



COMPASS

April 2023

Passaic Market Insights

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APRIL 2023

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Clifton

APRIL 2023

UNDER CONTRACT

65
Total
Properties

\$479K
Average
Price

\$450K
Median
Price

-19%
Decrease From
Apr 2022

6%
Increase From
Apr 2022

3%
Increase From
Apr 2022

UNITS SOLD

42
Total
Properties

\$467K
Average
Price

\$460K
Median
Price

-31%
Decrease From
Apr 2022

-11%
Decrease From
Apr 2022

-2%
Decrease From
Apr 2022

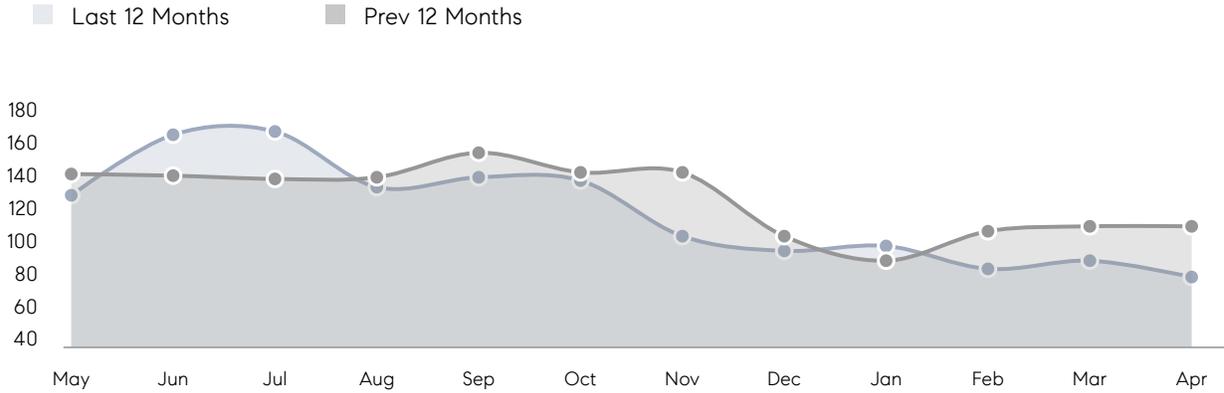
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	34	33	3%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$467,176	\$526,292	-11.2%
	# OF CONTRACTS	65	80	-18.7%
	NEW LISTINGS	61	81	-25%
Houses	AVERAGE DOM	37	35	6%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$559,480	\$581,843	-4%
	# OF CONTRACTS	47	57	-18%
	NEW LISTINGS	43	60	-28%
Condo/Co-op/TH	AVERAGE DOM	29	26	12%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$331,435	\$355,933	-7%
	# OF CONTRACTS	18	23	-22%
	NEW LISTINGS	18	21	-14%

