



COMPASS

April 2023

Essex Market Insights

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APRIL 2023

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Belleville

APRIL 2023

UNDER CONTRACT

26
Total
Properties

\$358K
Average
Price

\$359K
Median
Price

-10%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

3%
Increase From
Apr 2022

UNITS SOLD

18
Total
Properties

\$350K
Average
Price

\$365K
Median
Price

-63%
Decrease From
Apr 2022

9%
Increase From
Apr 2022

18%
Increase From
Apr 2022

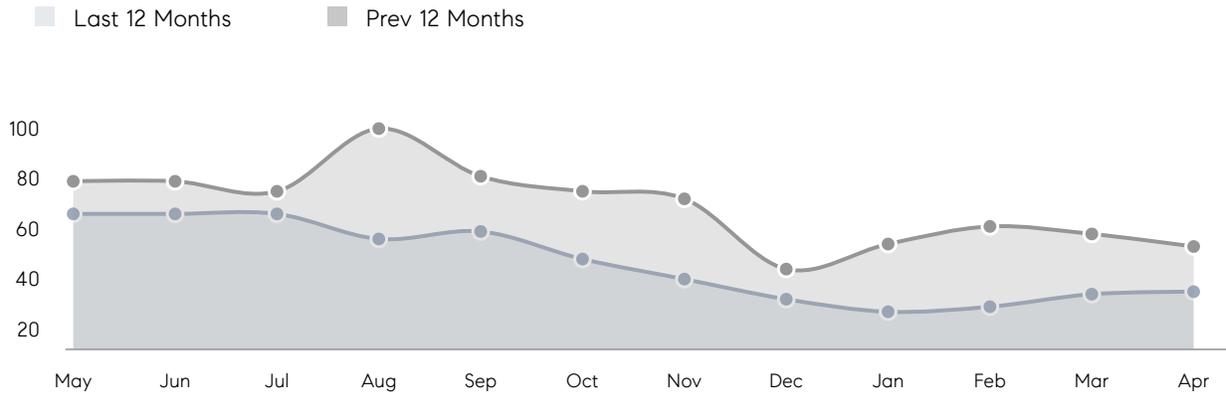
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	23	34	-32%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$350,278	\$321,702	8.9%
	# OF CONTRACTS	26	29	-10.3%
	NEW LISTINGS	32	31	3%
Houses	AVERAGE DOM	26	38	-32%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$425,900	\$424,875	0%
	# OF CONTRACTS	18	17	6%
	NEW LISTINGS	23	20	15%
Condo/Co-op/TH	AVERAGE DOM	19	31	-39%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$255,750	\$250,548	2%
	# OF CONTRACTS	8	12	-33%
	NEW LISTINGS	9	11	-18%

Belleville

APRIL 2023

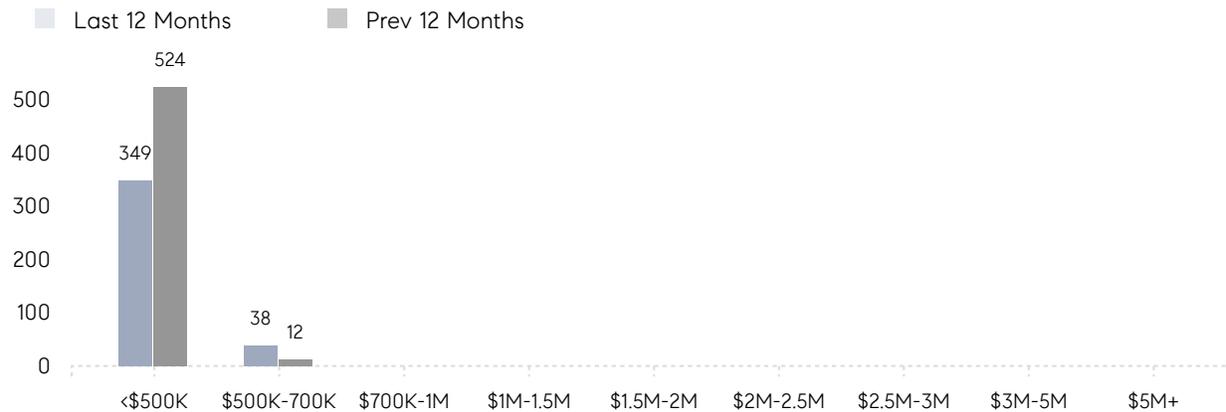
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bloomfield

APRIL 2023

UNDER CONTRACT

26
Total
Properties

\$470K
Average
Price

\$495K
Median
Price

-16%
Decrease From
Apr 2022

1%
Change From
Apr 2022

3%
Increase From
Apr 2022

UNITS SOLD

20
Total
Properties

\$553K
Average
Price

\$544K
Median
Price

-37%
Decrease From
Apr 2022

32%
Increase From
Apr 2022

21%
Increase From
Apr 2022

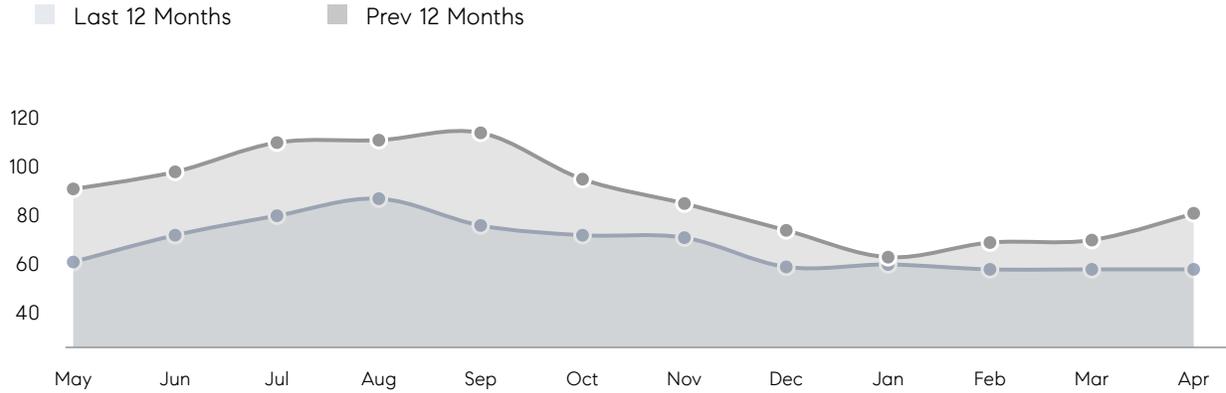
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	26	29	-10%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$553,400	\$418,109	32.4%
	# OF CONTRACTS	26	31	-16.1%
	NEW LISTINGS	32	42	-24%
Houses	AVERAGE DOM	26	23	13%
	% OF ASKING PRICE	106%	108%	
	AVERAGE SOLD PRICE	\$571,211	\$513,595	11%
	# OF CONTRACTS	19	28	-32%
	NEW LISTINGS	27	37	-27%
Condo/Co-op/TH	AVERAGE DOM	26	39	-33%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$215,000	\$235,818	-9%
	# OF CONTRACTS	7	3	133%
	NEW LISTINGS	5	5	0%

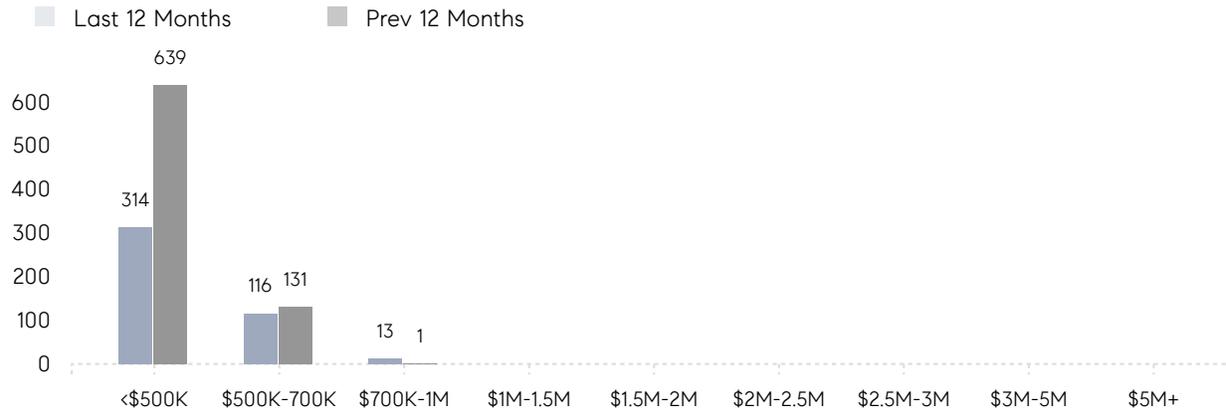
Bloomfield

APRIL 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Caldwell

APRIL 2023

UNDER CONTRACT

13
Total
Properties

\$519K
Average
Price

\$549K
Median
Price

30%
Increase From
Apr 2022

17%
Increase From
Apr 2022

19%
Increase From
Apr 2022

UNITS SOLD

6
Total
Properties

\$633K
Average
Price

\$525K
Median
Price

100%
Increase From
Apr 2022

37%
Increase From
Apr 2022

5%
Increase From
Apr 2022

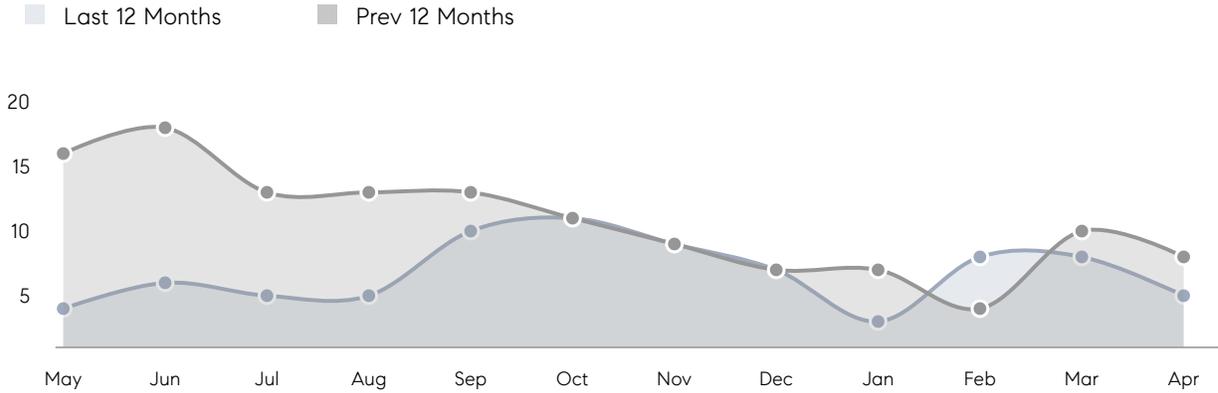
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	14	14	0%
	% OF ASKING PRICE	108%	115%	
	AVERAGE SOLD PRICE	\$633,380	\$462,000	37.1%
	# OF CONTRACTS	13	10	30.0%
	NEW LISTINGS	9	9	0%
Houses	AVERAGE DOM	9	15	-40%
	% OF ASKING PRICE	116%	121%	
	AVERAGE SOLD PRICE	\$928,829	\$525,500	77%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	17	13	31%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$485,656	\$335,000	45%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	6	3	100%

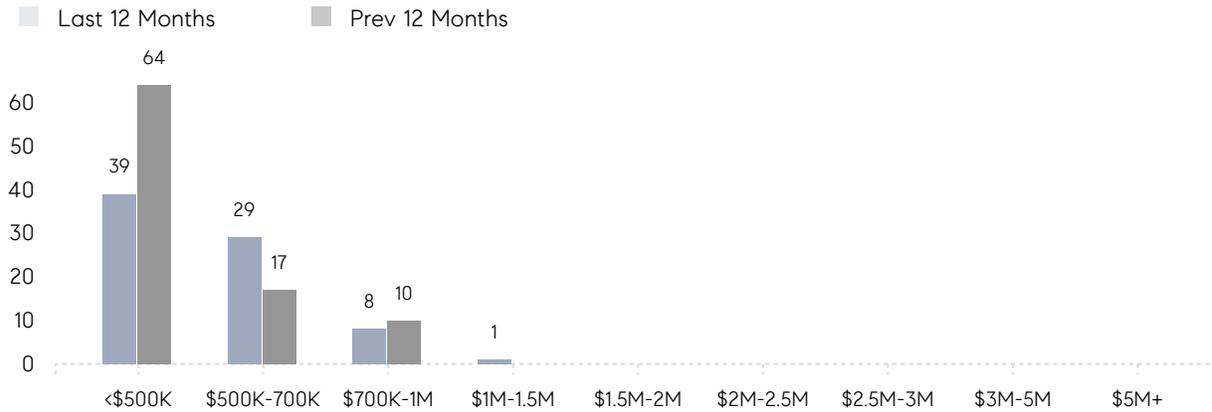
Caldwell

APRIL 2023

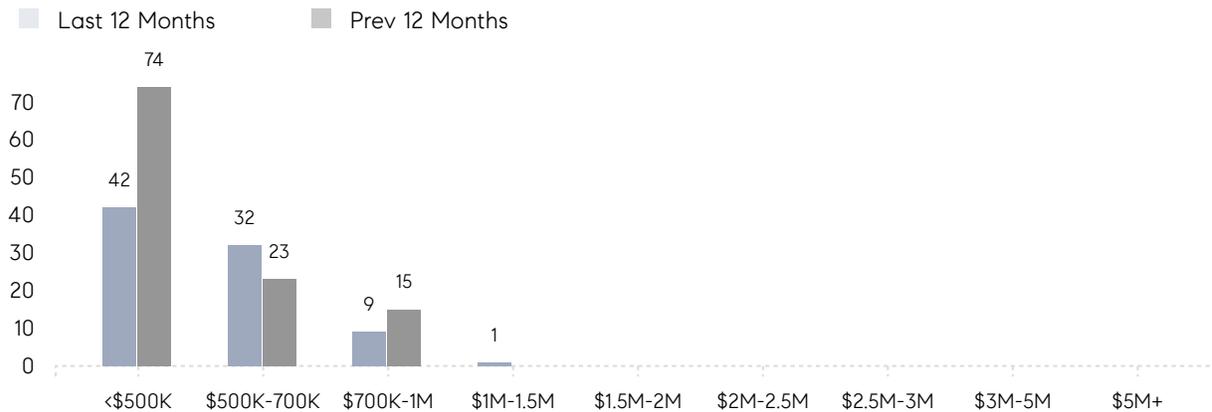
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cedar Grove

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$631K
Average
Price

\$587K
Median
Price

-53%
Decrease From
Apr 2022

0%
Change From
Apr 2022

1%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$704K
Average
Price

\$668K
Median
Price

-9%
Decrease From
Apr 2022

11%
Increase From
Apr 2022

21%
Increase From
Apr 2022

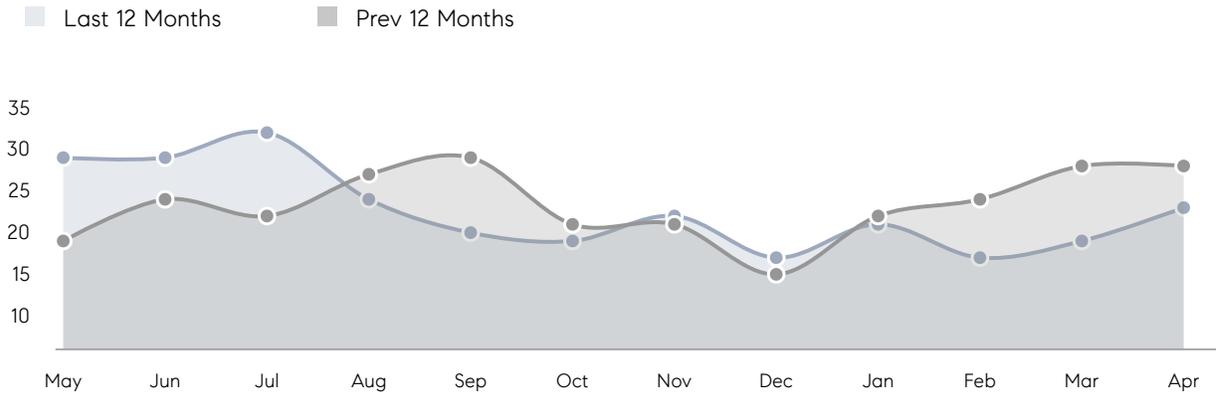
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	40	12	233%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$704,194	\$632,773	11.3%
	# OF CONTRACTS	8	17	-52.9%
	NEW LISTINGS	14	19	-26%
Houses	AVERAGE DOM	51	13	292%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$763,470	\$645,429	18%
	# OF CONTRACTS	6	12	-50%
	NEW LISTINGS	10	14	-29%
Condo/Co-op/TH	AVERAGE DOM	13	10	30%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$565,883	\$610,625	-7%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	4	5	-20%

