

Q1 2023

# Passaic County Market Report

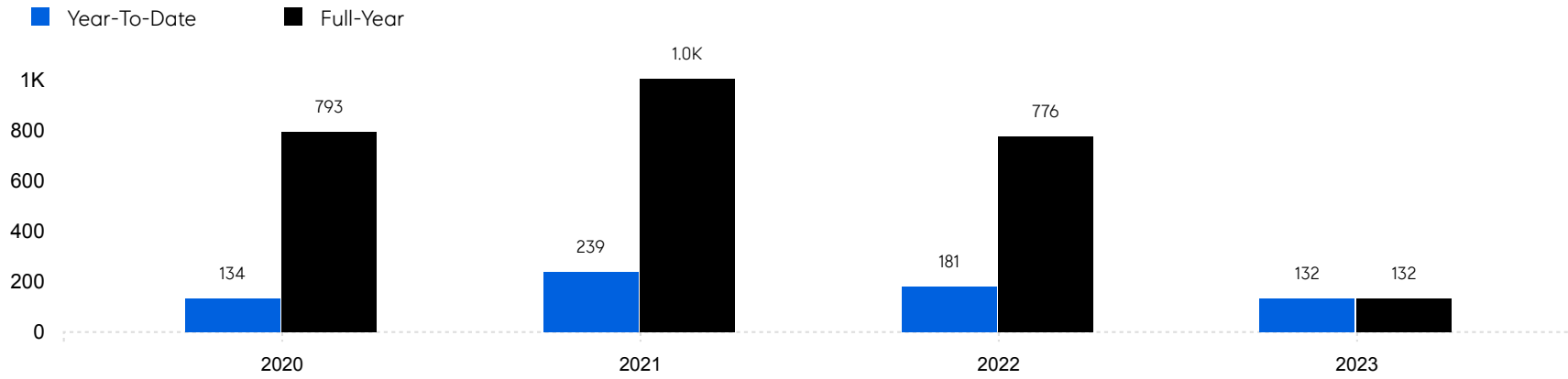
COMPASS

# Clifton

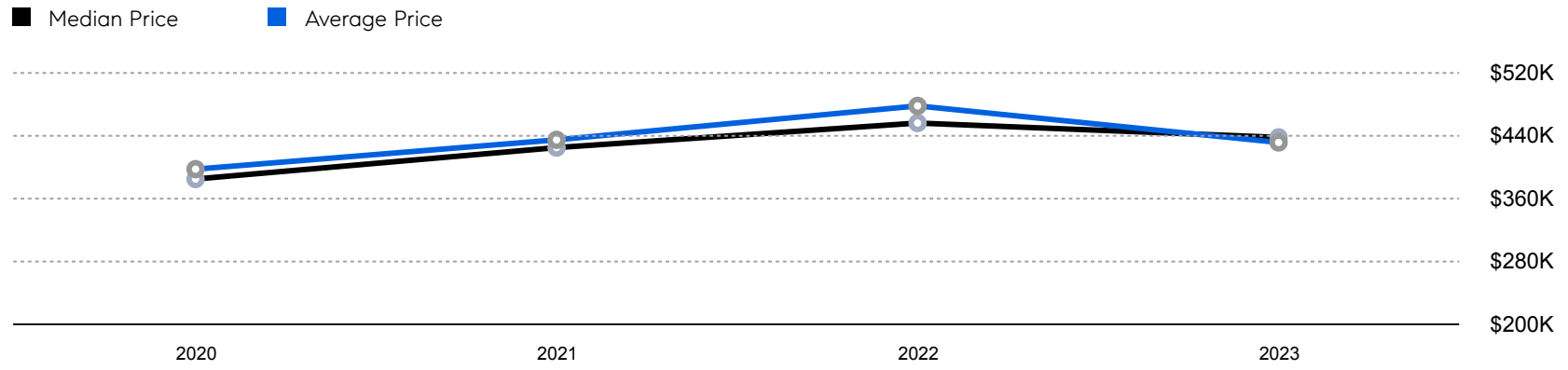
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	140	89	-36.4%
	SALES VOLUME	\$70,019,877	\$42,666,500	-39.1%
	MEDIAN PRICE	\$462,000	\$470,000	1.7%
	AVERAGE PRICE	\$500,142	\$479,399	-4.1%
	AVERAGE DOM	38	50	31.6%
	# OF CONTRACTS	177	117	-33.9%
	# NEW LISTINGS	165	126	-23.6%
Condo/Co-op/Townhouse	# 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

