	\$335,000	\$360,000	7.5%
	AVERAGE PRICE	\$331,592	\$374,067	12.8%
	AVERAGE DOM	59	65	10.2%
	# OF CONTRACTS	133	136	2.3%
	# NEW LISTINGS	197	158	-19.8%
Condo/Co-op/Townhouse	# OF SALES	39	20	-48.7%
	SALES VOLUME	\$10,240,300	\$7,047,500	-31.2%
	MEDIAN PRICE	\$259,000	\$320,000	23.6%
	AVERAGE PRICE	\$262,572	\$352,375	34.2%
	AVERAGE DOM	58	75	29.3%
	# OF CONTRACTS	36	38	5.6%
	# NEW LISTINGS	48	49	2.1%

Newark

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

North Arlington Market Report

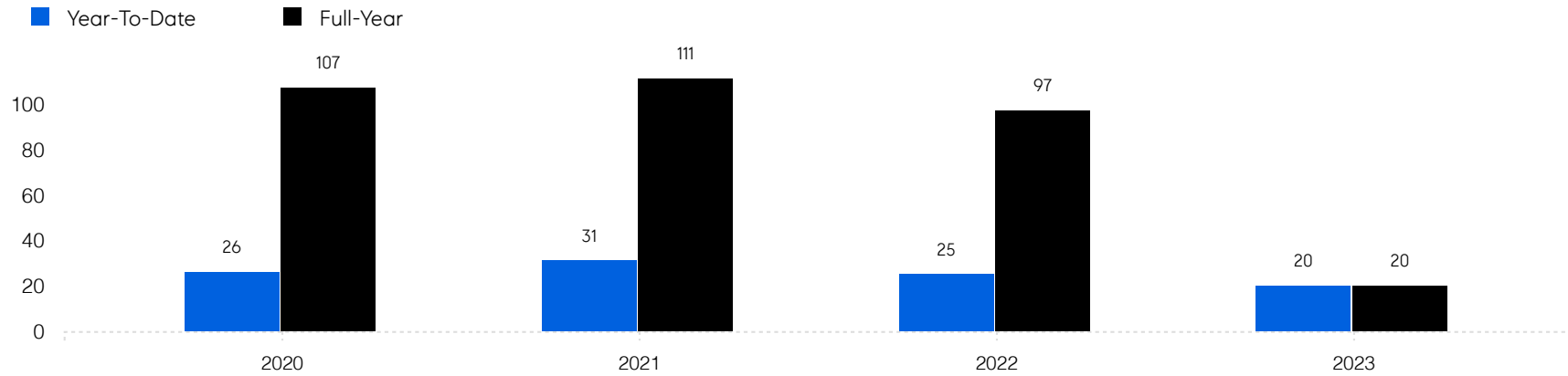
COMPASS

North Arlington

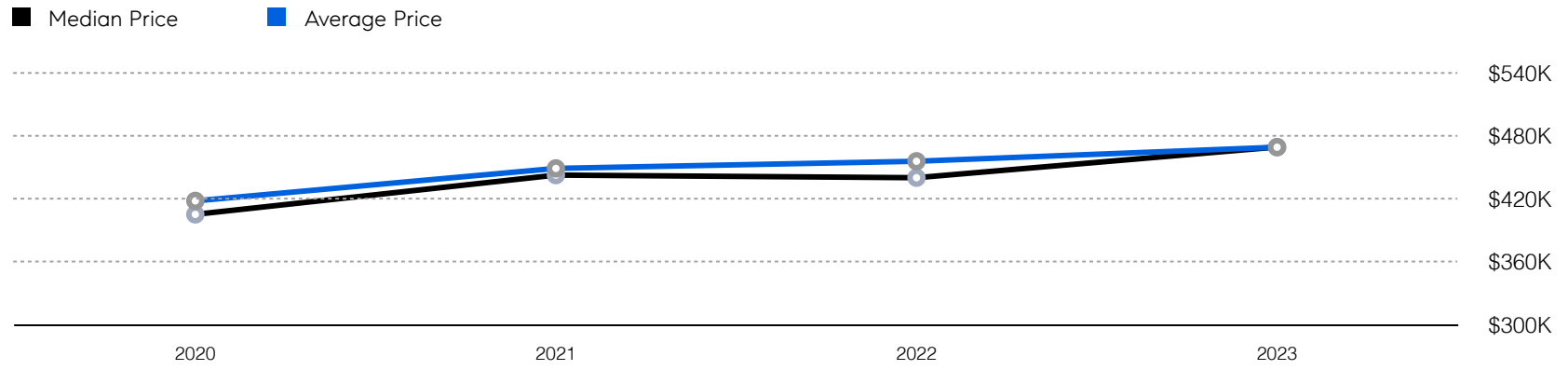
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	23	19	-17.4%
	SALES VOLUME	\$10,505,000	\$8,952,711	-14.8%
	MEDIAN PRICE	\$425,000	\$470,000	10.6%
	AVERAGE PRICE	\$456,739	\$471,195	3.2%
	AVERAGE DOM	48	33	-31.2%
	# OF CONTRACTS	19	19	0.0%
	# NEW LISTINGS	26	17	-34.6%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$570,000	\$430,000	-24.6%
	MEDIAN PRICE	\$285,000	\$430,000	50.9%
	AVERAGE PRICE	\$285,000	\$430,000	50.9%
	AVERAGE DOM	22	23	4.5%
	# OF CONTRACTS	1	3	200.0%
	# NEW LISTINGS	2	3	50.0%

North Arlington

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

North Bergen Market Report

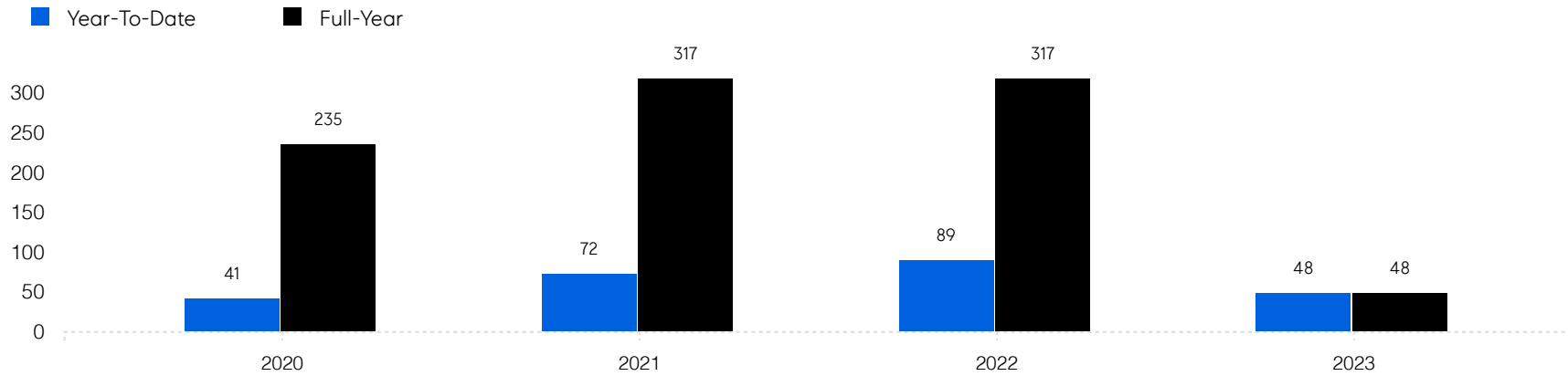
COMPASS

North Bergen

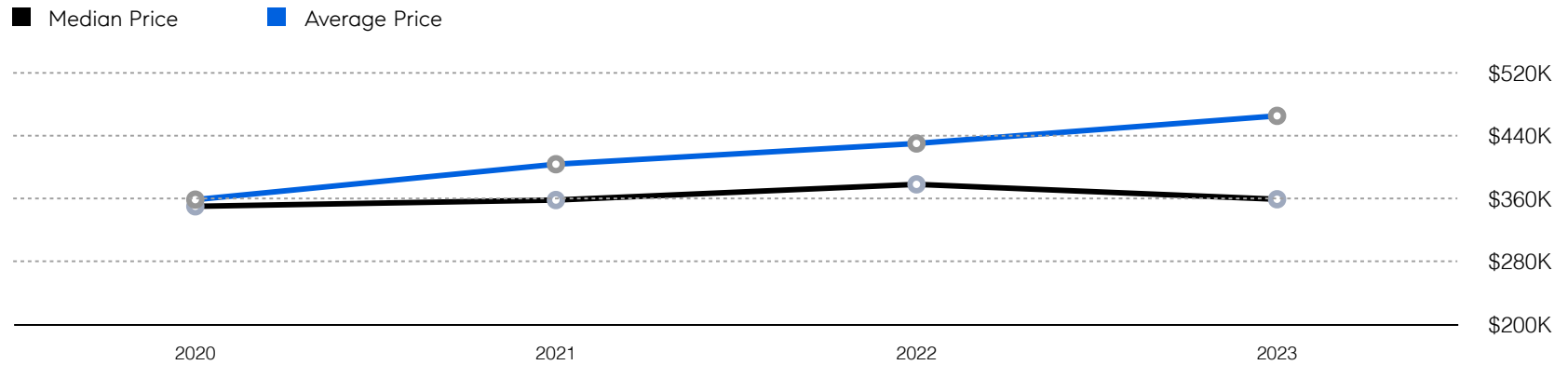
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	31	12	-61.3%
	SALES VOLUME	\$15,609,361	\$5,617,900	-64.0%
	MEDIAN PRICE	\$515,000	\$415,000	-19.4%
	AVERAGE PRICE	\$503,528	\$468,158	-7.0%
	AVERAGE DOM	42	36	-14.3%
	# OF CONTRACTS	28	16	-42.9%
	# NEW LISTINGS	45	24	-46.7%
Condo/Co-op/Townhouse	# OF SALES	58	36	-37.9%
	SALES VOLUME	\$21,997,400	\$16,715,379	-24.0%
	MEDIAN PRICE	\$307,500	\$320,000	4.1%
	AVERAGE PRICE	\$379,266	\$464,316	22.4%
	AVERAGE DOM	62	48	-22.6%
	# OF CONTRACTS	68	48	-29.4%
	# NEW LISTINGS	122	71	-41.8%

North Bergen

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

North Caldwell Market Report

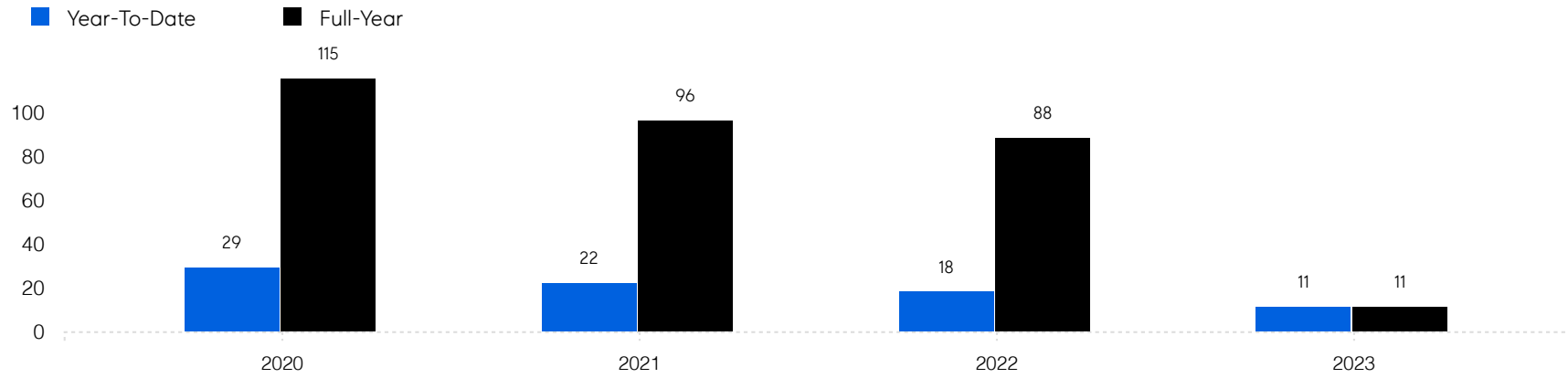
COMPASS

North Caldwell

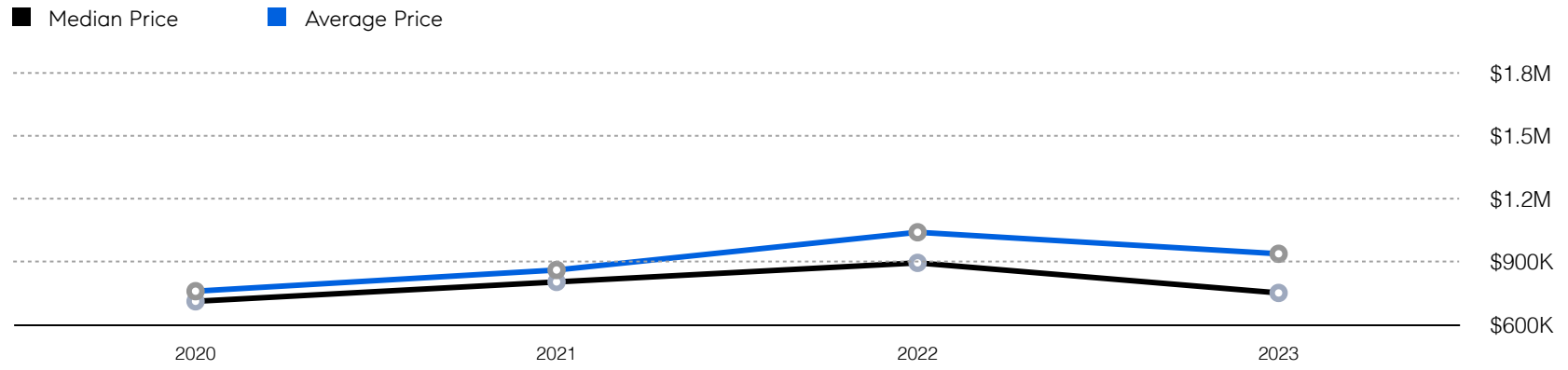
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	6	-60.0%
	SALES VOLUME	\$13,996,115	\$7,333,000	-47.6%
	MEDIAN PRICE	\$776,000	\$1,044,000	34.5%
	AVERAGE PRICE	\$933,074	\$1,222,167	31.0%
	AVERAGE DOM	22	50	127.3%
	# OF CONTRACTS	18	9	-50.0%
	# NEW LISTINGS	26	18	-30.8%
Condo/Co-op/Townhouse	# OF SALES	3	5	66.7%
	SALES VOLUME	\$2,505,000	\$2,972,000	18.6%
	MEDIAN PRICE	\$830,000	\$550,000	-33.7%
	AVERAGE PRICE	\$835,000	\$594,400	-28.8%
	AVERAGE DOM	77	23	-70.1%
	# OF CONTRACTS	3	12	300.0%
	# NEW LISTINGS	1	12	1,100.0%

North Caldwell

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

North Plainfield Market Report

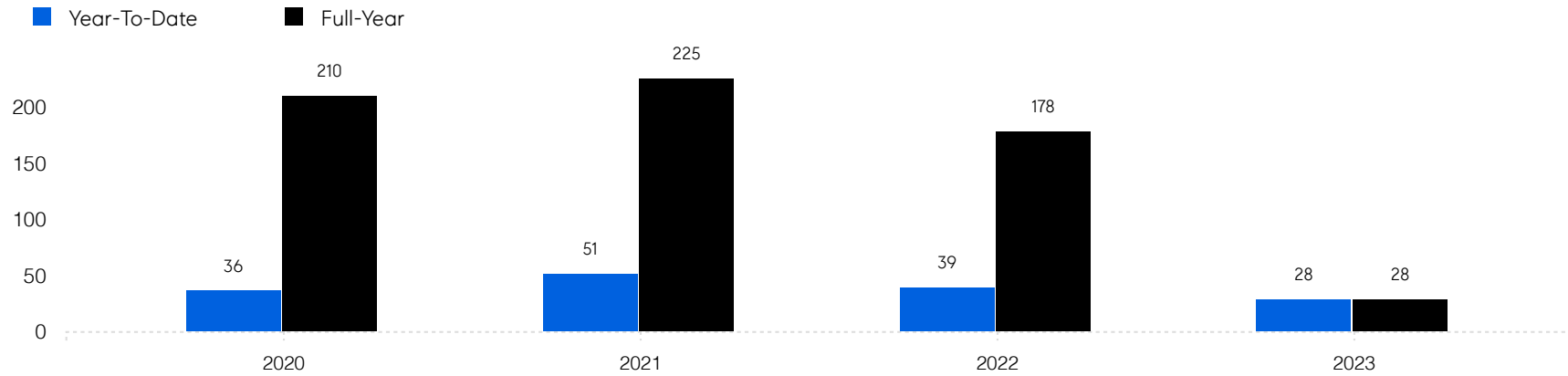
COMPASS

North Plainfield

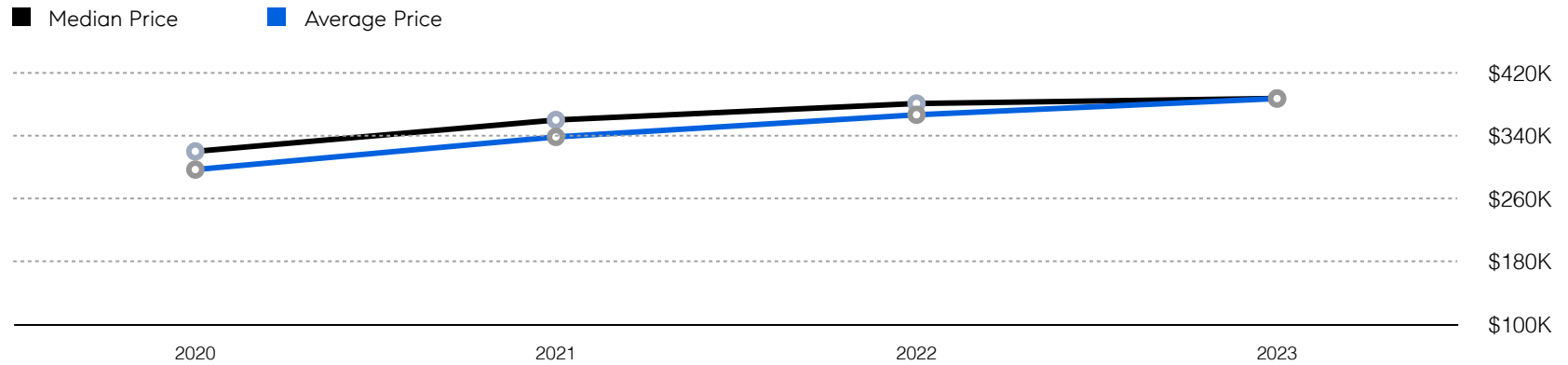
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	33	25	-24.2%
	SALES VOLUME	\$12,563,400	\$10,319,900	-17.9%
	MEDIAN PRICE	\$385,000	\$390,000	1.3%
	AVERAGE PRICE	\$380,709	\$412,796	8.4%
	AVERAGE DOM	50	47	-6.0%
	# OF CONTRACTS	37	20	-45.9%
	# NEW LISTINGS	41	23	-43.9%
Condo/Co-op/Townhouse	# OF SALES	6	3	-50.0%
	SALES VOLUME	\$1,077,000	\$525,000	-51.3%
	MEDIAN PRICE	\$150,000	\$180,000	20.0%
	AVERAGE PRICE	\$179,500	\$175,000	-2.5%
	AVERAGE DOM	39	39	0.0%
	# OF CONTRACTS	9	6	-33.3%
	# NEW LISTINGS	8	7	-12.5%

North Plainfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Northvale Market Report

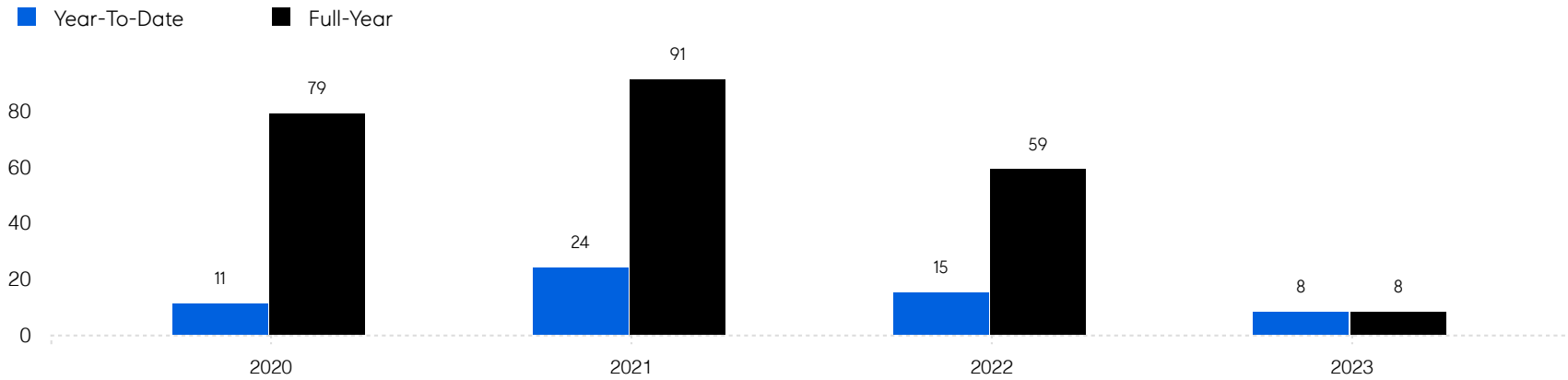
COMPASS

Northvale

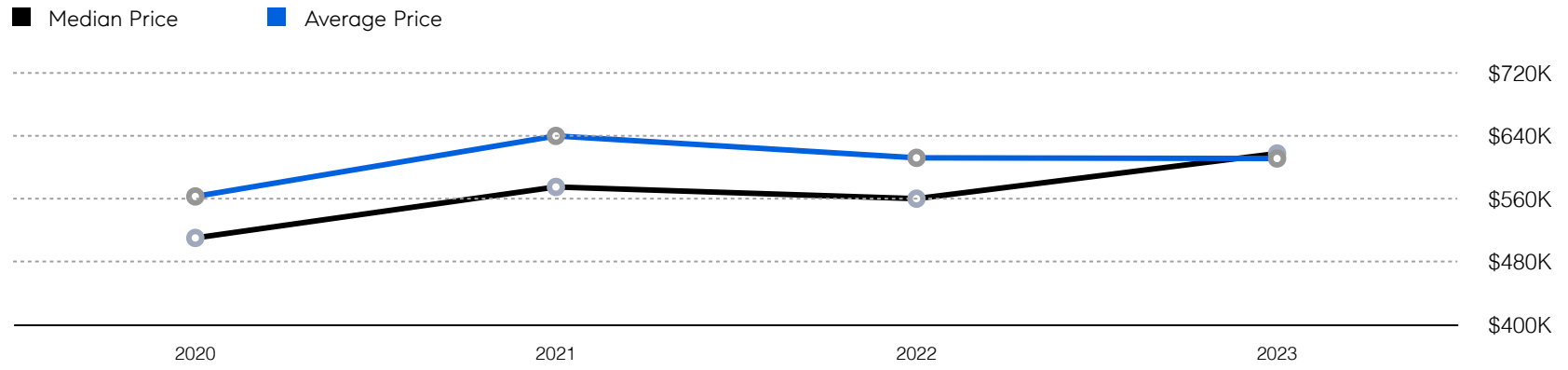
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	7	-53.3%
	SALES VOLUME	\$8,414,000	\$4,159,000	-50.6%
	MEDIAN PRICE	\$545,000	\$565,000	3.7%
	AVERAGE PRICE	\$560,933	\$594,143	5.9%
	AVERAGE DOM	36	32	-11.1%
	# OF CONTRACTS	12	5	-58.3%
	# NEW LISTINGS	16	8	-50.0%
Condo/Co-op/Townhouse	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$730,000	-
	MEDIAN PRICE	-	\$730,000	-
	AVERAGE PRICE	-	\$730,000	-
	AVERAGE DOM	-	48	-
	# OF CONTRACTS	8	5	-37.5%
	# NEW LISTINGS	15	5	-66.7%

Northvale

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Norwood Market Report

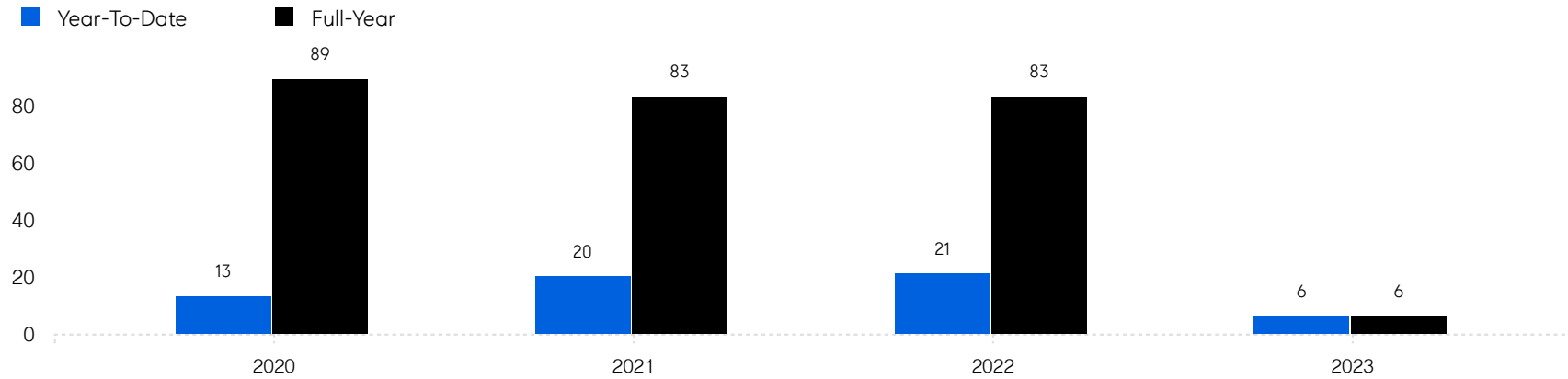
COMPASS

Norwood

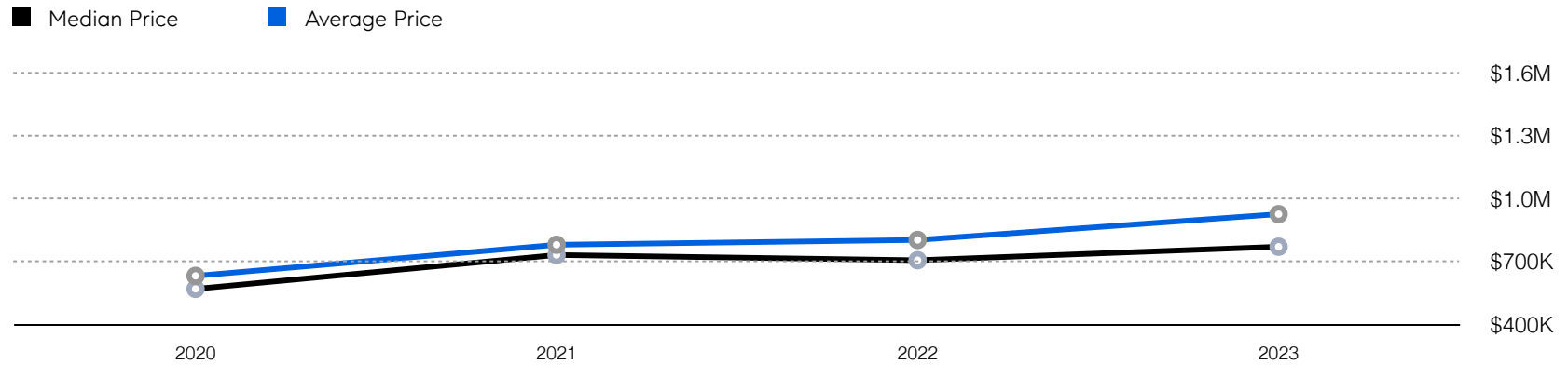
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	17	3	-82.4%
	SALES VOLUME	\$16,022,778	\$3,651,000	-77.2%
	MEDIAN PRICE	\$820,000	\$950,000	15.9%
	AVERAGE PRICE	\$942,516	\$1,217,000	29.1%
	AVERAGE DOM	27	118	337.0%
	# OF CONTRACTS	15	6	-60.0%
	# NEW LISTINGS	20	5	-75.0%
Condo/Co-op/Townhouse	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$2,552,990	\$1,899,593	-25.6%
	MEDIAN PRICE	\$672,495	\$739,000	9.9%
	AVERAGE PRICE	\$638,248	\$633,198	-0.8%
	AVERAGE DOM	62	21	-66.1%
	# OF CONTRACTS	7	4	-42.9%
	# NEW LISTINGS	9	8	-11.1%

Norwood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Nutley Market Report

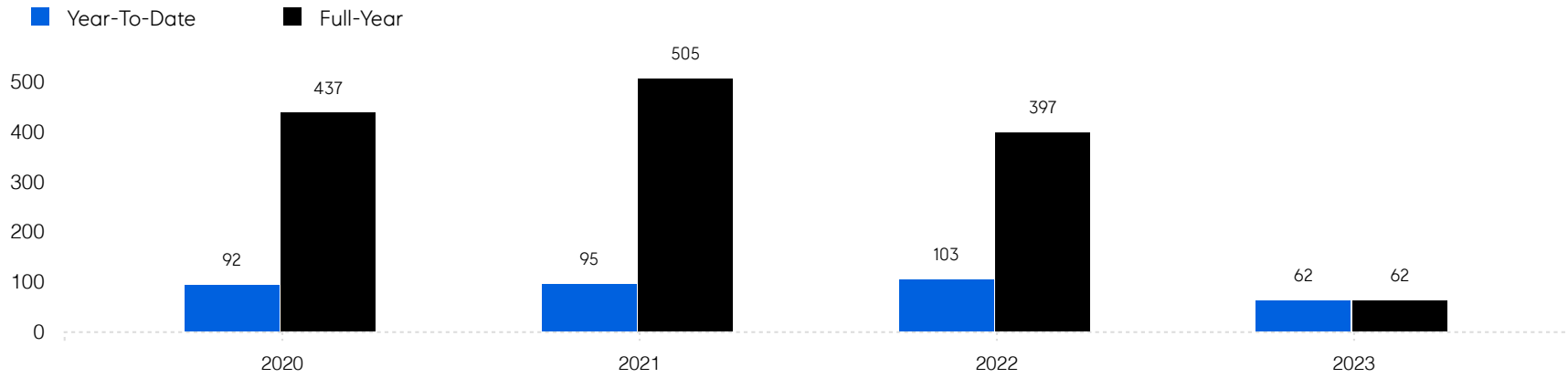
COMPASS

Nutley

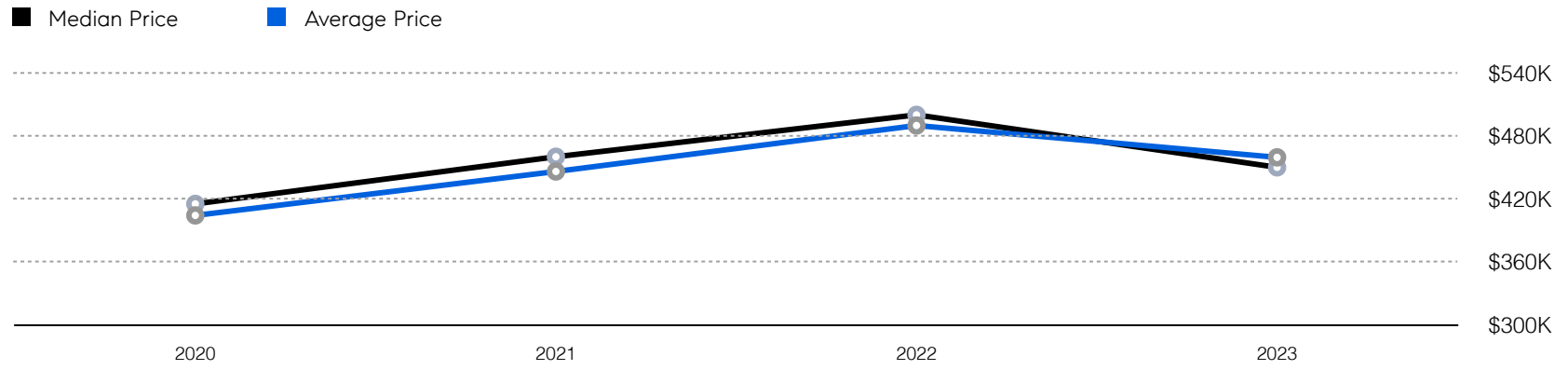
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	61	35	-42.6%
	SALES VOLUME	\$31,747,227	\$18,649,400	-41.3%
	MEDIAN PRICE	\$490,000	\$505,000	3.1%
	AVERAGE PRICE	\$520,446	\$532,840	2.4%
	AVERAGE DOM	51	51	0.0%
	# OF CONTRACTS	64	64	0.0%
	# NEW LISTINGS	76	58	-23.7%
Condo/Co-op/Townhouse	# OF SALES	42	27	-35.7%
	SALES VOLUME	\$13,069,000	\$9,835,200	-24.7%
	MEDIAN PRICE	\$273,000	\$350,000	28.2%
	AVERAGE PRICE	\$311,167	\$364,267	17.1%
	AVERAGE DOM	30	24	-20.0%
	# OF CONTRACTS	34	26	-23.5%
	# NEW LISTINGS	31	28	-9.7%

Nutley

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Oakland Market Report

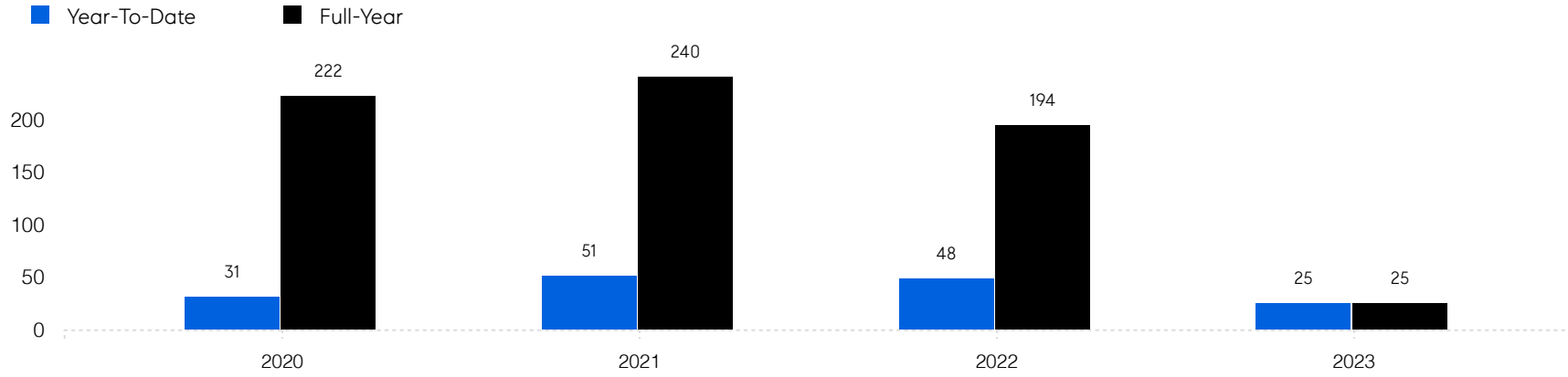
COMPASS

Oakland

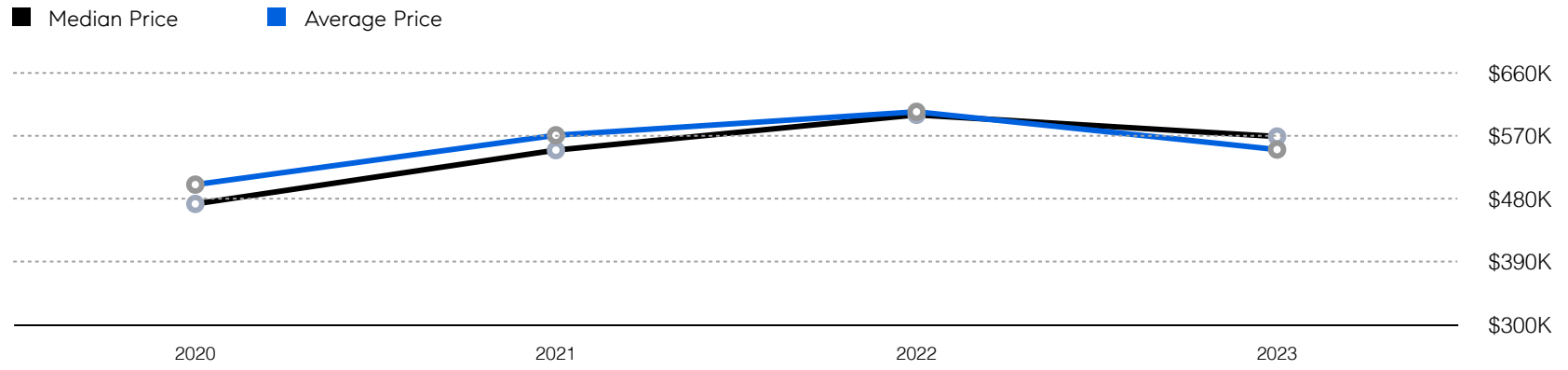
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	44	24	-45.5%
	SALES VOLUME	\$23,982,000	\$13,317,250	-44.5%
	MEDIAN PRICE	\$557,500	\$570,000	2.2%
	AVERAGE PRICE	\$545,045	\$554,885	1.8%
	AVERAGE DOM	30	49	63.3%
	# OF CONTRACTS	38	46	21.1%
	# NEW LISTINGS	46	58	26.1%
Condo/Co-op/Townhouse	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$2,160,000	\$440,000	-79.6%
	MEDIAN PRICE	\$498,500	\$440,000	-11.7%
	AVERAGE PRICE	\$540,000	\$440,000	-18.5%
	AVERAGE DOM	24	50	108.3%
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	3	1	-66.7%