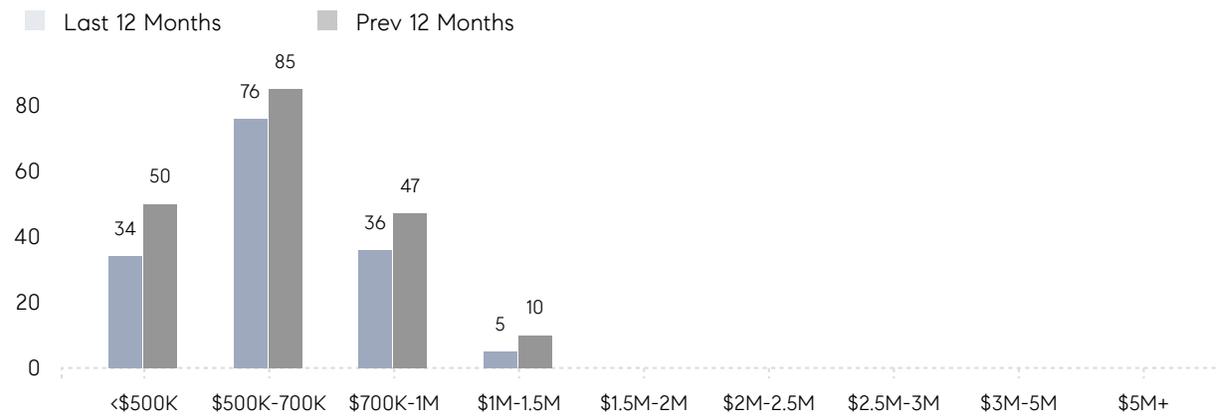
Cedar Grove

APRIL 2023

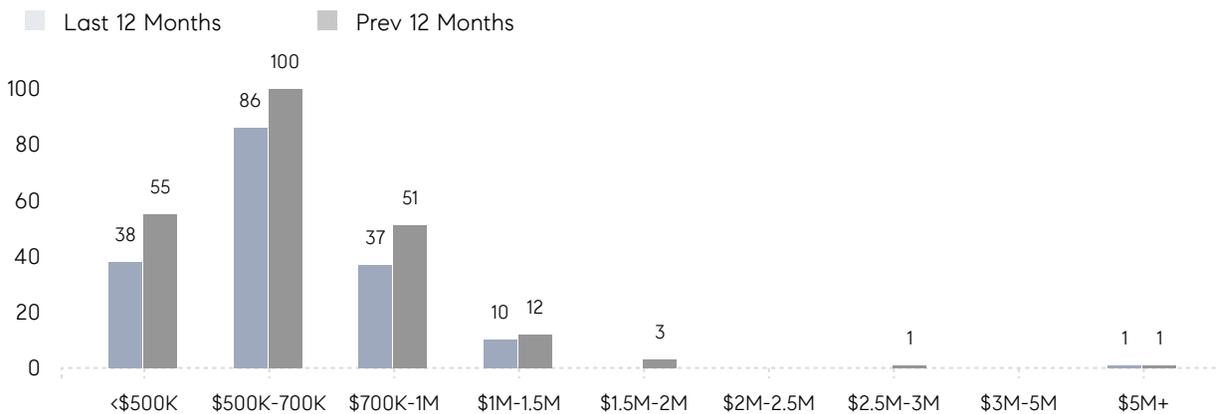
Monthly Inventory



Contracts By Price Range



Listings By Price Range



East Orange

APRIL 2023

UNDER CONTRACT

26
Total
Properties

\$341K
Average
Price

\$332K
Median
Price

-7%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

-1%
Change From
Apr 2022

UNITS SOLD

14
Total
Properties

\$348K
Average
Price

\$330K
Median
Price

-52%
Decrease From
Apr 2022

-1%
Change From
Apr 2022

-7%
Decrease From
Apr 2022

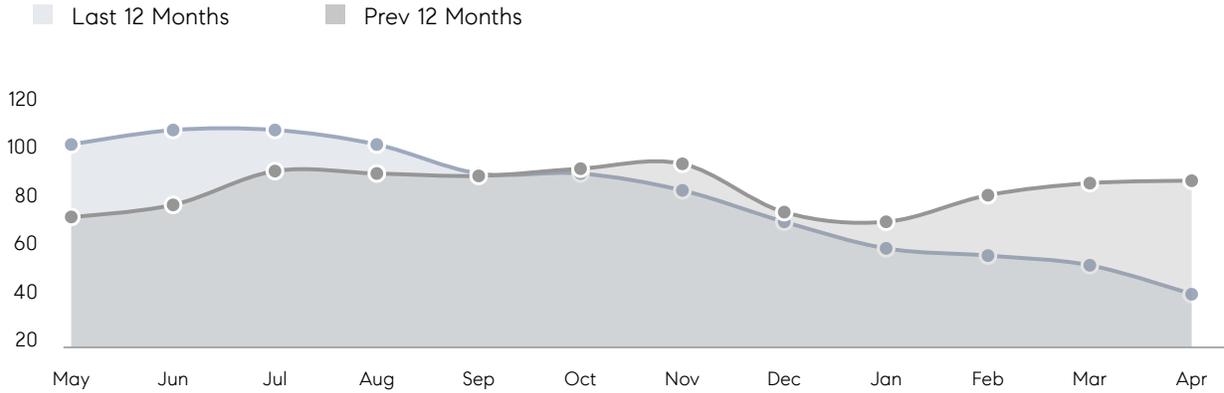
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	65	49	33%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$348,307	\$350,824	-0.7%
	# OF CONTRACTS	26	28	-7.1%
	NEW LISTINGS	26	44	-41%
Houses	AVERAGE DOM	66	36	83%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$418,230	\$374,952	12%
	# OF CONTRACTS	19	21	-10%
	NEW LISTINGS	20	36	-44%
Condo/Co-op/TH	AVERAGE DOM	62	99	-37%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$173,500	\$258,333	-33%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	6	8	-25%

East Orange

APRIL 2023

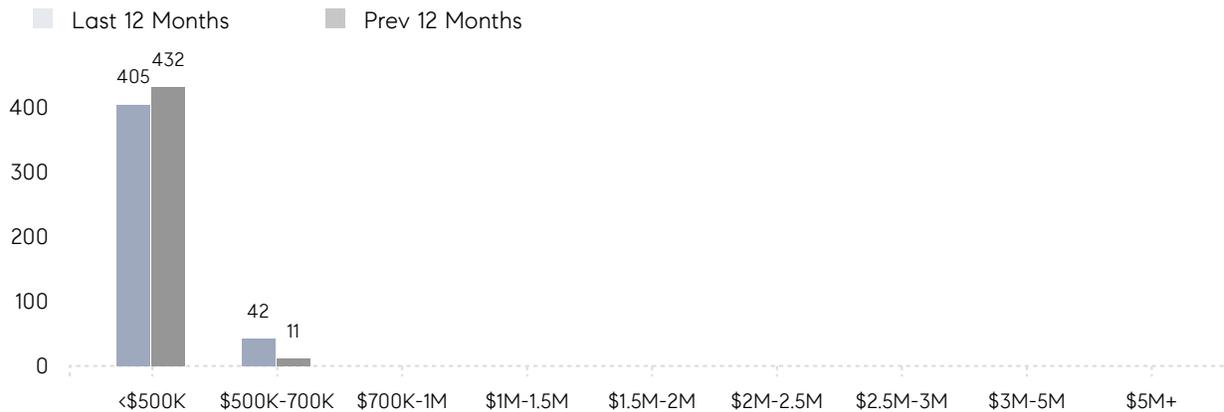
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Essex Fells

APRIL 2023

UNDER CONTRACT

1	\$925K	\$925K
Total Properties	Average Price	Median Price
-67%	41%	54%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

1	\$857K	\$857K
Total Properties	Average Price	Median Price
0%	-	-
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

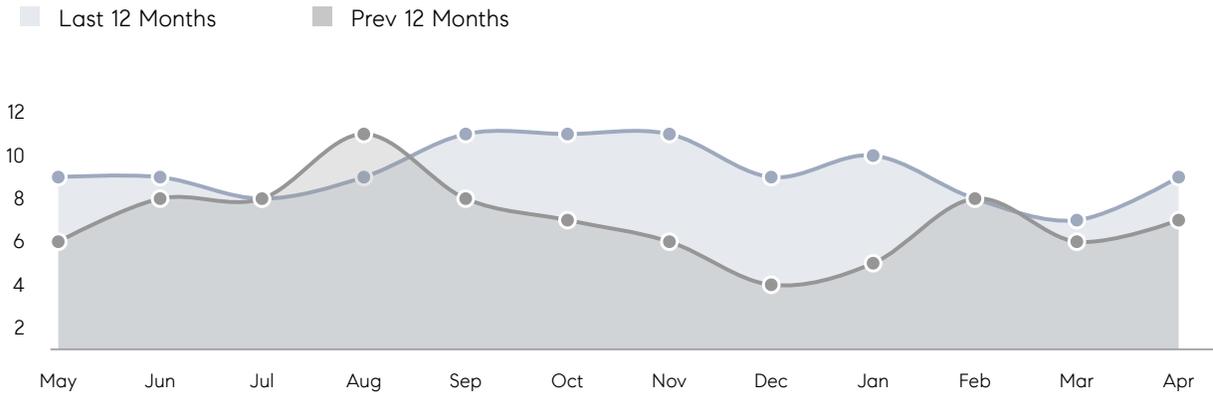
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	6	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$857,000	-	-
	# OF CONTRACTS	1	3	-66.7%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	6	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$857,000	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

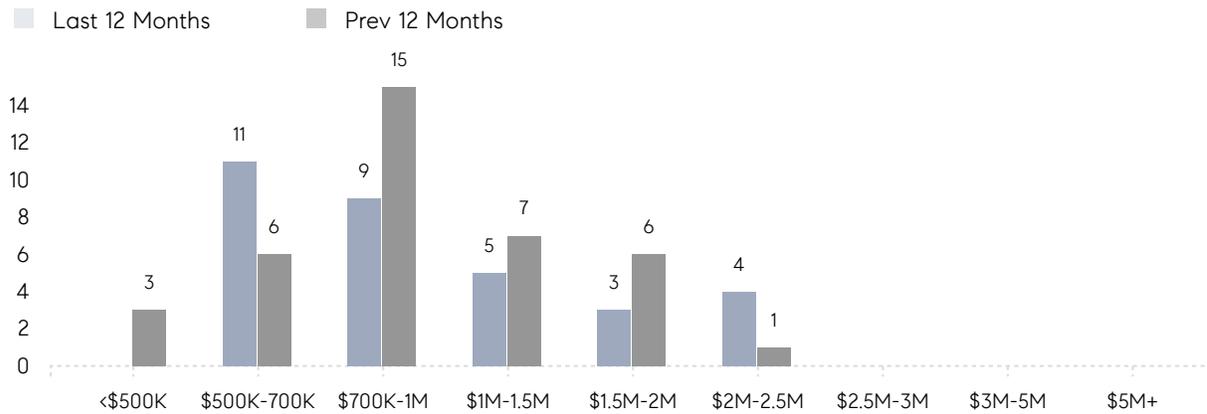
Essex Fells

APRIL 2023

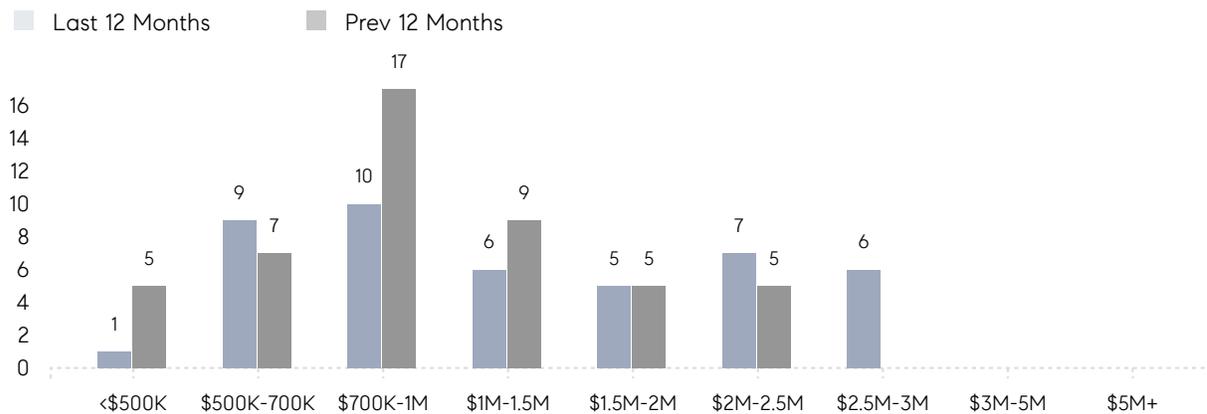
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fairfield

APRIL 2023

UNDER CONTRACT

5	\$758K	\$599K
Total Properties	Average Price	Median Price
-58%	24%	-4%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$586K	\$575K
Total Properties	Average Price	Median Price
-37%	8%	6%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

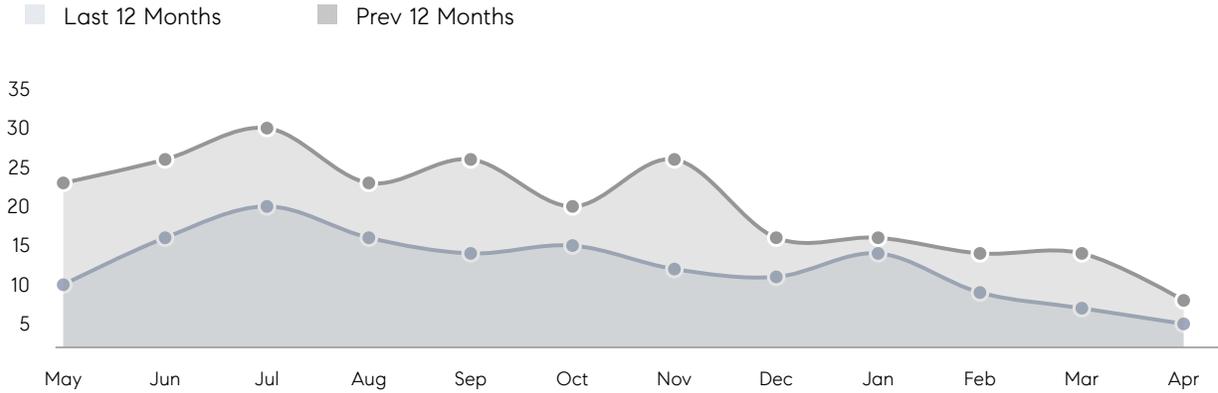
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	75	17	341%
	% OF ASKING PRICE	97%	108%	
	AVERAGE SOLD PRICE	\$586,000	\$544,250	7.7%
	# OF CONTRACTS	5	12	-58.3%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	116	20	480%
	% OF ASKING PRICE	96%	109%	
	AVERAGE SOLD PRICE	\$626,667	\$541,286	16%
	# OF CONTRACTS	5	11	-55%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	12	0	-
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$525,000	\$565,000	-7%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	0	0%

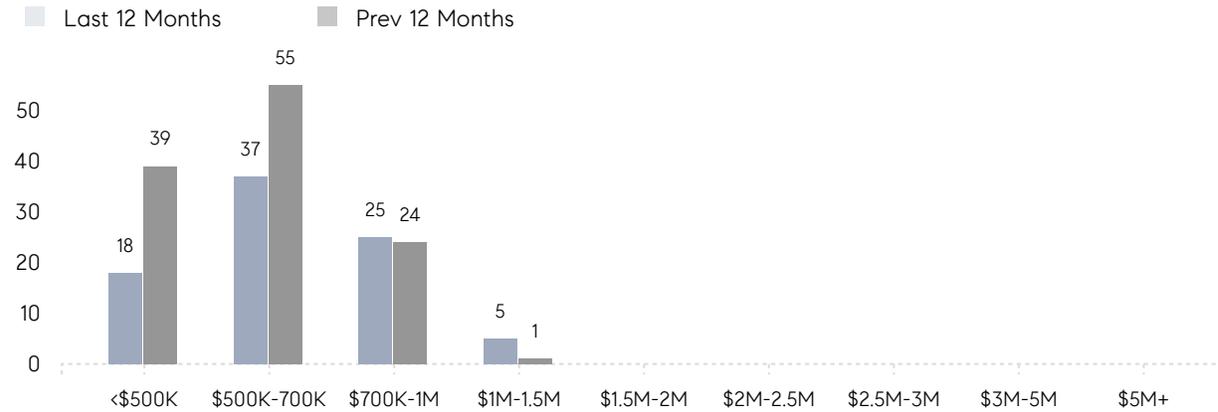
Fairfield

APRIL 2023

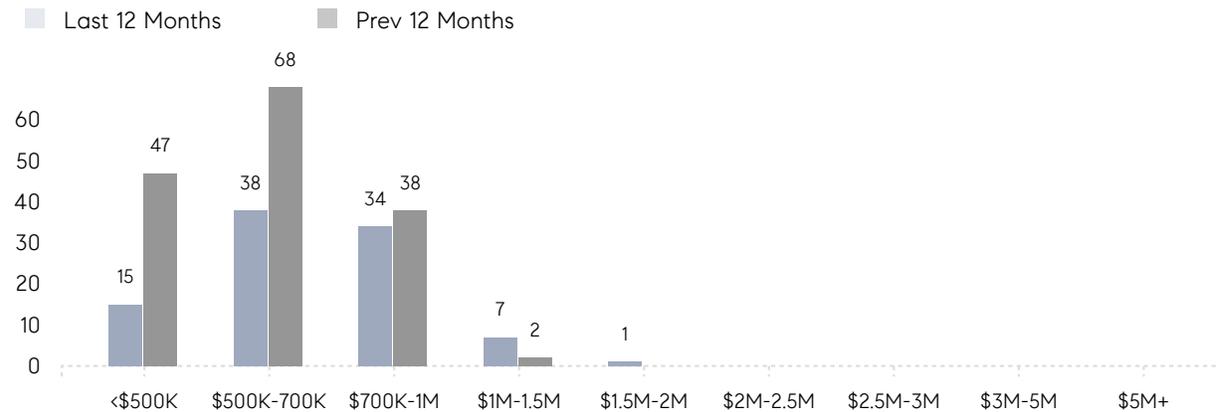
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Ridge

APRIL 2023

UNDER CONTRACT

2	\$799K	\$799K
Total Properties	Average Price	Median Price
-90%	-23%	-8%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

4	\$589K	\$464K
Total Properties	Average Price	Median Price
-33%	-52%	-59%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

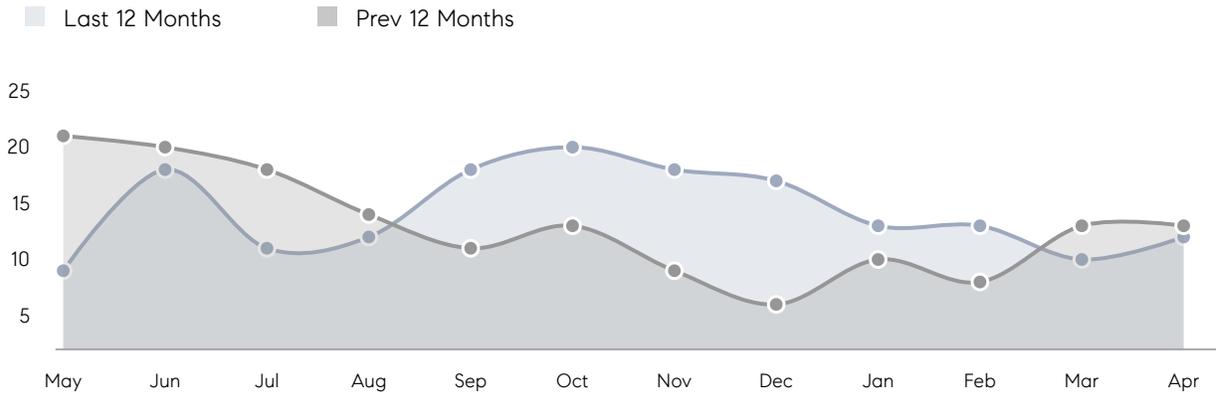
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	24	11	118%
	% OF ASKING PRICE	104%	128%	
	AVERAGE SOLD PRICE	\$589,500	\$1,238,833	-52.4%
	# OF CONTRACTS	2	21	-90.5%
	NEW LISTINGS	5	21	-76%
Houses	AVERAGE DOM	11	11	0%
	% OF ASKING PRICE	110%	128%	
	AVERAGE SOLD PRICE	\$1,026,500	\$1,238,833	-17%
	# OF CONTRACTS	2	20	-90%
	NEW LISTINGS	2	19	-89%
Condo/Co-op/TH	AVERAGE DOM	36	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$152,500	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	3	2	50%

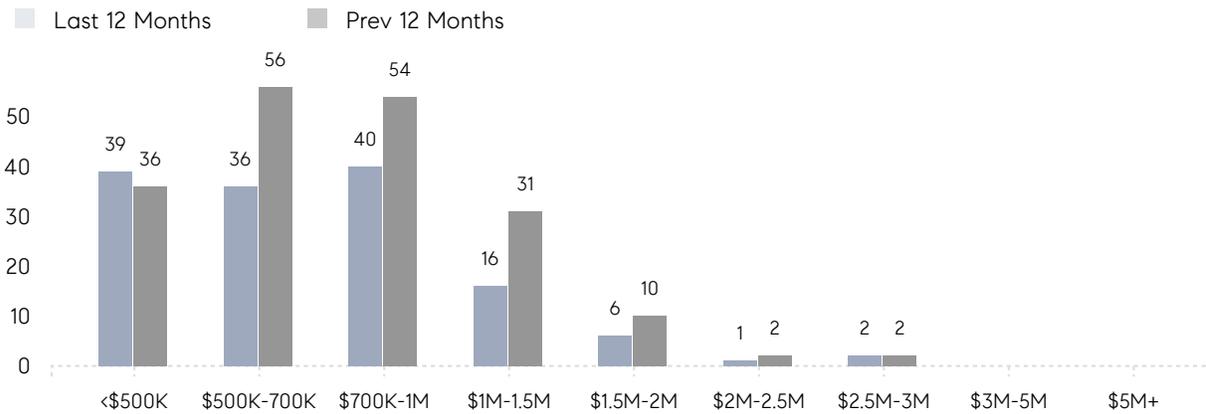
Glen Ridge

APRIL 2023

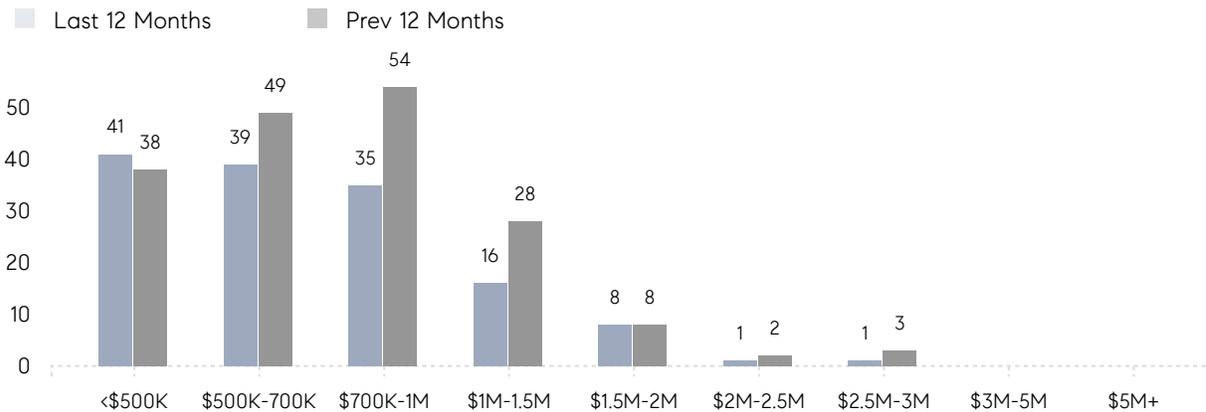
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Irvington

APRIL 2023

UNDER CONTRACT

15
Total
Properties

\$357K
Average
Price

\$365K
Median
Price

-12%
Decrease From
Apr 2022

30%
Increase From
Apr 2022

26%
Increase From
Apr 2022

UNITS SOLD

14
Total
Properties

\$332K
Average
Price

\$335K
Median
Price

-33%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

8%
Increase From
Apr 2022

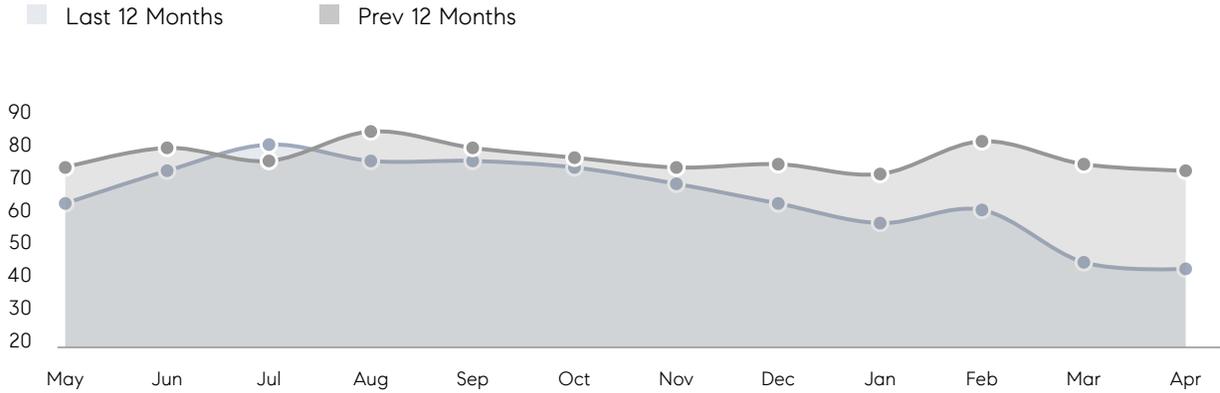
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	29	49	-41%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$332,343	\$295,967	12.3%
	# OF CONTRACTS	15	17	-11.8%
	NEW LISTINGS	20	32	-37%
Houses	AVERAGE DOM	29	49	-41%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$332,343	\$295,967	12%
	# OF CONTRACTS	15	14	7%
	NEW LISTINGS	20	32	-37%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	0	0	0%

Irvington

APRIL 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Livingston

APRIL 2023

UNDER CONTRACT

30	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-33%	47%	66%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

21	\$1.0M	\$860K
Total Properties	Average Price	Median Price
-34%	25%	11%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

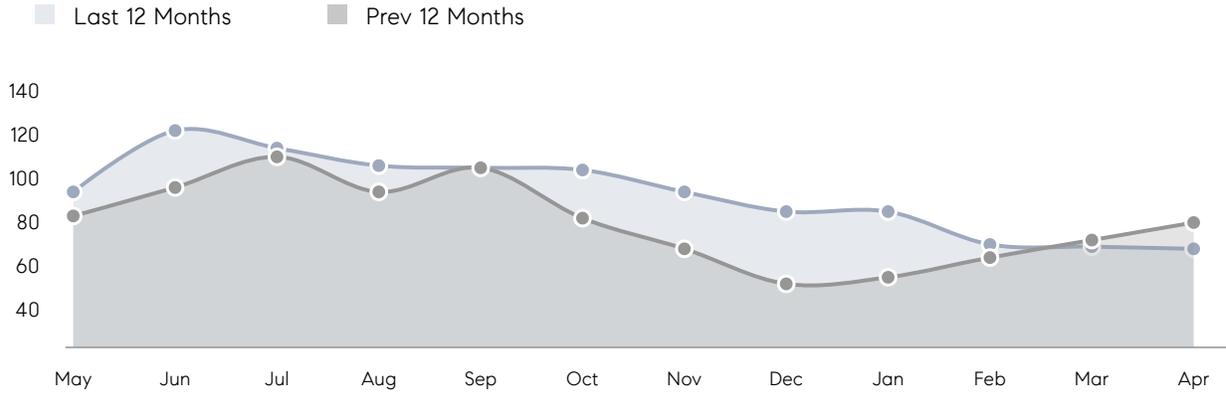
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	52	28	86%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$1,088,619	\$870,297	25.1%
	# OF CONTRACTS	30	45	-33.3%
	NEW LISTINGS	32	60	-47%
Houses	AVERAGE DOM	53	28	89%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$1,201,235	\$893,500	34%
	# OF CONTRACTS	28	38	-26%
	NEW LISTINGS	28	51	-45%
Condo/Co-op/TH	AVERAGE DOM	46	24	92%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$610,000	\$745,000	-18%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	4	9	-56%

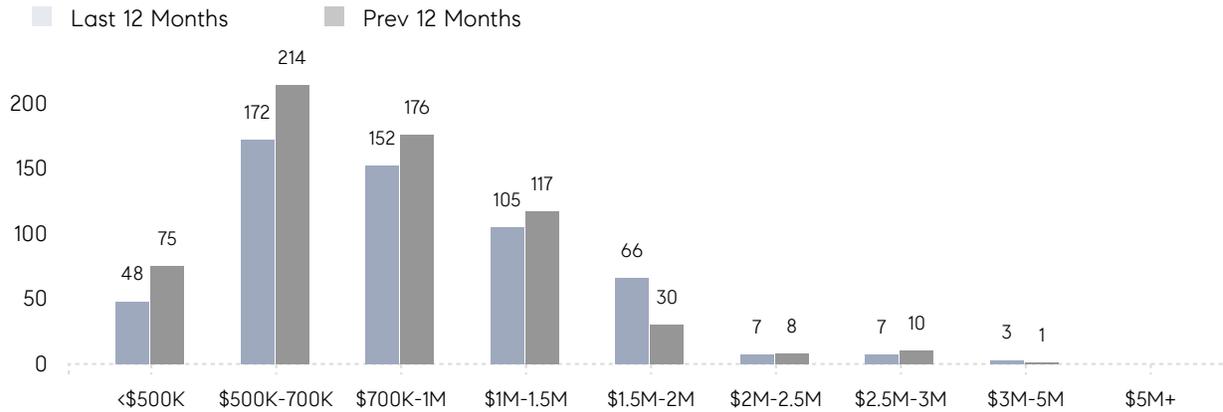
Livingston

APRIL 2023

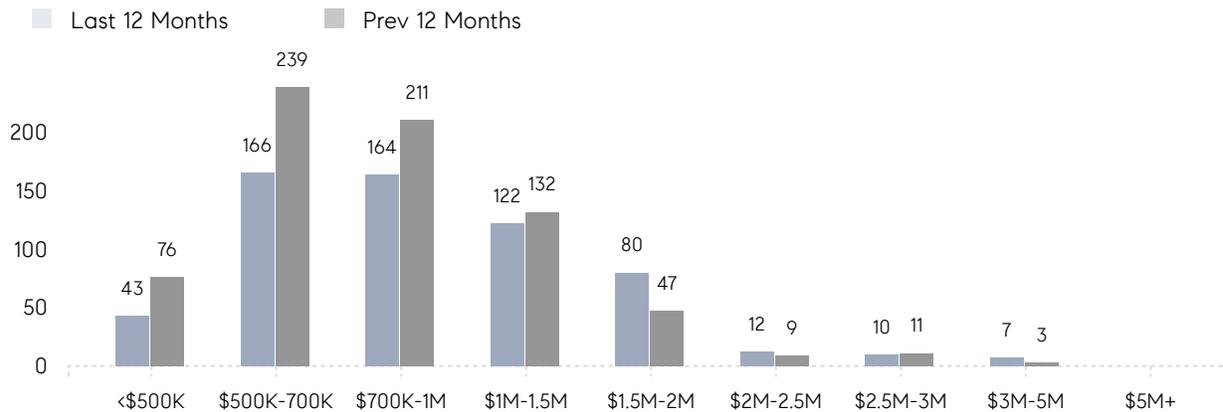
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maplewood