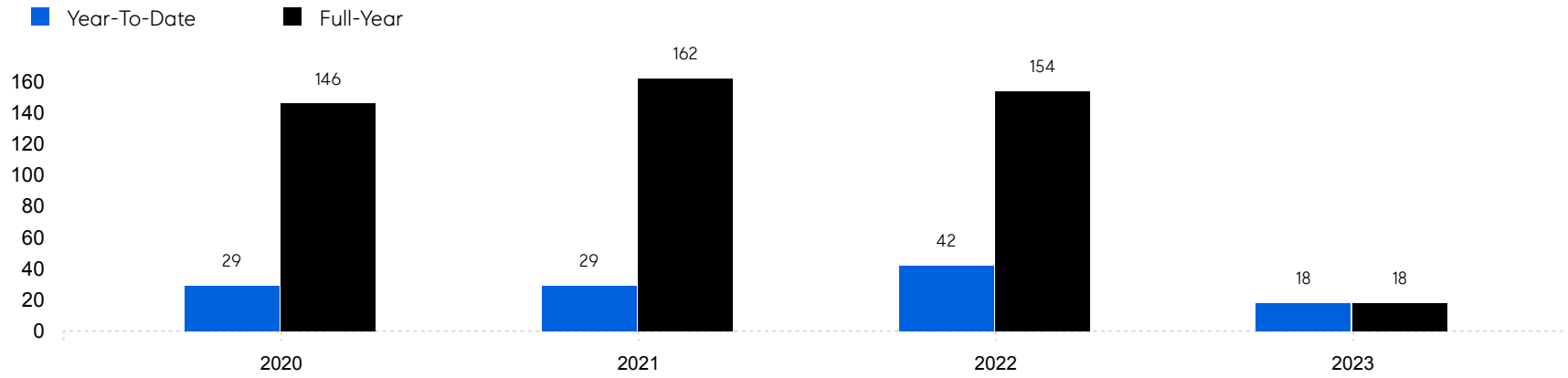


# Passaic

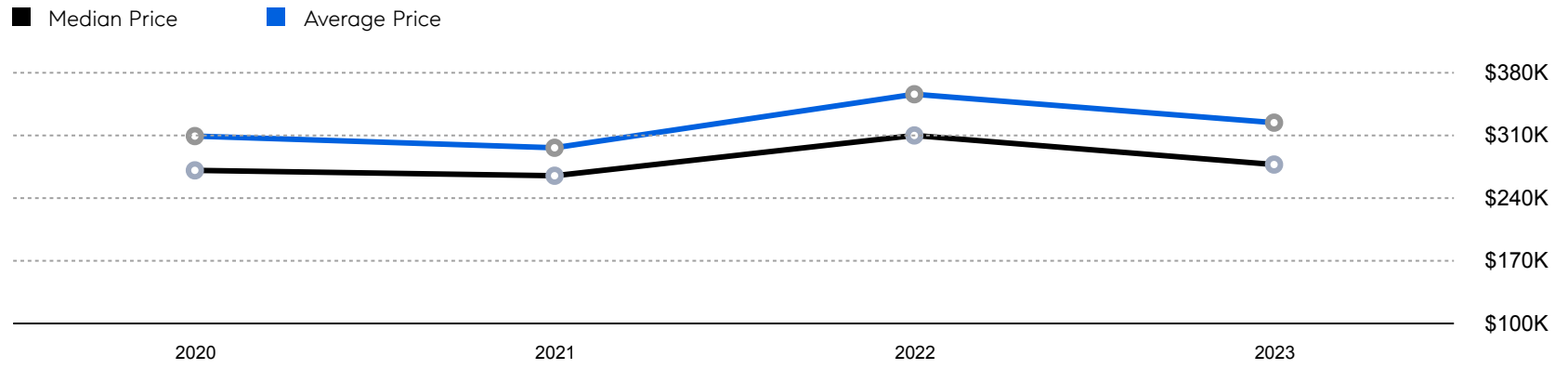
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	21	8	-61.9%
	SALES VOLUME	\$10,423,000	\$3,605,000	-65.4%
	MEDIAN PRICE	\$445,000	\$417,500	-6.2%
	AVERAGE PRICE	\$496,333	\$450,625	-9.2%
	AVERAGE DOM	58	76	31.0%
	# OF CONTRACTS	21	12	-42.9%
	# NEW LISTINGS	20	11	-45.0%
Condo/Co-op/Townhouse	# OF 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

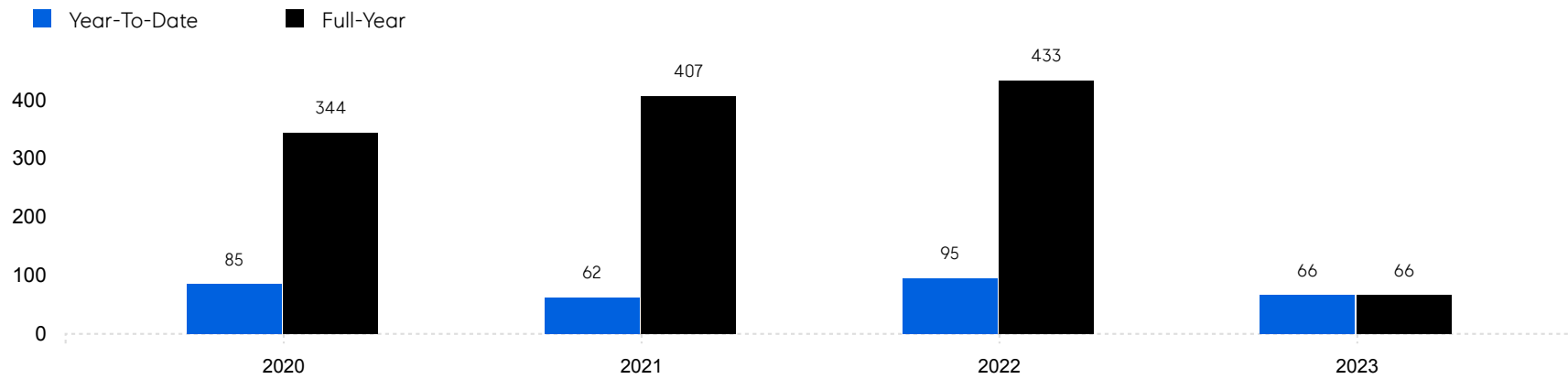


# Paterson

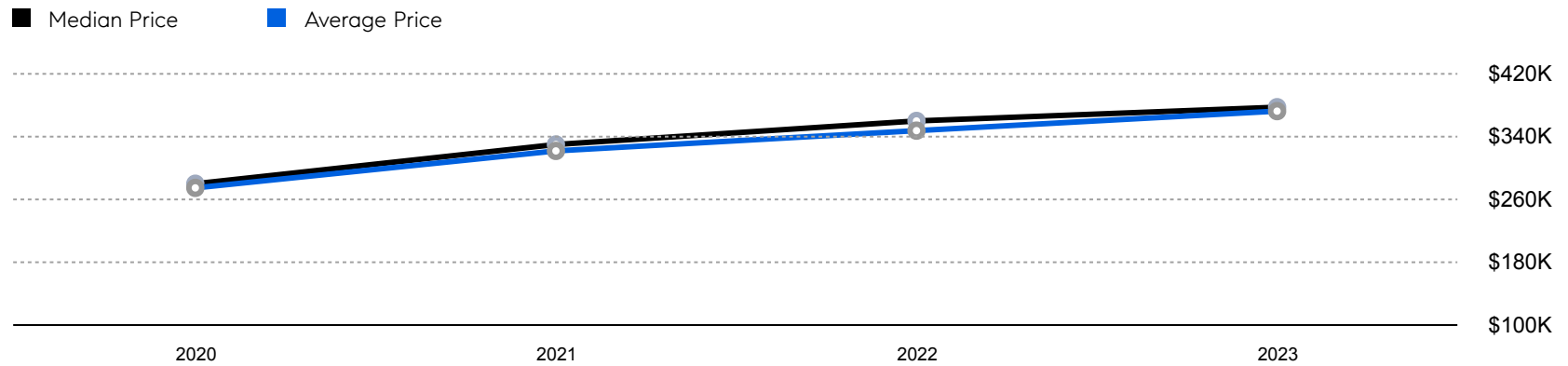
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	83	59	-28.9%
	SALES VOLUME	\$30,147,800	\$22,690,914	-24.7%
	MEDIAN PRICE	\$390,000	\$382,000	-2.1%
	AVERAGE PRICE	\$363,227	\$384,592	5.9%
	AVERAGE DOM	47	55	17.0%
	# OF CONTRACTS	129	59	-54.3%
	# NEW LISTINGS	142	66	-53.5%
Condo/Co-op/Townhouse	# 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



