

Q2 2023

Allendale Market Report

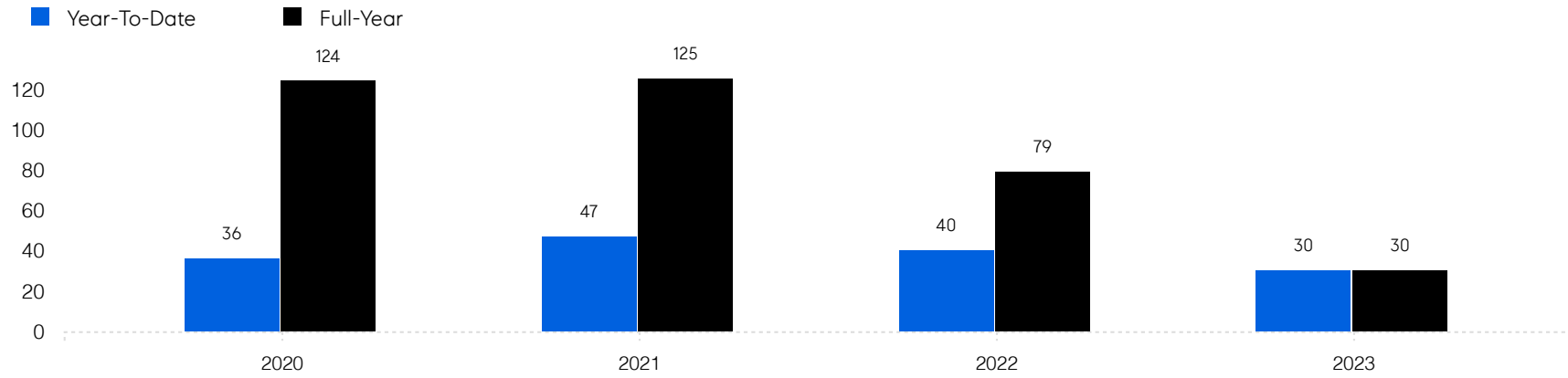
COMPASS

Allendale

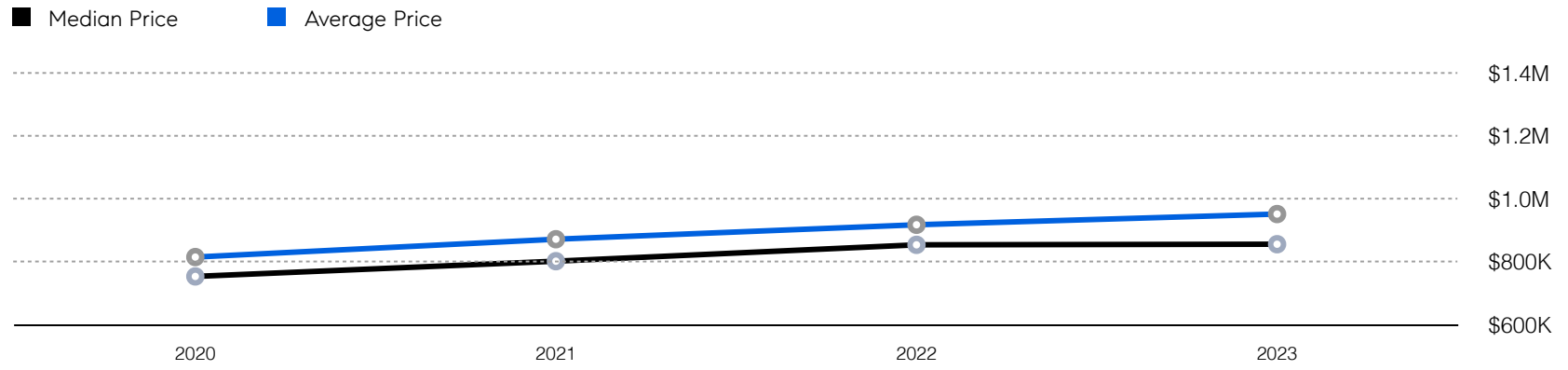
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	30	24	-20.0%
	SALES VOLUME	\$30,660,388	\$24,859,500	-18.9%
	MEDIAN PRICE	\$975,000	\$960,500	-1.5%
	AVERAGE PRICE	\$1,022,013	\$1,035,813	1.4%
	AVERAGE DOM	33	29	-12.1%
	# OF CONTRACTS	47	42	-10.6%
	# NEW LISTINGS	54	39	-27.8%
Condo/Co-op/Townhouse	# OF SALES	10	6	-40.0%
	SALES VOLUME	\$6,510,389	\$3,671,000	-43.6%
	MEDIAN PRICE	\$606,000	\$628,500	3.7%
	AVERAGE PRICE	\$651,039	\$611,833	-6.0%
	AVERAGE DOM	28	23	-17.9%
	# OF CONTRACTS	12	11	-8.3%
	# NEW LISTINGS	12	11	-8.3%

Allendale

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Alpine Market Report

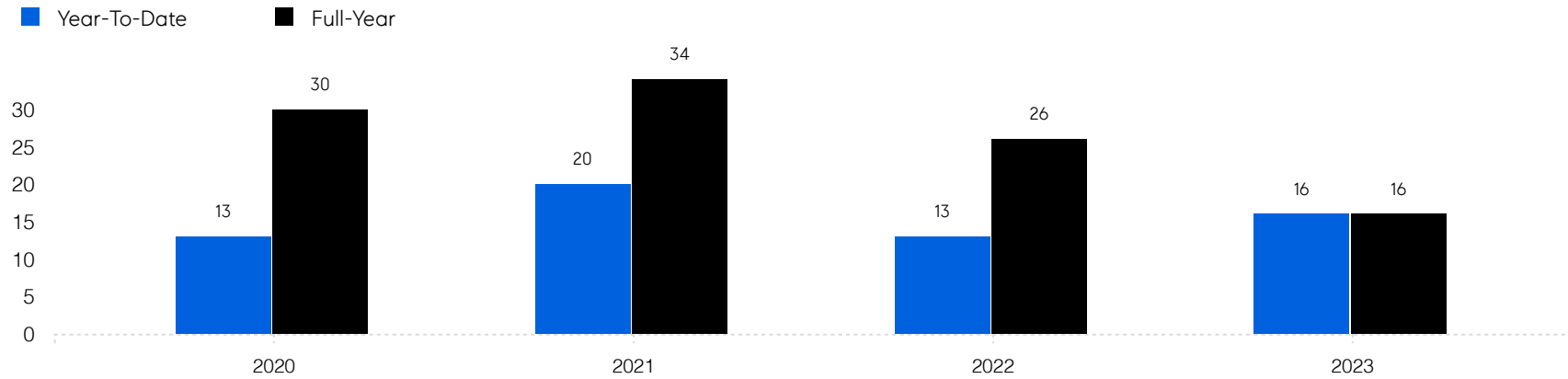
COMPASS

Alpine

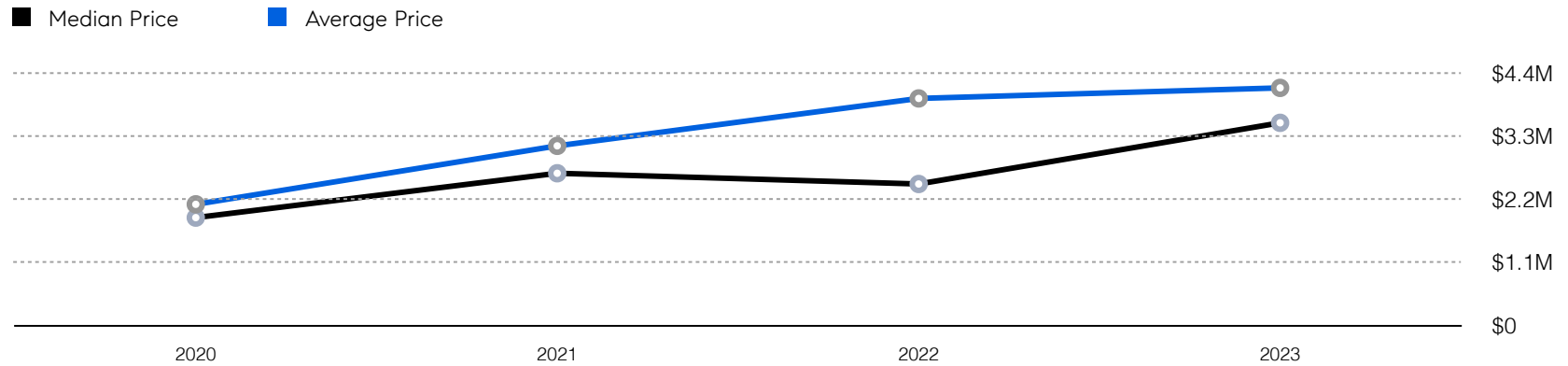
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	13	16	23.1%
	SALES VOLUME	\$60,477,000	\$66,267,425	9.6%
	MEDIAN PRICE	\$2,250,000	\$3,531,250	56.9%
	AVERAGE PRICE	\$4,652,077	\$4,141,714	-11.0%
	AVERAGE DOM	188	161	-14.4%
	# OF CONTRACTS	15	13	-13.3%
	# NEW LISTINGS	37	29	-21.6%
Condo/Co-op/Townhouse	# 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%

Alpine

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
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Q2 2023

Andover Borough Market Report

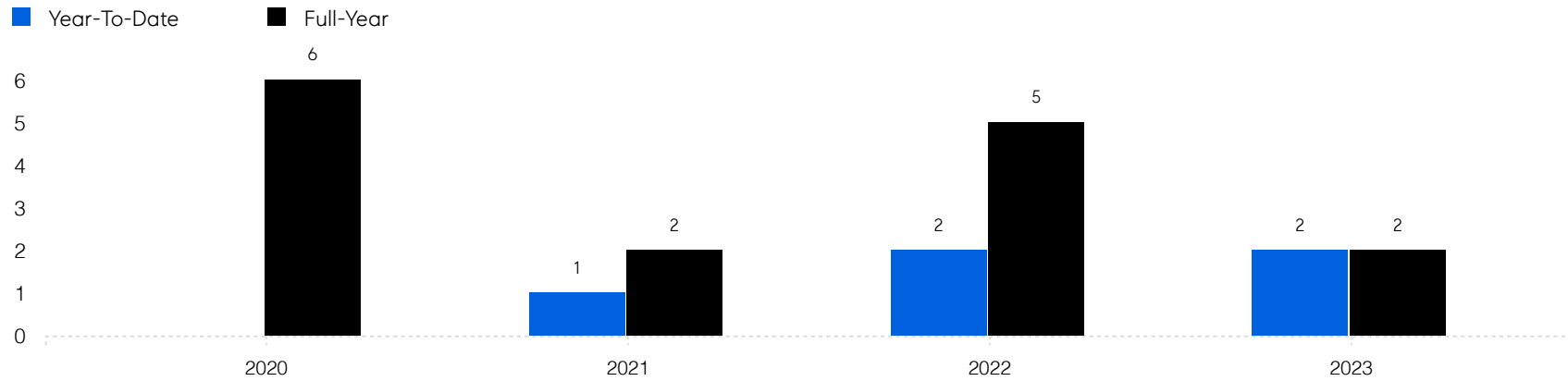
COMPASS

Andover Borough

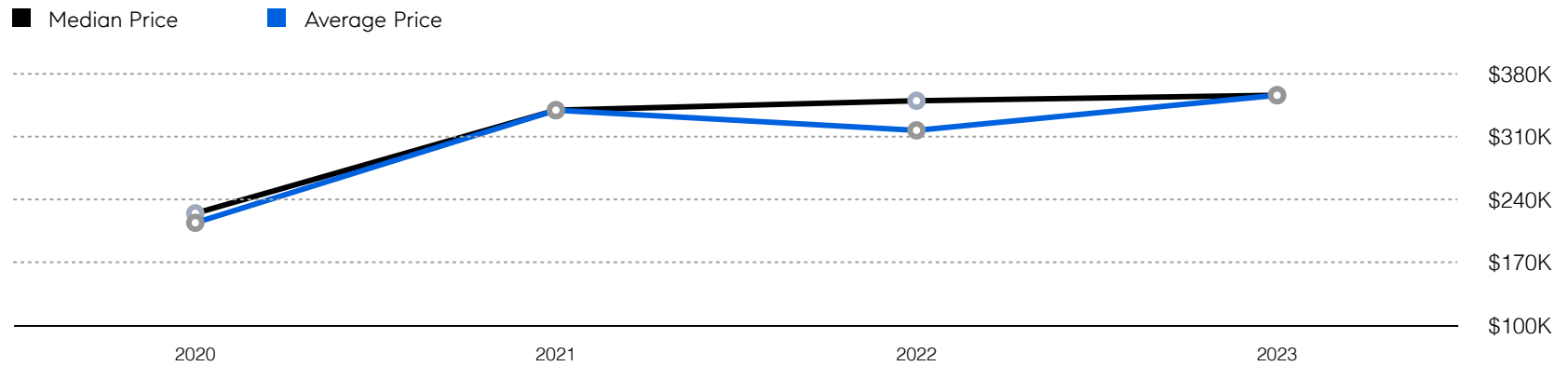
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$490,000	\$712,300	45.4%
	MEDIAN PRICE	\$245,000	\$356,150	45.4%
	AVERAGE PRICE	\$245,000	\$356,150	45.4%
	AVERAGE DOM	11	88	700.0%
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	5	1	-80.0%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	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

Source: Garden State MLS, 01/01/2021 to 06/30/2023
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Q2 2023

Andover Township Market Report

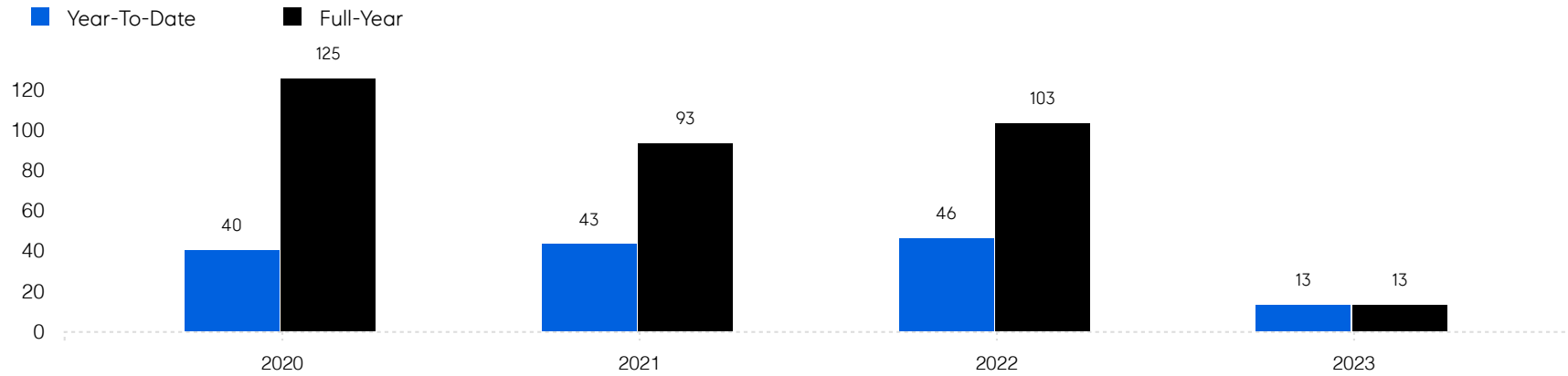
COMPASS

Andover Township

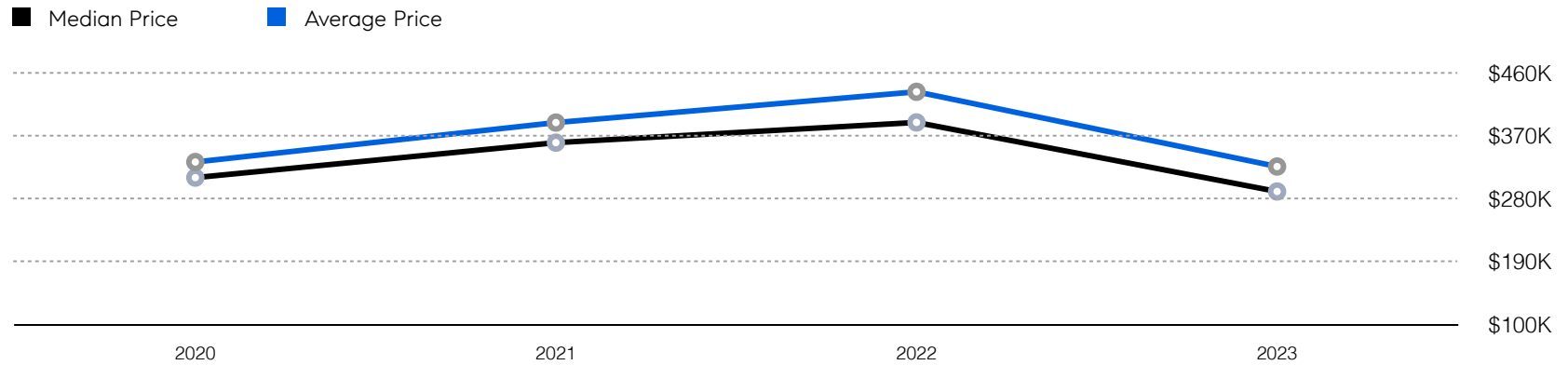
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	41	10	-75.6%
	SALES VOLUME	\$19,502,100	\$3,675,000	-81.2%
	MEDIAN PRICE	\$500,000	\$400,000	-20.0%
	AVERAGE PRICE	\$475,661	\$367,500	-22.7%
	AVERAGE DOM	52	60	15.4%
	# OF CONTRACTS	41	19	-53.7%
	# NEW LISTINGS	51	18	-64.7%
Condo/Co-op/Townhouse	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$1,095,000	\$560,000	-48.9%
	MEDIAN PRICE	\$220,000	\$172,500	-21.6%
	AVERAGE PRICE	\$219,000	\$186,667	-14.8%
	AVERAGE DOM	15	13	-13.3%
	# OF CONTRACTS	7	2	-71.4%
	# NEW LISTINGS	11	0	0.0%

Andover Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
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Q2 2023

Basking Ridge Market Report

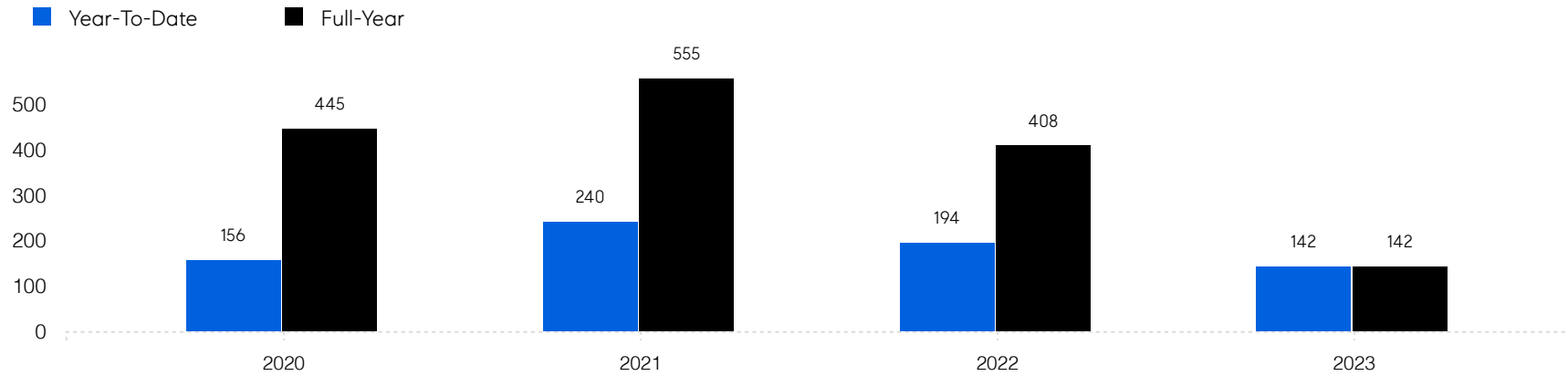
COMPASS

Basking Ridge

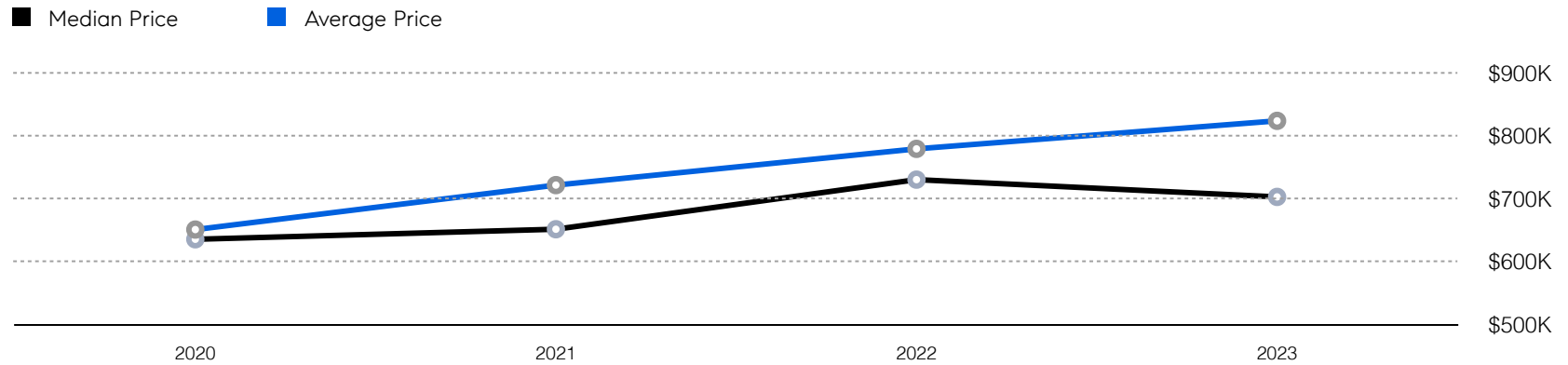
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	107	78	-27.1%
	SALES VOLUME	\$115,815,950	\$88,767,722	-23.4%
	MEDIAN PRICE	\$995,000	\$1,020,000	2.5%
	AVERAGE PRICE	\$1,082,392	\$1,138,048	5.1%
	AVERAGE DOM	30	32	6.7%
	# OF CONTRACTS	131	99	-24.4%
	# NEW LISTINGS	169	118	-30.2%
Condo/Co-op/Townhouse	# OF SALES	87	64	-26.4%
	SALES VOLUME	\$37,186,726	\$28,189,177	-24.2%
	MEDIAN PRICE	\$360,000	\$398,750	10.8%
	AVERAGE PRICE	\$427,434	\$440,456	3.0%
	AVERAGE DOM	20	24	20.0%
	# OF CONTRACTS	108	75	-30.6%
	# NEW LISTINGS	124	82	-33.9%

Basking Ridge

Historic Sales



Historic Sales Prices



COMPASS

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Q2 2023

Bay Head Market Report

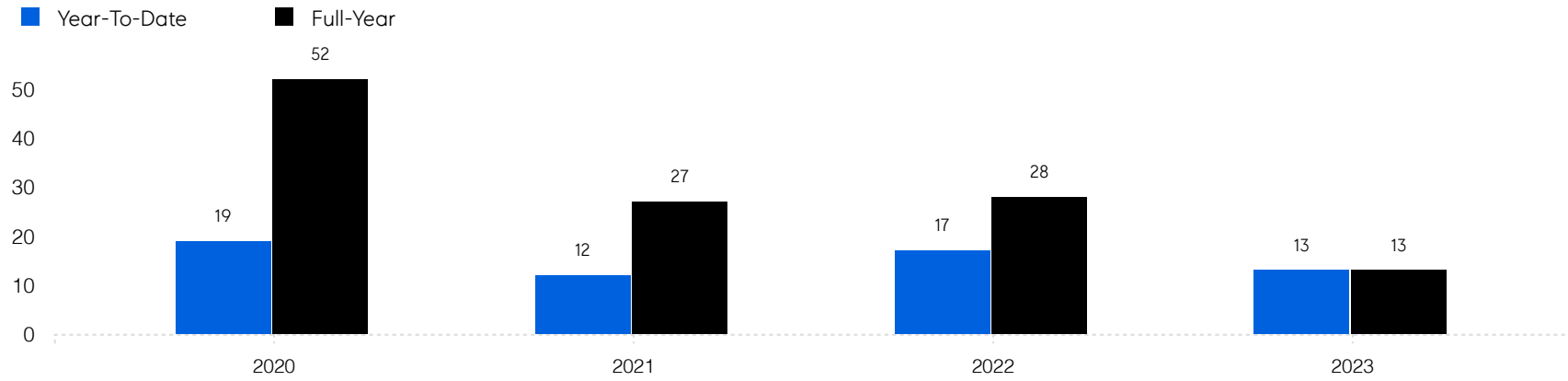
COMPASS

Bay Head

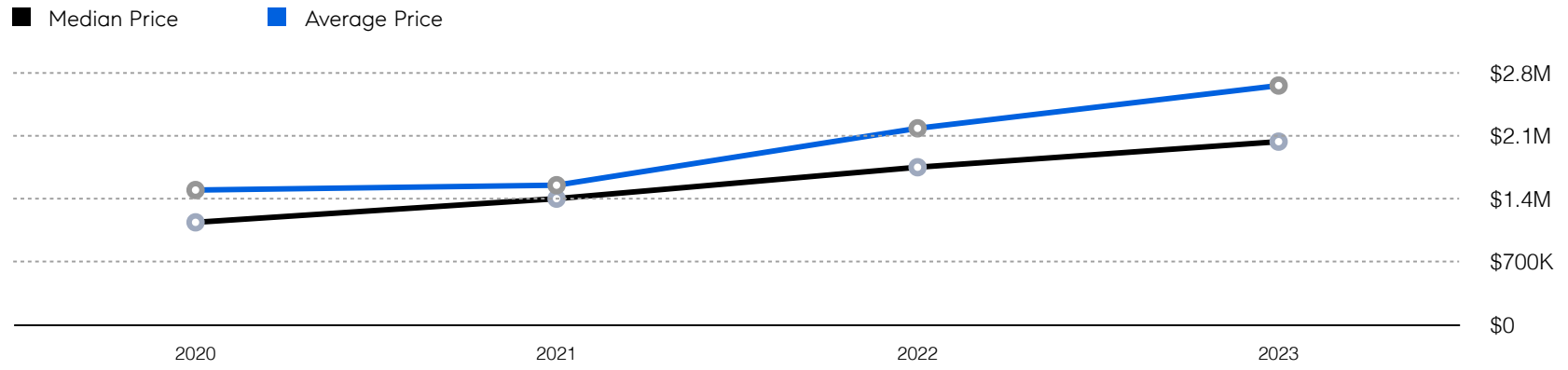
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	13	-13.3%
	SALES VOLUME	\$33,114,825	\$34,579,000	4.4%
	MEDIAN PRICE	\$1,529,825	\$2,035,000	33.0%
	AVERAGE PRICE	\$2,207,655	\$2,659,923	20.5%
	AVERAGE DOM	0	0	-
	# OF CONTRACTS	11	10	-9.1%
	# NEW LISTINGS	18	15	-16.7%
Condo/Co-op/Townhouse	# OF SALES	2	0	0.0%
	SALES VOLUME	\$1,318,000	-	-
	MEDIAN PRICE	\$659,000	-	-
	AVERAGE PRICE	\$659,000	-	-
	AVERAGE DOM	0	-	-
	# 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

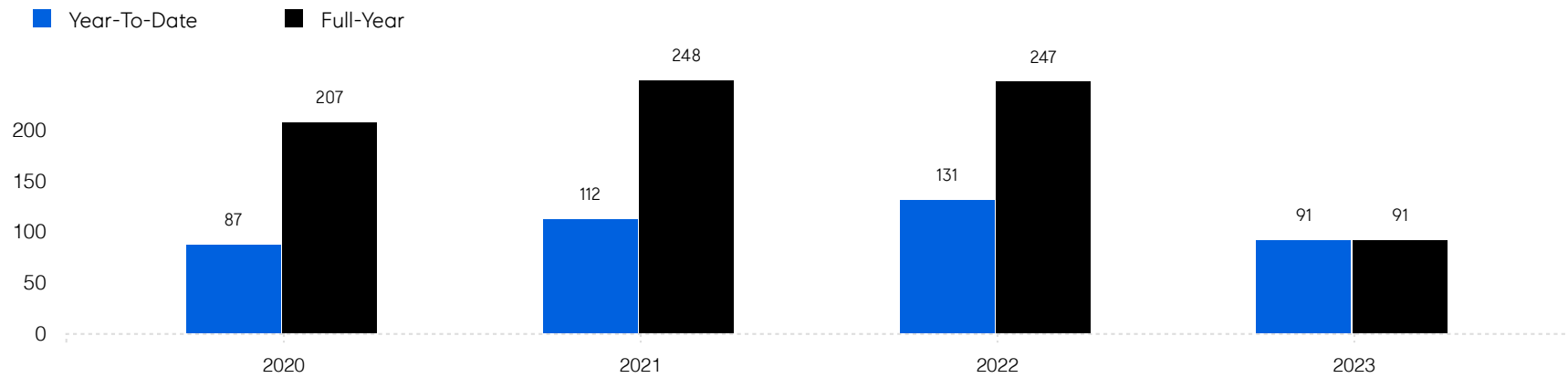
COMPASS

Bayonne

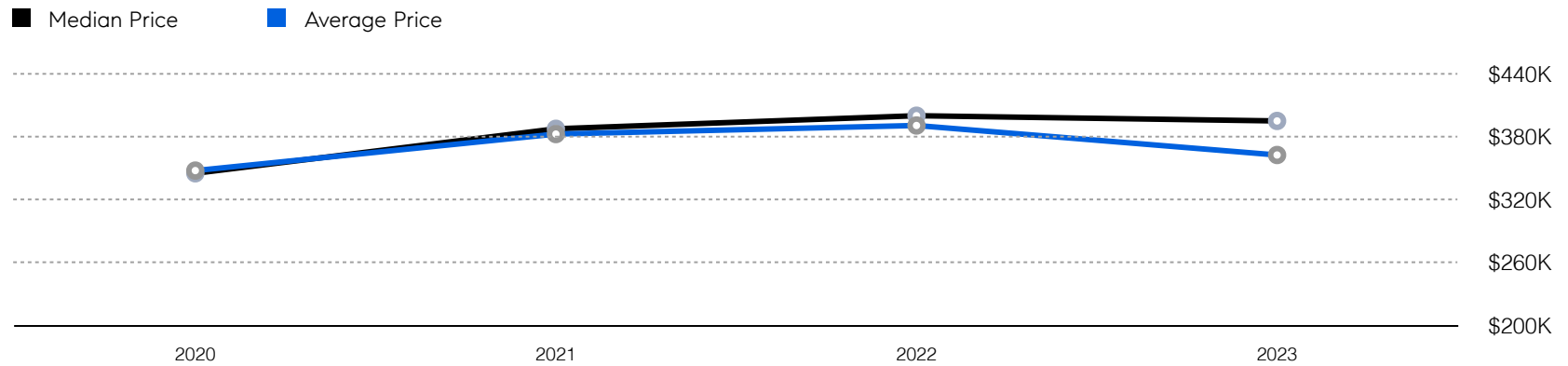
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	91	57	-37.4%
	SALES VOLUME	\$40,163,722	\$24,309,300	-39.5%
	MEDIAN PRICE	\$430,000	\$445,000	3.5%
	AVERAGE PRICE	\$441,360	\$426,479	-3.4%
	AVERAGE DOM	39	34	-12.8%
	# OF CONTRACTS	90	63	-30.0%
	# NEW LISTINGS	132	80	-39.4%
Condo/Co-op/Townhouse	# OF SALES	40	34	-15.0%
	SALES VOLUME	\$10,207,770	\$8,674,750	-15.0%
	MEDIAN PRICE	\$203,500	\$215,000	5.7%
	AVERAGE PRICE	\$255,194	\$255,140	0.0%
	AVERAGE DOM	26	41	57.7%
	# OF CONTRACTS	53	47	-11.3%
	# NEW LISTINGS	79	67	-15.2%

Bayonne

Historic Sales



Historic Sales Prices



COMPASS

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Bedminster Market Report

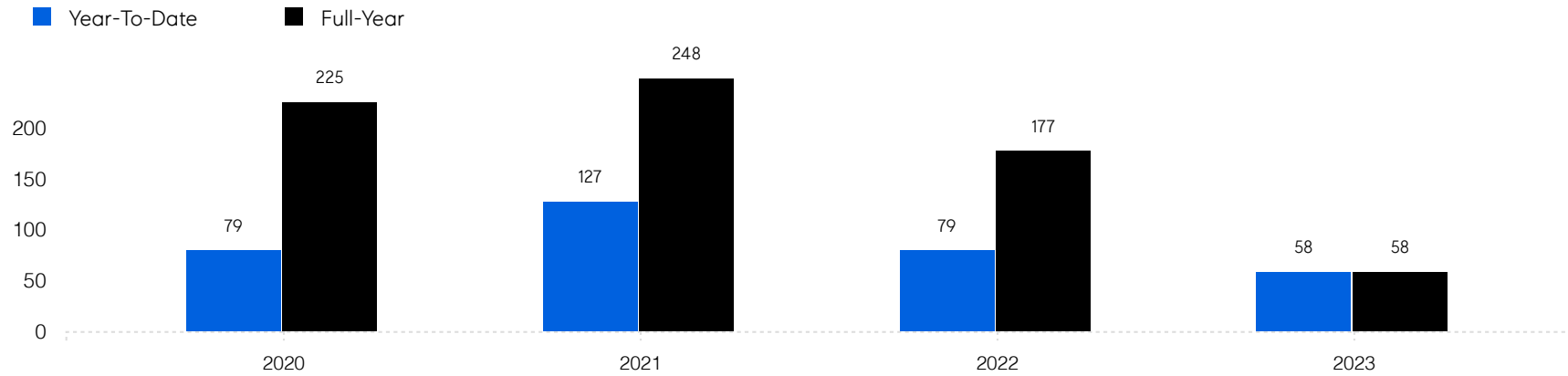
COMPASS

Bedminster

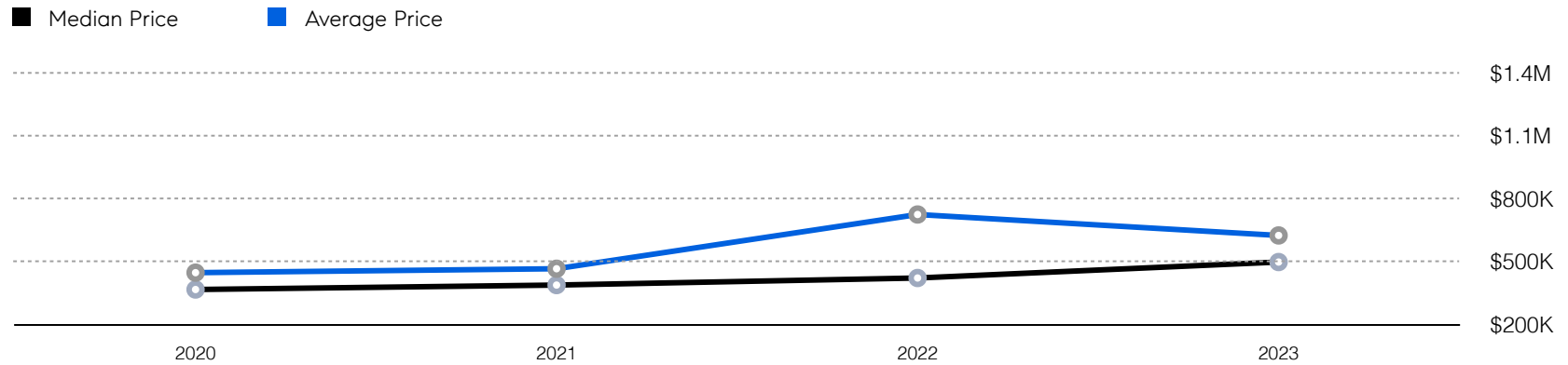
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	21	19	-9.5%
	SALES VOLUME	\$55,302,650	\$19,740,545	-64.3%
	MEDIAN PRICE	\$1,700,000	\$900,000	-47.1%
	AVERAGE PRICE	\$2,633,460	\$1,038,976	-60.5%
	AVERAGE DOM	105	60	-42.9%
	# OF CONTRACTS	15	18	20.0%
	# NEW LISTINGS	31	20	-35.5%
Condo/Co-op/Townhouse	# OF SALES	58	39	-32.8%
	SALES VOLUME	\$21,918,119	\$16,412,000	-25.1%
	MEDIAN PRICE	\$369,950	\$425,000	14.9%
	AVERAGE PRICE	\$377,899	\$420,821	11.4%
	AVERAGE DOM	31	19	-38.7%
	# OF CONTRACTS	62	46	-25.8%
	# NEW LISTINGS	73	51	-30.1%

Bedminster

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
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Q2 2023

Belleville Market Report

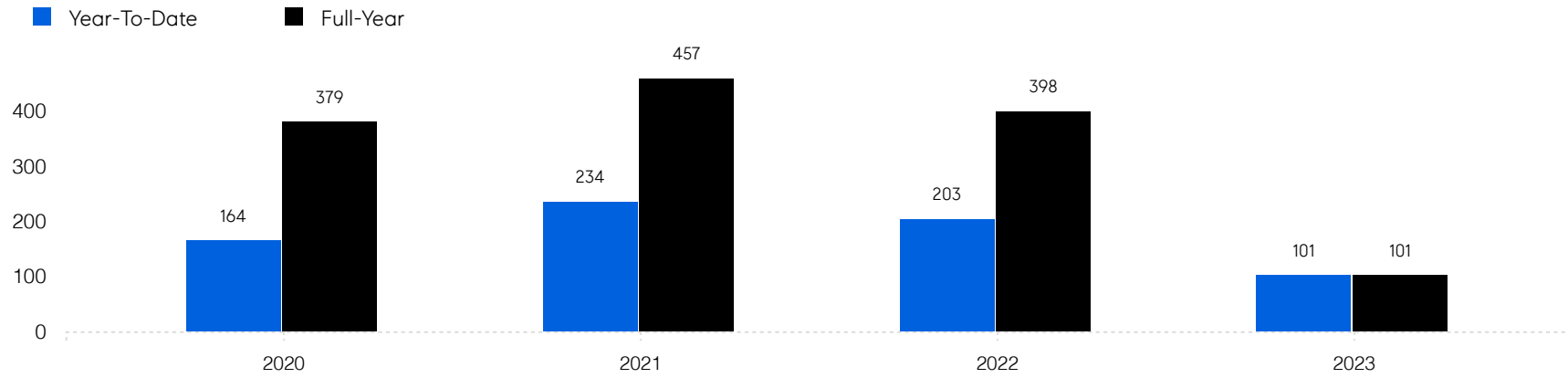
COMPASS

Belleville

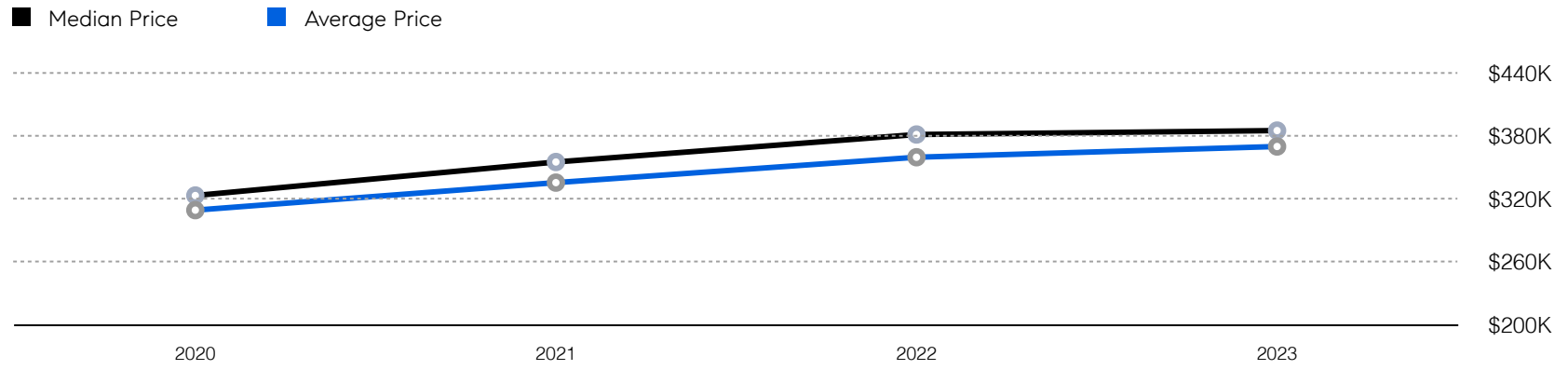
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	112	61	-45.5%
	SALES VOLUME	\$45,651,501	\$26,909,005	-41.1%
	MEDIAN PRICE	\$409,500	\$450,000	9.9%
	AVERAGE PRICE	\$407,603	\$441,131	8.2%
	AVERAGE DOM	41	43	4.9%
	# OF CONTRACTS	137	84	-38.7%
	# NEW LISTINGS	159	97	-39.0%
Condo/Co-op/Townhouse	# OF SALES	91	40	-56.0%
	SALES VOLUME	\$22,812,701	\$10,440,500	-54.2%
	MEDIAN PRICE	\$240,000	\$232,500	-3.1%
	AVERAGE PRICE	\$250,689	\$261,013	4.1%
	AVERAGE DOM	40	42	5.0%
	# OF CONTRACTS	75	57	-24.0%
	# NEW LISTINGS	89	46	-48.3%

Belleville

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
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Q2 2023

Bergenfield Market Report

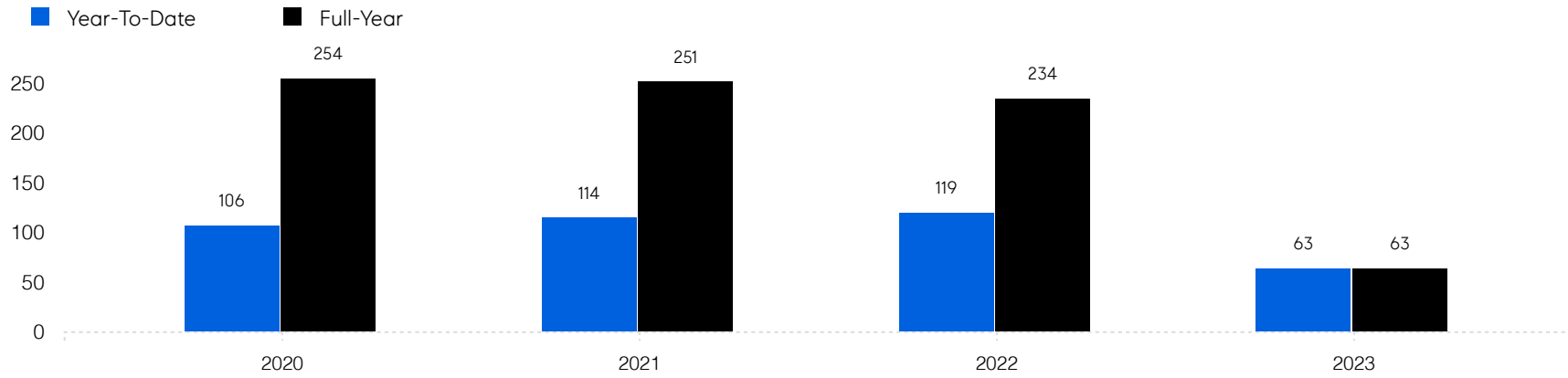
COMPASS

Bergenfield

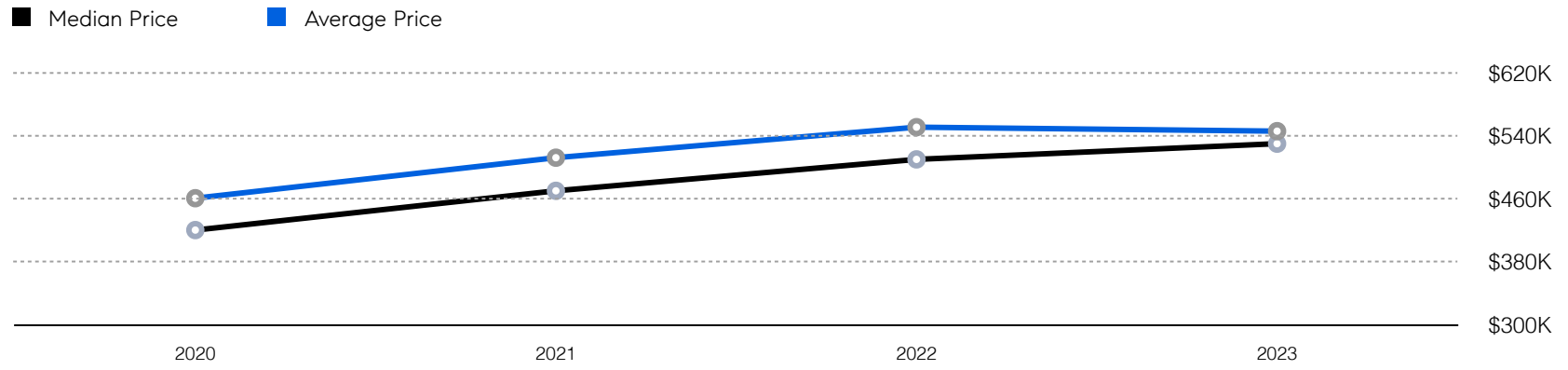
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	114	58	-49.1%
	SALES VOLUME	\$63,421,818	\$33,138,300	-47.7%
	MEDIAN PRICE	\$517,500	\$535,000	3.4%
	AVERAGE PRICE	\$556,332	\$571,350	2.7%
	AVERAGE DOM	31	39	25.8%
	# OF CONTRACTS	145	73	-49.7%
	# NEW LISTINGS	156	71	-54.5%
Condo/Co-op/Townhouse	# OF SALES	5	5	0.0%
	SALES VOLUME	\$1,100,000	\$1,256,000	14.2%
	MEDIAN PRICE	\$215,000	\$260,000	20.9%
	AVERAGE PRICE	\$220,000	\$251,200	14.2%
	AVERAGE DOM	13	76	484.6%
	# OF CONTRACTS	9	5	-44.4%
	# NEW LISTINGS	12	3	-75.0%

Bergenfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
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Berkeley Heights Market Report

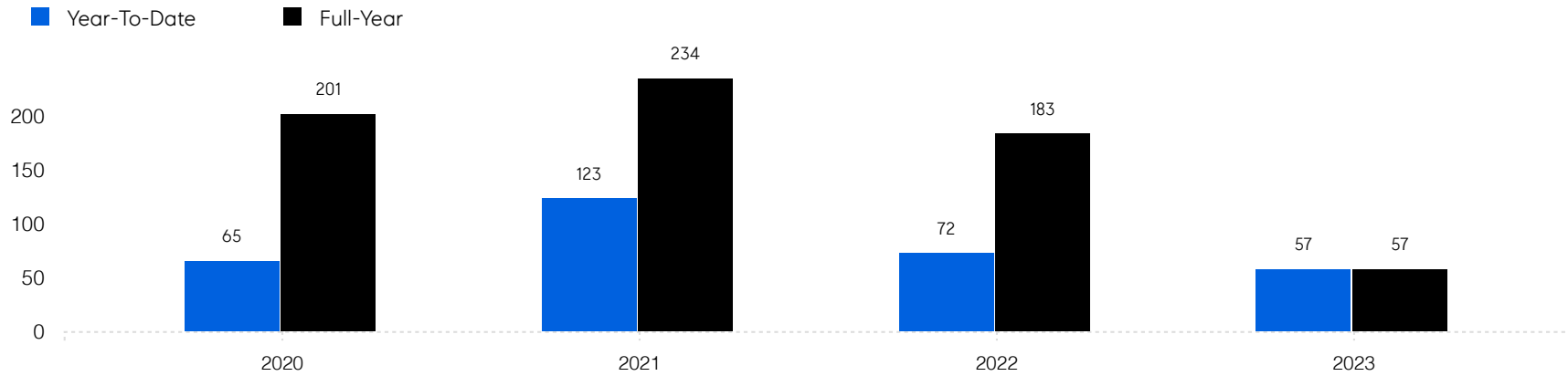
COMPASS

Berkeley Heights

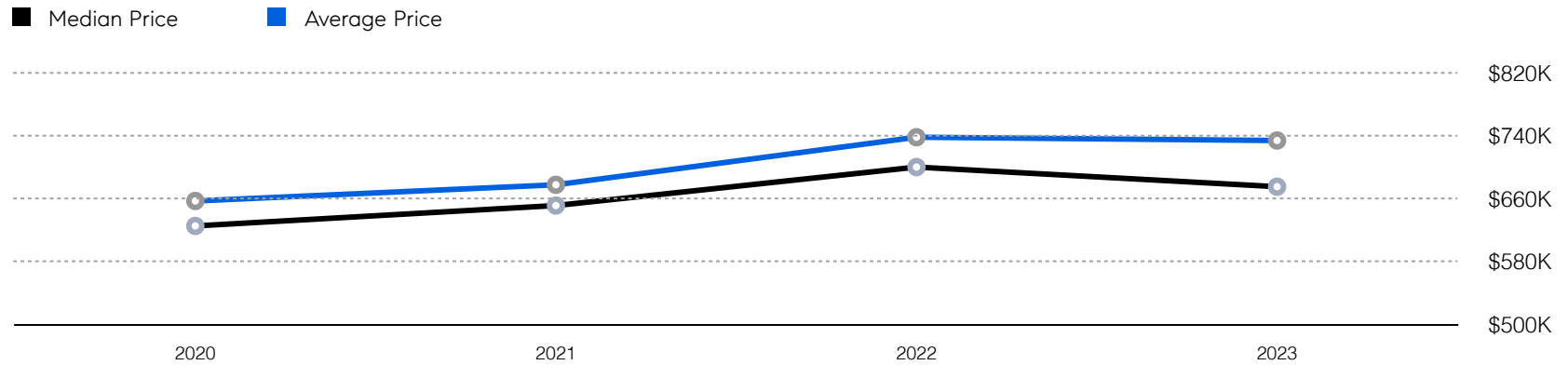
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	60	43	-28.3%
	SALES VOLUME	\$47,743,901	\$33,362,400	-30.1%
	MEDIAN PRICE	\$742,500	\$740,000	-0.3%
	AVERAGE PRICE	\$795,732	\$775,870	-2.5%
	AVERAGE DOM	26	27	3.8%
	# OF CONTRACTS	85	60	-29.4%
	# NEW LISTINGS	115	73	-36.5%
Condo/Co-op/Townhouse	# OF SALES	12	14	16.7%
	SALES VOLUME	\$5,655,000	\$8,466,802	49.7%
	MEDIAN PRICE	\$462,000	\$516,000	11.7%
	AVERAGE PRICE	\$471,250	\$604,772	28.3%
	AVERAGE DOM	38	40	5.3%
	# OF CONTRACTS	14	15	7.1%
	# NEW LISTINGS	17	20	17.6%

Berkeley Heights

Historic Sales



Historic Sales Prices



COMPASS

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Q2 2023

Bernardsville Market Report

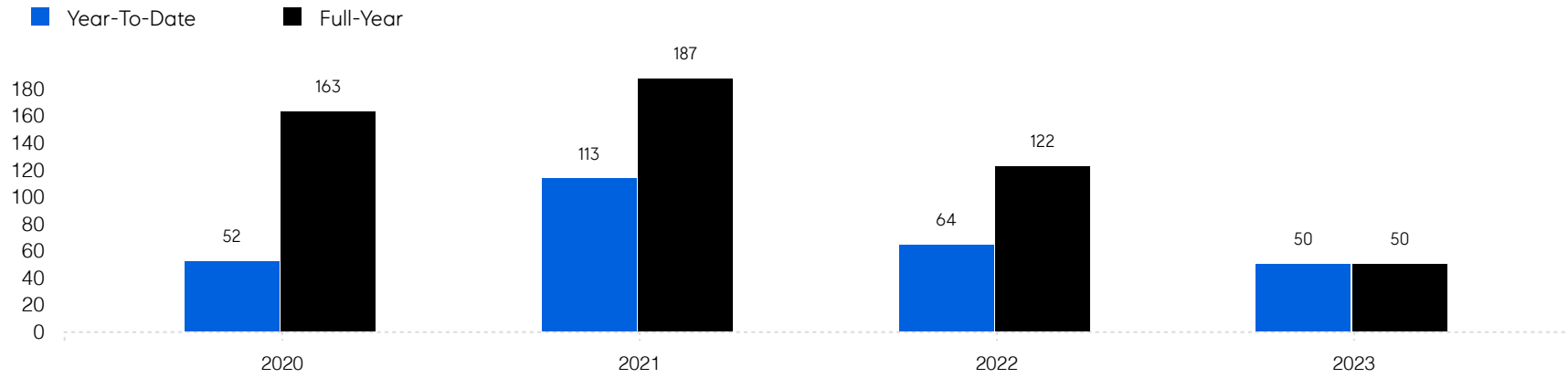
COMPASS

Bernardsville

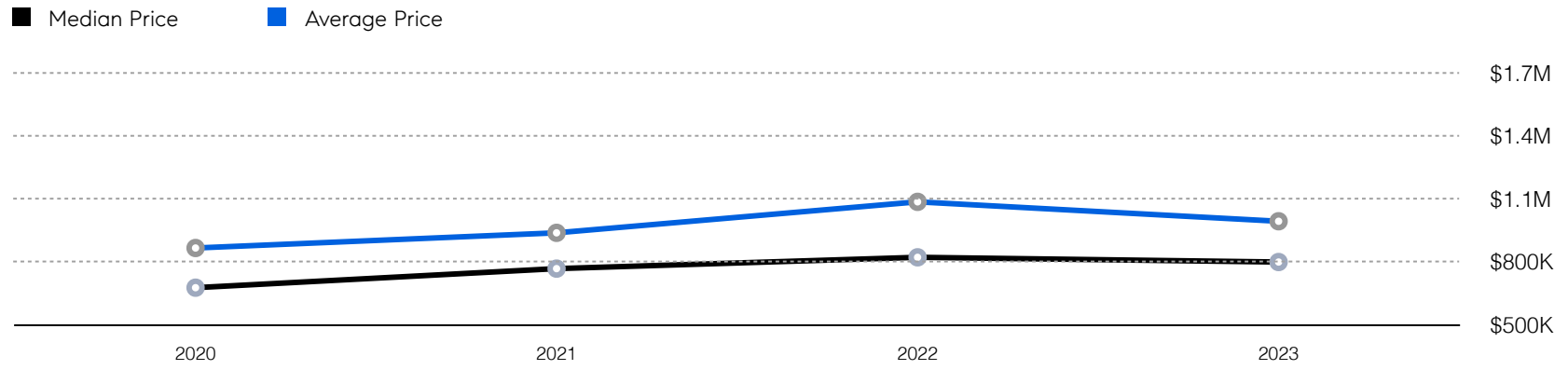
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	57	44	-22.8%
	SALES VOLUME	\$60,066,646	\$47,084,048	-21.6%
	MEDIAN PRICE	\$815,000	\$842,250	3.3%
	AVERAGE PRICE	\$1,053,801	\$1,070,092	1.5%
	AVERAGE DOM	42	46	9.5%
	# OF CONTRACTS	59	52	-11.9%
	# NEW LISTINGS	100	70	-30.0%
Condo/Co-op/Townhouse	# OF SALES	7	6	-14.3%
	SALES VOLUME	\$4,689,000	\$2,520,000	-46.3%
	MEDIAN PRICE	\$421,000	\$257,500	-38.8%
	AVERAGE PRICE	\$669,857	\$420,000	-37.3%
	AVERAGE DOM	127	36	-71.7%
	# OF CONTRACTS	5	6	20.0%
	# NEW LISTINGS	9	7	-22.2%

Bernardsville

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Bloomfield Market Report

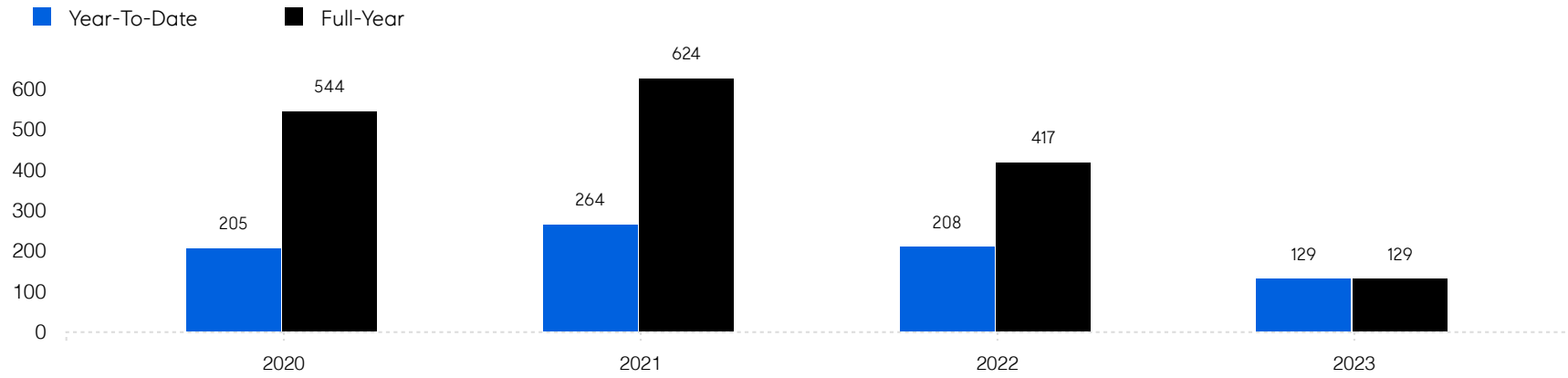
COMPASS

Bloomfield

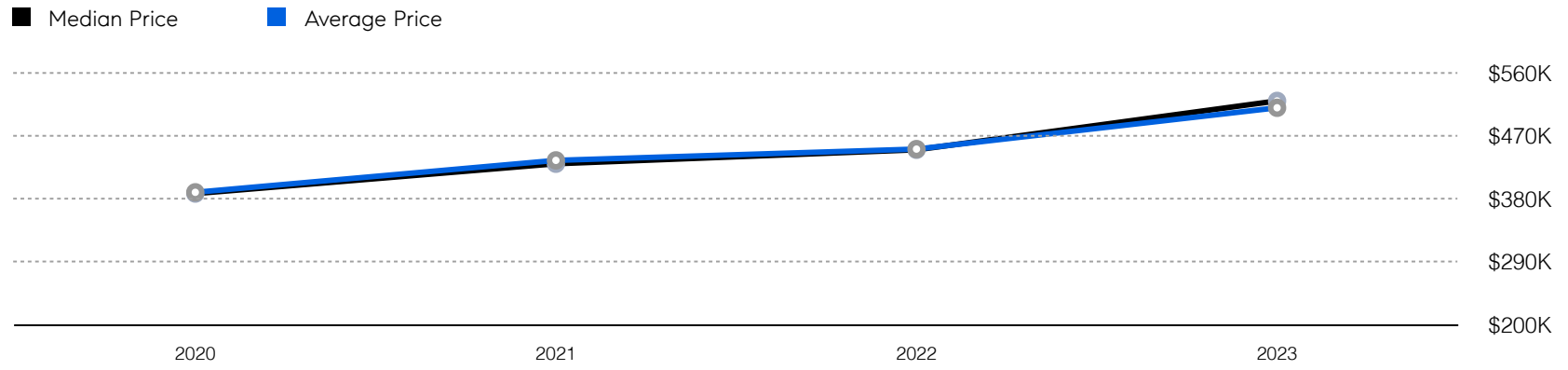
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	168	114	-32.1%
	SALES VOLUME	\$81,520,561	\$62,290,575	-23.6%
	MEDIAN PRICE	\$466,750	\$527,000	12.9%
	AVERAGE PRICE	\$485,241	\$546,409	12.6%
	AVERAGE DOM	36	33	-8.3%
	# OF CONTRACTS	216	165	-23.6%
	# NEW LISTINGS	231	169	-26.8%
Condo/Co-op/Townhouse	# OF SALES	40	15	-62.5%
	SALES VOLUME	\$8,995,500	\$3,518,500	-60.9%
	MEDIAN PRICE	\$185,000	\$251,000	35.7%
	AVERAGE PRICE	\$224,888	\$234,567	4.3%
	AVERAGE DOM	40	26	-35.0%
	# OF CONTRACTS	46	17	-63.0%
	# NEW LISTINGS	43	20	-53.5%

Bloomfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Bogota Market Report

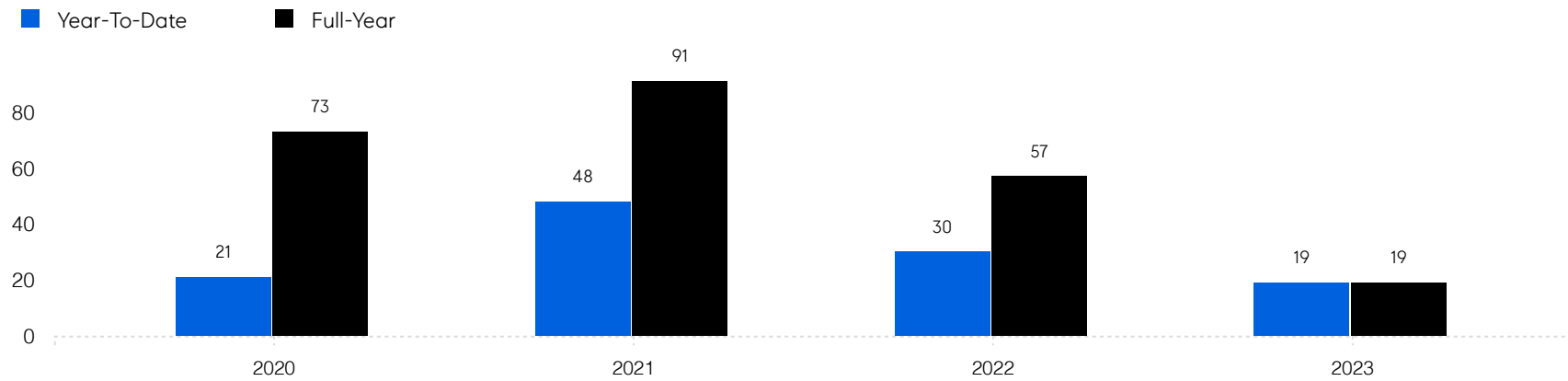
COMPASS

Bogota

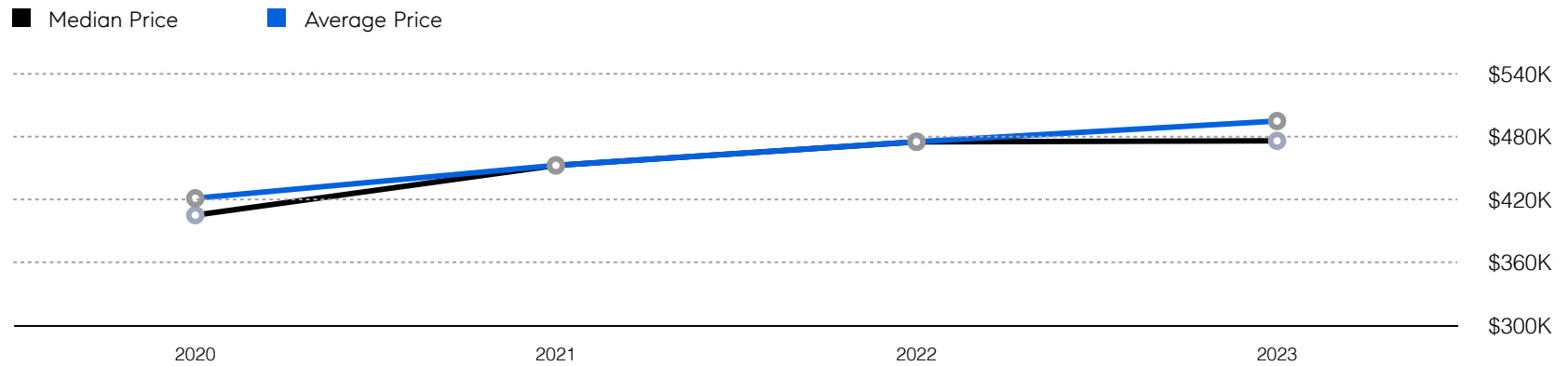
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	29	19	-34.5%
	SALES VOLUME	\$13,832,527	\$9,403,000	-32.0%
	MEDIAN PRICE	\$480,000	\$476,000	-0.8%
	AVERAGE PRICE	\$476,984	\$494,895	3.8%
	AVERAGE DOM	59	46	-22.0%
	# OF CONTRACTS	33	32	-3.0%
	# NEW LISTINGS	25	26	4.0%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$187,500	-	-
	MEDIAN PRICE	\$187,500	-	-
	AVERAGE PRICE	\$187,500	-	-
	AVERAGE DOM	22	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	2	2	0.0%

Bogota

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Boonton Market Report

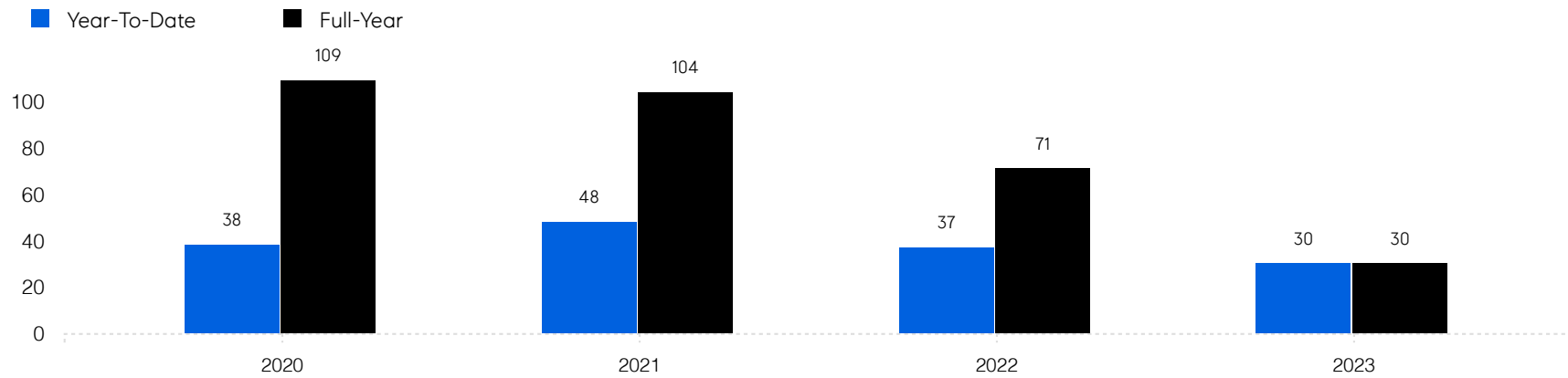
COMPASS

Boonton

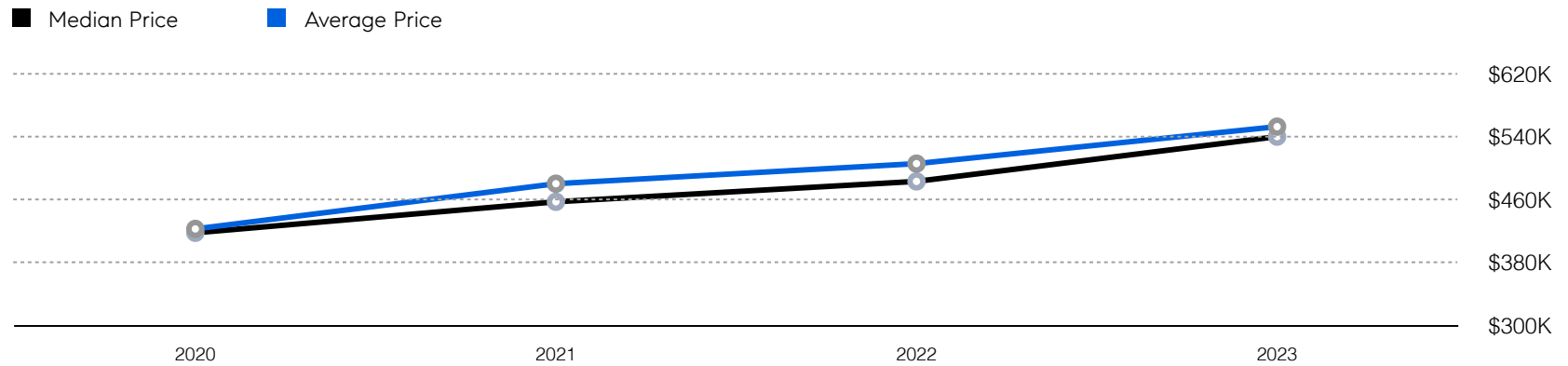
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	34	28	-17.6%
	SALES VOLUME	\$17,706,410	\$15,786,150	-10.8%
	MEDIAN PRICE	\$484,000	\$547,500	13.1%
	AVERAGE PRICE	\$520,777	\$563,791	8.3%
	AVERAGE DOM	25	21	-16.0%
	# OF CONTRACTS	39	38	-2.6%
	# NEW LISTINGS	48	45	-6.2%
Condo/Co-op/Townhouse	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$1,496,000	\$796,000	-46.8%
	MEDIAN PRICE	\$510,000	\$398,000	-22.0%
	AVERAGE PRICE	\$498,667	\$398,000	-20.2%
	AVERAGE DOM	14	19	35.7%
	# OF CONTRACTS	3	2	-33.3%
	# NEW LISTINGS	7	2	-71.4%

Boonton

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Boonton Township Market Report

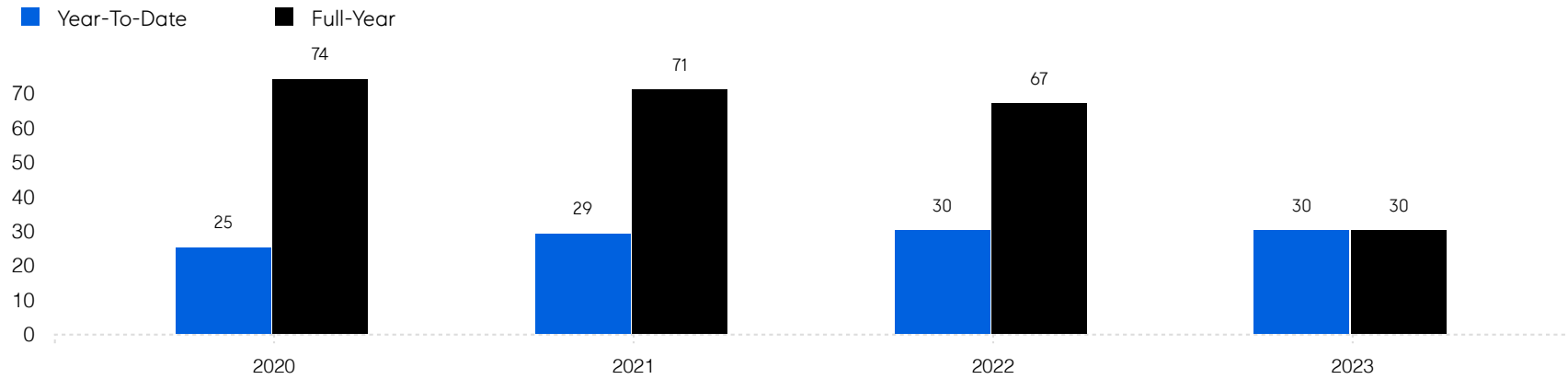
COMPASS

Boonton Township

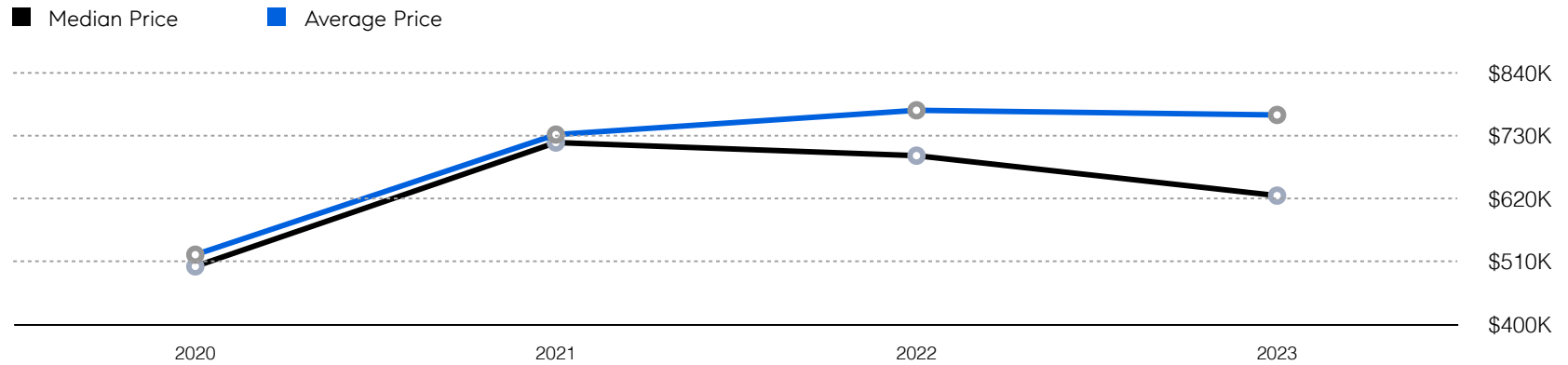
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	26	27	3.8%
	SALES VOLUME	\$17,987,877	\$21,180,600	17.7%
	MEDIAN PRICE	\$686,500	\$625,000	-9.0%
	AVERAGE PRICE	\$691,841	\$784,467	13.4%
	AVERAGE DOM	32	50	56.3%
	# OF CONTRACTS	33	25	-24.2%
	# NEW LISTINGS	53	25	-52.8%
Condo/Co-op/Townhouse	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$2,254,000	\$1,810,000	-19.7%
	MEDIAN PRICE	\$564,000	\$630,000	11.7%
	AVERAGE PRICE	\$563,500	\$603,333	7.1%
	AVERAGE DOM	10	27	170.0%
	# OF CONTRACTS	6	2	-66.7%
	# NEW LISTINGS	11	2	-81.8%

Boonton Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Branchburg Market Report

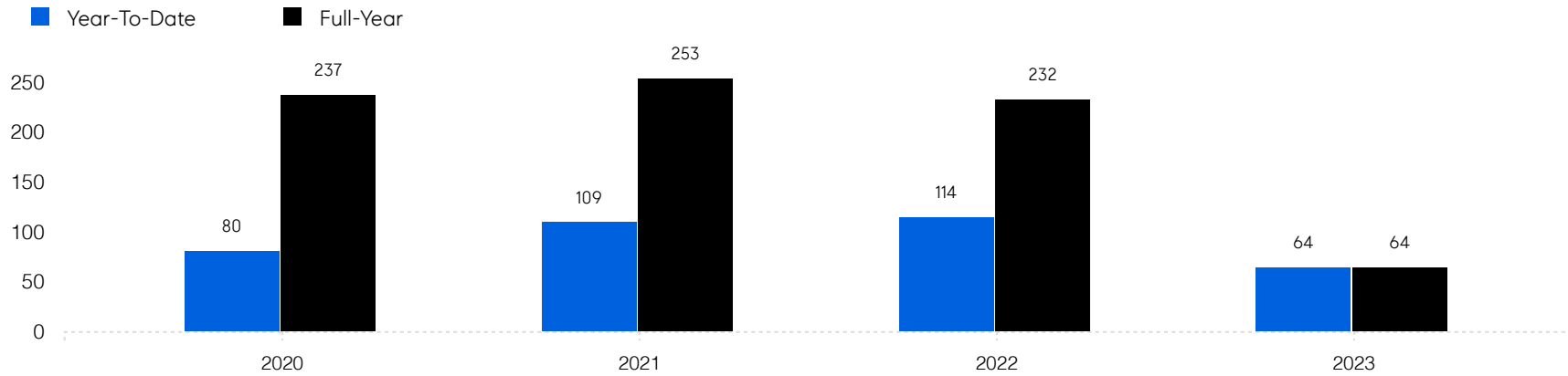
COMPASS

Branchburg

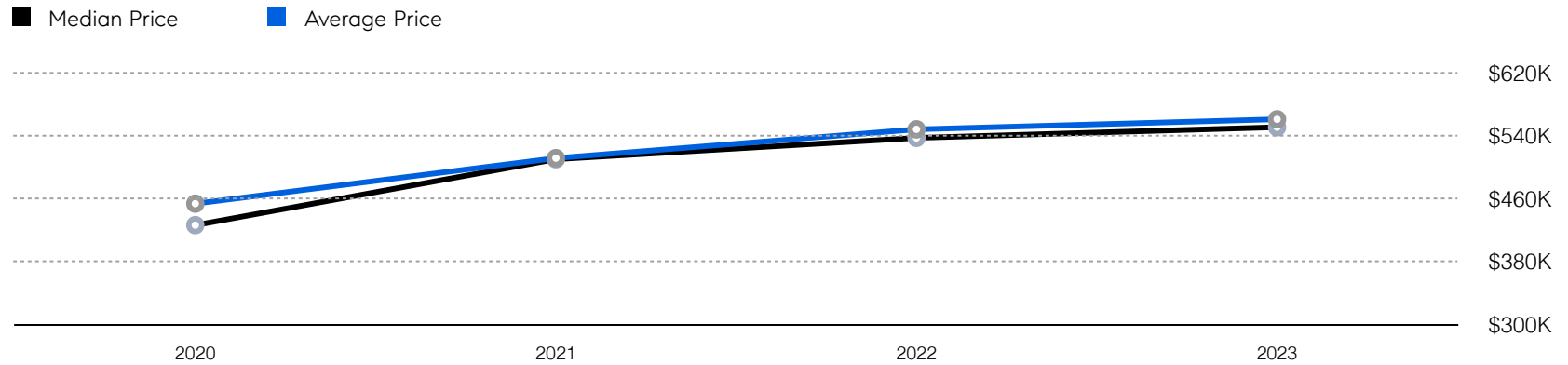
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	64	47	-26.6%
	SALES VOLUME	\$37,720,925	\$29,508,429	-21.8%
	MEDIAN PRICE	\$597,000	\$640,000	7.2%
	AVERAGE PRICE	\$589,389	\$627,839	6.5%
	AVERAGE DOM	26	33	26.9%
	# OF CONTRACTS	72	70	-2.8%
	# NEW LISTINGS	89	78	-12.4%
Condo/Co-op/Townhouse	# OF SALES	50	17	-66.0%
	SALES VOLUME	\$22,652,948	\$6,387,400	-71.8%
	MEDIAN PRICE	\$428,000	\$337,500	-21.1%
	AVERAGE PRICE	\$453,059	\$375,729	-17.1%
	AVERAGE DOM	75	18	-76.0%
	# OF CONTRACTS	51	22	-56.9%
	# NEW LISTINGS	54	25	-53.7%

Branchburg

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Bridgewater Market Report

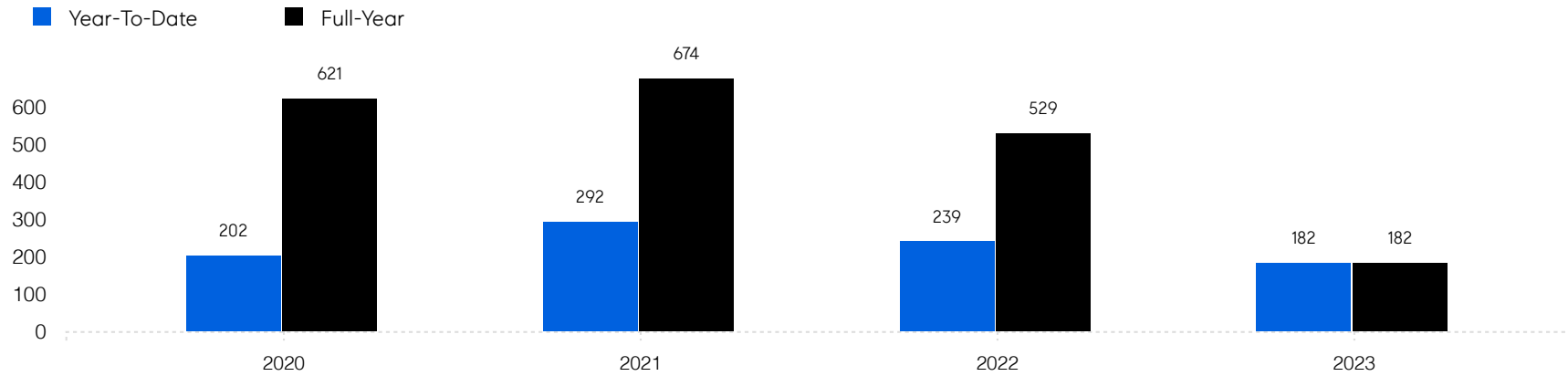
COMPASS

Bridgewater

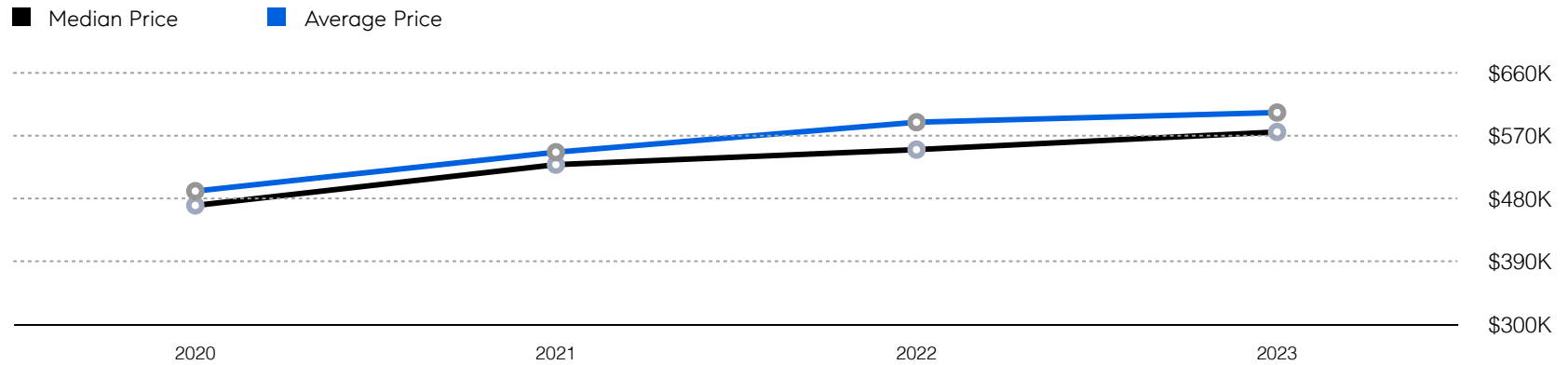
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	178	127	-28.7%
	SALES VOLUME	\$117,550,825	\$87,536,257	-25.5%
	MEDIAN PRICE	\$620,000	\$650,500	4.9%
	AVERAGE PRICE	\$660,398	\$689,262	4.4%
	AVERAGE DOM	31	30	-3.2%
	# OF CONTRACTS	193	159	-17.6%
	# NEW LISTINGS	256	173	-32.4%
Condo/Co-op/Townhouse	# OF SALES	61	55	-9.8%
	SALES VOLUME	\$23,121,750	\$22,242,524	-3.8%
	MEDIAN PRICE	\$351,600	\$400,000	13.8%
	AVERAGE PRICE	\$379,045	\$404,410	6.7%
	AVERAGE DOM	21	26	23.8%
	# OF CONTRACTS	66	61	-7.6%
	# NEW LISTINGS	84	70	-16.7%

Bridgewater

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Byram Market Report

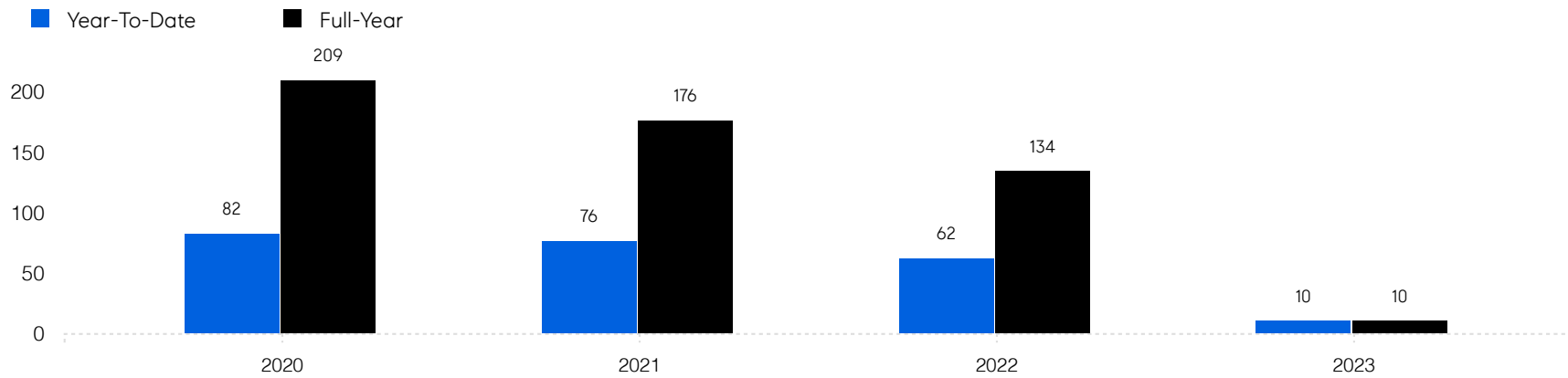
COMPASS

Byram

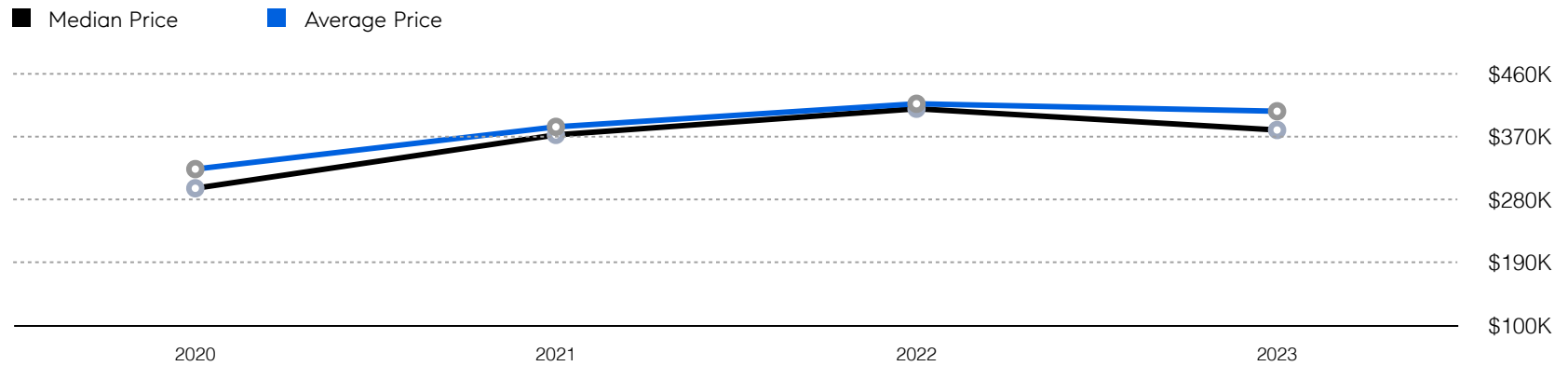
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	62	10	-83.9%
	SALES VOLUME	\$25,412,267	\$4,064,000	-84.0%
	MEDIAN PRICE	\$402,500	\$379,500	-5.7%
	AVERAGE PRICE	\$409,875	\$406,400	-0.8%
	AVERAGE DOM	42	78	85.7%
	# OF CONTRACTS	56	18	-67.9%
	# NEW LISTINGS	69	17	-75.4%
Condo/Co-op/Townhouse	# OF 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%

Byram

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Caldwell Market Report

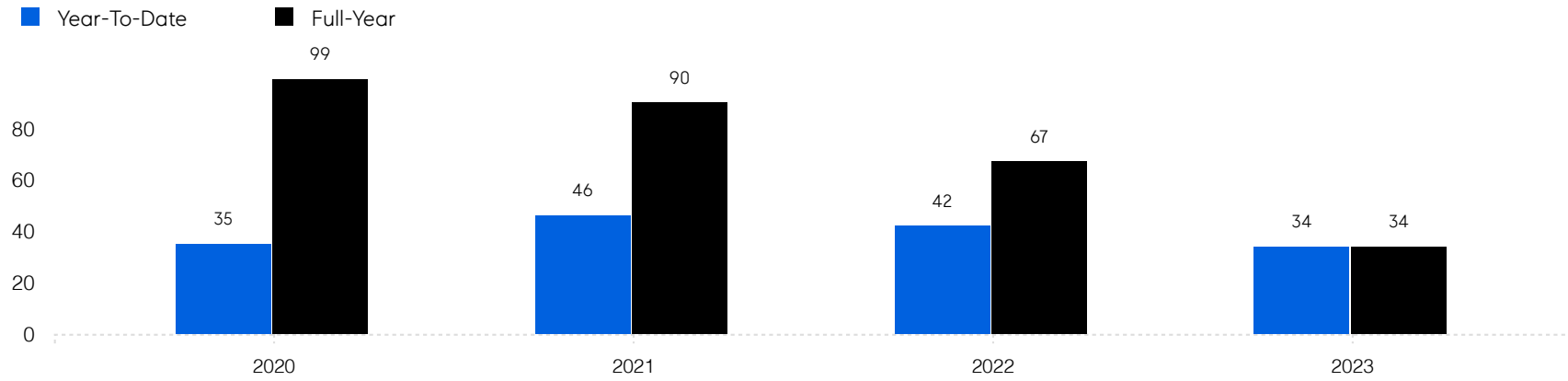
COMPASS

Caldwell

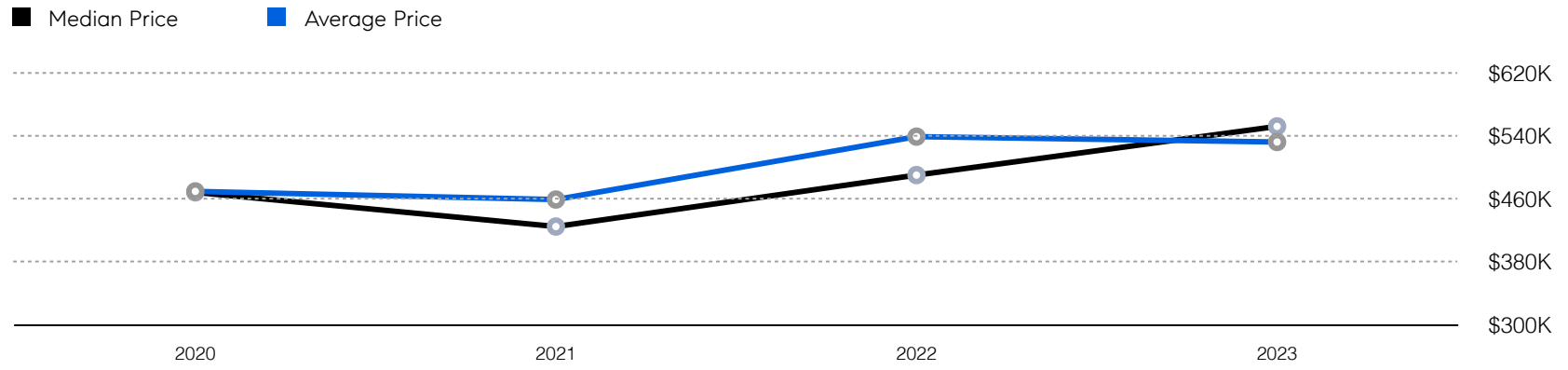
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	25	18	-28.0%
	SALES VOLUME	\$14,357,090	\$11,032,176	-23.2%
	MEDIAN PRICE	\$520,000	\$612,500	17.8%
	AVERAGE PRICE	\$574,284	\$612,899	6.7%
	AVERAGE DOM	29	26	-10.3%
	# OF CONTRACTS	28	20	-28.6%
	# NEW LISTINGS	30	20	-33.3%
Condo/Co-op/Townhouse	# OF SALES	17	16	-5.9%
	SALES VOLUME	\$5,686,900	\$7,060,124	24.1%
	MEDIAN PRICE	\$295,000	\$446,312	51.3%
	AVERAGE PRICE	\$334,524	\$441,258	31.9%
	AVERAGE DOM	24	32	33.3%
	# OF CONTRACTS	14	28	100.0%
	# NEW LISTINGS	17	33	94.1%

Caldwell

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Carlstadt Market Report

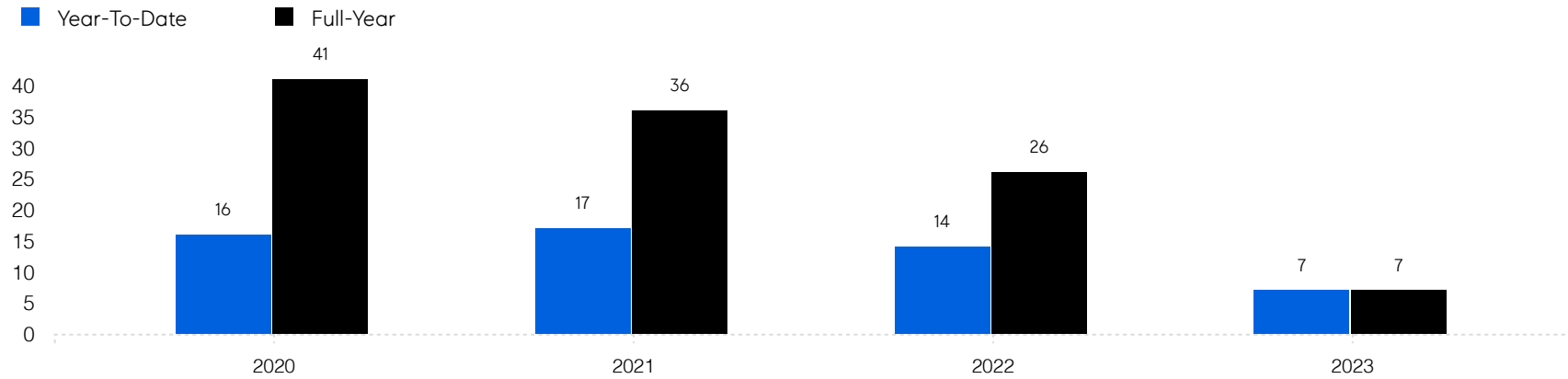
COMPASS

Carlstadt

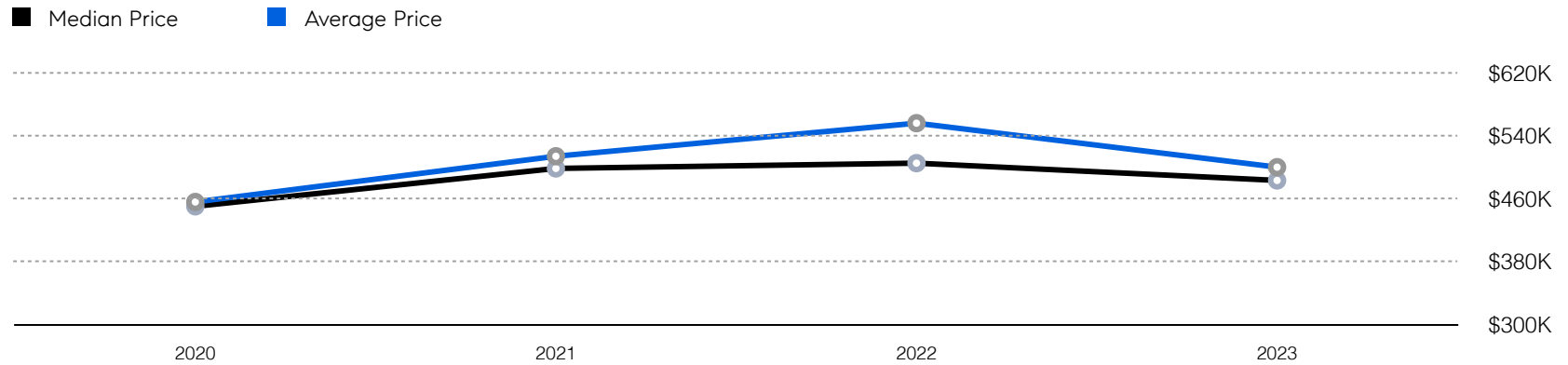
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	7	-50.0%
	SALES VOLUME	\$8,332,400	\$3,499,250	-58.0%
	MEDIAN PRICE	\$515,000	\$483,000	-6.2%
	AVERAGE PRICE	\$595,171	\$499,893	-16.0%
	AVERAGE DOM	35	92	162.9%
	# OF CONTRACTS	11	15	36.4%
	# NEW LISTINGS	13	9	-30.8%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Carlstadt

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Cedar Grove Market Report

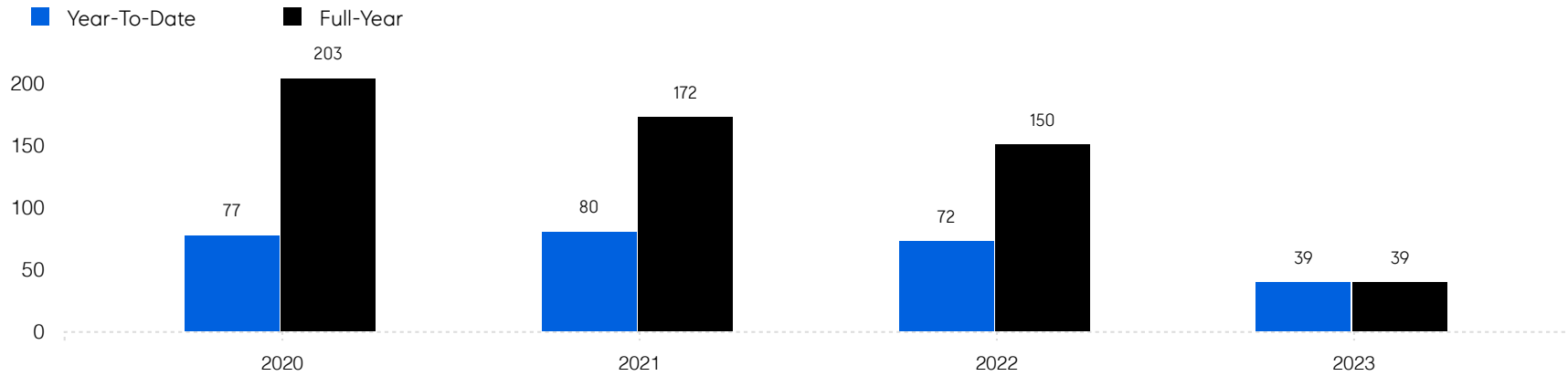
COMPASS

Cedar Grove

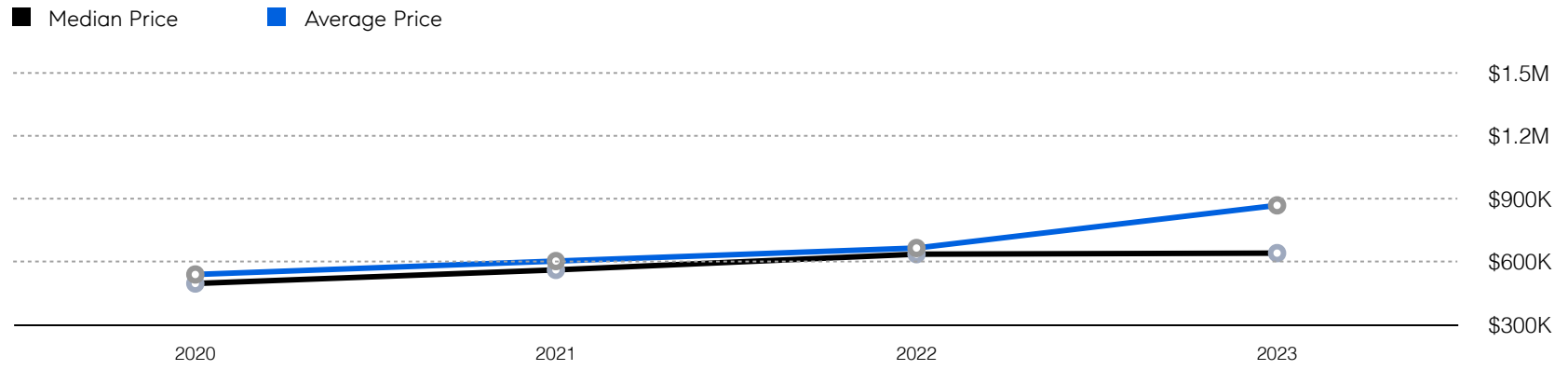
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	47	27	-42.6%
	SALES VOLUME	\$32,830,943	\$26,631,589	-18.9%
	MEDIAN PRICE	\$653,000	\$630,000	-3.5%
	AVERAGE PRICE	\$698,531	\$986,355	41.2%
	AVERAGE DOM	24	34	41.7%
	# OF CONTRACTS	58	55	-5.2%
	# NEW LISTINGS	75	62	-17.3%
Condo/Co-op/Townhouse	# OF SALES	25	12	-52.0%
	SALES VOLUME	\$16,351,444	\$7,221,475	-55.8%
	MEDIAN PRICE	\$635,000	\$645,000	1.6%
	AVERAGE PRICE	\$654,058	\$601,790	-8.0%
	AVERAGE DOM	26	26	0.0%
	# OF CONTRACTS	26	17	-34.6%
	# NEW LISTINGS	30	26	-13.3%

