



COMPASS

March 2023

Passaic Market Insights

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MARCH 2023

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Clifton

MARCH 2023

UNDER CONTRACT

57
Total
Properties

\$467K
Average
Price

\$430K
Median
Price

-31%
Decrease From
Mar 2022

1%
Increase From
Mar 2022

-
Change From
Mar 2022

UNITS SOLD

52
Total
Properties

\$441K
Average
Price

\$439K
Median
Price

-20%
Decrease From
Mar 2022

-11%
Decrease From
Mar 2022

-4%
Decrease From
Mar 2022

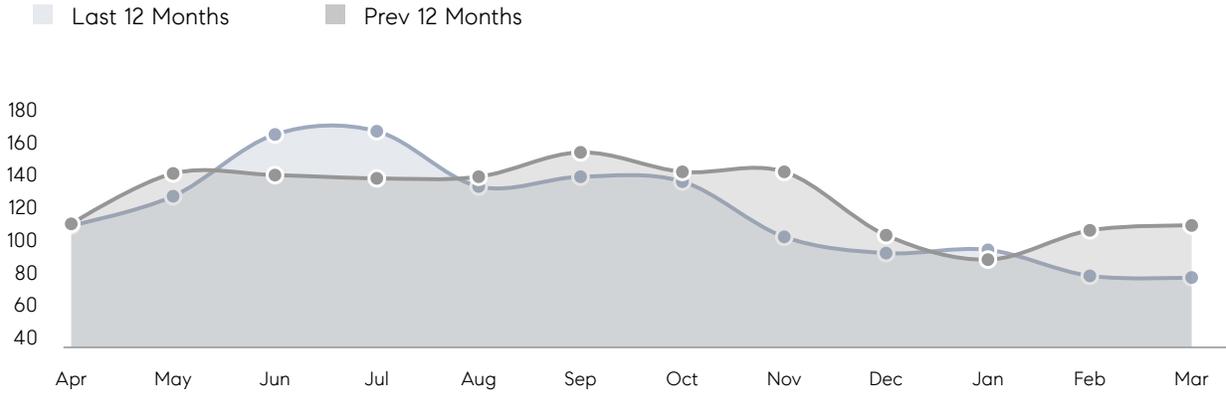
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	52	45	16%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$441,944	\$498,175	-11.3%
	# OF CONTRACTS	57	83	-31.3%
	NEW LISTINGS	63	88	-28%
Houses	AVERAGE DOM	56	44	27%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$487,272	\$539,958	-10%
	# OF CONTRACTS	43	67	-36%
	NEW LISTINGS	51	64	-20%
Condo/Co-op/TH	AVERAGE DOM	44	50	-12%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$339,956	\$345,964	-2%
	# OF CONTRACTS	14	16	-12%
	NEW LISTINGS	12	24	-50%

