



COMPASS

January 2023

# Passaic Market Insights

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JANUARY 2023

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# Clifton

JANUARY 2023

## UNDER CONTRACT

<b>45</b>	<b>\$454K</b>	<b>\$459K</b>
Total Properties	Average Price	Median Price
<b>-27%</b>	<b>-4%</b>	<b>-1%</b>
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

## UNITS SOLD

<b>49</b>	<b>\$426K</b>	<b>\$430K</b>
Total Properties	Average Price	Median Price
<b>-22%</b>	<b>0%</b>	<b>4%</b>
Decrease From Jan 2022	Change From Jan 2022	Increase From Jan 2022

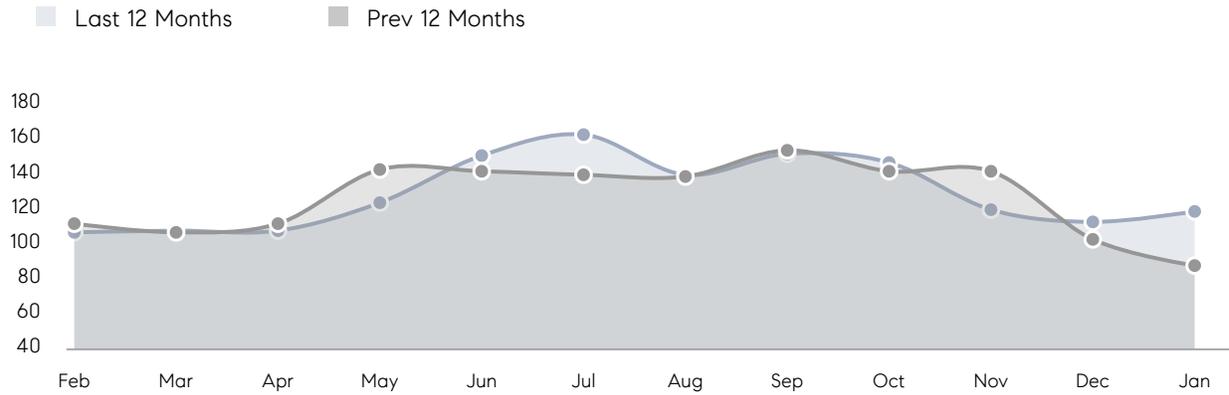
## Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	39	32	22%
	% OF ASKING PRICE	120%	103%	
	AVERAGE SOLD PRICE	\$426,429	\$424,508	0.5%
	# OF CONTRACTS	45	62	-27.4%
	NEW LISTINGS	45	51	-12%
Houses	AVERAGE DOM	42	31	35%
	% OF ASKING PRICE	131%	104%	
	AVERAGE SOLD PRICE	\$477,265	\$463,064	3%
	# OF CONTRACTS	35	48	-27%
	NEW LISTINGS	32	40	-20%
Condo/Co-op/TH	AVERAGE DOM	34	34	0%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$338,878	\$311,250	9%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	13	11	18%