Cedar Grove

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Cedar Knolls Market Report

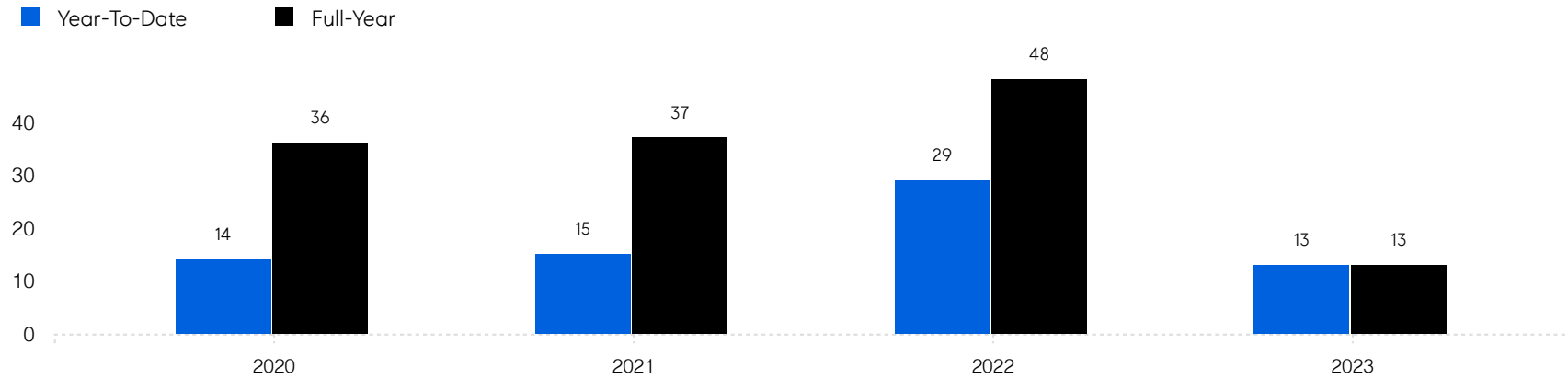
COMPASS

Cedar Knolls

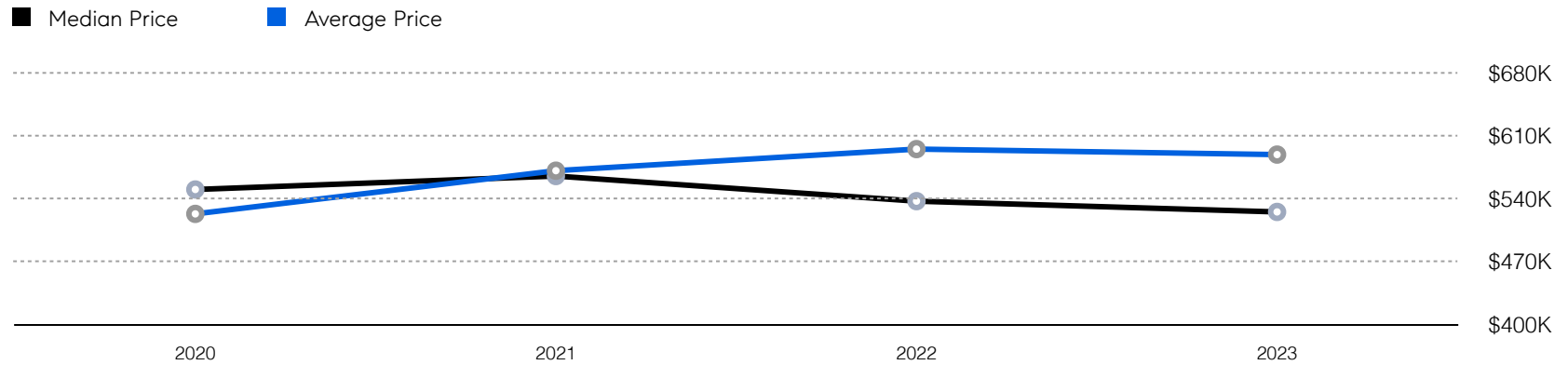
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	20	9	-55.0%
	SALES VOLUME	\$12,697,000	\$5,948,100	-53.2%
	MEDIAN PRICE	\$603,500	\$640,000	6.0%
	AVERAGE PRICE	\$634,850	\$660,900	4.1%
	AVERAGE DOM	27	22	-18.5%
	# OF CONTRACTS	24	13	-45.8%
	# NEW LISTINGS	22	13	-40.9%
Condo/Co-op/Townhouse	# OF SALES	9	4	-55.6%
	SALES VOLUME	\$4,991,500	\$1,708,000	-65.8%
	MEDIAN PRICE	\$515,000	\$404,000	-21.6%
	AVERAGE PRICE	\$554,611	\$427,000	-23.0%
	AVERAGE DOM	15	12	-20.0%
	# OF CONTRACTS	9	5	-44.4%
	# NEW LISTINGS	12	8	-33.3%

Cedar Knolls

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Chatham Borough Market Report

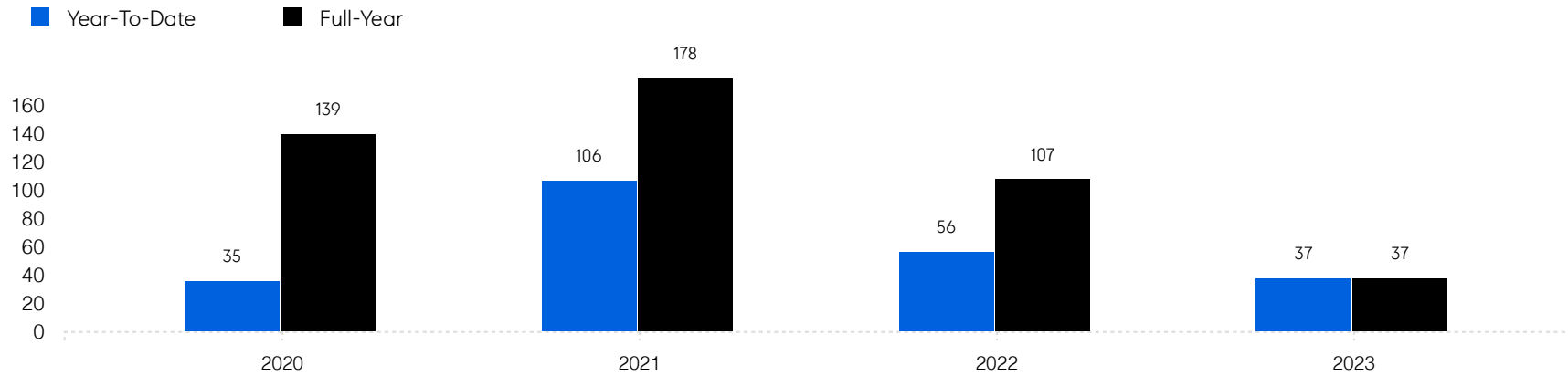
COMPASS

Chatham Borough

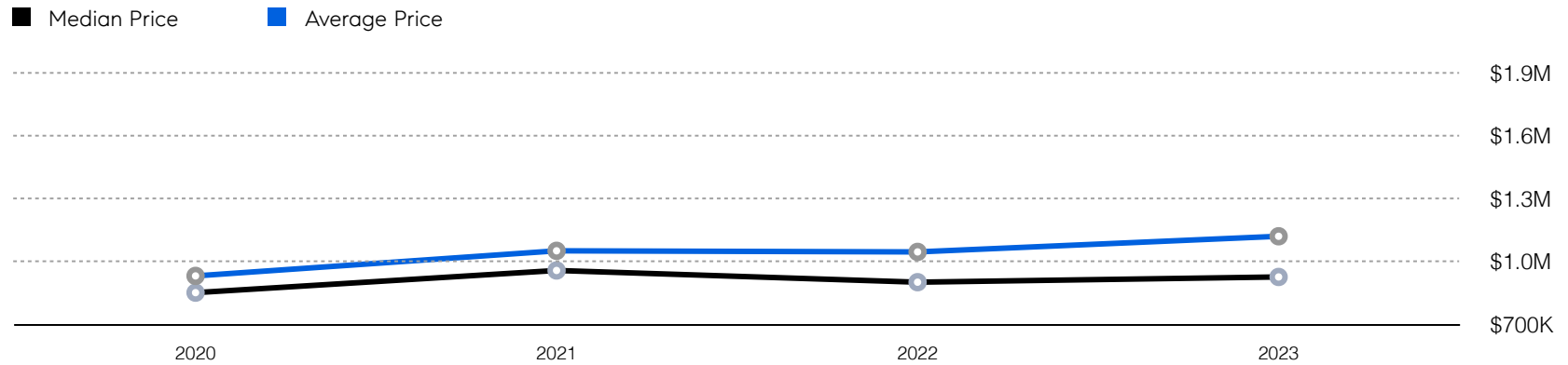
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	54	36	-33.3%
	SALES VOLUME	\$56,339,023	\$40,611,396	-27.9%
	MEDIAN PRICE	\$897,500	\$937,500	4.5%
	AVERAGE PRICE	\$1,043,315	\$1,128,094	8.1%
	AVERAGE DOM	35	22	-37.1%
	# OF CONTRACTS	64	44	-31.2%
	# NEW LISTINGS	86	58	-32.6%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$1,139,000	\$805,000	-29.3%
	MEDIAN PRICE	\$569,500	\$805,000	41.4%
	AVERAGE PRICE	\$569,500	\$805,000	41.4%
	AVERAGE DOM	10	7	-30.0%
	# OF CONTRACTS	1	3	200.0%
	# NEW LISTINGS	2	4	100.0%

Chatham Borough

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Chatham Township Market Report

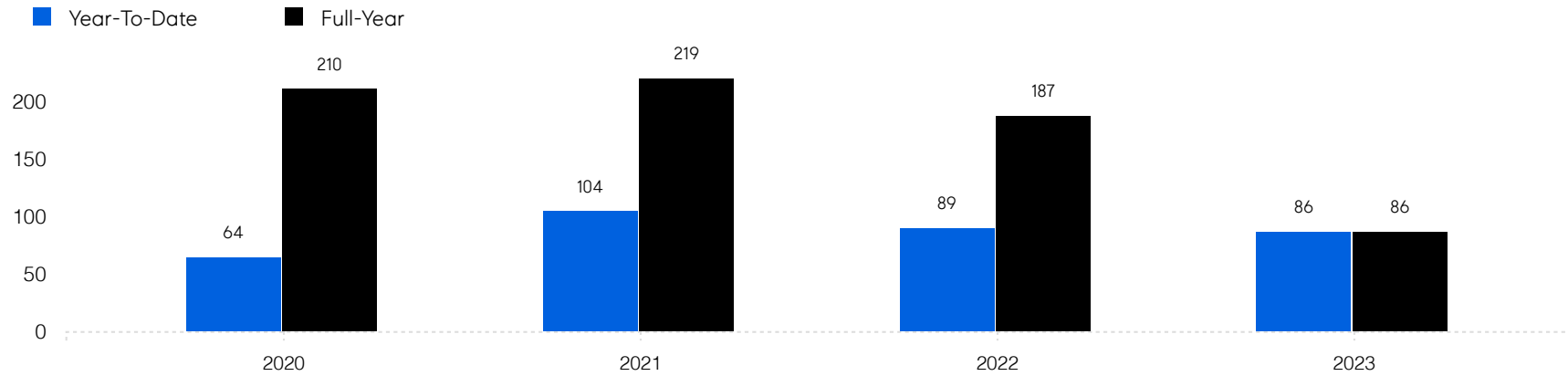
COMPASS

Chatham Township

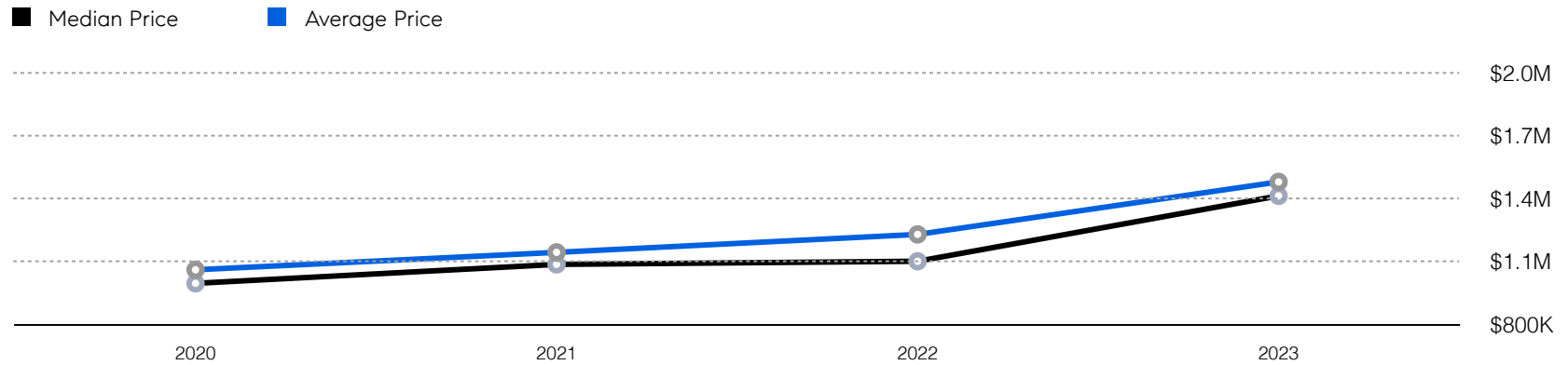
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	66	54	-18.2%
	SALES VOLUME	\$105,749,067	\$97,185,050	-8.1%
	MEDIAN PRICE	\$1,567,000	\$1,804,500	15.2%
	AVERAGE PRICE	\$1,602,259	\$1,799,723	12.3%
	AVERAGE DOM	41	39	-4.9%
	# OF CONTRACTS	70	69	-1.4%
	# NEW LISTINGS	106	87	-17.9%
Condo/Co-op/Townhouse	# OF SALES	23	32	39.1%
	SALES VOLUME	\$13,541,000	\$30,029,768	121.8%
	MEDIAN PRICE	\$354,750	\$522,500	47.3%
	AVERAGE PRICE	\$588,739	\$938,430	59.4%
	AVERAGE DOM	24	28	16.7%
	# OF CONTRACTS	36	28	-22.2%
	# NEW LISTINGS	48	29	-39.6%

Chatham Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Chester Borough Market Report

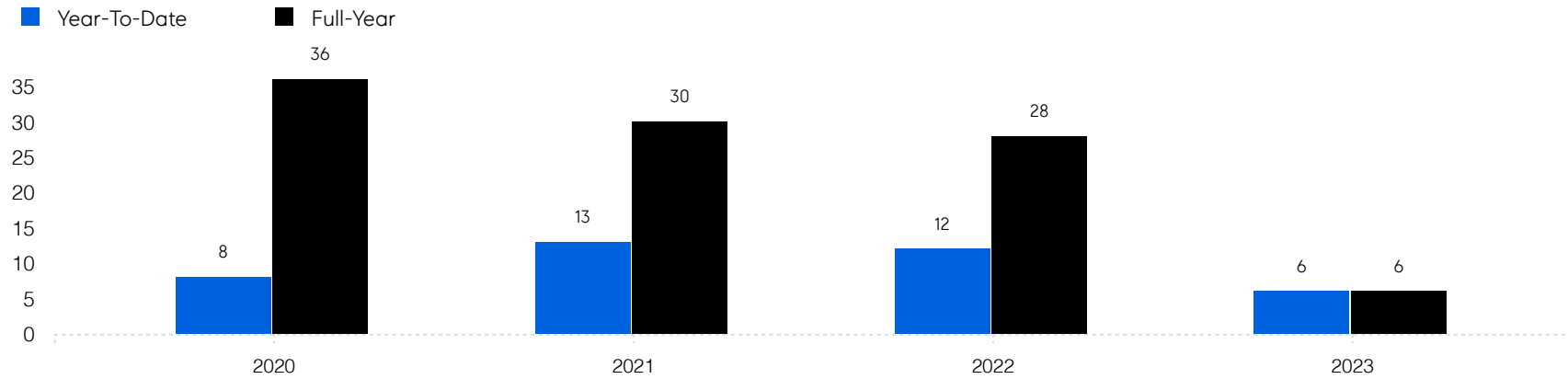
COMPASS

Chester Borough

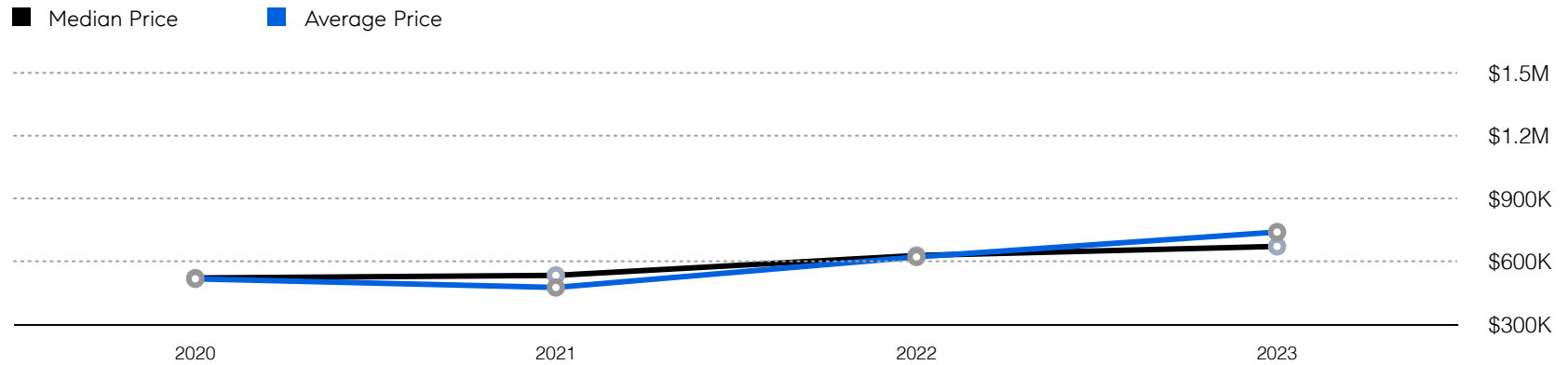
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	11	6	-45.5%
	SALES VOLUME	\$7,627,500	\$4,437,000	-41.8%
	MEDIAN PRICE	\$620,500	\$671,000	8.1%
	AVERAGE PRICE	\$693,409	\$739,500	6.6%
	AVERAGE DOM	12	13	8.3%
	# OF CONTRACTS	14	9	-35.7%
	# NEW LISTINGS	18	12	-33.3%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$700,000	-	-
	MEDIAN PRICE	\$700,000	-	-
	AVERAGE PRICE	\$700,000	-	-
	AVERAGE DOM	5	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	2	0	0.0%

Chester Borough

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Chester Township Market Report

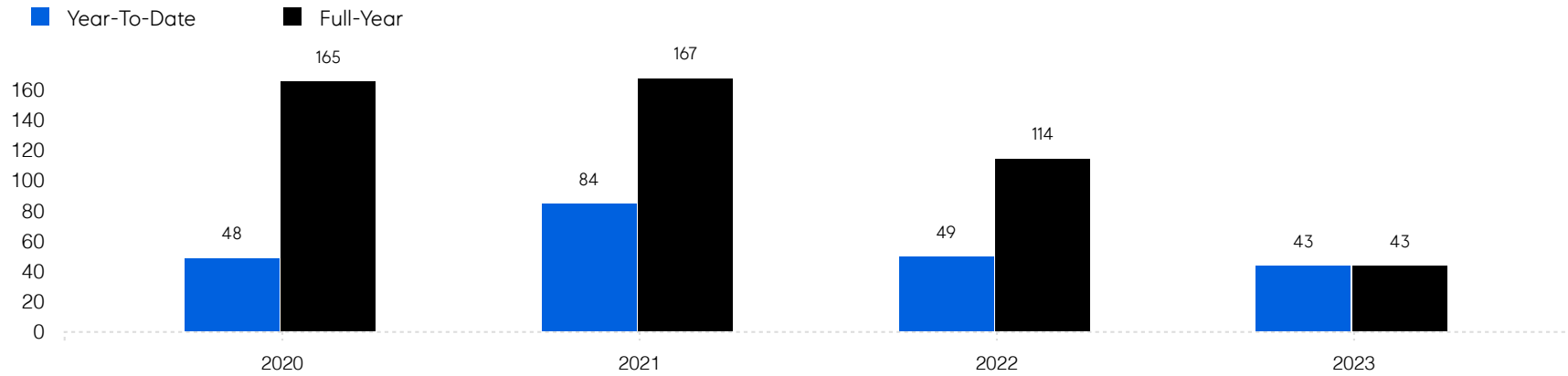
COMPASS

Chester Township

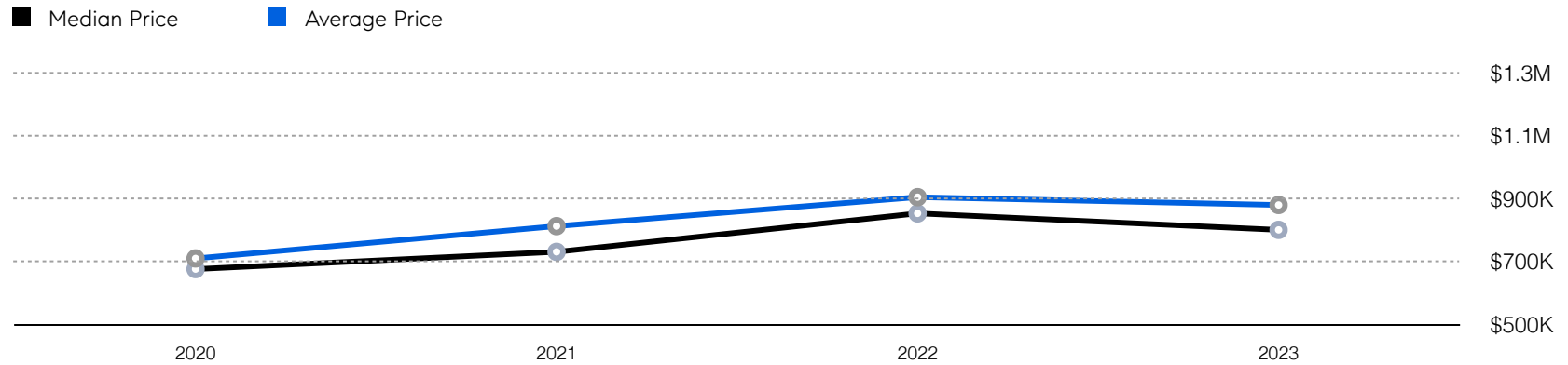
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	47	38	-19.1%
	SALES VOLUME	\$43,087,800	\$34,486,899	-20.0%
	MEDIAN PRICE	\$865,000	\$857,500	-0.9%
	AVERAGE PRICE	\$916,762	\$907,550	-1.0%
	AVERAGE DOM	26	44	69.2%
	# OF CONTRACTS	62	52	-16.1%
	# NEW LISTINGS	88	70	-20.5%
Condo/Co-op/Townhouse	# OF SALES	2	5	150.0%
	SALES VOLUME	\$1,288,000	\$3,324,000	158.1%
	MEDIAN PRICE	\$644,000	\$670,000	4.0%
	AVERAGE PRICE	\$644,000	\$664,800	3.2%
	AVERAGE DOM	7	18	157.1%
	# OF CONTRACTS	2	4	100.0%
	# NEW LISTINGS	3	5	66.7%

Chester Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Clark Market Report

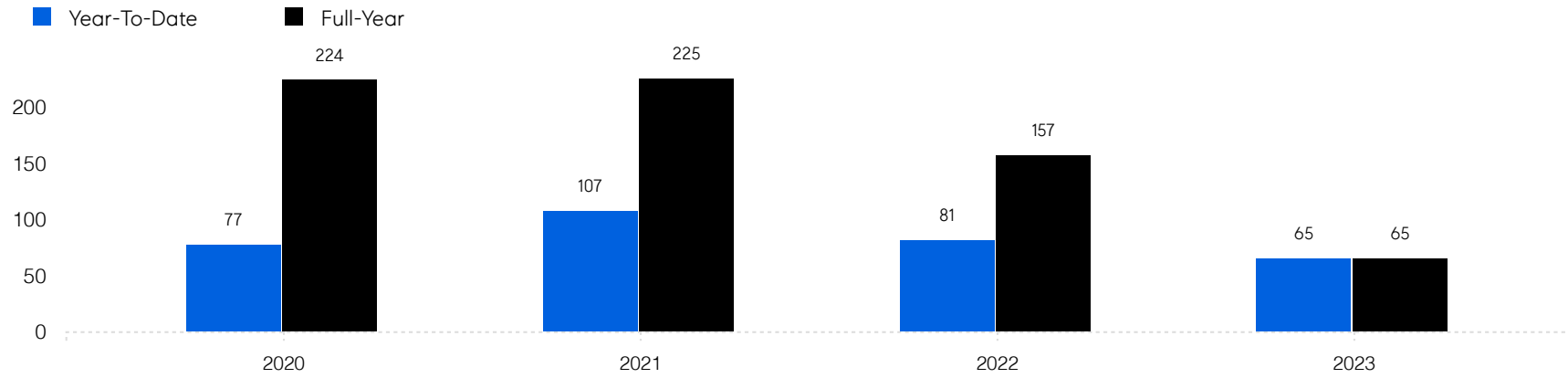
COMPASS

Clark

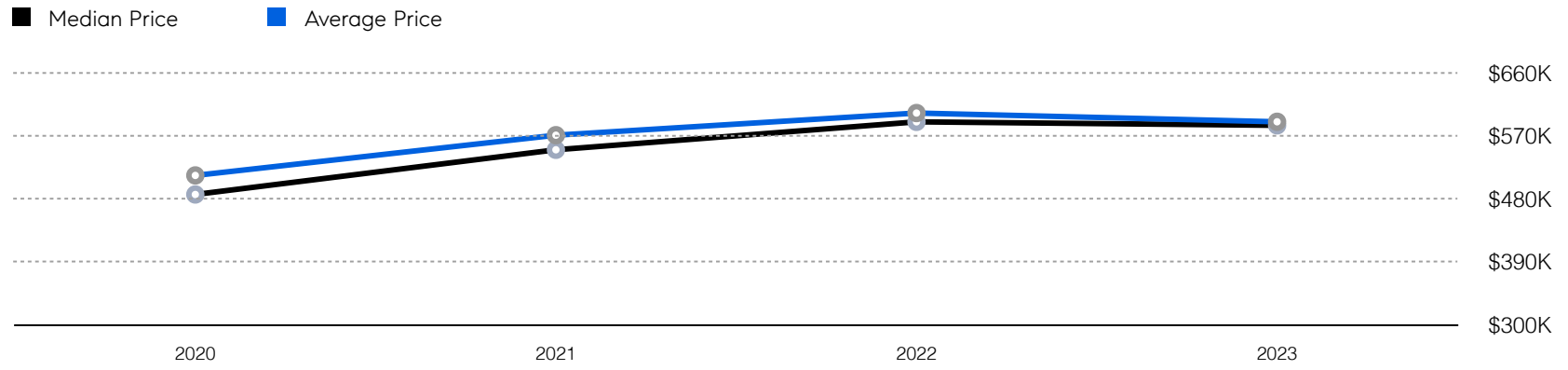
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	70	55	-21.4%
	SALES VOLUME	\$45,931,891	\$34,262,010	-25.4%
	MEDIAN PRICE	\$613,500	\$627,500	2.3%
	AVERAGE PRICE	\$656,170	\$622,946	-5.1%
	AVERAGE DOM	30	39	30.0%
	# OF CONTRACTS	68	62	-8.8%
	# NEW LISTINGS	101	68	-32.7%
Condo/Co-op/Townhouse	# OF SALES	11	10	-9.1%
	SALES VOLUME	\$3,532,500	\$4,094,833	15.9%
	MEDIAN PRICE	\$260,000	\$342,500	31.7%
	AVERAGE PRICE	\$321,136	\$409,483	27.5%
	AVERAGE DOM	33	27	-18.2%
	# OF CONTRACTS	8	10	25.0%
	# NEW LISTINGS	8	10	25.0%

Clark

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Cliffside Park Market Report

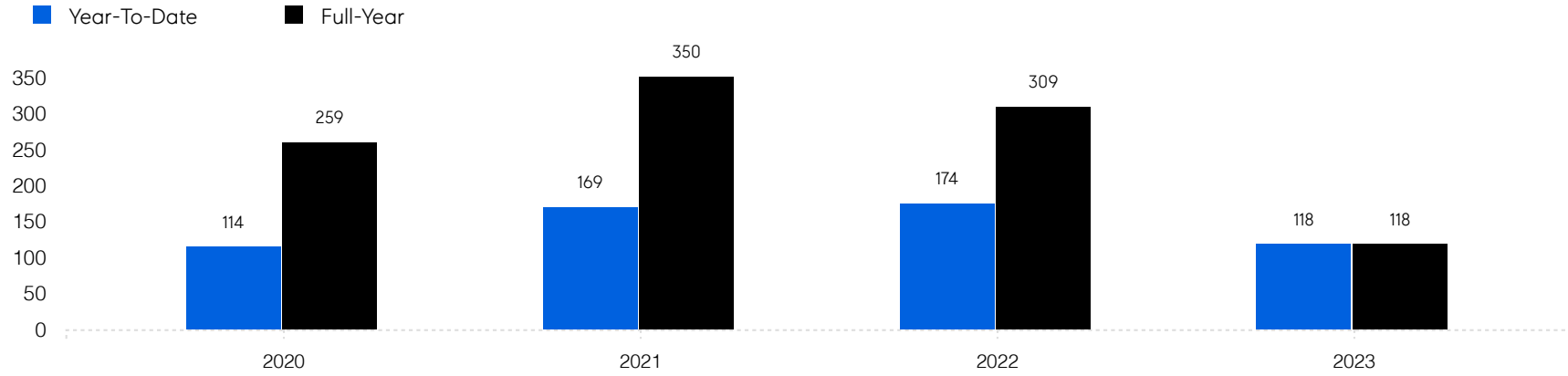
COMPASS

Cliffside Park

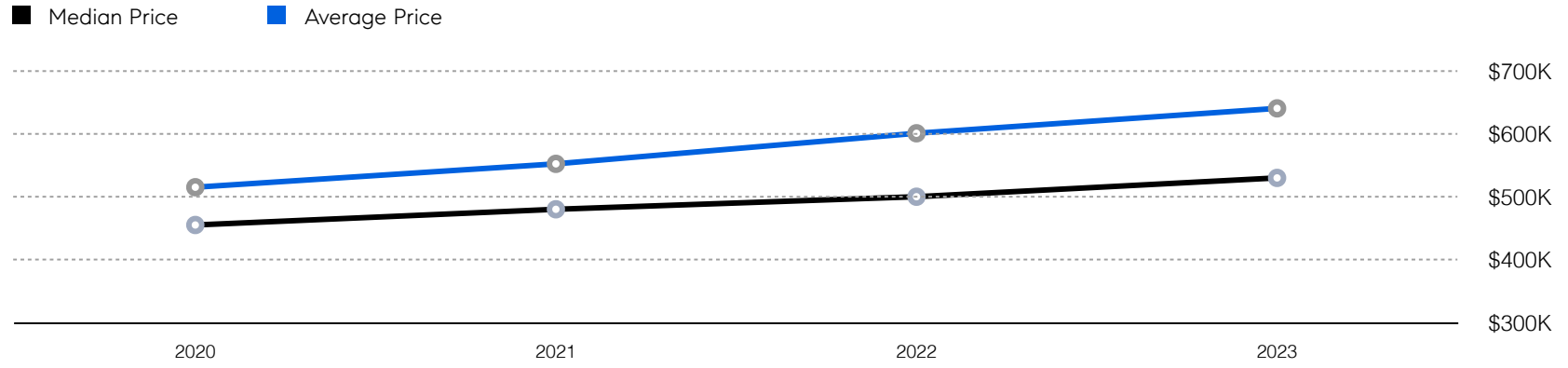
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	31	21	-32.3%
	SALES VOLUME	\$25,014,999	\$16,749,247	-33.0%
	MEDIAN PRICE	\$639,000	\$705,000	10.3%
	AVERAGE PRICE	\$806,935	\$797,583	-1.2%
	AVERAGE DOM	52	71	36.5%
	# OF CONTRACTS	29	25	-13.8%
	# NEW LISTINGS	36	17	-52.8%
Condo/Co-op/Townhouse	# OF SALES	143	97	-32.2%
	SALES VOLUME	\$77,871,006	\$58,847,398	-24.4%
	MEDIAN PRICE	\$475,000	\$500,000	5.3%
	AVERAGE PRICE	\$544,552	\$606,674	11.4%
	AVERAGE DOM	62	61	-1.6%
	# OF CONTRACTS	149	116	-22.1%
	# NEW LISTINGS	198	132	-33.3%

Cliffside Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Clifton Market Report

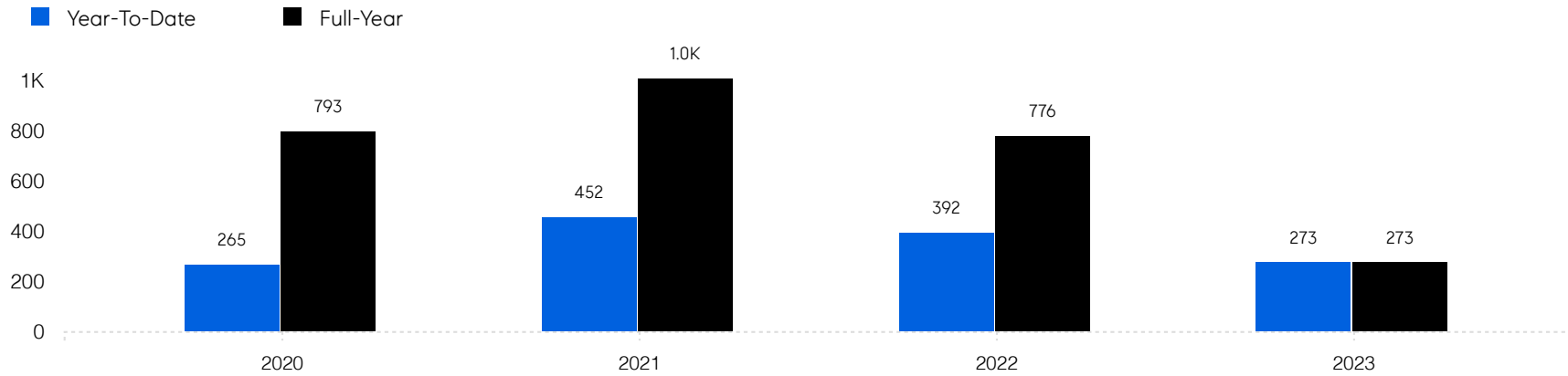
COMPASS

Clifton

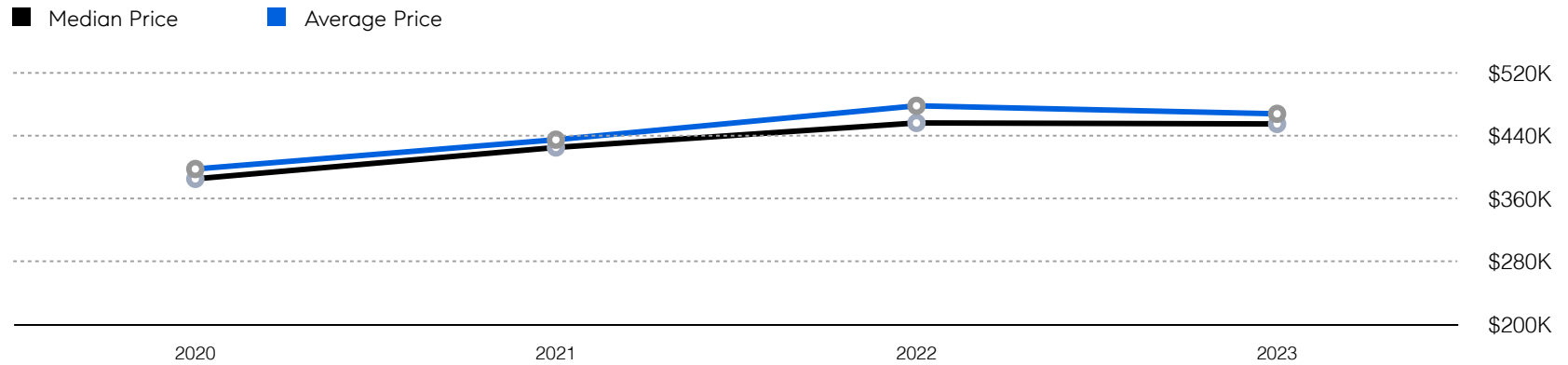
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	290	190	-34.5%
	SALES VOLUME	\$150,319,467	\$99,162,050	-34.0%
	MEDIAN PRICE	\$485,000	\$495,000	2.1%
	AVERAGE PRICE	\$518,343	\$521,906	0.7%
	AVERAGE DOM	34	41	20.6%
	# OF CONTRACTS	358	252	-29.6%
	# NEW LISTINGS	376	287	-23.7%
Condo/Co-op/Townhouse	# OF SALES	102	83	-18.6%
	SALES VOLUME	\$34,378,400	\$28,567,014	-16.9%
	MEDIAN PRICE	\$365,000	\$360,000	-1.4%
	AVERAGE PRICE	\$337,043	\$344,181	2.1%
	AVERAGE DOM	36	36	0.0%
	# OF CONTRACTS	124	82	-33.9%
	# NEW LISTINGS	153	77	-49.7%

Clifton

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Cluster Market Report

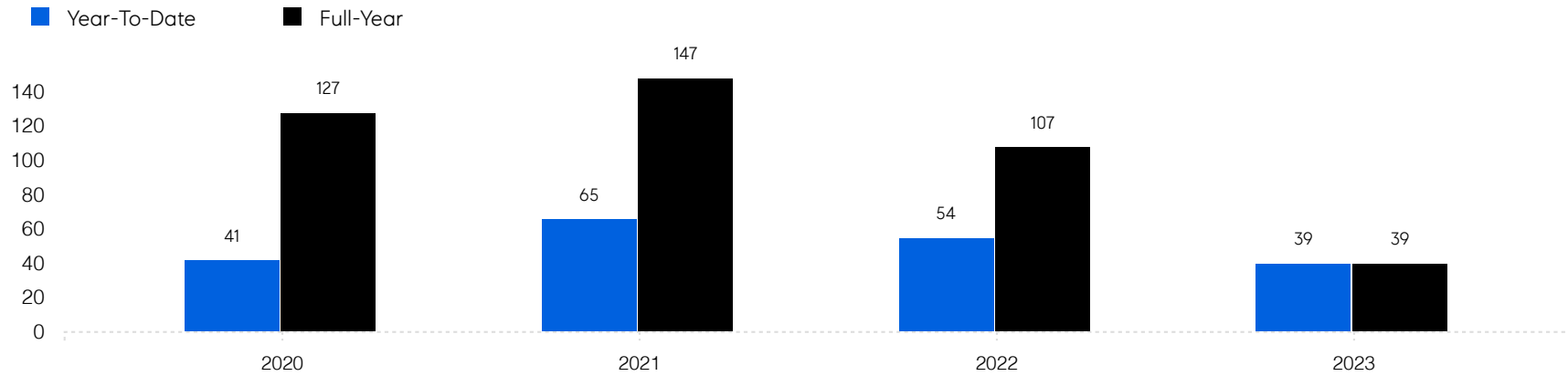
COMPASS

Cluster

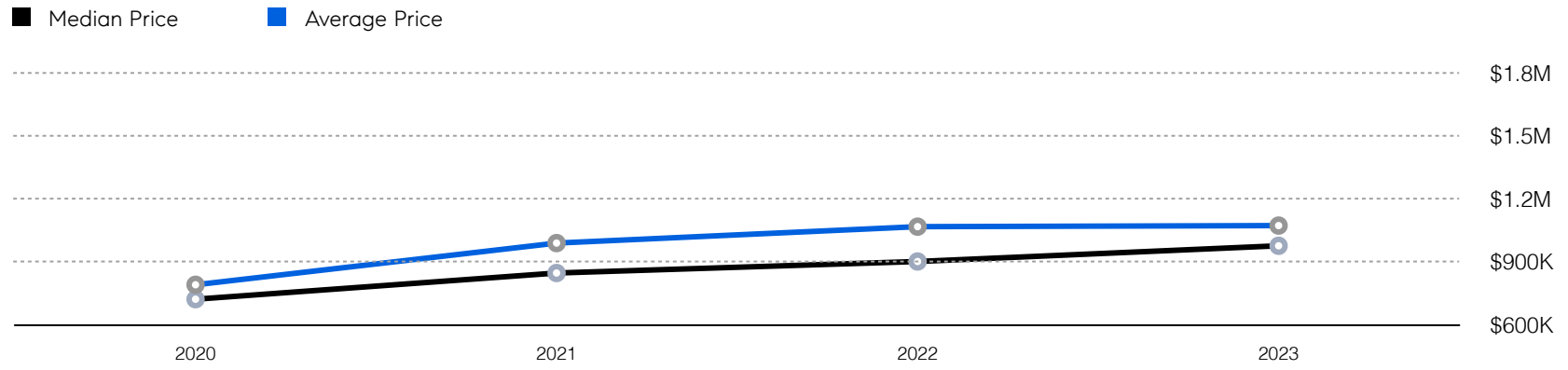
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	54	39	-27.8%
	SALES VOLUME	\$54,941,199	\$41,784,787	-23.9%
	MEDIAN PRICE	\$887,000	\$975,000	9.9%
	AVERAGE PRICE	\$1,017,430	\$1,071,405	5.3%
	AVERAGE DOM	43	38	-11.6%
	# OF CONTRACTS	69	47	-31.9%
	# NEW LISTINGS	83	58	-30.1%
Condo/Co-op/Townhouse	# 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%

Cluster

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Colonia Market Report

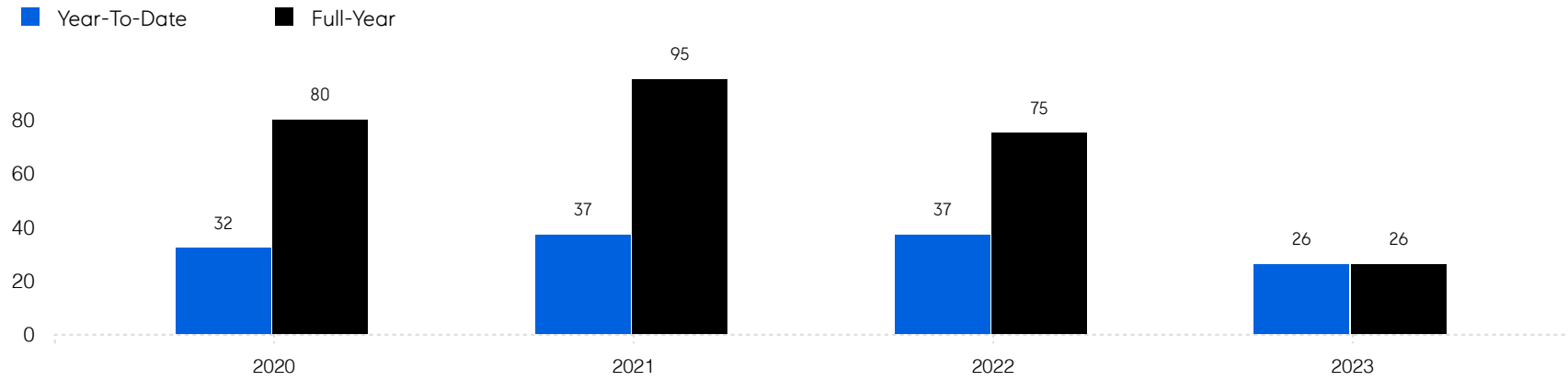
COMPASS

Colonia

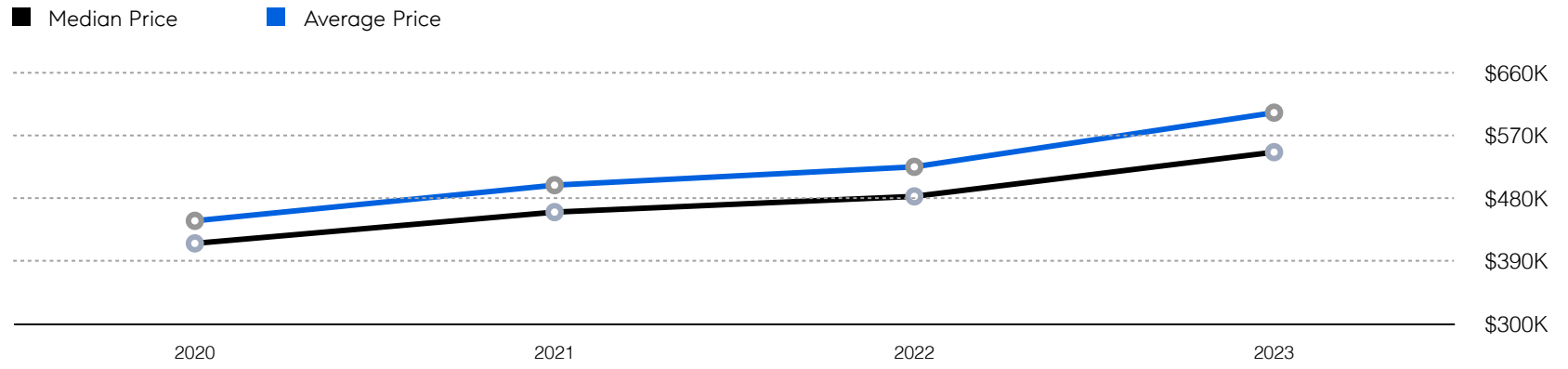
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	37	26	-29.7%
	SALES VOLUME	\$19,750,116	\$15,670,999	-20.7%
	MEDIAN PRICE	\$480,000	\$546,000	13.8%
	AVERAGE PRICE	\$533,787	\$602,731	12.9%
	AVERAGE DOM	39	36	-7.7%
	# OF CONTRACTS	37	26	-29.7%
	# NEW LISTINGS	56	29	-48.2%
Condo/Co-op/Townhouse	# OF 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%

Colonia

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Cranford Market Report

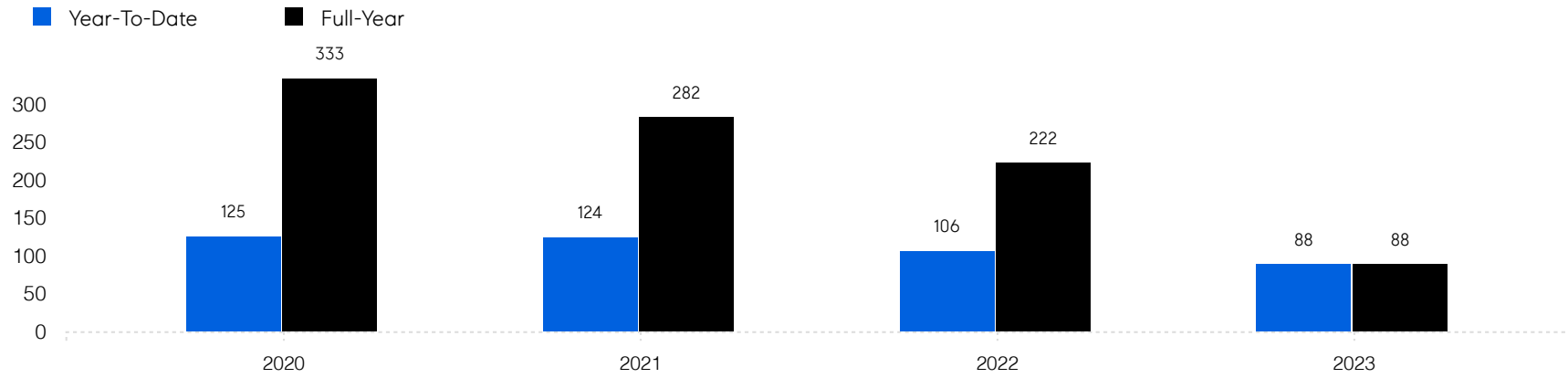
COMPASS

Cranford

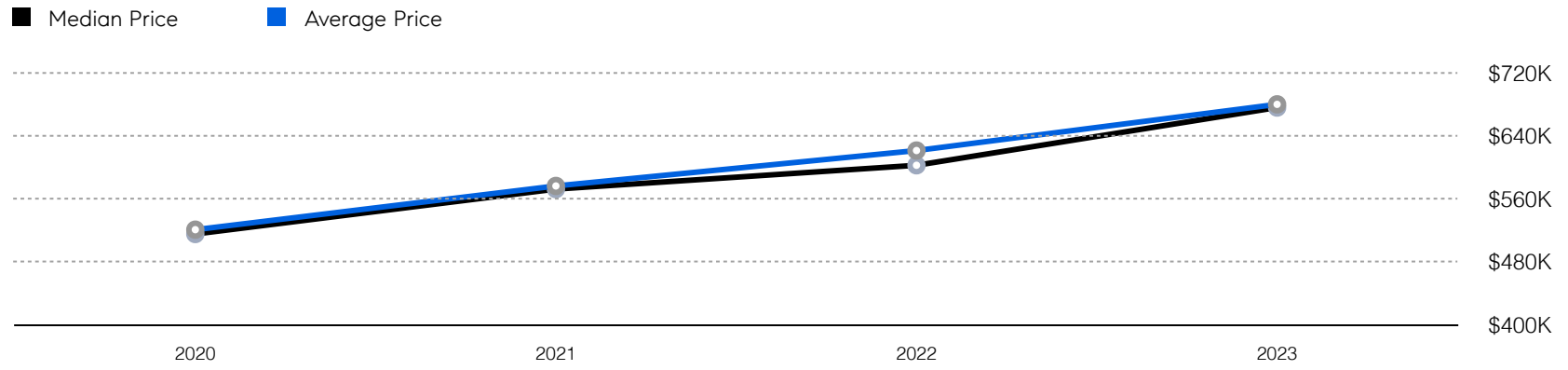
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	92	75	-18.5%
	SALES VOLUME	\$62,353,664	\$55,928,279	-10.3%
	MEDIAN PRICE	\$632,500	\$714,000	12.9%
	AVERAGE PRICE	\$677,757	\$745,710	10.0%
	AVERAGE DOM	21	20	-4.8%
	# OF CONTRACTS	109	100	-8.3%
	# NEW LISTINGS	137	120	-12.4%
Condo/Co-op/Townhouse	# OF SALES	14	13	-7.1%
	SALES VOLUME	\$4,022,800	\$3,917,250	-2.6%
	MEDIAN PRICE	\$280,000	\$270,000	-3.6%
	AVERAGE PRICE	\$287,343	\$301,327	4.9%
	AVERAGE DOM	19	25	31.6%
	# OF CONTRACTS	14	13	-7.1%
	# NEW LISTINGS	17	16	-5.9%

Cranford

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Cresskill Market Report

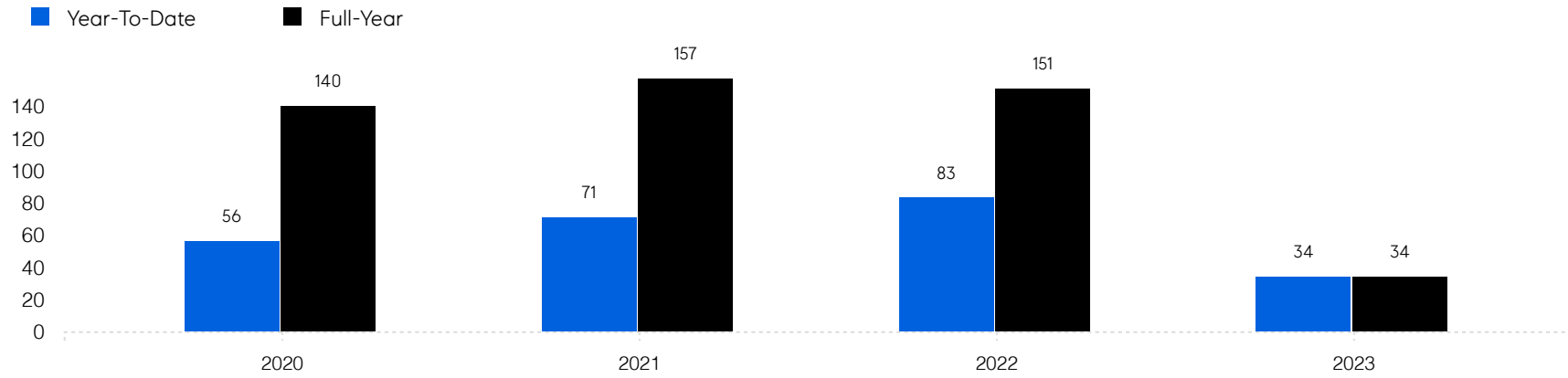
COMPASS

Cresskill

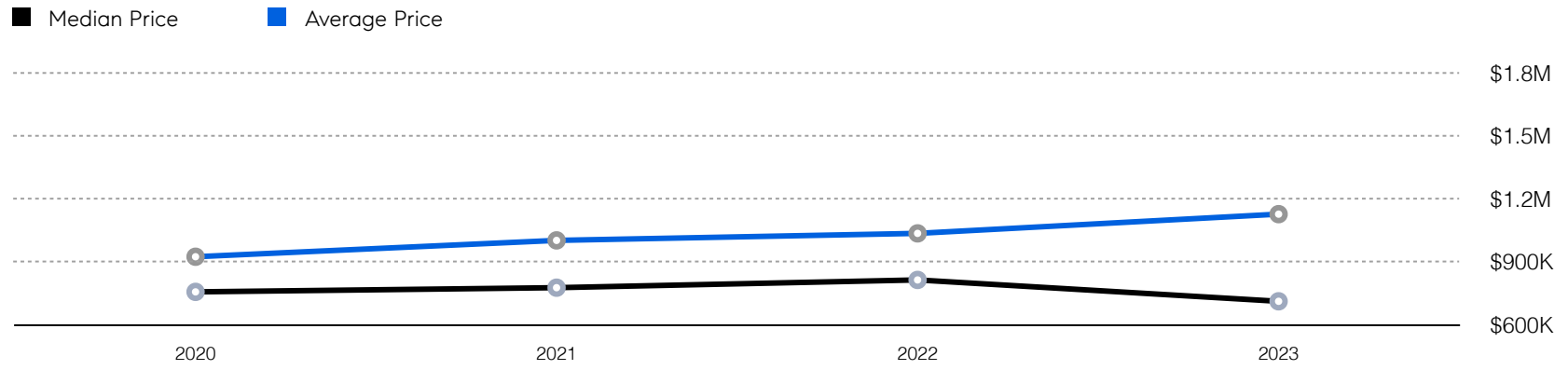
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	71	28	-60.6%
	SALES VOLUME	\$71,587,000	\$34,800,498	-51.4%
	MEDIAN PRICE	\$759,000	\$737,500	-2.8%
	AVERAGE PRICE	\$1,008,268	\$1,242,875	23.3%
	AVERAGE DOM	47	77	63.8%
	# OF CONTRACTS	82	41	-50.0%
	# NEW LISTINGS	101	51	-49.5%
Condo/Co-op/Townhouse	# OF SALES	12	6	-50.0%
	SALES VOLUME	\$9,022,498	\$3,485,000	-61.4%
	MEDIAN PRICE	\$848,750	\$562,500	-33.7%
	AVERAGE PRICE	\$751,875	\$580,833	-22.7%
	AVERAGE DOM	63	104	65.1%
	# OF CONTRACTS	13	5	-61.5%
	# NEW LISTINGS	21	8	-61.9%

Cresskill

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Demarest Market Report

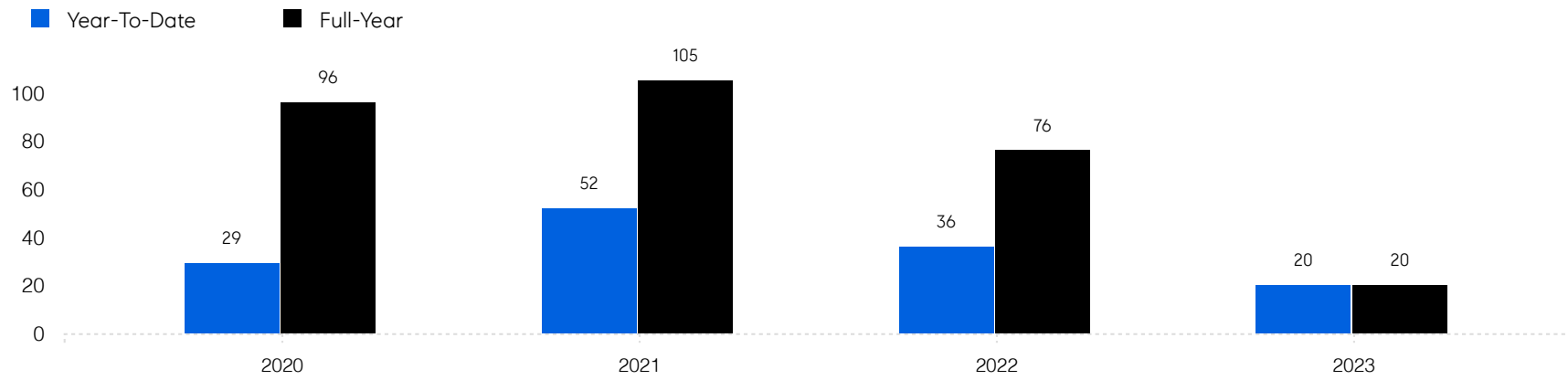
COMPASS

Demarest

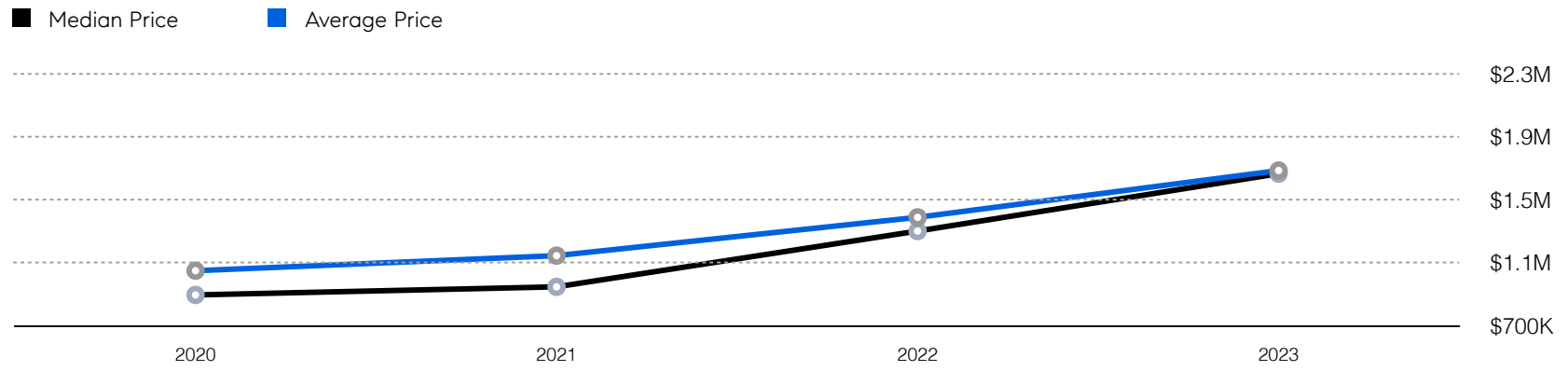
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	34	19	-44.1%
	SALES VOLUME	\$42,638,800	\$31,951,000	-25.1%
	MEDIAN PRICE	\$1,056,900	\$1,650,000	56.1%
	AVERAGE PRICE	\$1,254,082	\$1,681,632	34.1%
	AVERAGE DOM	33	89	169.7%
	# OF CONTRACTS	44	31	-29.5%
	# NEW LISTINGS	56	41	-26.8%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$3,885,000	\$1,750,000	-55.0%
	MEDIAN PRICE	\$1,942,500	\$1,750,000	-9.9%
	AVERAGE PRICE	\$1,942,500	\$1,750,000	-9.9%
	AVERAGE DOM	438	42	-90.4%
	# OF CONTRACTS	3	1	-66.7%
	# NEW LISTINGS	2	1	-50.0%

Demarest

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Denville Market Report

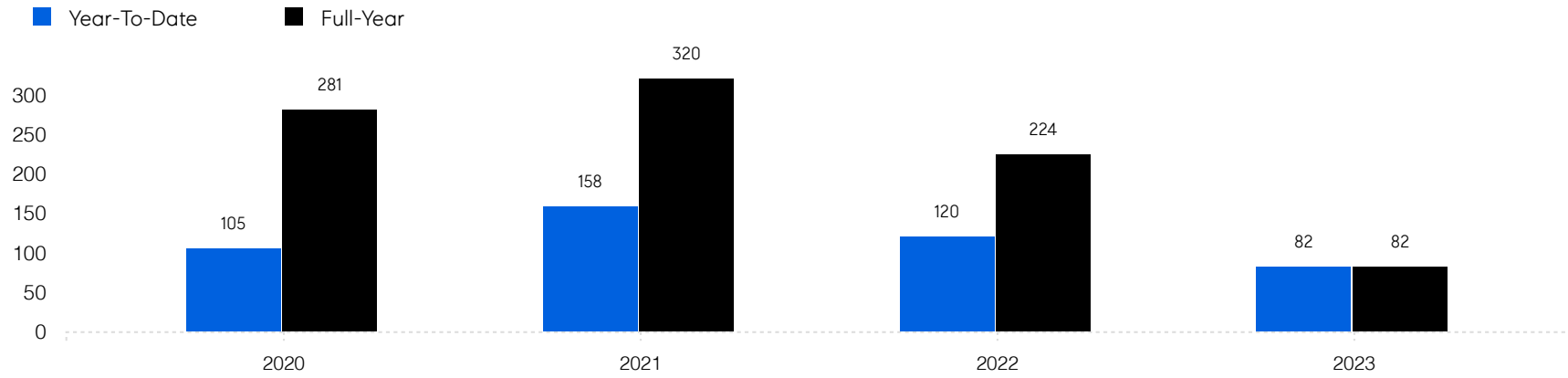
COMPASS

Denville

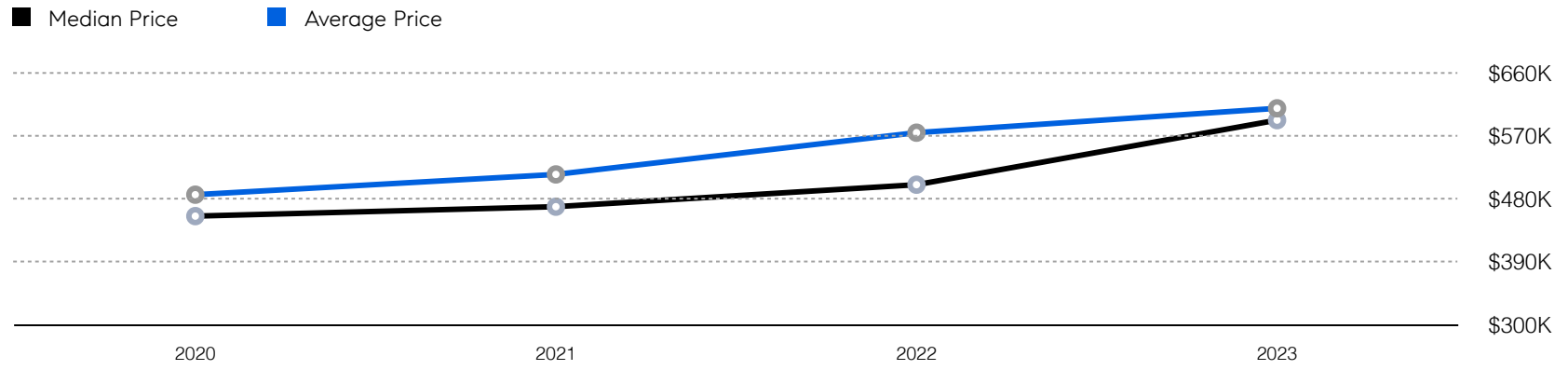
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	97	64	-34.0%
	SALES VOLUME	\$58,626,788	\$41,037,701	-30.0%
	MEDIAN PRICE	\$540,000	\$600,000	11.1%
	AVERAGE PRICE	\$604,400	\$641,214	6.1%
	AVERAGE DOM	34	32	-5.9%
	# OF CONTRACTS	102	80	-21.6%
	# NEW LISTINGS	148	82	-44.6%
Condo/Co-op/Townhouse	# OF SALES	23	18	-21.7%
	SALES VOLUME	\$9,522,751	\$8,931,687	-6.2%
	MEDIAN PRICE	\$405,000	\$481,889	19.0%
	AVERAGE PRICE	\$414,033	\$496,205	19.8%
	AVERAGE DOM	26	14	-46.2%
	# OF CONTRACTS	19	28	47.4%
	# NEW LISTINGS	22	33	50.0%

Denville

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Dumont Market Report

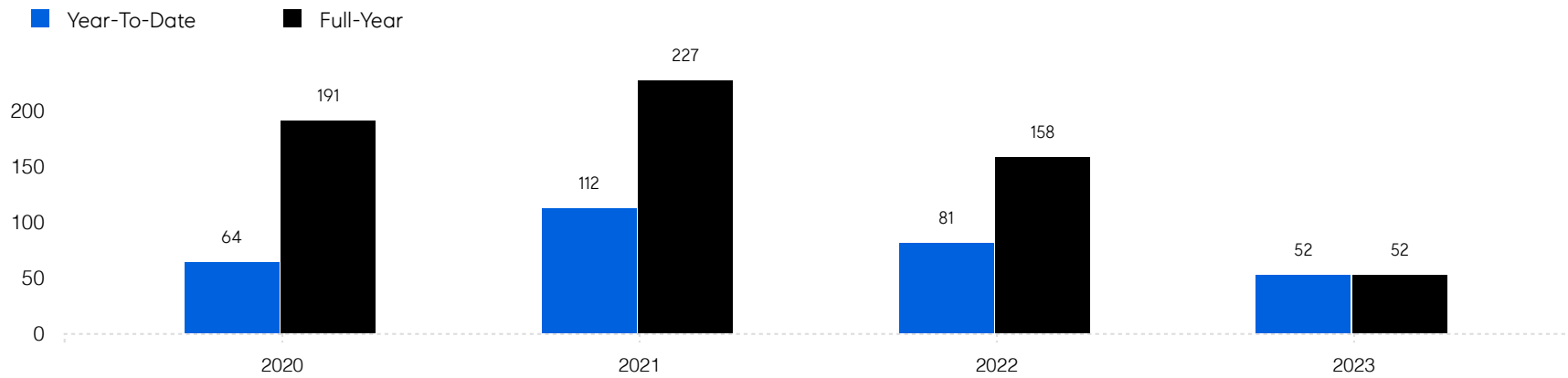
COMPASS

Dumont

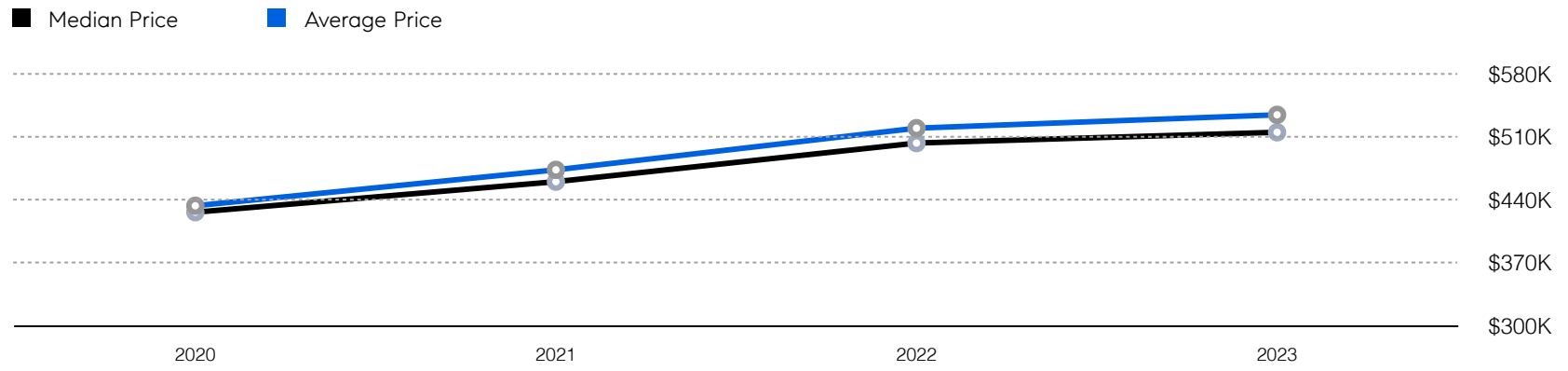
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	81	52	-35.8%
	SALES VOLUME	\$43,720,300	\$27,791,325	-36.4%
	MEDIAN PRICE	\$512,000	\$515,000	0.6%
	AVERAGE PRICE	\$539,757	\$534,449	-1.0%
	AVERAGE DOM	25	29	16.0%
	# OF CONTRACTS	92	78	-15.2%
	# NEW LISTINGS	106	80	-24.5%
Condo/Co-op/Townhouse	# OF 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%

Dumont

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

East Hanover Market Report

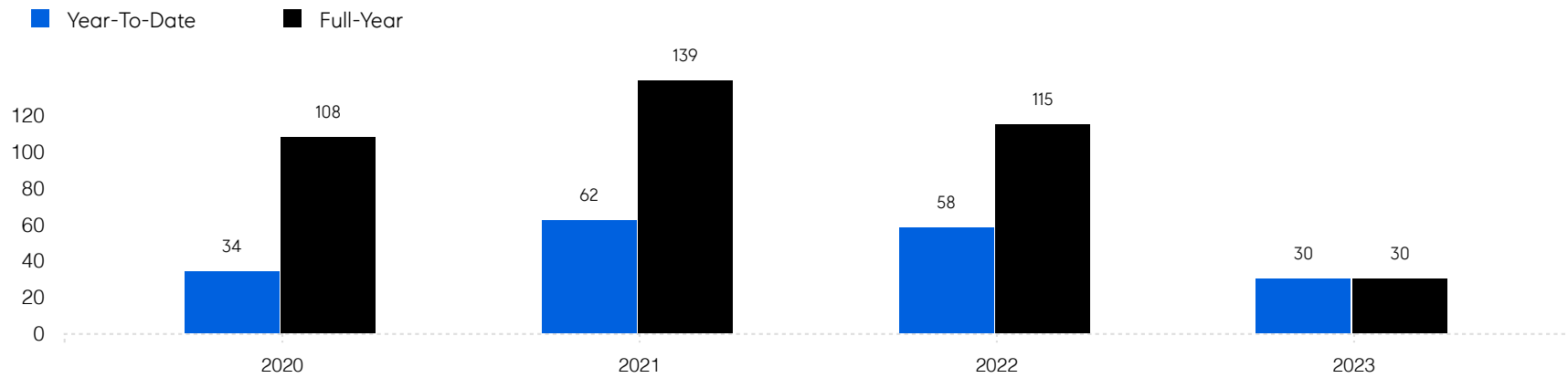
COMPASS

East Hanover

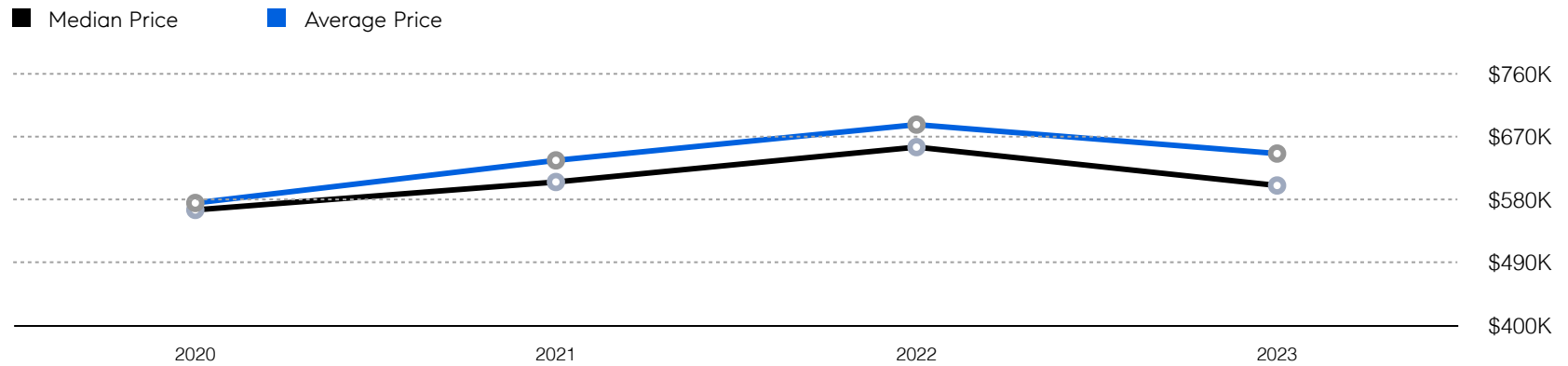
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	43	22	-48.8%
	SALES VOLUME	\$32,705,300	\$15,437,200	-52.8%
	MEDIAN PRICE	\$700,000	\$665,000	-5.0%
	AVERAGE PRICE	\$760,588	\$701,691	-7.7%
	AVERAGE DOM	20	32	60.0%
	# OF CONTRACTS	47	23	-51.1%
	# NEW LISTINGS	60	39	-35.0%
Condo/Co-op/Townhouse	# OF SALES	15	8	-46.7%
	SALES VOLUME	\$7,151,911	\$3,935,000	-45.0%
	MEDIAN PRICE	\$535,000	\$530,000	-0.9%
	AVERAGE PRICE	\$476,794	\$491,875	3.2%
	AVERAGE DOM	23	19	-17.4%
	# OF CONTRACTS	15	10	-33.3%
	# NEW LISTINGS	17	10	-41.2%

East Hanover

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

East Orange Market Report

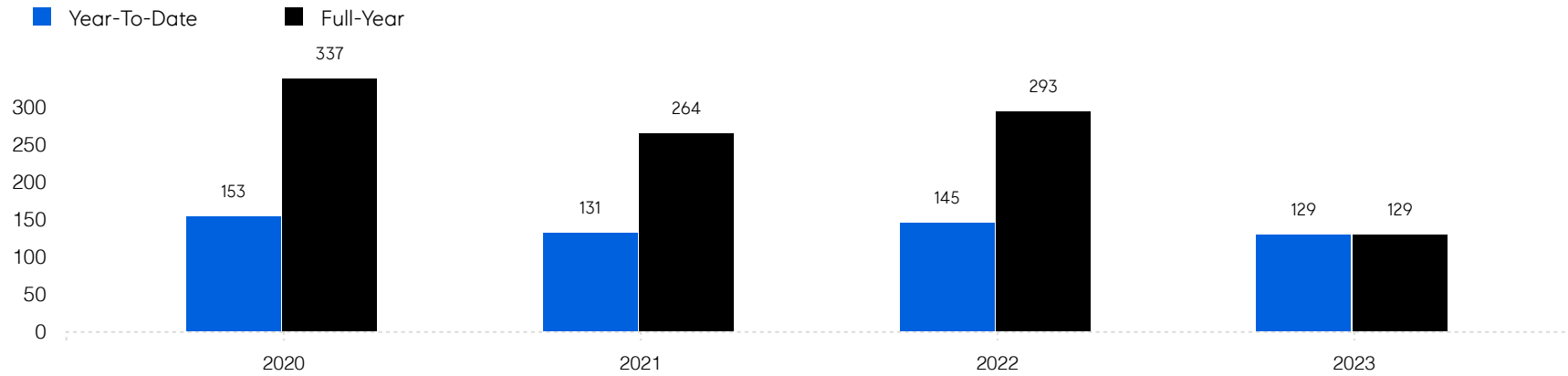
COMPASS

East Orange

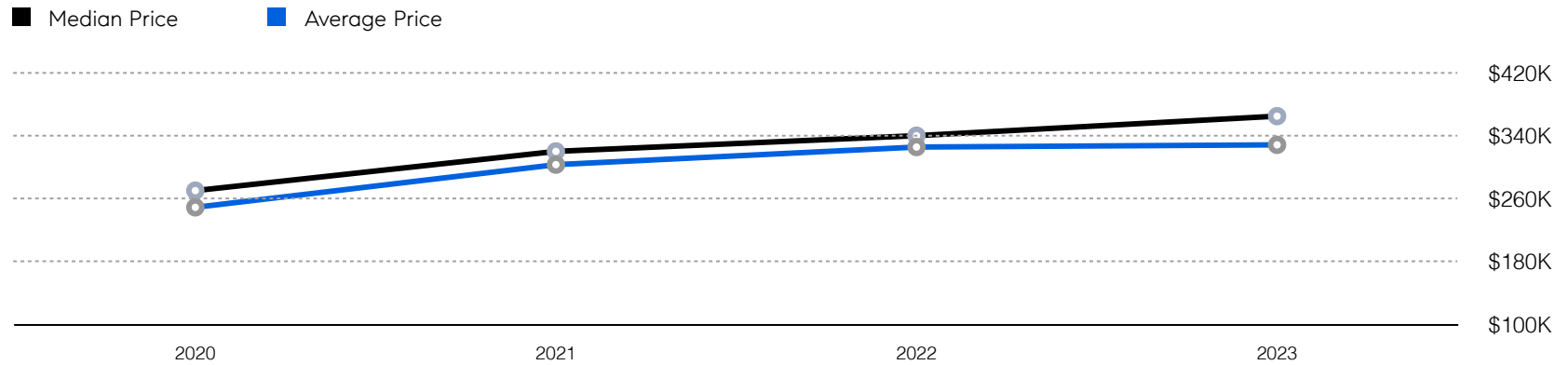
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	113	91	-19.5%
	SALES VOLUME	\$38,752,238	\$35,791,299	-7.6%
	MEDIAN PRICE	\$350,000	\$400,000	14.3%
	AVERAGE PRICE	\$342,940	\$393,311	14.7%
	AVERAGE DOM	42	64	52.4%
	# OF CONTRACTS	101	117	15.8%
	# NEW LISTINGS	201	142	-29.4%
Condo/Co-op/Townhouse	# OF SALES	32	38	18.8%
	SALES VOLUME	\$5,873,500	\$6,562,250	11.7%
	MEDIAN PRICE	\$169,000	\$162,500	-3.8%
	AVERAGE PRICE	\$183,547	\$172,691	-5.9%
	AVERAGE DOM	63	52	-17.5%
	# OF CONTRACTS	32	43	34.4%
	# NEW LISTINGS	47	49	4.3%

East Orange

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Edgewater Market Report

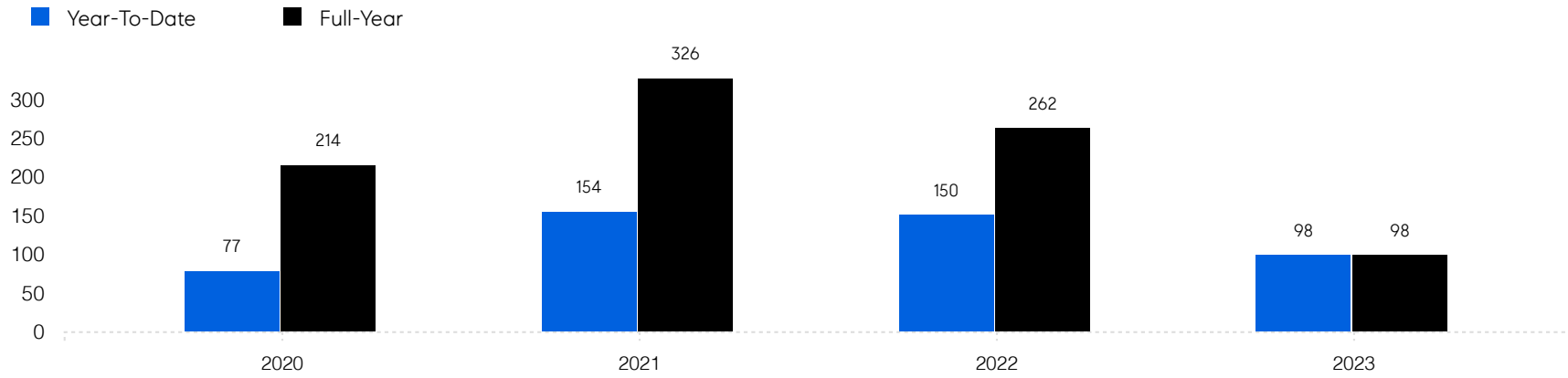
COMPASS

Edgewater

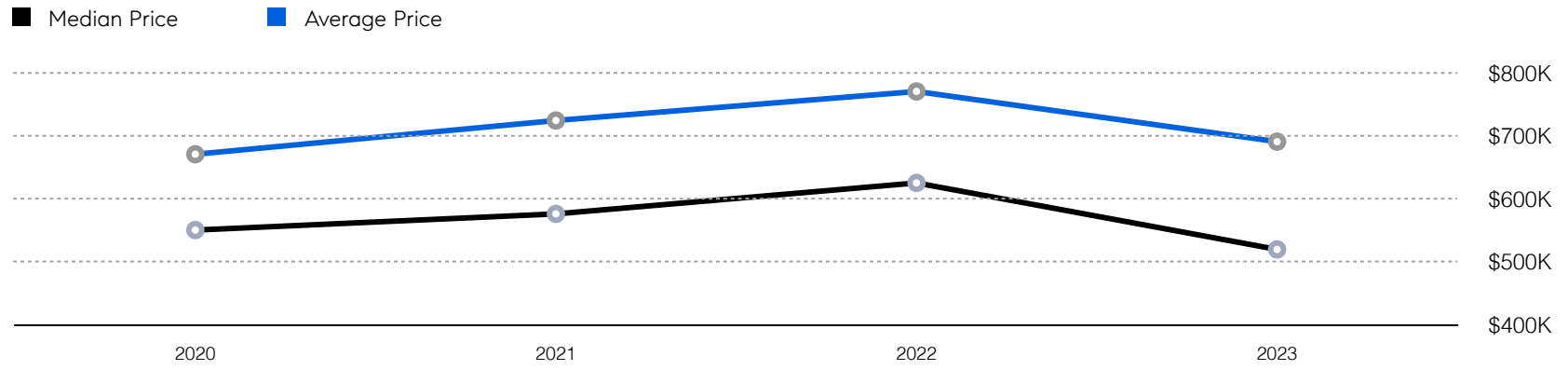
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$6,543,000	\$3,795,000	-42.0%
	MEDIAN PRICE	\$905,000	\$817,500	-9.7%
	AVERAGE PRICE	\$934,714	\$948,750	1.5%
	AVERAGE DOM	81	46	-43.2%
	# OF CONTRACTS	6	7	16.7%
	# NEW LISTINGS	17	19	11.8%
Condo/Co-op/Townhouse	# OF SALES	143	94	-34.3%
	SALES VOLUME	\$105,920,400	\$63,893,100	-39.7%
	MEDIAN PRICE	\$600,000	\$512,500	-14.6%
	AVERAGE PRICE	\$740,702	\$679,714	-8.2%
	AVERAGE DOM	75	71	-5.3%
	# OF CONTRACTS	151	135	-10.6%
	# NEW LISTINGS	231	171	-26.0%

Edgewater

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Elizabeth Market Report

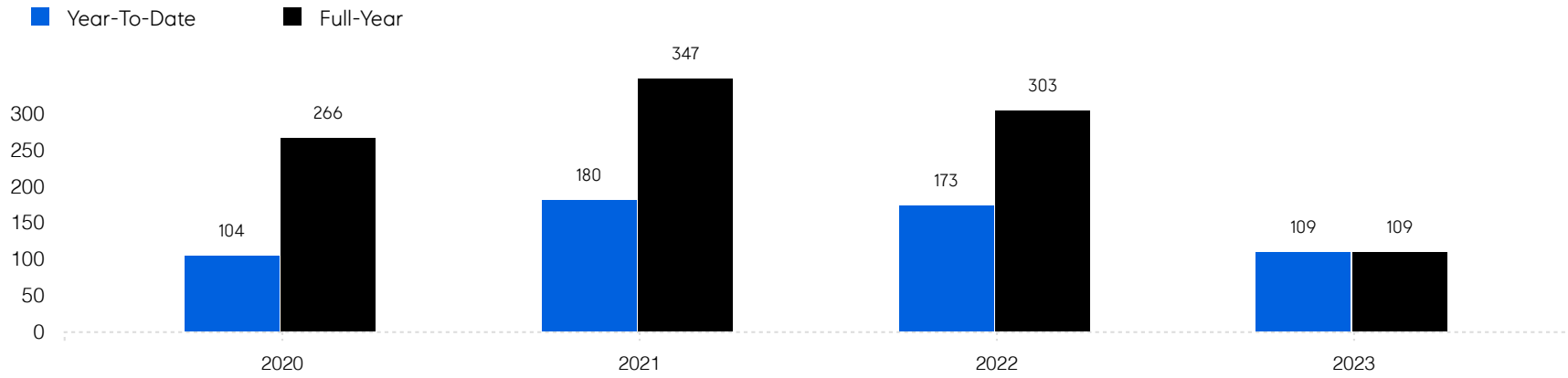
COMPASS

Elizabeth

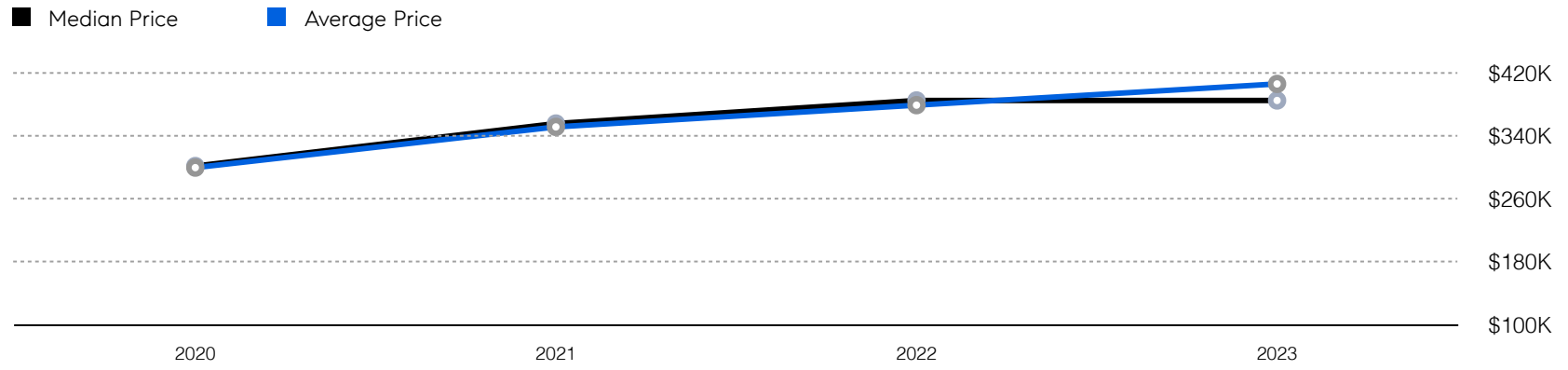
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	134	82	-38.8%
	SALES VOLUME	\$54,505,905	\$36,902,000	-32.3%
	MEDIAN PRICE	\$400,000	\$432,500	8.1%
	AVERAGE PRICE	\$406,760	\$450,024	10.6%
	AVERAGE DOM	48	45	-6.2%
	# OF CONTRACTS	110	93	-15.5%
	# NEW LISTINGS	177	119	-32.8%
Condo/Co-op/Townhouse	# OF SALES	39	27	-30.8%
	SALES VOLUME	\$8,546,196	\$7,357,100	-13.9%
	MEDIAN PRICE	\$225,000	\$270,000	20.0%
	AVERAGE PRICE	\$219,133	\$272,485	24.3%
	AVERAGE DOM	56	43	-23.2%
	# OF CONTRACTS	34	35	2.9%
	# NEW LISTINGS	53	48	-9.4%

Elizabeth

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Elmwood Park Market Report

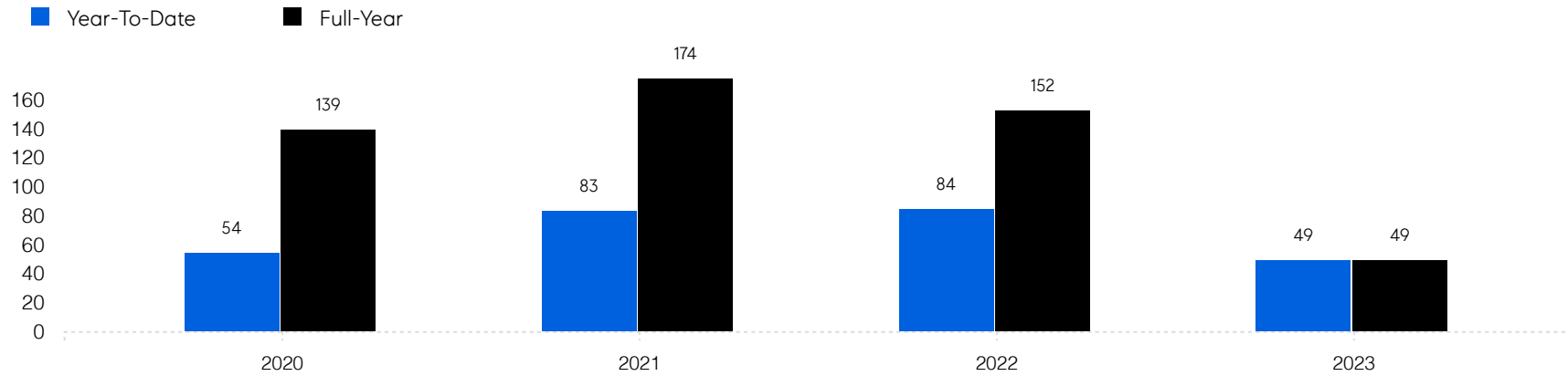
COMPASS

Elmwood Park

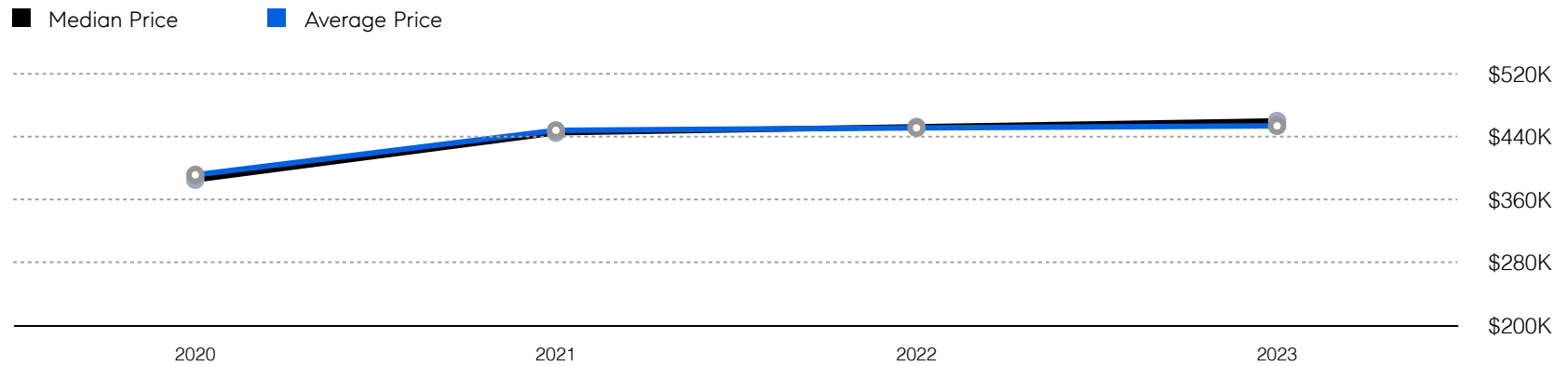
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	71	44	-38.0%
	SALES VOLUME	\$33,494,700	\$21,038,000	-37.2%
	MEDIAN PRICE	\$460,000	\$466,000	1.3%
	AVERAGE PRICE	\$471,756	\$478,136	1.4%
	AVERAGE DOM	42	39	-7.1%
	# OF CONTRACTS	92	56	-39.1%
	# NEW LISTINGS	89	53	-40.4%
Condo/Co-op/Townhouse	# OF SALES	13	5	-61.5%
	SALES VOLUME	\$4,080,800	\$1,196,000	-70.7%
	MEDIAN PRICE	\$340,000	\$305,000	-10.3%
	AVERAGE PRICE	\$313,908	\$239,200	-23.8%
	AVERAGE DOM	44	66	50.0%
	# OF CONTRACTS	13	8	-38.5%
	# NEW LISTINGS	16	7	-56.2%

Elmwood Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Emerson Market Report

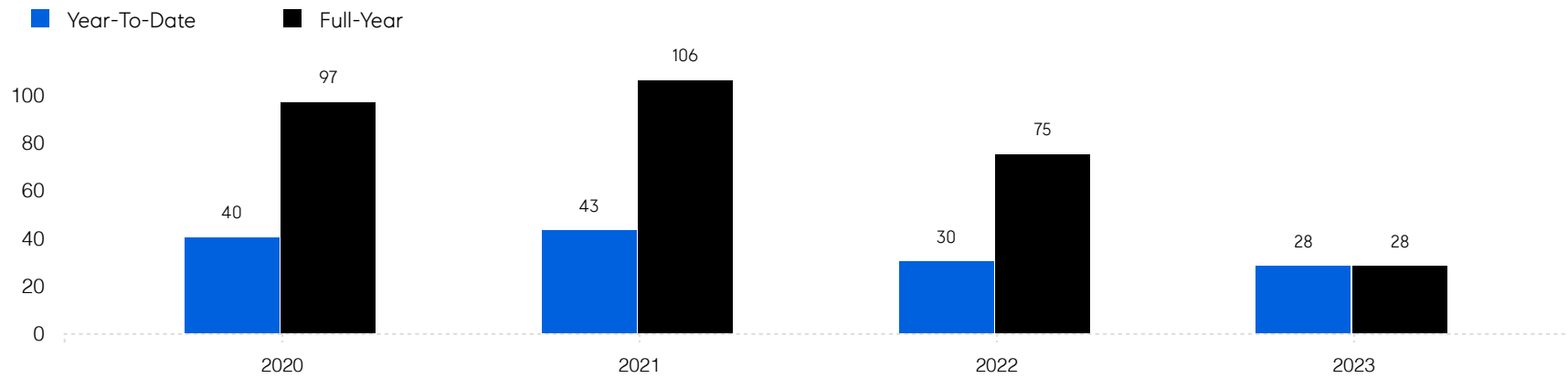
COMPASS

Emerson

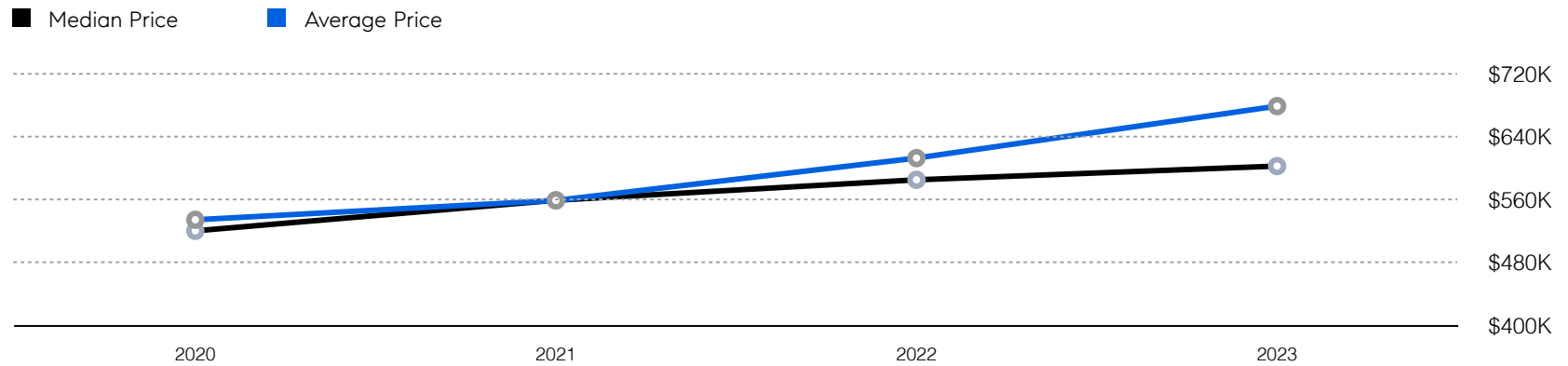
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	28	27	-3.6%
	SALES VOLUME	\$17,404,450	\$18,624,000	7.0%
	MEDIAN PRICE	\$590,000	\$610,000	3.4%
	AVERAGE PRICE	\$621,588	\$689,778	11.0%
	AVERAGE DOM	22	29	31.8%
	# OF CONTRACTS	32	32	0.0%
	# NEW LISTINGS	40	37	-7.5%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$735,000	\$385,000	-47.6%
	MEDIAN PRICE	\$367,500	\$385,000	4.8%
	AVERAGE PRICE	\$367,500	\$385,000	4.8%
	AVERAGE DOM	28	139	396.4%
	# OF CONTRACTS	4	4	0.0%
	# NEW LISTINGS	3	3	0.0%

Emerson

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Englewood Market Report

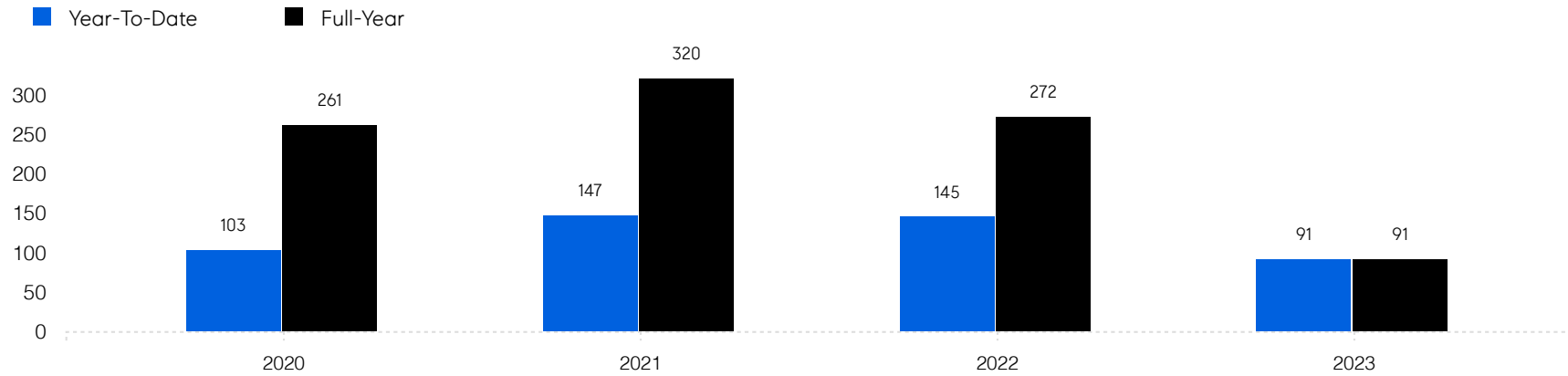
COMPASS

Englewood

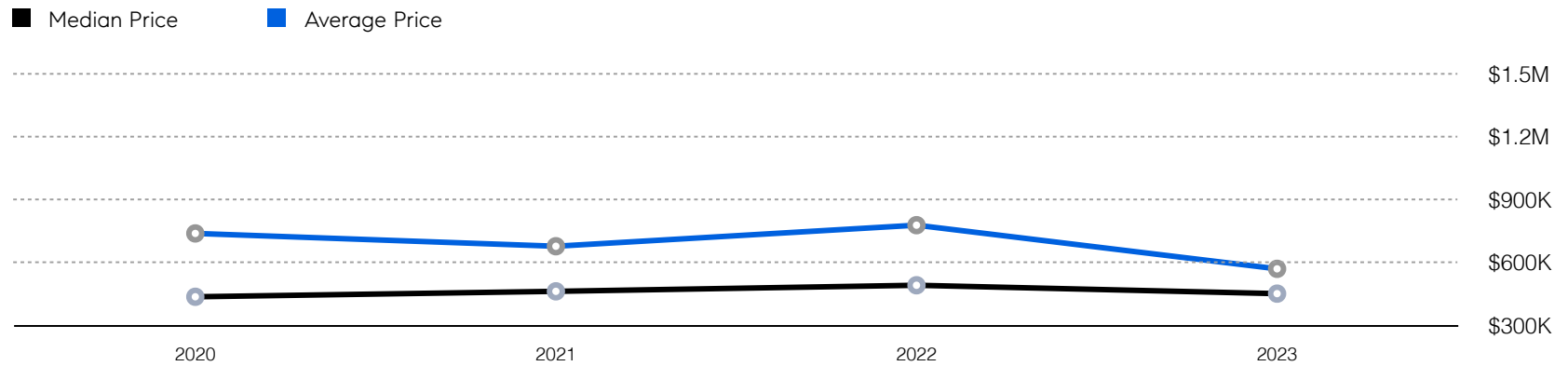
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	76	44	-42.1%
	SALES VOLUME	\$83,951,500	\$34,676,500	-58.7%
	MEDIAN PRICE	\$660,000	\$559,000	-15.3%
	AVERAGE PRICE	\$1,104,625	\$788,102	-28.7%
	AVERAGE DOM	52	49	-5.8%
	# OF CONTRACTS	97	58	-40.2%
	# NEW LISTINGS	121	67	-44.6%
Condo/Co-op/Townhouse	# OF SALES	69	47	-31.9%
	SALES VOLUME	\$29,374,900	\$17,057,400	-41.9%
	MEDIAN PRICE	\$360,000	\$330,000	-8.3%
	AVERAGE PRICE	\$425,723	\$362,923	-14.8%
	AVERAGE DOM	53	35	-34.0%
	# OF CONTRACTS	81	59	-27.2%
	# NEW LISTINGS	78	63	-19.2%

Englewood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Englewood Cliffs Market Report

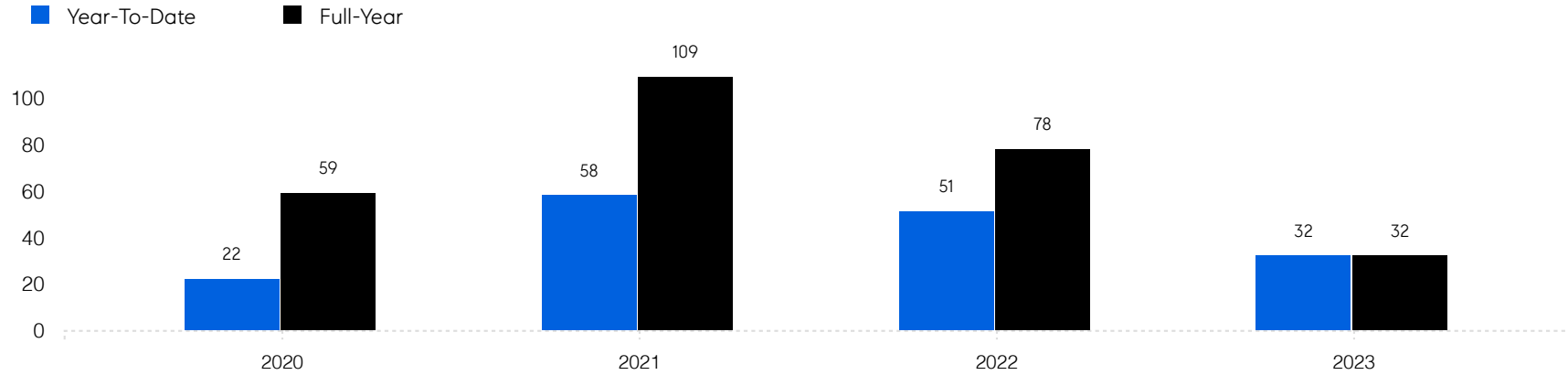
COMPASS

Englewood Cliffs

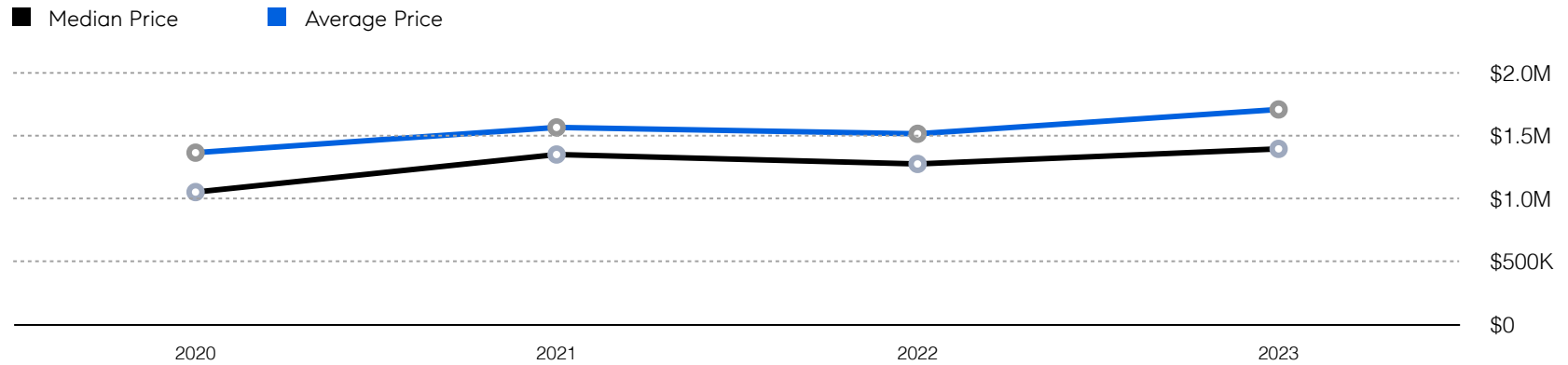
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	51	32	-37.3%
	SALES VOLUME	\$81,172,222	\$54,685,500	-32.6%
	MEDIAN PRICE	\$1,320,000	\$1,395,000	5.7%
	AVERAGE PRICE	\$1,591,612	\$1,708,922	7.4%
	AVERAGE DOM	57	86	50.9%
	# OF CONTRACTS	44	44	0.0%
	# NEW LISTINGS	61	51	-16.4%
Condo/Co-op/Townhouse	# 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%