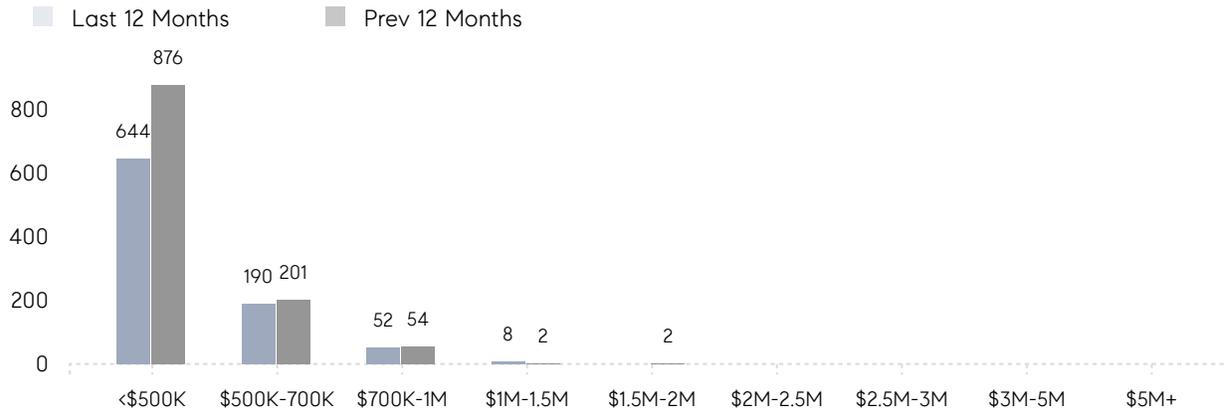
Clifton

APRIL 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Passaic

APRIL 2023

UNDER CONTRACT

10
Total
Properties

\$314K
Average
Price

\$274K
Median
Price

25%
Increase From
Apr 2022

-5%
Decrease From
Apr 2022

0%
Change From
Apr 2022

UNITS SOLD

3
Total
Properties

\$246K
Average
Price

\$230K
Median
Price

-50%
Decrease From
Apr 2022

-32%
Decrease From
Apr 2022

-27%
Decrease From
Apr 2022

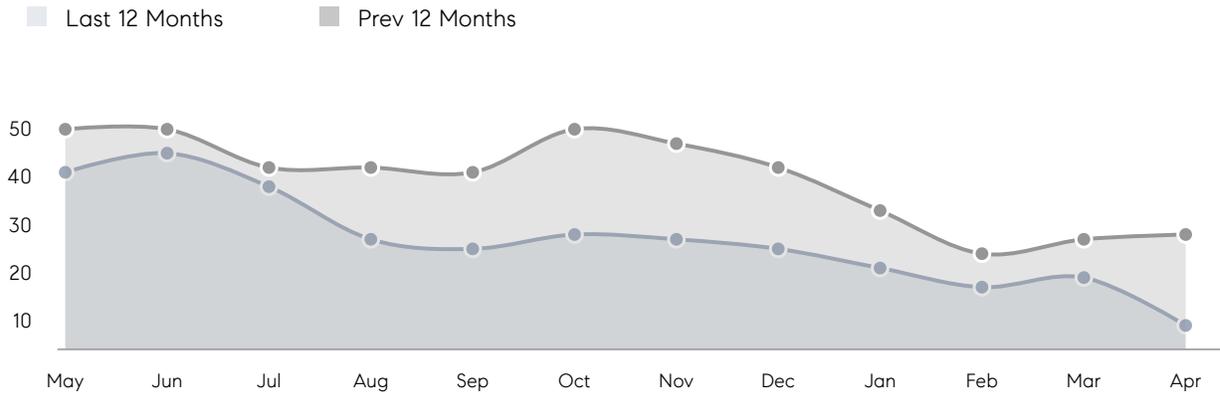
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	16	32	-50%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$246,333	\$364,333	-32.4%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	3	16	-81%
Houses	AVERAGE DOM	-	51	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$437,000	-
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	2	9	-78%
Condo/Co-op/TH	AVERAGE DOM	16	13	23%
	% OF ASKING PRICE	103%	111%	
	AVERAGE SOLD PRICE	\$246,333	\$291,667	-16%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	1	7	-86%