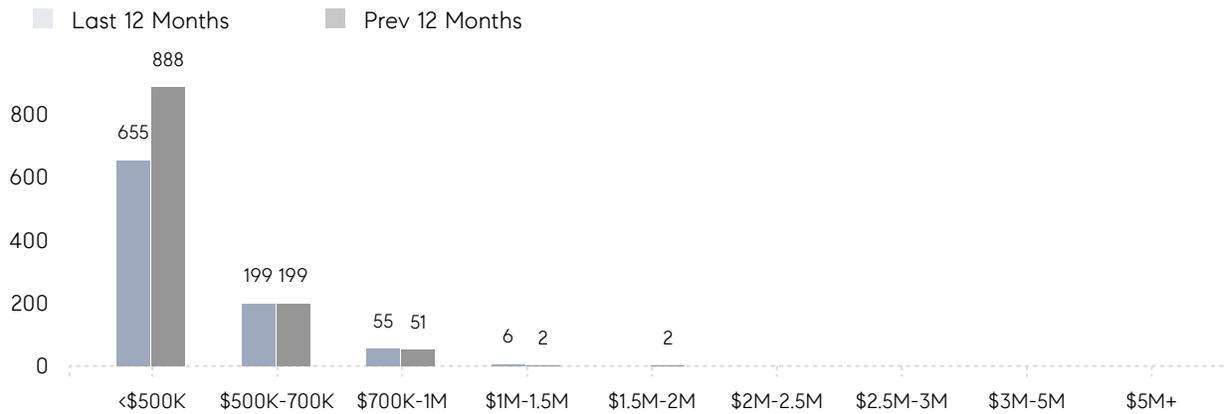
Clifton

MARCH 2023

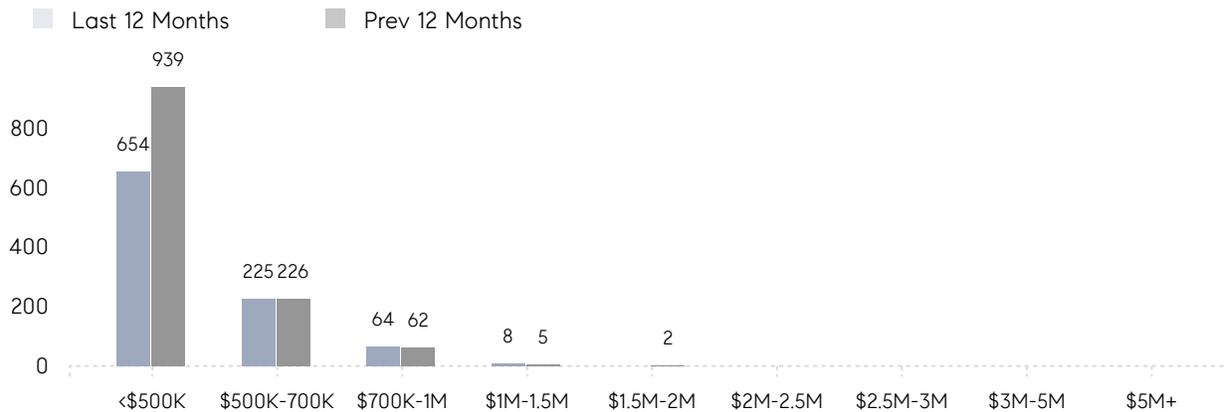
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Passaic

MARCH 2023

UNDER CONTRACT

12
Total
Properties

\$400K
Average
Price

\$344K
Median
Price

-29%
Decrease From
Mar 2022

46%
Increase From
Mar 2022

25%
Increase From
Mar 2022

UNITS SOLD

3
Total
Properties

\$485K
Average
Price

\$550K
Median
Price

-85%
Decrease From
Mar 2022

28%
Increase From
Mar 2022

86%
Increase From
Mar 2022

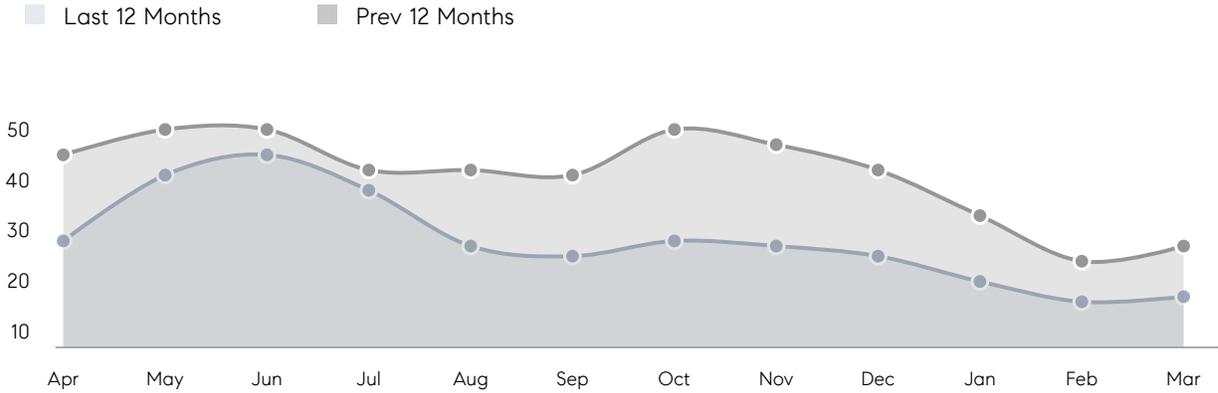
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	56	69	-19%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$485,000	\$378,675	28.1%
	# OF CONTRACTS	12	17	-29.4%
	NEW LISTINGS	14	21	-33%
Houses	AVERAGE DOM	81	48	69%
	% OF ASKING PRICE	96%	101%	
	AVERAGE SOLD PRICE	\$632,500	\$546,500	16%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	7	86	-92%
	% OF ASKING PRICE	109%	98%	
	AVERAGE SOLD PRICE	\$190,000	\$241,364	-21%
	# OF CONTRACTS	8	12	-33%
	NEW LISTINGS	10	12	-17%