Englewood Cliffs

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Essex Fells Market Report

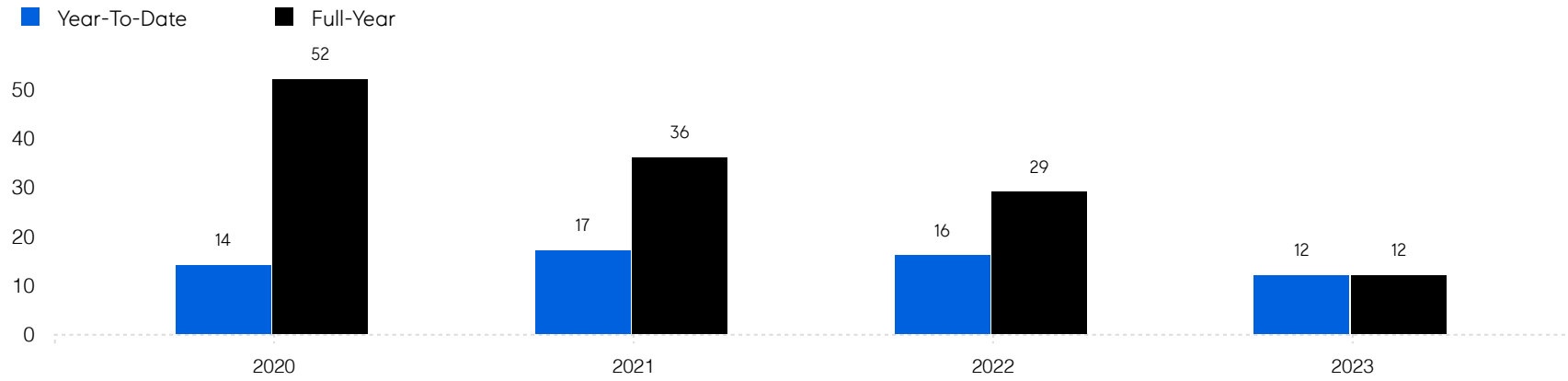
COMPASS

Essex Fells

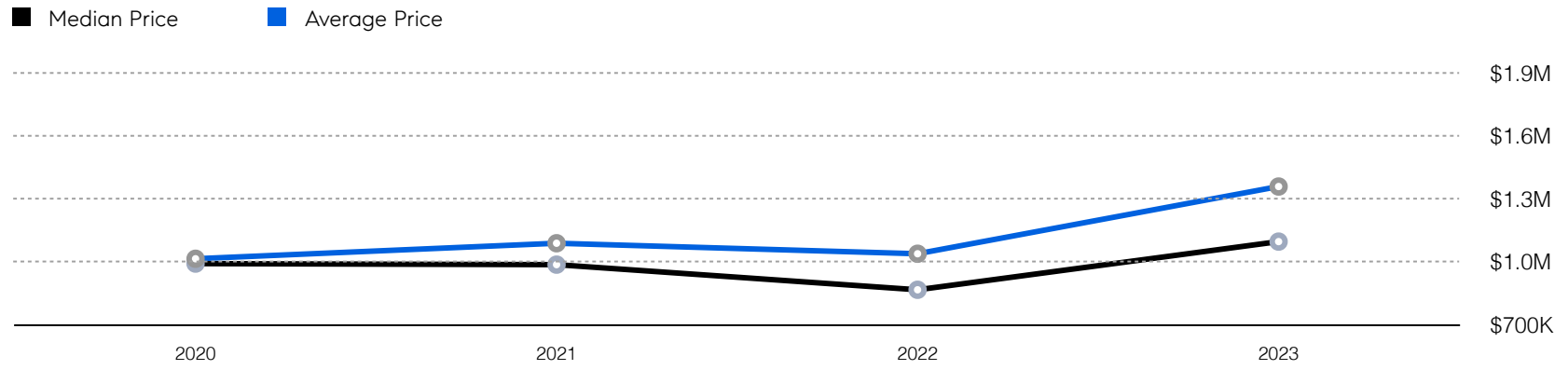
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	12	-20.0%
	SALES VOLUME	\$16,202,999	\$16,295,000	0.6%
	MEDIAN PRICE	\$999,999	\$1,095,000	9.5%
	AVERAGE PRICE	\$1,080,200	\$1,357,917	25.7%
	AVERAGE DOM	32	51	59.4%
	# OF CONTRACTS	17	18	5.9%
	# NEW LISTINGS	26	19	-26.9%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$545,000	-	-
	MEDIAN PRICE	\$545,000	-	-
	AVERAGE PRICE	\$545,000	-	-
	AVERAGE DOM	14	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	1	1	0.0%

Essex Fells

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Fair Lawn Market Report

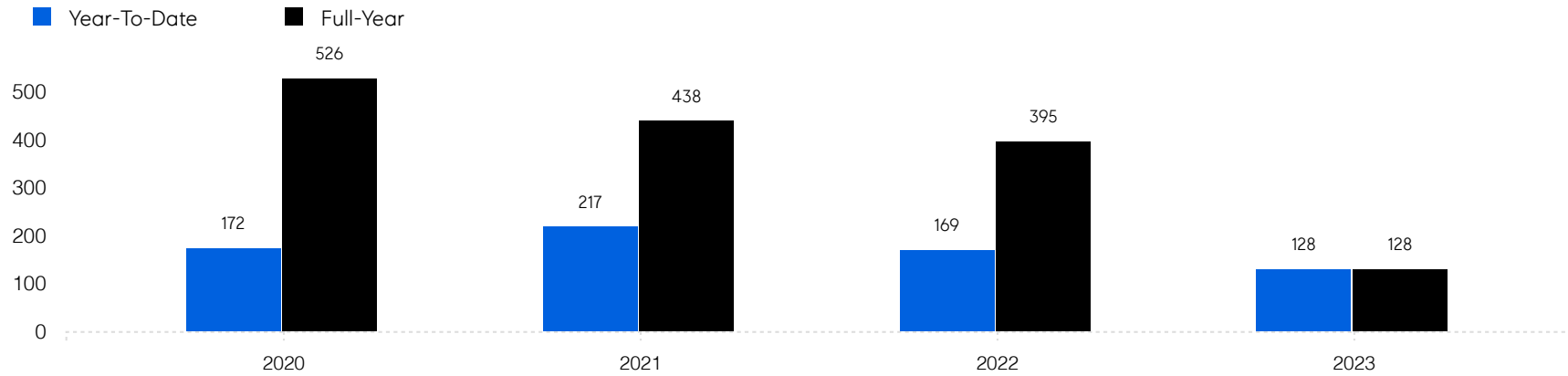
COMPASS

Fair Lawn

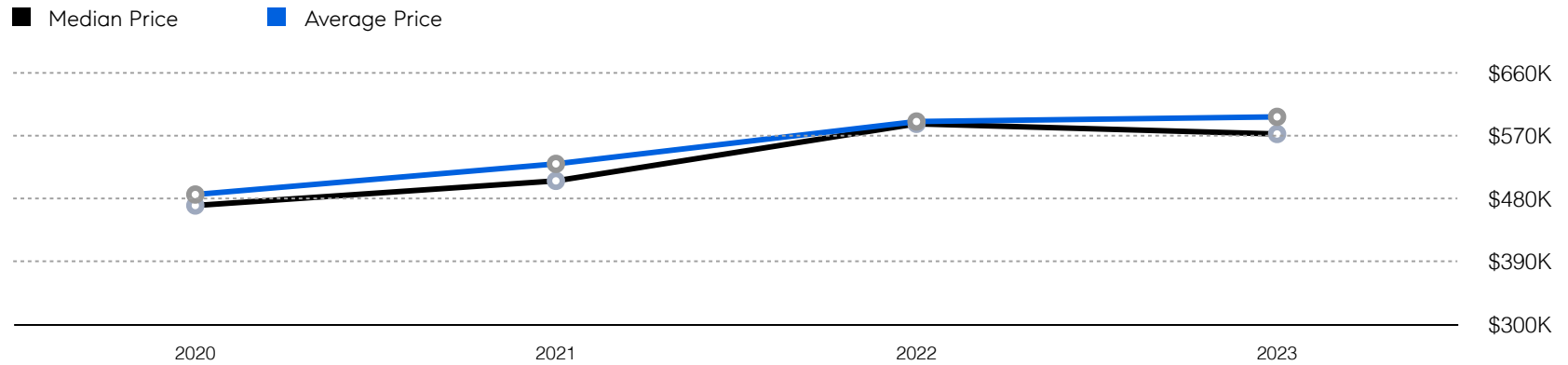
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	155	118	-23.9%
	SALES VOLUME	\$91,490,990	\$72,440,164	-20.8%
	MEDIAN PRICE	\$577,000	\$595,050	3.1%
	AVERAGE PRICE	\$590,264	\$613,900	4.0%
	AVERAGE DOM	28	29	3.6%
	# OF CONTRACTS	194	155	-20.1%
	# NEW LISTINGS	248	173	-30.2%
Condo/Co-op/Townhouse	# OF SALES	14	10	-28.6%
	SALES VOLUME	\$7,943,094	\$3,974,000	-50.0%
	MEDIAN PRICE	\$631,812	\$318,500	-49.6%
	AVERAGE PRICE	\$567,364	\$397,400	-30.0%
	AVERAGE DOM	33	55	66.7%
	# OF CONTRACTS	21	16	-23.8%
	# NEW LISTINGS	26	14	-46.2%

Fair Lawn

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Fairfield Market Report

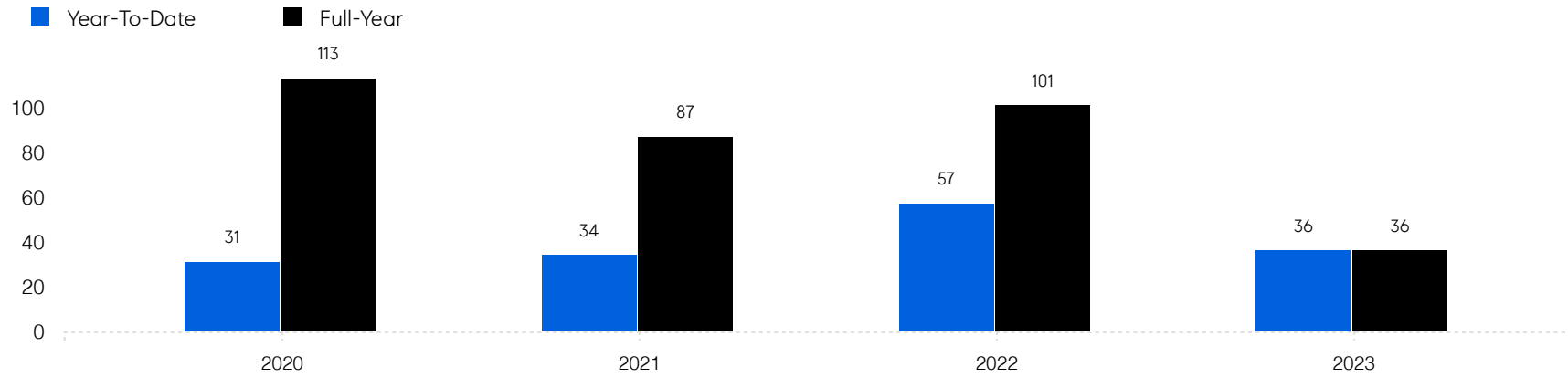
COMPASS

Fairfield

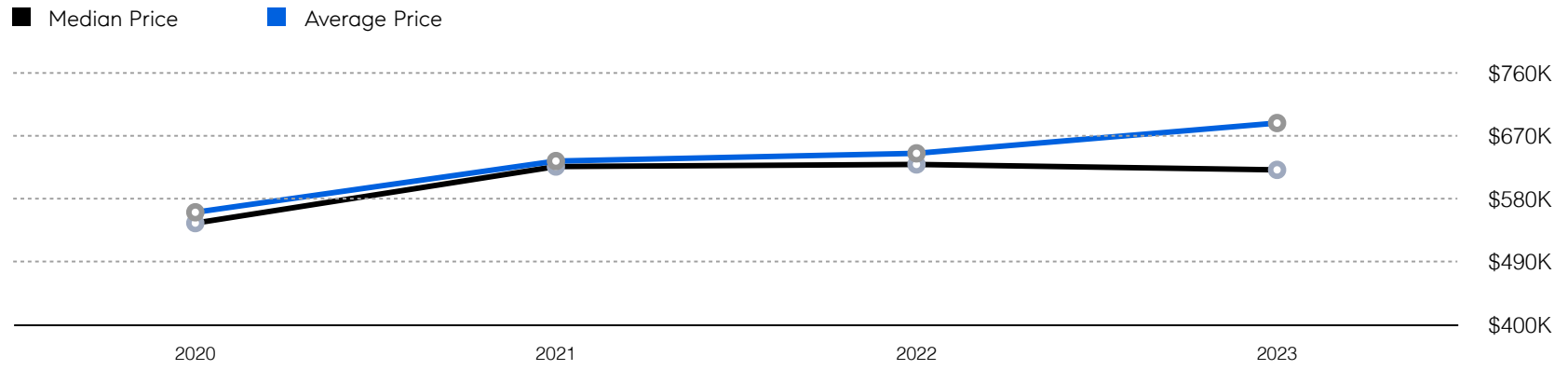
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	49	29	-40.8%
	SALES VOLUME	\$29,206,000	\$20,737,500	-29.0%
	MEDIAN PRICE	\$556,000	\$735,000	32.2%
	AVERAGE PRICE	\$596,041	\$715,086	20.0%
	AVERAGE DOM	39	45	15.4%
	# OF CONTRACTS	38	35	-7.9%
	# NEW LISTINGS	47	37	-21.3%
Condo/Co-op/Townhouse	# OF SALES	8	7	-12.5%
	SALES VOLUME	\$4,475,000	\$4,041,000	-9.7%
	MEDIAN PRICE	\$570,000	\$585,000	2.6%
	AVERAGE PRICE	\$559,375	\$577,286	3.2%
	AVERAGE DOM	37	62	67.6%
	# OF CONTRACTS	12	6	-50.0%
	# NEW LISTINGS	15	7	-53.3%

Fairfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Fairview Market Report

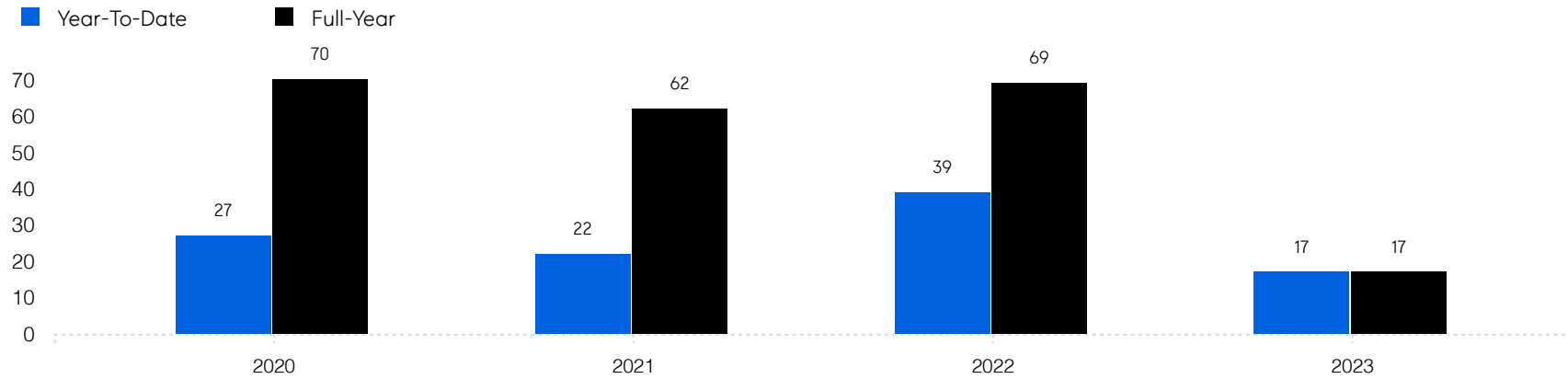
COMPASS

Fairview

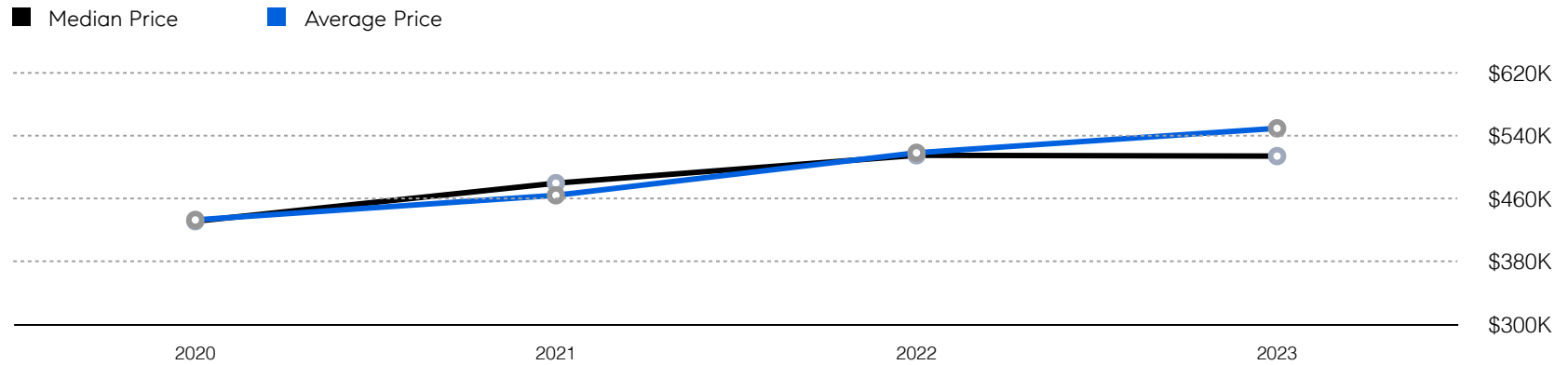
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	23	10	-56.5%
	SALES VOLUME	\$12,589,000	\$4,573,000	-63.7%
	MEDIAN PRICE	\$535,000	\$442,500	-17.3%
	AVERAGE PRICE	\$547,348	\$457,300	-16.5%
	AVERAGE DOM	75	34	-54.7%
	# OF CONTRACTS	24	12	-50.0%
	# NEW LISTINGS	24	16	-33.3%
Condo/Co-op/Townhouse	# OF SALES	16	7	-56.2%
	SALES VOLUME	\$7,139,800	\$4,767,000	-33.2%
	MEDIAN PRICE	\$417,500	\$840,000	101.2%
	AVERAGE PRICE	\$446,238	\$681,000	52.6%
	AVERAGE DOM	58	69	19.0%
	# OF CONTRACTS	18	7	-61.1%
	# NEW LISTINGS	31	7	-77.4%

Fairview

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Fanwood Market Report

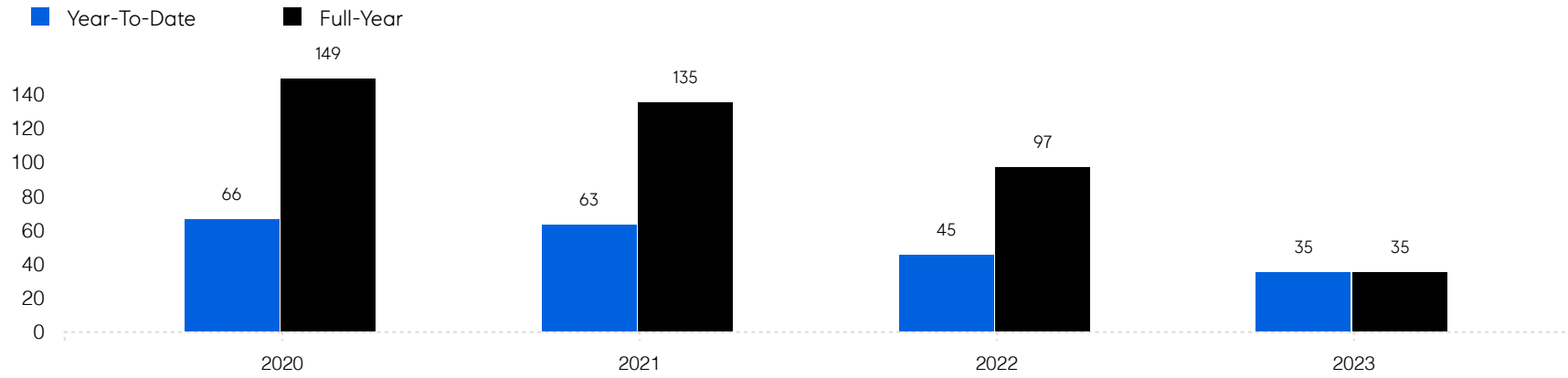
COMPASS

Fanwood

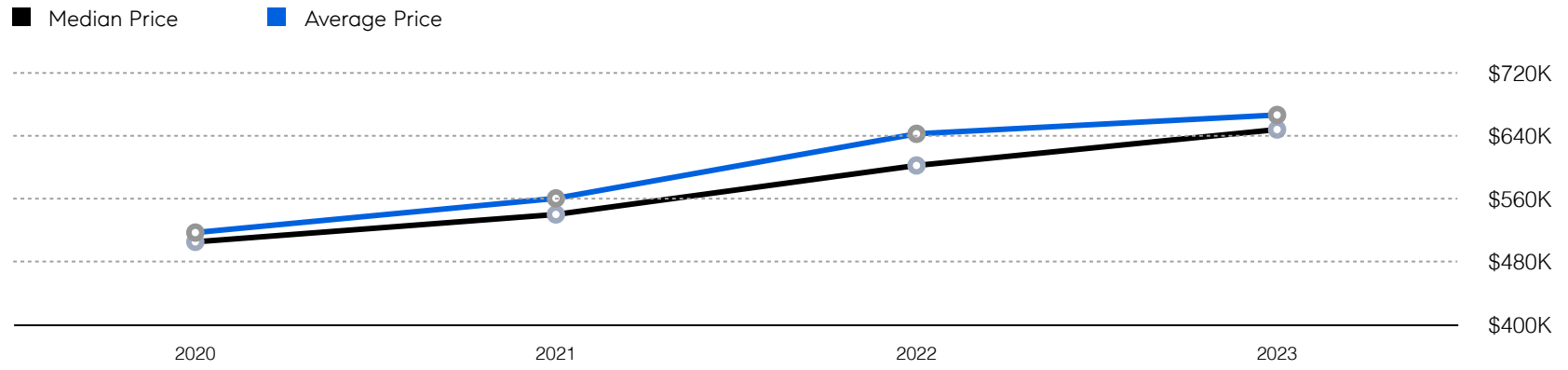
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	45	34	-24.4%
	SALES VOLUME	\$29,024,537	\$22,909,010	-21.1%
	MEDIAN PRICE	\$620,000	\$649,000	4.7%
	AVERAGE PRICE	\$644,990	\$673,794	4.5%
	AVERAGE DOM	18	27	50.0%
	# OF CONTRACTS	47	36	-23.4%
	# NEW LISTINGS	63	45	-28.6%
Condo/Co-op/Townhouse	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$420,000	-
	MEDIAN PRICE	-	\$420,000	-
	AVERAGE PRICE	-	\$420,000	-
	AVERAGE DOM	-	15	-
	# OF CONTRACTS	1	1	0.0%
	# NEW LISTINGS	1	1	0.0%

Fanwood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Far Hills Market Report

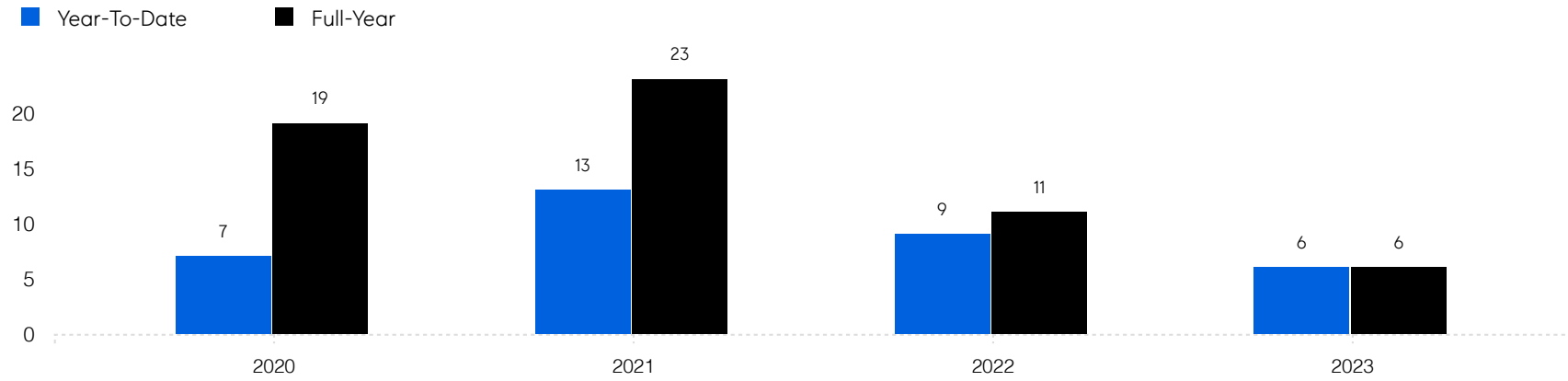
COMPASS

Far Hills

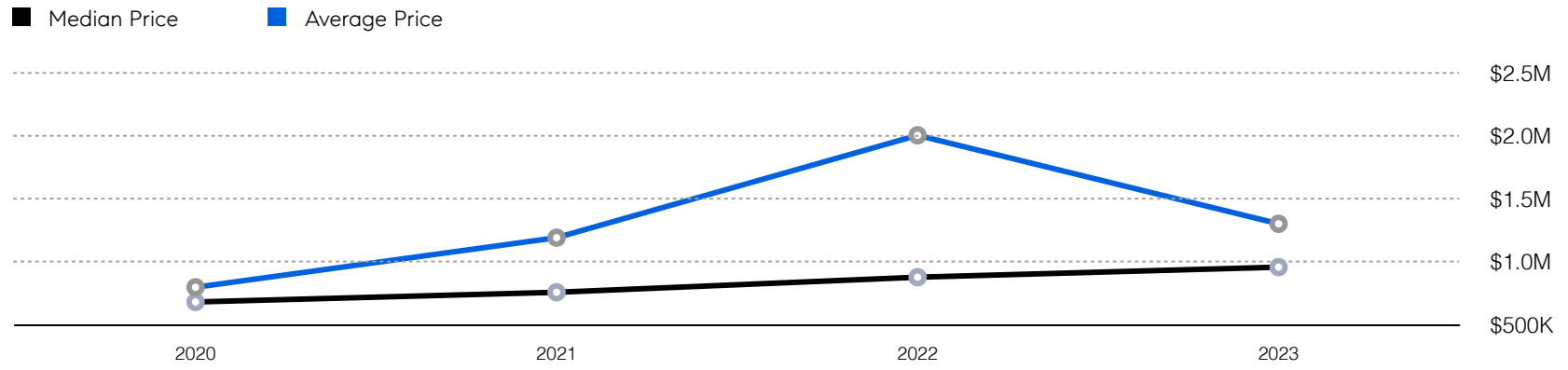
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	6	5	-16.7%
	SALES VOLUME	\$16,245,000	\$7,016,500	-56.8%
	MEDIAN PRICE	\$2,525,000	\$1,125,000	-55.4%
	AVERAGE PRICE	\$2,707,500	\$1,403,300	-48.2%
	AVERAGE DOM	106	38	-64.2%
	# OF CONTRACTS	3	5	66.7%
	# NEW LISTINGS	6	9	50.0%
Condo/Co-op/Townhouse	# OF SALES	3	1	-66.7%
	SALES VOLUME	\$2,245,000	\$785,000	-65.0%
	MEDIAN PRICE	\$750,000	\$785,000	4.7%
	AVERAGE PRICE	\$748,333	\$785,000	4.9%
	AVERAGE DOM	41	20	-51.2%
	# OF CONTRACTS	3	2	-33.3%
	# NEW LISTINGS	2	2	0.0%

Far Hills

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Flemington Market Report

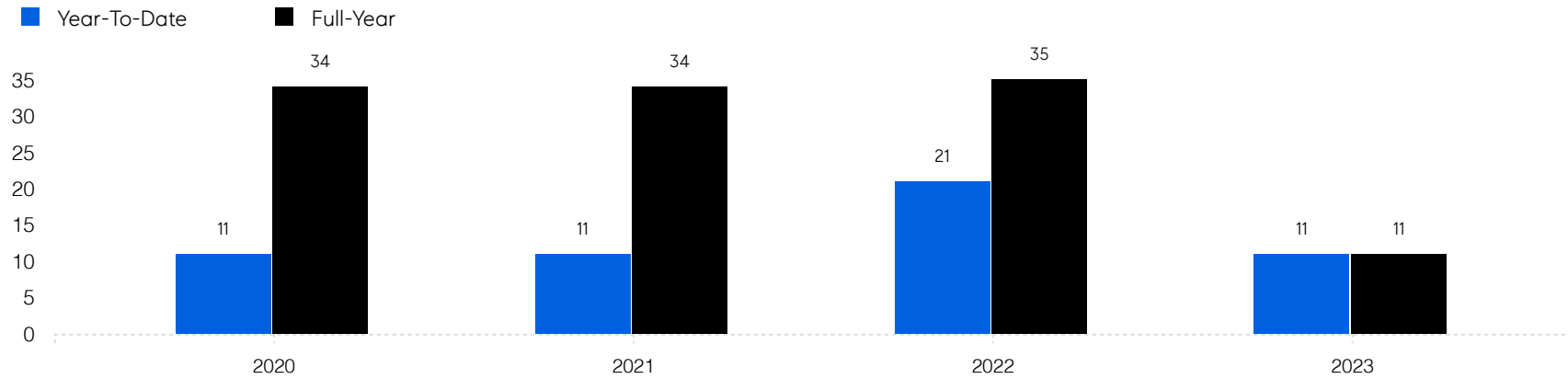
COMPASS

Flemington

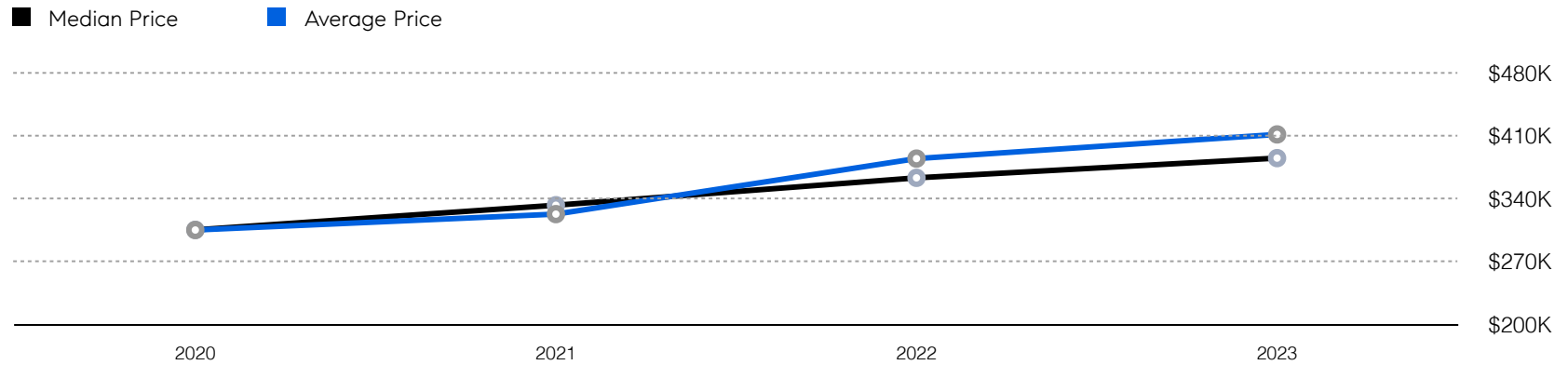
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	7	-53.3%
	SALES VOLUME	\$5,684,000	\$3,171,499	-44.2%
	MEDIAN PRICE	\$365,000	\$400,000	9.6%
	AVERAGE PRICE	\$378,933	\$453,071	19.6%
	AVERAGE DOM	38	39	2.6%
	# OF CONTRACTS	14	11	-21.4%
	# NEW LISTINGS	17	11	-35.3%
Condo/Co-op/Townhouse	# OF SALES	6	4	-33.3%
	SALES VOLUME	\$1,949,500	\$1,354,000	-30.5%
	MEDIAN PRICE	\$334,500	\$374,500	12.0%
	AVERAGE PRICE	\$324,917	\$338,500	4.2%
	AVERAGE DOM	42	17	-59.5%
	# OF CONTRACTS	4	5	25.0%
	# NEW LISTINGS	4	5	25.0%

Flemington

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Florham Park Market Report

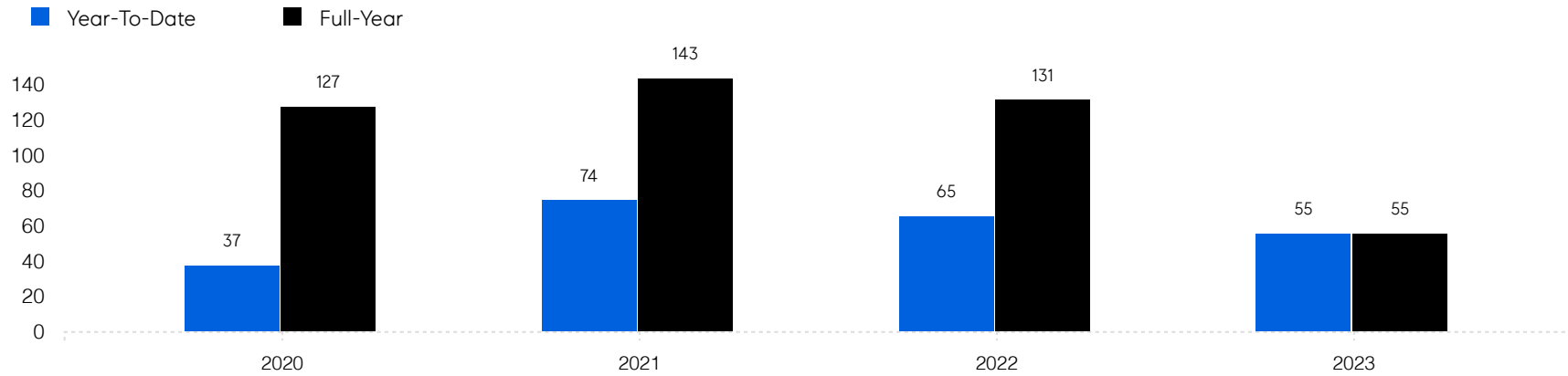
COMPASS

Florham Park

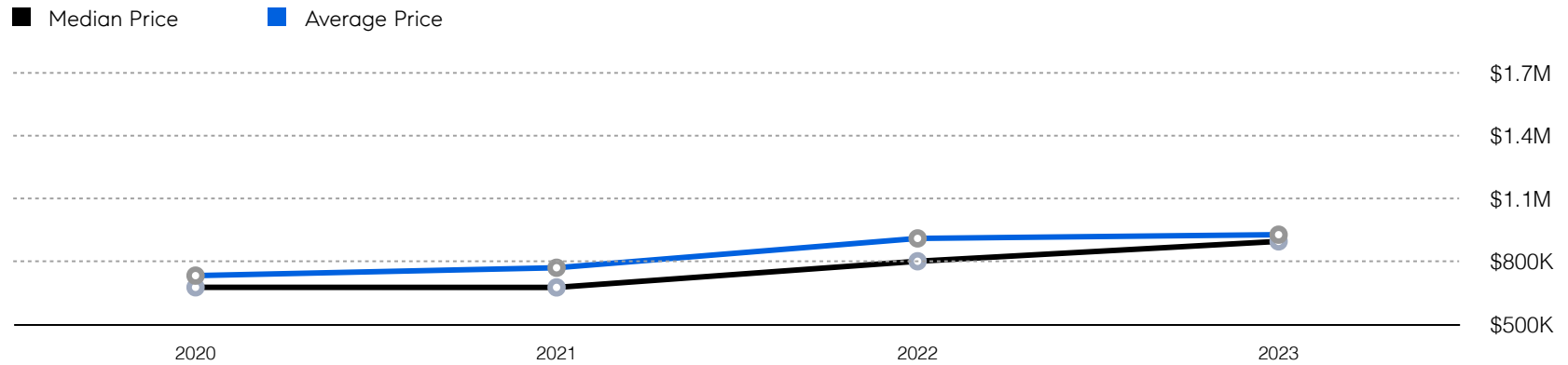
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	45	27	-40.0%
	SALES VOLUME	\$49,712,003	\$32,702,500	-34.2%
	MEDIAN PRICE	\$986,000	\$1,035,000	5.0%
	AVERAGE PRICE	\$1,104,711	\$1,211,204	9.6%
	AVERAGE DOM	30	57	90.0%
	# OF CONTRACTS	49	33	-32.7%
	# NEW LISTINGS	66	44	-33.3%
Condo/Co-op/Townhouse	# OF SALES	20	28	40.0%
	SALES VOLUME	\$12,965,378	\$18,280,011	41.0%
	MEDIAN PRICE	\$652,500	\$645,110	-1.1%
	AVERAGE PRICE	\$648,269	\$652,858	0.7%
	AVERAGE DOM	33	32	-3.0%
	# OF CONTRACTS	26	37	42.3%
	# NEW LISTINGS	34	42	23.5%

Florham Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Fort Lee Market Report

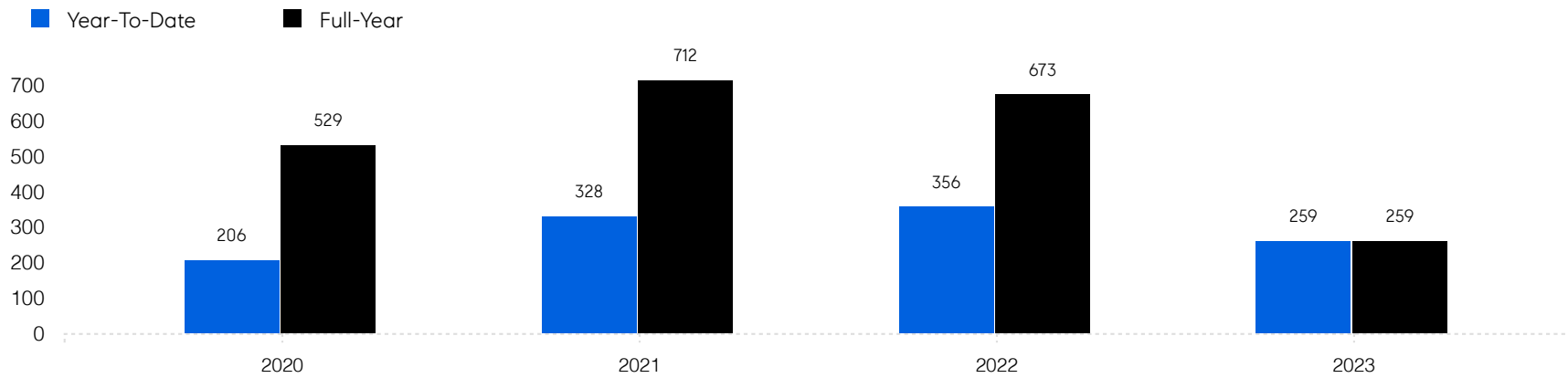
COMPASS

Fort Lee

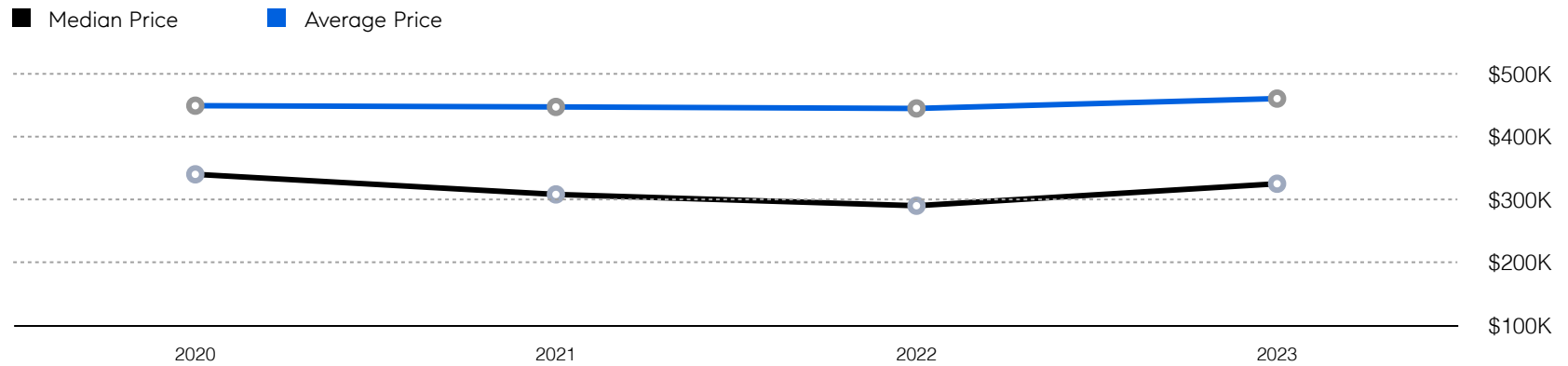
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	24	-40.0%
	SALES VOLUME	\$44,566,100	\$27,239,543	-38.9%
	MEDIAN PRICE	\$944,500	\$932,500	-1.3%
	AVERAGE PRICE	\$1,114,153	\$1,134,981	1.9%
	AVERAGE DOM	88	59	-33.0%
	# OF CONTRACTS	48	34	-29.2%
	# NEW LISTINGS	60	44	-26.7%
Condo/Co-op/Townhouse	# OF SALES	316	235	-25.6%
	SALES VOLUME	\$108,555,549	\$92,053,788	-15.2%
	MEDIAN PRICE	\$260,000	\$300,000	15.4%
	AVERAGE PRICE	\$343,530	\$391,718	14.0%
	AVERAGE DOM	86	69	-19.8%
	# OF CONTRACTS	384	300	-21.9%
	# NEW LISTINGS	457	344	-24.7%

Fort Lee

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Franklin Lakes Market Report

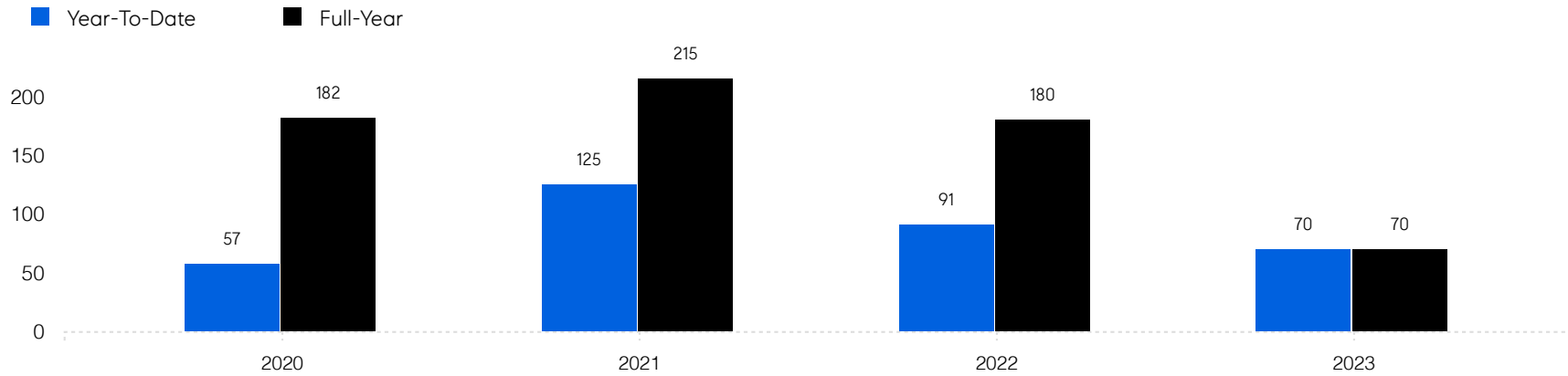
COMPASS

Franklin Lakes

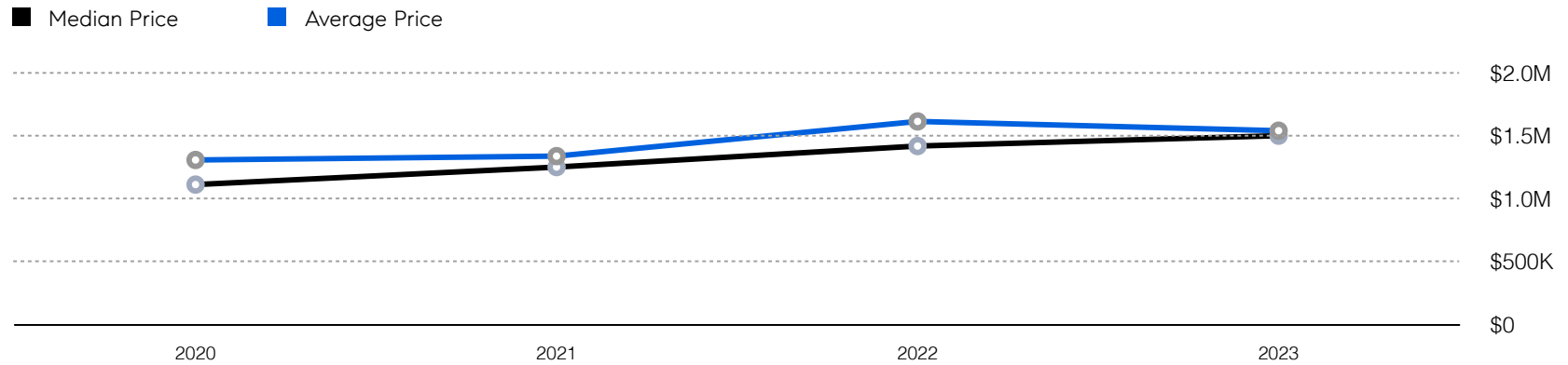
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	80	55	-31.2%
	SALES VOLUME	\$136,957,554	\$87,537,796	-36.1%
	MEDIAN PRICE	\$1,417,500	\$1,455,000	2.6%
	AVERAGE PRICE	\$1,711,969	\$1,591,596	-7.0%
	AVERAGE DOM	66	62	-6.1%
	# OF CONTRACTS	93	69	-25.8%
	# NEW LISTINGS	123	82	-33.3%
Condo/Co-op/Townhouse	# OF SALES	11	15	36.4%
	SALES VOLUME	\$15,865,388	\$20,243,438	27.6%
	MEDIAN PRICE	\$1,551,262	\$1,550,000	-0.1%
	AVERAGE PRICE	\$1,442,308	\$1,349,563	-6.4%
	AVERAGE DOM	120	32	-73.3%
	# OF CONTRACTS	11	12	9.1%
	# NEW LISTINGS	13	13	0.0%

Franklin Lakes

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Garfield City Market Report

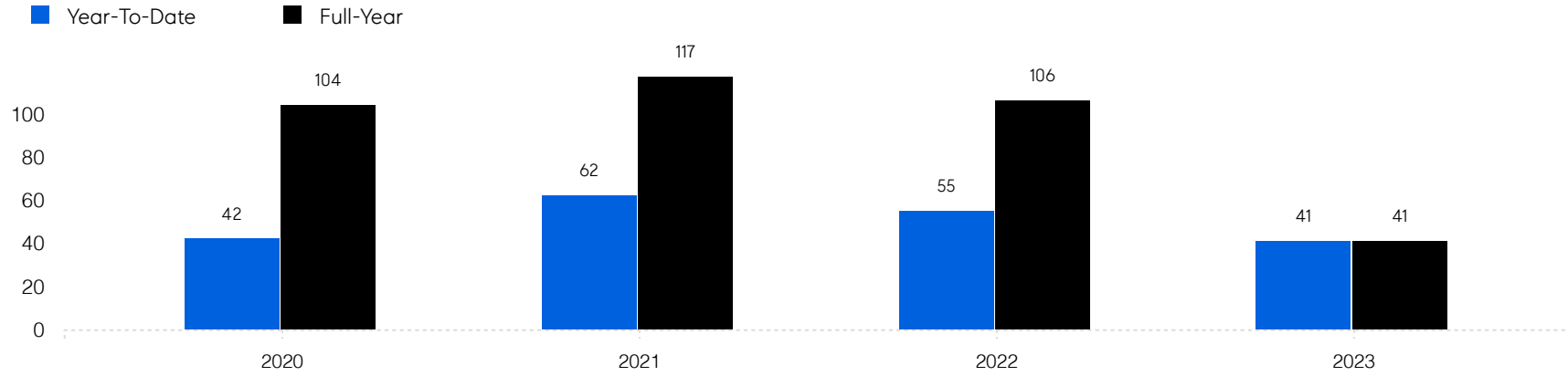
COMPASS

Garfield City

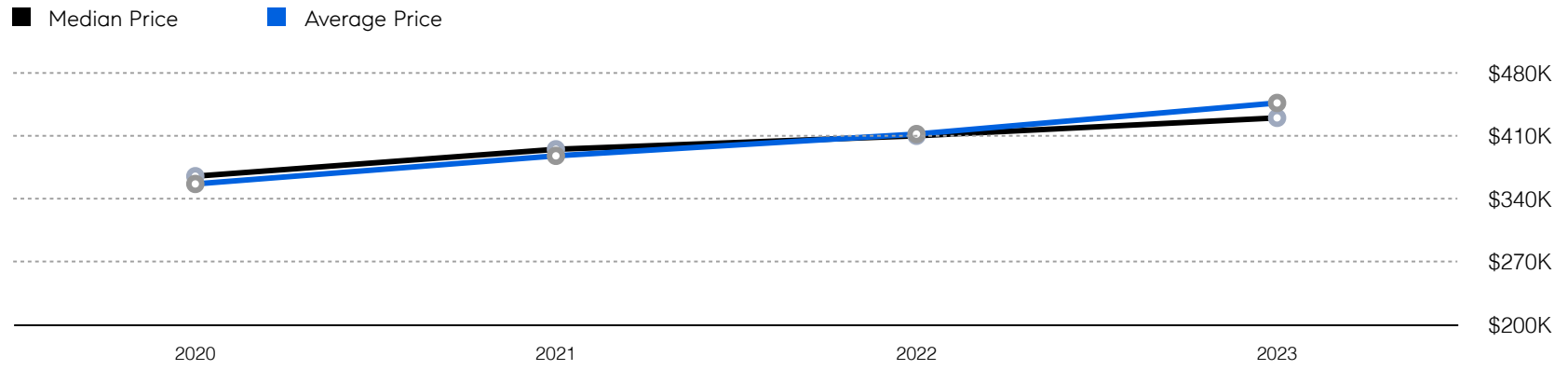
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	41	29	-29.3%
	SALES VOLUME	\$17,510,900	\$12,486,900	-28.7%
	MEDIAN PRICE	\$431,500	\$415,000	-3.8%
	AVERAGE PRICE	\$427,095	\$430,583	0.8%
	AVERAGE DOM	44	40	-9.1%
	# OF CONTRACTS	46	34	-26.1%
	# NEW LISTINGS	45	35	-22.2%
Condo/Co-op/Townhouse	# OF SALES	14	12	-14.3%
	SALES VOLUME	\$5,596,000	\$5,824,000	4.1%
	MEDIAN PRICE	\$417,000	\$477,000	14.4%
	AVERAGE PRICE	\$399,714	\$485,333	21.4%
	AVERAGE DOM	47	36	-23.4%
	# OF CONTRACTS	15	15	0.0%
	# NEW LISTINGS	16	12	-25.0%

Garfield City

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Garwood Market Report

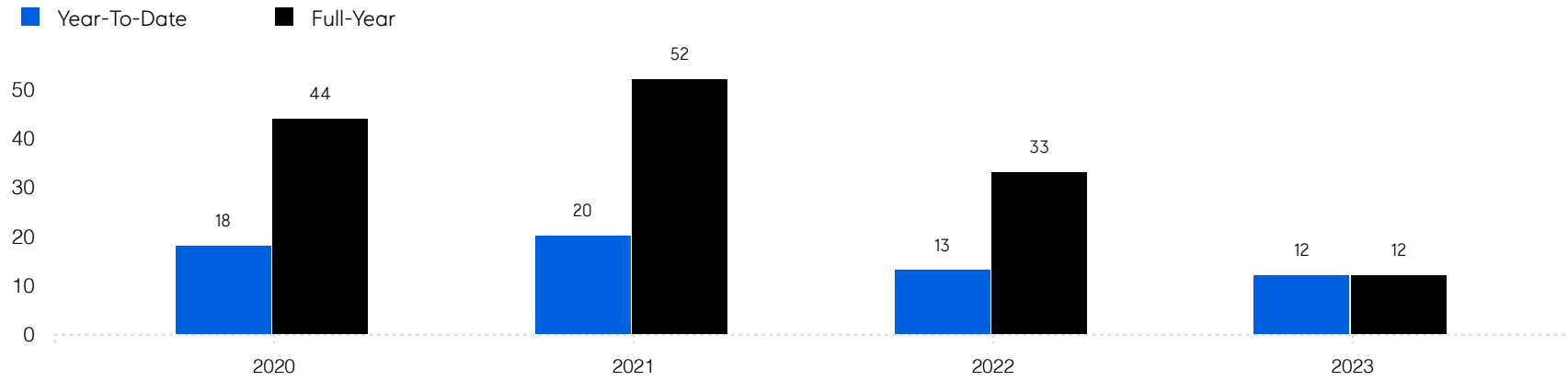
COMPASS

Garwood

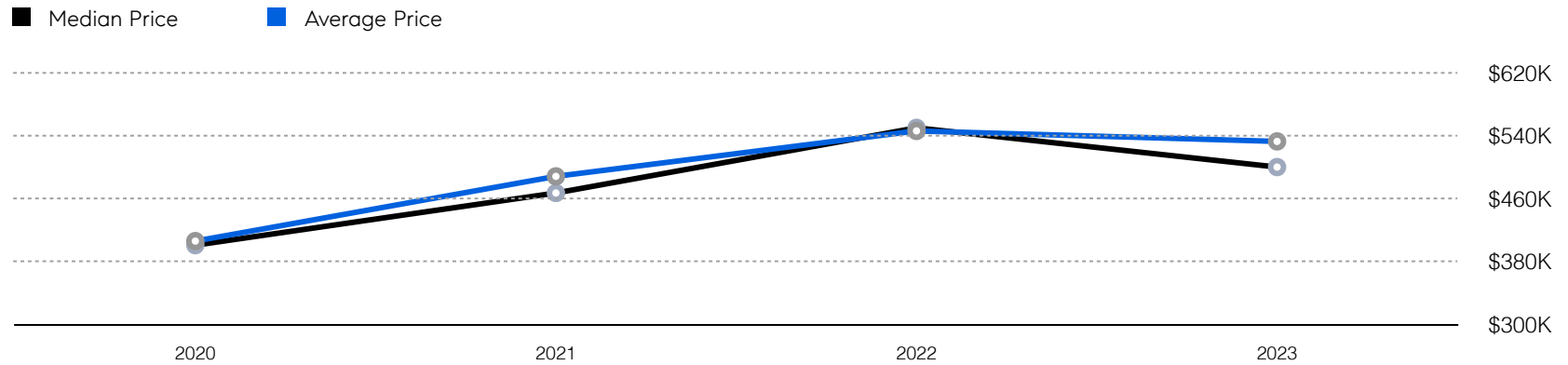
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	11	12	9.1%
	SALES VOLUME	\$6,467,500	\$6,392,500	-1.2%
	MEDIAN PRICE	\$550,000	\$500,000	-9.1%
	AVERAGE PRICE	\$587,955	\$532,708	-9.4%
	AVERAGE DOM	20	38	90.0%
	# OF CONTRACTS	15	16	6.7%
	# NEW LISTINGS	22	18	-18.2%
Condo/Co-op/Townhouse	# OF SALES	2	0	0.0%
	SALES VOLUME	\$1,170,000	-	-
	MEDIAN PRICE	\$585,000	-	-
	AVERAGE PRICE	\$585,000	-	-
	AVERAGE DOM	110	-	-
	# 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 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Glen Ridge Market Report

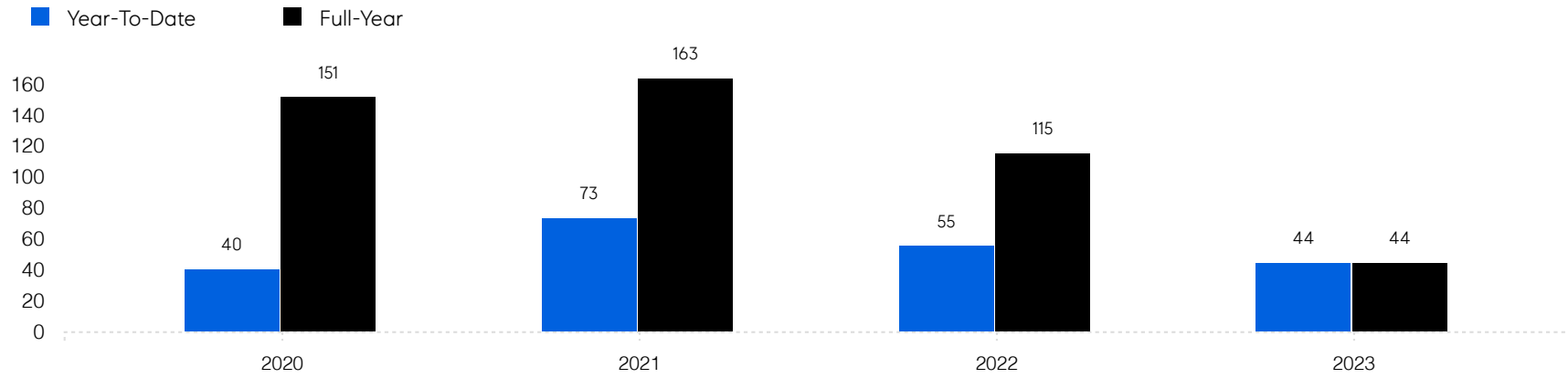
COMPASS

Glen Ridge

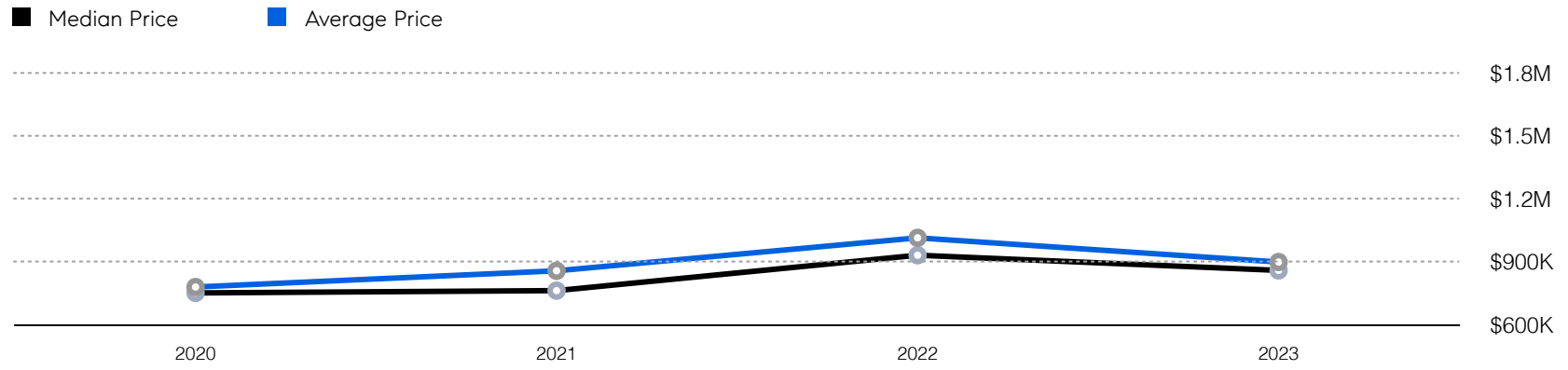
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	49	33	-32.7%
	SALES VOLUME	\$62,003,908	\$36,658,154	-40.9%
	MEDIAN PRICE	\$1,100,000	\$1,058,000	-3.8%
	AVERAGE PRICE	\$1,265,386	\$1,110,853	-12.2%
	AVERAGE DOM	16	15	-6.2%
	# OF CONTRACTS	78	44	-43.6%
	# NEW LISTINGS	78	43	-44.9%
Condo/Co-op/Townhouse	# OF SALES	6	11	83.3%
	SALES VOLUME	\$3,274,000	\$2,831,500	-13.5%
	MEDIAN PRICE	\$604,000	\$210,000	-65.2%
	AVERAGE PRICE	\$545,667	\$257,409	-52.8%
	AVERAGE DOM	33	44	33.3%
	# OF CONTRACTS	8	13	62.5%
	# NEW LISTINGS	11	11	0.0%

Glen Ridge

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Glen Rock Market Report

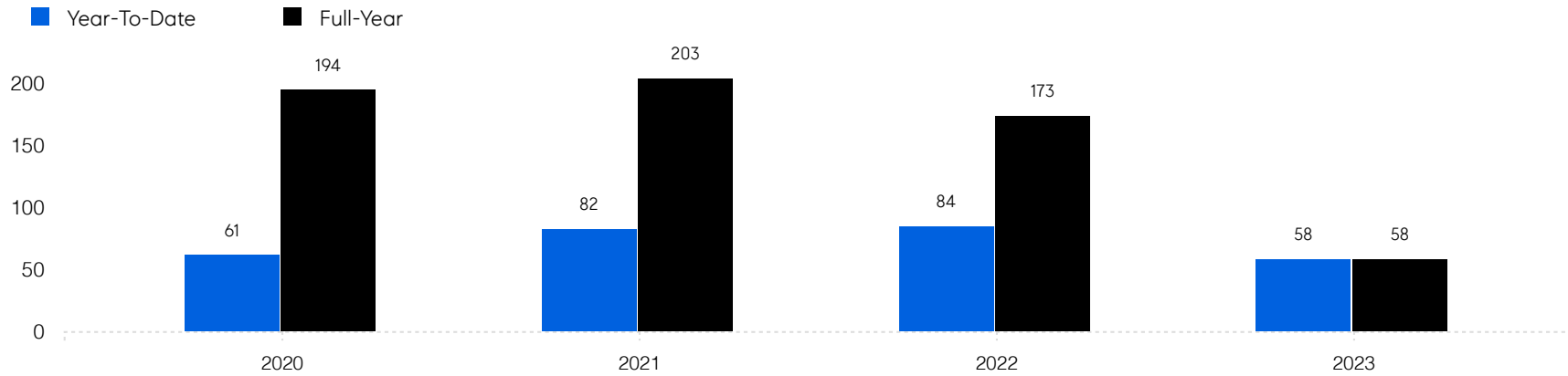
COMPASS

Glen Rock

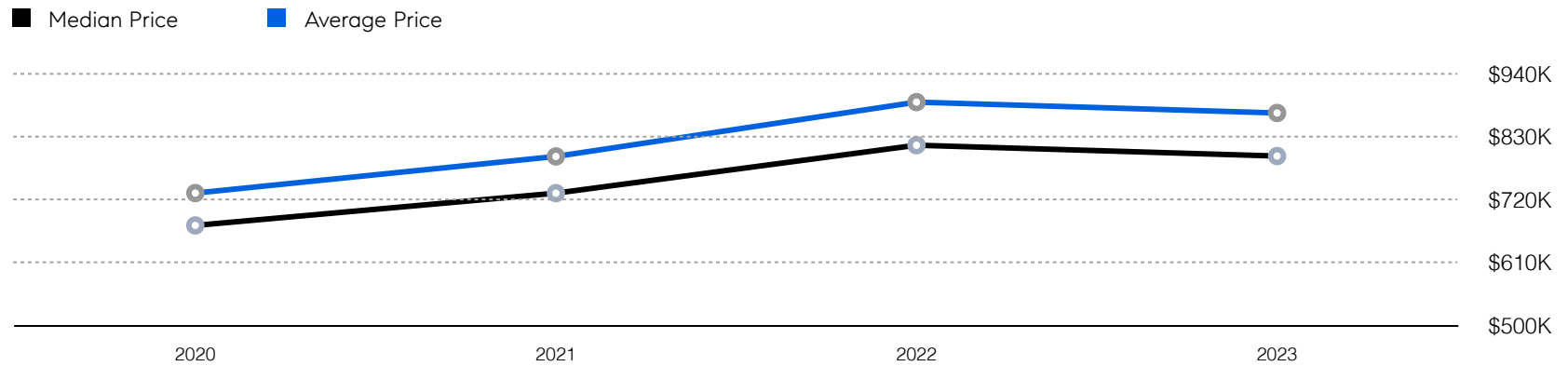
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	82	53	-35.4%
	SALES VOLUME	\$72,947,899	\$47,203,000	-35.3%
	MEDIAN PRICE	\$825,000	\$805,000	-2.4%
	AVERAGE PRICE	\$889,609	\$890,623	0.1%
	AVERAGE DOM	24	29	20.8%
	# OF CONTRACTS	98	75	-23.5%
	# NEW LISTINGS	114	89	-21.9%
Condo/Co-op/Townhouse	# OF SALES	2	5	150.0%
	SALES VOLUME	\$1,650,000	\$3,341,000	102.5%
	MEDIAN PRICE	\$825,000	\$630,000	-23.6%
	AVERAGE PRICE	\$825,000	\$668,200	-19.0%
	AVERAGE DOM	8	19	137.5%
	# OF CONTRACTS	5	6	20.0%
	# NEW LISTINGS	11	8	-27.3%

Glen Rock

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Green Brook Market Report

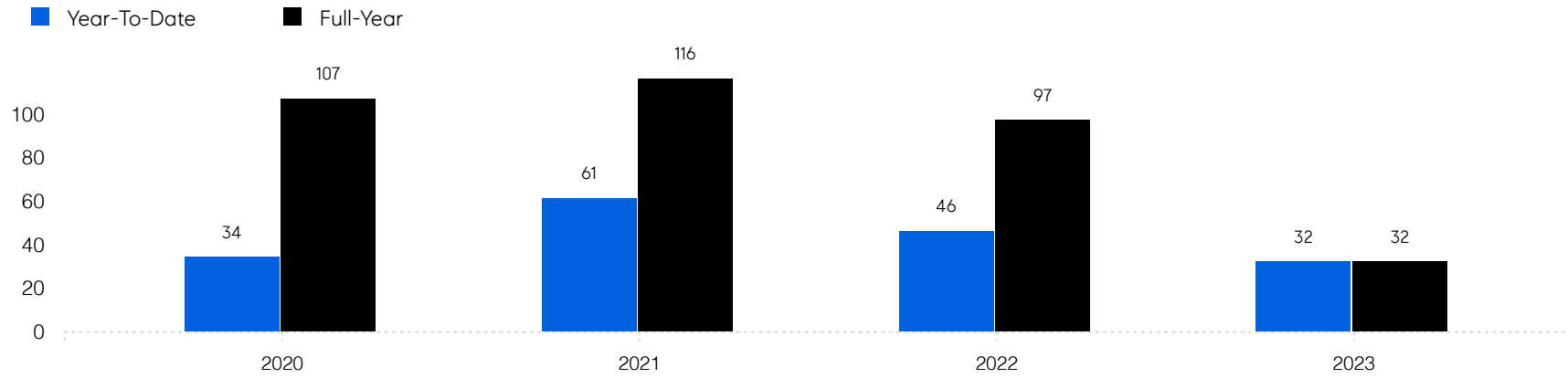
COMPASS

Green Brook

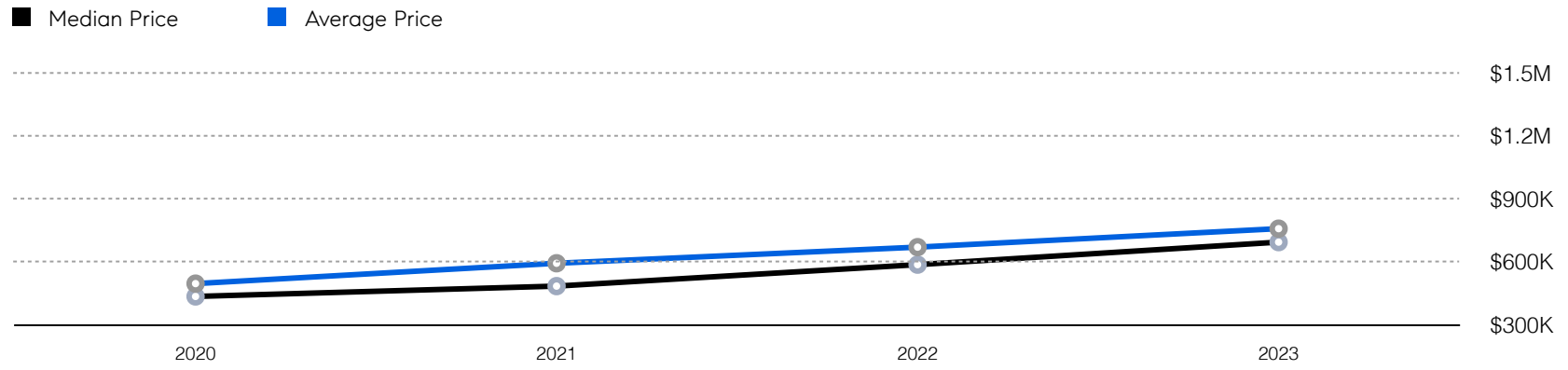
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	34	27	-20.6%
	SALES VOLUME	\$26,646,500	\$22,222,899	-16.6%
	MEDIAN PRICE	\$628,750	\$775,000	23.3%
	AVERAGE PRICE	\$783,721	\$823,070	5.0%
	AVERAGE DOM	33	40	21.2%
	# OF CONTRACTS	36	31	-13.9%
	# NEW LISTINGS	52	42	-19.2%
Condo/Co-op/Townhouse	# OF SALES	12	5	-58.3%
	SALES VOLUME	\$4,874,000	\$1,994,500	-59.1%
	MEDIAN PRICE	\$404,500	\$427,000	5.6%
	AVERAGE PRICE	\$406,167	\$398,900	-1.8%
	AVERAGE DOM	21	41	95.2%
	# OF CONTRACTS	9	6	-33.3%
	# NEW LISTINGS	14	6	-57.1%

Green Brook

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Guttenberg Market Report

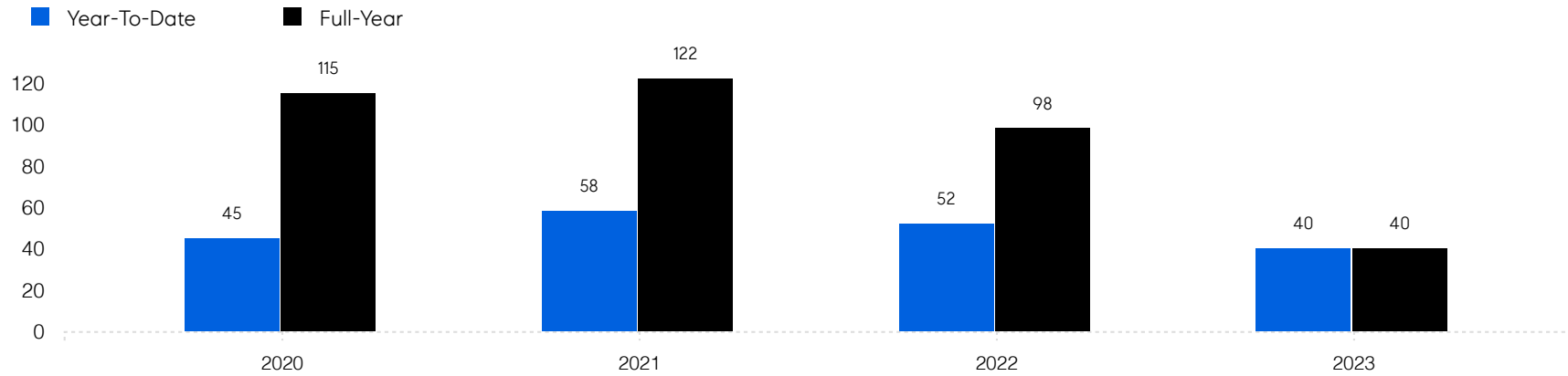
COMPASS

Guttenberg

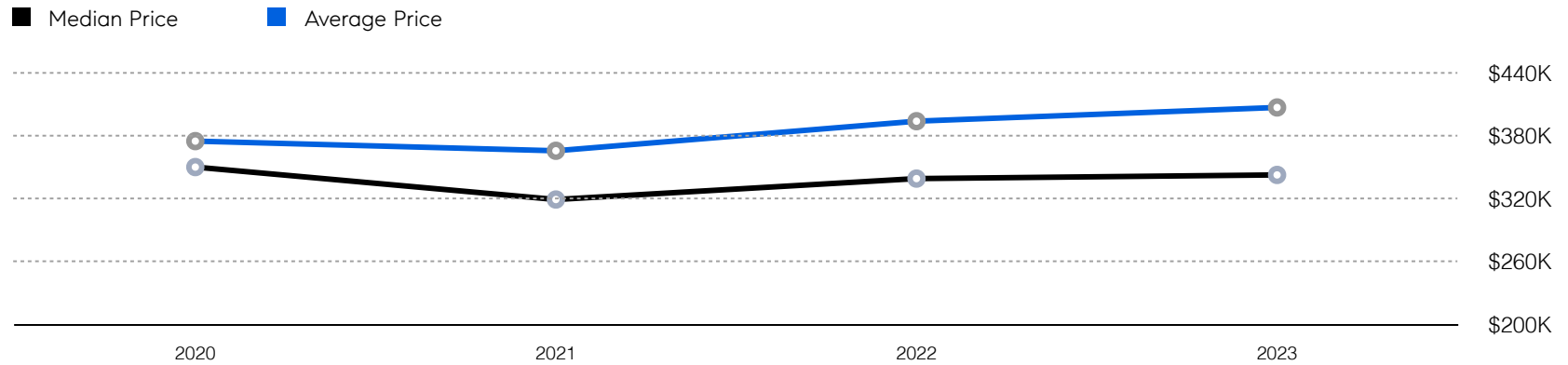
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	1	5	400.0%
	SALES VOLUME	\$435,000	\$2,508,000	476.6%
	MEDIAN PRICE	\$435,000	\$405,000	-6.9%
	AVERAGE PRICE	\$435,000	\$501,600	15.3%
	AVERAGE DOM	44	44	0.0%
	# OF CONTRACTS	2	3	50.0%
	# NEW LISTINGS	2	6	200.0%
Condo/Co-op/Townhouse	# OF SALES	51	35	-31.4%
	SALES VOLUME	\$18,451,817	\$13,771,000	-25.4%
	MEDIAN PRICE	\$300,000	\$339,000	13.0%
	AVERAGE PRICE	\$361,800	\$393,457	8.7%
	AVERAGE DOM	51	70	37.3%
	# OF CONTRACTS	42	46	9.5%
	# NEW LISTINGS	110	82	-25.5%

Guttenberg

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Hackensack Market Report

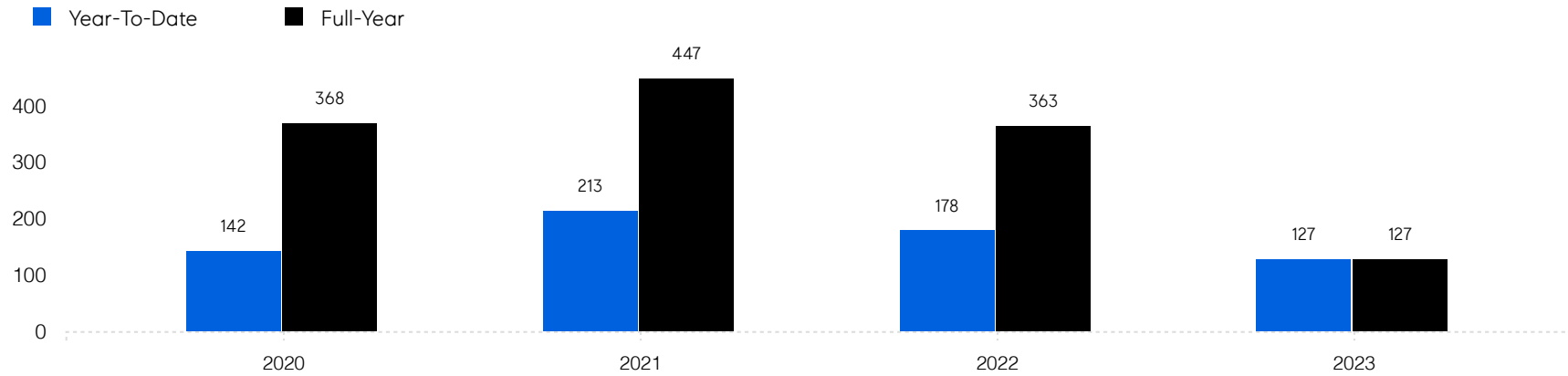
COMPASS

Hackensack

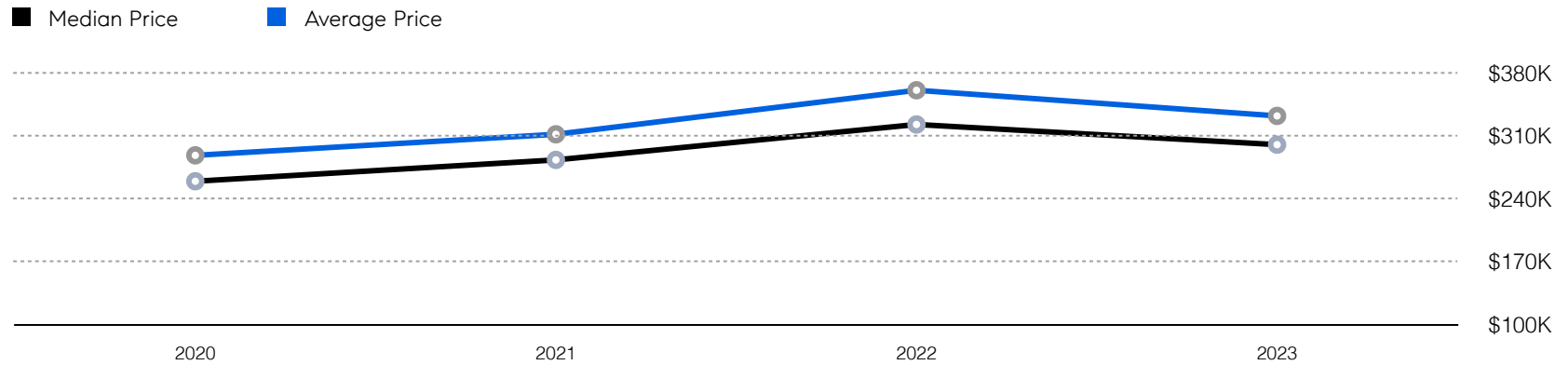
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	71	35	-50.7%
	SALES VOLUME	\$38,450,775	\$17,531,900	-54.4%
	MEDIAN PRICE	\$514,000	\$495,000	-3.7%
	AVERAGE PRICE	\$541,560	\$500,911	-7.5%
	AVERAGE DOM	66	61	-7.6%
	# OF CONTRACTS	76	60	-21.1%
	# NEW LISTINGS	86	71	-17.4%
Condo/Co-op/Townhouse	# OF SALES	107	92	-14.0%
	SALES VOLUME	\$28,619,187	\$24,639,467	-13.9%
	MEDIAN PRICE	\$261,700	\$275,000	5.1%
	AVERAGE PRICE	\$267,469	\$267,820	0.1%
	AVERAGE DOM	39	48	23.1%
	# OF CONTRACTS	138	137	-0.7%
	# NEW LISTINGS	141	137	-2.8%

Hackensack

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Hanover Market Report

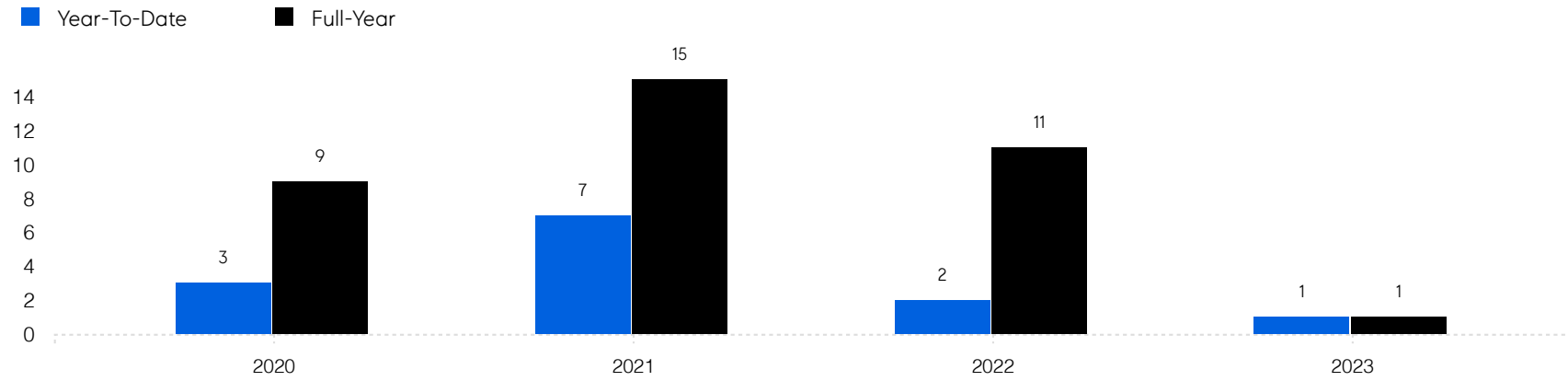
COMPASS

Hanover

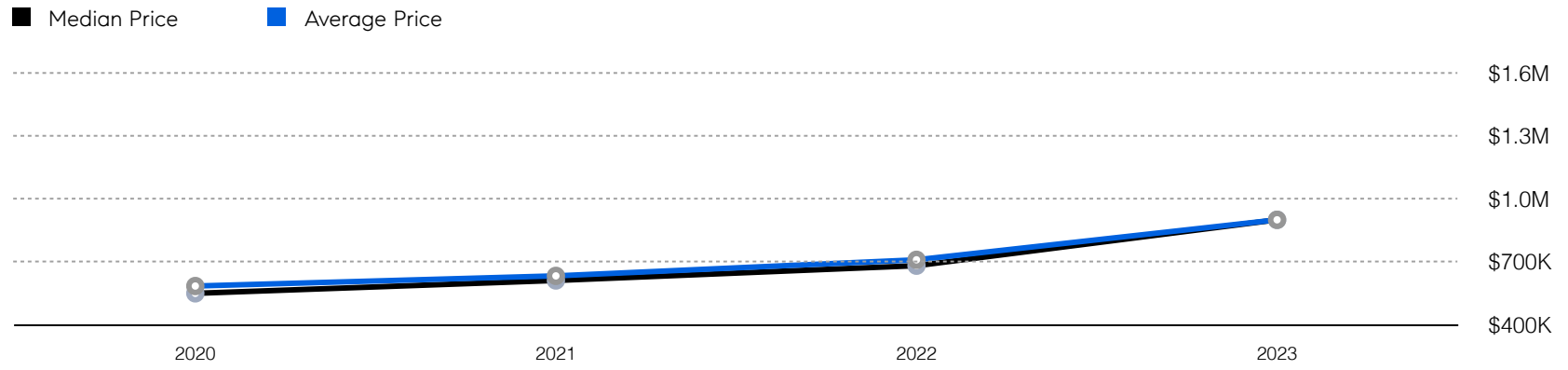
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$1,364,000	\$899,000	-34.1%
	MEDIAN PRICE	\$682,000	\$899,000	31.8%
	AVERAGE PRICE	\$682,000	\$899,000	31.8%
	AVERAGE DOM	12	26	116.7%
	# OF CONTRACTS	4	3	-25.0%
	# NEW LISTINGS	6	3	-50.0%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Hanover

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Harding Market Report

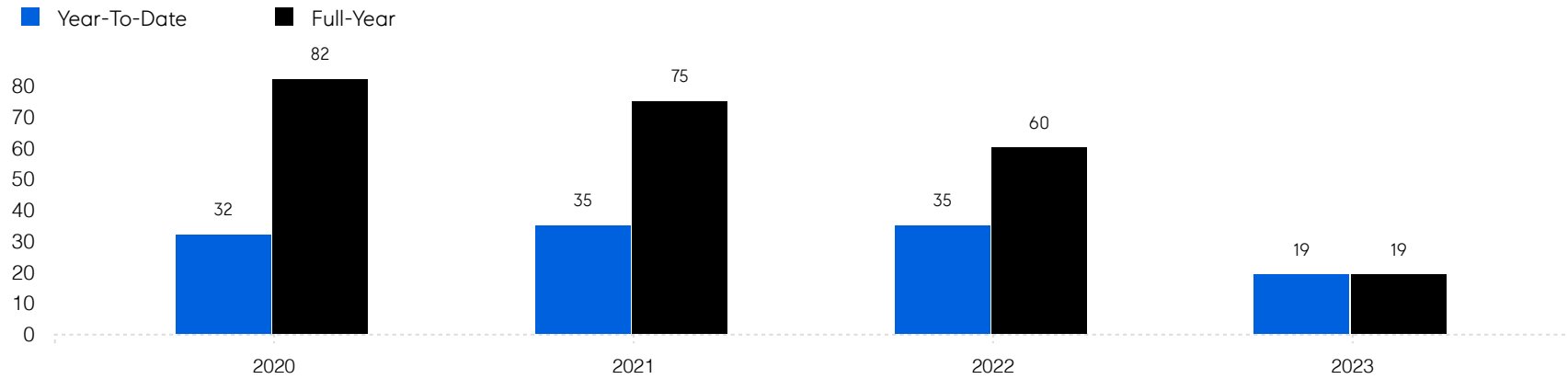
COMPASS

Harding

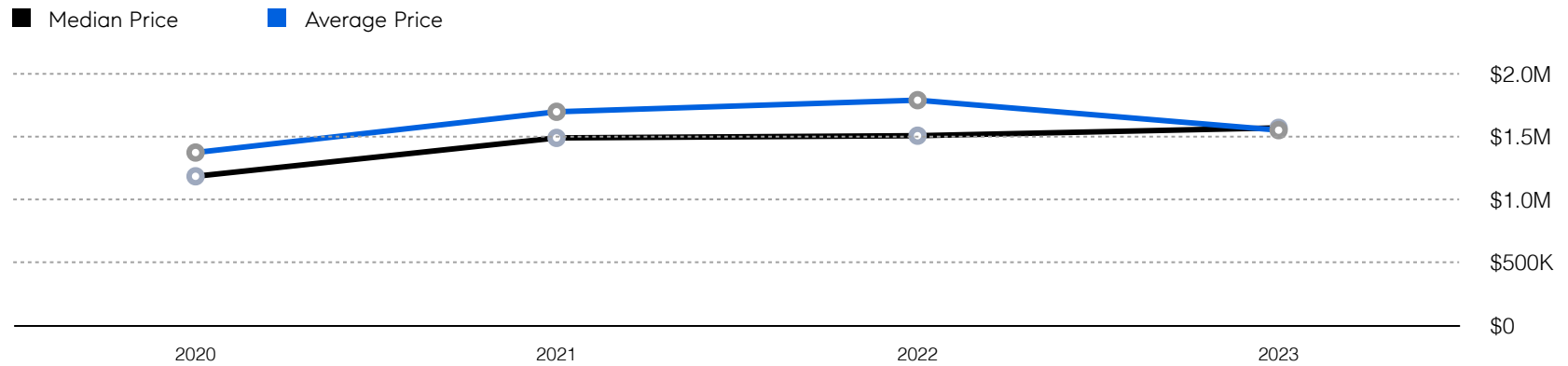
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	31	15	-51.6%
	SALES VOLUME	\$55,251,250	\$27,192,000	-50.8%
	MEDIAN PRICE	\$1,475,000	\$1,700,000	15.3%
	AVERAGE PRICE	\$1,782,298	\$1,812,800	1.7%
	AVERAGE DOM	90	64	-28.9%
	# OF CONTRACTS	32	19	-40.6%
	# NEW LISTINGS	40	34	-15.0%
Condo/Co-op/Townhouse	# OF SALES	4	4	0.0%
	SALES VOLUME	\$2,155,000	\$2,289,000	6.2%
	MEDIAN PRICE	\$532,500	\$557,500	4.7%
	AVERAGE PRICE	\$538,750	\$572,250	6.2%
	AVERAGE DOM	22	16	-27.3%
	# OF CONTRACTS	3	3	0.0%
	# NEW LISTINGS	3	3	0.0%

Harding

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Harrington Park Market Report

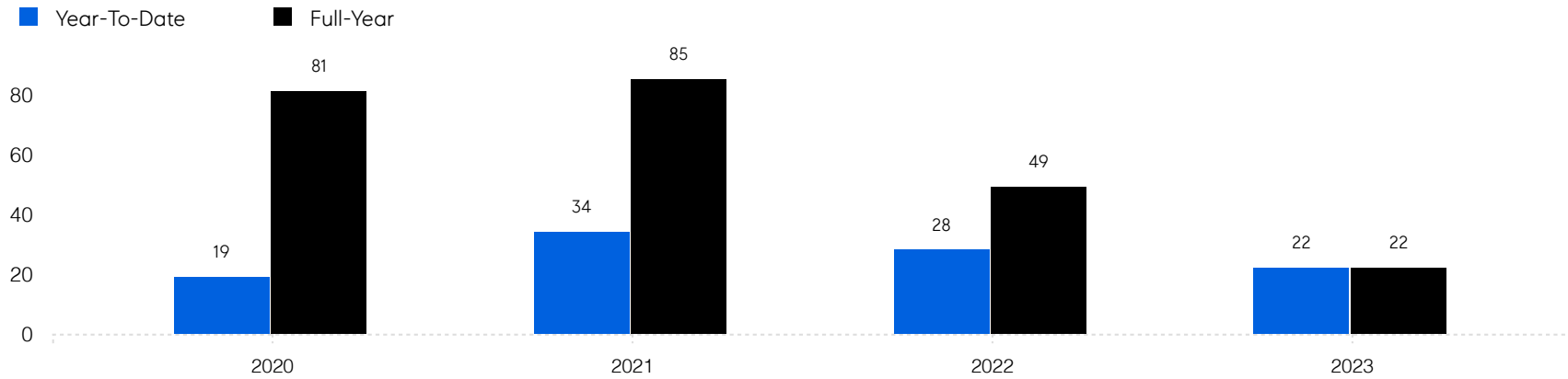
COMPASS

Harrington Park

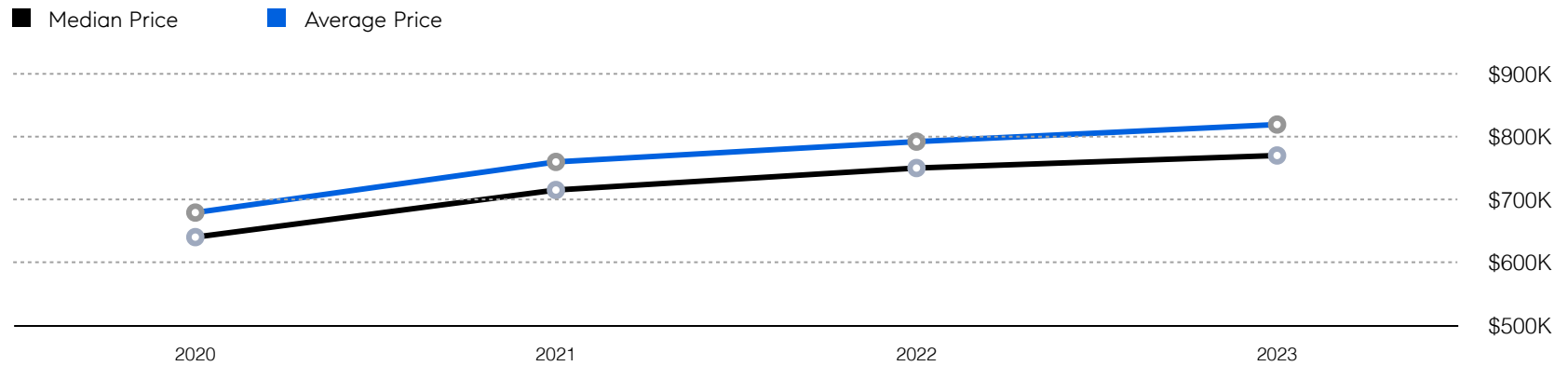
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	26	22	-15.4%
	SALES VOLUME	\$20,335,750	\$18,024,000	-11.4%
	MEDIAN PRICE	\$725,000	\$770,000	6.2%
	AVERAGE PRICE	\$782,144	\$819,273	4.7%
	AVERAGE DOM	39	30	-23.1%
	# OF CONTRACTS	35	37	5.7%
	# NEW LISTINGS	36	35	-2.8%
Condo/Co-op/Townhouse	# OF SALES	2	0	0.0%
	SALES VOLUME	\$1,510,000	-	-
	MEDIAN PRICE	\$755,000	-	-
	AVERAGE PRICE	\$755,000	-	-
	AVERAGE DOM	115	-	-
	# OF CONTRACTS	2	0	0.0%
	# NEW LISTINGS	2	1	-50.0%

Harrington Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
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Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Harrison Market Report

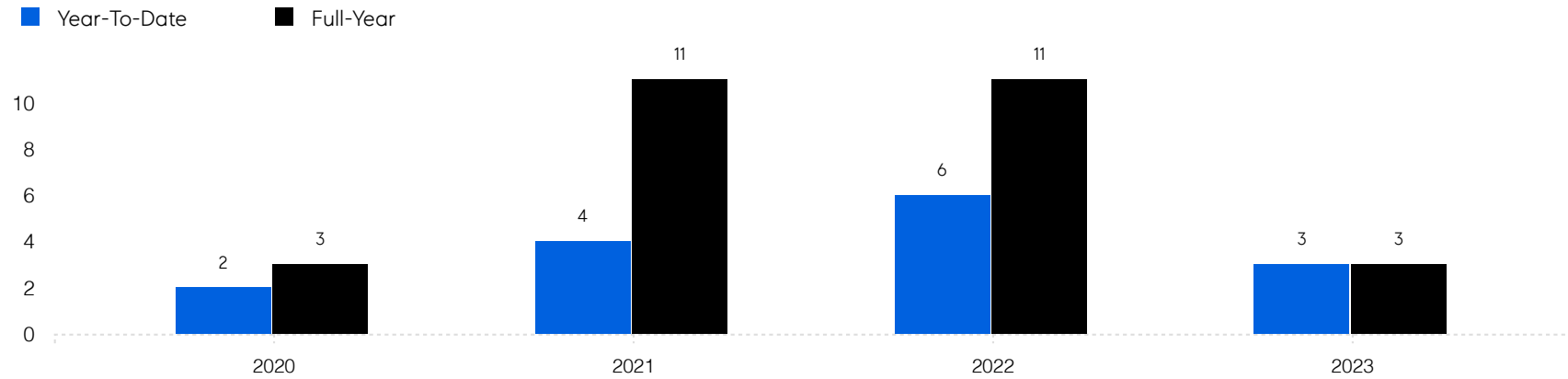
COMPASS

Harrison

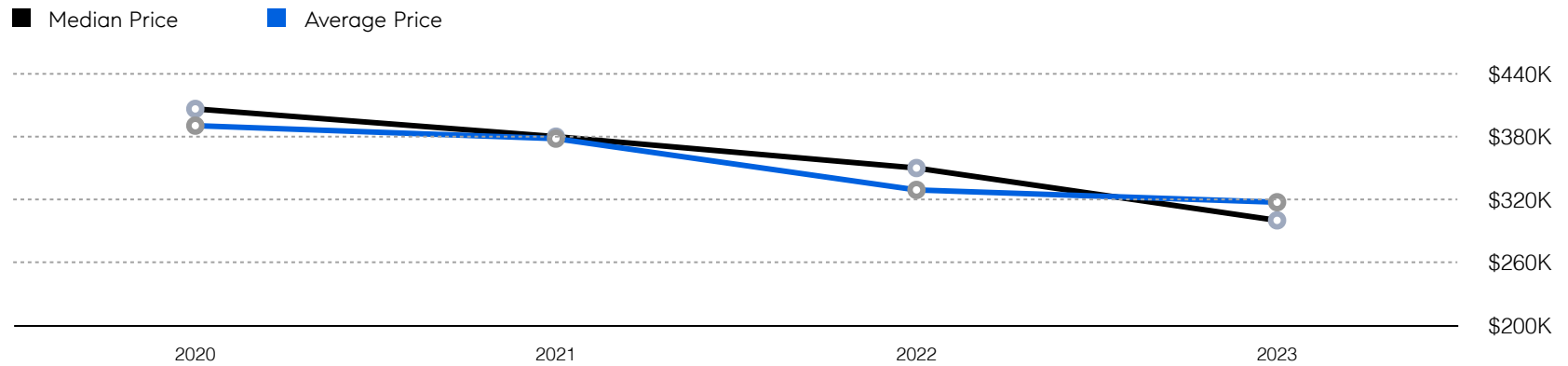
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$1,500,000	\$375,000	-75.0%
	MEDIAN PRICE	\$362,500	\$375,000	3.4%
	AVERAGE PRICE	\$375,000	\$375,000	-
	AVERAGE DOM	30	14	-53.3%
	# OF CONTRACTS	1	1	0.0%
	# NEW LISTINGS	1	3	200.0%
Condo/Co-op/Townhouse	# OF SALES	2	2	0.0%
	SALES VOLUME	\$409,999	\$577,000	40.7%
	MEDIAN PRICE	\$205,000	\$288,500	40.7%
	AVERAGE PRICE	\$205,000	\$288,500	40.7%
	AVERAGE DOM	9	20	122.2%
	# OF CONTRACTS	4	3	-25.0%
	# NEW LISTINGS	8	3	-62.5%

Harrison

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Hasbrouck Heights Market Report

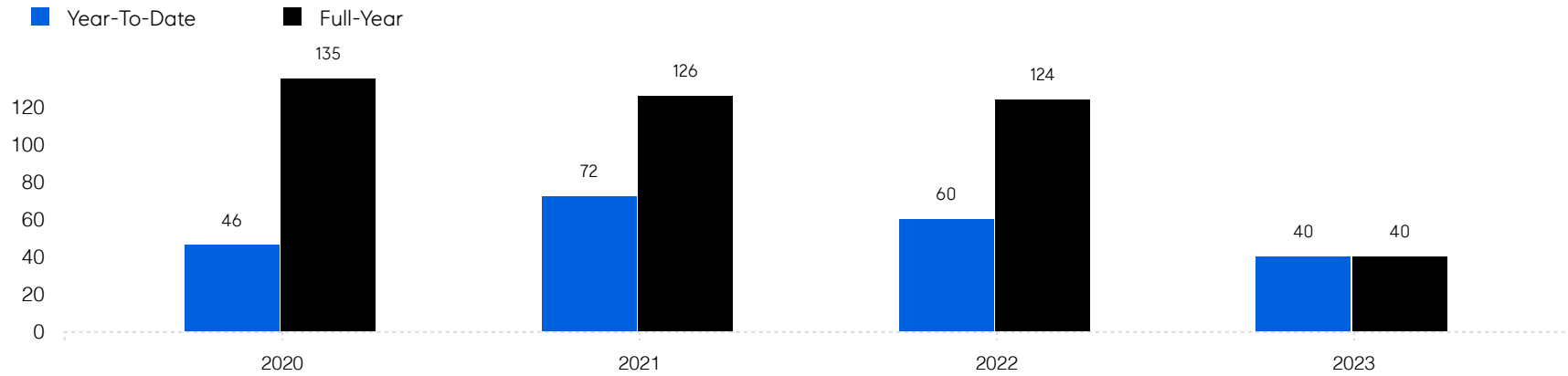
COMPASS

Hasbrouck Heights

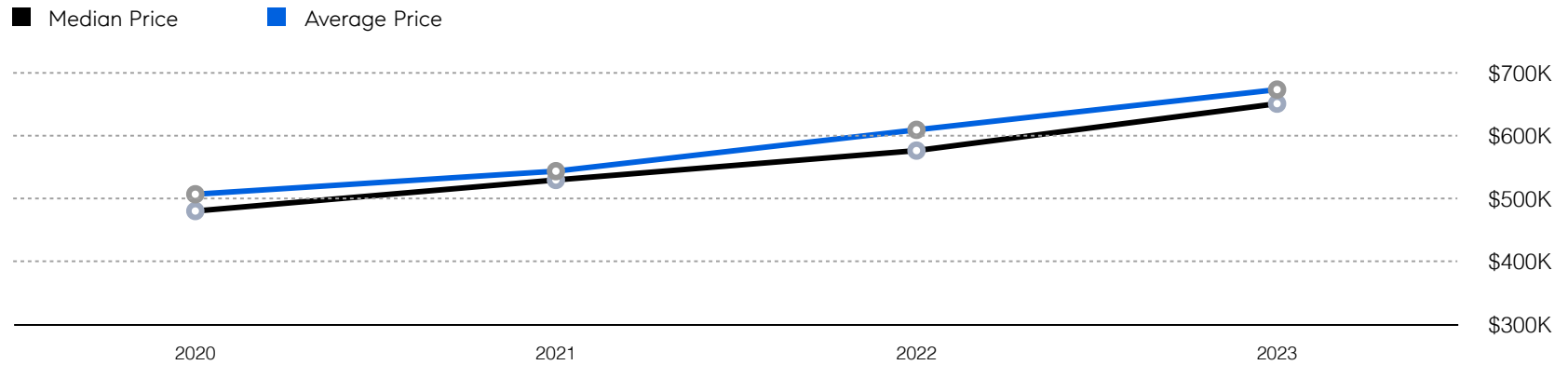
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	58	38	-34.5%
	SALES VOLUME	\$33,886,400	\$25,186,500	-25.7%
	MEDIAN PRICE	\$552,500	\$642,500	16.3%
	AVERAGE PRICE	\$584,248	\$662,803	13.4%
	AVERAGE DOM	26	34	30.8%
	# OF CONTRACTS	64	55	-14.1%
	# NEW LISTINGS	89	56	-37.1%
Condo/Co-op/Townhouse	# OF SALES	2	2	0.0%
	SALES VOLUME	\$975,000	\$1,750,000	79.5%
	MEDIAN PRICE	\$487,500	\$875,000	79.5%
	AVERAGE PRICE	\$487,500	\$875,000	79.5%
	AVERAGE DOM	28	37	32.1%
	# OF CONTRACTS	2	4	100.0%
	# NEW LISTINGS	3	4	33.3%