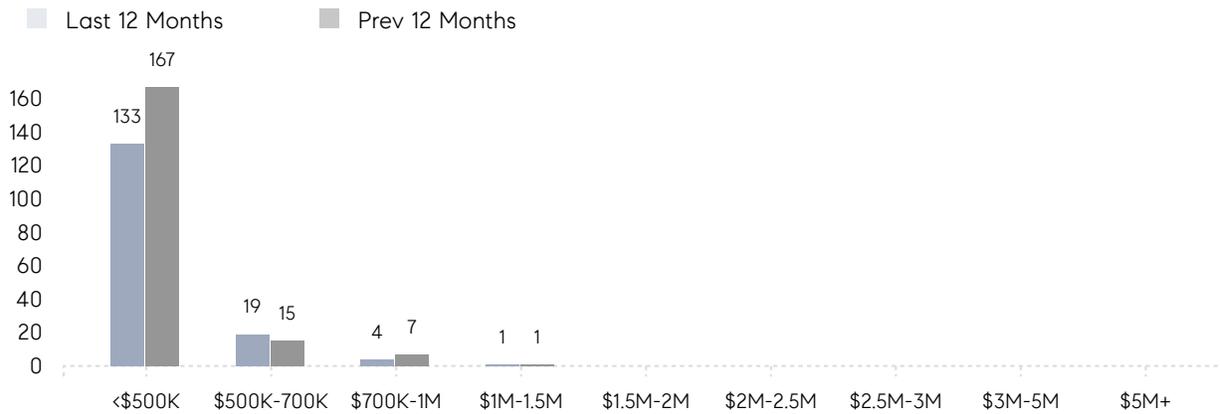
Passaic

APRIL 2023

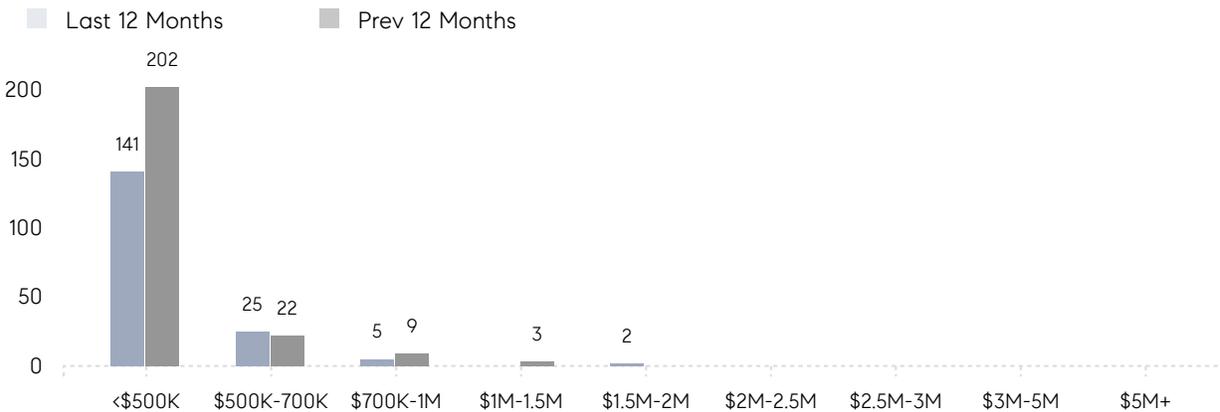
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Paterson

APRIL 2023

UNDER CONTRACT

28
Total
Properties

\$327K
Average
Price

\$362K
Median
Price

-39%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

4%
Increase From
Apr 2022

UNITS SOLD

18
Total
Properties

\$379K
Average
Price

\$400K
Median
Price

-58%
Decrease From
Apr 2022

3%
Increase From
Apr 2022

21%
Increase From
Apr 2022

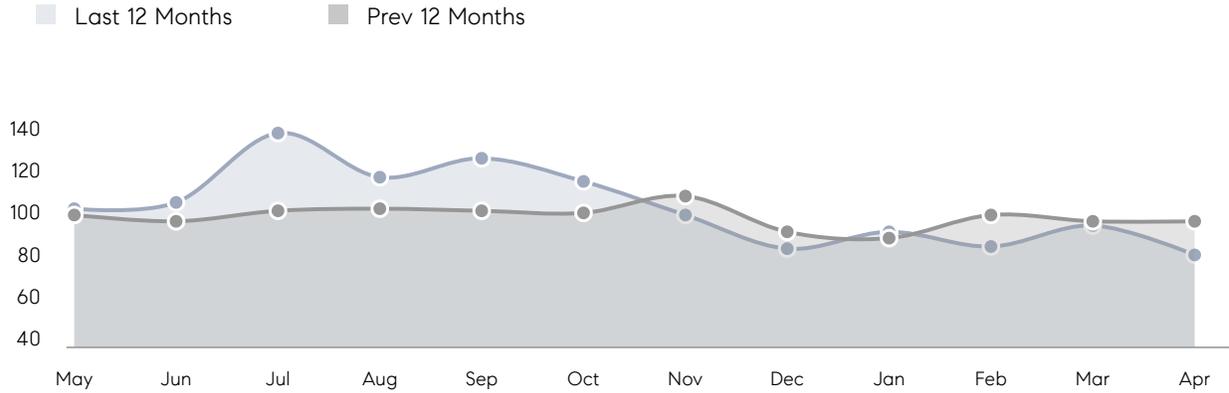
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	134	48	179%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$379,383	\$366,940	3.4%
	# OF CONTRACTS	28	46	-39.1%
	NEW LISTINGS	23	51	-55%
Houses	AVERAGE DOM	140	47	198%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$392,876	\$377,066	4%
	# OF CONTRACTS	19	36	-47%
	NEW LISTINGS	16	33	-52%
Condo/Co-op/TH	AVERAGE DOM	27	60	-55%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$150,000	\$289,980	-48%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	7	18	-61%

