



COMPASS

January 2023

Essex Market Insights

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JANUARY 2023

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Belleville

JANUARY 2023

UNDER CONTRACT

22
Total
Properties

\$374K
Average
Price

\$385K
Median
Price

22%
Increase From
Jan 2022

12%
Increase From
Jan 2022

10%
Increase From
Jan 2022

UNITS SOLD

11
Total
Properties

\$312K
Average
Price

\$336K
Median
Price

-78%
Decrease From
Jan 2022

-10%
Decrease From
Jan 2022

-9%
Decrease From
Jan 2022

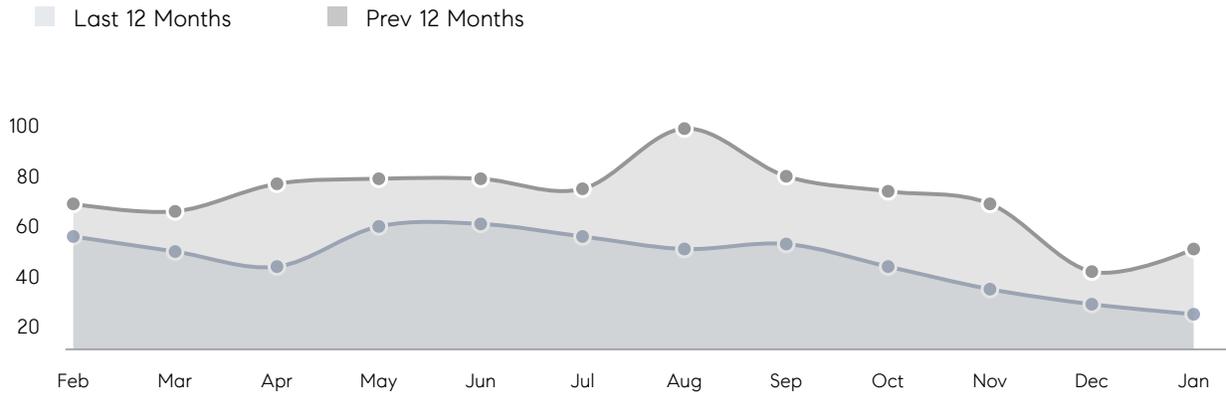
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	61	46	33%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$312,282	\$345,402	-9.6%
	# OF CONTRACTS	22	18	22.2%
	NEW LISTINGS	18	25	-28%
Houses	AVERAGE DOM	84	40	110%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$388,351	\$410,730	-5%
	# OF CONTRACTS	14	12	17%
	NEW LISTINGS	14	15	-7%
Condo/Co-op/TH	AVERAGE DOM	35	57	-39%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$221,000	\$242,253	-9%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	4	10	-60%

Belleville

JANUARY 2023

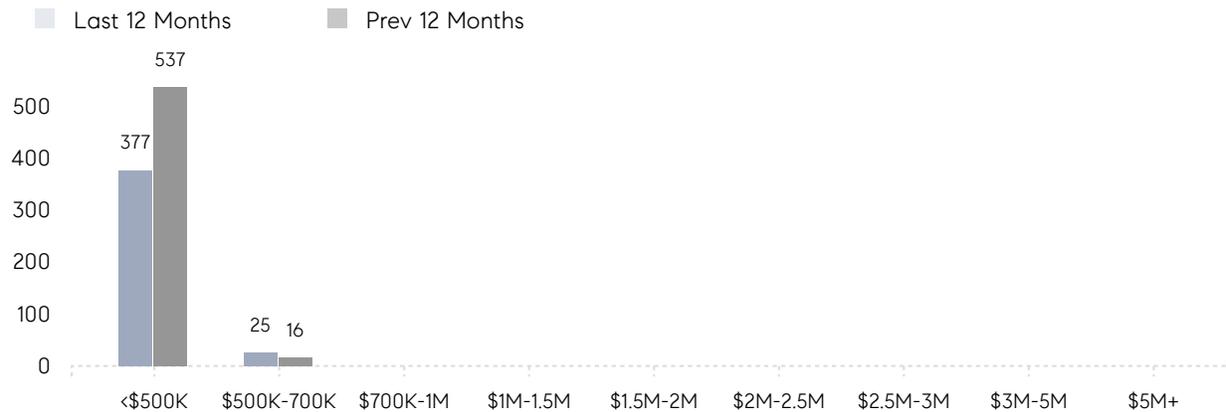
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bloomfield

JANUARY 2023

UNDER CONTRACT

19
Total
Properties

\$454K
Average
Price

\$469K
Median
Price

-62%
Decrease From
Jan 2022

15%
Increase From
Jan 2022

12%
Increase From
Jan 2022

UNITS SOLD

22
Total
Properties

\$448K
Average
Price

\$459K
Median
Price

-29%
Decrease From
Jan 2022

19%
Increase From
Jan 2022

12%
Increase From
Jan 2022

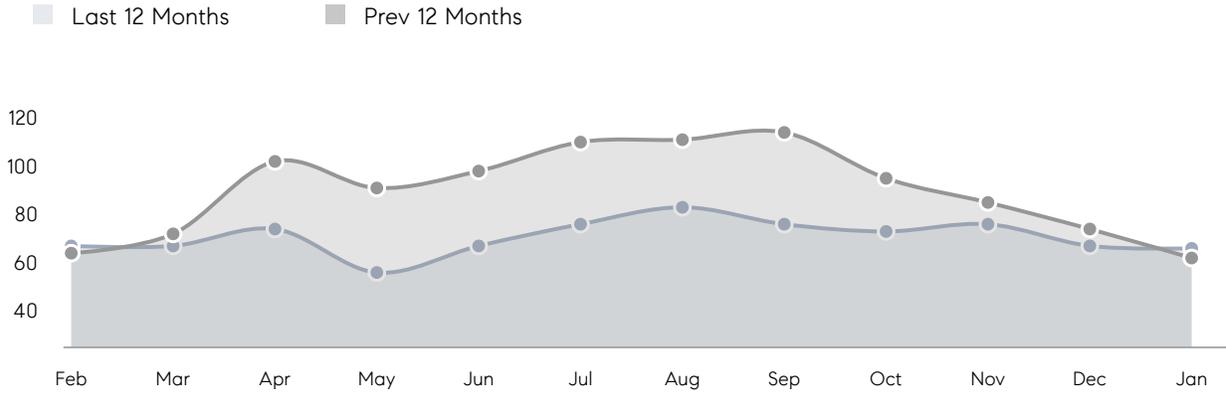
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	33	45	-27%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$448,818	\$376,540	19.2%
	# OF CONTRACTS	19	50	-62.0%
	NEW LISTINGS	16	38	-58%
Houses	AVERAGE DOM	30	39	-23%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$496,917	\$438,031	13%
	# OF CONTRACTS	18	43	-58%
	NEW LISTINGS	16	29	-45%
Condo/Co-op/TH	AVERAGE DOM	45	66	-32%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$232,375	\$165,714	40%
	# OF CONTRACTS	1	7	-86%
	NEW LISTINGS	0	9	0%

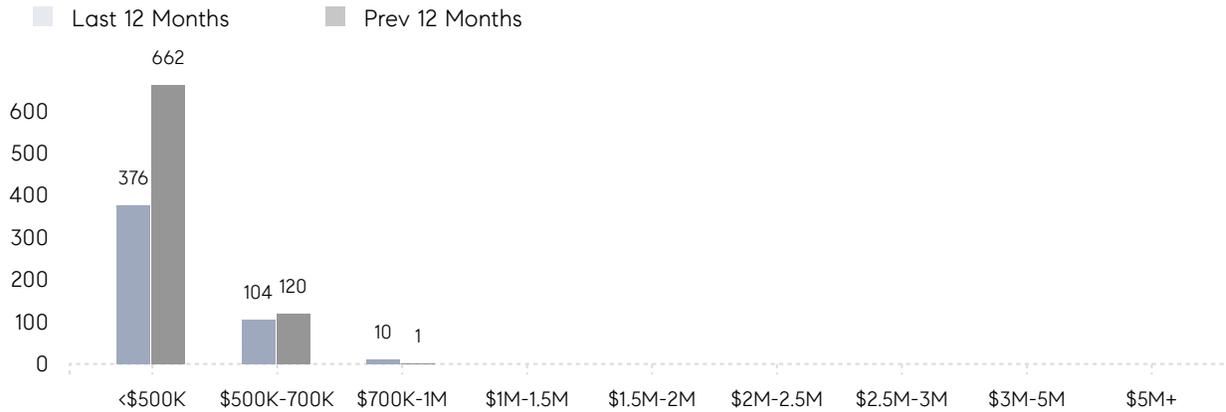
Bloomfield

JANUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Caldwell

JANUARY 2023

UNDER CONTRACT

5
Total
Properties

\$510K
Average
Price

\$475K
Median
Price

-17%
Decrease From
Jan 2022

41%
Increase From
Jan 2022

36%
Increase From
Jan 2022

UNITS SOLD

2
Total
Properties

\$403K
Average
Price

\$403K
Median
Price

-75%
Decrease From
Jan 2022

4%
Increase From
Jan 2022

6%
Increase From
Jan 2022

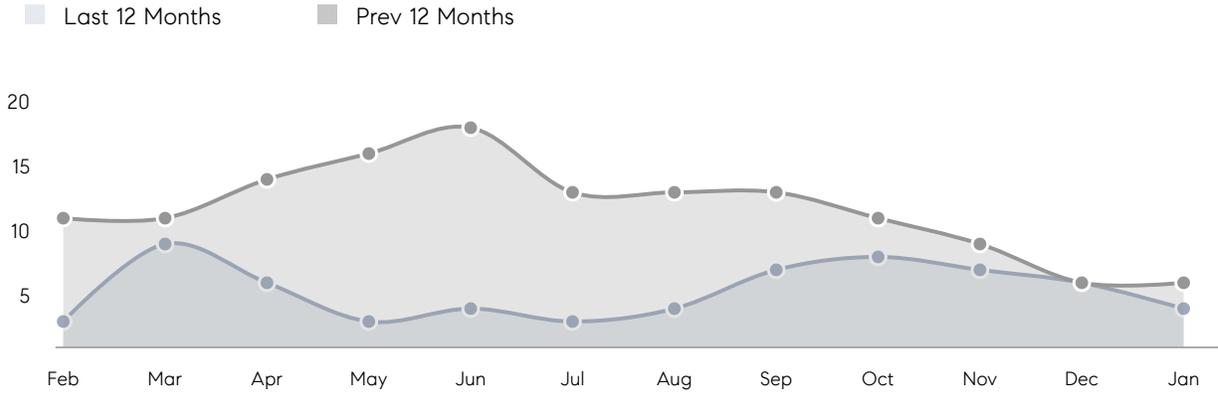
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	57	40	43%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$403,500	\$386,936	4.3%
	# OF CONTRACTS	5	6	-16.7%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	19	50	-62%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$582,000	\$464,398	25%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	1	2	-50%
Condo/Co-op/TH	AVERAGE DOM	95	30	217%
	% OF ASKING PRICE	94%	95%	
	AVERAGE SOLD PRICE	\$225,000	\$309,475	-27%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	2	4	-50%

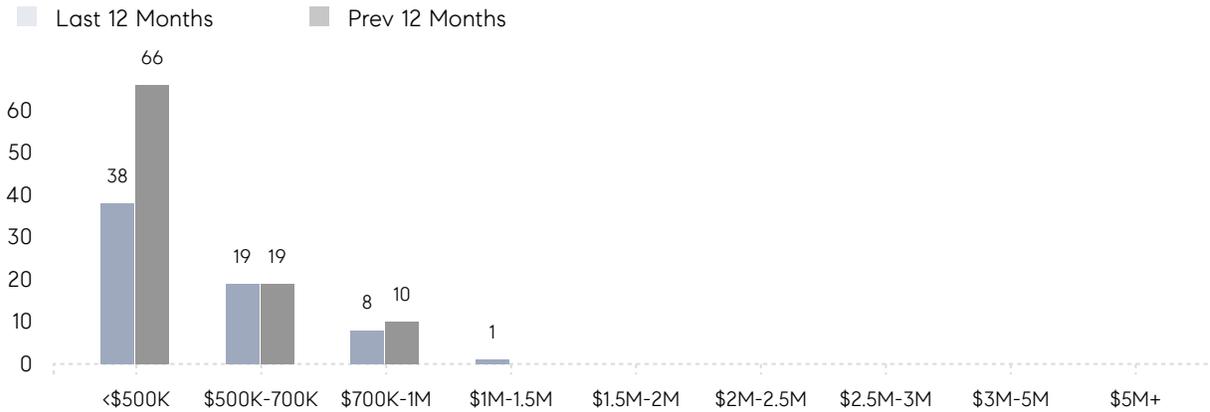
Caldwell

JANUARY 2023

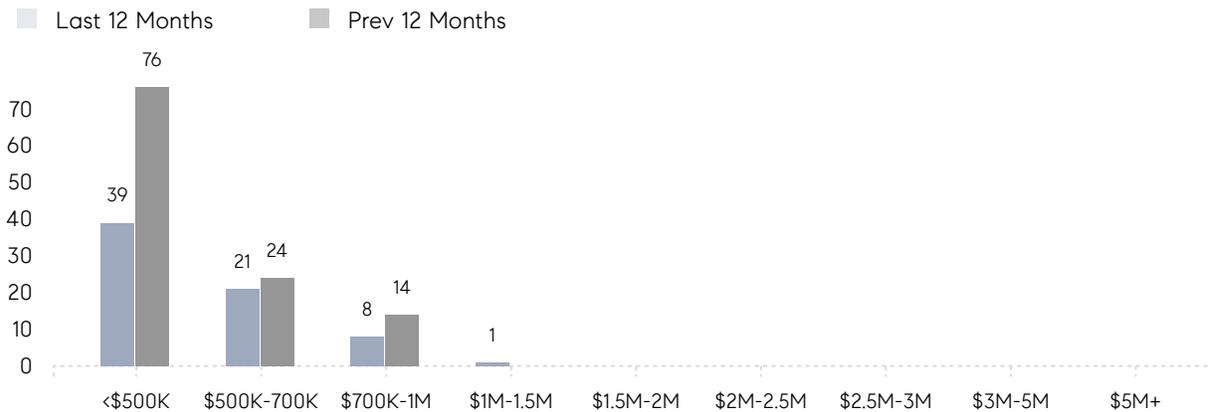
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cedar Grove

JANUARY 2023

UNDER CONTRACT

9
Total
Properties

\$672K
Average
Price

\$749K
Median
Price

50%
Increase From
Jan 2022

0%
Change From
Jan 2022

33%
Increase From
Jan 2022

UNITS SOLD

4
Total
Properties

\$588K
Average
Price

\$634K
Median
Price

-73%
Decrease From
Jan 2022

-15%
Decrease From
Jan 2022

-2%
Decrease From
Jan 2022

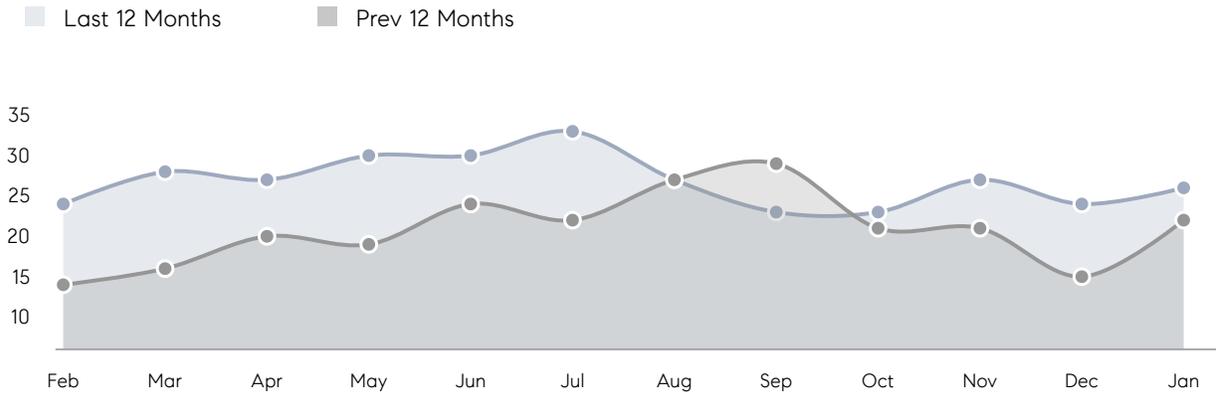
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	71	41	73%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$588,706	\$695,800	-15.4%
	# OF CONTRACTS	9	6	50.0%
	NEW LISTINGS	10	16	-37%
Houses	AVERAGE DOM	155	40	288%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$628,000	\$684,500	-8%
	# OF CONTRACTS	7	2	250%
	NEW LISTINGS	9	9	0%
Condo/Co-op/TH	AVERAGE DOM	43	42	2%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$575,608	\$718,400	-20%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	1	7	-86%