Oakland

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Old Tappan Market Report

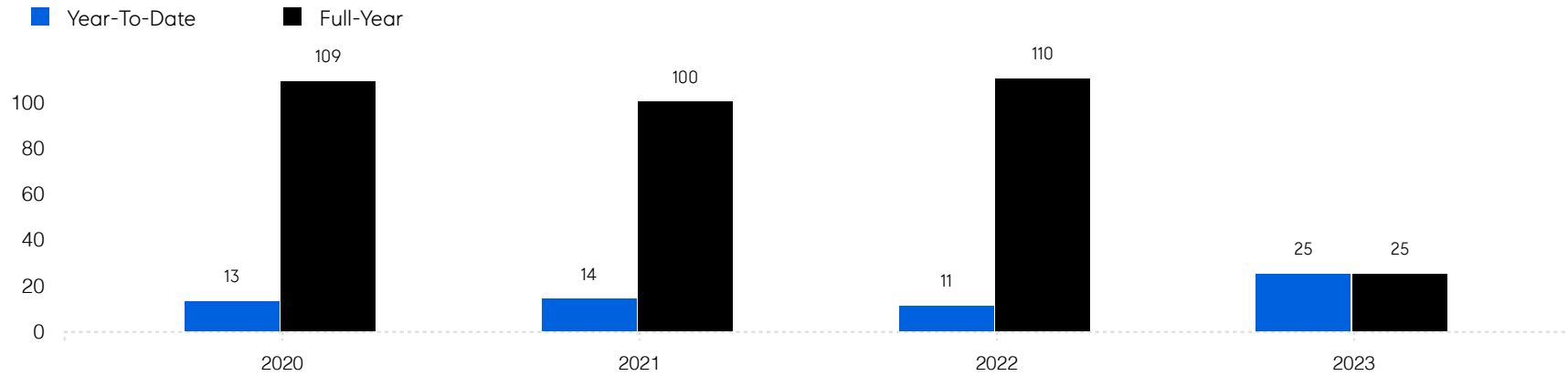
COMPASS

Old Tappan

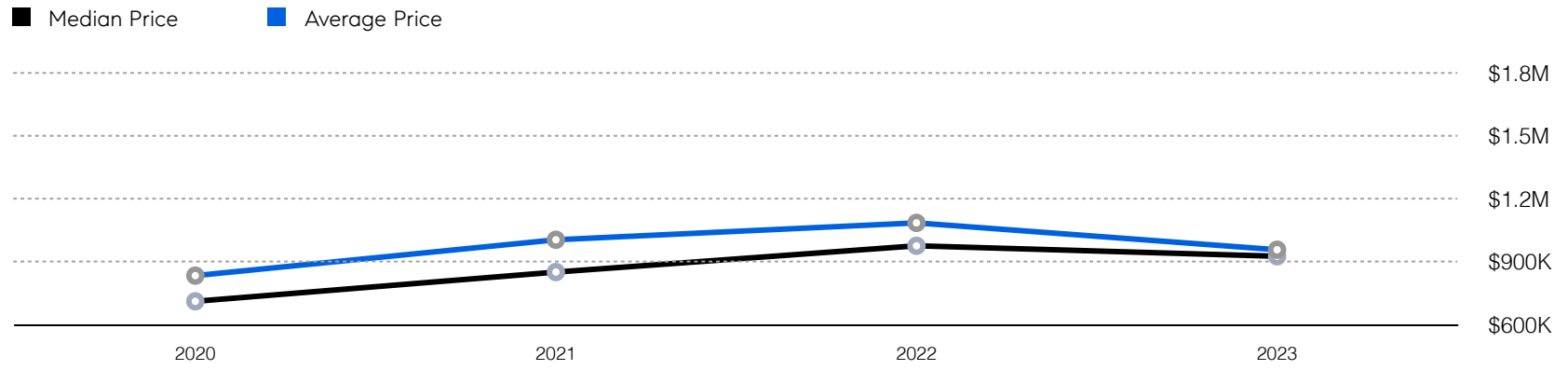
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	11	7	-36.4%
	SALES VOLUME	\$12,350,280	\$6,700,277	-45.7%
	MEDIAN PRICE	\$1,085,000	\$906,500	-16.5%
	AVERAGE PRICE	\$1,122,753	\$957,182	-14.7%
	AVERAGE DOM	49	43	-12.2%
	# OF CONTRACTS	23	17	-26.1%
	# NEW LISTINGS	31	16	-48.4%
Condo/Co-op/Townhouse	# OF SALES	0	18	0.0%
	SALES VOLUME	-	\$17,204,026	-
	MEDIAN PRICE	-	\$962,500	-
	AVERAGE PRICE	-	\$955,779	-
	AVERAGE DOM	-	52	-
	# OF CONTRACTS	10	22	120.0%
	# NEW LISTINGS	17	15	-11.8%

Old Tappan

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Oradell Market Report

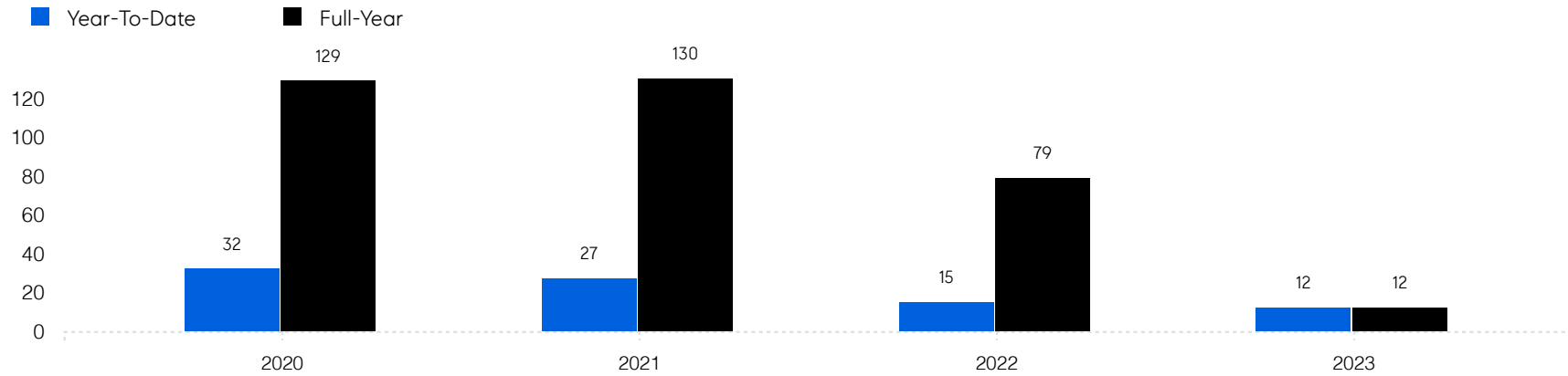
COMPASS

Oradell

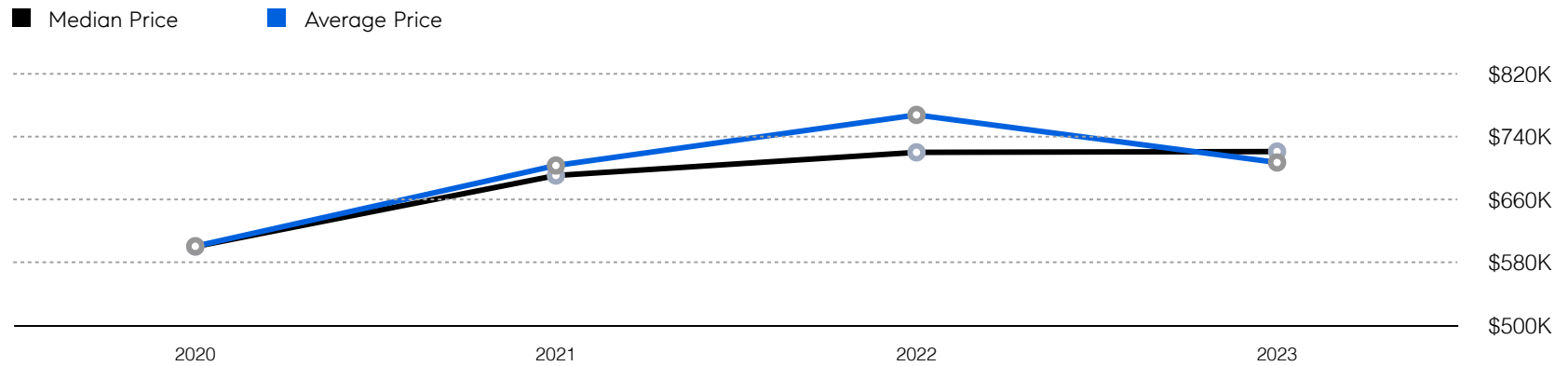
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	12	-20.0%
	SALES VOLUME	\$12,365,888	\$8,485,000	-31.4%
	MEDIAN PRICE	\$751,000	\$721,000	-4.0%
	AVERAGE PRICE	\$824,393	\$707,083	-14.2%
	AVERAGE DOM	36	35	-2.8%
	# OF CONTRACTS	20	20	0.0%
	# NEW LISTINGS	21	20	-4.8%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Oradell

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Orange Market Report

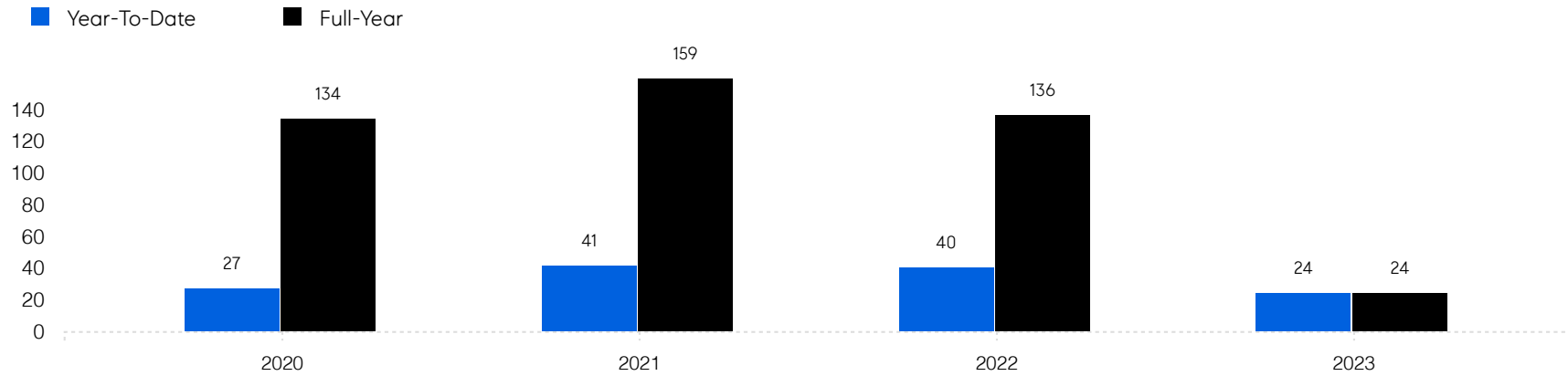
COMPASS

Orange

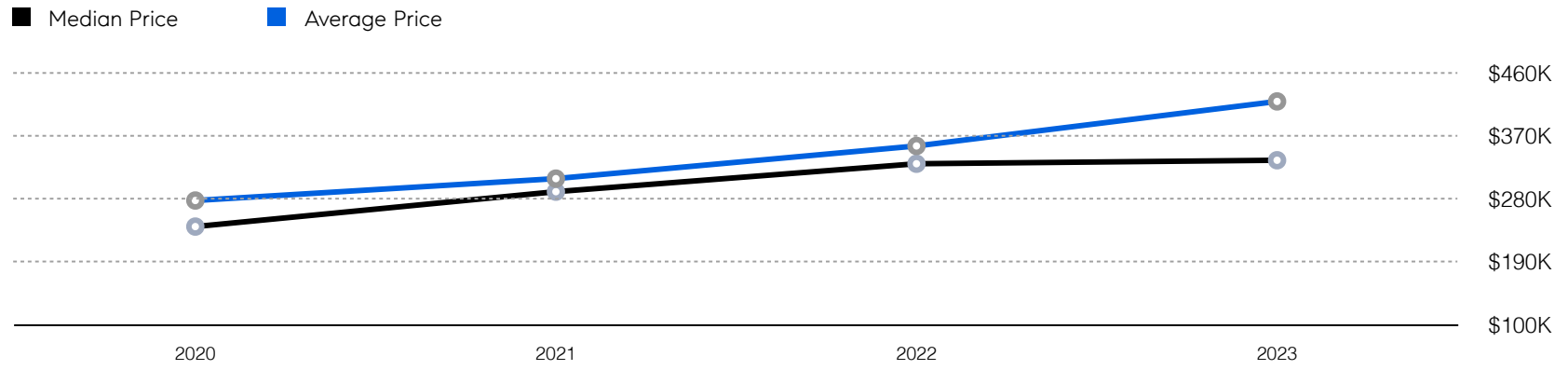
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	32	20	-37.5%
	SALES VOLUME	\$12,209,050	\$9,017,000	-26.1%
	MEDIAN PRICE	\$341,000	\$387,500	13.6%
	AVERAGE PRICE	\$381,533	\$450,850	18.2%
	AVERAGE DOM	66	55	-16.7%
	# OF CONTRACTS	38	35	-7.9%
	# NEW LISTINGS	42	36	-14.3%
Condo/Co-op/Townhouse	# OF SALES	8	4	-50.0%
	SALES VOLUME	\$2,331,000	\$1,045,000	-55.2%
	MEDIAN PRICE	\$326,000	\$235,000	-27.9%
	AVERAGE PRICE	\$291,375	\$261,250	-10.3%
	AVERAGE DOM	66	85	28.8%
	# OF CONTRACTS	12	4	-66.7%
	# NEW LISTINGS	6	7	16.7%

Orange

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Palisades Park Market Report

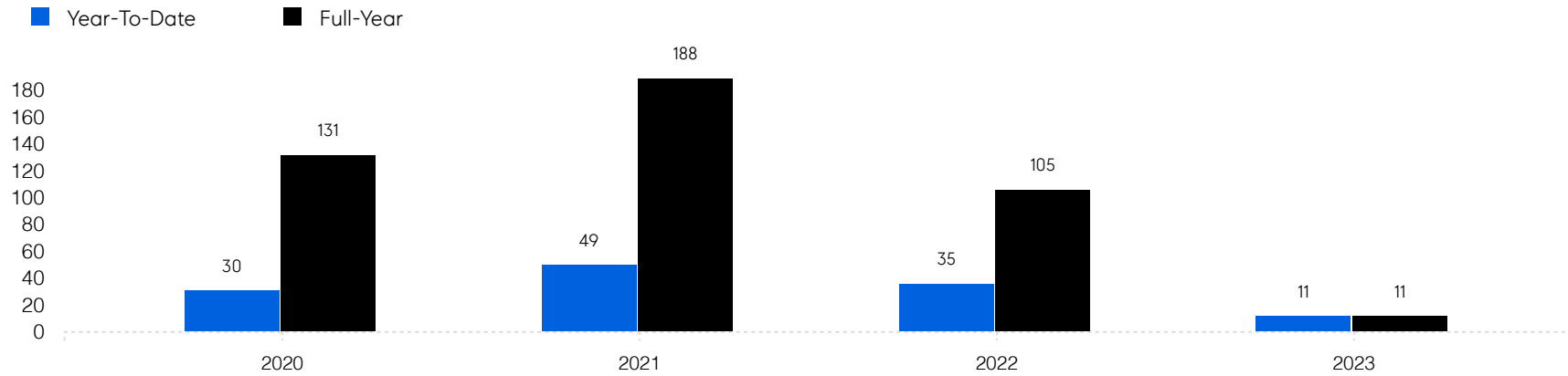
COMPASS

Palisades Park

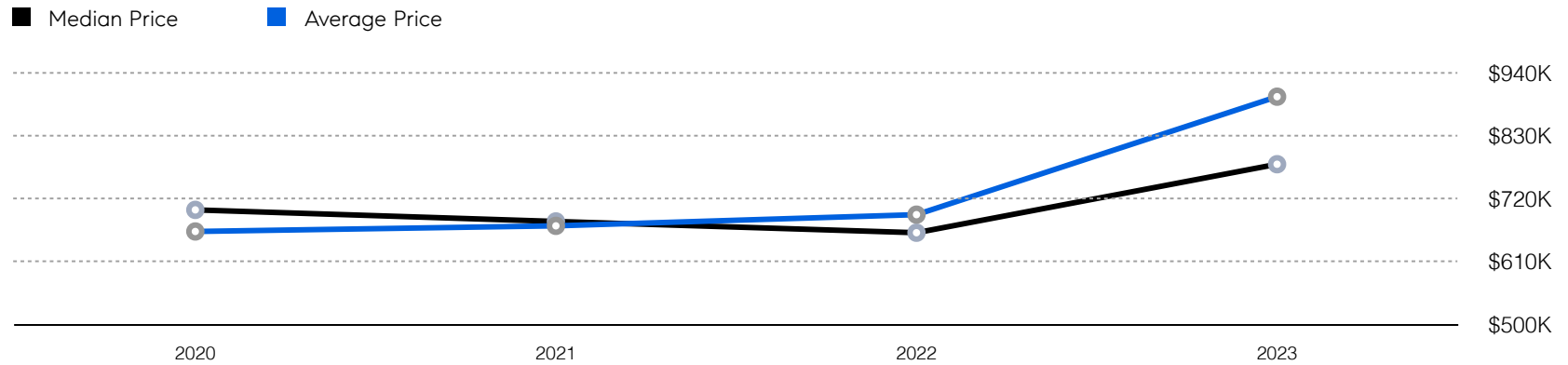
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$2,809,300	\$610,000	-78.3%
	MEDIAN PRICE	\$667,450	\$610,000	-8.6%
	AVERAGE PRICE	\$702,325	\$610,000	-13.1%
	AVERAGE DOM	135	73	-45.9%
	# OF CONTRACTS	7	3	-57.1%
	# NEW LISTINGS	6	3	-50.0%
Condo/Co-op/Townhouse	# OF SALES	31	10	-67.7%
	SALES VOLUME	\$17,845,401	\$9,271,580	-48.0%
	MEDIAN PRICE	\$495,000	\$925,000	86.9%
	AVERAGE PRICE	\$575,658	\$927,158	61.1%
	AVERAGE DOM	46	55	19.6%
	# OF CONTRACTS	28	17	-39.3%
	# NEW LISTINGS	35	39	11.4%

Palisades Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Paramus Market Report

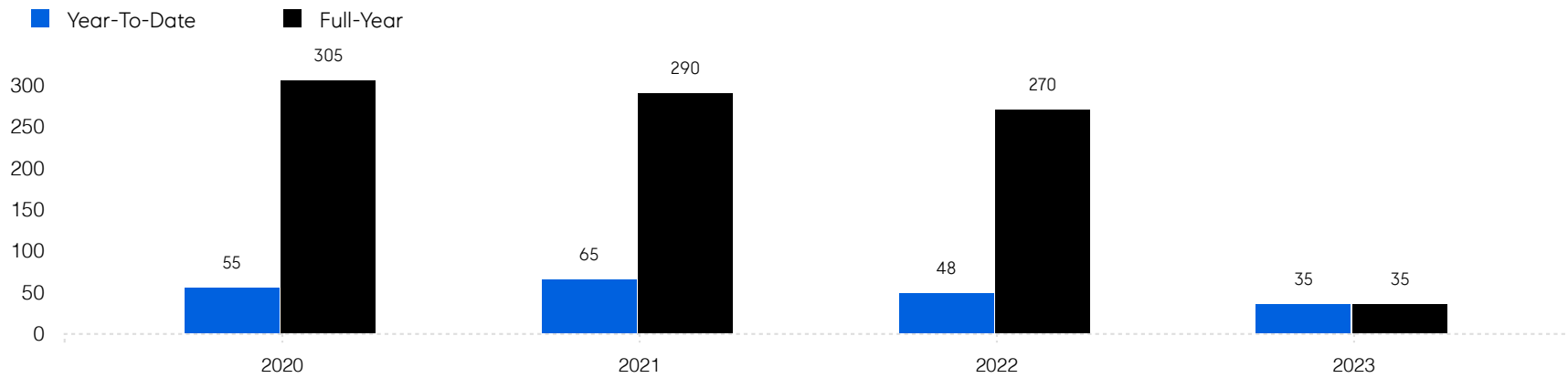
COMPASS

Paramus

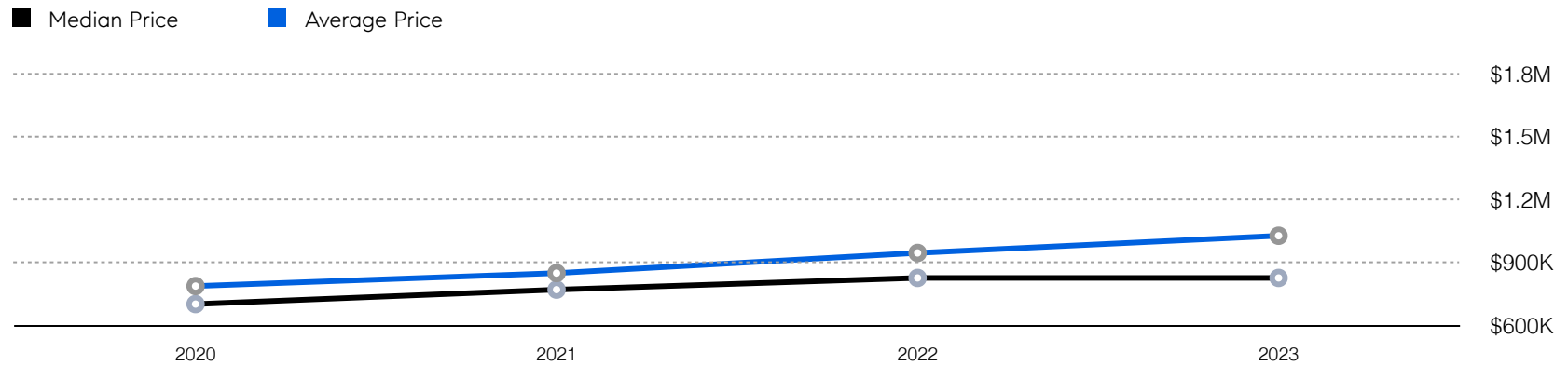
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	48	35	-27.1%
	SALES VOLUME	\$43,241,400	\$35,925,827	-16.9%
	MEDIAN PRICE	\$724,000	\$825,000	14.0%
	AVERAGE PRICE	\$900,863	\$1,026,452	13.9%
	AVERAGE DOM	38	50	31.6%
	# OF CONTRACTS	61	49	-19.7%
	# NEW LISTINGS	67	46	-31.3%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	7	0	0.0%
	# NEW LISTINGS	2	0	0.0%

Paramus

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Park Ridge Market Report

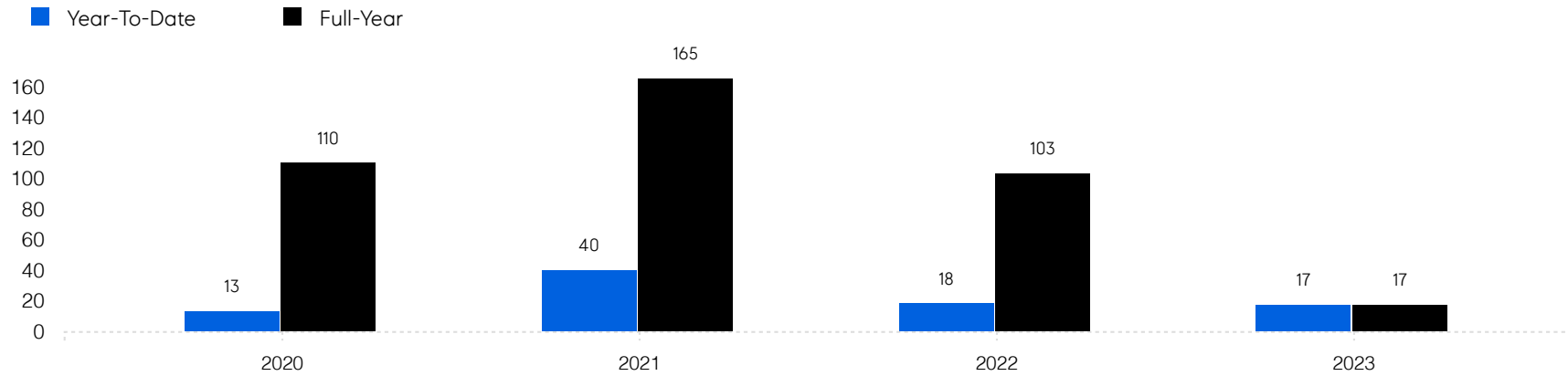
COMPASS

Park Ridge

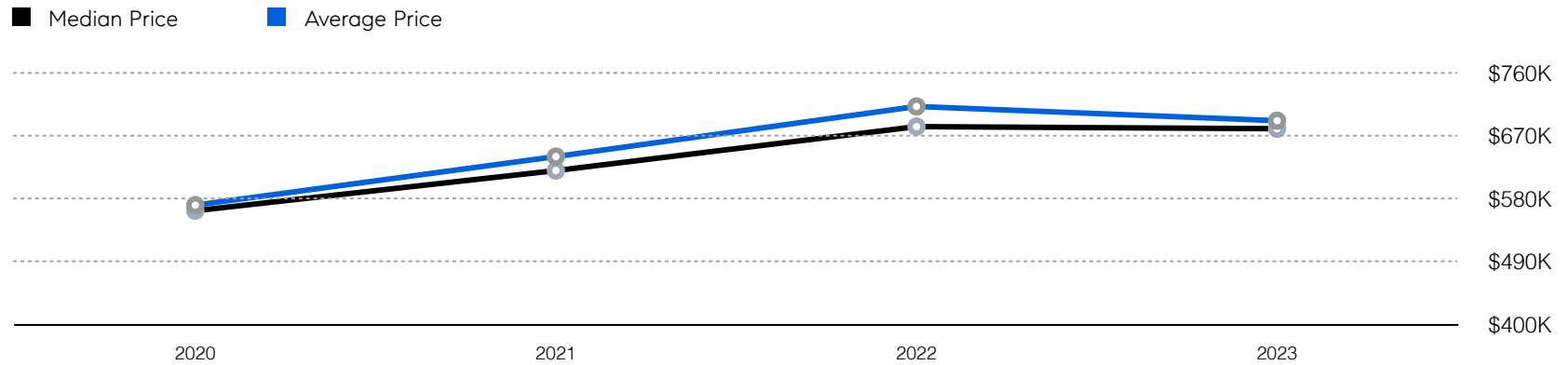
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	14	0.0%
	SALES VOLUME	\$8,601,000	\$10,052,500	16.9%
	MEDIAN PRICE	\$620,000	\$682,500	10.1%
	AVERAGE PRICE	\$614,357	\$718,036	16.9%
	AVERAGE DOM	45	41	-8.9%
	# OF CONTRACTS	14	21	50.0%
	# NEW LISTINGS	26	20	-23.1%
Condo/Co-op/Townhouse	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$1,413,000	\$1,702,500	20.5%
	MEDIAN PRICE	\$326,000	\$420,000	28.8%
	AVERAGE PRICE	\$353,250	\$567,500	60.7%
	AVERAGE DOM	30	20	-33.3%
	# OF CONTRACTS	4	3	-25.0%
	# NEW LISTINGS	6	3	-50.0%

Park Ridge

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Parsippany Market Report

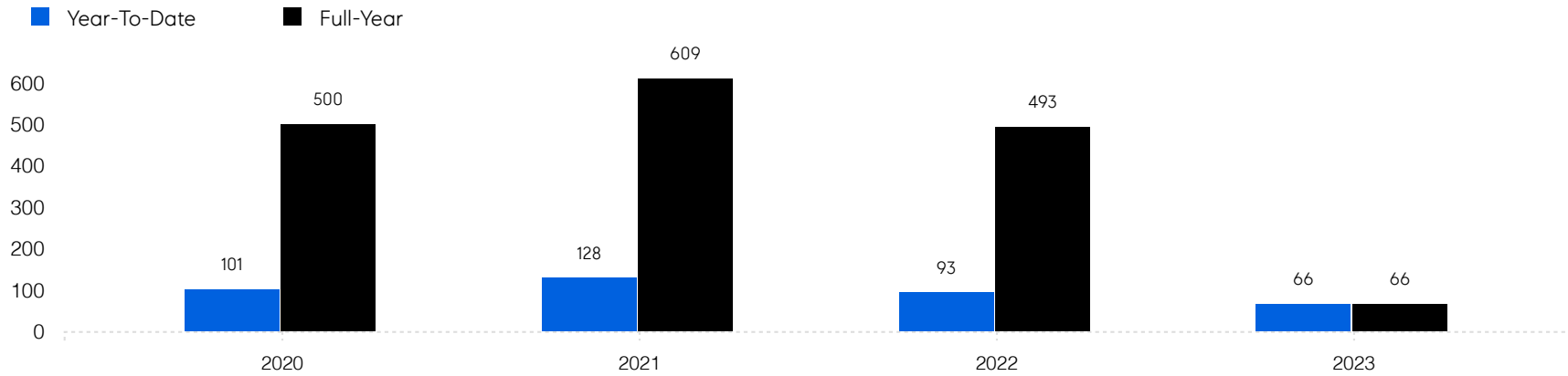
COMPASS

Parsippany

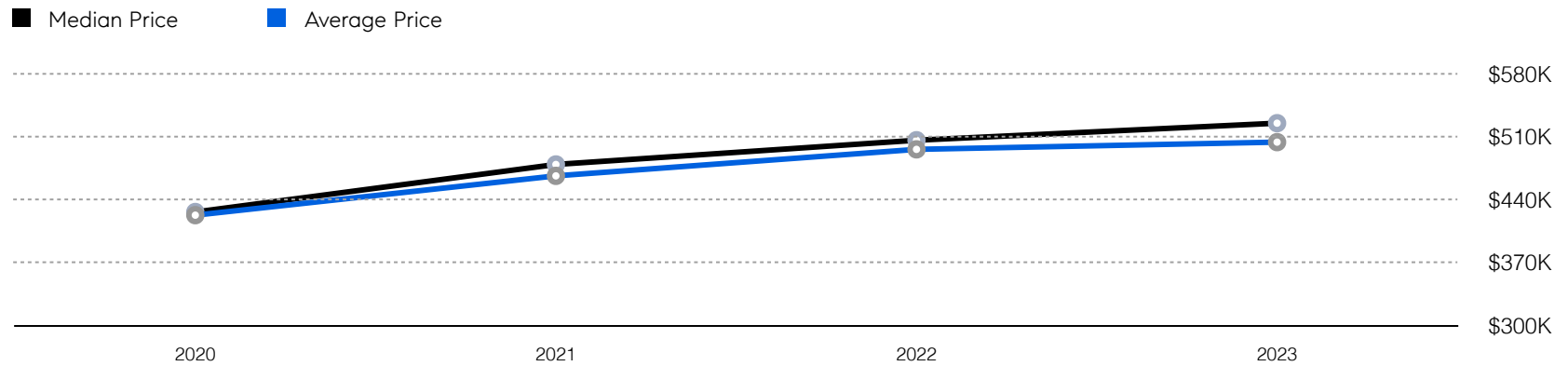
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	63	47	-25.4%
	SALES VOLUME	\$35,721,750	\$25,790,780	-27.8%
	MEDIAN PRICE	\$565,000	\$530,000	-6.2%
	AVERAGE PRICE	\$567,012	\$548,740	-3.2%
	AVERAGE DOM	38	38	0.0%
	# OF CONTRACTS	70	46	-34.3%
	# NEW LISTINGS	82	64	-22.0%
Condo/Co-op/Townhouse	# OF SALES	30	19	-36.7%
	SALES VOLUME	\$8,937,643	\$7,465,002	-16.5%
	MEDIAN PRICE	\$215,500	\$485,000	125.1%
	AVERAGE PRICE	\$297,921	\$392,895	31.9%
	AVERAGE DOM	29	23	-20.7%
	# OF CONTRACTS	35	22	-37.1%
	# NEW LISTINGS	43	27	-37.2%

Parsippany

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Passaic Market Report

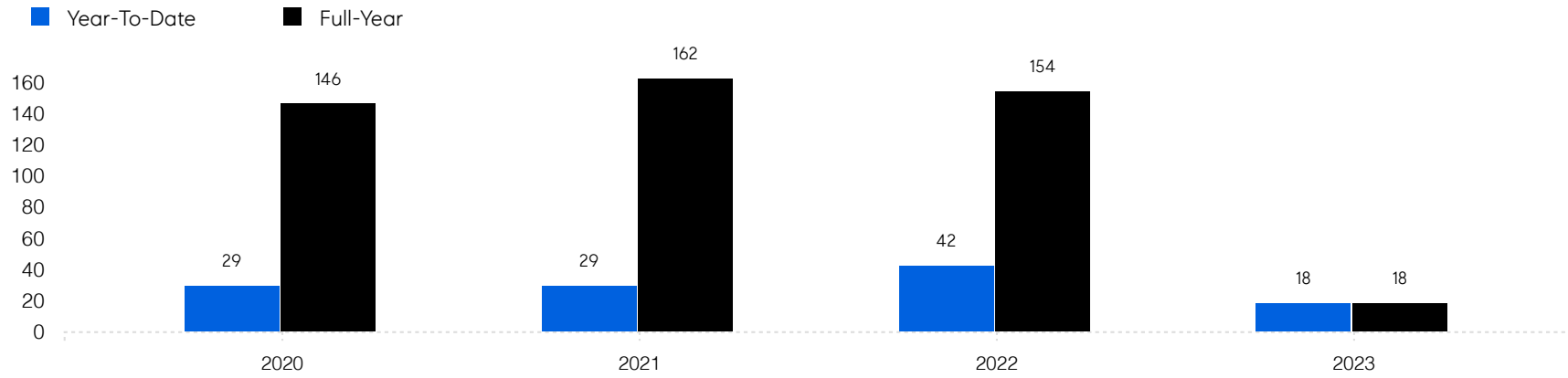
COMPASS

Passaic

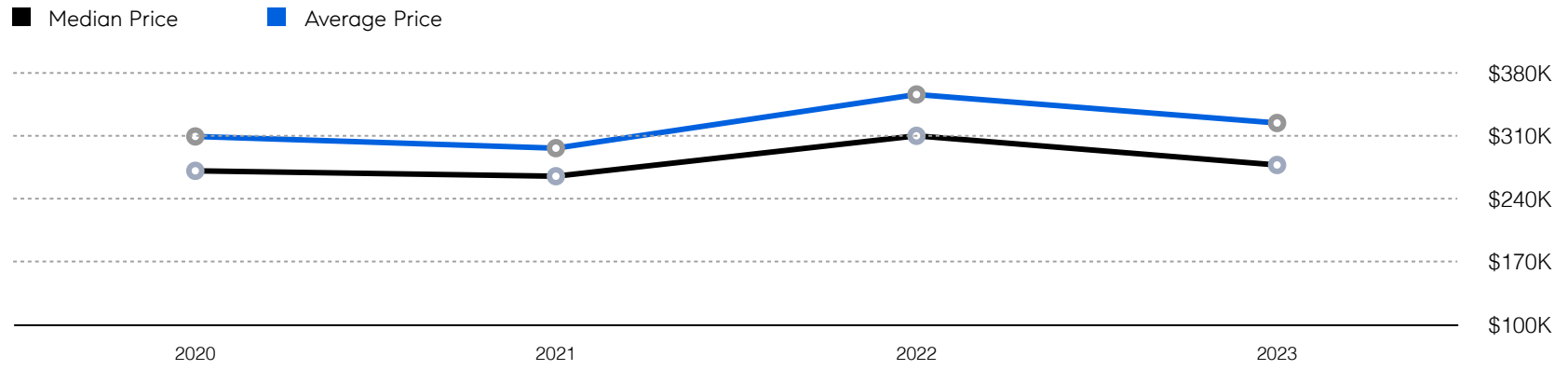
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	21	8	-61.9%
	SALES VOLUME	\$10,423,000	\$3,605,000	-65.4%
	MEDIAN PRICE	\$445,000	\$417,500	-6.2%
	AVERAGE PRICE	\$496,333	\$450,625	-9.2%
	AVERAGE DOM	58	76	31.0%
	# OF CONTRACTS	21	12	-42.9%
	# NEW LISTINGS	20	11	-45.0%
Condo/Co-op/Townhouse	# OF SALES	21	10	-52.4%
	SALES VOLUME	\$4,580,800	\$2,232,000	-51.3%
	MEDIAN PRICE	\$227,000	\$216,000	-4.8%
	AVERAGE PRICE	\$218,133	\$223,200	2.3%
	AVERAGE DOM	63	46	-27.0%
	# OF CONTRACTS	28	14	-50.0%
	# NEW LISTINGS	23	14	-39.1%

Passaic

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Paterson Market Report

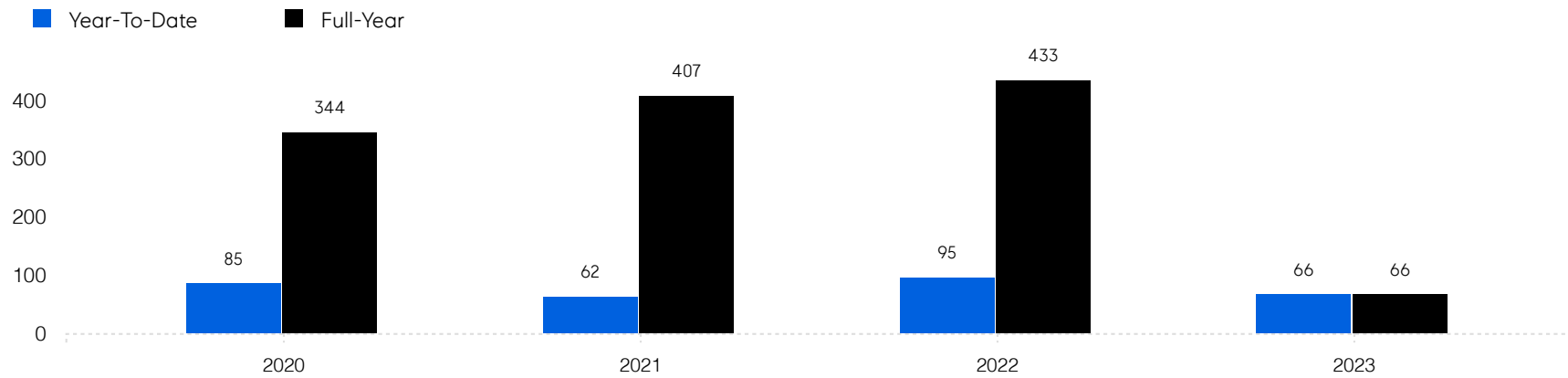
COMPASS

Paterson

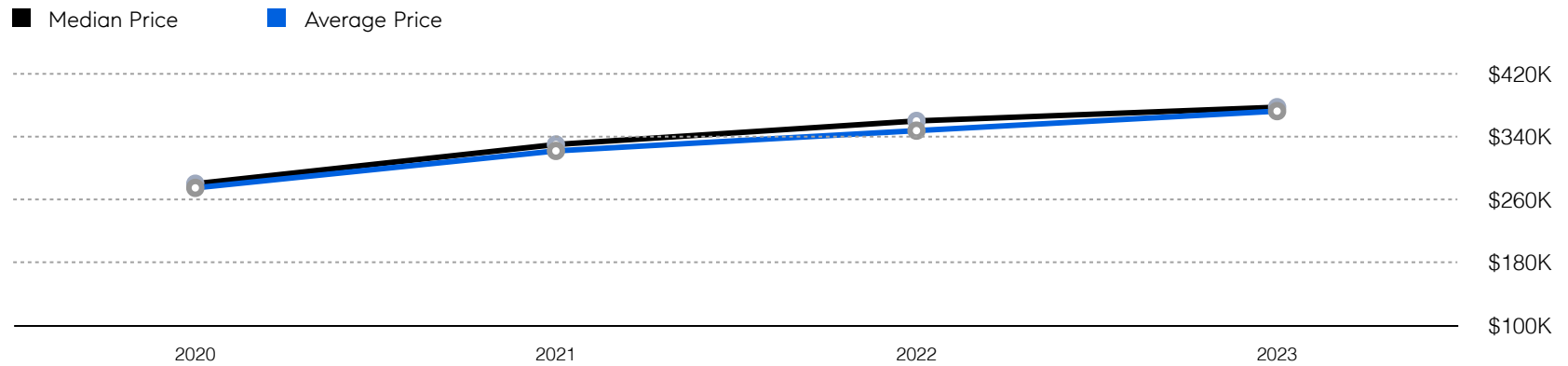
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	83	59	-28.9%
	SALES VOLUME	\$30,147,800	\$22,690,914	-24.7%
	MEDIAN PRICE	\$390,000	\$382,000	-2.1%
	AVERAGE PRICE	\$363,227	\$384,592	5.9%
	AVERAGE DOM	47	55	17.0%
	# OF CONTRACTS	129	59	-54.3%
	# NEW LISTINGS	142	66	-53.5%
Condo/Co-op/Townhouse	# OF SALES	12	7	-41.7%
	SALES VOLUME	\$2,209,000	\$1,895,000	-14.2%
	MEDIAN PRICE	\$155,000	\$295,000	90.3%
	AVERAGE PRICE	\$184,083	\$270,714	47.1%
	AVERAGE DOM	78	39	-50.0%
	# OF CONTRACTS	15	11	-26.7%
	# NEW LISTINGS	21	15	-28.6%