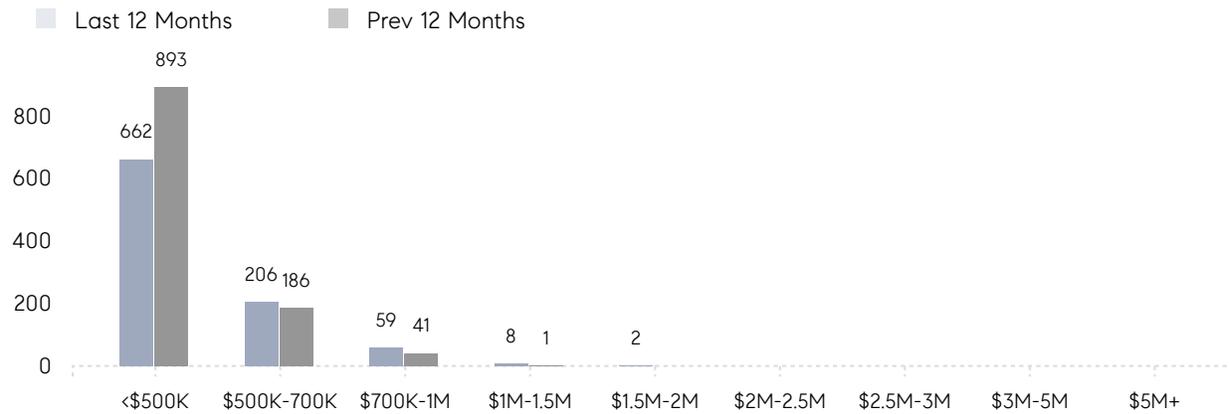
# Clifton

JANUARY 2023

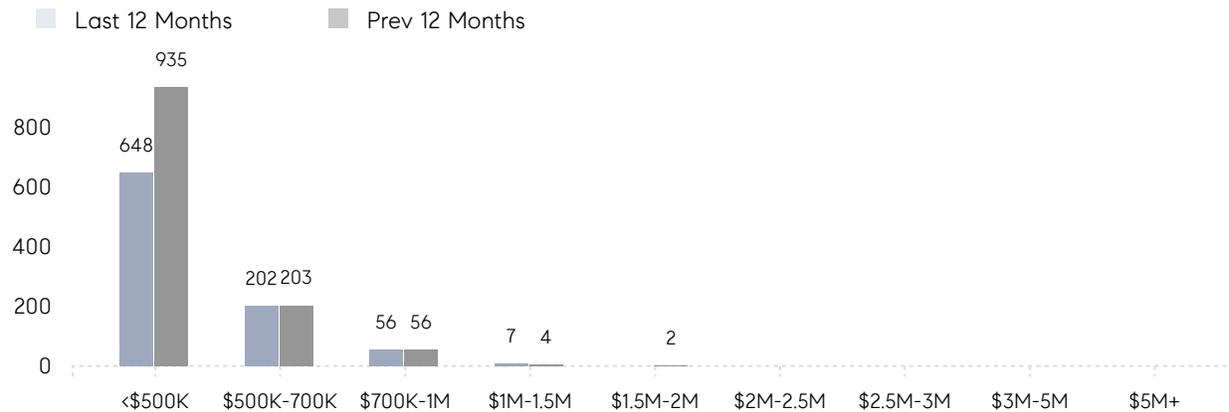
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Passaic

JANUARY 2023

## UNDER CONTRACT

**8**  
Total  
Properties

**\$398K**  
Average  
Price

**\$363K**  
Median  
Price

**-60%**  
Decrease From  
Jan 2022

**11%**  
Increase From  
Jan 2022

**33%**  
Increase From  
Jan 2022

## UNITS SOLD

**5**  
Total  
Properties

**\$308K**  
Average  
Price

**\$300K**  
Median  
Price

**-44%**  
Decrease From  
Jan 2022

**-8%**  
Decrease From  
Jan 2022

**7%**  
Increase From  
Jan 2022

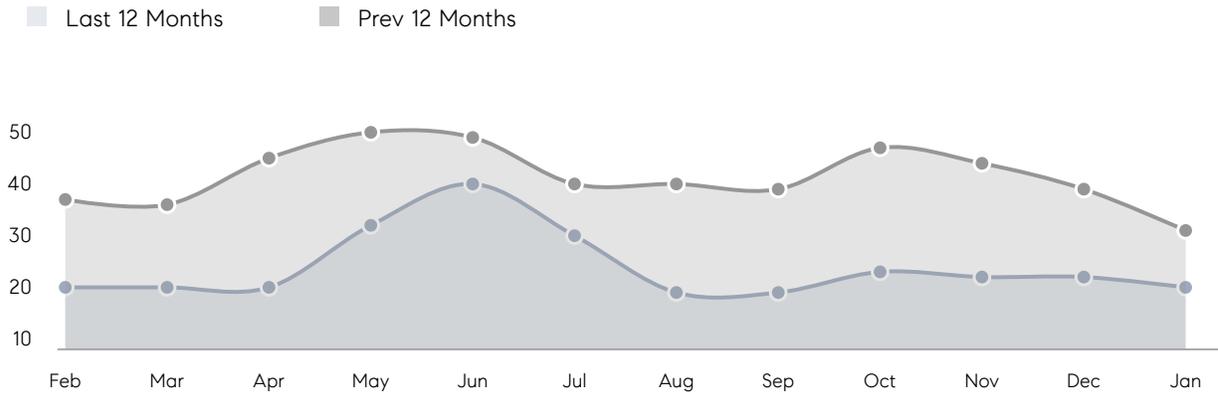
## Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	52	48	8%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$308,600	\$336,256	-8.2%
	# OF CONTRACTS	8	20	-60.0%
	NEW LISTINGS	8	15	-47%
Houses	AVERAGE DOM	86	60	43%
	% OF ASKING PRICE	89%	99%	
	AVERAGE SOLD PRICE	\$580,000	\$398,700	45%
	# OF CONTRACTS	6	12	-50%
	NEW LISTINGS	6	6	0%
Condo/Co-op/TH	AVERAGE DOM	44	32	38%
	% OF ASKING PRICE	108%	102%	
	AVERAGE SOLD PRICE	\$240,750	\$258,200	-7%
	# OF CONTRACTS	2	8	-75%
	NEW LISTINGS	2	9	-78%