Paterson

APRIL 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wayne

APRIL 2023

UNDER CONTRACT

58
Total
Properties

\$596K
Average
Price

\$598K
Median
Price

-12%
Decrease From
Apr 2022

6%
Increase From
Apr 2022

9%
Increase From
Apr 2022

UNITS SOLD

29
Total
Properties

\$611K
Average
Price

\$636K
Median
Price

-41%
Decrease From
Apr 2022

0%
Change From
Apr 2022

1%
Increase From
Apr 2022

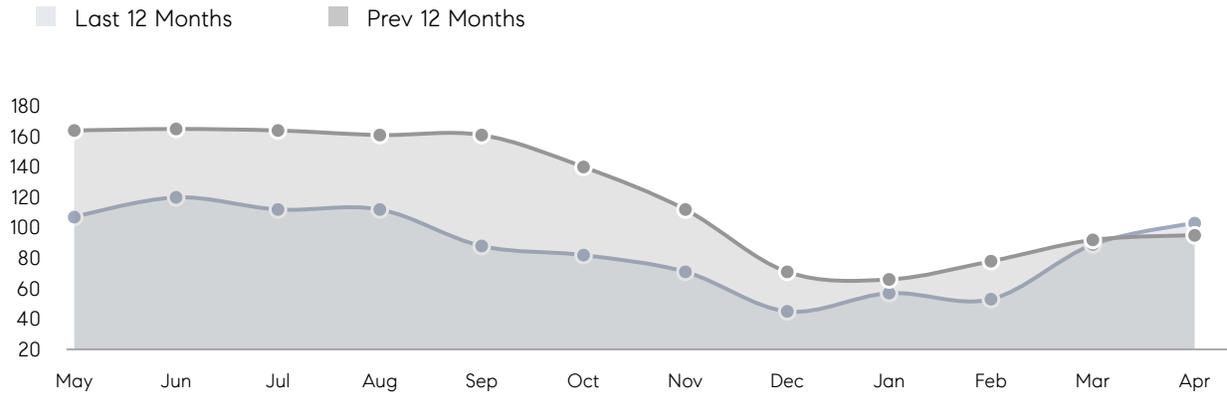
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	33	34	-3%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$611,338	\$609,731	0.3%
	# OF CONTRACTS	58	66	-12.1%
	NEW LISTINGS	66	80	-17%
Houses	AVERAGE DOM	38	38	0%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$685,450	\$661,158	4%
	# OF CONTRACTS	40	45	-11%
	NEW LISTINGS	46	61	-25%
Condo/Co-op/TH	AVERAGE DOM	6	14	-57%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$255,600	\$381,167	-33%
	# OF CONTRACTS	18	21	-14%
	NEW LISTINGS	20	19	5%