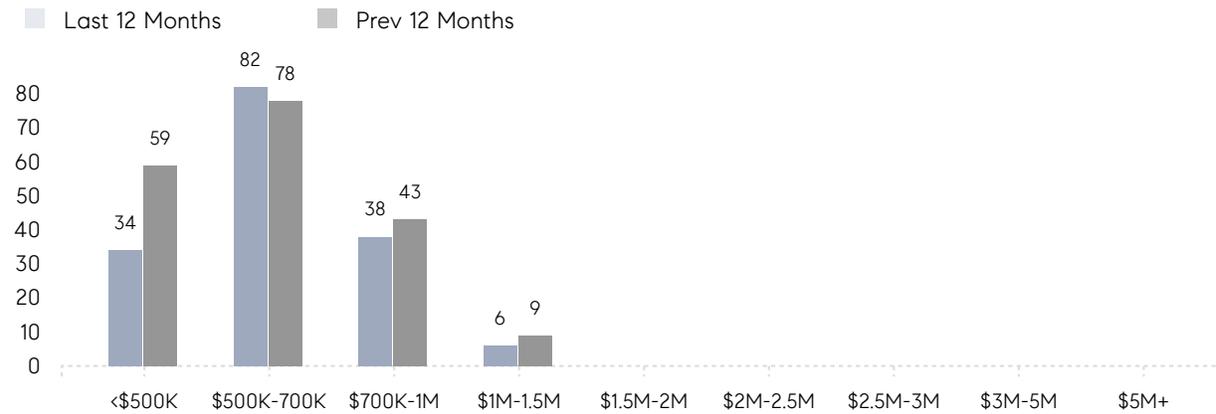
Cedar Grove

JANUARY 2023

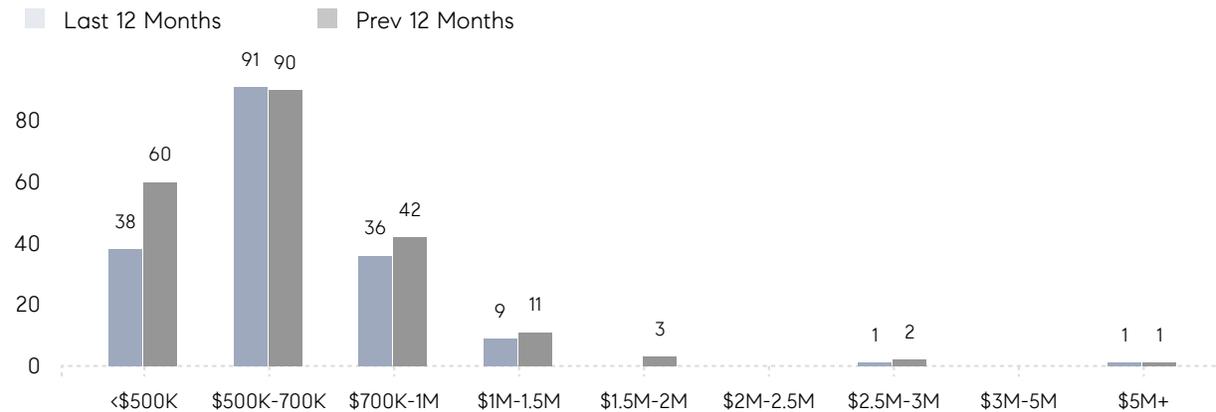
Monthly Inventory



Contracts By Price Range



Listings By Price Range



East Orange

JANUARY 2023

UNDER CONTRACT

23
Total
Properties

\$319K
Average
Price

\$368K
Median
Price

21%
Increase From
Jan 2022

2%
Increase From
Jan 2022

7%
Increase From
Jan 2022

UNITS SOLD

16
Total
Properties

\$357K
Average
Price

\$382K
Median
Price

-33%
Decrease From
Jan 2022

35%
Increase From
Jan 2022

46%
Increase From
Jan 2022

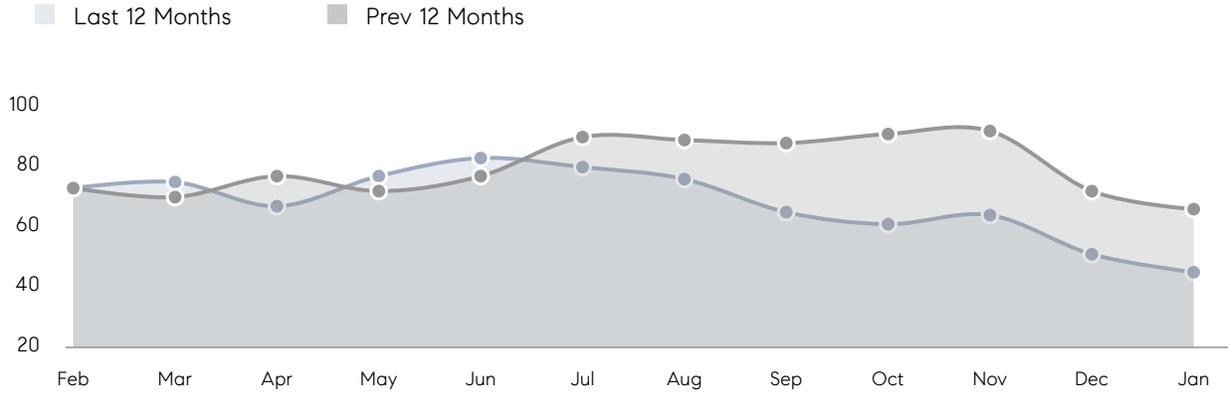
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	45	36	25%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$357,275	\$265,250	34.7%
	# OF CONTRACTS	23	19	21.1%
	NEW LISTINGS	24	29	-17%
Houses	AVERAGE DOM	41	37	11%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$387,064	\$303,806	27%
	# OF CONTRACTS	17	13	31%
	NEW LISTINGS	20	20	0%
Condo/Co-op/TH	AVERAGE DOM	71	36	97%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$148,750	\$149,583	-1%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	4	9	-56%

East Orange

JANUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Essex Fells

JANUARY 2023

UNDER CONTRACT

1	\$857K	\$857K
Total Properties	Average Price	Median Price
-67%	-9%	-14%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

UNITS SOLD

2	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
-33%	25%	21%
Decrease From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

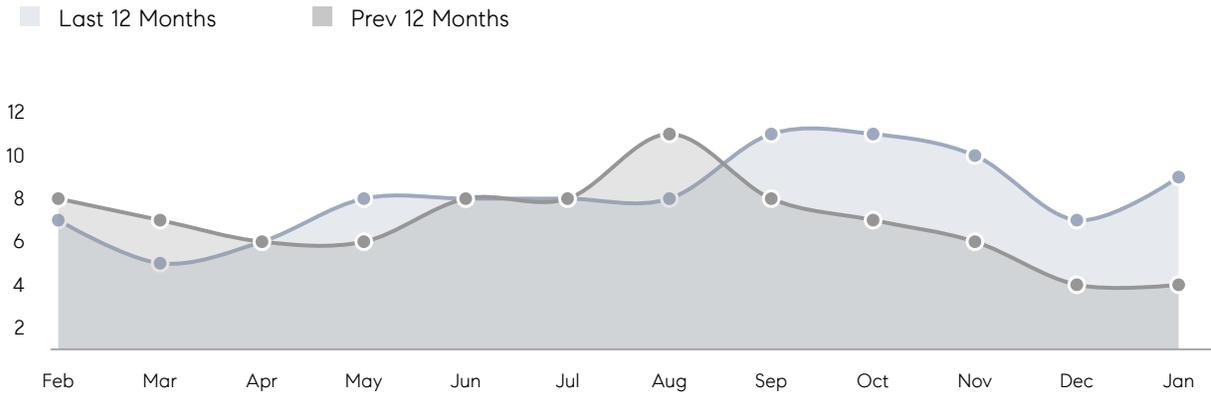
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	52	9	478%
	% OF ASKING PRICE	95%	108%	
	AVERAGE SOLD PRICE	\$1,333,500	\$1,066,667	25.0%
	# OF CONTRACTS	1	3	-66.7%
	NEW LISTINGS	3	4	-25%
Houses	AVERAGE DOM	52	9	478%
	% OF ASKING PRICE	95%	108%	
	AVERAGE SOLD PRICE	\$1,333,500	\$1,066,667	25%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

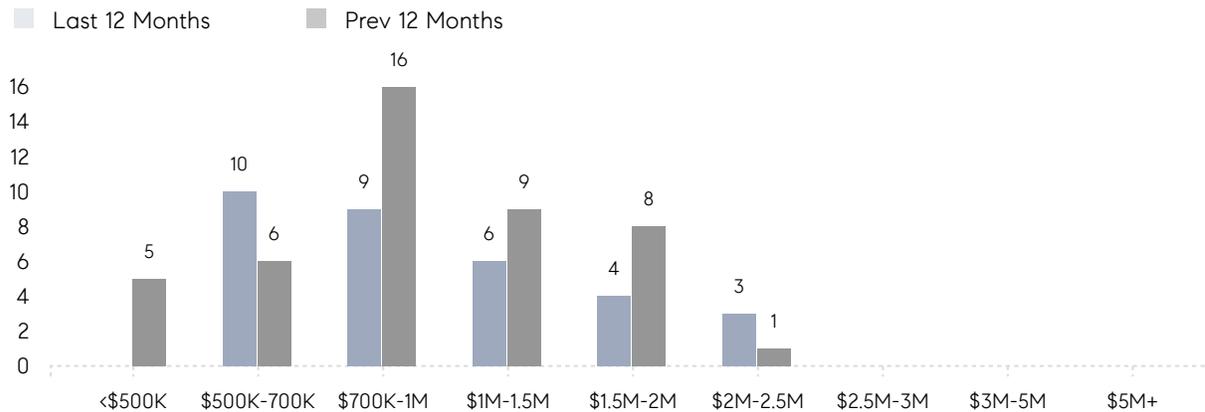
Essex Fells

JANUARY 2023

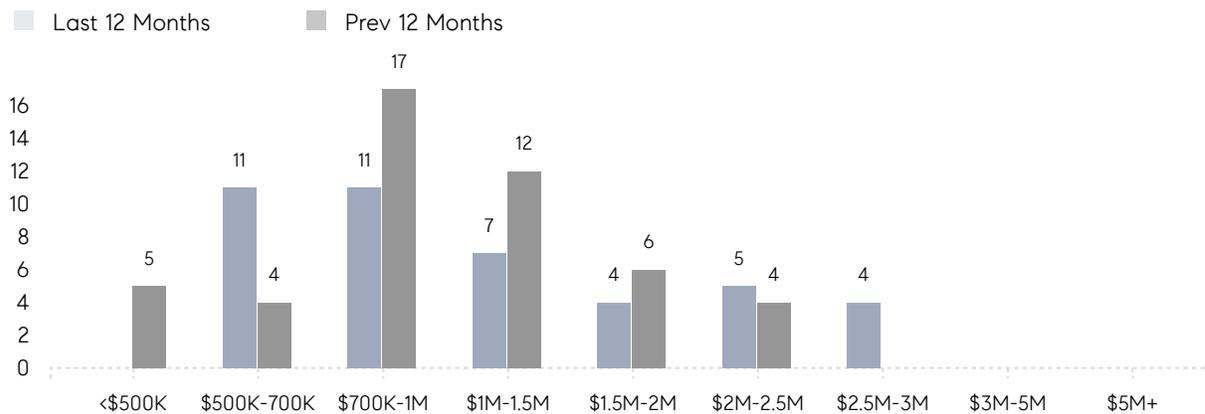
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fairfield

JANUARY 2023

UNDER CONTRACT

3
Total
Properties

\$646K
Average
Price

\$600K
Median
Price

50%
Increase From
Jan 2022

48%
Increase From
Jan 2022

37%
Increase From
Jan 2022

UNITS SOLD

5
Total
Properties

\$692K
Average
Price

\$596K
Median
Price

-29%
Decrease From
Jan 2022

5%
Increase From
Jan 2022

-12%
Decrease From
Jan 2022

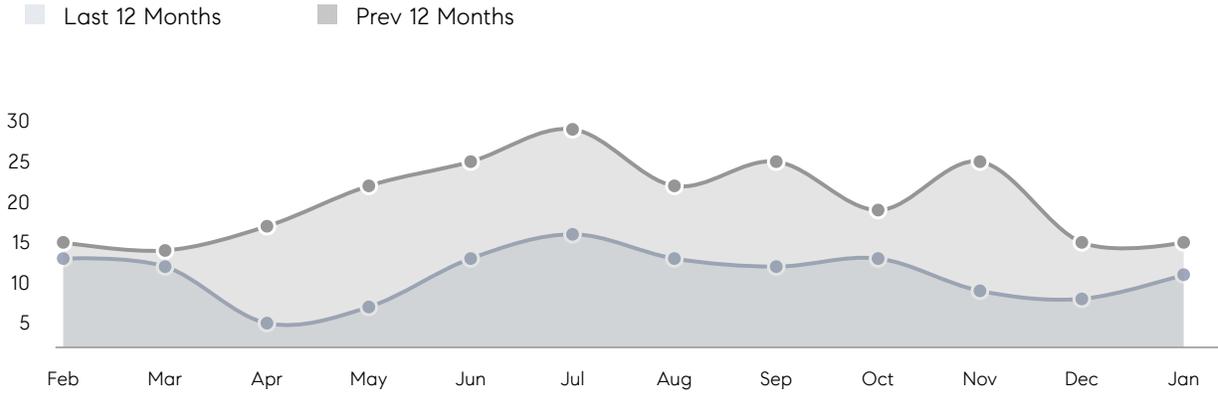
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	21	21	0%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$692,400	\$658,929	5.1%
	# OF CONTRACTS	3	2	50.0%
	NEW LISTINGS	7	3	133%
Houses	AVERAGE DOM	23	21	10%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$716,500	\$658,929	9%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	5	3	67%
Condo/Co-op/TH	AVERAGE DOM	13	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$596,000	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	2	0	0%