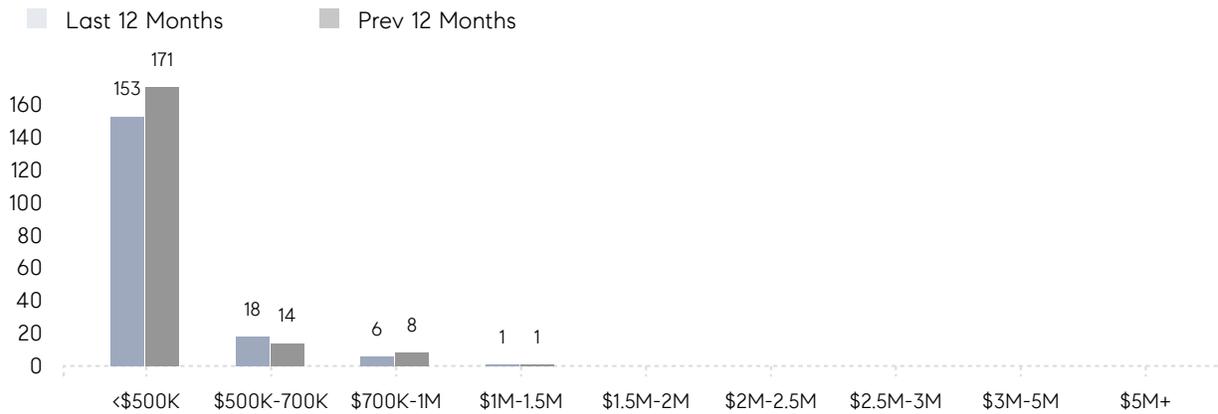
# Passaic

JANUARY 2023

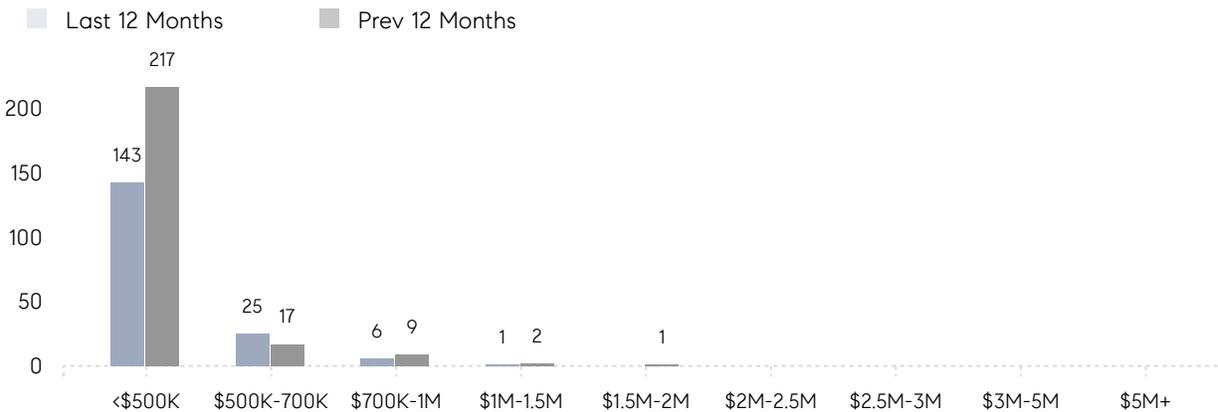
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Paterson

