



COMPASS

March 2023

Essex Market Insights

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MARCH 2023

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Belleville

MARCH 2023

UNDER CONTRACT

20
Total
Properties

\$394K
Average
Price

\$375K
Median
Price

-61%
Decrease From
Mar 2022

31%
Increase From
Mar 2022

32%
Increase From
Mar 2022

UNITS SOLD

16
Total
Properties

\$374K
Average
Price

\$432K
Median
Price

-11%
Decrease From
Mar 2022

13%
Increase From
Mar 2022

24%
Increase From
Mar 2022

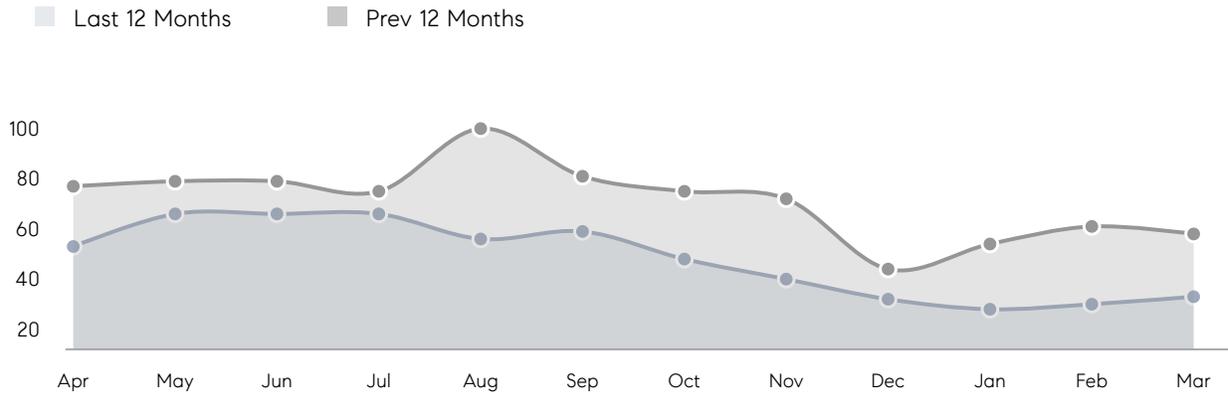
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	54	52	4%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$374,375	\$330,417	13.3%
	# OF CONTRACTS	20	51	-60.8%
	NEW LISTINGS	25	44	-43%
Houses	AVERAGE DOM	26	29	-10%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$470,333	\$408,167	15%
	# OF CONTRACTS	11	25	-56%
	NEW LISTINGS	15	25	-40%
Condo/Co-op/TH	AVERAGE DOM	91	76	20%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$251,000	\$252,667	-1%
	# OF CONTRACTS	9	26	-65%
	NEW LISTINGS	10	19	-47%

Belleville

MARCH 2023

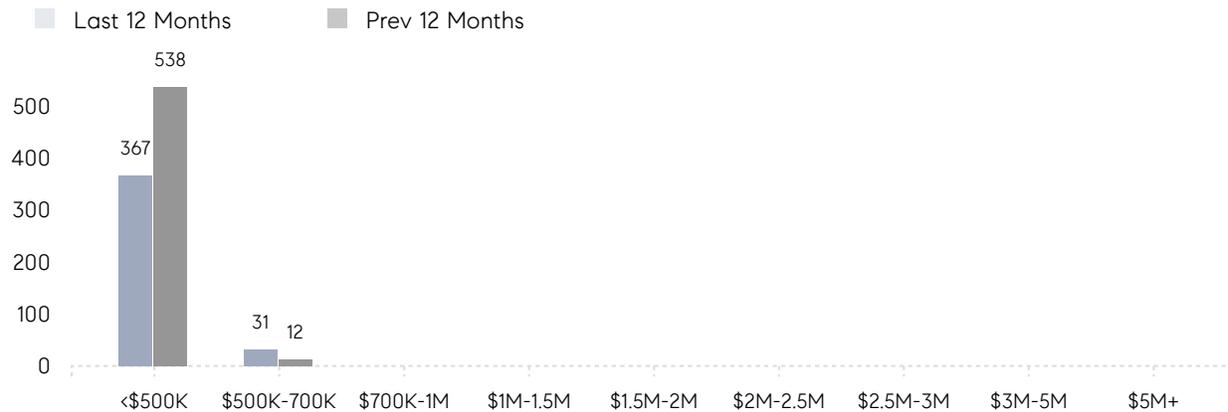
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bloomfield

MARCH 2023

UNDER CONTRACT

35
Total
Properties

\$513K
Average
Price

\$524K
Median
Price

-22%
Decrease From
Mar 2022

23%
Increase From
Mar 2022

24%
Increase From
Mar 2022

UNITS SOLD

22
Total
Properties

\$485K
Average
Price

\$500K
Median
Price

-50%
Decrease From
Mar 2022

15%
Increase From
Mar 2022

11%
Increase From
Mar 2022

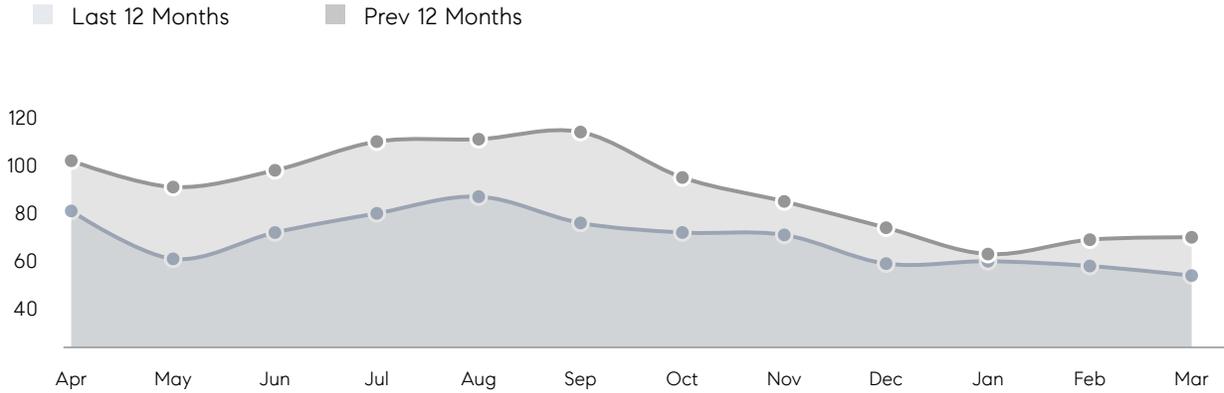
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	42	34	24%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$485,750	\$422,920	14.9%
	# OF CONTRACTS	35	45	-22.2%
	NEW LISTINGS	33	46	-28%
Houses	AVERAGE DOM	42	34	24%
	% OF ASKING PRICE	107%	108%	
	AVERAGE SOLD PRICE	\$514,625	\$472,351	9%
	# OF CONTRACTS	34	34	0%
	NEW LISTINGS	29	39	-26%
Condo/Co-op/TH	AVERAGE DOM	45	35	29%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$197,000	\$161,643	22%
	# OF CONTRACTS	1	11	-91%
	NEW LISTINGS	4	7	-43%

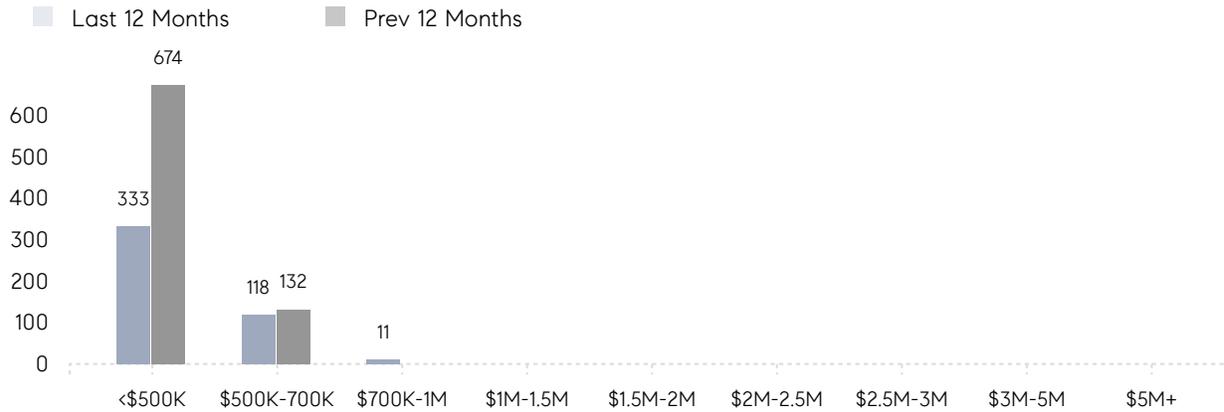
Bloomfield

MARCH 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Caldwell

MARCH 2023

UNDER CONTRACT

8
Total
Properties

\$466K
Average
Price

\$449K
Median
Price

33%
Increase From
Mar 2022

4%
Increase From
Mar 2022

8%
Increase From
Mar 2022

UNITS SOLD

6
Total
Properties

\$419K
Average
Price

\$405K
Median
Price

-14%
Decrease From
Mar 2022

-13%
Decrease From
Mar 2022

14%
Increase From
Mar 2022

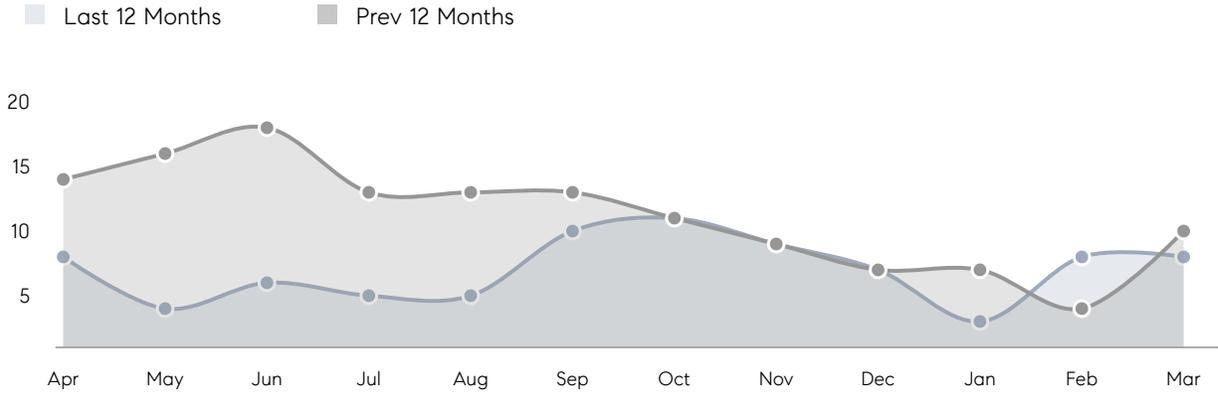
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	31	26	19%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$419,500	\$481,286	-12.8%
	# OF CONTRACTS	8	6	33.3%
	NEW LISTINGS	10	14	-29%
Houses	AVERAGE DOM	8	12	-33%
	% OF ASKING PRICE	112%	108%	
	AVERAGE SOLD PRICE	\$565,667	\$623,333	-9%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	54	37	46%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$273,333	\$374,750	-27%
	# OF CONTRACTS	7	2	250%
	NEW LISTINGS	6	6	0%

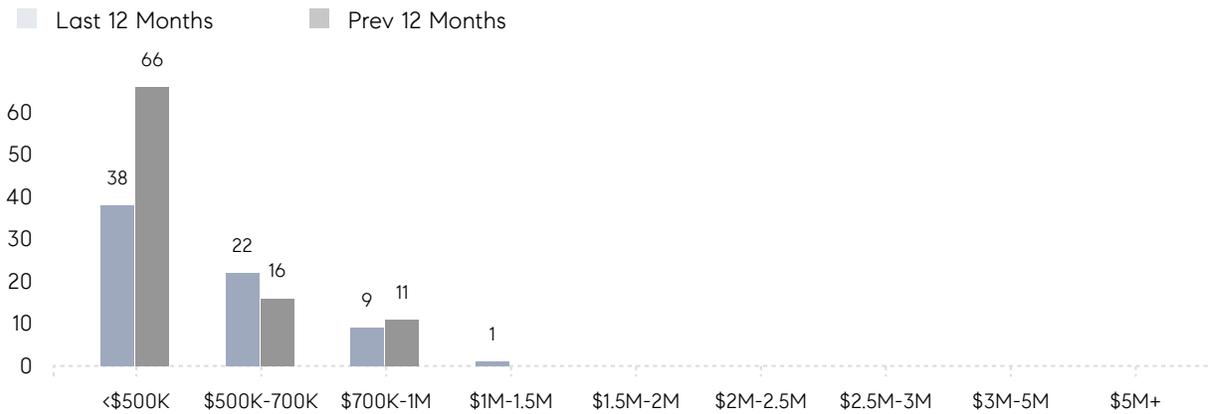
Caldwell

MARCH 2023

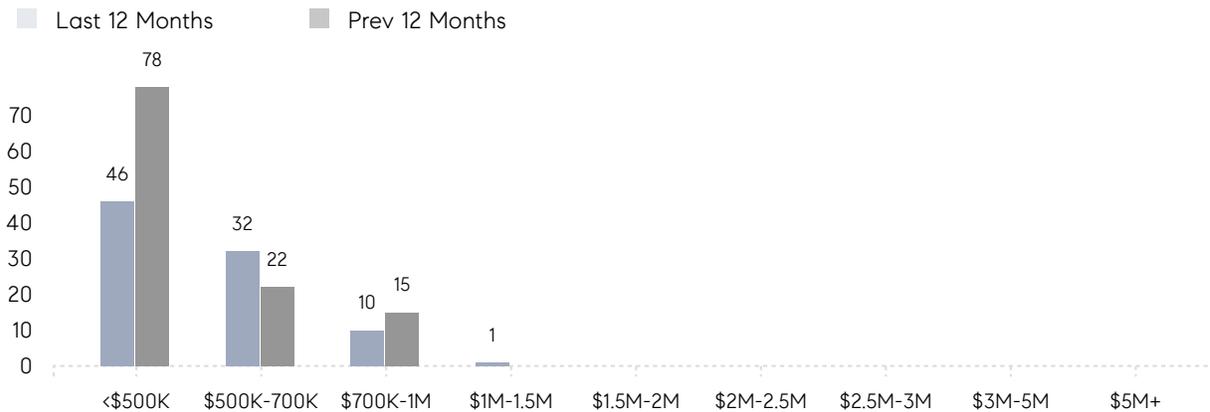
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cedar Grove

MARCH 2023

UNDER CONTRACT

5
Total
Properties

\$698K
Average
Price

\$725K
Median
Price

-62%
Decrease From
Mar 2022

2%
Increase From
Mar 2022

18%
Increase From
Mar 2022

UNITS SOLD

7
Total
Properties

\$674K
Average
Price

\$620K
Median
Price

-42%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

1%
Change From
Mar 2022

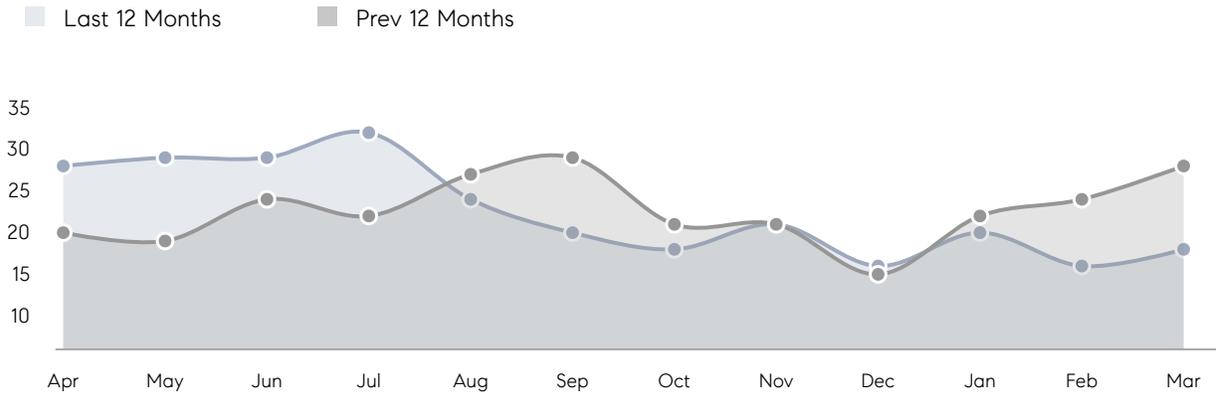
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	20	12	67%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$674,114	\$647,083	4.2%
	# OF CONTRACTS	5	13	-61.5%
	NEW LISTINGS	9	17	-47%
Houses	AVERAGE DOM	24	11	118%
	% OF ASKING PRICE	102%	108%	
	AVERAGE SOLD PRICE	\$757,960	\$650,278	17%
	# OF CONTRACTS	3	8	-62%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	9	16	-44%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$464,500	\$637,500	-27%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	5	7	-29%