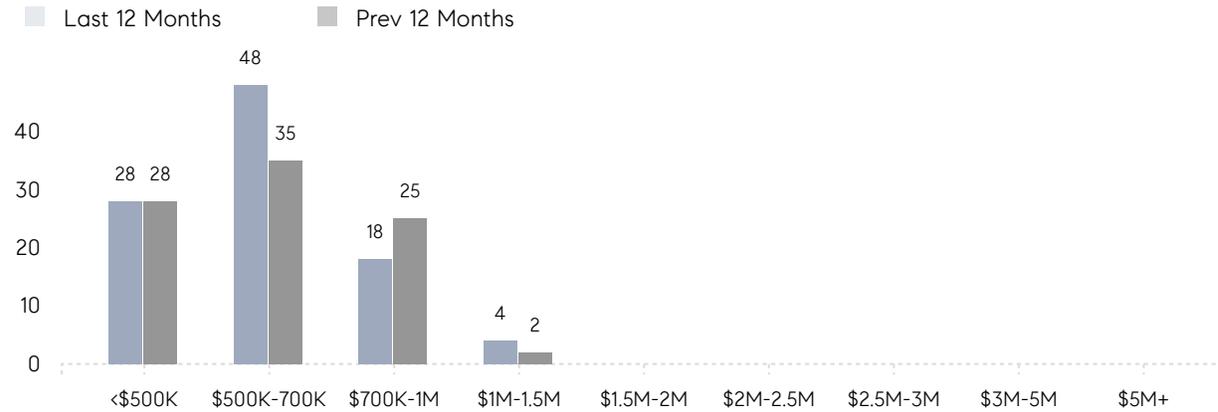
Fairfield

JANUARY 2023

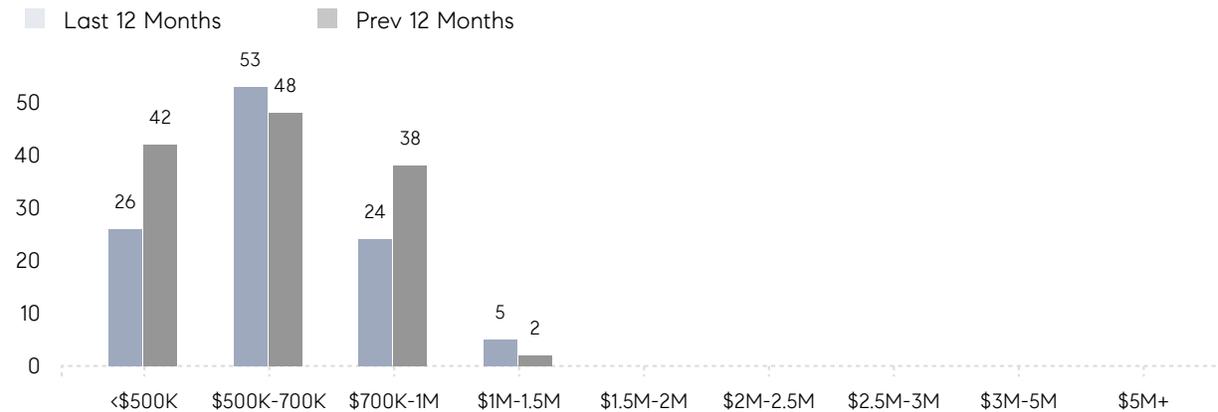
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Ridge

JANUARY 2023

UNDER CONTRACT

10
Total
Properties

\$690K
Average
Price

\$629K
Median
Price

150%
Increase From
Jan 2022

1%
Increase From
Jan 2022

13%
Increase From
Jan 2022

UNITS SOLD

10
Total
Properties

\$925K
Average
Price

\$675K
Median
Price

25%
Increase From
Jan 2022

-13%
Decrease From
Jan 2022

-20%
Decrease From
Jan 2022

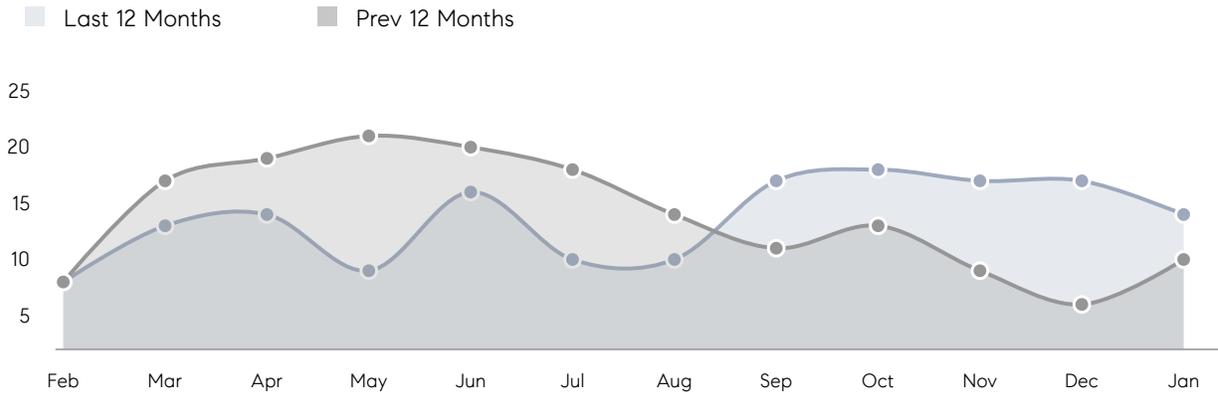
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	21	27	-22%
	% OF ASKING PRICE	121%	119%	
	AVERAGE SOLD PRICE	\$925,425	\$1,063,875	-13.0%
	# OF CONTRACTS	10	4	150.0%
	NEW LISTINGS	7	8	-12%
Houses	AVERAGE DOM	17	27	-37%
	% OF ASKING PRICE	124%	119%	
	AVERAGE SOLD PRICE	\$1,003,583	\$1,063,875	-6%
	# OF CONTRACTS	7	3	133%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	53	-	-
	% OF ASKING PRICE	95%	-	
	AVERAGE SOLD PRICE	\$222,000	-	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	2	1	100%

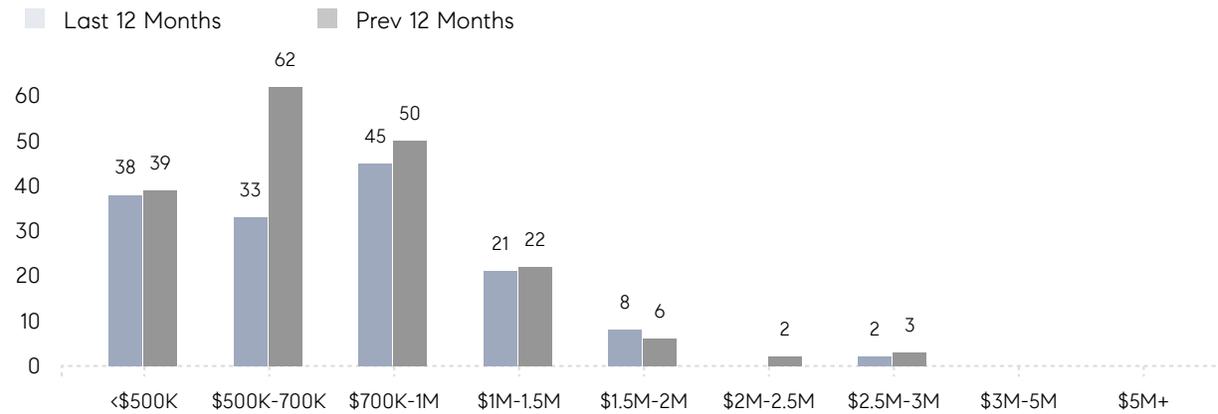
Glen Ridge

JANUARY 2023

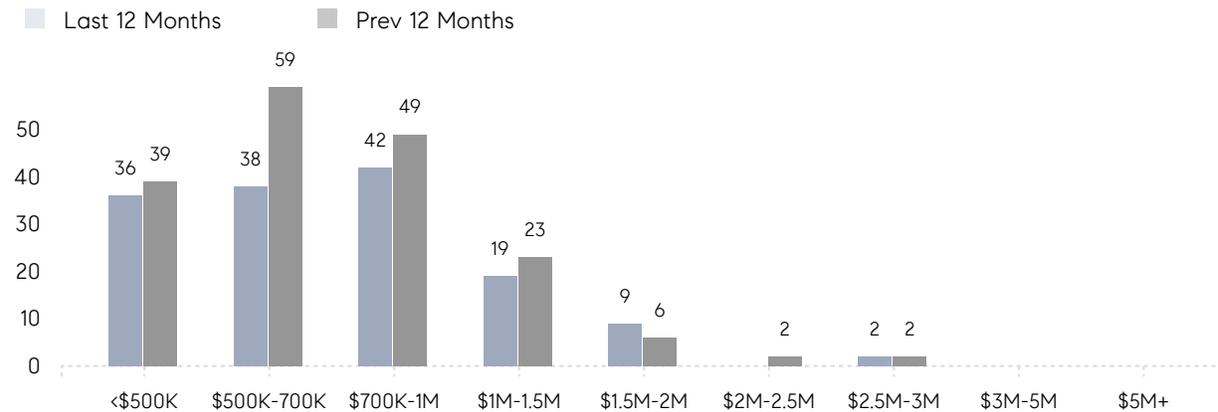
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Irvington

JANUARY 2023

UNDER CONTRACT

25
Total
Properties

\$314K
Average
Price

\$315K
Median
Price

79%
Increase From
Jan 2022

11%
Increase From
Jan 2022

3%
Increase From
Jan 2022

UNITS SOLD

13
Total
Properties

\$322K
Average
Price

\$370K
Median
Price

30%
Increase From
Jan 2022

-2%
Decrease From
Jan 2022

9%
Increase From
Jan 2022

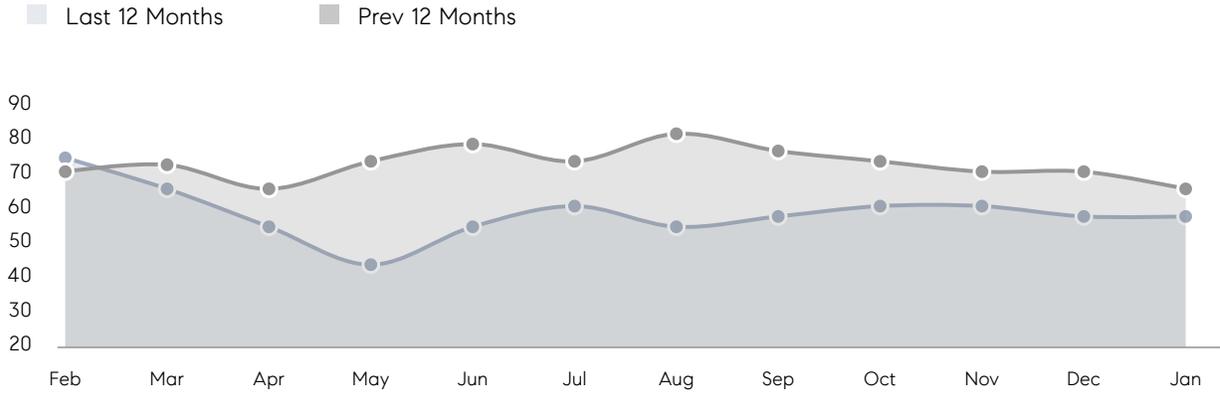
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	83	35	137%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$322,940	\$328,700	-1.8%
	# OF CONTRACTS	25	14	78.6%
	NEW LISTINGS	22	19	16%
Houses	AVERAGE DOM	76	35	117%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$369,422	\$328,700	12%
	# OF CONTRACTS	25	12	108%
	NEW LISTINGS	22	18	22%
Condo/Co-op/TH	AVERAGE DOM	109	-	-
	% OF ASKING PRICE	95%	-	
	AVERAGE SOLD PRICE	\$168,000	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	1	0%

Irvington

JANUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Livingston

JANUARY 2023

UNDER CONTRACT

35
Total
Properties

\$983K
Average
Price

\$699K
Median
Price

21%
Increase From
Jan 2022

6%
Increase From
Jan 2022

-16%
Decrease From
Jan 2022

UNITS SOLD

26
Total
Properties

\$886K
Average
Price

\$757K
Median
Price

13%
Increase From
Jan 2022

6%
Increase From
Jan 2022

12%
Increase From
Jan 2022

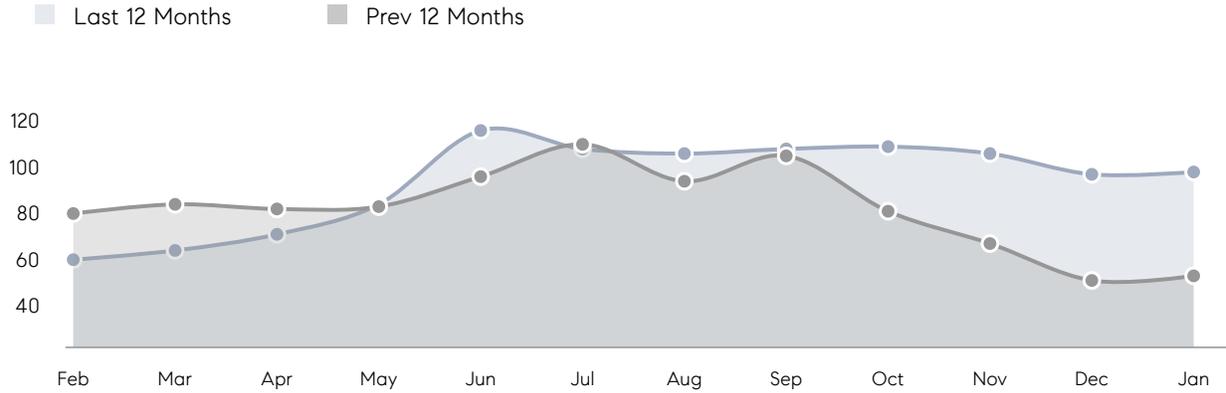
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	28	22	27%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$886,269	\$835,391	6.1%
	# OF CONTRACTS	35	29	20.7%
	NEW LISTINGS	34	38	-11%
Houses	AVERAGE DOM	28	22	27%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$918,652	\$846,952	8%
	# OF CONTRACTS	31	26	19%
	NEW LISTINGS	28	30	-7%
Condo/Co-op/TH	AVERAGE DOM	30	19	58%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$638,000	\$714,000	-11%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	6	8	-25%

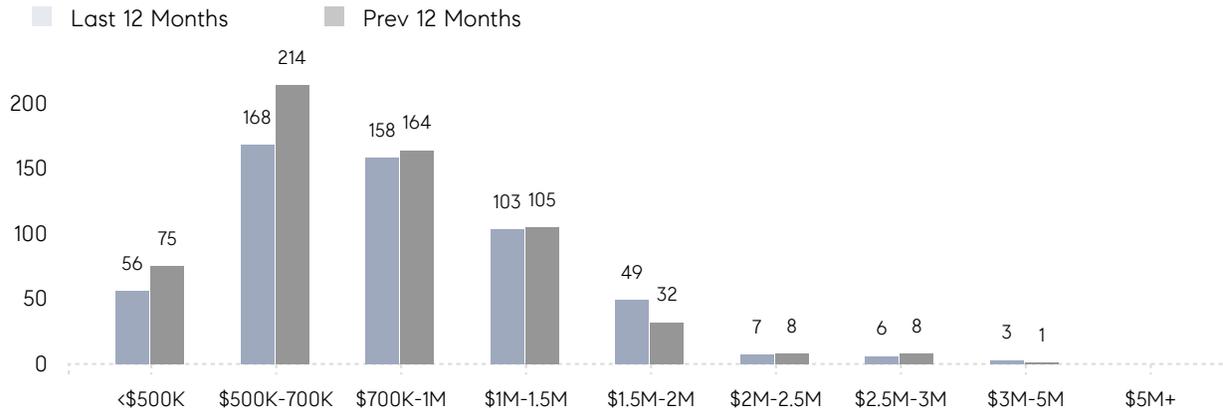
Livingston

JANUARY 2023

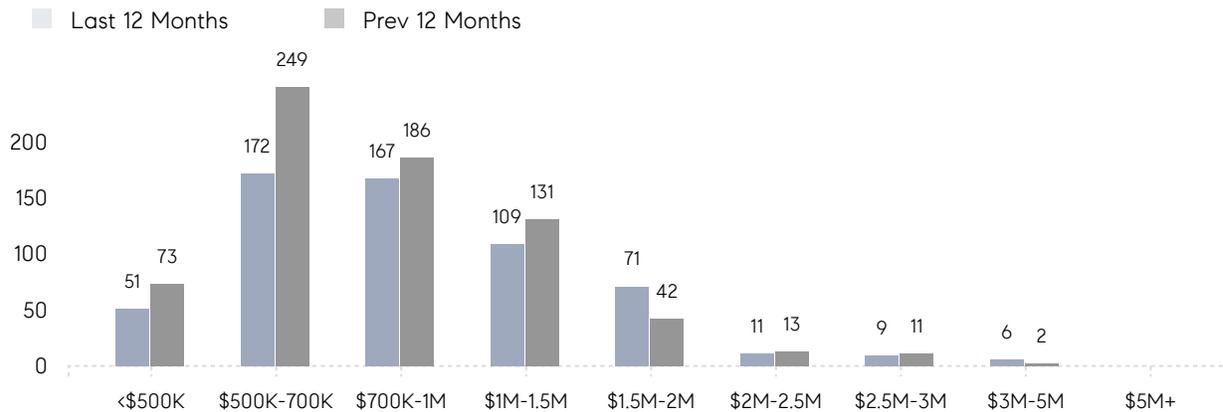
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maplewood