APRIL 2023

UNDER CONTRACT

31
Total
Properties

\$713K
Average
Price

\$725K
Median
Price

-3%
Decrease From
Apr 2022

9%
Increase From
Apr 2022

23%
Increase From
Apr 2022

UNITS SOLD

18
Total
Properties

\$896K
Average
Price

\$907K
Median
Price

-44%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

7%
Increase From
Apr 2022

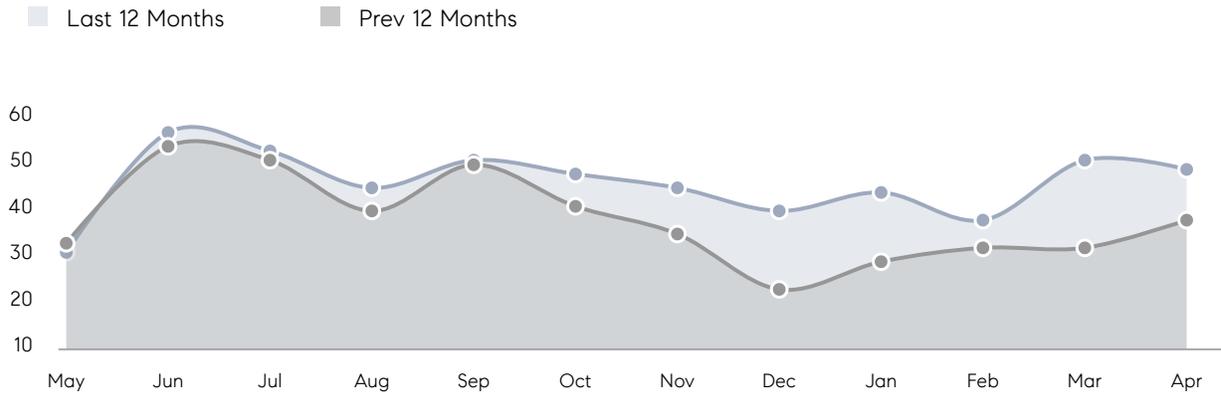
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	31	16	94%
	% OF ASKING PRICE	108%	114%	
	AVERAGE SOLD PRICE	\$896,750	\$803,175	11.7%
	# OF CONTRACTS	31	32	-3.1%
	NEW LISTINGS	32	40	-20%
Houses	AVERAGE DOM	32	12	167%
	% OF ASKING PRICE	110%	115%	
	AVERAGE SOLD PRICE	\$954,781	\$831,787	15%
	# OF CONTRACTS	25	25	0%
	NEW LISTINGS	26	34	-24%
Condo/Co-op/TH	AVERAGE DOM	18	71	-75%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$432,500	\$374,000	16%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	6	6	0%

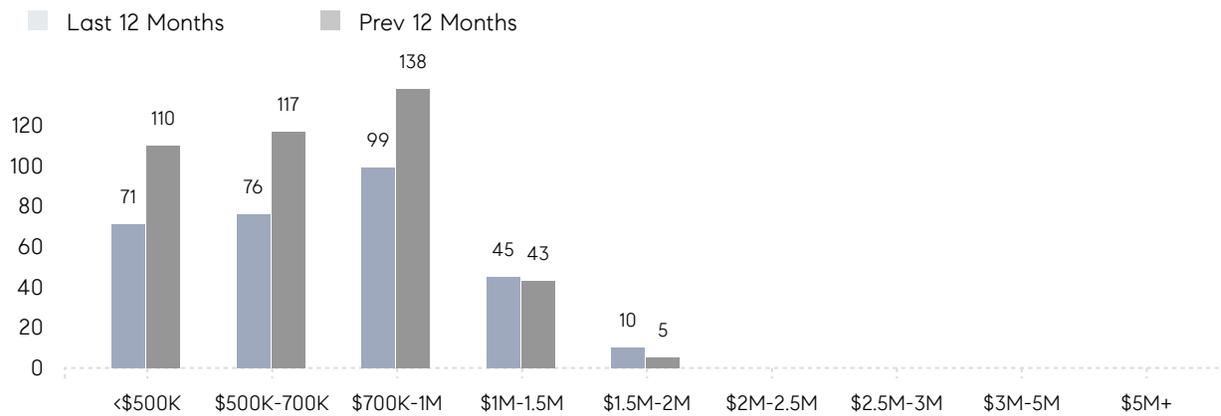
Maplewood

APRIL 2023

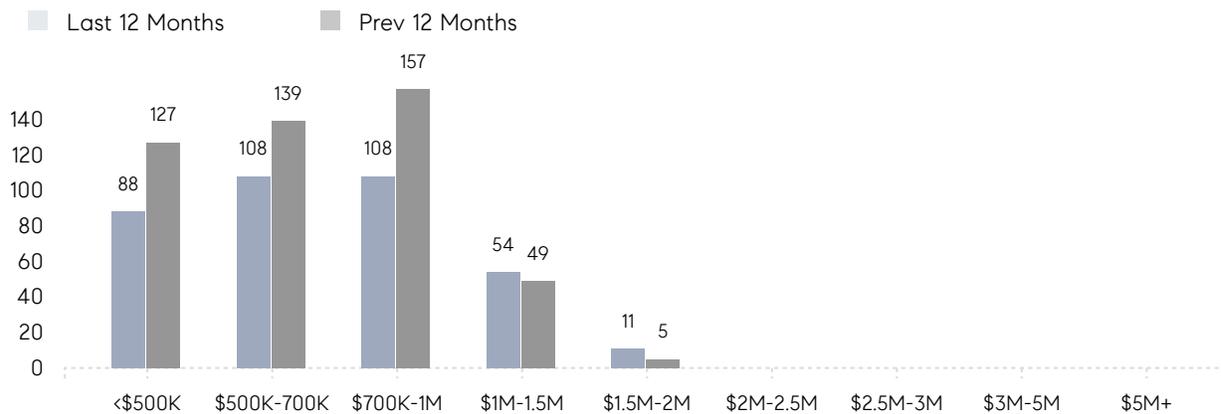
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Millburn

APRIL 2023

UNDER CONTRACT

8	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-47%	-6%	0%
Decrease From Apr 2022	Decrease From Apr 2022	Change From Apr 2022

UNITS SOLD

8	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
14%	-16%	-18%
Increase From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

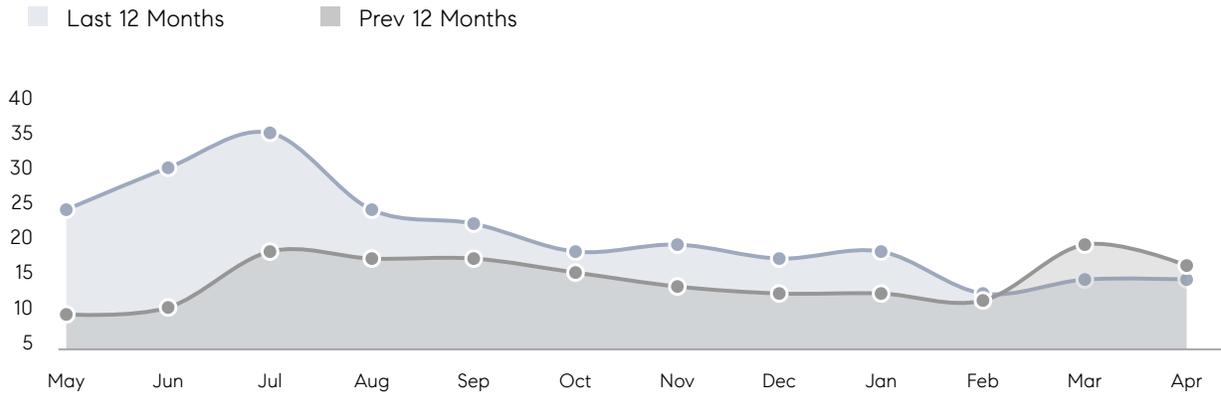
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	50	10	400%
	% OF ASKING PRICE	99%	109%	
	AVERAGE SOLD PRICE	\$1,099,750	\$1,311,755	-16.2%
	# OF CONTRACTS	8	15	-46.7%
	NEW LISTINGS	6	13	-54%
Houses	AVERAGE DOM	61	10	510%
	% OF ASKING PRICE	96%	109%	
	AVERAGE SOLD PRICE	\$1,200,167	\$1,311,755	-9%
	# OF CONTRACTS	6	14	-57%
	NEW LISTINGS	5	12	-58%
Condo/Co-op/TH	AVERAGE DOM	17	-	-
	% OF ASKING PRICE	106%	-	
	AVERAGE SOLD PRICE	\$798,500	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	1	0%

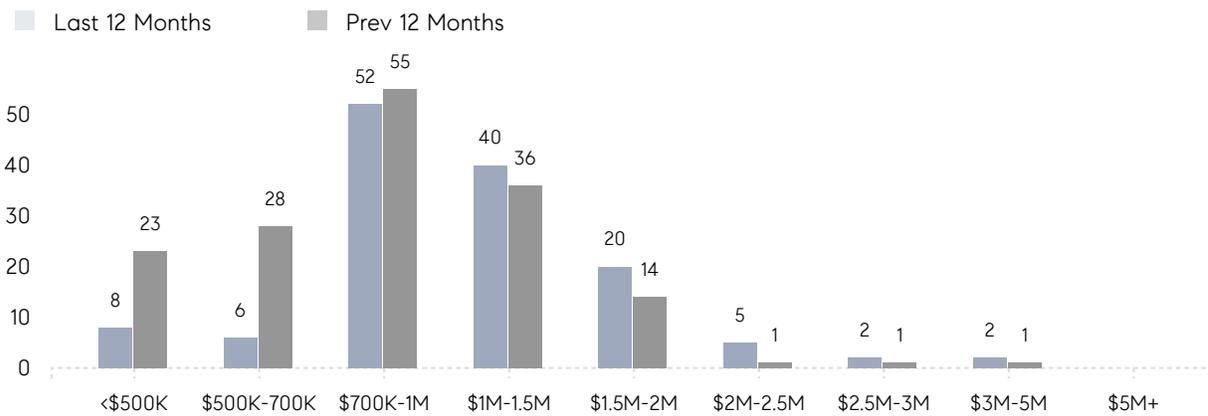
Millburn

APRIL 2023

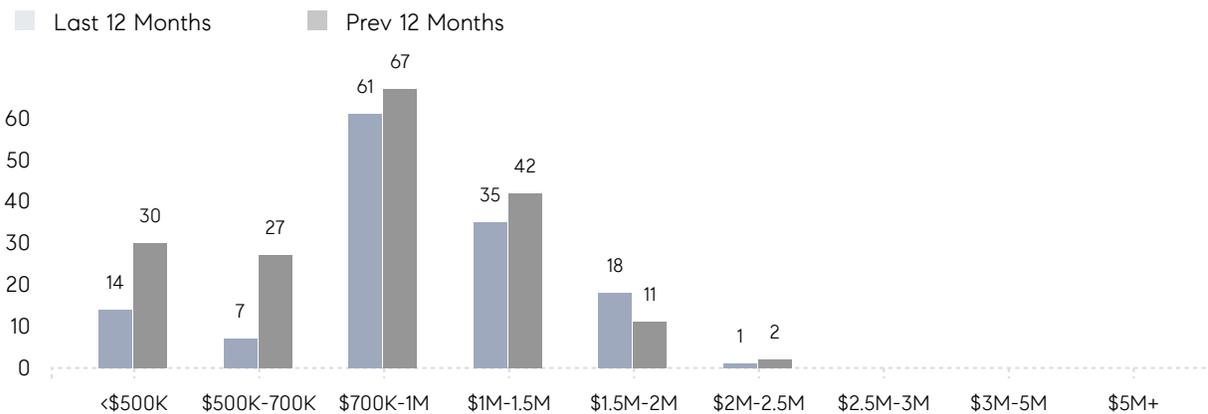
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montclair

APRIL 2023

UNDER CONTRACT

44	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
-37%	44%	41%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

30	\$1.0M	\$736K
Total Properties	Average Price	Median Price
0%	-13%	-37%
Change From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

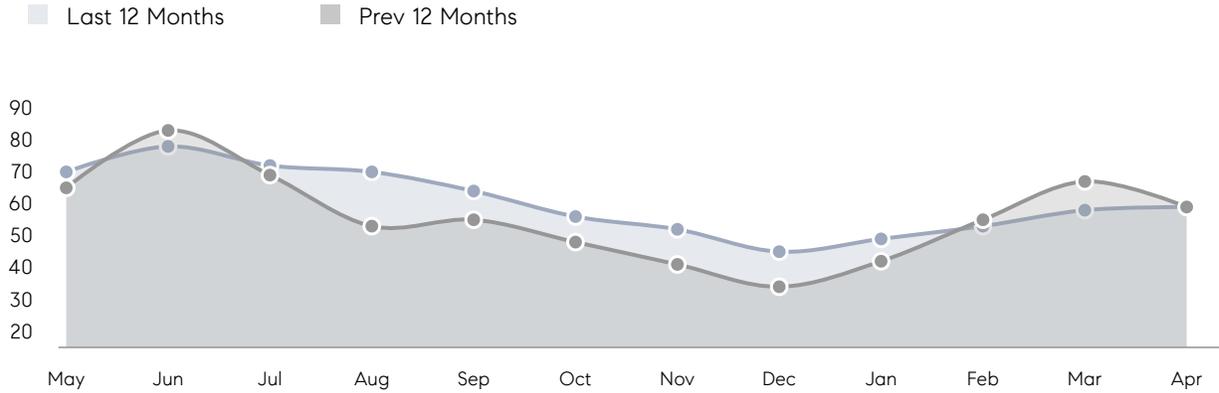
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	115%	130%	
	AVERAGE SOLD PRICE	\$1,000,992	\$1,152,672	-13.2%
	# OF CONTRACTS	44	70	-37.1%
	NEW LISTINGS	43	61	-30%
Houses	AVERAGE DOM	16	15	7%
	% OF ASKING PRICE	119%	138%	
	AVERAGE SOLD PRICE	\$1,399,210	\$1,392,050	1%
	# OF CONTRACTS	39	49	-20%
	NEW LISTINGS	41	49	-16%
Condo/Co-op/TH	AVERAGE DOM	20	17	18%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$403,667	\$366,143	10%
	# OF CONTRACTS	5	21	-76%
	NEW LISTINGS	2	12	-83%

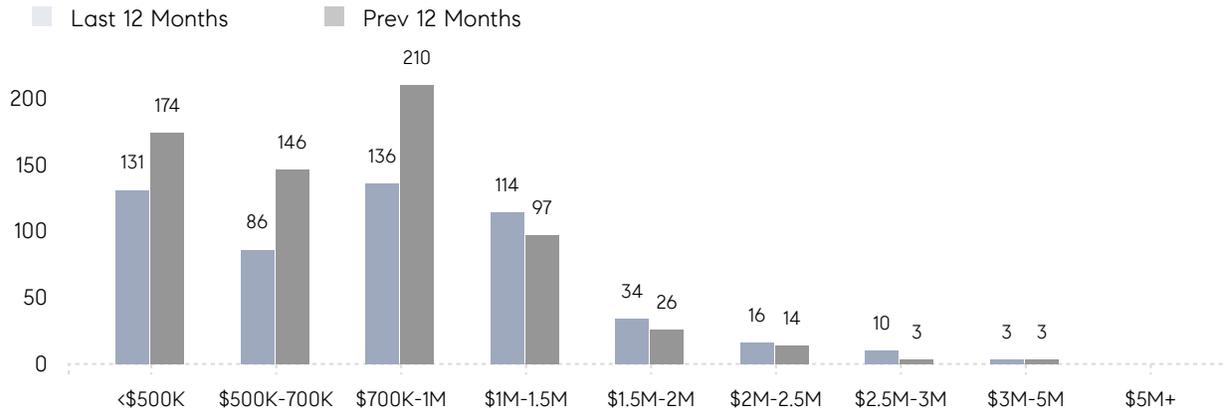
Montclair

APRIL 2023

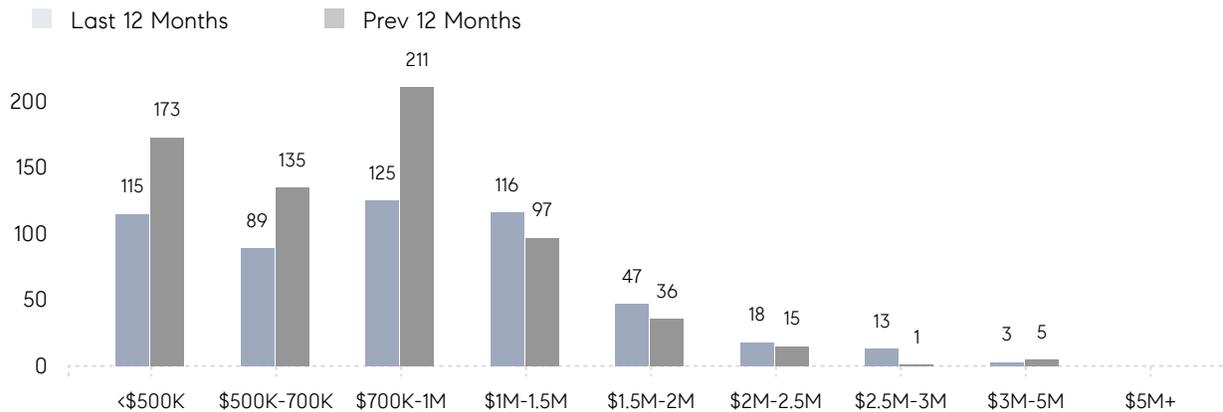
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Newark

APRIL 2023

UNDER CONTRACT

67
Total
Properties

\$377K
Average
Price

\$359K
Median
Price

20%
Increase From
Apr 2022

14%
Increase From
Apr 2022

10%
Increase From
Apr 2022

UNITS SOLD

34
Total
Properties

\$337K
Average
Price

\$345K
Median
Price

-36%
Decrease From
Apr 2022

-1%
Change From
Apr 2022

1%
Increase From
Apr 2022

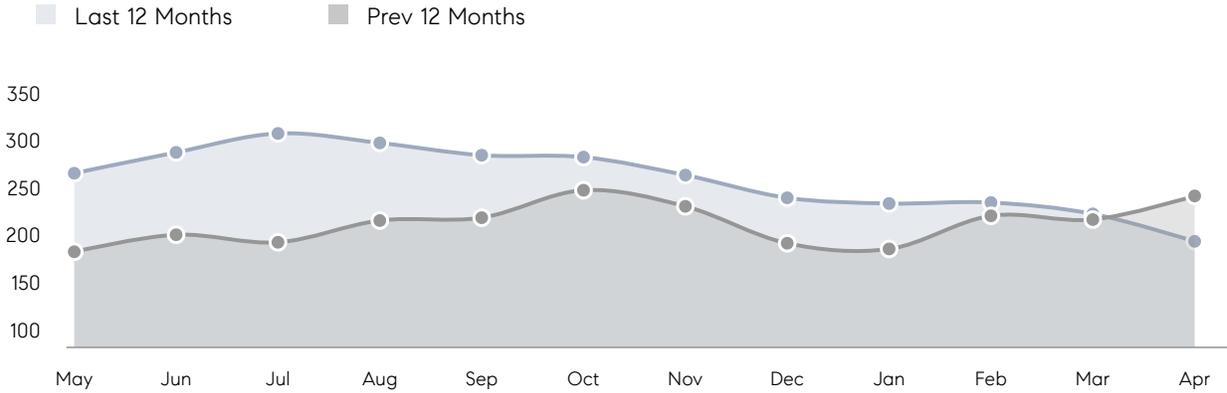
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	49	55	-11%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$337,323	\$339,315	-0.6%
	# OF CONTRACTS	67	56	19.6%
	NEW LISTINGS	56	89	-37%
Houses	AVERAGE DOM	65	61	7%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$343,978	\$355,991	-3%
	# OF CONTRACTS	54	46	17%
	NEW LISTINGS	49	69	-29%
Condo/Co-op/TH	AVERAGE DOM	15	42	-64%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$323,409	\$297,067	9%
	# OF CONTRACTS	13	10	30%
	NEW LISTINGS	7	20	-65%

Newark

APRIL 2023

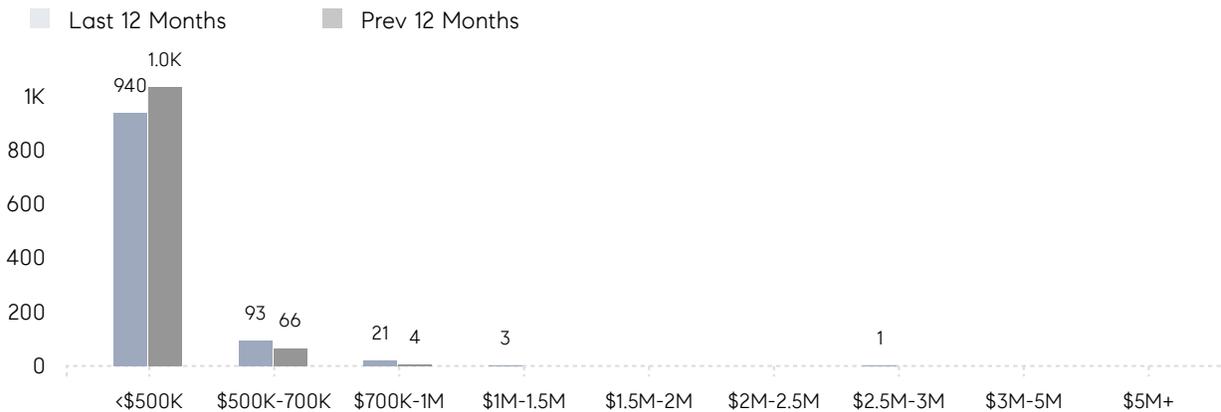
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Caldwell

APRIL 2023

UNDER CONTRACT

8	\$1.0M	\$869K
Total Properties	Average Price	Median Price
-11%	-10%	-3%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

6	\$942K	\$652K
Total Properties	Average Price	Median Price
100%	19%	-17%
Increase From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

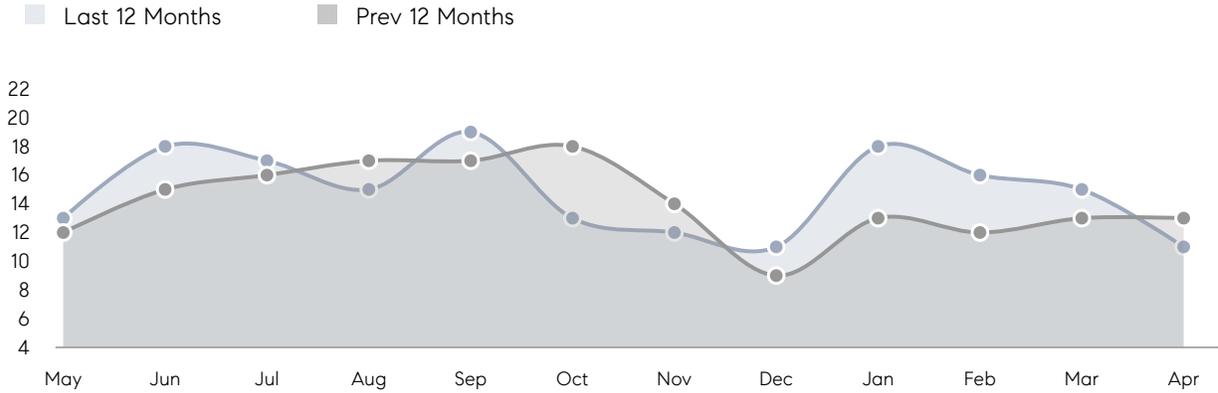
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	55	74	-26%
	% OF ASKING PRICE	100%	107%	
	AVERAGE SOLD PRICE	\$942,167	\$793,333	18.8%
	# OF CONTRACTS	8	9	-11.1%
	NEW LISTINGS	3	10	-70%
Houses	AVERAGE DOM	79	61	30%
	% OF ASKING PRICE	98%	110%	
	AVERAGE SOLD PRICE	\$1,138,500	\$815,000	40%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	8	100	-92%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$549,500	\$750,000	-27%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	3	0%

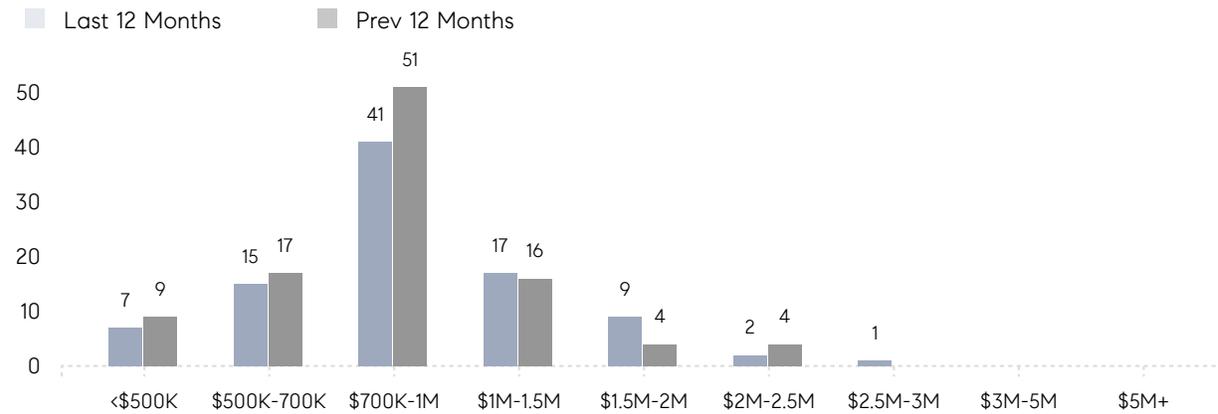
North Caldwell

APRIL 2023

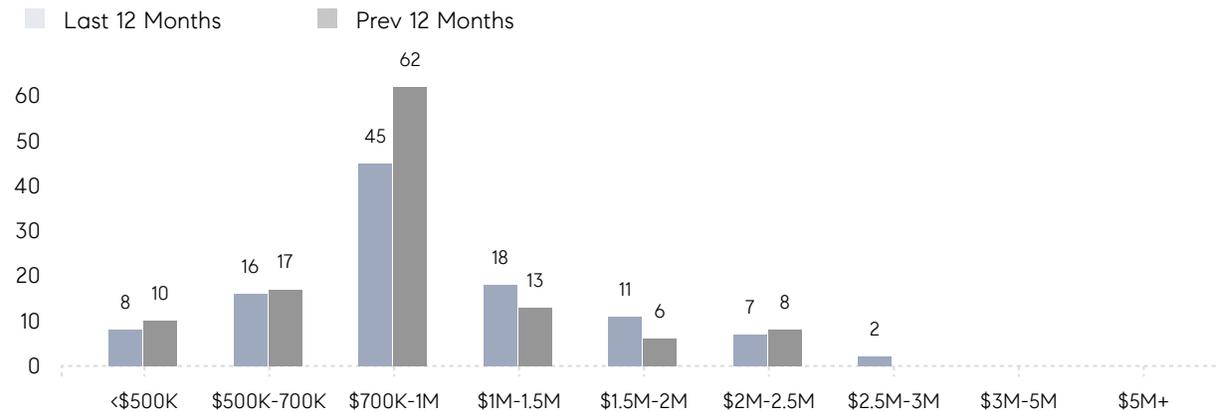
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Nutley

APRIL 2023

UNDER CONTRACT

33
Total
Properties

\$558K
Average
Price

\$550K
Median
Price

-30%
Decrease From
Apr 2022

8%
Increase From
Apr 2022

15%
Increase From
Apr 2022

UNITS SOLD

20
Total
Properties

\$529K
Average
Price

\$515K
Median
Price

5%
Increase From
Apr 2022

4%
Increase From
Apr 2022

-2%
Decrease From
Apr 2022

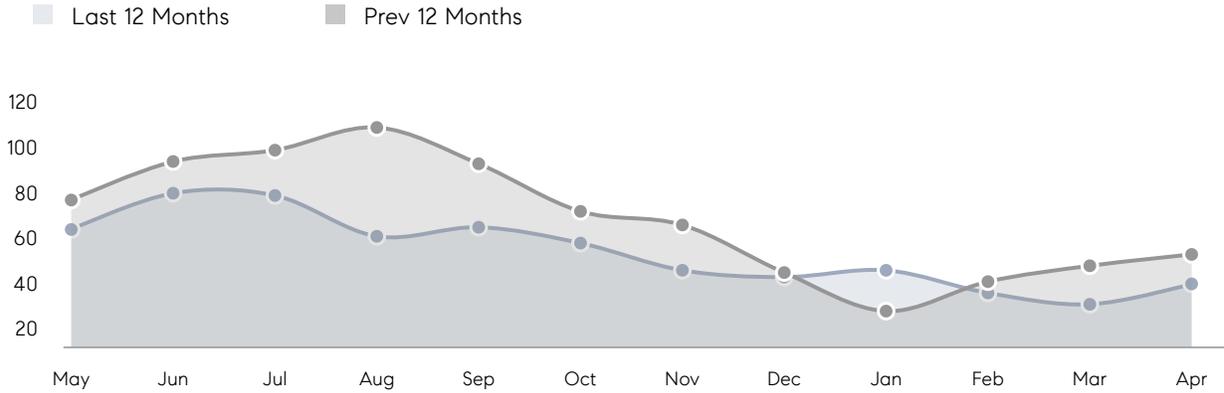
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	27	19	42%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$529,000	\$509,642	3.8%
	# OF CONTRACTS	33	47	-29.8%
	NEW LISTINGS	37	53	-30%
Houses	AVERAGE DOM	32	15	113%
	% OF ASKING PRICE	104%	109%	
	AVERAGE SOLD PRICE	\$582,133	\$556,413	5%
	# OF CONTRACTS	25	35	-29%
	NEW LISTINGS	24	39	-38%
Condo/Co-op/TH	AVERAGE DOM	12	32	-62%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$369,600	\$334,250	11%
	# OF CONTRACTS	8	12	-33%
	NEW LISTINGS	13	14	-7%

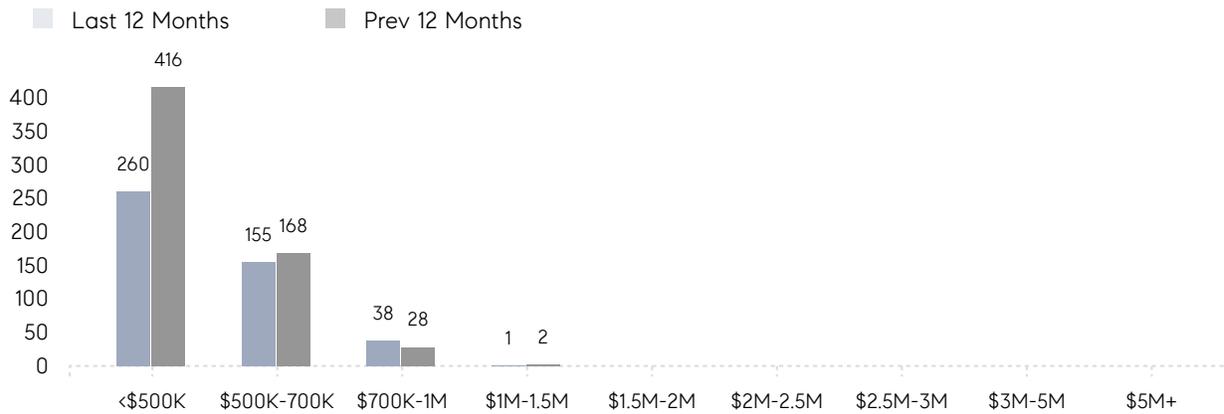
Nutley

APRIL 2023

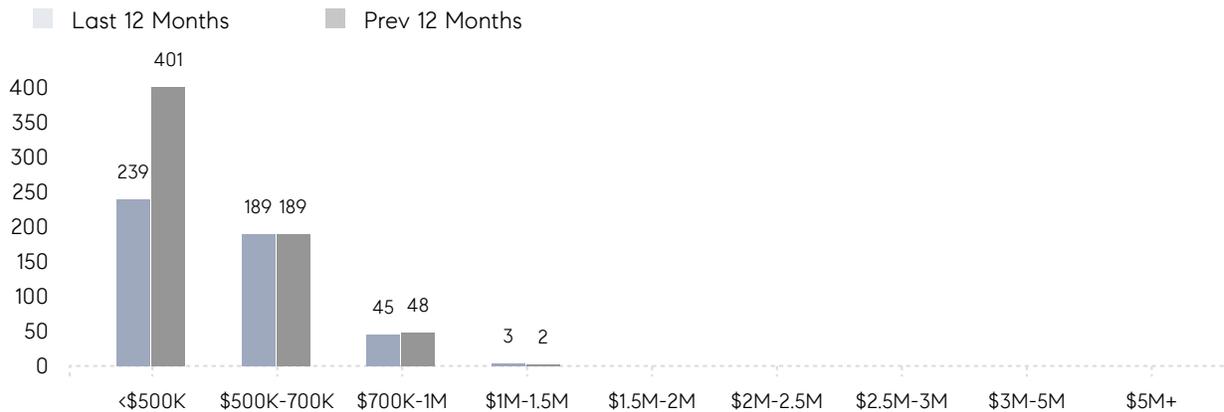
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Orange