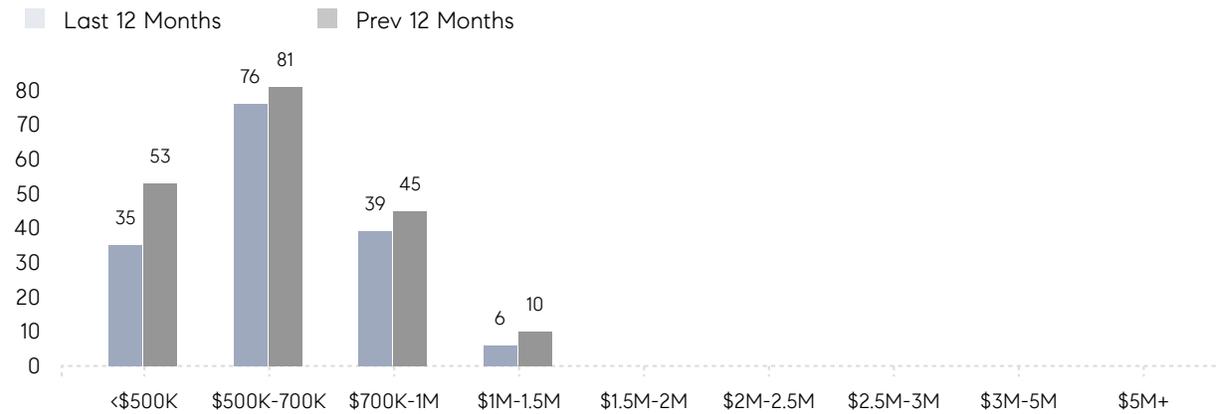
Cedar Grove

MARCH 2023

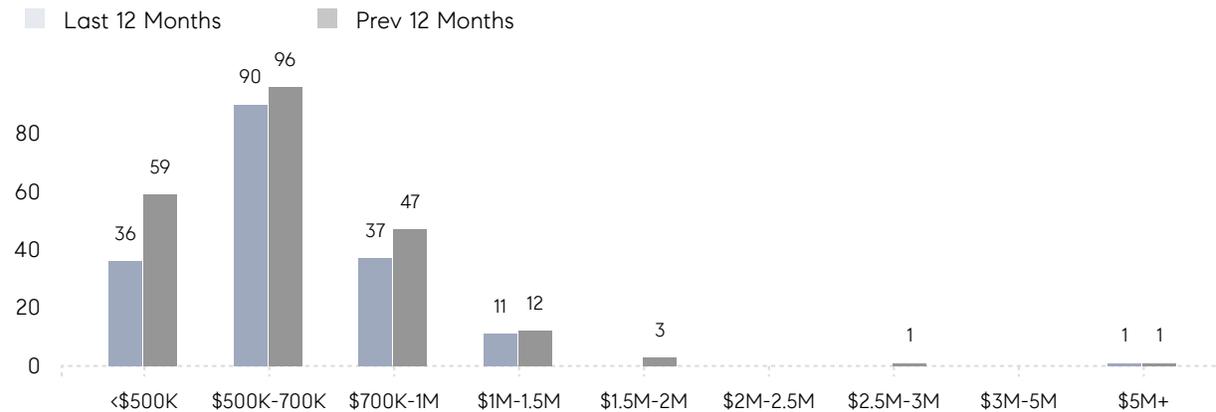
Monthly Inventory



Contracts By Price Range



Listings By Price Range



East Orange

MARCH 2023

UNDER CONTRACT

38
Total
Properties

\$342K
Average
Price

\$357K
Median
Price

58%
Increase From
Mar 2022

6%
Increase From
Mar 2022

-
Change From
Mar 2022

UNITS SOLD

36
Total
Properties

\$286K
Average
Price

\$290K
Median
Price

71%
Increase From
Mar 2022

-6%
Decrease From
Mar 2022

-17%
Decrease From
Mar 2022

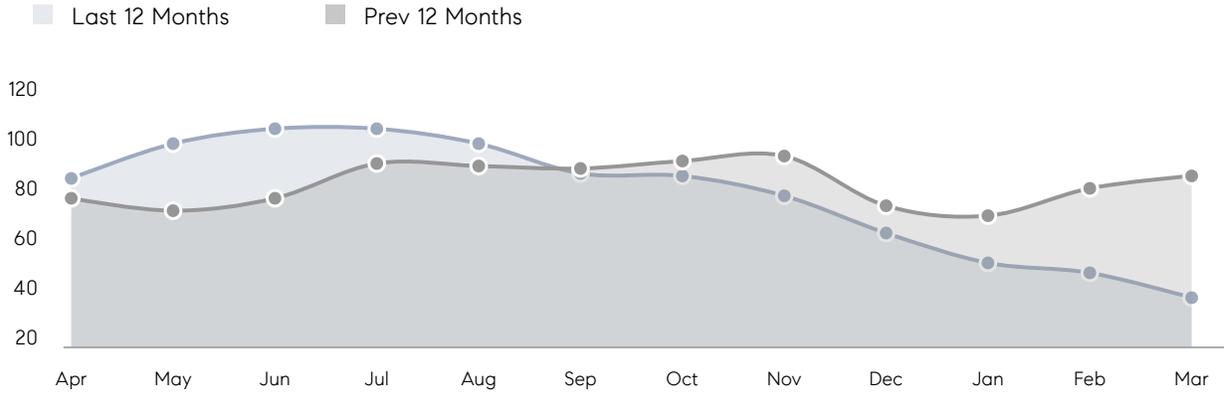
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	47	44	7%
	% OF ASKING PRICE	101%	109%	
	AVERAGE SOLD PRICE	\$286,424	\$306,269	-6.5%
	# OF CONTRACTS	38	24	58.3%
	NEW LISTINGS	30	40	-25%
Houses	AVERAGE DOM	60	48	25%
	% OF ASKING PRICE	102%	110%	
	AVERAGE SOLD PRICE	\$377,341	\$356,610	6%
	# OF CONTRACTS	28	18	56%
	NEW LISTINGS	21	34	-38%
Condo/Co-op/TH	AVERAGE DOM	25	33	-24%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$143,554	\$180,417	-20%
	# OF CONTRACTS	10	6	67%
	NEW LISTINGS	9	6	50%

East Orange

MARCH 2023

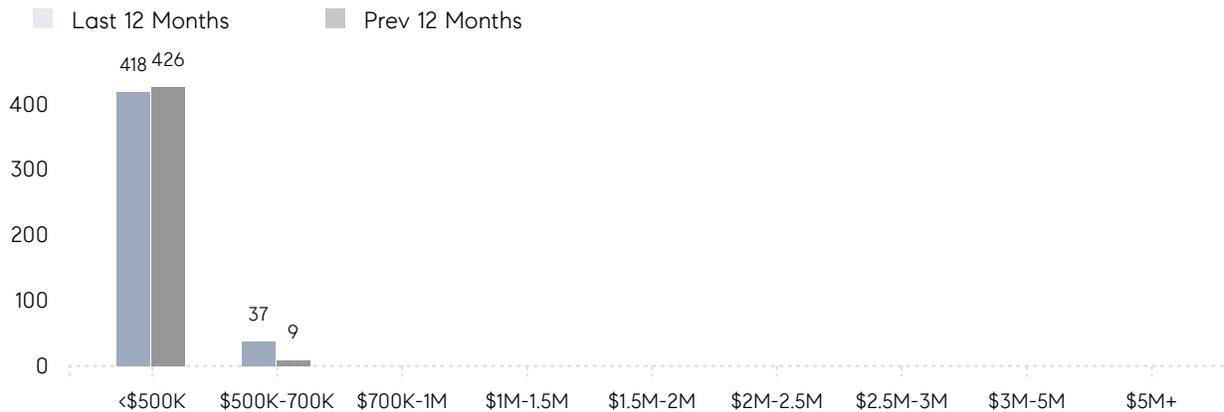
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Essex Fells

MARCH 2023

UNDER CONTRACT

3	\$831K	\$660K
Total Properties	Average Price	Median Price
0%	-30%	-39%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

1	\$1.9M	\$1.9M
Total Properties	Average Price	Median Price
-75%	88%	74%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

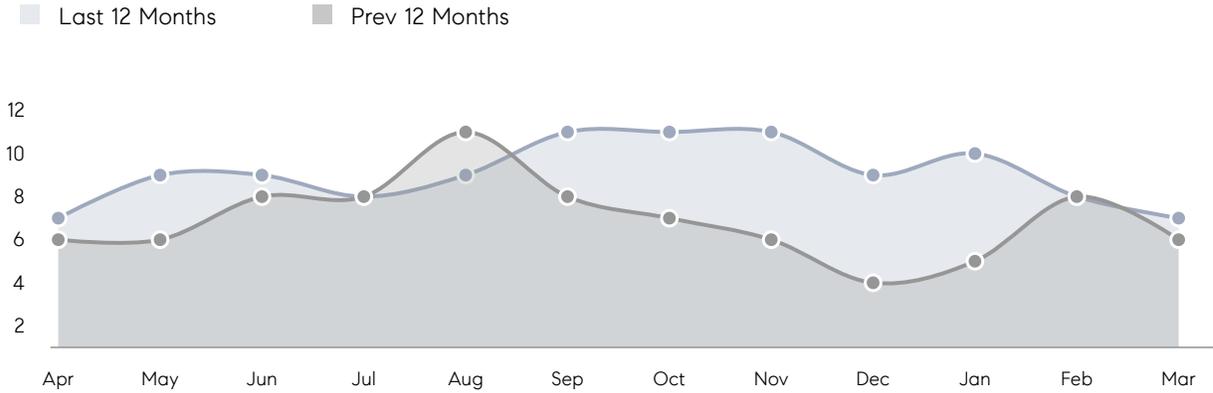
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	70	39	79%
	% OF ASKING PRICE	93%	101%	
	AVERAGE SOLD PRICE	\$1,995,000	\$1,060,250	88.2%
	# OF CONTRACTS	3	3	0.0%
	NEW LISTINGS	4	1	300%
Houses	AVERAGE DOM	70	39	79%
	% OF ASKING PRICE	93%	101%	
	AVERAGE SOLD PRICE	\$1,995,000	\$1,060,250	88%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

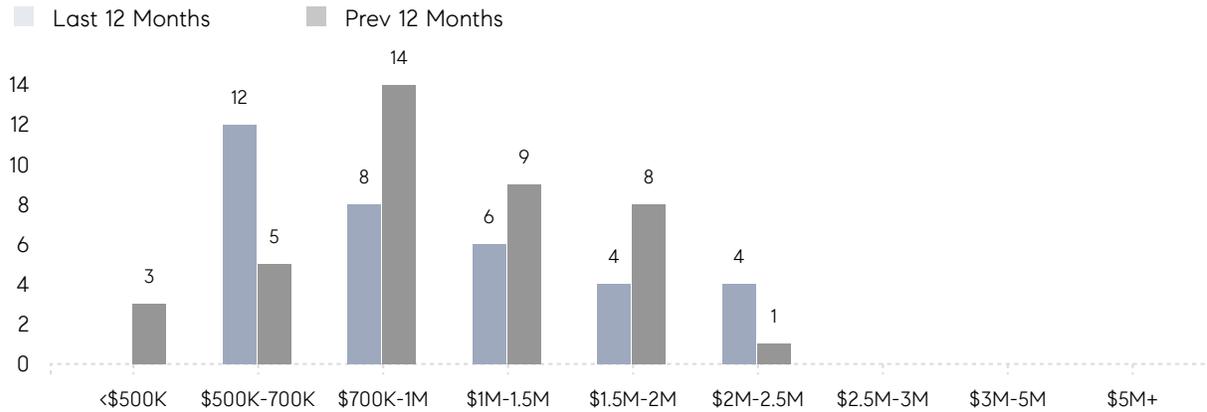
Essex Fells

MARCH 2023

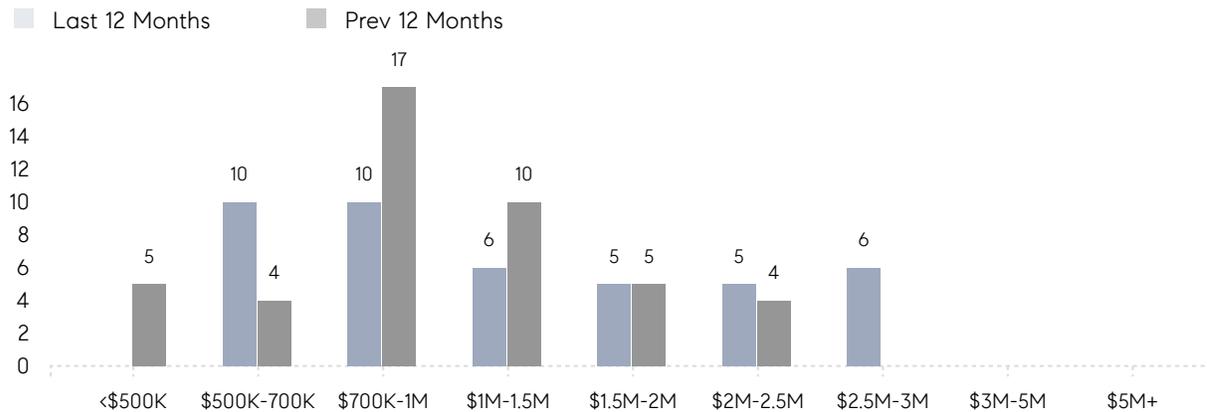
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fairfield

MARCH 2023

UNDER CONTRACT

6
Total
Properties

\$637K
Average
Price

\$662K
Median
Price

-57%
Decrease From
Mar 2022

26%
Increase From
Mar 2022

29%
Increase From
Mar 2022

UNITS SOLD

6
Total
Properties

\$623K
Average
Price

\$603K
Median
Price

100%
Increase From
Mar 2022

21%
Increase From
Mar 2022

15%
Increase From
Mar 2022

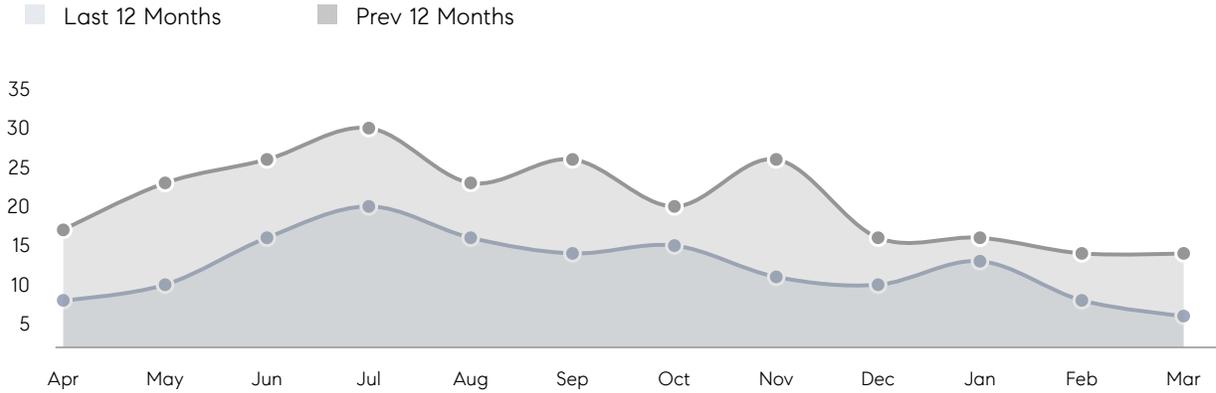
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	72	52	38%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$623,750	\$517,000	20.6%
	# OF CONTRACTS	6	14	-57.1%
	NEW LISTINGS	6	19	-68%
Houses	AVERAGE DOM	23	52	-56%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$631,500	\$517,000	22%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	6	13	-54%
Condo/Co-op/TH	AVERAGE DOM	317	-	-
	% OF ASKING PRICE	97%	-	
	AVERAGE SOLD PRICE	\$585,000	-	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	0	6	0%