Hasbrouck Heights

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Haworth Market Report

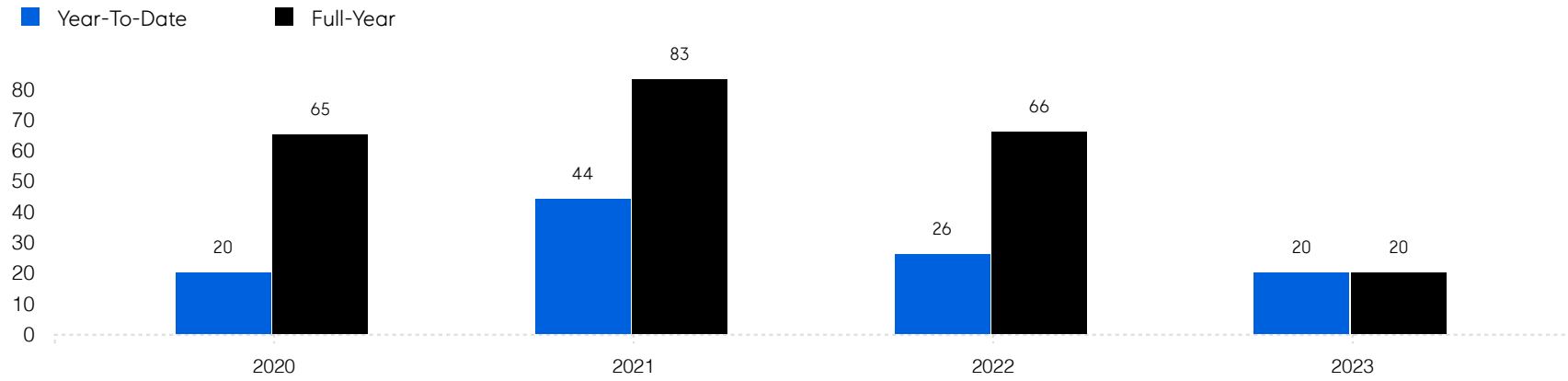
COMPASS

Haworth

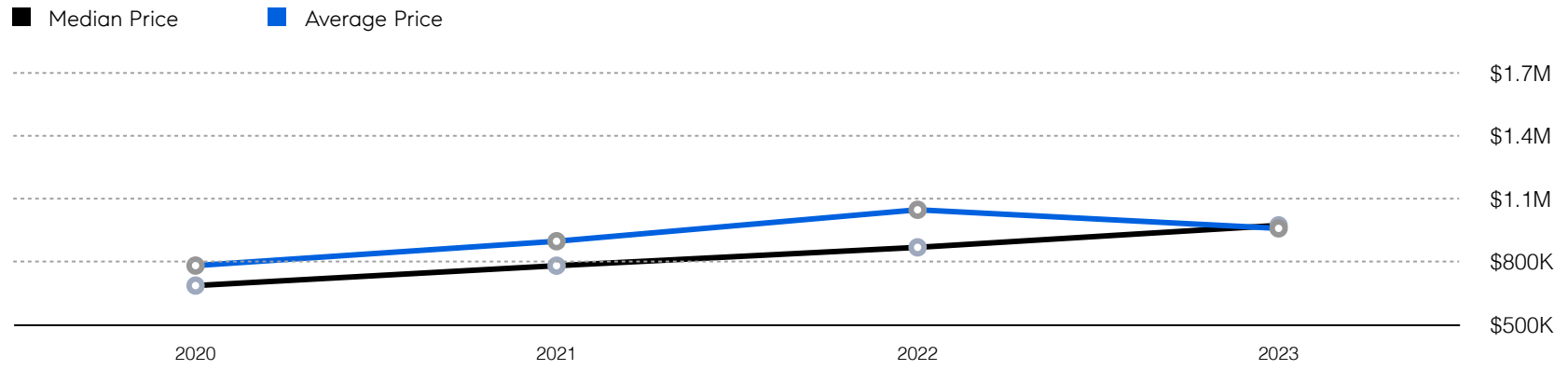
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	26	13	-50.0%
	SALES VOLUME	\$27,715,788	\$12,086,000	-56.4%
	MEDIAN PRICE	\$890,000	\$930,000	4.5%
	AVERAGE PRICE	\$1,065,992	\$929,692	-12.8%
	AVERAGE DOM	29	20	-31.0%
	# OF CONTRACTS	34	17	-50.0%
	# NEW LISTINGS	42	19	-54.8%
Condo/Co-op/Townhouse	# OF SALES	0	7	0.0%
	SALES VOLUME	-	\$7,077,000	-
	MEDIAN PRICE	-	\$980,000	-
	AVERAGE PRICE	-	\$1,011,000	-
	AVERAGE DOM	-	35	-
	# OF CONTRACTS	0	12	0.0%
	# NEW LISTINGS	12	24	100.0%

Haworth

Historic Sales



Historic Sales Prices



COMPASS

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Source: NJMLS, 01/01/2021 to 06/30/2023
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Q2 2023

Hillsborough Market Report

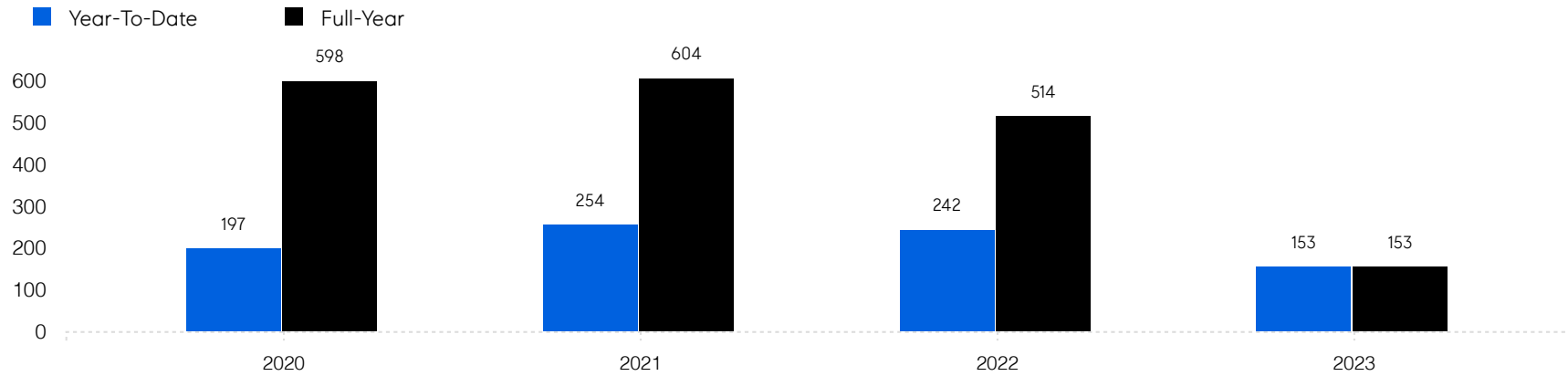
COMPASS

Hillsborough

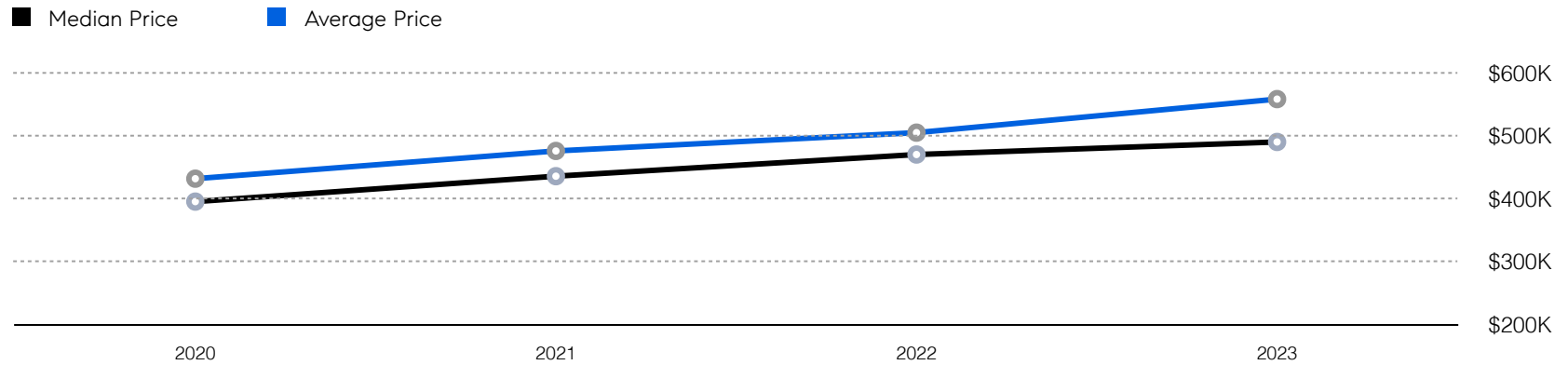
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	127	85	-33.1%
	SALES VOLUME	\$80,018,900	\$60,321,173	-24.6%
	MEDIAN PRICE	\$605,000	\$687,000	13.6%
	AVERAGE PRICE	\$630,070	\$709,661	12.6%
	AVERAGE DOM	25	27	8.0%
	# OF CONTRACTS	149	112	-24.8%
	# NEW LISTINGS	198	126	-36.4%
Condo/Co-op/Townhouse	# OF SALES	115	68	-40.9%
	SALES VOLUME	\$36,951,563	\$25,093,975	-32.1%
	MEDIAN PRICE	\$336,200	\$372,000	10.6%
	AVERAGE PRICE	\$321,318	\$369,029	14.8%
	AVERAGE DOM	24	21	-12.5%
	# OF CONTRACTS	129	79	-38.8%
	# NEW LISTINGS	146	87	-40.4%

Hillsborough

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
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Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Hillsdale Market Report

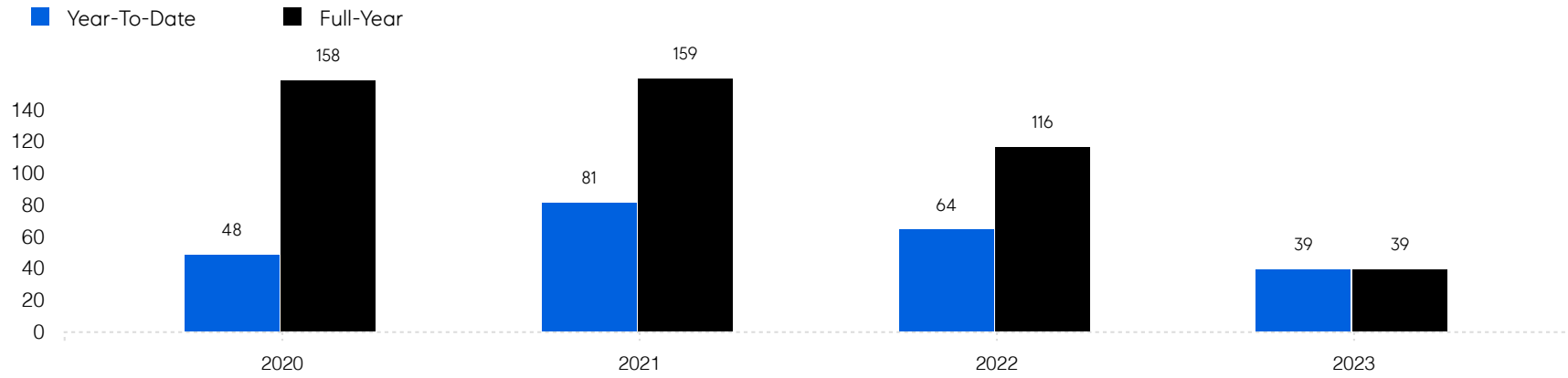
COMPASS

Hillsdale

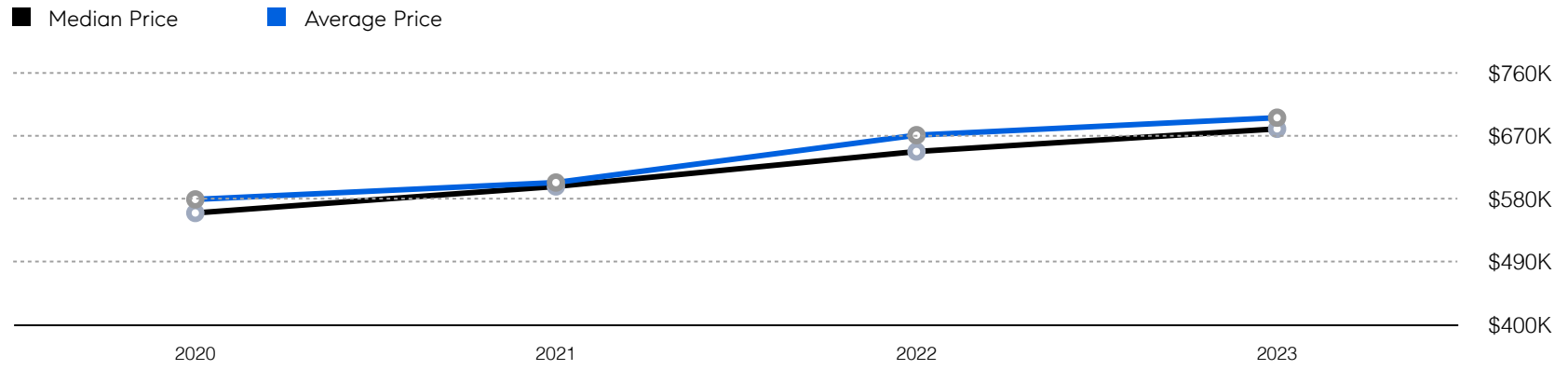
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	61	39	-36.1%
	SALES VOLUME	\$42,432,499	\$27,142,000	-36.0%
	MEDIAN PRICE	\$657,000	\$680,000	3.5%
	AVERAGE PRICE	\$695,615	\$695,949	0.0%
	AVERAGE DOM	22	41	86.4%
	# OF CONTRACTS	68	54	-20.6%
	# NEW LISTINGS	78	50	-35.9%
Condo/Co-op/Townhouse	# OF SALES	3	0	0.0%
	SALES VOLUME	\$1,607,300	-	-
	MEDIAN PRICE	\$625,000	-	-
	AVERAGE PRICE	\$535,767	-	-
	AVERAGE DOM	47	-	-
	# 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 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Hillside Market Report

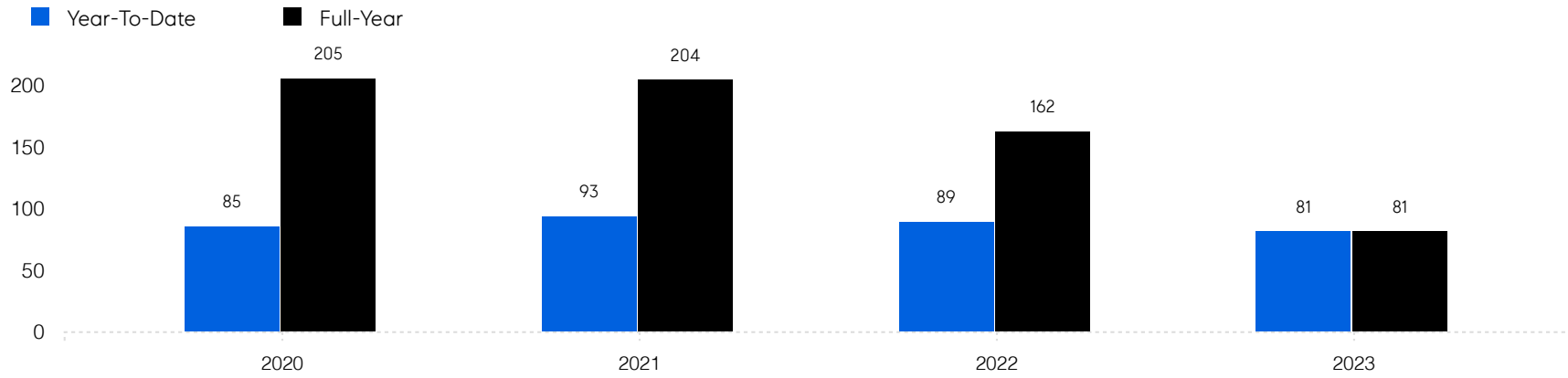
COMPASS

Hillside

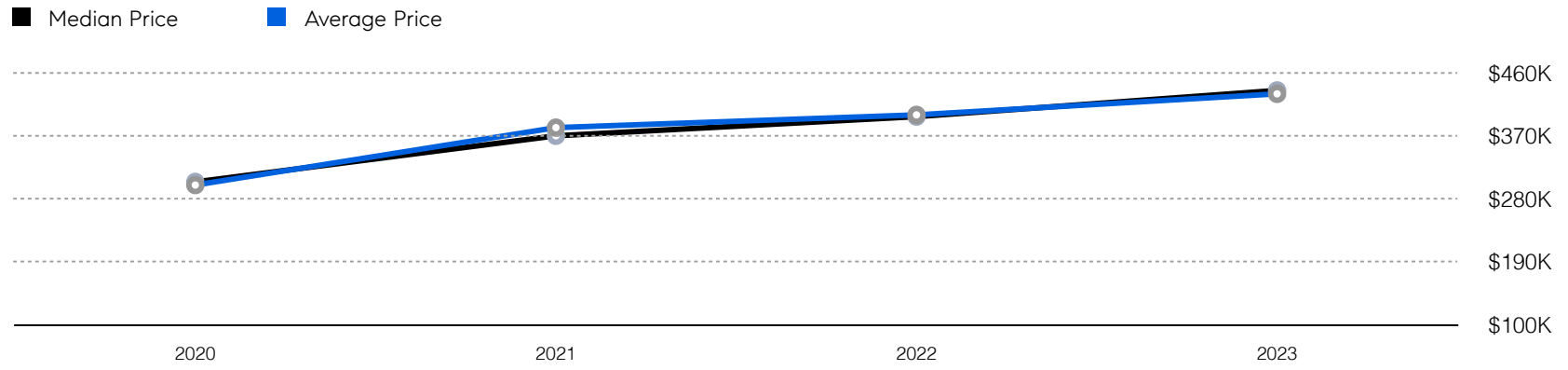
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	87	79	-9.2%
	SALES VOLUME	\$34,037,500	\$34,418,100	1.1%
	MEDIAN PRICE	\$390,000	\$435,000	11.5%
	AVERAGE PRICE	\$391,236	\$435,672	11.4%
	AVERAGE DOM	46	44	-4.3%
	# OF CONTRACTS	80	88	10.0%
	# NEW LISTINGS	130	86	-33.8%
Condo/Co-op/Townhouse	# OF SALES	2	2	0.0%
	SALES VOLUME	\$604,900	\$419,000	-30.7%
	MEDIAN PRICE	\$302,450	\$209,500	-30.7%
	AVERAGE PRICE	\$302,450	\$209,500	-30.7%
	AVERAGE DOM	55	53	-3.6%
	# OF CONTRACTS	1	1	0.0%
	# NEW LISTINGS	2	1	-50.0%

Hillside

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Ho-Ho-Kus Market Report

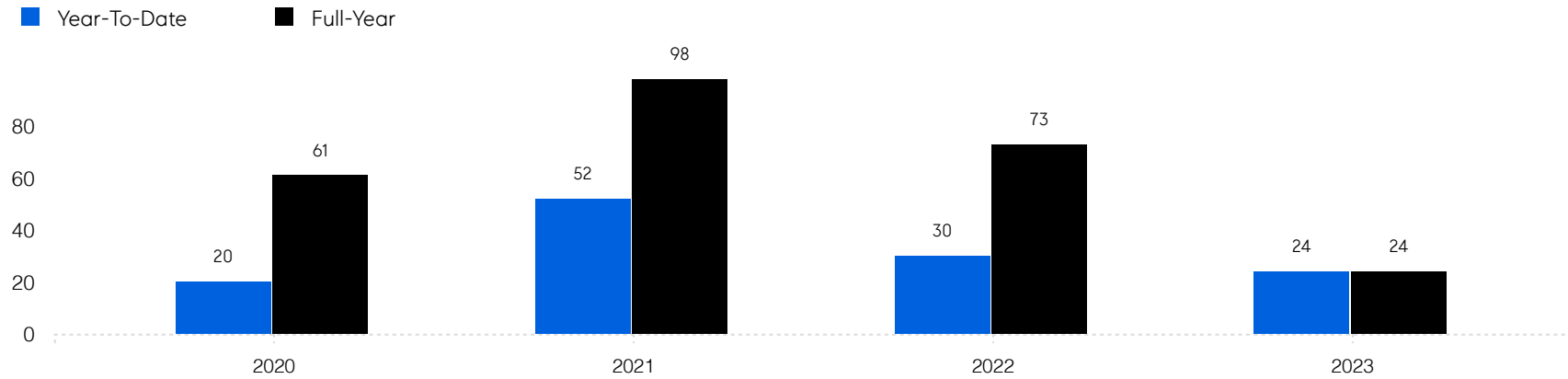
COMPASS

Ho-Ho-Kus

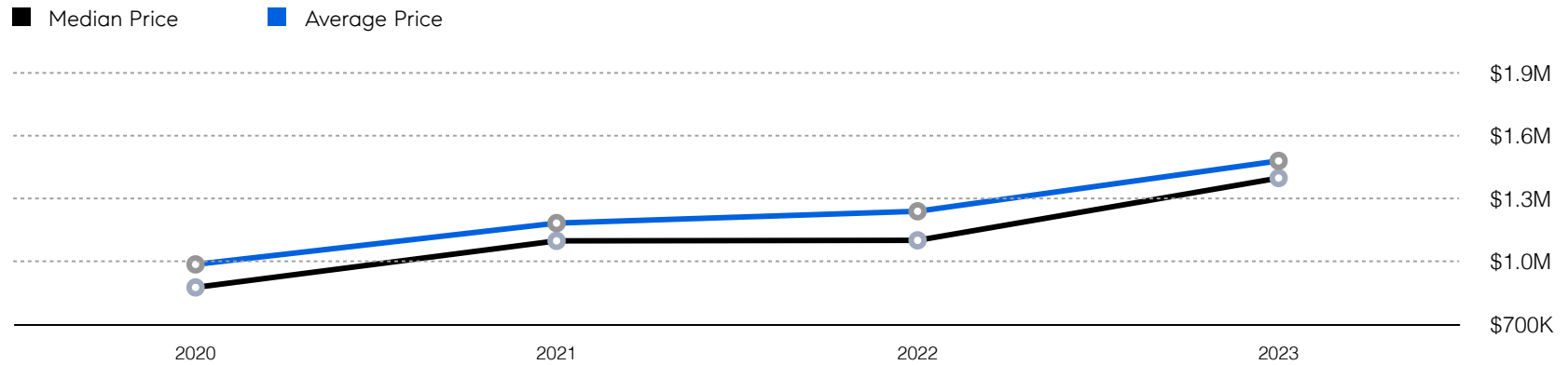
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	30	24	-20.0%
	SALES VOLUME	\$41,901,000	\$35,511,250	-15.2%
	MEDIAN PRICE	\$1,422,500	\$1,397,500	-1.8%
	AVERAGE PRICE	\$1,396,700	\$1,479,635	5.9%
	AVERAGE DOM	16	49	206.3%
	# OF CONTRACTS	52	33	-36.5%
	# NEW LISTINGS	61	34	-44.3%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Ho-Ho-Kus

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Hoboken Market Report

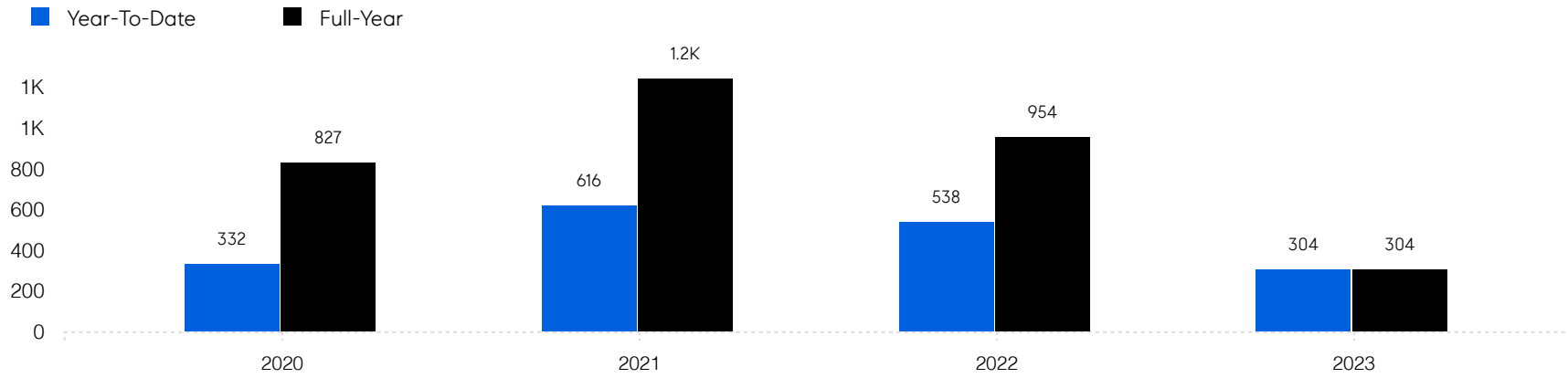
COMPASS

Hoboken

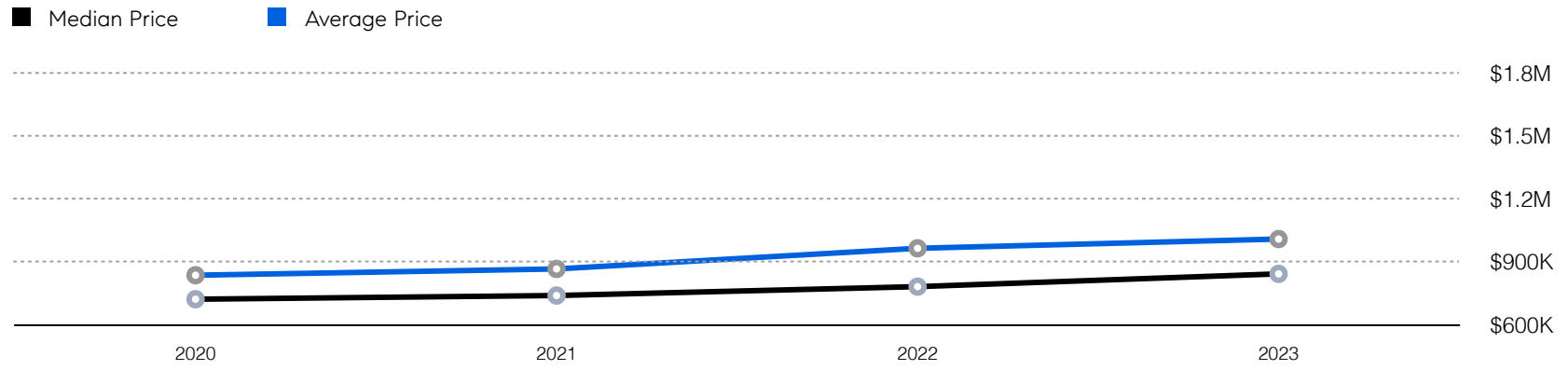
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	20	23	15.0%
	SALES VOLUME	\$44,724,000	\$45,233,024	1.1%
	MEDIAN PRICE	\$2,175,000	\$1,850,000	-14.9%
	AVERAGE PRICE	\$2,236,200	\$1,966,653	-12.1%
	AVERAGE DOM	28	31	10.7%
	# OF CONTRACTS	36	18	-50.0%
	# NEW LISTINGS	49	28	-42.9%
Condo/Co-op/Townhouse	# OF SALES	518	281	-45.8%
	SALES VOLUME	\$461,230,948	\$260,950,822	-43.4%
	MEDIAN PRICE	\$749,950	\$818,000	9.1%
	AVERAGE PRICE	\$890,407	\$928,651	4.3%
	AVERAGE DOM	29	26	-10.3%
	# OF CONTRACTS	599	354	-40.9%
	# NEW LISTINGS	869	451	-48.1%

Hoboken

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Hopaccong Market Report

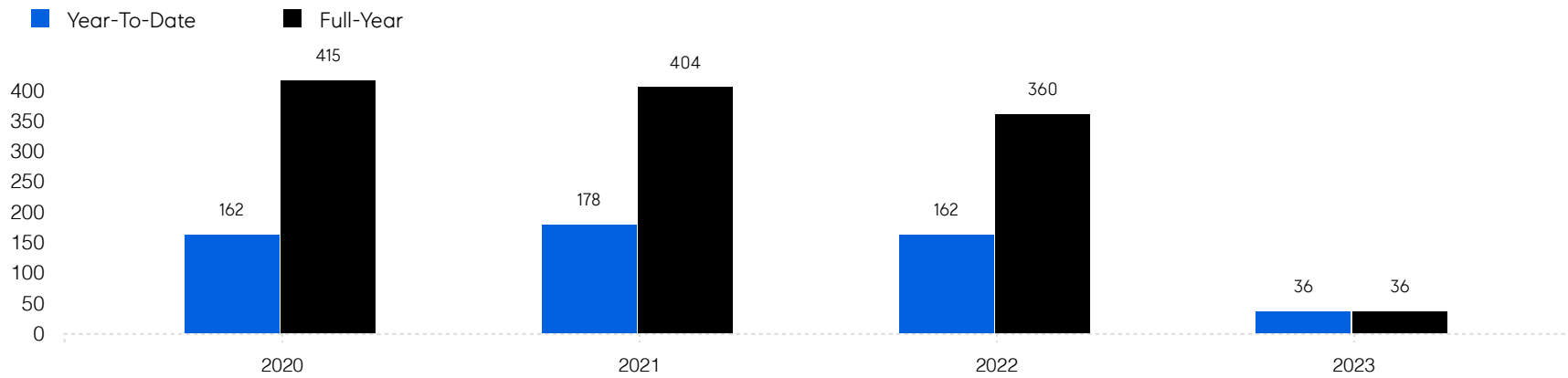
COMPASS

Hopatcong

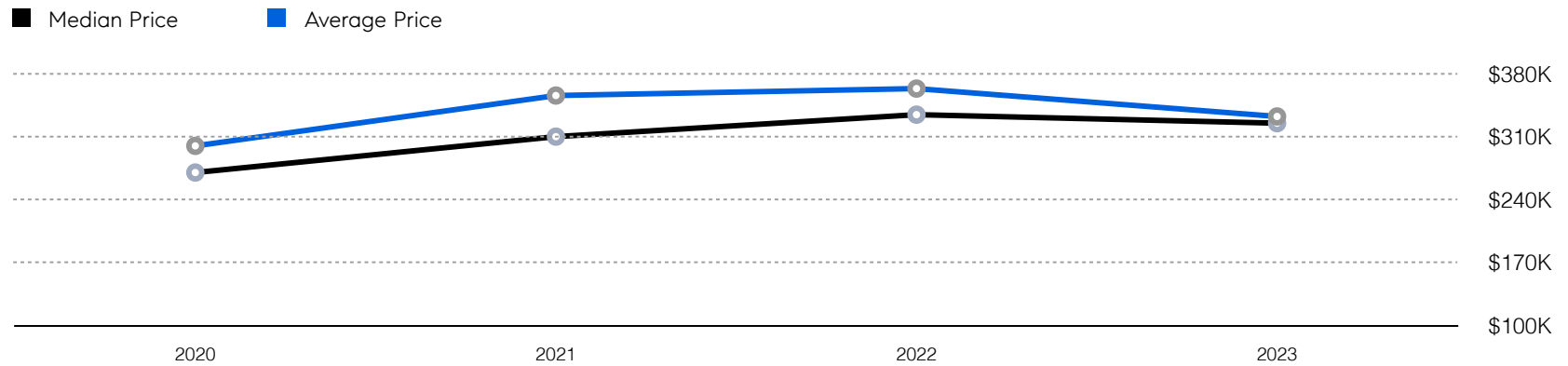
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	161	33	-79.5%
	SALES VOLUME	\$53,576,784	\$11,154,800	-79.2%
	MEDIAN PRICE	\$320,000	\$327,000	2.2%
	AVERAGE PRICE	\$332,775	\$338,024	1.6%
	AVERAGE DOM	32	44	37.5%
	# OF CONTRACTS	177	40	-77.4%
	# NEW LISTINGS	218	49	-77.5%
Condo/Co-op/Townhouse	# OF SALES	1	3	200.0%
	SALES VOLUME	\$600,000	\$815,000	35.8%
	MEDIAN PRICE	\$600,000	\$270,000	-55.0%
	AVERAGE PRICE	\$600,000	\$271,667	-54.7%
	AVERAGE DOM	106	31	-70.8%
	# OF CONTRACTS	2	2	0.0%
	# NEW LISTINGS	2	5	150.0%

Hopatcong

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Irvington Market Report

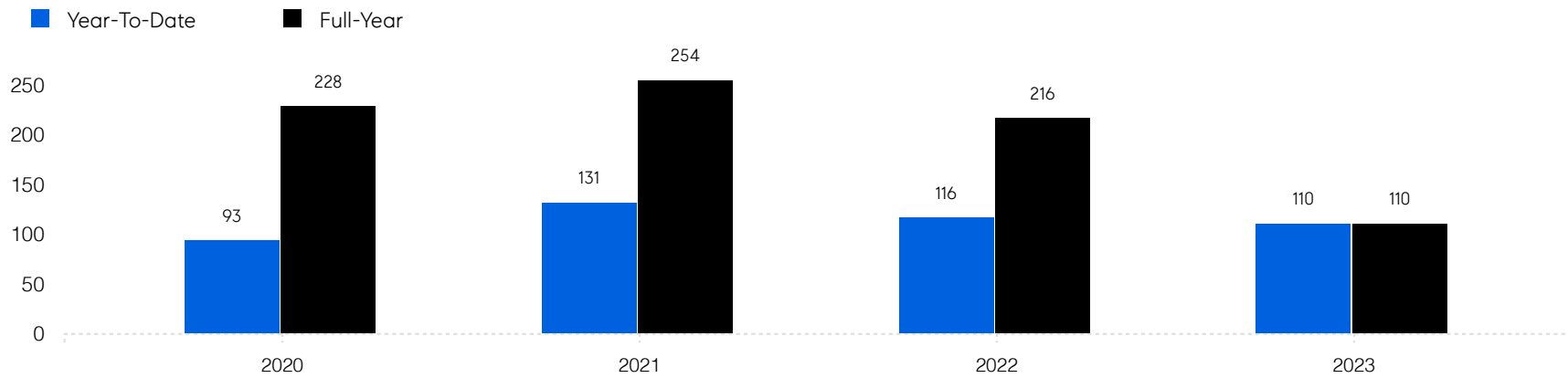
COMPASS

Irvington

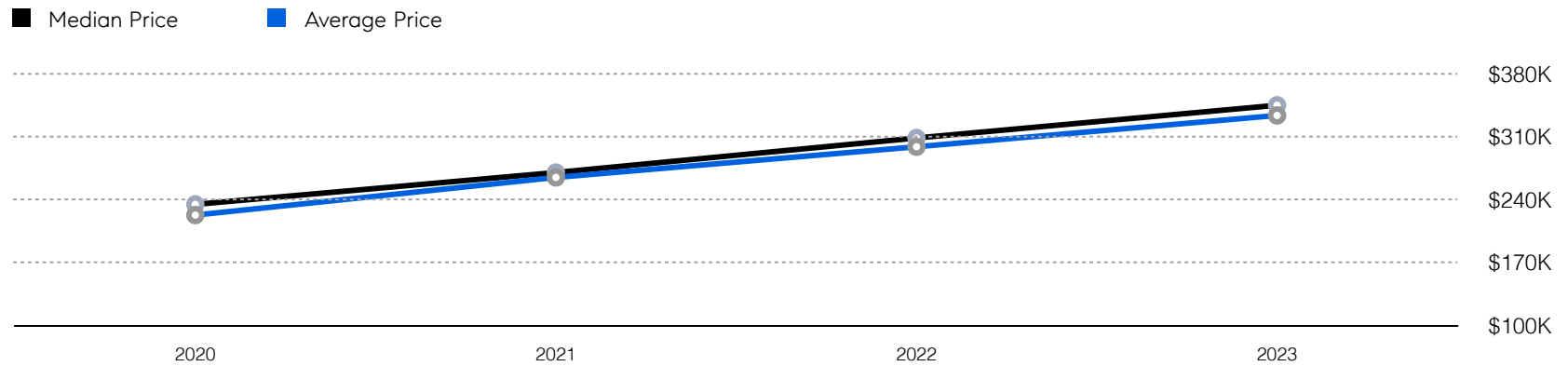
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	111	107	-3.6%
	SALES VOLUME	\$33,157,914	\$36,196,220	9.2%
	MEDIAN PRICE	\$307,000	\$349,000	13.7%
	AVERAGE PRICE	\$298,720	\$338,282	13.2%
	AVERAGE DOM	53	52	-1.9%
	# OF CONTRACTS	108	148	37.0%
	# NEW LISTINGS	184	139	-24.5%
Condo/Co-op/Townhouse	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$841,000	\$504,000	-40.1%
	MEDIAN PRICE	\$165,000	\$209,000	26.7%
	AVERAGE PRICE	\$168,200	\$168,000	-0.1%
	AVERAGE DOM	39	109	179.5%
	# OF CONTRACTS	9	0	0.0%
	# NEW LISTINGS	8	3	-62.5%

Irvington

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Jersey City Market Report

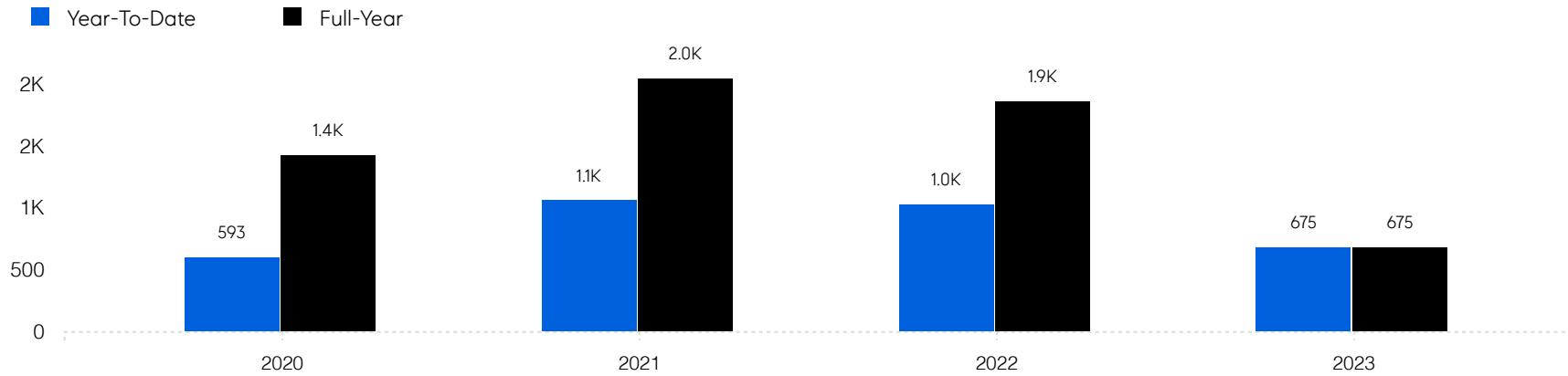
COMPASS

Jersey City

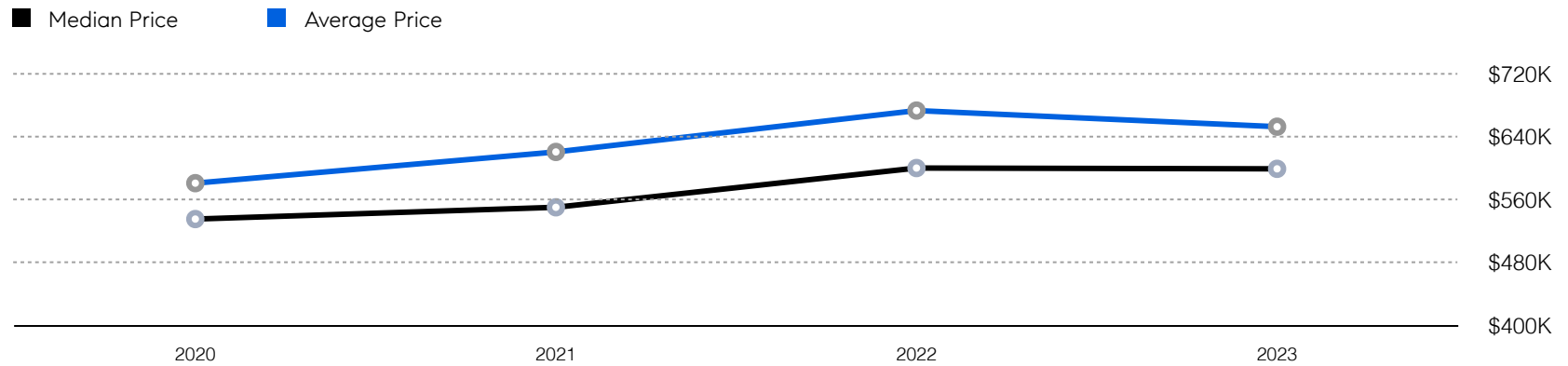
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	154	90	-41.6%
	SALES VOLUME	\$113,150,995	\$67,051,710	-40.7%
	MEDIAN PRICE	\$620,000	\$568,000	-8.4%
	AVERAGE PRICE	\$734,747	\$745,019	1.4%
	AVERAGE DOM	38	40	5.3%
	# OF CONTRACTS	169	140	-17.2%
	# NEW LISTINGS	274	222	-19.0%
Condo/Co-op/Townhouse	# OF SALES	870	585	-32.8%
	SALES VOLUME	\$576,008,478	\$373,498,836	-35.2%
	MEDIAN PRICE	\$600,000	\$600,000	-
	AVERAGE PRICE	\$662,079	\$638,460	-3.6%
	AVERAGE DOM	34	41	20.6%
	# OF CONTRACTS	990	692	-30.1%
	# NEW LISTINGS	1,738	1,191	-31.5%

Jersey City

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Kearny Market Report

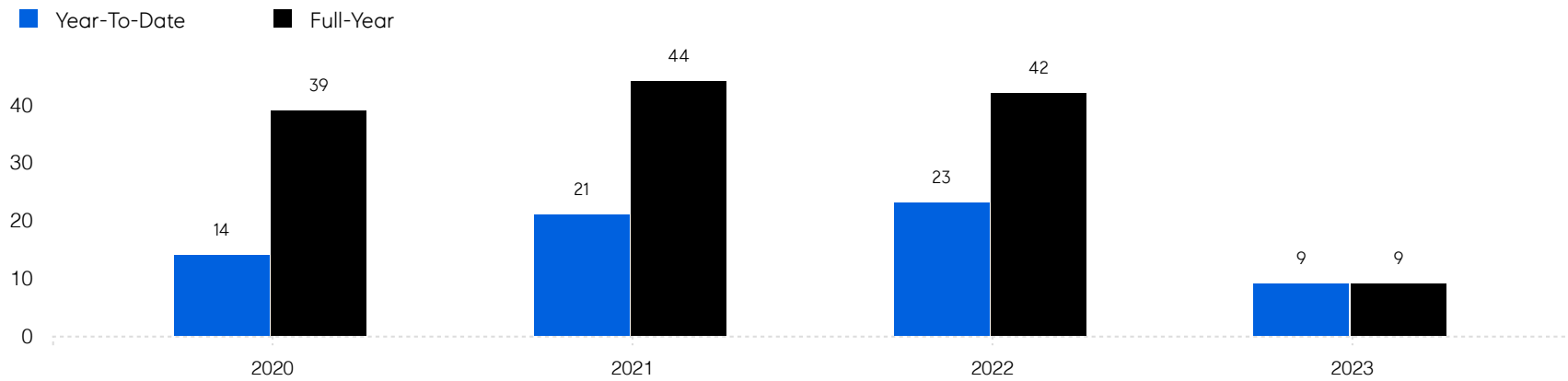
COMPASS

Kearny

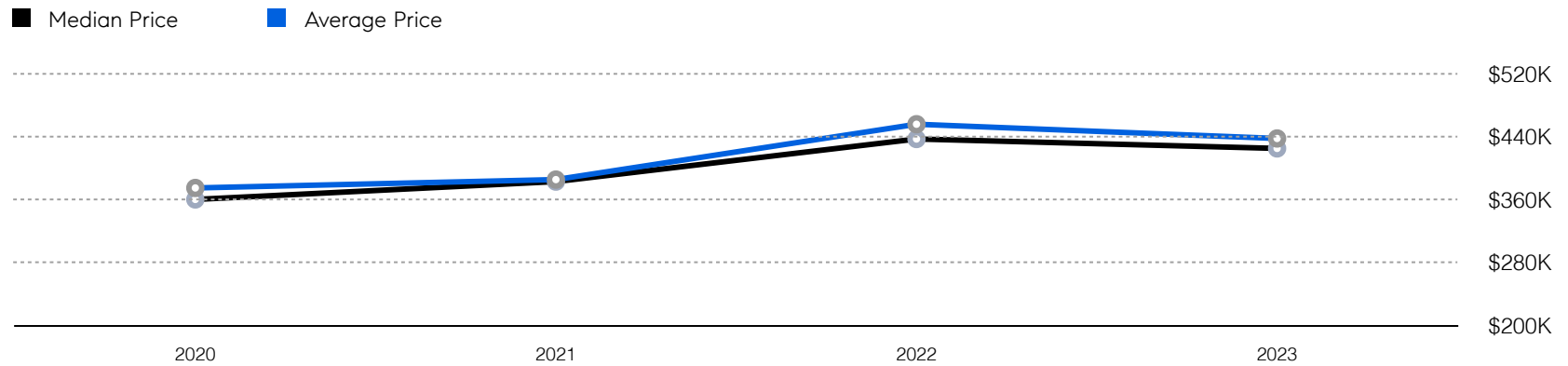
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	20	8	-60.0%
	SALES VOLUME	\$9,887,900	\$3,549,000	-64.1%
	MEDIAN PRICE	\$507,500	\$432,500	-14.8%
	AVERAGE PRICE	\$494,395	\$443,625	-10.3%
	AVERAGE DOM	32	18	-43.7%
	# OF CONTRACTS	14	10	-28.6%
	# NEW LISTINGS	27	15	-44.4%
Condo/Co-op/Townhouse	# OF SALES	3	1	-66.7%
	SALES VOLUME	\$655,000	\$390,000	-40.5%
	MEDIAN PRICE	\$230,000	\$390,000	69.6%
	AVERAGE PRICE	\$218,333	\$390,000	78.6%
	AVERAGE DOM	41	9	-78.0%
	# 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 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Kenilworth Market Report

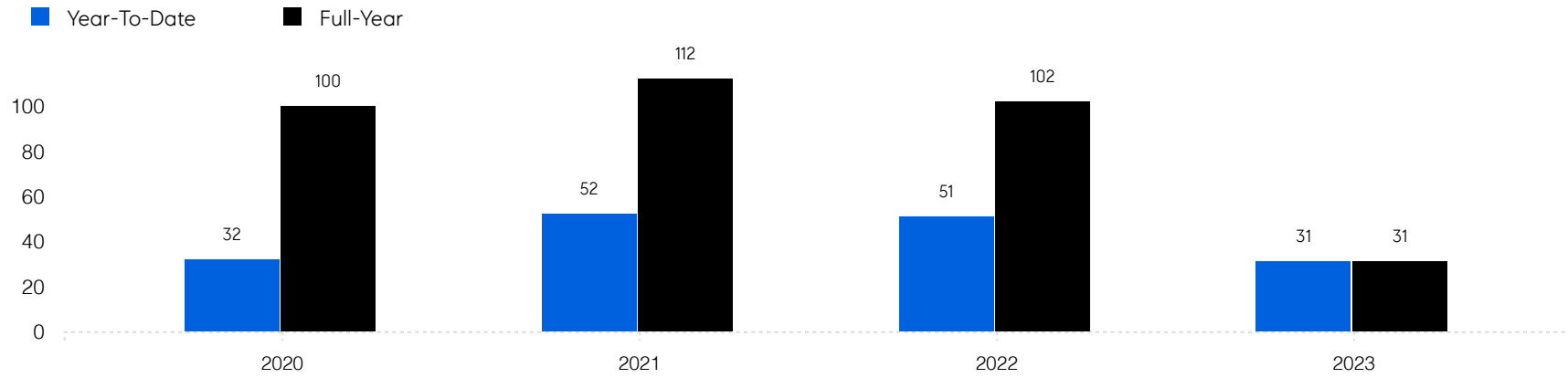
COMPASS

Kenilworth

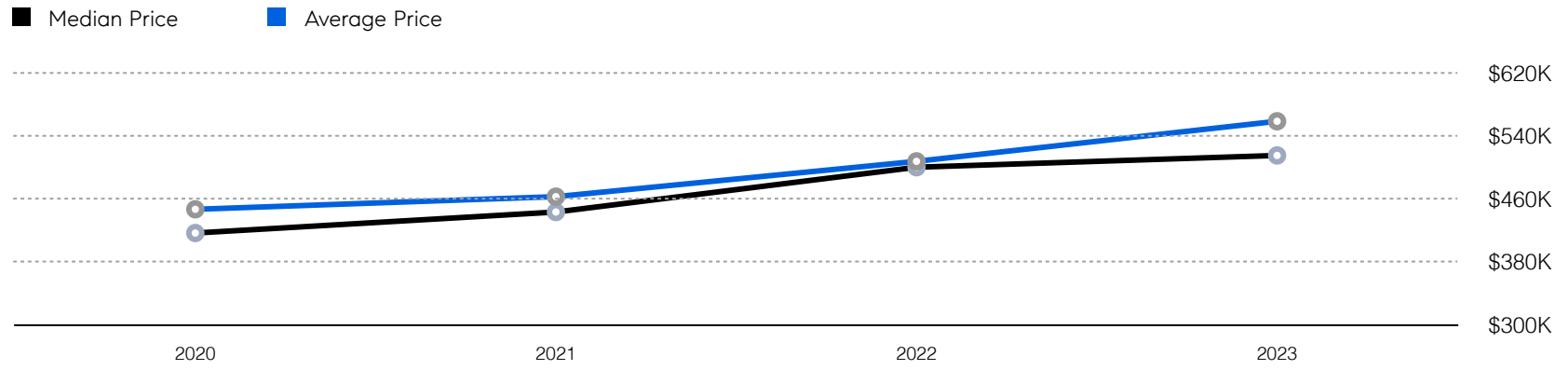
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	50	31	-38.0%
	SALES VOLUME	\$26,274,900	\$17,313,925	-34.1%
	MEDIAN PRICE	\$510,000	\$515,000	1.0%
	AVERAGE PRICE	\$525,498	\$558,514	6.3%
	AVERAGE DOM	35	44	25.7%
	# OF CONTRACTS	56	33	-41.1%
	# NEW LISTINGS	78	38	-51.3%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$460,000	-	-
	MEDIAN PRICE	\$460,000	-	-
	AVERAGE PRICE	\$460,000	-	-
	AVERAGE DOM	0	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Kenilworth

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Kinneton Market Report

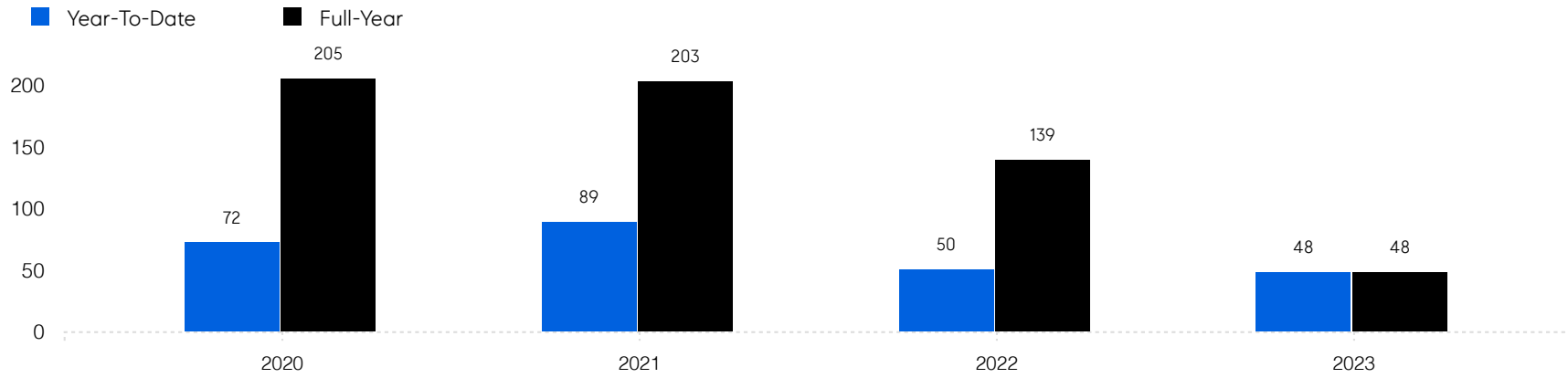
COMPASS

Kinnelon

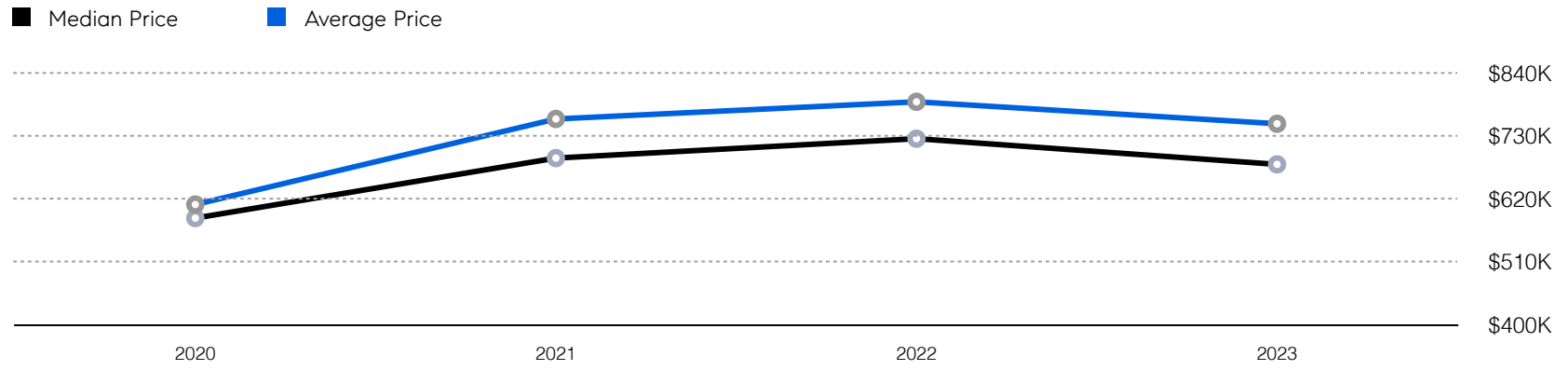
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	50	47	-6.0%
	SALES VOLUME	\$43,309,579	\$35,709,000	-17.5%
	MEDIAN PRICE	\$758,000	\$680,000	-10.3%
	AVERAGE PRICE	\$866,192	\$759,766	-12.3%
	AVERAGE DOM	49	60	22.4%
	# OF CONTRACTS	67	67	0.0%
	# NEW LISTINGS	112	76	-32.1%
Condo/Co-op/Townhouse	# OF 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 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Leonia Market Report

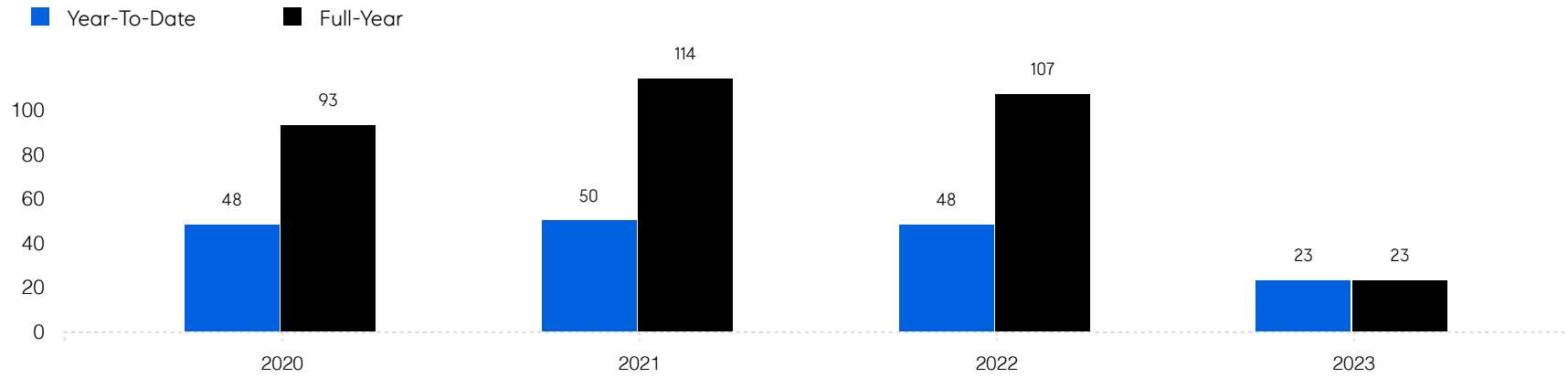
COMPASS

Leonia

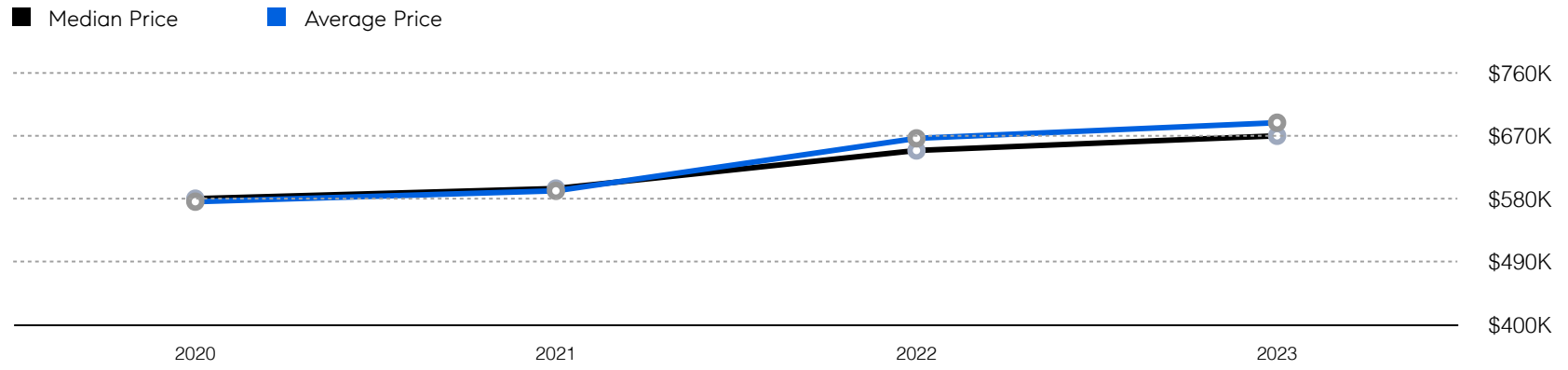
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	17	-57.5%
	SALES VOLUME	\$27,770,801	\$13,287,212	-52.2%
	MEDIAN PRICE	\$639,500	\$725,000	13.4%
	AVERAGE PRICE	\$694,270	\$781,601	12.6%
	AVERAGE DOM	57	38	-33.3%
	# OF CONTRACTS	43	22	-48.8%
	# NEW LISTINGS	48	31	-35.4%
Condo/Co-op/Townhouse	# OF SALES	8	6	-25.0%
	SALES VOLUME	\$2,746,000	\$2,555,000	-7.0%
	MEDIAN PRICE	\$329,500	\$375,000	13.8%
	AVERAGE PRICE	\$343,250	\$425,833	24.1%
	AVERAGE DOM	36	33	-8.3%
	# OF CONTRACTS	9	5	-44.4%
	# NEW LISTINGS	6	4	-33.3%

Leonia

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Linden Market Report

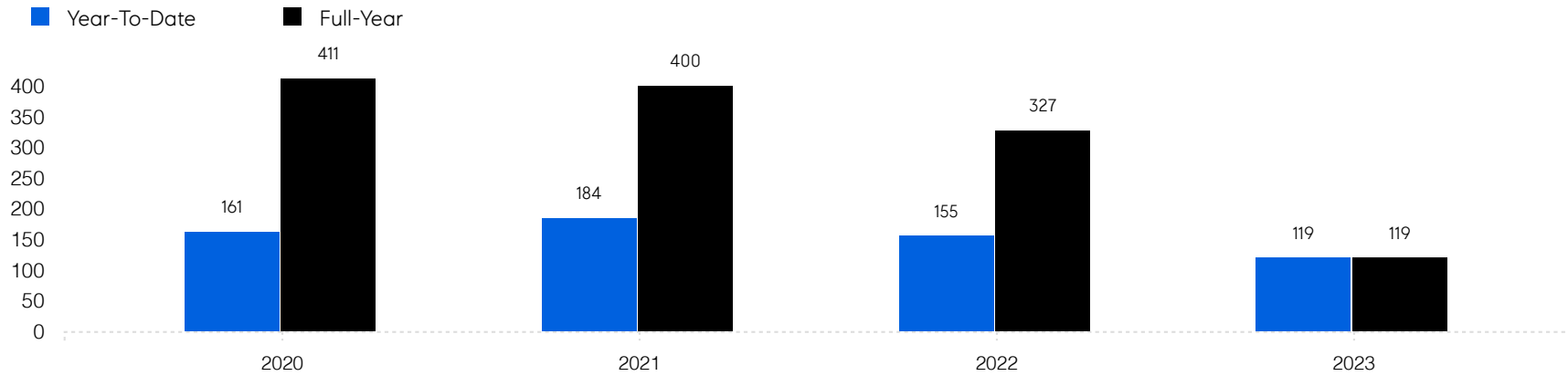
COMPASS

Linden

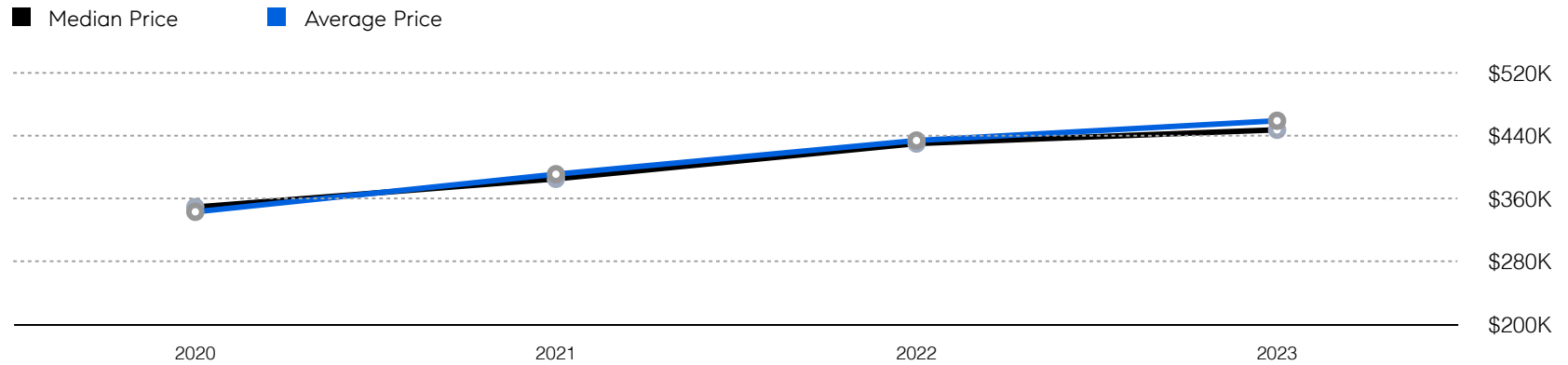
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	140	107	-23.6%
	SALES VOLUME	\$63,071,479	\$51,891,500	-17.7%
	MEDIAN PRICE	\$430,000	\$465,000	8.1%
	AVERAGE PRICE	\$450,511	\$484,967	7.6%
	AVERAGE DOM	37	36	-2.7%
	# OF CONTRACTS	146	113	-22.6%
	# NEW LISTINGS	200	152	-24.0%
Condo/Co-op/Townhouse	# OF SALES	15	12	-20.0%
	SALES VOLUME	\$2,899,000	\$2,733,900	-5.7%
	MEDIAN PRICE	\$190,000	\$210,000	10.5%
	AVERAGE PRICE	\$193,267	\$227,825	17.9%
	AVERAGE DOM	51	31	-39.2%
	# OF CONTRACTS	18	16	-11.1%
	# NEW LISTINGS	30	21	-30.0%

Linden

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Little Ferry Market Report

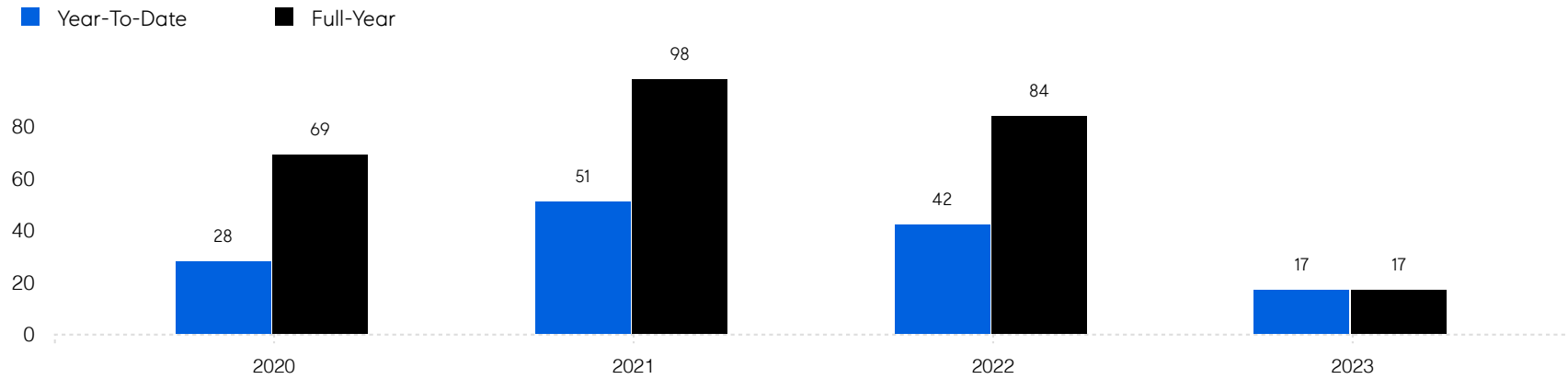
COMPASS

Little Ferry

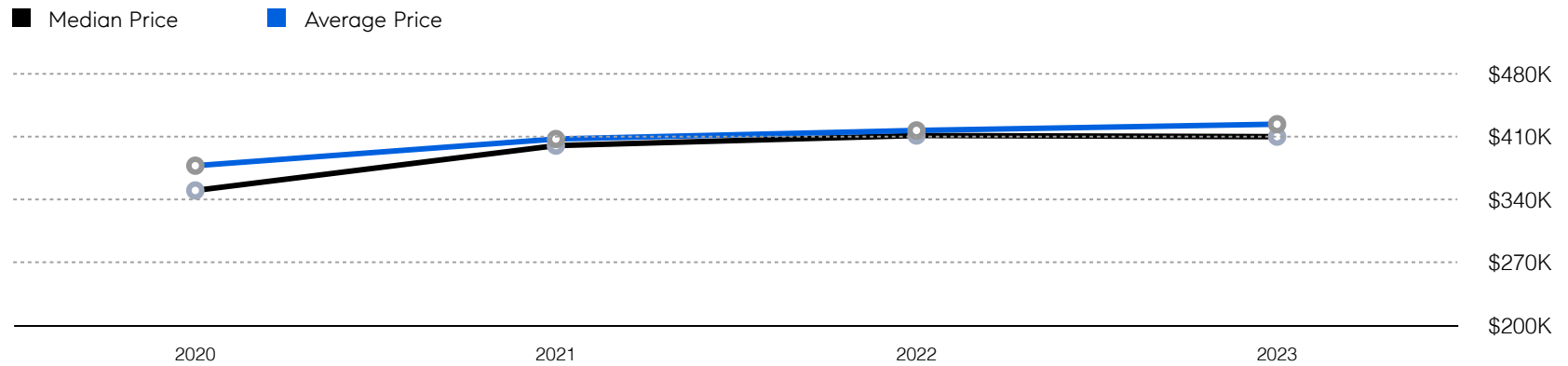
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	27	12	-55.6%
	SALES VOLUME	\$13,173,000	\$5,770,000	-56.2%
	MEDIAN PRICE	\$500,000	\$440,000	-12.0%
	AVERAGE PRICE	\$487,889	\$480,833	-1.4%
	AVERAGE DOM	45	40	-11.1%
	# OF CONTRACTS	38	24	-36.8%
	# NEW LISTINGS	35	27	-22.9%
Condo/Co-op/Townhouse	# OF SALES	15	5	-66.7%
	SALES VOLUME	\$4,189,599	\$1,436,000	-65.7%
	MEDIAN PRICE	\$275,000	\$281,000	2.2%
	AVERAGE PRICE	\$279,307	\$287,200	2.8%
	AVERAGE DOM	27	41	51.9%
	# OF CONTRACTS	14	10	-28.6%
	# NEW LISTINGS	16	8	-50.0%

Little Ferry

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Livingston Market Report

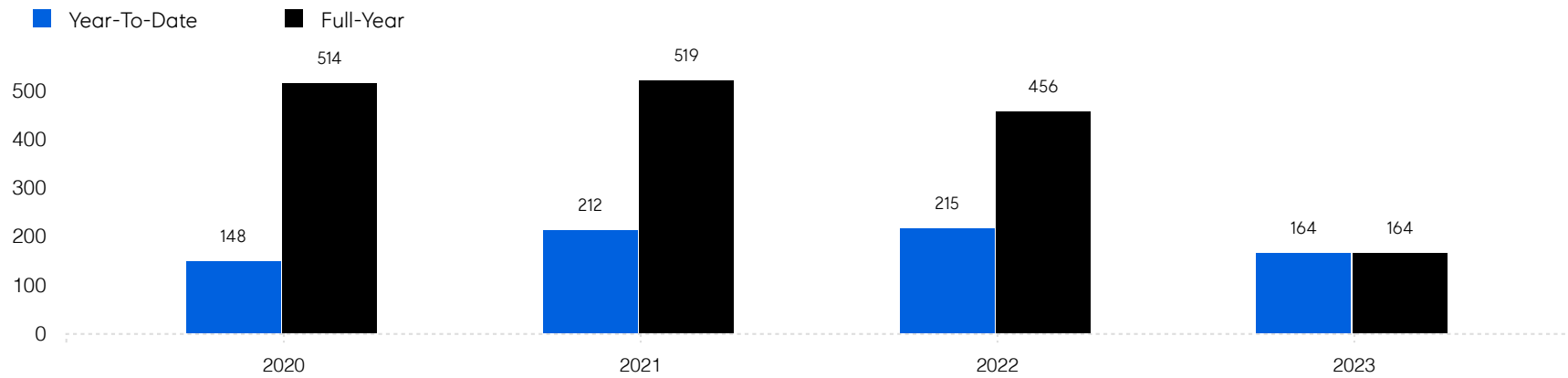
COMPASS

Livingston

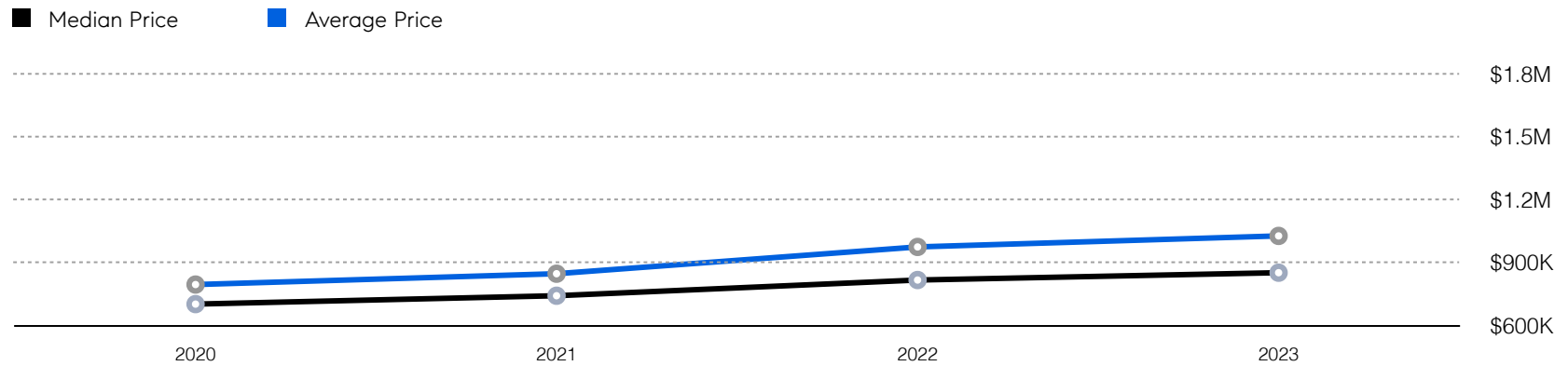
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	189	147	-22.2%
	SALES VOLUME	\$198,351,195	\$156,973,590	-20.9%
	MEDIAN PRICE	\$910,500	\$950,000	4.3%
	AVERAGE PRICE	\$1,049,477	\$1,067,848	1.8%
	AVERAGE DOM	26	42	61.5%
	# OF CONTRACTS	234	236	0.9%
	# NEW LISTINGS	312	219	-29.8%
Condo/Co-op/Townhouse	# OF SALES	26	17	-34.6%
	SALES VOLUME	\$16,638,000	\$11,252,500	-32.4%
	MEDIAN PRICE	\$634,000	\$625,000	-1.4%
	AVERAGE PRICE	\$639,923	\$661,912	3.4%
	AVERAGE DOM	36	25	-30.6%
	# OF CONTRACTS	38	29	-23.7%
	# NEW LISTINGS	47	29	-38.3%

Livingston

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Lodi Market Report

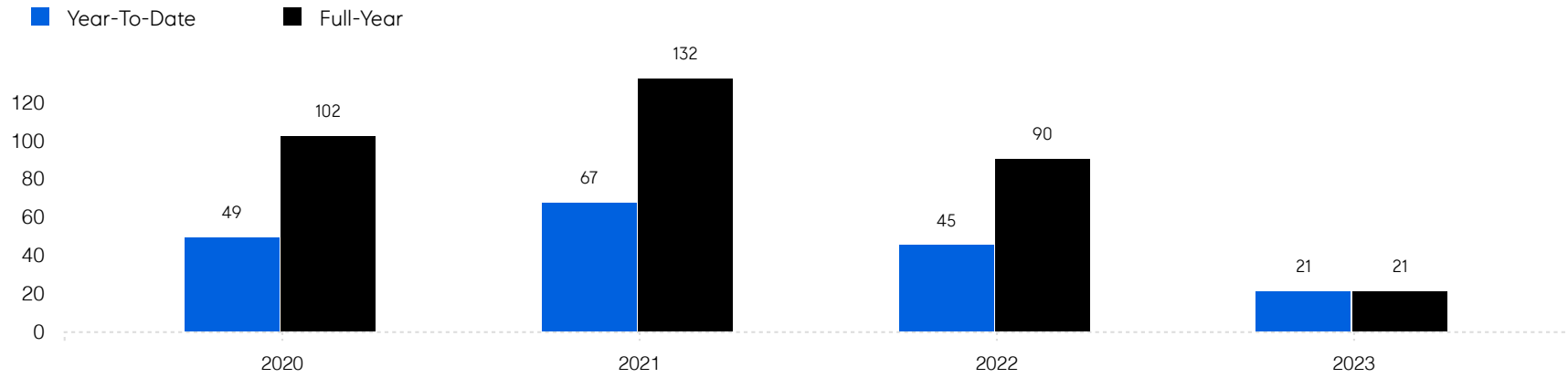
COMPASS

Lodi

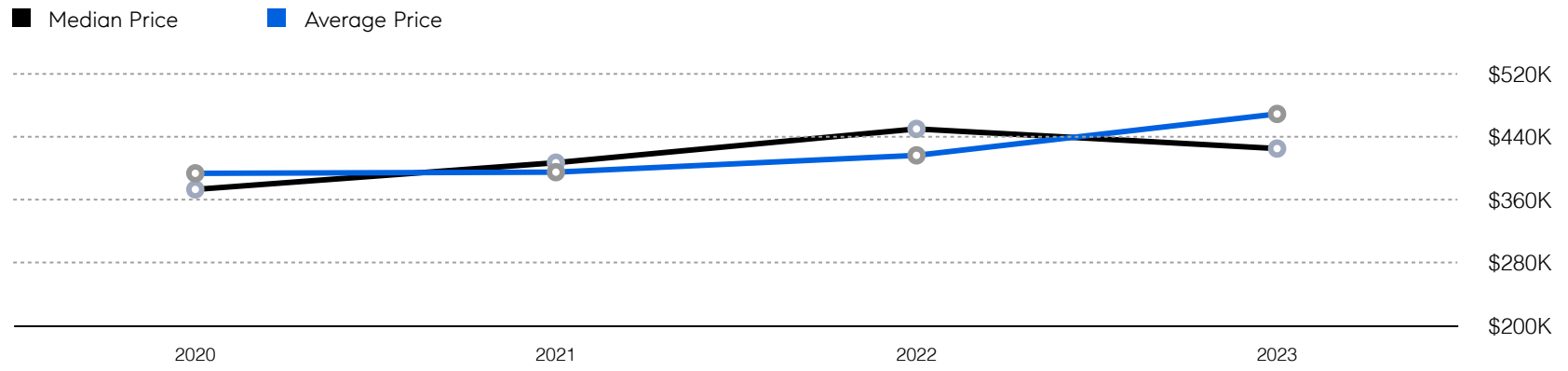
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	33	18	-45.5%
	SALES VOLUME	\$15,325,791	\$9,145,000	-40.3%
	MEDIAN PRICE	\$465,000	\$482,500	3.8%
	AVERAGE PRICE	\$464,418	\$508,056	9.4%
	AVERAGE DOM	32	38	18.8%
	# OF CONTRACTS	33	24	-27.3%
	# NEW LISTINGS	36	24	-33.3%
Condo/Co-op/Townhouse	# OF SALES	12	3	-75.0%
	SALES VOLUME	\$2,779,000	\$705,000	-74.6%
	MEDIAN PRICE	\$191,750	\$215,000	12.1%
	AVERAGE PRICE	\$231,583	\$235,000	1.5%
	AVERAGE DOM	25	20	-20.0%
	# OF CONTRACTS	14	6	-57.1%
	# NEW LISTINGS	18	7	-61.1%

Lodi

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Long Hill Market Report

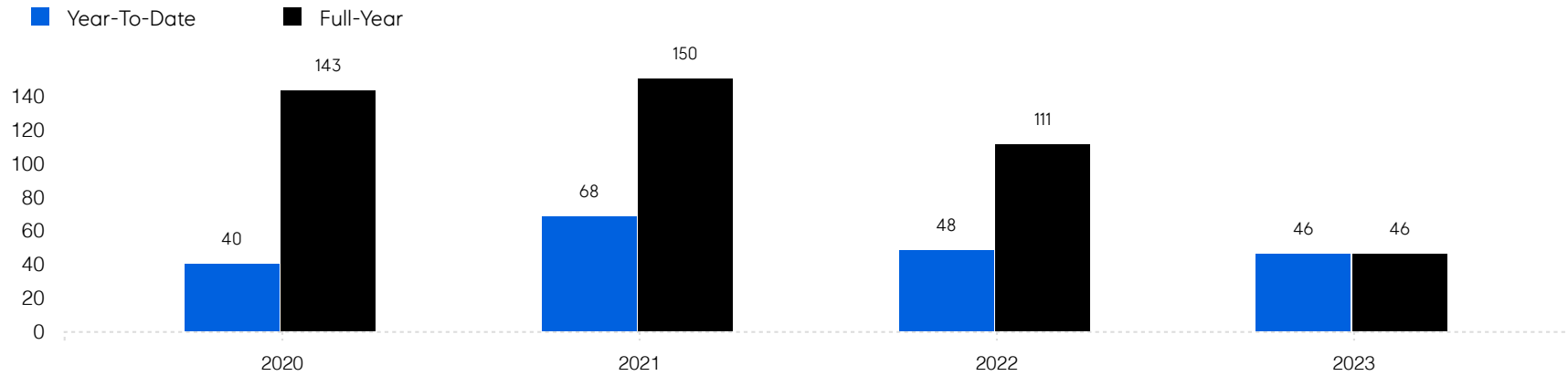
COMPASS

Long Hill

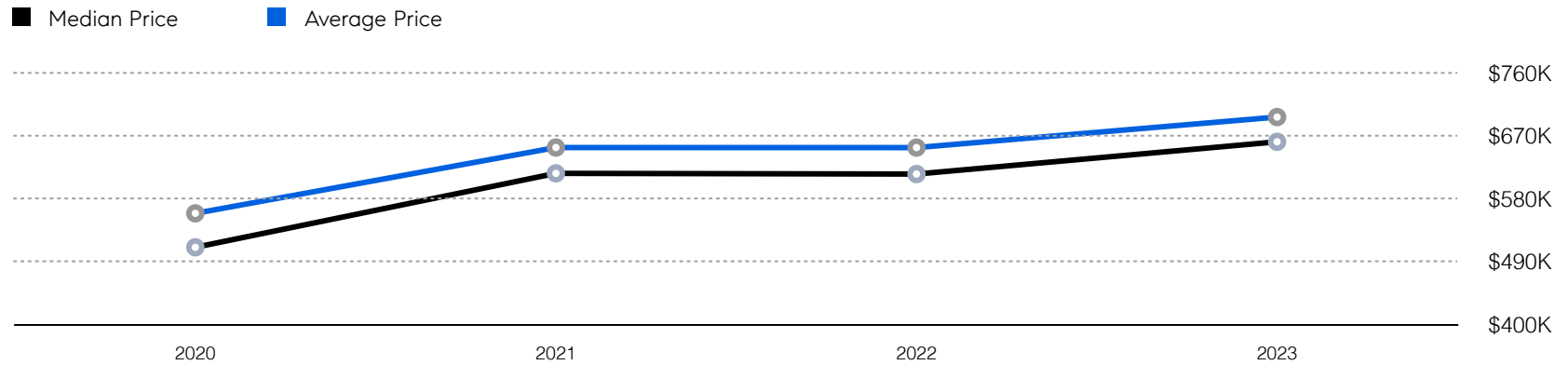
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	44	39	-11.4%
	SALES VOLUME	\$30,136,400	\$28,654,066	-4.9%
	MEDIAN PRICE	\$660,000	\$725,000	9.8%
	AVERAGE PRICE	\$684,918	\$734,720	7.3%
	AVERAGE DOM	28	30	7.1%
	# OF CONTRACTS	44	45	2.3%
	# NEW LISTINGS	63	51	-19.0%
Condo/Co-op/Townhouse	# OF SALES	4	7	75.0%
	SALES VOLUME	\$1,859,000	\$3,394,000	82.6%
	MEDIAN PRICE	\$460,000	\$499,000	8.5%
	AVERAGE PRICE	\$464,750	\$484,857	4.3%
	AVERAGE DOM	52	22	-57.7%
	# OF CONTRACTS	5	7	40.0%
	# NEW LISTINGS	6	7	16.7%

Long Hill

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Lyndhurst Market Report

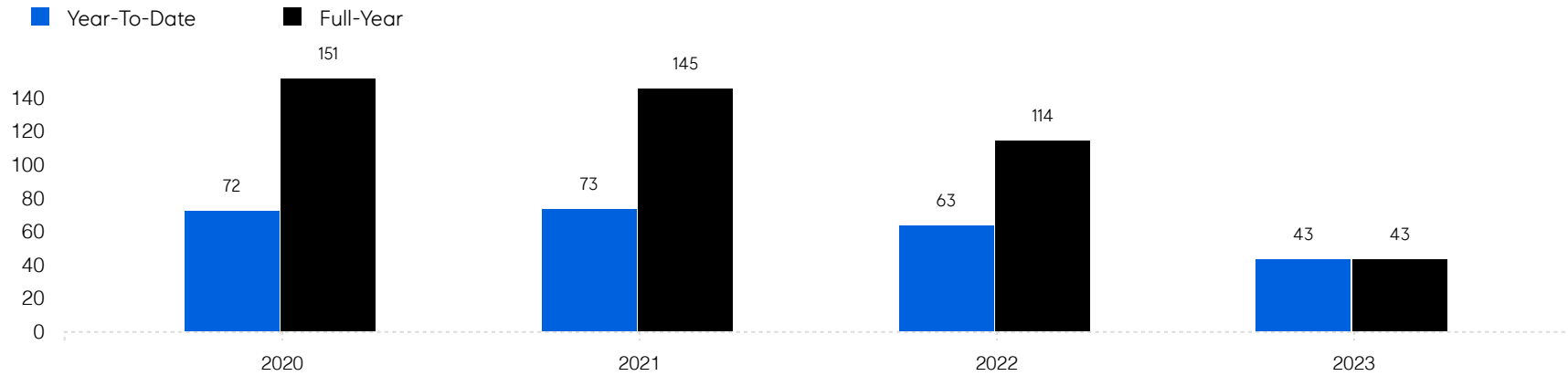
COMPASS

Lyndhurst

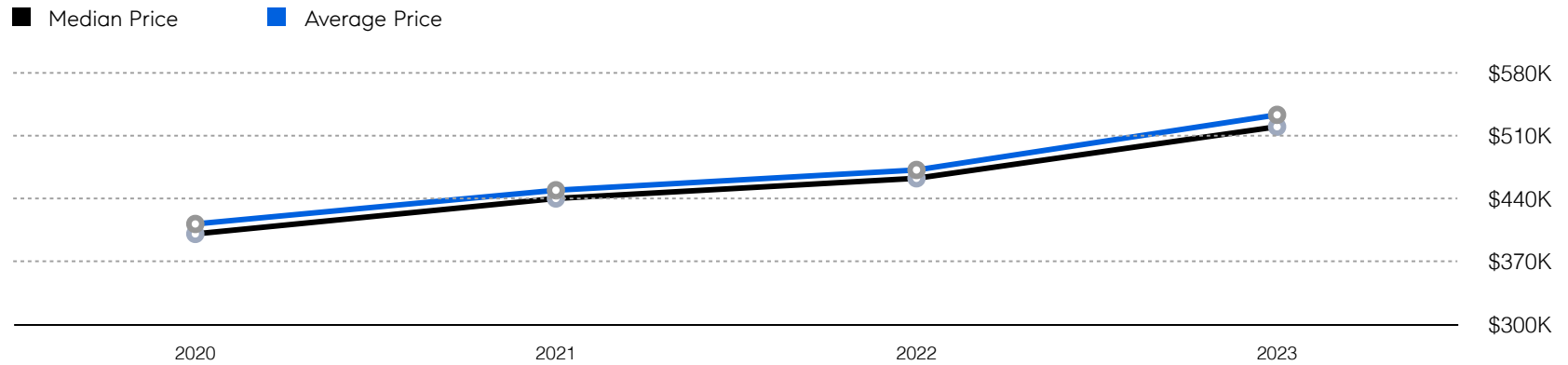
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	52	37	-28.8%
	SALES VOLUME	\$26,086,670	\$20,180,300	-22.6%
	MEDIAN PRICE	\$470,000	\$523,500	11.4%
	AVERAGE PRICE	\$501,667	\$545,414	8.7%
	AVERAGE DOM	28	28	0.0%
	# OF CONTRACTS	58	58	0.0%
	# NEW LISTINGS	78	57	-26.9%
Condo/Co-op/Townhouse	# OF SALES	11	6	-45.5%
	SALES VOLUME	\$3,088,000	\$2,749,000	-11.0%
	MEDIAN PRICE	\$270,000	\$400,000	48.1%
	AVERAGE PRICE	\$280,727	\$458,167	63.2%
	AVERAGE DOM	71	32	-54.9%
	# OF CONTRACTS	12	6	-50.0%
	# NEW LISTINGS	7	8	14.3%

Lyndhurst

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Madison Market Report

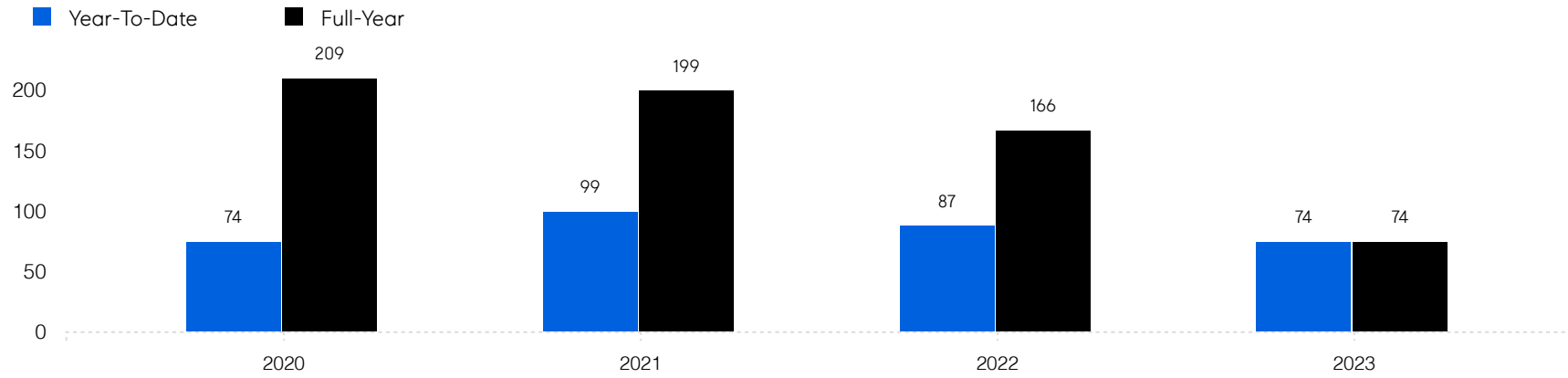
COMPASS

Madison

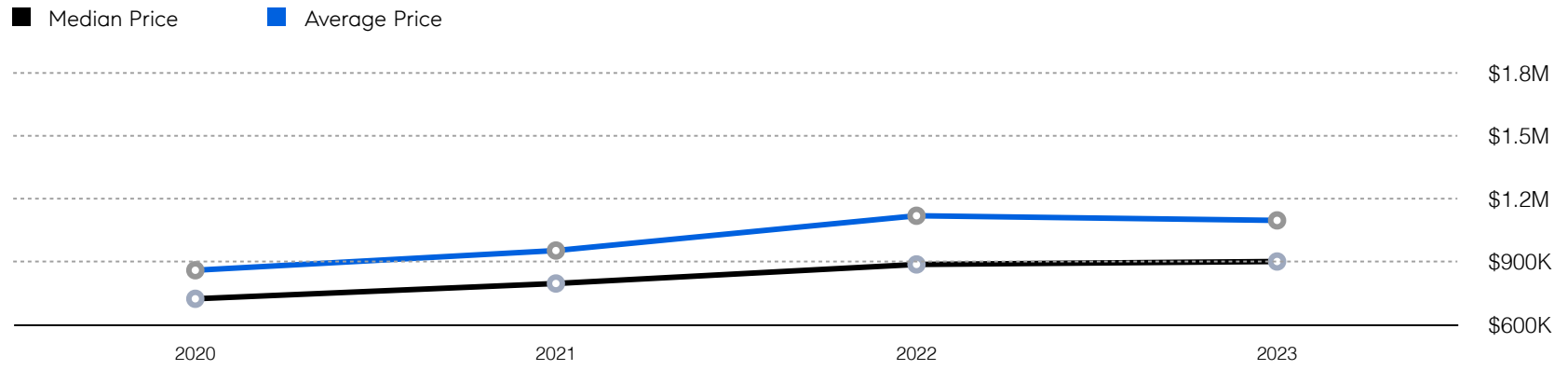
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	75	55	-26.7%
	SALES VOLUME	\$89,558,512	\$70,409,625	-21.4%
	MEDIAN PRICE	\$960,000	\$1,095,000	14.1%
	AVERAGE PRICE	\$1,194,113	\$1,280,175	7.2%
	AVERAGE DOM	20	23	15.0%
	# OF CONTRACTS	81	74	-8.6%
	# NEW LISTINGS	99	102	3.0%
Condo/Co-op/Townhouse	# OF SALES	12	19	58.3%
	SALES VOLUME	\$8,885,799	\$10,709,700	20.5%
	MEDIAN PRICE	\$701,000	\$470,000	-33.0%
	AVERAGE PRICE	\$740,483	\$563,668	-23.9%
	AVERAGE DOM	26	25	-3.8%
	# OF CONTRACTS	15	23	53.3%
	# NEW LISTINGS	26	27	3.8%

Madison

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Mahwah Market Report

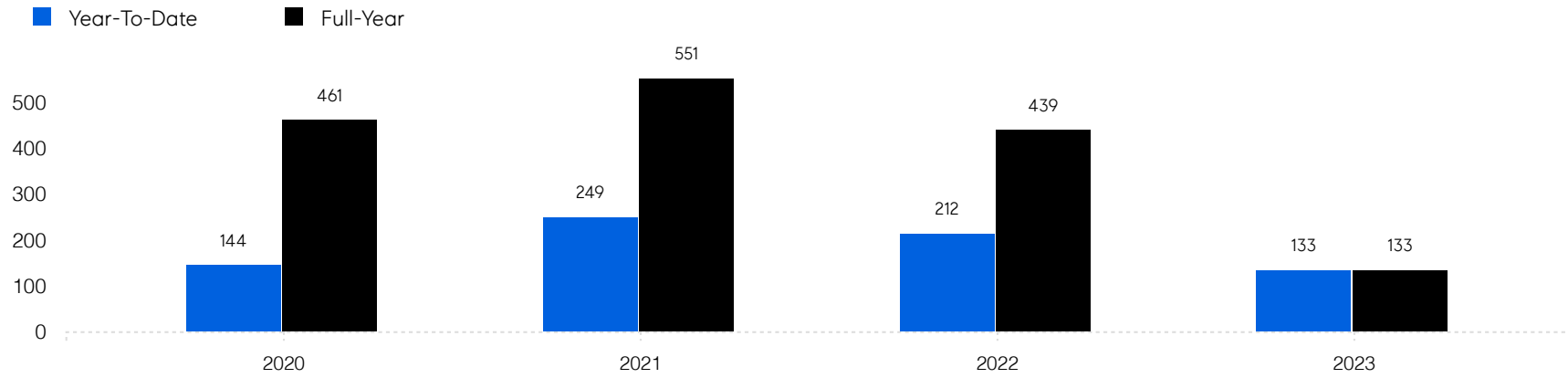
COMPASS

Mahwah

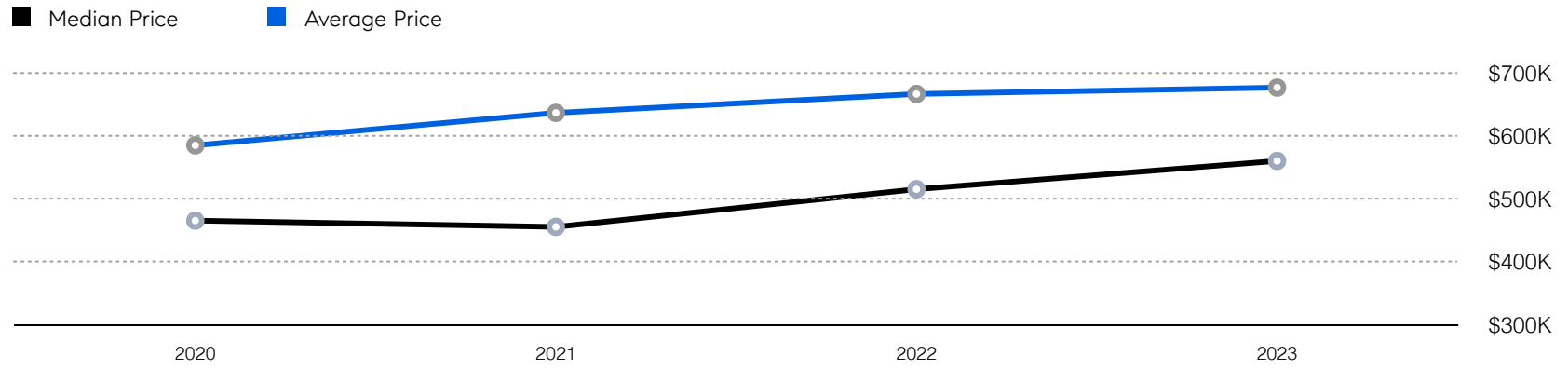
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	84	54	-35.7%
	SALES VOLUME	\$88,833,086	\$52,464,858	-40.9%
	MEDIAN PRICE	\$999,000	\$821,000	-17.8%
	AVERAGE PRICE	\$1,057,537	\$971,571	-8.1%
	AVERAGE DOM	40	46	15.0%
	# OF CONTRACTS	99	81	-18.2%
	# NEW LISTINGS	125	82	-34.4%
Condo/Co-op/Townhouse	# OF SALES	128	79	-38.3%
	SALES VOLUME	\$58,159,418	\$37,549,327	-35.4%
	MEDIAN PRICE	\$415,000	\$452,000	8.9%
	AVERAGE PRICE	\$454,370	\$475,308	4.6%
	AVERAGE DOM	29	28	-3.4%
	# OF CONTRACTS	145	103	-29.0%
	# NEW LISTINGS	151	101	-33.1%

Mahwah

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Mantoloking Market Report

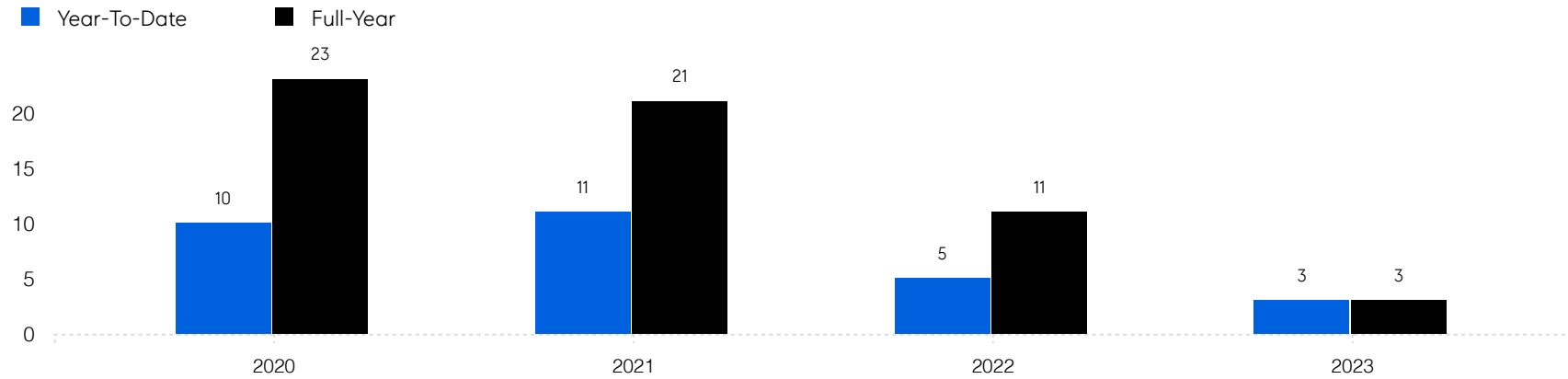
COMPASS

Mantoloking

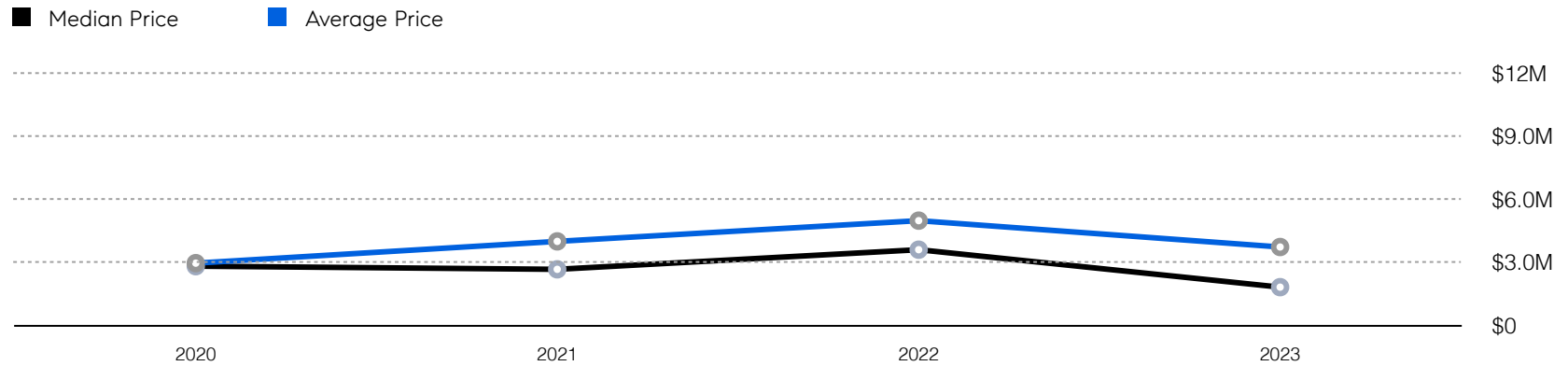
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$28,485,000	\$11,140,000	-60.9%
	MEDIAN PRICE	\$3,585,000	\$1,800,000	-49.8%
	AVERAGE PRICE	\$5,697,000	\$3,713,333	-34.8%
	AVERAGE DOM	0	0	-
	# OF CONTRACTS	6	3	-50.0%
	# NEW LISTINGS	15	12	-20.0%
Condo/Co-op/Townhouse	# OF 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 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Maplewood Market Report