JANUARY 2023

UNDER CONTRACT

13	\$756K	\$625K
Total Properties	Average Price	Median Price
-35%	8%	-21%
Decrease From Jan 2022	Increase From Jan 2022	Decrease From Jan 2022

UNITS SOLD

13	\$665K	\$680K
Total Properties	Average Price	Median Price
8%	2%	28%
Increase From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

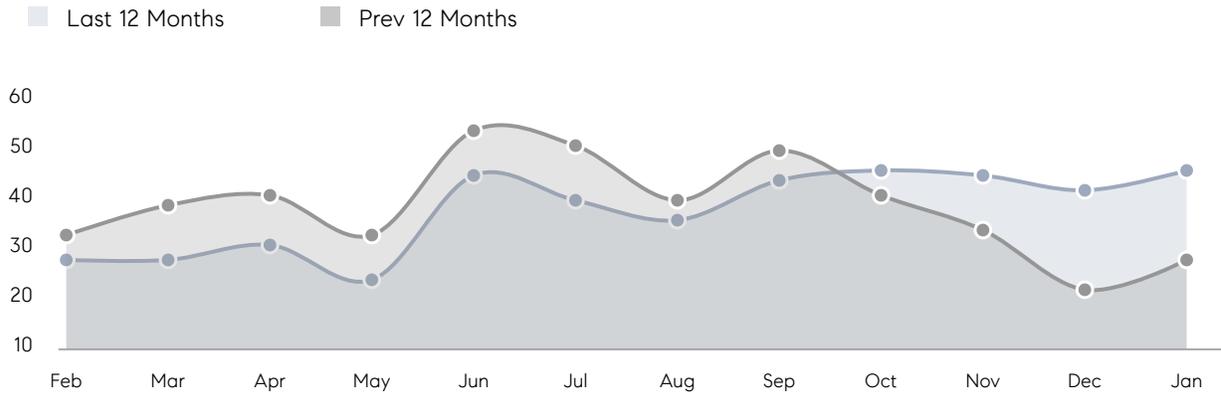
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	22	51	-57%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$665,617	\$653,708	1.8%
	# OF CONTRACTS	13	20	-35.0%
	NEW LISTINGS	16	27	-41%
Houses	AVERAGE DOM	21	19	11%
	% OF ASKING PRICE	102%	108%	
	AVERAGE SOLD PRICE	\$773,113	\$743,750	4%
	# OF CONTRACTS	13	16	-19%
	NEW LISTINGS	16	24	-33%
Condo/Co-op/TH	AVERAGE DOM	25	113	-78%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$307,300	\$473,625	-35%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	0	3	0%

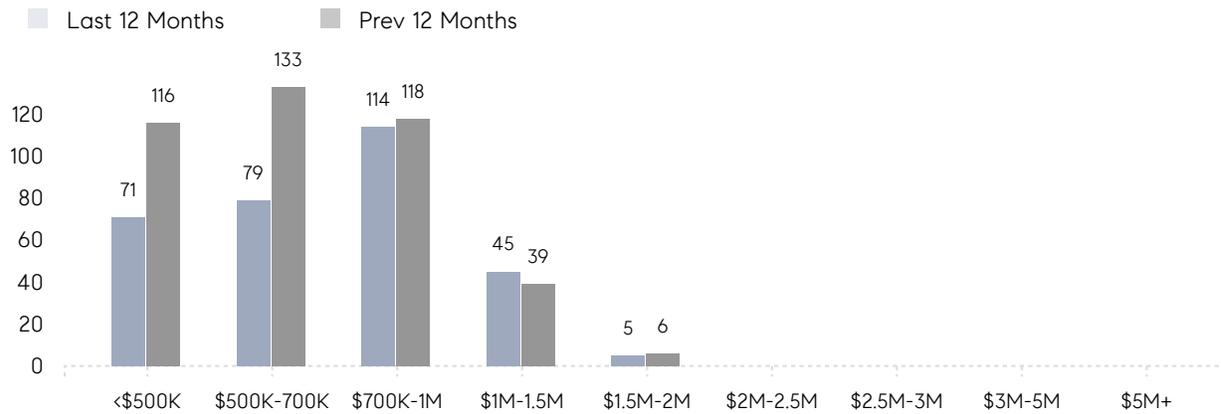
Maplewood

JANUARY 2023

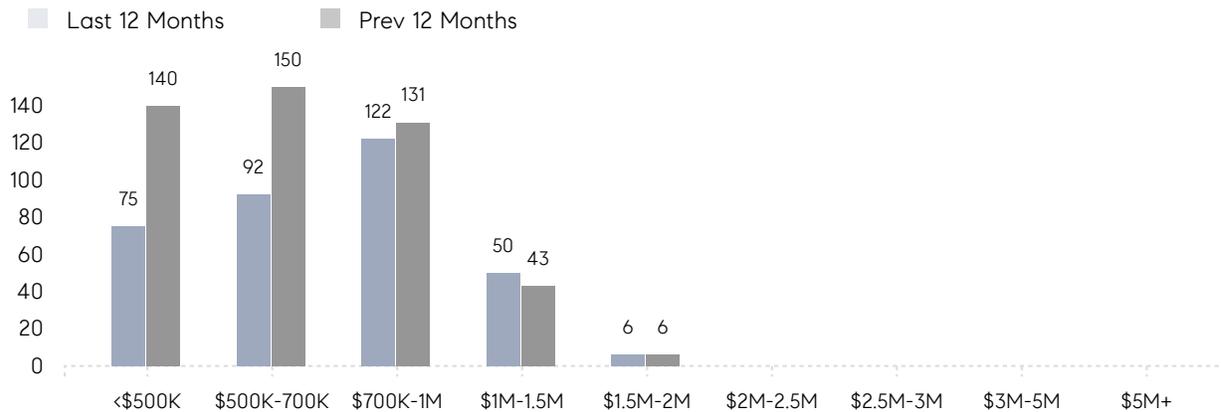
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Millburn

JANUARY 2023

UNDER CONTRACT

5	\$871K	\$799K
Total Properties	Average Price	Median Price
-50%	-26%	-10%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

UNITS SOLD

3	\$1.0M	\$995K
Total Properties	Average Price	Median Price
-70%	6%	-4%
Decrease From Jan 2022	Increase From Jan 2022	Decrease From Jan 2022

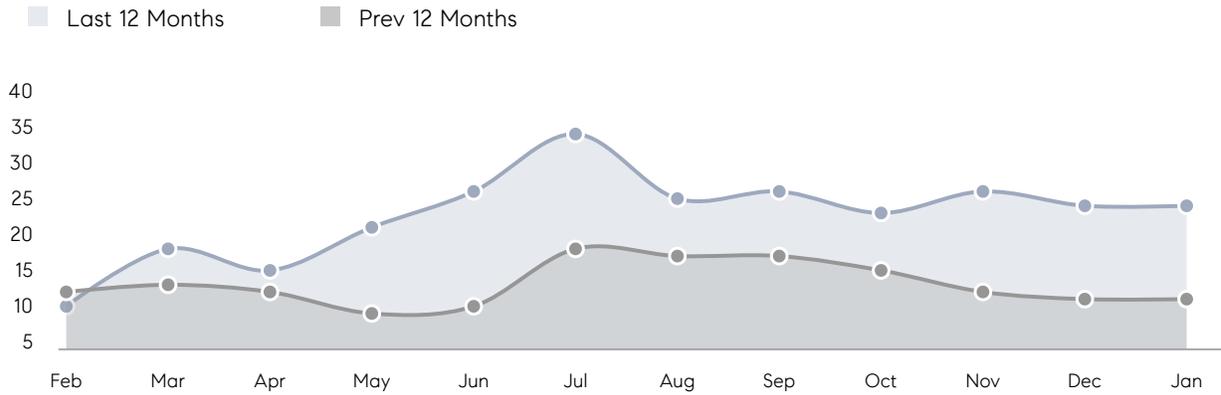
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	35	19	84%
	% OF ASKING PRICE	100%	108%	
	AVERAGE SOLD PRICE	\$1,098,667	\$1,036,200	6.0%
	# OF CONTRACTS	5	10	-50.0%
	NEW LISTINGS	7	10	-30%
Houses	AVERAGE DOM	35	19	84%
	% OF ASKING PRICE	100%	108%	
	AVERAGE SOLD PRICE	\$1,098,667	\$1,036,200	6%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	6	9	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	1	1	0%

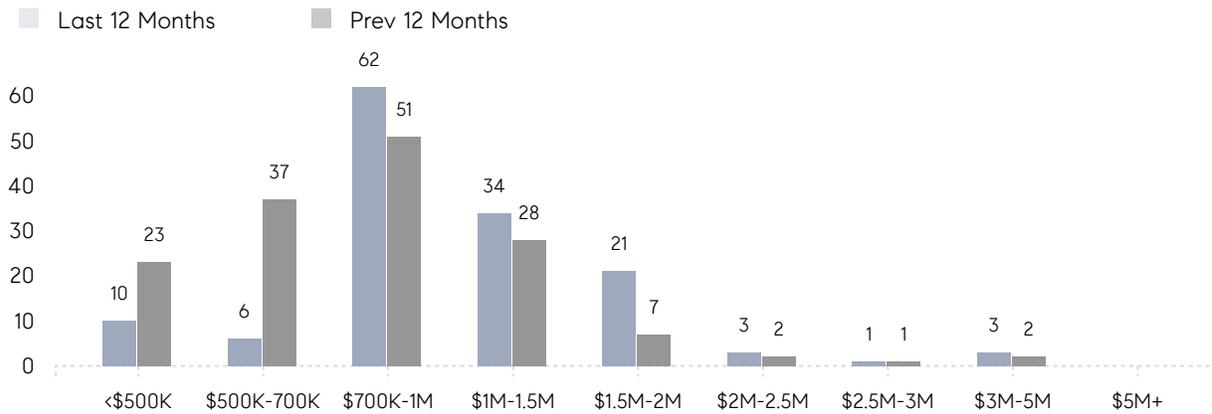
Millburn

JANUARY 2023

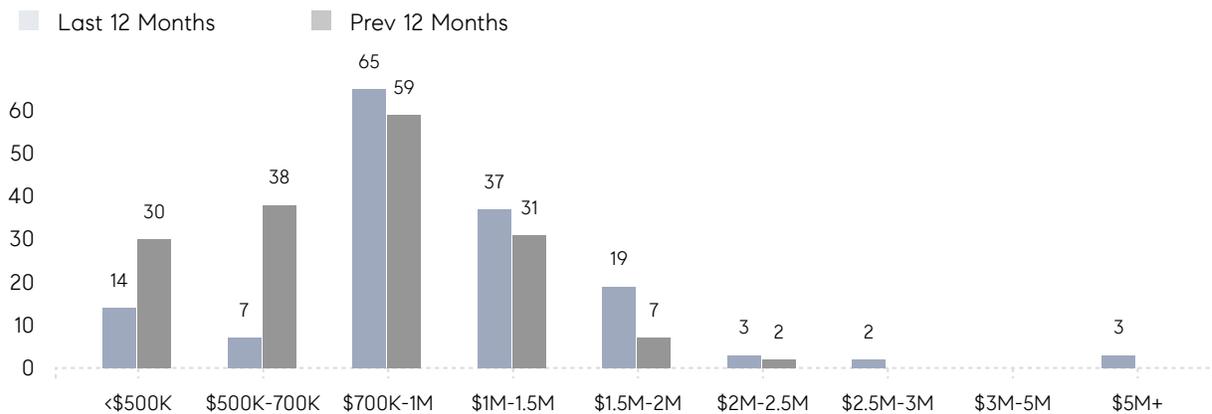
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montclair

JANUARY 2023

UNDER CONTRACT

23
Total
Properties

\$756K
Average
Price

\$649K
Median
Price

28%
Increase From
Jan 2022

1%
Increase From
Jan 2022

13%
Increase From
Jan 2022

UNITS SOLD

12
Total
Properties

\$730K
Average
Price

\$615K
Median
Price

-43%
Decrease From
Jan 2022

-10%
Decrease From
Jan 2022

-20%
Decrease From
Jan 2022

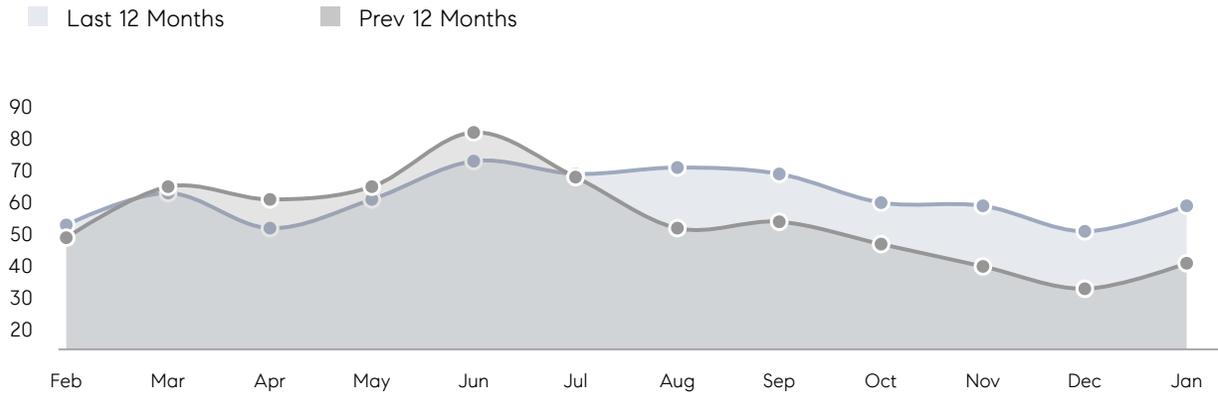
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	26	39	-33%
	% OF ASKING PRICE	113%	111%	
	AVERAGE SOLD PRICE	\$730,429	\$808,649	-9.7%
	# OF CONTRACTS	23	18	27.8%
	NEW LISTINGS	32	25	28%
Houses	AVERAGE DOM	29	43	-33%
	% OF ASKING PRICE	112%	120%	
	AVERAGE SOLD PRICE	\$1,095,670	\$1,145,968	-4%
	# OF CONTRACTS	14	10	40%
	NEW LISTINGS	19	13	46%
Condo/Co-op/TH	AVERAGE DOM	23	35	-34%
	% OF ASKING PRICE	113%	99%	
	AVERAGE SOLD PRICE	\$365,188	\$358,889	2%
	# OF CONTRACTS	9	8	13%
	NEW LISTINGS	13	12	8%