Paterson

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Peapack Gladstone Market Report

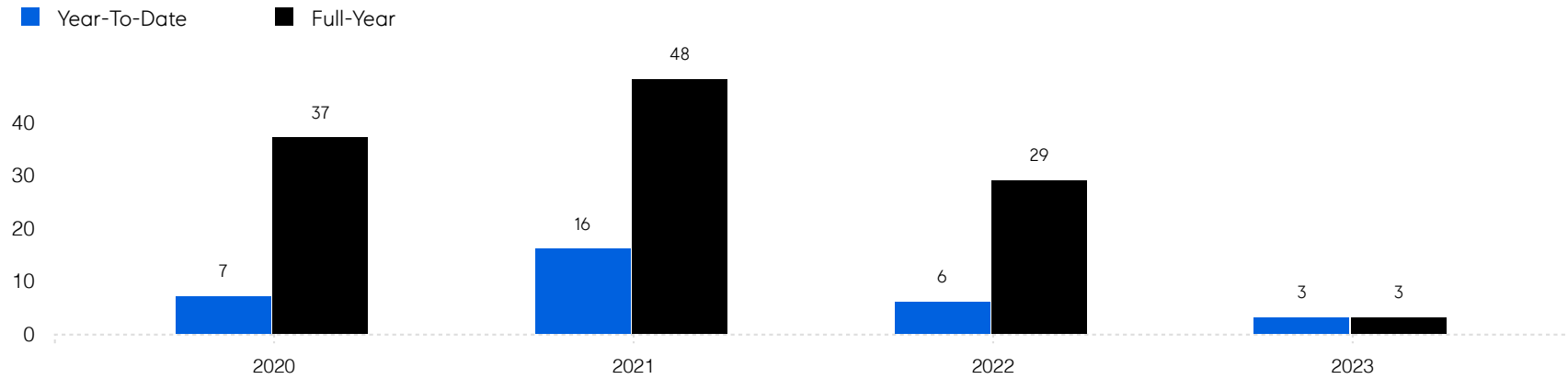
COMPASS

Peapack Gladstone

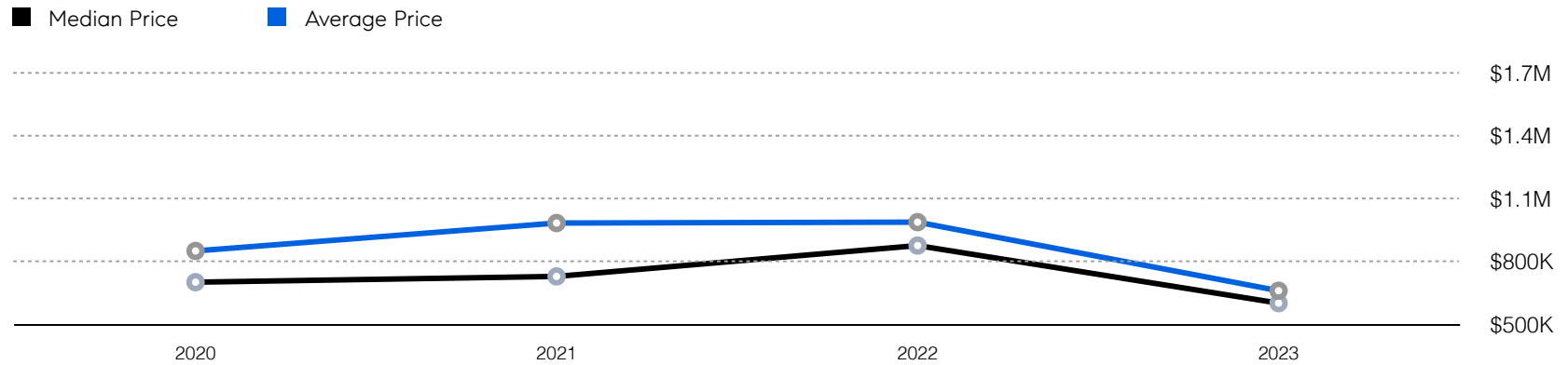
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	6	3	-50.0%
	SALES VOLUME	\$6,646,849	\$1,977,500	-70.2%
	MEDIAN PRICE	\$950,000	\$600,000	-36.8%
	AVERAGE PRICE	\$1,107,808	\$659,167	-40.5%
	AVERAGE DOM	38	64	68.4%
	# OF CONTRACTS	8	3	-62.5%
	# NEW LISTINGS	18	4	-77.8%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Peapack Gladstone

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Plainfield Market Report

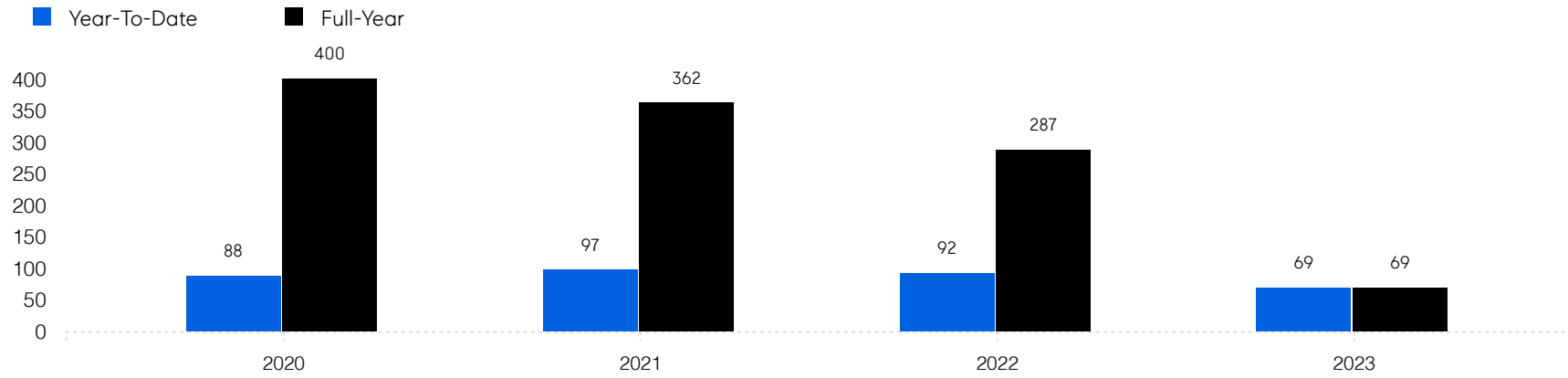
COMPASS

Plainfield

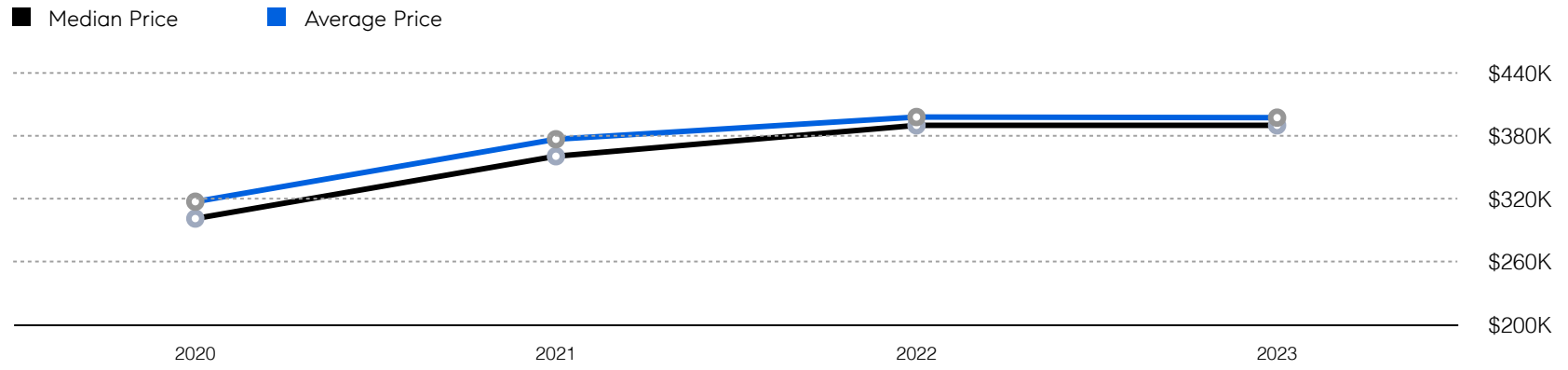
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	87	69	-20.7%
	SALES VOLUME	\$34,251,020	\$27,416,250	-20.0%
	MEDIAN PRICE	\$388,730	\$390,000	0.3%
	AVERAGE PRICE	\$393,690	\$397,337	0.9%
	AVERAGE DOM	39	53	35.9%
	# OF CONTRACTS	88	86	-2.3%
	# NEW LISTINGS	105	83	-21.0%
Condo/Co-op/Townhouse	# OF SALES	5	0	0.0%
	SALES VOLUME	\$1,151,000	-	-
	MEDIAN PRICE	\$205,000	-	-
	AVERAGE PRICE	\$230,200	-	-
	AVERAGE DOM	27	-	-
	# OF CONTRACTS	3	1	-66.7%
	# NEW LISTINGS	4	5	25.0%

Plainfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Rahway Market Report

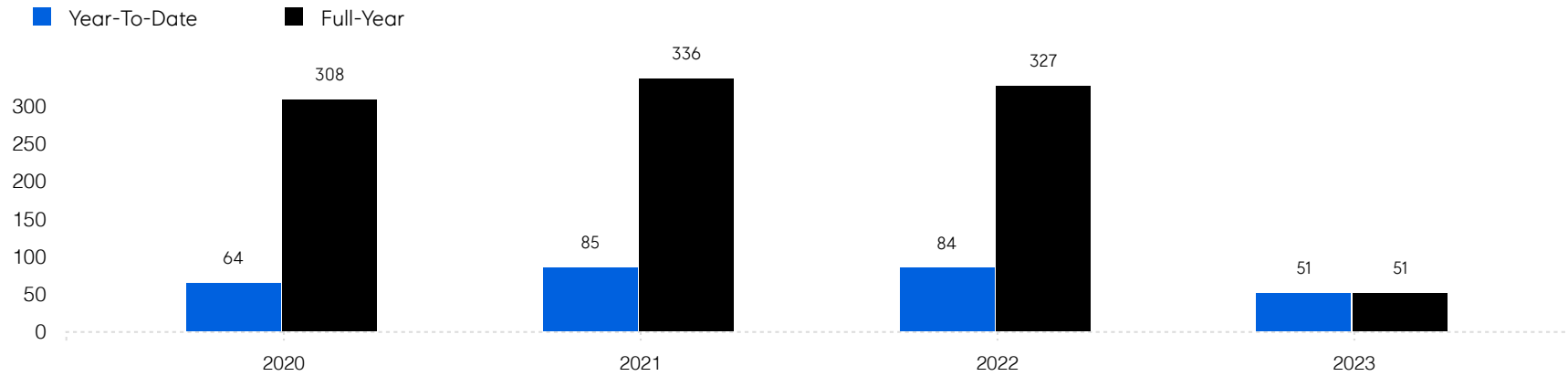
COMPASS

Rahway

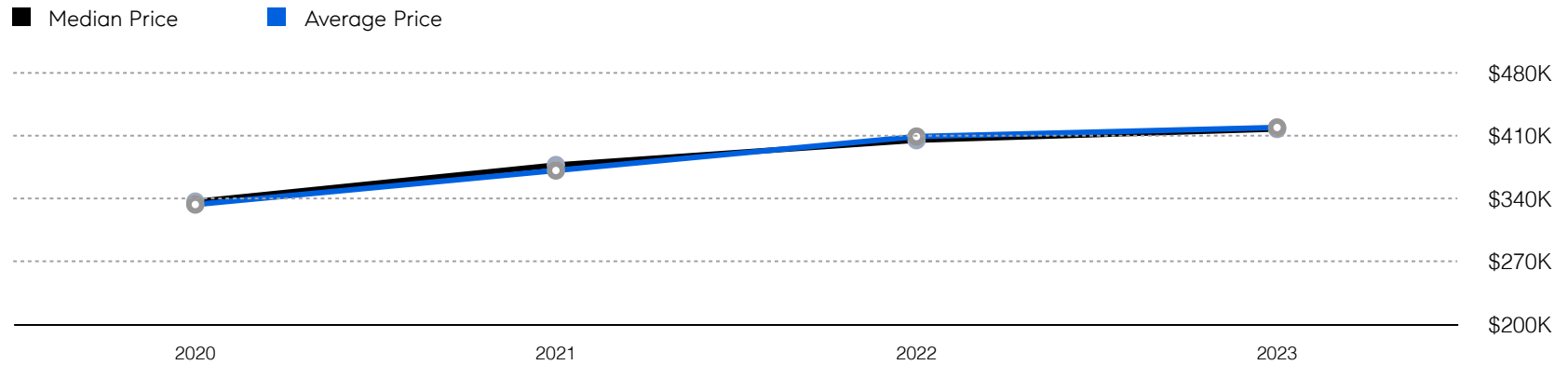
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	74	50	-32.4%
	SALES VOLUME	\$29,406,800	\$20,994,400	-28.6%
	MEDIAN PRICE	\$395,000	\$421,200	6.6%
	AVERAGE PRICE	\$397,389	\$419,888	5.7%
	AVERAGE DOM	45	37	-17.8%
	# OF CONTRACTS	78	42	-46.2%
	# NEW LISTINGS	101	59	-41.6%
Condo/Co-op/Townhouse	# OF SALES	10	1	-90.0%
	SALES VOLUME	\$3,200,000	\$382,000	-88.1%
	MEDIAN PRICE	\$307,000	\$382,000	24.4%
	AVERAGE PRICE	\$320,000	\$382,000	19.4%
	AVERAGE DOM	32	37	15.6%
	# OF CONTRACTS	17	6	-64.7%
	# NEW LISTINGS	26	10	-61.5%

Rahway

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Ramsey Market Report

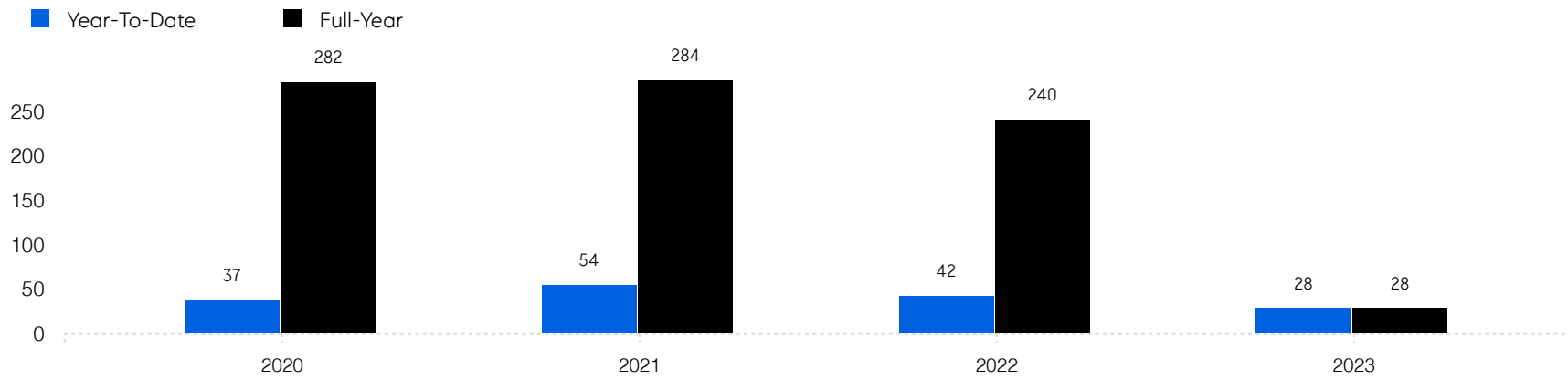
COMPASS

Ramsey

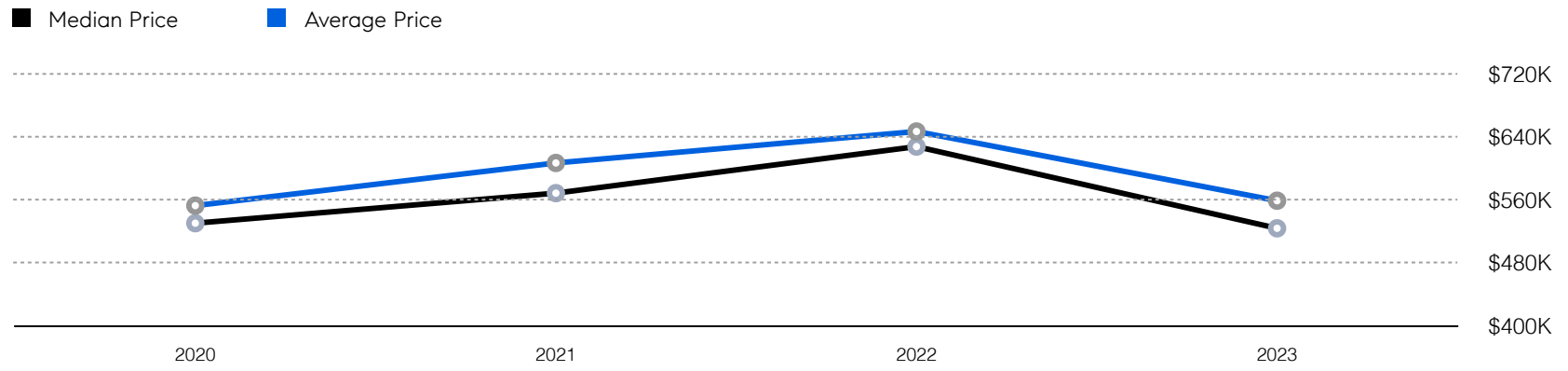
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	24	12	-50.0%
	SALES VOLUME	\$18,572,776	\$9,065,200	-51.2%
	MEDIAN PRICE	\$717,500	\$650,000	-9.4%
	AVERAGE PRICE	\$773,866	\$755,433	-2.4%
	AVERAGE DOM	52	26	-50.0%
	# OF CONTRACTS	39	26	-33.3%
	# NEW LISTINGS	42	32	-23.8%
Condo/Co-op/Townhouse	# OF SALES	18	16	-11.1%
	SALES VOLUME	\$7,343,726	\$6,576,000	-10.5%
	MEDIAN PRICE	\$390,000	\$370,000	-5.1%
	AVERAGE PRICE	\$407,985	\$411,000	0.7%
	AVERAGE DOM	25	28	12.0%
	# OF CONTRACTS	19	13	-31.6%
	# NEW LISTINGS	22	12	-45.5%

Ramsey

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Randolph Market Report

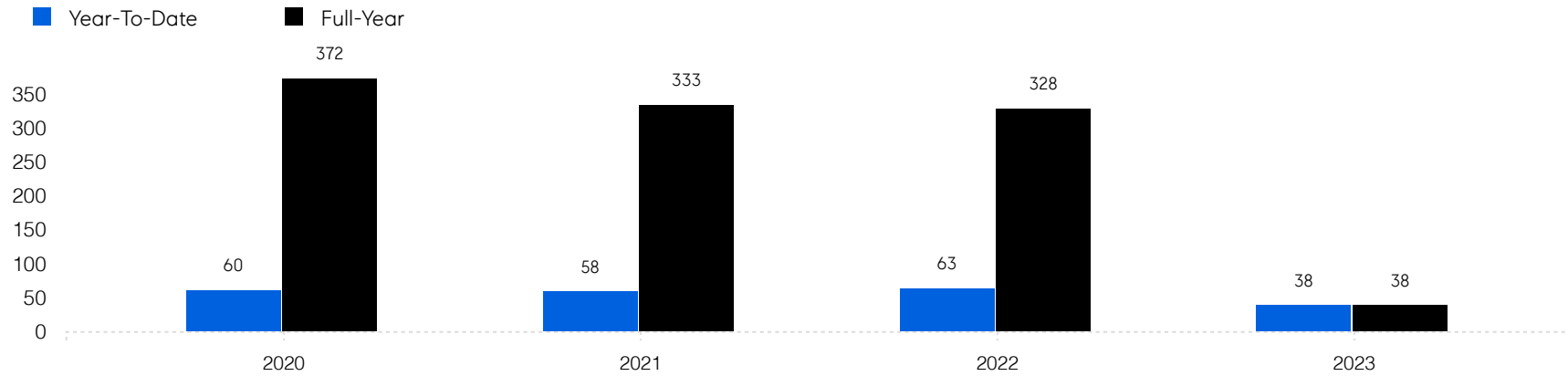
COMPASS

Randolph

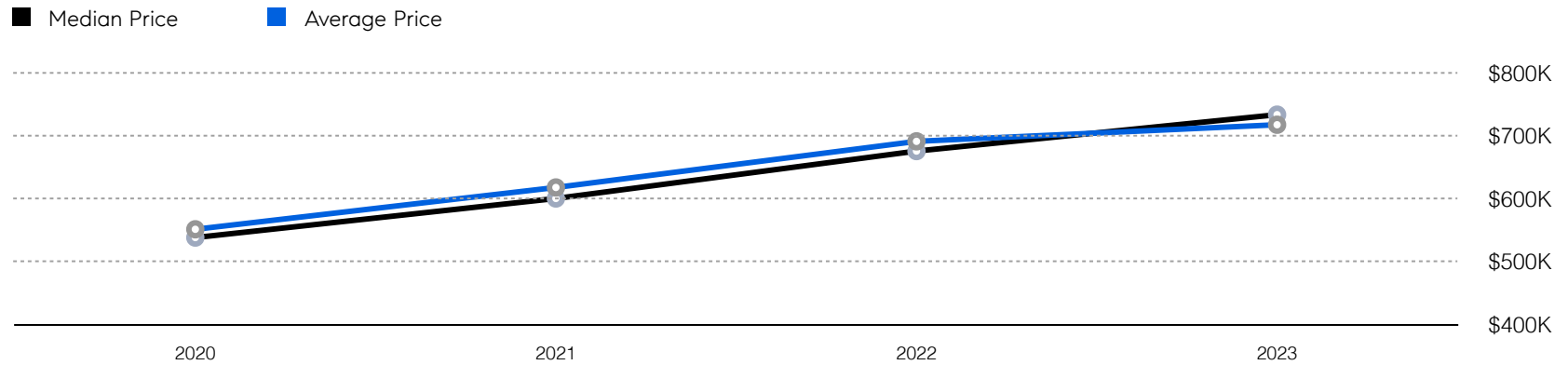
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	59	34	-42.4%
	SALES VOLUME	\$38,207,390	\$25,255,510	-33.9%
	MEDIAN PRICE	\$602,000	\$750,000	24.6%
	AVERAGE PRICE	\$647,583	\$742,809	14.7%
	AVERAGE DOM	38	38	0.0%
	# OF CONTRACTS	55	42	-23.6%
	# NEW LISTINGS	76	55	-27.6%
Condo/Co-op/Townhouse	# OF SALES	4	4	0.0%
	SALES VOLUME	\$1,922,500	\$2,007,000	4.4%
	MEDIAN PRICE	\$451,250	\$482,500	6.9%
	AVERAGE PRICE	\$480,625	\$501,750	4.4%
	AVERAGE DOM	42	29	-31.0%
	# OF CONTRACTS	5	4	-20.0%
	# NEW LISTINGS	5	5	0.0%

Randolph

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Raritan Township Market Report

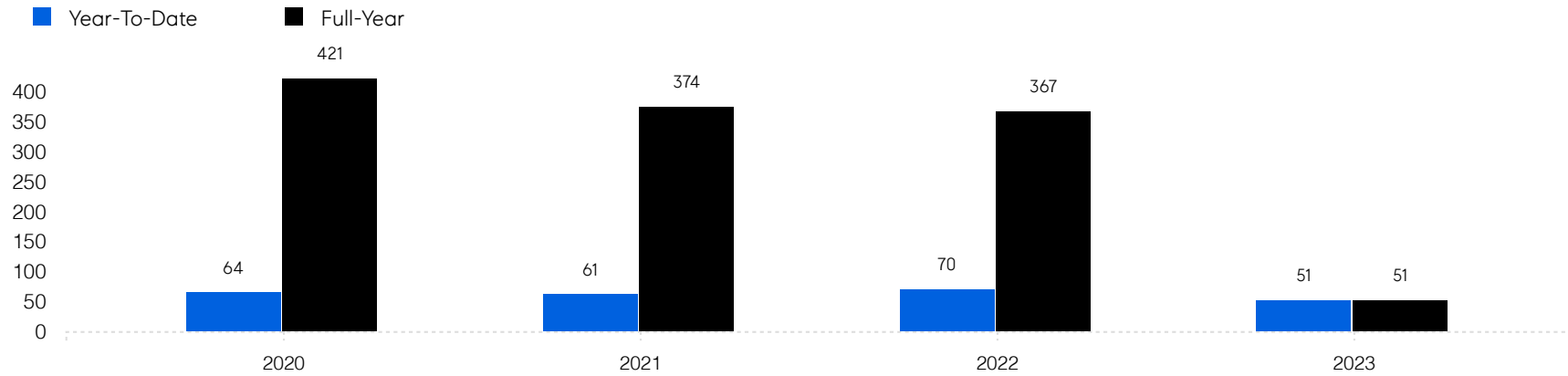
COMPASS

Raritan Township

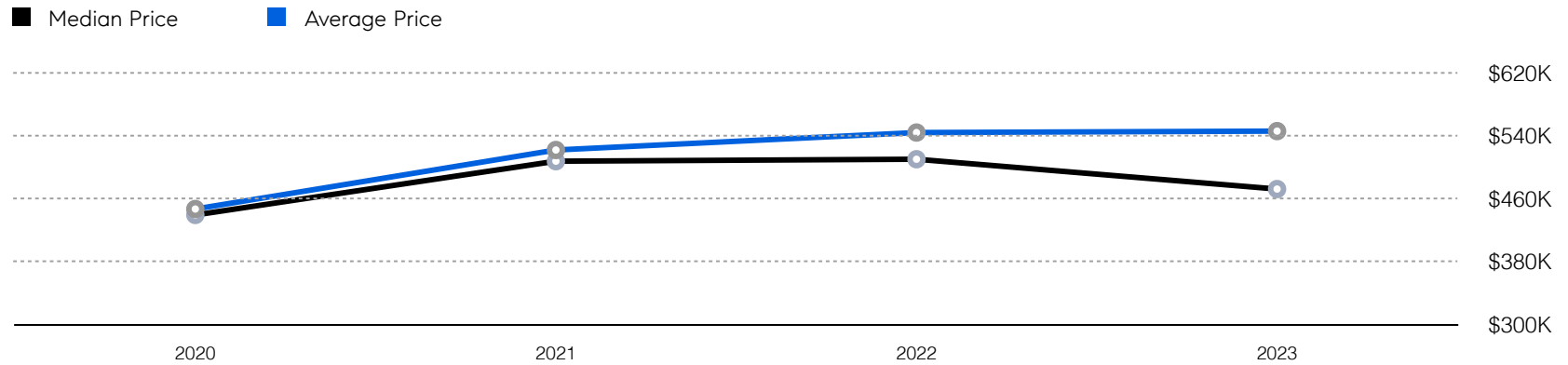
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	32	-20.0%
	SALES VOLUME	\$21,473,000	\$21,497,800	0.1%
	MEDIAN PRICE	\$532,500	\$637,500	19.7%
	AVERAGE PRICE	\$536,825	\$671,806	25.1%
	AVERAGE DOM	40	56	40.0%
	# OF CONTRACTS	48	26	-45.8%
	# NEW LISTINGS	68	24	-64.7%
Condo/Co-op/Townhouse	# OF SALES	30	19	-36.7%
	SALES VOLUME	\$9,265,800	\$6,339,572	-31.6%
	MEDIAN PRICE	\$329,000	\$325,000	-1.2%
	AVERAGE PRICE	\$308,860	\$333,662	8.0%
	AVERAGE DOM	26	30	15.4%
	# OF CONTRACTS	38	13	-65.8%
	# NEW LISTINGS	45	14	-68.9%

Raritan Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Ridgefield Market Report

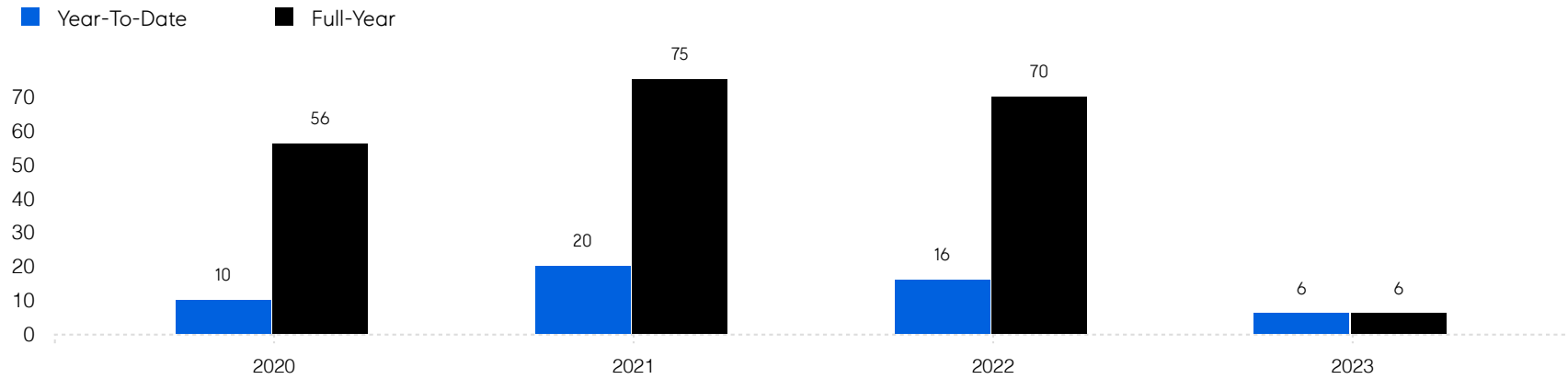
COMPASS

Ridgefield

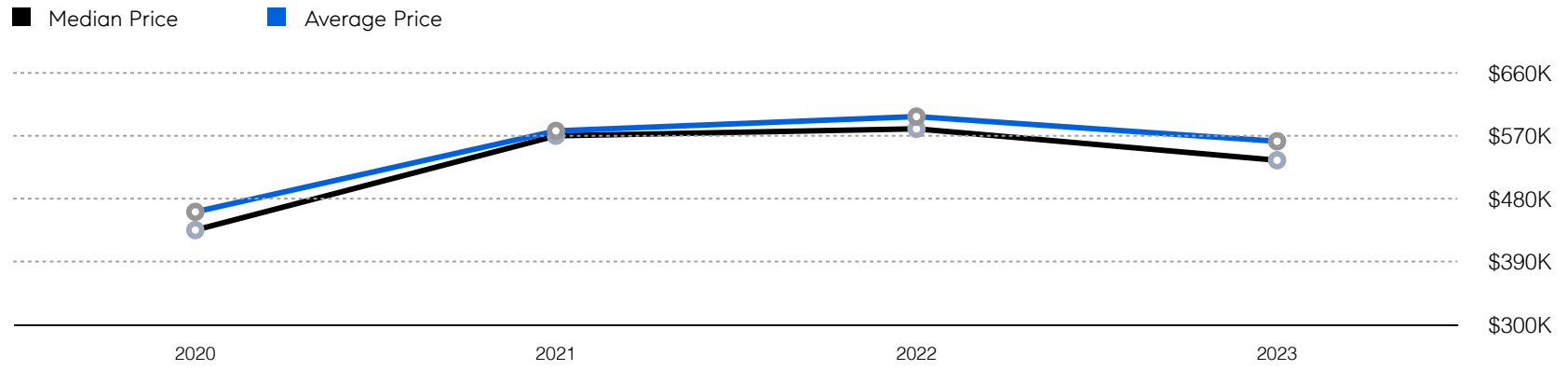
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	5	-64.3%
	SALES VOLUME	\$8,985,900	\$3,124,000	-65.2%
	MEDIAN PRICE	\$588,000	\$580,000	-1.4%
	AVERAGE PRICE	\$641,850	\$624,800	-2.7%
	AVERAGE DOM	53	129	143.4%
	# OF CONTRACTS	24	10	-58.3%
	# NEW LISTINGS	24	11	-54.2%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$922,000	\$249,000	-73.0%
	MEDIAN PRICE	\$461,000	\$249,000	-46.0%
	AVERAGE PRICE	\$461,000	\$249,000	-46.0%
	AVERAGE DOM	80	11	-86.2%
	# OF CONTRACTS	2	4	100.0%
	# NEW LISTINGS	1	3	200.0%

Ridgefield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Ridgefield Park Market Report

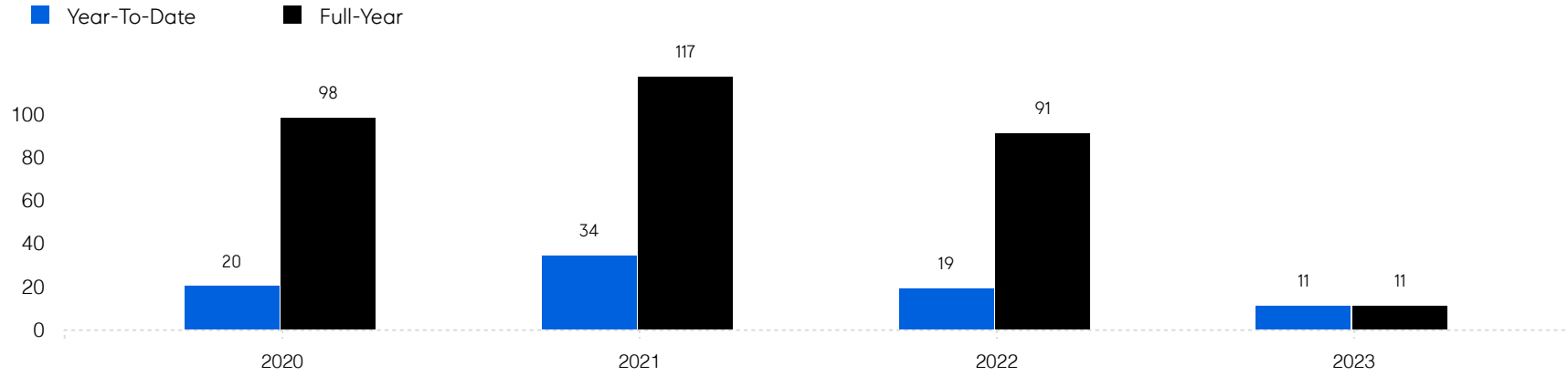
COMPASS

Ridgefield Park

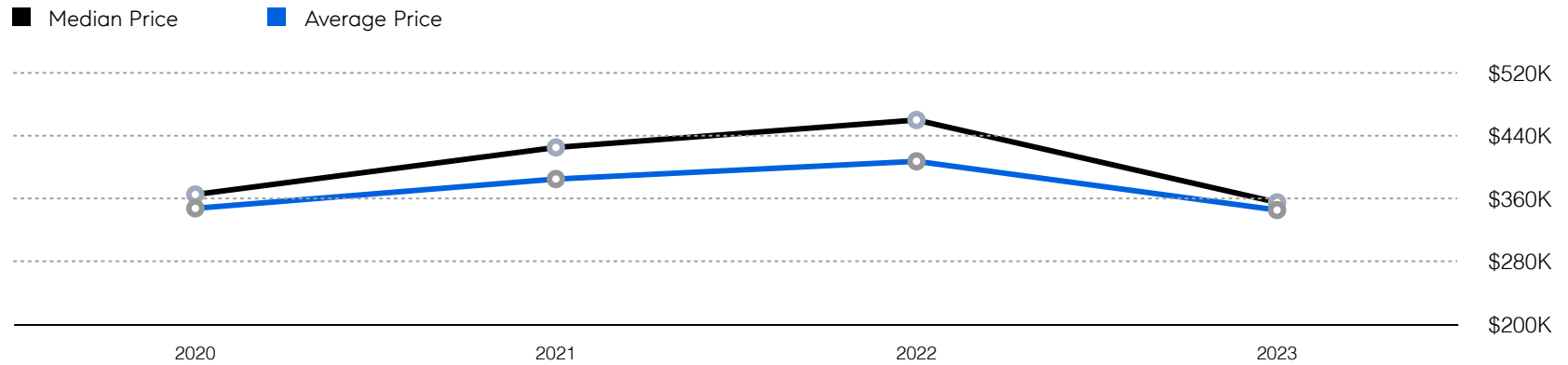
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	7	-53.3%
	SALES VOLUME	\$7,325,000	\$3,120,000	-57.4%
	MEDIAN PRICE	\$470,000	\$455,000	-3.2%
	AVERAGE PRICE	\$488,333	\$445,714	-8.7%
	AVERAGE DOM	42	66	57.1%
	# OF CONTRACTS	15	8	-46.7%
	# NEW LISTINGS	14	6	-57.1%
Condo/Co-op/Townhouse	# OF SALES	4	4	0.0%
	SALES VOLUME	\$597,000	\$677,800	13.5%
	MEDIAN PRICE	\$150,000	\$183,950	22.6%
	AVERAGE PRICE	\$149,250	\$169,450	13.5%
	AVERAGE DOM	44	79	79.5%
	# OF CONTRACTS	3	6	100.0%
	# NEW LISTINGS	7	7	0.0%

Ridgefield Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Ridgewood Market Report

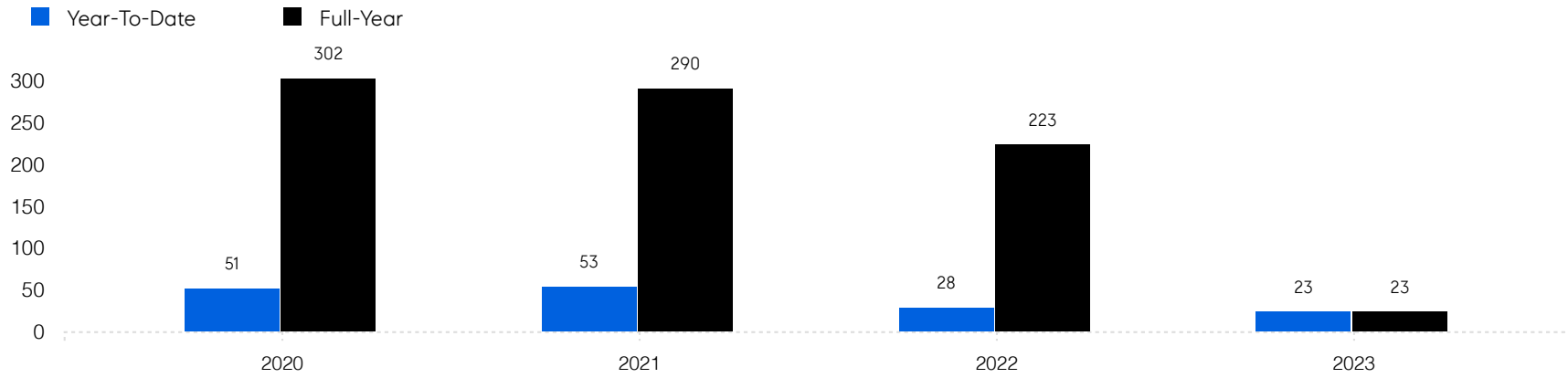
COMPASS

Ridgewood

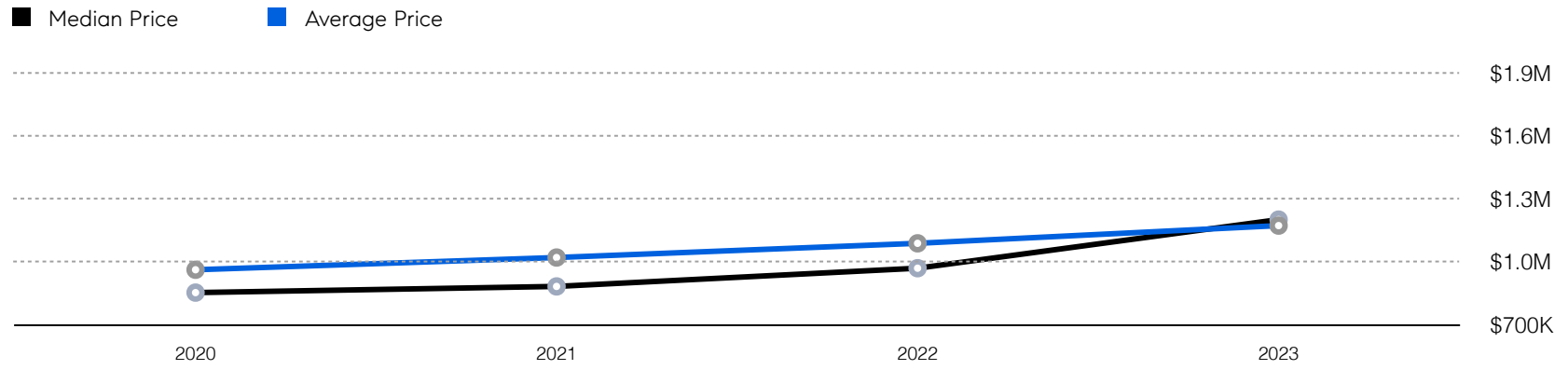
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	26	23	-11.5%
	SALES VOLUME	\$26,772,500	\$26,940,999	0.6%
	MEDIAN PRICE	\$891,500	\$1,200,000	34.6%
	AVERAGE PRICE	\$1,029,712	\$1,171,348	13.8%
	AVERAGE DOM	35	26	-25.7%
	# OF CONTRACTS	52	38	-26.9%
	# NEW LISTINGS	57	49	-14.0%
Condo/Co-op/Townhouse	# OF SALES	2	0	0.0%
	SALES VOLUME	\$844,000	-	-
	MEDIAN PRICE	\$422,000	-	-
	AVERAGE PRICE	\$422,000	-	-
	AVERAGE DOM	27	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Ridgewood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