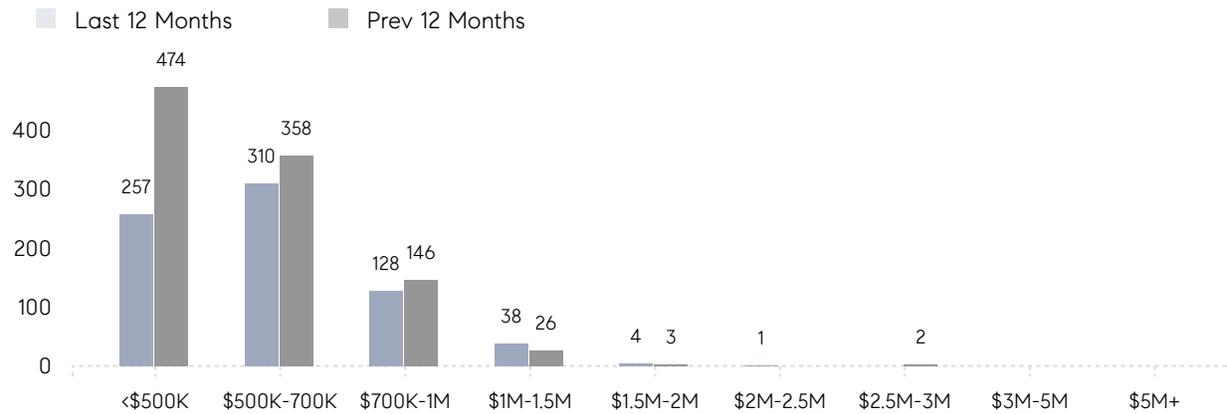
Wayne

APRIL 2023

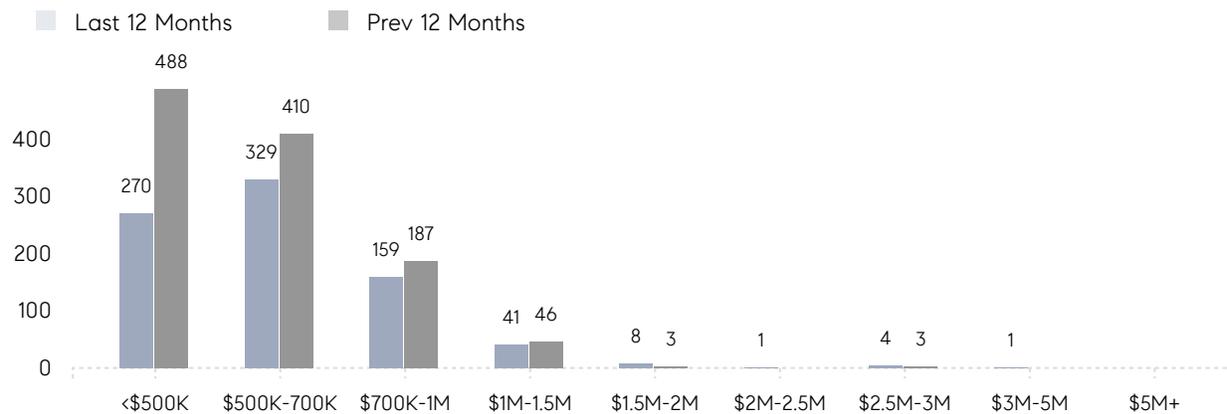
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Milford

APRIL 2023

UNDER CONTRACT

30
Total
Properties

\$386K
Average
Price

\$393K
Median
Price

-36%
Decrease From
Apr 2022

3%
Increase From
Apr 2022

6%
Increase From
Apr 2022

UNITS SOLD

29
Total
Properties

\$360K
Average
Price

\$350K
Median
Price

-9%
Decrease From
Apr 2022

-3%
Decrease From
Apr 2022

-11%
Decrease From
Apr 2022

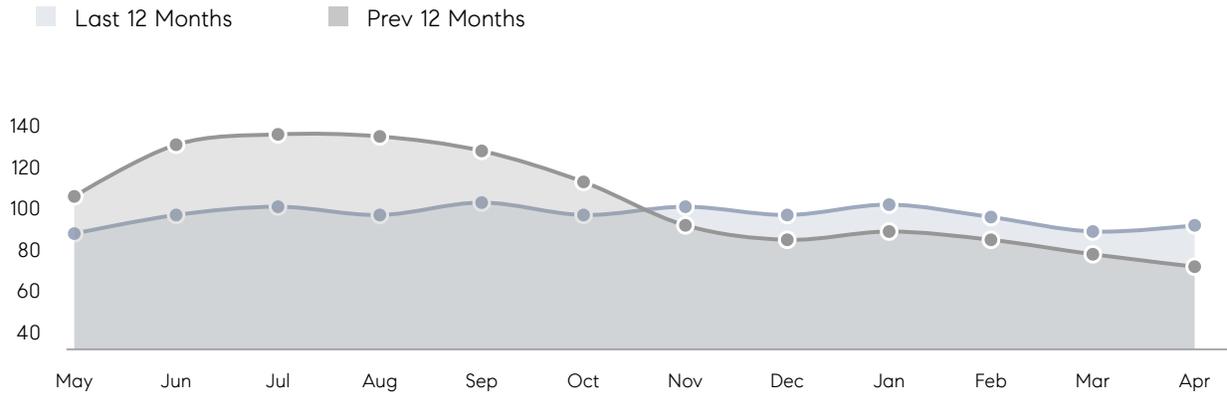
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	60	56	7%
	% OF ASKING PRICE	101%	110%	
	AVERAGE SOLD PRICE	\$360,576	\$370,569	-2.7%
	# OF CONTRACTS	30	47	-36.2%
	NEW LISTINGS	42	50	-16%
Houses	AVERAGE DOM	60	64	-6%
	% OF ASKING PRICE	102%	111%	
	AVERAGE SOLD PRICE	\$380,741	\$392,526	-3%
	# OF CONTRACTS	27	43	-37%
	NEW LISTINGS	36	44	-18%
Condo/Co-op/TH	AVERAGE DOM	59	15	293%
	% OF ASKING PRICE	98%	108%	
	AVERAGE SOLD PRICE	\$297,200	\$252,000	18%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	6	6	0%