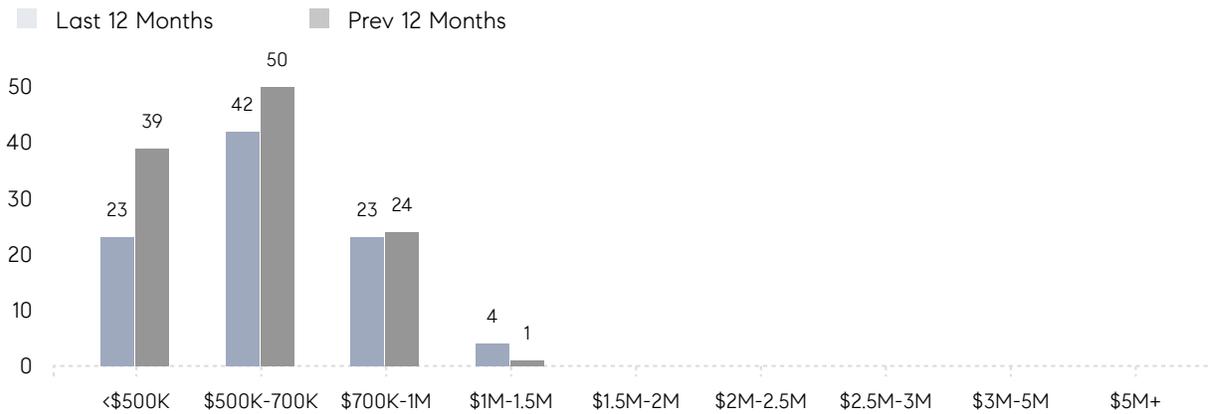
Fairfield

MARCH 2023

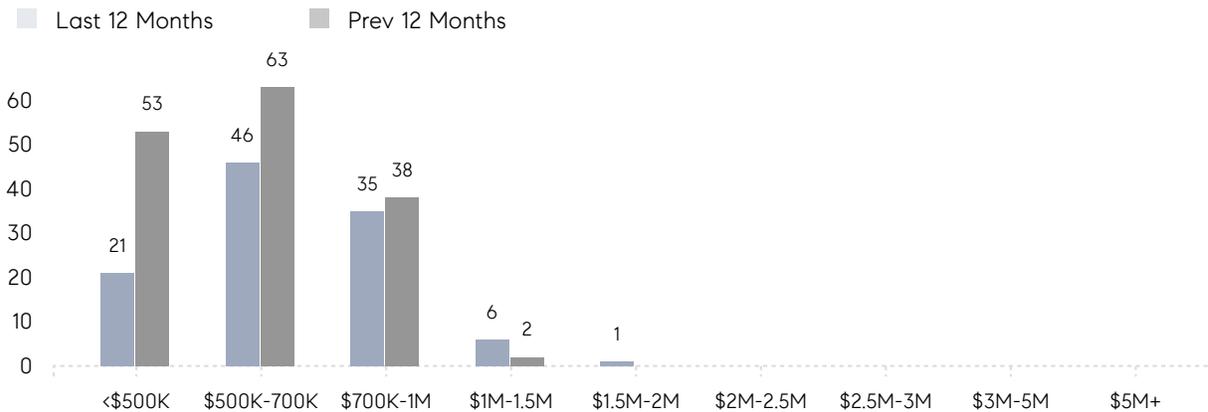
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Ridge

MARCH 2023

UNDER CONTRACT

13
Total
Properties

\$777K
Average
Price

\$649K
Median
Price

-13%
Decrease From
Mar 2022

-19%
Decrease From
Mar 2022

-22%
Decrease From
Mar 2022

UNITS SOLD

6
Total
Properties

\$754K
Average
Price

\$694K
Median
Price

0%
Change From
Mar 2022

-16%
Decrease From
Mar 2022

-26%
Decrease From
Mar 2022

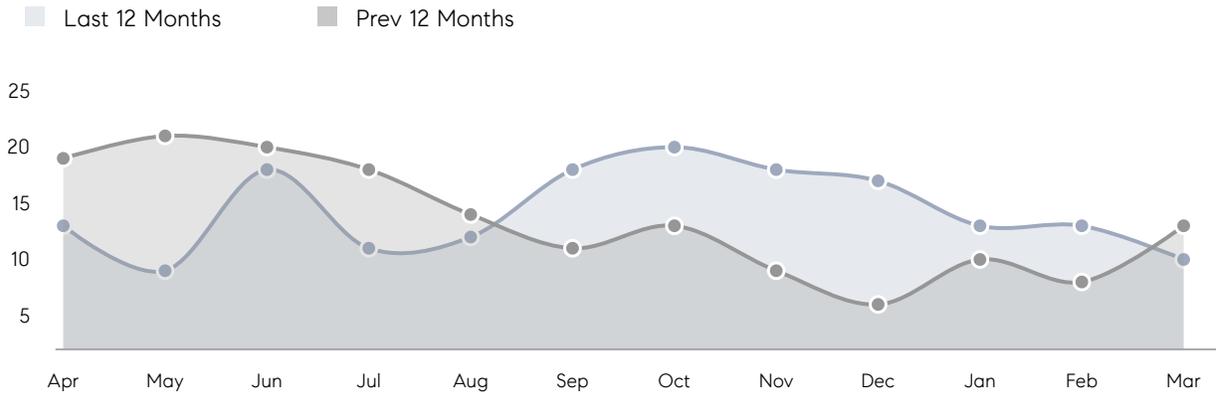
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	20	32	-37%
	% OF ASKING PRICE	112%	119%	
	AVERAGE SOLD PRICE	\$754,333	\$893,000	-15.5%
	# OF CONTRACTS	13	15	-13.3%
	NEW LISTINGS	10	18	-44%
Houses	AVERAGE DOM	13	18	-28%
	% OF ASKING PRICE	115%	129%	
	AVERAGE SOLD PRICE	\$973,500	\$1,185,500	-18%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	7	17	-59%
Condo/Co-op/TH	AVERAGE DOM	34	61	-44%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$316,000	\$308,000	3%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	3	1	200%

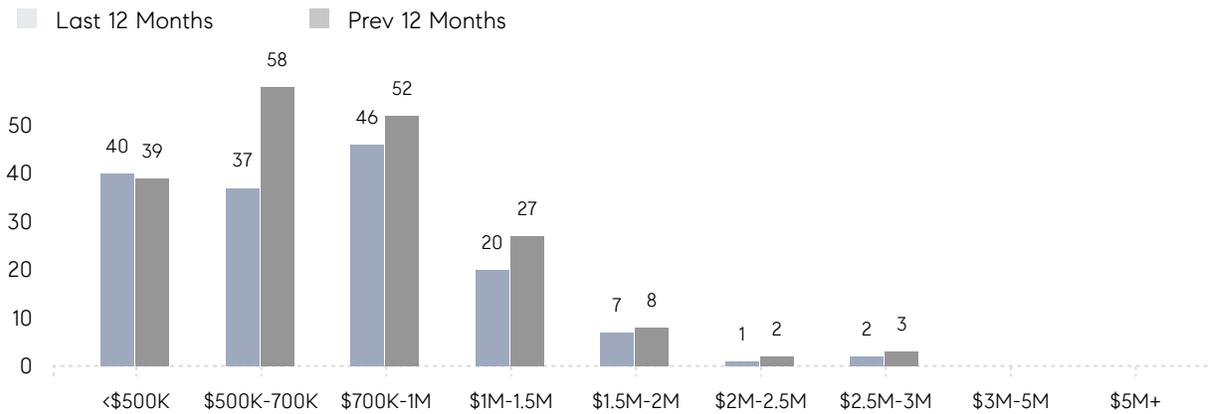
Glen Ridge

MARCH 2023

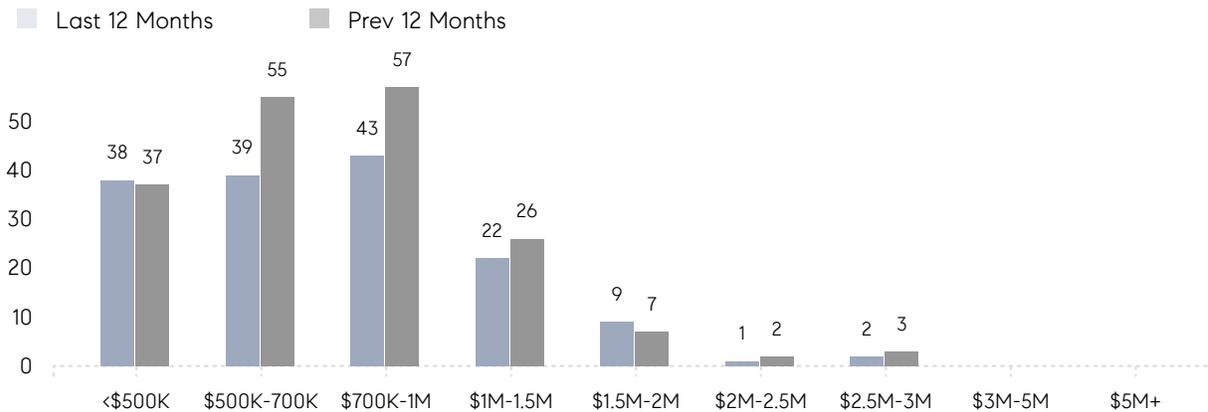
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Irvington

MARCH 2023

UNDER CONTRACT

32
Total
Properties

\$340K
Average
Price

\$337K
Median
Price

19%
Increase From
Mar 2022

20%
Increase From
Mar 2022

13%
Increase From
Mar 2022

UNITS SOLD

26
Total
Properties

\$311K
Average
Price

\$322K
Median
Price

13%
Increase From
Mar 2022

10%
Increase From
Mar 2022

9%
Increase From
Mar 2022

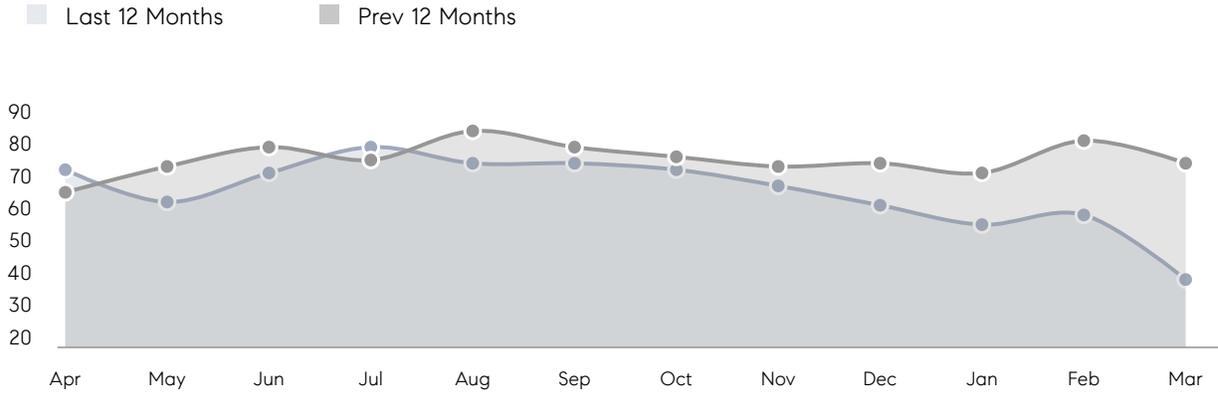
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	55	54	2%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$311,923	\$283,570	10.0%
	# OF CONTRACTS	32	27	18.5%
	NEW LISTINGS	21	27	-22%
Houses	AVERAGE DOM	55	55	0%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$311,923	\$291,290	7%
	# OF CONTRACTS	31	26	19%
	NEW LISTINGS	21	26	-19%
Condo/Co-op/TH	AVERAGE DOM	-	49	-
	% OF ASKING PRICE	-	115%	
	AVERAGE SOLD PRICE	-	\$202,500	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	1	0%

Irvington

MARCH 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Livingston

MARCH 2023

UNDER CONTRACT

40
Total
Properties

\$1.1M
Average
Price

\$959K
Median
Price

-11%
Decrease From
Mar 2022

21%
Increase From
Mar 2022

13%
Increase From
Mar 2022

UNITS SOLD

29
Total
Properties

\$947K
Average
Price

\$775K
Median
Price

-28%
Decrease From
Mar 2022

0%
Change From
Mar 2022

-7%
Decrease From
Mar 2022

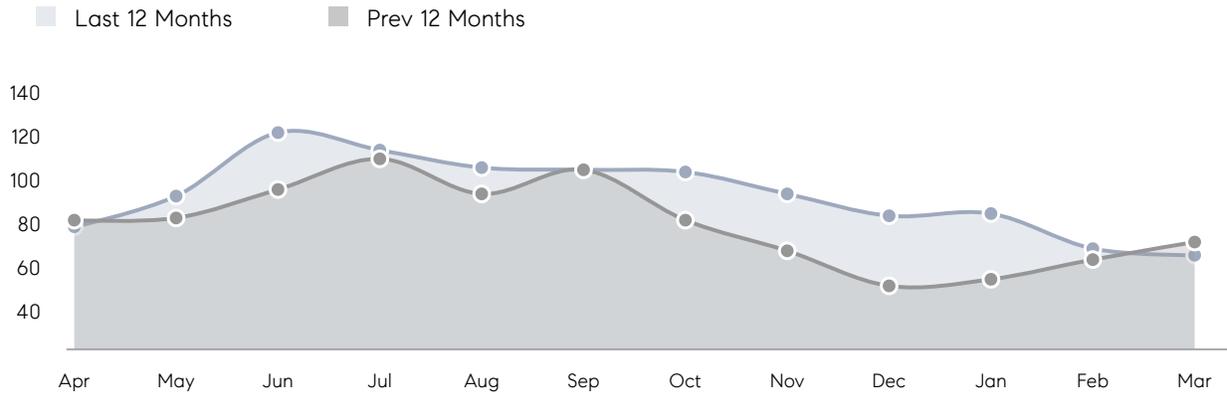
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	34	15	127%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$947,724	\$948,975	-0.1%
	# OF CONTRACTS	40	45	-11.1%
	NEW LISTINGS	33	57	-42%
Houses	AVERAGE DOM	38	15	153%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$1,003,000	\$988,028	2%
	# OF CONTRACTS	36	42	-14%
	NEW LISTINGS	31	53	-42%
Condo/Co-op/TH	AVERAGE DOM	12	15	-20%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$682,400	\$597,500	14%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	2	4	-50%

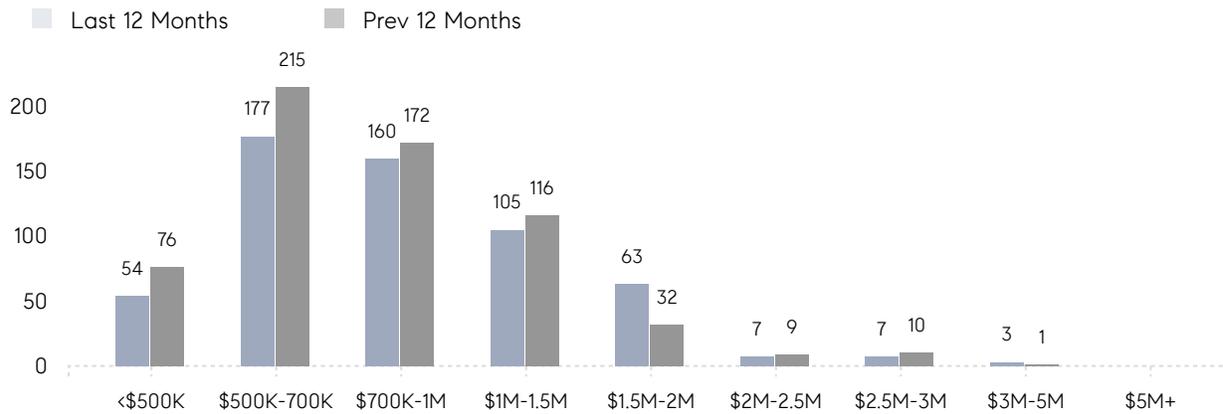
Livingston

MARCH 2023

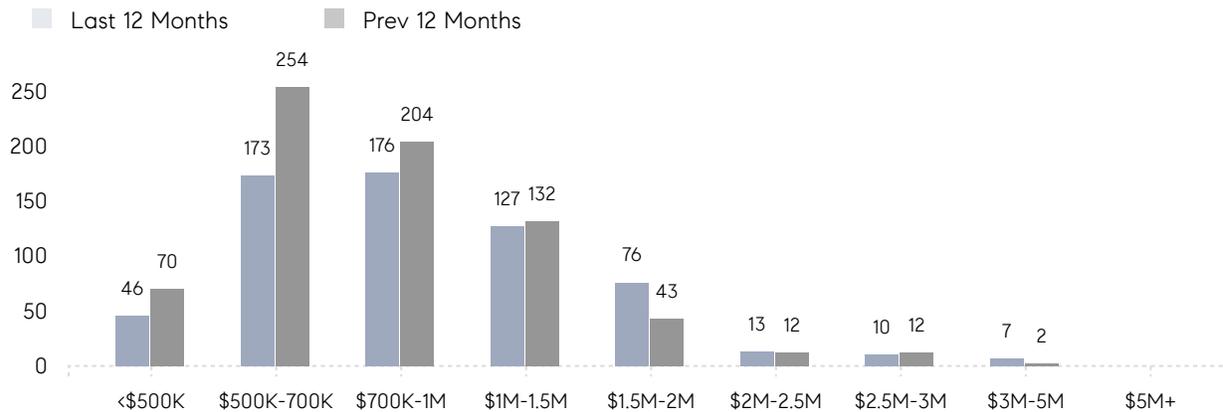
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maplewood