River Edge Market Report

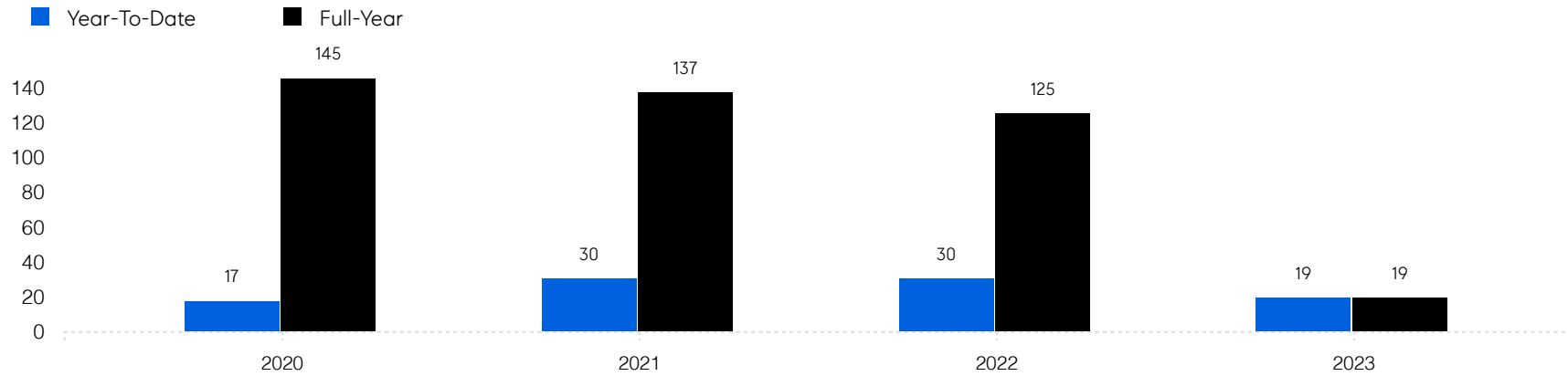
COMPASS

River Edge

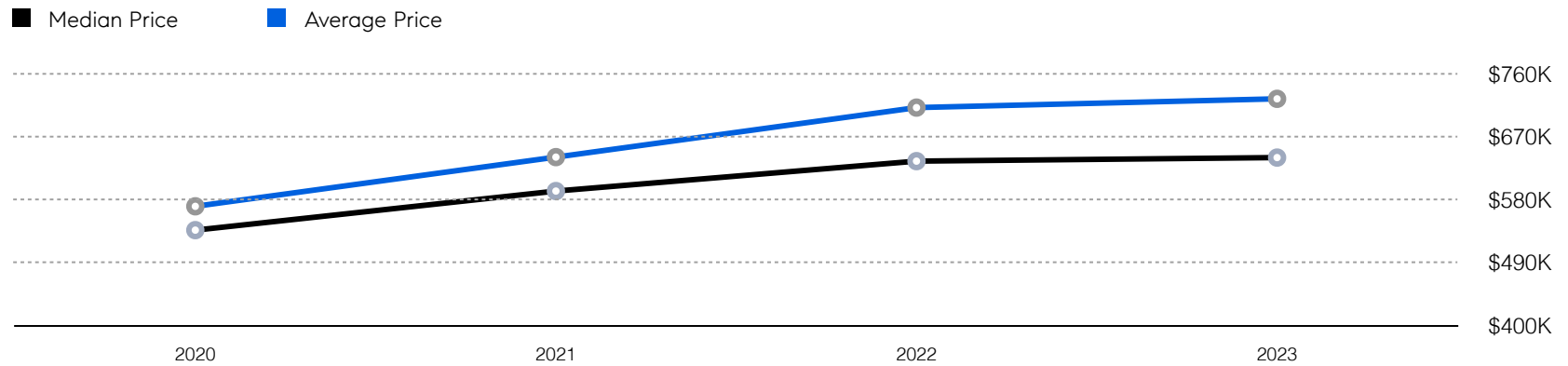
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	29	16	-44.8%
	SALES VOLUME	\$19,969,644	\$12,435,999	-37.7%
	MEDIAN PRICE	\$631,000	\$672,500	6.6%
	AVERAGE PRICE	\$688,608	\$777,250	12.9%
	AVERAGE DOM	28	25	-10.7%
	# OF CONTRACTS	29	24	-17.2%
	# NEW LISTINGS	29	21	-27.6%
Condo/Co-op/Townhouse	# OF SALES	1	3	200.0%
	SALES VOLUME	\$435,000	\$1,324,000	204.4%
	MEDIAN PRICE	\$435,000	\$530,000	21.8%
	AVERAGE PRICE	\$435,000	\$441,333	1.5%
	AVERAGE DOM	38	35	-7.9%
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	2	0	0.0%

River Edge

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

River Vale Market Report

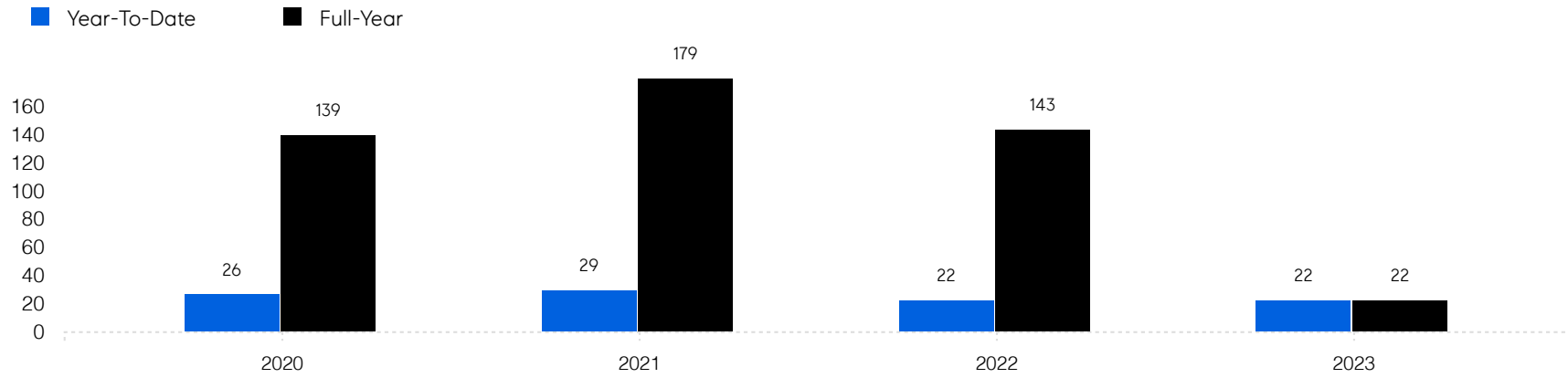
COMPASS

River Vale

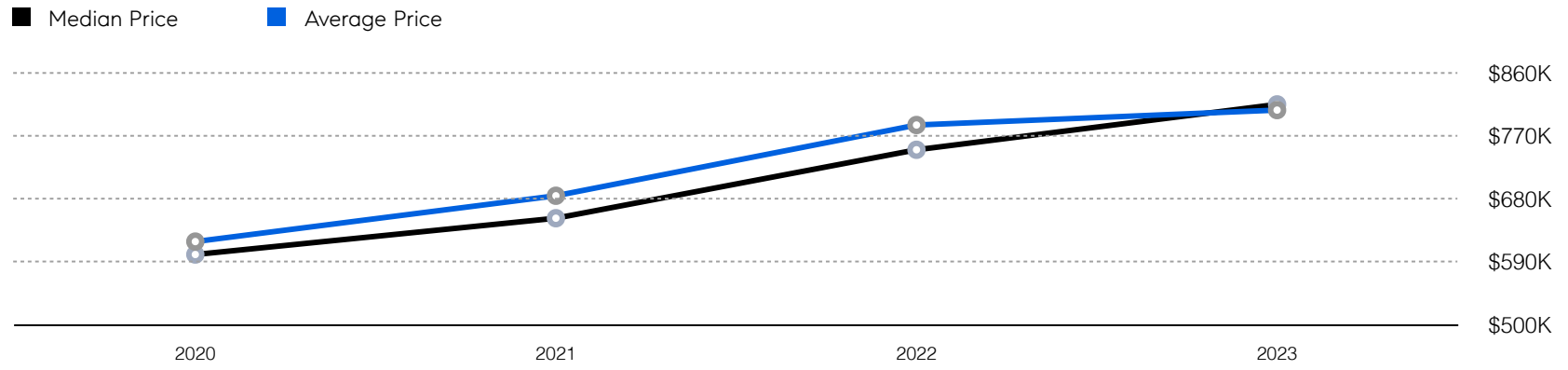
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	19	15	-21.1%
	SALES VOLUME	\$15,639,950	\$11,563,099	-26.1%
	MEDIAN PRICE	\$800,000	\$741,100	-7.4%
	AVERAGE PRICE	\$823,155	\$770,873	-6.4%
	AVERAGE DOM	51	47	-7.8%
	# OF CONTRACTS	35	19	-45.7%
	# NEW LISTINGS	35	32	-8.6%
Condo/Co-op/Townhouse	# OF SALES	3	7	133.3%
	SALES VOLUME	\$1,684,900	\$6,187,545	267.2%
	MEDIAN PRICE	\$489,900	\$998,000	103.7%
	AVERAGE PRICE	\$561,633	\$883,935	57.4%
	AVERAGE DOM	104	94	-9.6%
	# OF CONTRACTS	5	10	100.0%
	# NEW LISTINGS	5	9	80.0%

River Vale

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Rochelle Park Market Report

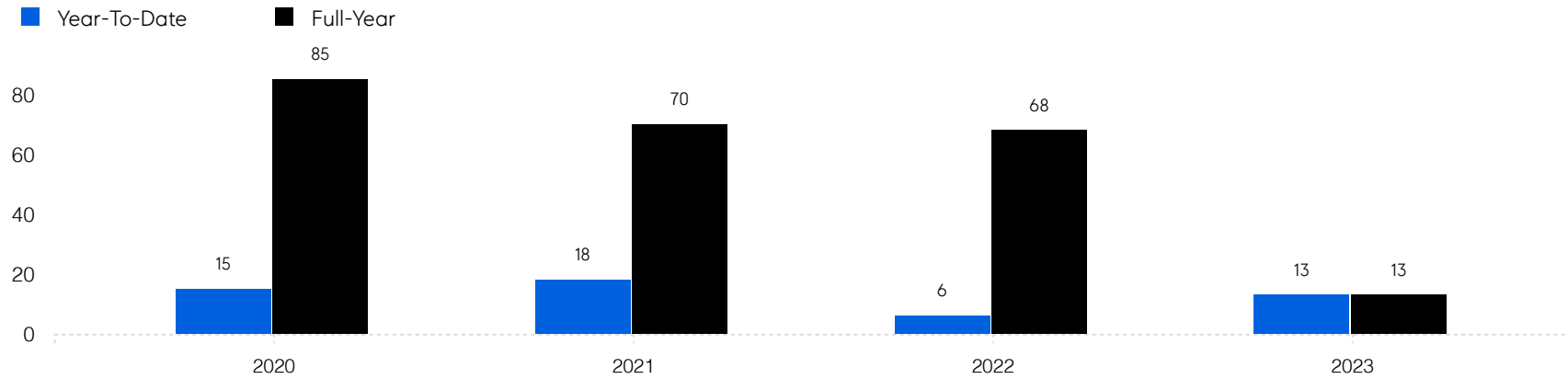
COMPASS

Rochelle Park

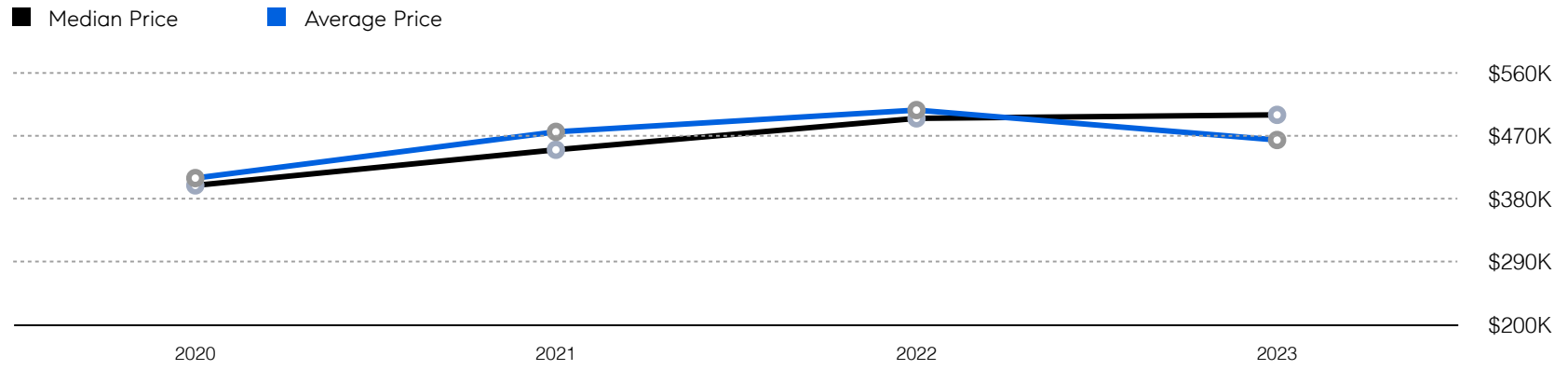
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	6	10	66.7%
	SALES VOLUME	\$2,982,000	\$5,036,900	68.9%
	MEDIAN PRICE	\$517,000	\$513,000	-0.8%
	AVERAGE PRICE	\$497,000	\$503,690	1.3%
	AVERAGE DOM	21	23	9.5%
	# OF CONTRACTS	13	11	-15.4%
	# NEW LISTINGS	18	11	-38.9%
Condo/Co-op/Townhouse	# OF SALES	0	3	0.0%
	SALES VOLUME	-	\$995,000	-
	MEDIAN PRICE	-	\$340,000	-
	AVERAGE PRICE	-	\$331,667	-
	AVERAGE DOM	-	63	-
	# OF CONTRACTS	1	5	400.0%
	# NEW LISTINGS	2	3	50.0%

Rochelle Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Rockaway Market Report

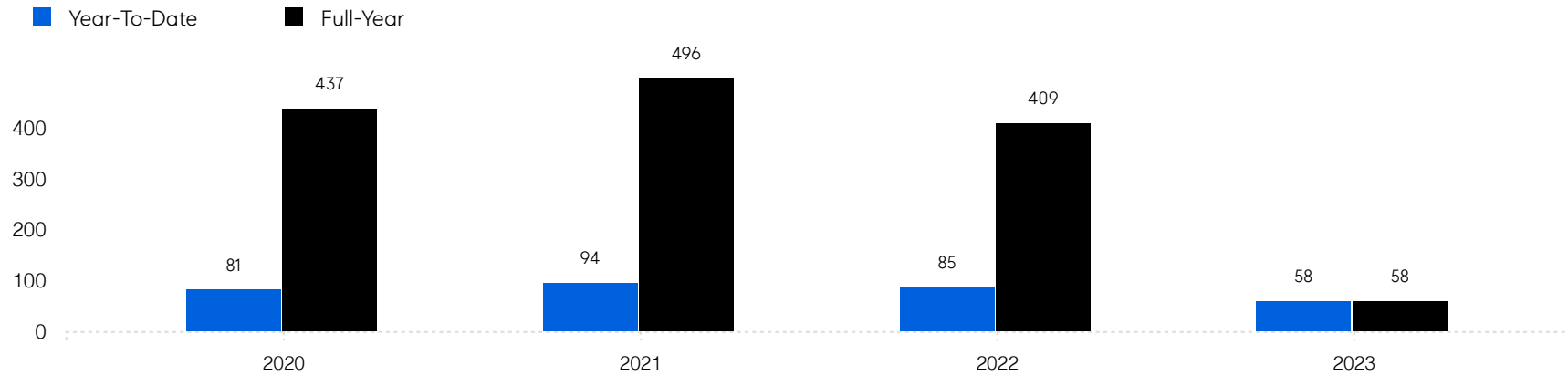
COMPASS

Rockaway

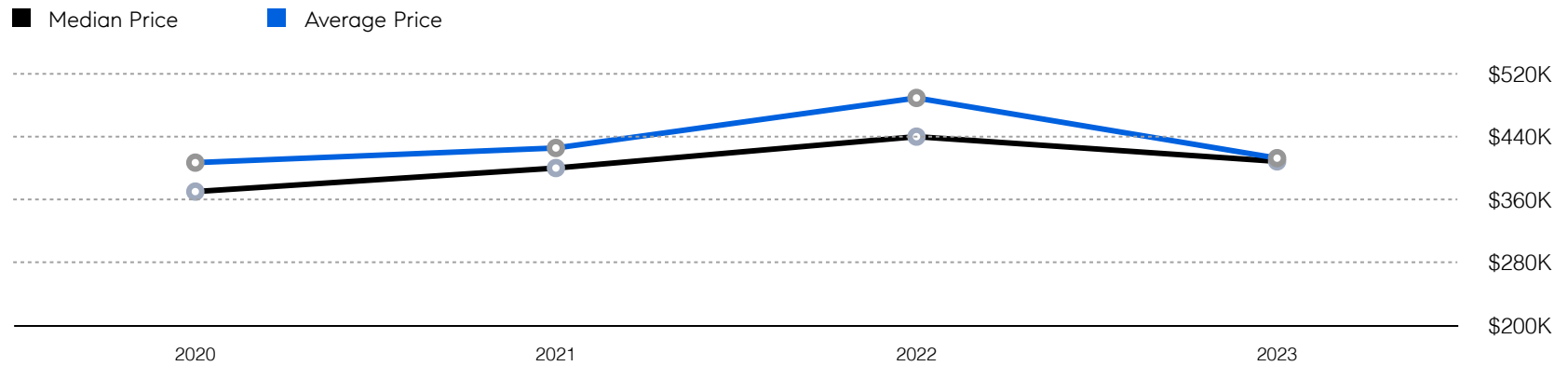
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	66	33	-50.0%
	SALES VOLUME	\$33,321,688	\$14,647,275	-56.0%
	MEDIAN PRICE	\$447,500	\$420,000	-6.1%
	AVERAGE PRICE	\$504,874	\$443,857	-12.1%
	AVERAGE DOM	38	50	31.6%
	# OF CONTRACTS	58	37	-36.2%
	# NEW LISTINGS	65	44	-32.3%
Condo/Co-op/Townhouse	# OF SALES	19	25	31.6%
	SALES VOLUME	\$6,672,900	\$9,282,722	39.1%
	MEDIAN PRICE	\$360,000	\$395,000	9.7%
	AVERAGE PRICE	\$351,205	\$371,309	5.7%
	AVERAGE DOM	23	46	100.0%
	# OF CONTRACTS	28	30	7.1%
	# NEW LISTINGS	31	31	0.0%

Rockaway

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Roseland Market Report

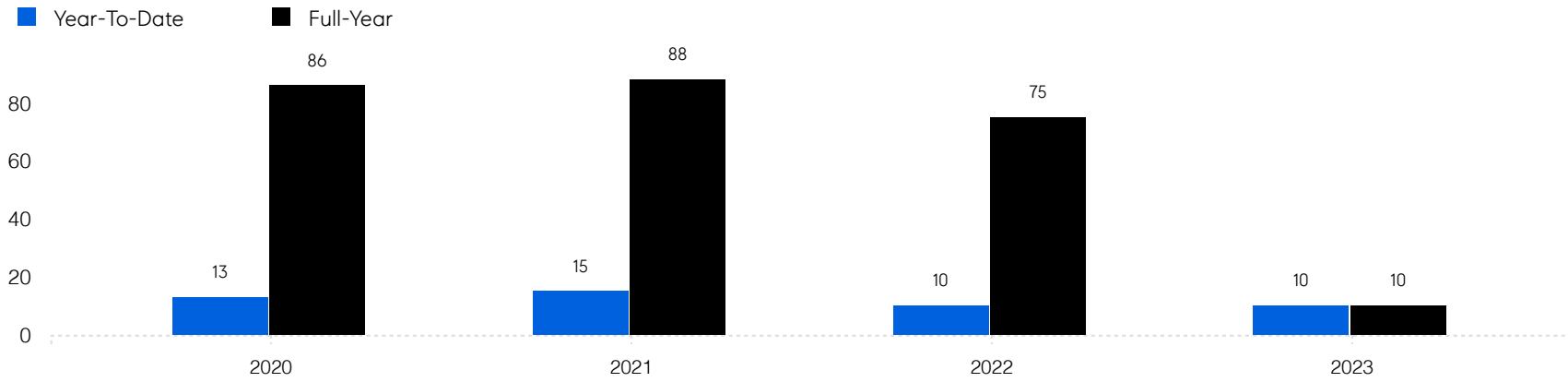
COMPASS

Roseland

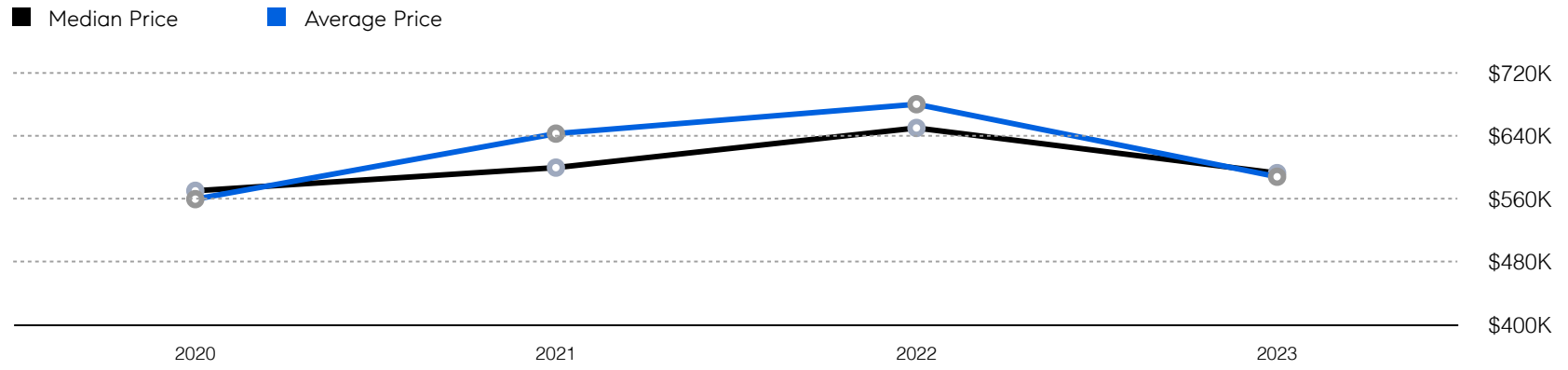
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	9	8	-11.1%
	SALES VOLUME	\$5,602,400	\$4,694,000	-16.2%
	MEDIAN PRICE	\$625,000	\$579,500	-7.3%
	AVERAGE PRICE	\$622,489	\$586,750	-5.7%
	AVERAGE DOM	24	31	29.2%
	# OF CONTRACTS	11	12	9.1%
	# NEW LISTINGS	12	9	-25.0%
Condo/Co-op/Townhouse	# OF SALES	1	2	100.0%
	SALES VOLUME	\$661,000	\$1,185,000	79.3%
	MEDIAN PRICE	\$661,000	\$592,500	-10.4%
	AVERAGE PRICE	\$661,000	\$592,500	-10.4%
	AVERAGE DOM	14	29	107.1%
	# OF CONTRACTS	5	6	20.0%
	# NEW LISTINGS	5	6	20.0%

Roseland

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Roselle Market Report

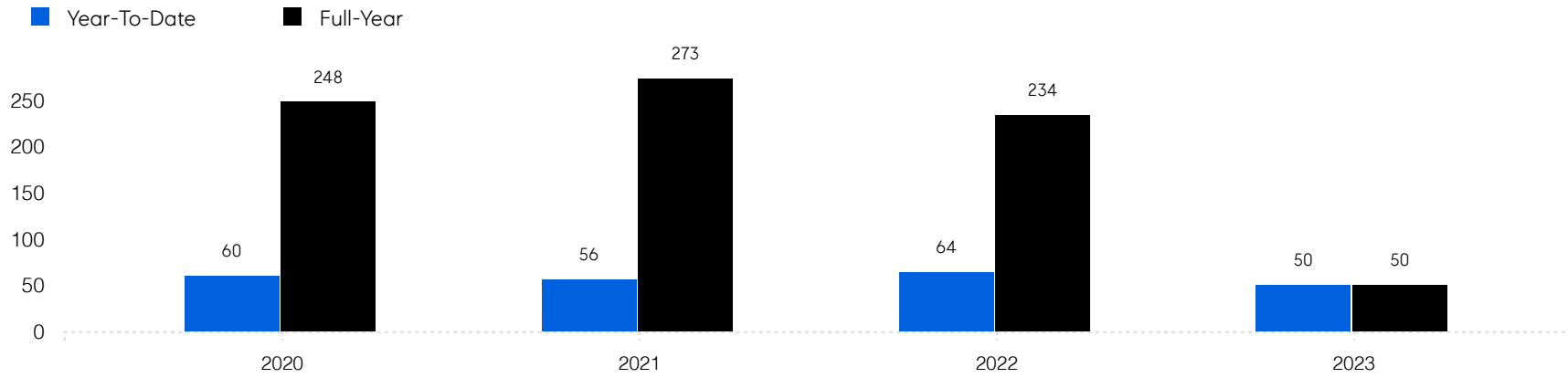
COMPASS

Roselle

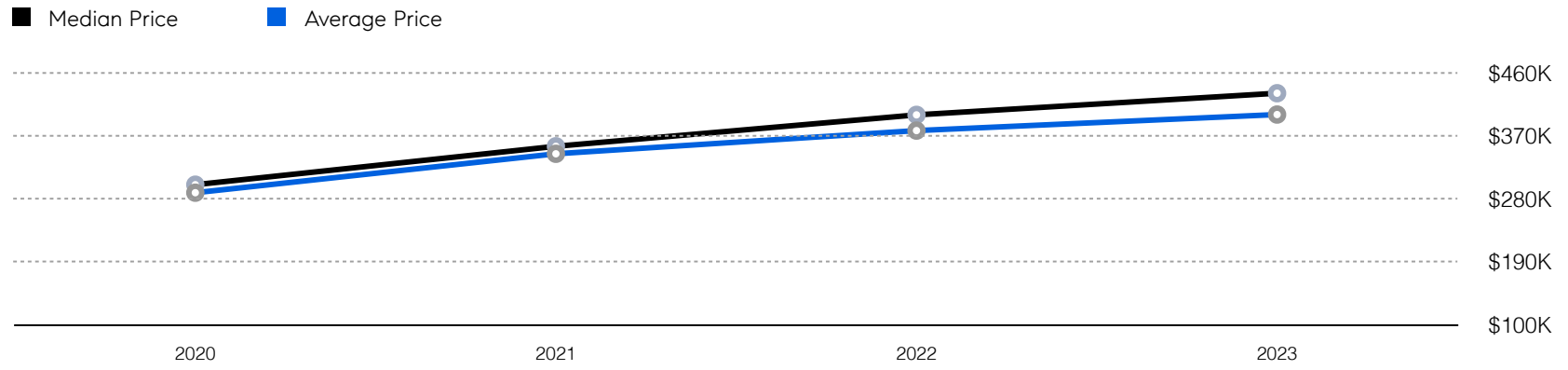
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	53	43	-18.9%
	SALES VOLUME	\$20,494,911	\$18,714,500	-8.7%
	MEDIAN PRICE	\$396,911	\$450,000	13.4%
	AVERAGE PRICE	\$386,696	\$435,221	12.5%
	AVERAGE DOM	42	37	-11.9%
	# OF CONTRACTS	42	47	11.9%
	# NEW LISTINGS	59	58	-1.7%
Condo/Co-op/Townhouse	# OF SALES	11	7	-36.4%
	SALES VOLUME	\$1,923,400	\$1,307,900	-32.0%
	MEDIAN PRICE	\$155,000	\$160,000	3.2%
	AVERAGE PRICE	\$174,855	\$186,843	6.9%
	AVERAGE DOM	41	20	-51.2%
	# OF CONTRACTS	9	9	0.0%
	# NEW LISTINGS	11	10	-9.1%

Roselle

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Roselle Park Market Report

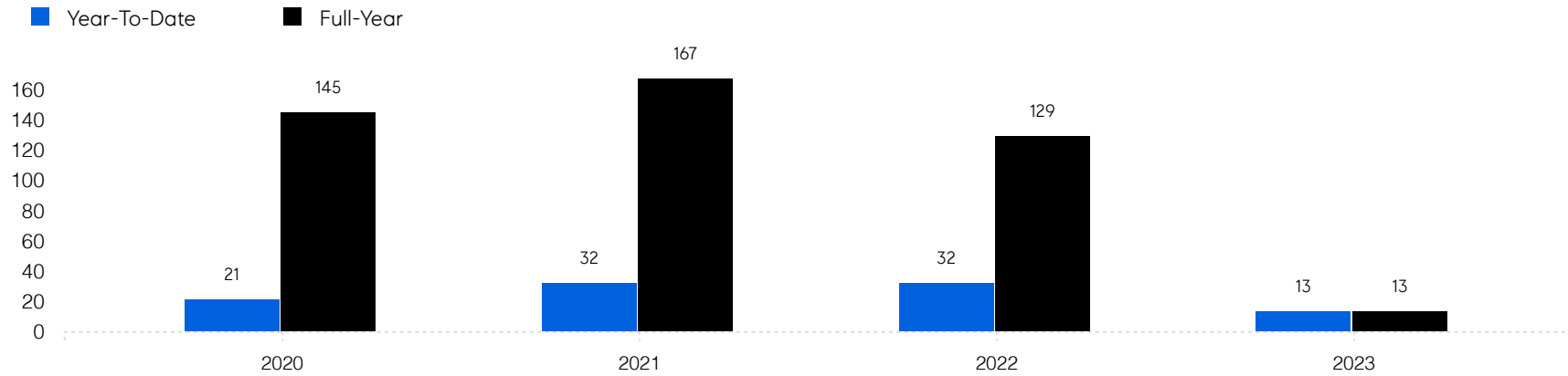
COMPASS

Roselle Park

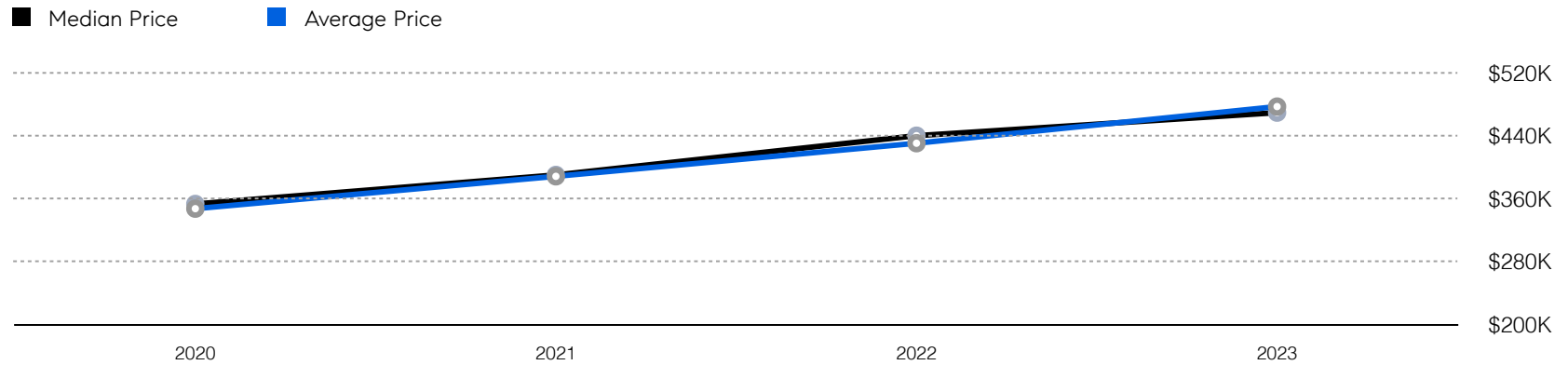
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	29	13	-55.2%
	SALES VOLUME	\$13,015,900	\$6,202,356	-52.3%
	MEDIAN PRICE	\$440,000	\$469,356	6.7%
	AVERAGE PRICE	\$448,824	\$477,104	6.3%
	AVERAGE DOM	24	55	129.2%
	# OF CONTRACTS	20	21	5.0%
	# NEW LISTINGS	30	25	-16.7%
Condo/Co-op/Townhouse	# OF SALES	3	0	0.0%
	SALES VOLUME	\$675,000	-	-
	MEDIAN PRICE	\$230,000	-	-
	AVERAGE PRICE	\$225,000	-	-
	AVERAGE DOM	15	-	-
	# OF CONTRACTS	4	1	-75.0%
	# NEW LISTINGS	3	1	-66.7%

Roselle Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Rutherford Market Report

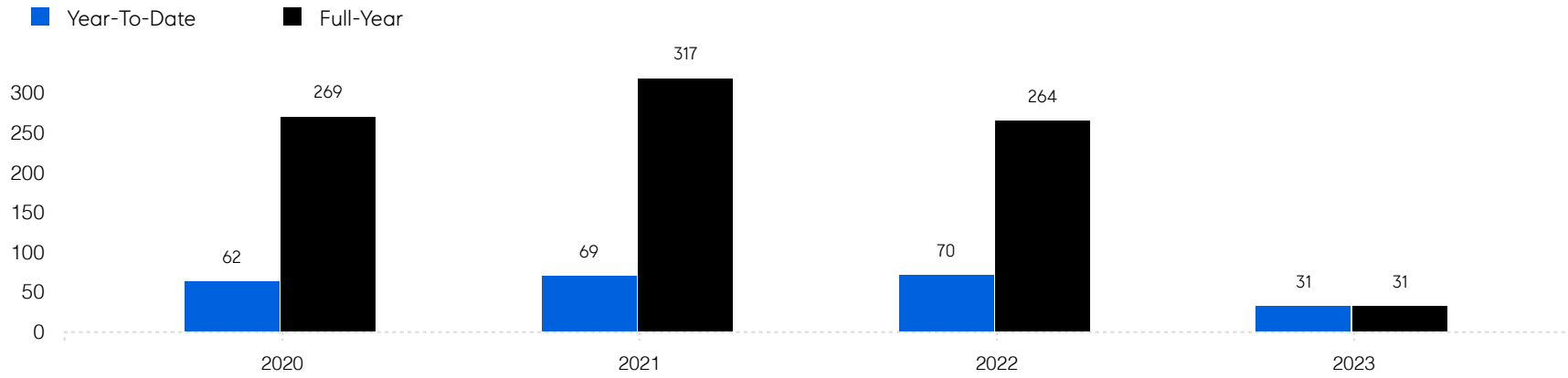
COMPASS

Rutherford

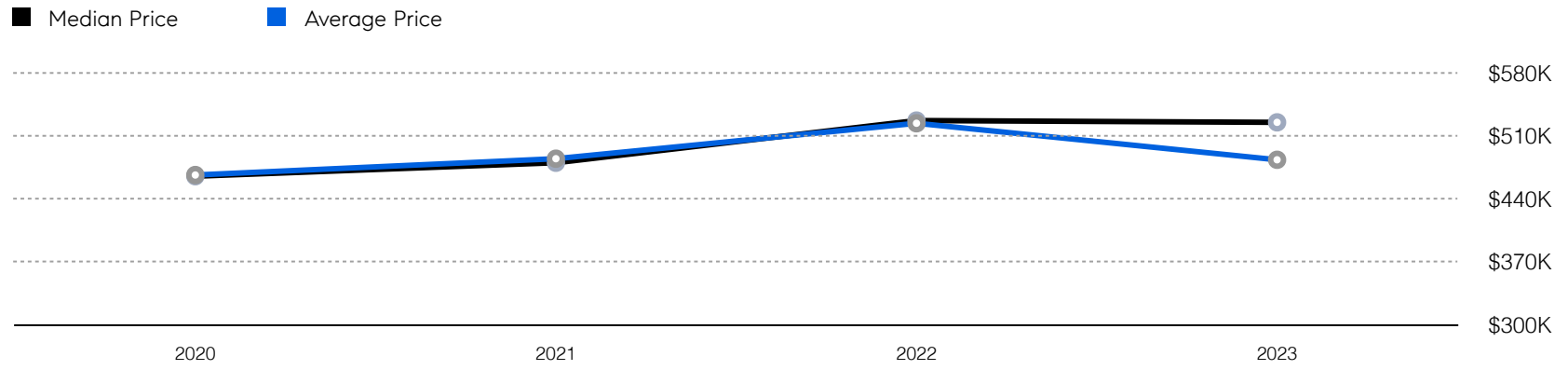
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	45	21	-53.3%
	SALES VOLUME	\$27,238,999	\$12,049,000	-55.8%
	MEDIAN PRICE	\$598,000	\$600,000	0.3%
	AVERAGE PRICE	\$605,311	\$573,762	-5.2%
	AVERAGE DOM	55	40	-27.3%
	# OF CONTRACTS	52	34	-34.6%
	# NEW LISTINGS	47	29	-38.3%
Condo/Co-op/Townhouse	# OF SALES	25	10	-60.0%
	SALES VOLUME	\$7,151,500	\$2,933,277	-59.0%
	MEDIAN PRICE	\$277,000	\$282,889	2.1%
	AVERAGE PRICE	\$286,060	\$293,328	2.5%
	AVERAGE DOM	69	39	-43.5%
	# OF CONTRACTS	30	16	-46.7%
	# NEW LISTINGS	25	13	-48.0%