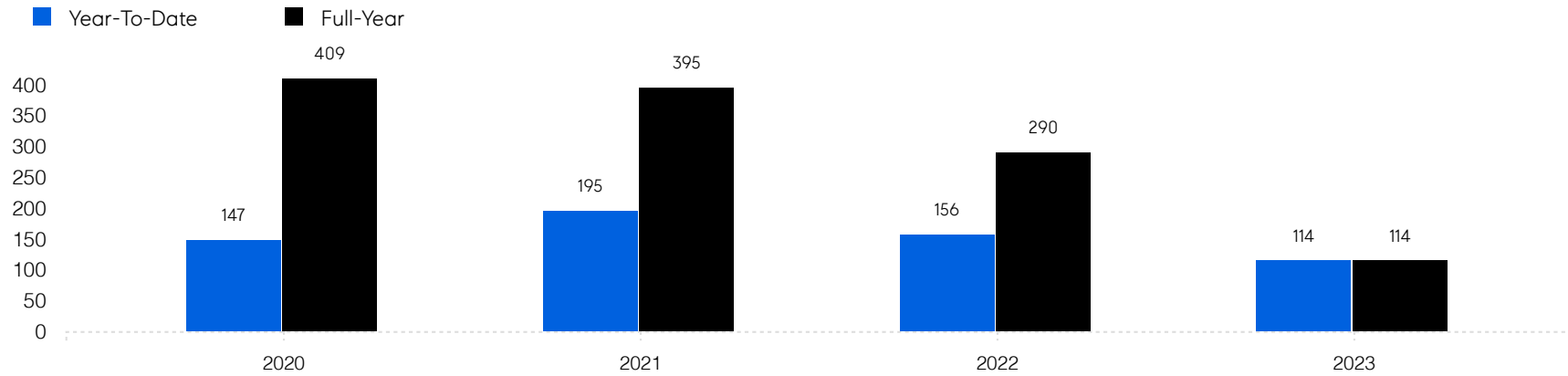
COMPASS

Maplewood

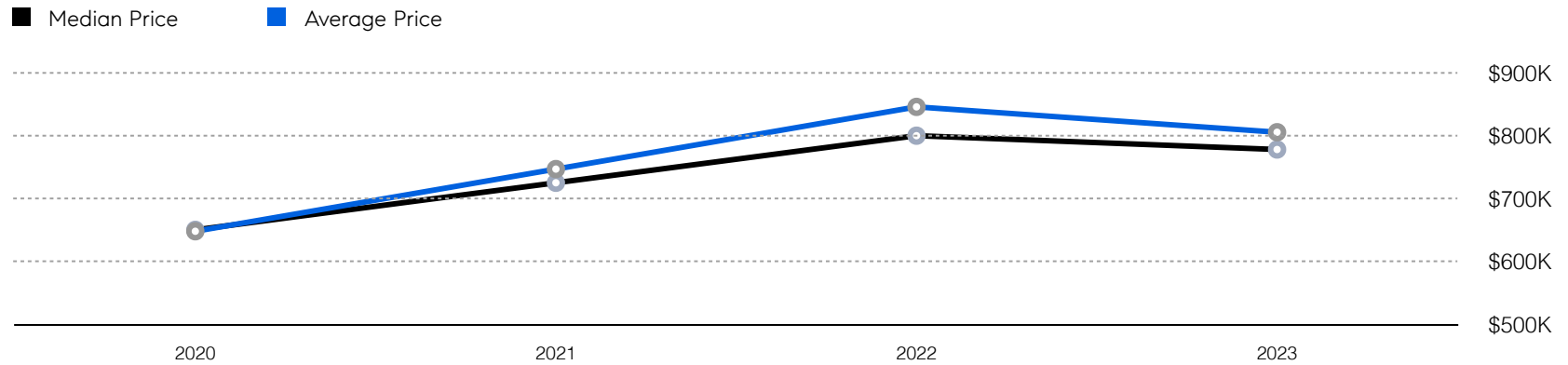
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	132	99	-25.0%
	SALES VOLUME	\$122,942,194	\$86,913,823	-29.3%
	MEDIAN PRICE	\$921,250	\$835,000	-9.4%
	AVERAGE PRICE	\$931,380	\$877,917	-5.7%
	AVERAGE DOM	15	25	66.7%
	# OF CONTRACTS	151	138	-8.6%
	# NEW LISTINGS	198	154	-22.2%
Condo/Co-op/Townhouse	# OF SALES	24	15	-37.5%
	SALES VOLUME	\$8,231,600	\$4,915,175	-40.3%
	MEDIAN PRICE	\$360,000	\$331,275	-8.0%
	AVERAGE PRICE	\$342,983	\$327,678	-4.5%
	AVERAGE DOM	53	35	-34.0%
	# OF CONTRACTS	20	18	-10.0%
	# NEW LISTINGS	22	27	22.7%

Maplewood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Maywood Market Report

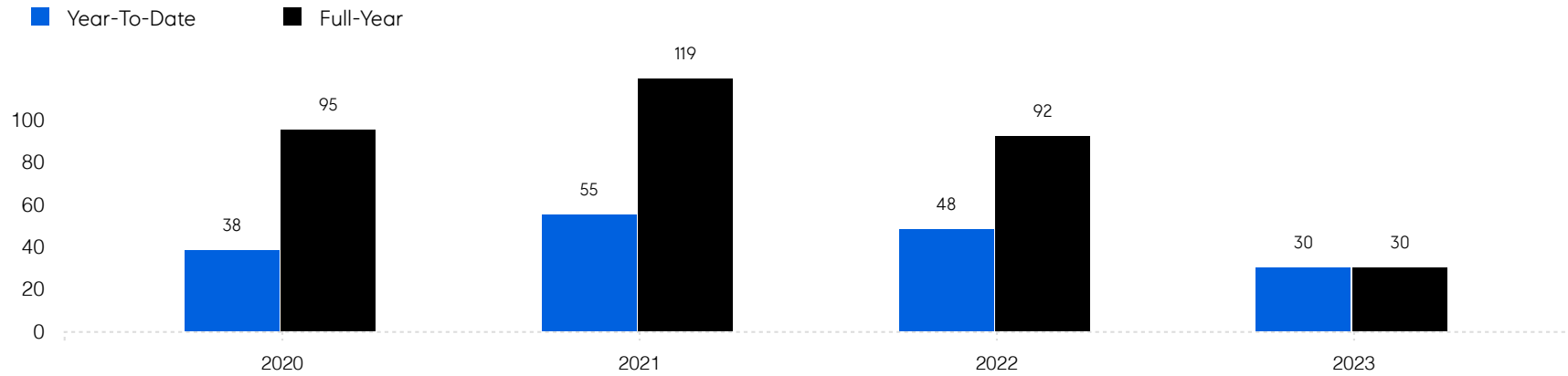
COMPASS

Maywood

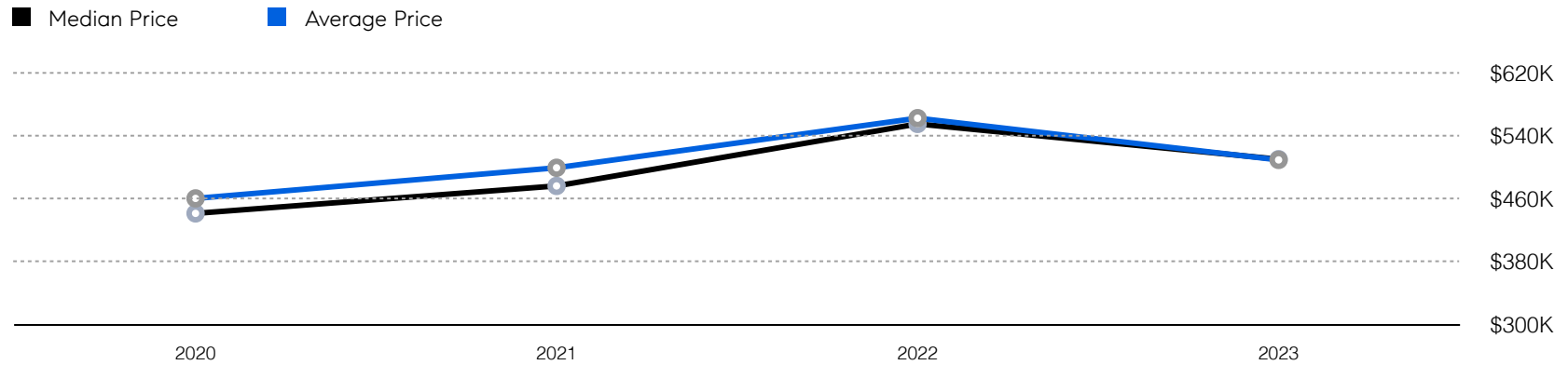
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	48	30	-37.5%
	SALES VOLUME	\$26,958,033	\$15,274,288	-43.3%
	MEDIAN PRICE	\$552,500	\$510,000	-7.7%
	AVERAGE PRICE	\$561,626	\$509,143	-9.3%
	AVERAGE DOM	27	33	22.2%
	# OF CONTRACTS	56	43	-23.2%
	# NEW LISTINGS	62	39	-37.1%
Condo/Co-op/Townhouse	# OF 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 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Mendham Borough Market Report

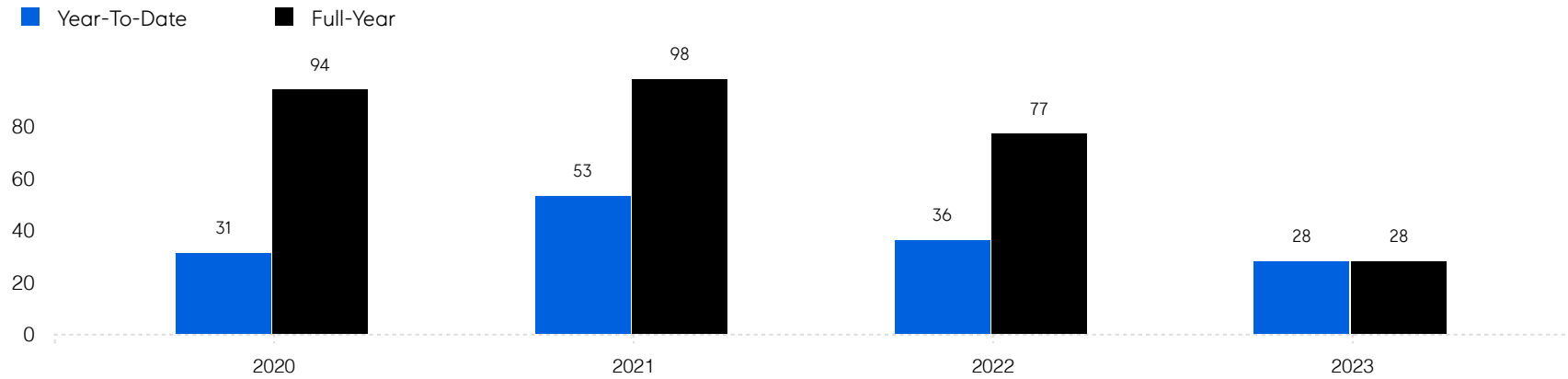
COMPASS

Mendham Borough

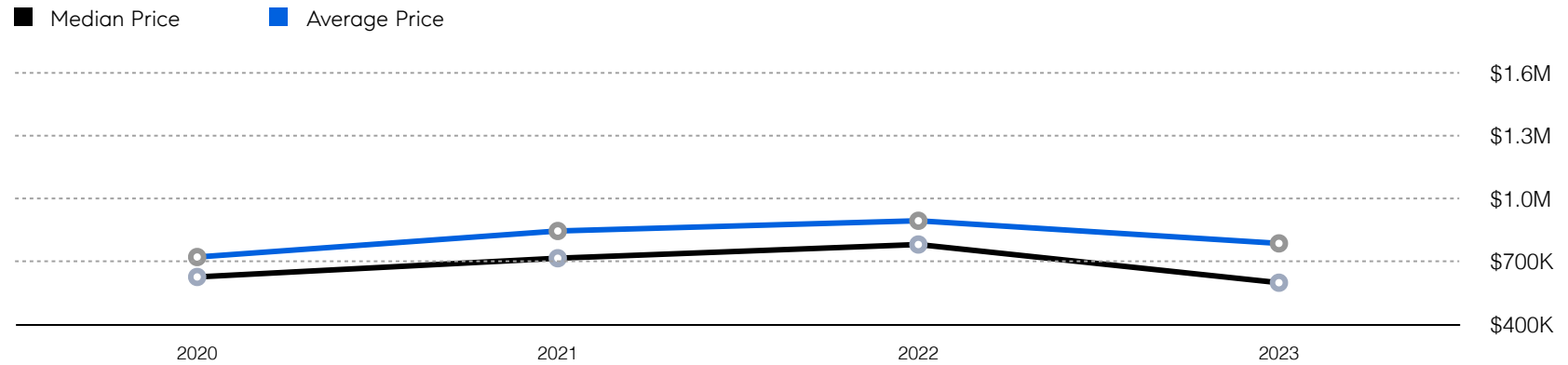
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	29	17	-41.4%
	SALES VOLUME	\$25,921,000	\$16,103,500	-37.9%
	MEDIAN PRICE	\$872,000	\$803,000	-7.9%
	AVERAGE PRICE	\$893,828	\$947,265	6.0%
	AVERAGE DOM	32	66	106.3%
	# OF CONTRACTS	34	21	-38.2%
	# NEW LISTINGS	47	36	-23.4%
Condo/Co-op/Townhouse	# OF SALES	7	11	57.1%
	SALES VOLUME	\$3,431,500	\$5,886,900	71.6%
	MEDIAN PRICE	\$445,000	\$542,000	21.8%
	AVERAGE PRICE	\$490,214	\$535,173	9.2%
	AVERAGE DOM	27	26	-3.7%
	# OF CONTRACTS	9	13	44.4%
	# NEW LISTINGS	12	13	8.3%

Mendham Borough

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Mendham Township Market Report

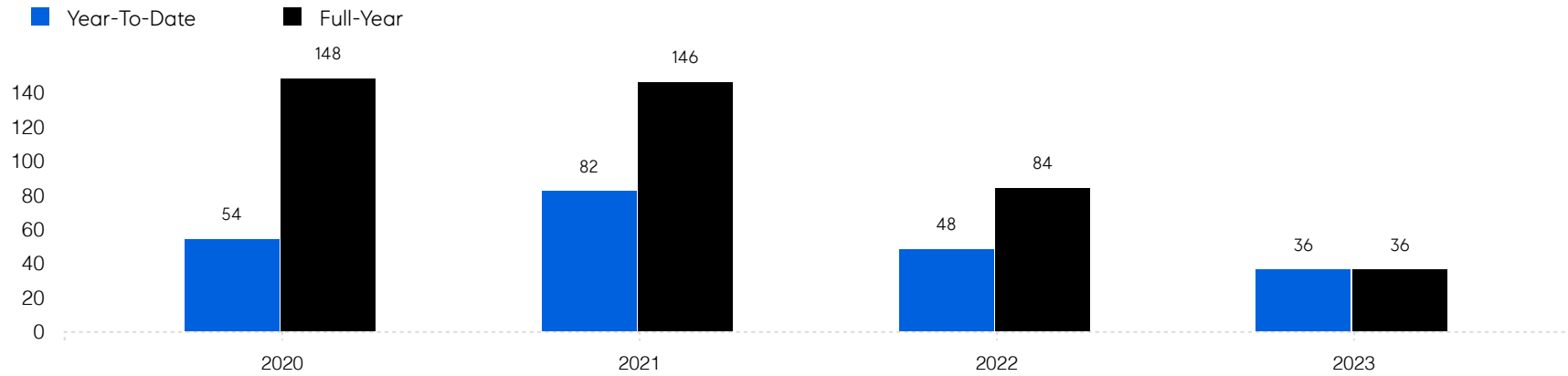
COMPASS

Mendham Township

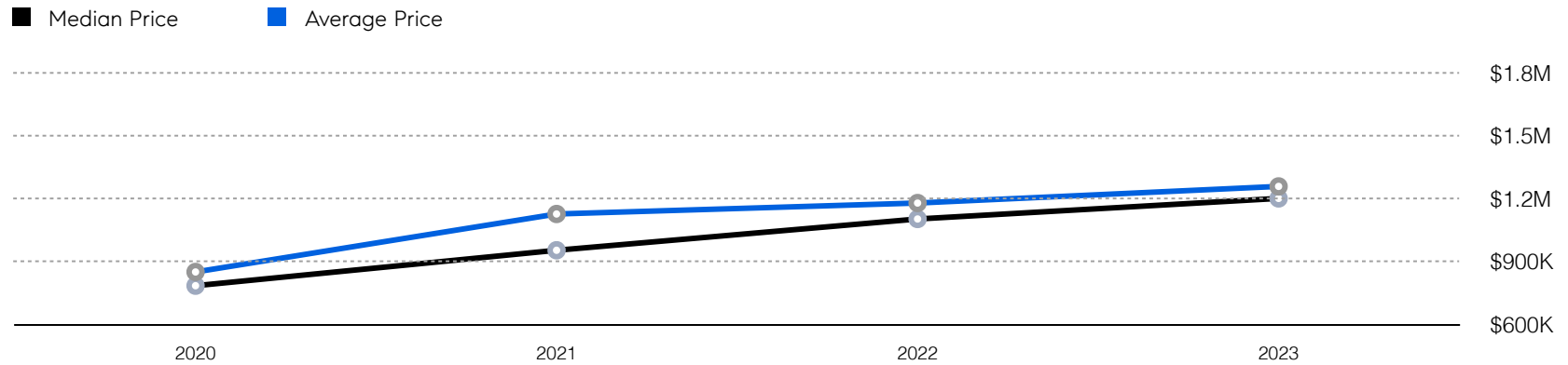
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	48	36	-25.0%
	SALES VOLUME	\$60,375,399	\$45,276,400	-25.0%
	MEDIAN PRICE	\$1,117,500	\$1,200,250	7.4%
	AVERAGE PRICE	\$1,257,821	\$1,257,678	0.0%
	AVERAGE DOM	38	52	36.8%
	# OF CONTRACTS	46	37	-19.6%
	# NEW LISTINGS	76	44	-42.1%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	3	0.0%
	# NEW LISTINGS	0	10	0.0%

Mendham Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Metuchen Borough Market Report

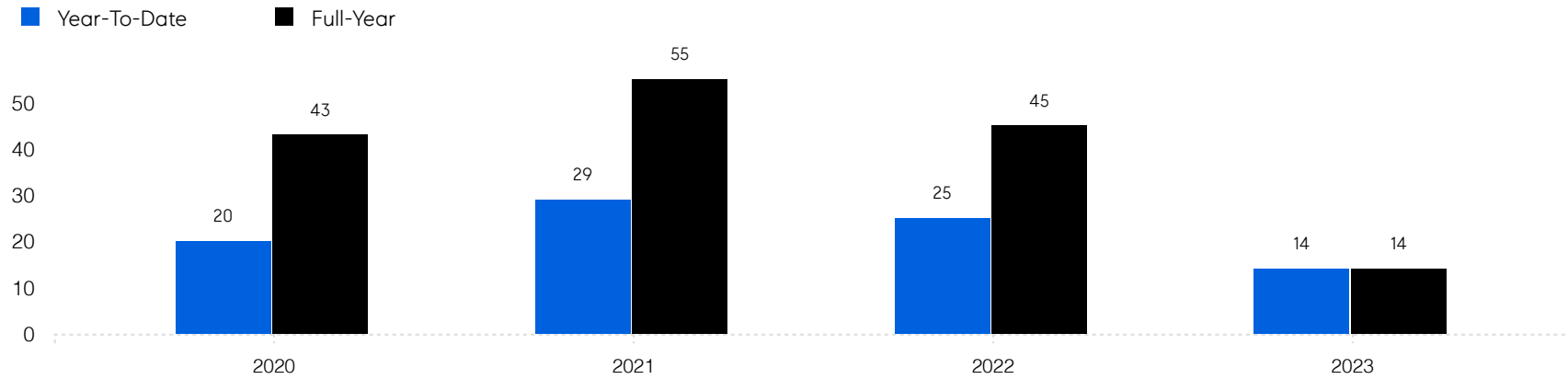
COMPASS

Metuchen Borough

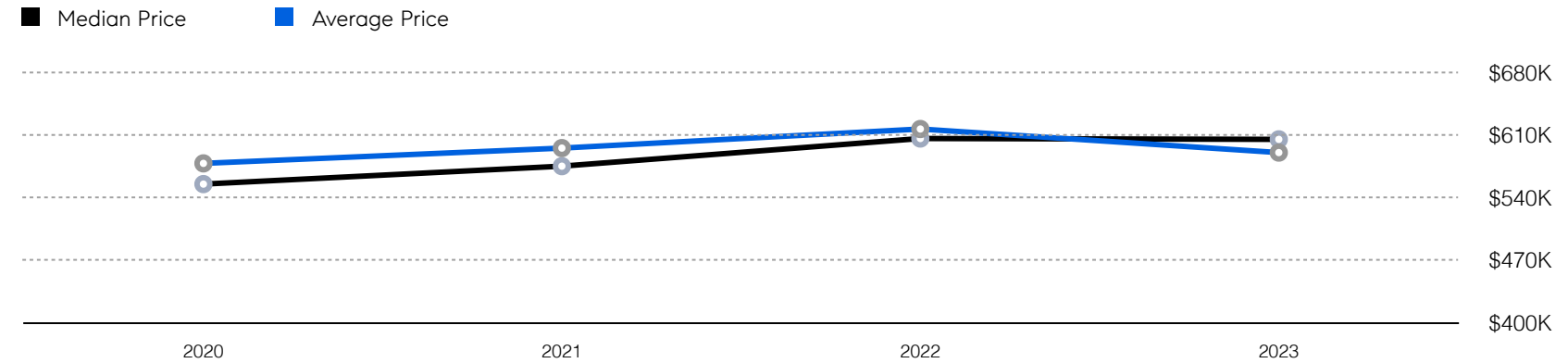
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	22	12	-45.5%
	SALES VOLUME	\$13,609,400	\$7,077,101	-48.0%
	MEDIAN PRICE	\$615,500	\$605,051	-1.7%
	AVERAGE PRICE	\$618,609	\$589,758	-4.7%
	AVERAGE DOM	35	28	-20.0%
	# OF CONTRACTS	21	18	-14.3%
	# NEW LISTINGS	25	24	-4.0%
Condo/Co-op/Townhouse	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$1,634,000	\$1,186,000	-27.4%
	MEDIAN PRICE	\$585,000	\$593,000	1.4%
	AVERAGE PRICE	\$544,667	\$593,000	8.9%
	AVERAGE DOM	16	18	12.5%
	# OF CONTRACTS	3	4	33.3%
	# NEW LISTINGS	3	7	133.3%

Metuchen Borough

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Midland Park Market Report

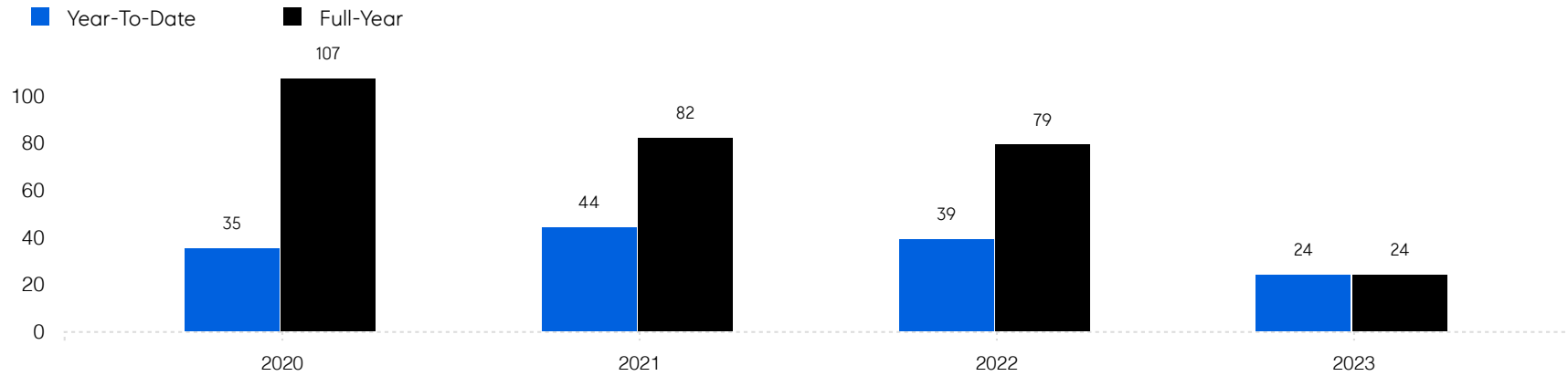
COMPASS

Midland Park

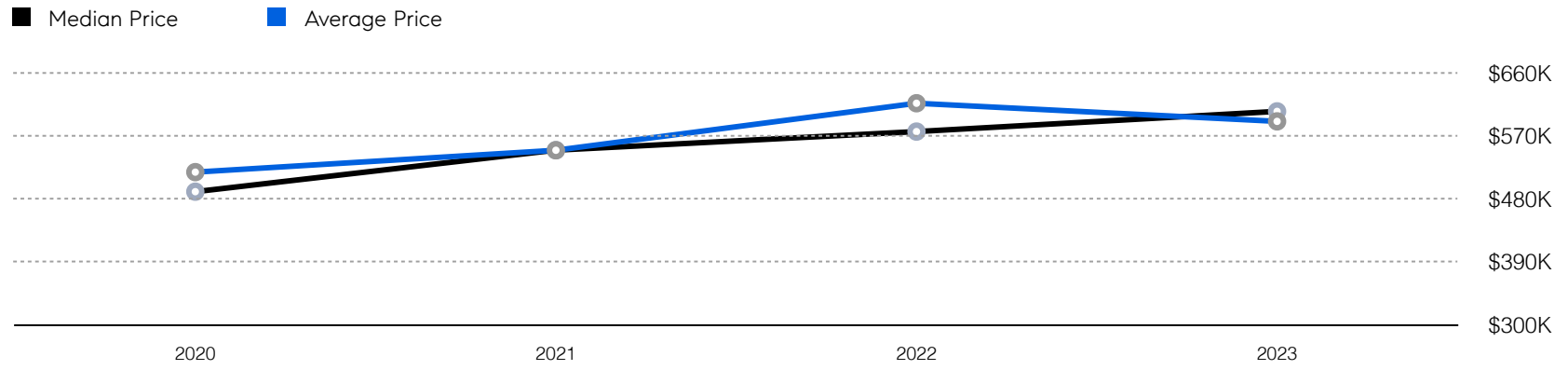
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	37	23	-37.8%
	SALES VOLUME	\$22,481,356	\$13,883,400	-38.2%
	MEDIAN PRICE	\$587,500	\$605,000	3.0%
	AVERAGE PRICE	\$607,604	\$603,626	-0.7%
	AVERAGE DOM	41	28	-31.7%
	# OF CONTRACTS	45	36	-20.0%
	# NEW LISTINGS	44	32	-27.3%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$500,000	\$293,000	-41.4%
	MEDIAN PRICE	\$250,000	\$293,000	17.2%
	AVERAGE PRICE	\$250,000	\$293,000	17.2%
	AVERAGE DOM	28	7	-75.0%
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	2	1	-50.0%

Midland Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Millburn Market Report

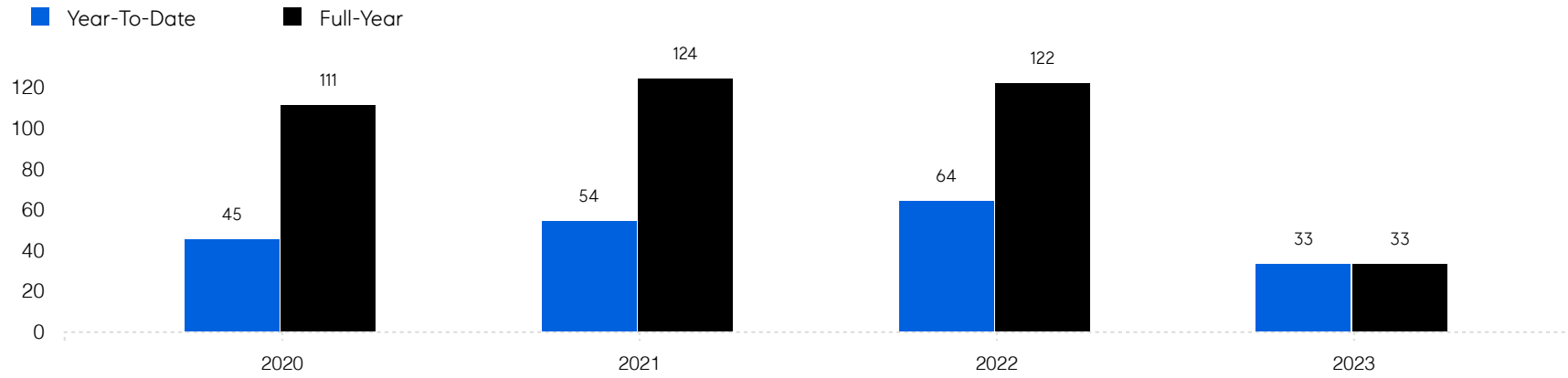
COMPASS

Millburn

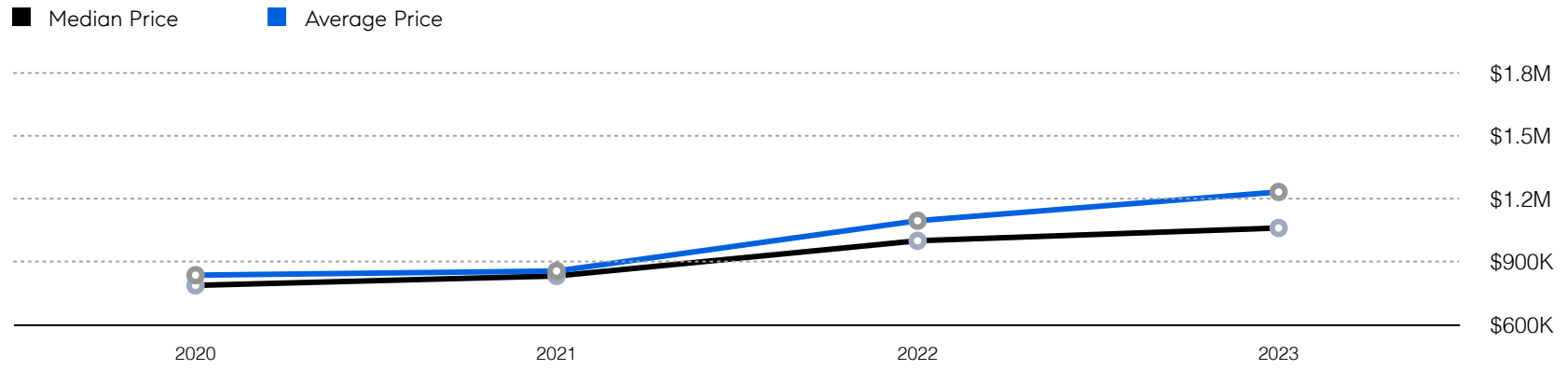
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	57	29	-49.1%
	SALES VOLUME	\$67,306,735	\$36,066,277	-46.4%
	MEDIAN PRICE	\$1,100,000	\$1,030,000	-6.4%
	AVERAGE PRICE	\$1,180,820	\$1,243,665	5.3%
	AVERAGE DOM	18	32	77.8%
	# OF CONTRACTS	69	49	-29.0%
	# NEW LISTINGS	85	40	-52.9%
Condo/Co-op/Townhouse	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$3,952,500	\$4,592,000	16.2%
	MEDIAN PRICE	\$440,000	\$1,352,500	207.4%
	AVERAGE PRICE	\$564,643	\$1,148,000	103.3%
	AVERAGE DOM	26	18	-30.8%
	# OF CONTRACTS	7	8	14.3%
	# NEW LISTINGS	13	14	7.7%

Millburn

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Montclair Market Report

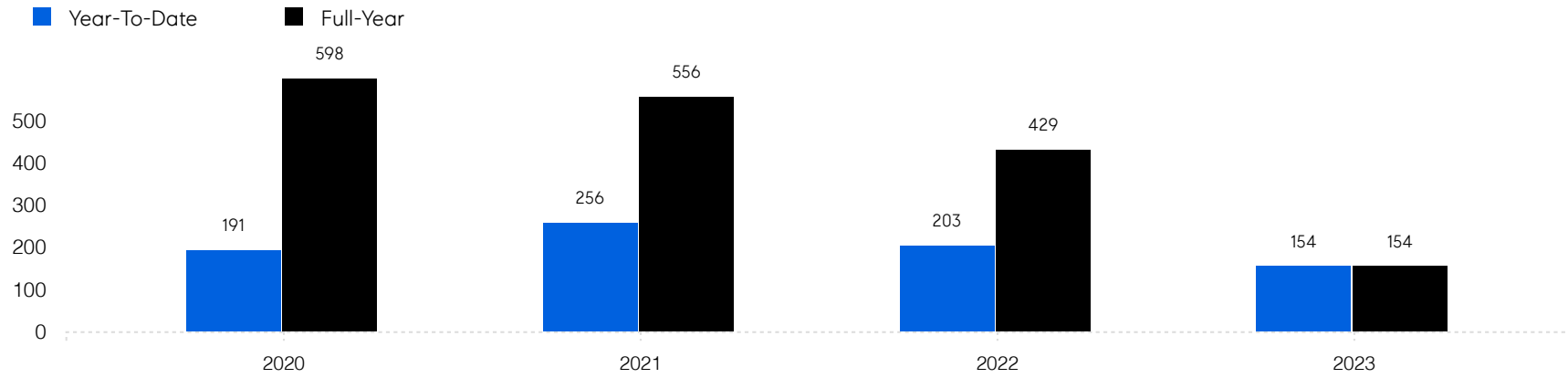
COMPASS

Montclair

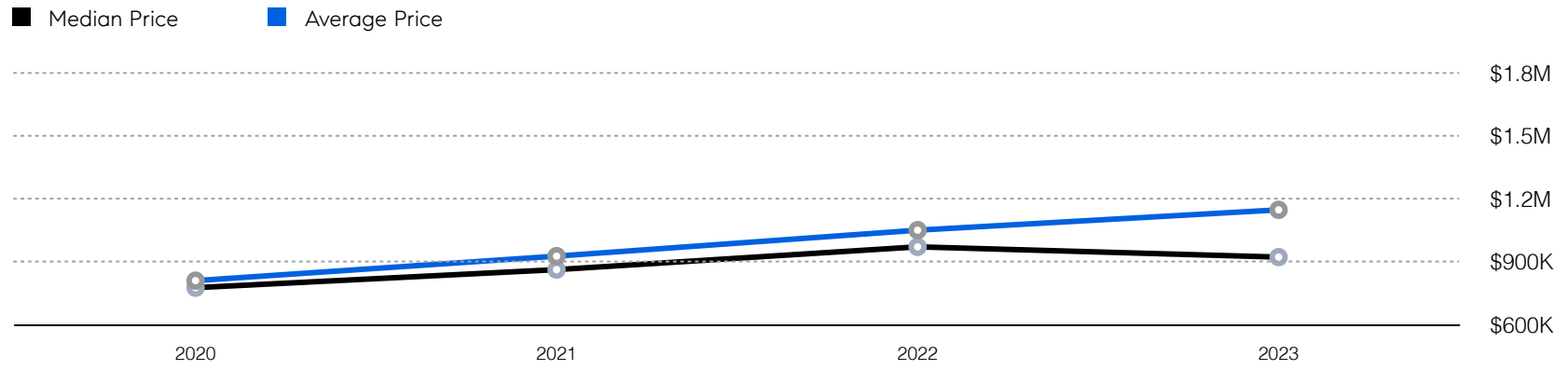
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	147	108	-26.5%
	SALES VOLUME	\$185,270,066	\$159,299,779	-14.0%
	MEDIAN PRICE	\$1,176,000	\$1,332,500	13.3%
	AVERAGE PRICE	\$1,260,341	\$1,474,998	17.0%
	AVERAGE DOM	22	23	4.5%
	# OF CONTRACTS	231	187	-19.0%
	# NEW LISTINGS	256	195	-23.8%
Condo/Co-op/Townhouse	# OF SALES	56	46	-17.9%
	SALES VOLUME	\$20,475,400	\$17,269,427	-15.7%
	MEDIAN PRICE	\$300,000	\$312,000	4.0%
	AVERAGE PRICE	\$365,632	\$375,422	2.7%
	AVERAGE DOM	44	36	-18.2%
	# OF CONTRACTS	70	59	-15.7%
	# NEW LISTINGS	77	51	-33.8%

Montclair

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Montvale Market Report

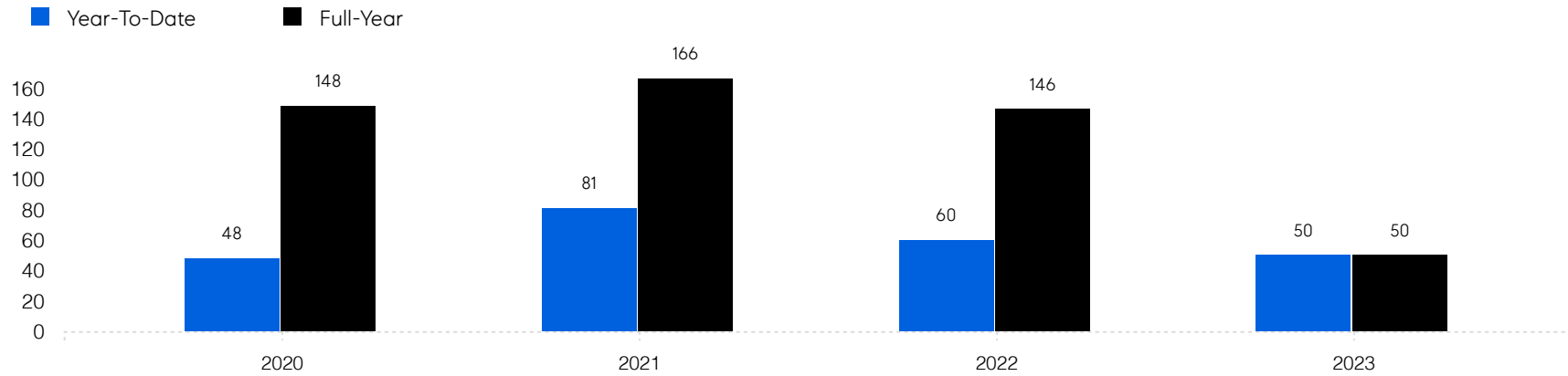
COMPASS

Montvale

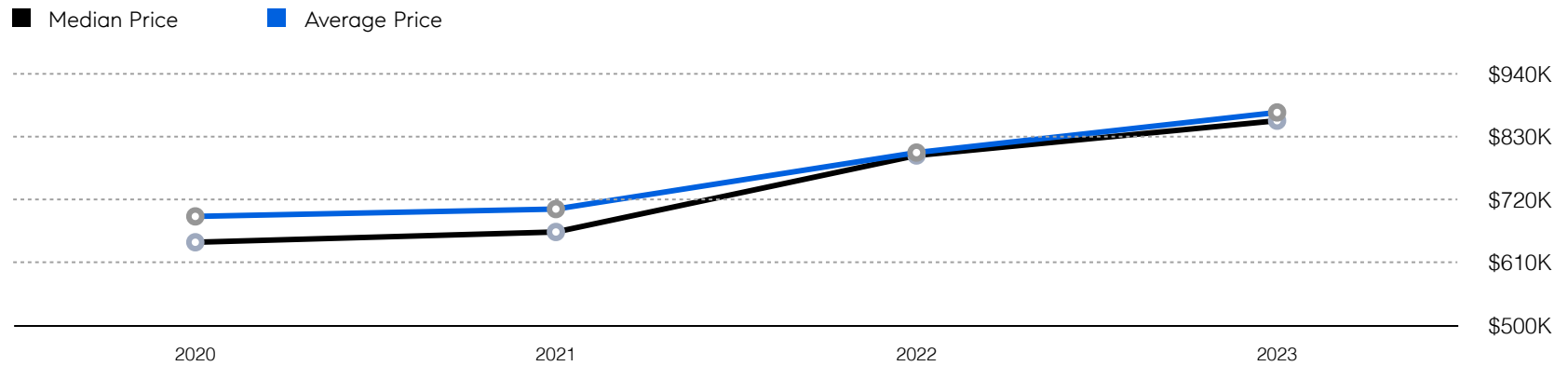
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	32	24	-25.0%
	SALES VOLUME	\$25,425,400	\$22,627,600	-11.0%
	MEDIAN PRICE	\$690,000	\$880,500	27.6%
	AVERAGE PRICE	\$794,544	\$942,817	18.7%
	AVERAGE DOM	27	35	29.6%
	# OF CONTRACTS	50	32	-36.0%
	# NEW LISTINGS	63	41	-34.9%
Condo/Co-op/Townhouse	# OF SALES	28	26	-7.1%
	SALES VOLUME	\$25,463,404	\$20,992,188	-17.6%
	MEDIAN PRICE	\$946,685	\$828,200	-12.5%
	AVERAGE PRICE	\$909,407	\$807,392	-11.2%
	AVERAGE DOM	108	55	-49.1%
	# OF CONTRACTS	39	35	-10.3%
	# NEW LISTINGS	41	52	26.8%

Montvale

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Montville Market Report

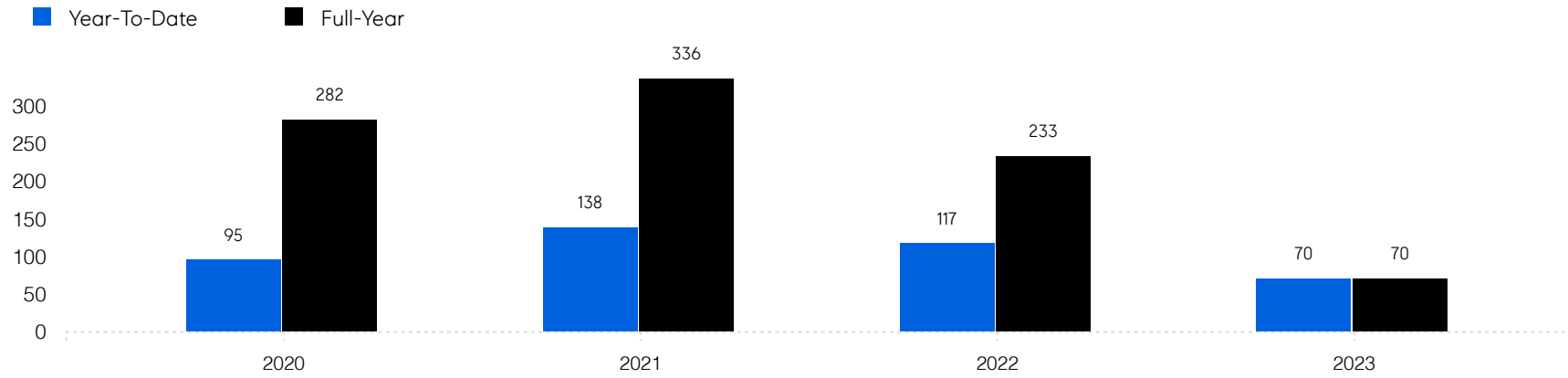
COMPASS

Montville

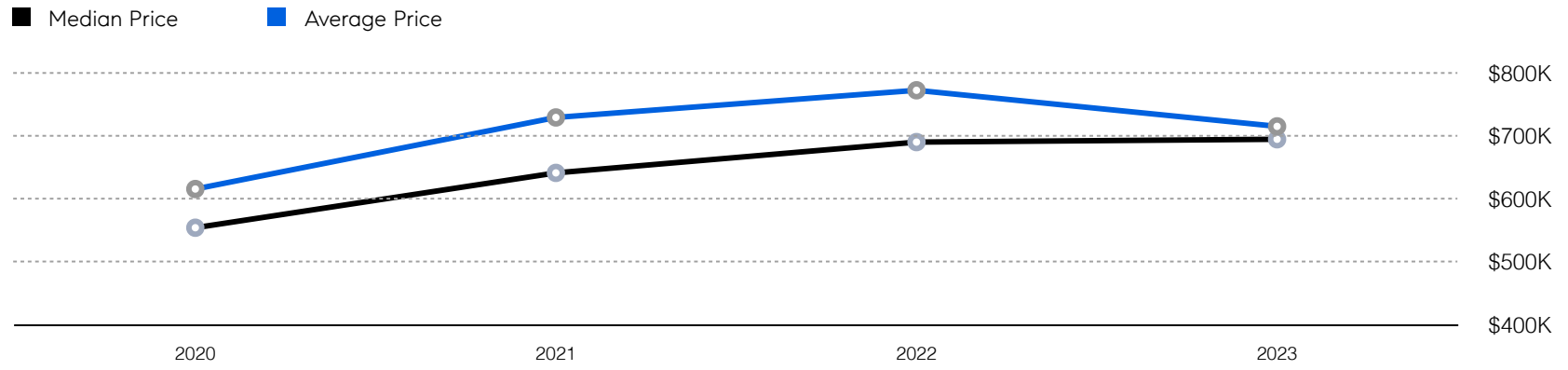
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	79	50	-36.7%
	SALES VOLUME	\$65,614,264	\$40,155,200	-38.8%
	MEDIAN PRICE	\$737,000	\$762,500	3.5%
	AVERAGE PRICE	\$830,560	\$803,104	-3.3%
	AVERAGE DOM	26	29	11.5%
	# OF CONTRACTS	90	71	-21.1%
	# NEW LISTINGS	147	104	-29.3%
Condo/Co-op/Townhouse	# OF SALES	38	20	-47.4%
	SALES VOLUME	\$22,042,001	\$9,897,100	-55.1%
	MEDIAN PRICE	\$623,000	\$515,500	-17.3%
	AVERAGE PRICE	\$580,053	\$494,855	-14.7%
	AVERAGE DOM	17	15	-11.8%
	# OF CONTRACTS	46	23	-50.0%
	# NEW LISTINGS	52	26	-50.0%

Montville

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Moonachie Market Report

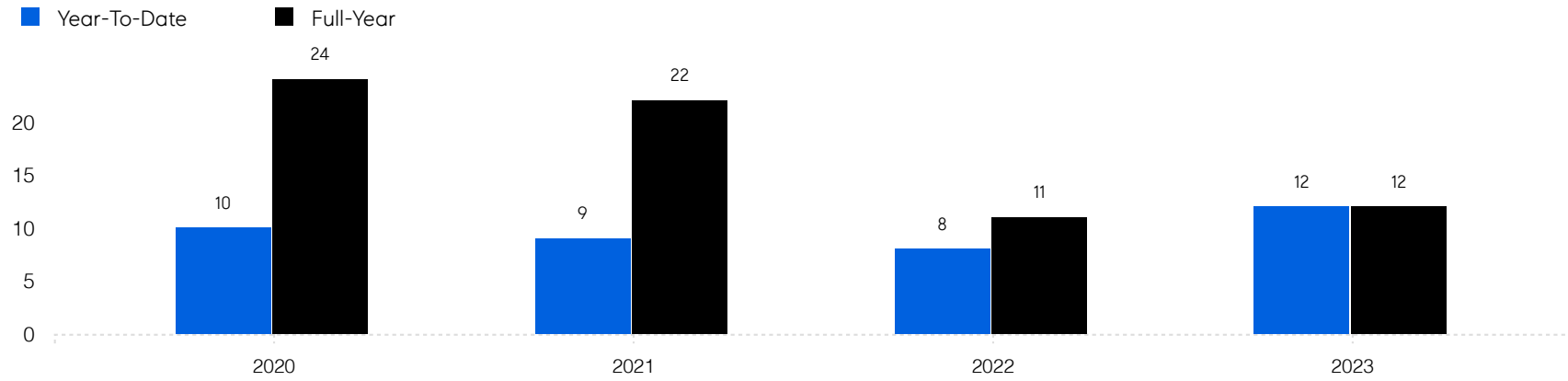
COMPASS

Moonachie

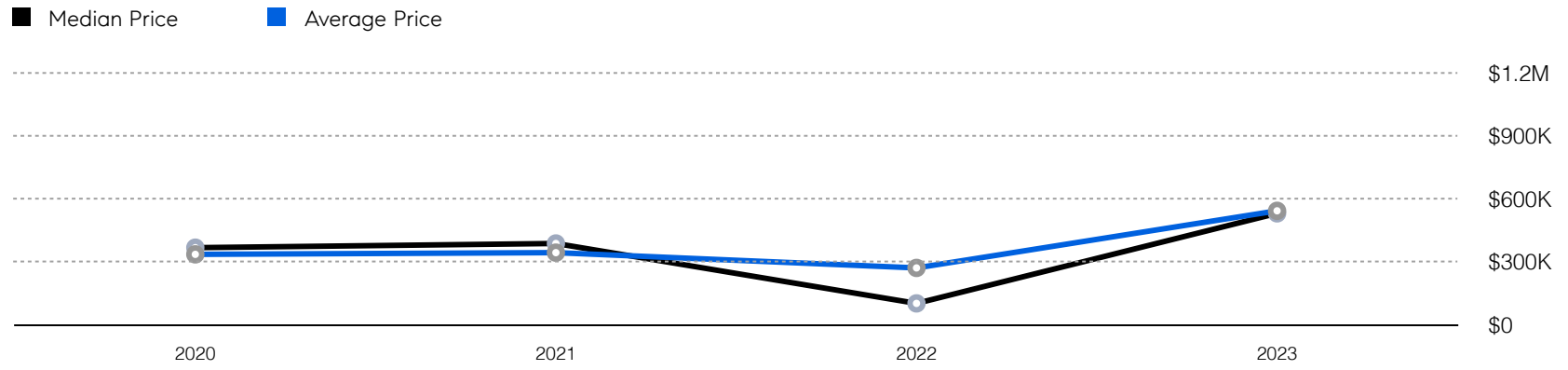
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	8	12	50.0%
	SALES VOLUME	\$2,398,900	\$6,503,800	171.1%
	MEDIAN PRICE	\$230,000	\$529,900	130.4%
	AVERAGE PRICE	\$299,863	\$541,983	80.7%
	AVERAGE DOM	50	79	58.0%
	# OF CONTRACTS	10	17	70.0%
	# NEW LISTINGS	17	25	47.1%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Moonachie

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Morris Plains Market Report

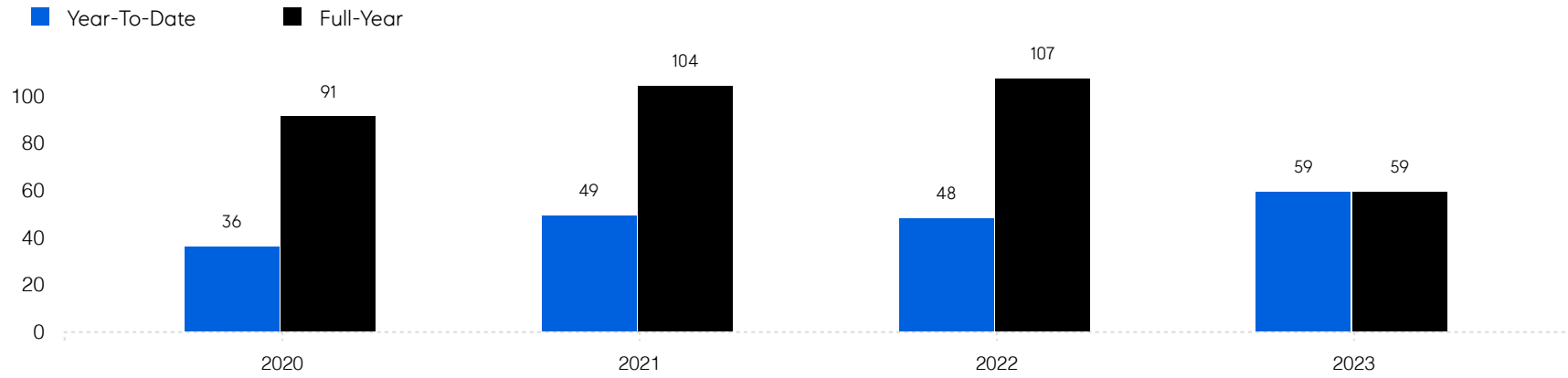
COMPASS

Morris Plains

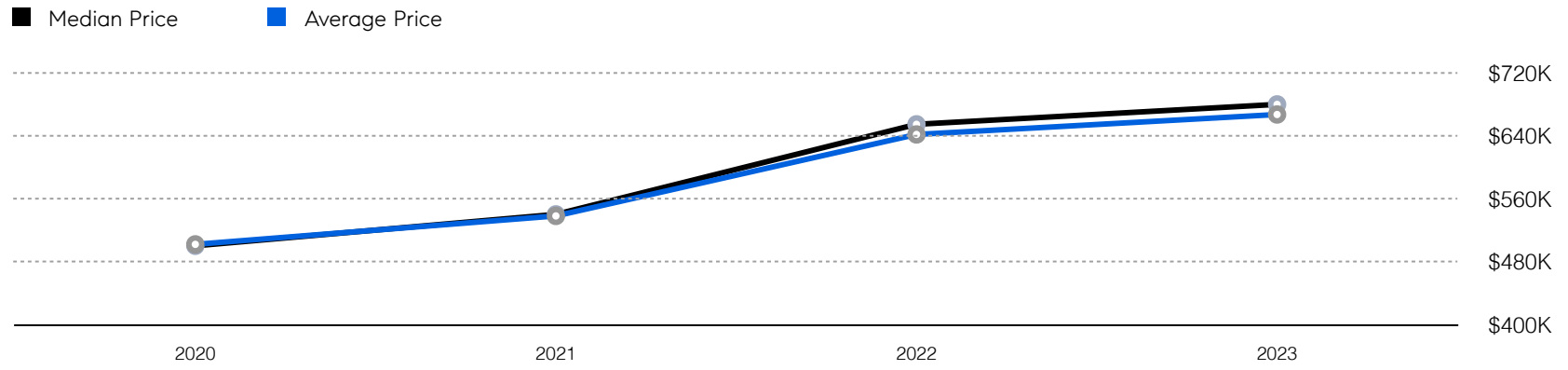
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	31	20	-35.5%
	SALES VOLUME	\$20,305,023	\$13,303,000	-34.5%
	MEDIAN PRICE	\$651,000	\$667,000	2.5%
	AVERAGE PRICE	\$655,001	\$665,150	1.5%
	AVERAGE DOM	19	24	26.3%
	# OF CONTRACTS	38	27	-28.9%
	# NEW LISTINGS	47	28	-40.4%
Condo/Co-op/Townhouse	# OF SALES	17	39	129.4%
	SALES VOLUME	\$9,357,750	\$26,057,225	178.5%
	MEDIAN PRICE	\$529,990	\$699,990	32.1%
	AVERAGE PRICE	\$550,456	\$668,134	21.4%
	AVERAGE DOM	20	21	5.0%
	# OF CONTRACTS	21	42	100.0%
	# NEW LISTINGS	59	73	23.7%

Morris Plains

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Morris Township Market Report

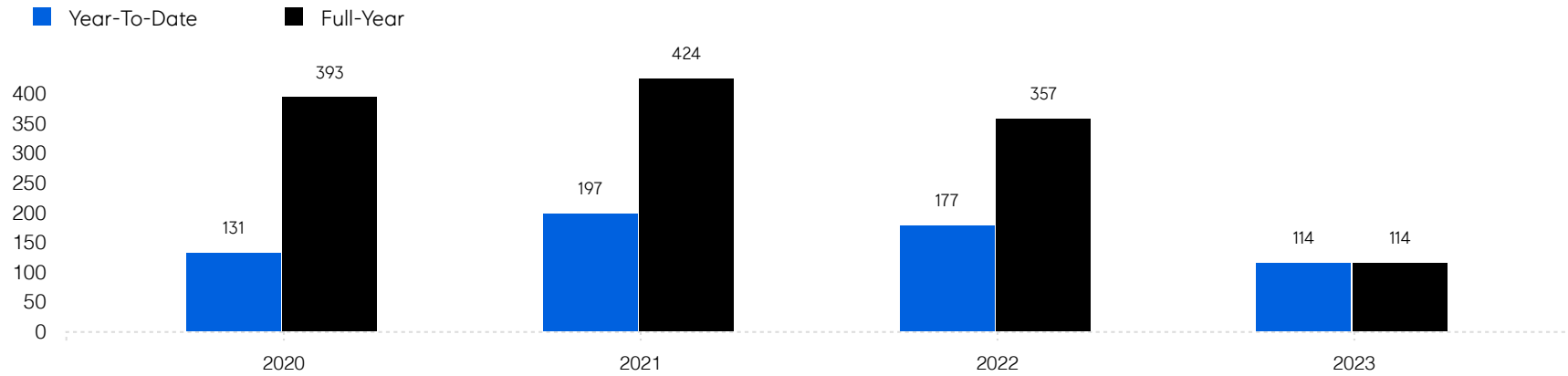
COMPASS

Morris Township

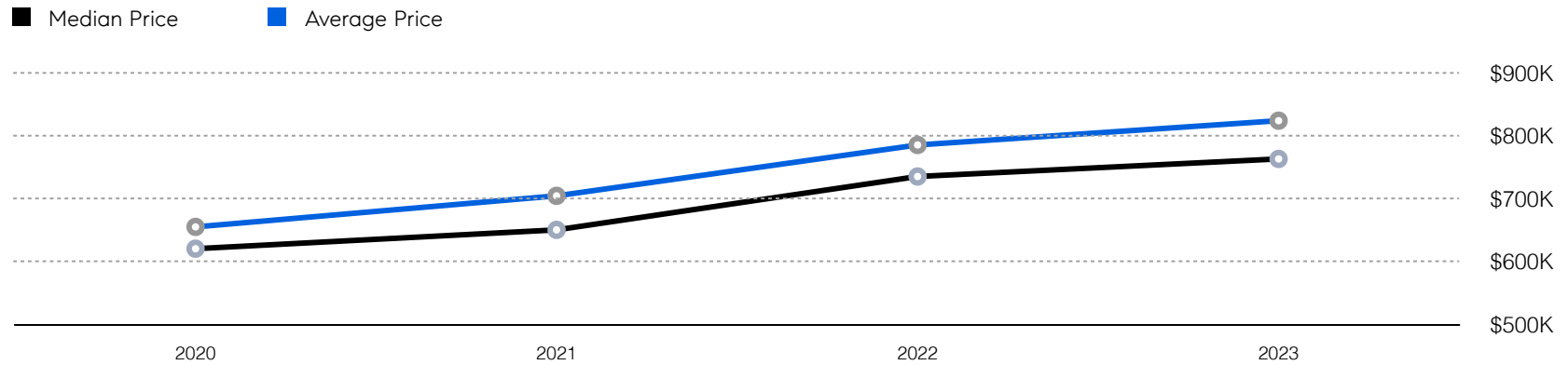
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	122	81	-33.6%
	SALES VOLUME	\$103,084,101	\$71,332,362	-30.8%
	MEDIAN PRICE	\$764,500	\$783,000	2.4%
	AVERAGE PRICE	\$844,952	\$880,646	4.2%
	AVERAGE DOM	28	23	-17.9%
	# OF CONTRACTS	142	101	-28.9%
	# NEW LISTINGS	168	124	-26.2%
Condo/Co-op/Townhouse	# OF SALES	55	33	-40.0%
	SALES VOLUME	\$35,612,925	\$22,590,500	-36.6%
	MEDIAN PRICE	\$600,000	\$650,000	8.3%
	AVERAGE PRICE	\$647,508	\$684,561	5.7%
	AVERAGE DOM	23	24	4.3%
	# OF CONTRACTS	56	48	-14.3%
	# NEW LISTINGS	63	52	-17.5%

Morris Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Morristown Market Report

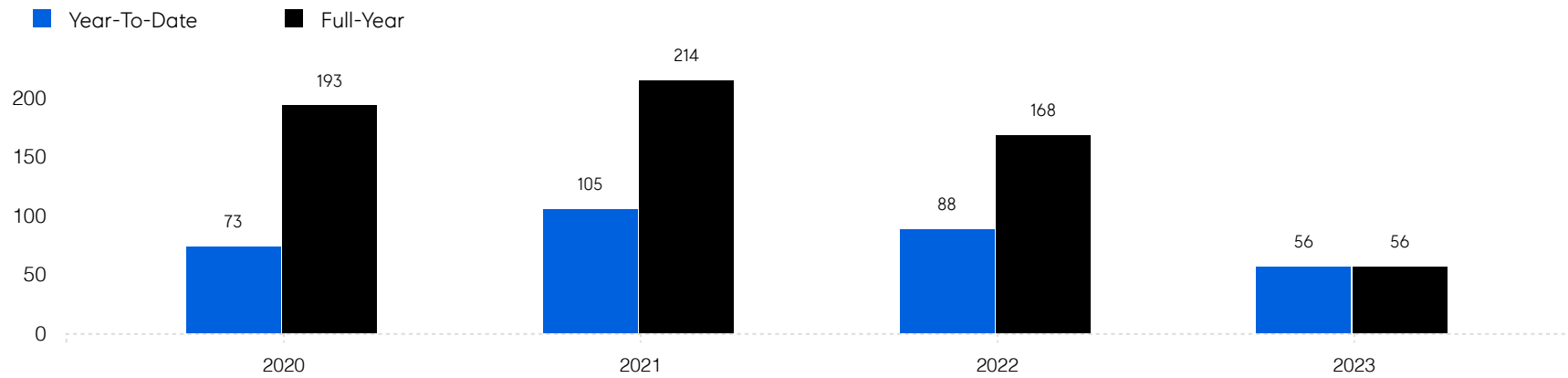
COMPASS

Morristown

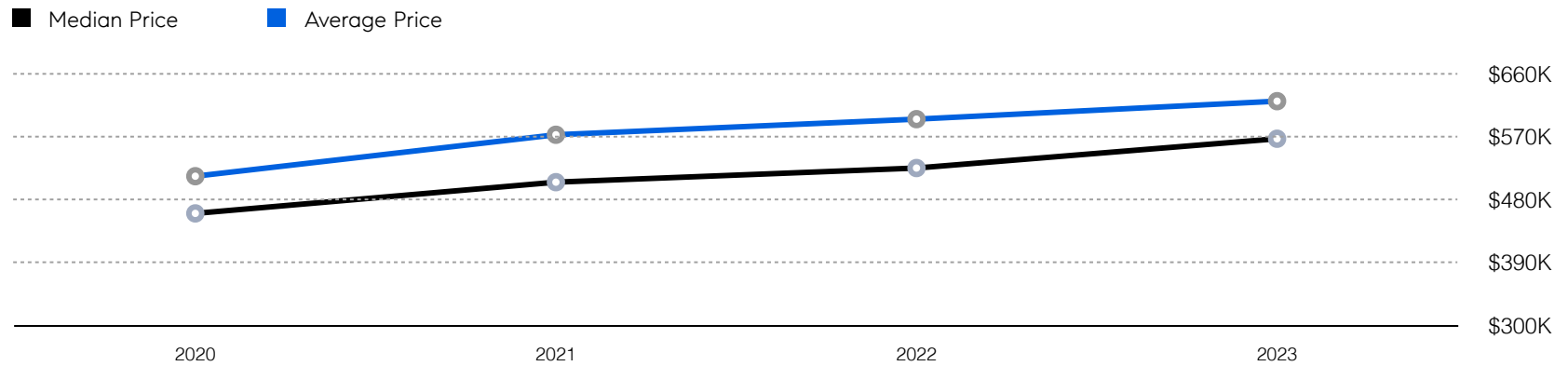
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	35	25	-28.6%
	SALES VOLUME	\$25,632,340	\$18,062,765	-29.5%
	MEDIAN PRICE	\$699,900	\$700,000	0.0%
	AVERAGE PRICE	\$732,353	\$722,511	-1.3%
	AVERAGE DOM	30	57	90.0%
	# OF CONTRACTS	38	28	-26.3%
	# NEW LISTINGS	61	37	-39.3%
Condo/Co-op/Townhouse	# OF SALES	53	31	-41.5%
	SALES VOLUME	\$28,987,925	\$16,704,000	-42.4%
	MEDIAN PRICE	\$475,000	\$485,000	2.1%
	AVERAGE PRICE	\$546,942	\$538,839	-1.5%
	AVERAGE DOM	35	19	-45.7%
	# OF CONTRACTS	56	36	-35.7%
	# NEW LISTINGS	58	45	-22.4%

Morristown

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Mount Arlington Market Report

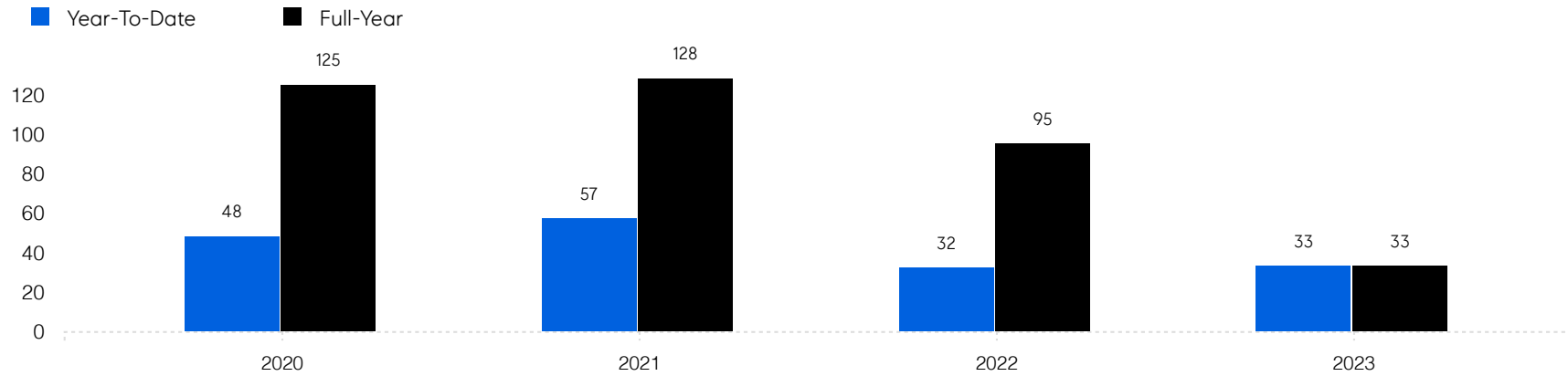
COMPASS

Mount Arlington

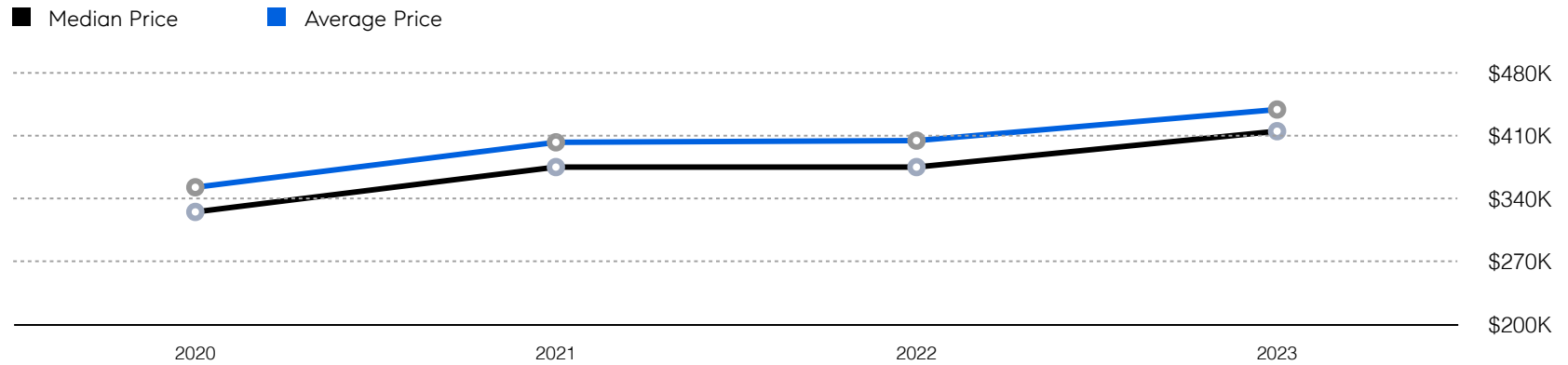
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	13	13	0.0%
	SALES VOLUME	\$5,231,650	\$6,237,000	19.2%
	MEDIAN PRICE	\$425,000	\$470,000	10.6%
	AVERAGE PRICE	\$402,435	\$479,769	19.2%
	AVERAGE DOM	25	28	12.0%
	# OF CONTRACTS	17	17	0.0%
	# NEW LISTINGS	27	21	-22.2%
Condo/Co-op/Townhouse	# OF SALES	19	20	5.3%
	SALES VOLUME	\$6,938,600	\$8,255,901	19.0%
	MEDIAN PRICE	\$360,000	\$395,000	9.7%
	AVERAGE PRICE	\$365,189	\$412,795	13.0%
	AVERAGE DOM	29	25	-13.8%
	# OF CONTRACTS	18	22	22.2%
	# NEW LISTINGS	21	21	0.0%

Mount Arlington

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Mountain Lakes Market Report

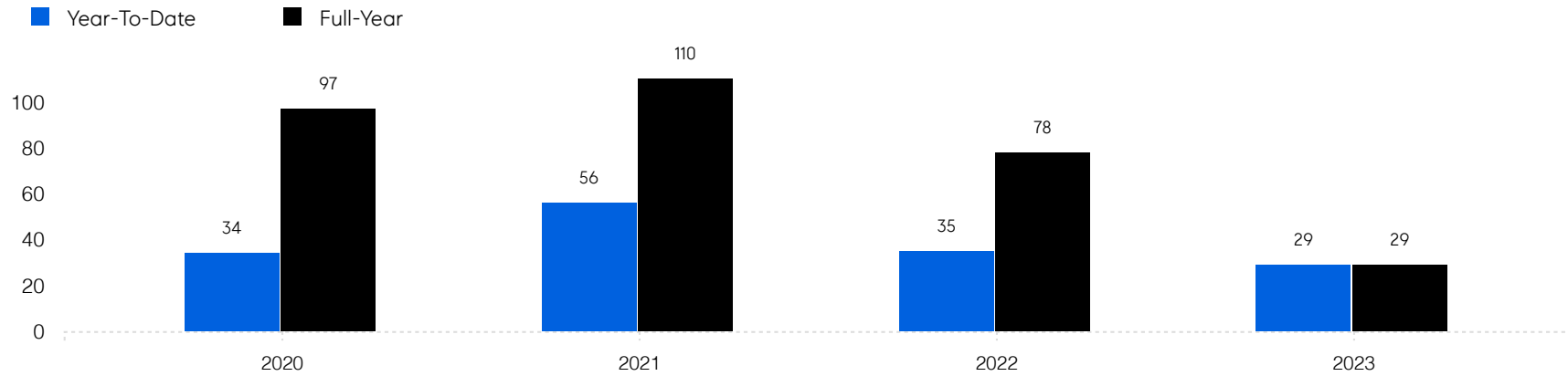
COMPASS

Mountain Lakes

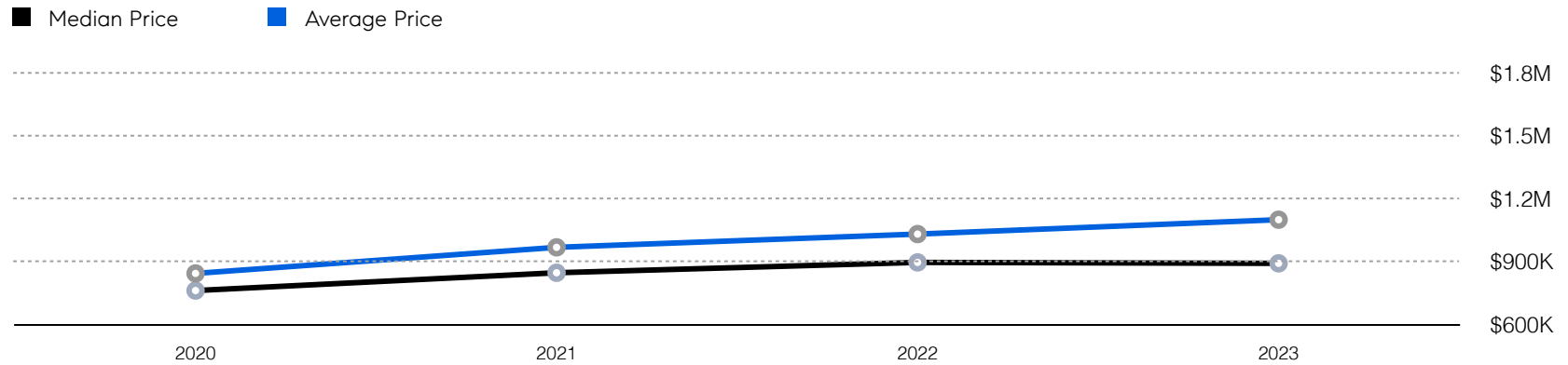
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	26	21	-19.2%
	SALES VOLUME	\$29,036,000	\$25,880,400	-10.9%
	MEDIAN PRICE	\$1,025,000	\$1,075,000	4.9%
	AVERAGE PRICE	\$1,116,769	\$1,232,400	10.4%
	AVERAGE DOM	31	67	116.1%
	# OF CONTRACTS	37	22	-40.5%
	# NEW LISTINGS	46	28	-39.1%
Condo/Co-op/Townhouse	# OF SALES	9	8	-11.1%
	SALES VOLUME	\$6,806,500	\$5,977,500	-12.2%
	MEDIAN PRICE	\$720,000	\$730,000	1.4%
	AVERAGE PRICE	\$756,278	\$747,188	-1.2%
	AVERAGE DOM	26	24	-7.7%
	# OF CONTRACTS	13	10	-23.1%
	# NEW LISTINGS	16	7	-56.2%

Mountain Lakes

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Mountainside Market Report

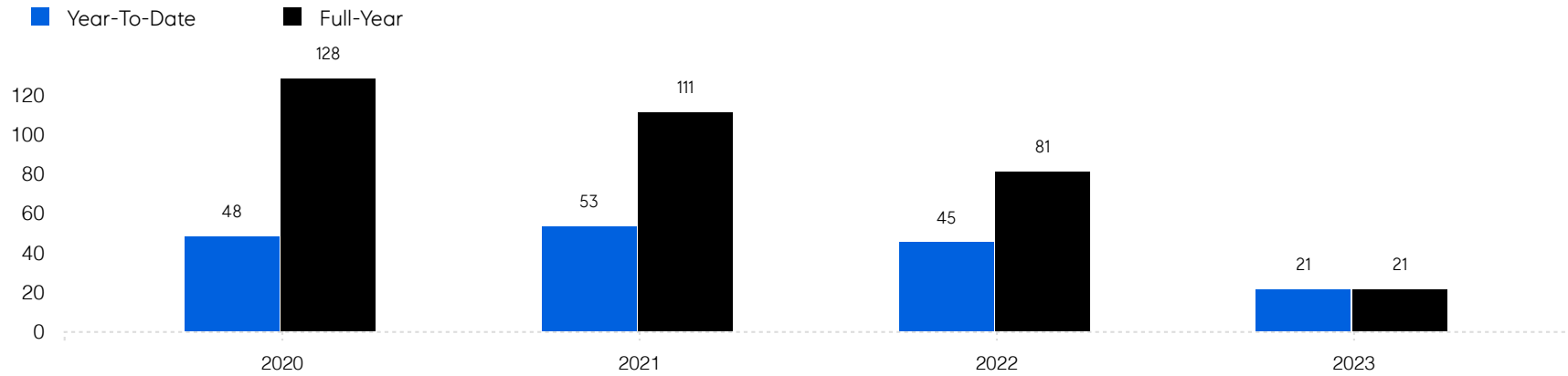
COMPASS

Mountainside

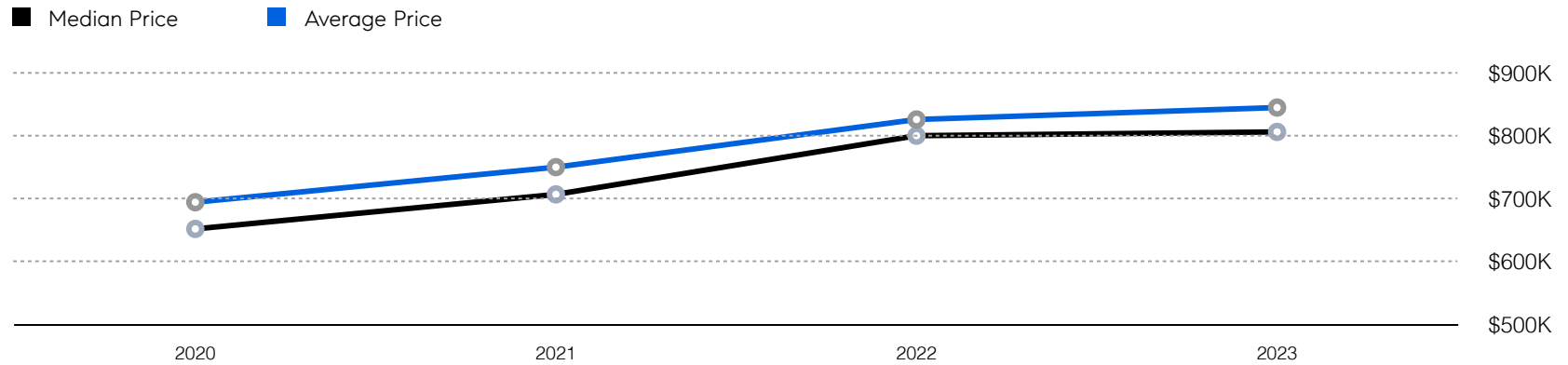
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	44	19	-56.8%
	SALES VOLUME	\$37,254,231	\$15,448,000	-58.5%
	MEDIAN PRICE	\$805,000	\$705,000	-12.4%
	AVERAGE PRICE	\$846,687	\$813,053	-4.0%
	AVERAGE DOM	54	20	-63.0%
	# OF CONTRACTS	41	31	-24.4%
	# NEW LISTINGS	59	39	-33.9%
Condo/Co-op/Townhouse	# OF SALES	1	2	100.0%
	SALES VOLUME	\$865,000	\$2,292,941	165.1%
	MEDIAN PRICE	\$865,000	\$1,146,471	32.5%
	AVERAGE PRICE	\$865,000	\$1,146,471	32.5%
	AVERAGE DOM	18	65	261.1%
	# OF CONTRACTS	2	5	150.0%
	# NEW LISTINGS	2	6	200.0%

Mountainside

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

New Milford Market Report

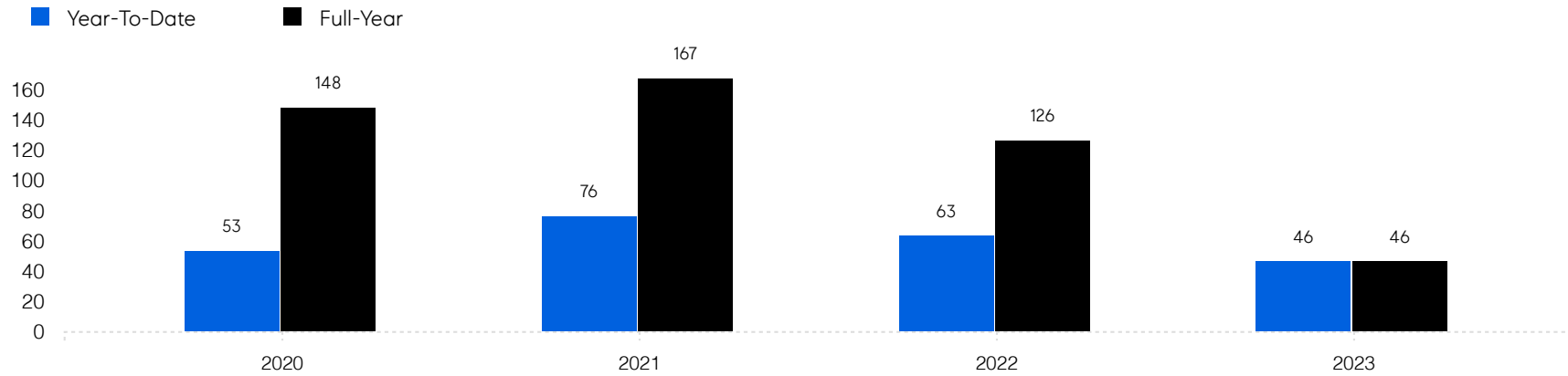
COMPASS

New Milford

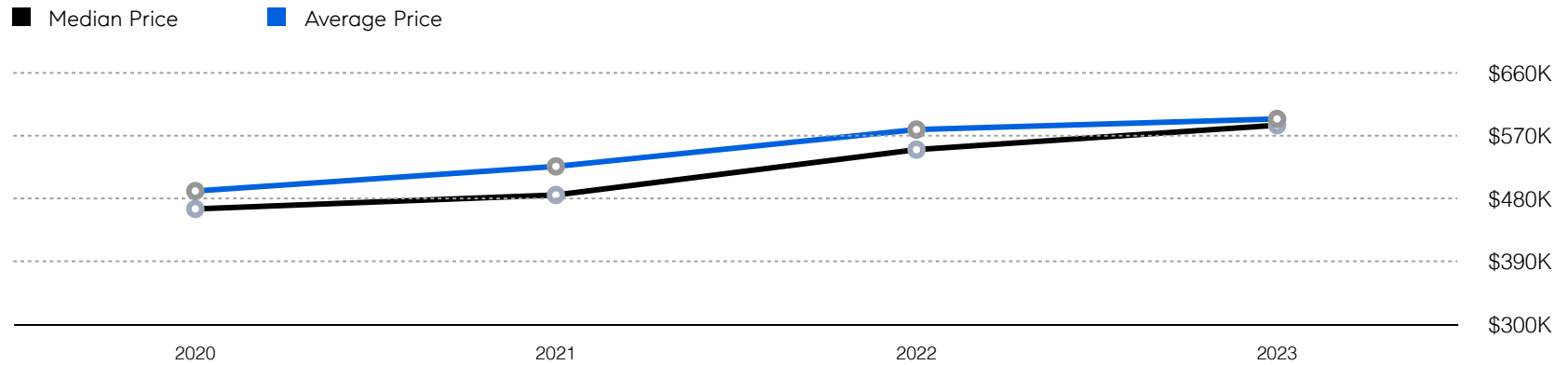
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	56	44	-21.4%
	SALES VOLUME	\$31,482,502	\$26,375,268	-16.2%
	MEDIAN PRICE	\$555,000	\$586,250	5.6%
	AVERAGE PRICE	\$562,188	\$599,438	6.6%
	AVERAGE DOM	30	46	53.3%
	# OF CONTRACTS	75	55	-26.7%
	# NEW LISTINGS	96	55	-42.7%
Condo/Co-op/Townhouse	# OF SALES	7	2	-71.4%
	SALES VOLUME	\$3,051,338	\$950,000	-68.9%
	MEDIAN PRICE	\$515,000	\$475,000	-7.8%
	AVERAGE PRICE	\$435,905	\$475,000	9.0%
	AVERAGE DOM	50	48	-4.0%
	# OF CONTRACTS	8	2	-75.0%
	# NEW LISTINGS	7	4	-42.9%

New Milford

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

New Providence Market Report

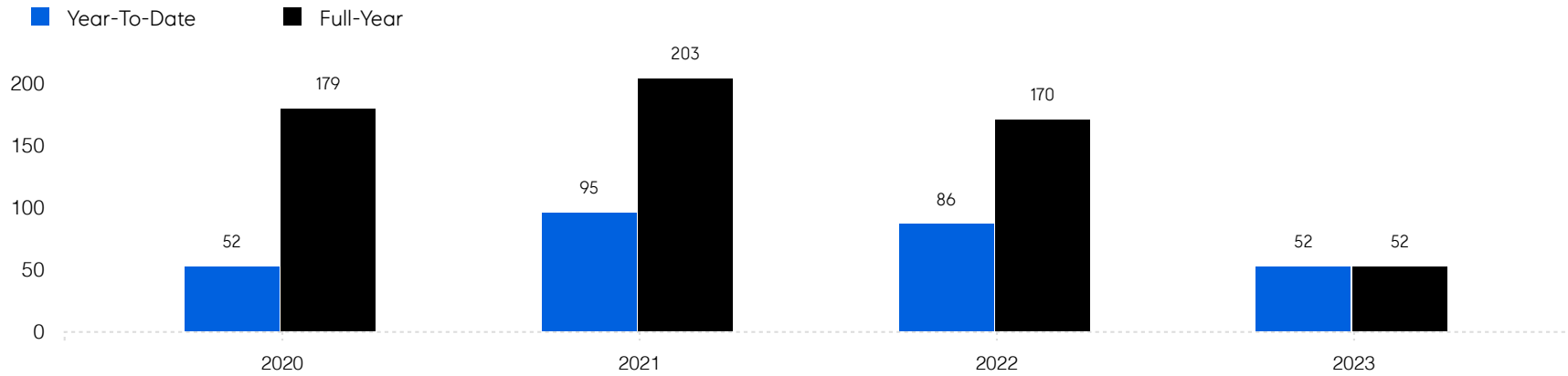
COMPASS

New Providence

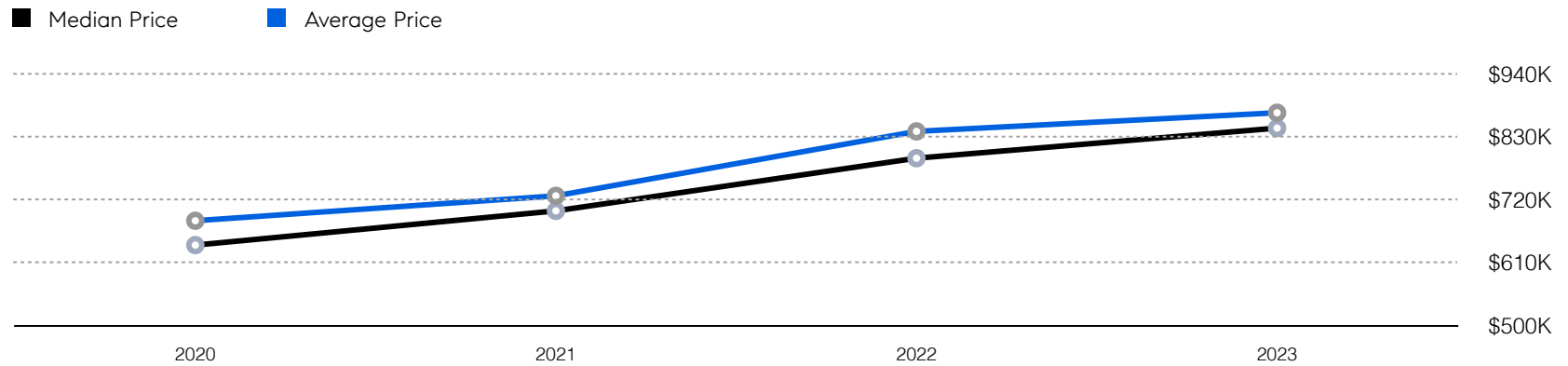
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	82	40	-51.2%
	SALES VOLUME	\$71,102,597	\$34,526,001	-51.4%
	MEDIAN PRICE	\$805,000	\$830,500	3.2%
	AVERAGE PRICE	\$867,105	\$863,150	-0.5%
	AVERAGE DOM	17	29	70.6%
	# OF CONTRACTS	92	53	-42.4%
	# NEW LISTINGS	115	64	-44.3%
Condo/Co-op/Townhouse	# OF SALES	4	12	200.0%
	SALES VOLUME	\$2,724,000	\$10,810,500	296.9%
	MEDIAN PRICE	\$667,000	\$949,500	42.4%
	AVERAGE PRICE	\$681,000	\$900,875	32.3%
	AVERAGE DOM	88	80	-9.1%
	# OF CONTRACTS	5	17	240.0%
	# NEW LISTINGS	7	16	128.6%

New Providence

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Newark Market Report

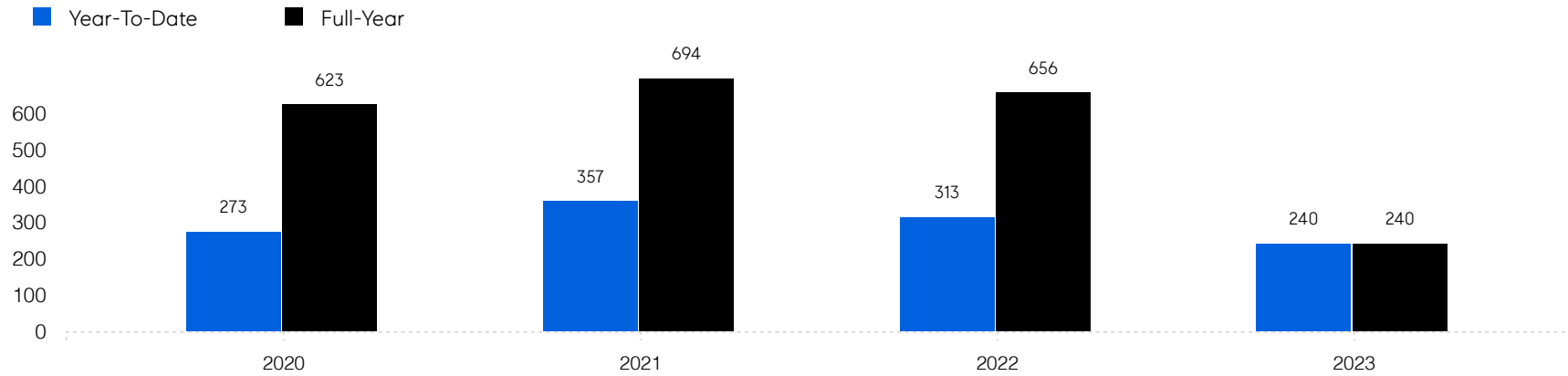
COMPASS

Newark

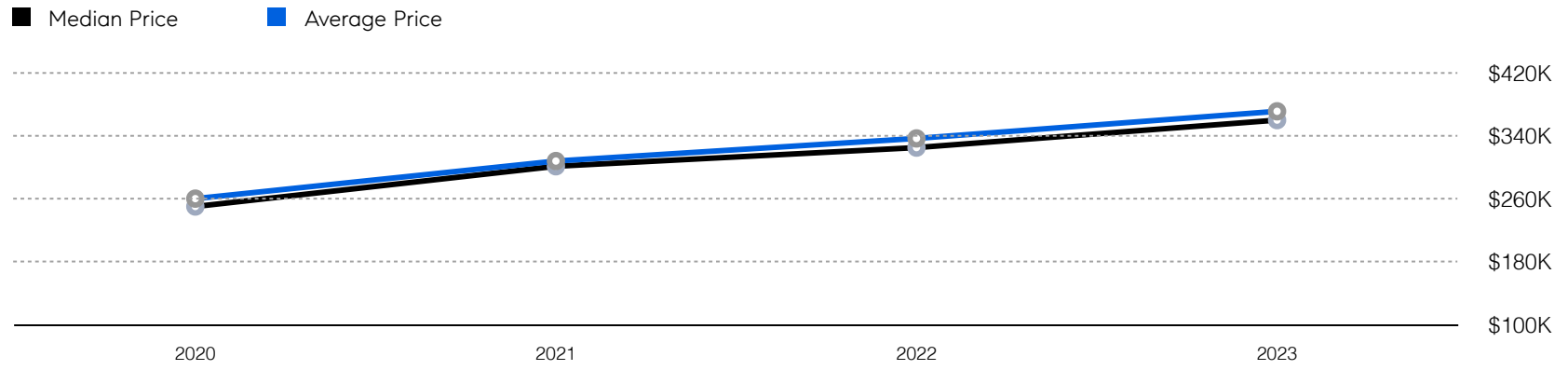
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	231	191	-17.3%
	SALES VOLUME	\$78,246,614	\$72,728,444	-7.1%
	MEDIAN PRICE	\$340,000	\$365,000	7.4%
	AVERAGE PRICE	\$338,730	\$380,777	12.4%
	AVERAGE DOM	60	57	-5.0%
	# OF CONTRACTS	276	273	-1.1%
	# NEW LISTINGS	443	326	-26.4%
Condo/Co-op/Townhouse	# OF SALES	82	49	-40.2%
	SALES VOLUME	\$23,675,500	\$16,359,945	-30.9%
	MEDIAN PRICE	\$279,500	\$325,000	16.3%
	AVERAGE PRICE	\$288,726	\$333,876	15.6%
	AVERAGE DOM	50	50	0.0%
	# OF CONTRACTS	85	77	-9.4%
	# NEW LISTINGS	118	88	-25.4%

Newark

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

North Arlington Market Report

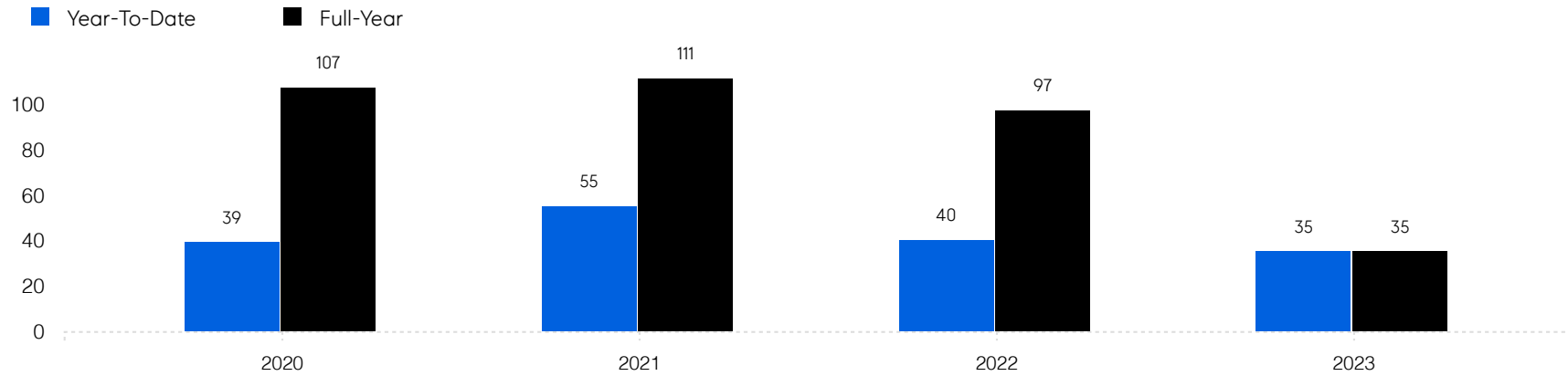
COMPASS

North Arlington

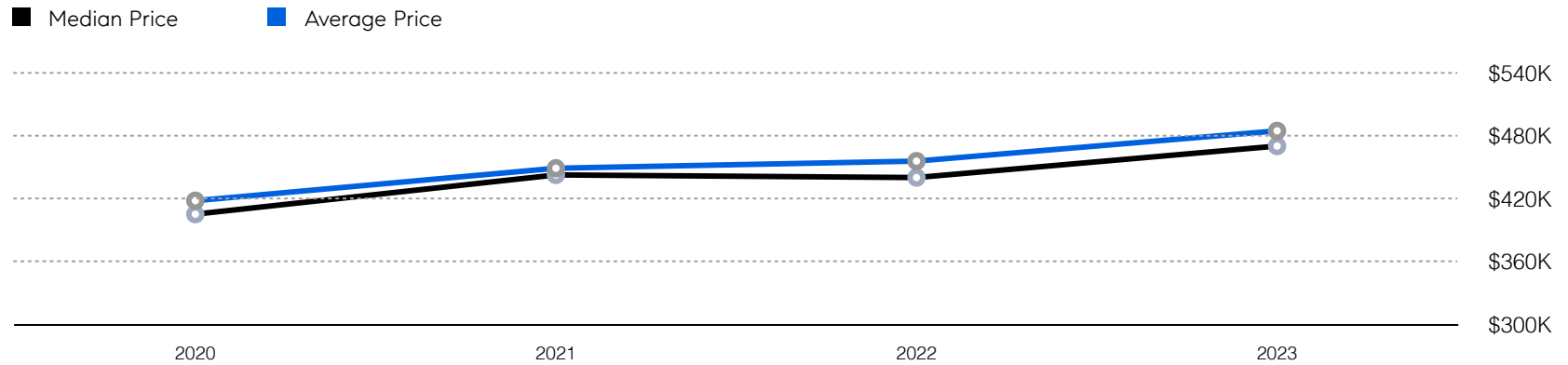
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	37	33	-10.8%
	SALES VOLUME	\$17,247,800	\$16,216,711	-6.0%
	MEDIAN PRICE	\$440,000	\$474,000	7.7%
	AVERAGE PRICE	\$466,157	\$491,415	5.4%
	AVERAGE DOM	42	33	-21.4%
	# OF CONTRACTS	38	44	15.8%
	# NEW LISTINGS	65	47	-27.7%
Condo/Co-op/Townhouse	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$805,000	\$745,000	-7.5%
	MEDIAN PRICE	\$285,000	\$372,500	30.7%
	AVERAGE PRICE	\$268,333	\$372,500	38.8%
	AVERAGE DOM	47	51	8.5%
	# OF CONTRACTS	2	3	50.0%
	# NEW LISTINGS	6	3	-50.0%

North Arlington

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

North Bergen Market Report

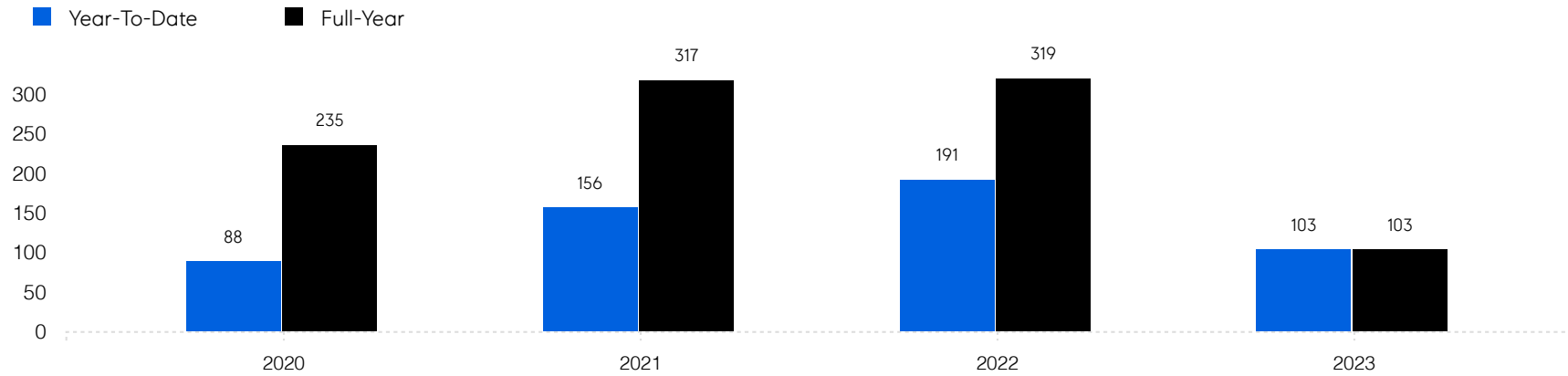
COMPASS

North Bergen

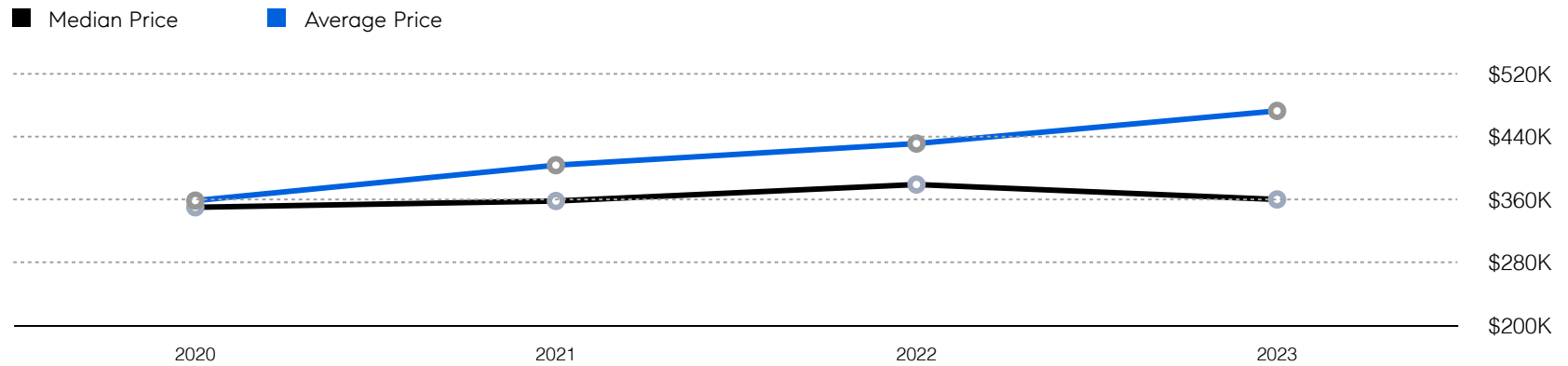
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	60	31	-48.3%
	SALES VOLUME	\$32,502,661	\$16,035,900	-50.7%
	MEDIAN PRICE	\$525,500	\$515,000	-2.0%
	AVERAGE PRICE	\$541,711	\$517,287	-4.5%
	AVERAGE DOM	40	43	7.5%
	# OF CONTRACTS	44	41	-6.8%
	# NEW LISTINGS	72	53	-26.4%
Condo/Co-op/Townhouse	# OF SALES	131	72	-45.0%
	SALES VOLUME	\$51,648,688	\$32,662,988	-36.8%
	MEDIAN PRICE	\$320,000	\$312,500	-2.3%
	AVERAGE PRICE	\$394,265	\$453,653	15.1%
	AVERAGE DOM	48	38	-20.8%
	# OF CONTRACTS	124	90	-27.4%
	# NEW LISTINGS	230	141	-38.7%