APRIL 2023

UNDER CONTRACT

6
Total
Properties

\$342K
Average
Price

\$374K
Median
Price

-50%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

25%
Increase From
Apr 2022

UNITS SOLD

3
Total
Properties

\$415K
Average
Price

\$510K
Median
Price

-80%
Decrease From
Apr 2022

55%
Increase From
Apr 2022

82%
Increase From
Apr 2022

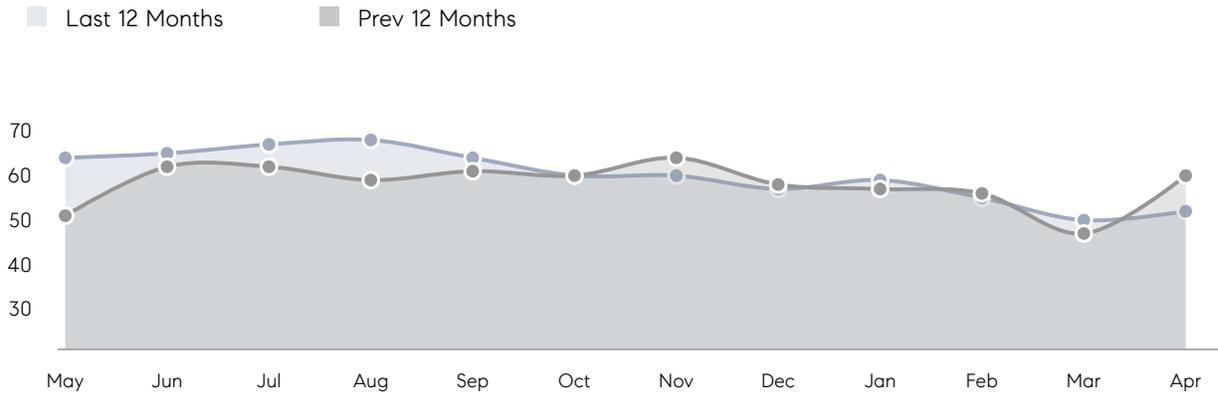
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	12	59	-80%
	% OF ASKING PRICE	109%	102%	
	AVERAGE SOLD PRICE	\$415,000	\$267,393	55.2%
	# OF CONTRACTS	6	12	-50.0%
	NEW LISTINGS	13	29	-55%
Houses	AVERAGE DOM	12	38	-68%
	% OF ASKING PRICE	109%	110%	
	AVERAGE SOLD PRICE	\$415,000	\$299,444	39%
	# OF CONTRACTS	4	10	-60%
	NEW LISTINGS	12	19	-37%
Condo/Co-op/TH	AVERAGE DOM	-	92	-
	% OF ASKING PRICE	-	89%	
	AVERAGE SOLD PRICE	-	\$219,317	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	10	-90%

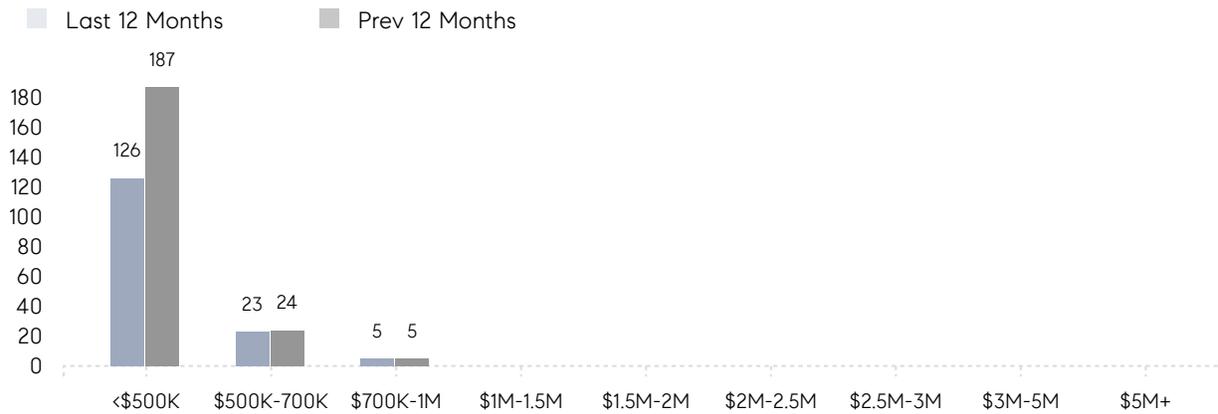
Orange

APRIL 2023

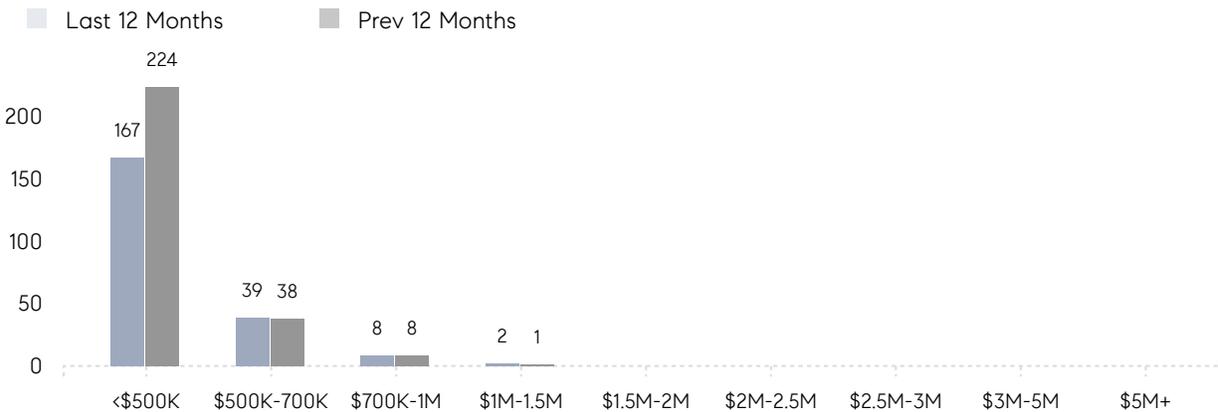
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roseland

APRIL 2023

UNDER CONTRACT

6
Total
Properties

\$646K
Average
Price

\$667K
Median
Price

20%
Increase From
Apr 2022

12%
Increase From
Apr 2022

11%
Increase From
Apr 2022

UNITS SOLD

3
Total
Properties

\$620K
Average
Price

\$510K
Median
Price

-25%
Decrease From
Apr 2022

-40%
Decrease From
Apr 2022

-53%
Decrease From
Apr 2022

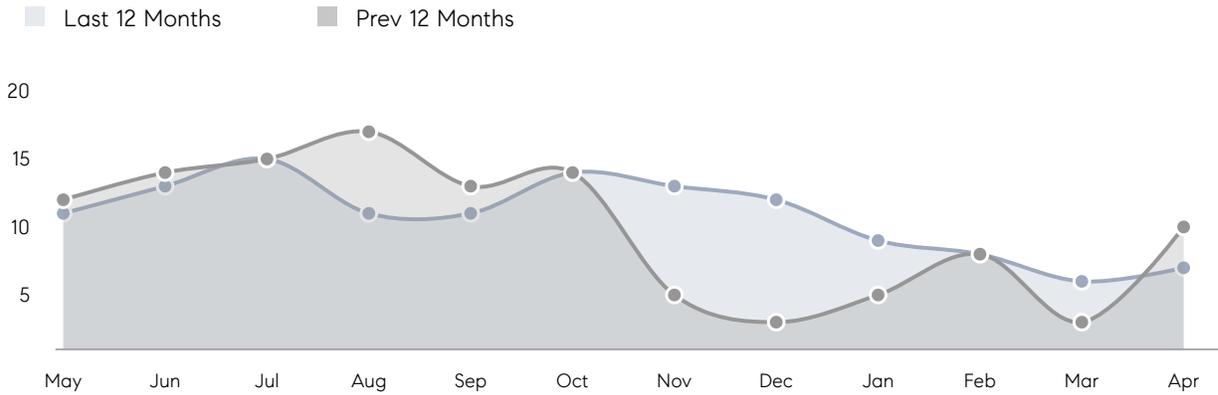
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	46	11	318%
	% OF ASKING PRICE	107%	112%	
	AVERAGE SOLD PRICE	\$620,000	\$1,030,125	-39.8%
	# OF CONTRACTS	6	5	20.0%
	NEW LISTINGS	7	12	-42%
Houses	AVERAGE DOM	121	10	1,110%
	% OF ASKING PRICE	94%	116%	
	AVERAGE SOLD PRICE	\$840,000	\$1,210,833	-31%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	6	10	-40%
Condo/Co-op/TH	AVERAGE DOM	8	12	-33%
	% OF ASKING PRICE	114%	102%	
	AVERAGE SOLD PRICE	\$510,000	\$488,000	5%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	2	-50%

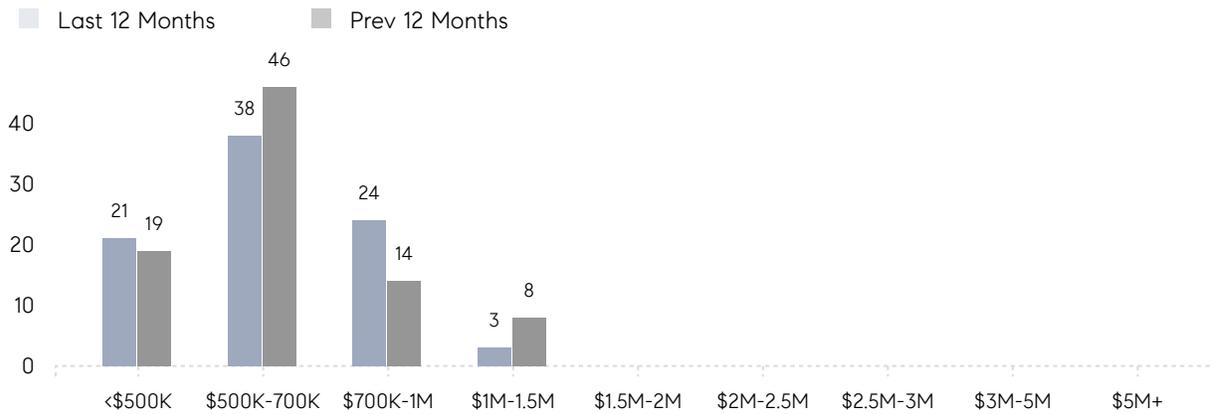
Roseland

APRIL 2023

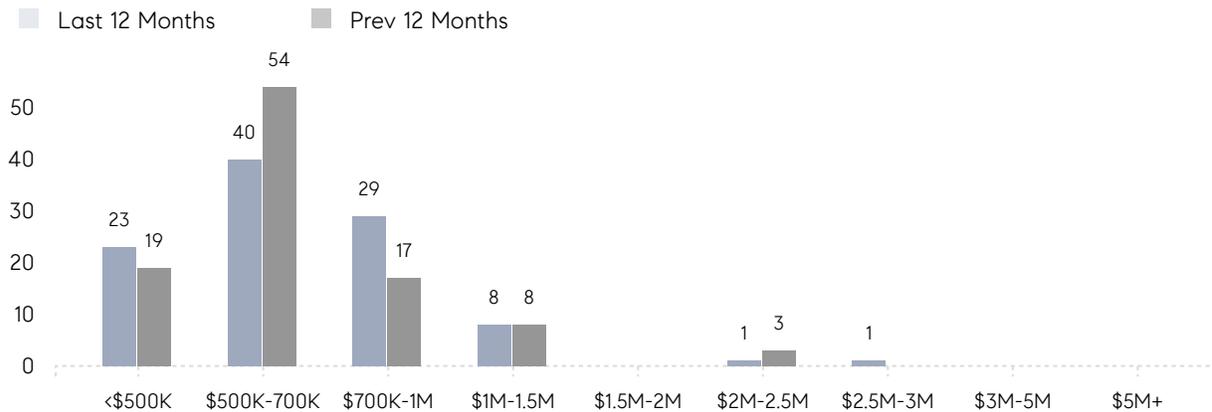
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Short Hills

APRIL 2023

UNDER CONTRACT

18
Total
Properties

\$2.0M
Average
Price

\$2.0M
Median
Price

-38%
Decrease From
Apr 2022

4%
Increase From
Apr 2022

14%
Increase From
Apr 2022

UNITS SOLD

12
Total
Properties

\$1.8M
Average
Price

\$1.8M
Median
Price

-40%
Decrease From
Apr 2022

-15%
Decrease From
Apr 2022

-17%
Decrease From
Apr 2022

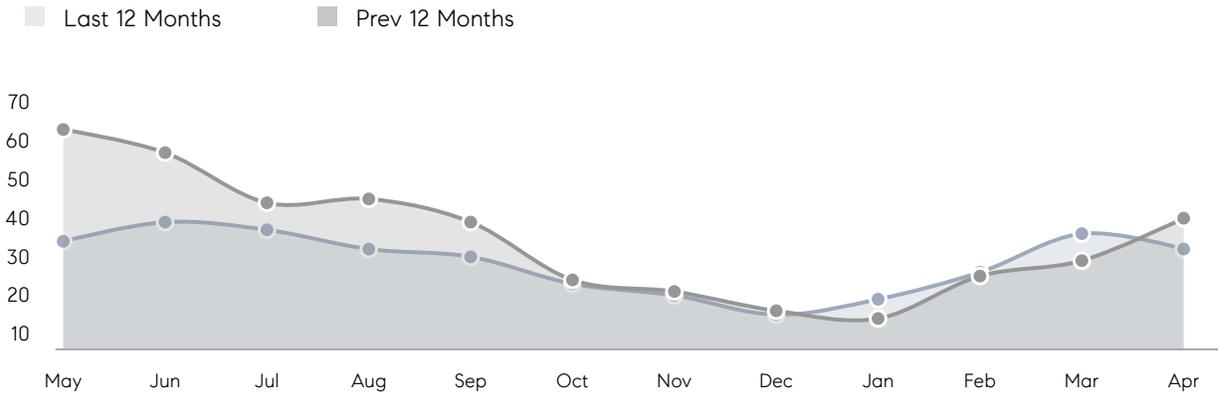
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	24	9	167%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$1,852,750	\$2,172,360	-14.7%
	# OF CONTRACTS	18	29	-37.9%
	NEW LISTINGS	23	42	-45%
Houses	AVERAGE DOM	24	9	167%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$1,852,750	\$2,172,360	-15%
	# OF CONTRACTS	18	29	-38%
	NEW LISTINGS	23	41	-44%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

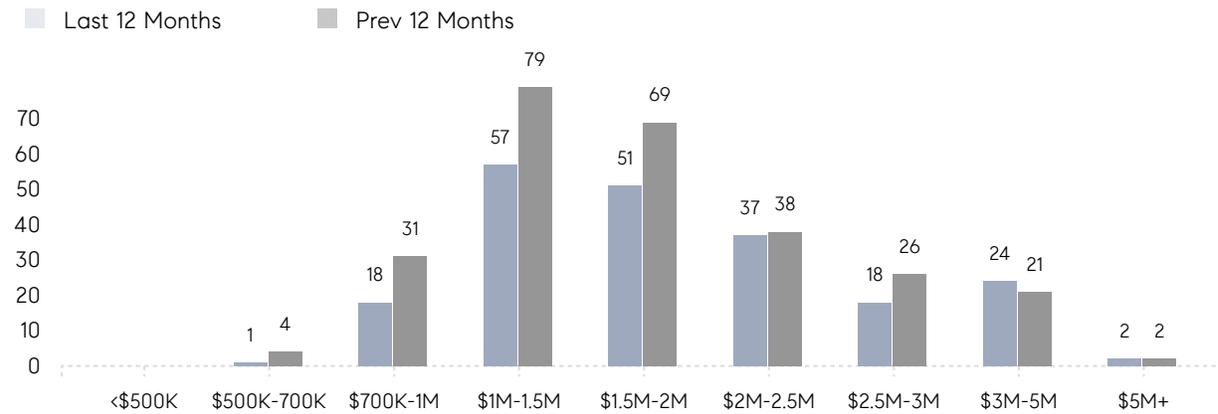
Short Hills

APRIL 2023

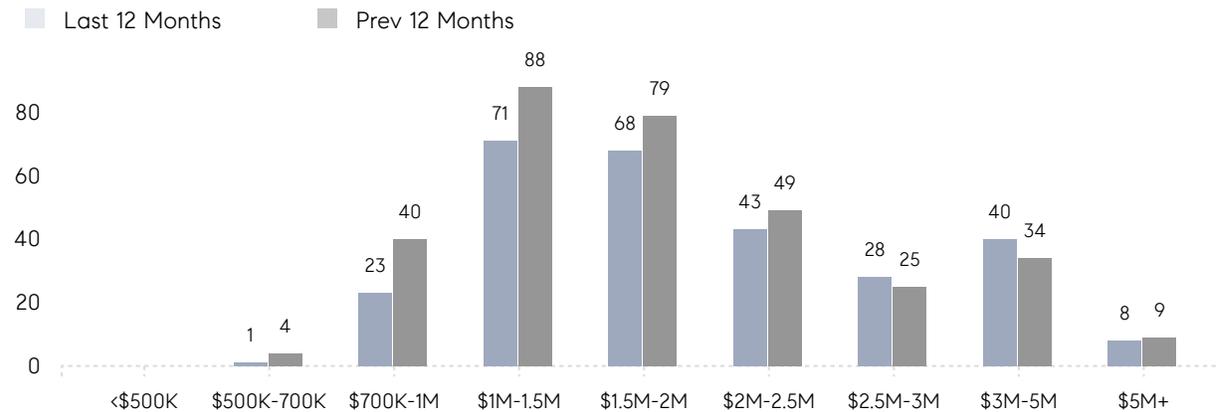
Monthly Inventory



Contracts By Price Range



Listings By Price Range



South Orange

APRIL 2023

UNDER CONTRACT

16
Total
Properties

\$998K
Average
Price

\$842K
Median
Price

-11%
Decrease From
Apr 2022

25%
Increase From
Apr 2022

9%
Increase From
Apr 2022

UNITS SOLD

9
Total
Properties

\$797K
Average
Price

\$700K
Median
Price

-44%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

-17%
Decrease From
Apr 2022

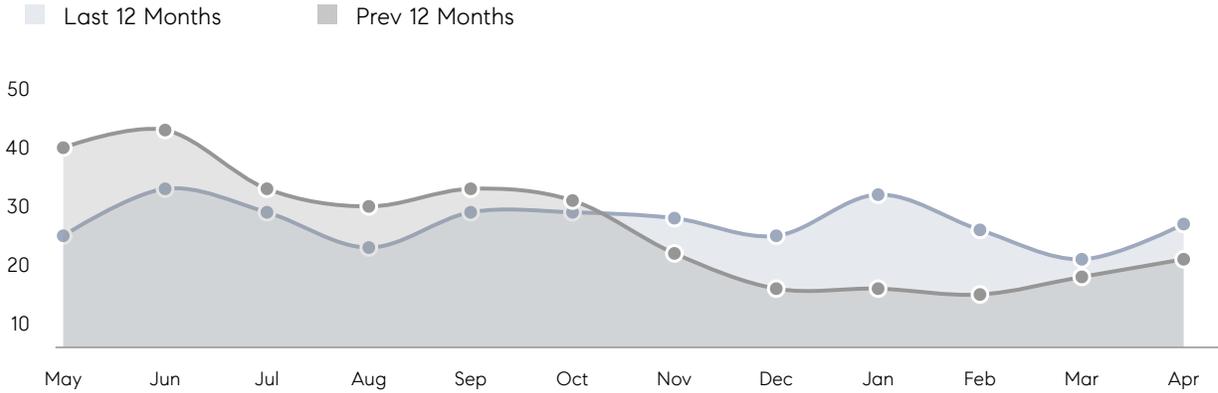
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	41	24	71%
	% OF ASKING PRICE	105%	117%	
	AVERAGE SOLD PRICE	\$797,444	\$885,131	-9.9%
	# OF CONTRACTS	16	18	-11.1%
	NEW LISTINGS	28	22	27%
Houses	AVERAGE DOM	41	20	105%
	% OF ASKING PRICE	105%	120%	
	AVERAGE SOLD PRICE	\$797,444	\$969,436	-18%
	# OF CONTRACTS	14	16	-12%
	NEW LISTINGS	25	20	25%
Condo/Co-op/TH	AVERAGE DOM	-	50	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$295,000	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	2	50%

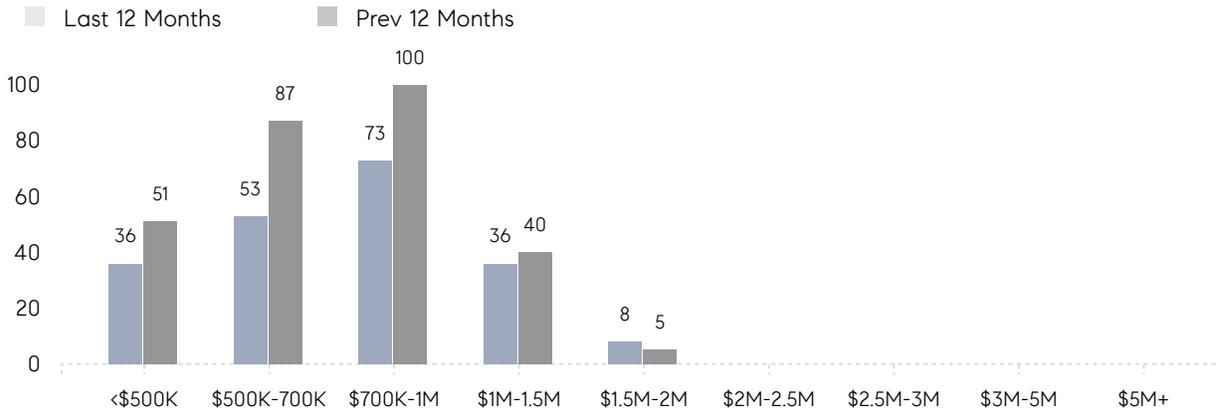
South Orange

APRIL 2023

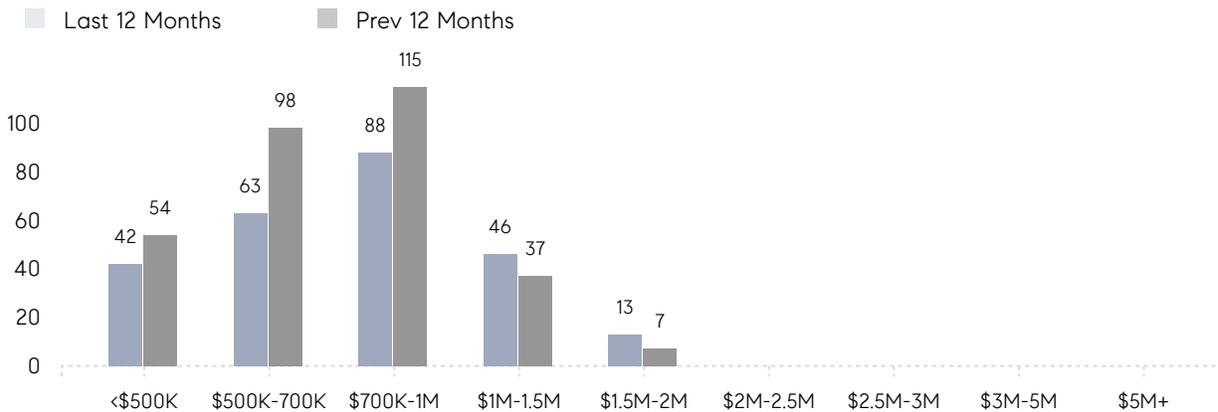
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Verona

APRIL 2023

UNDER CONTRACT

17
Total
Properties

\$605K
Average
Price

\$559K
Median
Price

-32%
Decrease From
Apr 2022

10%
Increase From
Apr 2022

4%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$666K
Average
Price

\$621K
Median
Price

-37%
Decrease From
Apr 2022

11%
Increase From
Apr 2022

2%
Increase From
Apr 2022

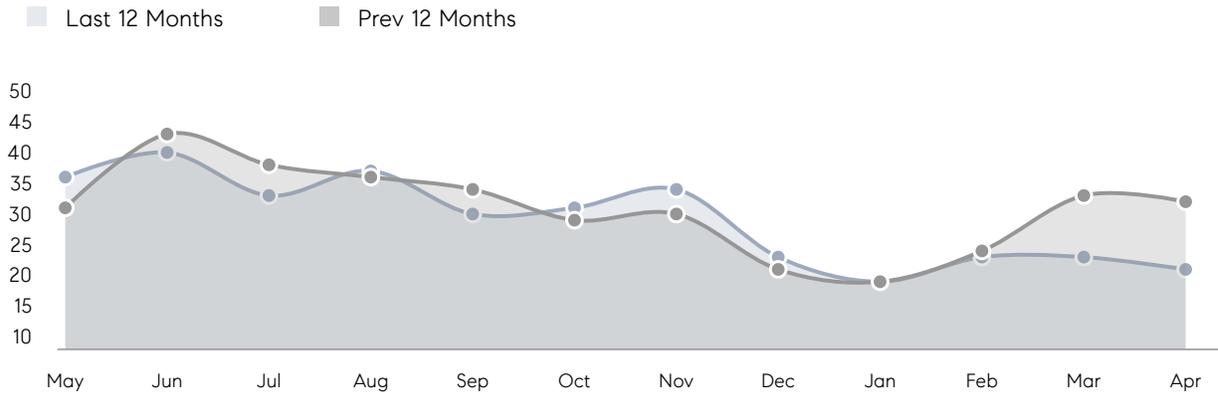
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	22	52	-58%
	% OF ASKING PRICE	111%	112%	
	AVERAGE SOLD PRICE	\$666,273	\$599,656	11.1%
	# OF CONTRACTS	17	25	-32.0%
	NEW LISTINGS	19	28	-32%
Houses	AVERAGE DOM	22	14	57%
	% OF ASKING PRICE	111%	114%	
	AVERAGE SOLD PRICE	\$666,273	\$715,864	-7%
	# OF CONTRACTS	13	17	-24%
	NEW LISTINGS	17	19	-11%
Condo/Co-op/TH	AVERAGE DOM	-	137	-
	% OF ASKING PRICE	-	108%	
	AVERAGE SOLD PRICE	-	\$344,000	-
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	2	9	-78%

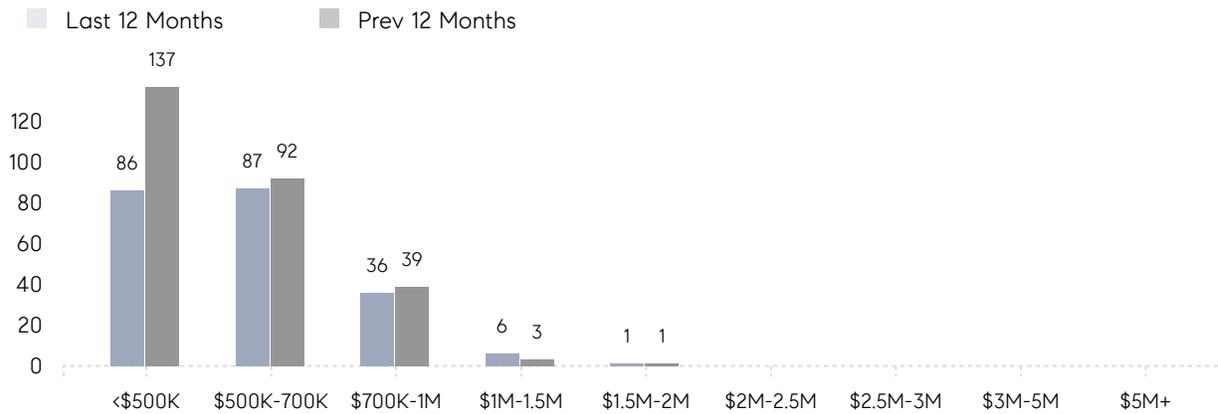
Verona

APRIL 2023

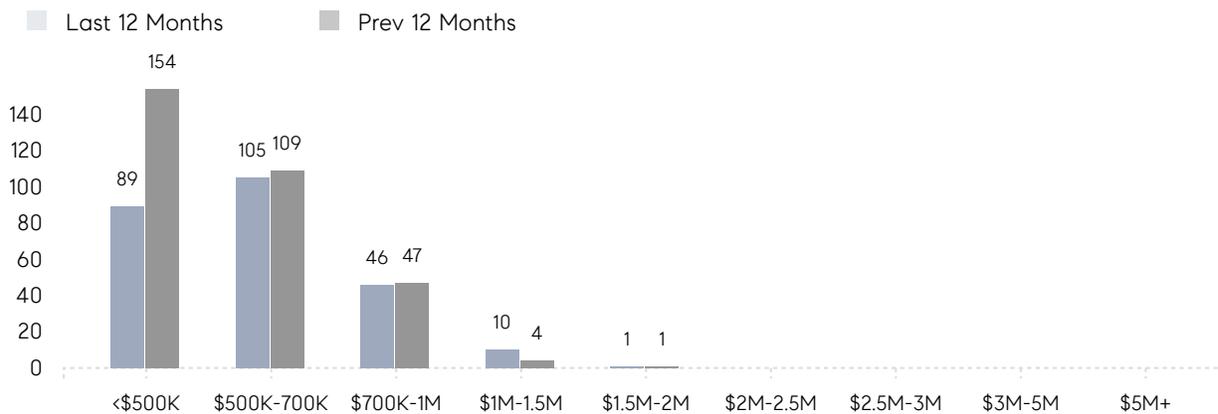
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Caldwell

APRIL 2023

UNDER CONTRACT

11
Total
Properties

\$578K
Average
Price

\$519K
Median
Price

22%
Increase From
Apr 2022

3%
Increase From
Apr 2022

-4%
Decrease From
Apr 2022

UNITS SOLD

6
Total
Properties

\$564K
Average
Price

\$528K
Median
Price

-33%
Decrease From
Apr 2022

9%
Increase From
Apr 2022

-11%
Decrease From
Apr 2022

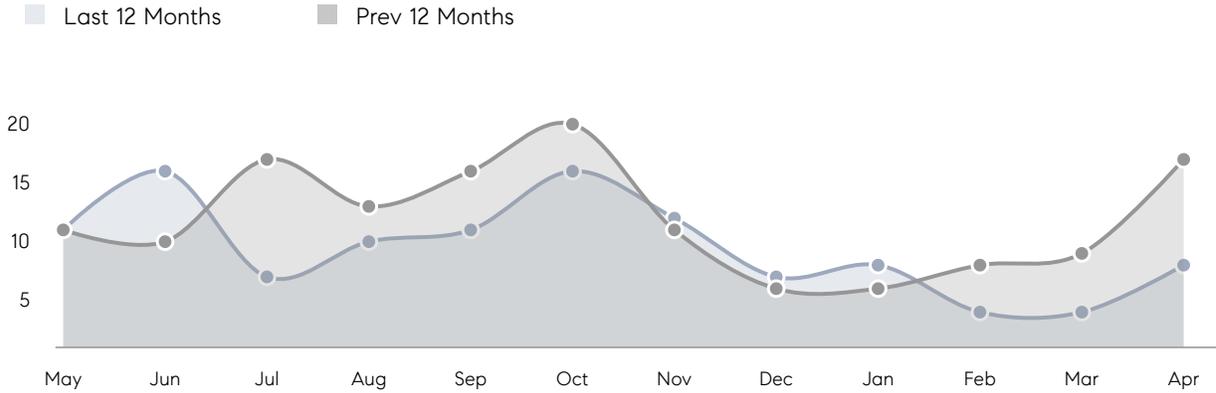
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	26	26	0%
	% OF ASKING PRICE	106%	110%	
	AVERAGE SOLD PRICE	\$564,417	\$516,389	9.3%
	# OF CONTRACTS	11	9	22.2%
	NEW LISTINGS	14	17	-18%
Houses	AVERAGE DOM	26	14	86%
	% OF ASKING PRICE	106%	110%	
	AVERAGE SOLD PRICE	\$564,417	\$561,786	0%
	# OF CONTRACTS	11	8	38%
	NEW LISTINGS	14	16	-12%
Condo/Co-op/TH	AVERAGE DOM	-	67	-
	% OF ASKING PRICE	-	110%	
	AVERAGE SOLD PRICE	-	\$357,500	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