Rutherford

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Saddle Brook Market Report

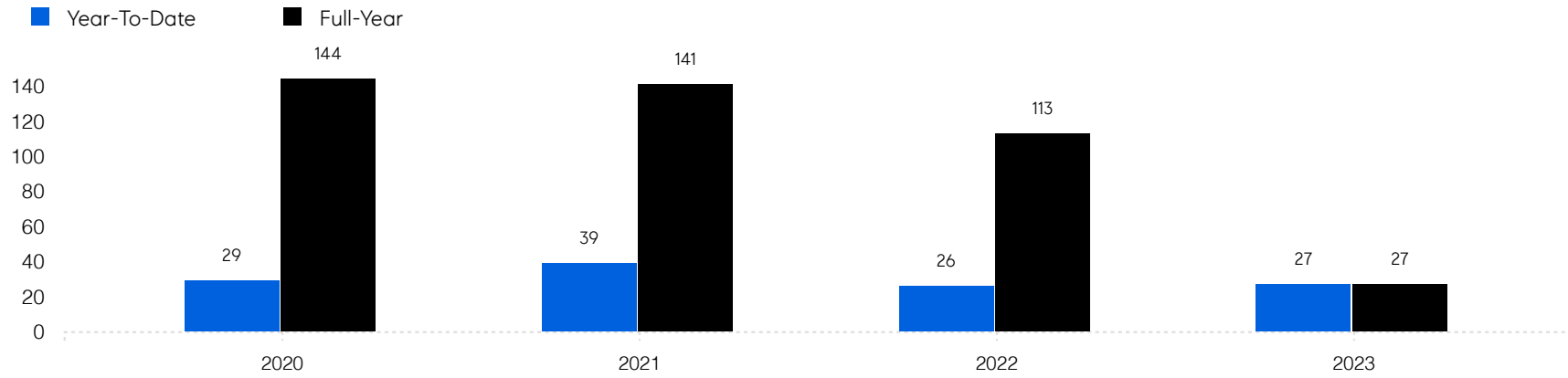
COMPASS

Saddle Brook

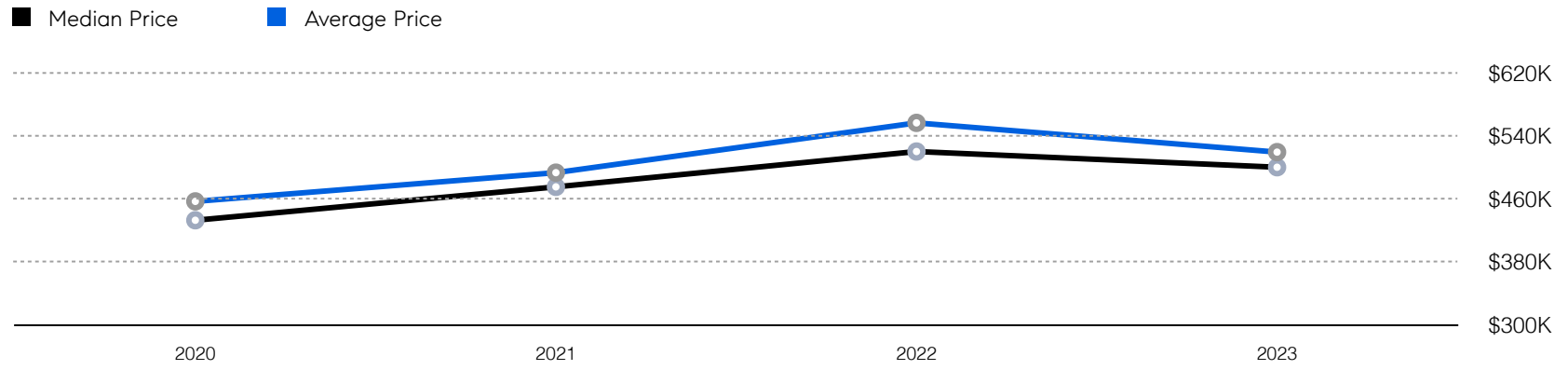
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	23	23	0.0%
	SALES VOLUME	\$12,937,000	\$12,915,900	-0.2%
	MEDIAN PRICE	\$520,000	\$505,000	-2.9%
	AVERAGE PRICE	\$562,478	\$561,561	-0.2%
	AVERAGE DOM	41	46	12.2%
	# OF CONTRACTS	21	28	33.3%
	# NEW LISTINGS	28	23	-17.9%
Condo/Co-op/Townhouse	# OF SALES	3	4	33.3%
	SALES VOLUME	\$725,000	\$1,104,000	52.3%
	MEDIAN PRICE	\$225,000	\$270,000	20.0%
	AVERAGE PRICE	\$241,667	\$276,000	14.2%
	AVERAGE DOM	6	58	866.7%
	# OF CONTRACTS	5	4	-20.0%
	# NEW LISTINGS	6	4	-33.3%

Saddle Brook

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Saddle River Market Report

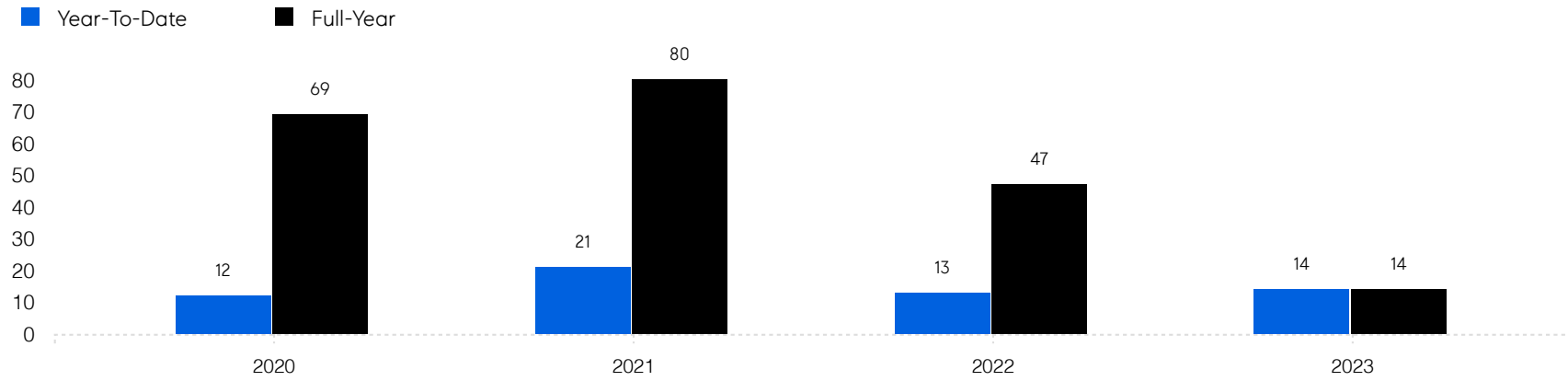
COMPASS

Saddle River

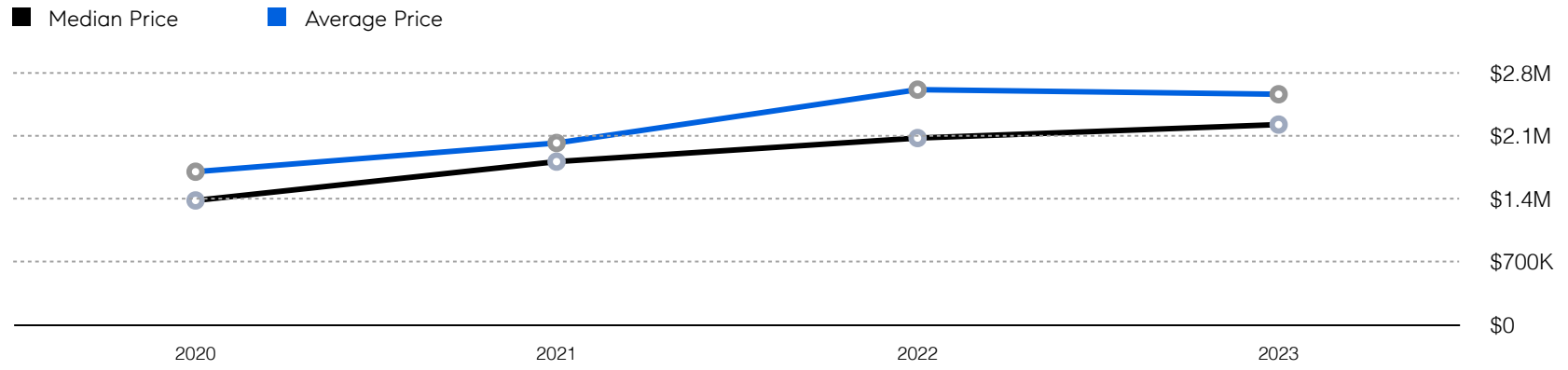
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	12	13	8.3%
	SALES VOLUME	\$38,540,000	\$33,718,500	-12.5%
	MEDIAN PRICE	\$2,410,000	\$2,250,000	-6.6%
	AVERAGE PRICE	\$3,211,667	\$2,593,731	-19.2%
	AVERAGE DOM	104	138	32.7%
	# OF CONTRACTS	20	15	-25.0%
	# NEW LISTINGS	25	11	-56.0%
Condo/Co-op/Townhouse	# OF SALES	1	1	0.0%
	SALES VOLUME	\$118,590	\$2,165,000	1,725.6%
	MEDIAN PRICE	\$118,590	\$2,165,000	1,725.6%
	AVERAGE PRICE	\$118,590	\$2,165,000	1,725.6%
	AVERAGE DOM	13	61	369.2%
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Saddle River

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Scotch Plains Market Report

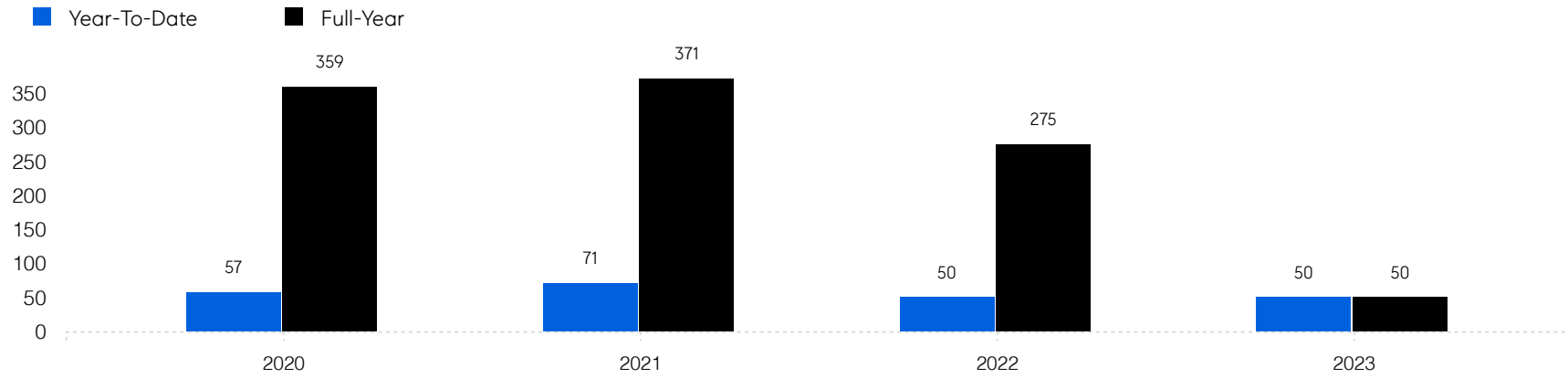
COMPASS

Scotch Plains

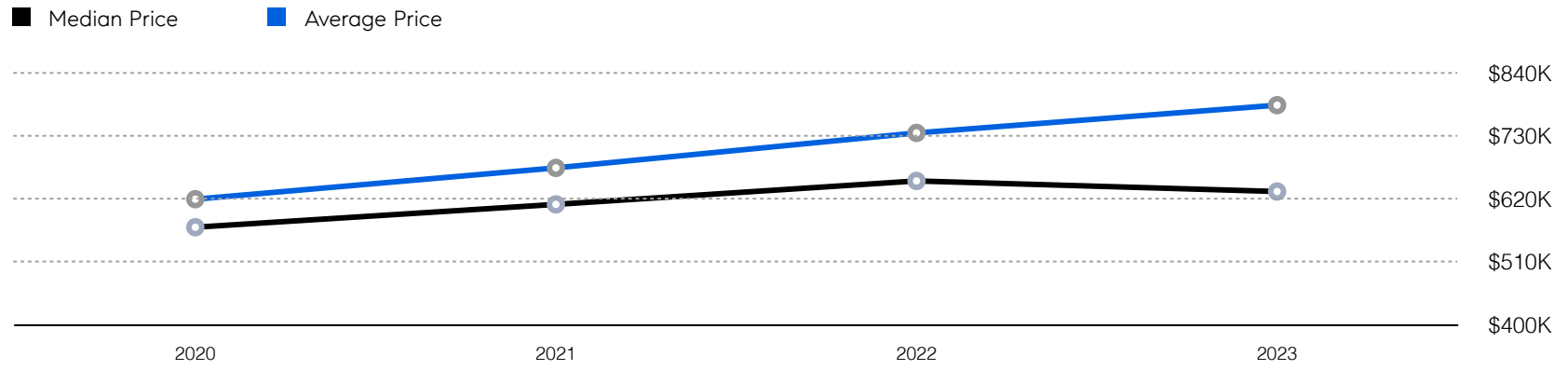
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	45	42	-6.7%
	SALES VOLUME	\$31,893,899	\$35,881,499	12.5%
	MEDIAN PRICE	\$620,000	\$705,000	13.7%
	AVERAGE PRICE	\$708,753	\$854,321	20.5%
	AVERAGE DOM	31	53	71.0%
	# OF CONTRACTS	54	56	3.7%
	# NEW LISTINGS	81	67	-17.3%
Condo/Co-op/Townhouse	# OF SALES	5	8	60.0%
	SALES VOLUME	\$2,008,750	\$3,301,000	64.3%
	MEDIAN PRICE	\$425,000	\$408,000	-4.0%
	AVERAGE PRICE	\$401,750	\$412,625	2.7%
	AVERAGE DOM	28	21	-25.0%
	# OF CONTRACTS	5	8	60.0%
	# NEW LISTINGS	10	9	-10.0%

Scotch Plains

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Secaucus Market Report

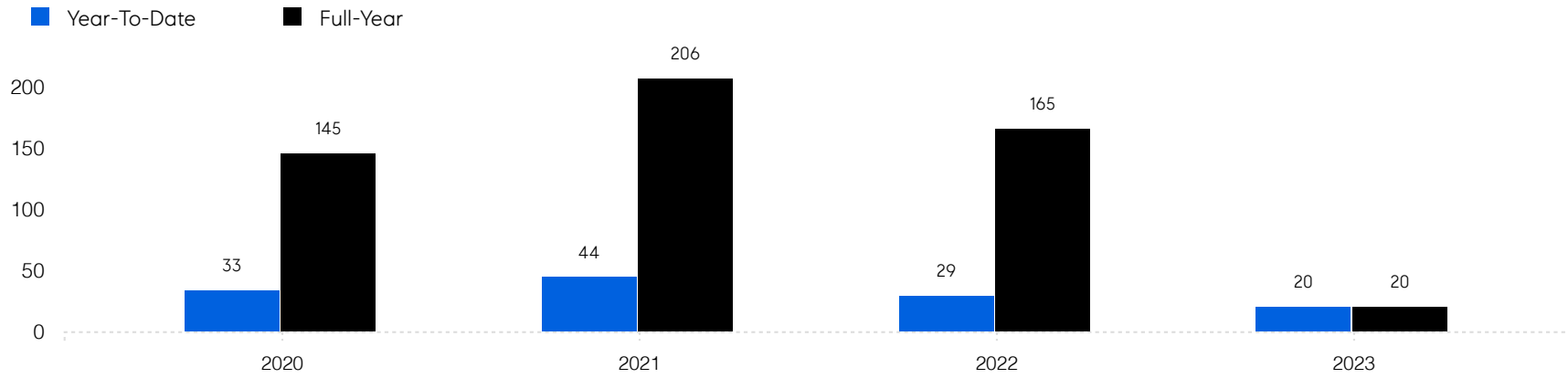
COMPASS

Secaucus

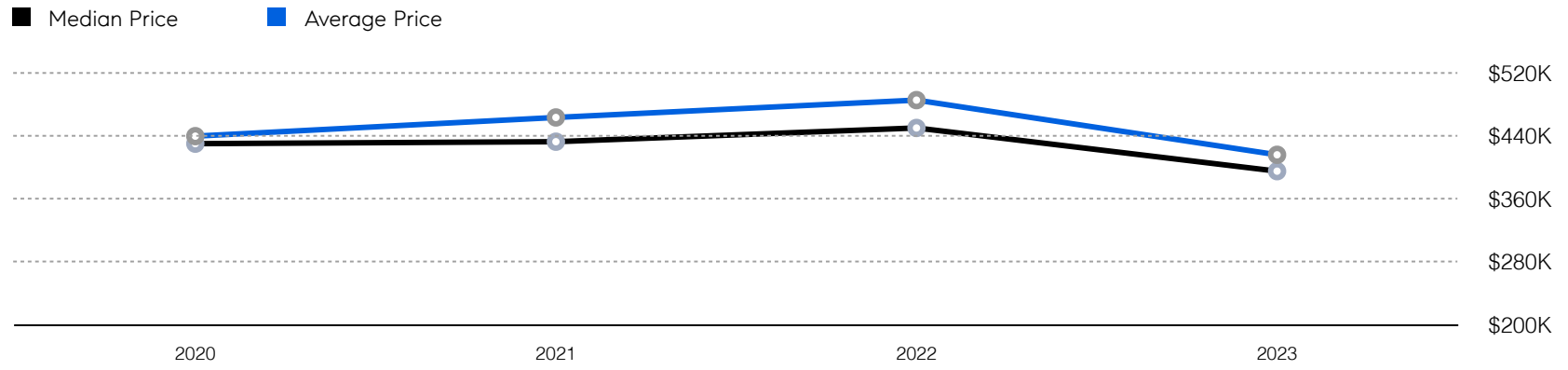
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	9	2	-77.8%
	SALES VOLUME	\$6,074,000	\$1,055,000	-82.6%
	MEDIAN PRICE	\$665,000	\$527,500	-20.7%
	AVERAGE PRICE	\$674,889	\$527,500	-21.8%
	AVERAGE DOM	63	40	-36.5%
	# OF CONTRACTS	15	10	-33.3%
	# NEW LISTINGS	19	17	-10.5%
Condo/Co-op/Townhouse	# OF SALES	20	18	-10.0%
	SALES VOLUME	\$8,529,895	\$7,261,650	-14.9%
	MEDIAN PRICE	\$416,500	\$372,500	-10.6%
	AVERAGE PRICE	\$426,495	\$403,425	-5.4%
	AVERAGE DOM	33	38	15.2%
	# OF CONTRACTS	32	26	-18.7%
	# NEW LISTINGS	72	31	-56.9%

Secaucus

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Short Hills Market Report

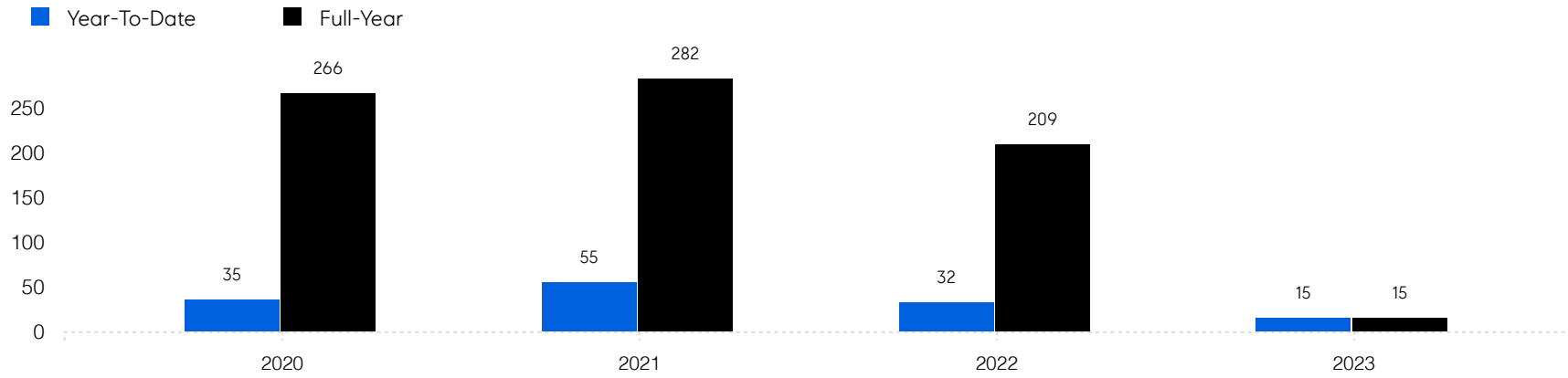
COMPASS

Short Hills

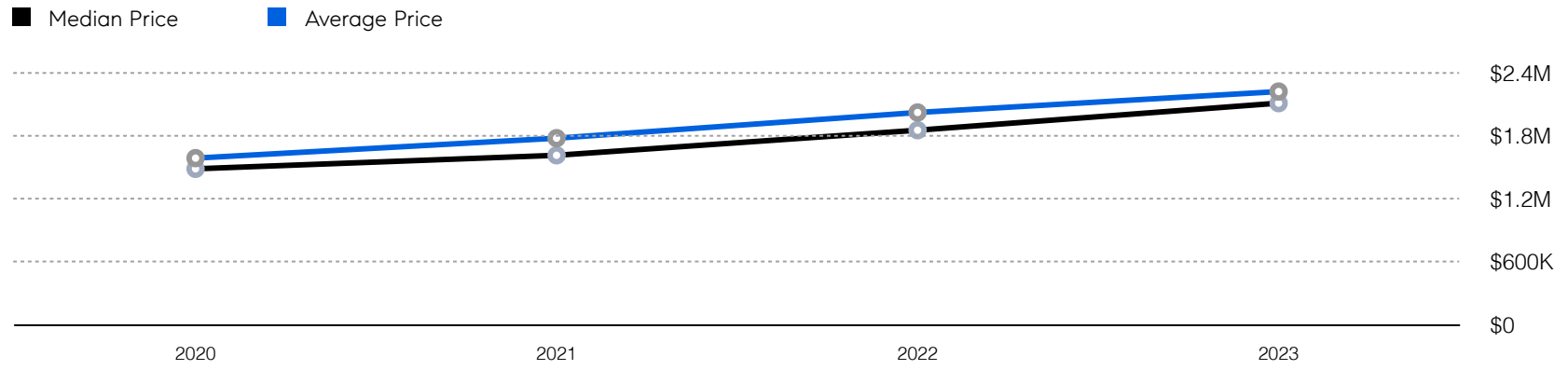
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	32	15	-53.1%
	SALES VOLUME	\$60,077,508	\$33,337,900	-44.5%
	MEDIAN PRICE	\$1,625,500	\$2,112,000	29.9%
	AVERAGE PRICE	\$1,877,422	\$2,222,527	18.4%
	AVERAGE DOM	44	15	-65.9%
	# OF CONTRACTS	45	41	-8.9%
	# NEW LISTINGS	66	74	12.1%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Short Hills

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Somerville Market Report

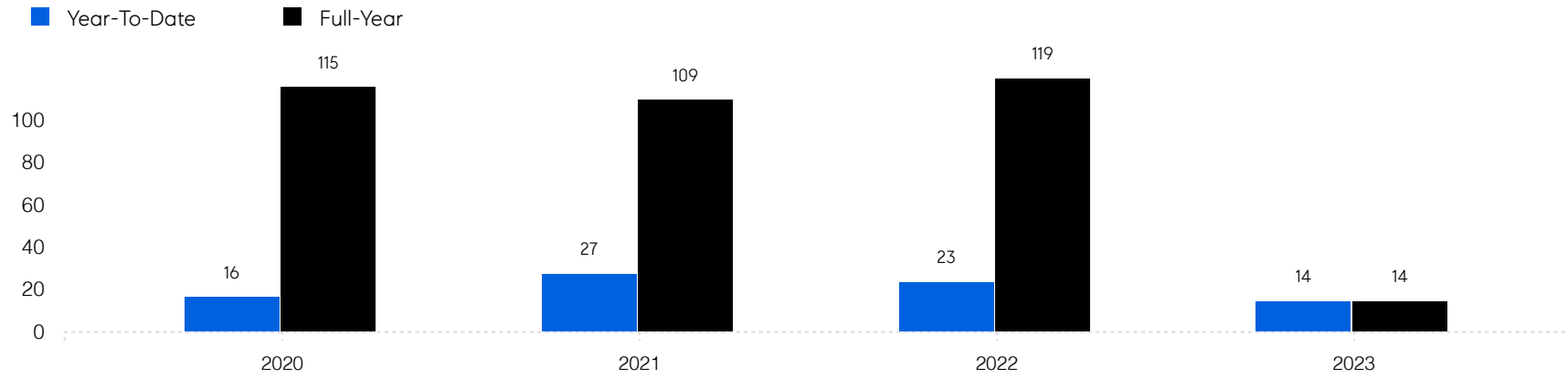
COMPASS

Somerville

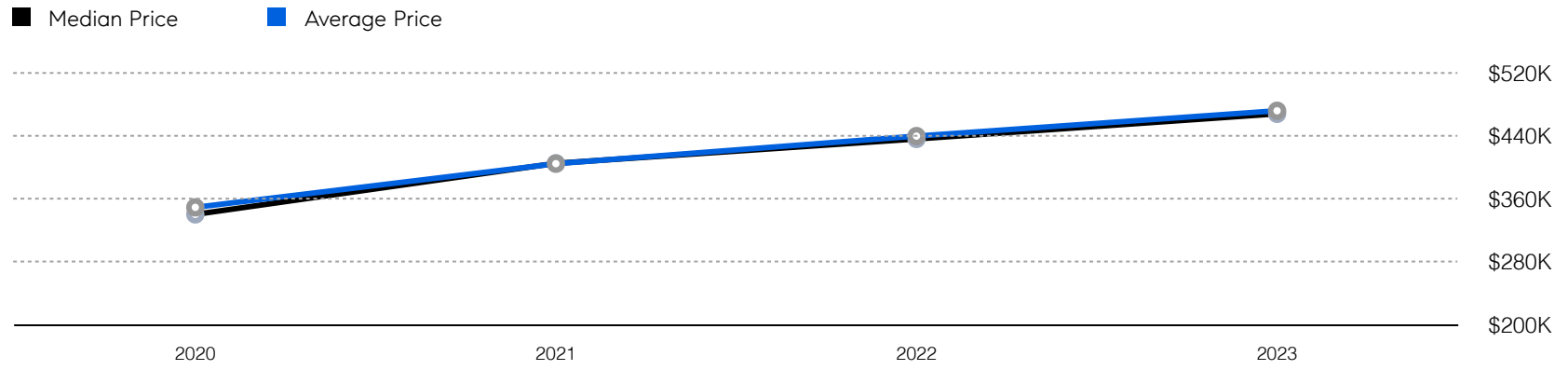
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	23	13	-43.5%
	SALES VOLUME	\$9,640,900	\$5,991,400	-37.9%
	MEDIAN PRICE	\$422,000	\$439,000	4.0%
	AVERAGE PRICE	\$419,170	\$460,877	9.9%
	AVERAGE DOM	31	40	29.0%
	# OF CONTRACTS	21	15	-28.6%
	# NEW LISTINGS	24	22	-8.3%
Condo/Co-op/Townhouse	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$615,000	-
	MEDIAN PRICE	-	\$615,000	-
	AVERAGE PRICE	-	\$615,000	-
	AVERAGE DOM	-	26	-
	# OF CONTRACTS	2	6	200.0%
	# NEW LISTINGS	3	8	166.7%

Somerville

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

South Orange Market Report

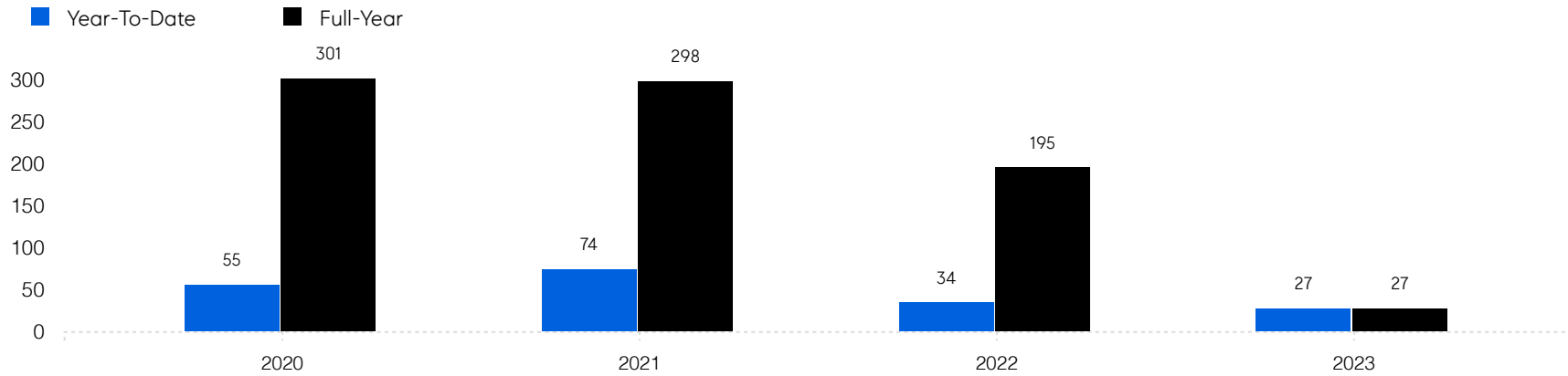
COMPASS

South Orange

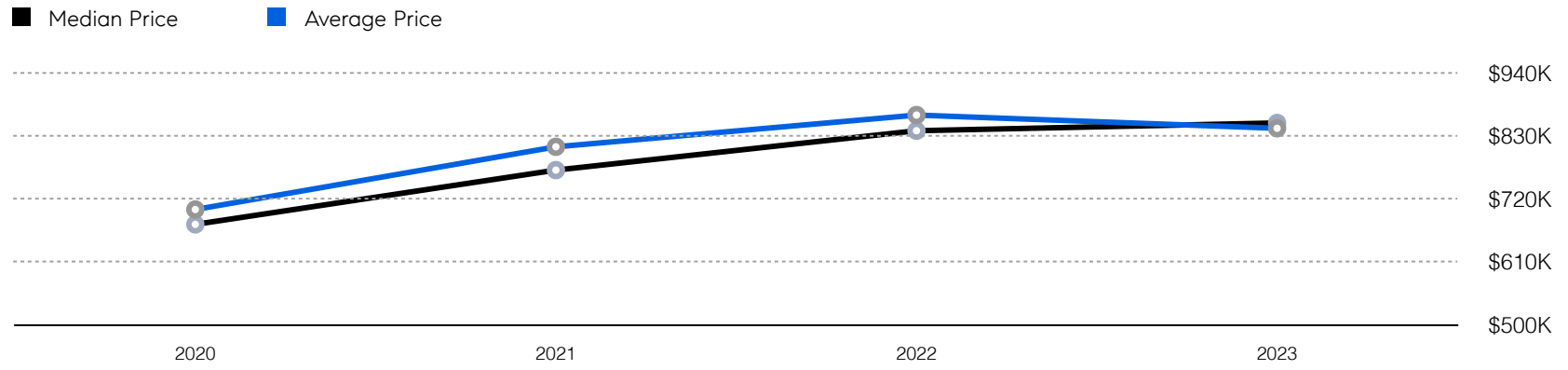
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	25	25	0.0%
	SALES VOLUME	\$22,008,387	\$22,282,498	1.2%
	MEDIAN PRICE	\$850,000	\$900,000	5.9%
	AVERAGE PRICE	\$880,335	\$891,300	1.2%
	AVERAGE DOM	17	35	105.9%
	# OF CONTRACTS	46	38	-17.4%
	# NEW LISTINGS	47	42	-10.6%
Condo/Co-op/Townhouse	# OF SALES	9	2	-77.8%
	SALES VOLUME	\$3,811,000	\$482,000	-87.4%
	MEDIAN PRICE	\$345,000	\$241,000	-30.1%
	AVERAGE PRICE	\$423,444	\$241,000	-43.1%
	AVERAGE DOM	33	52	57.6%
	# OF CONTRACTS	9	4	-55.6%
	# NEW LISTINGS	10	8	-20.0%

South Orange

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Springfield Market Report

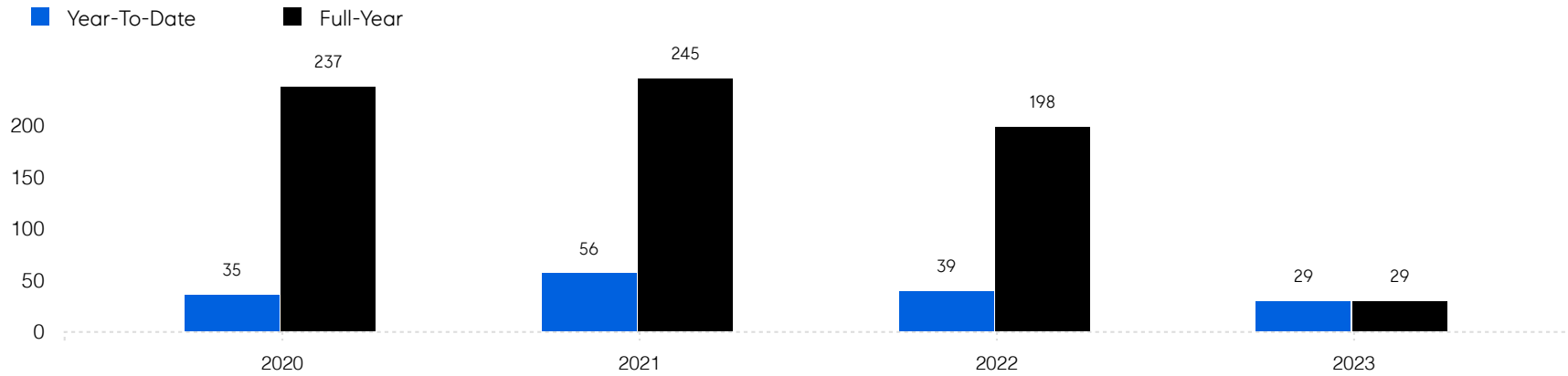
COMPASS

Springfield

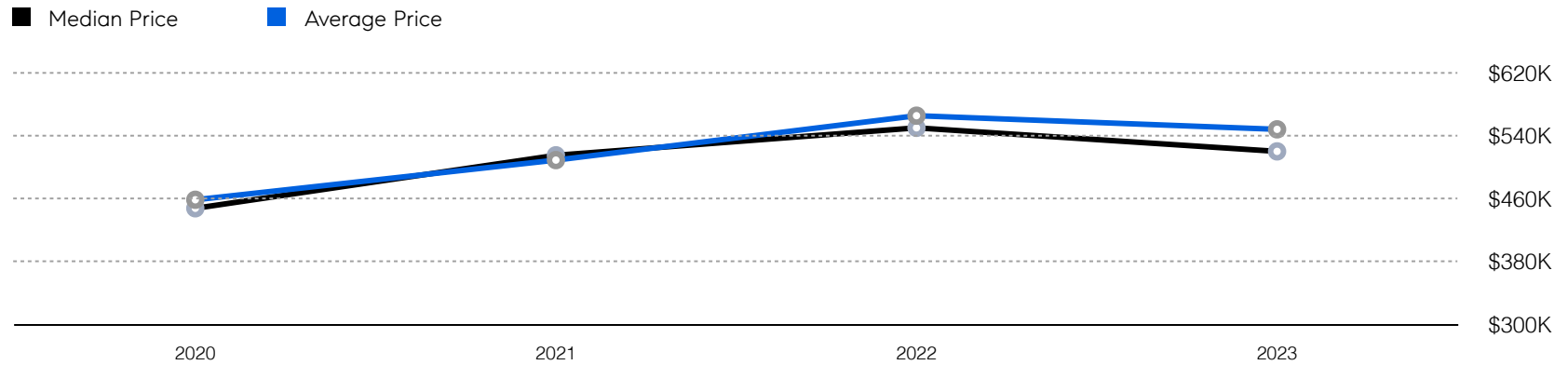
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	29	26	-10.3%
	SALES VOLUME	\$17,671,586	\$14,632,858	-17.2%
	MEDIAN PRICE	\$570,000	\$525,000	-7.9%
	AVERAGE PRICE	\$609,365	\$562,802	-7.6%
	AVERAGE DOM	21	35	66.7%
	# OF CONTRACTS	35	27	-22.9%
	# NEW LISTINGS	46	34	-26.1%
Condo/Co-op/Townhouse	# OF SALES	10	3	-70.0%
	SALES VOLUME	\$2,488,500	\$1,262,000	-49.3%
	MEDIAN PRICE	\$230,500	\$467,000	102.6%
	AVERAGE PRICE	\$248,850	\$420,667	69.0%
	AVERAGE DOM	42	9	-78.6%
	# OF CONTRACTS	10	5	-50.0%
	# NEW LISTINGS	10	9	-10.0%

Springfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Summit Market Report

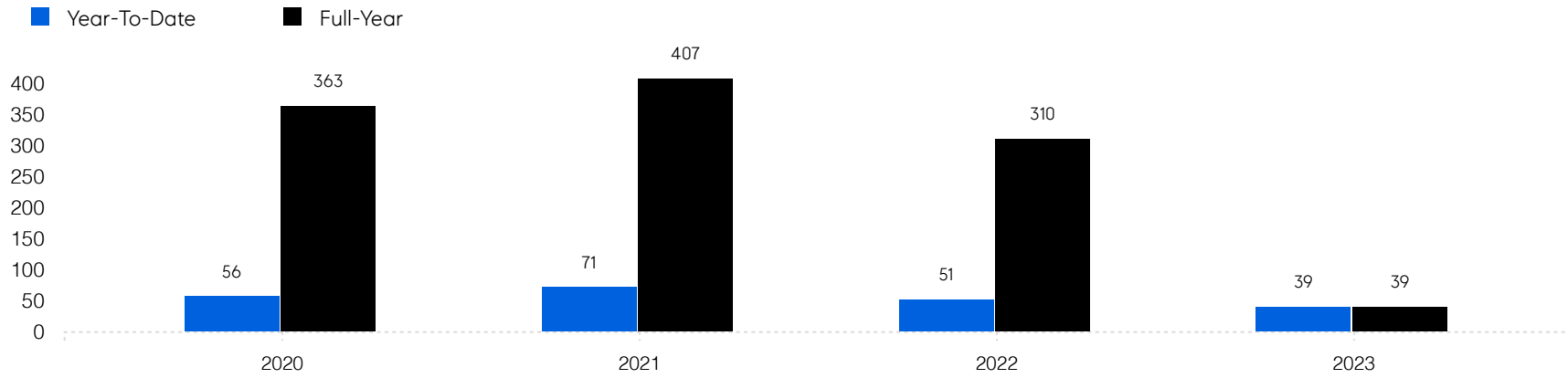
COMPASS

Summit

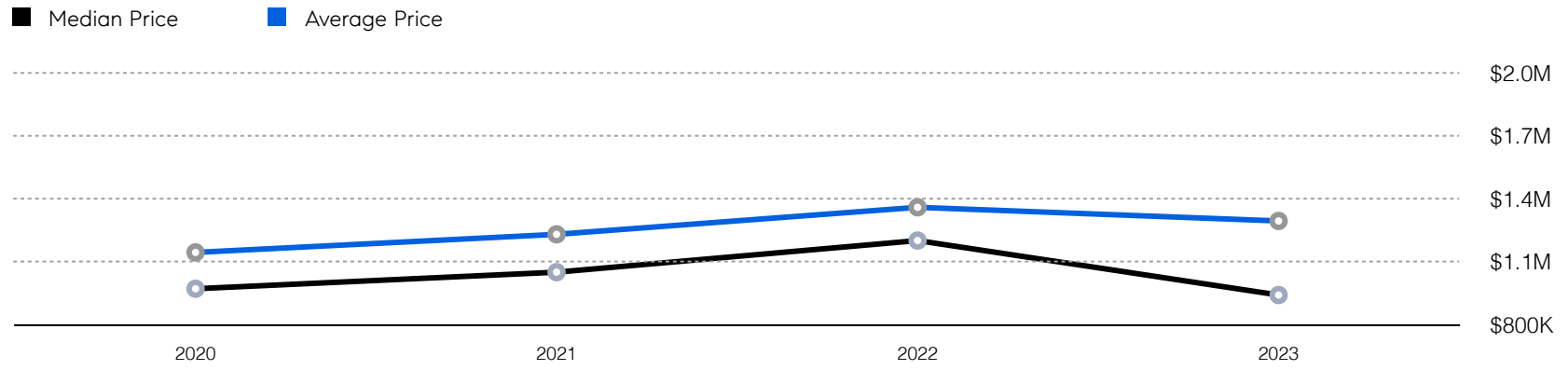
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	38	30	-21.1%
	SALES VOLUME	\$56,180,057	\$42,856,500	-23.7%
	MEDIAN PRICE	\$1,254,000	\$988,500	-21.2%
	AVERAGE PRICE	\$1,478,423	\$1,428,550	-3.4%
	AVERAGE DOM	18	37	105.6%
	# OF CONTRACTS	67	56	-16.4%
	# NEW LISTINGS	92	75	-18.5%
Condo/Co-op/Townhouse	# OF SALES	13	9	-30.8%
	SALES VOLUME	\$6,021,000	\$7,592,675	26.1%
	MEDIAN PRICE	\$450,000	\$751,050	66.9%
	AVERAGE PRICE	\$463,154	\$843,631	82.1%
	AVERAGE DOM	55	47	-14.5%
	# OF CONTRACTS	20	8	-60.0%
	# NEW LISTINGS	24	10	-58.3%