JANUARY 2023

## UNDER CONTRACT

**15**  
Total  
Properties

**\$382K**  
Average  
Price

**\$400K**  
Median  
Price

**-62%**  
Decrease From  
Jan 2022

**14%**  
Increase From  
Jan 2022

**7%**  
Increase From  
Jan 2022

## UNITS SOLD

**24**  
Total  
Properties

**\$352K**  
Average  
Price

**\$368K**  
Median  
Price

**4%**  
Increase From  
Jan 2022

**10%**  
Increase From  
Jan 2022

**13%**  
Increase From  
Jan 2022

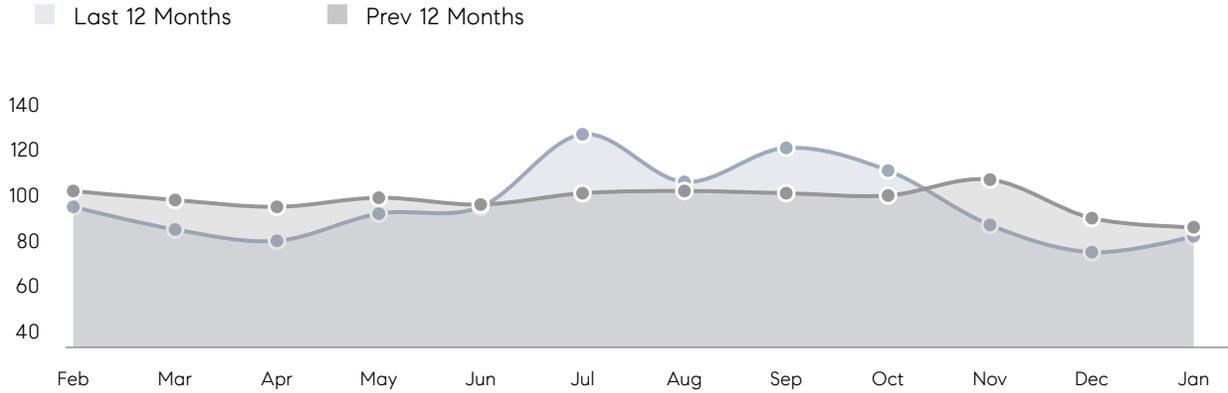
## Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	60	57	5%
	% OF ASKING PRICE	96%	102%	
	AVERAGE SOLD PRICE	\$352,546	\$321,170	9.8%
	# OF CONTRACTS	15	40	-62.5%
	NEW LISTINGS	26	43	-40%
Houses	AVERAGE DOM	65	49	33%
	% OF ASKING PRICE	95%	103%	
	AVERAGE SOLD PRICE	\$354,339	\$346,345	2%
	# OF CONTRACTS	13	33	-61%
	NEW LISTINGS	23	37	-38%
Condo/Co-op/TH	AVERAGE DOM	24	112	-79%
	% OF ASKING PRICE	103%	94%	
	AVERAGE SOLD PRICE	\$340,000	\$153,333	122%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	3	6	-50%