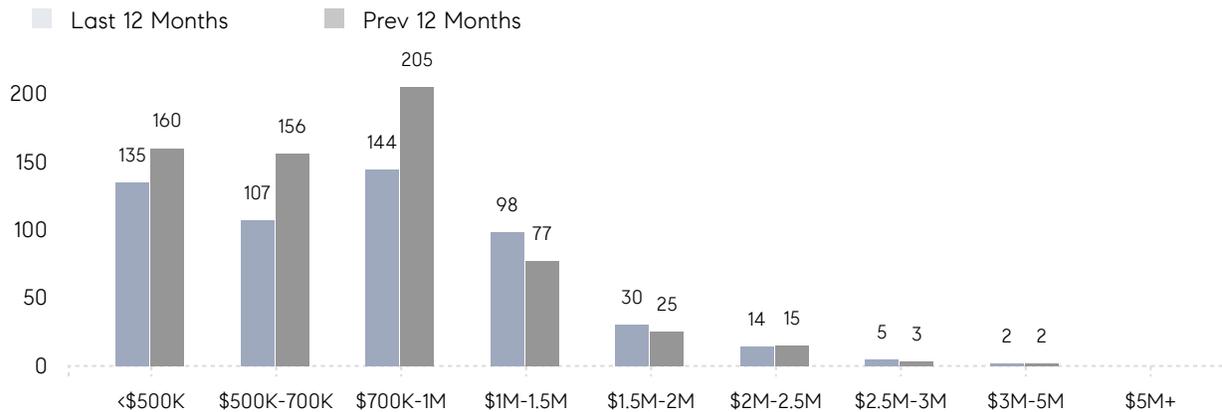
Montclair

JANUARY 2023

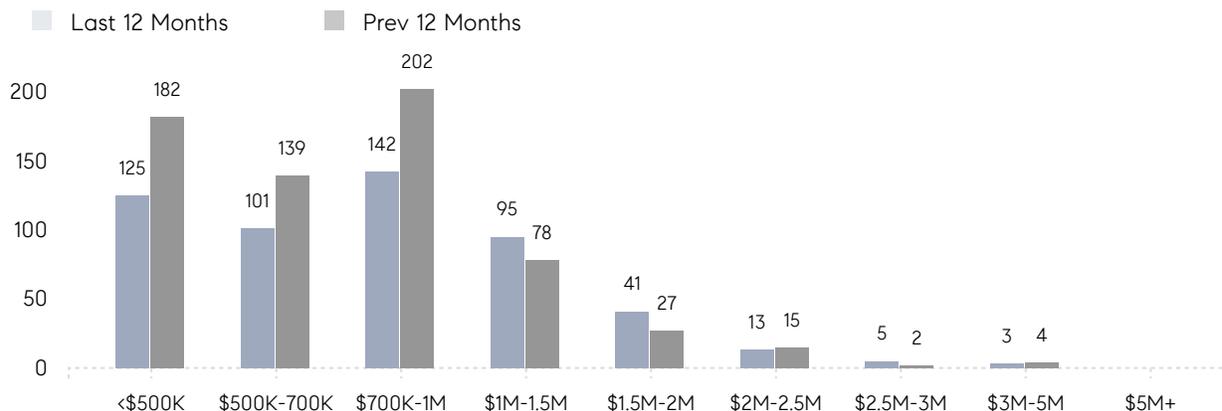
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Newark

JANUARY 2023

UNDER CONTRACT

59	\$362K	\$309K
Total Properties	Average Price	Median Price
20%	6%	-6%
Increase From Jan 2022	Increase From Jan 2022	Decrease From Jan 2022

UNITS SOLD

40	\$356K	\$365K
Total Properties	Average Price	Median Price
-15%	16%	24%
Decrease From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

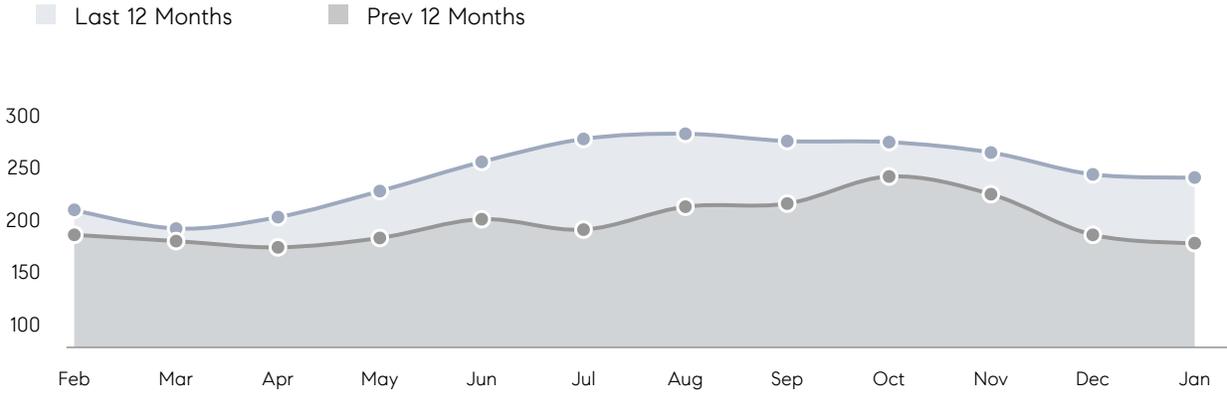
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	75	67	12%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$356,648	\$307,306	16.1%
	# OF CONTRACTS	59	49	20.4%
	NEW LISTINGS	70	66	6%
Houses	AVERAGE DOM	72	73	-1%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$367,100	\$328,294	12%
	# OF CONTRACTS	50	38	32%
	NEW LISTINGS	55	55	0%
Condo/Co-op/TH	AVERAGE DOM	88	55	60%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$297,417	\$262,533	13%
	# OF CONTRACTS	9	11	-18%
	NEW LISTINGS	15	11	36%

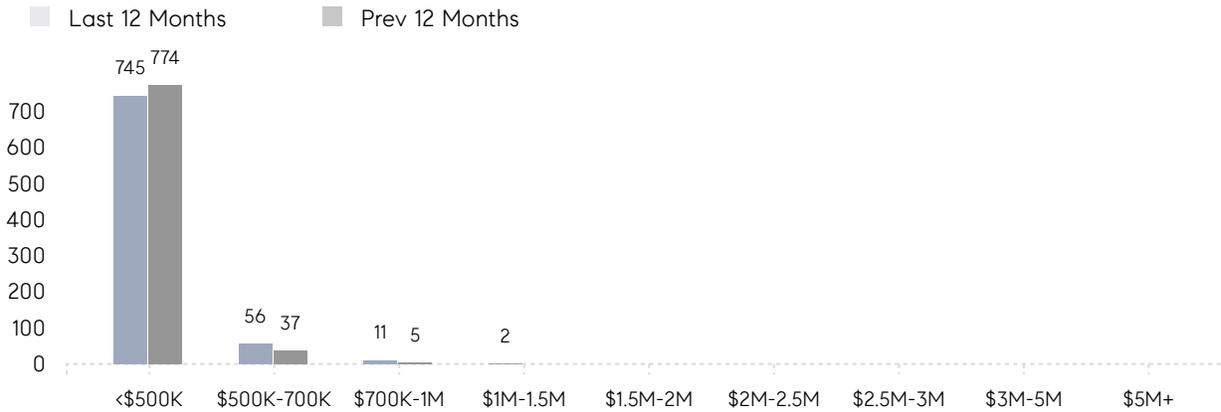
Newark

JANUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Caldwell

JANUARY 2023

UNDER CONTRACT

2	\$629K	\$629K
Total Properties	Average Price	Median Price
-50%	-18%	-21%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

UNITS SOLD

2	\$772K	\$772K
Total Properties	Average Price	Median Price
-75%	-11%	0%
Decrease From Jan 2022	Decrease From Jan 2022	Change From Jan 2022

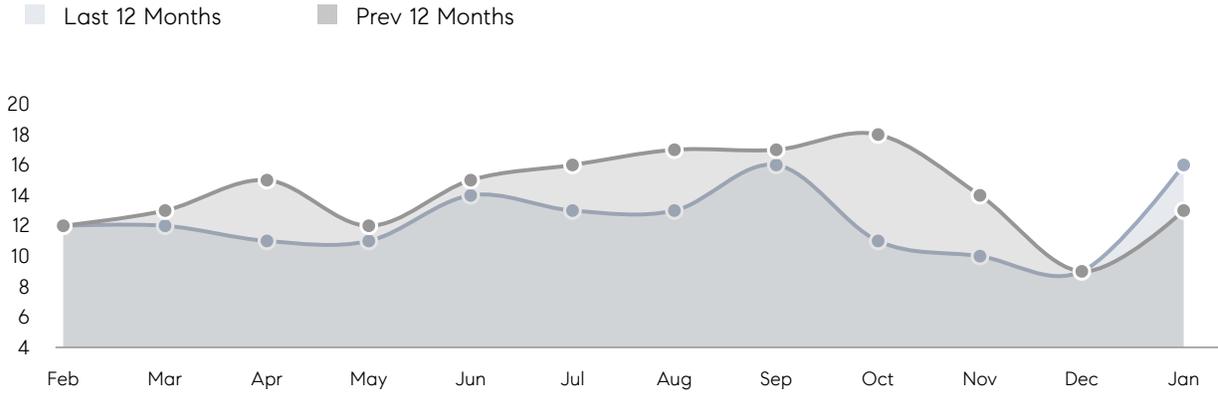
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	87	25	248%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$772,500	\$866,375	-10.8%
	# OF CONTRACTS	2	4	-50.0%
	NEW LISTINGS	12	10	20%
Houses	AVERAGE DOM	87	27	222%
	% OF ASKING PRICE	96%	105%	
	AVERAGE SOLD PRICE	\$772,500	\$900,167	-14%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	9	10	-10%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$765,000	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	3	0	0%

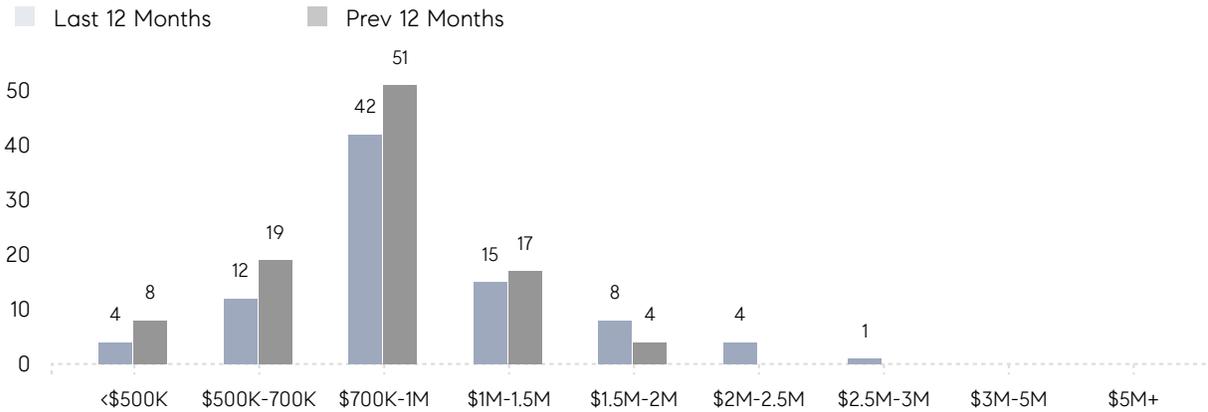
North Caldwell

JANUARY 2023

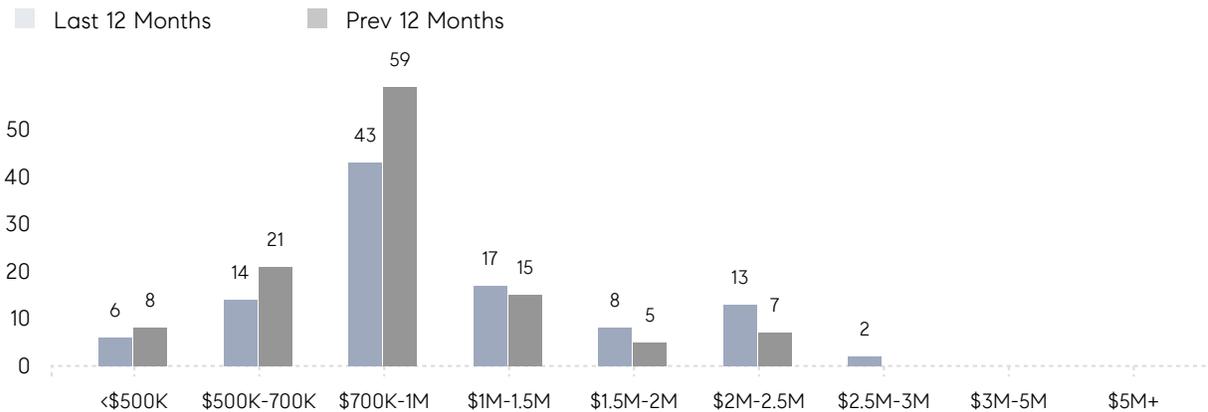
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Nutley

JANUARY 2023

UNDER CONTRACT

22
Total
Properties

\$447K
Average
Price

\$420K
Median
Price

-37%
Decrease From
Jan 2022

4%
Increase From
Jan 2022

1%
Increase From
Jan 2022

UNITS SOLD

17
Total
Properties

\$446K
Average
Price

\$417K
Median
Price

-62%
Decrease From
Jan 2022

5%
Increase From
Jan 2022

-1%
Change From
Jan 2022

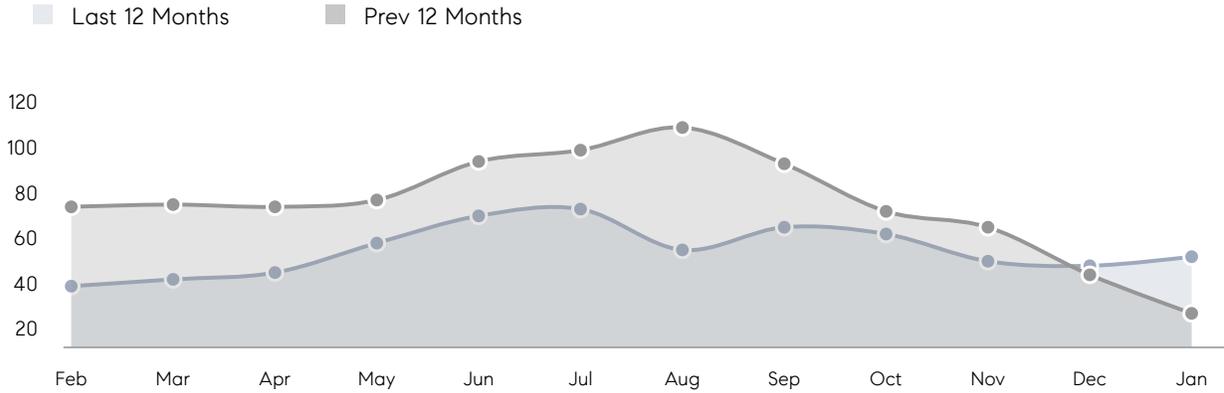
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	49	45	9%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$446,676	\$425,289	5.0%
	# OF CONTRACTS	22	35	-37.1%
	NEW LISTINGS	28	23	22%
Houses	AVERAGE DOM	69	63	10%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$474,611	\$511,480	-7%
	# OF CONTRACTS	17	23	-26%
	NEW LISTINGS	15	19	-21%
Condo/Co-op/TH	AVERAGE DOM	27	22	23%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$415,250	\$317,550	31%
	# OF CONTRACTS	5	12	-58%
	NEW LISTINGS	13	4	225%