Summit

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Teaneck Market Report

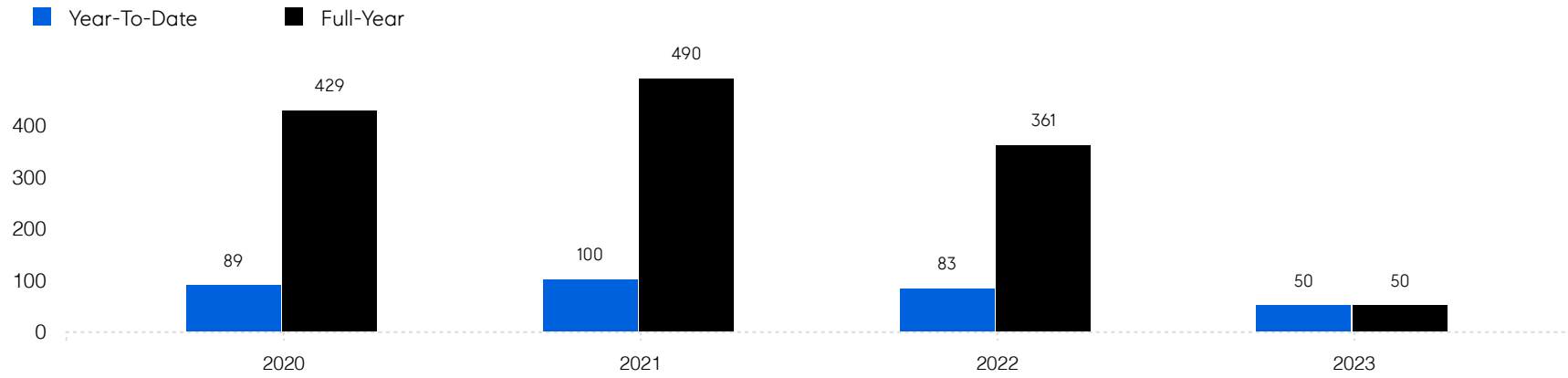
COMPASS

Teaneck

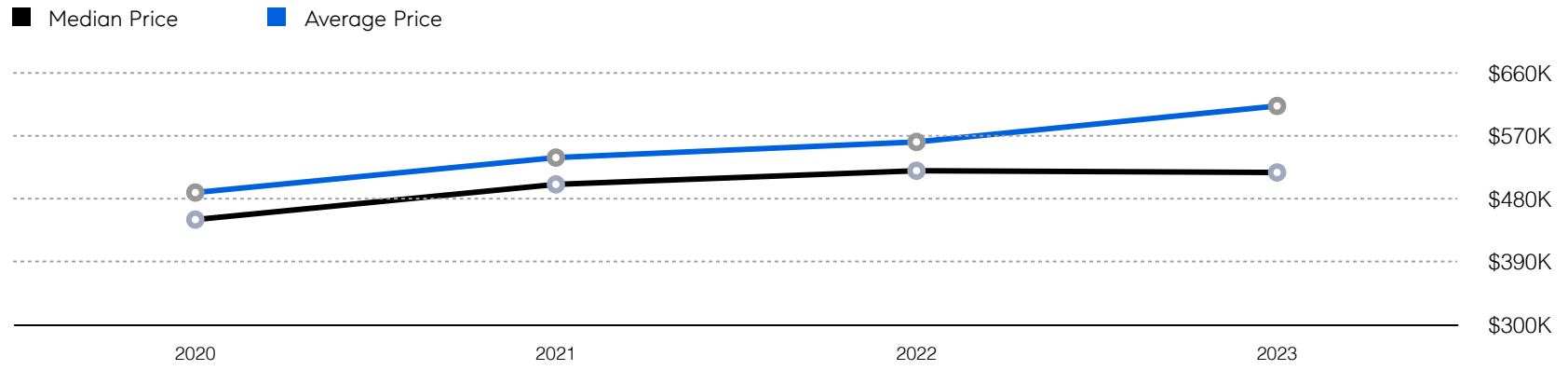
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	76	46	-39.5%
	SALES VOLUME	\$45,824,999	\$29,291,449	-36.1%
	MEDIAN PRICE	\$536,000	\$530,000	-1.1%
	AVERAGE PRICE	\$602,961	\$636,771	5.6%
	AVERAGE DOM	54	61	13.0%
	# OF CONTRACTS	85	60	-29.4%
	# NEW LISTINGS	81	63	-22.2%
Condo/Co-op/Townhouse	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$2,189,500	\$1,347,000	-38.5%
	MEDIAN PRICE	\$301,000	\$333,500	10.8%
	AVERAGE PRICE	\$312,786	\$336,750	7.7%
	AVERAGE DOM	13	67	415.4%
	# OF CONTRACTS	16	7	-56.2%
	# NEW LISTINGS	15	10	-33.3%

Teaneck

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Tenaflly Market Report

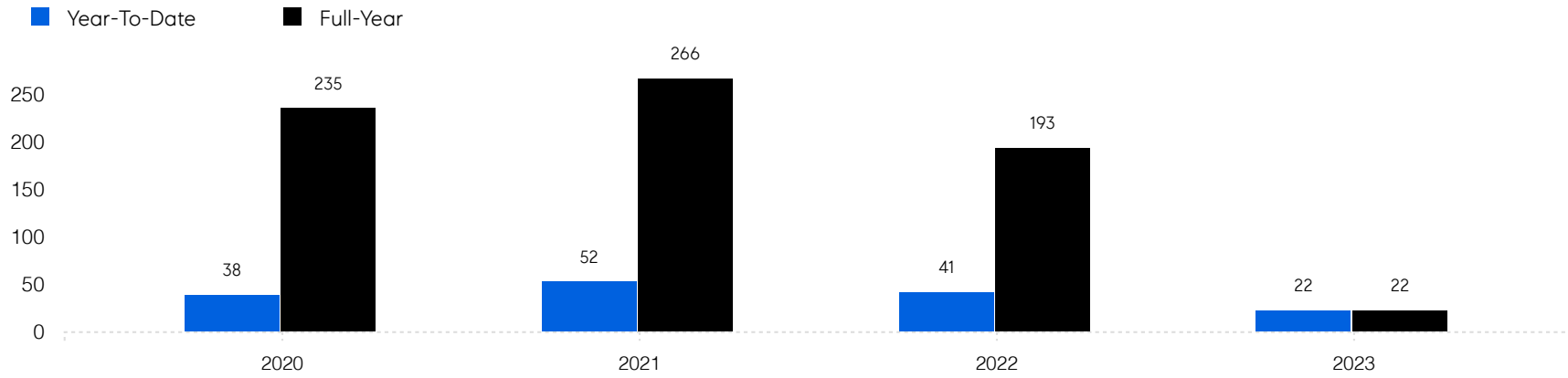
COMPASS

Tenafly

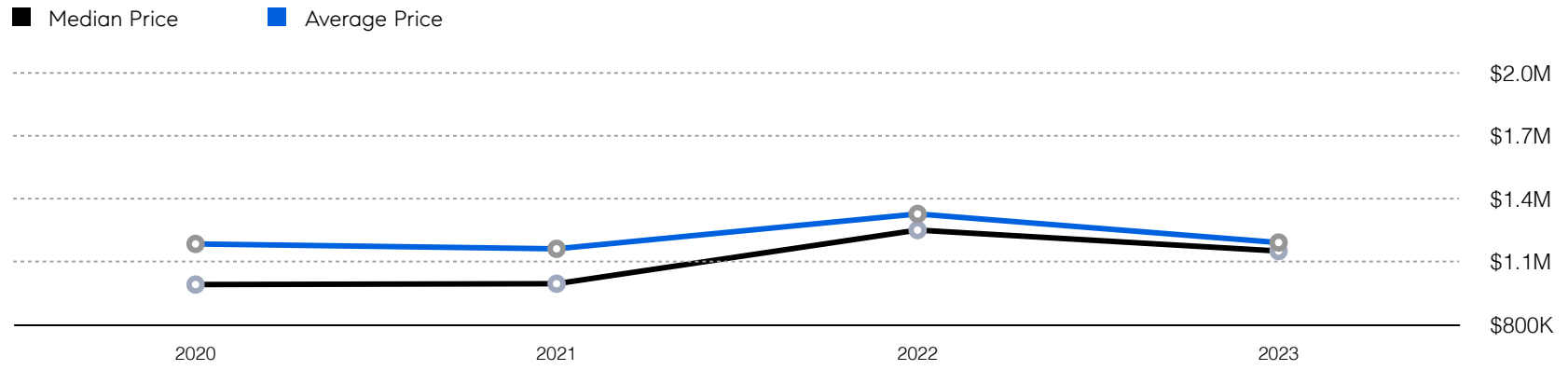
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	34	21	-38.2%
	SALES VOLUME	\$43,805,500	\$25,829,000	-41.0%
	MEDIAN PRICE	\$1,268,500	\$1,150,000	-9.3%
	AVERAGE PRICE	\$1,288,397	\$1,229,952	-4.5%
	AVERAGE DOM	51	81	58.8%
	# OF CONTRACTS	55	22	-60.0%
	# NEW LISTINGS	60	37	-38.3%
Condo/Co-op/Townhouse	# OF SALES	7	1	-85.7%
	SALES VOLUME	\$3,651,000	\$360,000	-90.1%
	MEDIAN PRICE	\$386,000	\$360,000	-6.7%
	AVERAGE PRICE	\$521,571	\$360,000	-31.0%
	AVERAGE DOM	57	85	49.1%
	# OF CONTRACTS	7	3	-57.1%
	# NEW LISTINGS	13	5	-61.5%

Tenaflly

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Tewksbury Township Market Report

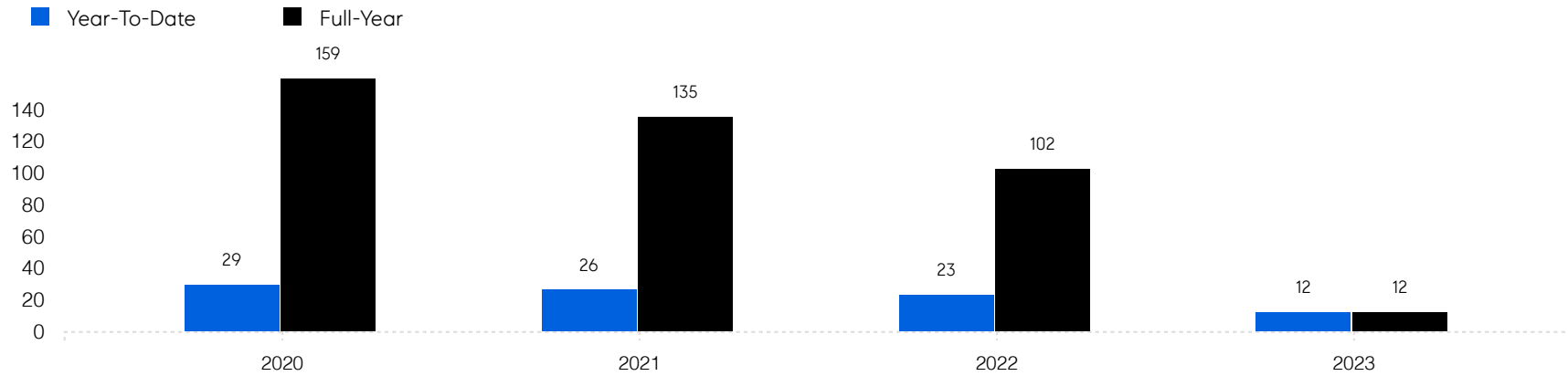
COMPASS

Tewksbury Township

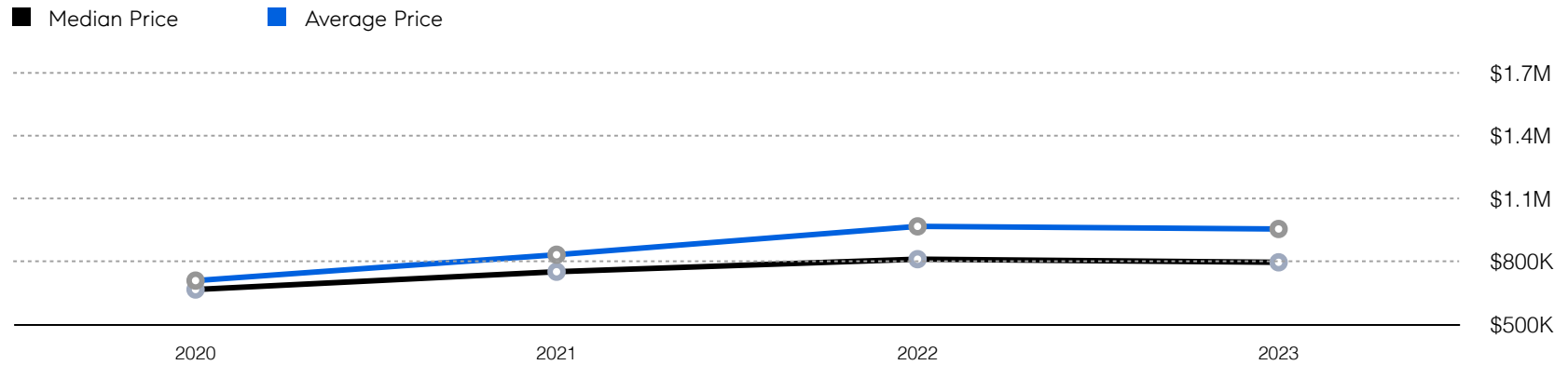
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	22	11	-50.0%
	SALES VOLUME	\$21,048,999	\$10,940,500	-48.0%
	MEDIAN PRICE	\$863,000	\$850,000	-1.5%
	AVERAGE PRICE	\$956,773	\$994,591	4.0%
	AVERAGE DOM	95	142	49.5%
	# OF CONTRACTS	28	11	-60.7%
	# NEW LISTINGS	37	17	-54.1%
Condo/Co-op/Townhouse	# OF SALES	1	1	0.0%
	SALES VOLUME	\$768,000	\$510,000	-33.6%
	MEDIAN PRICE	\$768,000	\$510,000	-33.6%
	AVERAGE PRICE	\$768,000	\$510,000	-33.6%
	AVERAGE DOM	8	15	87.5%
	# OF CONTRACTS	2	3	50.0%
	# NEW LISTINGS	3	3	0.0%

Tewksbury Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Union Market Report

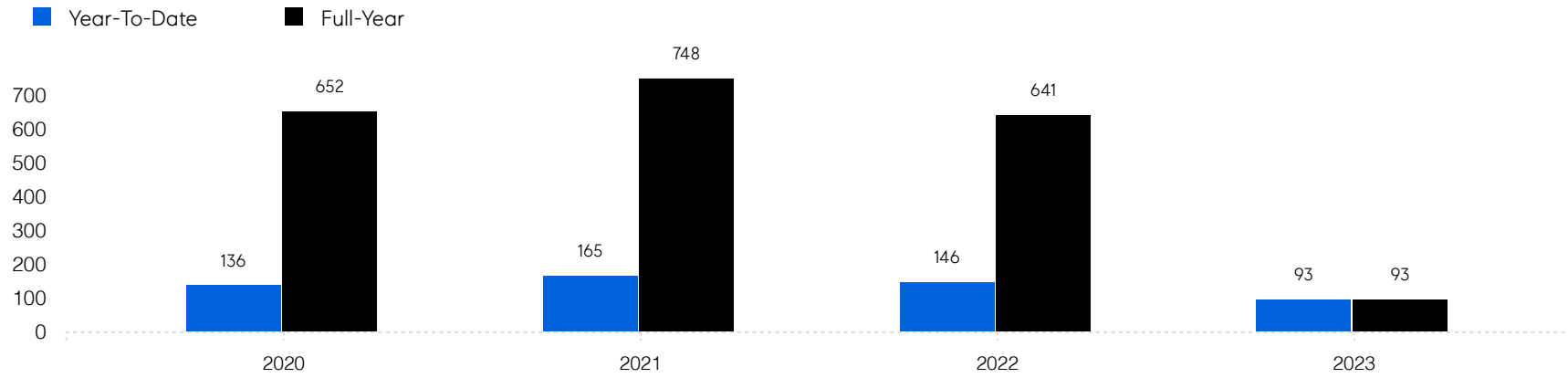
COMPASS

Union

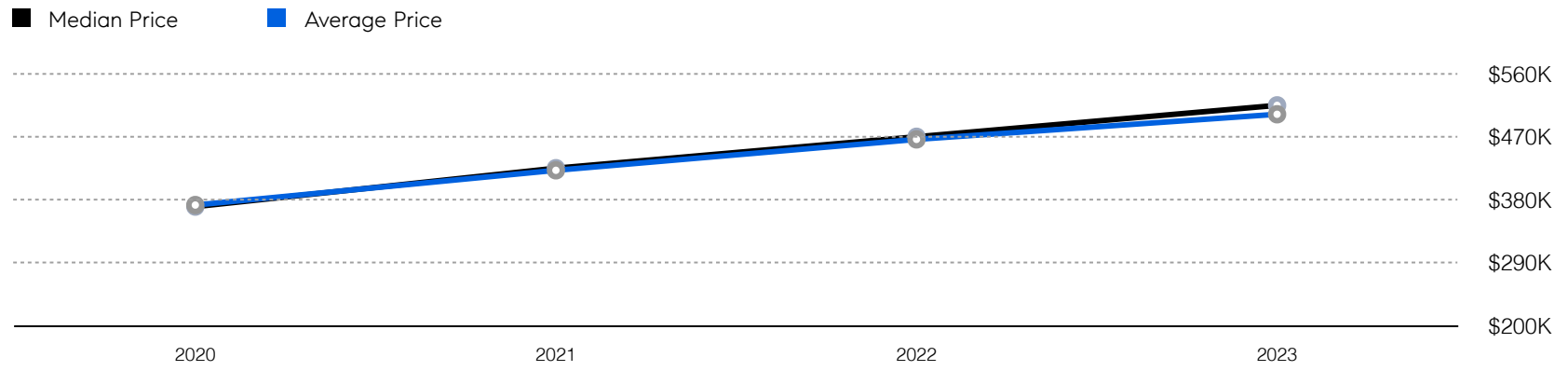
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	128	84	-34.4%
	SALES VOLUME	\$60,677,849	\$42,255,379	-30.4%
	MEDIAN PRICE	\$473,450	\$518,500	9.5%
	AVERAGE PRICE	\$474,046	\$503,040	6.1%
	AVERAGE DOM	40	56	40.0%
	# OF CONTRACTS	128	106	-17.2%
	# NEW LISTINGS	154	119	-22.7%
Condo/Co-op/Townhouse	# OF SALES	18	9	-50.0%
	SALES VOLUME	\$5,169,900	\$4,450,704	-13.9%
	MEDIAN PRICE	\$279,950	\$485,000	73.2%
	AVERAGE PRICE	\$287,217	\$494,523	72.2%
	AVERAGE DOM	31	10	-67.7%
	# OF CONTRACTS	16	15	-6.2%
	# NEW LISTINGS	19	22	15.8%

Union

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Union City Market Report

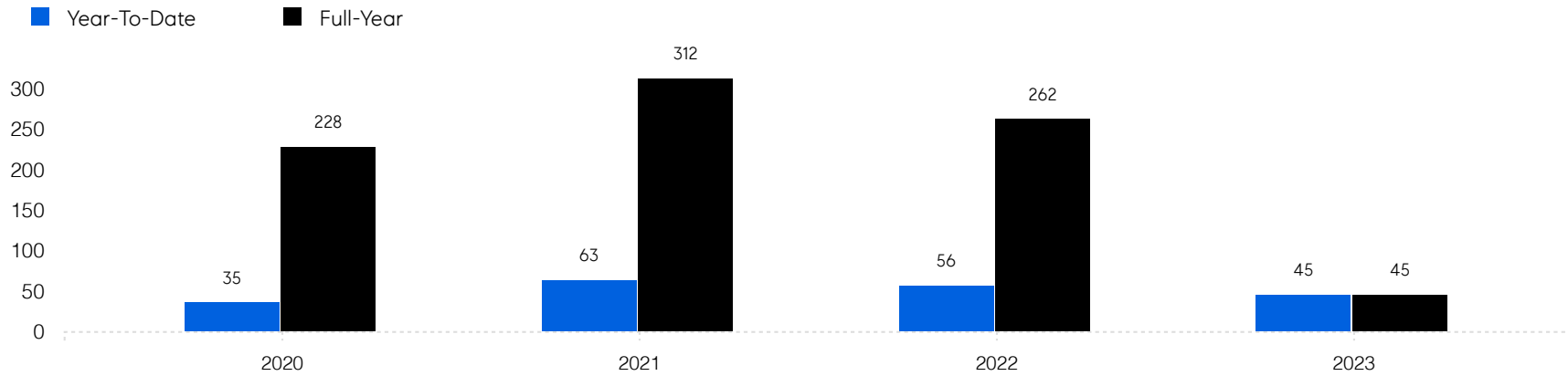
COMPASS

Union City

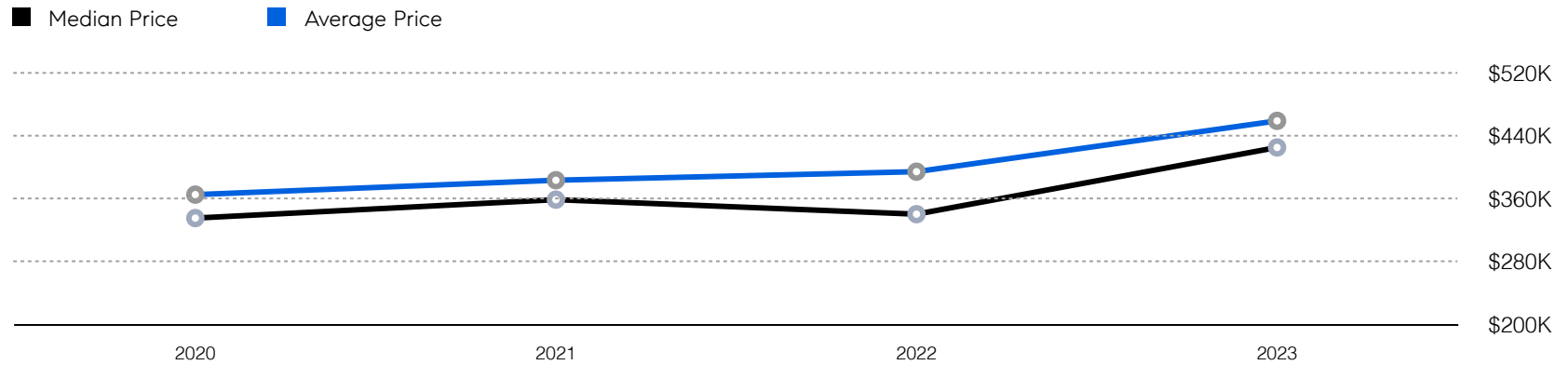
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	7	8	14.3%
	SALES VOLUME	\$4,449,000	\$4,946,633	11.2%
	MEDIAN PRICE	\$575,000	\$562,500	-2.2%
	AVERAGE PRICE	\$635,571	\$618,329	-2.7%
	AVERAGE DOM	67	81	20.9%
	# OF CONTRACTS	11	4	-63.6%
	# NEW LISTINGS	15	13	-13.3%
Condo/Co-op/Townhouse	# OF SALES	49	37	-24.5%
	SALES VOLUME	\$17,292,150	\$15,703,550	-9.2%
	MEDIAN PRICE	\$297,000	\$369,000	24.2%
	AVERAGE PRICE	\$352,901	\$424,420	20.3%
	AVERAGE DOM	60	58	-3.3%
	# OF CONTRACTS	70	52	-25.7%
	# NEW LISTINGS	107	68	-36.4%

Union City

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Upper Saddle River Market Report

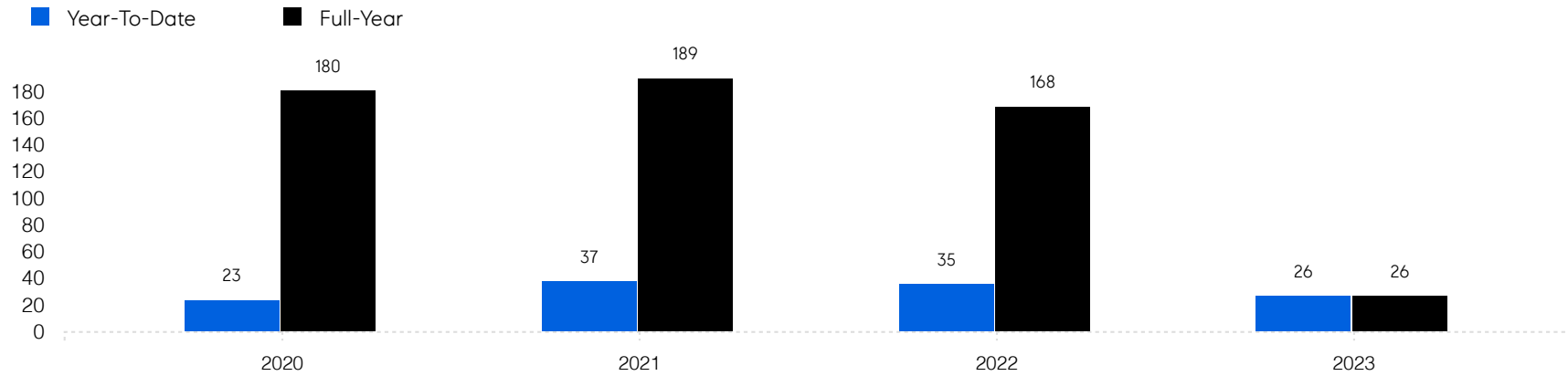
COMPASS

Upper Saddle River

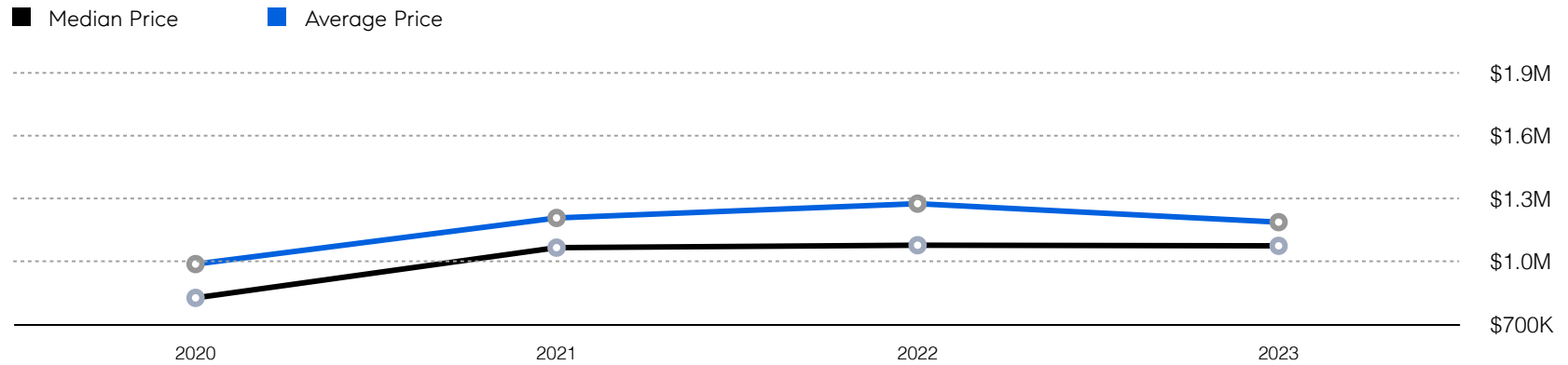
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	27	15	-44.4%
	SALES VOLUME	\$36,165,979	\$19,140,059	-47.1%
	MEDIAN PRICE	\$1,195,000	\$1,075,000	-10.0%
	AVERAGE PRICE	\$1,339,481	\$1,276,004	-4.7%
	AVERAGE DOM	53	25	-52.8%
	# OF CONTRACTS	30	26	-13.3%
	# NEW LISTINGS	27	28	3.7%
Condo/Co-op/Townhouse	# OF SALES	8	11	37.5%
	SALES VOLUME	\$7,826,725	\$11,718,458	49.7%
	MEDIAN PRICE	\$980,702	\$1,072,500	9.4%
	AVERAGE PRICE	\$978,341	\$1,065,314	8.9%
	AVERAGE DOM	69	69	0.0%
	# OF CONTRACTS	13	10	-23.1%
	# NEW LISTINGS	6	22	266.7%

Upper Saddle River

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Verona Market Report

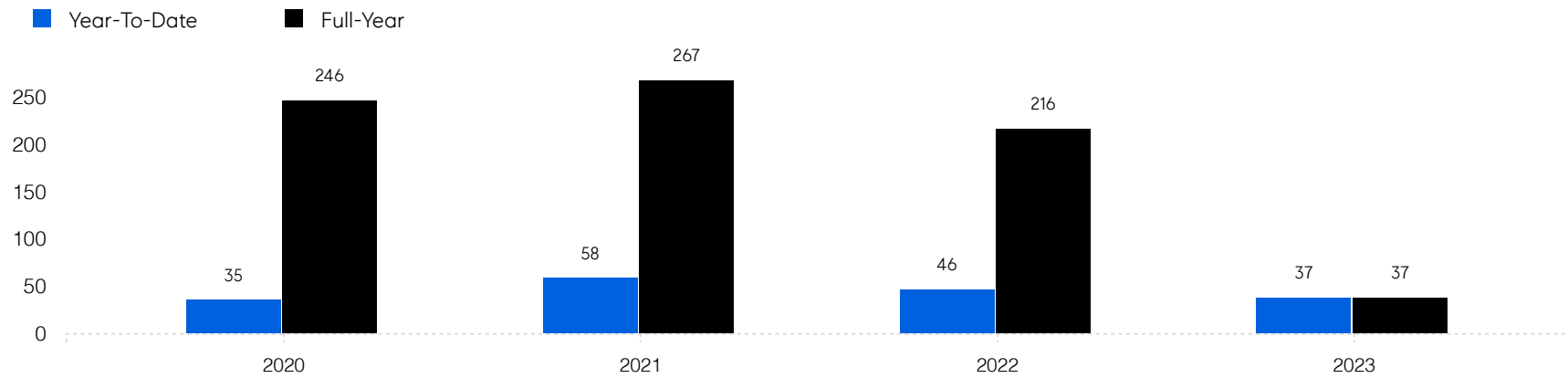
COMPASS

Verona

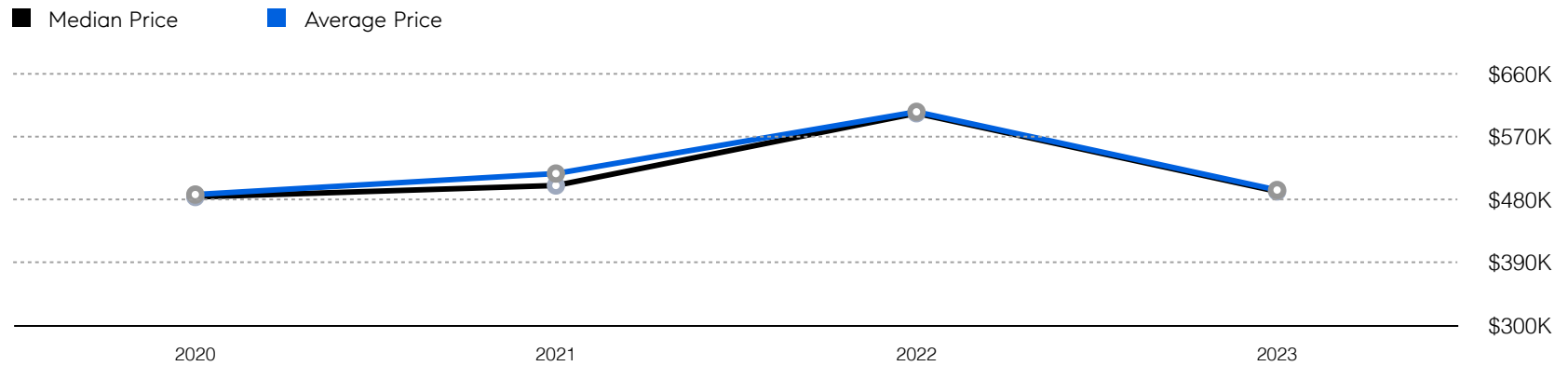
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	29	17	-41.4%
	SALES VOLUME	\$19,998,415	\$11,571,400	-42.1%
	MEDIAN PRICE	\$645,000	\$615,000	-4.7%
	AVERAGE PRICE	\$689,601	\$680,671	-1.3%
	AVERAGE DOM	23	44	91.3%
	# OF CONTRACTS	31	25	-19.4%
	# NEW LISTINGS	45	32	-28.9%
Condo/Co-op/Townhouse	# OF SALES	17	20	17.6%
	SALES VOLUME	\$7,238,000	\$6,687,900	-7.6%
	MEDIAN PRICE	\$298,000	\$265,000	-11.1%
	AVERAGE PRICE	\$425,765	\$334,395	-21.5%
	AVERAGE DOM	51	51	0.0%
	# OF CONTRACTS	15	17	13.3%
	# NEW LISTINGS	21	14	-33.3%

Verona

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Waldwick Market Report

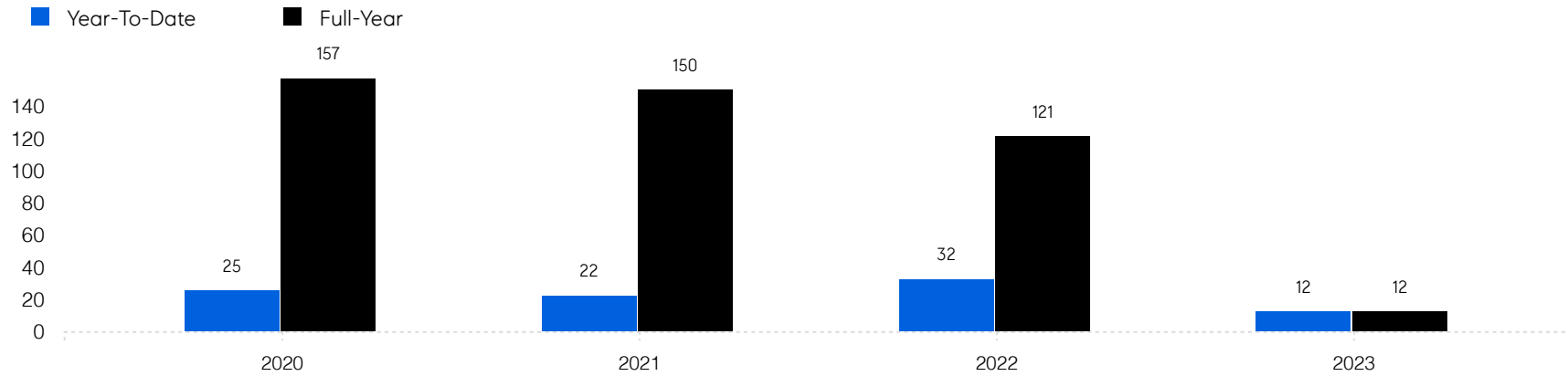
COMPASS

Waldwick

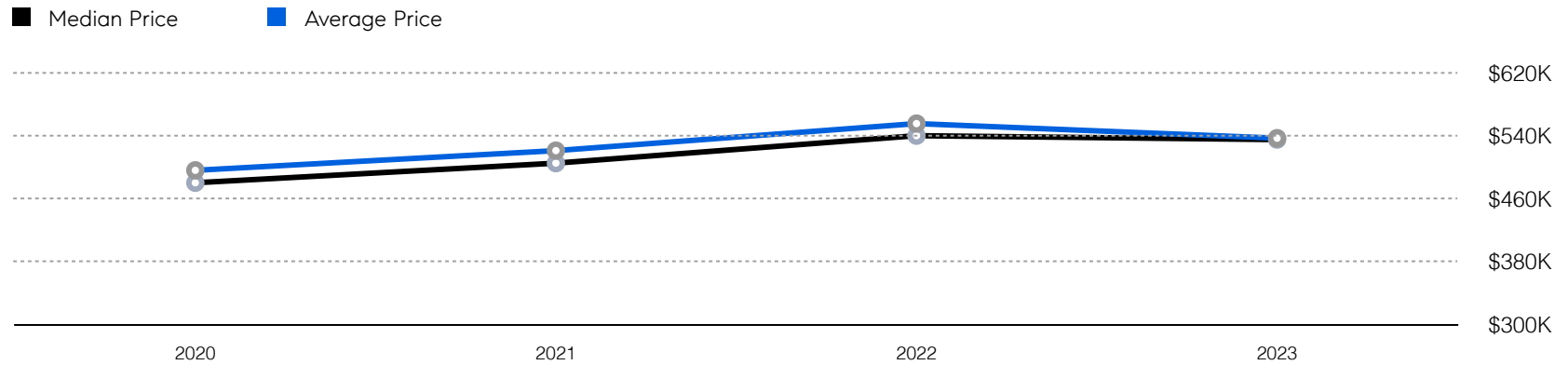
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	27	11	-59.3%
	SALES VOLUME	\$14,291,371	\$5,961,900	-58.3%
	MEDIAN PRICE	\$530,000	\$535,000	0.9%
	AVERAGE PRICE	\$529,310	\$541,991	2.4%
	AVERAGE DOM	27	18	-33.3%
	# OF CONTRACTS	26	19	-26.9%
	# NEW LISTINGS	29	22	-24.1%
Condo/Co-op/Townhouse	# OF SALES	5	1	-80.0%
	SALES VOLUME	\$1,875,000	\$480,000	-74.4%
	MEDIAN PRICE	\$375,000	\$480,000	28.0%
	AVERAGE PRICE	\$375,000	\$480,000	28.0%
	AVERAGE DOM	11	7	-36.4%
	# OF CONTRACTS	1	5	400.0%
	# NEW LISTINGS	1	6	500.0%