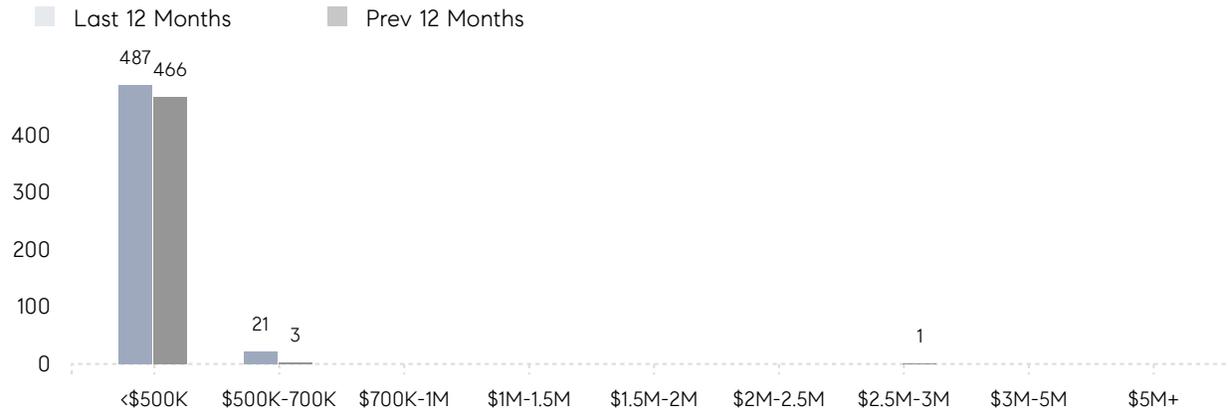
# Paterson

JANUARY 2023

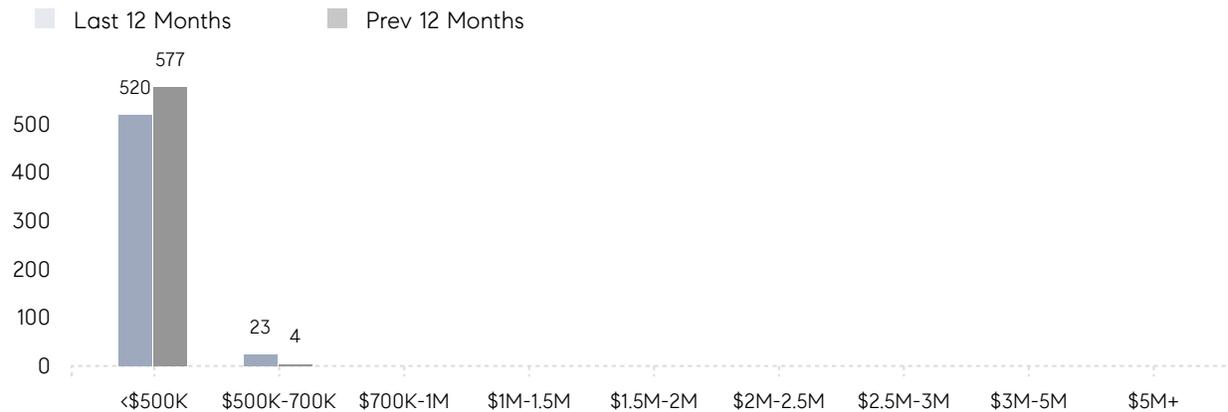
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Wayne

JANUARY 2023

## UNDER CONTRACT

**33**  
Total  
Properties

**\$607K**  
Average  
Price

**\$480K**  
Median  
Price

**-31%**  
Decrease From  
Jan 2022

**19%**  
Increase From  
Jan 2022

**0%**  
Change From  
Jan 2022

## UNITS SOLD

**30**  
Total  
Properties

**\$596K**  
Average  
Price

**\$525K**  
Median  
Price

**-42%**  
Decrease From  
Jan 2022

**-1%**  
Decrease From  
Jan 2022

**-10%**  
Decrease From  
Jan 2022

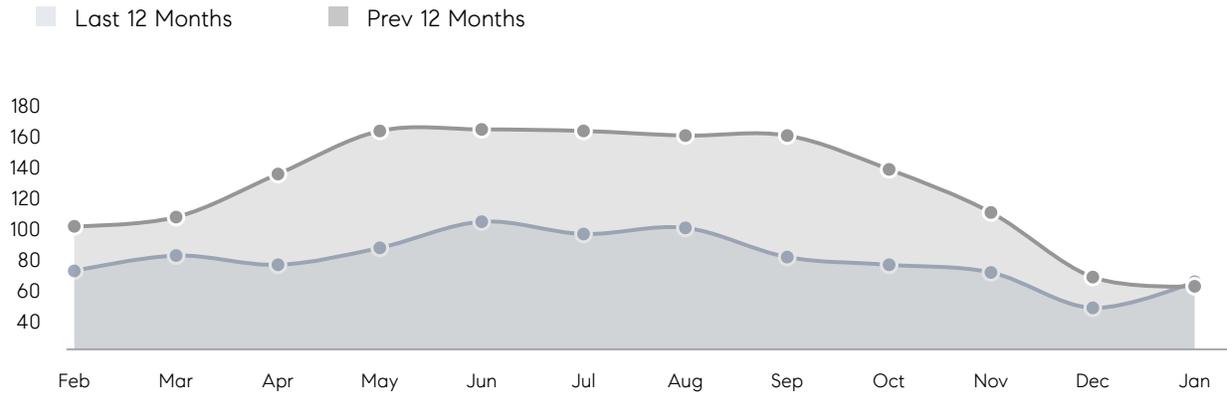
## Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	36	38	-5%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$596,840	\$603,665	-1.1%
	# OF CONTRACTS	33	48	-31.2%
	NEW LISTINGS	49	45	9%
Houses	AVERAGE DOM	34	40	-15%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$624,777	\$686,638	-9%
	# OF CONTRACTS	25	30	-17%
	NEW LISTINGS	39	34	15%
Condo/Co-op/TH	AVERAGE DOM	52	31	68%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$415,250	\$399,000	4%
	# OF CONTRACTS	8	18	-56%
	NEW LISTINGS	10	11	-9%