MARCH 2023

UNDER CONTRACT

26
Total
Properties

\$904K
Average
Price

\$872K
Median
Price

-33%
Decrease From
Mar 2022

24%
Increase From
Mar 2022

13%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$568K
Average
Price

\$475K
Median
Price

-55%
Decrease From
Mar 2022

-28%
Decrease From
Mar 2022

-34%
Decrease From
Mar 2022

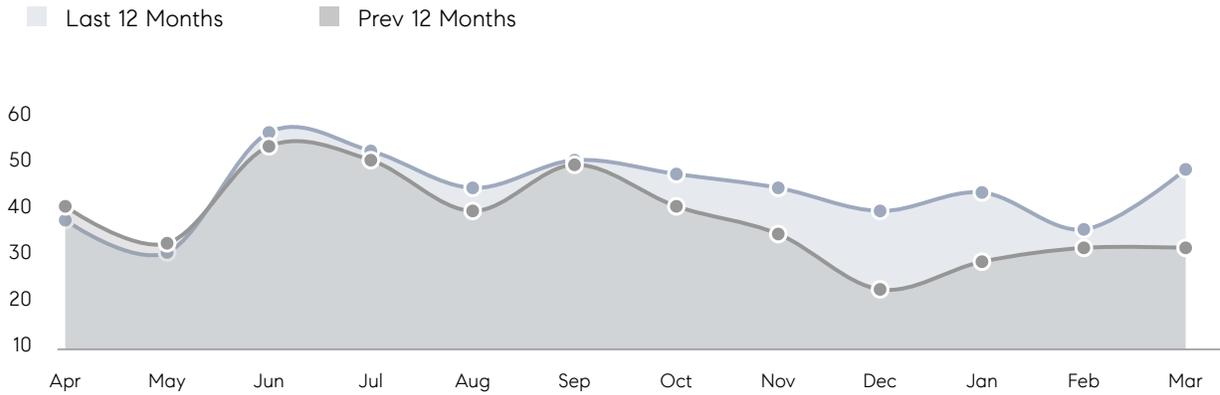
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	41	31	32%
	% OF ASKING PRICE	103%	114%	
	AVERAGE SOLD PRICE	\$568,519	\$785,675	-27.6%
	# OF CONTRACTS	26	39	-33.3%
	NEW LISTINGS	42	42	0%
Houses	AVERAGE DOM	34	15	127%
	% OF ASKING PRICE	104%	117%	
	AVERAGE SOLD PRICE	\$580,834	\$878,794	-34%
	# OF CONTRACTS	23	35	-34%
	NEW LISTINGS	34	37	-8%
Condo/Co-op/TH	AVERAGE DOM	95	117	-19%
	% OF ASKING PRICE	94%	95%	
	AVERAGE SOLD PRICE	\$470,000	\$258,000	82%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	8	5	60%

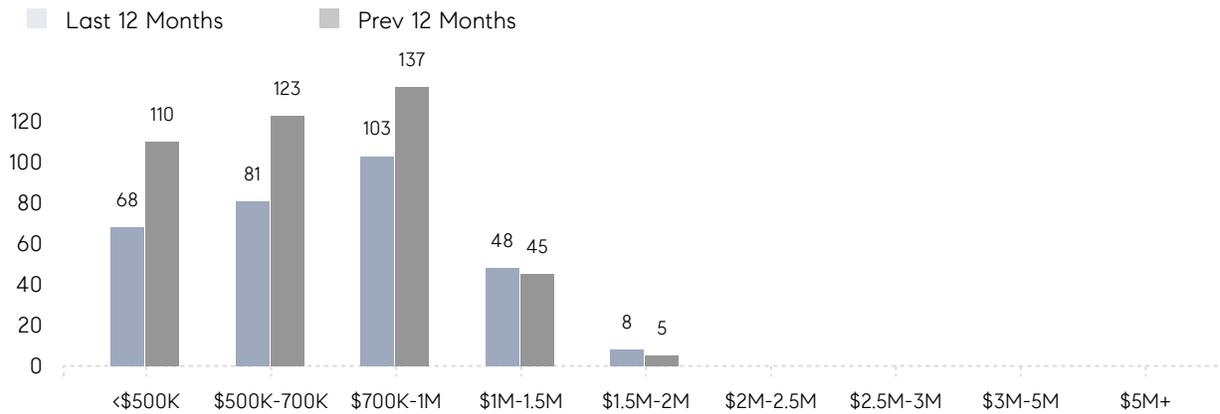
Maplewood

MARCH 2023

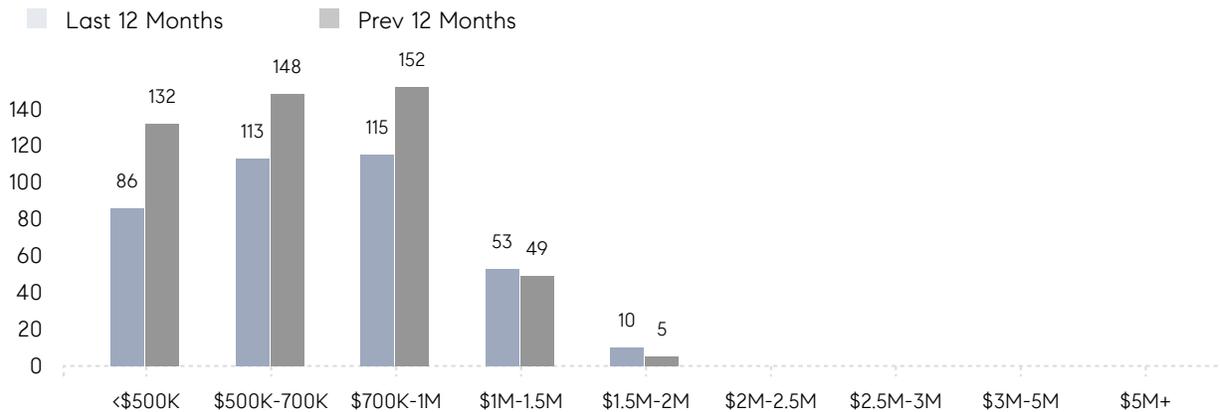
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Millburn

MARCH 2023

UNDER CONTRACT

7	\$1.4M	\$1.3M
Total Properties	Average Price	Median Price
-56%	43%	37%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

6	\$1.1M	\$838K
Total Properties	Average Price	Median Price
-45%	-4%	-3%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

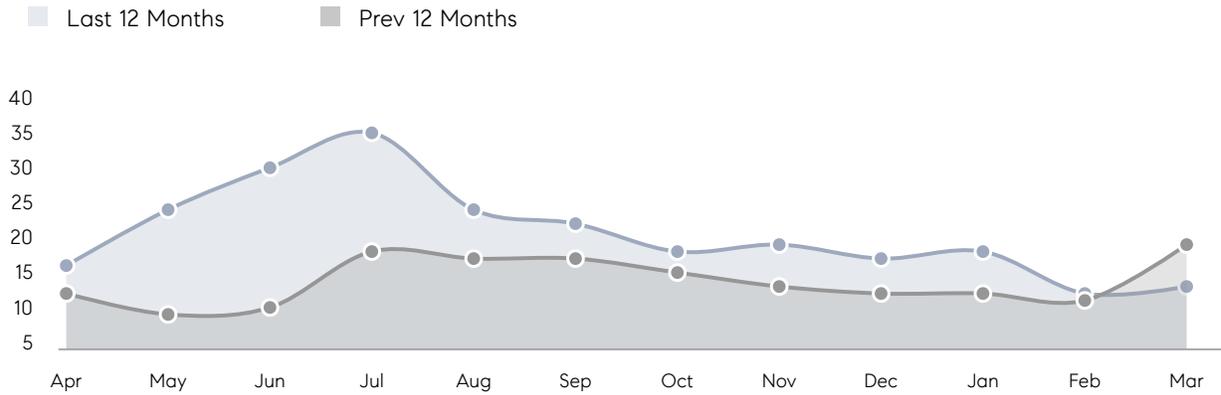
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	26	32	-19%
	% OF ASKING PRICE	106%	108%	
	AVERAGE SOLD PRICE	\$1,108,055	\$1,158,273	-4.3%
	# OF CONTRACTS	7	16	-56.2%
	NEW LISTINGS	7	24	-71%
Houses	AVERAGE DOM	31	37	-16%
	% OF ASKING PRICE	108%	111%	
	AVERAGE SOLD PRICE	\$1,030,665	\$1,280,438	-20%
	# OF CONTRACTS	5	14	-64%
	NEW LISTINGS	5	21	-76%
Condo/Co-op/TH	AVERAGE DOM	0	20	-
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$1,495,000	\$832,500	80%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	2	3	-33%

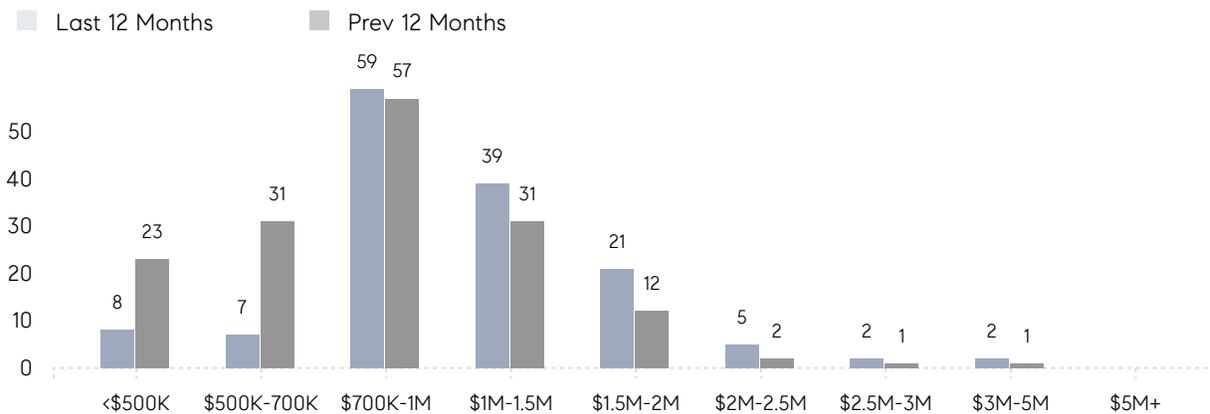
Millburn

MARCH 2023

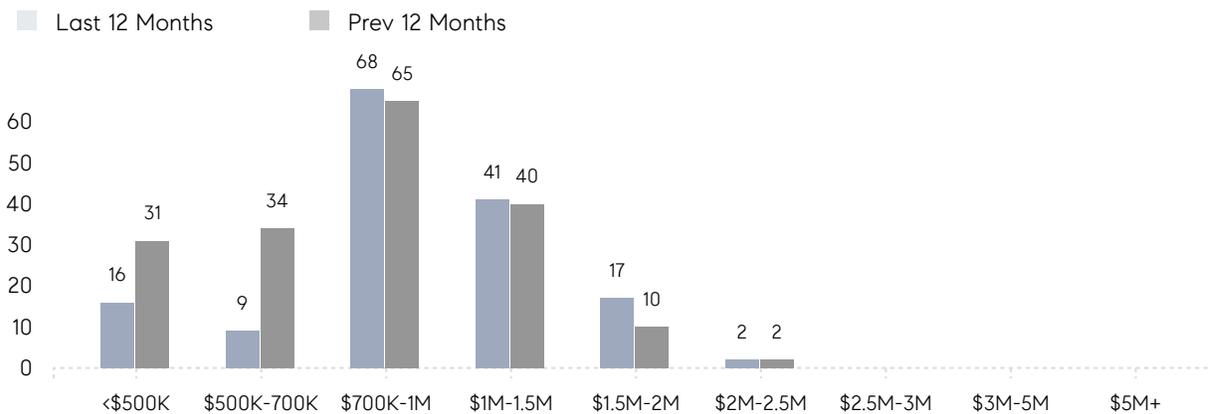
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montclair

MARCH 2023

UNDER CONTRACT

39
Total
Properties

\$942K
Average
Price

\$899K
Median
Price

-42%
Decrease From
Mar 2022

13%
Increase From
Mar 2022

14%
Increase From
Mar 2022

UNITS SOLD

19
Total
Properties

\$773K
Average
Price

\$718K
Median
Price

-37%
Decrease From
Mar 2022

-8%
Decrease From
Mar 2022

2%
Increase From
Mar 2022

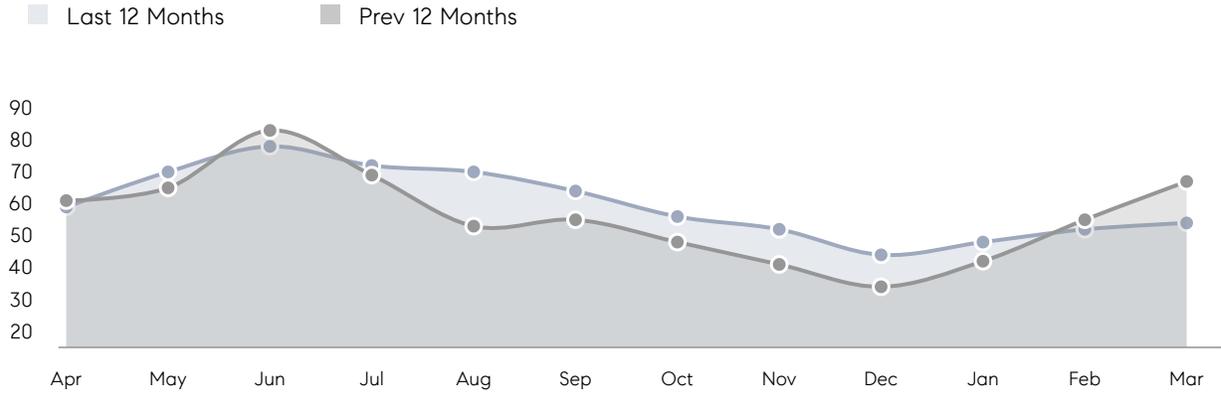
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	34	22	55%
	% OF ASKING PRICE	118%	122%	
	AVERAGE SOLD PRICE	\$773,343	\$843,017	-8.3%
	# OF CONTRACTS	39	67	-41.8%
	NEW LISTINGS	43	74	-42%
Houses	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	120%	132%	
	AVERAGE SOLD PRICE	\$1,145,135	\$1,147,553	0%
	# OF CONTRACTS	31	56	-45%
	NEW LISTINGS	38	60	-37%
Condo/Co-op/TH	AVERAGE DOM	43	30	43%
	% OF ASKING PRICE	116%	105%	
	AVERAGE SOLD PRICE	\$438,730	\$317,000	38%
	# OF CONTRACTS	8	11	-27%
	NEW LISTINGS	5	14	-64%