North Bergen

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

North Caldwell Market Report

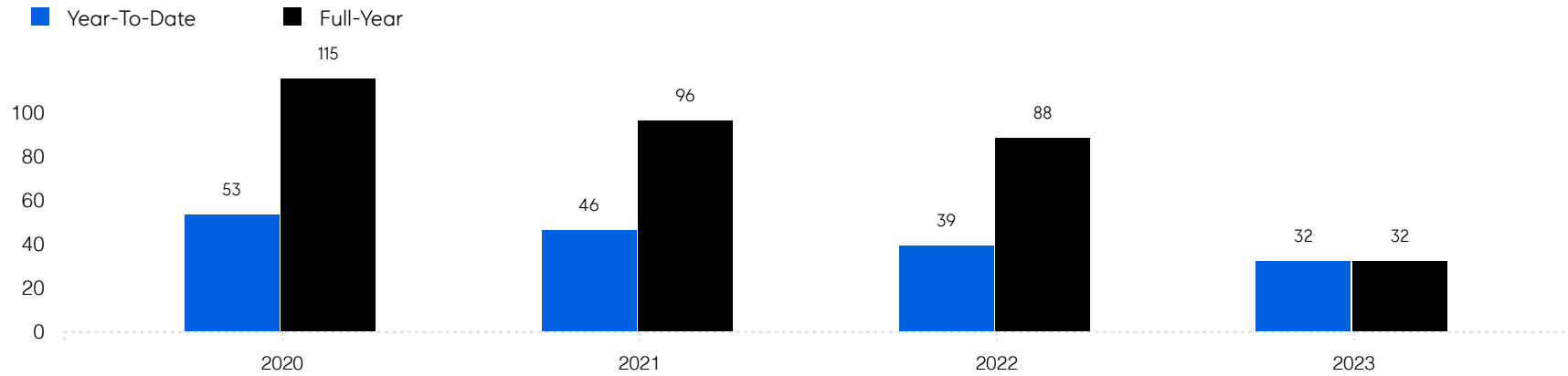
COMPASS

North Caldwell

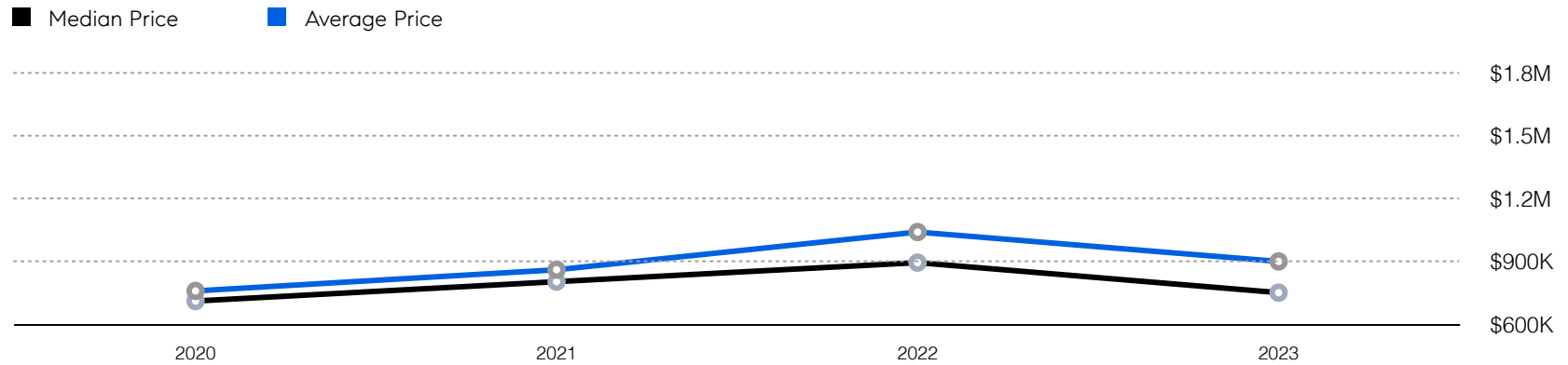
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	33	18	-45.5%
	SALES VOLUME	\$32,838,114	\$20,152,000	-38.6%
	MEDIAN PRICE	\$840,000	\$1,044,000	24.3%
	AVERAGE PRICE	\$995,094	\$1,119,556	12.5%
	AVERAGE DOM	23	43	87.0%
	# OF CONTRACTS	40	34	-15.0%
	# NEW LISTINGS	54	46	-14.8%
Condo/Co-op/Townhouse	# OF SALES	6	14	133.3%
	SALES VOLUME	\$4,630,000	\$8,620,000	86.2%
	MEDIAN PRICE	\$790,000	\$566,500	-28.3%
	AVERAGE PRICE	\$771,667	\$615,714	-20.2%
	AVERAGE DOM	59	24	-59.3%
	# OF CONTRACTS	7	16	128.6%
	# NEW LISTINGS	7	16	128.6%

North Caldwell

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

North Plainfield Market Report

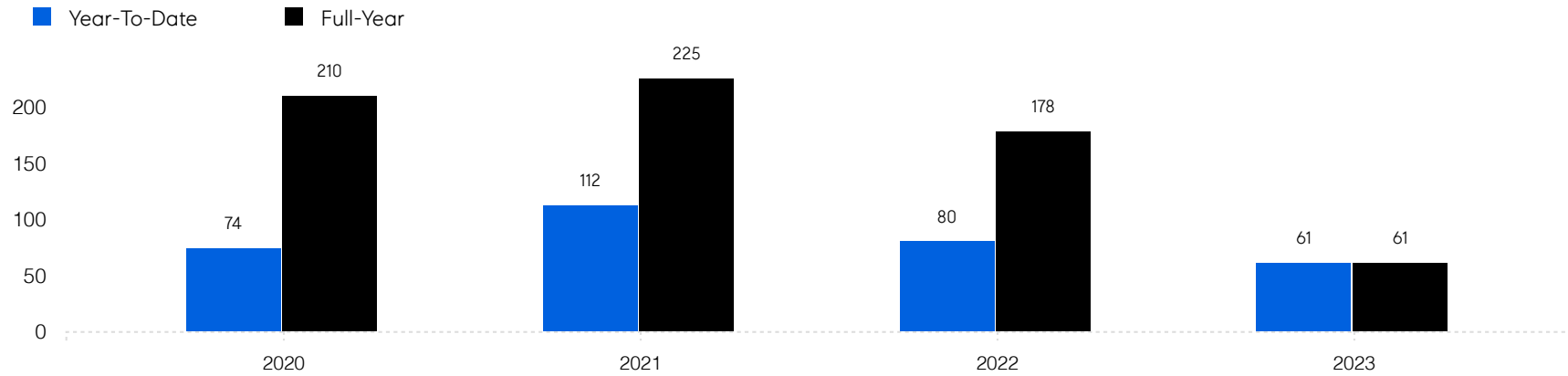
COMPASS

North Plainfield

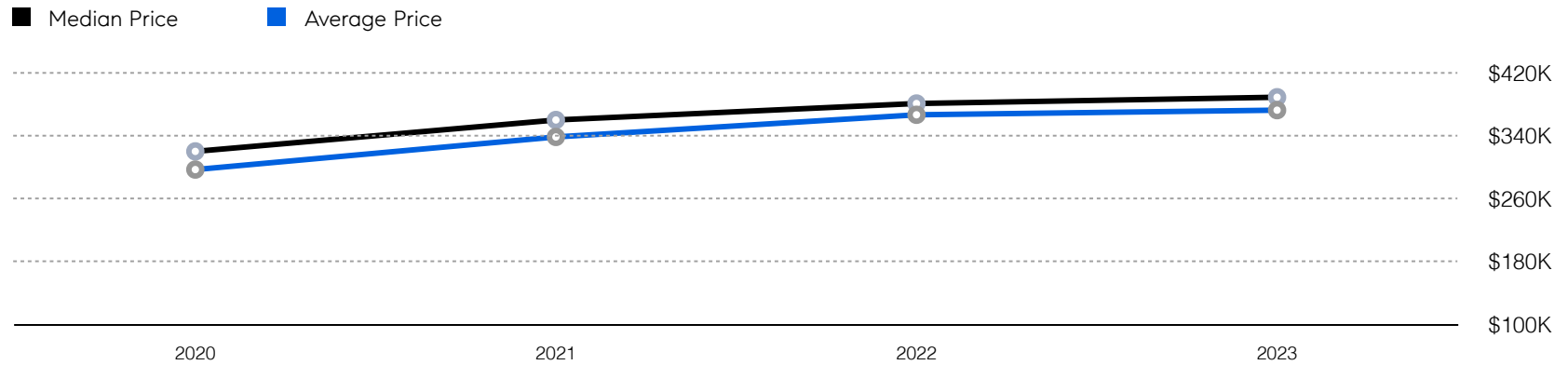
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	65	48	-26.2%
	SALES VOLUME	\$26,096,500	\$20,218,301	-22.5%
	MEDIAN PRICE	\$399,000	\$410,000	2.8%
	AVERAGE PRICE	\$401,485	\$421,215	4.9%
	AVERAGE DOM	45	43	-4.4%
	# OF CONTRACTS	79	48	-39.2%
	# NEW LISTINGS	99	61	-38.4%
Condo/Co-op/Townhouse	# OF SALES	15	13	-13.3%
	SALES VOLUME	\$2,686,000	\$2,505,500	-6.7%
	MEDIAN PRICE	\$152,000	\$195,000	28.3%
	AVERAGE PRICE	\$179,067	\$192,731	7.6%
	AVERAGE DOM	30	27	-10.0%
	# OF CONTRACTS	15	18	20.0%
	# NEW LISTINGS	17	22	29.4%

North Plainfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Northvale Market Report

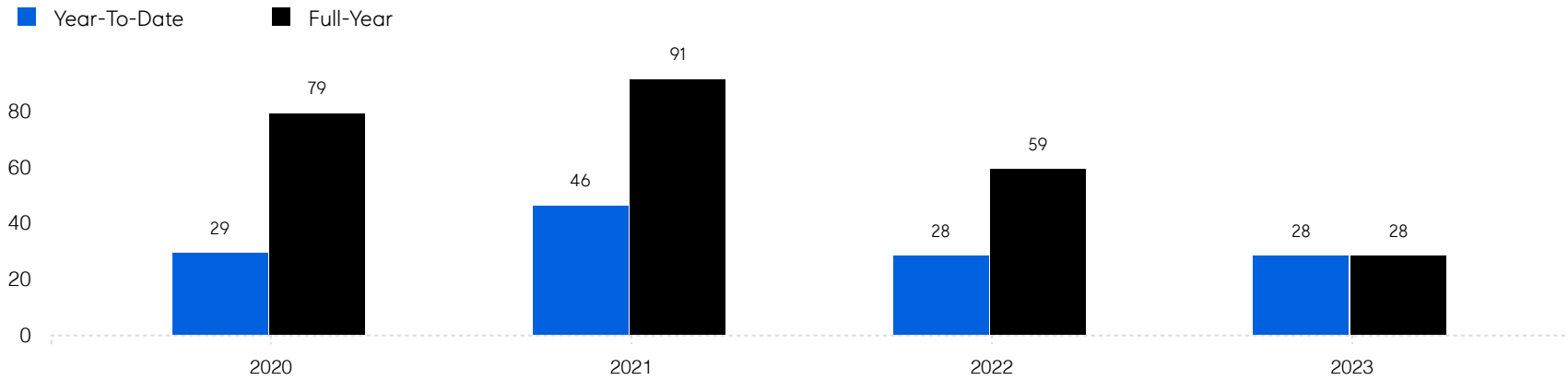
COMPASS

Northvale

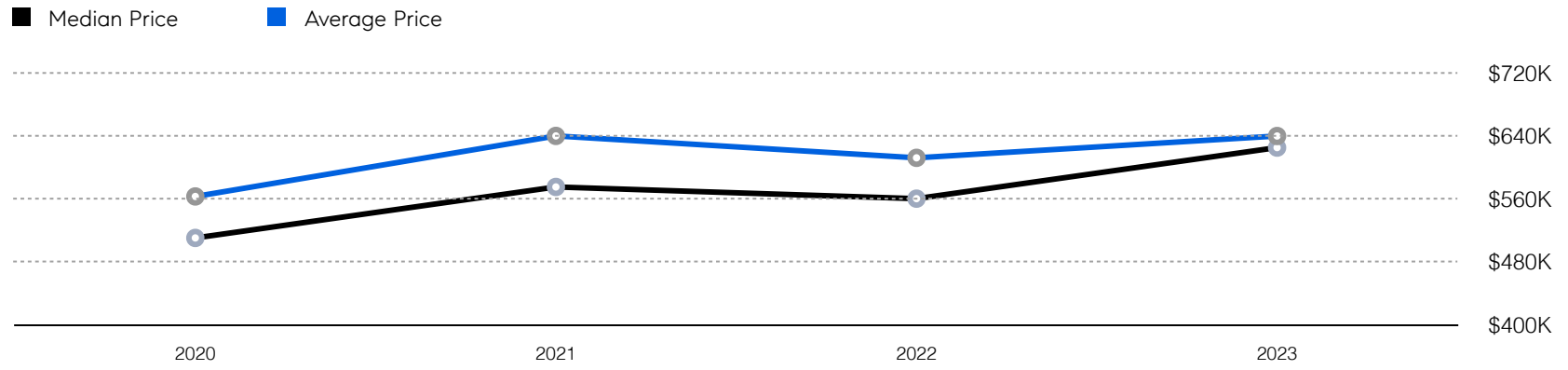
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	28	13	-53.6%
	SALES VOLUME	\$17,082,000	\$8,808,000	-48.4%
	MEDIAN PRICE	\$575,000	\$625,000	8.7%
	AVERAGE PRICE	\$610,071	\$677,538	11.1%
	AVERAGE DOM	46	56	21.7%
	# OF CONTRACTS	31	18	-41.9%
	# NEW LISTINGS	36	19	-47.2%
Condo/Co-op/Townhouse	# OF SALES	0	15	0.0%
	SALES VOLUME	-	\$9,105,000	-
	MEDIAN PRICE	-	\$625,000	-
	AVERAGE PRICE	-	\$607,000	-
	AVERAGE DOM	-	80	-
	# OF CONTRACTS	19	10	-47.4%
	# NEW LISTINGS	22	7	-68.2%

Northvale

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Norwood Market Report

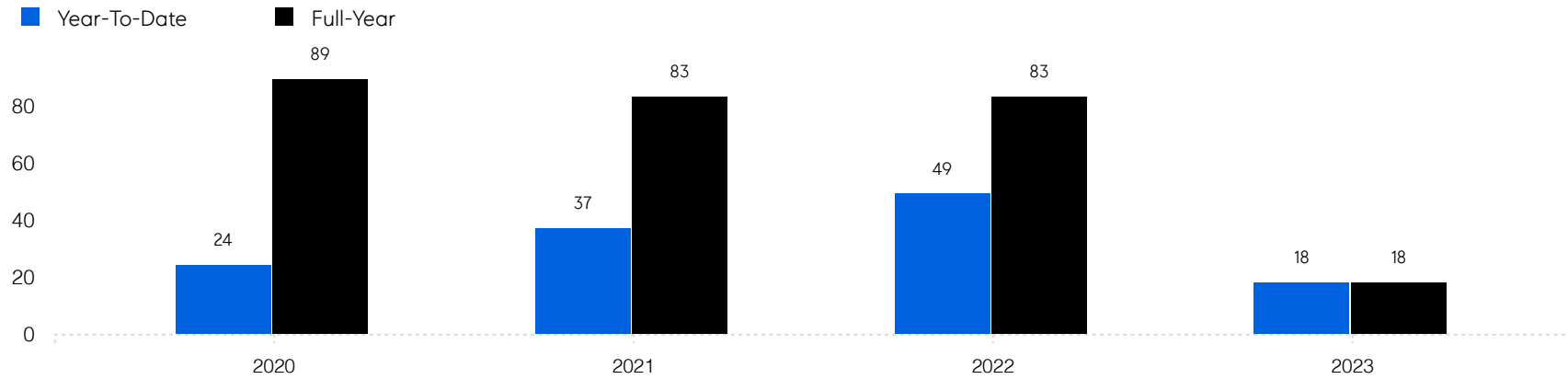
COMPASS

Norwood

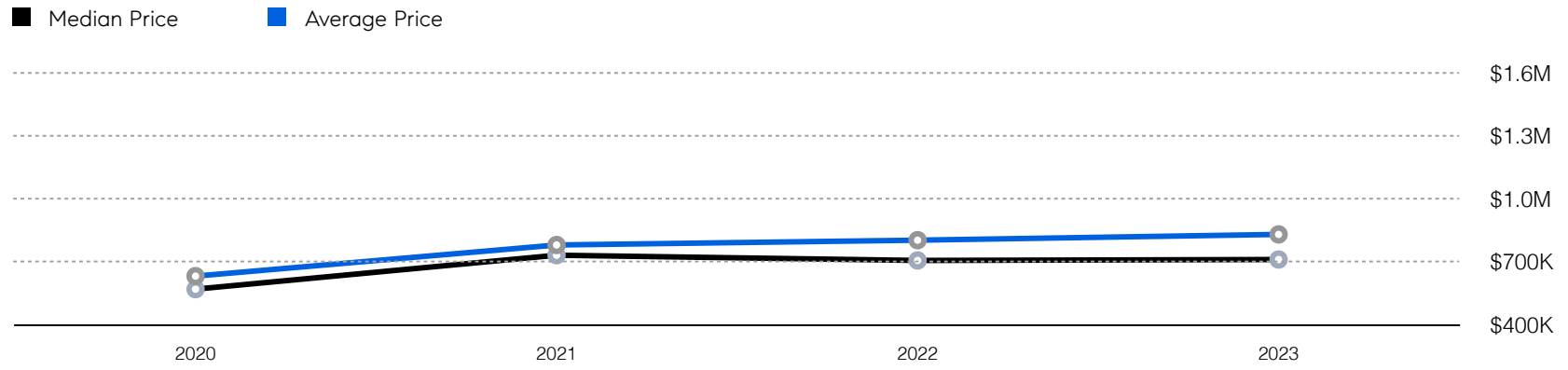
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	38	11	-71.1%
	SALES VOLUME	\$31,064,554	\$10,370,000	-66.6%
	MEDIAN PRICE	\$740,000	\$795,000	7.4%
	AVERAGE PRICE	\$817,488	\$942,727	15.3%
	AVERAGE DOM	23	82	256.5%
	# OF CONTRACTS	39	16	-59.0%
	# NEW LISTINGS	50	19	-62.0%
Condo/Co-op/Townhouse	# OF SALES	11	7	-36.4%
	SALES VOLUME	\$7,602,990	\$4,556,593	-40.1%
	MEDIAN PRICE	\$700,000	\$670,000	-4.3%
	AVERAGE PRICE	\$691,181	\$650,942	-5.8%
	AVERAGE DOM	35	19	-45.7%
	# OF CONTRACTS	10	10	0.0%
	# NEW LISTINGS	14	16	14.3%

Norwood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Nutley Market Report

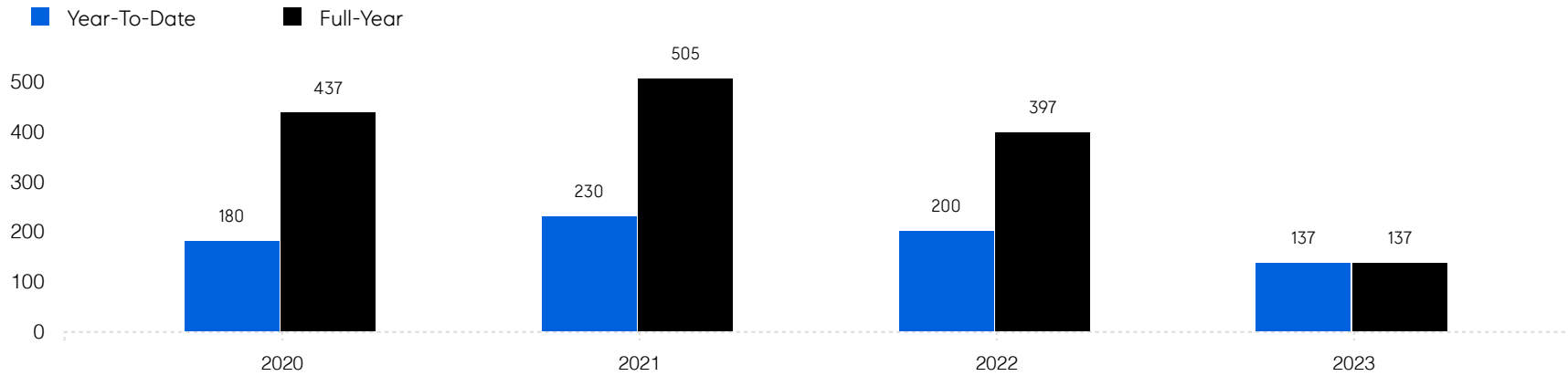
COMPASS

Nutley

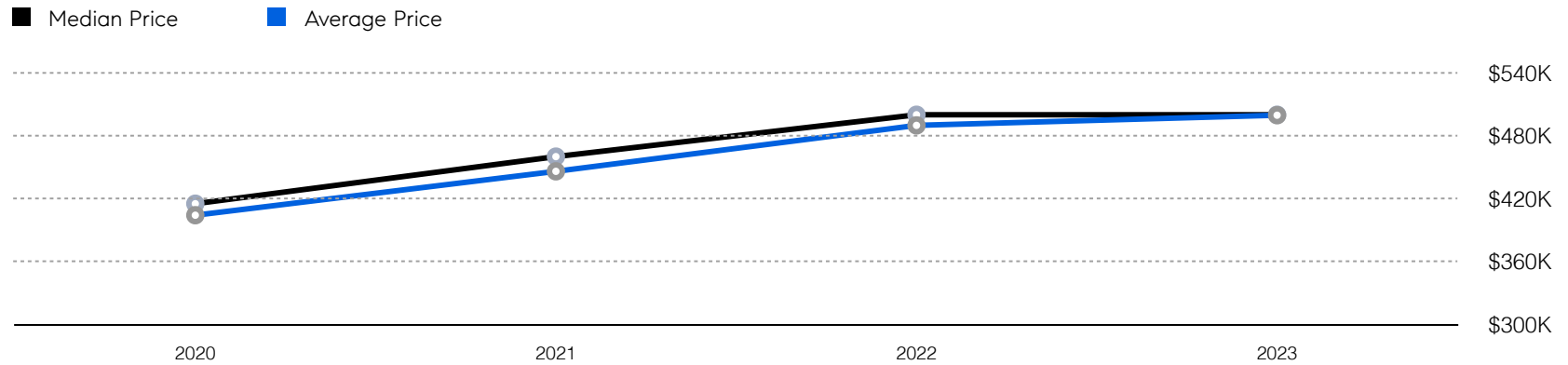
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	131	91	-30.5%
	SALES VOLUME	\$71,933,681	\$52,295,551	-27.3%
	MEDIAN PRICE	\$530,000	\$535,000	0.9%
	AVERAGE PRICE	\$549,112	\$574,676	4.7%
	AVERAGE DOM	36	35	-2.8%
	# OF CONTRACTS	150	140	-6.7%
	# NEW LISTINGS	185	124	-33.0%
Condo/Co-op/Townhouse	# OF SALES	69	46	-33.3%
	SALES VOLUME	\$22,744,000	\$16,144,200	-29.0%
	MEDIAN PRICE	\$311,000	\$315,000	1.3%
	AVERAGE PRICE	\$329,623	\$350,961	6.5%
	AVERAGE DOM	34	32	-5.9%
	# OF CONTRACTS	75	54	-28.0%
	# NEW LISTINGS	85	54	-36.5%

Nutley

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
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Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Oakland Market Report

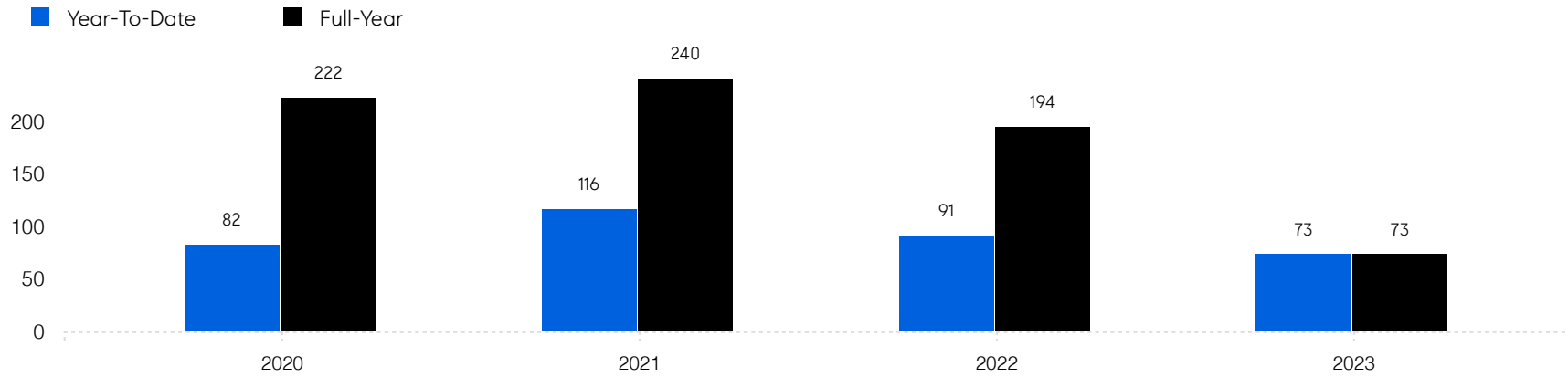
COMPASS

Oakland

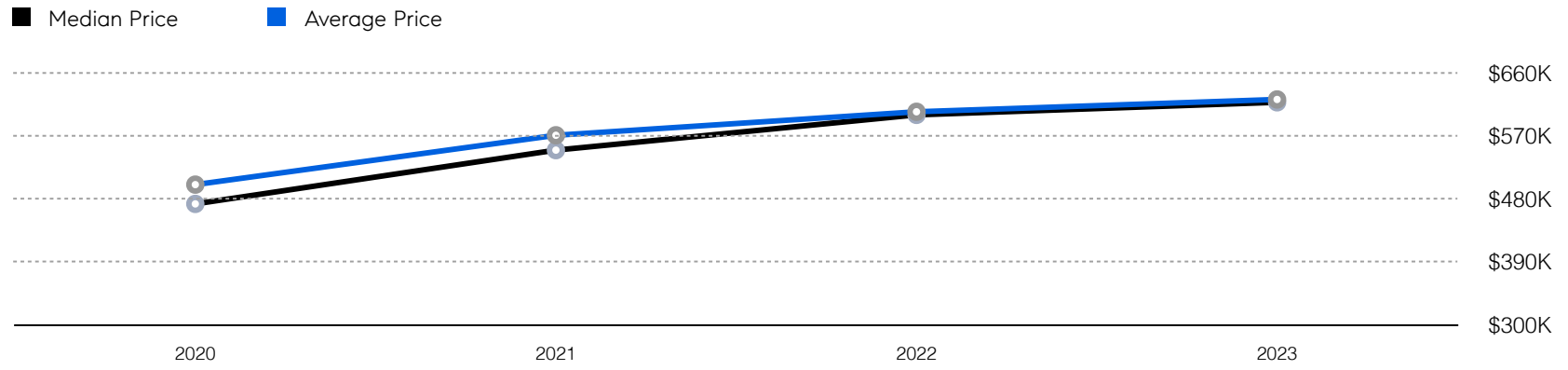
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	82	69	-15.9%
	SALES VOLUME	\$48,230,958	\$43,674,924	-9.4%
	MEDIAN PRICE	\$578,000	\$621,000	7.4%
	AVERAGE PRICE	\$588,182	\$632,970	7.6%
	AVERAGE DOM	26	37	42.3%
	# OF CONTRACTS	90	98	8.9%
	# NEW LISTINGS	115	120	4.3%
Condo/Co-op/Townhouse	# OF SALES	9	4	-55.6%
	SALES VOLUME	\$5,171,668	\$1,736,726	-66.4%
	MEDIAN PRICE	\$635,000	\$434,157	-31.6%
	AVERAGE PRICE	\$574,630	\$434,182	-24.4%
	AVERAGE DOM	26	24	-7.7%
	# OF CONTRACTS	7	5	-28.6%
	# NEW LISTINGS	8	6	-25.0%

Oakland

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Old Tappan Market Report

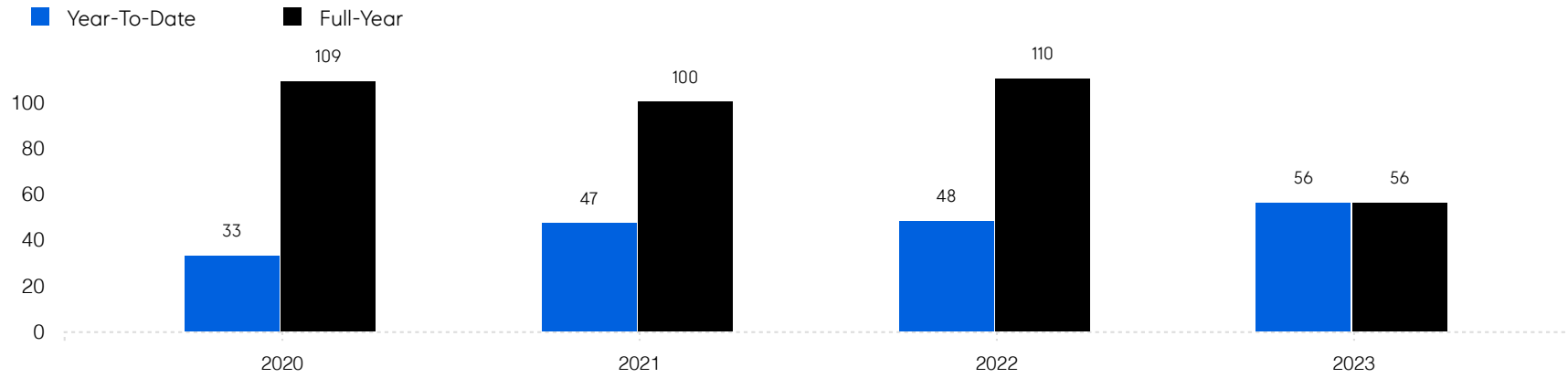
COMPASS

Old Tappan

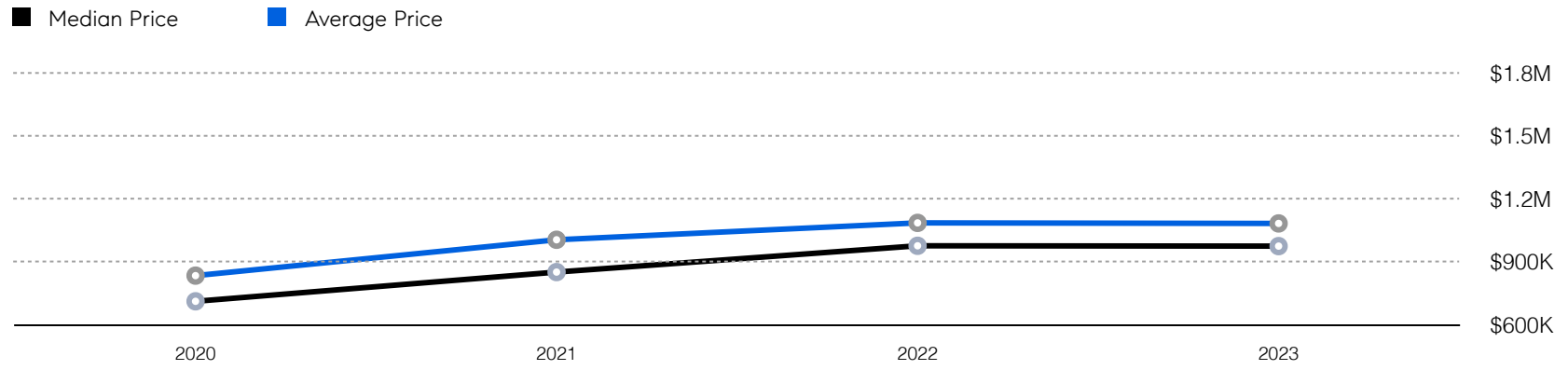
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	22	-45.0%
	SALES VOLUME	\$48,684,694	\$27,183,277	-44.2%
	MEDIAN PRICE	\$1,203,514	\$1,264,500	5.1%
	AVERAGE PRICE	\$1,217,117	\$1,235,604	1.5%
	AVERAGE DOM	39	37	-5.1%
	# OF CONTRACTS	39	31	-20.5%
	# NEW LISTINGS	55	40	-27.3%
Condo/Co-op/Townhouse	# OF SALES	8	34	325.0%
	SALES VOLUME	\$5,269,296	\$33,393,401	533.7%
	MEDIAN PRICE	\$752,500	\$943,430	25.4%
	AVERAGE PRICE	\$658,662	\$982,159	49.1%
	AVERAGE DOM	41	59	43.9%
	# OF CONTRACTS	34	30	-11.8%
	# NEW LISTINGS	46	20	-56.5%

Old Tappan

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Oradell Market Report

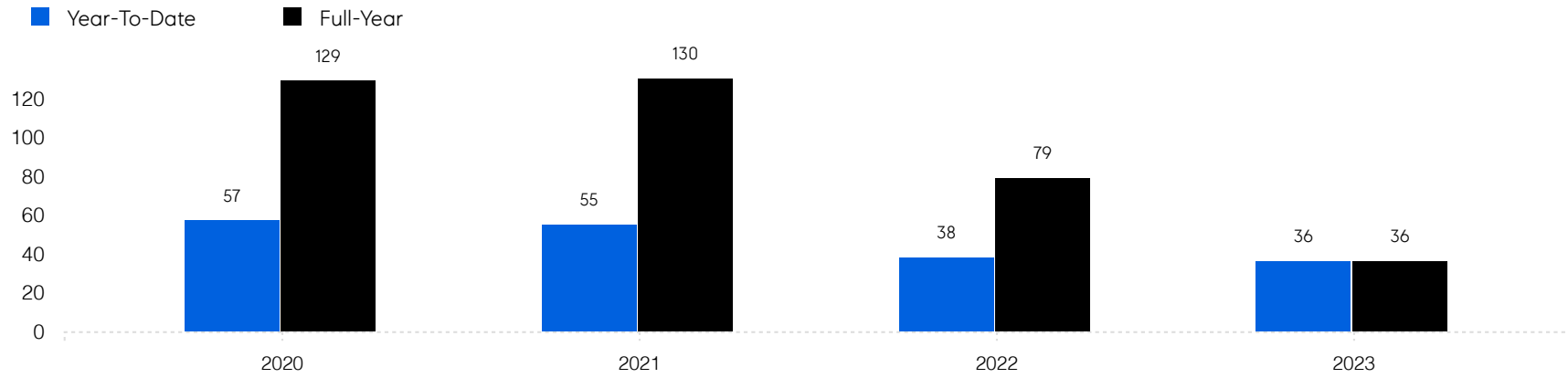
COMPASS

Oradell

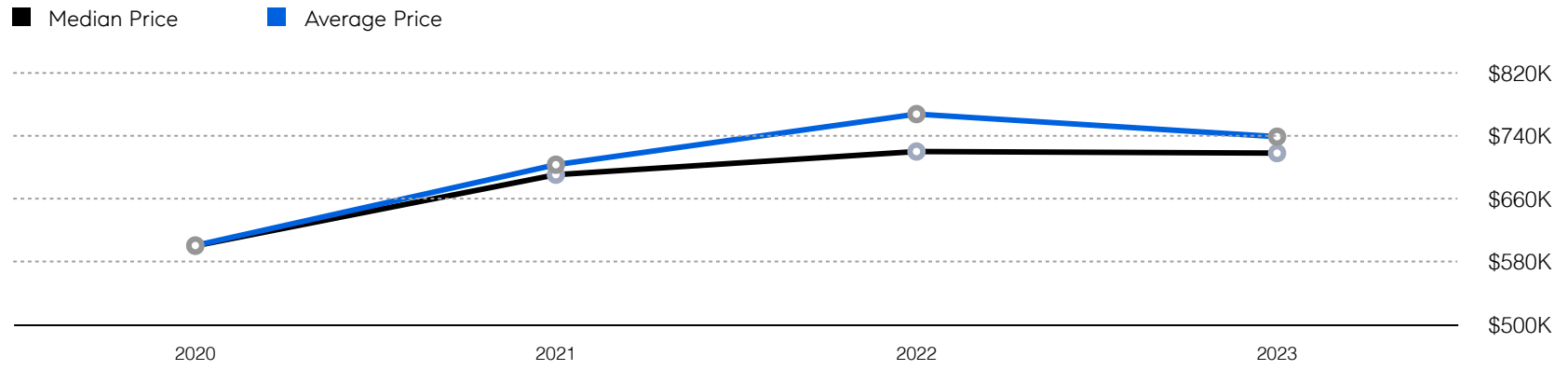
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	38	36	-5.3%
	SALES VOLUME	\$30,327,888	\$26,599,999	-12.3%
	MEDIAN PRICE	\$742,500	\$718,000	-3.3%
	AVERAGE PRICE	\$798,102	\$738,889	-7.4%
	AVERAGE DOM	26	24	-7.7%
	# OF CONTRACTS	46	43	-6.5%
	# NEW LISTINGS	66	42	-36.4%
Condo/Co-op/Townhouse	# OF 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%

Oradell

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Orange Market Report

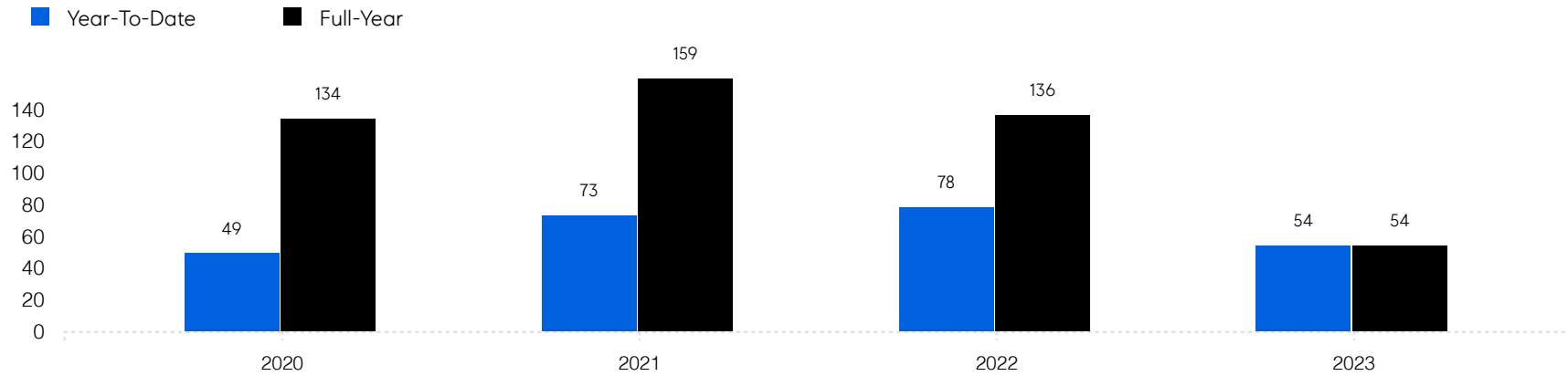
COMPASS

Orange

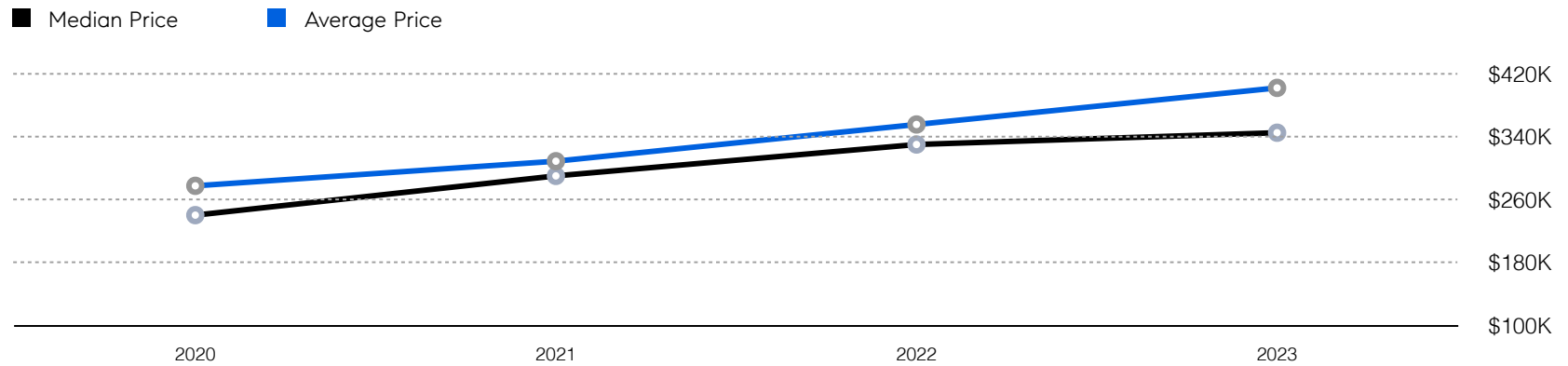
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	62	46	-25.8%
	SALES VOLUME	\$23,057,800	\$19,476,000	-15.5%
	MEDIAN PRICE	\$341,000	\$372,500	9.2%
	AVERAGE PRICE	\$371,900	\$423,391	13.8%
	AVERAGE DOM	50	62	24.0%
	# OF CONTRACTS	68	70	2.9%
	# NEW LISTINGS	94	75	-20.2%
Condo/Co-op/Townhouse	# OF SALES	16	8	-50.0%
	SALES VOLUME	\$4,196,900	\$2,238,000	-46.7%
	MEDIAN PRICE	\$277,500	\$270,000	-2.7%
	AVERAGE PRICE	\$262,306	\$279,750	6.7%
	AVERAGE DOM	69	64	-7.2%
	# OF CONTRACTS	21	9	-57.1%
	# NEW LISTINGS	25	19	-24.0%

Orange

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Palisades Park Market Report

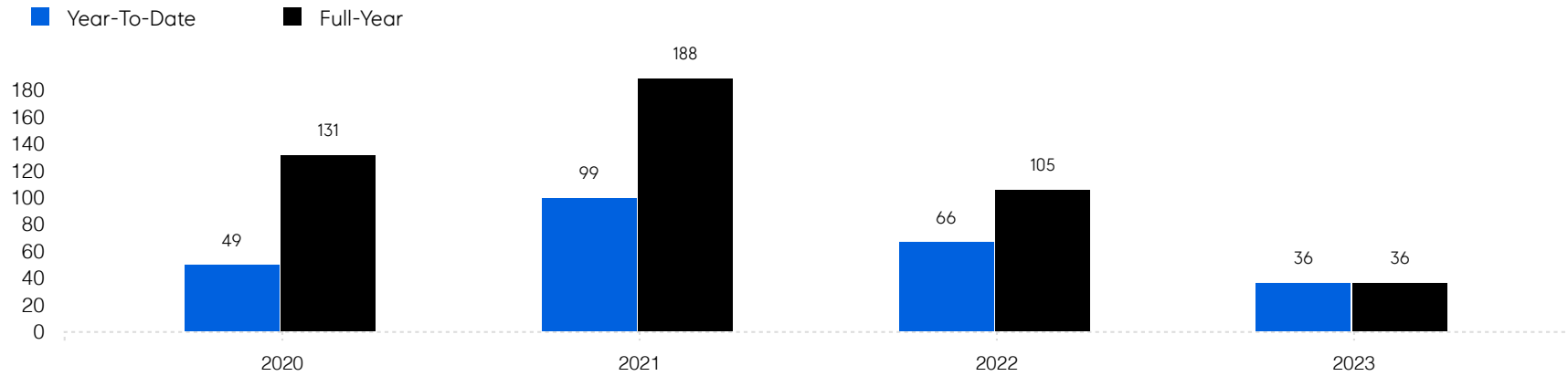
COMPASS

Palisades Park

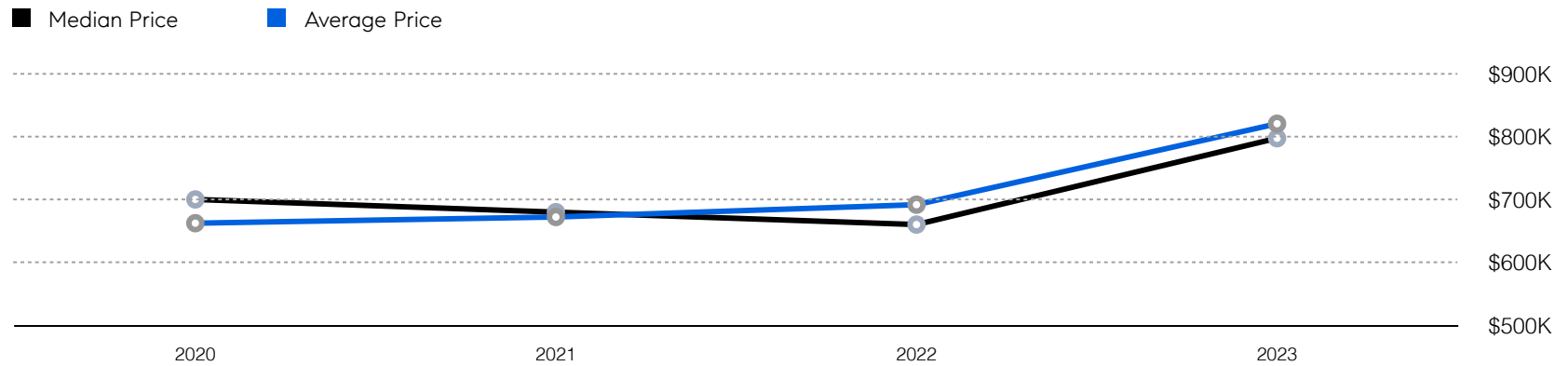
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	9	5	-44.4%
	SALES VOLUME	\$6,539,300	\$4,015,000	-38.6%
	MEDIAN PRICE	\$620,000	\$650,000	4.8%
	AVERAGE PRICE	\$726,589	\$803,000	10.5%
	AVERAGE DOM	74	76	2.7%
	# OF CONTRACTS	11	10	-9.1%
	# NEW LISTINGS	9	10	11.1%
Condo/Co-op/Townhouse	# OF SALES	57	31	-45.6%
	SALES VOLUME	\$39,633,901	\$25,525,580	-35.6%
	MEDIAN PRICE	\$670,000	\$800,000	19.4%
	AVERAGE PRICE	\$695,332	\$823,406	18.4%
	AVERAGE DOM	48	37	-22.9%
	# OF CONTRACTS	52	48	-7.7%
	# NEW LISTINGS	69	80	15.9%

Palisades Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Paramus Market Report

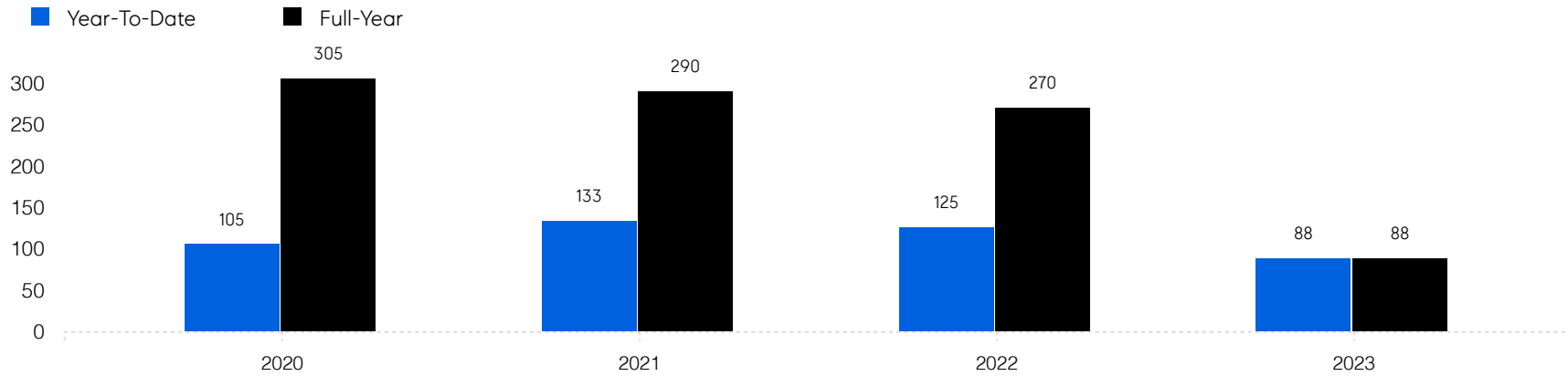
COMPASS

Paramus

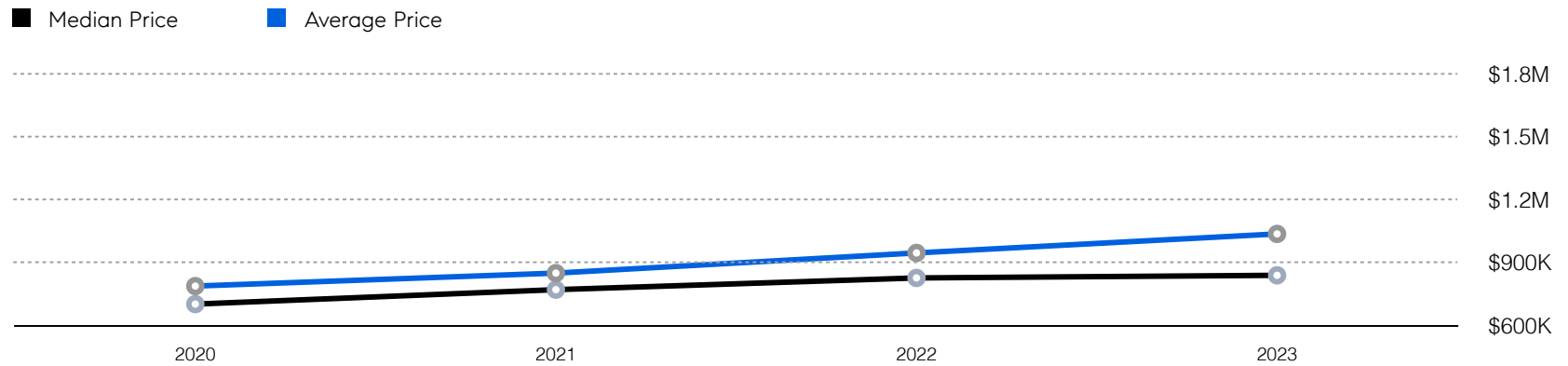
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	114	86	-24.6%
	SALES VOLUME	\$113,050,038	\$89,222,622	-21.1%
	MEDIAN PRICE	\$850,500	\$827,500	-2.7%
	AVERAGE PRICE	\$991,667	\$1,037,472	4.6%
	AVERAGE DOM	35	40	14.3%
	# OF CONTRACTS	156	125	-19.9%
	# NEW LISTINGS	181	130	-28.2%
Condo/Co-op/Townhouse	# OF SALES	11	2	-81.8%
	SALES VOLUME	\$7,959,795	\$1,885,000	-76.3%
	MEDIAN PRICE	\$910,000	\$942,500	3.6%
	AVERAGE PRICE	\$723,618	\$942,500	30.2%
	AVERAGE DOM	59	11	-81.4%
	# OF CONTRACTS	11	4	-63.6%
	# NEW LISTINGS	9	4	-55.6%

Paramus

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Park Ridge Market Report

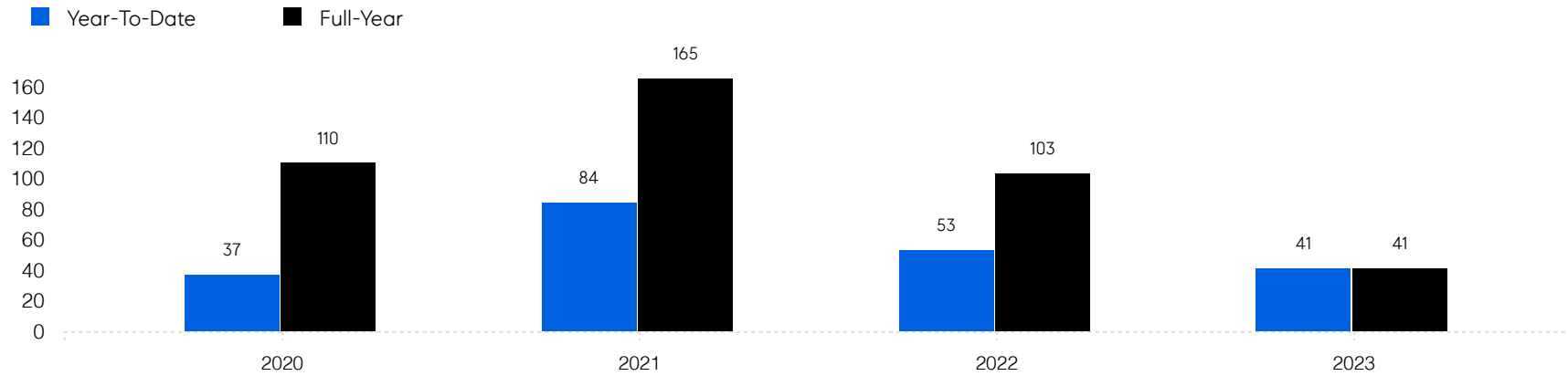
COMPASS

Park Ridge

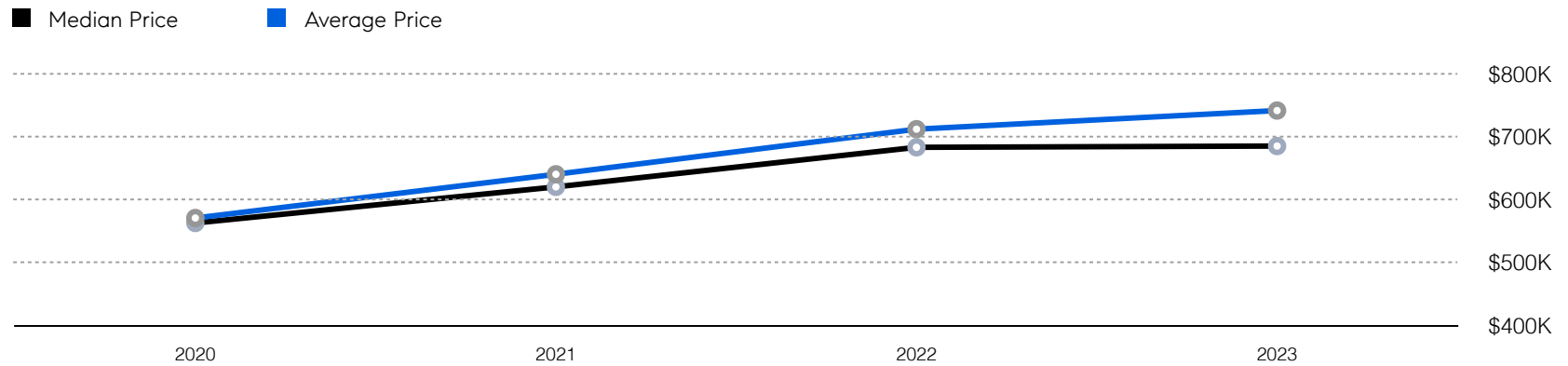
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	36	-10.0%
	SALES VOLUME	\$27,801,499	\$27,862,000	0.2%
	MEDIAN PRICE	\$667,000	\$690,750	3.6%
	AVERAGE PRICE	\$695,037	\$773,944	11.4%
	AVERAGE DOM	28	26	-7.1%
	# OF CONTRACTS	43	51	18.6%
	# NEW LISTINGS	60	53	-11.7%
Condo/Co-op/Townhouse	# OF SALES	13	5	-61.5%
	SALES VOLUME	\$7,491,000	\$2,541,500	-66.1%
	MEDIAN PRICE	\$536,000	\$420,000	-21.6%
	AVERAGE PRICE	\$576,231	\$508,300	-11.8%
	AVERAGE DOM	17	20	17.6%
	# OF CONTRACTS	14	8	-42.9%
	# NEW LISTINGS	20	8	-60.0%

Park Ridge

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Parsippany Market Report

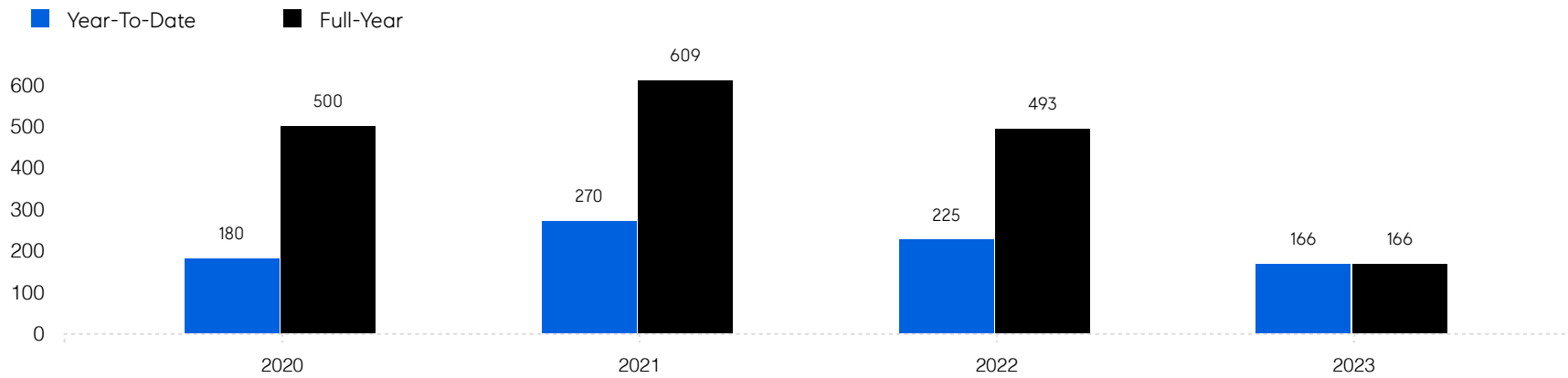
COMPASS

Parsippany

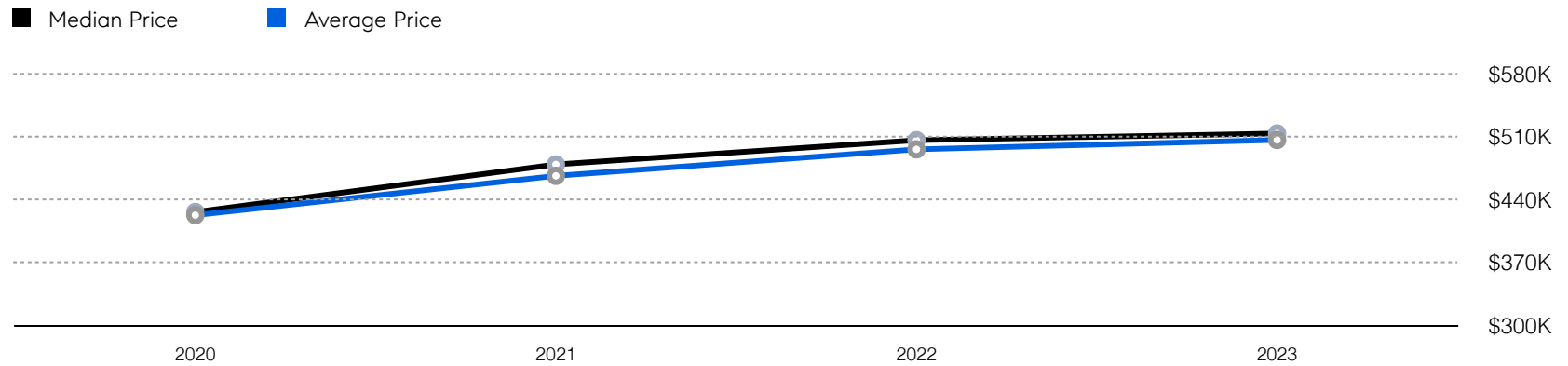
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	145	113	-22.1%
	SALES VOLUME	\$82,004,143	\$65,278,836	-20.4%
	MEDIAN PRICE	\$560,000	\$554,000	-1.1%
	AVERAGE PRICE	\$565,546	\$577,689	2.1%
	AVERAGE DOM	30	32	6.7%
	# OF CONTRACTS	159	127	-20.1%
	# NEW LISTINGS	224	150	-33.0%
Condo/Co-op/Townhouse	# OF SALES	80	53	-33.7%
	SALES VOLUME	\$25,442,344	\$18,765,203	-26.2%
	MEDIAN PRICE	\$219,000	\$255,000	16.4%
	AVERAGE PRICE	\$318,029	\$354,060	11.3%
	AVERAGE DOM	22	21	-4.5%
	# OF CONTRACTS	77	51	-33.8%
	# NEW LISTINGS	96	57	-40.6%

Parsippany

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Passaic Market Report

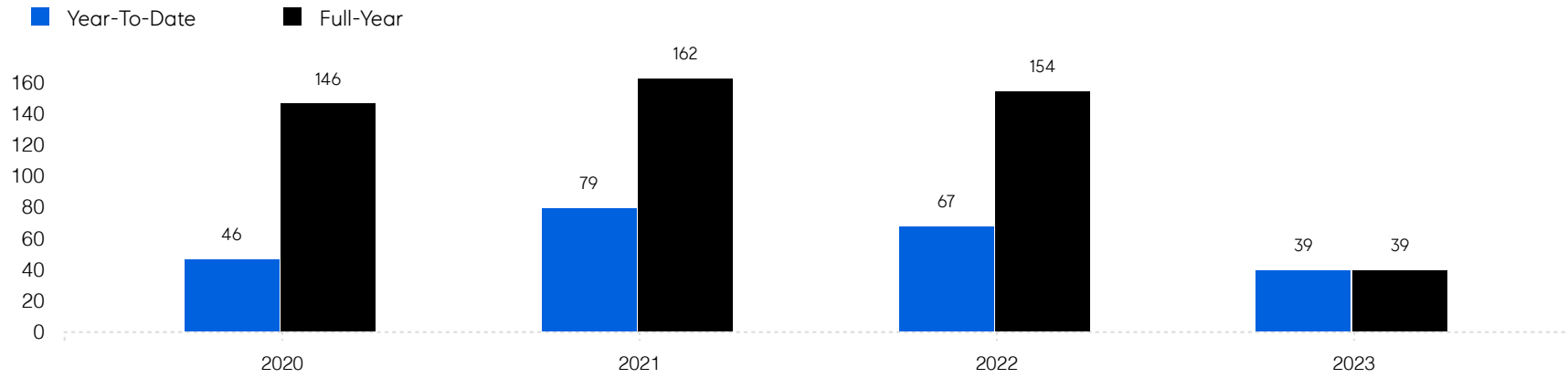
COMPASS

Passaic

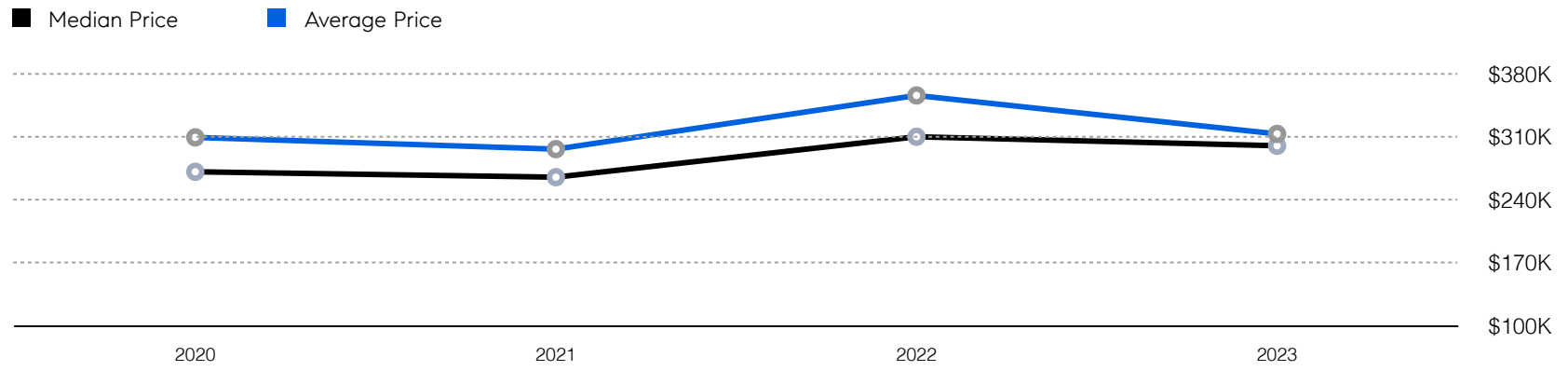
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	35	15	-57.1%
	SALES VOLUME	\$16,395,500	\$6,045,000	-63.1%
	MEDIAN PRICE	\$445,000	\$350,000	-21.3%
	AVERAGE PRICE	\$468,443	\$403,000	-14.0%
	AVERAGE DOM	57	61	7.0%
	# OF CONTRACTS	38	28	-26.3%
	# NEW LISTINGS	60	34	-43.3%
Condo/Co-op/Townhouse	# OF SALES	32	24	-25.0%
	SALES VOLUME	\$7,443,700	\$6,168,000	-17.1%
	MEDIAN PRICE	\$249,000	\$246,000	-1.2%
	AVERAGE PRICE	\$232,616	\$257,000	10.5%
	AVERAGE DOM	52	43	-17.3%
	# OF CONTRACTS	43	30	-30.2%
	# NEW LISTINGS	49	33	-32.7%

Passaic

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Paterson Market Report

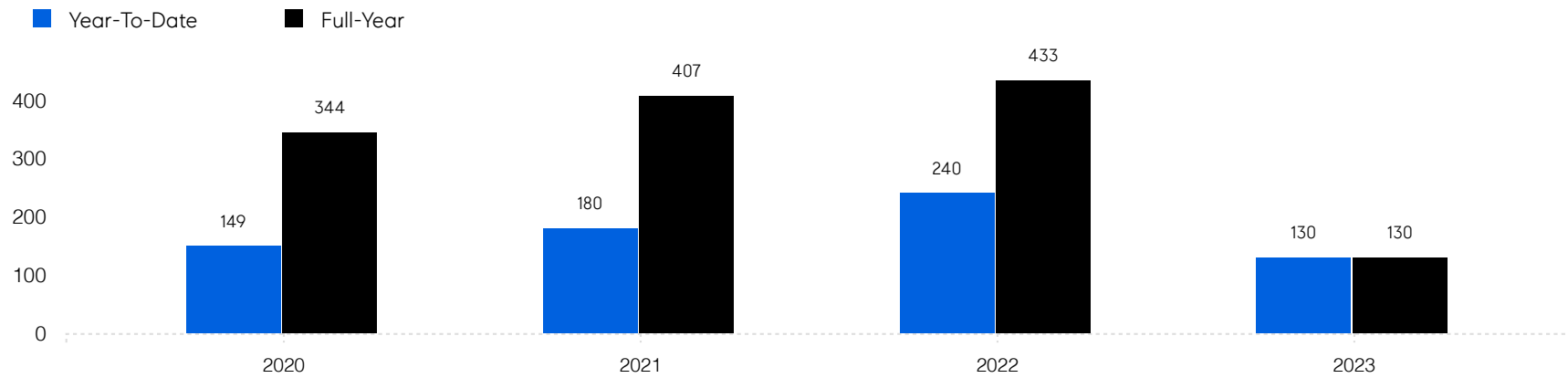
COMPASS

Paterson

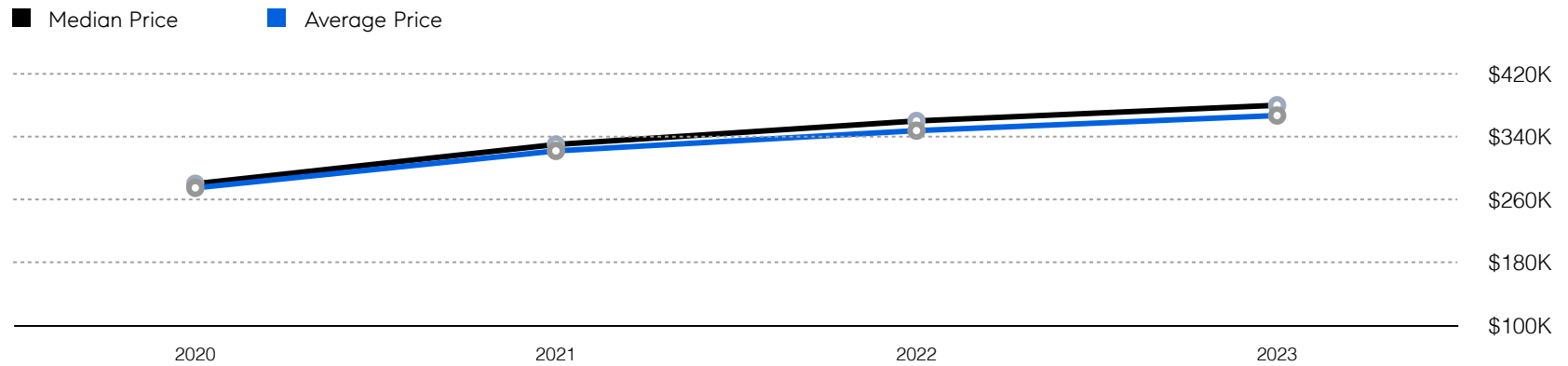
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	209	112	-46.4%
	SALES VOLUME	\$76,295,000	\$43,454,714	-43.0%
	MEDIAN PRICE	\$380,000	\$399,500	5.1%
	AVERAGE PRICE	\$365,048	\$387,989	6.3%
	AVERAGE DOM	47	72	53.2%
	# OF CONTRACTS	219	112	-48.9%
	# NEW LISTINGS	263	138	-47.5%
Condo/Co-op/Townhouse	# OF SALES	31	18	-41.9%
	SALES VOLUME	\$6,280,900	\$4,242,900	-32.4%
	MEDIAN PRICE	\$195,000	\$235,000	20.5%
	AVERAGE PRICE	\$202,610	\$235,717	16.3%
	AVERAGE DOM	66	33	-50.0%
	# OF CONTRACTS	48	32	-33.3%
	# NEW LISTINGS	63	36	-42.9%

Paterson

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Peapack Gladstone Market Report

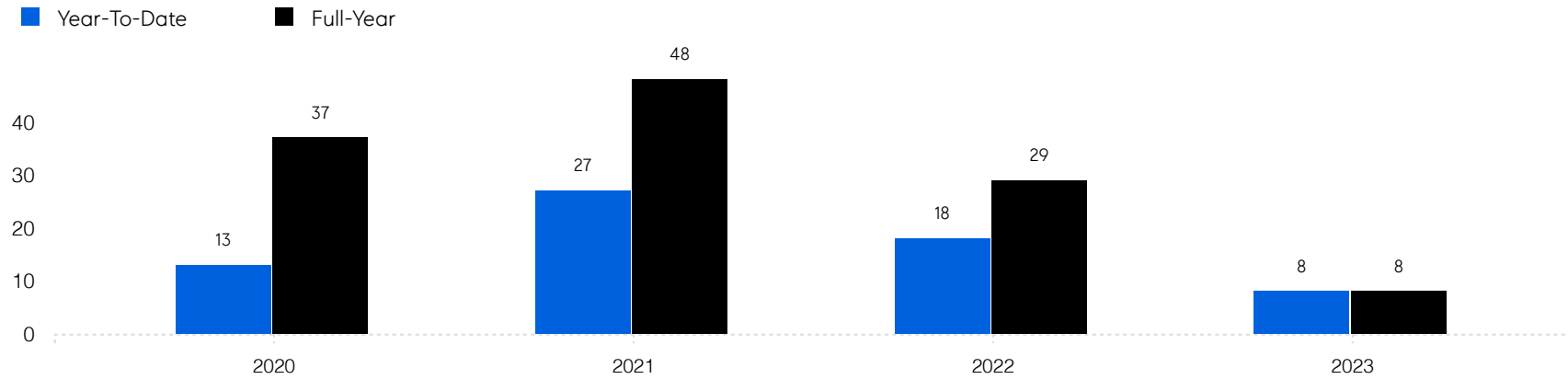
COMPASS

Peapack Gladstone

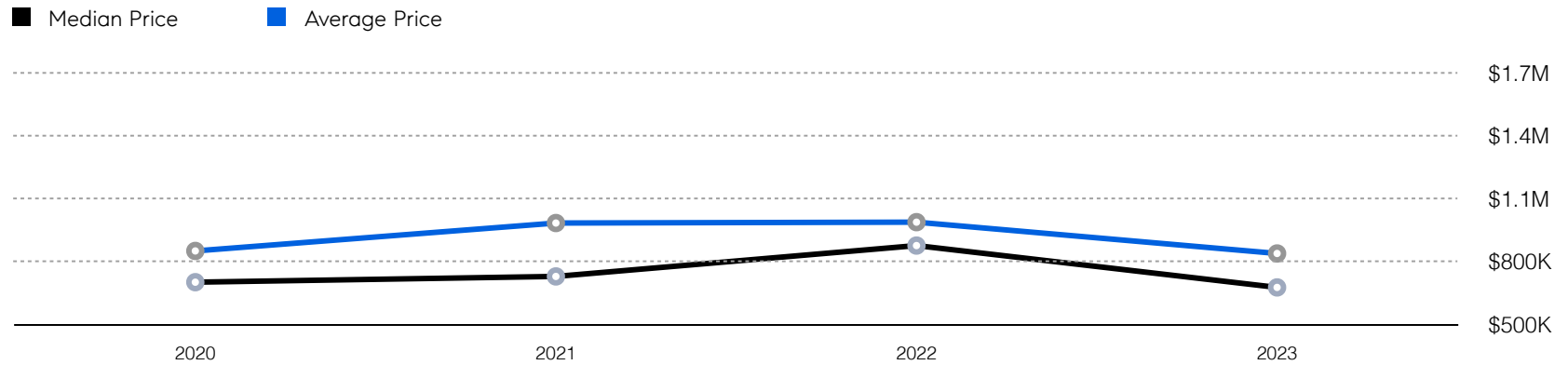
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	18	8	-55.6%
	SALES VOLUME	\$18,511,849	\$6,697,500	-63.8%
	MEDIAN PRICE	\$910,000	\$675,000	-25.8%
	AVERAGE PRICE	\$1,028,436	\$837,188	-18.6%
	AVERAGE DOM	25	61	144.0%
	# OF CONTRACTS	20	10	-50.0%
	# NEW LISTINGS	31	10	-67.7%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	2	0.0%
	# NEW LISTINGS	0	2	0.0%

Peapack Gladstone

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Plainfield Market Report

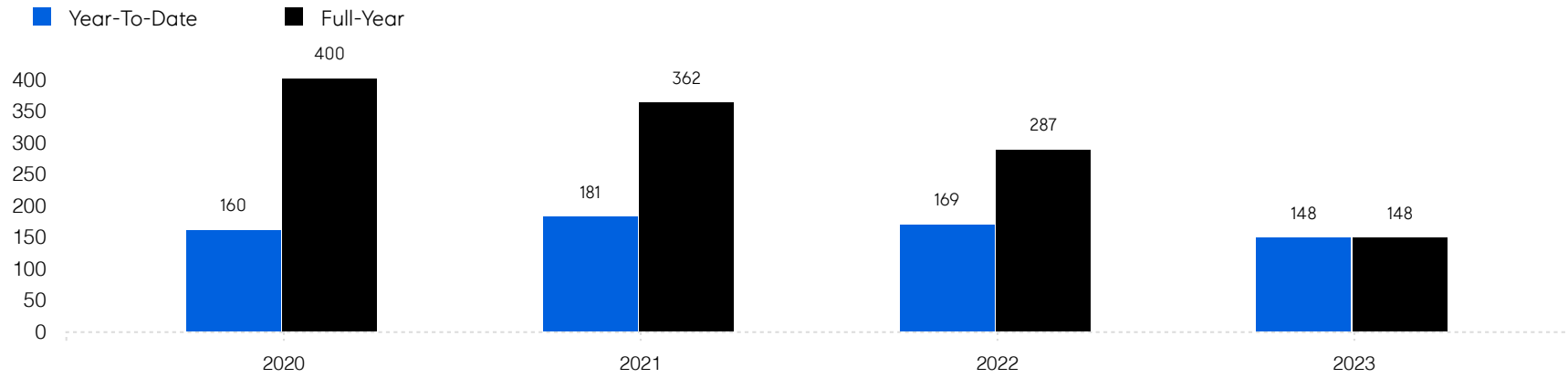
COMPASS

Plainfield

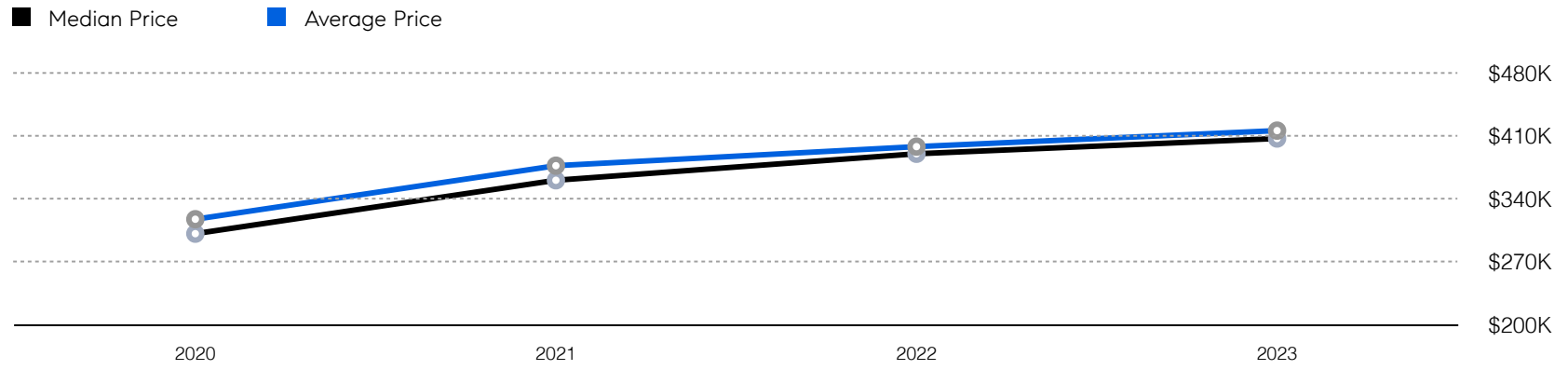
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	162	147	-9.3%
	SALES VOLUME	\$64,595,570	\$61,161,718	-5.3%
	MEDIAN PRICE	\$389,365	\$409,000	5.0%
	AVERAGE PRICE	\$398,738	\$416,066	4.3%
	AVERAGE DOM	36	56	55.6%
	# OF CONTRACTS	145	151	4.1%
	# NEW LISTINGS	211	156	-26.1%
Condo/Co-op/Townhouse	# OF SALES	7	1	-85.7%
	SALES VOLUME	\$1,831,000	\$375,000	-79.5%
	MEDIAN PRICE	\$290,000	\$375,000	29.3%
	AVERAGE PRICE	\$261,571	\$375,000	43.4%
	AVERAGE DOM	23	28	21.7%
	# OF CONTRACTS	6	2	-66.7%
	# NEW LISTINGS	12	11	-8.3%

Plainfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Rahway Market Report

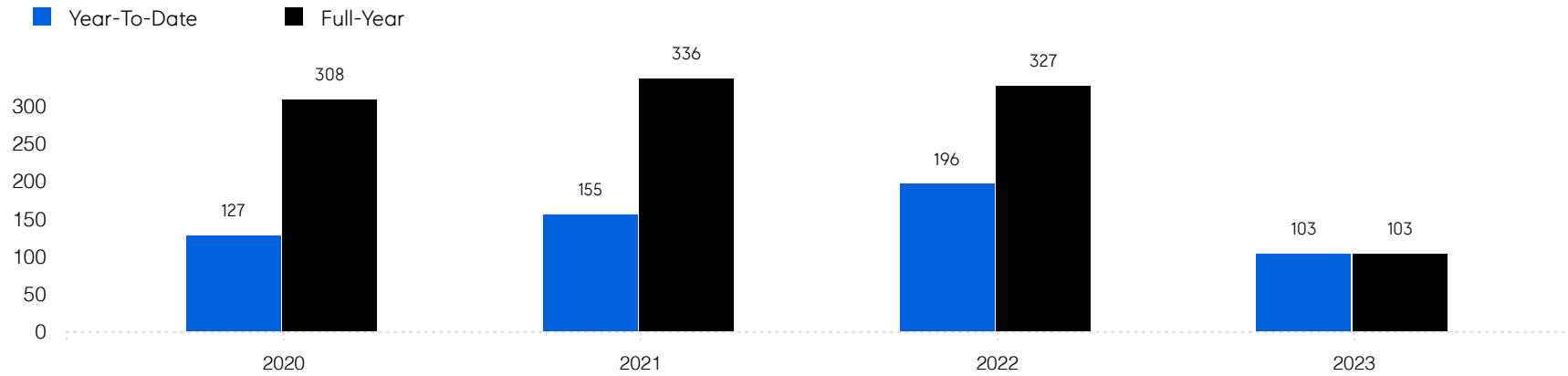
COMPASS

Rahway

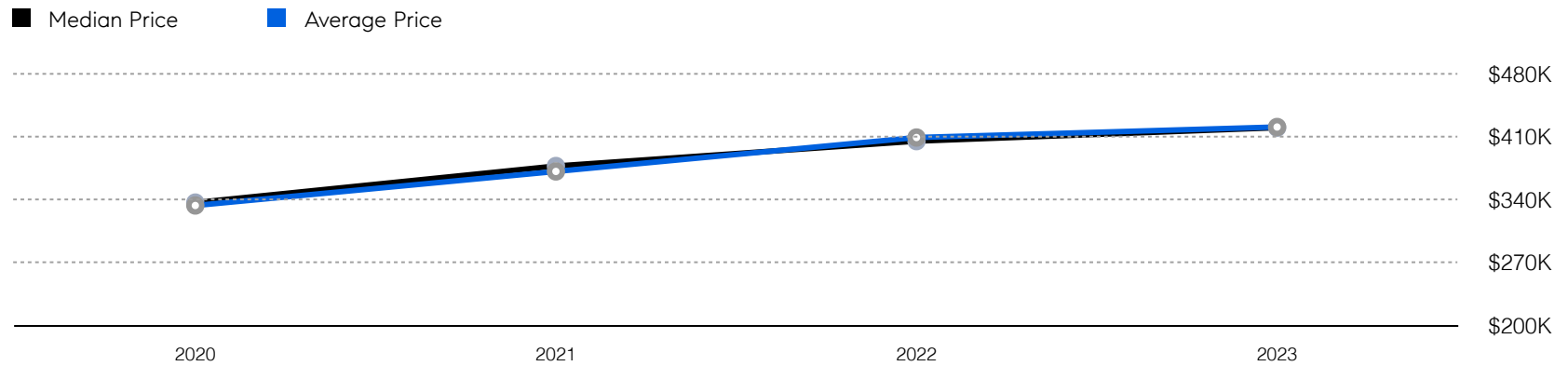
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	171	94	-45.0%
	SALES VOLUME	\$69,624,200	\$40,331,409	-42.1%
	MEDIAN PRICE	\$405,000	\$424,950	4.9%
	AVERAGE PRICE	\$407,159	\$429,058	5.4%
	AVERAGE DOM	37	35	-5.4%
	# OF CONTRACTS	157	107	-31.8%
	# NEW LISTINGS	191	117	-38.7%
Condo/Co-op/Townhouse	# OF SALES	25	9	-64.0%
	SALES VOLUME	\$8,463,500	\$3,005,000	-64.5%
	MEDIAN PRICE	\$370,000	\$330,000	-10.8%
	AVERAGE PRICE	\$338,540	\$333,889	-1.4%
	AVERAGE DOM	35	23	-34.3%
	# OF CONTRACTS	32	17	-46.9%
	# NEW LISTINGS	51	26	-49.0%

Rahway

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Ramsey Market Report

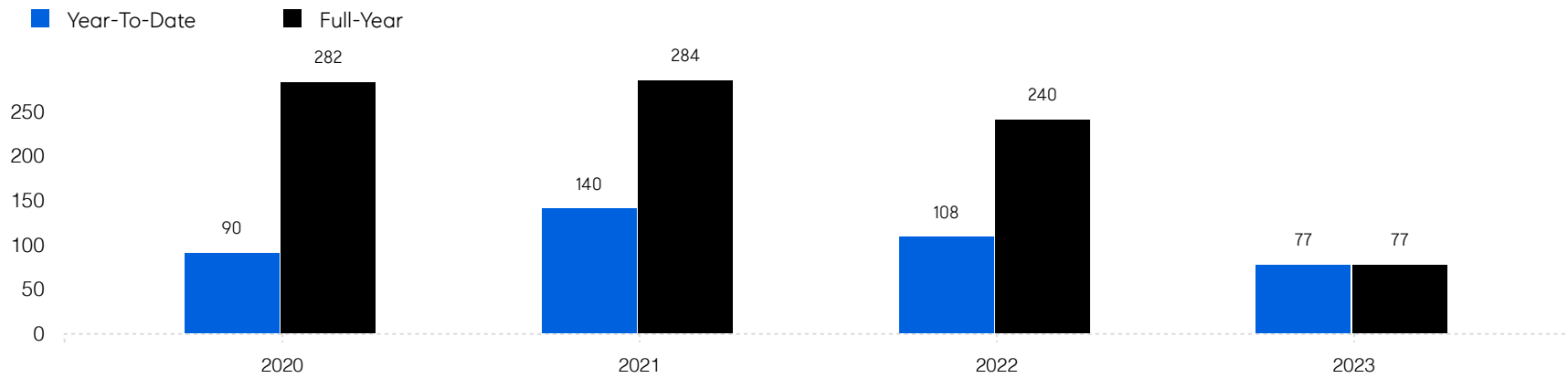
COMPASS

Ramsey

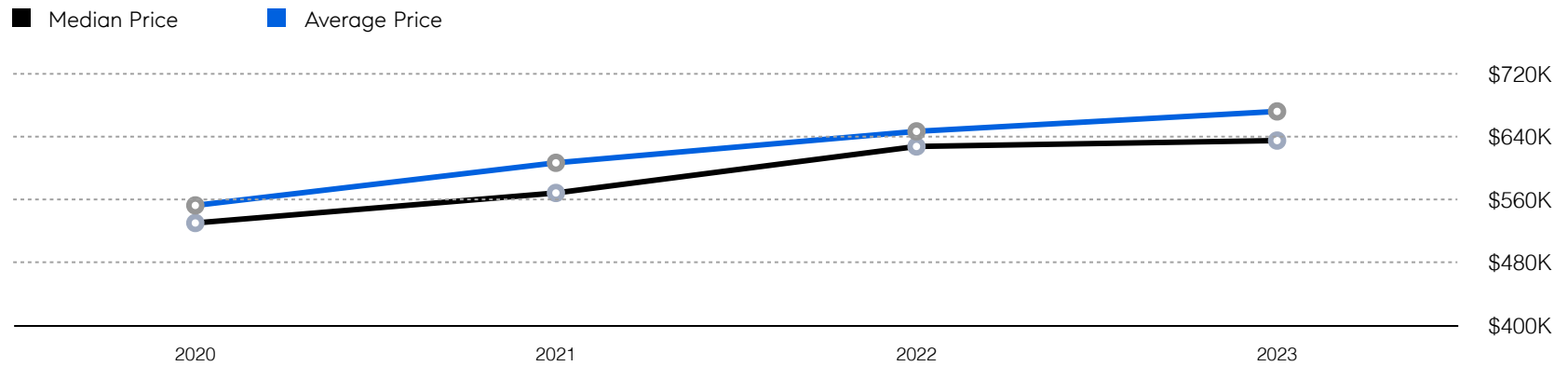
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	64	48	-25.0%
	SALES VOLUME	\$53,582,423	\$38,522,010	-28.1%
	MEDIAN PRICE	\$791,250	\$725,000	-8.4%
	AVERAGE PRICE	\$837,225	\$802,542	-4.1%
	AVERAGE DOM	29	21	-27.6%
	# OF CONTRACTS	90	71	-21.1%
	# NEW LISTINGS	119	80	-32.8%
Condo/Co-op/Townhouse	# OF SALES	44	29	-34.1%
	SALES VOLUME	\$18,326,226	\$13,233,400	-27.8%
	MEDIAN PRICE	\$422,500	\$467,500	10.7%
	AVERAGE PRICE	\$416,505	\$456,324	9.6%
	AVERAGE DOM	21	23	9.5%
	# OF CONTRACTS	47	30	-36.2%
	# NEW LISTINGS	56	31	-44.6%

Ramsey

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Randolph Market Report

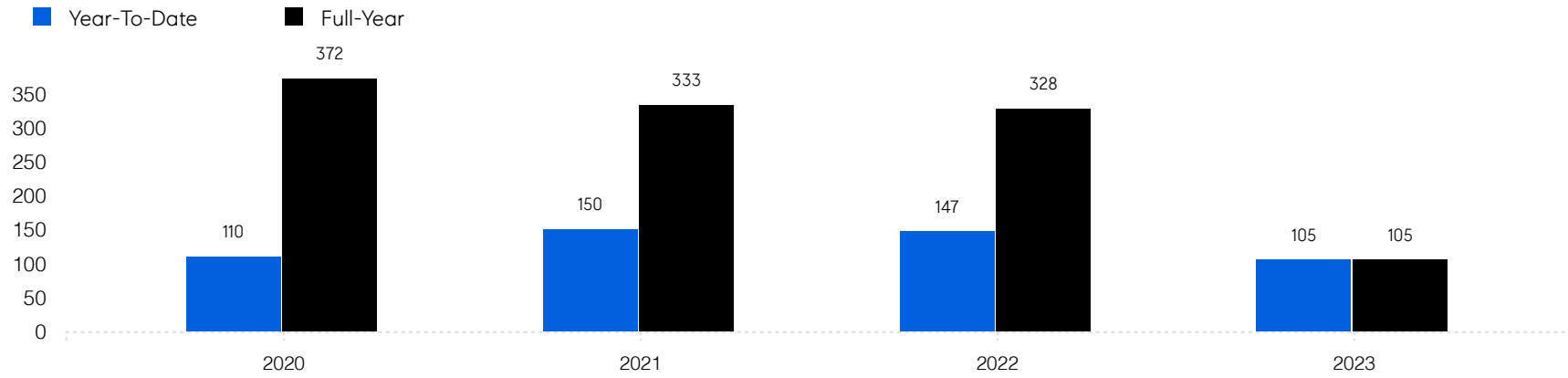
COMPASS

Randolph

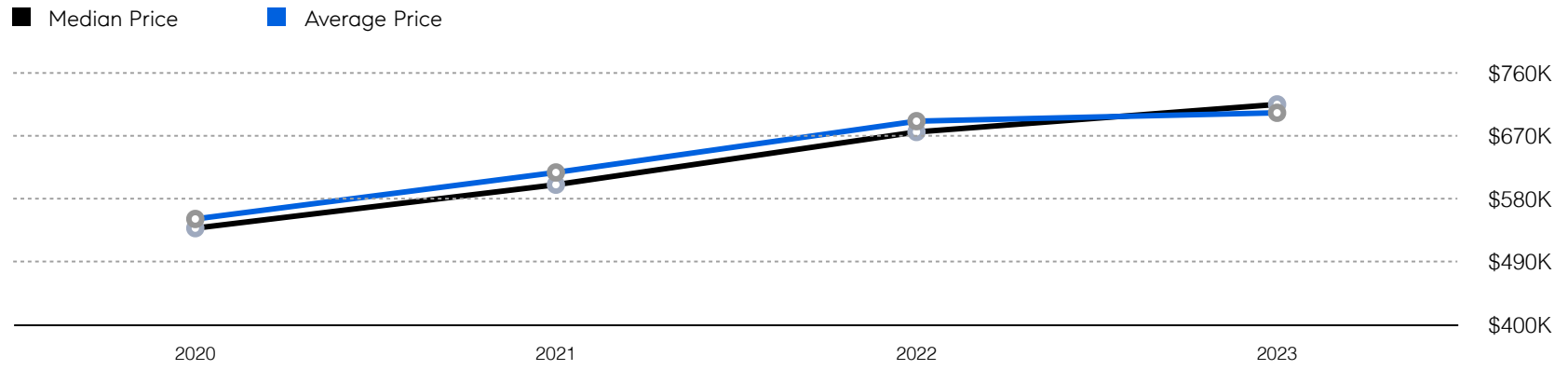
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	134	88	-34.3%
	SALES VOLUME	\$96,381,290	\$64,486,915	-33.1%
	MEDIAN PRICE	\$687,500	\$750,000	9.1%
	AVERAGE PRICE	\$719,263	\$732,806	1.9%
	AVERAGE DOM	30	28	-6.7%
	# OF CONTRACTS	148	102	-31.1%
	# NEW LISTINGS	199	126	-36.7%
Condo/Co-op/Townhouse	# OF SALES	13	17	30.8%
	SALES VOLUME	\$6,496,216	\$9,324,000	43.5%
	MEDIAN PRICE	\$457,500	\$525,000	14.8%
	AVERAGE PRICE	\$499,709	\$548,471	9.8%
	AVERAGE DOM	29	29	0.0%
	# OF CONTRACTS	16	17	6.3%
	# NEW LISTINGS	21	17	-19.0%

Randolph

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Raritan Township Market Report

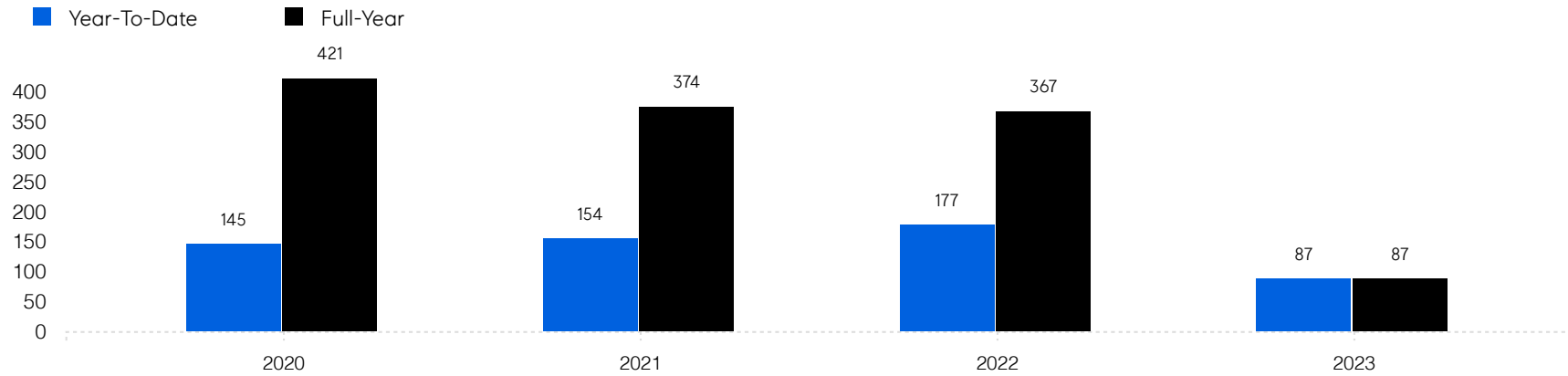
COMPASS

Raritan Township

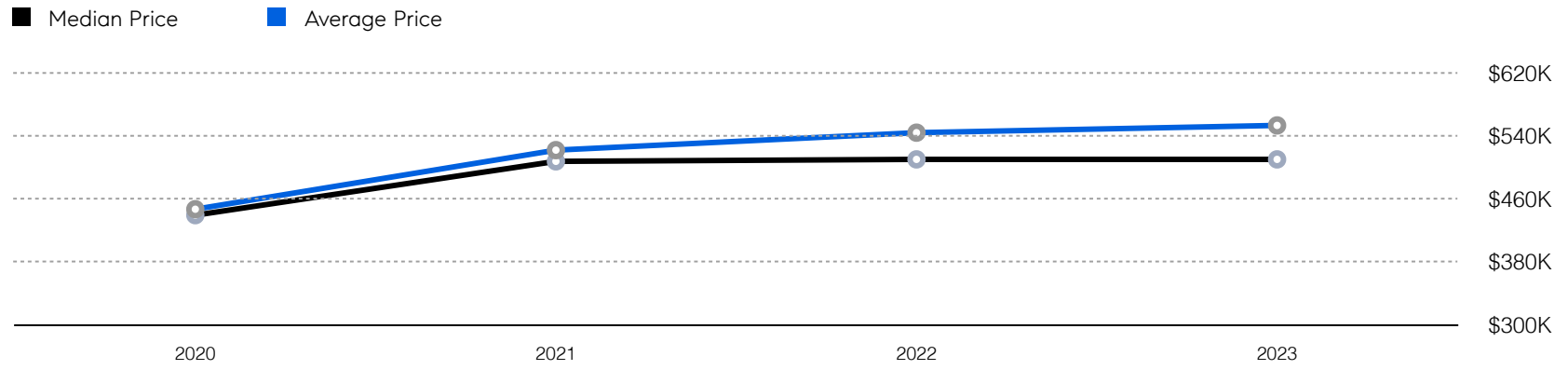
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	108	57	-47.2%
	SALES VOLUME	\$69,636,199	\$37,949,275	-45.5%
	MEDIAN PRICE	\$632,500	\$640,625	1.3%
	AVERAGE PRICE	\$644,780	\$665,777	3.3%
	AVERAGE DOM	31	43	38.7%
	# OF CONTRACTS	132	63	-52.3%
	# NEW LISTINGS	170	83	-51.2%
Condo/Co-op/Townhouse	# OF SALES	69	30	-56.5%
	SALES VOLUME	\$22,940,800	\$10,181,572	-55.6%
	MEDIAN PRICE	\$330,000	\$327,000	-0.9%
	AVERAGE PRICE	\$332,475	\$339,386	2.1%
	AVERAGE DOM	20	26	30.0%
	# OF CONTRACTS	70	30	-57.1%
	# NEW LISTINGS	78	35	-55.1%

Raritan Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Ridgefield Market Report

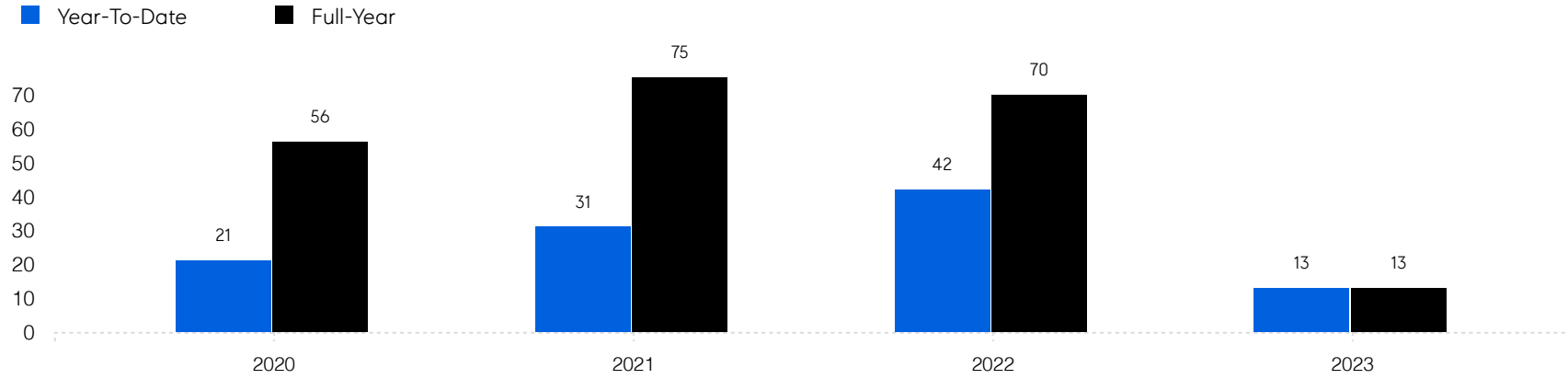
COMPASS

Ridgefield

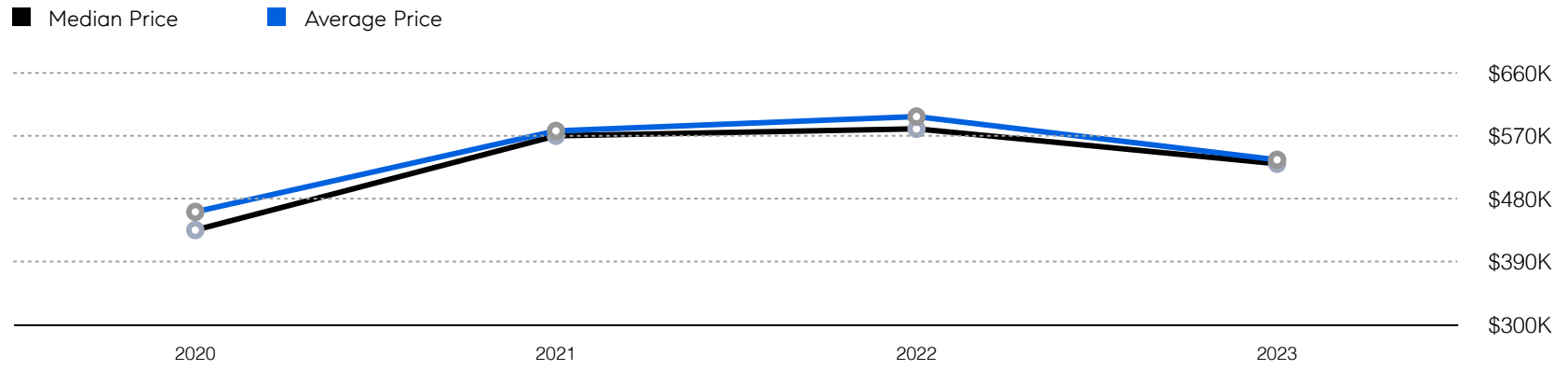
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	39	9	-76.9%
	SALES VOLUME	\$24,849,900	\$5,644,250	-77.3%
	MEDIAN PRICE	\$603,000	\$580,000	-3.8%
	AVERAGE PRICE	\$637,177	\$627,139	-1.6%
	AVERAGE DOM	50	150	200.0%
	# OF CONTRACTS	39	24	-38.5%
	# NEW LISTINGS	48	26	-45.8%
Condo/Co-op/Townhouse	# OF SALES	3	4	33.3%
	SALES VOLUME	\$1,262,000	\$1,319,000	4.5%
	MEDIAN PRICE	\$340,000	\$264,500	-22.2%
	AVERAGE PRICE	\$420,667	\$329,750	-21.6%
	AVERAGE DOM	57	80	40.4%
	# OF CONTRACTS	5	6	20.0%
	# NEW LISTINGS	5	4	-20.0%

Ridgefield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Ridgefield Park Market Report