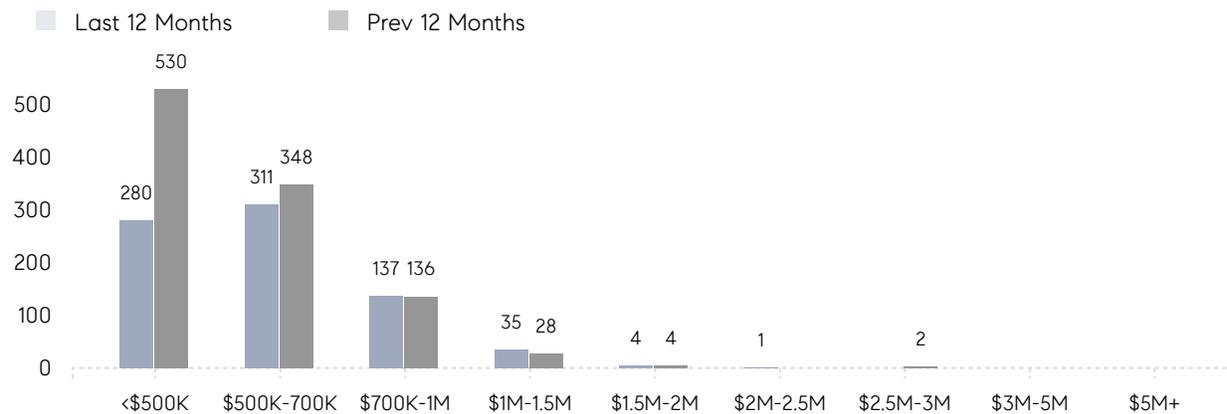
# Wayne

JANUARY 2023

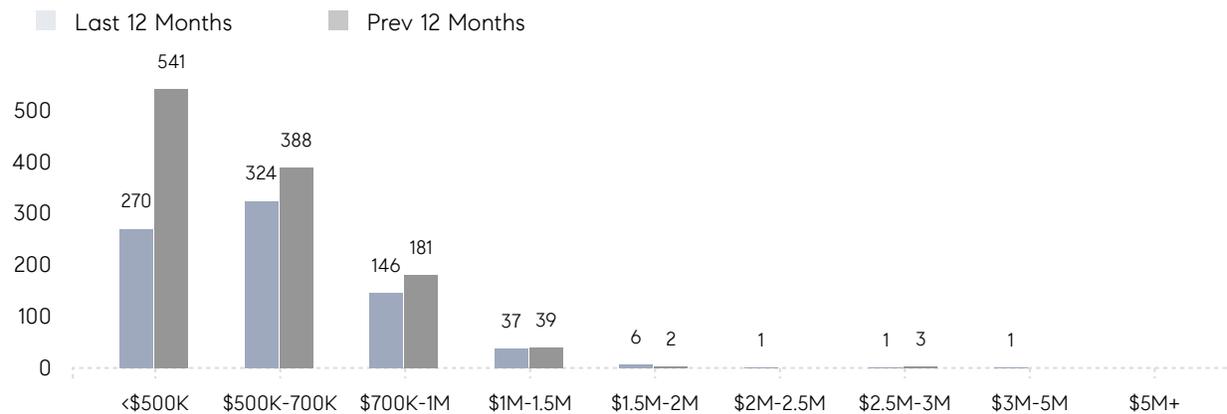
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# West Milford

JANUARY 2023

## UNDER CONTRACT

**28**  
Total  
Properties

**\$358K**  
Average  
Price

**\$387K**  
Median  
Price

**-3%**  
Decrease From  
Jan 2022

**-6%**  
Decrease From  
Jan 2022

**8%**  
Increase From  
Jan 2022

## UNITS SOLD

**22**  
Total  
Properties

**\$316K**  
Average  
Price

**\$295K**  
Median  
Price

**-44%**  
Decrease From  
Jan 2022

**-16%**  
Decrease From  
Jan 2022

**-16%**  
Decrease From  
Jan 2022

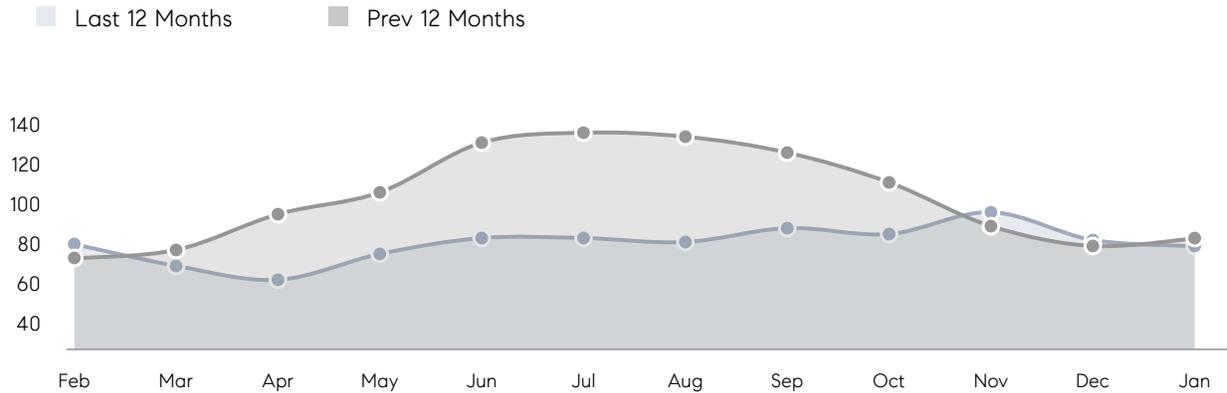
## Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	76	52	46%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$316,200	\$375,765	-15.9%
	# OF CONTRACTS	28	29	-3.4%
	NEW LISTINGS	21	42	-50%
Houses	AVERAGE DOM	86	55	56%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$331,744	\$388,681	-15%
	# OF CONTRACTS	25	24	4%
	NEW LISTINGS	17	34	-50%
Condo/Co-op/TH	AVERAGE DOM	31	25	24%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$246,250	\$262,750	-6%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	4	8	-50%

# West Milford

JANUARY 2023

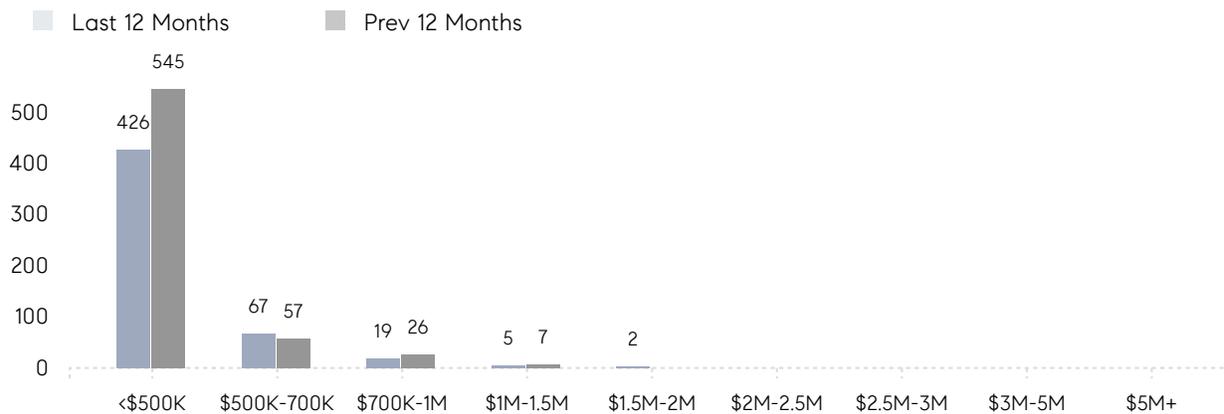
## Monthly Inventory

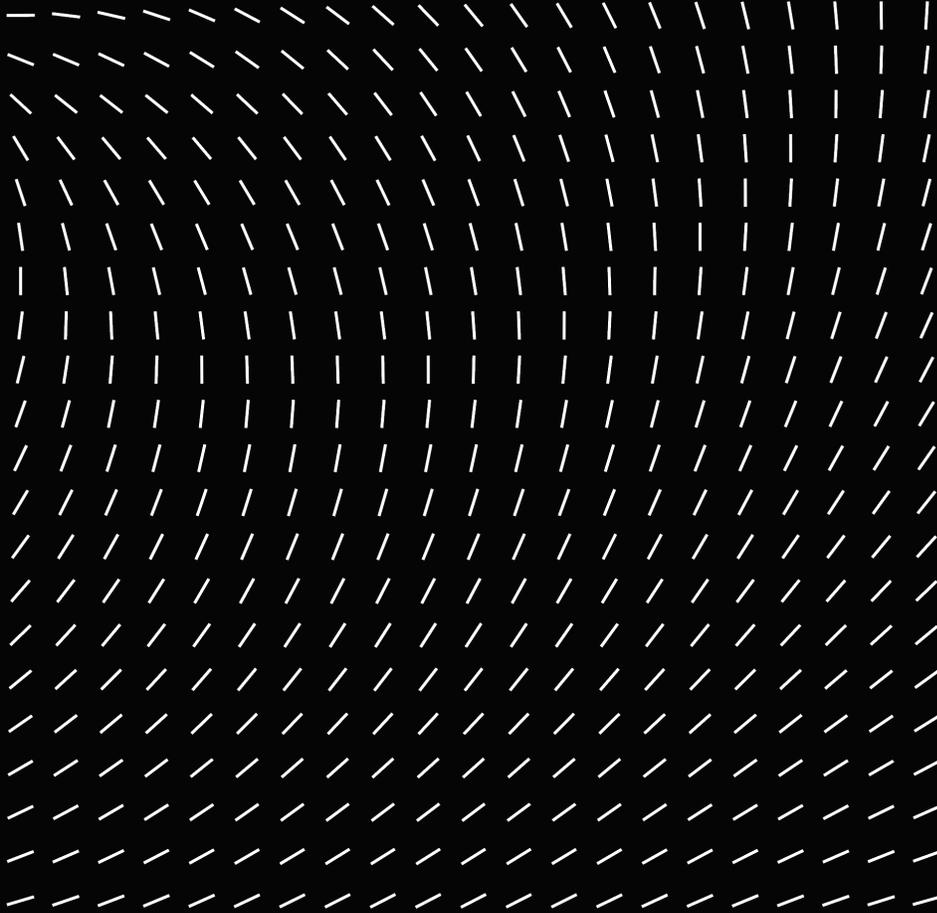


## Contracts By Price Range



## Listings By Price Range





# COMPASS

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# Clifton

JANUARY 2023



## \$426K

Average  
Sales Price

## -22%

Decrease In Sales  
From Jan 2022

## \$430K

Median  
Sales Price

## -27%

Decrease In Contracts  
From Jan 2022

## 120%

Average %  
Of Asking Price

## 22%

Increase In  
Days On Market  
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Passaic

JANUARY 2023



## \$308K

Average  
Sales Price

## -44%

Decrease In Sales  
From Jan 2022

## \$300K

Median  
Sales Price

## -60%

Decrease In Contracts  
From Jan 2022

## 104%

Average %  
Of Asking Price

## 8%

Increase In  
Days On Market  
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Paterson

JANUARY 2023



## \$352K

Average  
Sales Price

## 4%

Increase In Sales  
From Jan 2022

## \$368K

Median  
Sales Price

## -62%

Decrease In Contracts  
From Jan 2022

## 96%

Average %  
Of Asking Price

## 5%

Increase In  
Days On Market  
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Wayne

JANUARY 2023



## \$596K

Average  
Sales Price

## -42%

Decrease In Sales  
From Jan 2022

## \$525K

Median  
Sales Price

## -31%

Decrease In Contracts  
From Jan 2022

## 101%

Average %  
Of Asking Price

## -5%

Decrease In  
Days On Market  
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# West Milford

JANUARY 2023



## \$316K

Average  
Sales Price

## -44%

Decrease In Sales  
From Jan 2022

## \$295K

Median  
Sales Price

## -3%

Decrease In Contracts  
From Jan 2022

## 98%

Average %  
Of Asking Price

## 46%

Increase In  
Days On Market  
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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