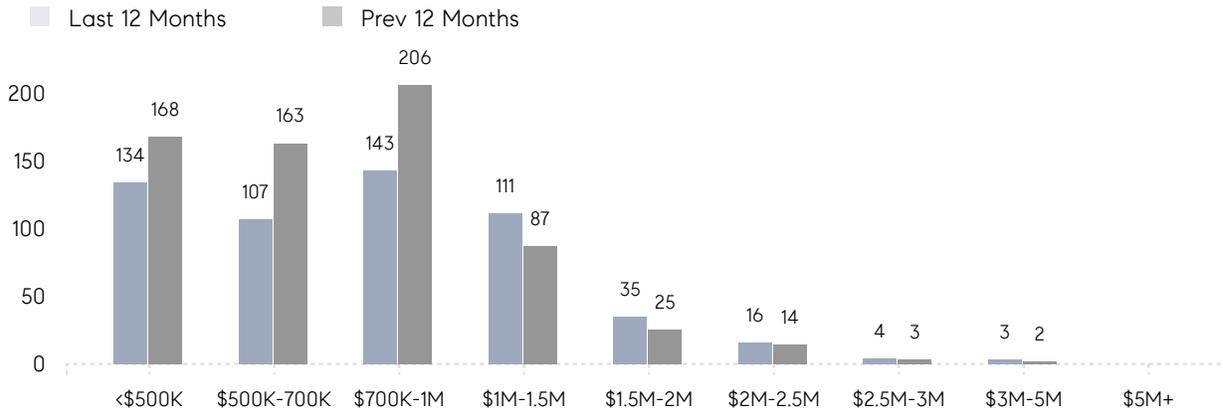
Montclair

MARCH 2023

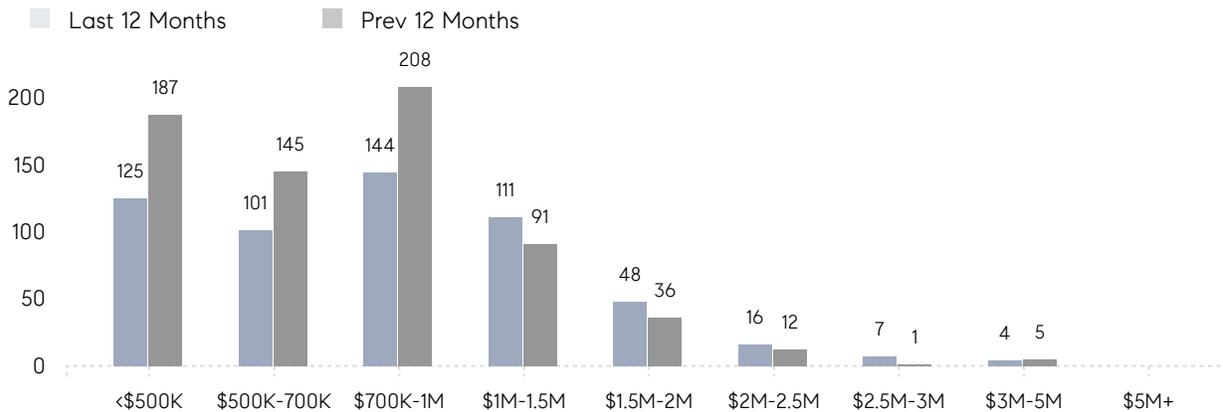
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Newark

MARCH 2023

UNDER CONTRACT

68
Total
Properties

\$379K
Average
Price

\$354K
Median
Price

-18%
Decrease From
Mar 2022

12%
Increase From
Mar 2022

5%
Increase From
Mar 2022

UNITS SOLD

48
Total
Properties

\$352K
Average
Price

\$360K
Median
Price

-6%
Decrease From
Mar 2022

8%
Increase From
Mar 2022

11%
Increase From
Mar 2022

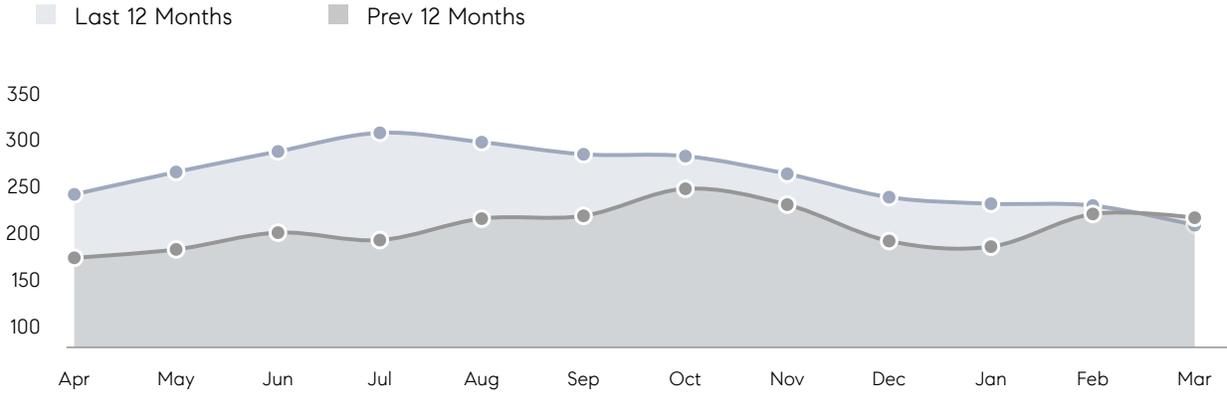
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	57	51	12%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$352,053	\$326,029	8.0%
	# OF CONTRACTS	68	83	-18.1%
	NEW LISTINGS	68	86	-21%
Houses	AVERAGE DOM	60	53	13%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$358,338	\$337,330	6%
	# OF CONTRACTS	49	66	-26%
	NEW LISTINGS	47	66	-29%
Condo/Co-op/TH	AVERAGE DOM	34	42	-19%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$298,000	\$255,000	17%
	# OF CONTRACTS	19	17	12%
	NEW LISTINGS	21	20	5%

Newark

MARCH 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Caldwell

MARCH 2023

UNDER CONTRACT

9	\$774K	\$759K
Total Properties	Average Price	Median Price
0%	-35%	-1%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

6	\$751K	\$750K
Total Properties	Average Price	Median Price
-33%	-21%	-6%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

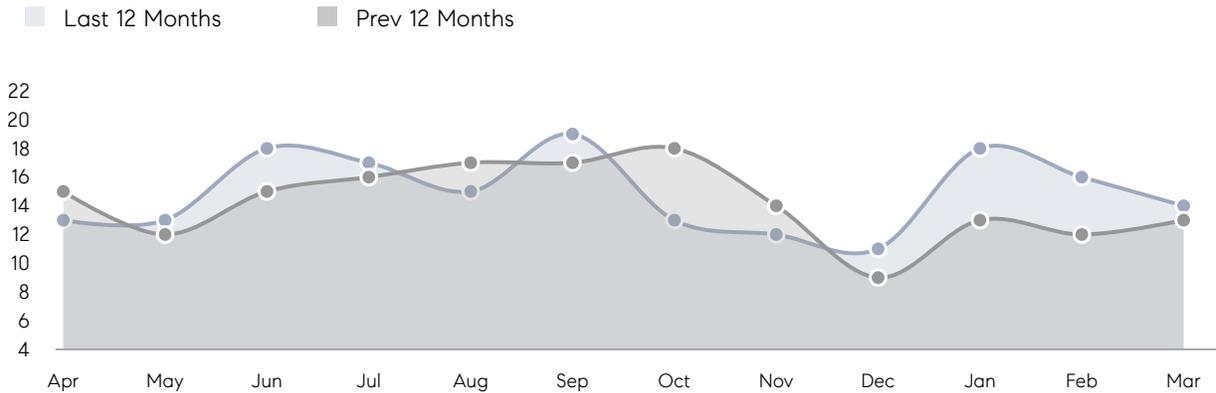
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	23	40	-42%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$751,667	\$946,679	-20.6%
	# OF CONTRACTS	9	9	0.0%
	NEW LISTINGS	9	10	-10%
Houses	AVERAGE DOM	16	21	-24%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$1,044,000	\$943,139	11%
	# OF CONTRACTS	2	9	-78%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	27	196	-86%
	% OF ASKING PRICE	101%	111%	
	AVERAGE SOLD PRICE	\$605,500	\$975,000	-38%
	# OF CONTRACTS	7	0	0%
	NEW LISTINGS	4	1	300%

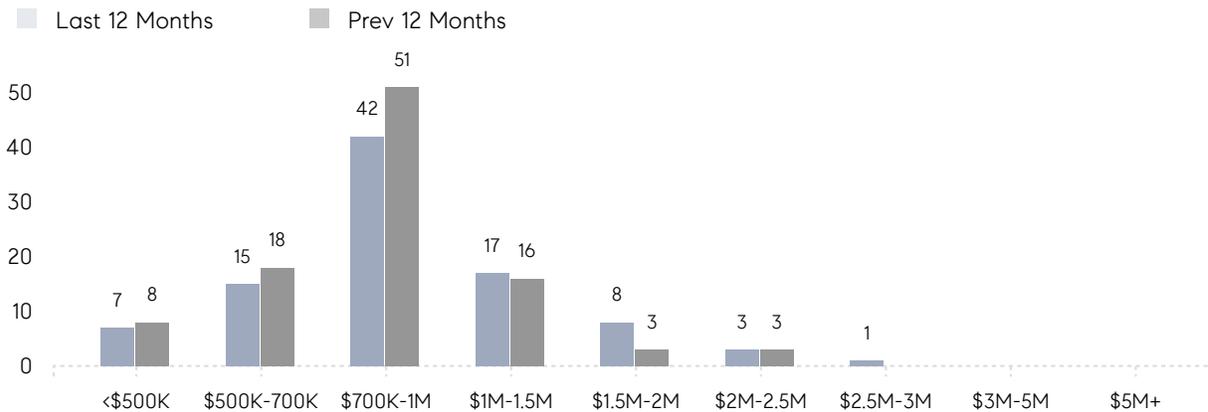
North Caldwell

MARCH 2023

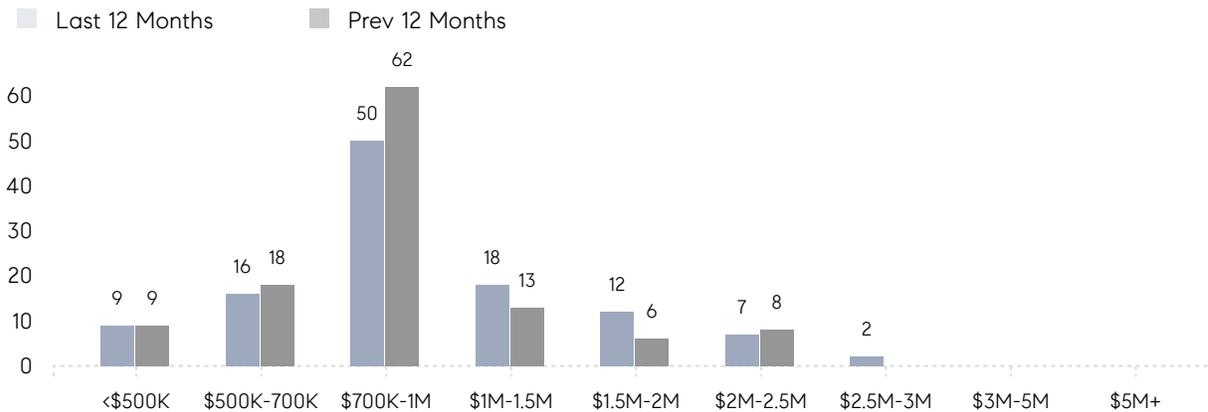
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Nutley

MARCH 2023

UNDER CONTRACT

40
Total
Properties

\$527K
Average
Price

\$489K
Median
Price

0%
Change From
Mar 2022

20%
Increase From
Mar 2022

14%
Increase From
Mar 2022

UNITS SOLD

25
Total
Properties

\$419K
Average
Price

\$435K
Median
Price

-29%
Decrease From
Mar 2022

-7%
Decrease From
Mar 2022

-1%
Decrease From
Mar 2022

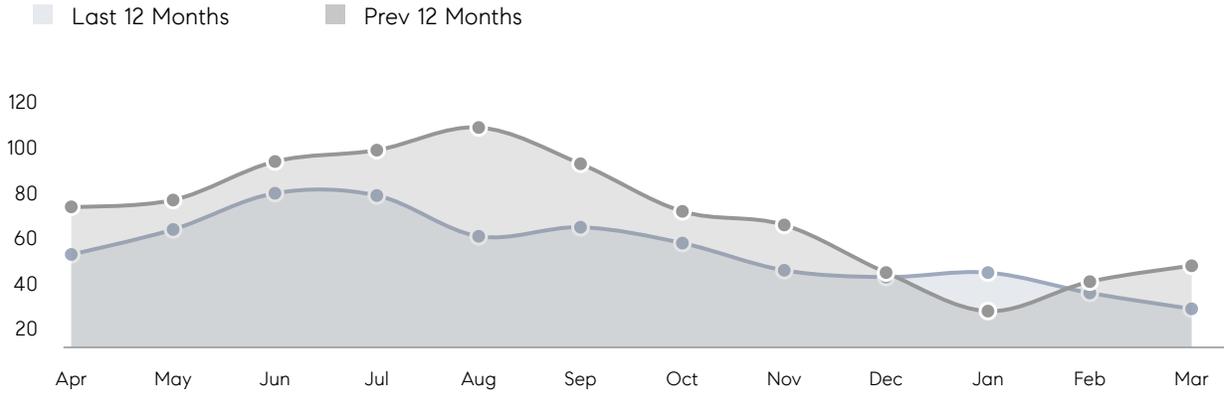
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	30	25	20%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$419,336	\$451,278	-7.1%
	# OF CONTRACTS	40	40	0.0%
	NEW LISTINGS	37	49	-24%
Houses	AVERAGE DOM	43	27	59%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$519,838	\$502,844	3%
	# OF CONTRACTS	33	26	27%
	NEW LISTINGS	30	36	-17%
Condo/Co-op/TH	AVERAGE DOM	16	23	-30%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$310,458	\$373,929	-17%
	# OF CONTRACTS	7	14	-50%
	NEW LISTINGS	7	13	-46%

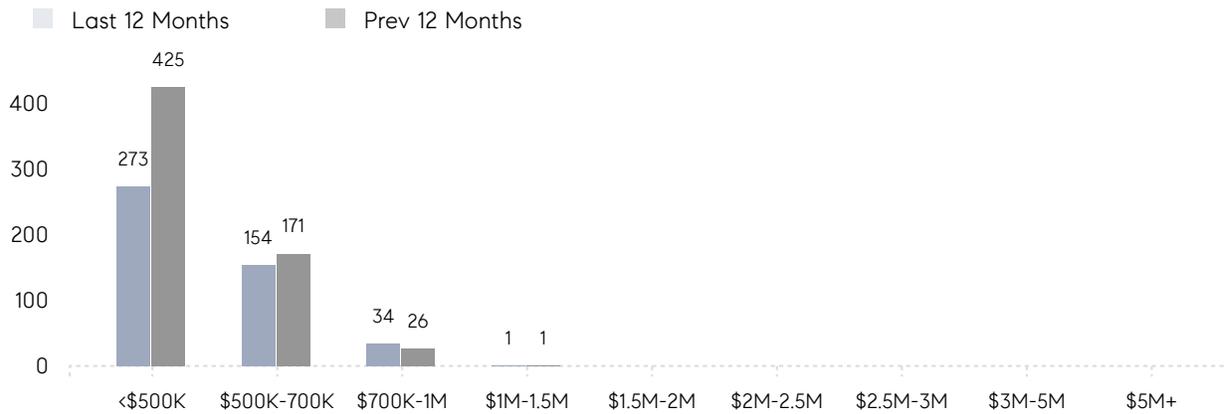
Nutley

MARCH 2023

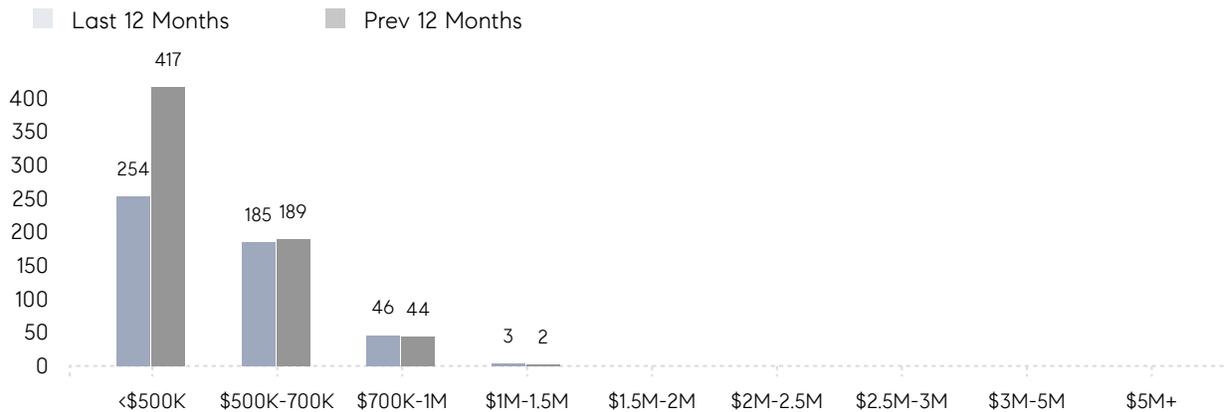
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Orange