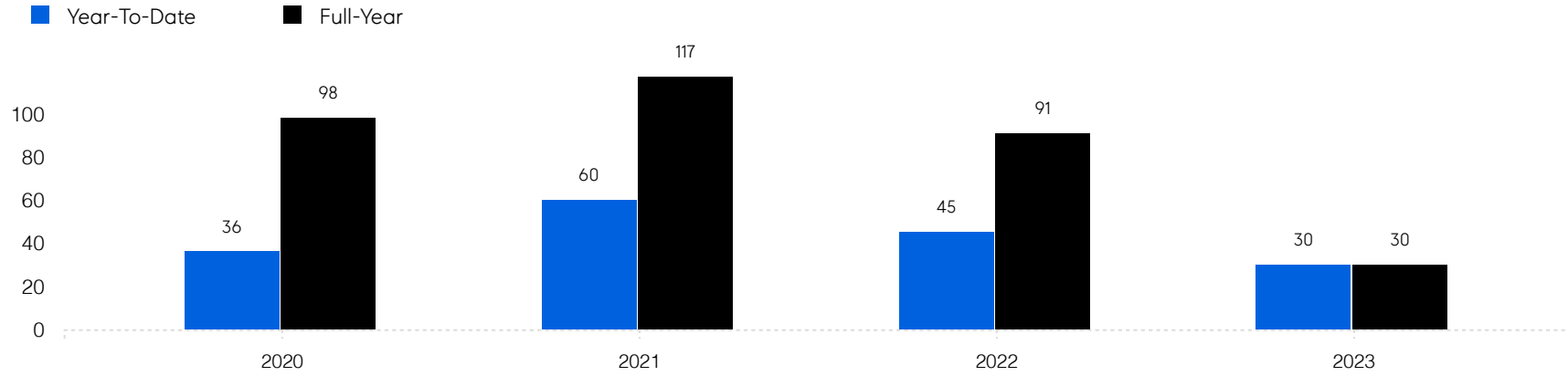
COMPASS

Ridgefield Park

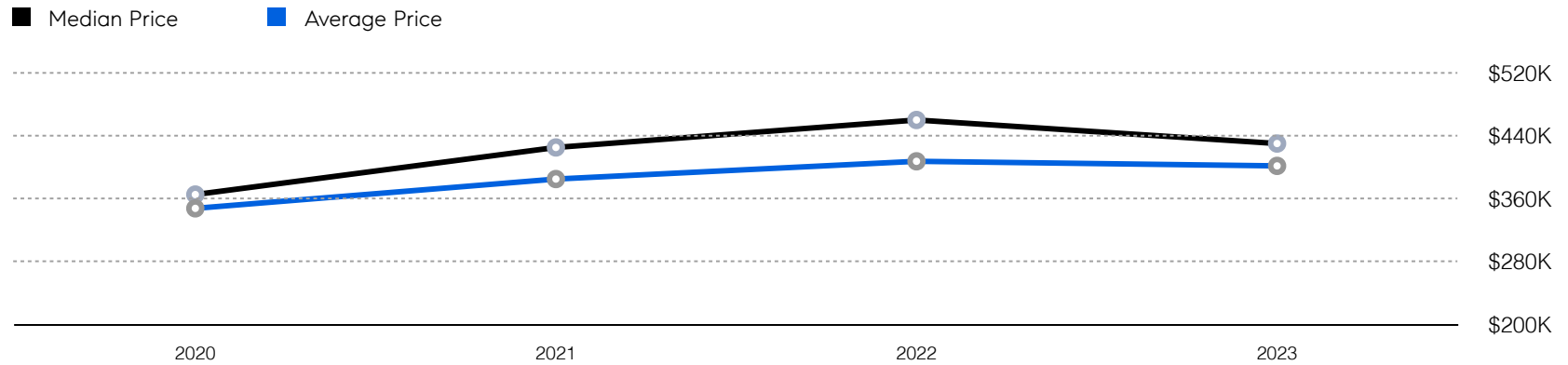
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	36	18	-50.0%
	SALES VOLUME	\$17,925,000	\$8,666,000	-51.7%
	MEDIAN PRICE	\$485,000	\$488,000	0.6%
	AVERAGE PRICE	\$497,917	\$481,444	-3.3%
	AVERAGE DOM	28	44	57.1%
	# OF CONTRACTS	41	28	-31.7%
	# NEW LISTINGS	44	26	-40.9%
Condo/Co-op/Townhouse	# OF SALES	9	12	33.3%
	SALES VOLUME	\$1,441,500	\$3,379,800	134.5%
	MEDIAN PRICE	\$200,000	\$225,000	12.5%
	AVERAGE PRICE	\$160,167	\$281,650	75.8%
	AVERAGE DOM	38	69	81.6%
	# OF CONTRACTS	13	15	15.4%
	# NEW LISTINGS	18	15	-16.7%

Ridgefield Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Ridgewood Market Report

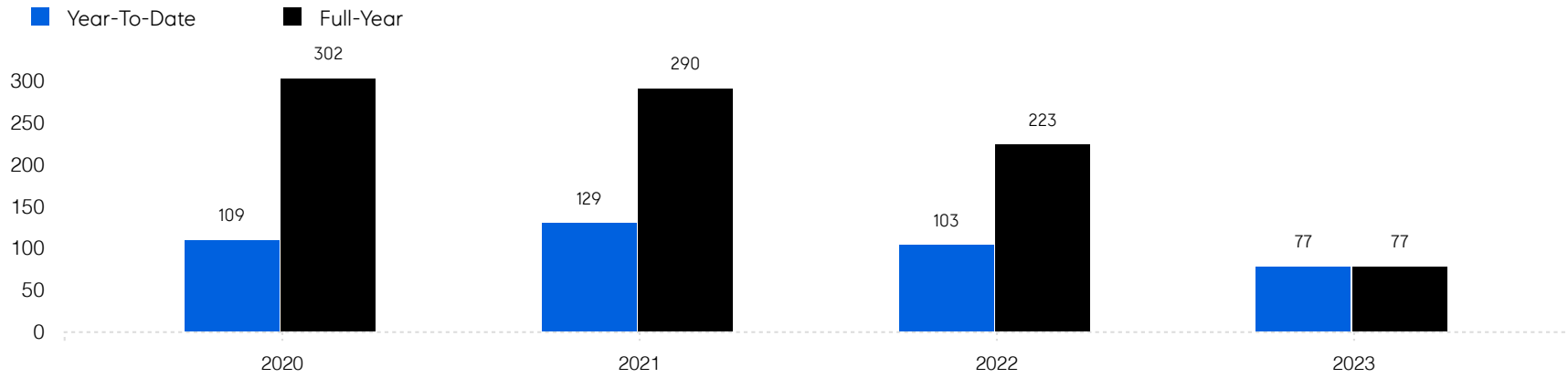
COMPASS

Ridgewood

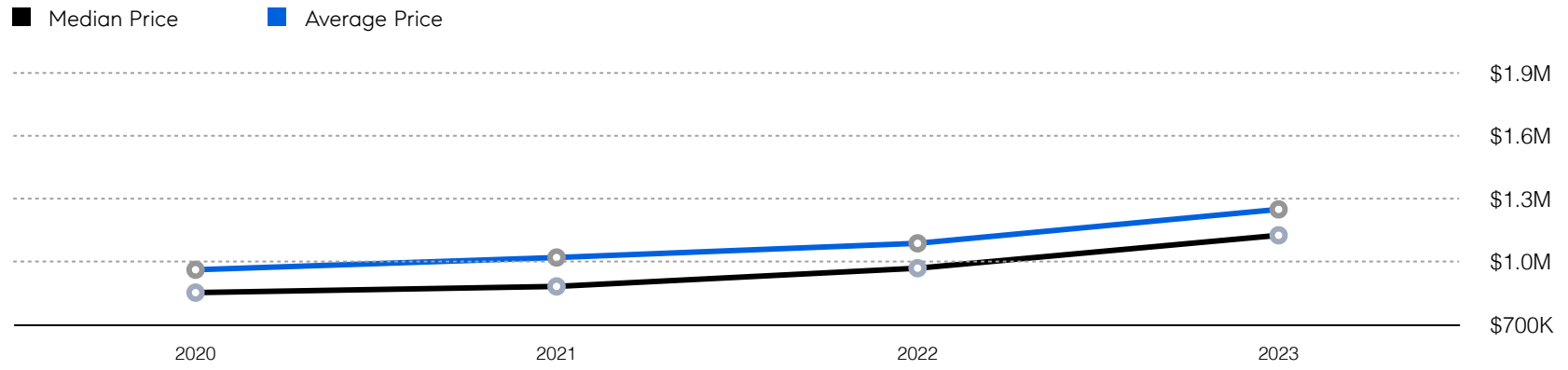
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	99	77	-22.2%
	SALES VOLUME	\$113,102,100	\$96,159,000	-15.0%
	MEDIAN PRICE	\$999,000	\$1,125,000	12.6%
	AVERAGE PRICE	\$1,142,445	\$1,248,818	9.3%
	AVERAGE DOM	28	19	-32.1%
	# OF CONTRACTS	146	113	-22.6%
	# NEW LISTINGS	159	121	-23.9%
Condo/Co-op/Townhouse	# OF SALES	4	0	0.0%
	SALES VOLUME	\$1,659,000	-	-
	MEDIAN PRICE	\$416,500	-	-
	AVERAGE PRICE	\$414,750	-	-
	AVERAGE DOM	18	-	-
	# OF CONTRACTS	3	0	0.0%
	# NEW LISTINGS	3	1	-66.7%

Ridgewood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

River Edge Market Report

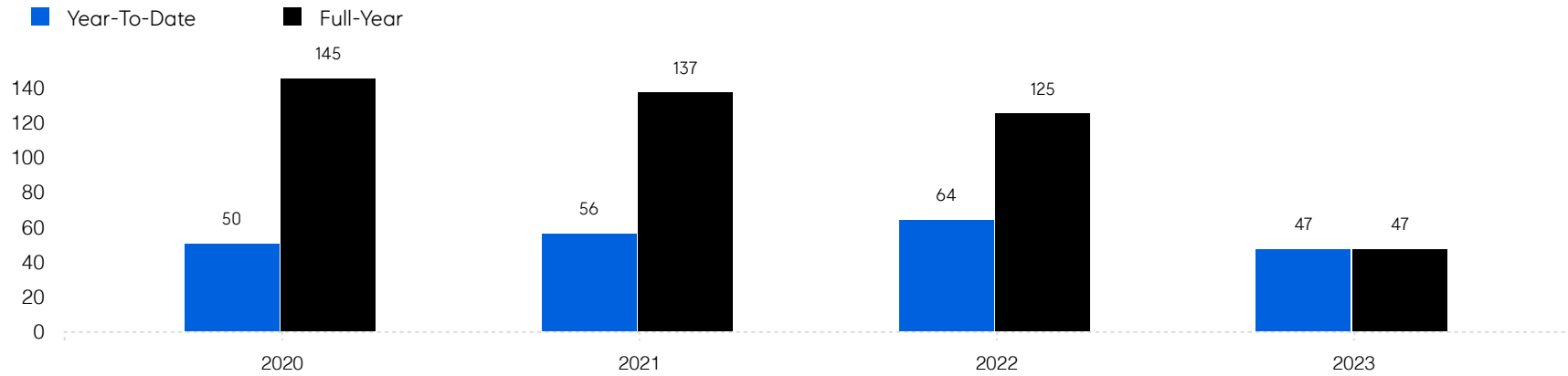
COMPASS

River Edge

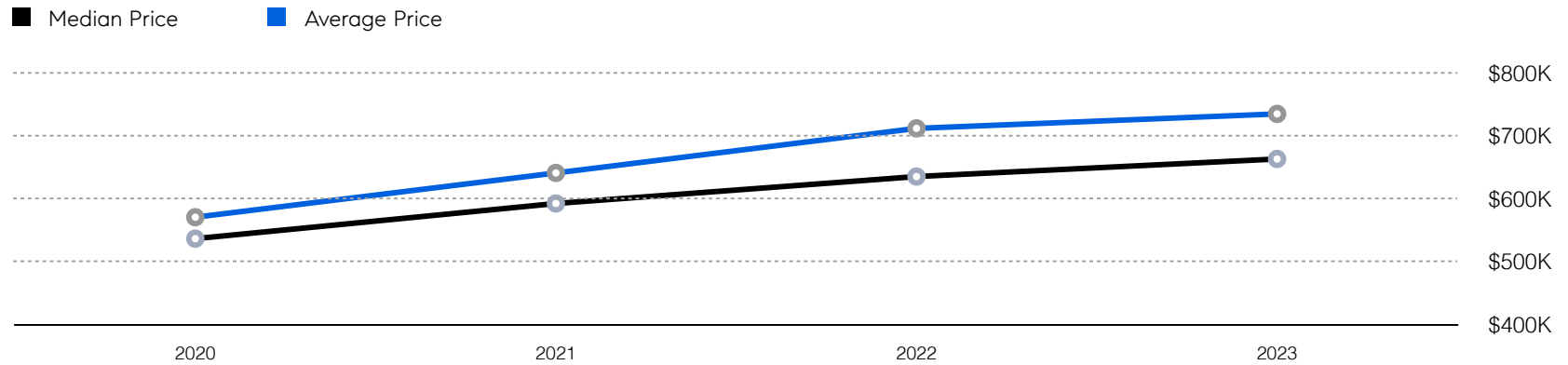
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	59	42	-28.8%
	SALES VOLUME	\$42,872,143	\$32,756,488	-23.6%
	MEDIAN PRICE	\$642,000	\$687,500	7.1%
	AVERAGE PRICE	\$726,646	\$779,916	7.3%
	AVERAGE DOM	30	23	-23.3%
	# OF CONTRACTS	66	56	-15.2%
	# NEW LISTINGS	69	56	-18.8%
Condo/Co-op/Townhouse	# OF SALES	5	5	0.0%
	SALES VOLUME	\$2,026,599	\$1,774,000	-12.5%
	MEDIAN PRICE	\$435,000	\$259,000	-40.5%
	AVERAGE PRICE	\$405,320	\$354,800	-12.5%
	AVERAGE DOM	31	28	-9.7%
	# OF CONTRACTS	7	3	-57.1%
	# NEW LISTINGS	6	2	-66.7%

River Edge

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

River Vale Market Report

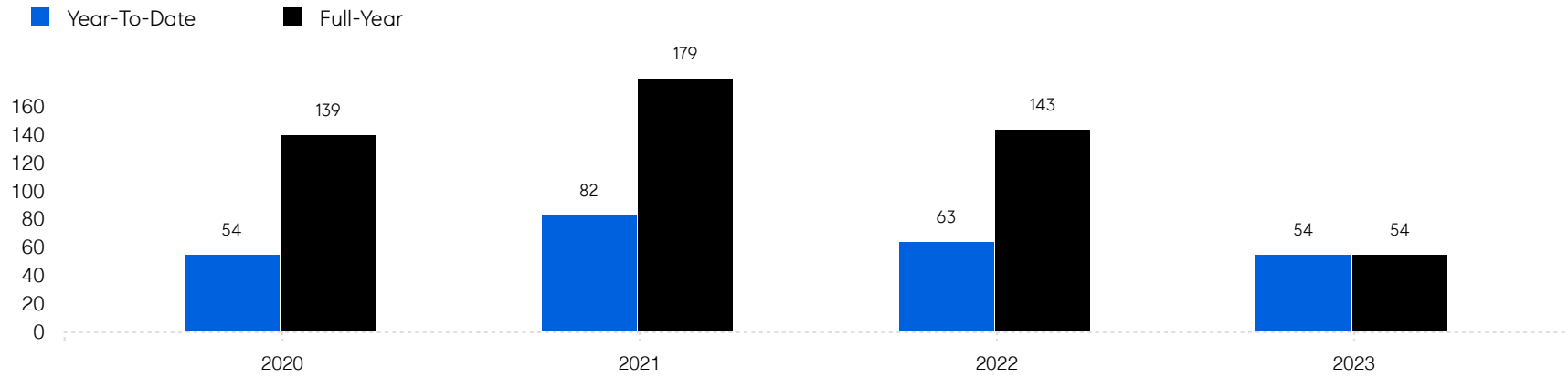
COMPASS

River Vale

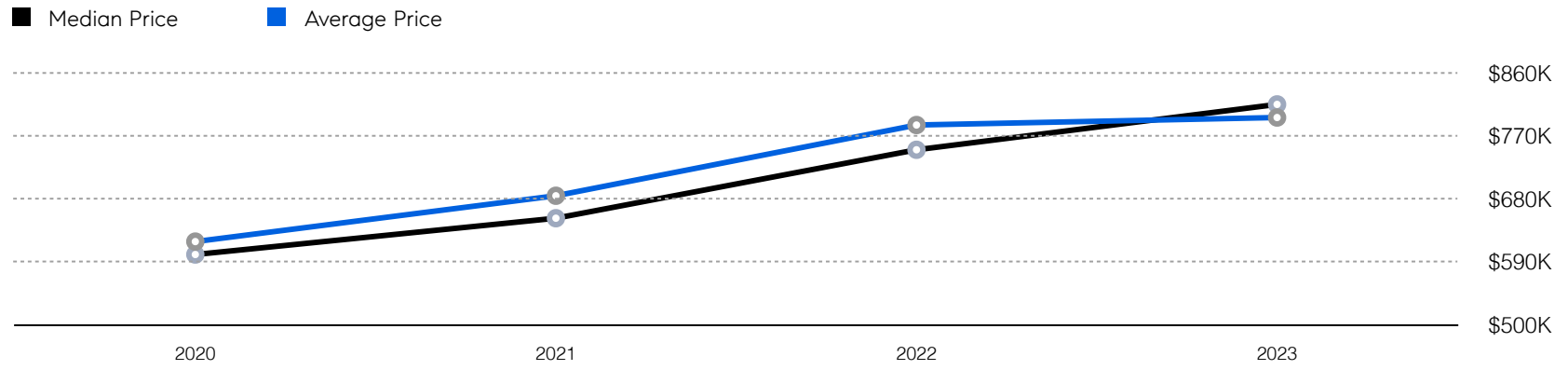
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	51	39	-23.5%
	SALES VOLUME	\$42,407,350	\$30,616,645	-27.8%
	MEDIAN PRICE	\$800,000	\$741,100	-7.4%
	AVERAGE PRICE	\$831,517	\$785,042	-5.6%
	AVERAGE DOM	33	33	0.0%
	# OF CONTRACTS	74	54	-27.0%
	# NEW LISTINGS	78	73	-6.4%
Condo/Co-op/Townhouse	# OF SALES	12	15	25.0%
	SALES VOLUME	\$8,667,255	\$12,377,540	42.8%
	MEDIAN PRICE	\$492,950	\$962,500	95.3%
	AVERAGE PRICE	\$722,271	\$825,169	14.2%
	AVERAGE DOM	85	62	-27.1%
	# OF CONTRACTS	18	14	-22.2%
	# NEW LISTINGS	17	17	0.0%

River Vale

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Rochelle Park Market Report

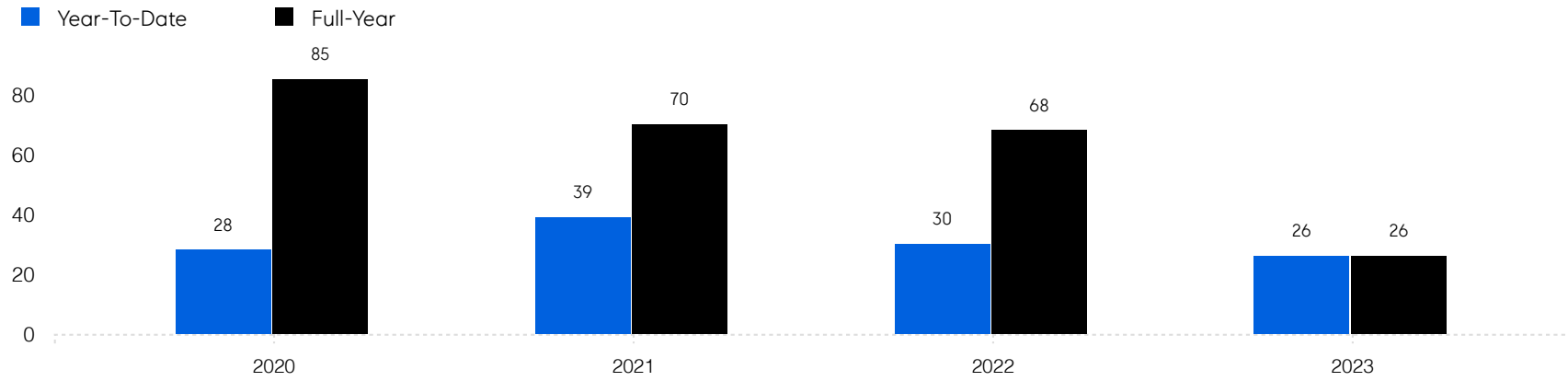
COMPASS

Rochelle Park

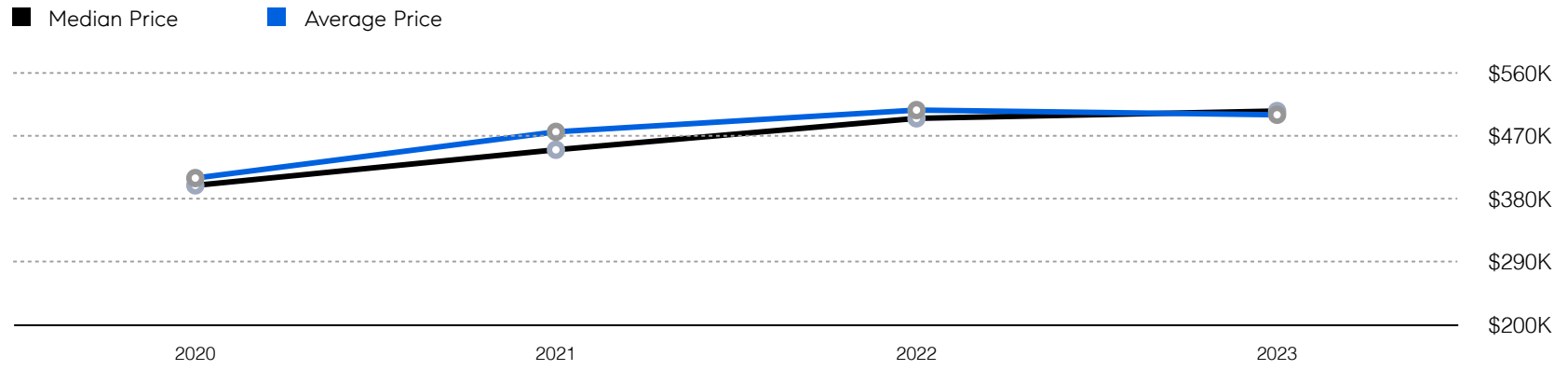
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	28	22	-21.4%
	SALES VOLUME	\$14,797,000	\$11,667,900	-21.1%
	MEDIAN PRICE	\$505,000	\$515,000	2.0%
	AVERAGE PRICE	\$528,464	\$530,359	0.4%
	AVERAGE DOM	28	30	7.1%
	# OF CONTRACTS	39	29	-25.6%
	# NEW LISTINGS	51	32	-37.3%
Condo/Co-op/Townhouse	# OF SALES	2	4	100.0%
	SALES VOLUME	\$751,000	\$1,335,000	77.8%
	MEDIAN PRICE	\$375,500	\$340,000	-9.5%
	AVERAGE PRICE	\$375,500	\$333,750	-11.1%
	AVERAGE DOM	53	49	-7.5%
	# OF CONTRACTS	3	6	100.0%
	# NEW LISTINGS	3	4	33.3%

Rochelle Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Rockaway Market Report

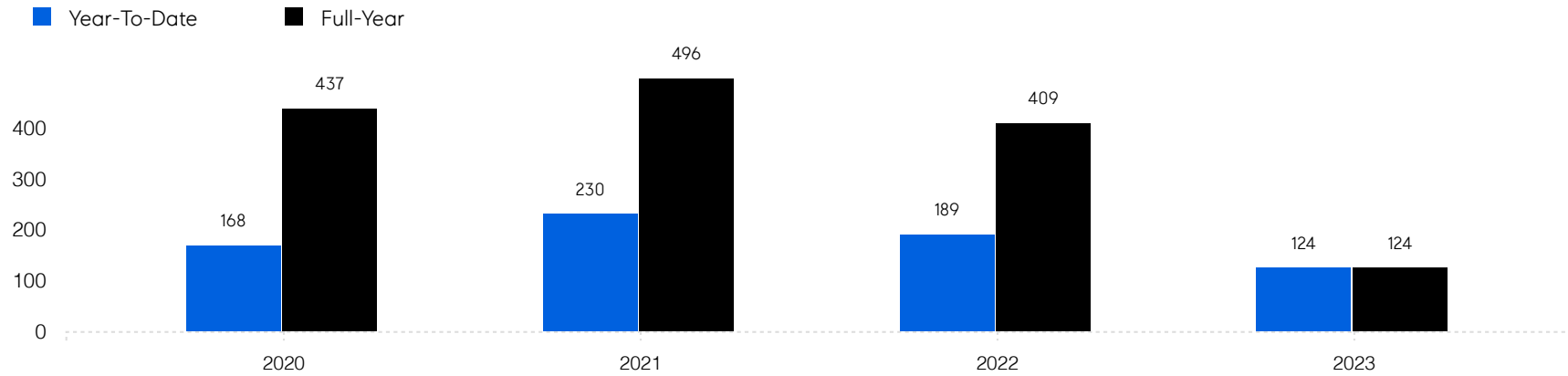
COMPASS

Rockaway

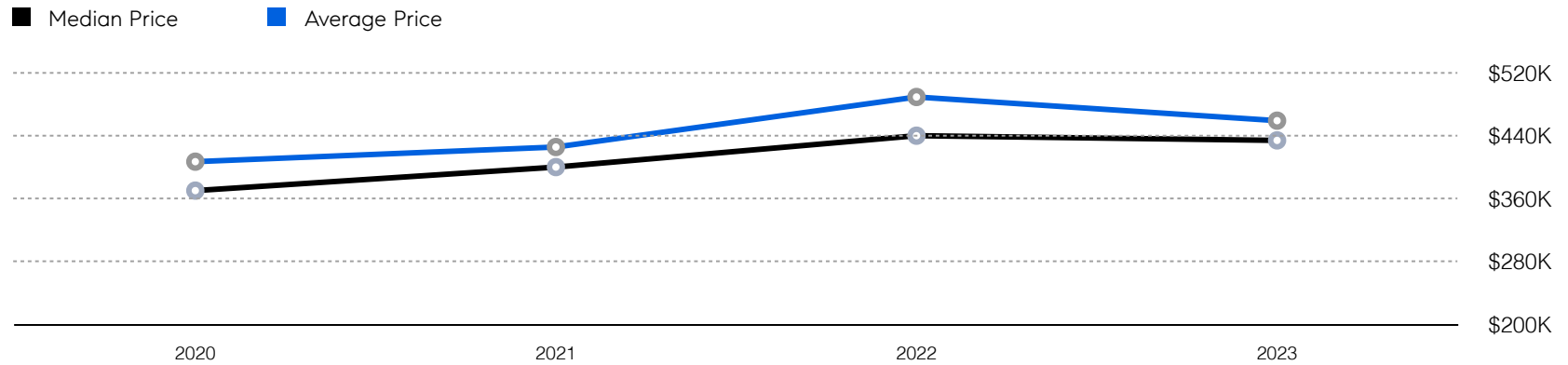
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	133	75	-43.6%
	SALES VOLUME	\$66,833,456	\$37,897,480	-43.3%
	MEDIAN PRICE	\$460,000	\$485,000	5.4%
	AVERAGE PRICE	\$502,507	\$505,300	0.6%
	AVERAGE DOM	30	40	33.3%
	# OF CONTRACTS	148	91	-38.5%
	# NEW LISTINGS	180	99	-45.0%
Condo/Co-op/Townhouse	# OF SALES	56	49	-12.5%
	SALES VOLUME	\$22,321,611	\$19,035,522	-14.7%
	MEDIAN PRICE	\$391,000	\$395,000	1.0%
	AVERAGE PRICE	\$398,600	\$388,480	-2.5%
	AVERAGE DOM	28	46	64.3%
	# OF CONTRACTS	67	54	-19.4%
	# NEW LISTINGS	73	65	-11.0%

Rockaway

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Roseland Market Report

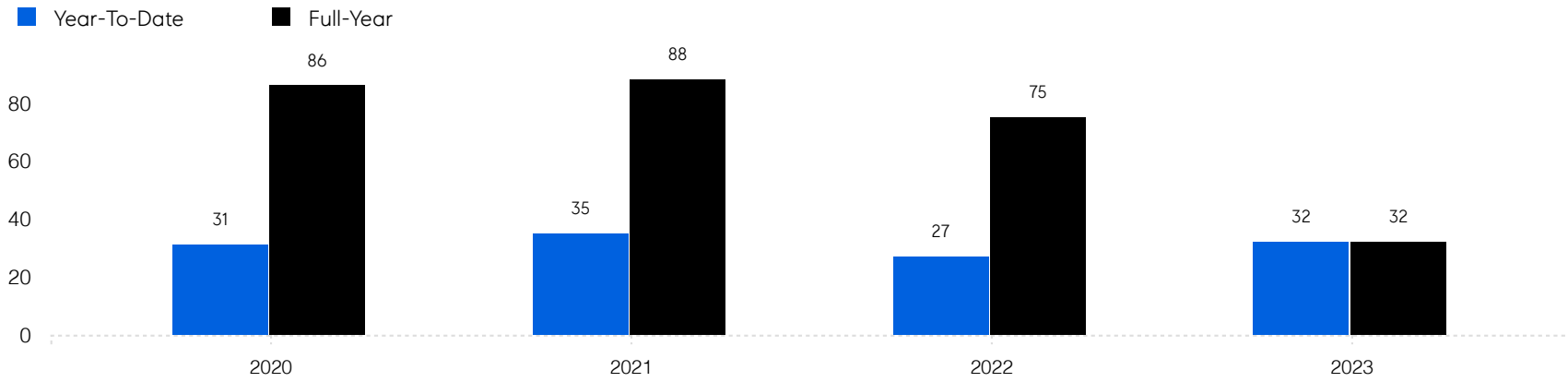
COMPASS

Roseland

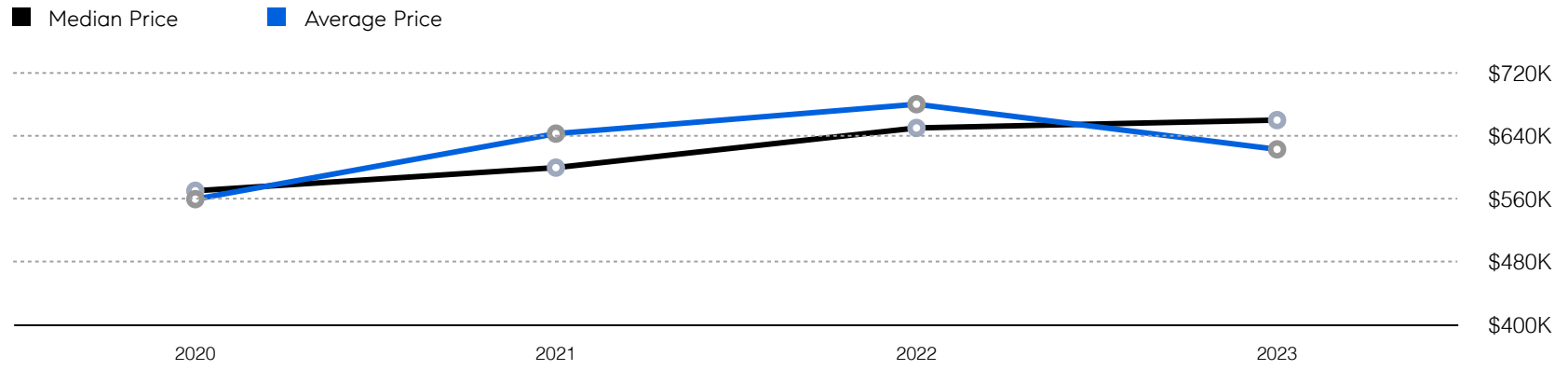
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	20	19	-5.0%
	SALES VOLUME	\$14,440,900	\$12,481,000	-13.6%
	MEDIAN PRICE	\$655,000	\$665,000	1.5%
	AVERAGE PRICE	\$722,045	\$656,895	-9.0%
	AVERAGE DOM	21	57	171.4%
	# OF CONTRACTS	33	30	-9.1%
	# NEW LISTINGS	42	31	-26.2%
Condo/Co-op/Townhouse	# OF SALES	7	13	85.7%
	SALES VOLUME	\$4,077,000	\$7,447,165	82.7%
	MEDIAN PRICE	\$560,000	\$610,000	8.9%
	AVERAGE PRICE	\$582,429	\$572,859	-1.6%
	AVERAGE DOM	24	25	4.2%
	# OF CONTRACTS	10	14	40.0%
	# NEW LISTINGS	14	12	-14.3%

Roseland

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Roselle Market Report

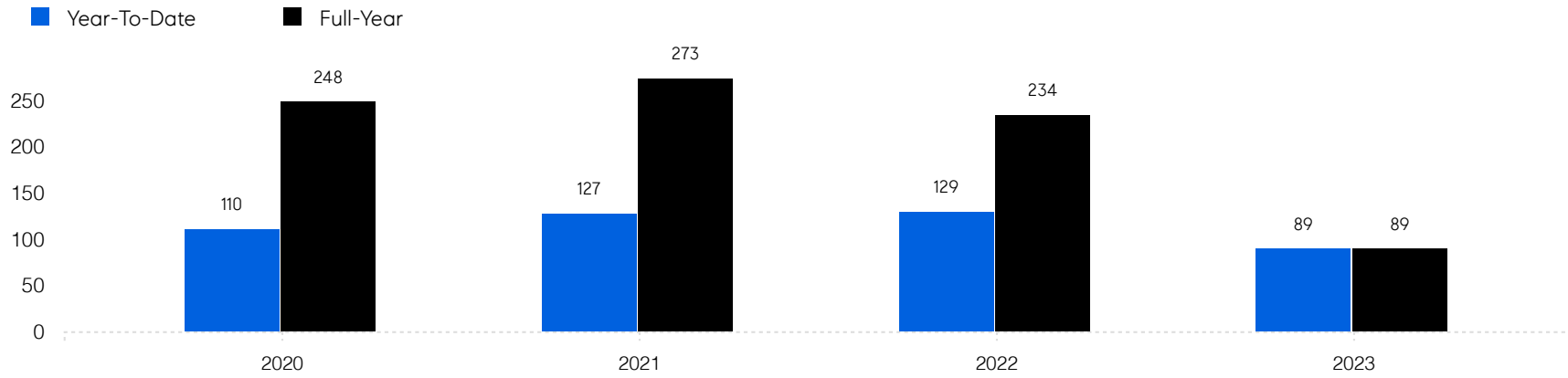
COMPASS

Roselle

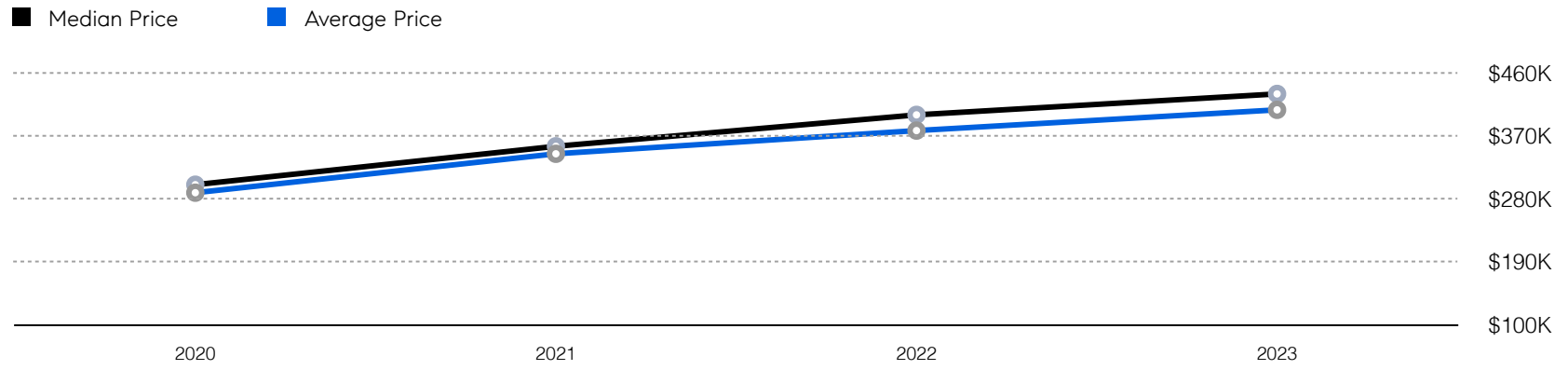
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	108	77	-28.7%
	SALES VOLUME	\$43,151,561	\$33,606,899	-22.1%
	MEDIAN PRICE	\$405,500	\$441,500	8.9%
	AVERAGE PRICE	\$399,551	\$436,453	9.2%
	AVERAGE DOM	39	38	-2.6%
	# OF CONTRACTS	102	85	-16.7%
	# NEW LISTINGS	135	107	-20.7%
Condo/Co-op/Townhouse	# OF SALES	21	12	-42.9%
	SALES VOLUME	\$3,969,400	\$2,632,900	-33.7%
	MEDIAN PRICE	\$165,000	\$177,450	7.5%
	AVERAGE PRICE	\$189,019	\$219,408	16.1%
	AVERAGE DOM	36	19	-47.2%
	# OF CONTRACTS	16	14	-12.5%
	# NEW LISTINGS	20	15	-25.0%

Roselle

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Roselle Park Market Report

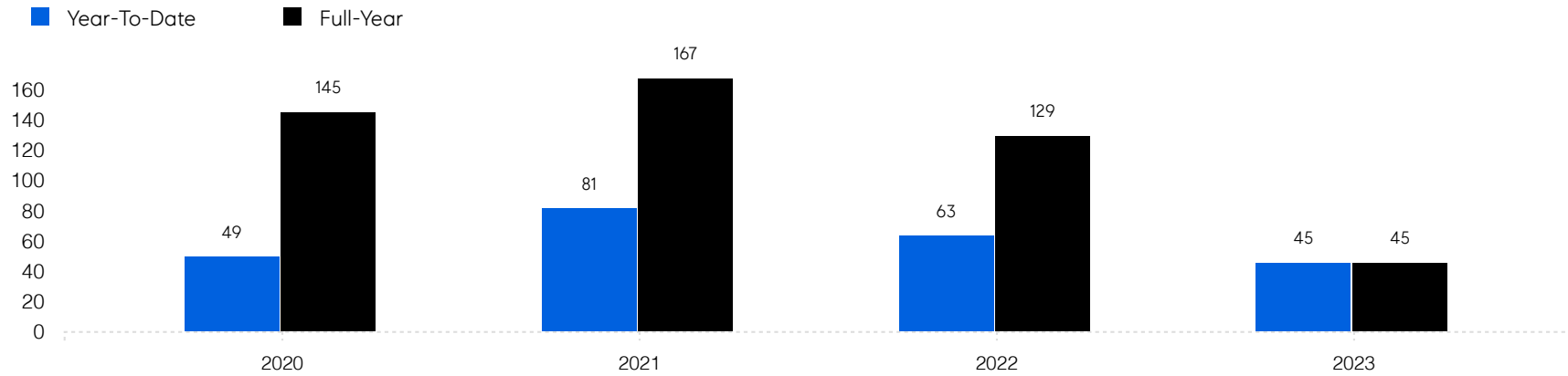
COMPASS

Roselle Park

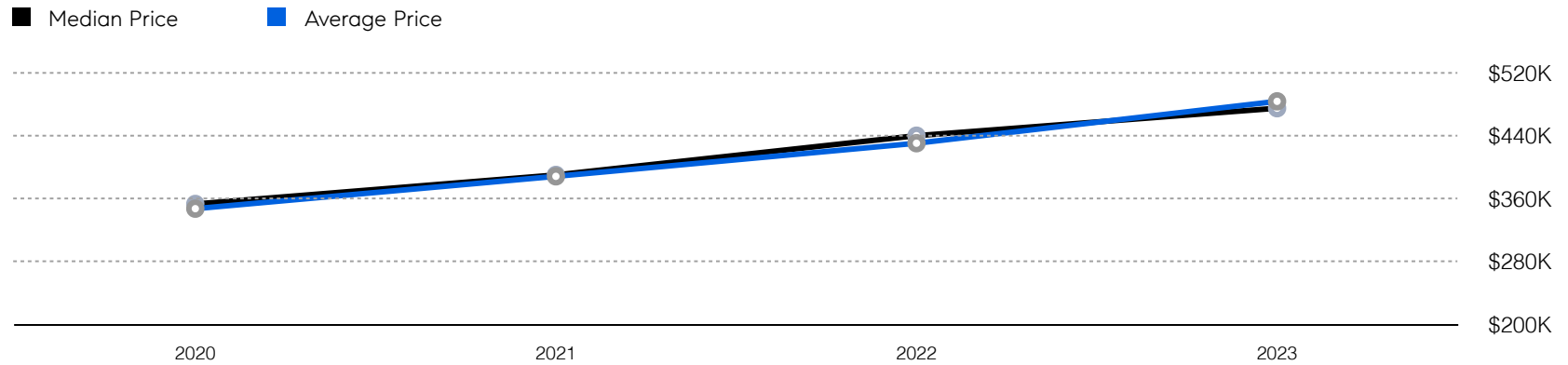
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	58	44	-24.1%
	SALES VOLUME	\$25,552,900	\$21,574,596	-15.6%
	MEDIAN PRICE	\$430,000	\$475,000	10.5%
	AVERAGE PRICE	\$440,567	\$490,332	11.3%
	AVERAGE DOM	27	42	55.6%
	# OF CONTRACTS	56	54	-3.6%
	# NEW LISTINGS	83	60	-27.7%
Condo/Co-op/Townhouse	# OF SALES	5	1	-80.0%
	SALES VOLUME	\$1,095,000	\$195,000	-82.2%
	MEDIAN PRICE	\$230,000	\$195,000	-15.2%
	AVERAGE PRICE	\$219,000	\$195,000	-11.0%
	AVERAGE DOM	51	15	-70.6%
	# OF CONTRACTS	5	3	-40.0%
	# NEW LISTINGS	6	3	-50.0%

Roselle Park

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Rutherford Market Report

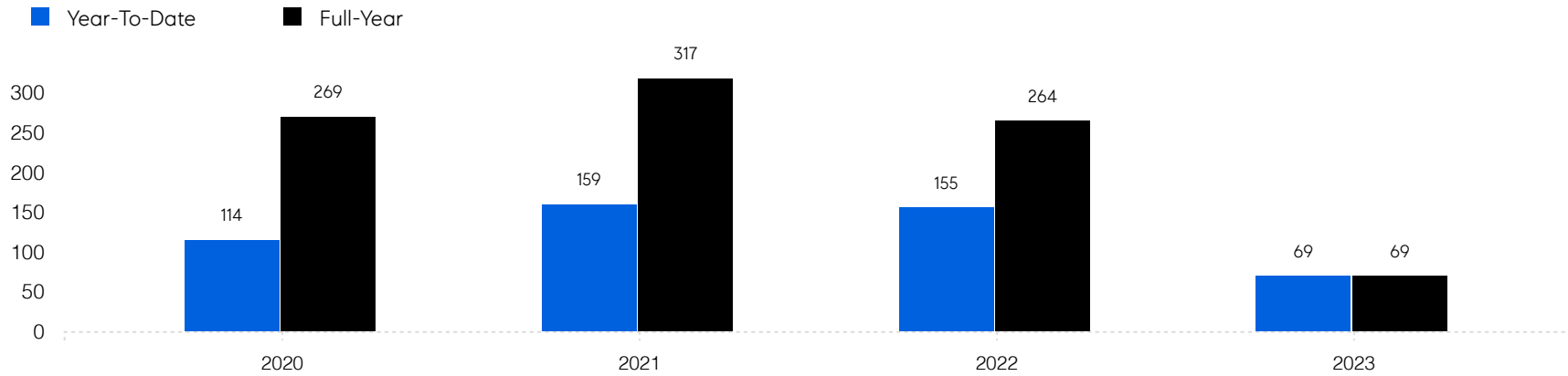
COMPASS

Rutherford

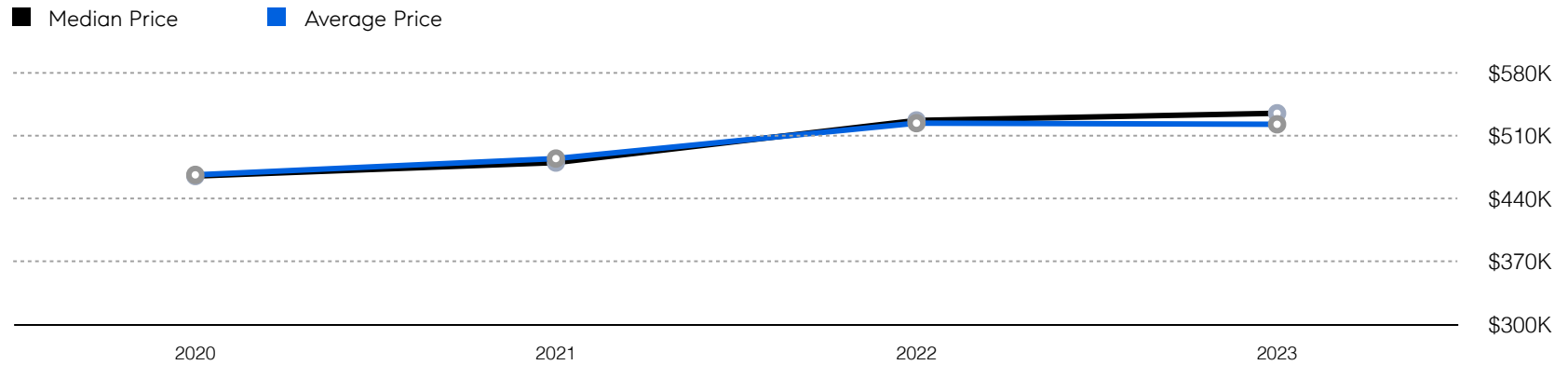
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	101	49	-51.5%
	SALES VOLUME	\$63,377,507	\$29,965,648	-52.7%
	MEDIAN PRICE	\$560,000	\$615,000	9.8%
	AVERAGE PRICE	\$627,500	\$611,544	-2.5%
	AVERAGE DOM	47	36	-23.4%
	# OF CONTRACTS	112	61	-45.5%
	# NEW LISTINGS	125	63	-49.6%
Condo/Co-op/Townhouse	# OF SALES	54	20	-63.0%
	SALES VOLUME	\$16,327,222	\$6,101,277	-62.6%
	MEDIAN PRICE	\$270,000	\$299,500	10.9%
	AVERAGE PRICE	\$302,356	\$305,064	0.9%
	AVERAGE DOM	50	33	-34.0%
	# OF CONTRACTS	52	30	-42.3%
	# NEW LISTINGS	53	26	-50.9%

Rutherford

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Saddle Brook Market Report

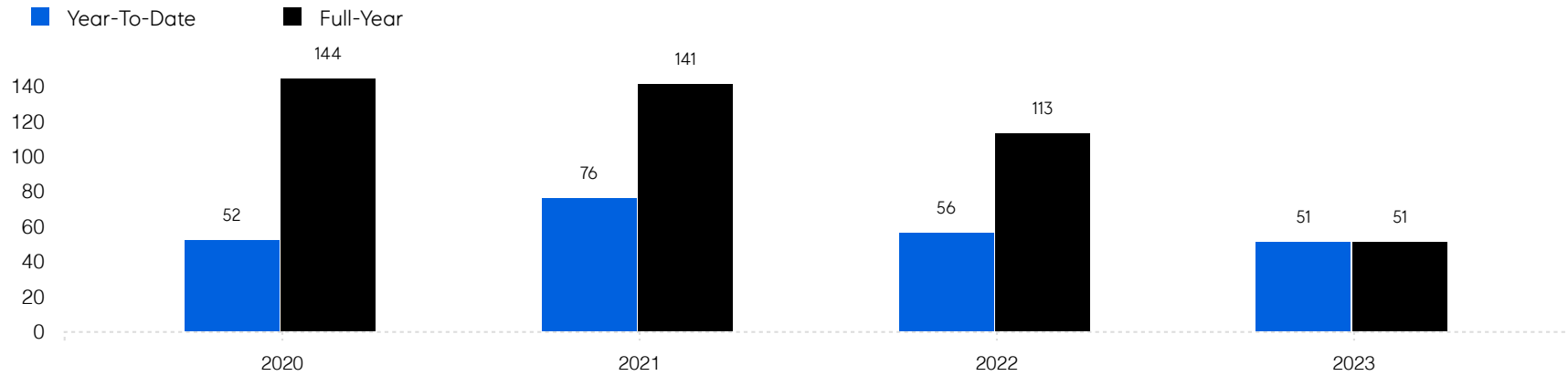
COMPASS

Saddle Brook

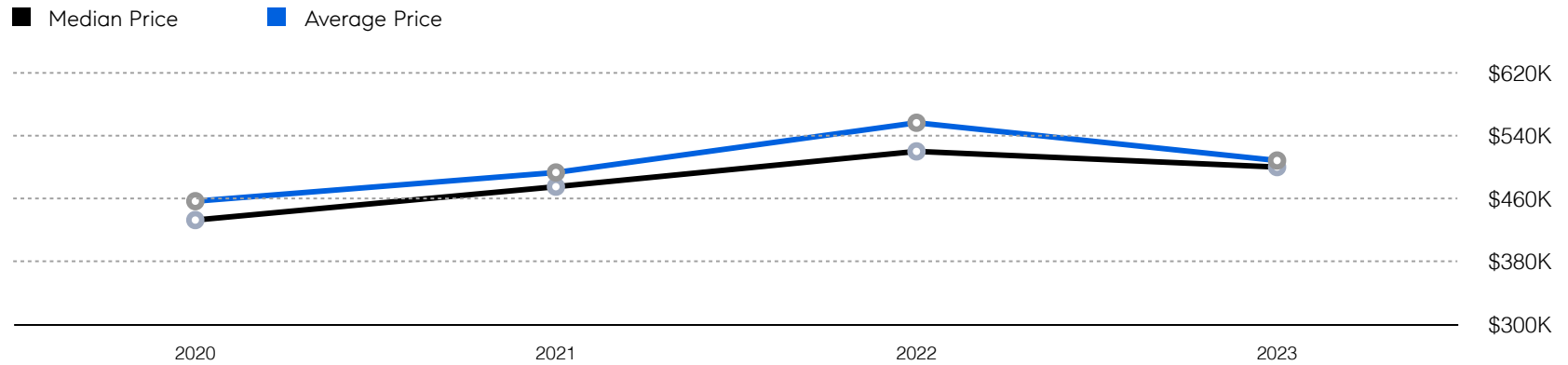
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	50	42	-16.0%
	SALES VOLUME	\$27,031,000	\$22,841,900	-15.5%
	MEDIAN PRICE	\$508,500	\$530,000	4.2%
	AVERAGE PRICE	\$540,620	\$543,855	0.6%
	AVERAGE DOM	34	35	2.9%
	# OF CONTRACTS	59	50	-15.3%
	# NEW LISTINGS	72	46	-36.1%
Condo/Co-op/Townhouse	# OF SALES	6	9	50.0%
	SALES VOLUME	\$1,940,000	\$3,084,000	59.0%
	MEDIAN PRICE	\$320,000	\$335,000	4.7%
	AVERAGE PRICE	\$323,333	\$342,667	6.0%
	AVERAGE DOM	24	35	45.8%
	# OF CONTRACTS	7	8	14.3%
	# NEW LISTINGS	9	8	-11.1%

Saddle Brook

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Saddle River Market Report

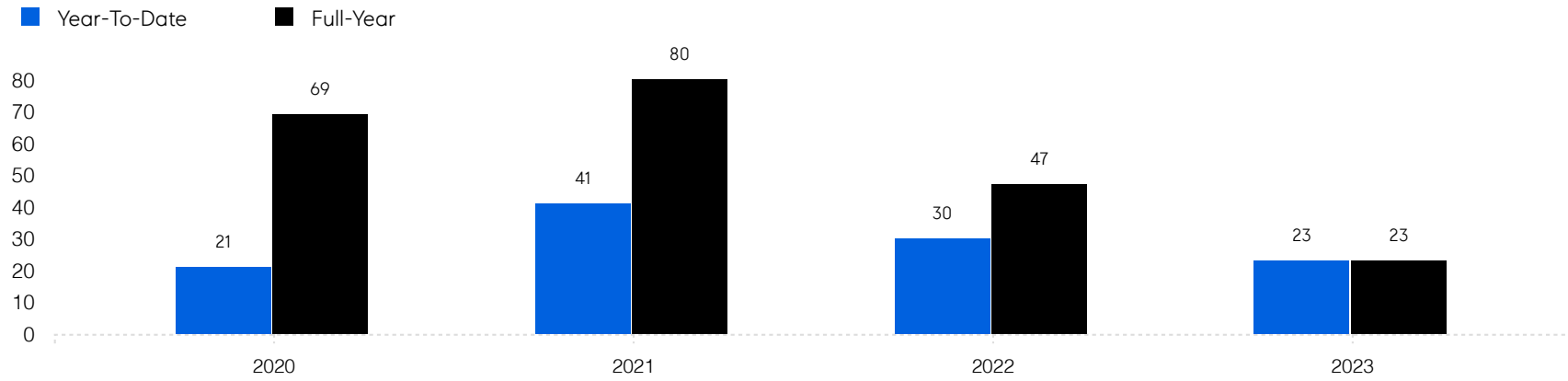
COMPASS

Saddle River

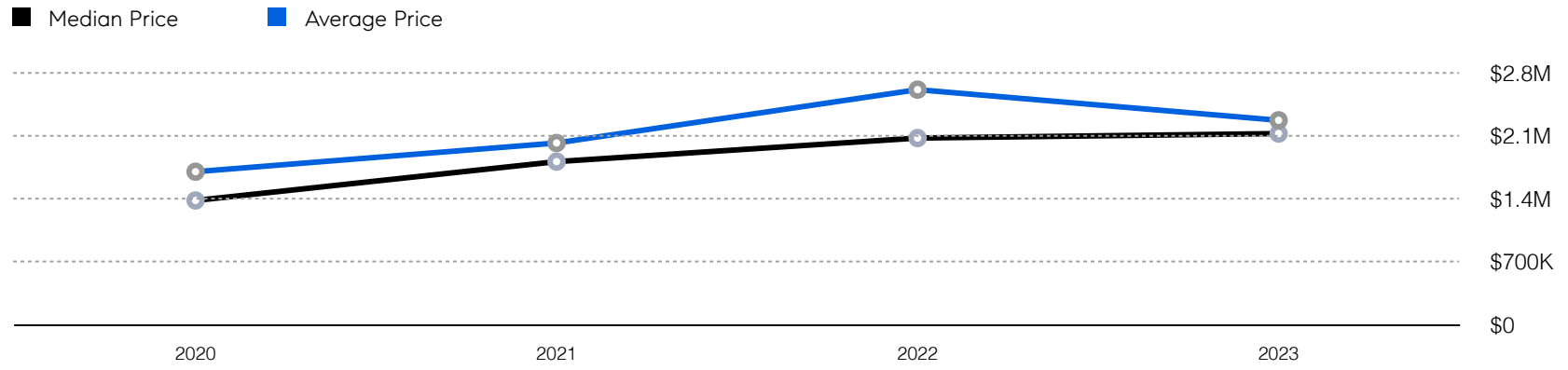
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	29	22	-24.1%
	SALES VOLUME	\$80,833,000	\$50,108,500	-38.0%
	MEDIAN PRICE	\$2,300,000	\$2,101,500	-8.6%
	AVERAGE PRICE	\$2,787,345	\$2,277,659	-18.3%
	AVERAGE DOM	80	120	50.0%
	# OF CONTRACTS	35	37	5.7%
	# NEW LISTINGS	46	35	-23.9%
Condo/Co-op/Townhouse	# 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	1	0	0.0%
	# NEW LISTINGS	4	1	-75.0%

Saddle River

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Scotch Plains Market Report

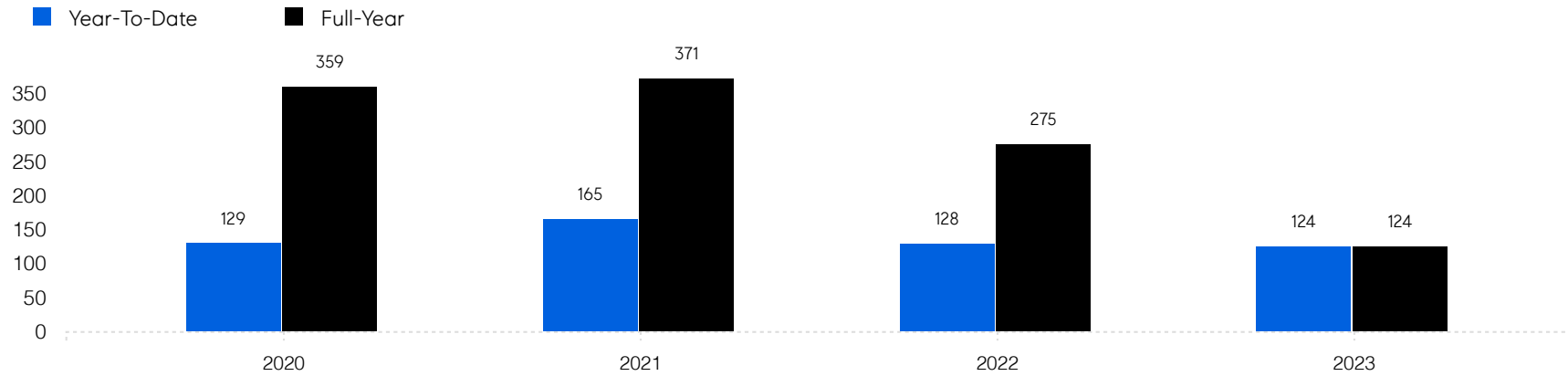
COMPASS

Scotch Plains

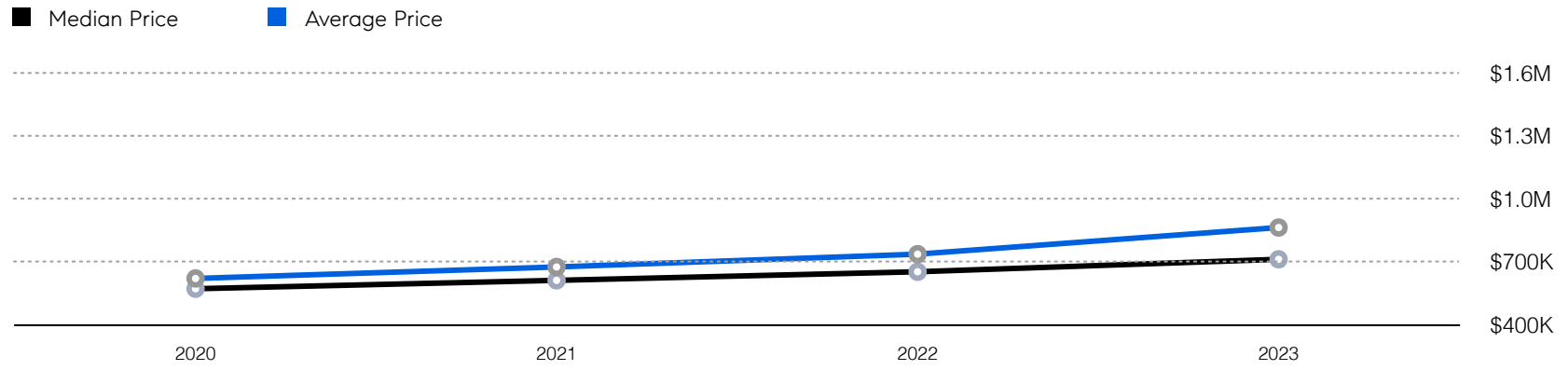
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	115	112	-2.6%
	SALES VOLUME	\$86,663,162	\$100,600,499	16.1%
	MEDIAN PRICE	\$685,000	\$755,000	10.2%
	AVERAGE PRICE	\$753,593	\$898,219	19.2%
	AVERAGE DOM	26	37	42.3%
	# OF CONTRACTS	139	129	-7.2%
	# NEW LISTINGS	190	152	-20.0%
Condo/Co-op/Townhouse	# OF SALES	13	12	-7.7%
	SALES VOLUME	\$4,913,750	\$6,312,500	28.5%
	MEDIAN PRICE	\$398,000	\$465,000	16.8%
	AVERAGE PRICE	\$377,981	\$526,042	39.2%
	AVERAGE DOM	23	19	-17.4%
	# OF CONTRACTS	17	18	5.9%
	# NEW LISTINGS	23	19	-17.4%

Scotch Plains

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Secaucus Market Report

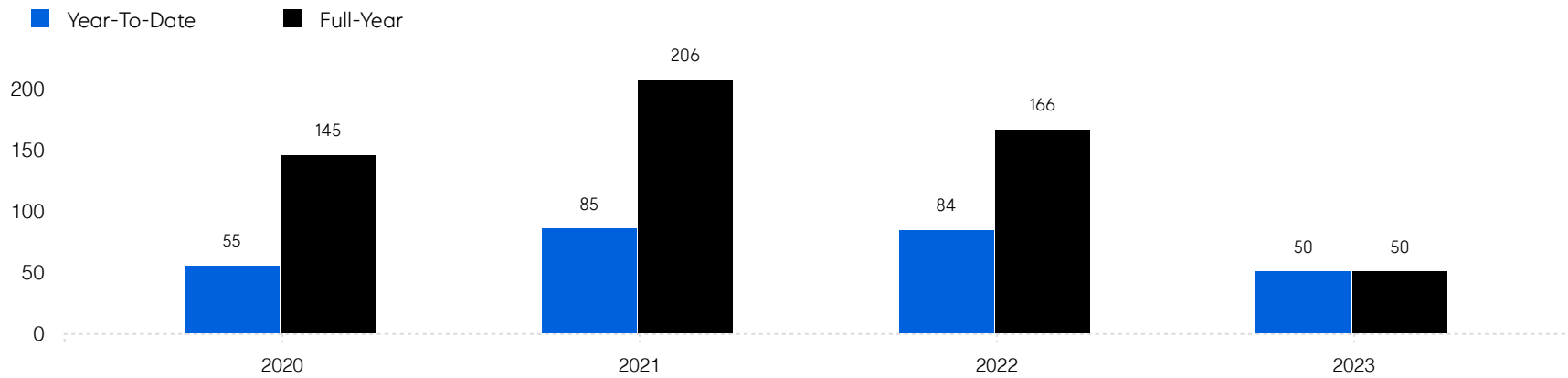
COMPASS

Secaucus

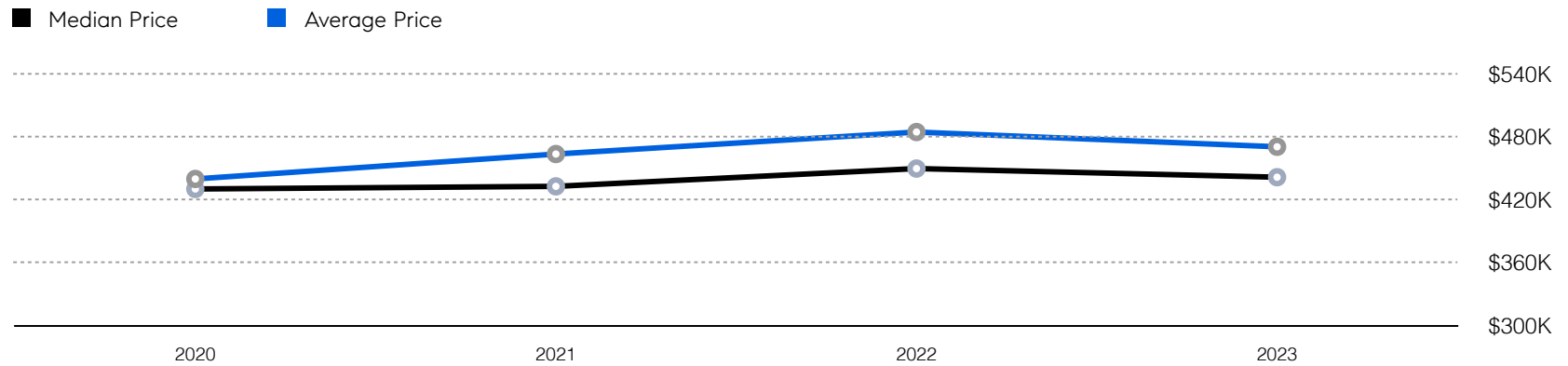
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	21	13	-38.1%
	SALES VOLUME	\$14,317,500	\$8,359,900	-41.6%
	MEDIAN PRICE	\$672,500	\$615,000	-8.6%
	AVERAGE PRICE	\$681,786	\$643,069	-5.7%
	AVERAGE DOM	46	52	13.0%
	# OF CONTRACTS	23	25	8.7%
	# NEW LISTINGS	31	32	3.2%
Condo/Co-op/Townhouse	# OF SALES	63	37	-41.3%
	SALES VOLUME	\$28,667,594	\$15,155,650	-47.1%
	MEDIAN PRICE	\$449,000	\$360,000	-19.8%
	AVERAGE PRICE	\$455,041	\$409,612	-10.0%
	AVERAGE DOM	32	32	0.0%
	# OF CONTRACTS	79	49	-38.0%
	# NEW LISTINGS	140	71	-49.3%

Secaucus

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Short Hills Market Report

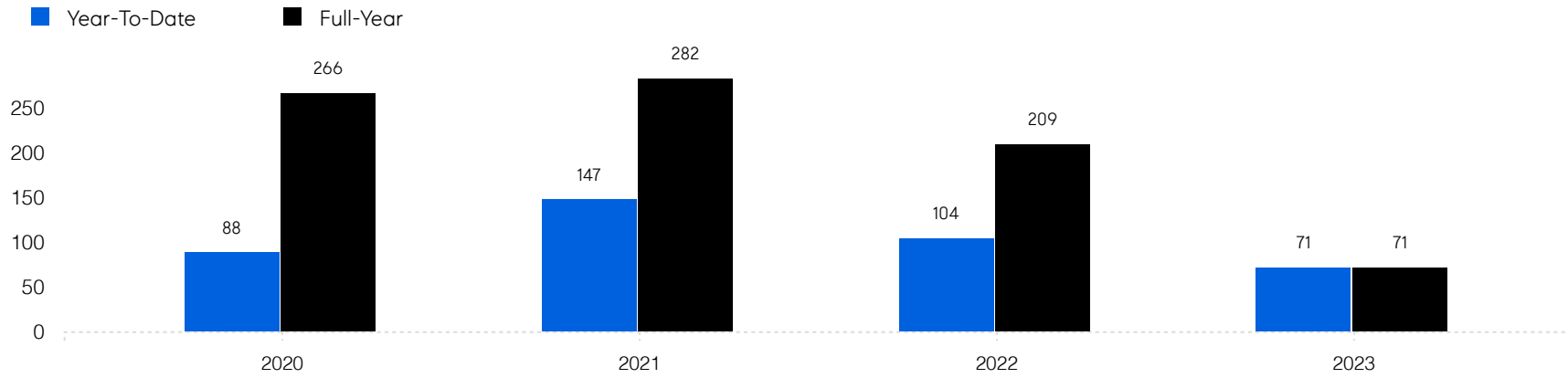
COMPASS

Short Hills

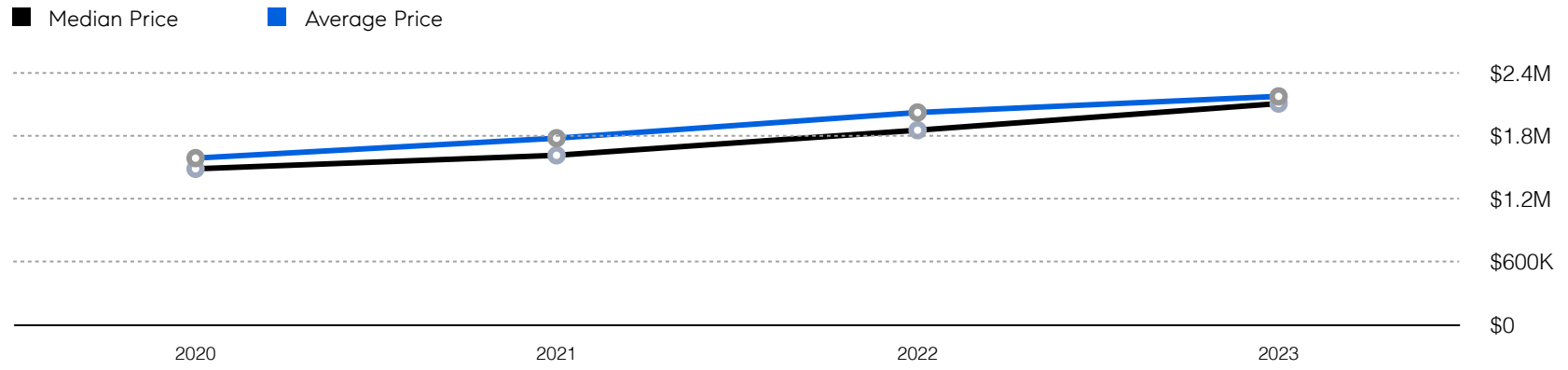
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	104	71	-31.7%
	SALES VOLUME	\$209,569,115	\$154,544,400	-26.3%
	MEDIAN PRICE	\$1,854,250	\$2,108,000	13.7%
	AVERAGE PRICE	\$2,015,088	\$2,176,682	8.0%
	AVERAGE DOM	24	19	-20.8%
	# OF CONTRACTS	134	99	-26.1%
	# NEW LISTINGS	177	140	-20.9%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	2	0	0.0%

Short Hills

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Somerville Market Report

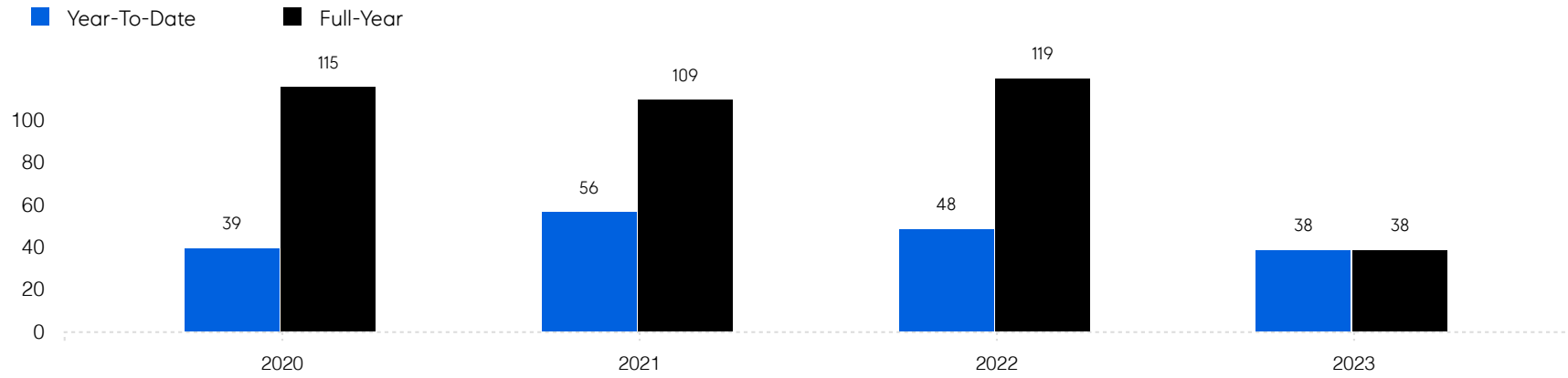
COMPASS

Somerville

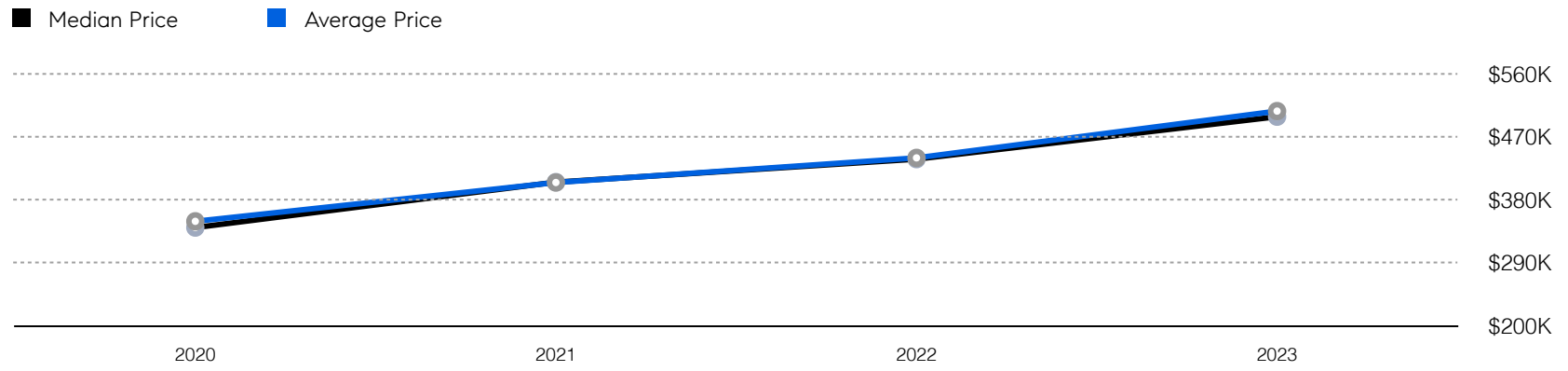
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	45	33	-26.7%
	SALES VOLUME	\$19,287,988	\$16,434,900	-14.8%
	MEDIAN PRICE	\$430,000	\$497,500	15.7%
	AVERAGE PRICE	\$428,622	\$498,027	16.2%
	AVERAGE DOM	30	30	0.0%
	# OF CONTRACTS	57	34	-40.4%
	# NEW LISTINGS	81	41	-49.4%
Condo/Co-op/Townhouse	# OF SALES	3	5	66.7%
	SALES VOLUME	\$825,000	\$2,821,635	242.0%
	MEDIAN PRICE	\$275,000	\$615,000	123.6%
	AVERAGE PRICE	\$275,000	\$564,327	105.2%
	AVERAGE DOM	19	32	68.4%
	# OF CONTRACTS	4	14	250.0%
	# NEW LISTINGS	7	14	100.0%

Somerville

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

South Orange Market Report

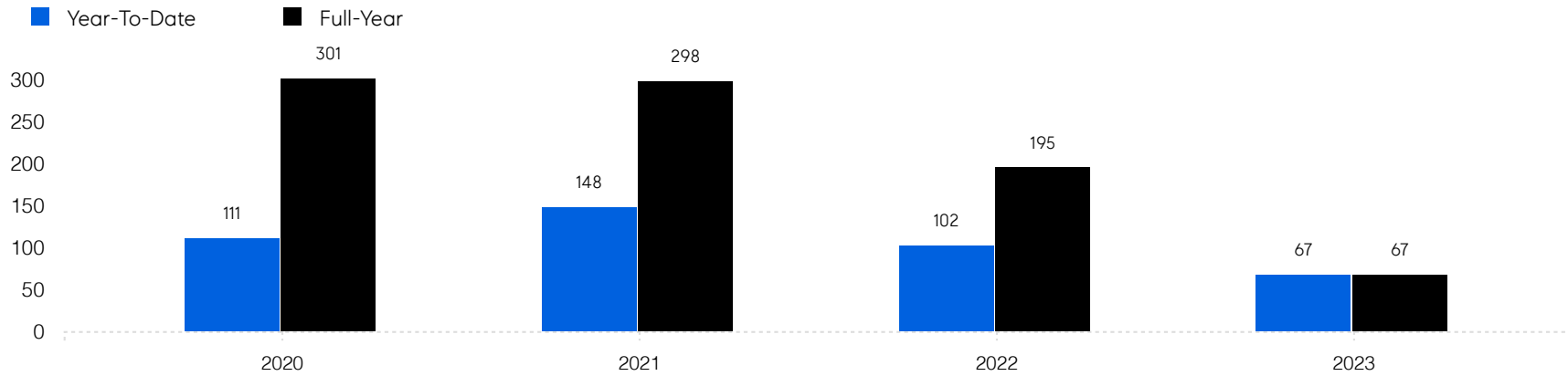
COMPASS

South Orange

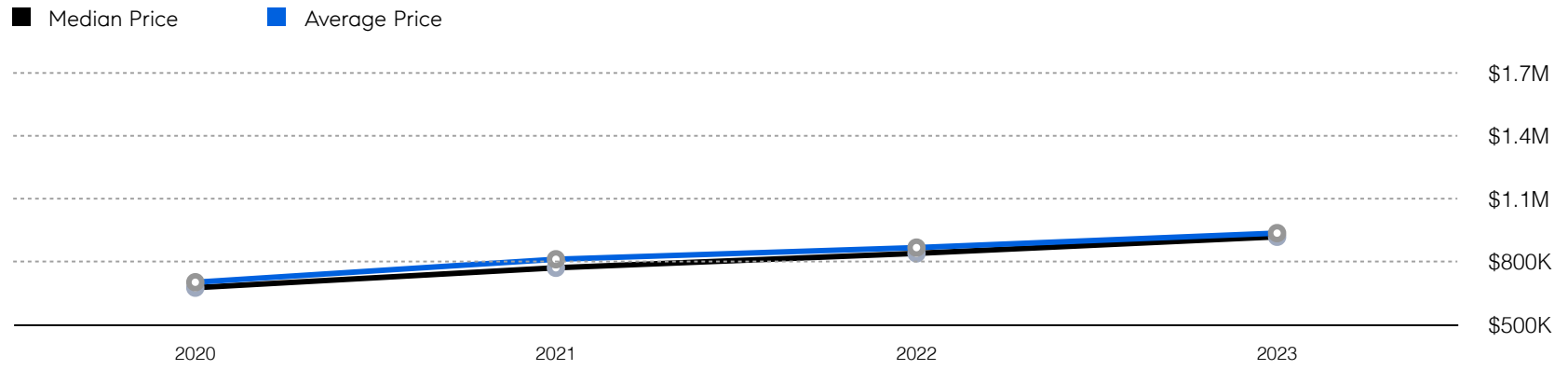
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	85	60	-29.4%
	SALES VOLUME	\$82,040,341	\$59,199,123	-27.8%
	MEDIAN PRICE	\$950,000	\$953,000	0.3%
	AVERAGE PRICE	\$965,180	\$986,652	2.2%
	AVERAGE DOM	20	31	55.0%
	# OF CONTRACTS	106	88	-17.0%
	# NEW LISTINGS	120	116	-3.3%
Condo/Co-op/Townhouse	# OF SALES	17	7	-58.8%
	SALES VOLUME	\$7,416,600	\$3,476,500	-53.1%
	MEDIAN PRICE	\$357,600	\$340,000	-4.9%
	AVERAGE PRICE	\$436,271	\$496,643	13.8%
	AVERAGE DOM	35	46	31.4%
	# OF CONTRACTS	16	9	-43.7%
	# NEW LISTINGS	21	14	-33.3%

South Orange

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Springfield Market Report

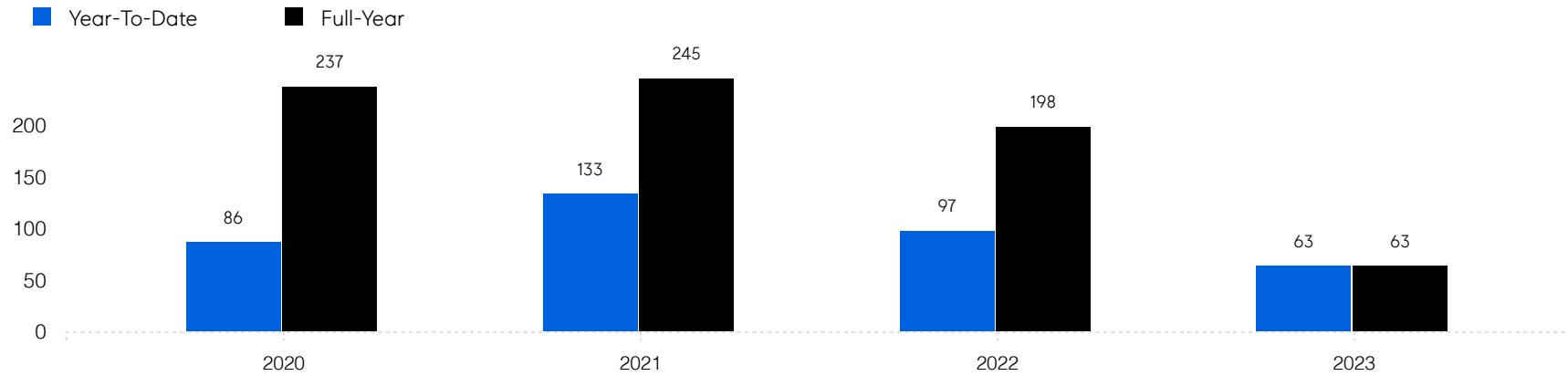
COMPASS

Springfield

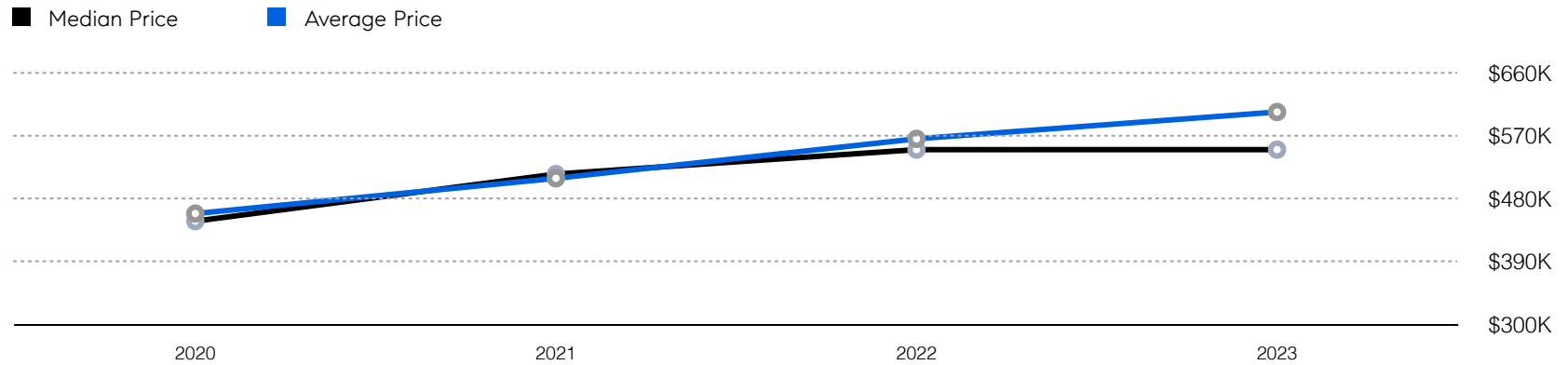
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	73	56	-23.3%
	SALES VOLUME	\$45,701,986	\$35,347,158	-22.7%
	MEDIAN PRICE	\$575,500	\$594,000	3.2%
	AVERAGE PRICE	\$626,055	\$631,199	0.8%
	AVERAGE DOM	22	27	22.7%
	# OF CONTRACTS	80	51	-36.2%
	# NEW LISTINGS	122	67	-45.1%
Condo/Co-op/Townhouse	# OF SALES	24	7	-70.8%
	SALES VOLUME	\$6,559,700	\$2,702,000	-58.8%
	MEDIAN PRICE	\$252,500	\$440,000	74.3%
	AVERAGE PRICE	\$273,321	\$386,000	41.2%
	AVERAGE DOM	29	10	-65.5%
	# OF CONTRACTS	24	12	-50.0%
	# NEW LISTINGS	25	17	-32.0%

Springfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Summit Market Report

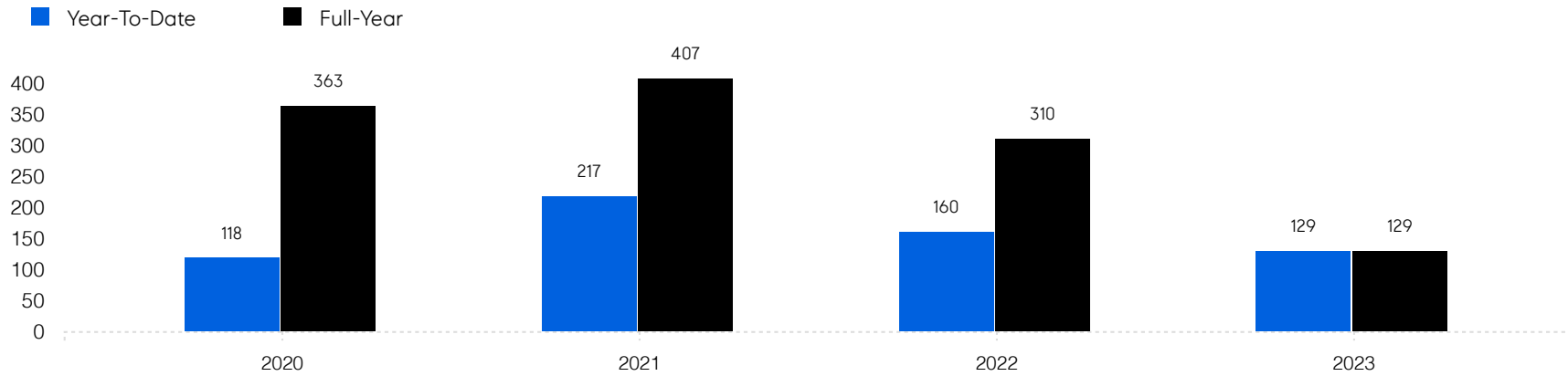
COMPASS

Summit

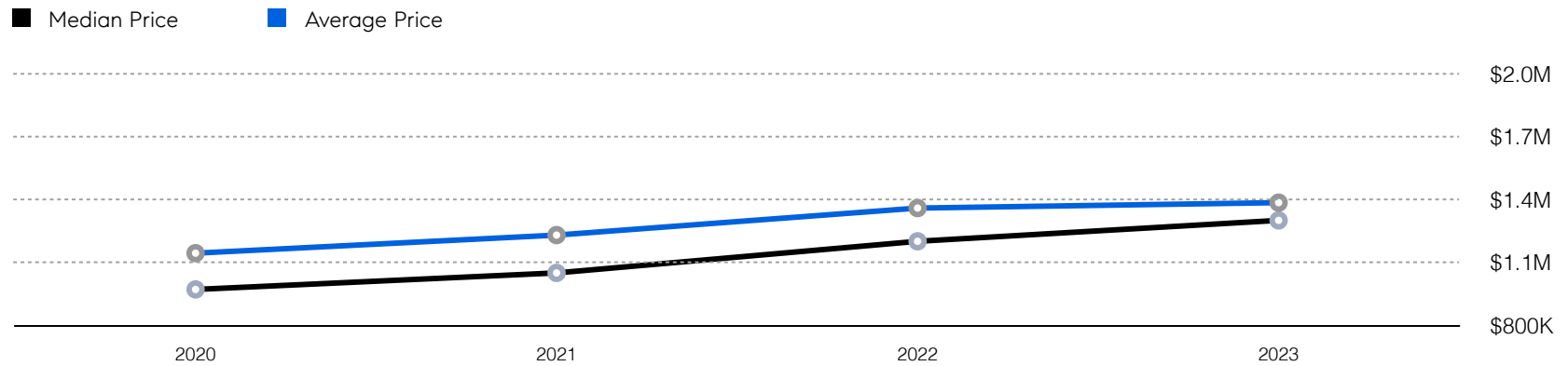
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	132	105	-20.5%
	SALES VOLUME	\$207,026,989	\$159,604,388	-22.9%
	MEDIAN PRICE	\$1,400,000	\$1,480,000	5.7%
	AVERAGE PRICE	\$1,568,386	\$1,520,042	-3.1%
	AVERAGE DOM	17	23	35.3%
	# OF CONTRACTS	163	137	-16.0%
	# NEW LISTINGS	209	164	-21.5%
Condo/Co-op/Townhouse	# OF SALES	28	24	-14.3%
	SALES VOLUME	\$16,455,998	\$19,020,175	15.6%
	MEDIAN PRICE	\$452,500	\$716,500	58.3%
	AVERAGE PRICE	\$587,714	\$792,507	34.8%
	AVERAGE DOM	39	50	28.2%
	# OF CONTRACTS	32	21	-34.4%
	# NEW LISTINGS	40	23	-42.5%

Summit

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Teaneck Market Report

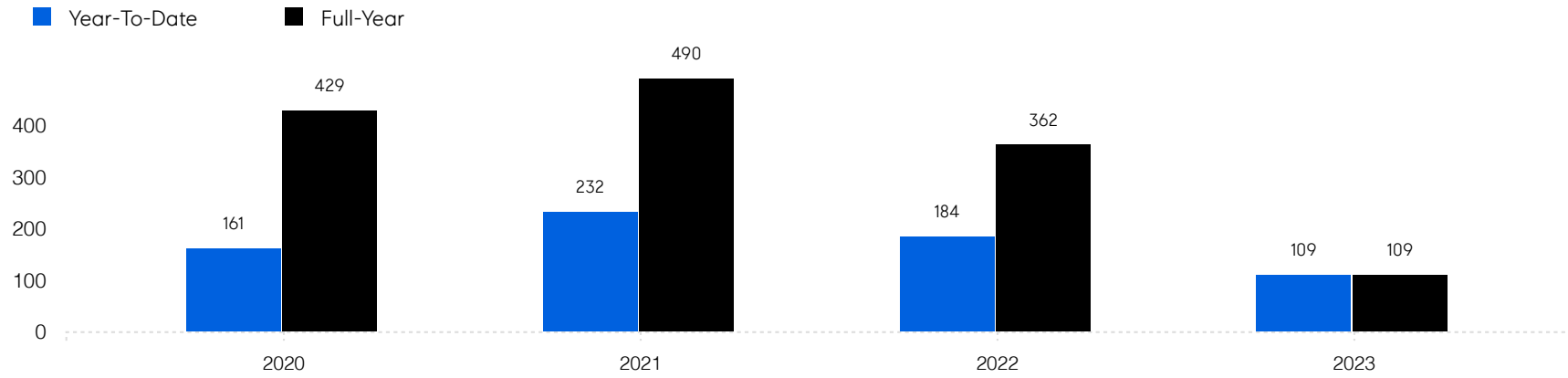
COMPASS

Teaneck

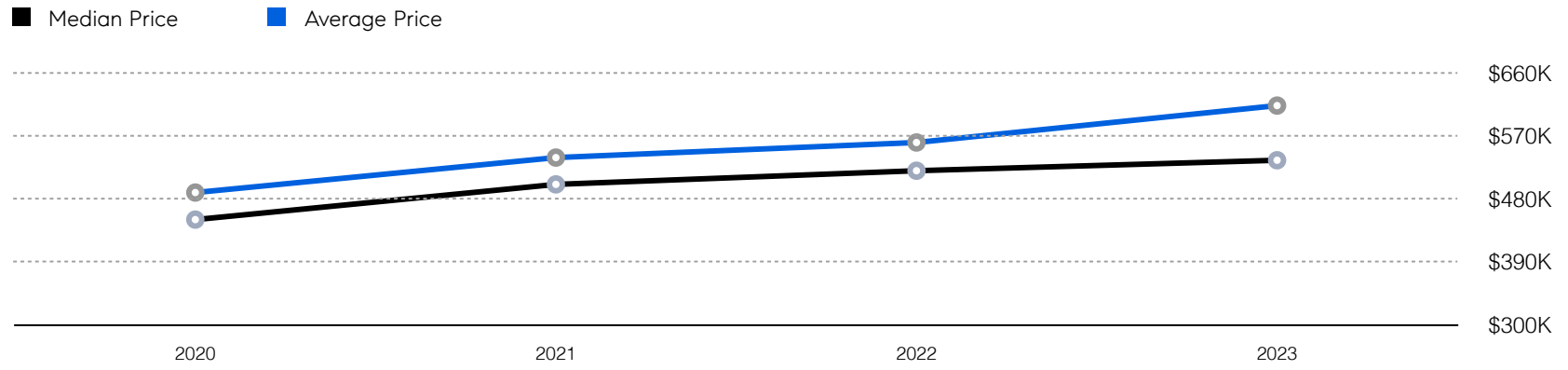
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	158	98	-38.0%
	SALES VOLUME	\$96,336,644	\$63,392,448	-34.2%
	MEDIAN PRICE	\$549,900	\$542,500	-1.3%
	AVERAGE PRICE	\$609,726	\$646,862	6.1%
	AVERAGE DOM	43	50	16.3%
	# OF CONTRACTS	188	141	-25.0%
	# NEW LISTINGS	212	150	-29.2%
Condo/Co-op/Townhouse	# OF SALES	26	11	-57.7%
	SALES VOLUME	\$7,724,999	\$3,457,000	-55.2%
	MEDIAN PRICE	\$308,500	\$307,000	-0.5%
	AVERAGE PRICE	\$297,115	\$314,273	5.8%
	AVERAGE DOM	63	43	-31.7%
	# OF CONTRACTS	41	21	-48.8%
	# NEW LISTINGS	46	28	-39.1%

Teaneck

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Tenaflly Market Report

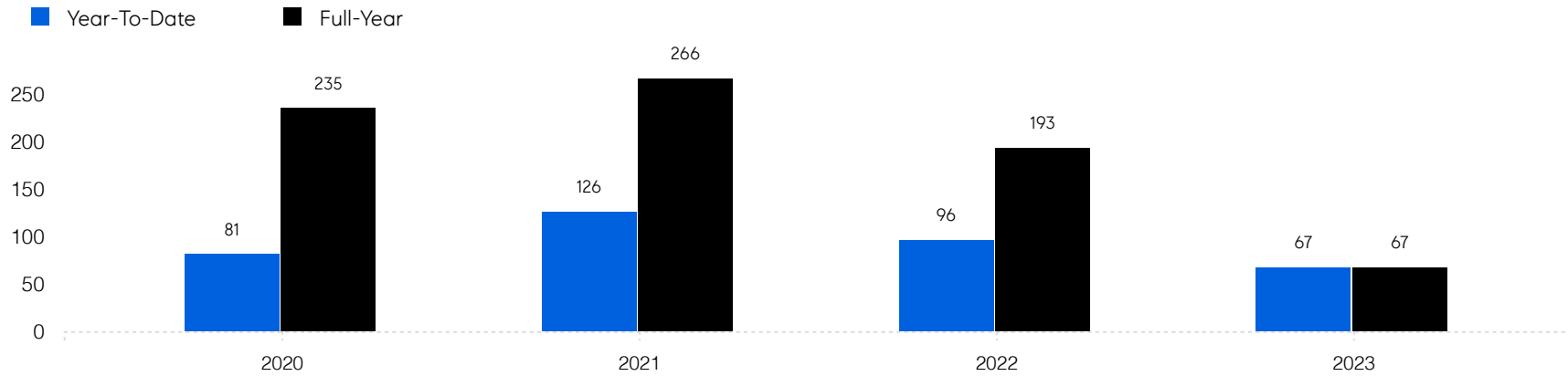
COMPASS

Tenafly

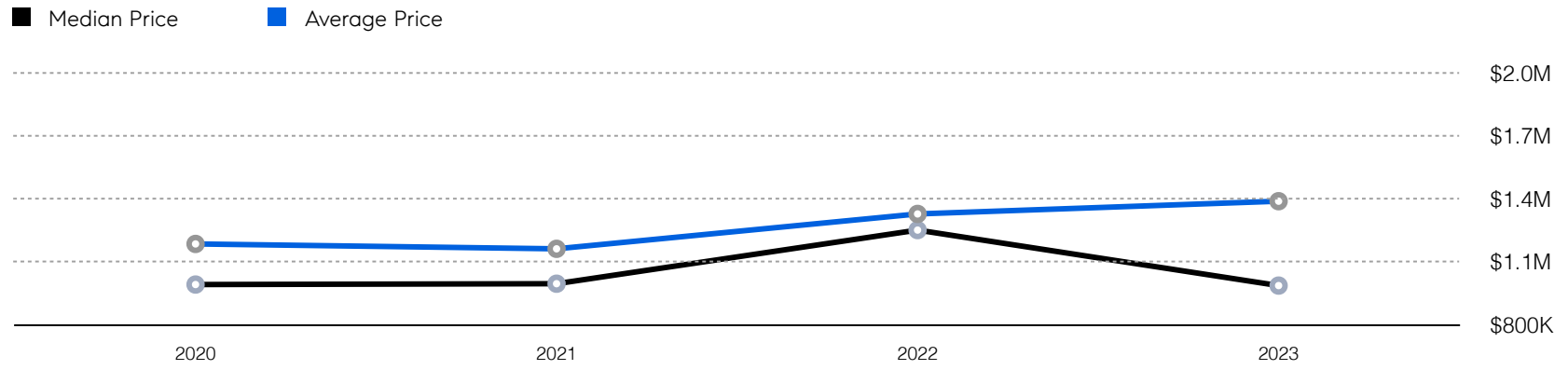
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	84	61	-27.4%
	SALES VOLUME	\$117,693,499	\$90,949,500	-22.7%
	MEDIAN PRICE	\$1,287,500	\$1,150,000	-10.7%
	AVERAGE PRICE	\$1,401,113	\$1,490,975	6.4%
	AVERAGE DOM	41	54	31.7%
	# OF CONTRACTS	102	82	-19.6%
	# NEW LISTINGS	135	103	-23.7%
Condo/Co-op/Townhouse	# OF SALES	12	6	-50.0%
	SALES VOLUME	\$5,189,000	\$2,035,000	-60.8%
	MEDIAN PRICE	\$230,500	\$337,500	46.4%
	AVERAGE PRICE	\$432,417	\$339,167	-21.6%
	AVERAGE DOM	45	85	88.9%
	# OF CONTRACTS	20	11	-45.0%
	# NEW LISTINGS	27	14	-48.1%

Tenaflly

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Tewksbury Township Market Report

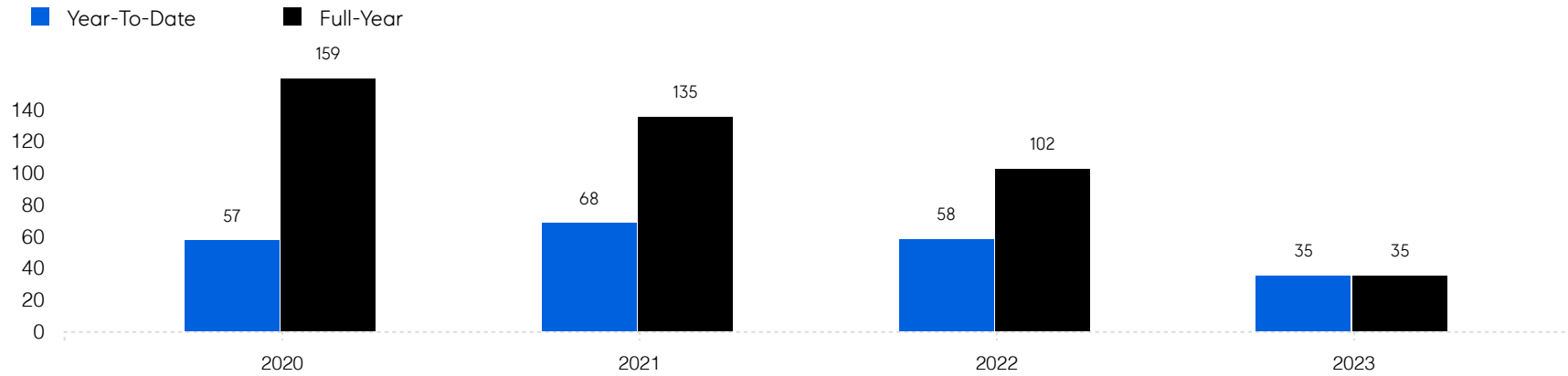
COMPASS

Tewksbury Township

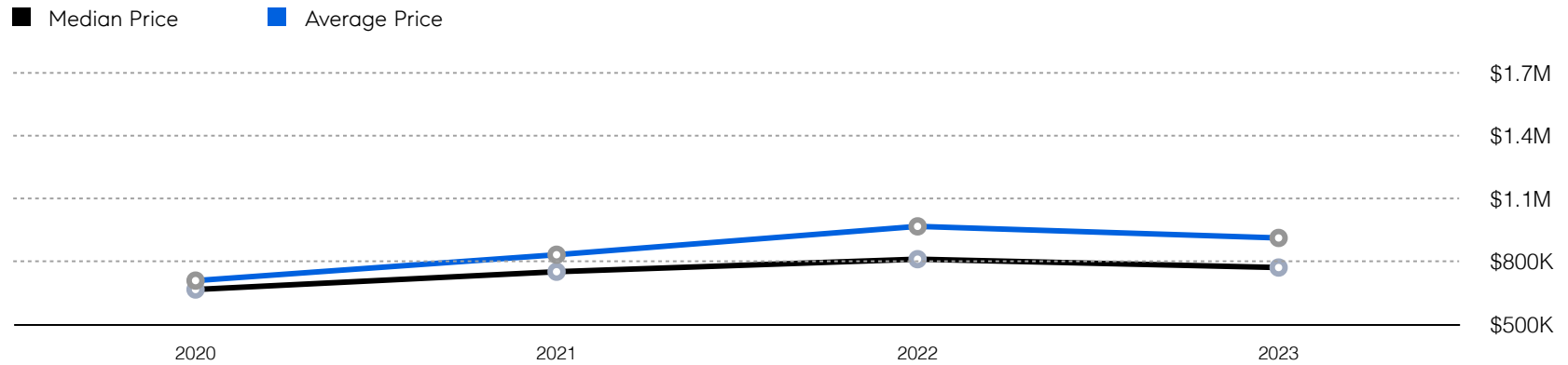
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	55	33	-40.0%
	SALES VOLUME	\$58,316,899	\$30,572,415	-47.6%
	MEDIAN PRICE	\$935,000	\$770,000	-17.6%
	AVERAGE PRICE	\$1,060,307	\$926,437	-12.6%
	AVERAGE DOM	74	72	-2.7%
	# OF CONTRACTS	57	33	-42.1%
	# NEW LISTINGS	86	43	-50.0%
Condo/Co-op/Townhouse	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$2,003,000	\$1,325,800	-33.8%
	MEDIAN PRICE	\$725,000	\$662,900	-8.6%
	AVERAGE PRICE	\$667,667	\$662,900	-0.7%
	AVERAGE DOM	16	16	0.0%
	# OF CONTRACTS	5	2	-60.0%
	# NEW LISTINGS	10	6	-40.0%

Tewksbury Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Union Market Report