Waldwick

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Wallington Market Report

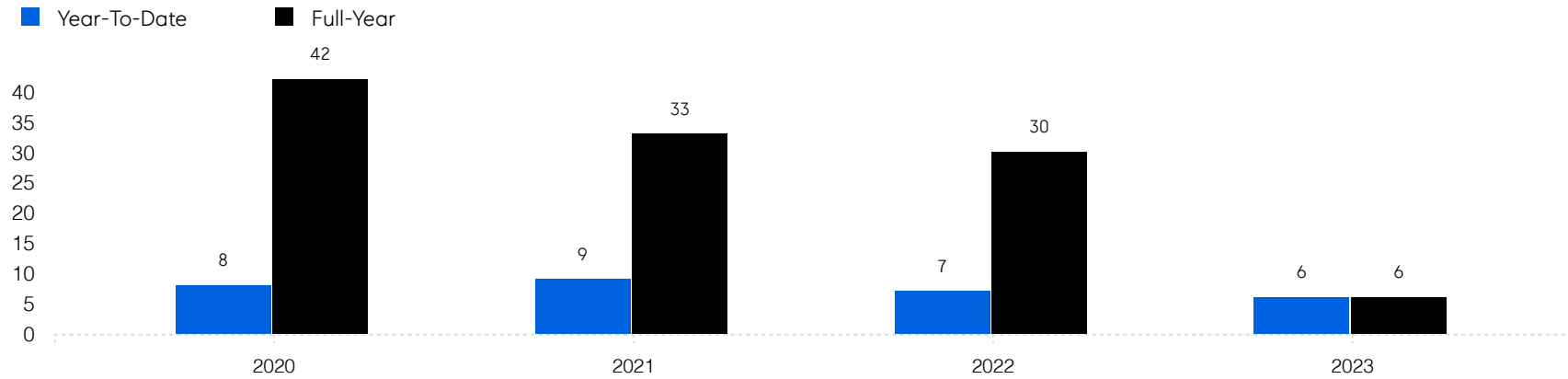
COMPASS

Wallington

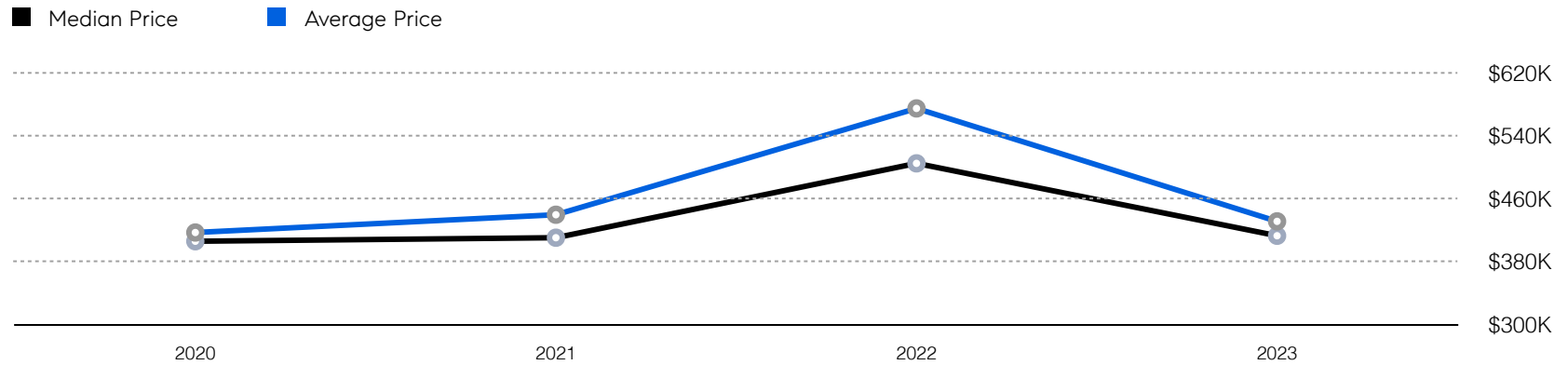
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$4,423,000	\$1,760,000	-60.2%
	MEDIAN PRICE	\$599,000	\$370,000	-38.2%
	AVERAGE PRICE	\$631,857	\$440,000	-30.4%
	AVERAGE DOM	61	89	45.9%
	# OF CONTRACTS	11	3	-72.7%
	# NEW LISTINGS	9	2	-77.8%
Condo/Co-op/Townhouse	# OF SALES	0	2	0.0%
	SALES VOLUME	-	\$825,000	-
	MEDIAN PRICE	-	\$412,500	-
	AVERAGE PRICE	-	\$412,500	-
	AVERAGE DOM	-	10	-
	# OF CONTRACTS	0	1	0.0%
	# NEW LISTINGS	0	1	0.0%

Wallington

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Warren Market Report

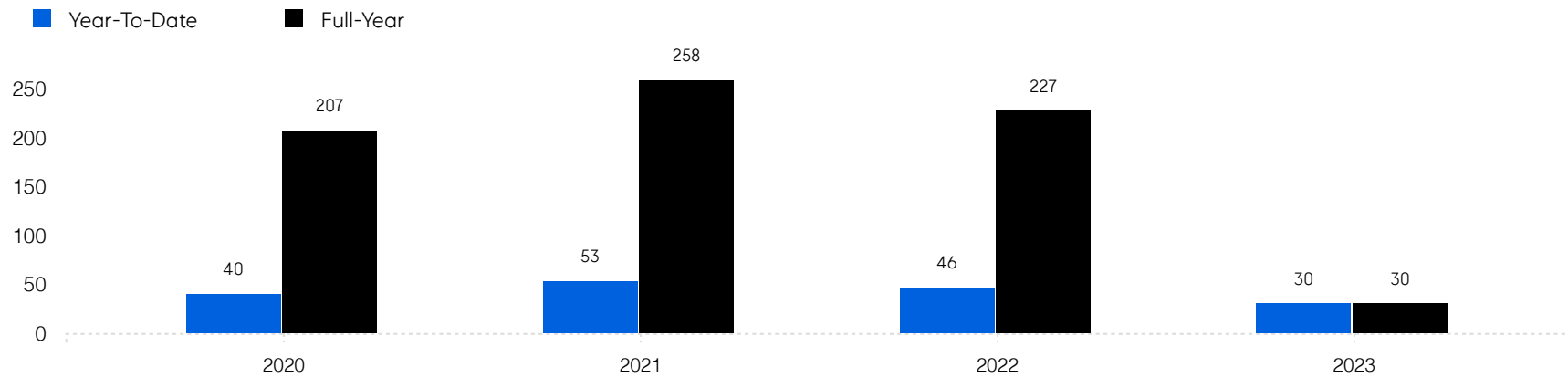
COMPASS

Warren

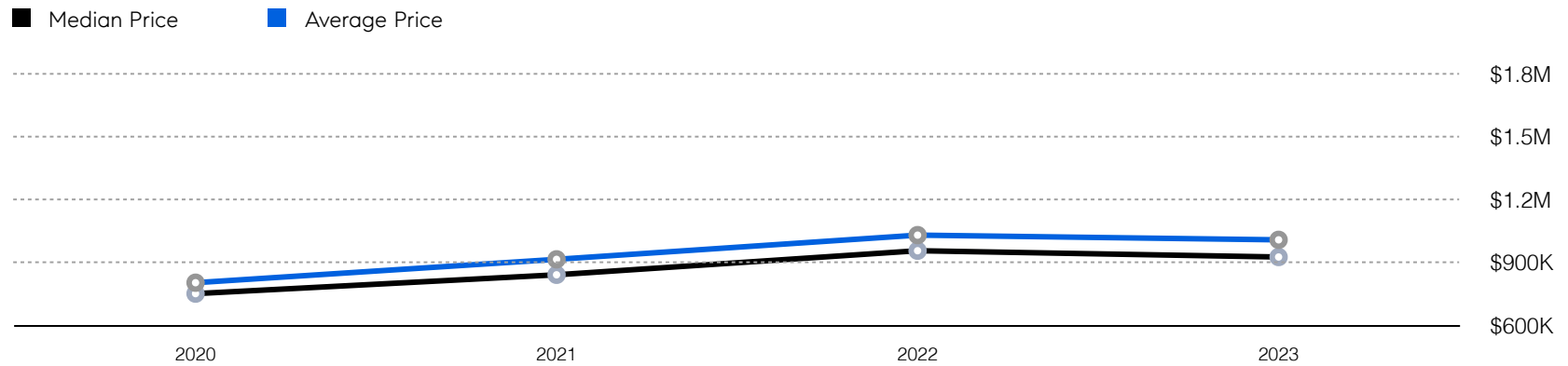
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	45	26	-42.2%
	SALES VOLUME	\$46,960,074	\$27,692,778	-41.0%
	MEDIAN PRICE	\$960,000	\$984,000	2.5%
	AVERAGE PRICE	\$1,043,557	\$1,065,107	2.1%
	AVERAGE DOM	59	52	-11.9%
	# OF CONTRACTS	39	31	-20.5%
	# NEW LISTINGS	56	50	-10.7%
Condo/Co-op/Townhouse	# OF SALES	1	4	300.0%
	SALES VOLUME	\$1,239,815	\$2,517,980	103.1%
	MEDIAN PRICE	\$1,239,815	\$714,995	-42.3%
	AVERAGE PRICE	\$1,239,815	\$629,495	-49.2%
	AVERAGE DOM	36	66	83.3%
	# OF CONTRACTS	8	8	0.0%
	# NEW LISTINGS	7	15	114.3%

Warren

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Washington Township Market Report

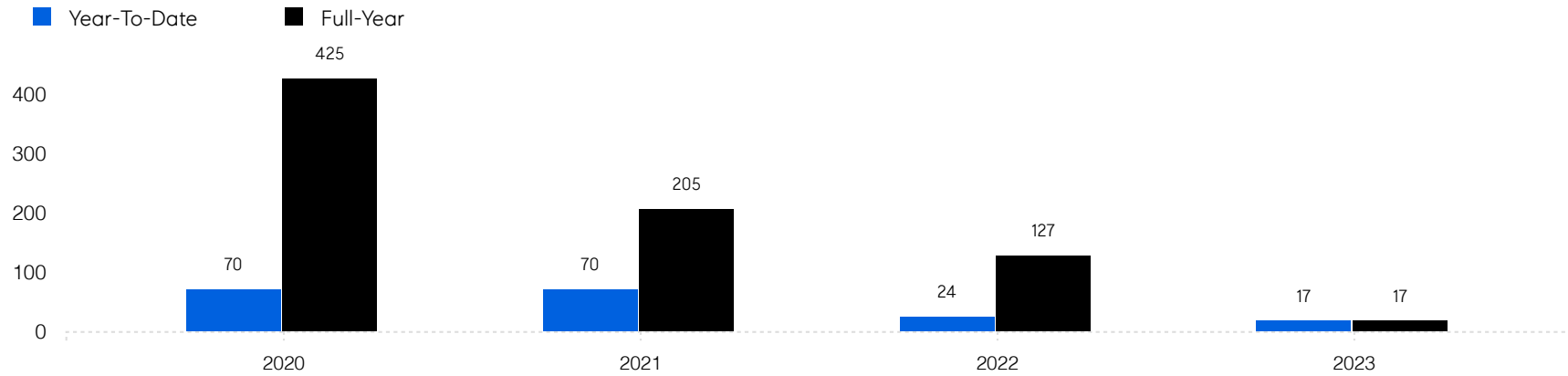
COMPASS

Washington Township

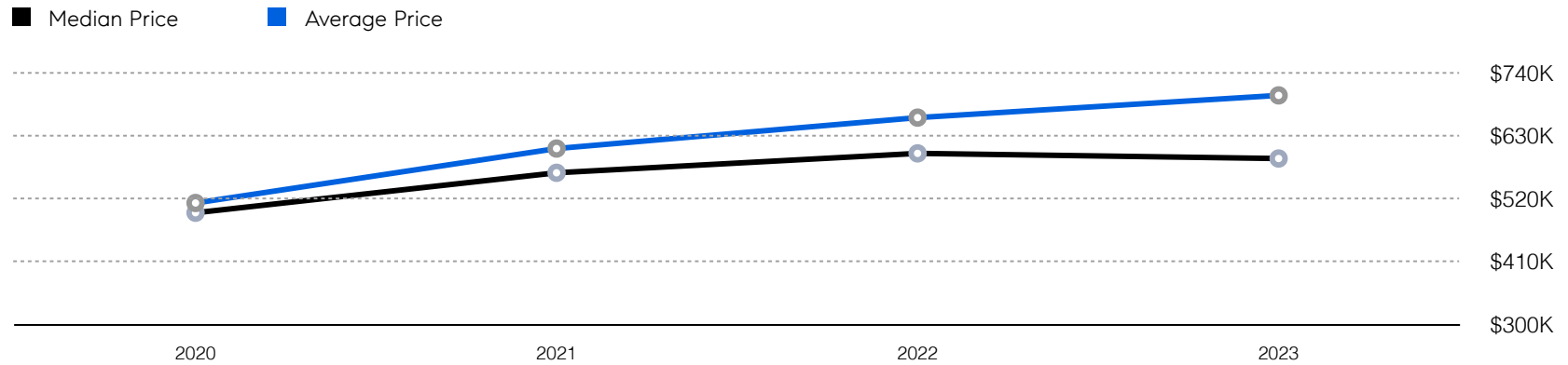
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	19	12	-36.8%
	SALES VOLUME	\$11,938,869	\$8,884,154	-25.6%
	MEDIAN PRICE	\$535,000	\$624,500	16.7%
	AVERAGE PRICE	\$628,362	\$740,346	17.8%
	AVERAGE DOM	42	36	-14.3%
	# OF CONTRACTS	26	13	-50.0%
	# NEW LISTINGS	24	17	-29.2%
Condo/Co-op/Townhouse	# OF SALES	5	5	0.0%
	SALES VOLUME	\$2,465,000	\$3,026,000	22.8%
	MEDIAN PRICE	\$475,000	\$585,000	23.2%
	AVERAGE PRICE	\$493,000	\$605,200	22.8%
	AVERAGE DOM	27	19	-29.6%
	# OF CONTRACTS	10	4	-60.0%
	# NEW LISTINGS	10	6	-40.0%

Washington Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Watchung Market Report

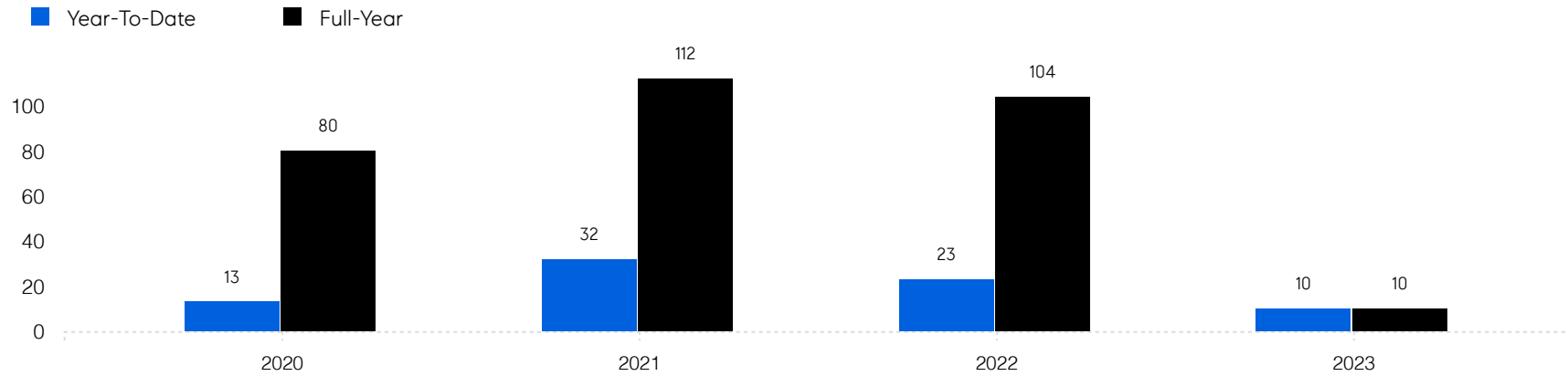
COMPASS

Watchung

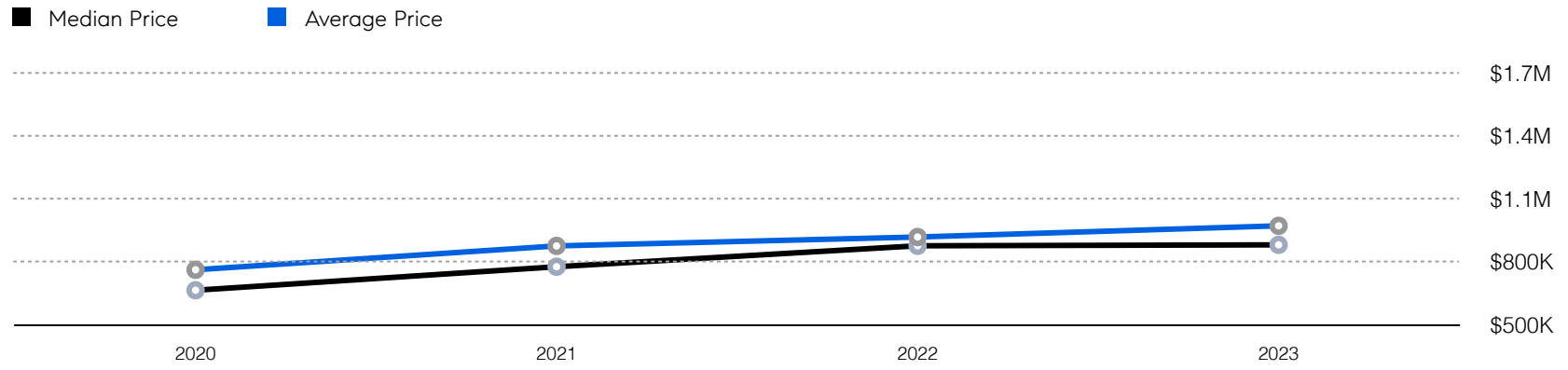
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	20	8	-60.0%
	SALES VOLUME	\$19,606,940	\$7,509,000	-61.7%
	MEDIAN PRICE	\$823,000	\$702,000	-14.7%
	AVERAGE PRICE	\$980,347	\$938,625	-4.3%
	AVERAGE DOM	56	35	-37.5%
	# OF CONTRACTS	20	9	-55.0%
	# NEW LISTINGS	28	17	-39.3%
Condo/Co-op/Townhouse	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$1,585,000	\$2,194,500	38.5%
	MEDIAN PRICE	\$490,000	\$1,097,250	123.9%
	AVERAGE PRICE	\$528,333	\$1,097,250	107.7%
	AVERAGE DOM	87	125	43.7%
	# OF CONTRACTS	4	0	0.0%
	# NEW LISTINGS	5	3	-40.0%

Watchung

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Wayne Market Report

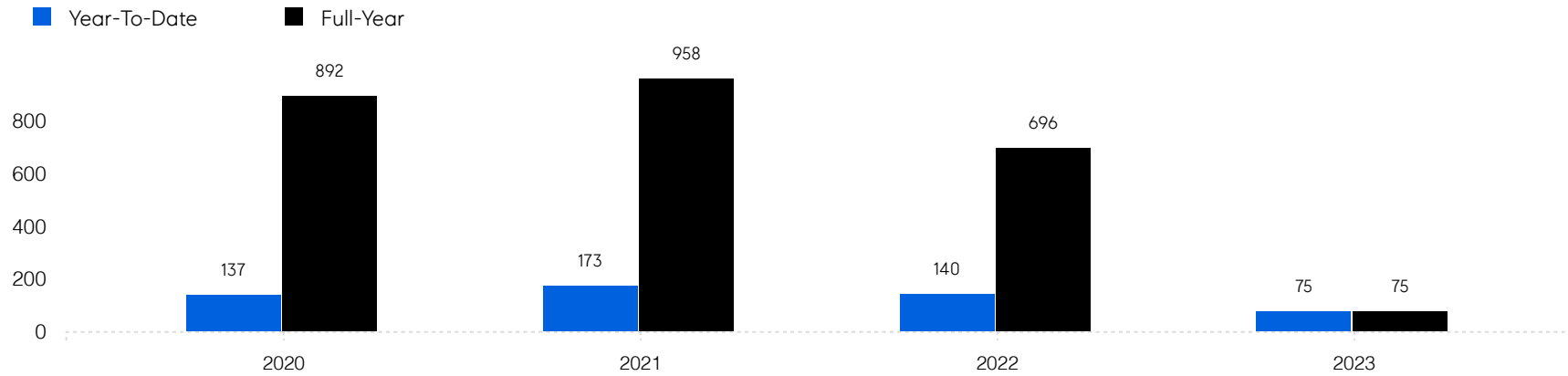
COMPASS

Wayne

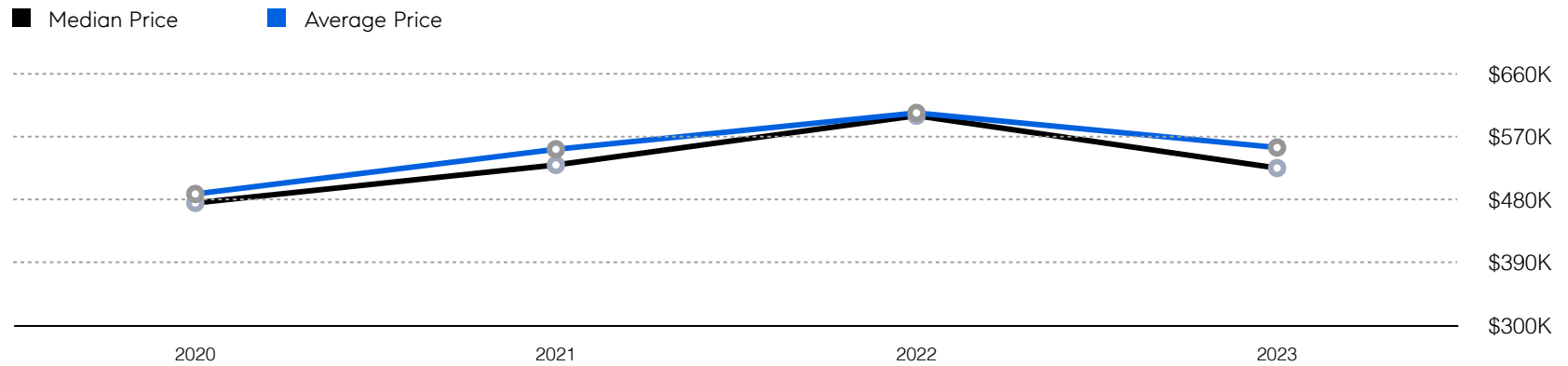
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	97	57	-41.2%
	SALES VOLUME	\$61,862,988	\$34,603,550	-44.1%
	MEDIAN PRICE	\$635,000	\$595,000	-6.3%
	AVERAGE PRICE	\$637,763	\$607,080	-4.8%
	AVERAGE DOM	39	33	-15.4%
	# OF CONTRACTS	113	82	-27.4%
	# NEW LISTINGS	139	107	-23.0%
Condo/Co-op/Townhouse	# OF SALES	43	18	-58.1%
	SALES VOLUME	\$15,448,600	\$6,976,000	-54.8%
	MEDIAN PRICE	\$343,700	\$430,000	25.1%
	AVERAGE PRICE	\$359,270	\$387,556	7.9%
	AVERAGE DOM	40	26	-35.0%
	# OF CONTRACTS	45	21	-53.3%
	# NEW LISTINGS	47	26	-44.7%

Wayne

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Weehawken Market Report

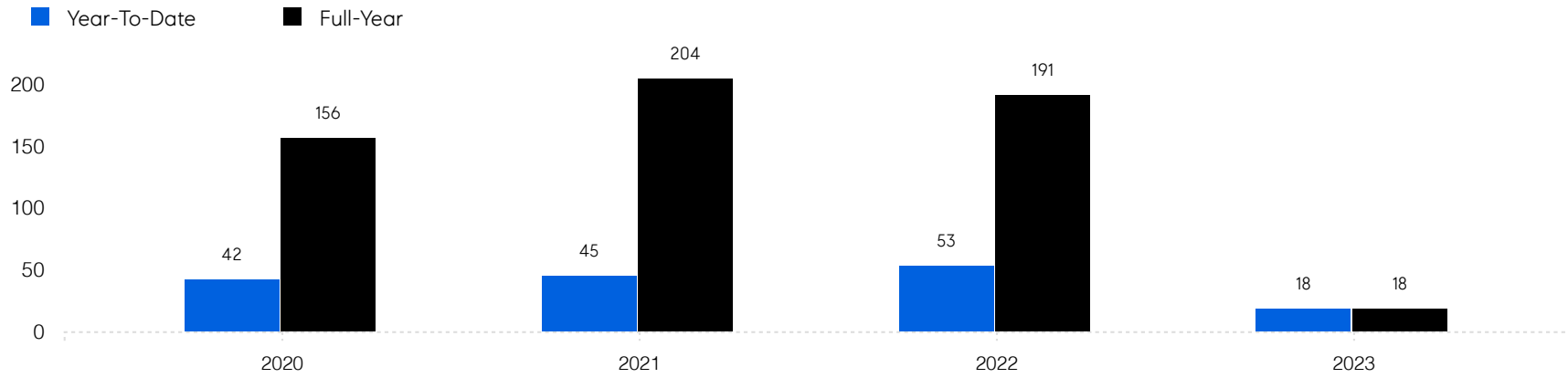
COMPASS

Weehawken

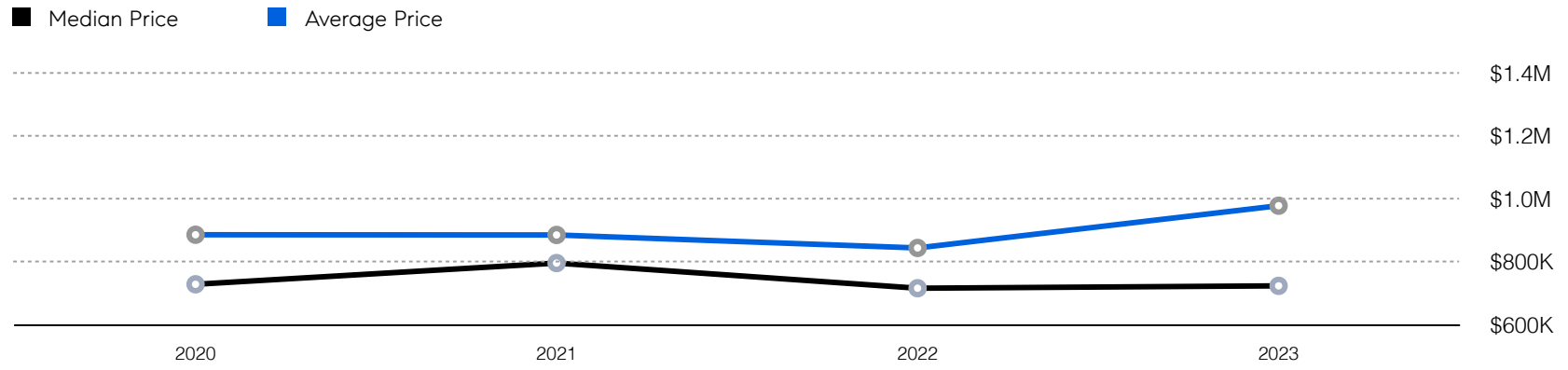
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	7	1	-85.7%
	SALES VOLUME	\$7,615,999	\$615,000	-91.9%
	MEDIAN PRICE	\$998,000	\$615,000	-38.4%
	AVERAGE PRICE	\$1,088,000	\$615,000	-43.5%
	AVERAGE DOM	97	17	-82.5%
	# OF CONTRACTS	17	6	-64.7%
	# NEW LISTINGS	19	8	-57.9%
Condo/Co-op/Townhouse	# OF SALES	46	17	-63.0%
	SALES VOLUME	\$36,146,088	\$16,981,500	-53.0%
	MEDIAN PRICE	\$692,000	\$800,000	15.6%
	AVERAGE PRICE	\$785,785	\$998,912	27.1%
	AVERAGE DOM	86	96	11.6%
	# OF CONTRACTS	64	26	-59.4%
	# NEW LISTINGS	87	38	-56.3%

Weehawken

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

West Caldwell Market Report

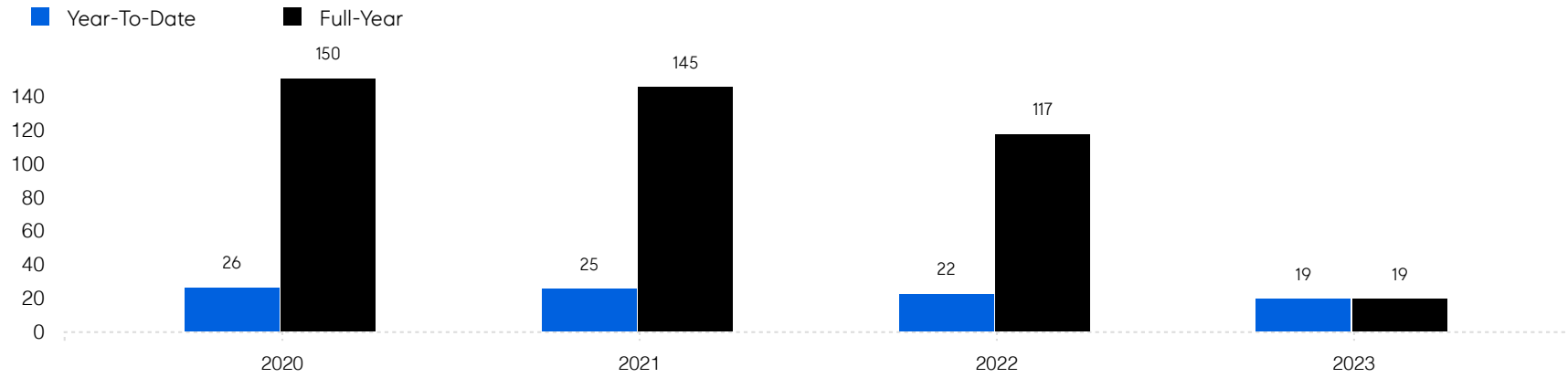
COMPASS

West Caldwell

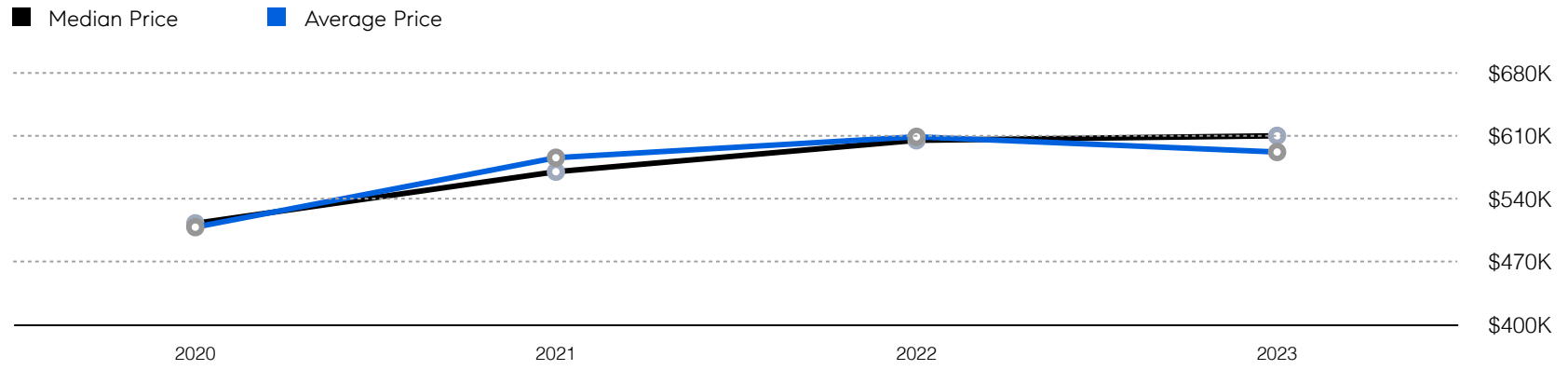
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	21	19	-9.5%
	SALES VOLUME	\$12,716,446	\$11,247,000	-11.6%
	MEDIAN PRICE	\$579,900	\$610,000	5.2%
	AVERAGE PRICE	\$605,545	\$591,947	-2.2%
	AVERAGE DOM	46	31	-32.6%
	# OF CONTRACTS	18	26	44.4%
	# NEW LISTINGS	22	20	-9.1%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$380,000	-	-
	MEDIAN PRICE	\$380,000	-	-
	AVERAGE PRICE	\$380,000	-	-
	AVERAGE DOM	33	-	-
	# OF CONTRACTS	2	0	0.0%
	# NEW LISTINGS	2	0	0.0%

West Caldwell

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

West Milford Market Report

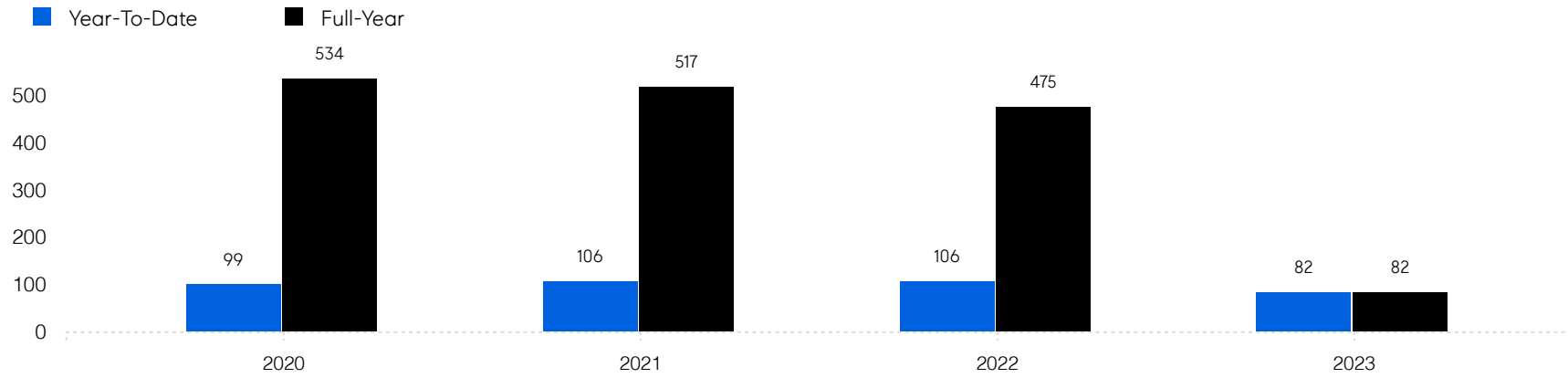
COMPASS

West Milford

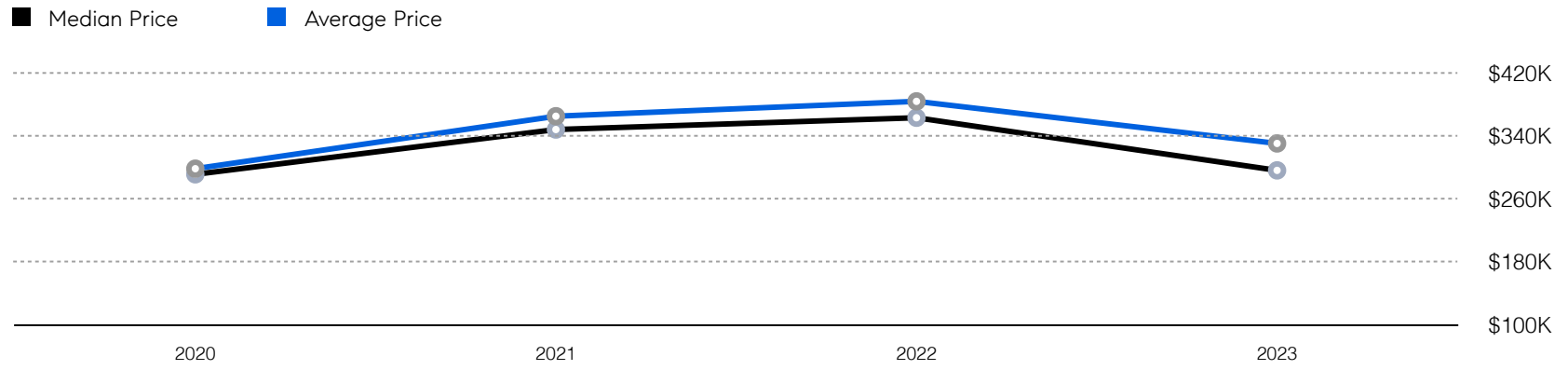
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	83	59	-28.9%
	SALES VOLUME	\$33,161,764	\$21,589,783	-34.9%
	MEDIAN PRICE	\$365,000	\$350,000	-4.1%
	AVERAGE PRICE	\$399,539	\$365,929	-8.4%
	AVERAGE DOM	59	75	27.1%
	# OF CONTRACTS	78	90	15.4%
	# NEW LISTINGS	102	83	-18.6%
Condo/Co-op/Townhouse	# OF SALES	23	23	0.0%
	SALES VOLUME	\$5,737,592	\$5,492,900	-4.3%
	MEDIAN PRICE	\$235,000	\$221,500	-5.7%
	AVERAGE PRICE	\$249,461	\$238,822	-4.3%
	AVERAGE DOM	47	44	-6.4%
	# OF CONTRACTS	21	26	23.8%
	# NEW LISTINGS	15	24	60.0%