MARCH 2023

UNDER CONTRACT

20
Total
Properties

\$360K
Average
Price

\$325K
Median
Price

11%
Increase From
Mar 2022

6%
Increase From
Mar 2022

0%
Change From
Mar 2022

UNITS SOLD

5
Total
Properties

\$367K
Average
Price

\$315K
Median
Price

-69%
Decrease From
Mar 2022

-2%
Decrease From
Mar 2022

-14%
Decrease From
Mar 2022

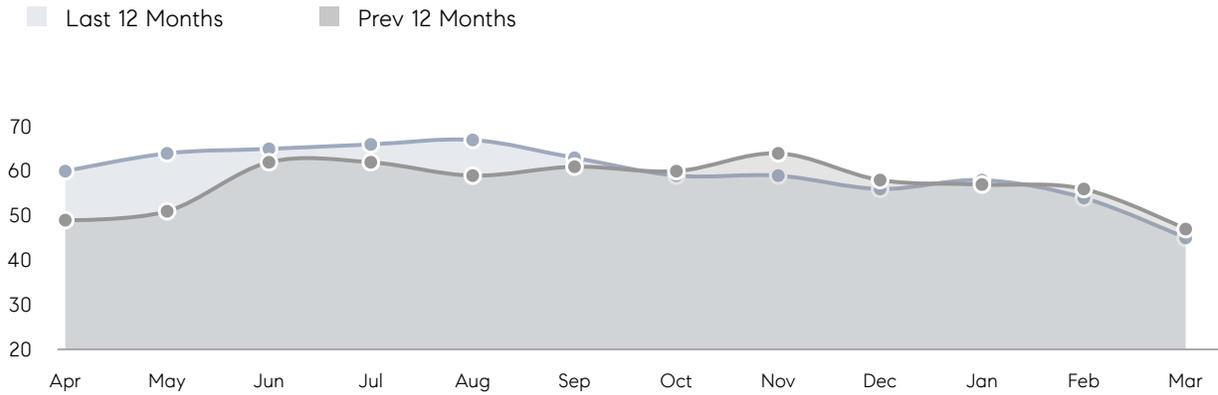
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	80	70	14%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$367,000	\$376,313	-2.5%
	# OF CONTRACTS	20	18	11.1%
	NEW LISTINGS	12	15	-20%
Houses	AVERAGE DOM	80	88	-9%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$367,000	\$416,091	-12%
	# OF CONTRACTS	17	15	13%
	NEW LISTINGS	10	12	-17%
Condo/Co-op/TH	AVERAGE DOM	-	32	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$288,800	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	3	-33%

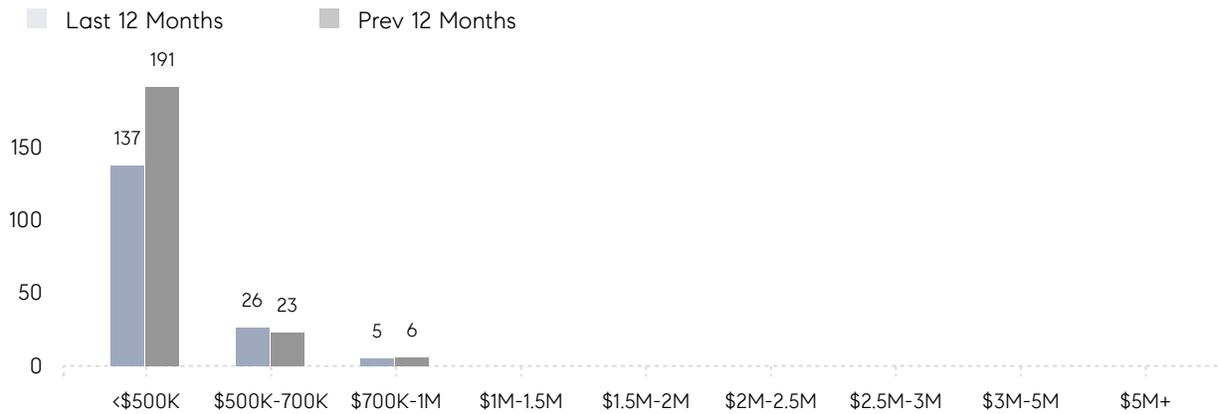
Orange

MARCH 2023

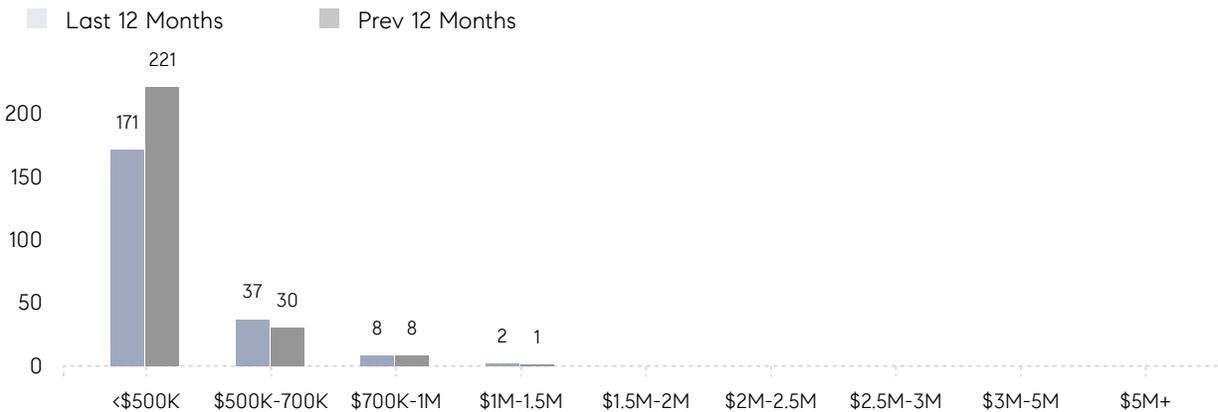
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roseland

MARCH 2023

UNDER CONTRACT

10
Total
Properties

\$665K
Average
Price

\$661K
Median
Price

25%
Increase From
Mar 2022

14%
Increase From
Mar 2022

11%
Increase From
Mar 2022

UNITS SOLD

3
Total
Properties

\$490K
Average
Price

\$495K
Median
Price

-40%
Decrease From
Mar 2022

-25%
Decrease From
Mar 2022

-25%
Decrease From
Mar 2022

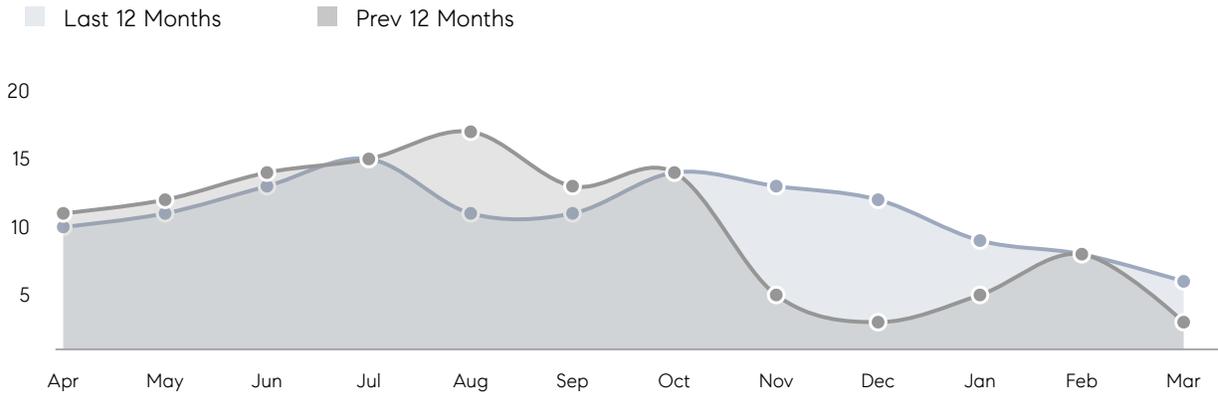
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	24	14	71%
	% OF ASKING PRICE	99%	106%	
	AVERAGE SOLD PRICE	\$490,000	\$651,500	-24.8%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	9	4	125%
Houses	AVERAGE DOM	11	14	-21%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$430,000	\$651,500	-34%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	6	3	100%
Condo/Co-op/TH	AVERAGE DOM	50	-	-
	% OF ASKING PRICE	94%	-	
	AVERAGE SOLD PRICE	\$610,000	-	-
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	3	1	200%

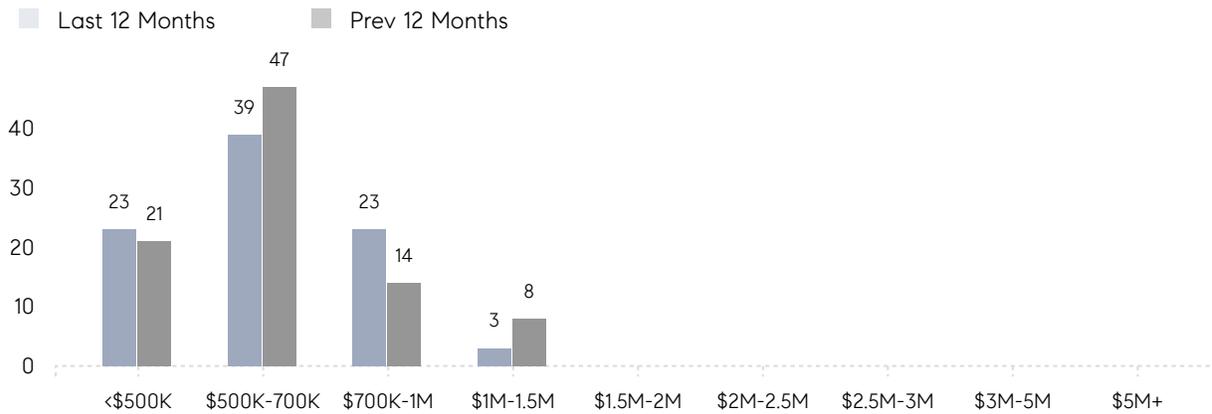
Roseland

MARCH 2023

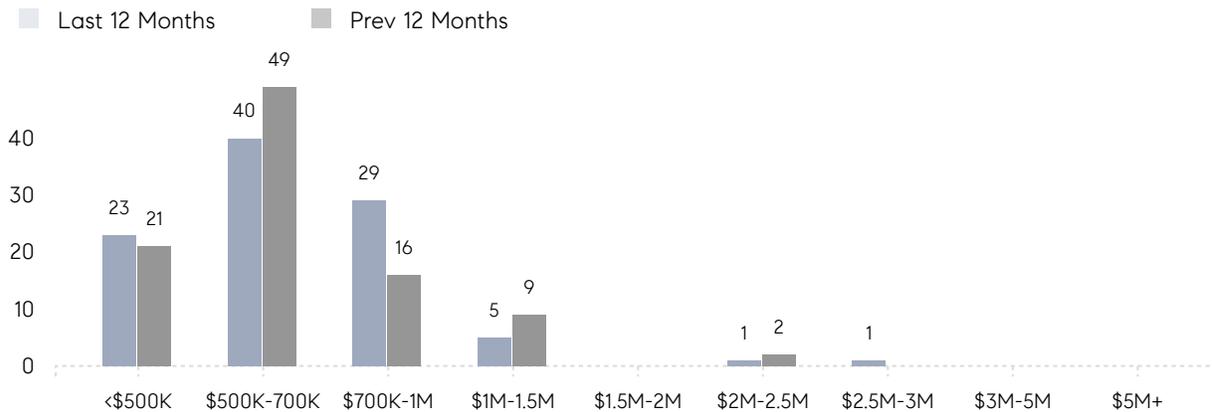
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Short Hills

MARCH 2023

UNDER CONTRACT

23 **\$2.0M** **\$1.8M**

Total
Properties

Average
Price

Median
Price

15%

Increase From
Mar 2022

15%

Increase From
Mar 2022

16%

Increase From
Mar 2022

UNITS SOLD

9 **\$2.2M** **\$2.1M**

Total
Properties

Average
Price

Median
Price

-10%

Decrease From
Mar 2022

27%

Increase From
Mar 2022

37%

Increase From
Mar 2022

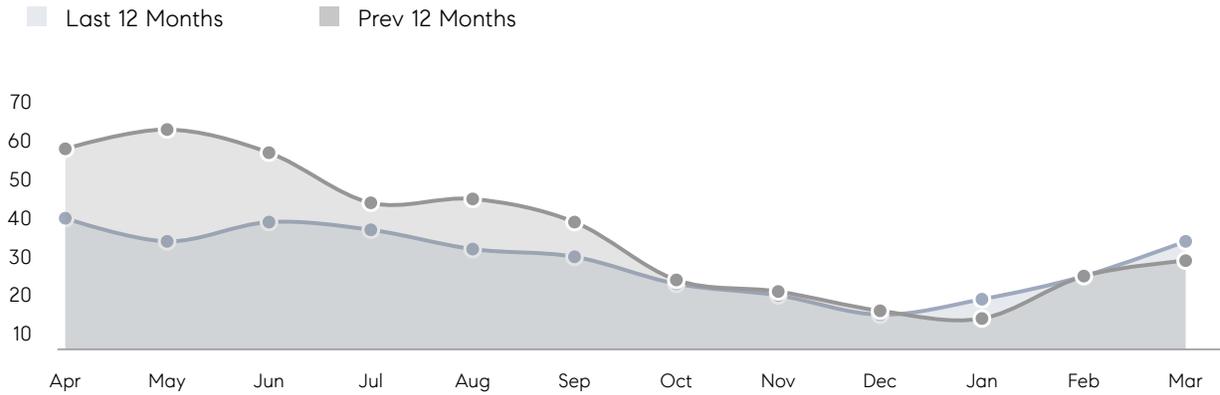
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	12	61	-80%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$2,284,100	\$1,798,951	27.0%
	# OF CONTRACTS	23	20	15.0%
	NEW LISTINGS	38	25	52%
Houses	AVERAGE DOM	12	61	-80%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$2,284,100	\$1,798,951	27%
	# OF CONTRACTS	23	20	15%
	NEW LISTINGS	38	25	52%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

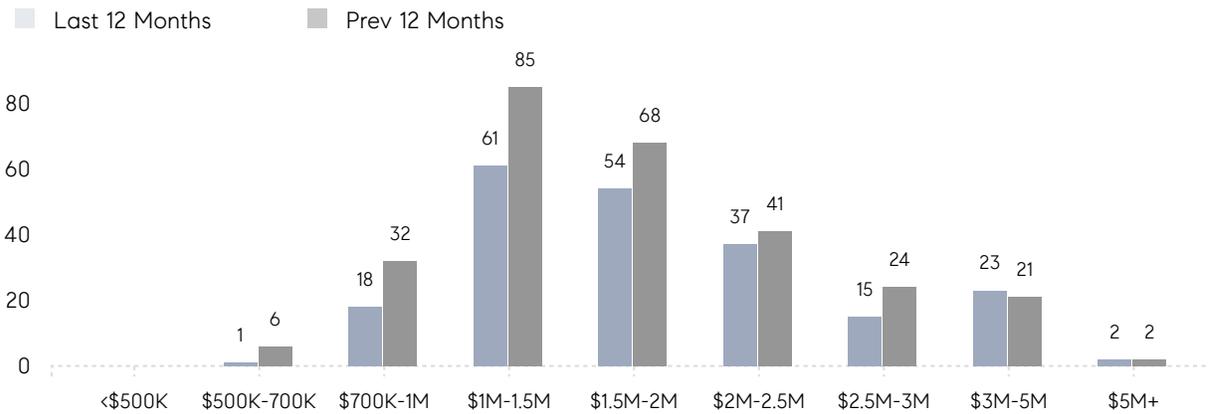
Short Hills

MARCH 2023

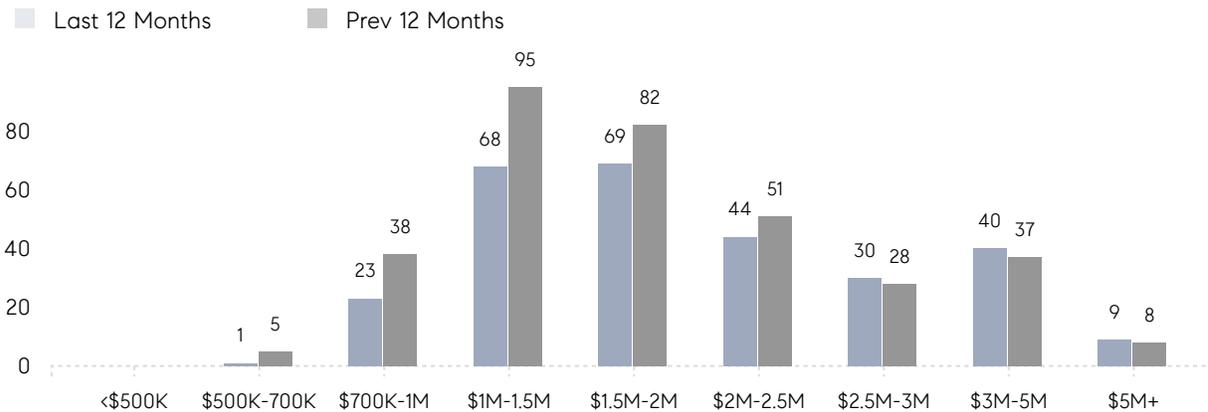
Monthly Inventory



Contracts By Price Range



Listings By Price Range



South Orange

MARCH 2023

UNDER CONTRACT

18	\$826K	\$694K
Total Properties	Average Price	Median Price
-31%	-5%	-23%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