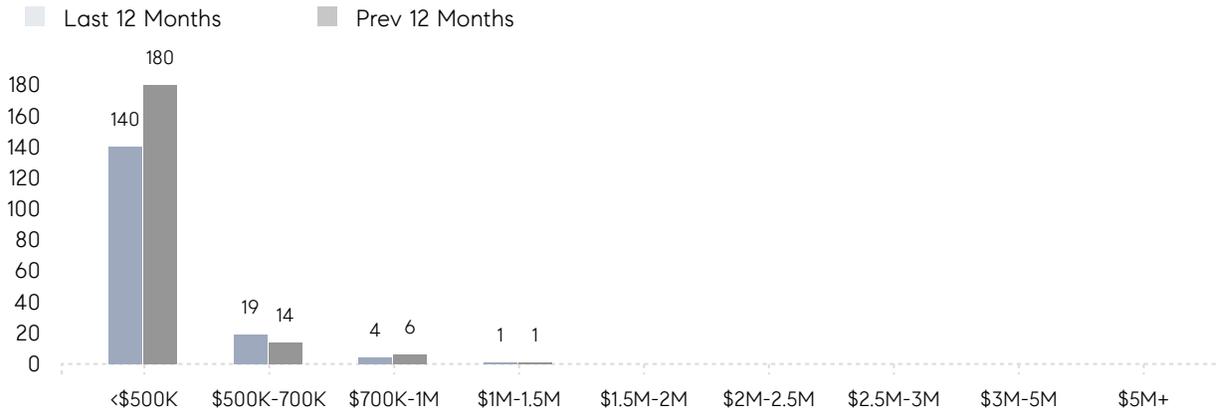
Passaic

MARCH 2023

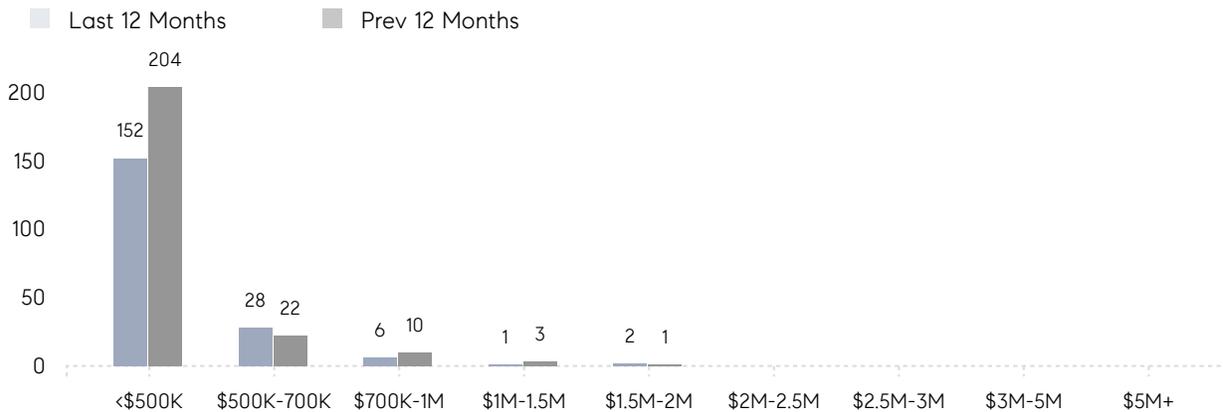
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Paterson