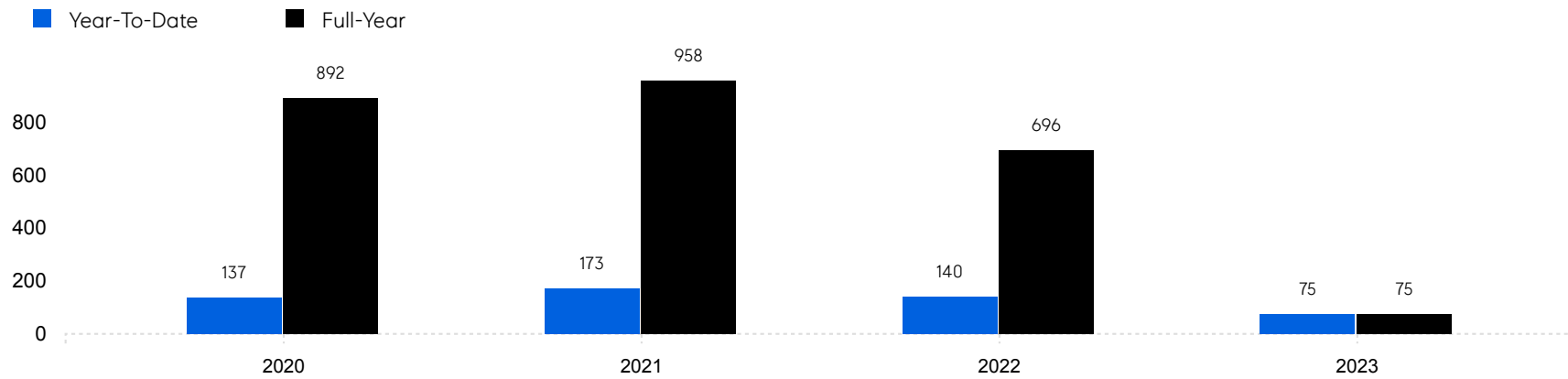
# Wayne

		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%

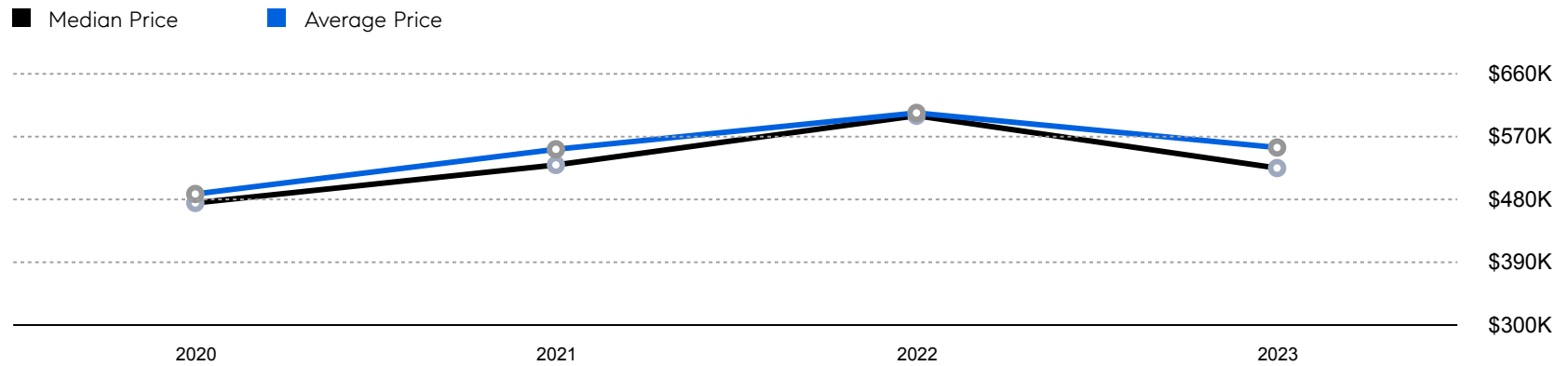


# Wayne

## Historic Sales



## Historic Sales Prices

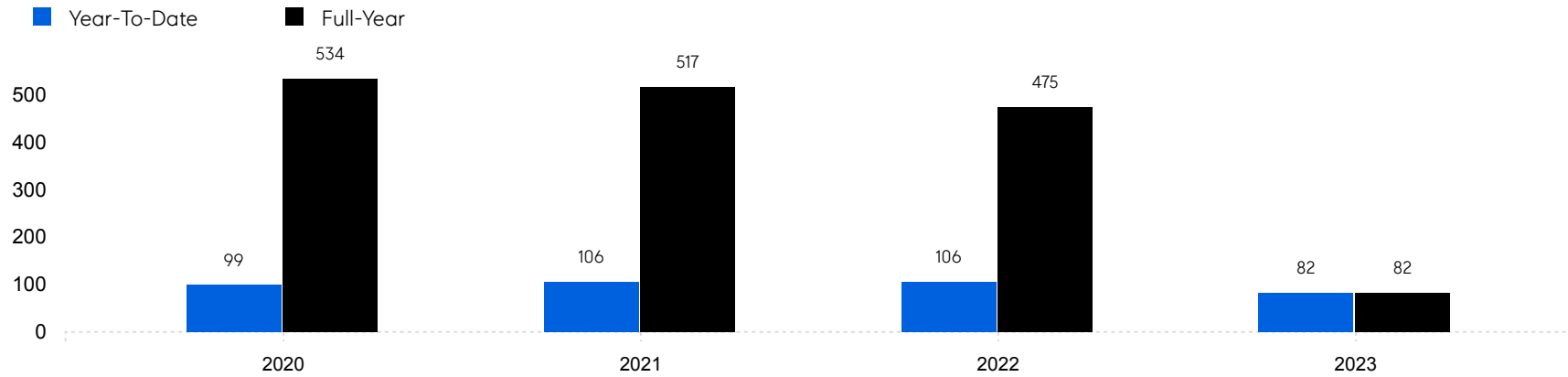


# West Milford

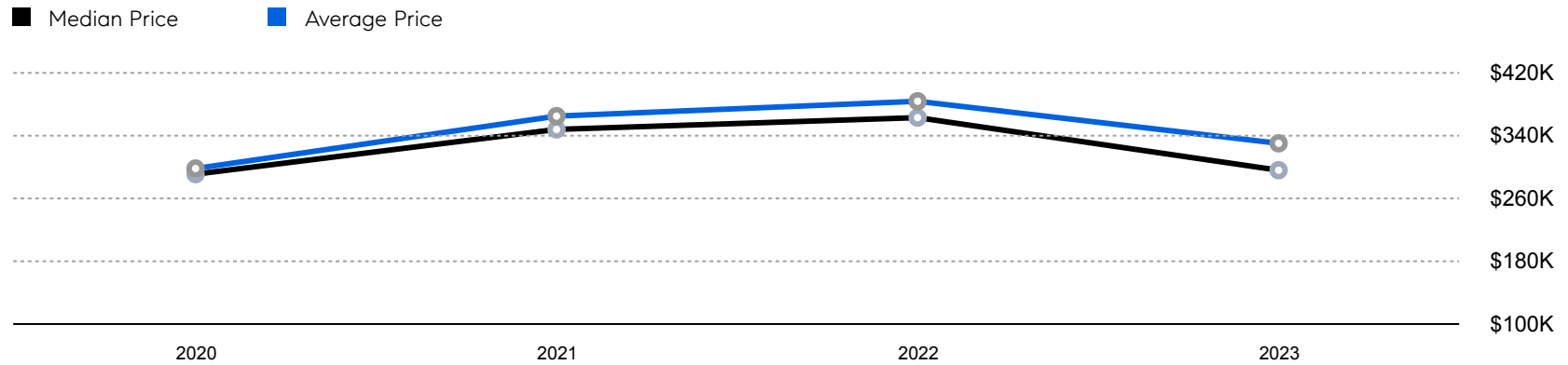
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	83	59	-28.9%
	SALES VOLUME	\$33,161,764	\$21,589,783	-34.9%
	MEDIAN PRICE	\$365,000	\$350,000	-4.1%
	AVERAGE PRICE	\$399,539	\$365,929	-8.4%
	AVERAGE DOM	59	75	27.1%
	# OF CONTRACTS	78	90	15.4%
	# NEW LISTINGS	102	83	-18.6%
Condo/Co-op/Townhouse	# OF 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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