13	\$851K	\$800K
Total Properties	Average Price	Median Price
18%	3%	-5%
Increase From Mar 2022	Increase From Mar 2022	Decrease From Mar 2022

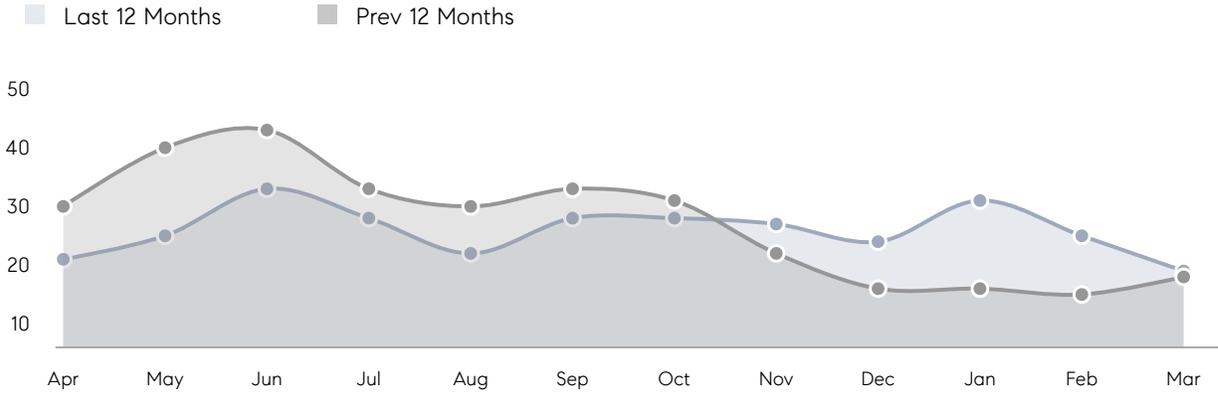
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	37	18	106%
	% OF ASKING PRICE	105%	113%	
	AVERAGE SOLD PRICE	\$851,531	\$823,444	3.4%
	# OF CONTRACTS	18	26	-30.8%
	NEW LISTINGS	15	30	-50%
Houses	AVERAGE DOM	37	12	208%
	% OF ASKING PRICE	105%	117%	
	AVERAGE SOLD PRICE	\$851,531	\$995,986	-15%
	# OF CONTRACTS	15	23	-35%
	NEW LISTINGS	13	23	-43%
Condo/Co-op/TH	AVERAGE DOM	-	34	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$363,333	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	7	-71%

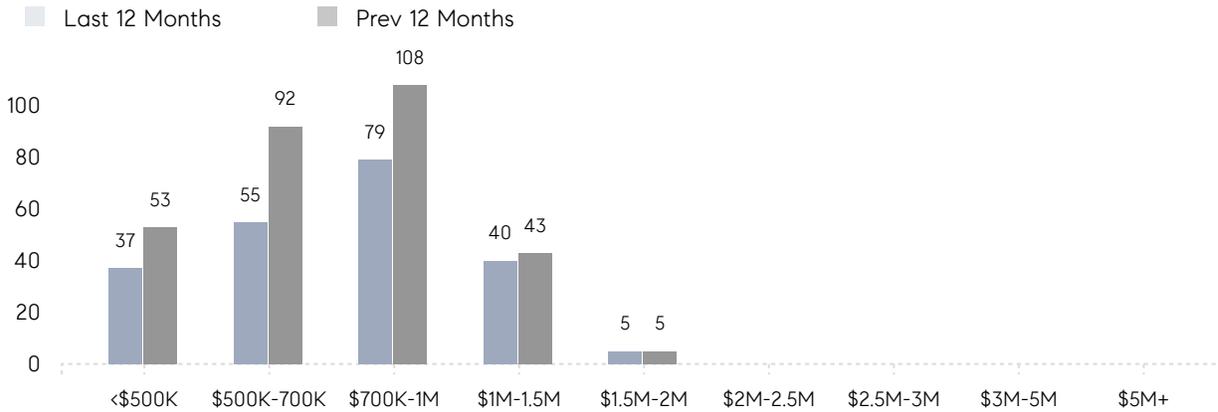
South Orange

MARCH 2023

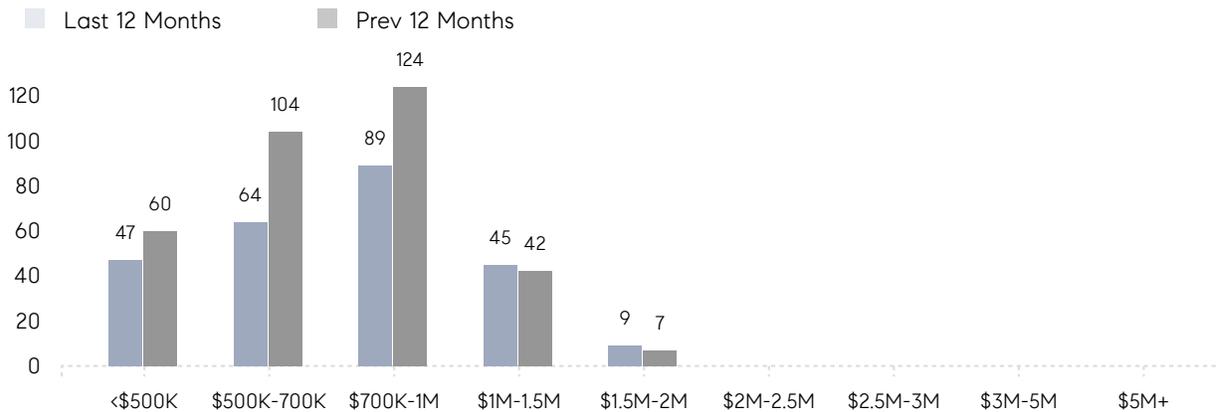
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Verona

MARCH 2023

UNDER CONTRACT

17
Total
Properties

\$626K
Average
Price

\$650K
Median
Price

-11%
Decrease From
Mar 2022

15%
Increase From
Mar 2022

18%
Increase From
Mar 2022

UNITS SOLD

18
Total
Properties

\$561K
Average
Price

\$525K
Median
Price

20%
Increase From
Mar 2022

-6%
Decrease From
Mar 2022

-16%
Decrease From
Mar 2022

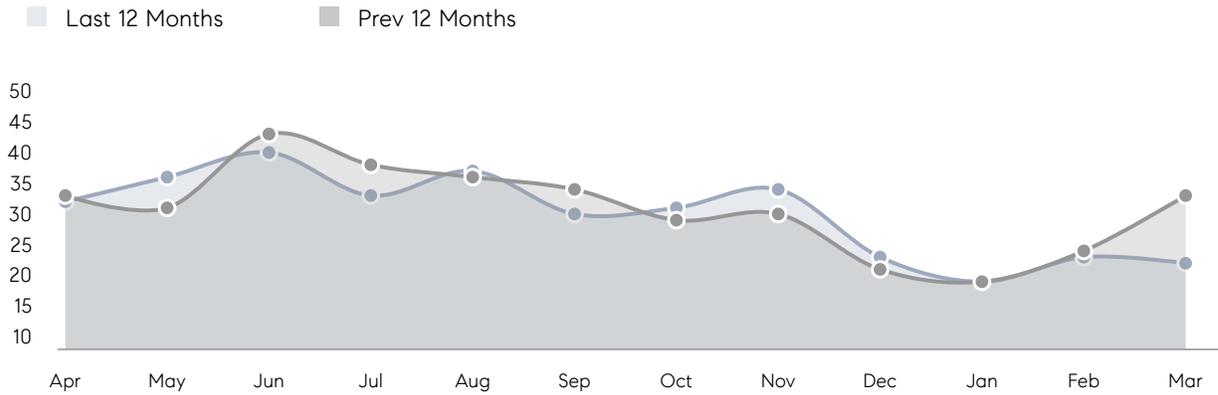
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	44	34	29%
	% OF ASKING PRICE	104%	114%	
	AVERAGE SOLD PRICE	\$561,494	\$599,628	-6.4%
	# OF CONTRACTS	17	19	-10.5%
	NEW LISTINGS	20	29	-31%
Houses	AVERAGE DOM	35	9	289%
	% OF ASKING PRICE	111%	128%	
	AVERAGE SOLD PRICE	\$758,333	\$831,427	-9%
	# OF CONTRACTS	14	14	0%
	NEW LISTINGS	15	22	-32%
Condo/Co-op/TH	AVERAGE DOM	53	63	-16%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$364,656	\$334,714	9%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	5	7	-29%

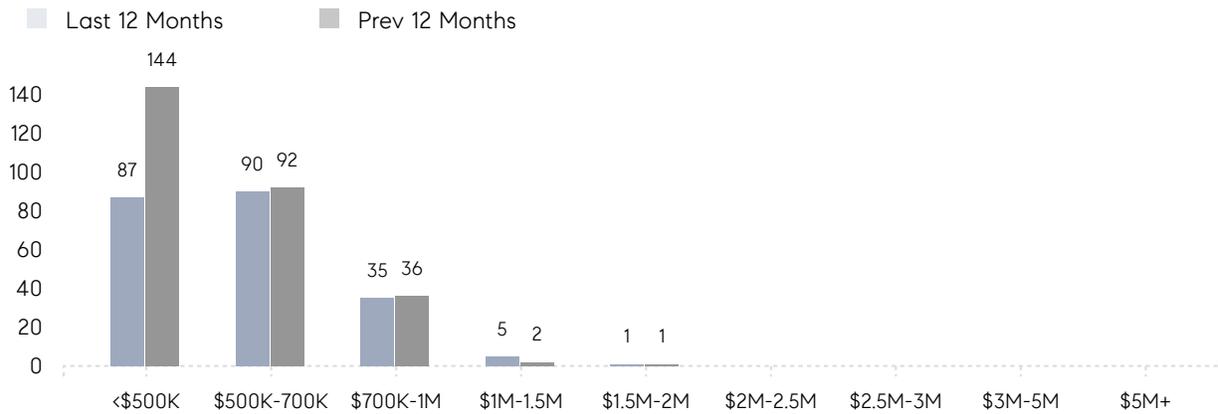
Verona

MARCH 2023

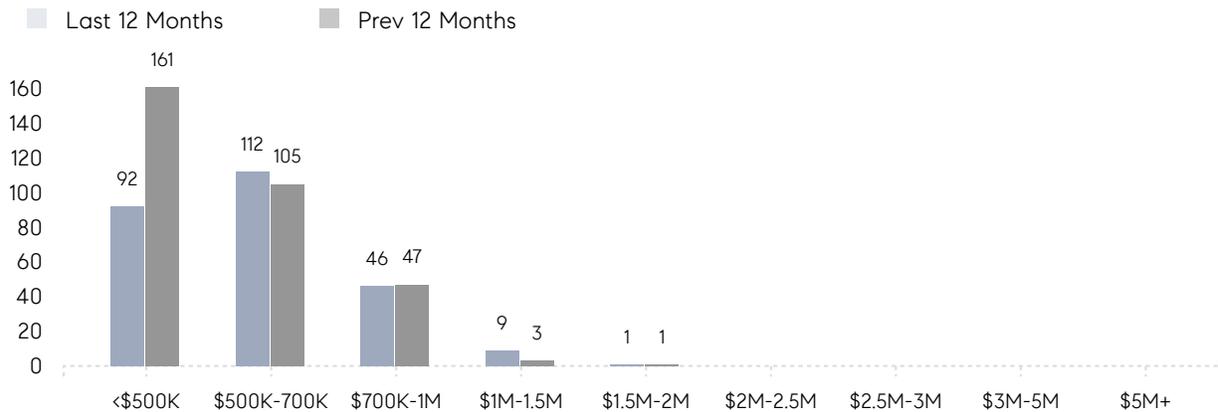
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Caldwell

MARCH 2023

UNDER CONTRACT

13
Total
Properties

\$600K
Average
Price

\$499K
Median
Price

44%
Increase From
Mar 2022

17%
Increase From
Mar 2022

15%
Increase From
Mar 2022

UNITS SOLD

9
Total
Properties

\$581K
Average
Price

\$490K
Median
Price

50%
Increase From
Mar 2022

6%
Increase From
Mar 2022

-4%
Decrease From
Mar 2022

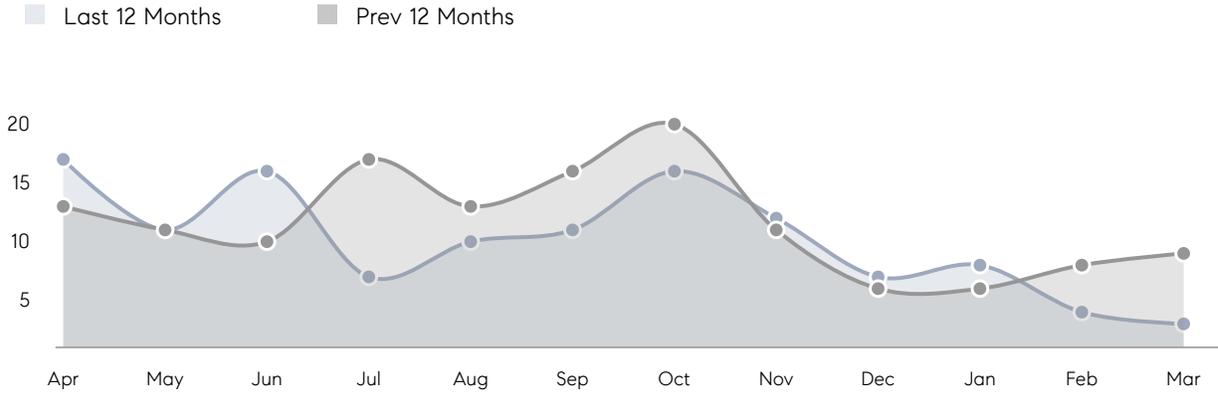
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	26	24	8%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$581,111	\$548,150	6.0%
	# OF CONTRACTS	13	9	44.4%
	NEW LISTINGS	8	10	-20%
Houses	AVERAGE DOM	26	24	8%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$581,111	\$548,150	6%
	# OF CONTRACTS	13	8	63%
	NEW LISTINGS	8	10	-20%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

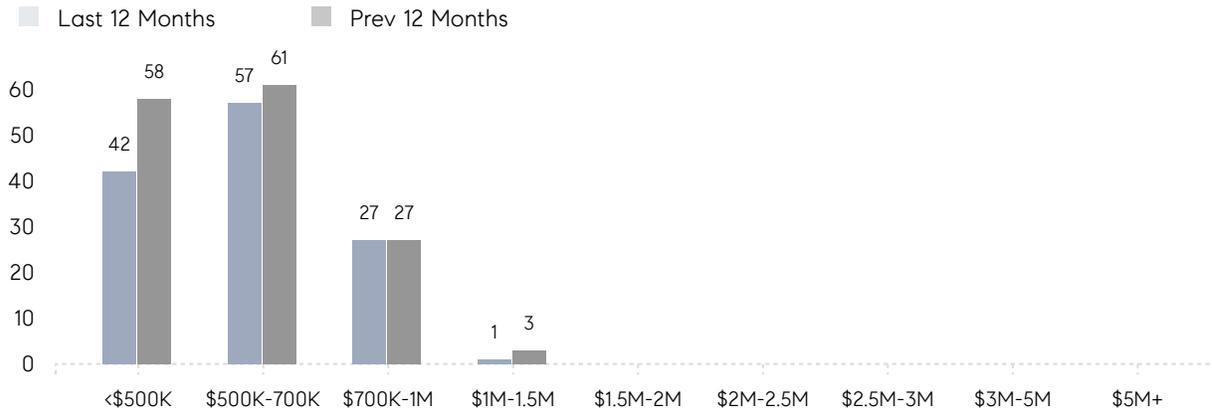
West Caldwell

MARCH 2023

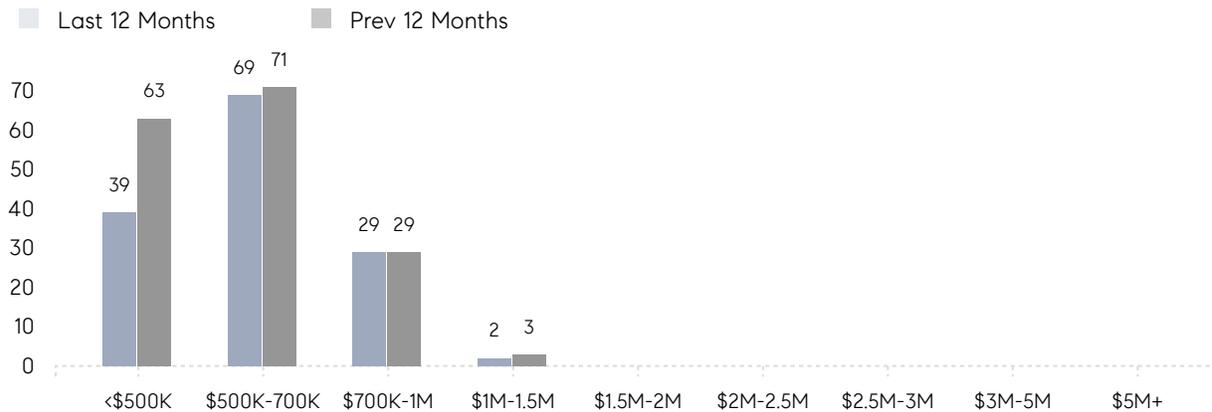
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Orange

MARCH 2023

UNDER CONTRACT

68
Total
Properties

\$638K
Average
Price

\$575K
Median
Price

8%
Increase From
Mar 2022

21%
Increase From
Mar 2022

18%
Increase From
Mar 2022

UNITS SOLD

38
Total
Properties

\$582K
Average
Price

\$570K
Median
Price

-19%
Decrease From
Mar 2022

-1%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

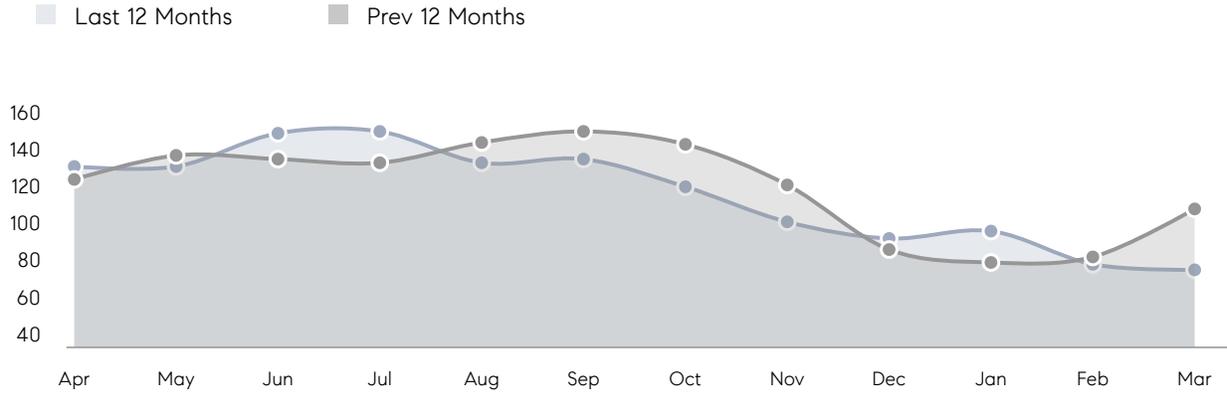
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	34	47	-28%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$582,985	\$589,787	-1.2%
	# OF CONTRACTS	68	63	7.9%
	NEW LISTINGS	65	93	-30%
Houses	AVERAGE DOM	35	49	-29%
	% OF ASKING PRICE	104%	109%	
	AVERAGE SOLD PRICE	\$606,861	\$626,153	-3%
	# OF CONTRACTS	52	45	16%
	NEW LISTINGS	51	68	-25%
Condo/Co-op/TH	AVERAGE DOM	28	41	-32%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$425,400	\$470,773	-10%
	# OF CONTRACTS	16	18	-11%
	NEW LISTINGS	14	25	-44%

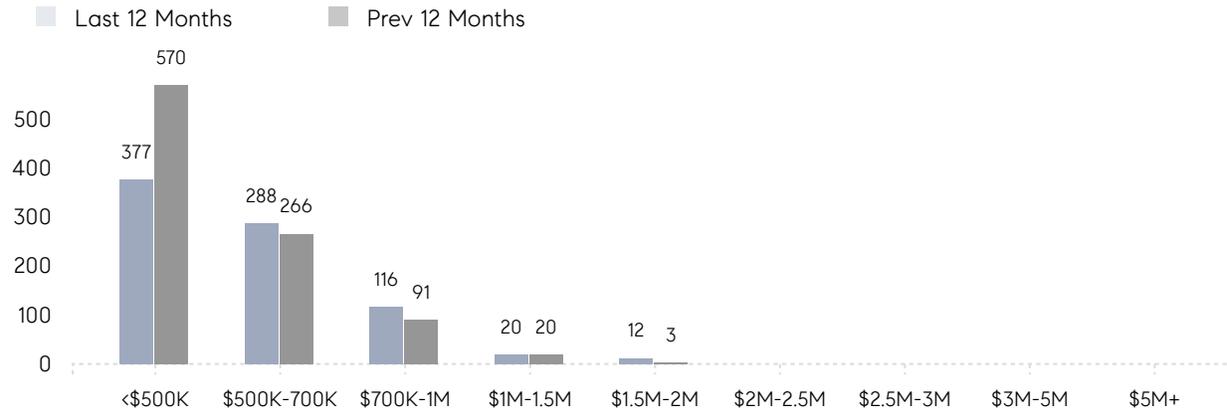
West Orange

MARCH 2023

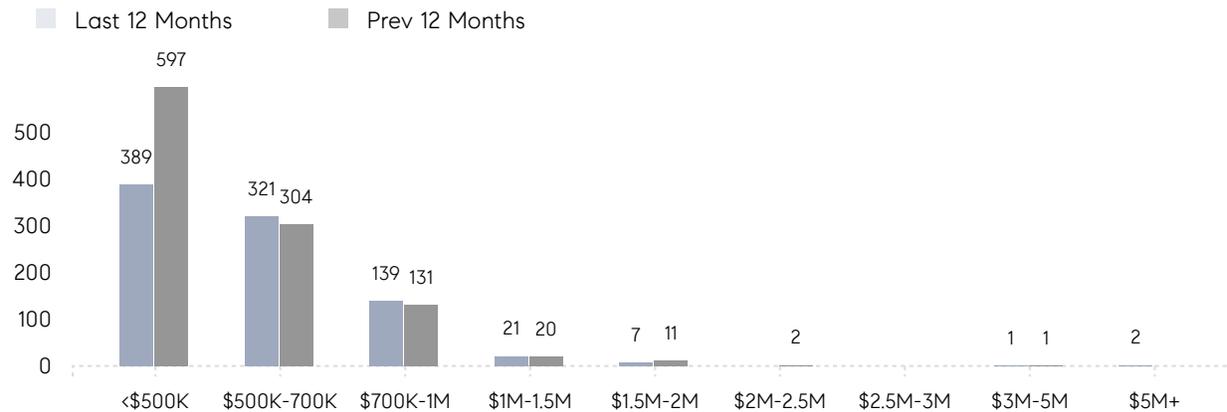
Monthly Inventory

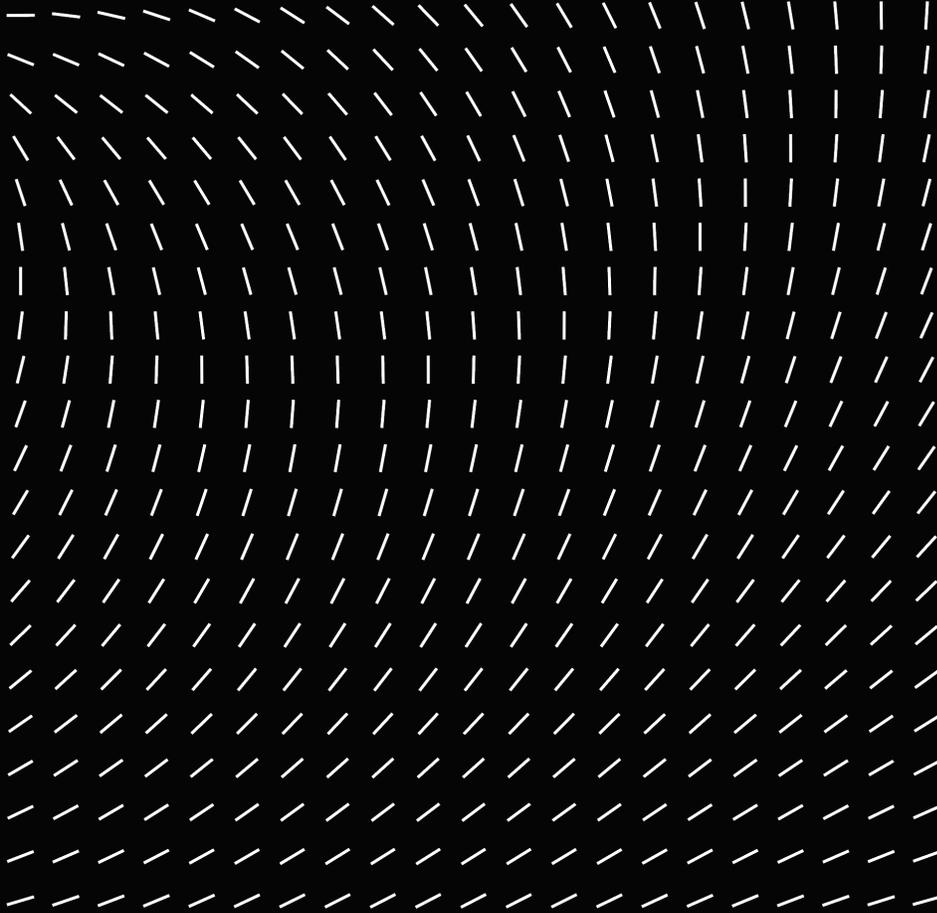


Contracts By Price Range



Listings By Price Range





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Belleville

MARCH 2023



\$374K

Average
Sales Price

-11%

Decrease In Sales
From Mar 2022

\$432K

Median
Sales Price

-61%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

4%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Bloomfield

MARCH 2023



\$485K

Average
Sales Price

-50%

Decrease In Sales
From Mar 2022

\$500K

Median
Sales Price

-22%

Decrease In Contracts
From Mar 2022

107%

Average %
Of Asking Price

24%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Caldwell

MARCH 2023



\$419K

Average
Sales Price

-14%

Decrease In Sales
From Mar 2022

\$405K

Median
Sales Price

33%

Increase In Contracts
From Mar 2022

106%

Average %
Of Asking Price

19%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Cedar Grove

MARCH 2023



\$674K

Average
Sales Price

-42%

Decrease In Sales
From Mar 2022

\$620K

Median
Sales Price

-62%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

67%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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East Orange

MARCH 2023



\$286K

Average
Sales Price

71%

Increase In Sales
From Mar 2022

\$290K

Median
Sales Price

58%

Increase In Contracts
From Mar 2022

101%

Average %
Of Asking Price

7%

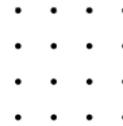
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Essex Fells

MARCH 2023



\$1.9M

Average
Sales Price

-75%

Decrease In Sales
From Mar 2022

\$1.9M

Median
Sales Price

0%

Change In Contracts
From Mar 2022

93%

Average %
Of Asking Price

79%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Fairfield

MARCH 2023



\$623K

Average
Sales Price

100%

Increase In Sales
From Mar 2022

\$603K

Median
Sales Price

-57%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

38%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Glen Ridge

MARCH 2023



\$754K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$694K

Median
Sales Price

-13%

Decrease In Contracts
From Mar 2022

112%

Average %
Of Asking Price

-37%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Irvington

MARCH 2023



\$311K

Average
Sales Price

13%

Increase In Sales
From Mar 2022

\$322K

Median
Sales Price

19%

Increase In Contracts
From Mar 2022

99%

Average %
Of Asking Price

2%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Livingston

MARCH 2023



\$947K

Average
Sales Price

-28%

Decrease In Sales
From Mar 2022

\$775K

Median
Sales Price

-11%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

127%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Maplewood

MARCH 2023



\$568K

Average
Sales Price

-55%

Decrease In Sales
From Mar 2022

\$475K

Median
Sales Price

-33%

Decrease In Contracts
From Mar 2022

103%

Average %
Of Asking Price

32%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Millburn

MARCH 2023



\$1.1M

Average
Sales Price

-45%

Decrease In Sales
From Mar 2022

\$838K

Median
Sales Price

-56%

Decrease In Contracts
From Mar 2022

106%

Average %
Of Asking Price

-19%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Montclair

MARCH 2023



\$773K

Average
Sales Price

-37%

Decrease In Sales
From Mar 2022

\$718K

Median
Sales Price

-42%

Decrease In Contracts
From Mar 2022

118%

Average %
Of Asking Price

55%

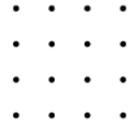
Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Newark

MARCH 2023



\$352K

Average
Sales Price

-6%

Decrease In Sales
From Mar 2022

\$360K

Median
Sales Price

-18%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

12%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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North Caldwell

MARCH 2023



\$751K

Average
Sales Price

-33%

Decrease In Sales
From Mar 2022

\$750K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

102%

Average %
Of Asking Price

-42%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Nutley

MARCH 2023



\$419K

Average
Sales Price

-29%

Decrease In Sales
From Mar 2022

\$435K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

101%

Average %
Of Asking Price

20%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Orange

MARCH 2023



\$367K

Average
Sales Price

-69%

Decrease In Sales
From Mar 2022

\$315K

Median
Sales Price

11%

Increase In Contracts
From Mar 2022

104%

Average %
Of Asking Price

14%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Roseland

MARCH 2023



\$490K

Average
Sales Price

-40%

Decrease In Sales
From Mar 2022

\$495K

Median
Sales Price

25%

Increase In Contracts
From Mar 2022

99%

Average %
Of Asking Price

71%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Short Hills

MARCH 2023



\$2.2M

Average
Sales Price

-10%

Decrease In Sales
From Mar 2022

\$2.1M

Median
Sales Price

15%

Increase In Contracts
From Mar 2022

102%

Average %
Of Asking Price

-80%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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South Orange

MARCH 2023



\$851K

Average
Sales Price

18%

Increase In Sales
From Mar 2022

\$800K

Median
Sales Price

-31%

Decrease In Contracts
From Mar 2022

105%

Average %
Of Asking Price

106%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Verona

MARCH 2023



\$561K

Average
Sales Price

20%

Increase In Sales
From Mar 2022

\$525K

Median
Sales Price

-11%

Decrease In Contracts
From Mar 2022

104%

Average %
Of Asking Price

29%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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West Caldwell

MARCH 2023



\$581K

Average
Sales Price

50%

Increase In Sales
From Mar 2022

\$490K

Median
Sales Price

44%

Increase In Contracts
From Mar 2022

103%

Average %
Of Asking Price

8%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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West Orange

MARCH 2023



\$582K

Average
Sales Price

-19%

Decrease In Sales
From Mar 2022

\$570K

Median
Sales Price

8%

Increase In Contracts
From Mar 2022

104%

Average %
Of Asking Price

-28%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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