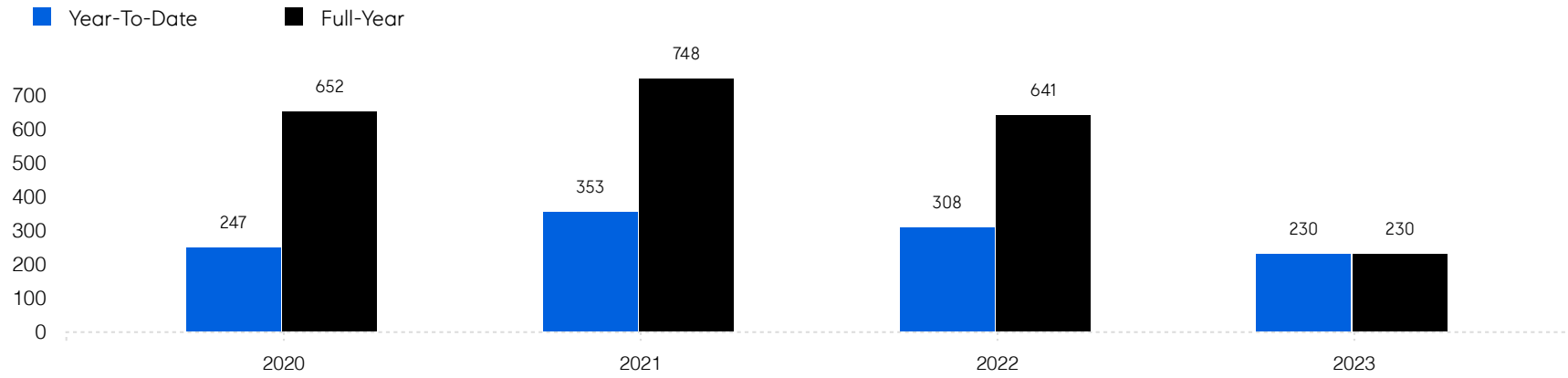
COMPASS

Union

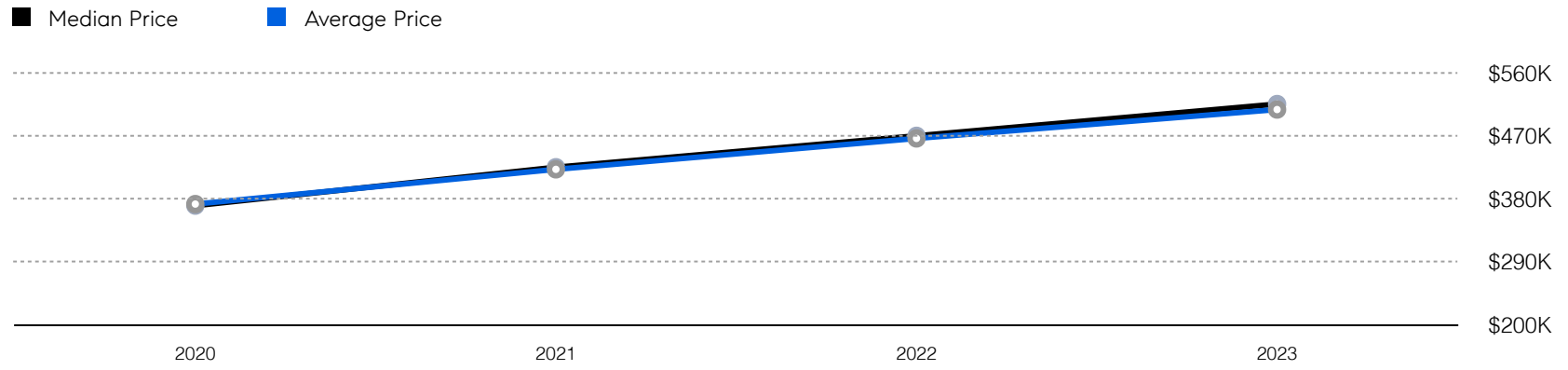
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	275	204	-25.8%
	SALES VOLUME	\$133,828,609	\$105,098,679	-21.5%
	MEDIAN PRICE	\$480,000	\$520,000	8.3%
	AVERAGE PRICE	\$486,649	\$515,190	5.9%
	AVERAGE DOM	33	40	21.2%
	# OF CONTRACTS	287	229	-20.2%
	# NEW LISTINGS	368	260	-29.3%
Condo/Co-op/Townhouse	# OF SALES	33	26	-21.2%
	SALES VOLUME	\$9,123,900	\$11,655,229	27.7%
	MEDIAN PRICE	\$279,900	\$432,500	54.5%
	AVERAGE PRICE	\$276,482	\$448,278	62.1%
	AVERAGE DOM	29	17	-41.4%
	# OF CONTRACTS	38	36	-5.3%
	# NEW LISTINGS	49	39	-20.4%

Union

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Union City Market Report

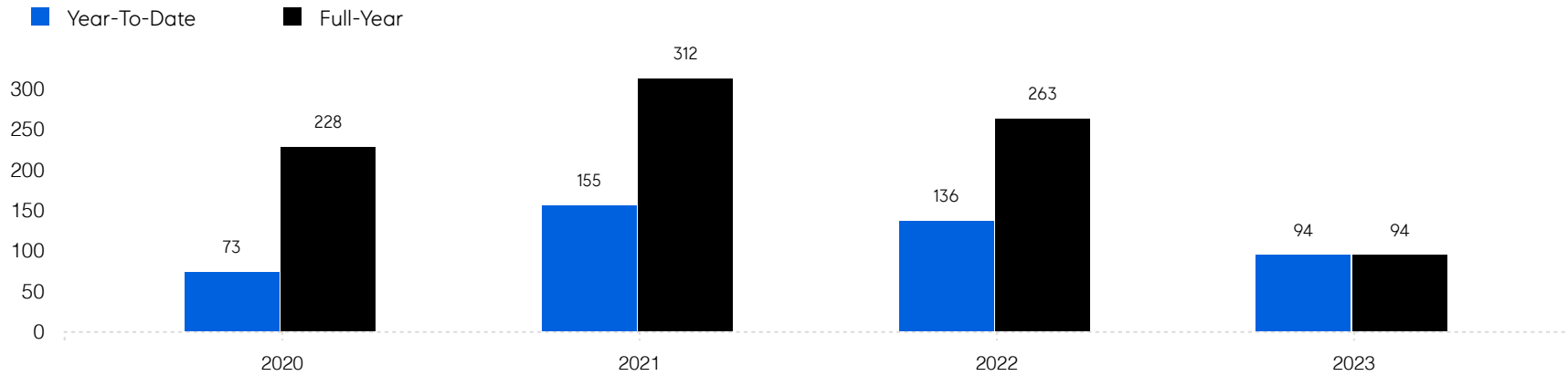
COMPASS

Union City

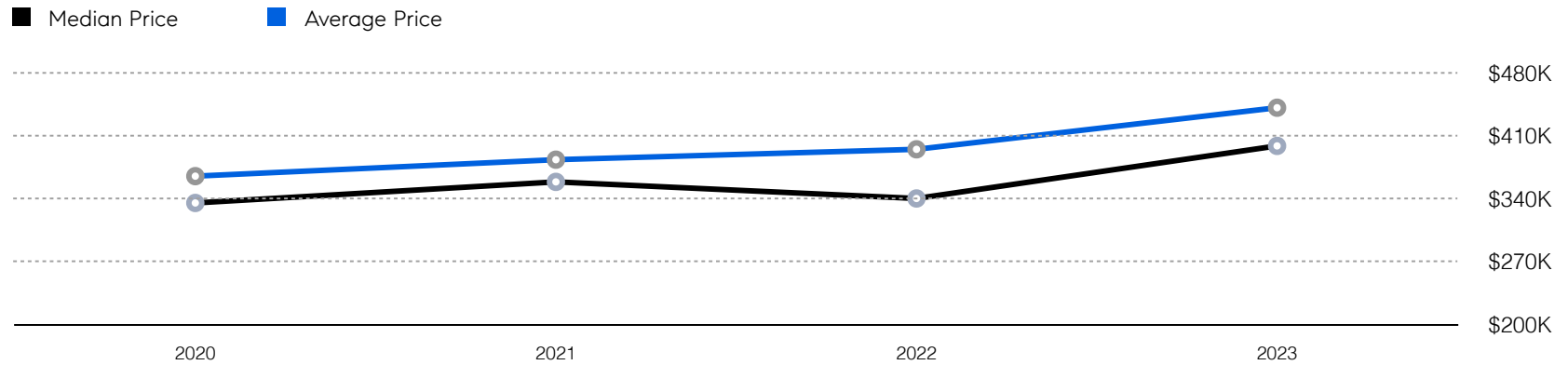
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	12	12	0.0%
	SALES VOLUME	\$7,610,500	\$7,637,633	0.4%
	MEDIAN PRICE	\$582,500	\$592,500	1.7%
	AVERAGE PRICE	\$634,208	\$636,469	0.4%
	AVERAGE DOM	45	68	51.1%
	# OF CONTRACTS	17	10	-41.2%
	# NEW LISTINGS	26	26	0.0%
Condo/Co-op/Townhouse	# OF SALES	124	82	-33.9%
	SALES VOLUME	\$45,613,103	\$33,833,600	-25.8%
	MEDIAN PRICE	\$312,000	\$367,000	17.6%
	AVERAGE PRICE	\$367,848	\$412,605	12.2%
	AVERAGE DOM	50	52	4.0%
	# OF CONTRACTS	141	103	-27.0%
	# NEW LISTINGS	236	143	-39.4%

Union City

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Upper Saddle River Market Report

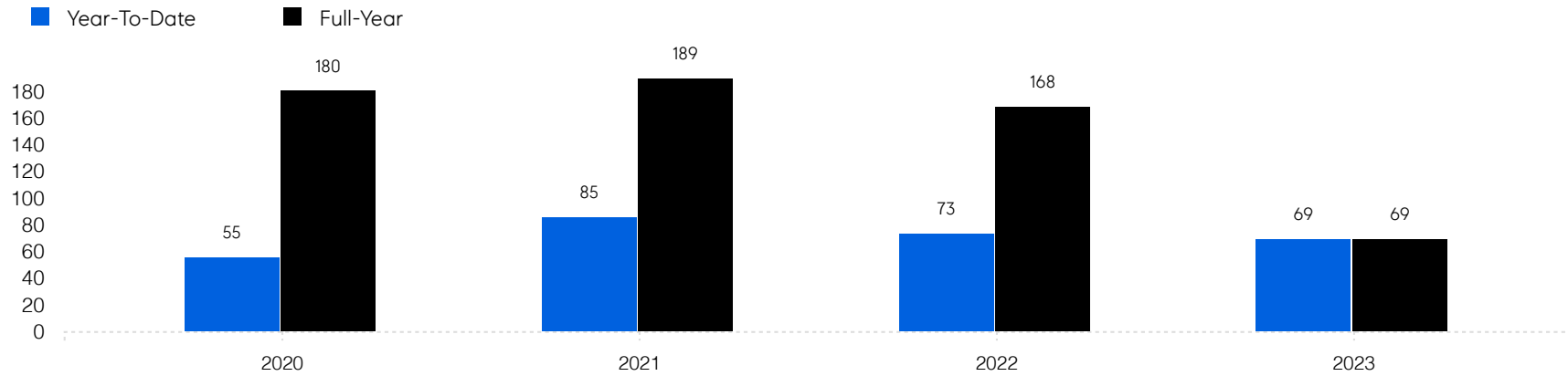
COMPASS

Upper Saddle River

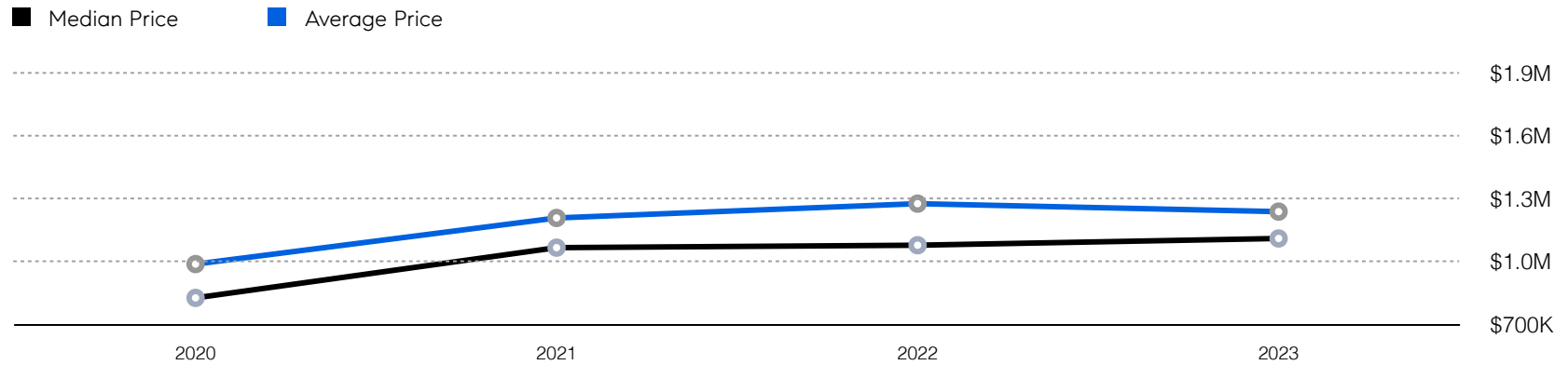
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	54	42	-22.2%
	SALES VOLUME	\$74,165,947	\$56,369,639	-24.0%
	MEDIAN PRICE	\$1,199,500	\$1,284,500	7.1%
	AVERAGE PRICE	\$1,373,443	\$1,342,134	-2.3%
	AVERAGE DOM	48	42	-12.5%
	# OF CONTRACTS	73	52	-28.8%
	# NEW LISTINGS	98	52	-46.9%
Condo/Co-op/Townhouse	# OF SALES	19	27	42.1%
	SALES VOLUME	\$17,862,891	\$28,992,232	62.3%
	MEDIAN PRICE	\$969,693	\$1,072,500	10.6%
	AVERAGE PRICE	\$940,152	\$1,073,786	14.2%
	AVERAGE DOM	34	60	76.5%
	# OF CONTRACTS	19	24	26.3%
	# NEW LISTINGS	19	36	89.5%

Upper Saddle River

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Verona Market Report

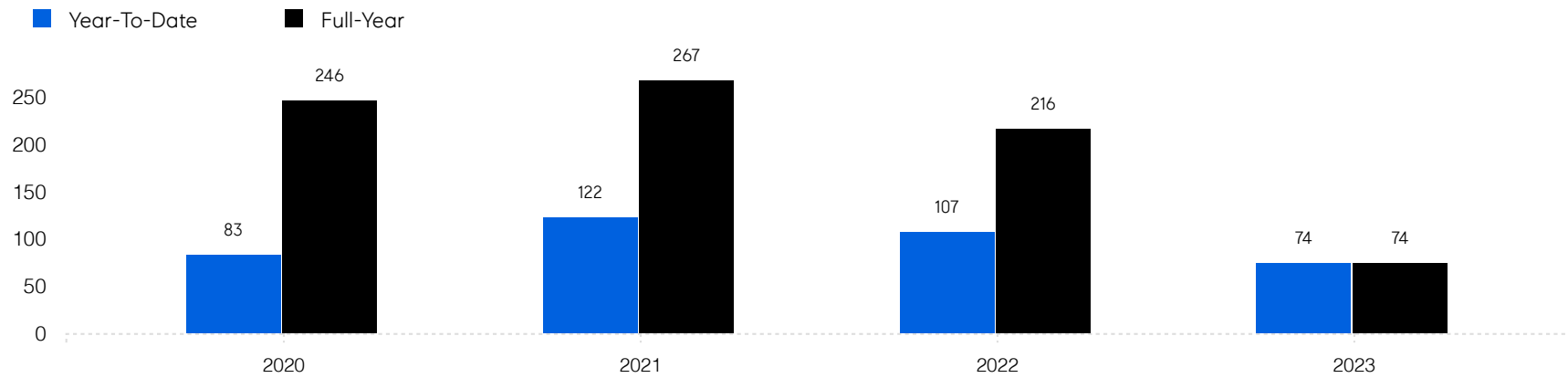
COMPASS

Verona

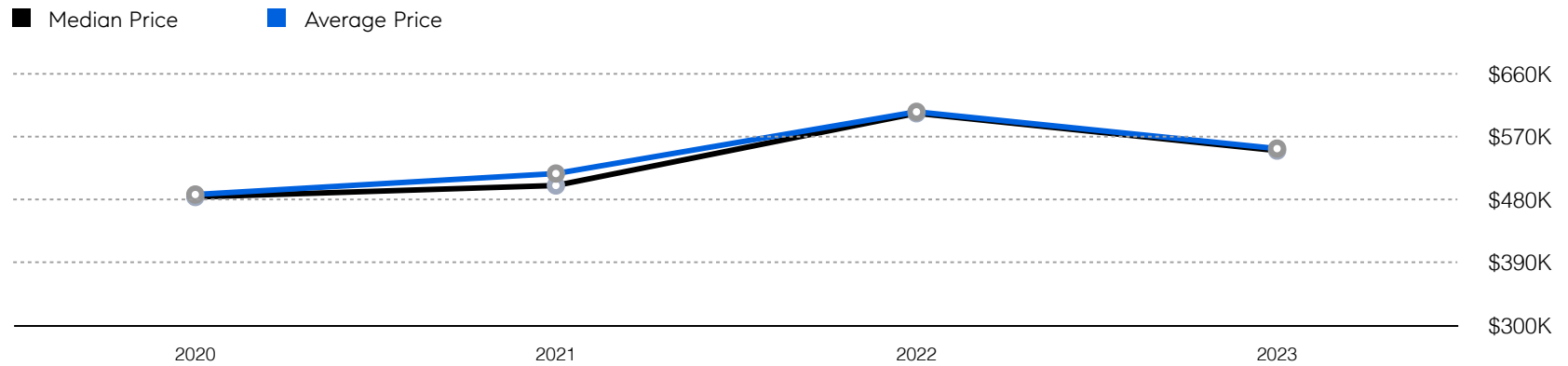
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	73	43	-41.1%
	SALES VOLUME	\$54,015,077	\$30,533,516	-43.5%
	MEDIAN PRICE	\$705,000	\$665,000	-5.7%
	AVERAGE PRICE	\$739,933	\$710,082	-4.0%
	AVERAGE DOM	21	29	38.1%
	# OF CONTRACTS	83	62	-25.3%
	# NEW LISTINGS	104	75	-27.9%
Condo/Co-op/Townhouse	# OF SALES	34	31	-8.8%
	SALES VOLUME	\$13,331,000	\$10,377,900	-22.2%
	MEDIAN PRICE	\$310,500	\$265,000	-14.7%
	AVERAGE PRICE	\$392,088	\$334,771	-14.6%
	AVERAGE DOM	68	40	-41.2%
	# OF CONTRACTS	31	46	48.4%
	# NEW LISTINGS	47	53	12.8%

Verona

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Waldwick Market Report

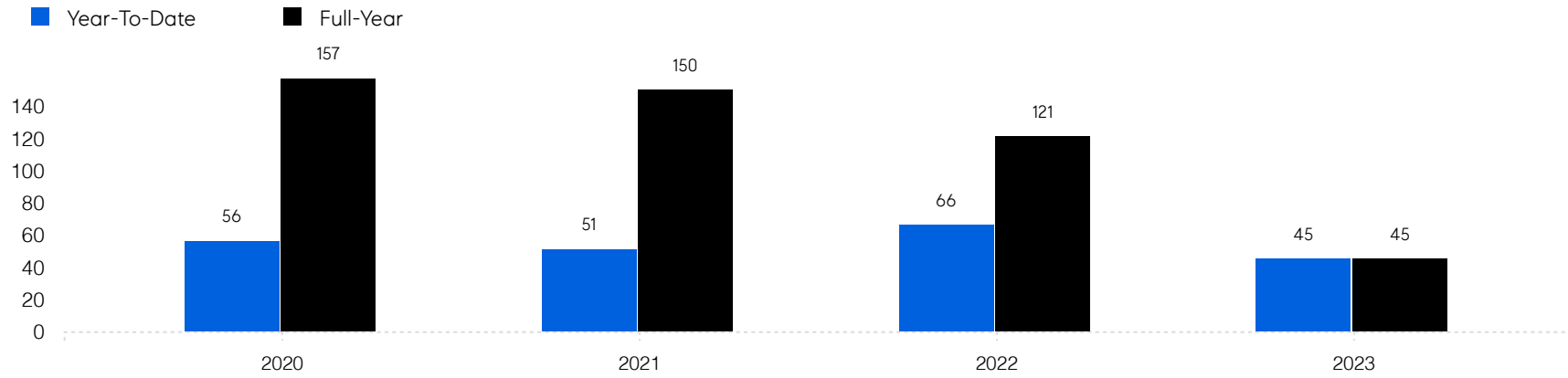
COMPASS

Waldwick

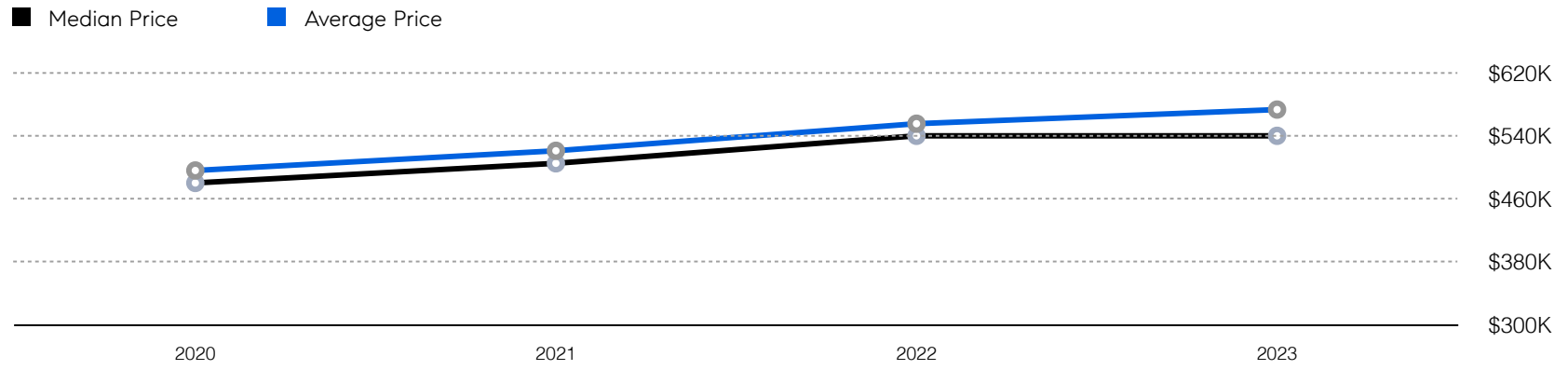
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	57	35	-38.6%
	SALES VOLUME	\$31,452,870	\$20,398,099	-35.1%
	MEDIAN PRICE	\$535,000	\$555,000	3.7%
	AVERAGE PRICE	\$551,805	\$582,803	5.6%
	AVERAGE DOM	20	24	20.0%
	# OF CONTRACTS	63	55	-12.7%
	# NEW LISTINGS	74	63	-14.9%
Condo/Co-op/Townhouse	# OF SALES	9	10	11.1%
	SALES VOLUME	\$3,911,900	\$5,405,000	38.2%
	MEDIAN PRICE	\$391,000	\$470,000	20.2%
	AVERAGE PRICE	\$434,656	\$540,500	24.4%
	AVERAGE DOM	11	10	-9.1%
	# OF CONTRACTS	5	12	140.0%
	# NEW LISTINGS	7	13	85.7%

Waldwick

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Wallington Market Report

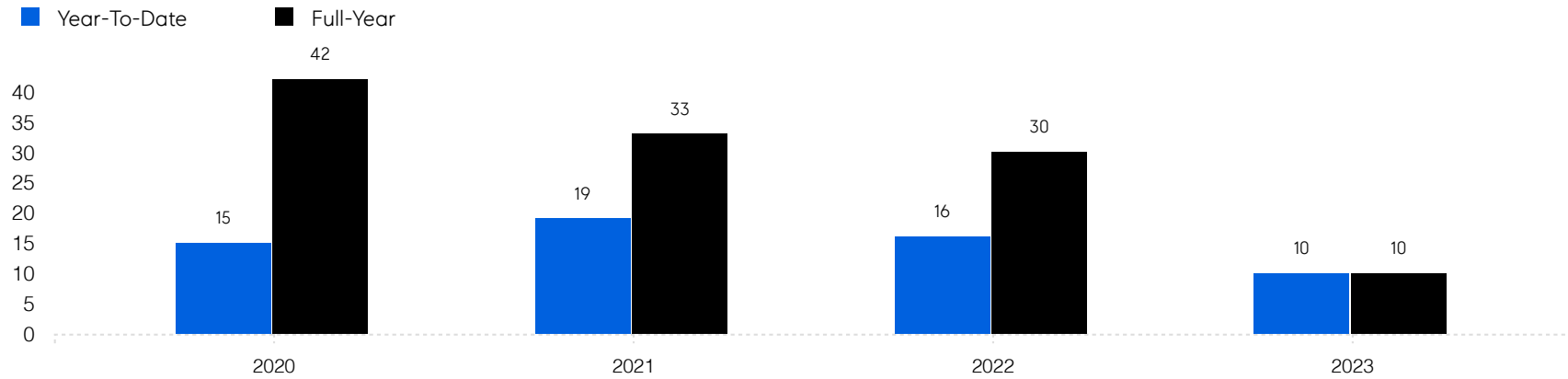
COMPASS

Wallington

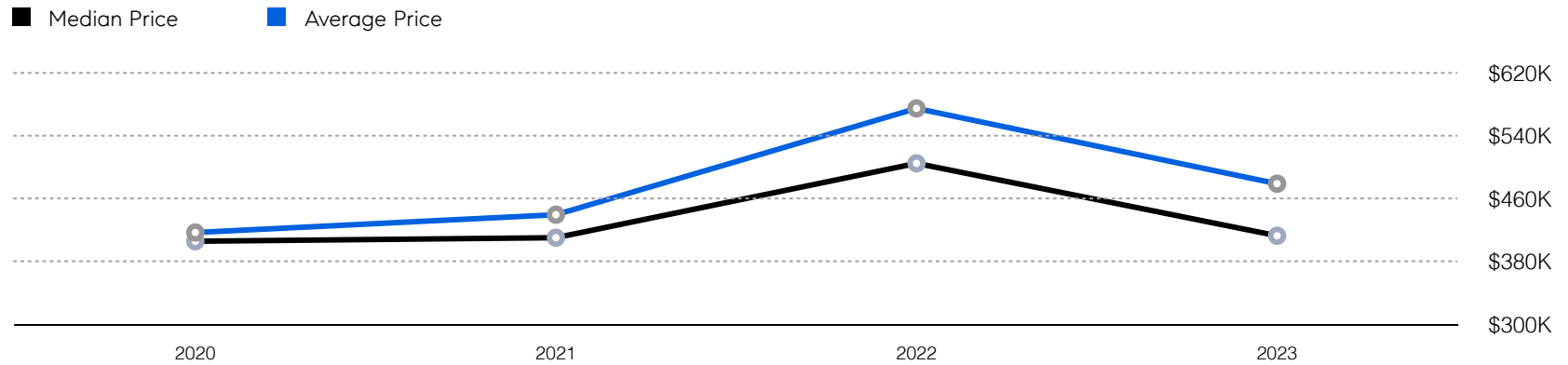
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	16	8	-50.0%
	SALES VOLUME	\$10,077,800	\$3,963,000	-60.7%
	MEDIAN PRICE	\$669,500	\$409,500	-38.8%
	AVERAGE PRICE	\$629,863	\$495,375	-21.4%
	AVERAGE DOM	40	61	52.5%
	# OF CONTRACTS	15	11	-26.7%
	# NEW LISTINGS	19	18	-5.3%
Condo/Co-op/Townhouse	# OF 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	1	1	0.0%

Wallington

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Warren Market Report

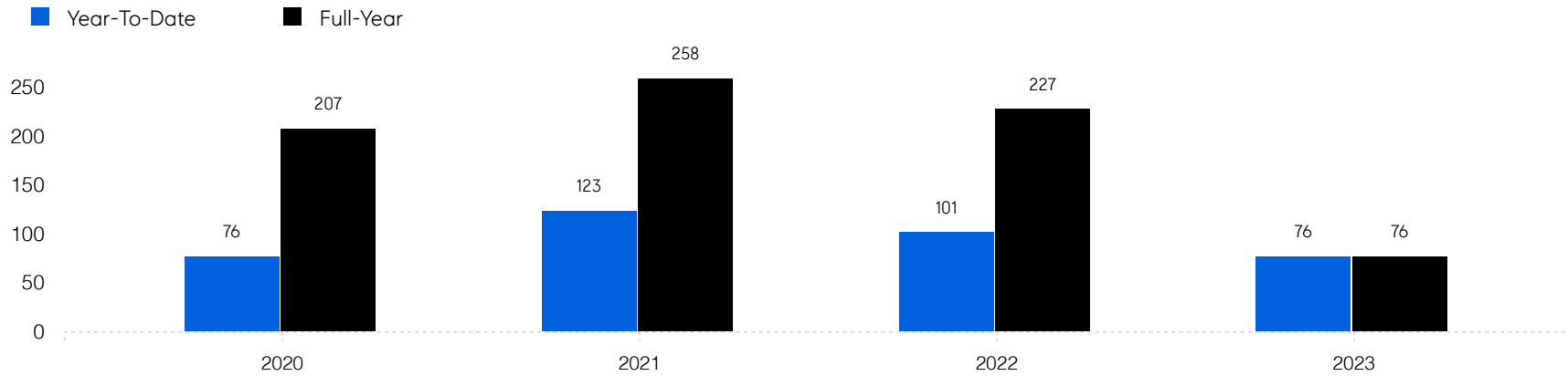
COMPASS

Warren

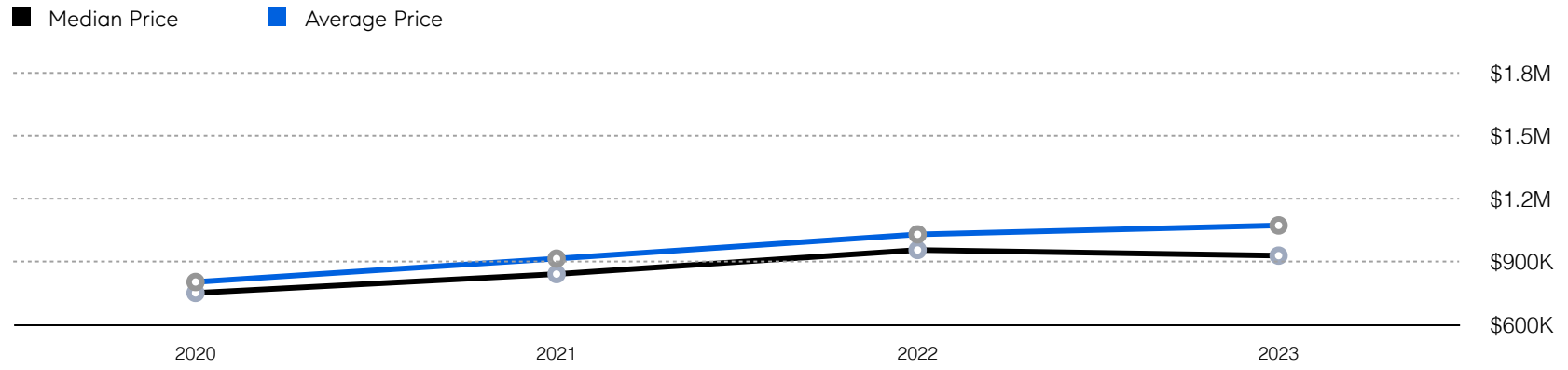
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	97	64	-34.0%
	SALES VOLUME	\$103,409,493	\$71,166,527	-31.2%
	MEDIAN PRICE	\$985,000	\$959,500	-2.6%
	AVERAGE PRICE	\$1,066,077	\$1,111,977	4.3%
	AVERAGE DOM	44	37	-15.9%
	# OF CONTRACTS	93	92	-1.1%
	# NEW LISTINGS	163	130	-20.2%
Condo/Co-op/Townhouse	# OF SALES	4	12	200.0%
	SALES VOLUME	\$4,833,330	\$10,321,469	113.5%
	MEDIAN PRICE	\$1,211,182	\$757,510	-37.5%
	AVERAGE PRICE	\$1,208,333	\$860,122	-28.8%
	AVERAGE DOM	60	80	33.3%
	# OF CONTRACTS	15	12	-20.0%
	# NEW LISTINGS	15	20	33.3%

Warren

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Washington Township Market Report

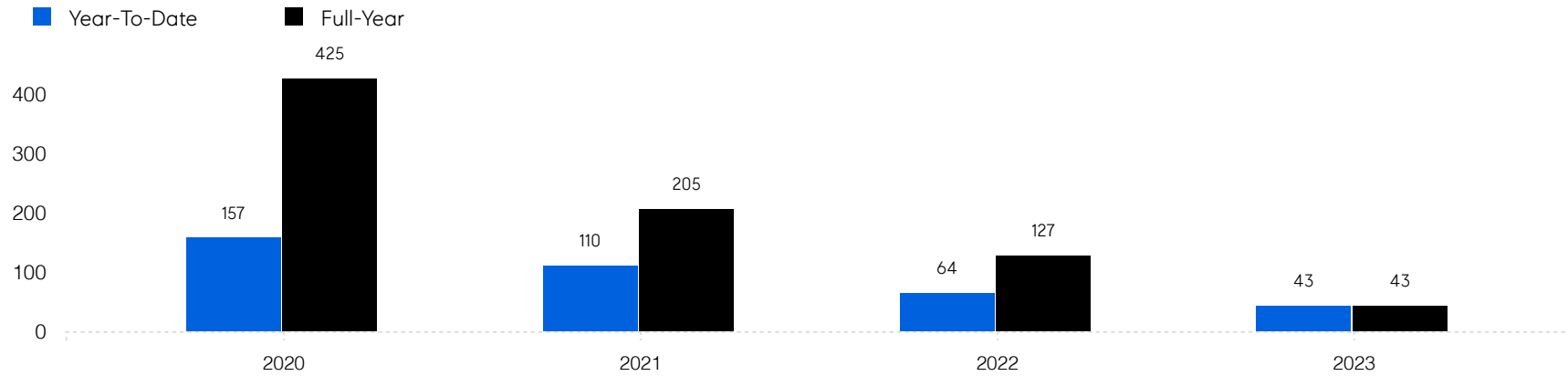
COMPASS

Washington Township

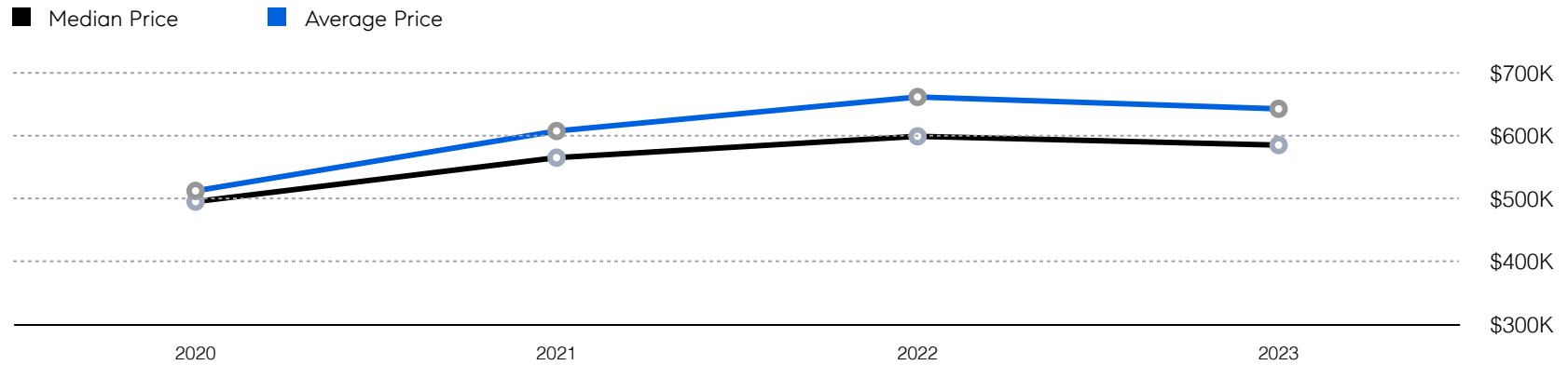
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	46	32	-30.4%
	SALES VOLUME	\$29,177,369	\$21,719,931	-25.6%
	MEDIAN PRICE	\$597,000	\$641,000	7.4%
	AVERAGE PRICE	\$634,291	\$678,748	7.0%
	AVERAGE DOM	43	25	-41.9%
	# OF CONTRACTS	63	41	-34.9%
	# NEW LISTINGS	63	47	-25.4%
Condo/Co-op/Townhouse	# OF SALES	18	11	-38.9%
	SALES VOLUME	\$10,170,000	\$5,920,000	-41.8%
	MEDIAN PRICE	\$562,500	\$500,000	-11.1%
	AVERAGE PRICE	\$565,000	\$538,182	-4.7%
	AVERAGE DOM	22	44	100.0%
	# OF CONTRACTS	19	16	-15.8%
	# NEW LISTINGS	20	14	-30.0%

Washington Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Watchung Market Report

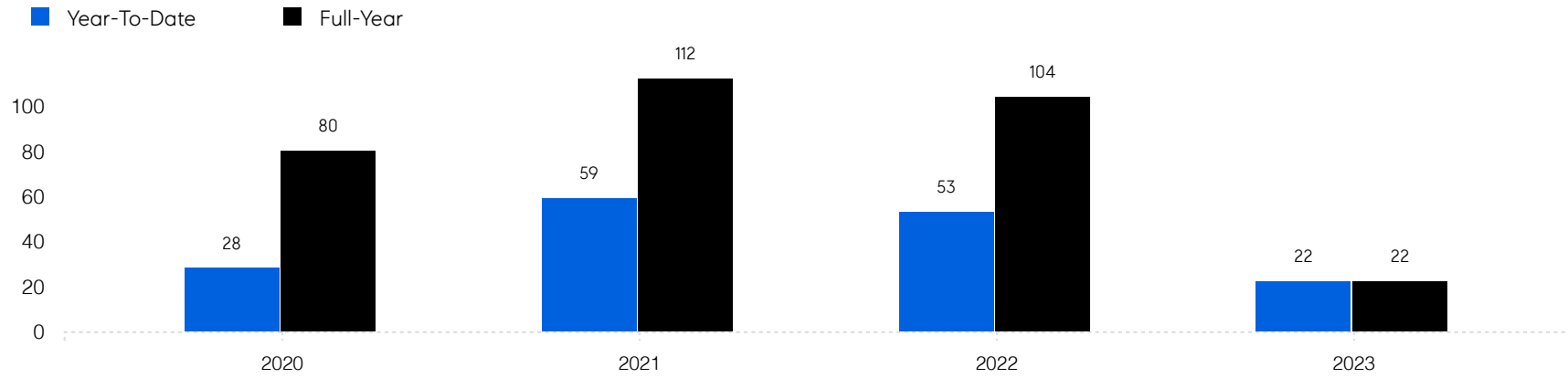
COMPASS

Watchung

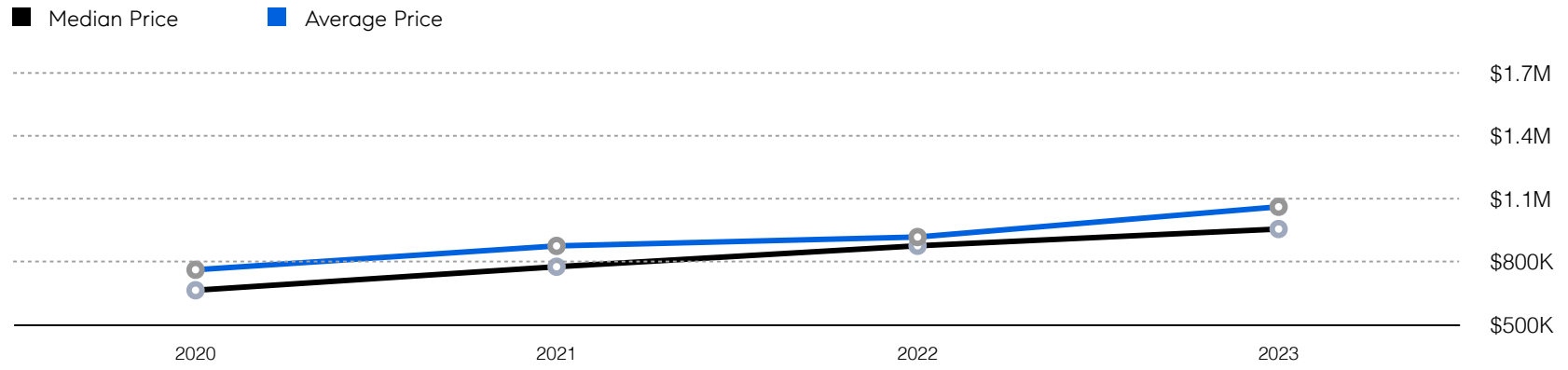
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	45	20	-55.6%
	SALES VOLUME	\$44,504,342	\$21,152,500	-52.5%
	MEDIAN PRICE	\$900,000	\$874,500	-2.8%
	AVERAGE PRICE	\$988,985	\$1,057,625	6.9%
	AVERAGE DOM	44	39	-11.4%
	# OF CONTRACTS	46	24	-47.8%
	# NEW LISTINGS	74	35	-52.7%
Condo/Co-op/Townhouse	# OF SALES	8	2	-75.0%
	SALES VOLUME	\$5,178,000	\$2,194,500	-57.6%
	MEDIAN PRICE	\$577,000	\$1,097,250	90.2%
	AVERAGE PRICE	\$647,250	\$1,097,250	69.5%
	AVERAGE DOM	87	125	43.7%
	# OF CONTRACTS	4	1	-75.0%
	# NEW LISTINGS	7	6	-14.3%

Watchung

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Wayne Market Report

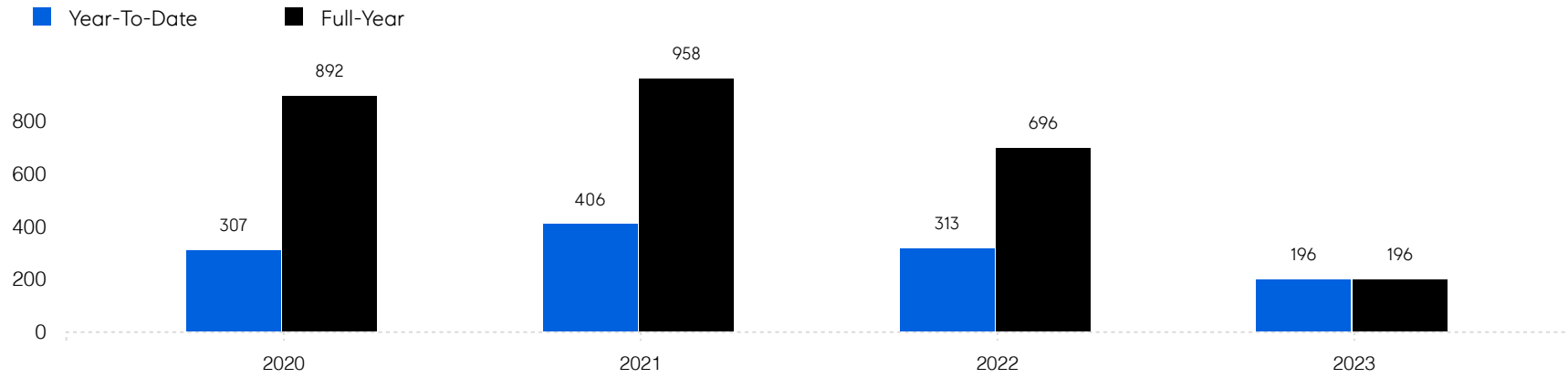
COMPASS

Wayne

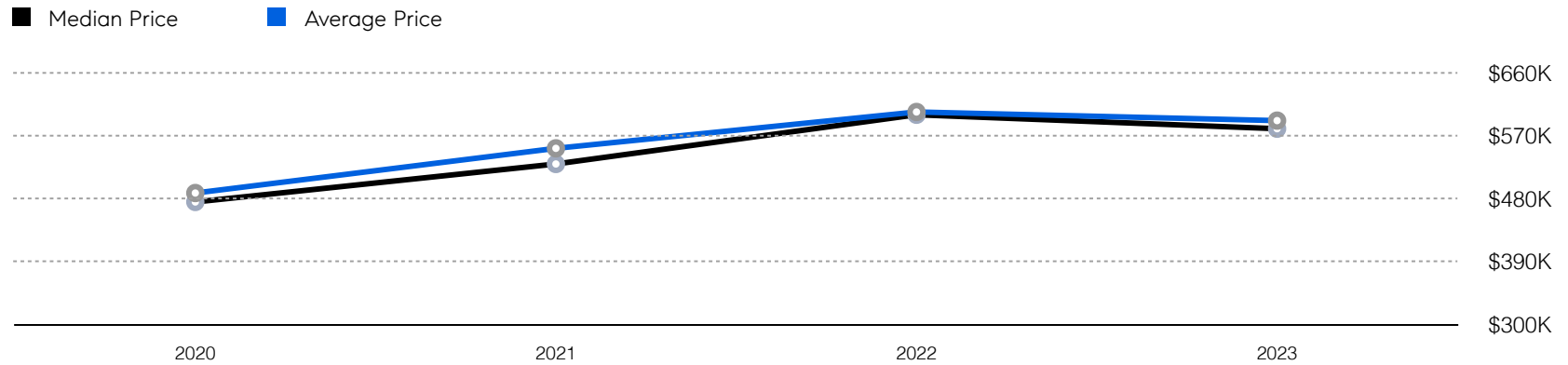
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	221	147	-33.5%
	SALES VOLUME	\$143,866,359	\$96,027,150	-33.3%
	MEDIAN PRICE	\$650,000	\$633,000	-2.6%
	AVERAGE PRICE	\$650,979	\$653,246	0.3%
	AVERAGE DOM	33	30	-9.1%
	# OF CONTRACTS	273	224	-17.9%
	# NEW LISTINGS	366	266	-27.3%
Condo/Co-op/Townhouse	# OF SALES	92	49	-46.7%
	SALES VOLUME	\$36,250,600	\$19,927,899	-45.0%
	MEDIAN PRICE	\$370,500	\$425,000	14.7%
	AVERAGE PRICE	\$394,028	\$406,692	3.2%
	AVERAGE DOM	29	23	-20.7%
	# OF CONTRACTS	113	70	-38.1%
	# NEW LISTINGS	112	85	-24.1%

Wayne

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Weehawken Market Report

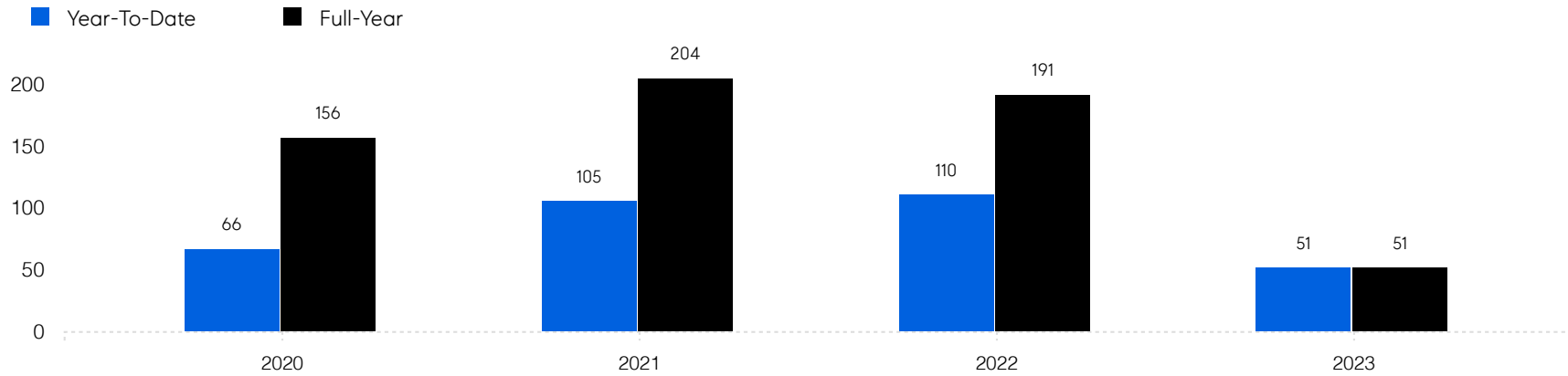
COMPASS

Weehawken

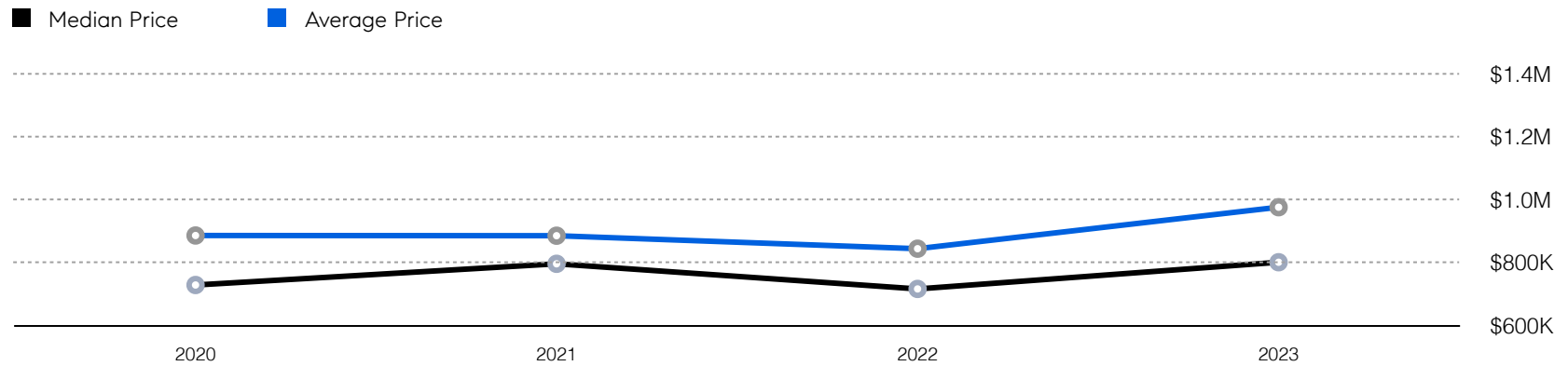
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	19	10	-47.4%
	SALES VOLUME	\$20,912,998	\$10,470,000	-49.9%
	MEDIAN PRICE	\$999,999	\$800,000	-20.0%
	AVERAGE PRICE	\$1,100,684	\$1,047,000	-4.9%
	AVERAGE DOM	68	37	-45.6%
	# OF CONTRACTS	29	15	-48.3%
	# NEW LISTINGS	36	20	-44.4%
Condo/Co-op/Townhouse	# OF SALES	91	41	-54.9%
	SALES VOLUME	\$70,450,988	\$39,268,000	-44.3%
	MEDIAN PRICE	\$646,000	\$800,000	23.8%
	AVERAGE PRICE	\$774,187	\$957,756	23.7%
	AVERAGE DOM	60	59	-1.7%
	# OF CONTRACTS	123	58	-52.8%
	# NEW LISTINGS	178	90	-49.4%

Weehawken

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

West Caldwell Market Report

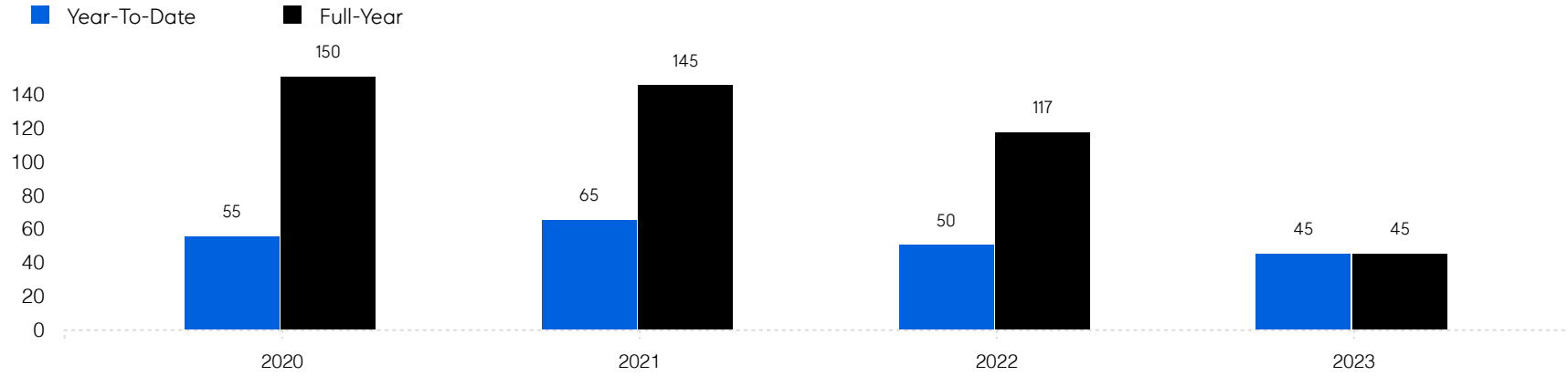
COMPASS

West Caldwell

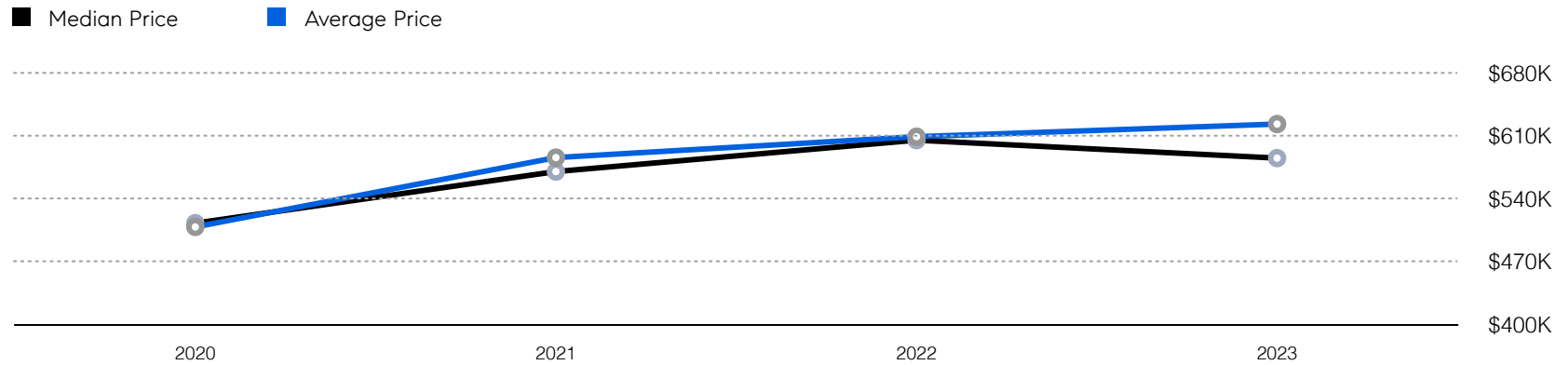
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	46	45	-2.2%
	SALES VOLUME	\$27,950,223	\$28,033,512	0.3%
	MEDIAN PRICE	\$602,500	\$585,000	-2.9%
	AVERAGE PRICE	\$607,614	\$622,967	2.5%
	AVERAGE DOM	33	26	-21.2%
	# OF CONTRACTS	52	62	19.2%
	# NEW LISTINGS	74	55	-25.7%
Condo/Co-op/Townhouse	# OF SALES	4	0	0.0%
	SALES VOLUME	\$1,400,000	-	-
	MEDIAN PRICE	\$342,500	-	-
	AVERAGE PRICE	\$350,000	-	-
	AVERAGE DOM	47	-	-
	# OF CONTRACTS	5	0	0.0%
	# NEW LISTINGS	5	0	0.0%

West Caldwell

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

West Milford Market Report

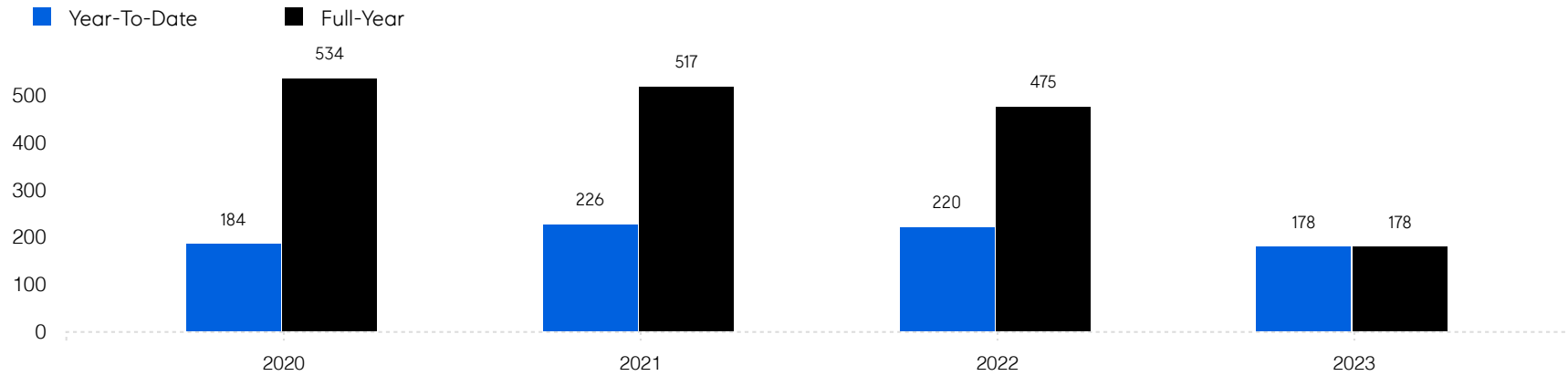
COMPASS

West Milford

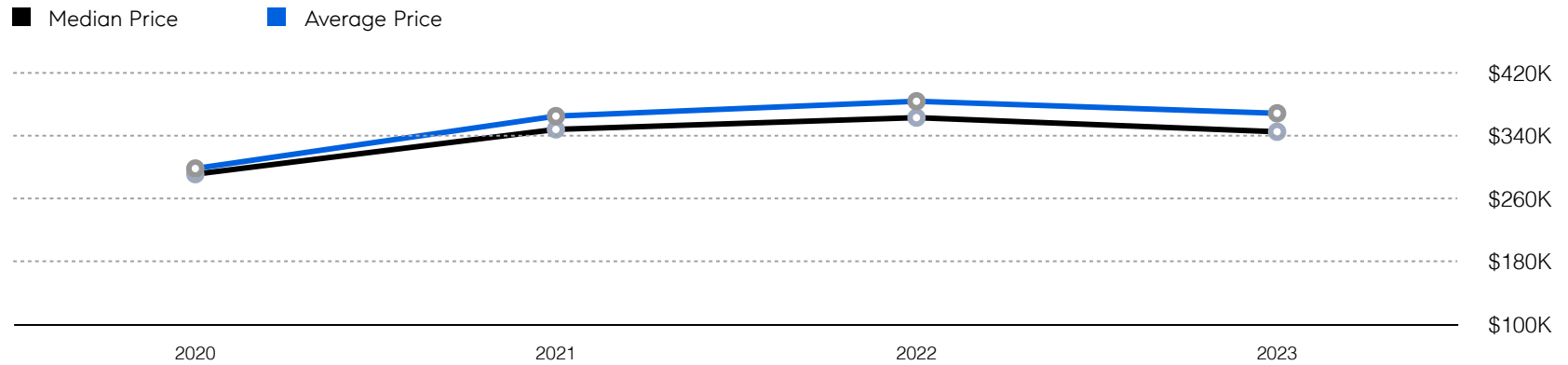
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	181	134	-26.0%
	SALES VOLUME	\$73,082,223	\$53,789,682	-26.4%
	MEDIAN PRICE	\$392,000	\$395,000	0.8%
	AVERAGE PRICE	\$403,769	\$401,416	-0.6%
	AVERAGE DOM	53	58	9.4%
	# OF CONTRACTS	187	196	4.8%
	# NEW LISTINGS	253	195	-22.9%
Condo/Co-op/Townhouse	# OF SALES	39	44	12.8%
	SALES VOLUME	\$9,496,592	\$11,808,300	24.3%
	MEDIAN PRICE	\$235,000	\$275,000	17.0%
	AVERAGE PRICE	\$243,502	\$268,370	10.2%
	AVERAGE DOM	36	47	30.6%
	# OF CONTRACTS	37	44	18.9%
	# NEW LISTINGS	37	45	21.6%

West Milford

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

West New York Market Report

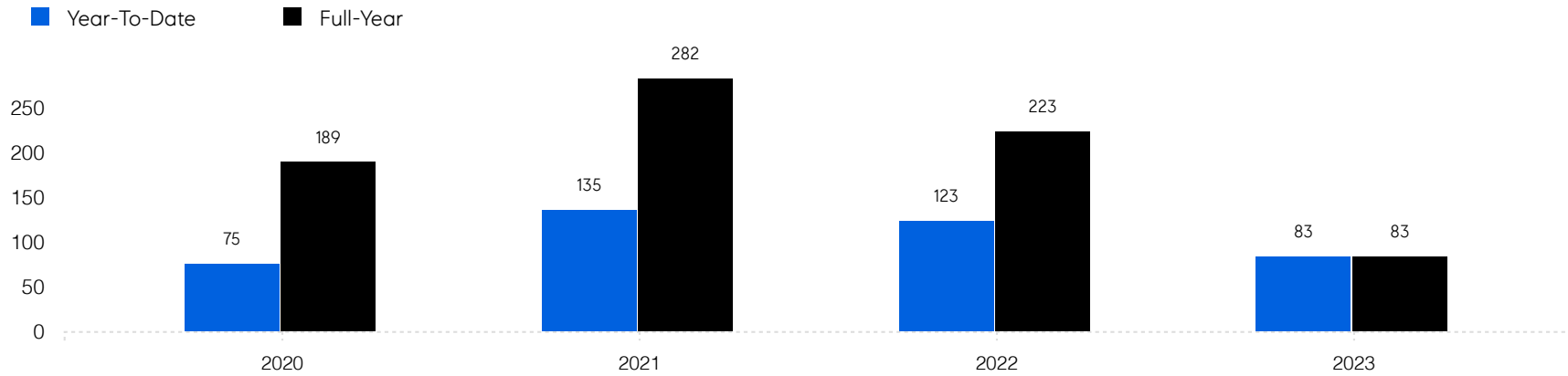
COMPASS

West New York

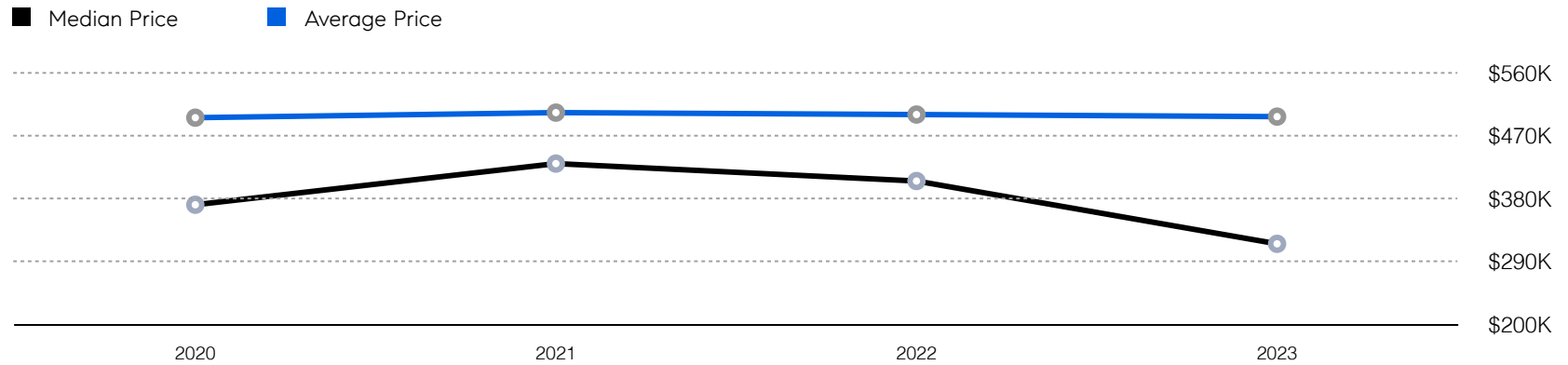
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	3	-78.6%
	SALES VOLUME	\$7,767,000	\$1,352,000	-82.6%
	MEDIAN PRICE	\$517,500	\$482,000	-6.9%
	AVERAGE PRICE	\$554,786	\$450,667	-18.8%
	AVERAGE DOM	43	216	402.3%
	# OF CONTRACTS	12	3	-75.0%
	# NEW LISTINGS	17	5	-70.6%
Condo/Co-op/Townhouse	# OF SALES	109	80	-26.6%
	SALES VOLUME	\$55,846,998	\$39,926,270	-28.5%
	MEDIAN PRICE	\$390,000	\$312,500	-19.9%
	AVERAGE PRICE	\$512,358	\$499,078	-2.6%
	AVERAGE DOM	55	42	-23.6%
	# OF CONTRACTS	111	96	-13.5%
	# NEW LISTINGS	191	142	-25.7%

West New York

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

West Orange Market Report

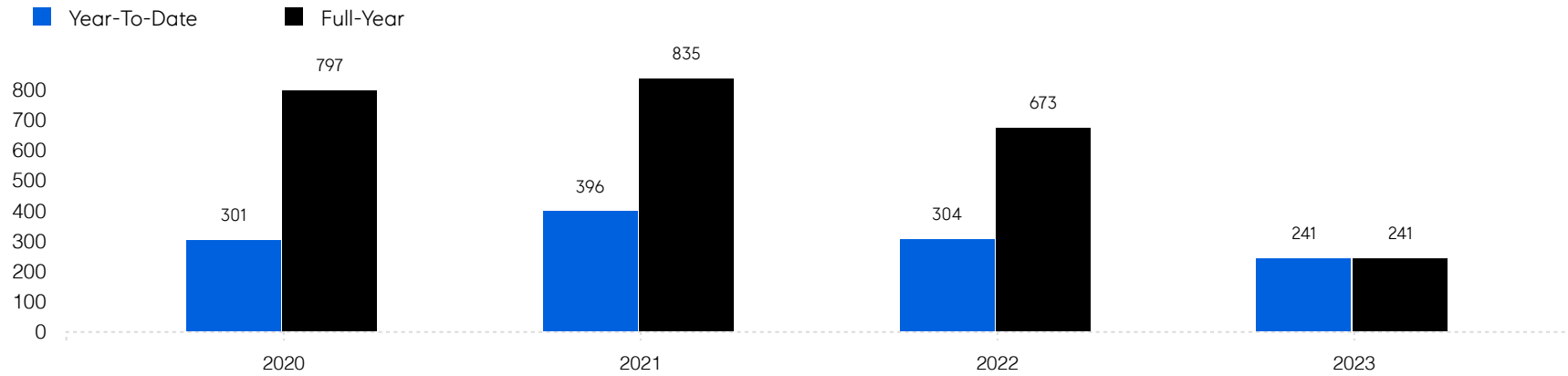
COMPASS

West Orange

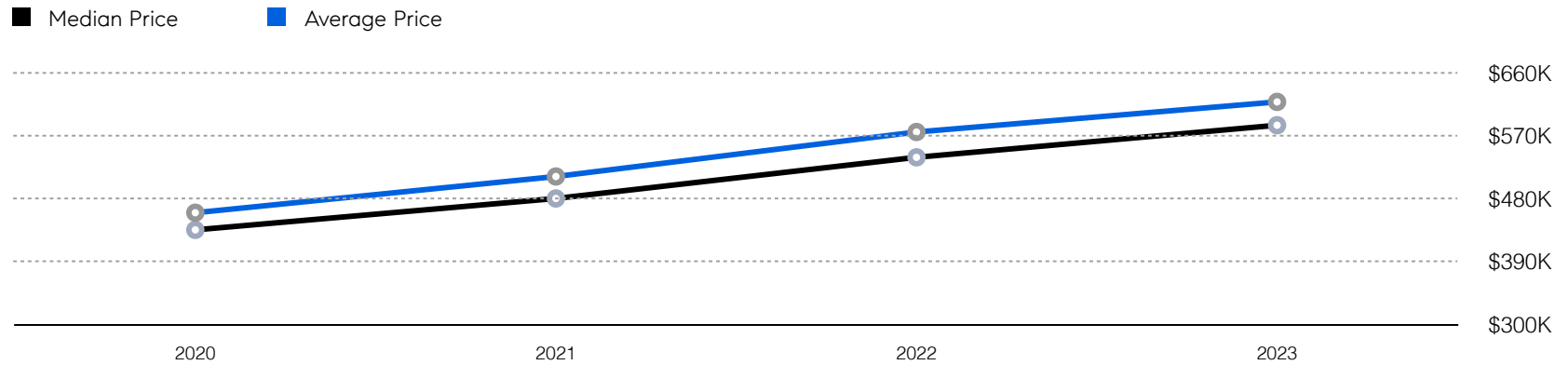
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	218	179	-17.9%
	SALES VOLUME	\$137,188,086	\$119,048,009	-13.2%
	MEDIAN PRICE	\$597,500	\$625,000	4.6%
	AVERAGE PRICE	\$629,303	\$665,073	5.7%
	AVERAGE DOM	34	27	-20.6%
	# OF CONTRACTS	311	253	-18.6%
	# NEW LISTINGS	381	259	-32.0%
Condo/Co-op/Townhouse	# OF SALES	86	62	-27.9%
	SALES VOLUME	\$37,459,300	\$29,996,501	-19.9%
	MEDIAN PRICE	\$440,450	\$485,500	10.2%
	AVERAGE PRICE	\$435,573	\$483,815	11.1%
	AVERAGE DOM	28	32	14.3%
	# OF CONTRACTS	98	81	-17.3%
	# NEW LISTINGS	113	85	-24.8%

West Orange

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Westfield Market Report

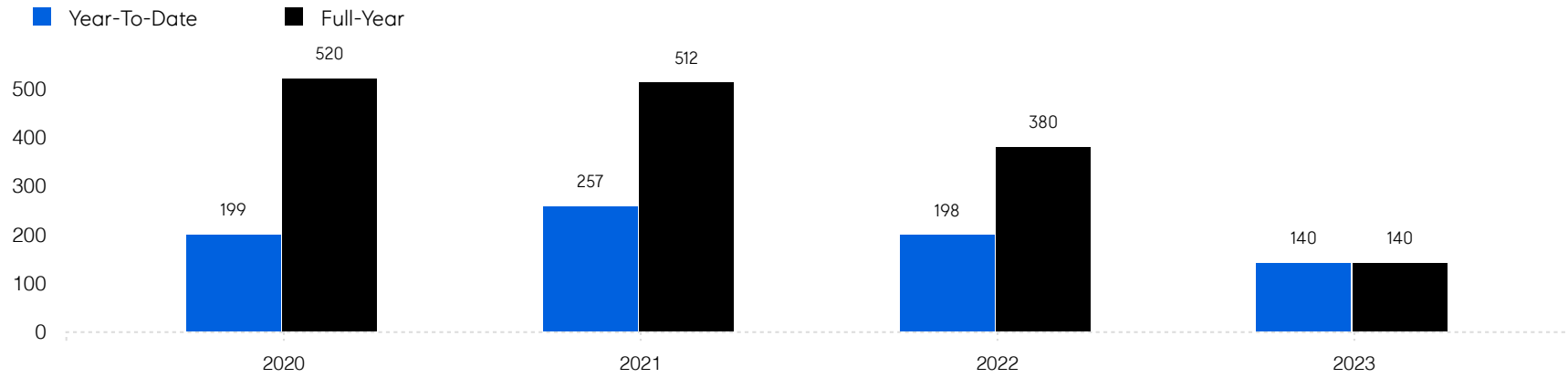
COMPASS

Westfield

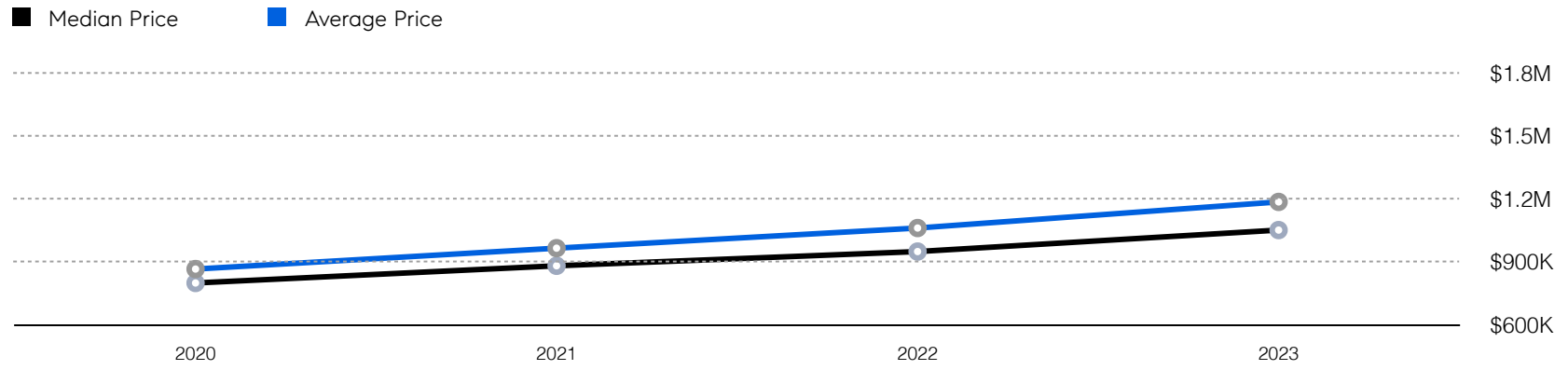
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	186	134	-28.0%
	SALES VOLUME	\$200,522,578	\$163,380,118	-18.5%
	MEDIAN PRICE	\$950,000	\$1,070,000	12.6%
	AVERAGE PRICE	\$1,078,078	\$1,219,255	13.1%
	AVERAGE DOM	24	24	0.0%
	# OF CONTRACTS	208	167	-19.7%
	# NEW LISTINGS	267	198	-25.8%
Condo/Co-op/Townhouse	# OF SALES	12	6	-50.0%
	SALES VOLUME	\$4,558,725	\$2,445,000	-46.4%
	MEDIAN PRICE	\$358,913	\$420,000	17.0%
	AVERAGE PRICE	\$379,894	\$407,500	7.3%
	AVERAGE DOM	38	15	-60.5%
	# OF CONTRACTS	11	10	-9.1%
	# NEW LISTINGS	14	16	14.3%

Westfield

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Westwood Market Report

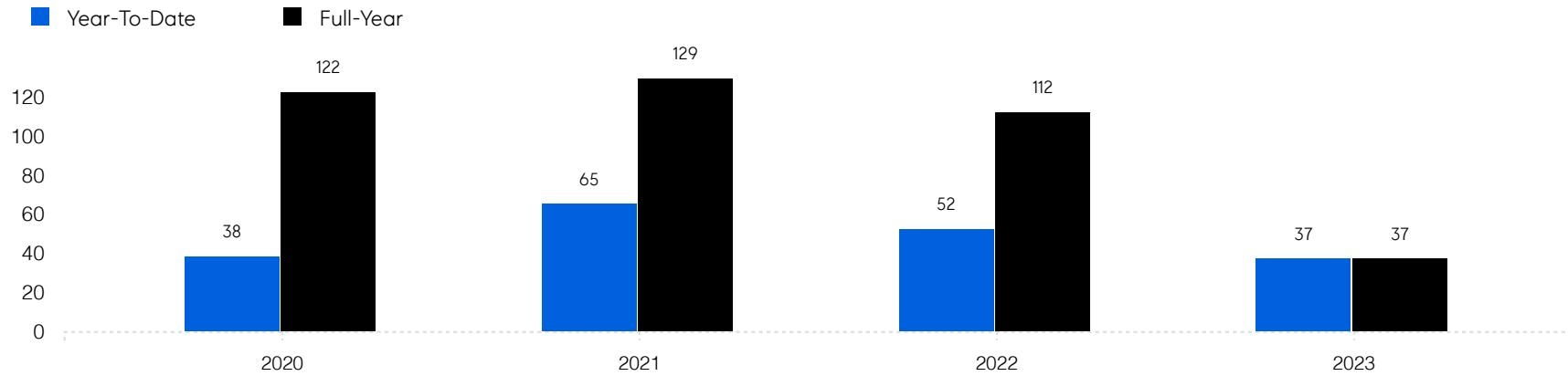
COMPASS

Westwood

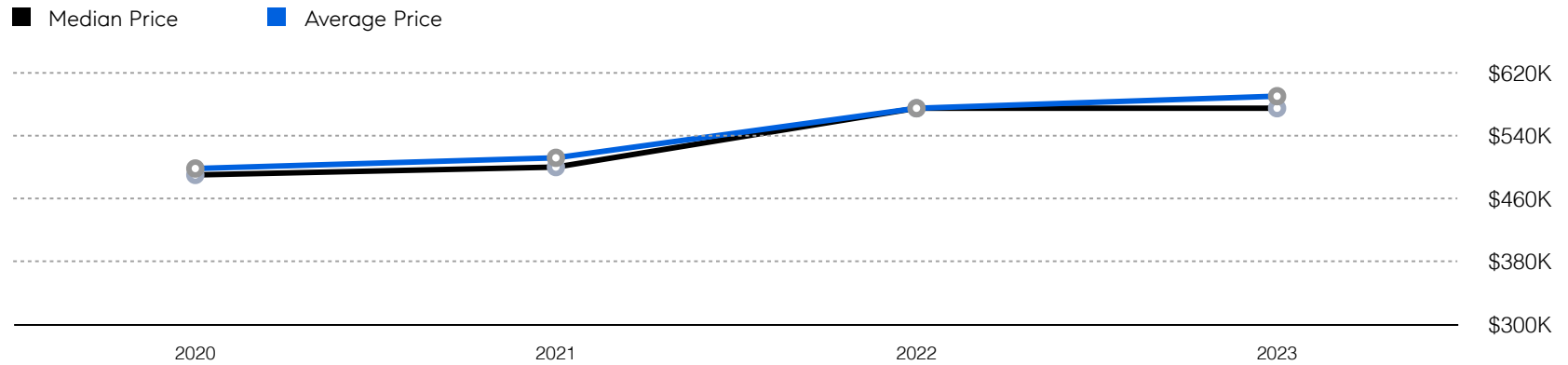
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	46	34	-26.1%
	SALES VOLUME	\$26,463,000	\$21,095,000	-20.3%
	MEDIAN PRICE	\$573,000	\$577,500	0.8%
	AVERAGE PRICE	\$575,283	\$620,441	7.8%
	AVERAGE DOM	34	36	5.9%
	# OF CONTRACTS	57	42	-26.3%
	# NEW LISTINGS	69	46	-33.3%
Condo/Co-op/Townhouse	# OF SALES	6	3	-50.0%
	SALES VOLUME	\$1,320,250	\$748,000	-43.3%
	MEDIAN PRICE	\$225,000	\$258,000	14.7%
	AVERAGE PRICE	\$220,042	\$249,333	13.3%
	AVERAGE DOM	47	15	-68.1%
	# OF CONTRACTS	8	8	0.0%
	# NEW LISTINGS	6	7	16.7%

Westwood

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Whippany Market Report

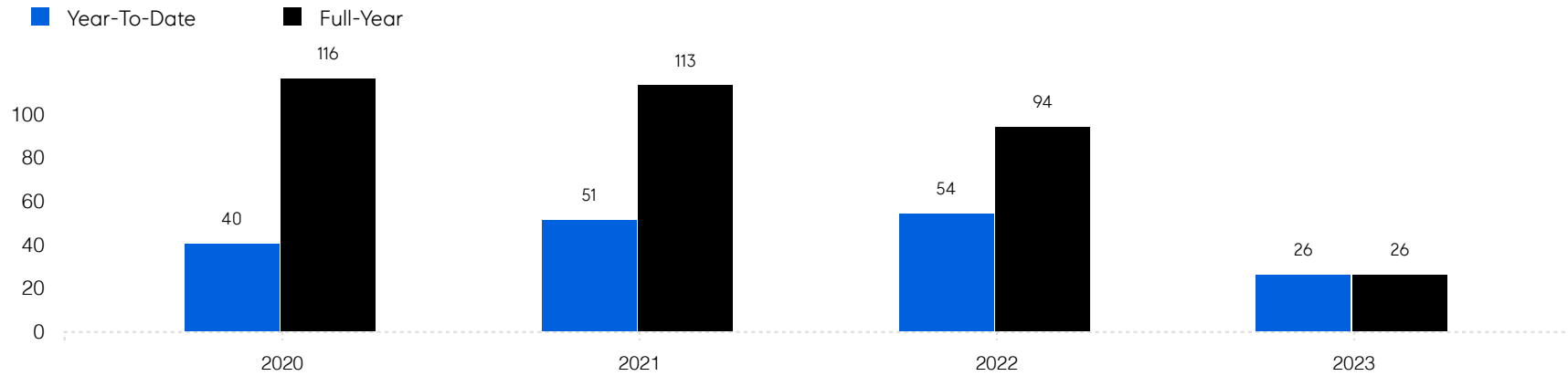
COMPASS

Whippany

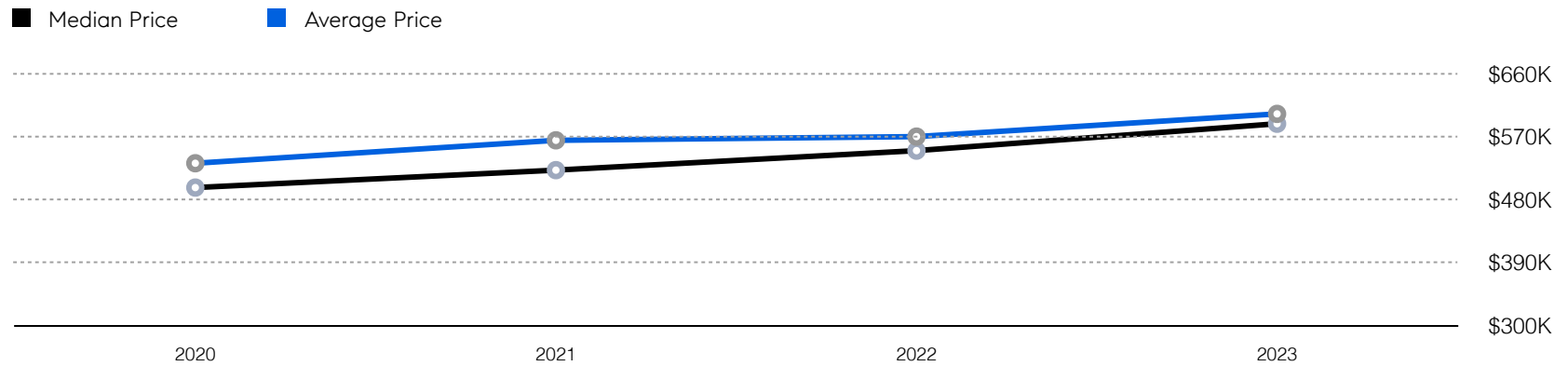
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	28	16	-42.9%
	SALES VOLUME	\$17,467,950	\$10,684,000	-38.8%
	MEDIAN PRICE	\$637,500	\$660,000	3.5%
	AVERAGE PRICE	\$623,855	\$667,750	7.0%
	AVERAGE DOM	23	49	113.0%
	# OF CONTRACTS	29	25	-13.8%
	# NEW LISTINGS	43	28	-34.9%
Condo/Co-op/Townhouse	# OF SALES	26	10	-61.5%
	SALES VOLUME	\$12,201,999	\$4,984,000	-59.2%
	MEDIAN PRICE	\$446,500	\$466,500	4.5%
	AVERAGE PRICE	\$469,308	\$498,400	6.2%
	AVERAGE DOM	24	27	12.5%
	# OF CONTRACTS	21	10	-52.4%
	# NEW LISTINGS	23	8	-65.2%

Whippany

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Wood-Ridge Market Report

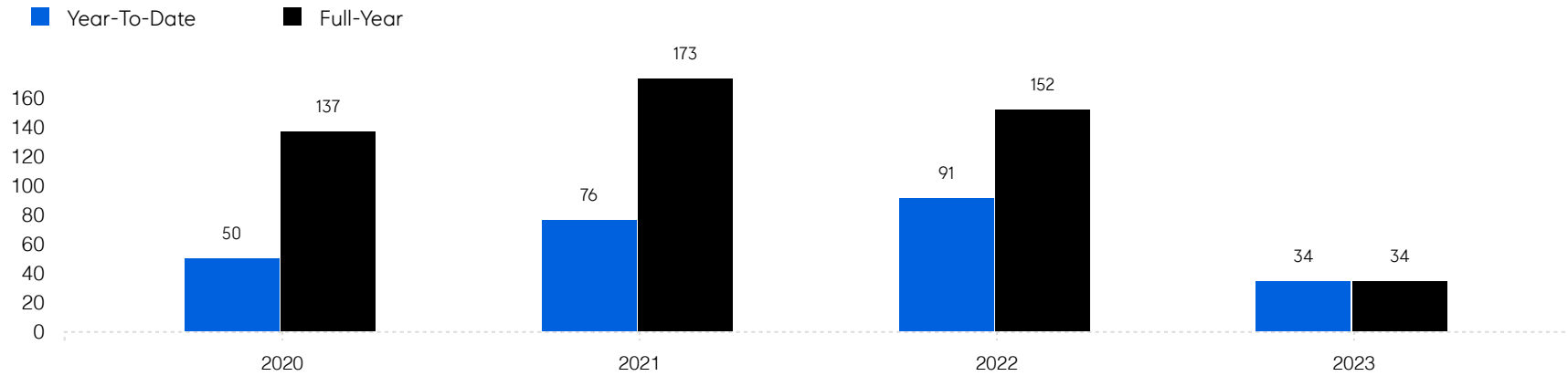
COMPASS

Wood-Ridge

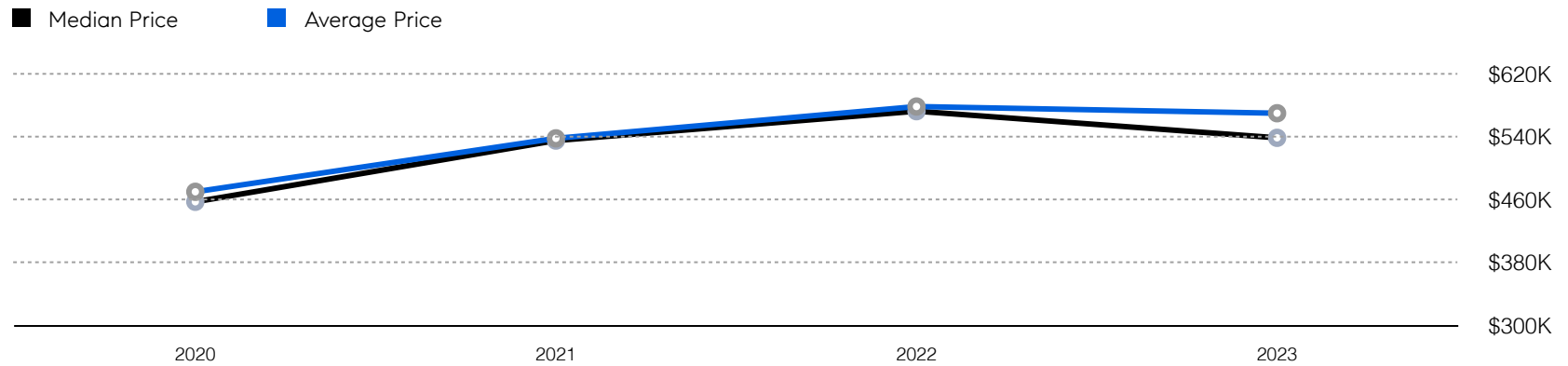
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	43	13	-69.8%
	SALES VOLUME	\$23,746,577	\$7,739,000	-67.4%
	MEDIAN PRICE	\$543,000	\$510,000	-6.1%
	AVERAGE PRICE	\$552,246	\$595,308	7.8%
	AVERAGE DOM	29	32	10.3%
	# OF CONTRACTS	55	19	-65.5%
	# NEW LISTINGS	64	22	-65.6%
Condo/Co-op/Townhouse	# OF SALES	48	21	-56.2%
	SALES VOLUME	\$28,598,192	\$11,635,201	-59.3%
	MEDIAN PRICE	\$643,528	\$550,000	-14.5%
	AVERAGE PRICE	\$595,796	\$554,057	-7.0%
	AVERAGE DOM	34	16	-52.9%
	# OF CONTRACTS	40	21	-47.5%
	# NEW LISTINGS	45	30	-33.3%

Wood-Ridge

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Woodbridge Township Market Report

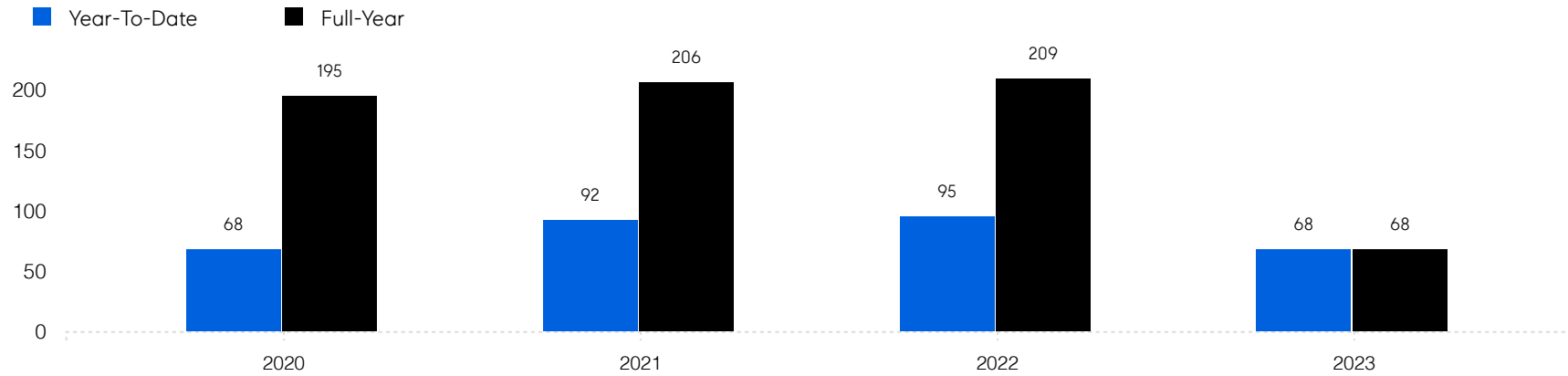
COMPASS

Woodbridge Township

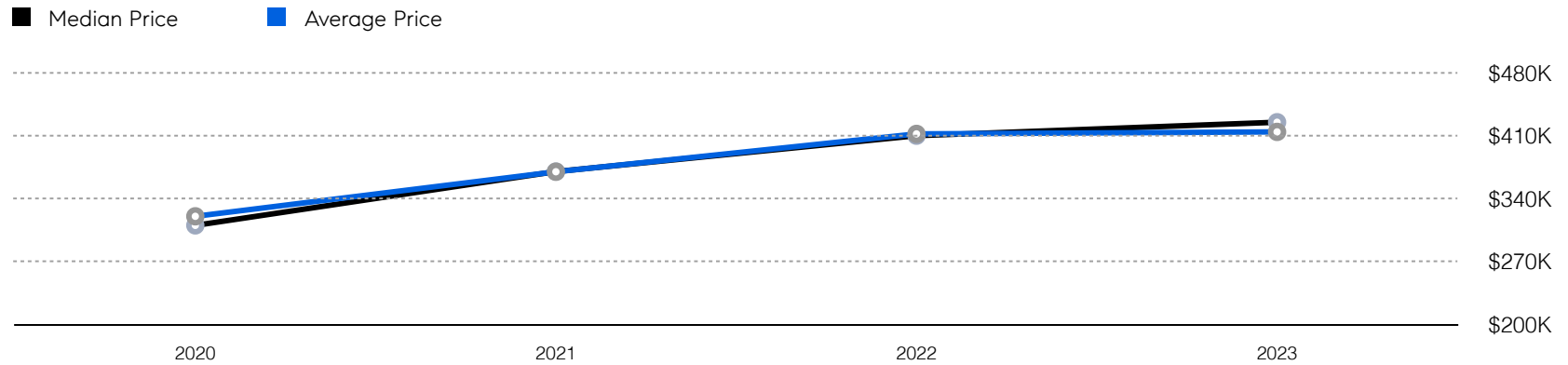
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	76	59	-22.4%
	SALES VOLUME	\$32,743,500	\$25,291,650	-22.8%
	MEDIAN PRICE	\$427,500	\$430,000	0.6%
	AVERAGE PRICE	\$430,836	\$428,672	-0.5%
	AVERAGE DOM	36	33	-8.3%
	# OF CONTRACTS	84	52	-38.1%
	# NEW LISTINGS	114	71	-37.7%
Condo/Co-op/Townhouse	# OF SALES	19	9	-52.6%
	SALES VOLUME	\$5,735,900	\$2,875,900	-49.9%
	MEDIAN PRICE	\$315,000	\$320,000	1.6%
	AVERAGE PRICE	\$301,889	\$319,544	5.8%
	AVERAGE DOM	35	31	-11.4%
	# OF CONTRACTS	16	13	-18.7%
	# NEW LISTINGS	24	13	-45.8%

Woodbridge Township

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Woodcliff Lake Market Report

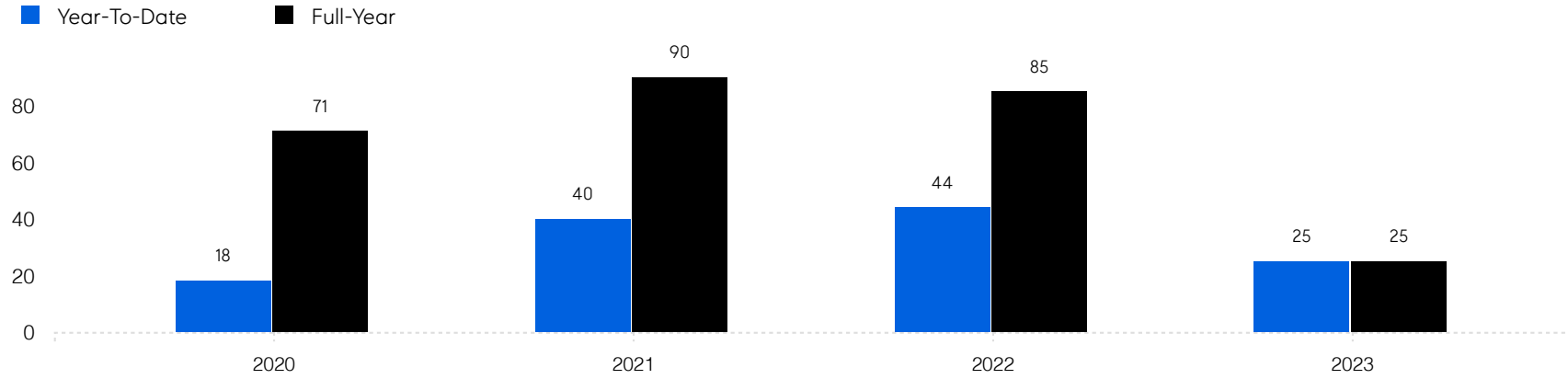
COMPASS

Woodcliff Lake

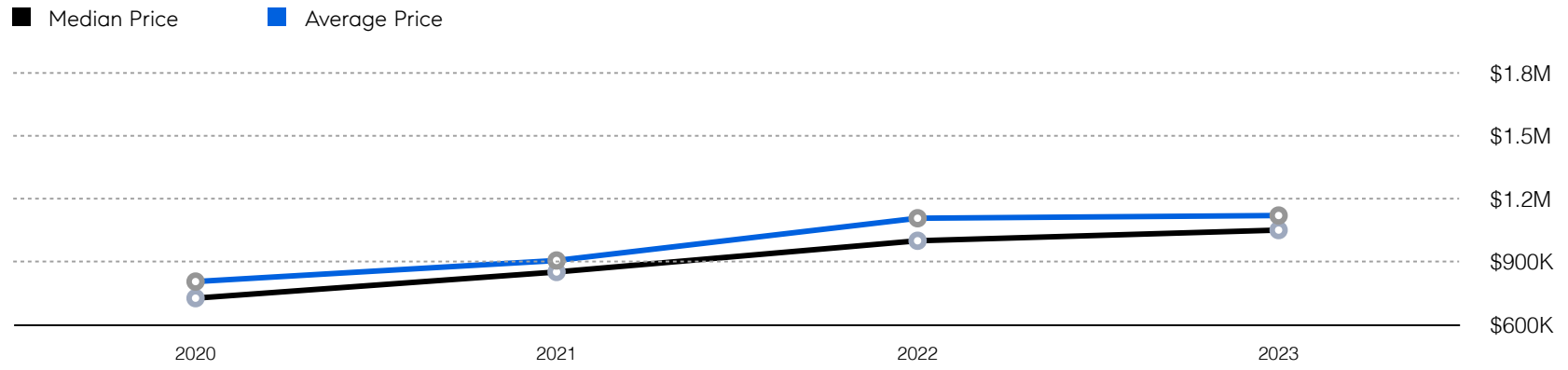
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	41	25	-39.0%
	SALES VOLUME	\$45,984,977	\$27,987,188	-39.1%
	MEDIAN PRICE	\$1,110,000	\$1,050,000	-5.4%
	AVERAGE PRICE	\$1,121,585	\$1,119,488	-0.2%
	AVERAGE DOM	27	51	88.9%
	# OF CONTRACTS	50	39	-22.0%
	# NEW LISTINGS	69	42	-39.1%
Condo/Co-op/Townhouse	# OF SALES	3	0	0.0%
	SALES VOLUME	\$2,521,000	-	-
	MEDIAN PRICE	\$845,000	-	-
	AVERAGE PRICE	\$840,333	-	-
	AVERAGE DOM	8	-	-
	# OF CONTRACTS	5	2	-60.0%
	# NEW LISTINGS	7	2	-71.4%

Woodcliff Lake

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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Q2 2023

Wyckoff Market Report

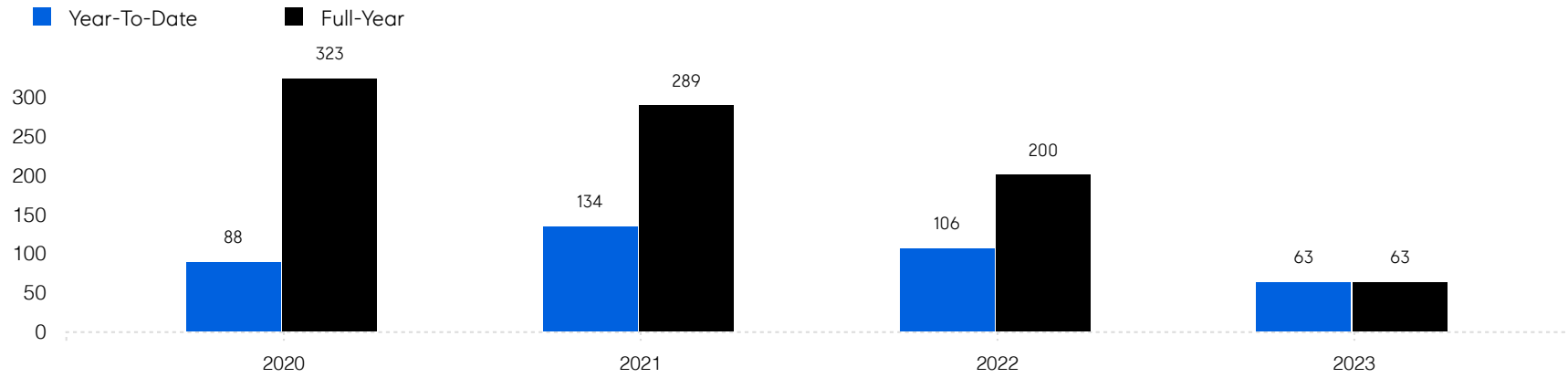
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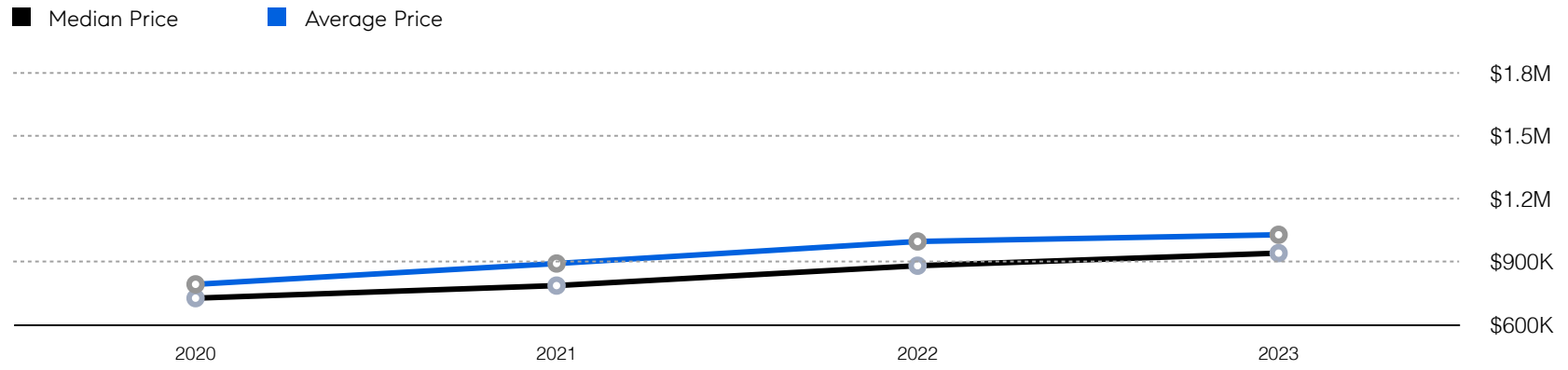
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	100	59	-41.0%
	SALES VOLUME	\$101,754,251	\$61,592,399	-39.5%
	MEDIAN PRICE	\$946,000	\$942,500	-0.4%
	AVERAGE PRICE	\$1,017,543	\$1,043,939	2.6%
	AVERAGE DOM	28	30	7.1%
	# OF CONTRACTS	104	81	-22.1%
	# NEW LISTINGS	125	84	-32.8%
Condo/Co-op/Townhouse	# OF SALES	6	4	-33.3%
	SALES VOLUME	\$4,509,000	\$3,146,000	-30.2%
	MEDIAN PRICE	\$740,000	\$755,500	2.1%
	AVERAGE PRICE	\$751,500	\$786,500	4.7%
	AVERAGE DOM	13	38	192.3%
	# OF CONTRACTS	9	5	-44.4%
	# NEW LISTINGS	10	3	-70.0%

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