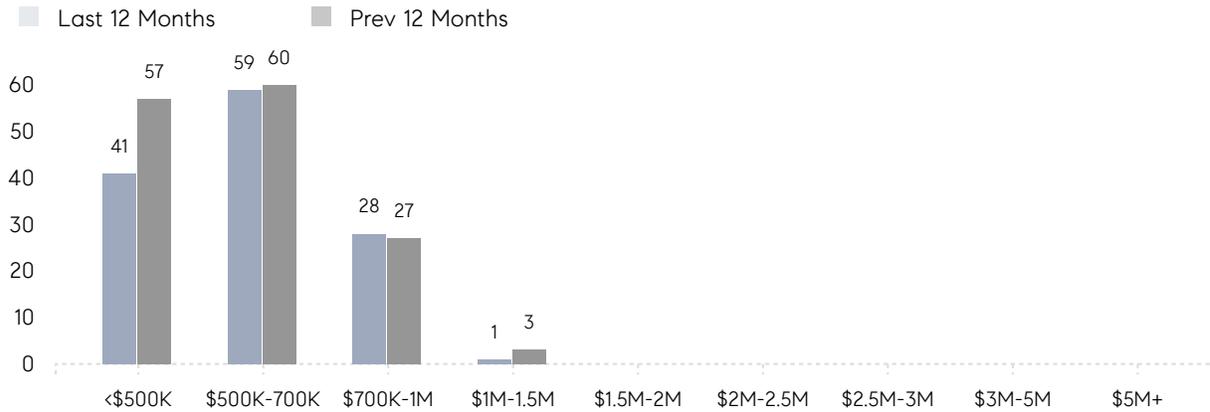
West Caldwell

APRIL 2023

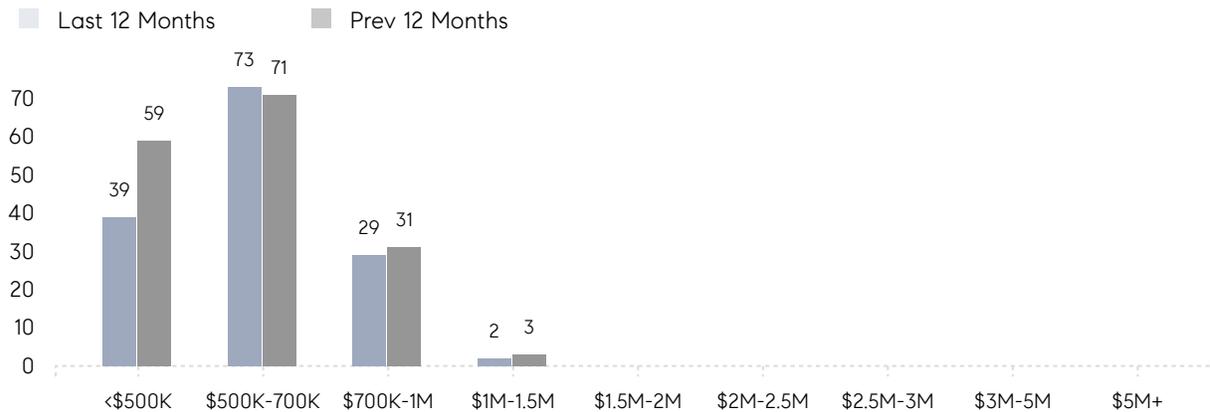
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Orange

APRIL 2023

UNDER CONTRACT

55	\$561K	\$519K
Total Properties	Average Price	Median Price
-19%	-7%	-8%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

39	\$574K	\$560K
Total Properties	Average Price	Median Price
-7%	-2%	2%
Decrease From Apr 2022	Decrease From Apr 2022	Increase From Apr 2022

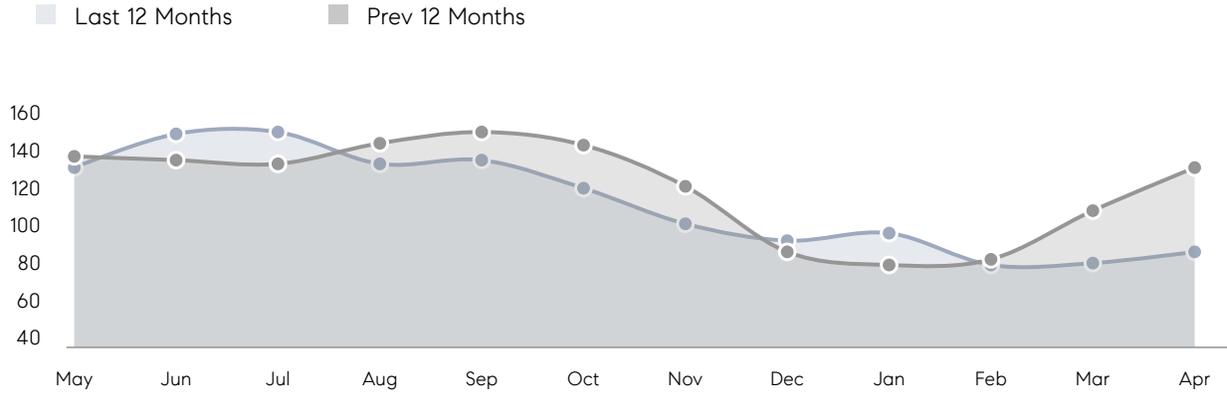
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	30	20	50%
	% OF ASKING PRICE	107%	111%	
	AVERAGE SOLD PRICE	\$574,482	\$588,981	-2.5%
	# OF CONTRACTS	55	68	-19.1%
	NEW LISTINGS	68	88	-23%
Houses	AVERAGE DOM	26	22	18%
	% OF ASKING PRICE	108%	113%	
	AVERAGE SOLD PRICE	\$653,492	\$650,256	0%
	# OF CONTRACTS	42	47	-11%
	NEW LISTINGS	50	68	-26%
Condo/Co-op/TH	AVERAGE DOM	39	11	255%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$416,462	\$392,900	6%
	# OF CONTRACTS	13	21	-38%
	NEW LISTINGS	18	20	-10%

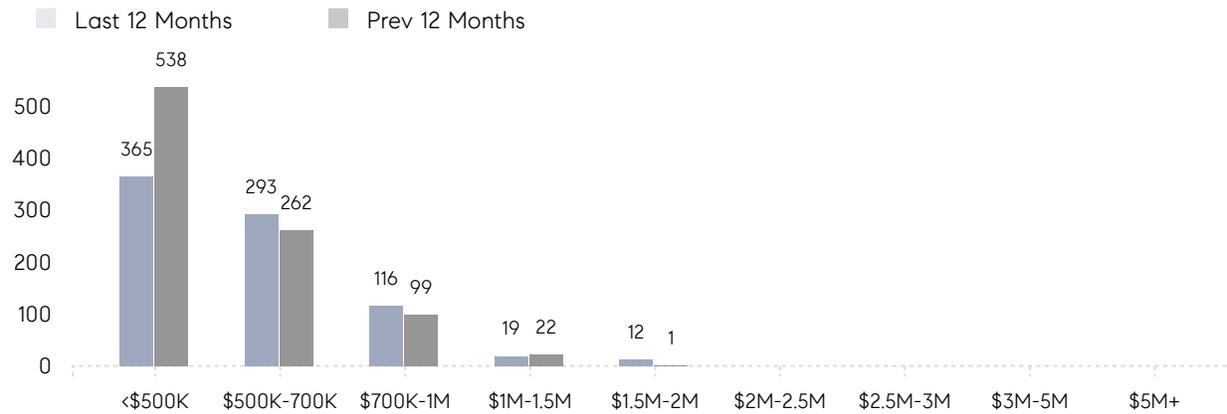
West Orange

APRIL 2023

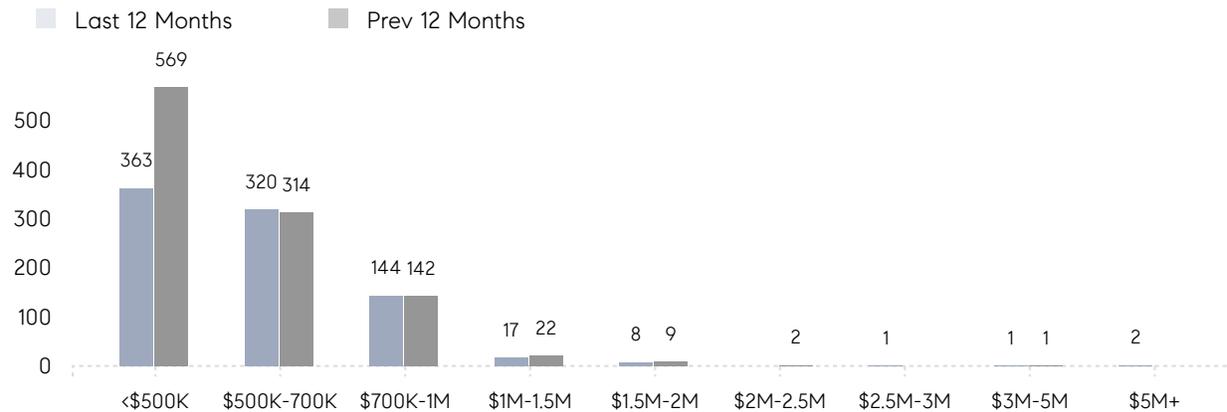
Monthly Inventory

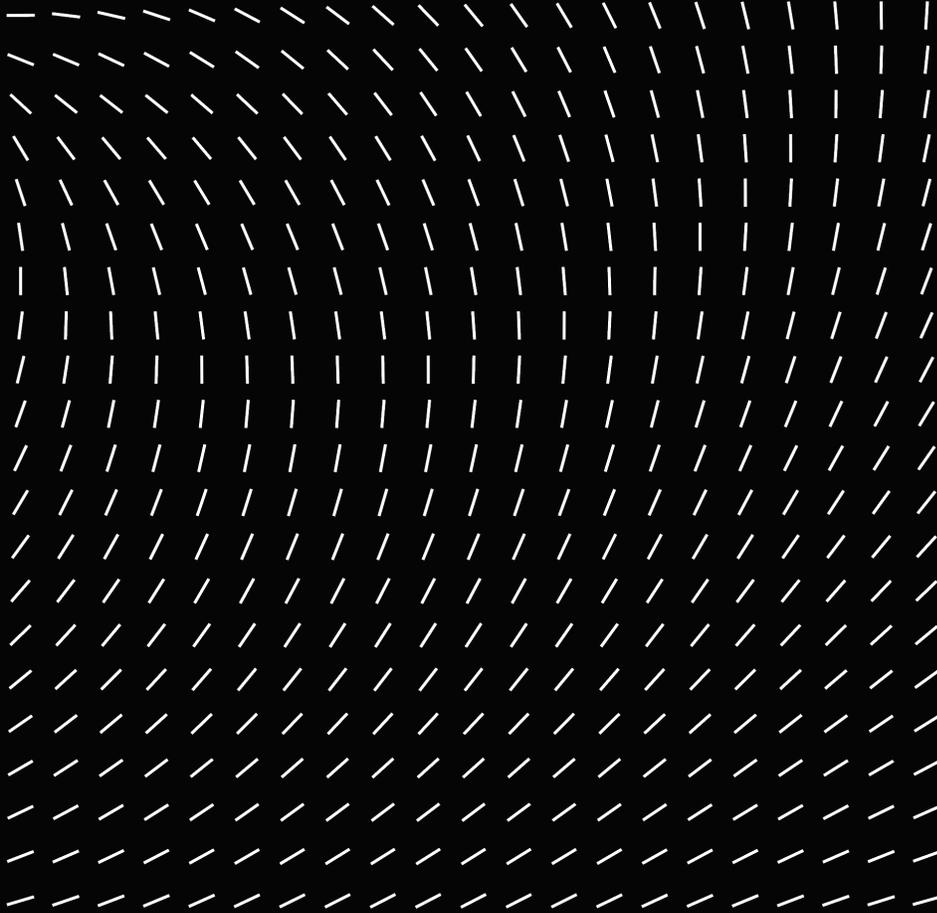


Contracts By Price Range



Listings By Price Range





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Belleville

APRIL 2023



\$350K

Average
Sales Price

-63%

Decrease In Sales
From Apr 2022

\$365K

Median
Sales Price

-10%

Decrease In Contracts
From Apr 2022

104%

Average %
Of Asking Price

-32%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Bloomfield

APRIL 2023



\$553K

Average
Sales Price

-37%

Decrease In Sales
From Apr 2022

\$544K

Median
Sales Price

-16%

Decrease In Contracts
From Apr 2022

106%

Average %
Of Asking Price

-10%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Caldwell

APRIL 2023



\$633K

Average
Sales Price

100%

Increase In Sales
From Apr 2022

\$525K

Median
Sales Price

30%

Increase In Contracts
From Apr 2022

108%

Average %
Of Asking Price

0%

Change In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Cedar Grove

APRIL 2023



\$704K

Average
Sales Price

-9%

Decrease In Sales
From Apr 2022

\$668K

Median
Sales Price

-53%

Decrease In Contracts
From Apr 2022

105%

Average %
Of Asking Price

233%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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East Orange

APRIL 2023



\$348K

Average
Sales Price

-52%

Decrease In Sales
From Apr 2022

\$330K

Median
Sales Price

-7%

Decrease In Contracts
From Apr 2022

102%

Average %
Of Asking Price

33%

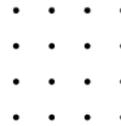
Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Essex Fells

APRIL 2023



\$857K

Average
Sales Price

0%

Change In Sales
From Apr 2022

\$857K

Median
Sales Price

-67%

Decrease In Contracts
From Apr 2022

100%

Average %
Of Asking Price

—

Change In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Fairfield

APRIL 2023



\$586K

Average
Sales Price

-37%

Decrease In Sales
From Apr 2022

\$575K

Median
Sales Price

-58%

Decrease In Contracts
From Apr 2022

97%

Average %
Of Asking Price

341%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Glen Ridge

APRIL 2023



\$589K

Average
Sales Price

-33%

Decrease In Sales
From Apr 2022

\$464K

Median
Sales Price

-90%

Decrease In Contracts
From Apr 2022

104%

Average %
Of Asking Price

118%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Irvington

APRIL 2023



\$332K

Average
Sales Price

-33%

Decrease In Sales
From Apr 2022

\$335K

Median
Sales Price

-12%

Decrease In Contracts
From Apr 2022

108%

Average %
Of Asking Price

-41%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Livingston

APRIL 2023



\$1.0M

Average
Sales Price

-34%

Decrease In Sales
From Apr 2022

\$860K

Median
Sales Price

-33%

Decrease In Contracts
From Apr 2022

101%

Average %
Of Asking Price

86%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Maplewood

APRIL 2023



\$896K

Average
Sales Price

-44%

Decrease In Sales
From Apr 2022

\$907K

Median
Sales Price

-3%

Decrease In Contracts
From Apr 2022

108%

Average %
Of Asking Price

94%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Millburn

APRIL 2023



\$1.0M

Average
Sales Price

14%

Increase In Sales
From Apr 2022

\$1.0M

Median
Sales Price

-47%

Decrease In Contracts
From Apr 2022

99%

Average %
Of Asking Price

400%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Montclair

APRIL 2023



\$1.0M

Average
Sales Price

0%

Change In Sales
From Apr 2022

\$736K

Median
Sales Price

-37%

Decrease In Contracts
From Apr 2022

115%

Average %
Of Asking Price

13%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Newark

APRIL 2023



\$337K

Average
Sales Price

-36%

Decrease In Sales
From Apr 2022

\$345K

Median
Sales Price

20%

Increase In Contracts
From Apr 2022

100%

Average %
Of Asking Price

-11%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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North Caldwell

APRIL 2023



\$942K

Average
Sales Price

100%

Increase In Sales
From Apr 2022

\$652K

Median
Sales Price

-11%

Decrease In Contracts
From Apr 2022

100%

Average %
Of Asking Price

-26%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Nutley

APRIL 2023



\$529K

Average
Sales Price

5%

Increase In Sales
From Apr 2022

\$515K

Median
Sales Price

-30%

Decrease In Contracts
From Apr 2022

104%

Average %
Of Asking Price

42%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Orange

APRIL 2023



\$415K

Average
Sales Price

-80%

Decrease In Sales
From Apr 2022

\$510K

Median
Sales Price

-50%

Decrease In Contracts
From Apr 2022

109%

Average %
Of Asking Price

-80%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Roseland

APRIL 2023



\$620K

Average
Sales Price

-25%

Decrease In Sales
From Apr 2022

\$510K

Median
Sales Price

20%

Increase In Contracts
From Apr 2022

107%

Average %
Of Asking Price

318%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Short Hills

APRIL 2023



\$1.8M

Average
Sales Price

-40%

Decrease In Sales
From Apr 2022

\$1.8M

Median
Sales Price

-38%

Decrease In Contracts
From Apr 2022

103%

Average %
Of Asking Price

167%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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South Orange

APRIL 2023



\$797K

Average
Sales Price

-44%

Decrease In Sales
From Apr 2022

\$700K

Median
Sales Price

-11%

Decrease In Contracts
From Apr 2022

105%

Average %
Of Asking Price

71%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Verona

APRIL 2023



\$666K

Average
Sales Price

-37%

Decrease In Sales
From Apr 2022

\$621K

Median
Sales Price

-32%

Decrease In Contracts
From Apr 2022

111%

Average %
Of Asking Price

-58%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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West Caldwell

APRIL 2023



\$564K

Average
Sales Price

-33%

Decrease In Sales
From Apr 2022

\$528K

Median
Sales Price

22%

Increase In Contracts
From Apr 2022

106%

Average %
Of Asking Price

0%

Change In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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West Orange

APRIL 2023



\$574K

Average
Sales Price

-7%

Decrease In Sales
From Apr 2022

\$560K

Median
Sales Price

-19%

Decrease In Contracts
From Apr 2022

107%

Average %
Of Asking Price

50%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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