MARCH 2023

UNDER CONTRACT

31
Total
Properties

\$347K
Average
Price

\$379K
Median
Price

-43%
Decrease From
Mar 2022

4%
Increase From
Mar 2022

9%
Increase From
Mar 2022

UNITS SOLD

26
Total
Properties

\$362K
Average
Price

\$372K
Median
Price

-26%
Decrease From
Mar 2022

-2%
Decrease From
Mar 2022

-6%
Decrease From
Mar 2022

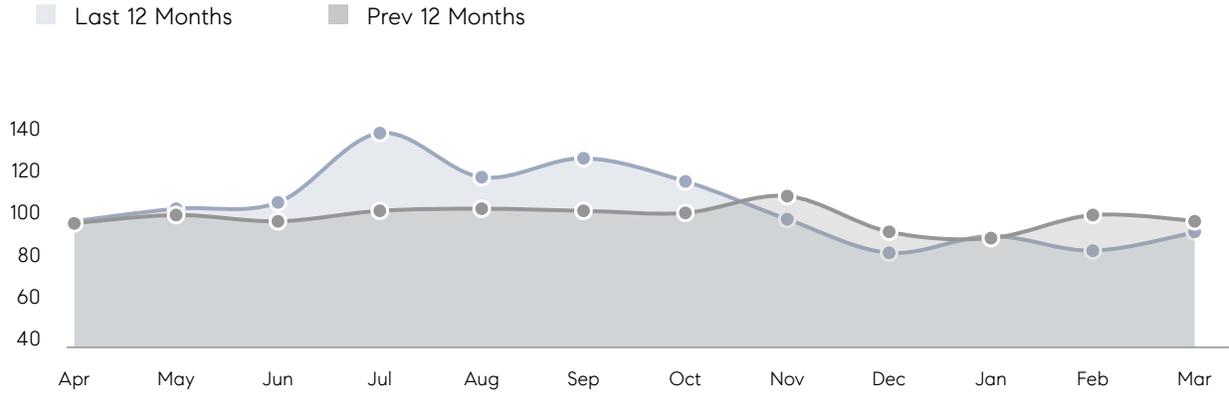
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	39	39	0%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$362,688	\$369,554	-1.9%
	# OF CONTRACTS	31	54	-42.6%
	NEW LISTINGS	33	56	-41%
Houses	AVERAGE DOM	37	40	-7%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$388,859	\$382,106	2%
	# OF CONTRACTS	23	50	-54%
	NEW LISTINGS	24	49	-51%
Condo/Co-op/TH	AVERAGE DOM	51	24	113%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$218,750	\$235,667	-7%
	# OF CONTRACTS	8	4	100%
	NEW LISTINGS	9	7	29%

Paterson

MARCH 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wayne

MARCH 2023

UNDER CONTRACT

44
Total
Properties

\$563K
Average
Price

\$554K
Median
Price

-42%
Decrease From
Mar 2022

1%
Change From
Mar 2022

-1%
Change From
Mar 2022

UNITS SOLD

20
Total
Properties

\$482K
Average
Price

\$485K
Median
Price

-58%
Decrease From
Mar 2022

-10%
Decrease From
Mar 2022

-12%
Decrease From
Mar 2022

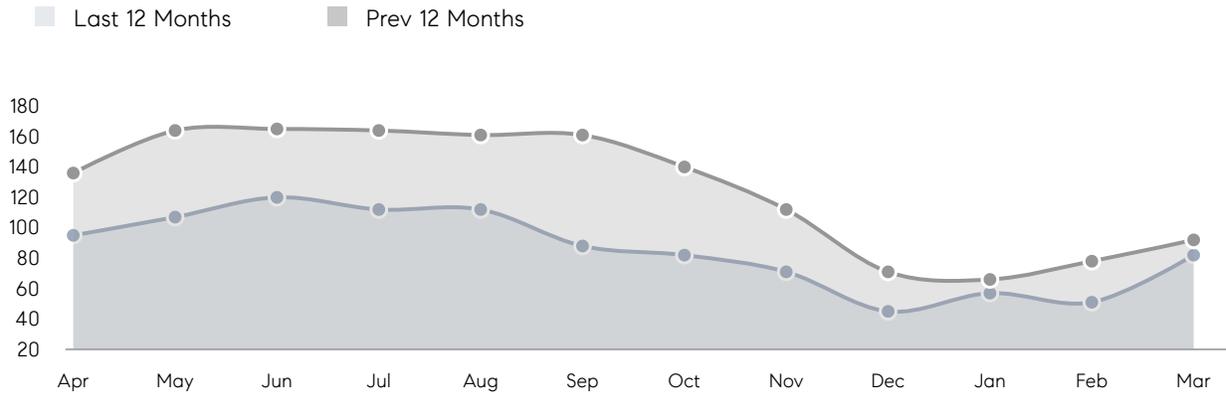
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	26	36	-28%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$482,000	\$536,515	-10.2%
	# OF CONTRACTS	44	76	-42.1%
	NEW LISTINGS	60	89	-33%
Houses	AVERAGE DOM	32	34	-6%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$589,583	\$623,188	-5%
	# OF CONTRACTS	38	54	-30%
	NEW LISTINGS	49	63	-22%
Condo/Co-op/TH	AVERAGE DOM	16	40	-60%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$320,625	\$363,169	-12%
	# OF CONTRACTS	6	22	-73%
	NEW LISTINGS	11	26	-58%