West Milford

APRIL 2023

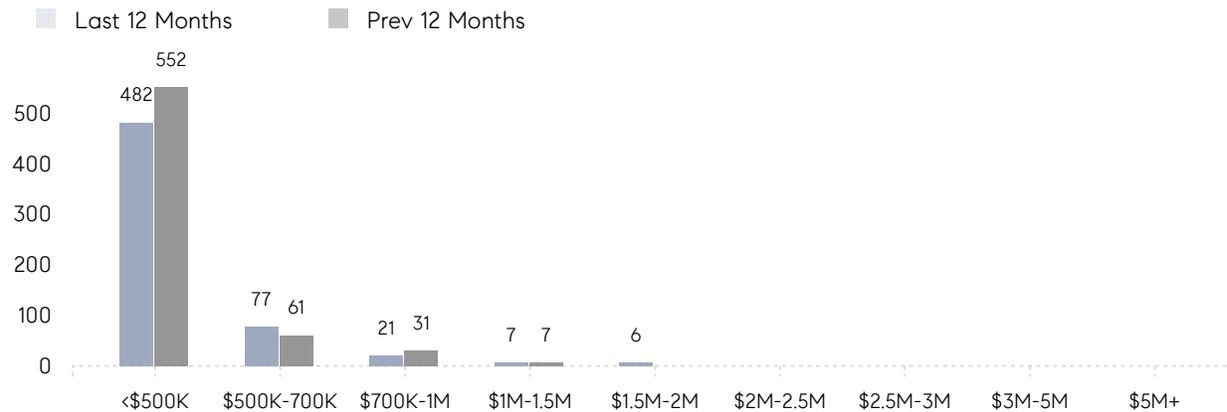
Monthly Inventory

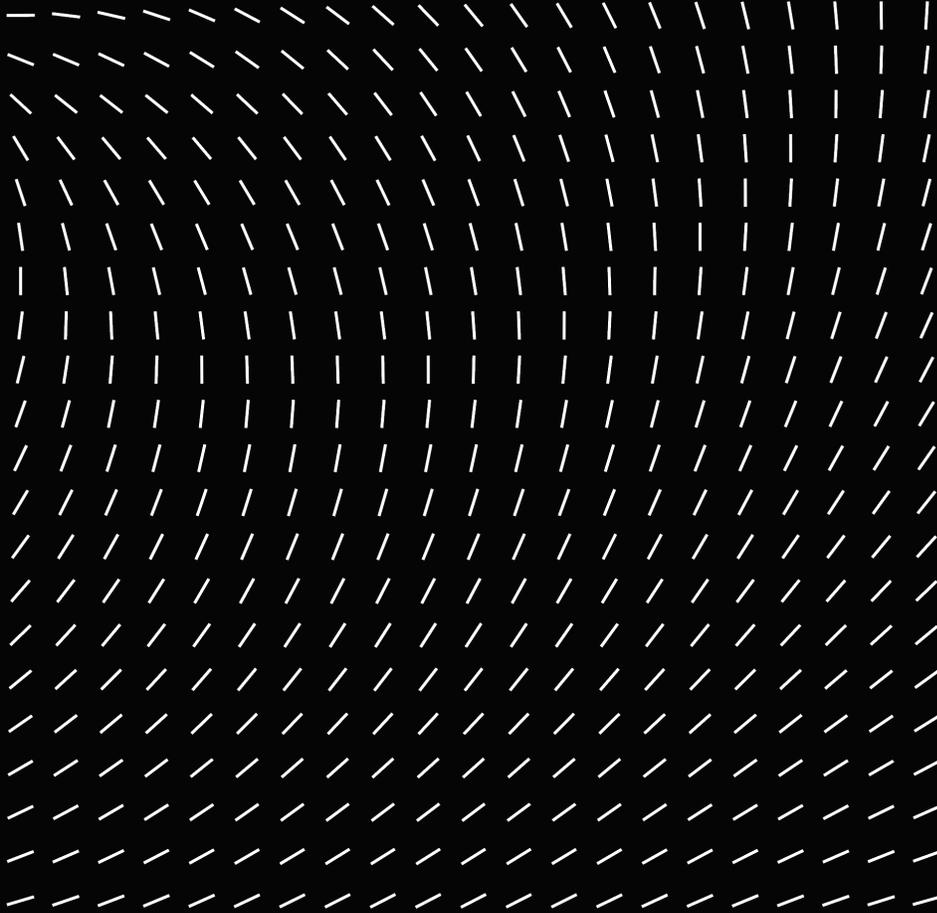


Contracts By Price Range



Listings By Price Range





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Clifton

APRIL 2023



\$467K

Average
Sales Price

-31%

Decrease In Sales
From Apr 2022

\$460K

Median
Sales Price

-19%

Decrease In Contracts
From Apr 2022

103%

Average %
Of Asking Price

3%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Passaic

APRIL 2023



\$246K

Average
Sales Price

-50%

Decrease In Sales
From Apr 2022

\$230K

Median
Sales Price

25%

Increase In Contracts
From Apr 2022

103%

Average %
Of Asking Price

-50%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Paterson

APRIL 2023



\$379K

Average
Sales Price

-58%

Decrease In Sales
From Apr 2022

\$400K

Median
Sales Price

-39%

Decrease In Contracts
From Apr 2022

99%

Average %
Of Asking Price

179%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wayne

APRIL 2023



\$611K

Average
Sales Price

-41%

Decrease In Sales
From Apr 2022

\$636K

Median
Sales Price

-12%

Decrease In Contracts
From Apr 2022

105%

Average %
Of Asking Price

-3%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Milford

APRIL 2023



\$360K

Average
Sales Price

-9%

Decrease In Sales
From Apr 2022

\$350K

Median
Sales Price

-36%

Decrease In Contracts
From Apr 2022

101%

Average %
Of Asking Price

7%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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