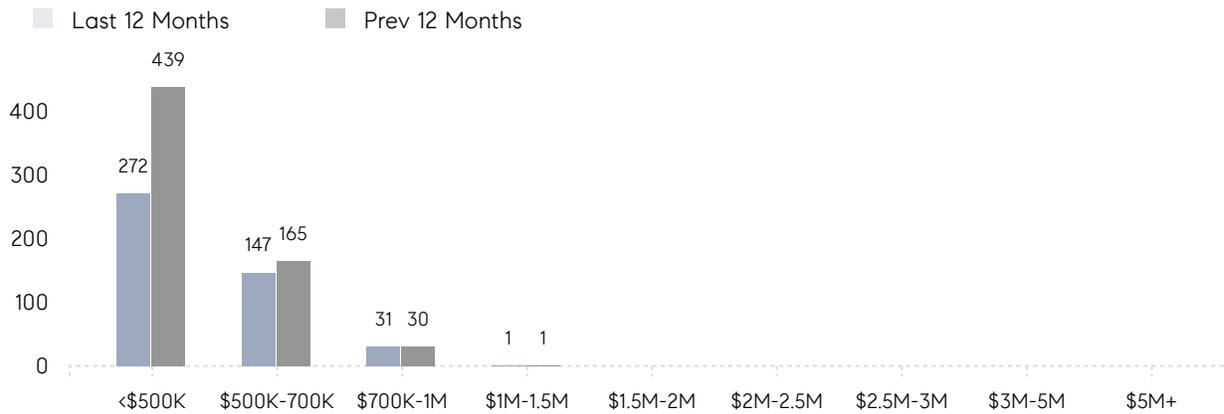
Nutley

JANUARY 2023

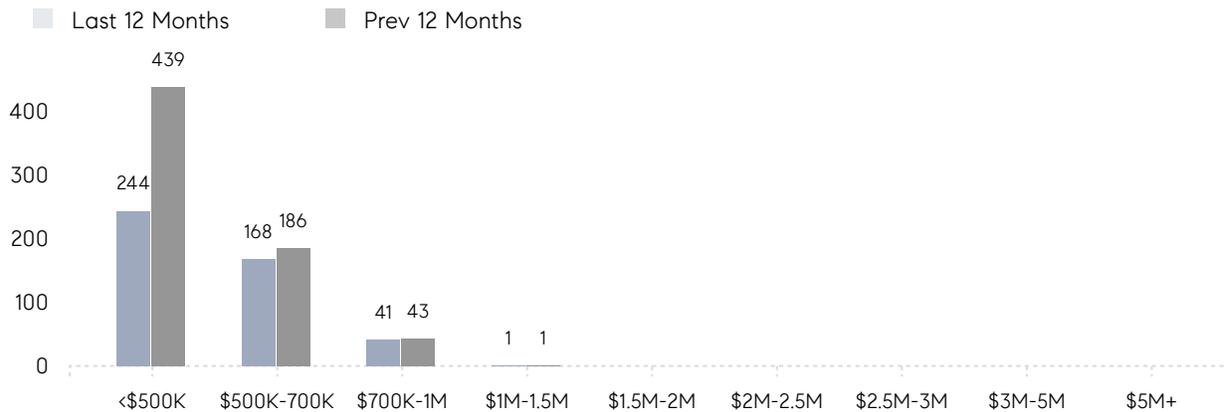
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Orange

JANUARY 2023

UNDER CONTRACT

11
Total
Properties

\$463K
Average
Price

\$424K
Median
Price

-31%
Decrease From
Jan 2022

25%
Increase From
Jan 2022

24%
Increase From
Jan 2022

UNITS SOLD

8
Total
Properties

\$379K
Average
Price

\$312K
Median
Price

-60%
Decrease From
Jan 2022

4%
Increase From
Jan 2022

-3%
Decrease From
Jan 2022

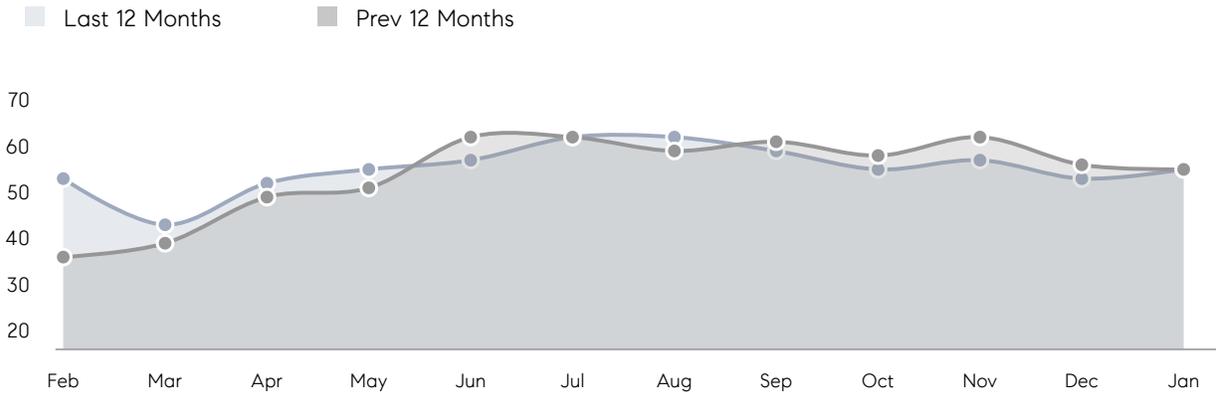
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	51	64	-20%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$379,875	\$364,753	4.1%
	# OF CONTRACTS	11	16	-31.2%
	NEW LISTINGS	15	17	-12%
Houses	AVERAGE DOM	45	62	-27%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$395,667	\$374,725	6%
	# OF CONTRACTS	10	12	-17%
	NEW LISTINGS	14	17	-18%
Condo/Co-op/TH	AVERAGE DOM	70	80	-12%
	% OF ASKING PRICE	94%	100%	
	AVERAGE SOLD PRICE	\$332,500	\$275,000	21%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	1	0	0%

Orange

JANUARY 2023

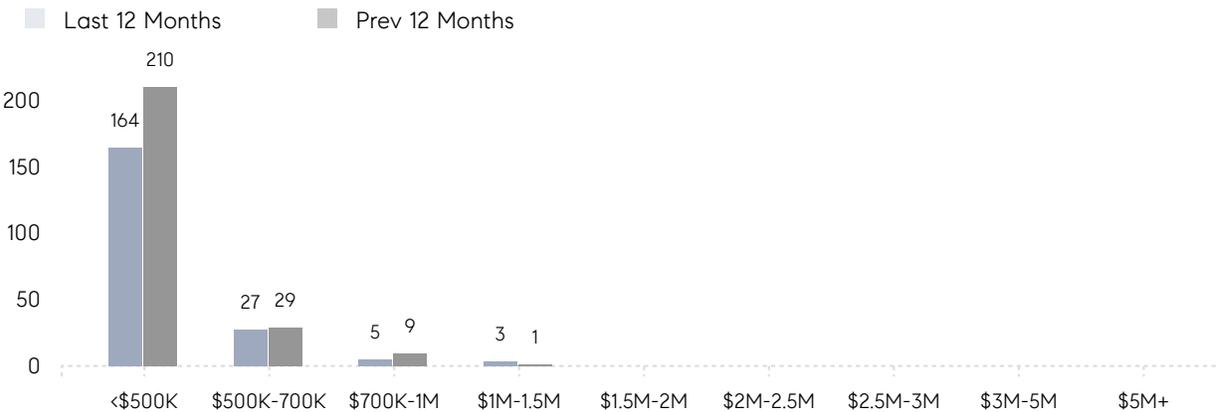
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roseland

JANUARY 2023

UNDER CONTRACT

4	\$647K	\$684K
Total Properties	Average Price	Median Price
-20%	-6%	-2%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

UNITS SOLD

1	\$504K	\$504K
Total Properties	Average Price	Median Price
-75%	-15%	-19%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

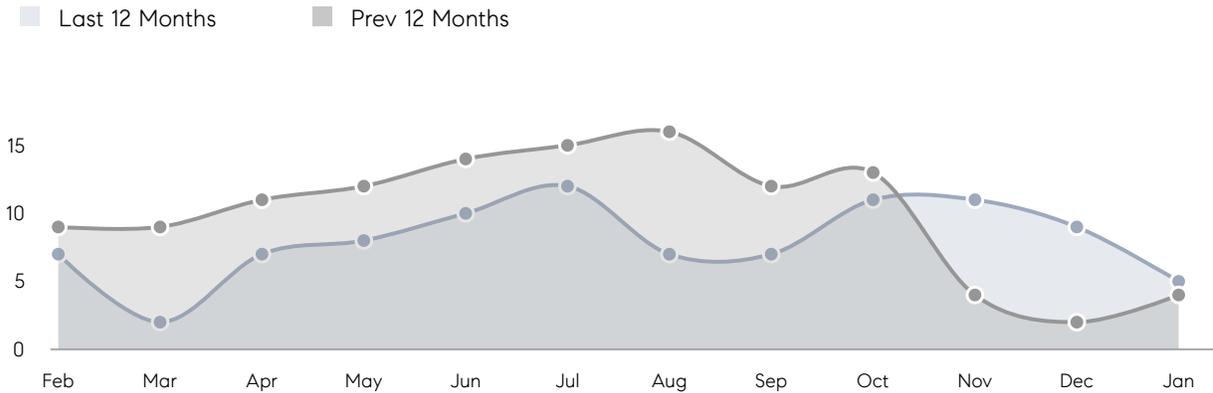
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	17	38	-55%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$504,000	\$595,225	-15.3%
	# OF CONTRACTS	4	5	-20.0%
	NEW LISTINGS	3	7	-57%
Houses	AVERAGE DOM	17	46	-63%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$504,000	\$573,300	-12%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	1	6	-83%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$661,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	2	1	100%

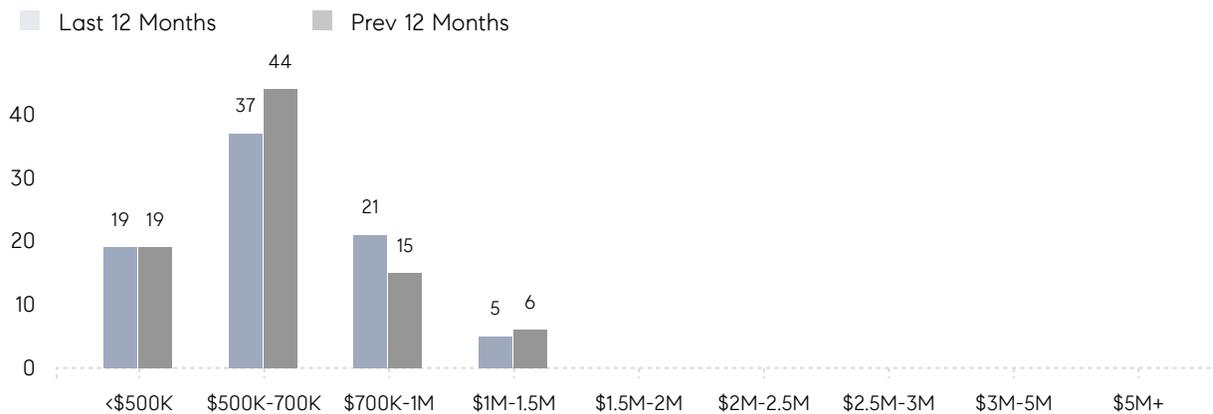
Roseland

JANUARY 2023

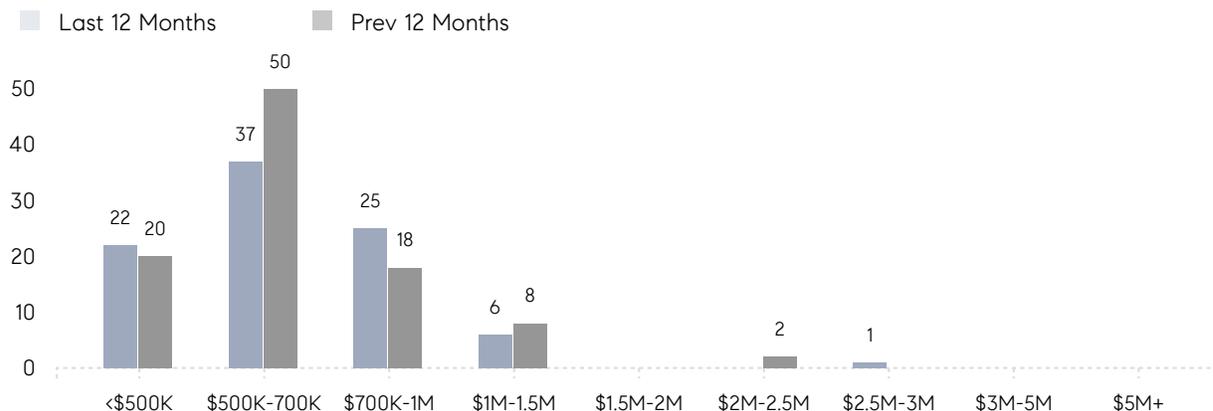
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Short Hills

JANUARY 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Jan 2022	Change From Jan 2022	Change From Jan 2022

UNITS SOLD

5	\$1.6M	\$1.4M
Total Properties	Average Price	Median Price
-69%	-12%	-11%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

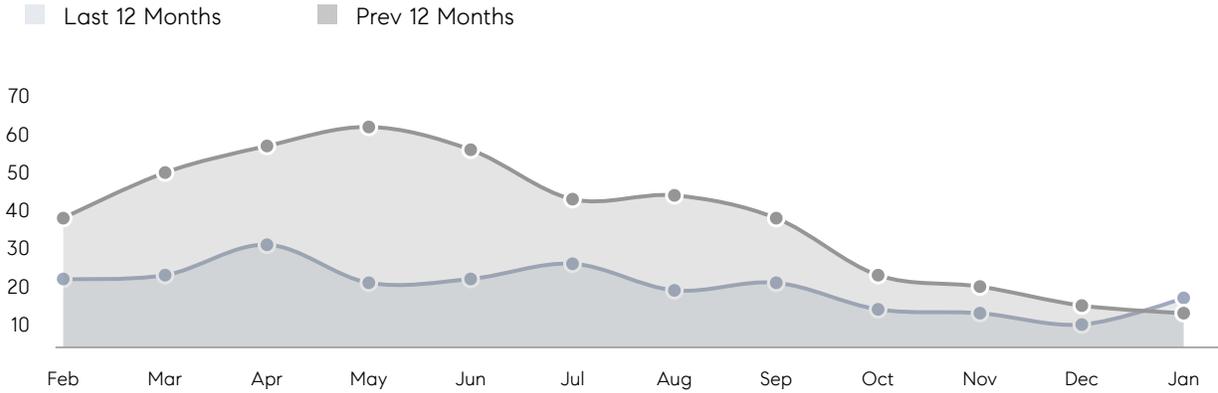
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	13	29	-55%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$1,699,200	\$1,938,313	-12.3%
	# OF CONTRACTS	0	10	0.0%
	NEW LISTINGS	10	10	0%
Houses	AVERAGE DOM	13	29	-55%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$1,699,200	\$1,938,313	-12%
	# OF CONTRACTS	0	10	0%
	NEW LISTINGS	10	10	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