West Milford

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

West New York Market Report

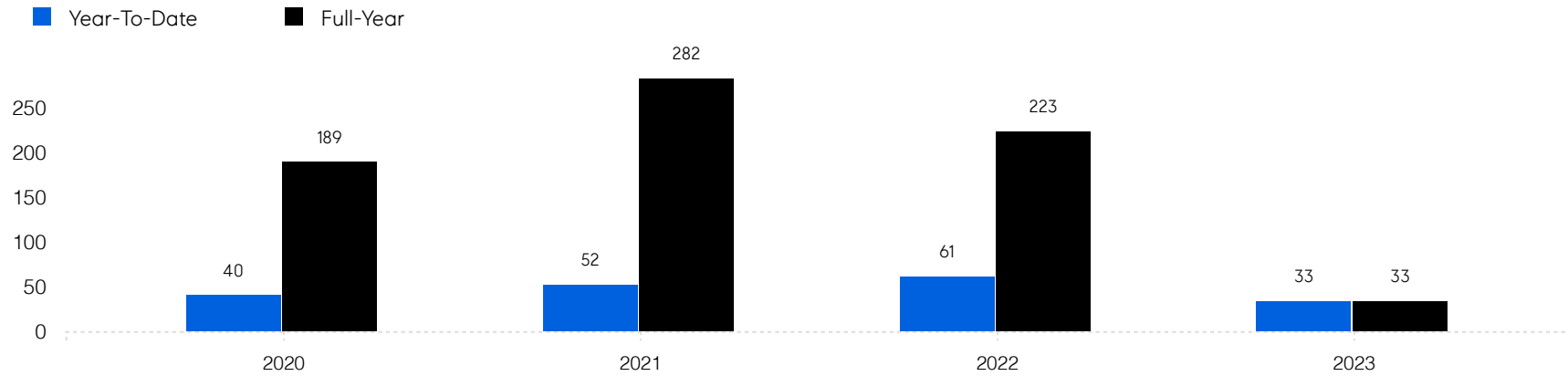
COMPASS

West New York

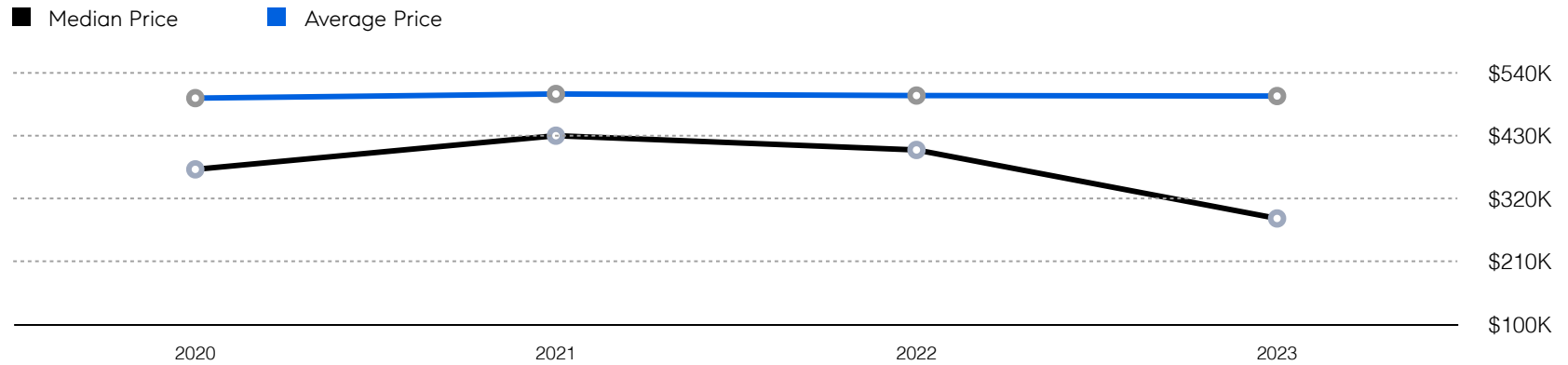
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	6	0	0.0%
	SALES VOLUME	\$2,989,000	-	-
	MEDIAN PRICE	\$425,000	-	-
	AVERAGE PRICE	\$498,167	-	-
	AVERAGE DOM	46	-	-
	# OF CONTRACTS	9	3	-66.7%
	# NEW LISTINGS	10	3	-70.0%
Condo/Co-op/Townhouse	# OF SALES	55	33	-40.0%
	SALES VOLUME	\$29,932,500	\$16,482,270	-44.9%
	MEDIAN PRICE	\$490,000	\$285,000	-41.8%
	AVERAGE PRICE	\$544,227	\$499,463	-8.2%
	AVERAGE DOM	59	55	-6.8%
	# OF CONTRACTS	60	49	-18.3%
	# NEW LISTINGS	93	68	-26.9%

West New York

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

West Orange Market Report

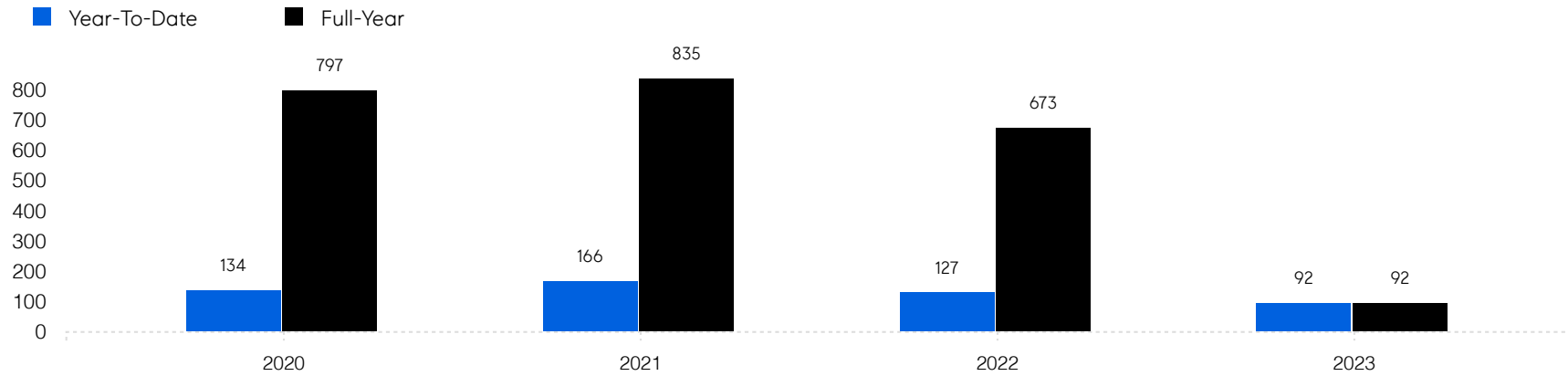
COMPASS

West Orange

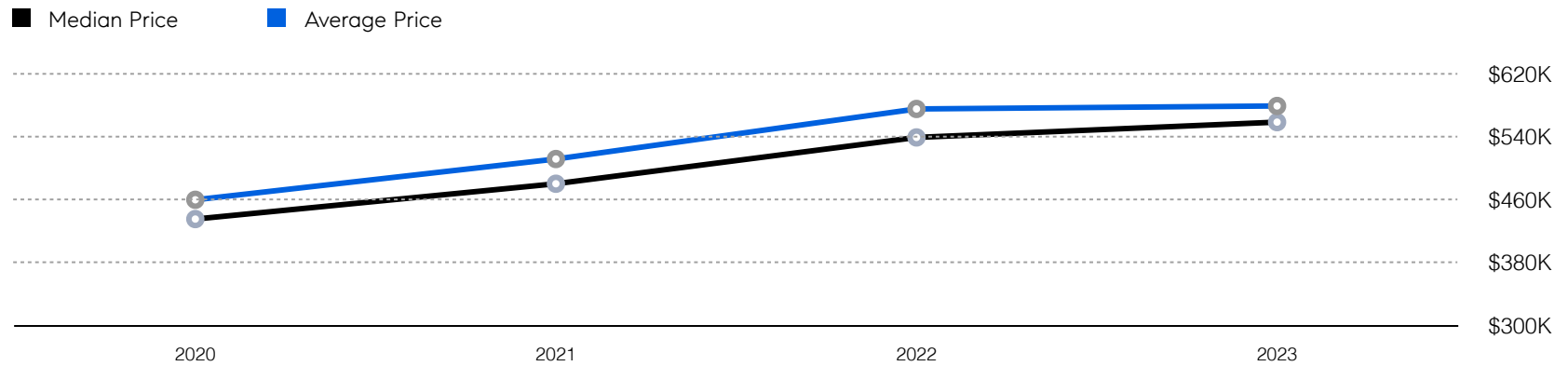
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	93	74	-20.4%
	SALES VOLUME	\$53,830,498	\$44,842,211	-16.7%
	MEDIAN PRICE	\$521,000	\$587,275	12.7%
	AVERAGE PRICE	\$578,823	\$605,976	4.7%
	AVERAGE DOM	50	34	-32.0%
	# OF CONTRACTS	118	120	1.7%
	# NEW LISTINGS	146	112	-23.3%
Condo/Co-op/Townhouse	# OF SALES	34	18	-47.1%
	SALES VOLUME	\$15,036,500	\$8,432,888	-43.9%
	MEDIAN PRICE	\$442,500	\$472,500	6.8%
	AVERAGE PRICE	\$442,250	\$468,494	5.9%
	AVERAGE DOM	34	53	55.9%
	# OF CONTRACTS	43	33	-23.3%
	# NEW LISTINGS	47	37	-21.3%

West Orange

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Westfield Market Report

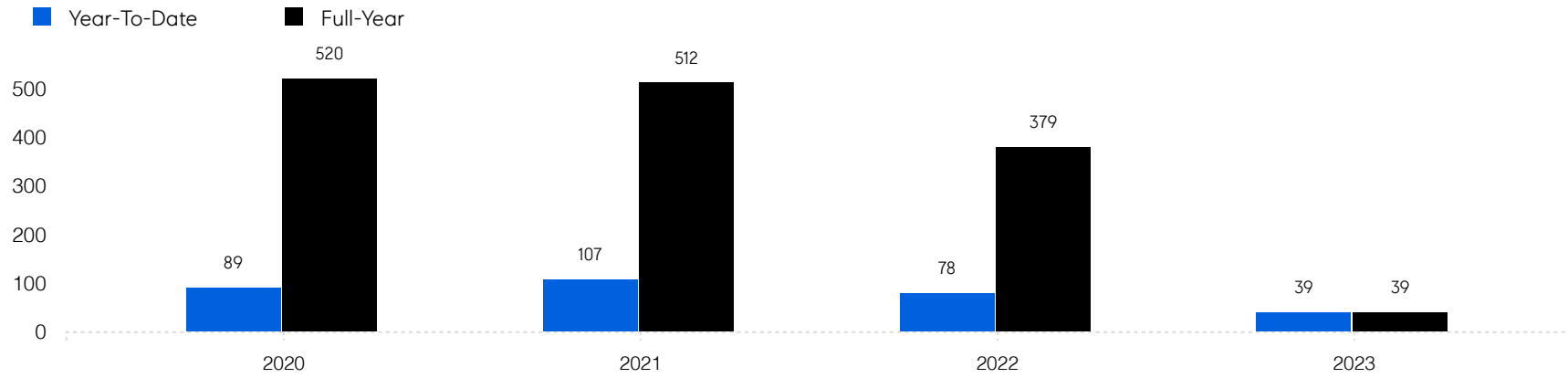
COMPASS

Westfield

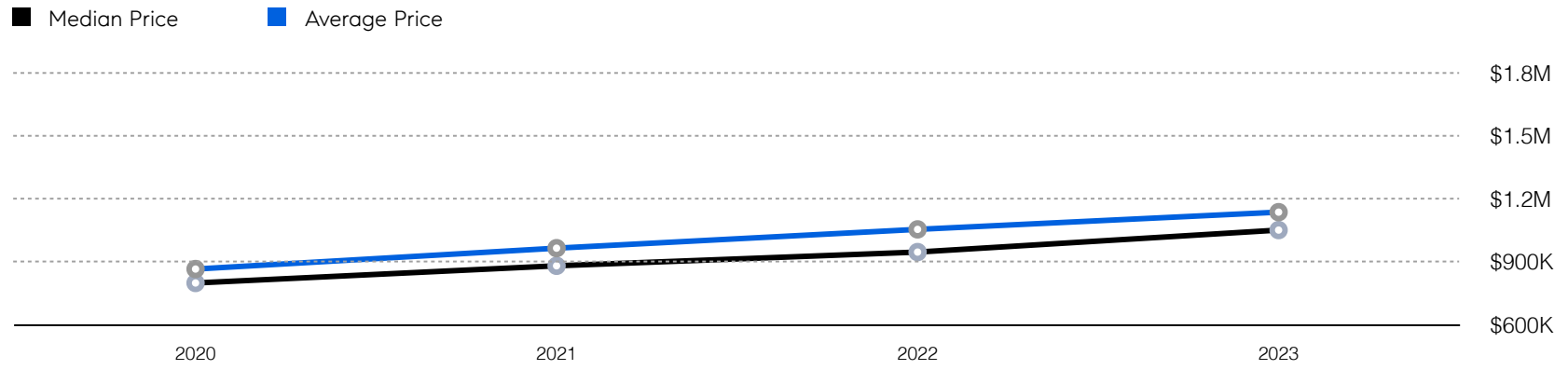
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	69	36	-47.8%
	SALES VOLUME	\$72,487,095	\$42,878,500	-40.8%
	MEDIAN PRICE	\$910,000	\$1,162,500	27.7%
	AVERAGE PRICE	\$1,050,538	\$1,191,069	13.4%
	AVERAGE DOM	37	30	-18.9%
	# OF CONTRACTS	100	67	-33.0%
	# NEW LISTINGS	116	88	-24.1%
Condo/Co-op/Townhouse	# OF SALES	9	3	-66.7%
	SALES VOLUME	\$3,356,725	\$1,410,000	-58.0%
	MEDIAN PRICE	\$352,825	\$595,000	68.6%
	AVERAGE PRICE	\$372,969	\$470,000	26.0%
	AVERAGE DOM	47	12	-74.5%
	# OF CONTRACTS	8	0	0.0%
	# NEW LISTINGS	6	2	-66.7%

Westfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Westwood Market Report

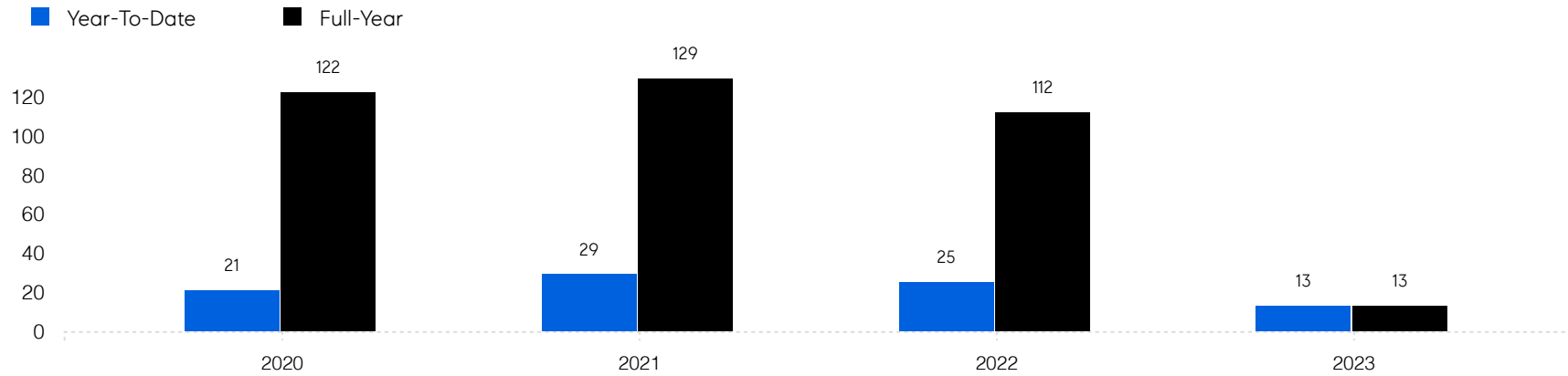
COMPASS

Westwood

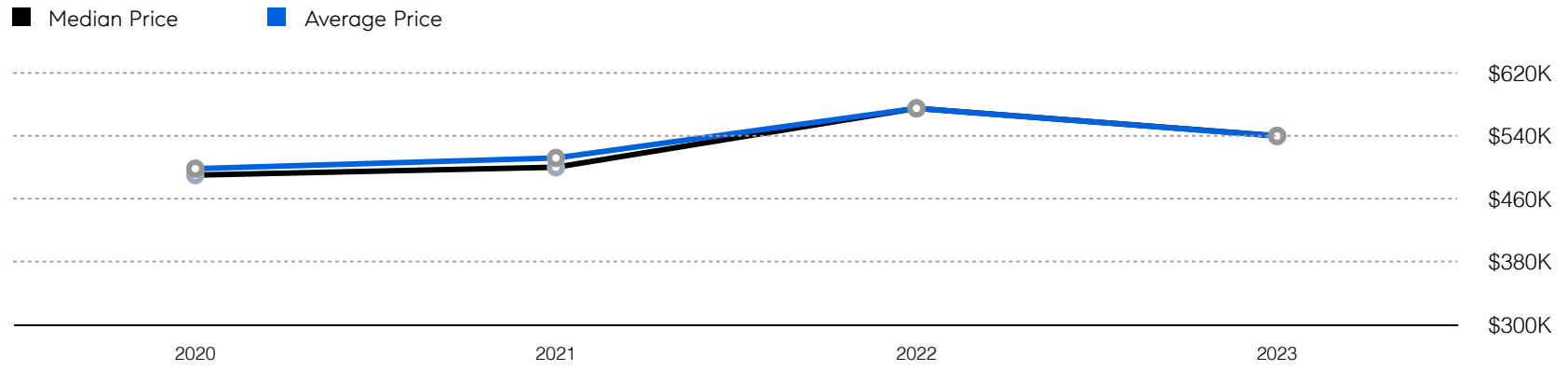
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	21	13	-38.1%
	SALES VOLUME	\$11,450,700	\$7,017,000	-38.7%
	MEDIAN PRICE	\$520,000	\$540,000	3.8%
	AVERAGE PRICE	\$545,271	\$539,769	-1.0%
	AVERAGE DOM	51	38	-25.5%
	# OF CONTRACTS	24	16	-33.3%
	# NEW LISTINGS	29	18	-37.9%
Condo/Co-op/Townhouse	# OF SALES	4	0	0.0%
	SALES VOLUME	\$905,000	-	-
	MEDIAN PRICE	\$225,000	-	-
	AVERAGE PRICE	\$226,250	-	-
	AVERAGE DOM	16	-	-
	# OF CONTRACTS	6	2	-66.7%
	# NEW LISTINGS	4	1	-75.0%

Westwood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Whippany Market Report

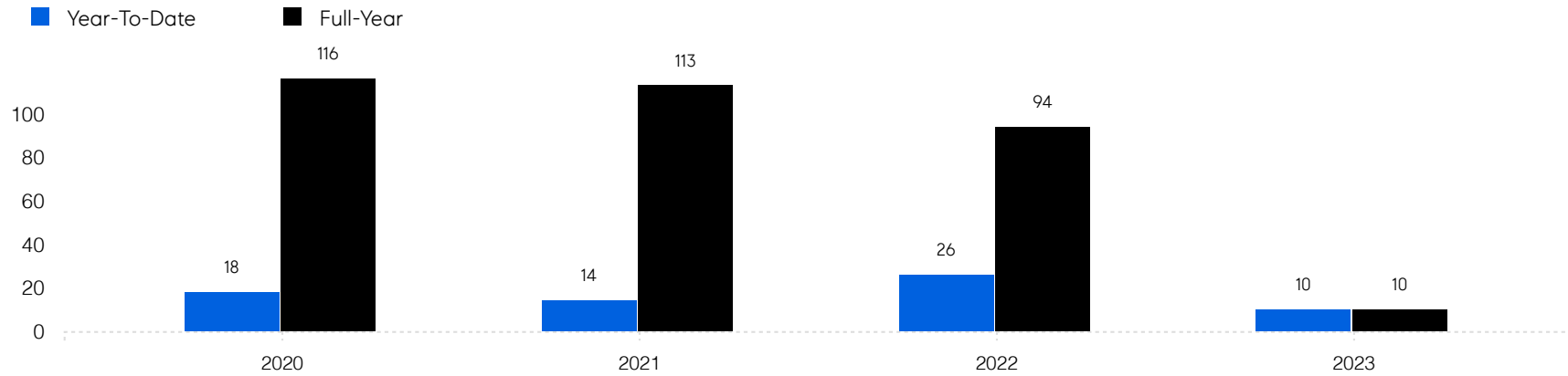
COMPASS

Whippany

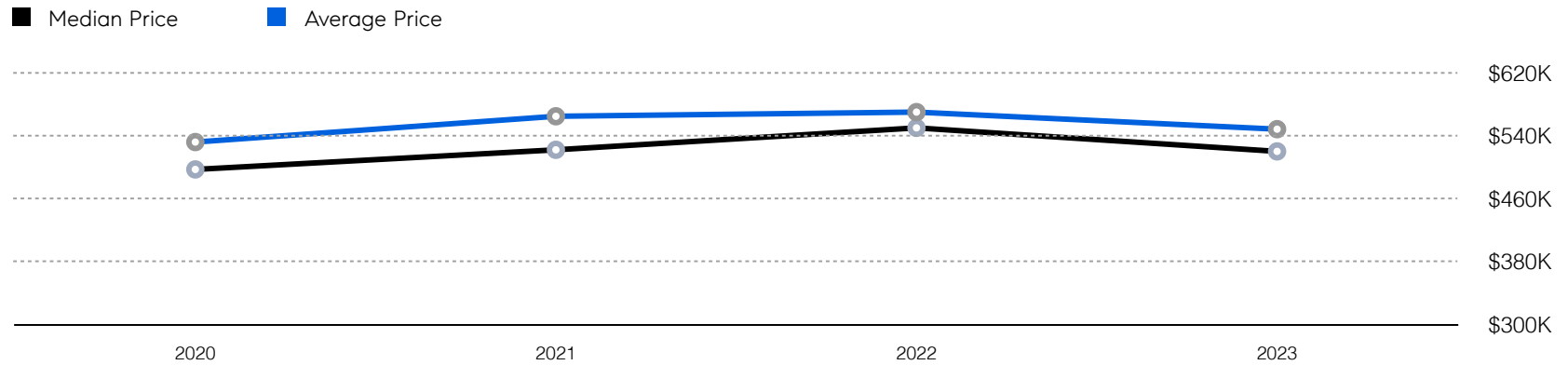
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	5	-64.3%
	SALES VOLUME	\$8,618,500	\$3,357,000	-61.0%
	MEDIAN PRICE	\$650,000	\$645,000	-0.8%
	AVERAGE PRICE	\$615,607	\$671,400	9.1%
	AVERAGE DOM	28	59	110.7%
	# OF CONTRACTS	14	11	-21.4%
	# NEW LISTINGS	17	12	-29.4%
Condo/Co-op/Townhouse	# OF SALES	12	5	-58.3%
	SALES VOLUME	\$5,727,999	\$2,126,000	-62.9%
	MEDIAN PRICE	\$455,000	\$461,000	1.3%
	AVERAGE PRICE	\$477,333	\$425,200	-10.9%
	AVERAGE DOM	26	20	-23.1%
	# OF CONTRACTS	13	6	-53.8%
	# NEW LISTINGS	14	4	-71.4%

Whippany

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Wood-Ridge Market Report

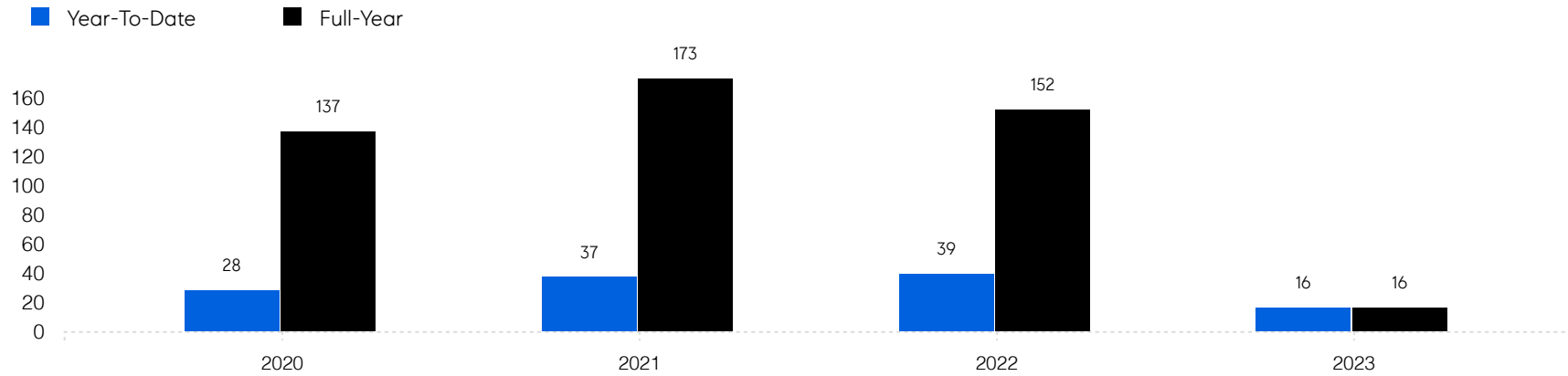
COMPASS

Wood-Ridge

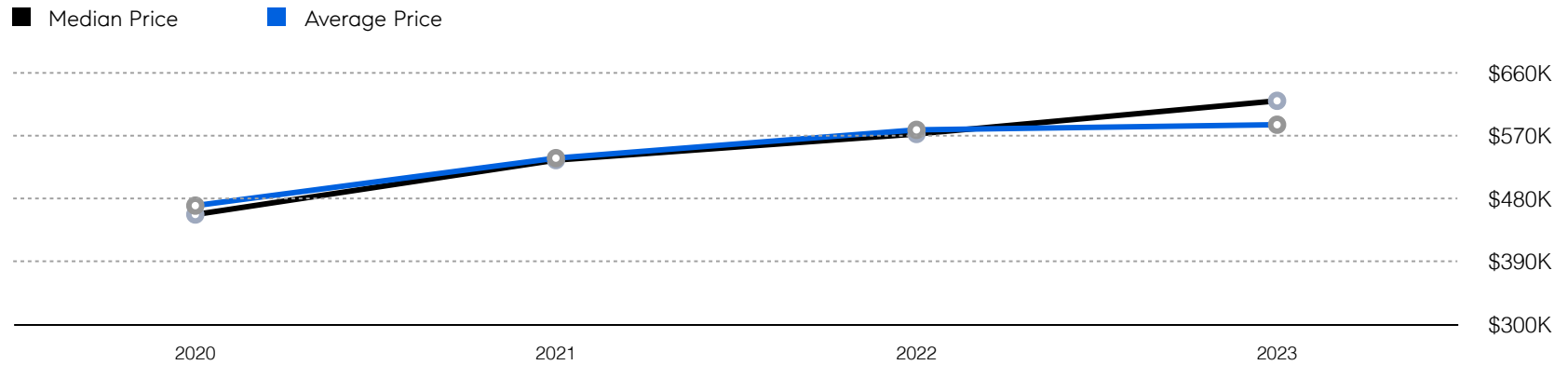
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	18	3	-83.3%
	SALES VOLUME	\$9,130,900	\$2,119,000	-76.8%
	MEDIAN PRICE	\$474,500	\$635,000	33.8%
	AVERAGE PRICE	\$507,272	\$706,333	39.2%
	AVERAGE DOM	37	47	27.0%
	# OF CONTRACTS	27	9	-66.7%
	# NEW LISTINGS	27	10	-63.0%
Condo/Co-op/Townhouse	# OF SALES	21	13	-38.1%
	SALES VOLUME	\$11,969,195	\$7,252,701	-39.4%
	MEDIAN PRICE	\$610,000	\$605,000	-0.8%
	AVERAGE PRICE	\$569,962	\$557,900	-2.1%
	AVERAGE DOM	24	20	-16.7%
	# OF CONTRACTS	19	7	-63.2%
	# NEW LISTINGS	21	7	-66.7%

Wood-Ridge

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Woodbridge Township Market Report

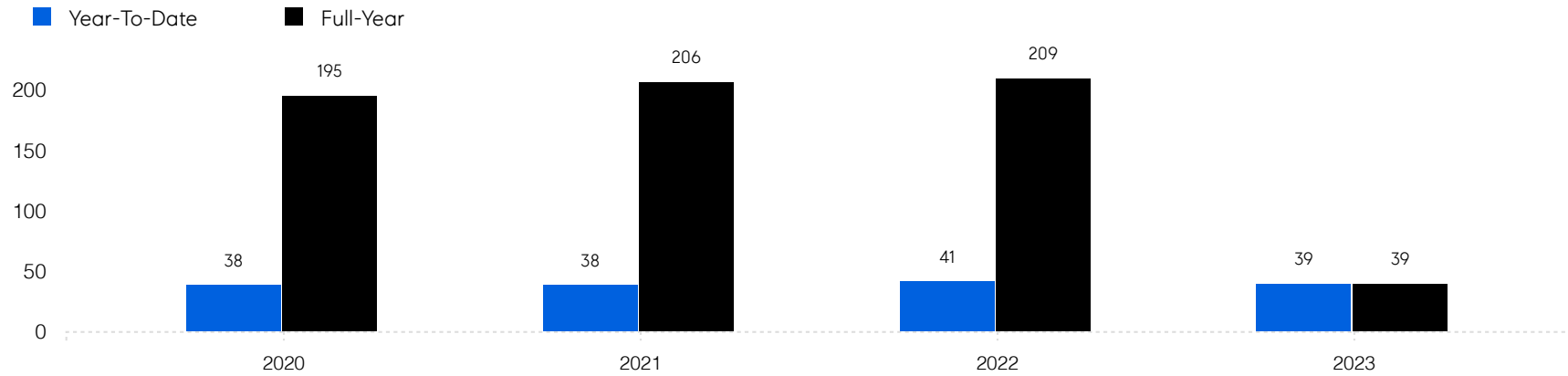
COMPASS

Woodbridge Township

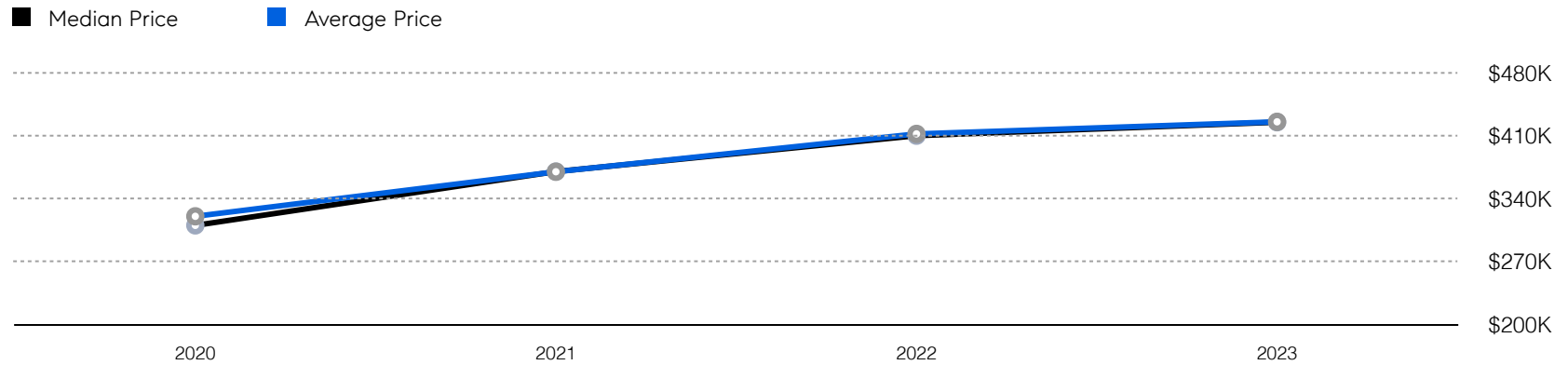
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	30	34	13.3%
	SALES VOLUME	\$12,371,000	\$15,044,650	21.6%
	MEDIAN PRICE	\$390,000	\$425,000	9.0%
	AVERAGE PRICE	\$412,367	\$442,490	7.3%
	AVERAGE DOM	40	34	-15.0%
	# OF CONTRACTS	44	26	-40.9%
	# NEW LISTINGS	43	33	-23.3%
Condo/Co-op/Townhouse	# OF SALES	11	5	-54.5%
	SALES VOLUME	\$3,326,900	\$1,548,900	-53.4%
	MEDIAN PRICE	\$328,000	\$308,000	-6.1%
	AVERAGE PRICE	\$302,445	\$309,780	2.4%
	AVERAGE DOM	41	35	-14.6%
	# OF CONTRACTS	7	6	-14.3%
	# NEW LISTINGS	10	7	-30.0%

Woodbridge Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Woodcliff Lake Market Report

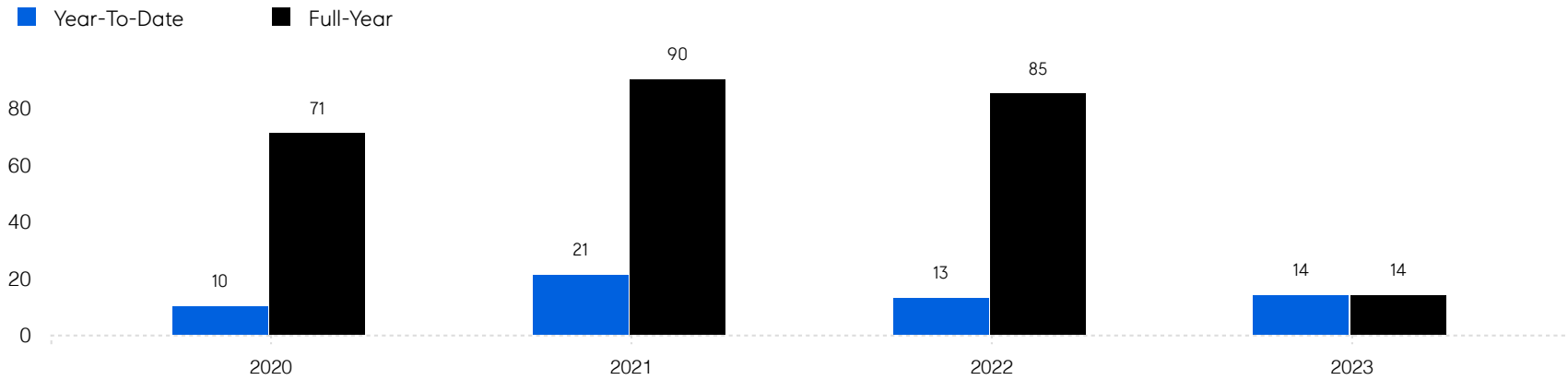
COMPASS

Woodcliff Lake

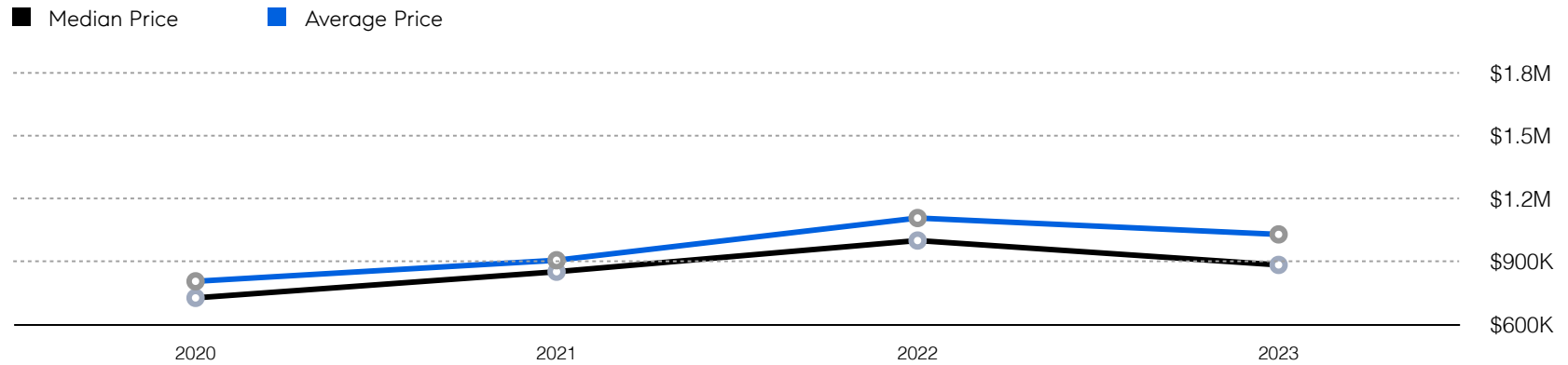
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	13	14	7.7%
	SALES VOLUME	\$14,800,200	\$14,396,950	-2.7%
	MEDIAN PRICE	\$1,110,000	\$882,500	-20.5%
	AVERAGE PRICE	\$1,138,477	\$1,028,354	-9.7%
	AVERAGE DOM	49	50	2.0%
	# OF CONTRACTS	28	17	-39.3%
	# NEW LISTINGS	39	12	-69.2%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	2	1	-50.0%

Woodcliff Lake

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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Q1 2023

Wyckoff Market Report

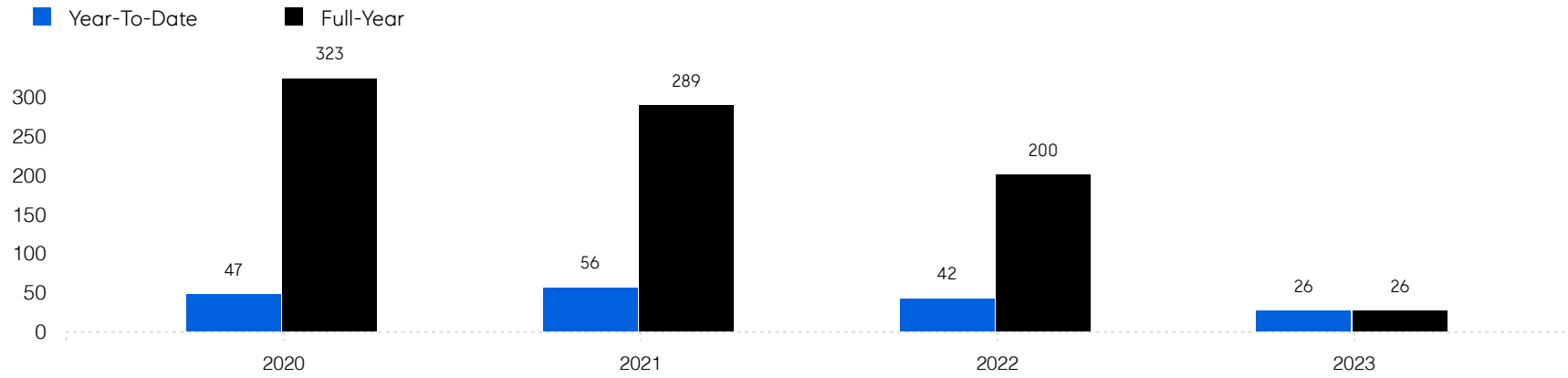
COMPASS

Wyckoff

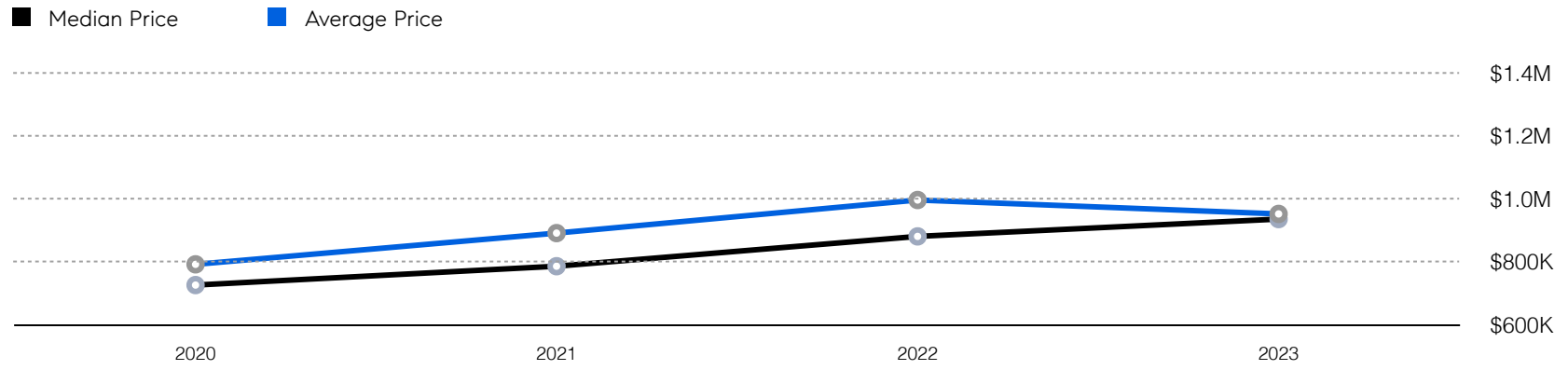
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	39	24	-38.5%
	SALES VOLUME	\$37,621,750	\$23,225,999	-38.3%
	MEDIAN PRICE	\$910,000	\$942,500	3.6%
	AVERAGE PRICE	\$964,660	\$967,750	0.3%
	AVERAGE DOM	35	46	31.4%
	# OF CONTRACTS	40	34	-15.0%
	# NEW LISTINGS	54	34	-37.0%
Condo/Co-op/Townhouse	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$2,144,000	\$1,511,000	-29.5%
	MEDIAN PRICE	\$719,000	\$755,500	5.1%
	AVERAGE PRICE	\$714,667	\$755,500	5.7%
	AVERAGE DOM	17	57	235.3%
	# OF CONTRACTS	1	3	200.0%
	# NEW LISTINGS	2	1	-50.0%

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Historic Sales



Historic Sales Prices



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Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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