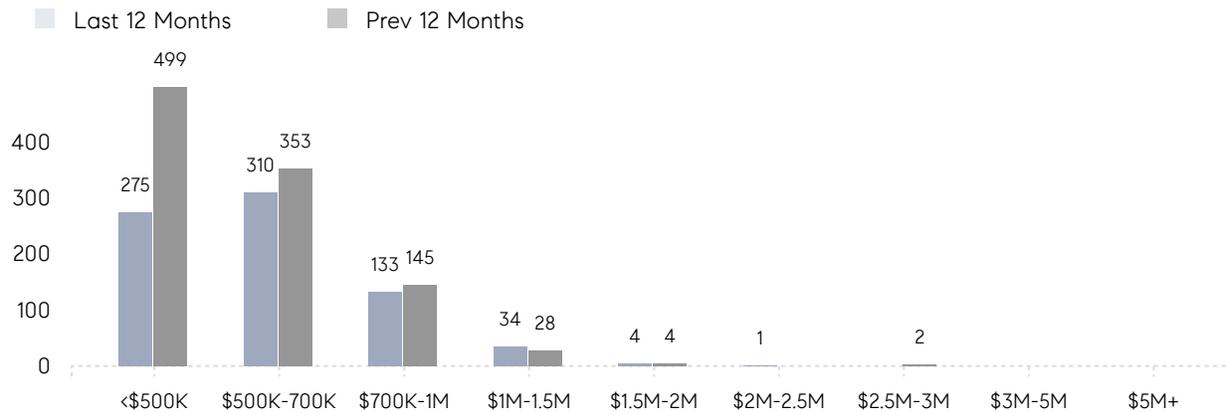
Wayne

MARCH 2023

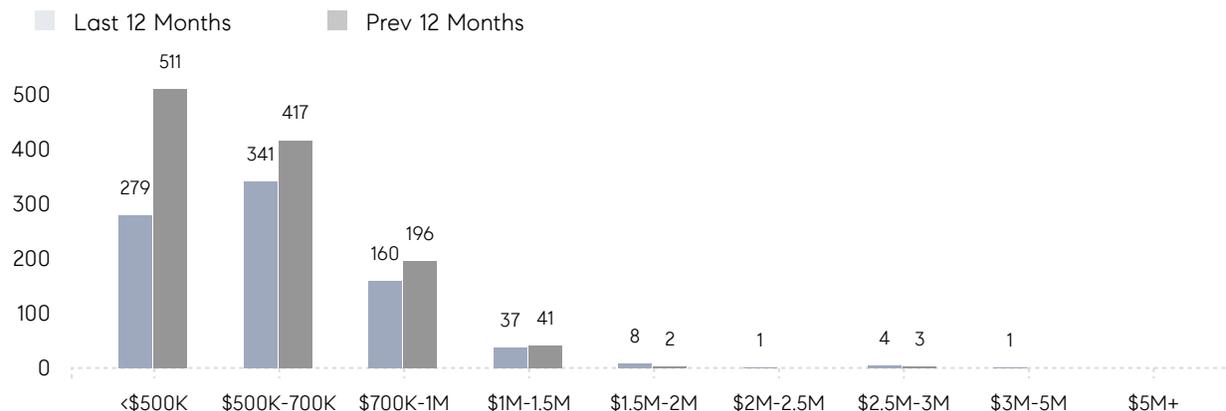
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Milford

MARCH 2023

UNDER CONTRACT

41
Total
Properties

\$382K
Average
Price

\$349K
Median
Price

-7%
Decrease From
Mar 2022

7%
Increase From
Mar 2022

4%
Increase From
Mar 2022

UNITS SOLD

28
Total
Properties

\$355K
Average
Price

\$296K
Median
Price

-22%
Decrease From
Mar 2022

6%
Increase From
Mar 2022

-8%
Decrease From
Mar 2022

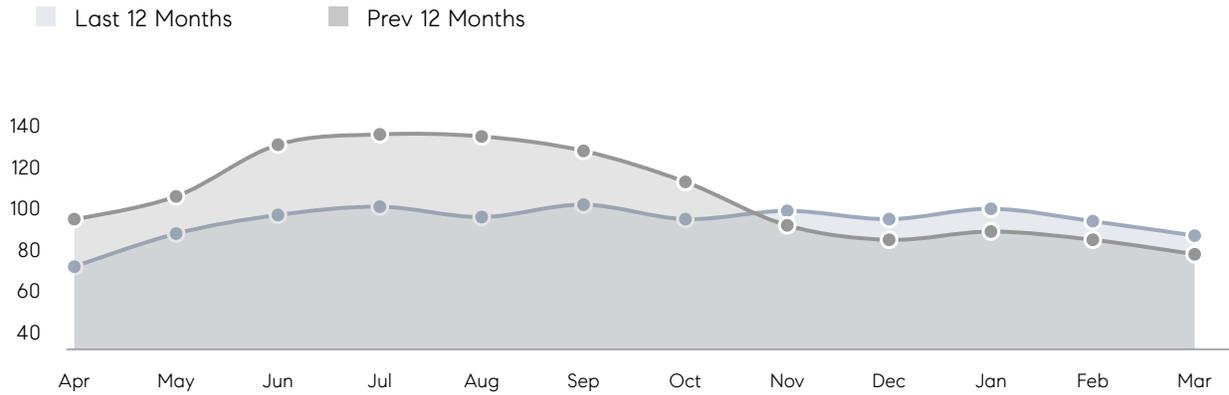
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	67	50	34%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$355,886	\$336,197	5.9%
	# OF CONTRACTS	41	44	-6.8%
	NEW LISTINGS	45	48	-6%
Houses	AVERAGE DOM	69	52	33%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$392,218	\$398,674	-2%
	# OF CONTRACTS	29	35	-17%
	NEW LISTINGS	32	46	-30%
Condo/Co-op/TH	AVERAGE DOM	60	47	28%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$222,667	\$225,661	-1%
	# OF CONTRACTS	12	9	33%
	NEW LISTINGS	13	2	550%

West Milford

MARCH 2023

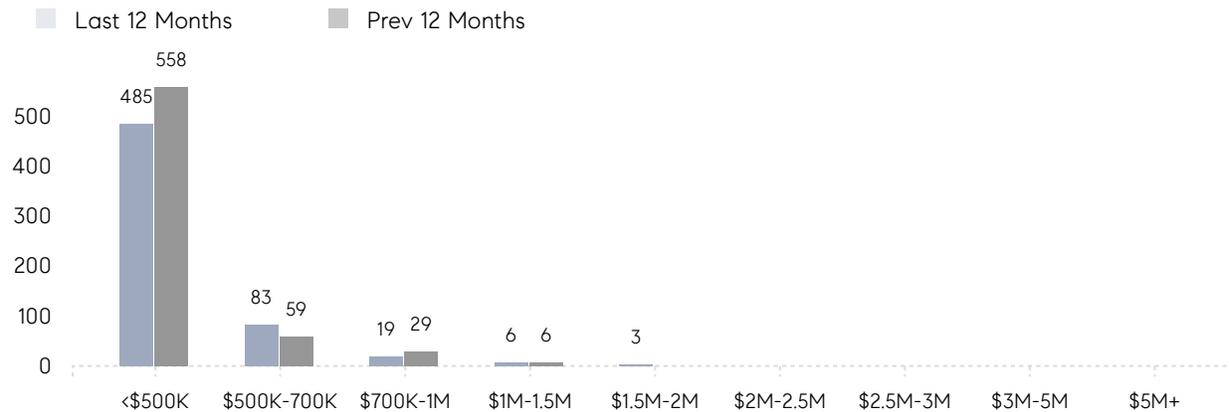
Monthly Inventory

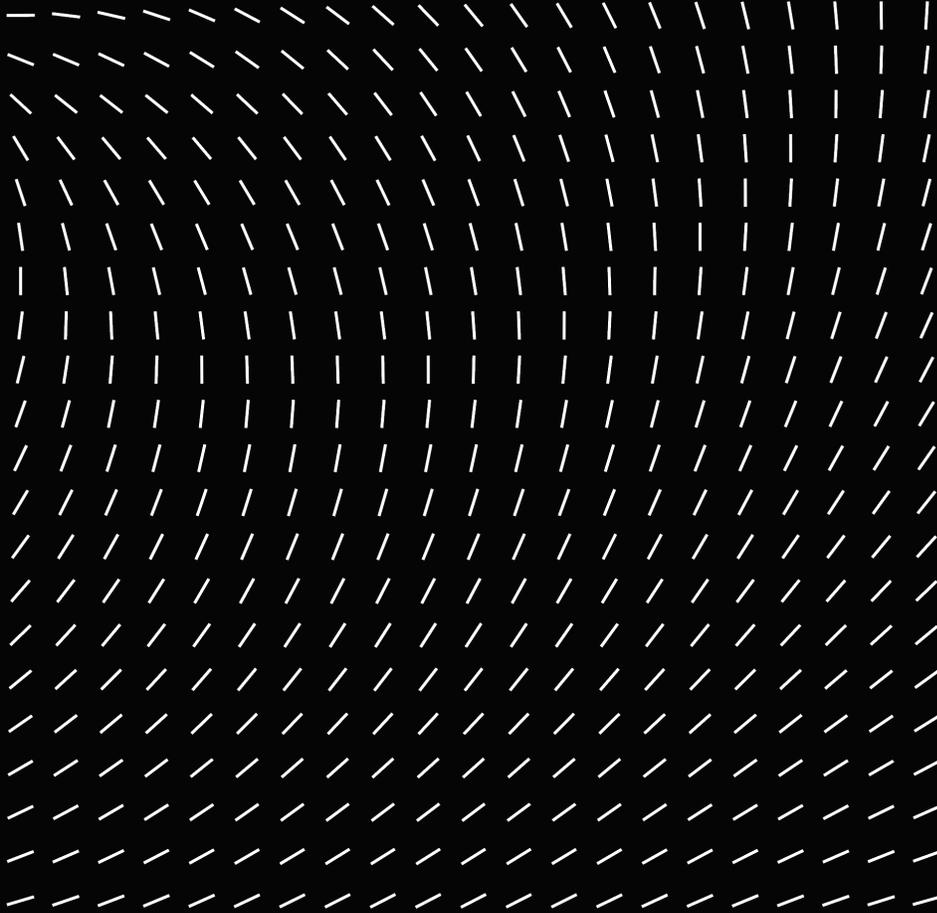


Contracts By Price Range



Listings By Price Range





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Clifton

MARCH 2023



\$441K

Average
Sales Price

-20%

Decrease In Sales
From Mar 2022

\$439K

Median
Sales Price

-31%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

16%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Passaic

MARCH 2023



\$485K

Average
Sales Price

-85%

Decrease In Sales
From Mar 2022

\$550K

Median
Sales Price

-29%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-19%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Paterson

MARCH 2023



\$362K

Average
Sales Price

-26%

Decrease In Sales
From Mar 2022

\$372K

Median
Sales Price

-43%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

0%

Change In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wayne

MARCH 2023



\$482K

Average
Sales Price

-58%

Decrease In Sales
From Mar 2022

\$485K

Median
Sales Price

-42%

Decrease In Contracts
From Mar 2022

106%

Average %
Of Asking Price

-28%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Milford

MARCH 2023



\$355K

Average
Sales Price

-22%

Decrease In Sales
From Mar 2022

\$296K

Median
Sales Price

-7%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

34%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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