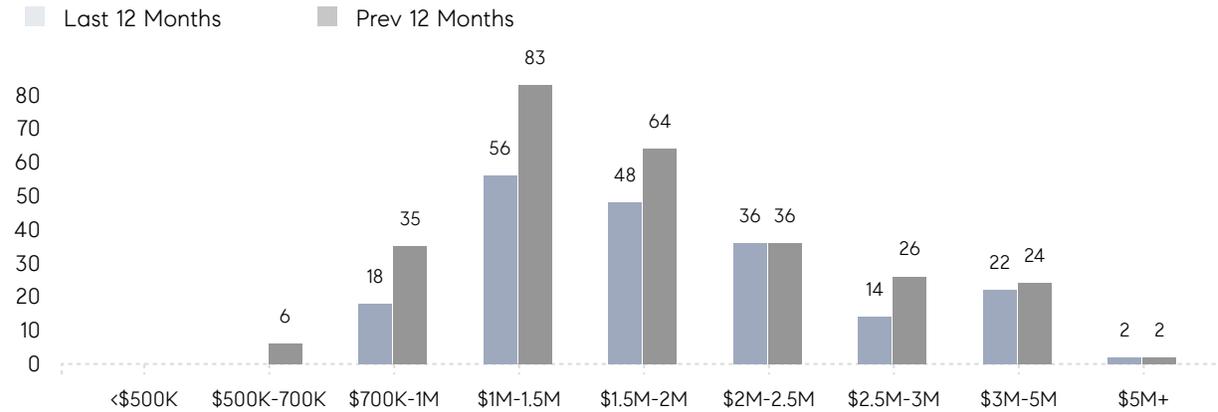
Short Hills

JANUARY 2023

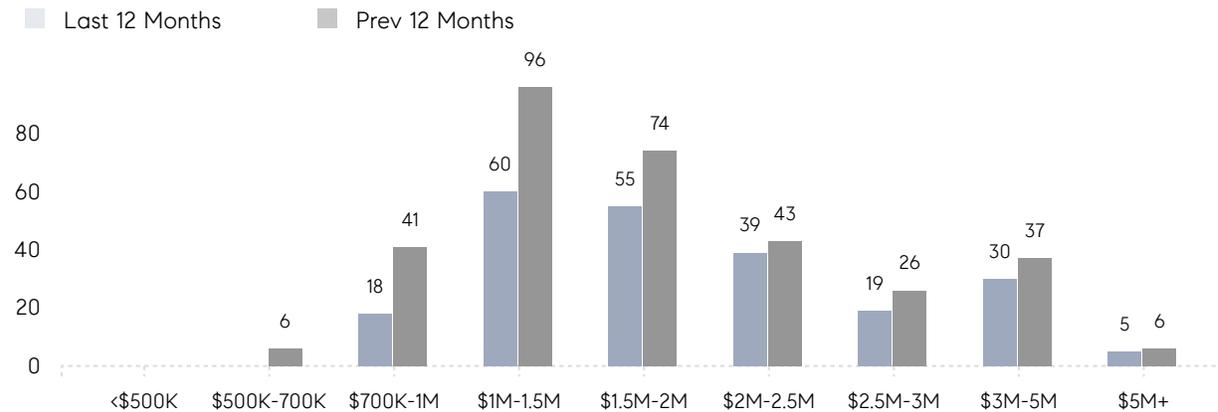
Monthly Inventory



Contracts By Price Range



Listings By Price Range



South Orange

JANUARY 2023

UNDER CONTRACT

9
Total
Properties

\$729K
Average
Price

\$759K
Median
Price

-18%
Decrease From
Jan 2022

32%
Increase From
Jan 2022

38%
Increase From
Jan 2022

UNITS SOLD

6
Total
Properties

\$684K
Average
Price

\$780K
Median
Price

-54%
Decrease From
Jan 2022

-12%
Decrease From
Jan 2022

19%
Increase From
Jan 2022

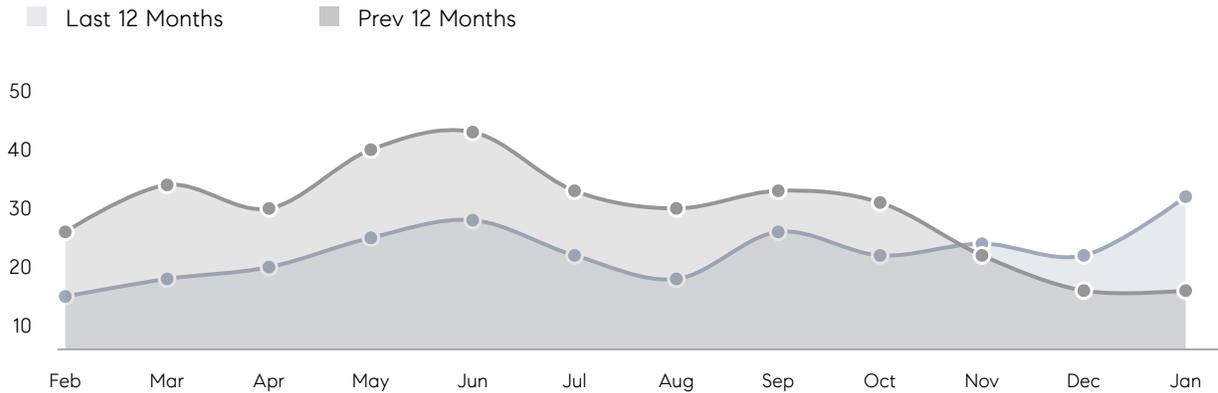
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	29	21	38%
	% OF ASKING PRICE	100%	109%	
	AVERAGE SOLD PRICE	\$684,500	\$777,892	-12.0%
	# OF CONTRACTS	9	11	-18.2%
	NEW LISTINGS	22	12	83%
Houses	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	102%	111%	
	AVERAGE SOLD PRICE	\$906,250	\$895,067	1%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	18	10	80%
Condo/Co-op/TH	AVERAGE DOM	52	33	58%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$241,000	\$514,250	-53%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	4	2	100%

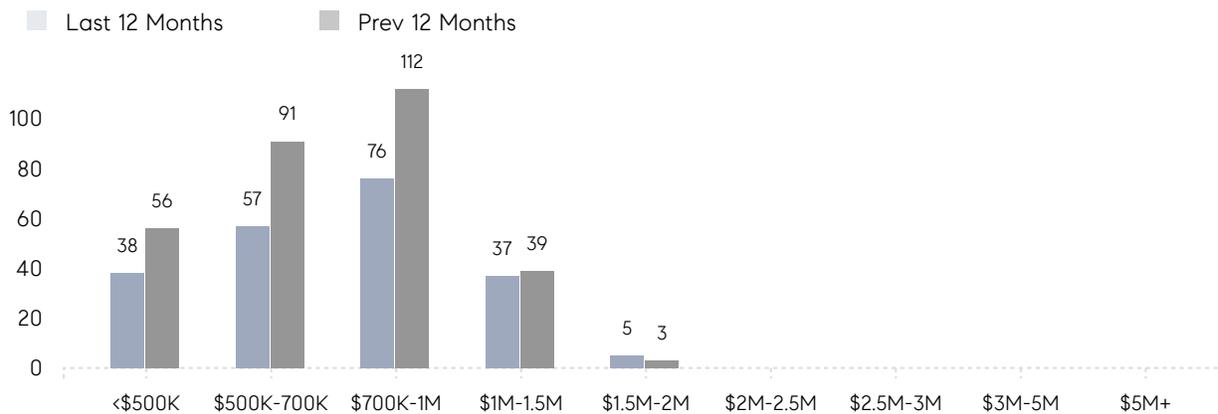
South Orange

JANUARY 2023

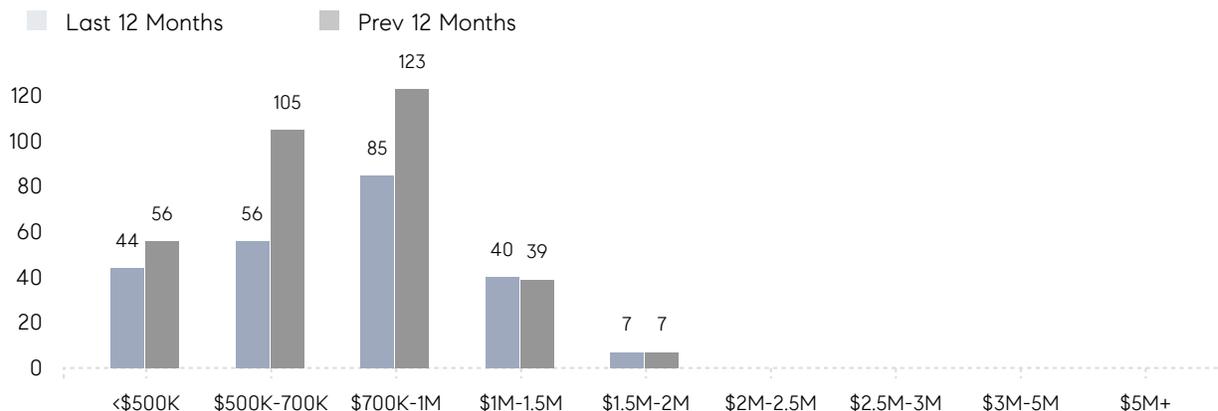
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Verona

JANUARY 2023

UNDER CONTRACT

12	\$484K	\$437K
Total Properties	Average Price	Median Price
-20%	-6%	-13%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

UNITS SOLD

9	\$502K	\$469K
Total Properties	Average Price	Median Price
-47%	-14%	-24%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

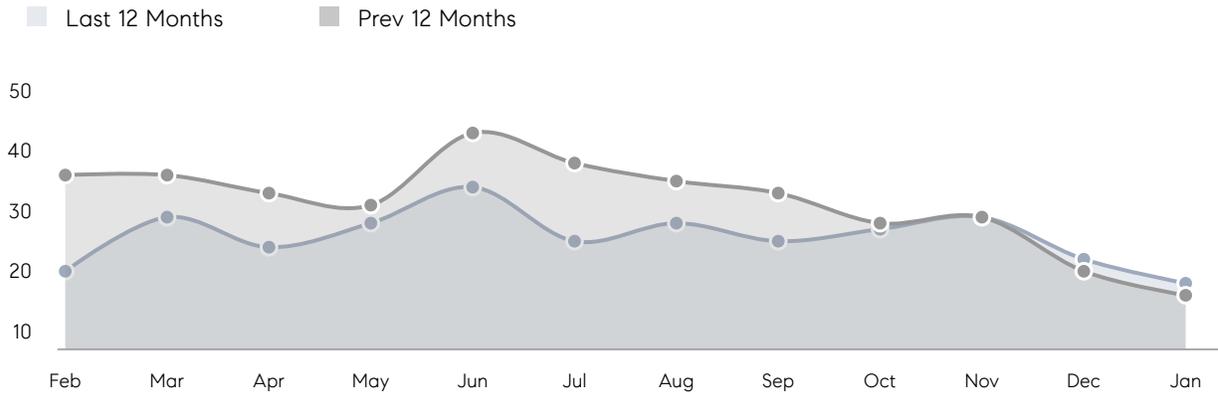
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	58	41	41%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$502,156	\$585,706	-14.3%
	# OF CONTRACTS	12	15	-20.0%
	NEW LISTINGS	8	17	-53%
Houses	AVERAGE DOM	53	37	43%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$632,400	\$628,200	1%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	3	11	-73%
Condo/Co-op/TH	AVERAGE DOM	68	45	51%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$241,667	\$525,000	-54%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	5	6	-17%

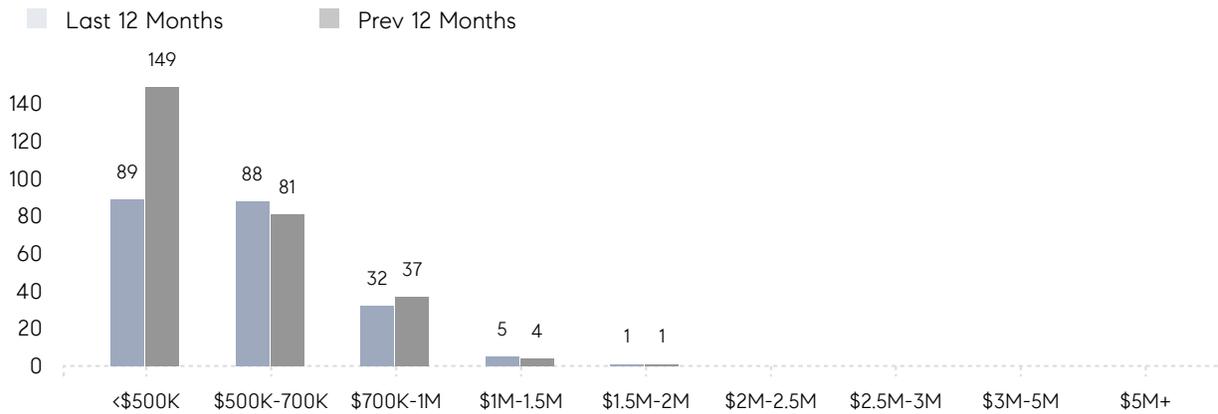
Verona

JANUARY 2023

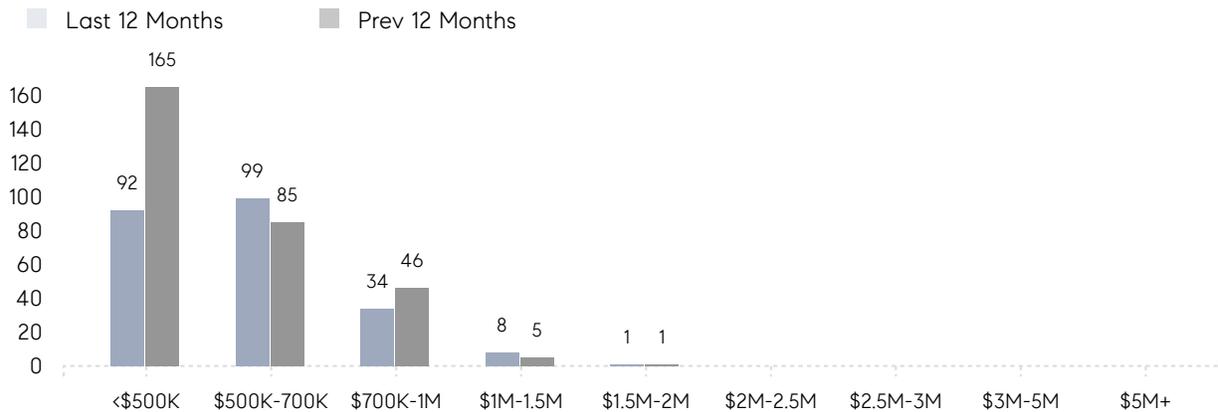
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Caldwell

JANUARY 2023

UNDER CONTRACT

4
Total
Properties

\$505K
Average
Price

\$496K
Median
Price

0%
Change From
Jan 2022

-23%
Decrease From
Jan 2022

-24%
Decrease From
Jan 2022

UNITS SOLD

4
Total
Properties

\$506K
Average
Price

\$476K
Median
Price

-64%
Decrease From
Jan 2022

-20%
Decrease From
Jan 2022

-17%
Decrease From
Jan 2022

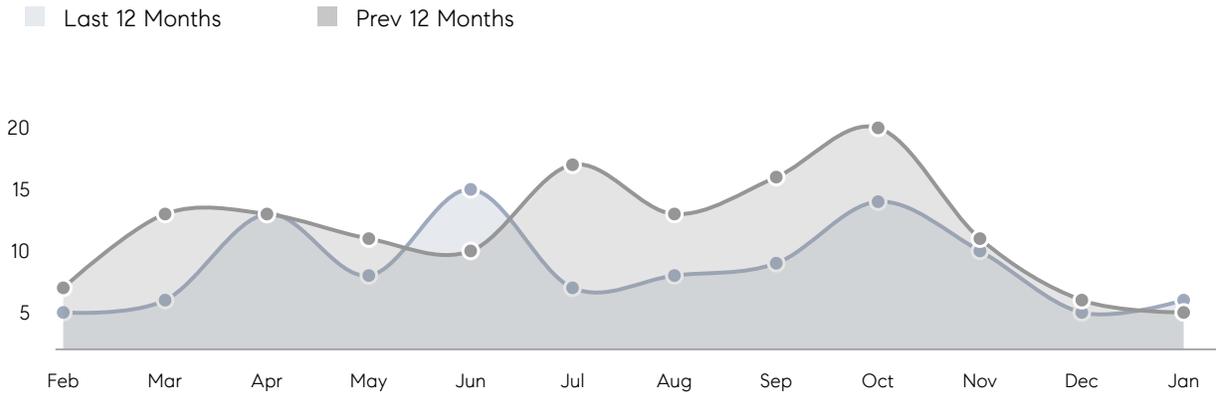
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	18	45	-60%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$506,750	\$632,595	-19.9%
	# OF CONTRACTS	4	4	0.0%
	NEW LISTINGS	6	3	100%
Houses	AVERAGE DOM	18	46	-61%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$506,750	\$657,855	-23%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	6	3	100%
Condo/Co-op/TH	AVERAGE DOM	-	33	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$380,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

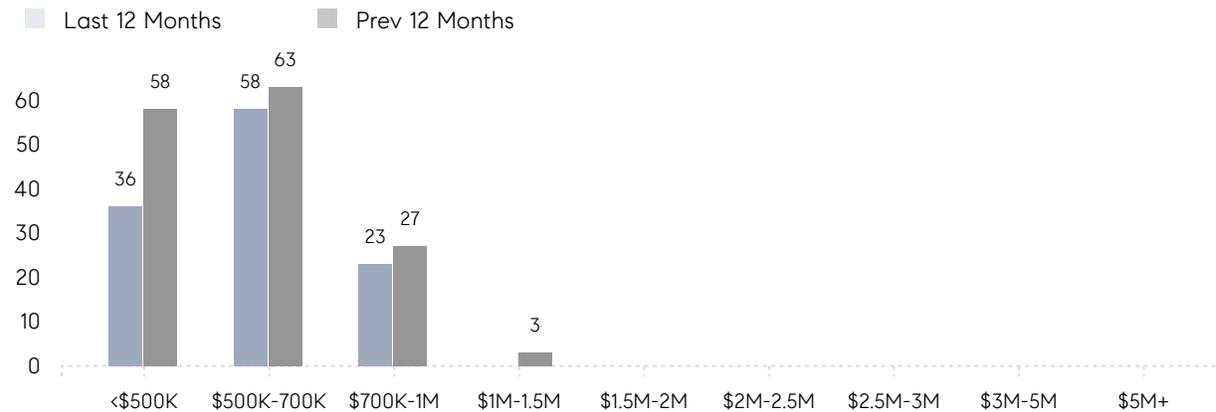
West Caldwell

JANUARY 2023

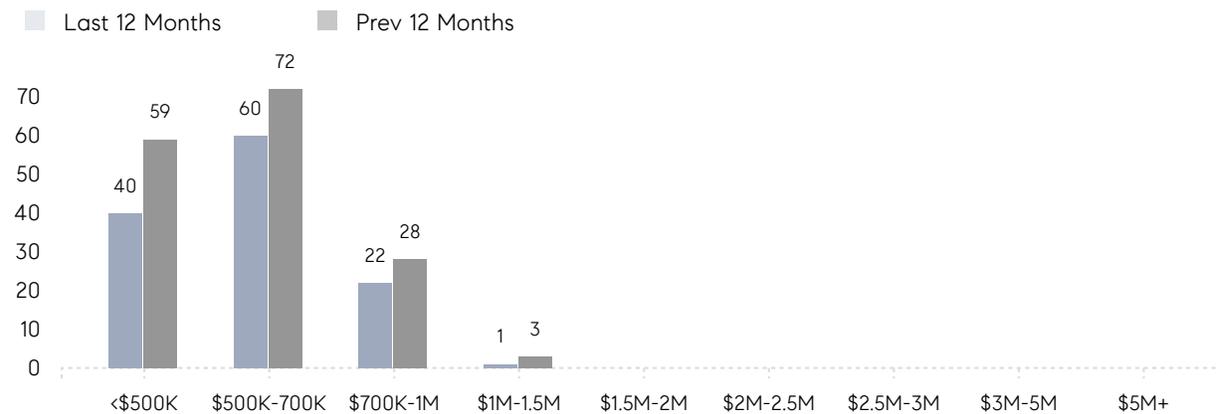
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Orange

JANUARY 2023

UNDER CONTRACT

32
Total
Properties

\$620K
Average
Price

\$592K
Median
Price

-33%
Decrease From
Jan 2022

17%
Increase From
Jan 2022

19%
Increase From
Jan 2022

UNITS SOLD

31
Total
Properties

\$540K
Average
Price

\$550K
Median
Price

-30%
Decrease From
Jan 2022

1%
Increase From
Jan 2022

8%
Increase From
Jan 2022

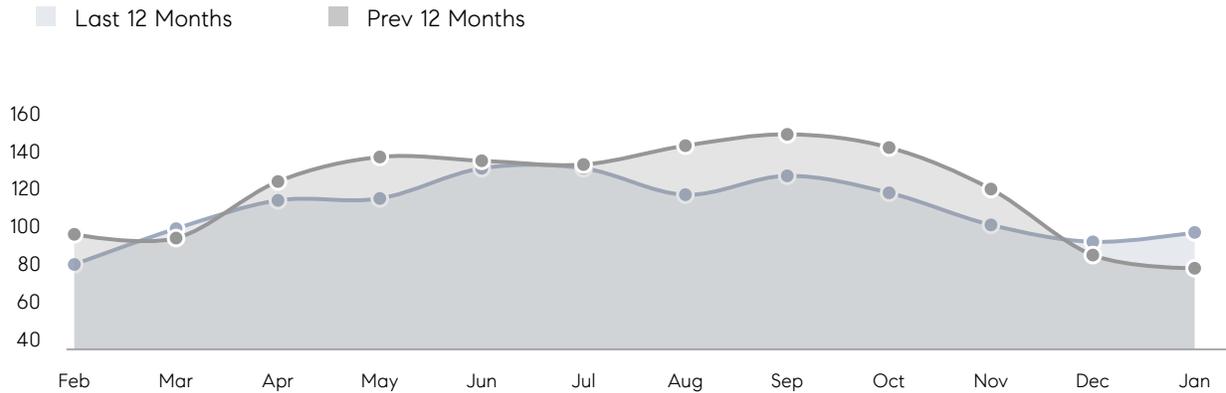
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	41	38	8%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$540,974	\$533,864	1.3%
	# OF CONTRACTS	32	48	-33.3%
	NEW LISTINGS	42	47	-11%
Houses	AVERAGE DOM	33	43	-23%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$572,491	\$577,821	-1%
	# OF CONTRACTS	28	39	-28%
	NEW LISTINGS	32	39	-18%
Condo/Co-op/TH	AVERAGE DOM	64	30	113%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$450,361	\$456,938	-1%
	# OF CONTRACTS	4	9	-56%
	NEW LISTINGS	10	8	25%

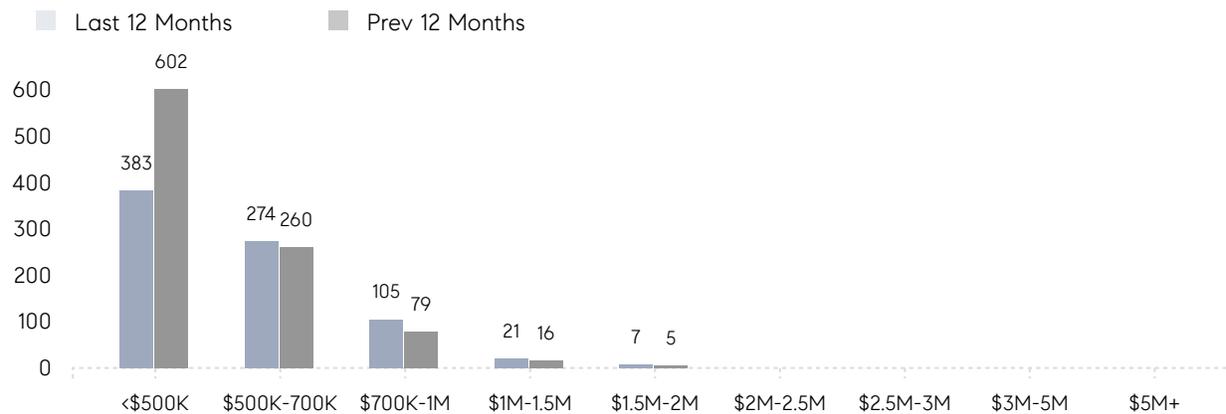
West Orange

JANUARY 2023

Monthly Inventory

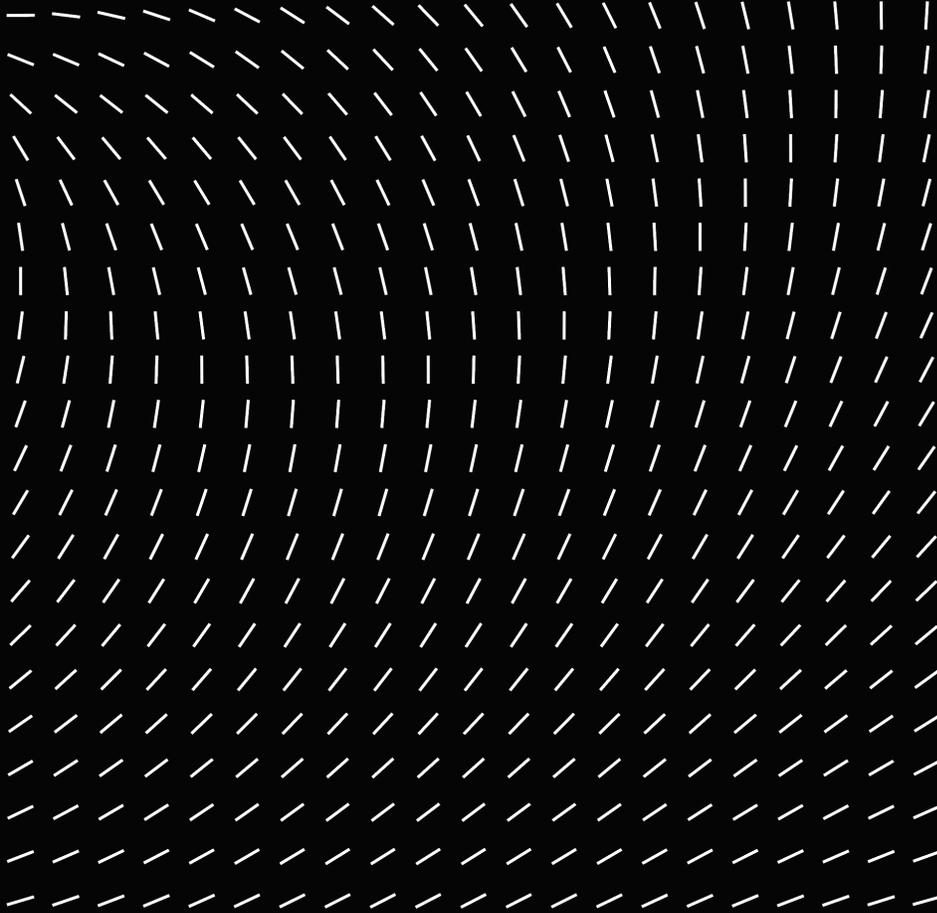


Contracts By Price Range



Listings By Price Range





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Belleville

JANUARY 2023



\$312K

Average
Sales Price

-78%

Decrease In Sales
From Jan 2022

\$336K

Median
Sales Price

22%

Increase In Contracts
From Jan 2022

100%

Average %
Of Asking Price

33%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bloomfield

JANUARY 2023



\$448K

Average
Sales Price

-29%

Decrease In Sales
From Jan 2022

\$459K

Median
Sales Price

-62%

Decrease In Contracts
From Jan 2022

103%

Average %
Of Asking Price

-27%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Caldwell

JANUARY 2023



\$403K

Average
Sales Price

-75%

Decrease In Sales
From Jan 2022

\$403K

Median
Sales Price

-17%

Decrease In Contracts
From Jan 2022

97%

Average %
Of Asking Price

43%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cedar Grove

JANUARY 2023



\$588K

Average
Sales Price

-73%

Decrease In Sales
From Jan 2022

\$634K

Median
Sales Price

50%

Increase In Contracts
From Jan 2022

98%

Average %
Of Asking Price

73%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

East Orange

JANUARY 2023



\$357K

Average
Sales Price

-33%

Decrease In Sales
From Jan 2022

\$382K

Median
Sales Price

21%

Increase In Contracts
From Jan 2022

102%

Average %
Of Asking Price

25%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Essex Fells

JANUARY 2023



\$1.3M

Average
Sales Price

-33%

Decrease In Sales
From Jan 2022

\$1.3M

Median
Sales Price

-67%

Decrease In Contracts
From Jan 2022

95%

Average %
Of Asking Price

478%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fairfield

JANUARY 2023



\$692K

Average
Sales Price

-29%

Decrease In Sales
From Jan 2022

\$596K

Median
Sales Price

50%

Increase In Contracts
From Jan 2022

99%

Average %
Of Asking Price

0%

Change In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Glen Ridge

JANUARY 2023



\$925K

Average
Sales Price

25%

Increase In Sales
From Jan 2022

\$675K

Median
Sales Price

150%

Increase In Contracts
From Jan 2022

121%

Average %
Of Asking Price

-22%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Irvington

JANUARY 2023



\$322K

Average
Sales Price

30%

Increase In Sales
From Jan 2022

\$370K

Median
Sales Price

79%

Increase In Contracts
From Jan 2022

99%

Average %
Of Asking Price

137%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Livingston

JANUARY 2023



\$886K

Average
Sales Price

13%

Increase In Sales
From Jan 2022

\$757K

Median
Sales Price

21%

Increase In Contracts
From Jan 2022

101%

Average %
Of Asking Price

27%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Maplewood

JANUARY 2023



\$665K

Average
Sales Price

8%

Increase In Sales
From Jan 2022

\$680K

Median
Sales Price

-35%

Decrease In Contracts
From Jan 2022

101%

Average %
Of Asking Price

-57%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Millburn

JANUARY 2023



\$1.0M

Average
Sales Price

-70%

Decrease In Sales
From Jan 2022

\$995K

Median
Sales Price

-50%

Decrease In Contracts
From Jan 2022

100%

Average %
Of Asking Price

84%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montclair

JANUARY 2023



\$730K

Average
Sales Price

-43%

Decrease In Sales
From Jan 2022

\$615K

Median
Sales Price

28%

Increase In Contracts
From Jan 2022

113%

Average %
Of Asking Price

-33%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Newark

JANUARY 2023



\$356K

Average
Sales Price

-15%

Decrease In Sales
From Jan 2022

\$365K

Median
Sales Price

20%

Increase In Contracts
From Jan 2022

101%

Average %
Of Asking Price

12%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Caldwell

JANUARY 2023



\$772K

Average
Sales Price

-75%

Decrease In Sales
From Jan 2022

\$772K

Median
Sales Price

-50%

Decrease In Contracts
From Jan 2022

96%

Average %
Of Asking Price

248%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Nutley

JANUARY 2023



\$446K

Average
Sales Price

-62%

Decrease In Sales
From Jan 2022

\$417K

Median
Sales Price

-37%

Decrease In Contracts
From Jan 2022

99%

Average %
Of Asking Price

9%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Orange

JANUARY 2023



\$379K

Average
Sales Price

-60%

Decrease In Sales
From Jan 2022

\$312K

Median
Sales Price

-31%

Decrease In Contracts
From Jan 2022

100%

Average %
Of Asking Price

-20%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roseland

JANUARY 2023



\$504K

Average
Sales Price

-75%

Decrease In Sales
From Jan 2022

\$504K

Median
Sales Price

-20%

Decrease In Contracts
From Jan 2022

103%

Average %
Of Asking Price

-55%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Short Hills

JANUARY 2023



\$1.6M

Average
Sales Price

-69%

Decrease In Sales
From Jan 2022

\$1.4M

Median
Sales Price

0%

Change In Contracts
From Jan 2022

105%

Average %
Of Asking Price

-55%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

South Orange

JANUARY 2023



\$684K

Average
Sales Price

-54%

Decrease In Sales
From Jan 2022

\$780K

Median
Sales Price

-18%

Decrease In Contracts
From Jan 2022

100%

Average %
Of Asking Price

38%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Verona

JANUARY 2023



\$502K

Average
Sales Price

-47%

Decrease In Sales
From Jan 2022

\$469K

Median
Sales Price

-20%

Decrease In Contracts
From Jan 2022

100%

Average %
Of Asking Price

41%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Caldwell

JANUARY 2023



\$506K

Average
Sales Price

-64%

Decrease In Sales
From Jan 2022

\$476K

Median
Sales Price

0%

Change In Contracts
From Jan 2022

104%

Average %
Of Asking Price

-60%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Orange

JANUARY 2023



\$540K

Average
Sales Price

-30%

Decrease In Sales
From Jan 2022

\$550K

Median
Sales Price

-33%

Decrease In Contracts
From Jan 2022

105%

Average %
Of Asking Price

8%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS