



COMPASS

May 2023

Essex Market Insights

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MAY 2023

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Belleville

MAY 2023

UNDER CONTRACT

37
Total
Properties

\$365K
Average
Price

\$345K
Median
Price

0%
Change From
May 2022

0%
Change From
May 2022

-11%
Decrease From
May 2022

UNITS SOLD

19
Total
Properties

\$354K
Average
Price

\$409K
Median
Price

-27%
Decrease From
May 2022

16%
Increase From
May 2022

37%
Increase From
May 2022

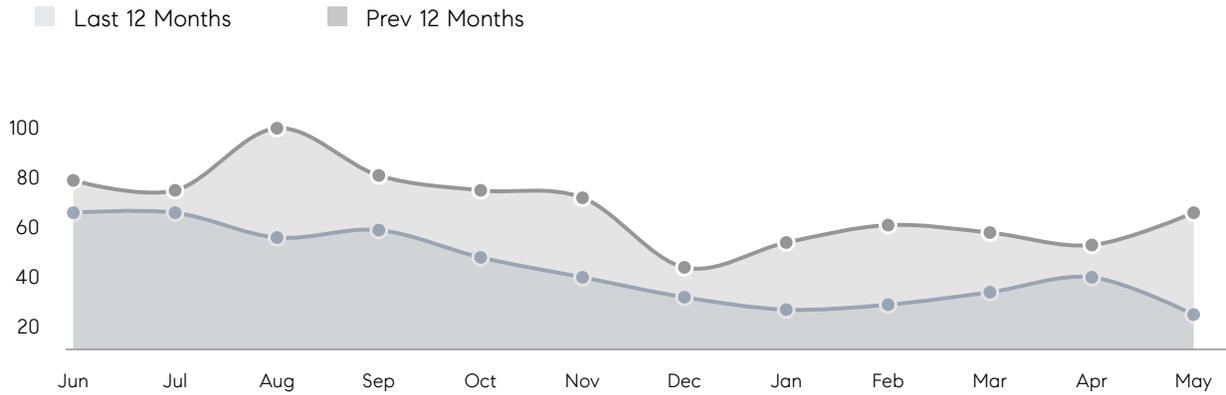
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	39	37	5%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$354,947	\$306,839	15.7%
	# OF CONTRACTS	37	37	0.0%
	NEW LISTINGS	27	55	-51%
Houses	AVERAGE DOM	36	56	-36%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$407,455	\$382,331	7%
	# OF CONTRACTS	19	26	-27%
	NEW LISTINGS	16	39	-59%
Condo/Co-op/TH	AVERAGE DOM	44	18	144%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$282,750	\$231,346	22%
	# OF CONTRACTS	18	11	64%
	NEW LISTINGS	11	16	-31%

Belleville

MAY 2023

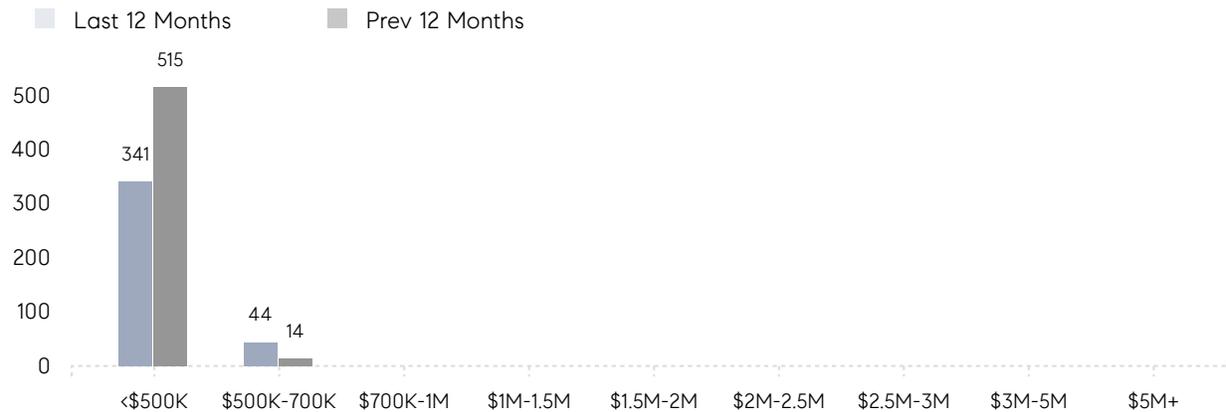
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bloomfield

MAY 2023

UNDER CONTRACT

43
Total
Properties

\$481K
Average
Price

\$475K
Median
Price

-26%
Decrease From
May 2022

17%
Increase From
May 2022

19%
Increase From
May 2022

UNITS SOLD

25
Total
Properties

\$566K
Average
Price

\$580K
Median
Price

-19%
Decrease From
May 2022

12%
Increase From
May 2022

23%
Increase From
May 2022

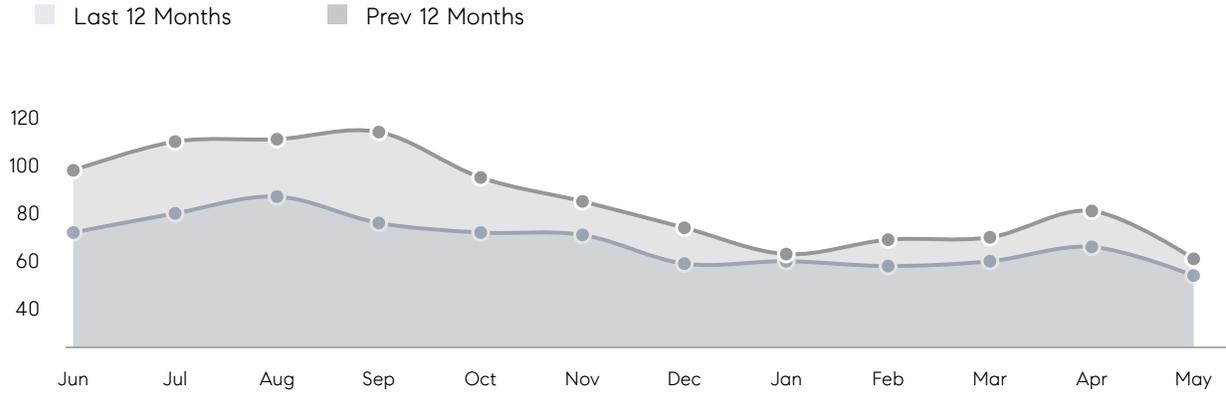
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	23	22	5%
	% OF ASKING PRICE	113%	112%	
	AVERAGE SOLD PRICE	\$566,160	\$503,400	12.5%
	# OF CONTRACTS	43	58	-25.9%
	NEW LISTINGS	33	44	-25%
Houses	AVERAGE DOM	25	21	19%
	% OF ASKING PRICE	111%	113%	
	AVERAGE SOLD PRICE	\$624,714	\$527,693	18%
	# OF CONTRACTS	40	43	-7%
	NEW LISTINGS	28	36	-22%
Condo/Co-op/TH	AVERAGE DOM	12	27	-56%
	% OF ASKING PRICE	121%	108%	
	AVERAGE SOLD PRICE	\$258,750	\$276,667	-6%
	# OF CONTRACTS	3	15	-80%
	NEW LISTINGS	5	8	-37%

Bloomfield

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Caldwell

MAY 2023

UNDER CONTRACT

9	\$459K	\$425K
Total Properties	Average Price	Median Price
-18%	-16%	-27%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

6	\$595K	\$625K
Total Properties	Average Price	Median Price
0%	74%	91%
Change From May 2022	Increase From May 2022	Increase From May 2022

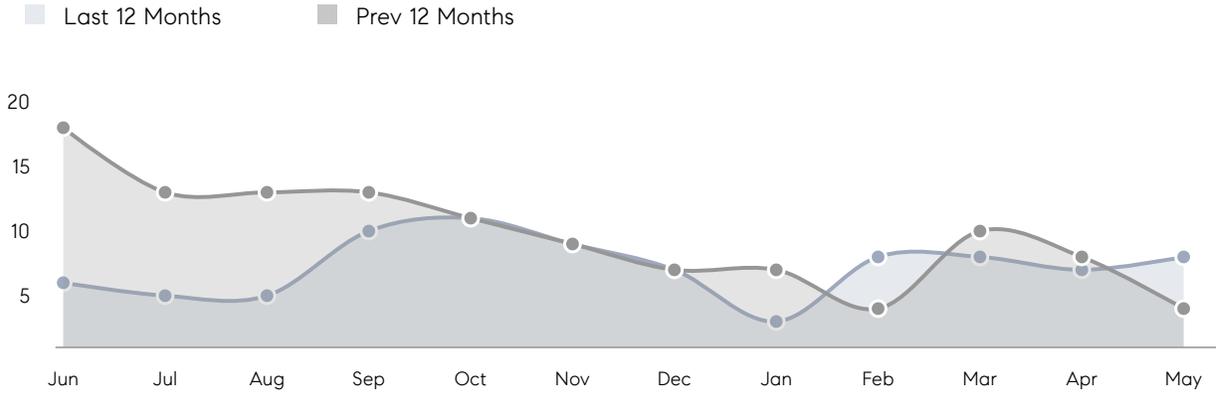
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	21	14	50%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$595,417	\$341,333	74.4%
	# OF CONTRACTS	9	11	-18.2%
	NEW LISTINGS	11	8	38%
Houses	AVERAGE DOM	12	9	33%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$650,000	\$473,500	37%
	# OF CONTRACTS	2	10	-80%
	NEW LISTINGS	4	7	-43%
Condo/Co-op/TH	AVERAGE DOM	30	16	88%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$540,833	\$275,250	96%
	# OF CONTRACTS	7	1	600%
	NEW LISTINGS	7	1	600%

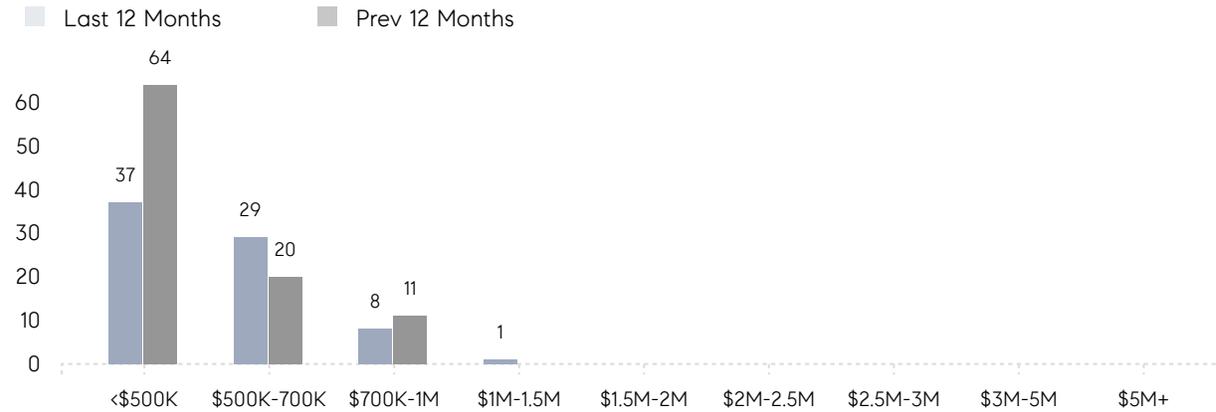
Caldwell

MAY 2023

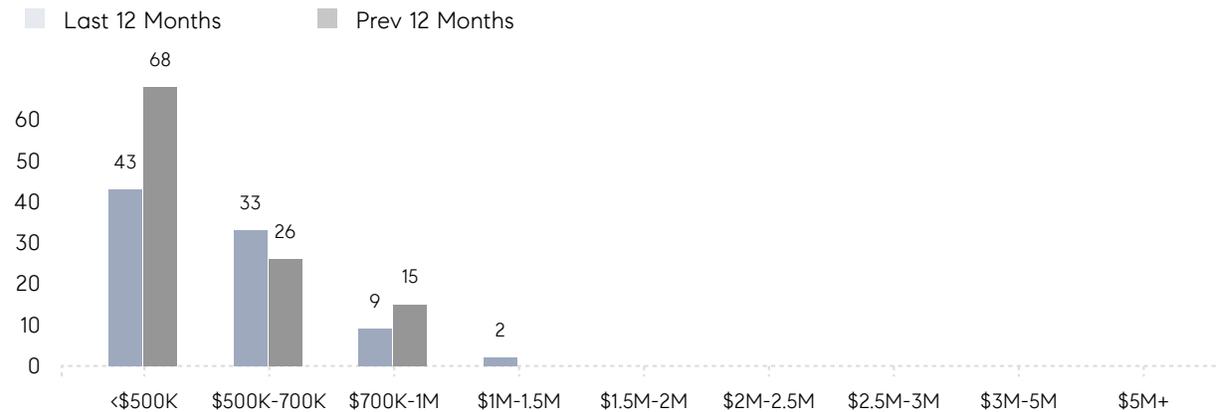
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cedar Grove

MAY 2023

UNDER CONTRACT

13
Total
Properties

\$1.4M
Average
Price

\$679K
Median
Price

-19%
Decrease From
May 2022

133%
Increase From
May 2022

14%
Increase From
May 2022

UNITS SOLD

3
Total
Properties

\$610K
Average
Price

\$571K
Median
Price

-62%
Decrease From
May 2022

-20%
Decrease From
May 2022

-10%
Decrease From
May 2022

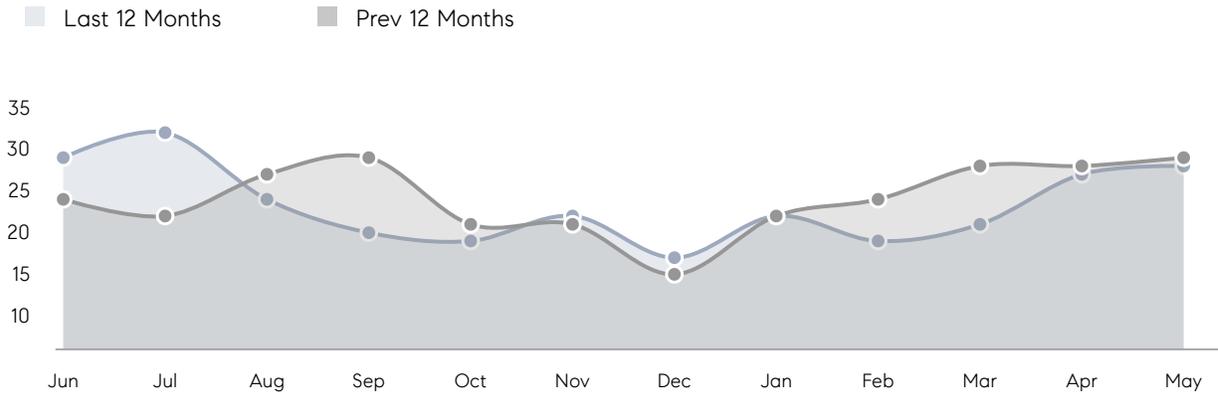
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	36	-56%
	% OF ASKING PRICE	111%	105%	
	AVERAGE SOLD PRICE	\$610,333	\$762,625	-20.0%
	# OF CONTRACTS	13	16	-18.7%
	NEW LISTINGS	18	22	-18%
Houses	AVERAGE DOM	16	42	-62%
	% OF ASKING PRICE	111%	106%	
	AVERAGE SOLD PRICE	\$610,333	\$933,333	-35%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	15	16	-6%
Condo/Co-op/TH	AVERAGE DOM	-	31	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$660,200	-
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	3	6	-50%

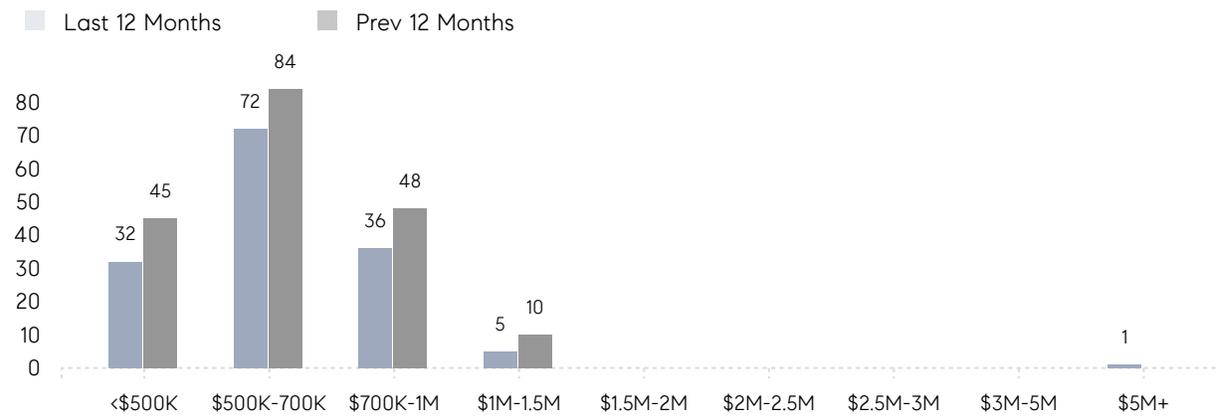
Cedar Grove

MAY 2023

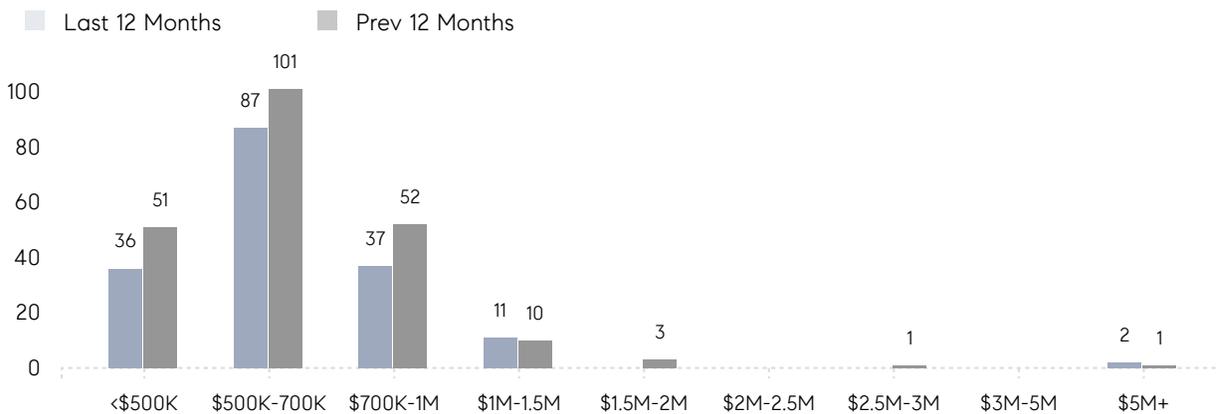
Monthly Inventory



Contracts By Price Range



Listings By Price Range



East Orange

MAY 2023

UNDER CONTRACT

17
Total
Properties

\$326K
Average
Price

\$319K
Median
Price

-6%
Decrease From
May 2022

22%
Increase From
May 2022

17%
Increase From
May 2022

UNITS SOLD

22
Total
Properties

\$382K
Average
Price

\$382K
Median
Price

16%
Increase From
May 2022

31%
Increase From
May 2022

20%
Increase From
May 2022

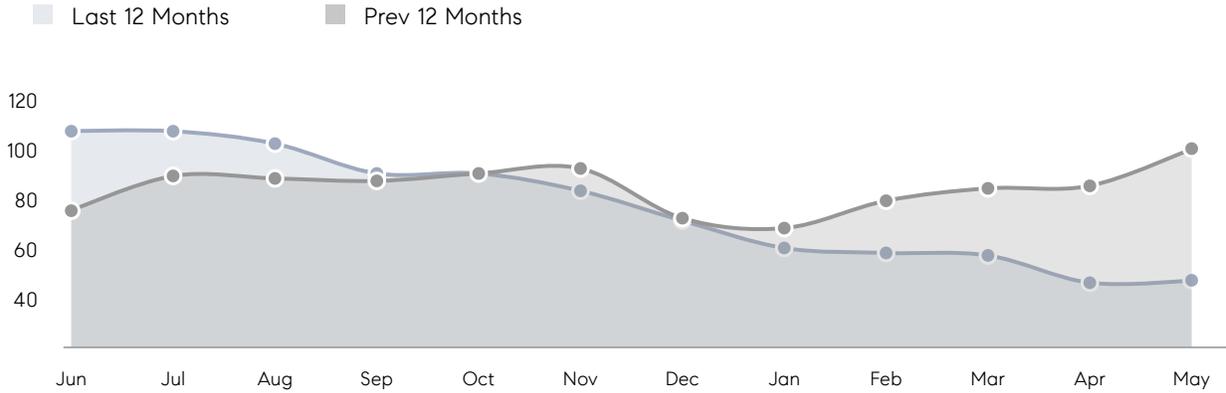
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	69	66	5%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$382,273	\$292,237	30.8%
	# OF CONTRACTS	17	18	-5.6%
	NEW LISTINGS	24	41	-41%
Houses	AVERAGE DOM	75	53	42%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$431,706	\$360,731	20%
	# OF CONTRACTS	13	13	0%
	NEW LISTINGS	19	34	-44%
Condo/Co-op/TH	AVERAGE DOM	48	96	-50%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$214,200	\$143,833	49%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	5	7	-29%

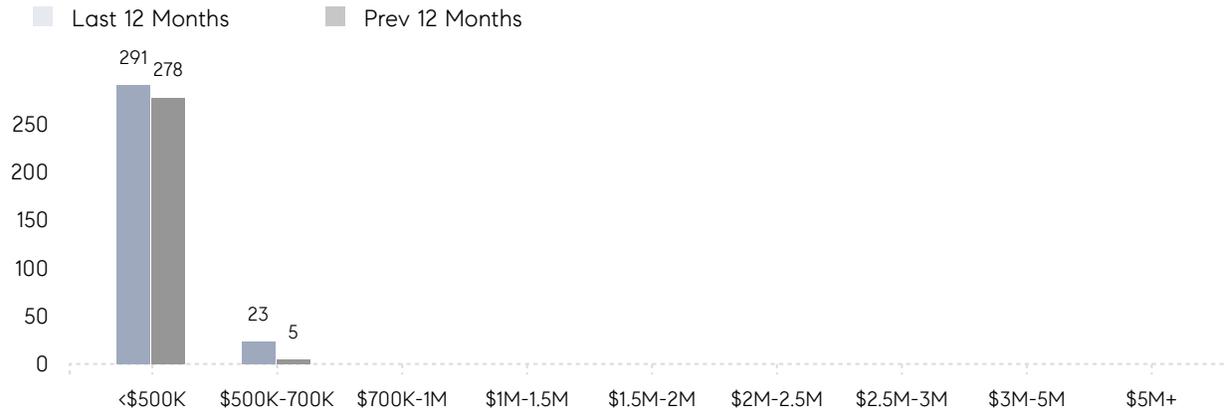
East Orange

MAY 2023

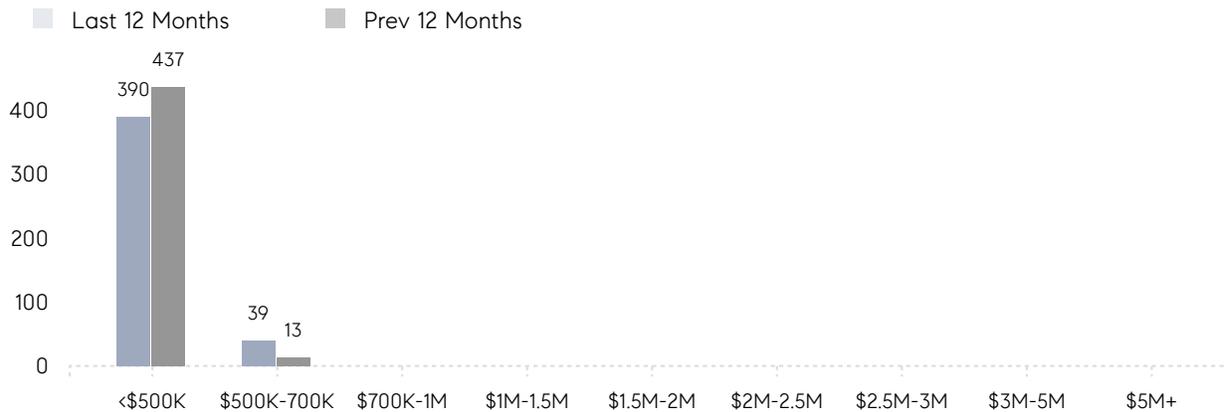
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Essex Fells

MAY 2023

UNDER CONTRACT

4	\$1.6M	\$1.6M
Total Properties	Average Price	Median Price
-20%	89%	83%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

3	\$1.6M	\$940K
Total Properties	Average Price	Median Price
0%	99%	9%
Change From May 2022	Increase From May 2022	Increase From May 2022

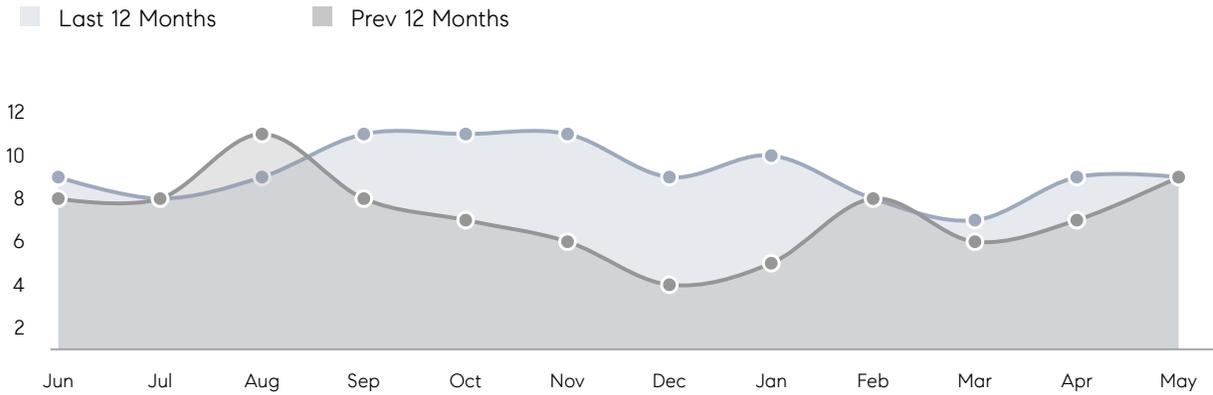
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	86	16	438%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$1,600,000	\$803,333	99.2%
	# OF CONTRACTS	4	5	-20.0%
	NEW LISTINGS	4	9	-56%
Houses	AVERAGE DOM	86	18	378%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$1,600,000	\$932,500	72%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$545,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

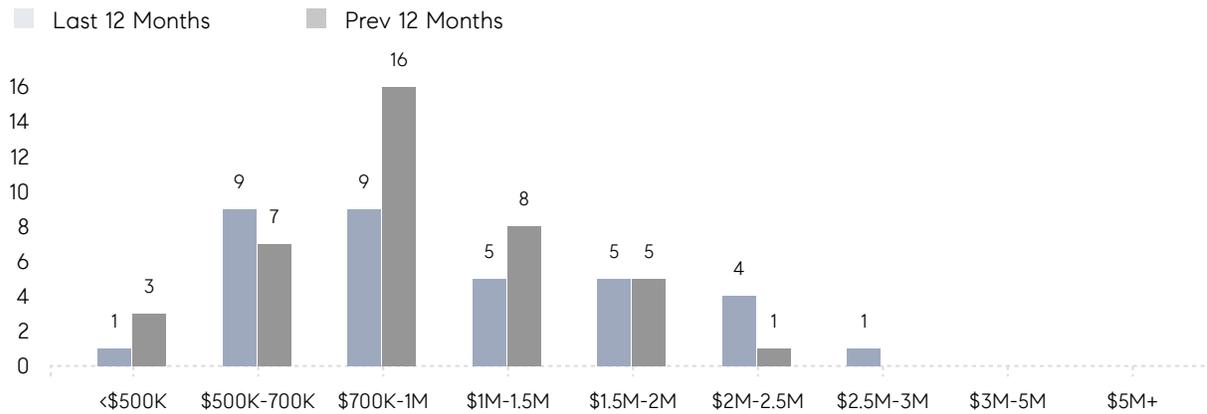
Essex Fells

MAY 2023

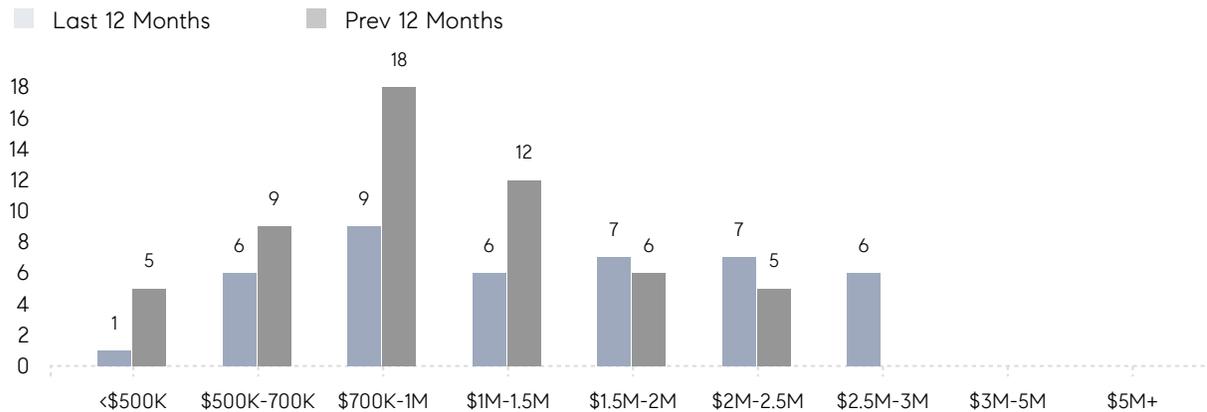
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fairfield

MAY 2023

UNDER CONTRACT

7
Total
Properties

\$703K
Average
Price

\$679K
Median
Price

75%
Increase From
May 2022

22%
Increase From
May 2022

13%
Increase From
May 2022

UNITS SOLD

10
Total
Properties

\$763K
Average
Price

\$622K
Median
Price

-23%
Decrease From
May 2022

39%
Increase From
May 2022

9%
Increase From
May 2022

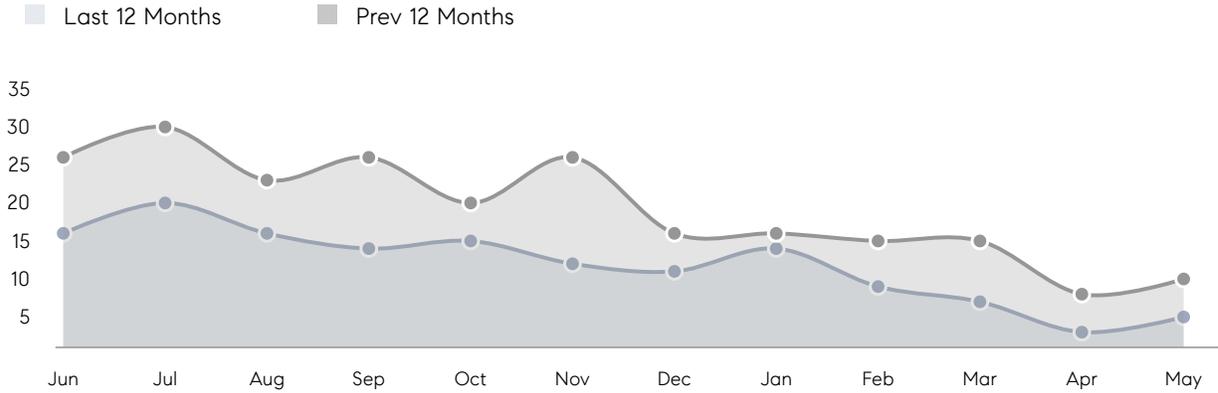
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	46	67	-31%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$763,700	\$550,231	38.8%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	8	7	14%
Houses	AVERAGE DOM	50	80	-37%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$804,625	\$546,182	47%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	6	7	-14%
Condo/Co-op/TH	AVERAGE DOM	30	0	-
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$600,000	\$572,500	5%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	2	0	0%

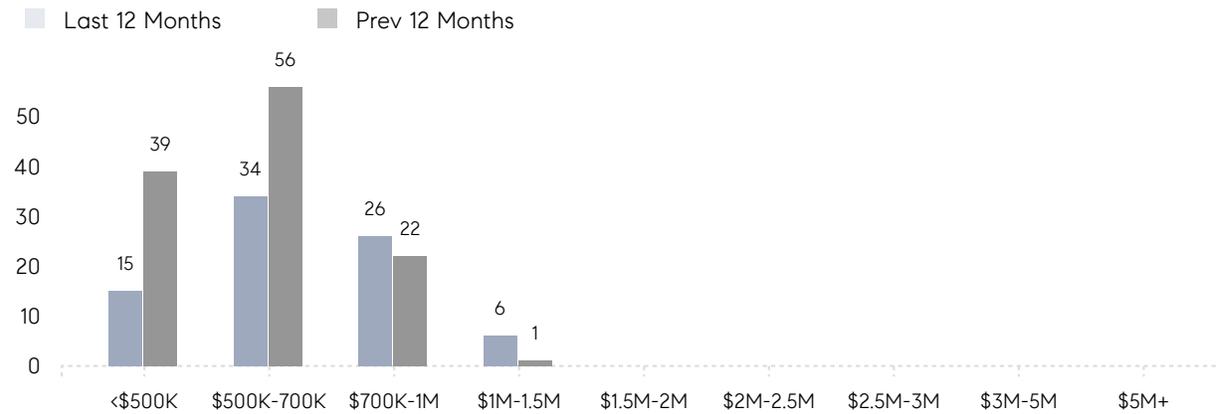
Fairfield

MAY 2023

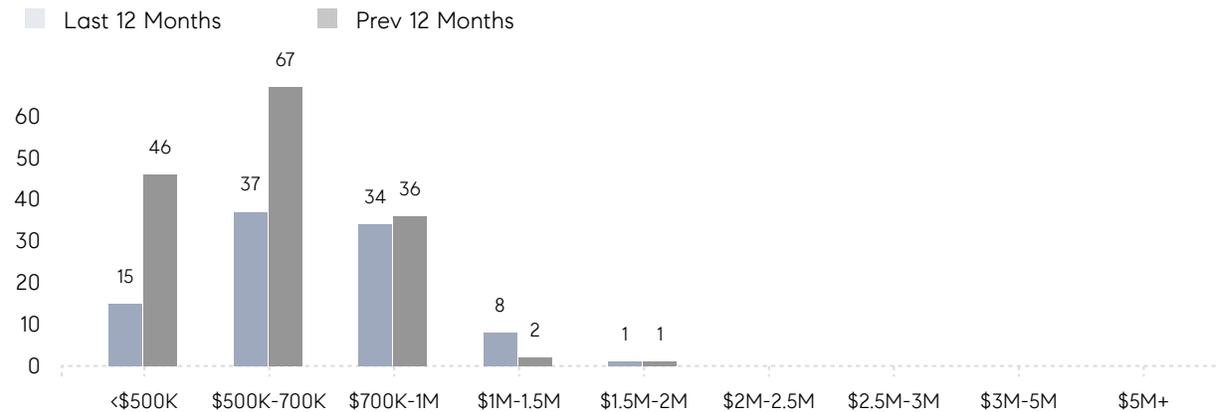
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Ridge

MAY 2023

UNDER CONTRACT

17
Total
Properties

\$954K
Average
Price

\$829K
Median
Price

-43%
Decrease From
May 2022

11%
Increase From
May 2022

11%
Increase From
May 2022

UNITS SOLD

5
Total
Properties

\$883K
Average
Price

\$929K
Median
Price

-50%
Decrease From
May 2022

-13%
Decrease From
May 2022

-12%
Decrease From
May 2022

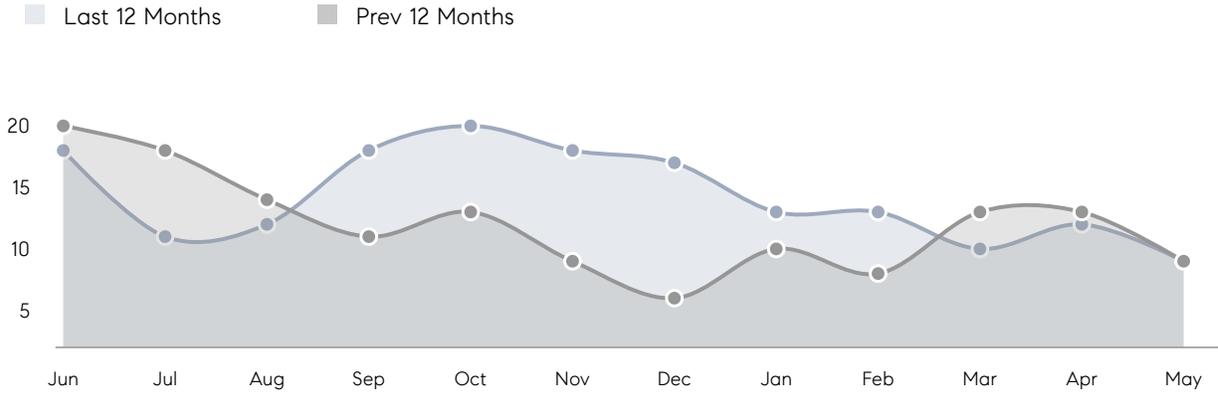
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	15	15	0%
	% OF ASKING PRICE	128%	134%	
	AVERAGE SOLD PRICE	\$883,900	\$1,012,010	-12.7%
	# OF CONTRACTS	17	30	-43.3%
	NEW LISTINGS	14	19	-26%
Houses	AVERAGE DOM	14	15	-7%
	% OF ASKING PRICE	135%	137%	
	AVERAGE SOLD PRICE	\$1,073,000	\$1,066,899	1%
	# OF CONTRACTS	14	26	-46%
	NEW LISTINGS	14	16	-12%
Condo/Co-op/TH	AVERAGE DOM	20	16	25%
	% OF ASKING PRICE	98%	108%	
	AVERAGE SOLD PRICE	\$127,500	\$518,000	-75%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	0	3	0%

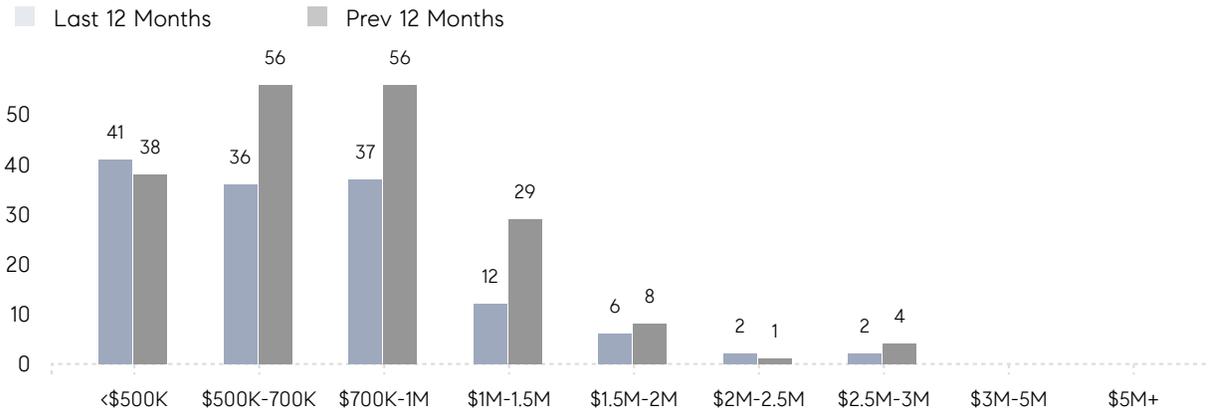
Glen Ridge

MAY 2023

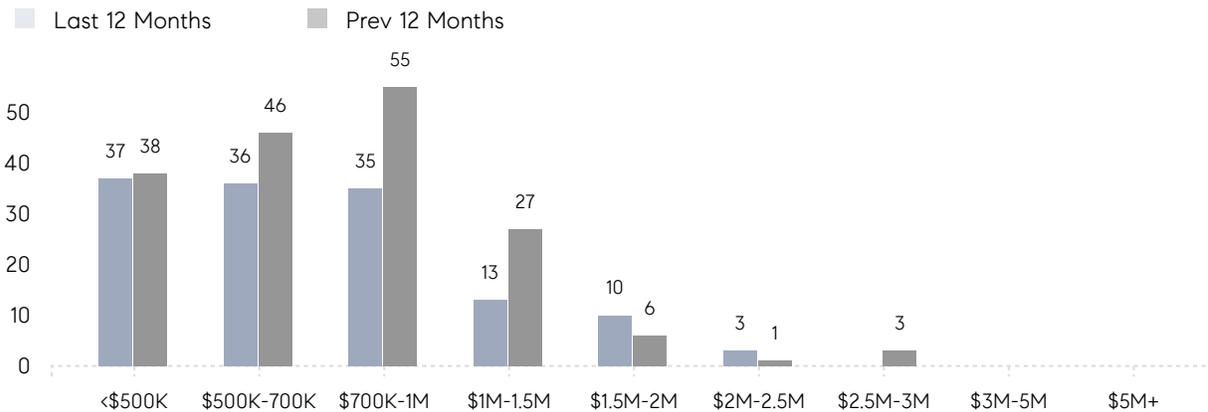
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Irvington

MAY 2023

UNDER CONTRACT

32
Total
Properties

\$345K
Average
Price

\$342K
Median
Price

45%
Increase From
May 2022

10%
Increase From
May 2022

3%
Increase From
May 2022

UNITS SOLD

19
Total
Properties

\$360K
Average
Price

\$366K
Median
Price

12%
Increase From
May 2022

27%
Increase From
May 2022

19%
Increase From
May 2022

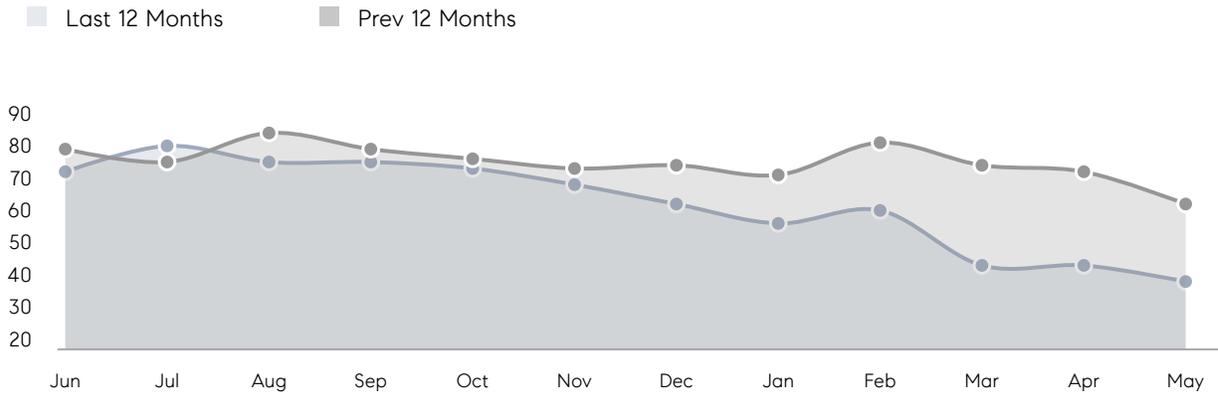
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	52	60	-13%
	% OF ASKING PRICE	104%	116%	
	AVERAGE SOLD PRICE	\$360,258	\$284,279	26.7%
	# OF CONTRACTS	32	22	45.5%
	NEW LISTINGS	31	25	24%
Houses	AVERAGE DOM	52	63	-17%
	% OF ASKING PRICE	104%	116%	
	AVERAGE SOLD PRICE	\$360,258	\$296,422	22%
	# OF CONTRACTS	32	20	60%
	NEW LISTINGS	30	22	36%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	113%	
	AVERAGE SOLD PRICE	-	\$90,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	3	-67%

Irvington

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Livingston

MAY 2023

UNDER CONTRACT

40
Total
Properties

\$994K
Average
Price

\$891K
Median
Price

-30%
Decrease From
May 2022

-1%
Decrease From
May 2022

8%
Increase From
May 2022

UNITS SOLD

29
Total
Properties

\$1.0M
Average
Price

\$850K
Median
Price

-40%
Decrease From
May 2022

5%
Increase From
May 2022

-3%
Decrease From
May 2022

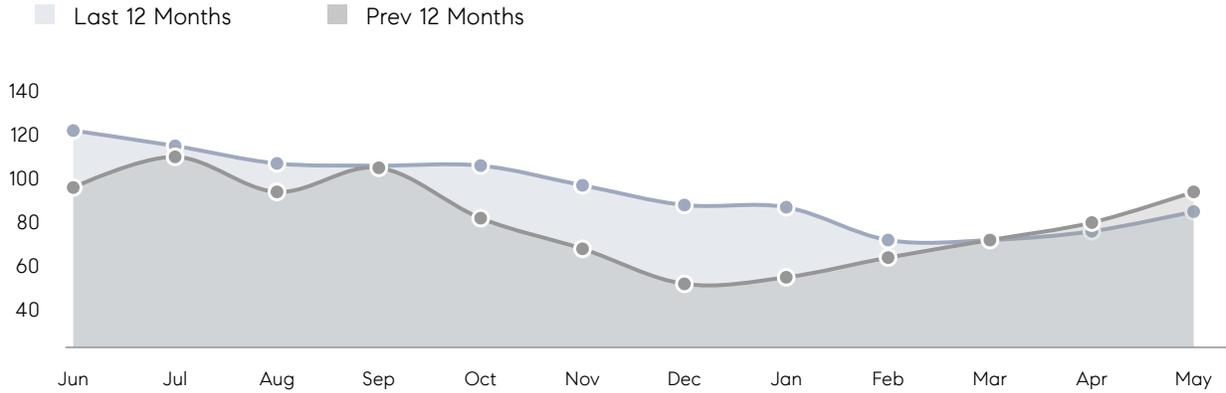
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	47	24	96%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$1,004,331	\$958,792	4.7%
	# OF CONTRACTS	40	57	-29.8%
	NEW LISTINGS	55	68	-19%
Houses	AVERAGE DOM	50	20	150%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$1,051,119	\$1,021,813	3%
	# OF CONTRACTS	35	49	-29%
	NEW LISTINGS	48	61	-21%
Condo/Co-op/TH	AVERAGE DOM	14	48	-71%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$598,833	\$643,688	-7%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	7	7	0%

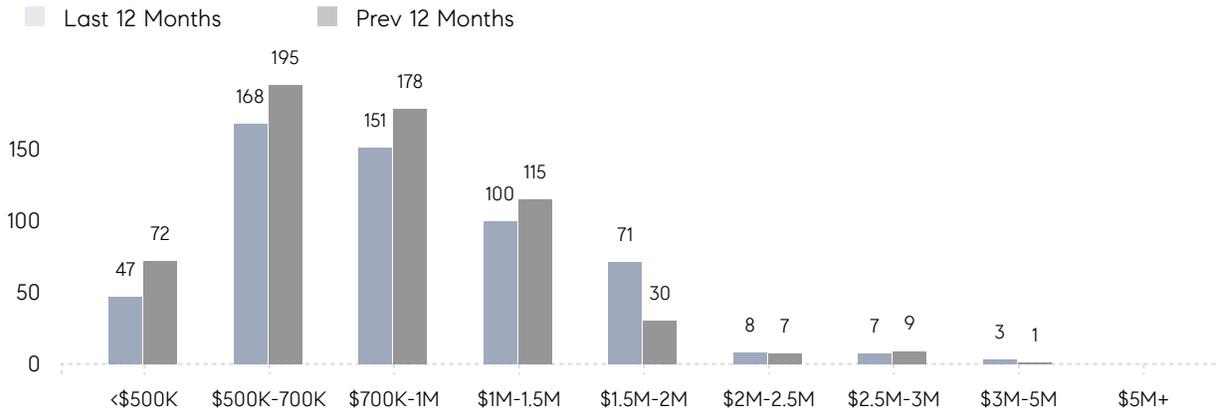
Livingston

MAY 2023

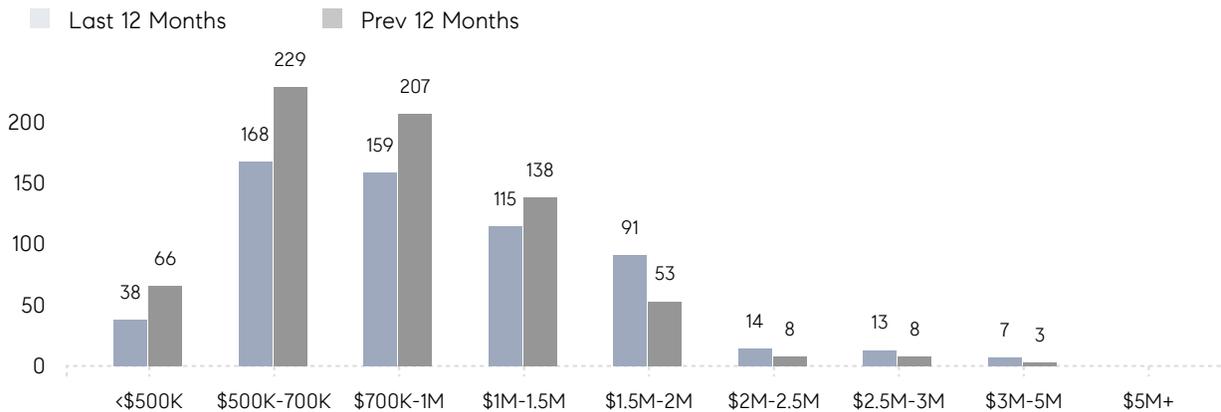
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maplewood

MAY 2023

UNDER CONTRACT

48
Total
Properties

\$735K
Average
Price

\$707K
Median
Price

30%
Increase From
May 2022

-11%
Decrease From
May 2022

-17%
Decrease From
May 2022

UNITS SOLD

23
Total
Properties

\$846K
Average
Price

\$835K
Median
Price

-28%
Decrease From
May 2022

4%
Increase From
May 2022

-1%
Change From
May 2022

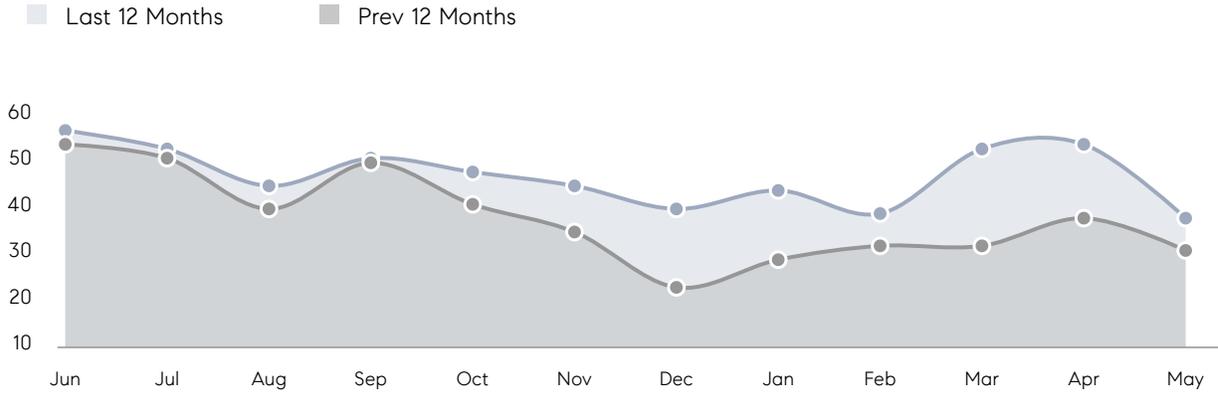
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	13	23%
	% OF ASKING PRICE	111%	114%	
	AVERAGE SOLD PRICE	\$846,122	\$812,063	4.2%
	# OF CONTRACTS	48	37	29.7%
	NEW LISTINGS	39	31	26%
Houses	AVERAGE DOM	16	10	60%
	% OF ASKING PRICE	112%	118%	
	AVERAGE SOLD PRICE	\$899,644	\$965,000	-7%
	# OF CONTRACTS	41	33	24%
	NEW LISTINGS	34	29	17%
Condo/Co-op/TH	AVERAGE DOM	18	20	-10%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$284,138	\$353,250	-20%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	5	2	150%

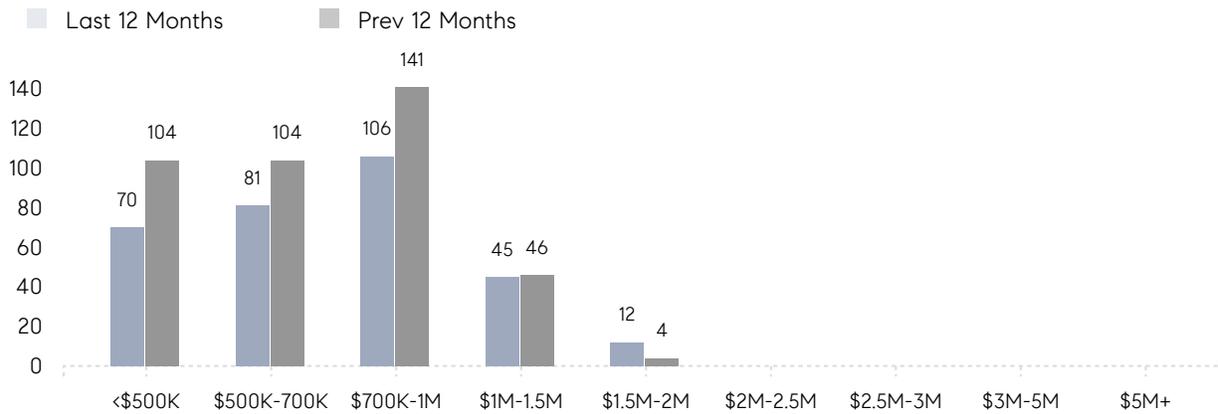
Maplewood

MAY 2023

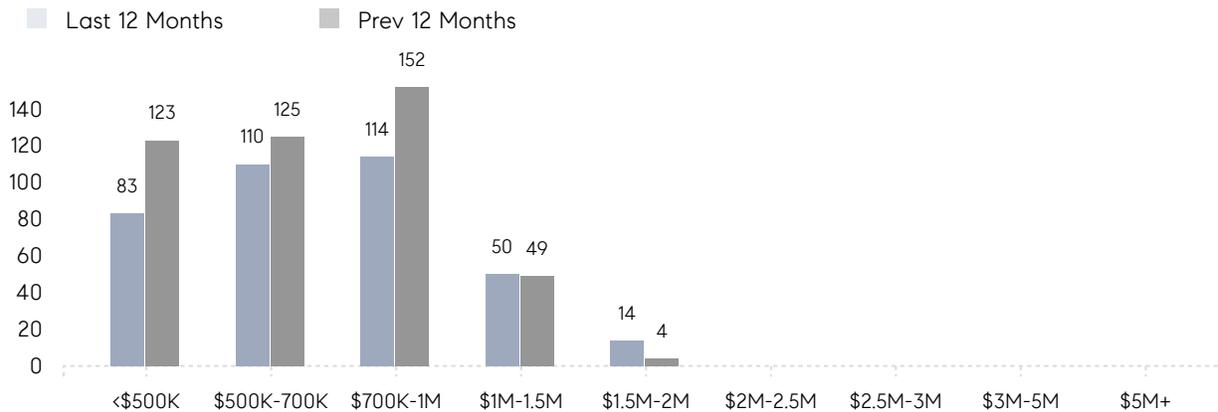
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Millburn

MAY 2023

UNDER CONTRACT

11	\$1.0M	\$850K
Total Properties	Average Price	Median Price
-15%	-9%	-10%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

2	\$1.5M	\$1.5M
Total Properties	Average Price	Median Price
-83%	59%	56%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

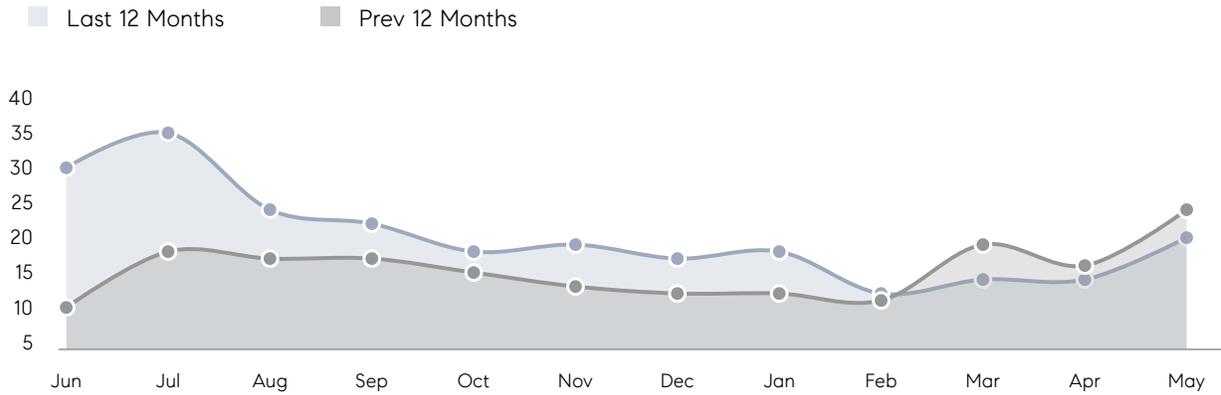
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	8	11	-27%
	% OF ASKING PRICE	124%	111%	
	AVERAGE SOLD PRICE	\$1,598,500	\$1,005,833	58.9%
	# OF CONTRACTS	11	13	-15.4%
	NEW LISTINGS	15	21	-29%
Houses	AVERAGE DOM	8	9	-11%
	% OF ASKING PRICE	124%	112%	
	AVERAGE SOLD PRICE	\$1,598,500	\$1,133,000	41%
	# OF CONTRACTS	9	12	-25%
	NEW LISTINGS	9	18	-50%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$370,000	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	6	3	100%

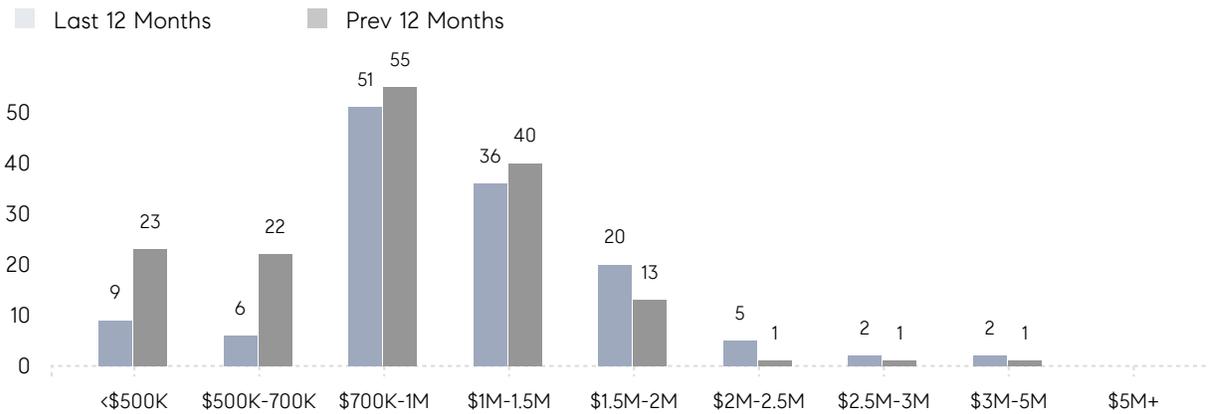
Millburn

MAY 2023

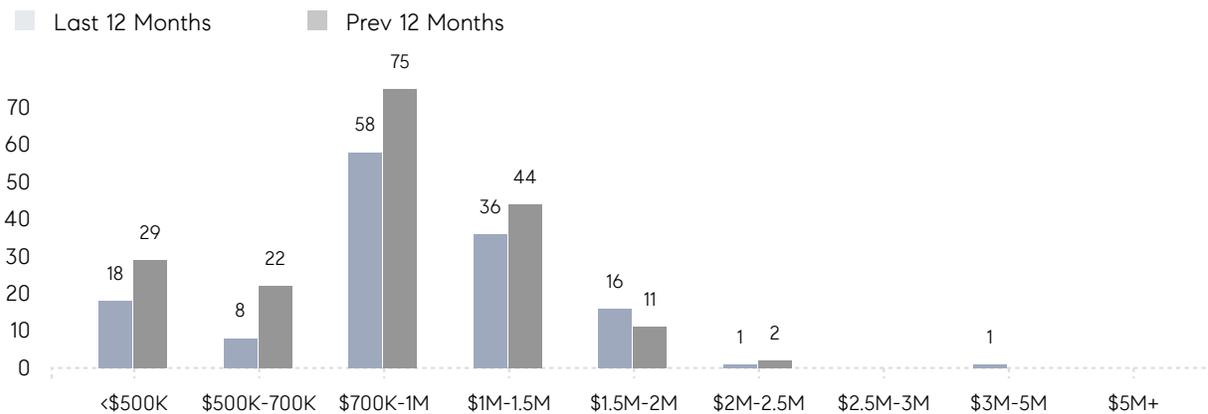
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montclair

MAY 2023

UNDER CONTRACT

45	\$1.3M	\$1.0M
Total Properties	Average Price	Median Price
-18%	48%	24%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

26	\$1.5M	\$1.3M
Total Properties	Average Price	Median Price
-54%	58%	38%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

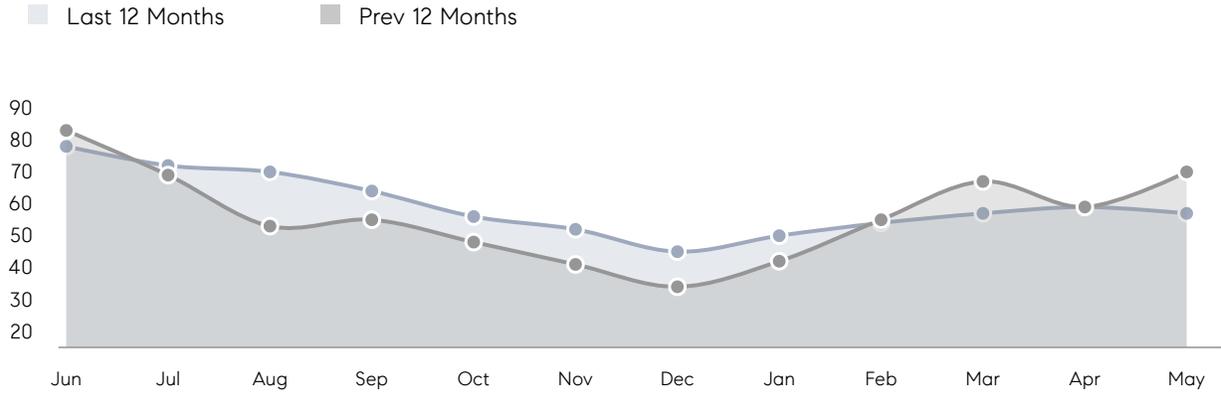
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	24	-33%
	% OF ASKING PRICE	132%	124%	
	AVERAGE SOLD PRICE	\$1,514,353	\$959,150	57.9%
	# OF CONTRACTS	45	55	-18.2%
	NEW LISTINGS	46	62	-26%
Houses	AVERAGE DOM	13	18	-28%
	% OF ASKING PRICE	133%	133%	
	AVERAGE SOLD PRICE	\$1,613,883	\$1,219,154	32%
	# OF CONTRACTS	37	45	-18%
	NEW LISTINGS	39	47	-17%
Condo/Co-op/TH	AVERAGE DOM	60	38	58%
	% OF ASKING PRICE	114%	103%	
	AVERAGE SOLD PRICE	\$320,000	\$362,671	-12%
	# OF CONTRACTS	8	10	-20%
	NEW LISTINGS	7	15	-53%

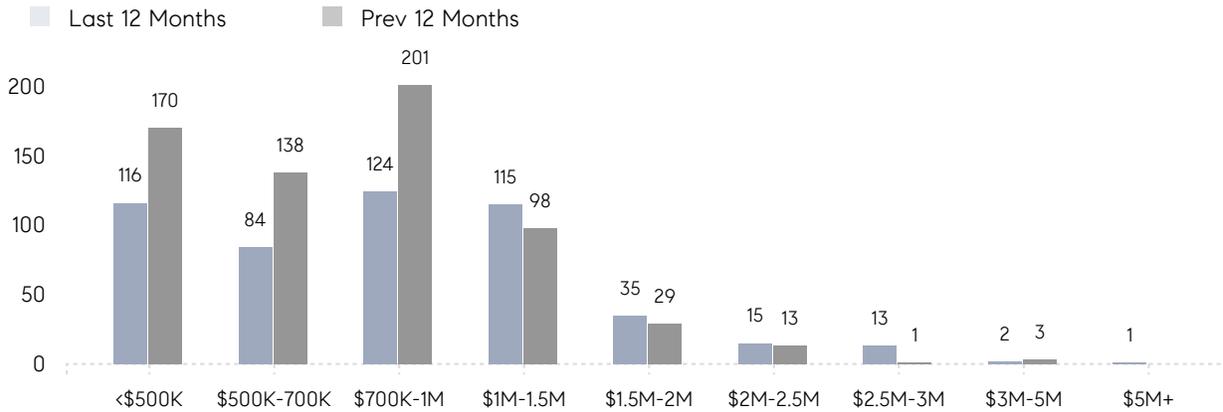
Montclair

MAY 2023

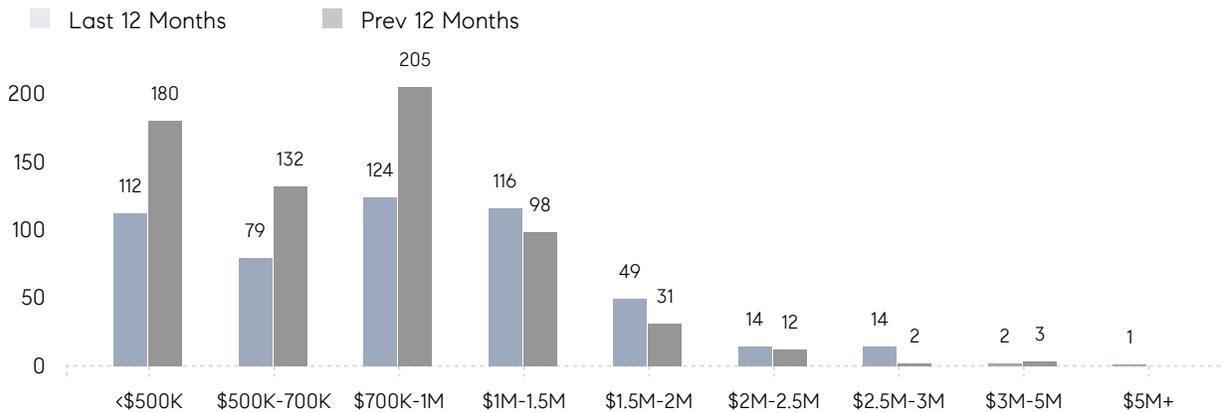
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Newark

MAY 2023

UNDER CONTRACT

62
Total
Properties

\$385K
Average
Price

\$359K
Median
Price

-14%
Decrease From
May 2022

19%
Increase From
May 2022

13%
Increase From
May 2022

UNITS SOLD

43
Total
Properties

\$388K
Average
Price

\$400K
Median
Price

-23%
Decrease From
May 2022

16%
Increase From
May 2022

25%
Increase From
May 2022

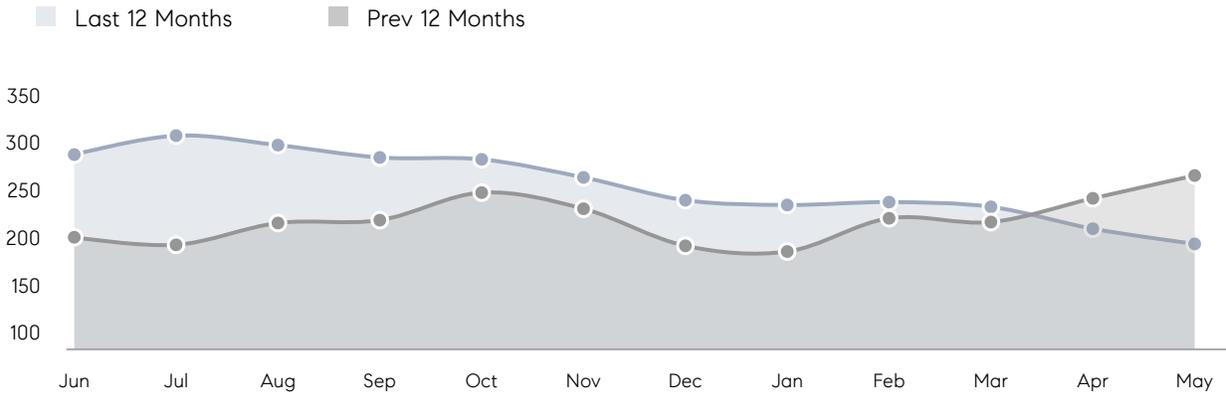
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	36	57	-37%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$388,771	\$335,233	16.0%
	# OF CONTRACTS	62	72	-13.9%
	NEW LISTINGS	61	108	-44%
Houses	AVERAGE DOM	31	61	-49%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$411,200	\$335,888	22%
	# OF CONTRACTS	49	48	2%
	NEW LISTINGS	49	87	-44%
Condo/Co-op/TH	AVERAGE DOM	50	38	32%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$330,829	\$332,220	0%
	# OF CONTRACTS	13	24	-46%
	NEW LISTINGS	12	21	-43%

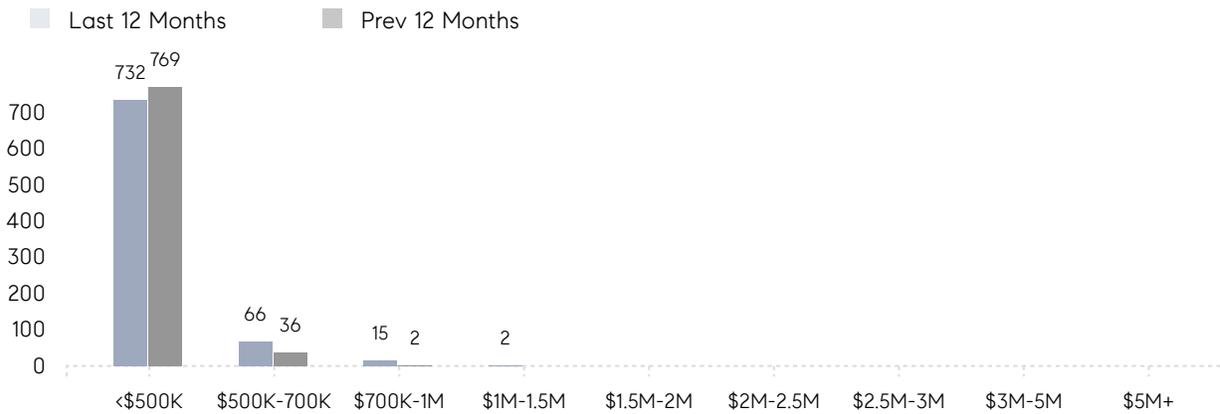
Newark

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Caldwell

MAY 2023

UNDER CONTRACT

5
Total
Properties

\$1.3M
Average
Price

\$999K
Median
Price

-44%
Decrease From
May 2022

40%
Increase From
May 2022

19%
Increase From
May 2022

UNITS SOLD

5
Total
Properties

\$1.0M
Average
Price

\$1.2M
Median
Price

0%
Change From
May 2022

10%
Increase From
May 2022

46%
Increase From
May 2022

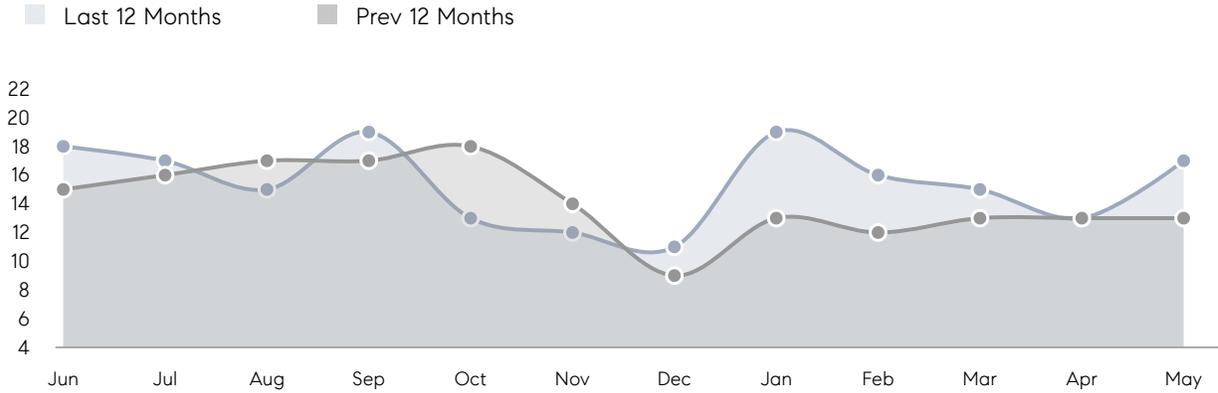
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	25	15	67%
	% OF ASKING PRICE	105%	109%	
	AVERAGE SOLD PRICE	\$1,075,800	\$982,000	9.6%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	13	10	30%
Houses	AVERAGE DOM	27	15	80%
	% OF ASKING PRICE	106%	109%	
	AVERAGE SOLD PRICE	\$1,195,000	\$982,000	22%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	12	10	20%
Condo/Co-op/TH	AVERAGE DOM	18	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$599,000	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	0	0%

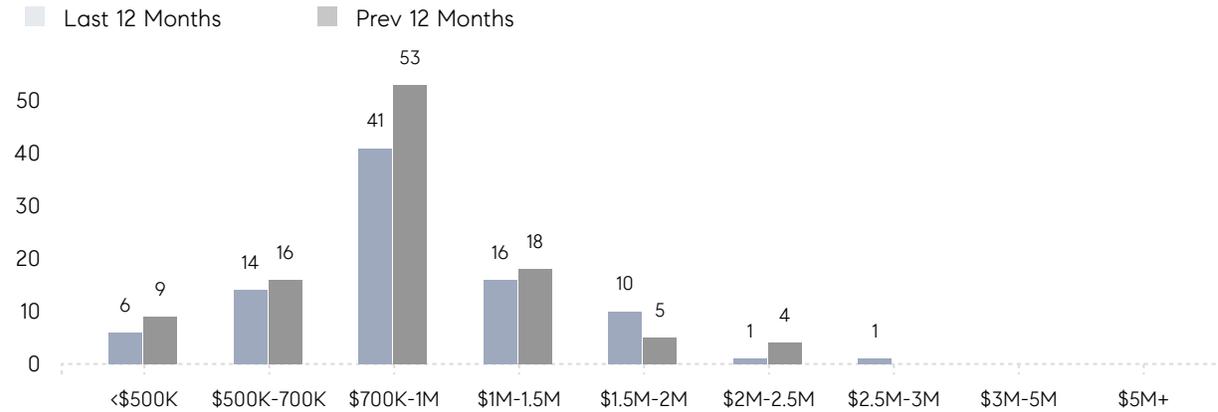
North Caldwell

MAY 2023

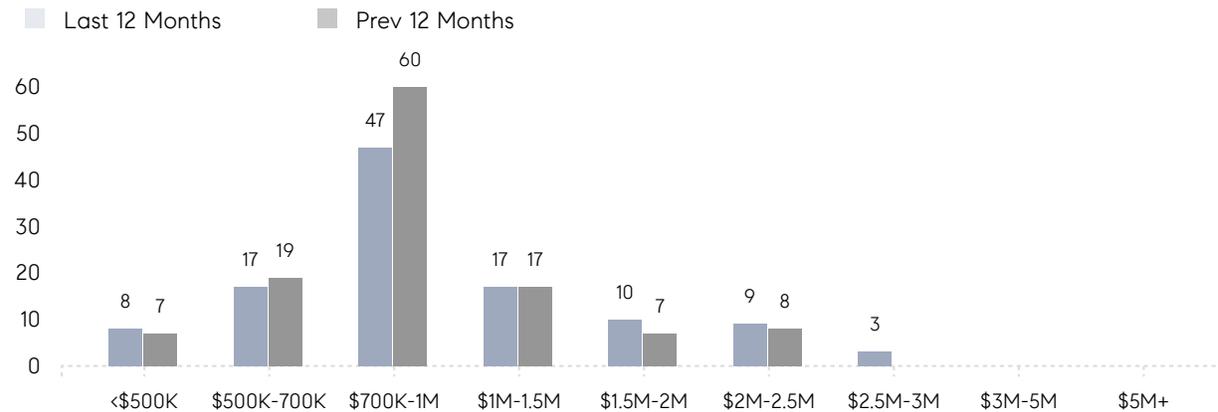
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Nutley

MAY 2023

UNDER CONTRACT

43
Total
Properties

\$503K
Average
Price

\$500K
Median
Price

30%
Increase From
May 2022

-1%
Decrease From
May 2022

-2%
Decrease From
May 2022

UNITS SOLD

23
Total
Properties

\$528K
Average
Price

\$502K
Median
Price

-49%
Decrease From
May 2022

6%
Increase From
May 2022

-4%
Decrease From
May 2022

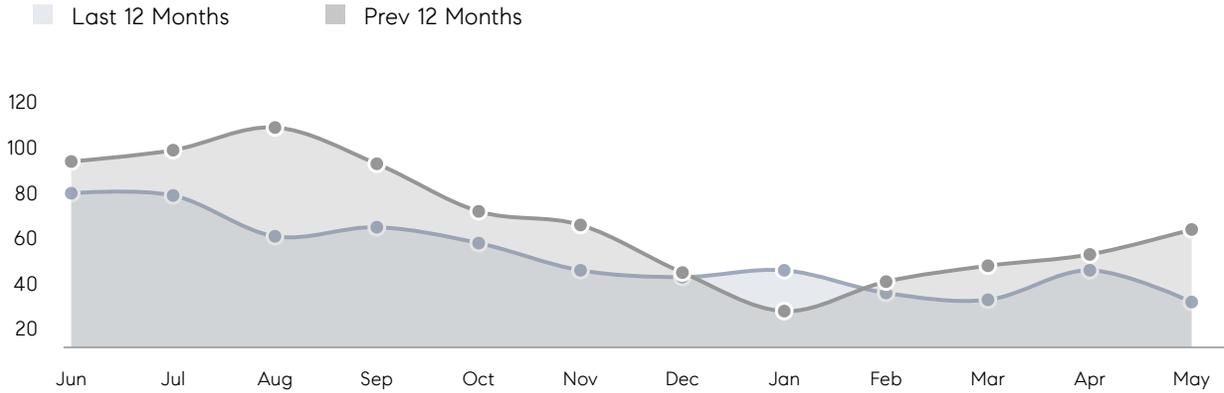
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	27	31	-13%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$528,333	\$498,933	5.9%
	# OF CONTRACTS	43	33	30.3%
	NEW LISTINGS	31	46	-33%
Houses	AVERAGE DOM	29	28	4%
	% OF ASKING PRICE	106%	108%	
	AVERAGE SOLD PRICE	\$559,034	\$570,029	-2%
	# OF CONTRACTS	30	23	30%
	NEW LISTINGS	25	34	-26%
Condo/Co-op/TH	AVERAGE DOM	14	40	-65%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$382,500	\$279,182	37%
	# OF CONTRACTS	13	10	30%
	NEW LISTINGS	6	12	-50%

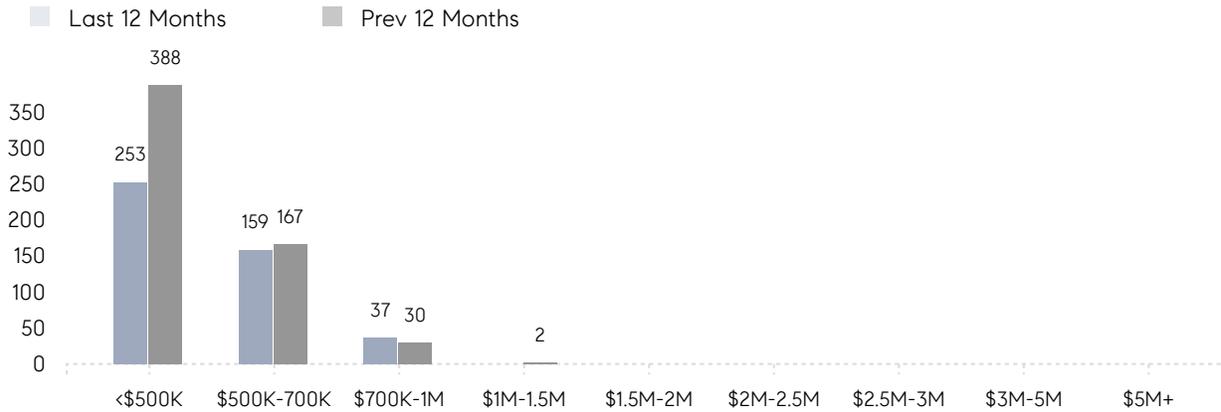
Nutley

MAY 2023

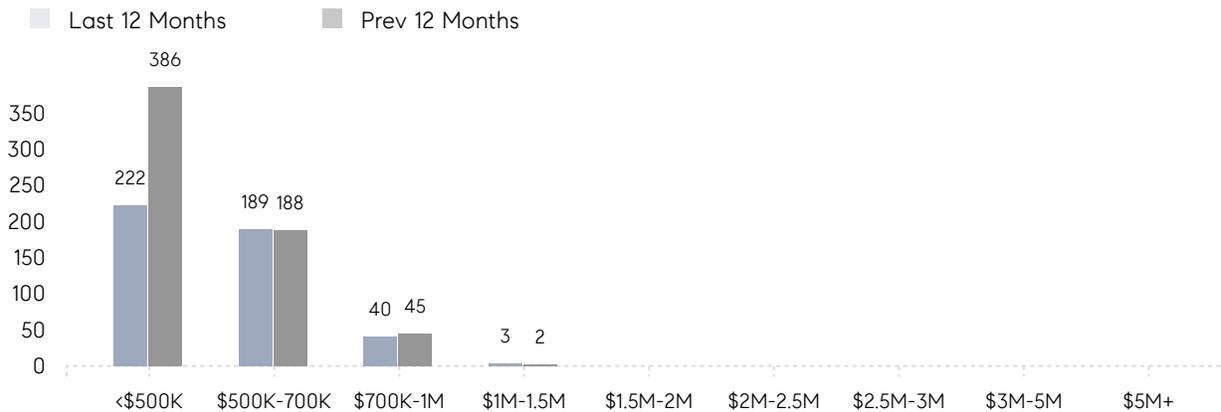
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Orange

MAY 2023

UNDER CONTRACT

21
Total
Properties

\$372K
Average
Price

\$399K
Median
Price

40%
Increase From
May 2022

-9%
Decrease From
May 2022

23%
Increase From
May 2022

UNITS SOLD

10
Total
Properties

\$389K
Average
Price

\$372K
Median
Price

-37%
Decrease From
May 2022

3%
Increase From
May 2022

3%
Increase From
May 2022

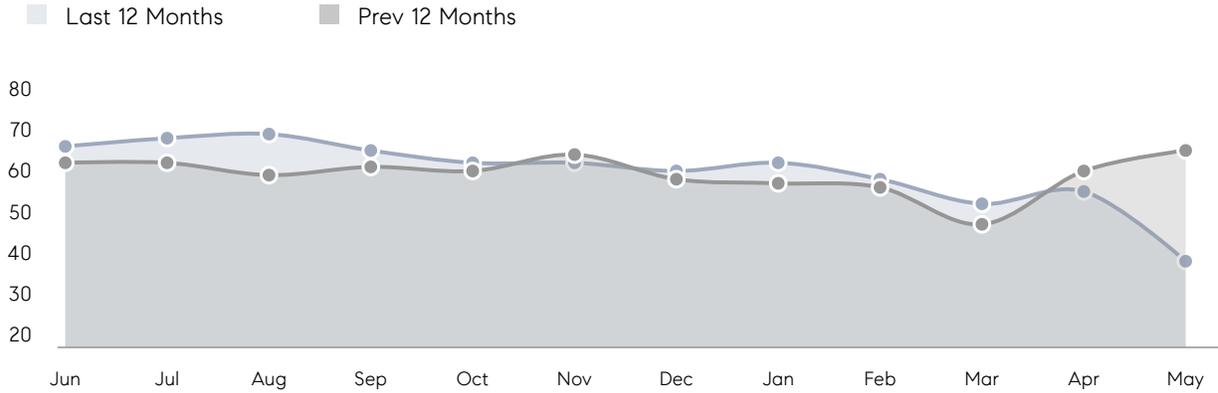
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	104	34	206%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$389,600	\$378,188	3.0%
	# OF CONTRACTS	21	15	40.0%
	NEW LISTINGS	15	24	-37%
Houses	AVERAGE DOM	108	34	218%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$404,000	\$378,188	7%
	# OF CONTRACTS	17	11	55%
	NEW LISTINGS	13	18	-28%
Condo/Co-op/TH	AVERAGE DOM	69	-	-
	% OF ASKING PRICE	95%	-	
	AVERAGE SOLD PRICE	\$260,000	-	-
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	2	6	-67%

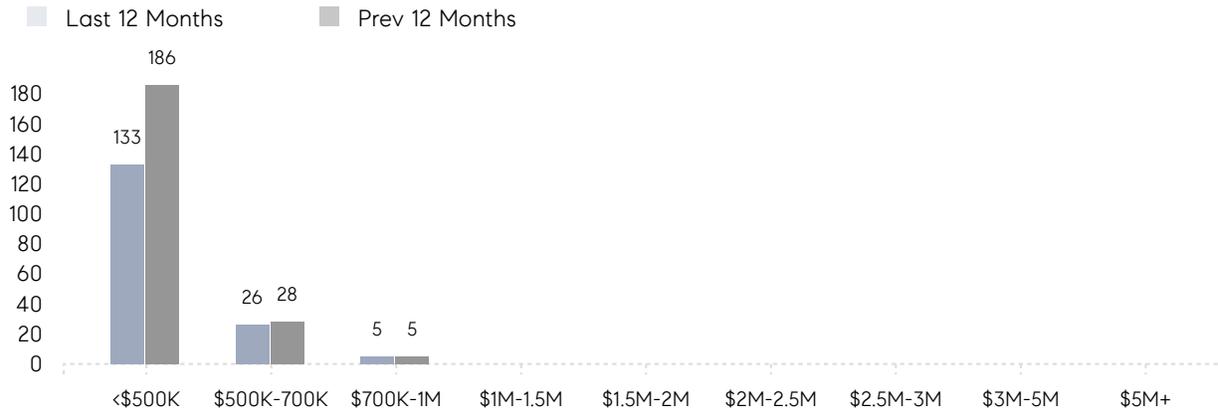
Orange

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roseland

MAY 2023

UNDER CONTRACT

6	\$801K	\$774K
Total Properties	Average Price	Median Price
-33%	34%	35%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

7	\$623K	\$679K
Total Properties	Average Price	Median Price
0%	0%	4%
Change From May 2022	Change From May 2022	Increase From May 2022

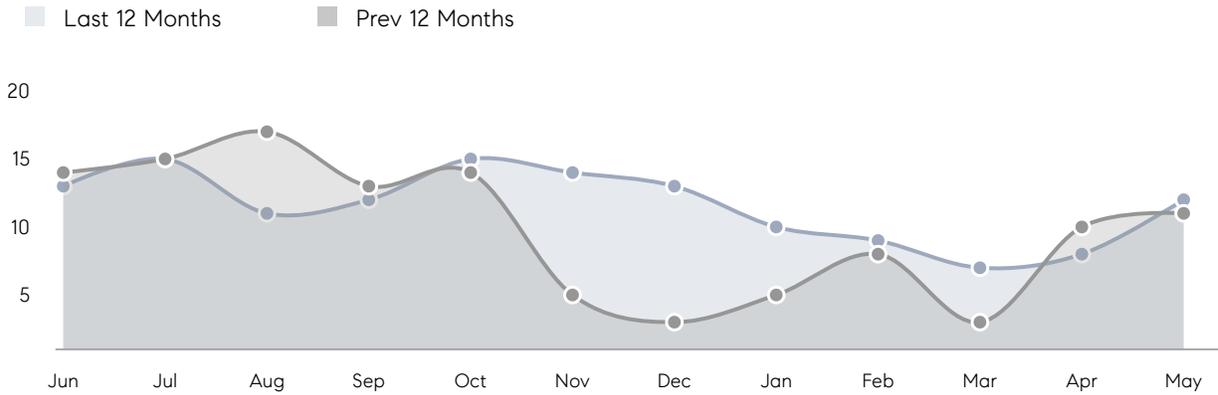
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	29	22	32%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$623,429	\$625,429	-0.3%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	13	11	18%
Houses	AVERAGE DOM	36	24	50%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$577,000	\$720,000	-20%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	10	9	11%
Condo/Co-op/TH	AVERAGE DOM	21	20	5%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$685,333	\$554,500	24%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	2	50%

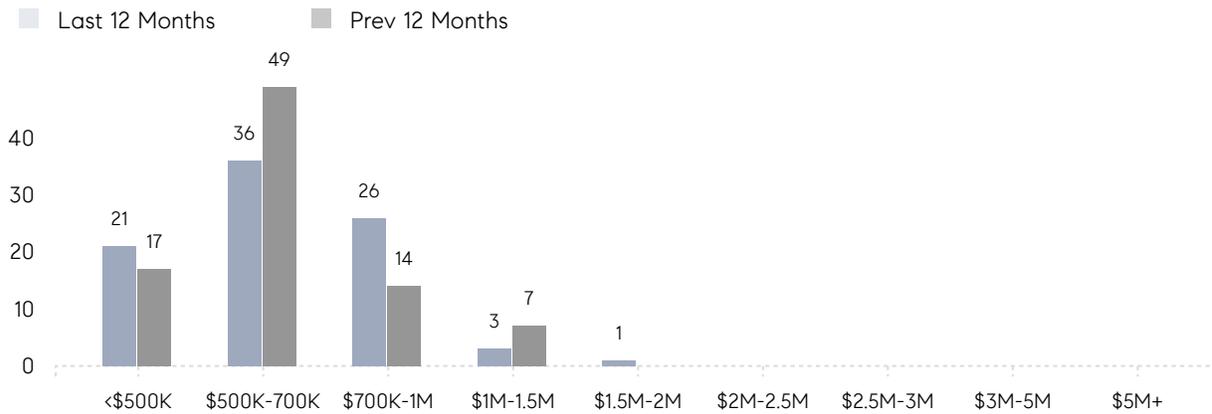
Roseland

MAY 2023

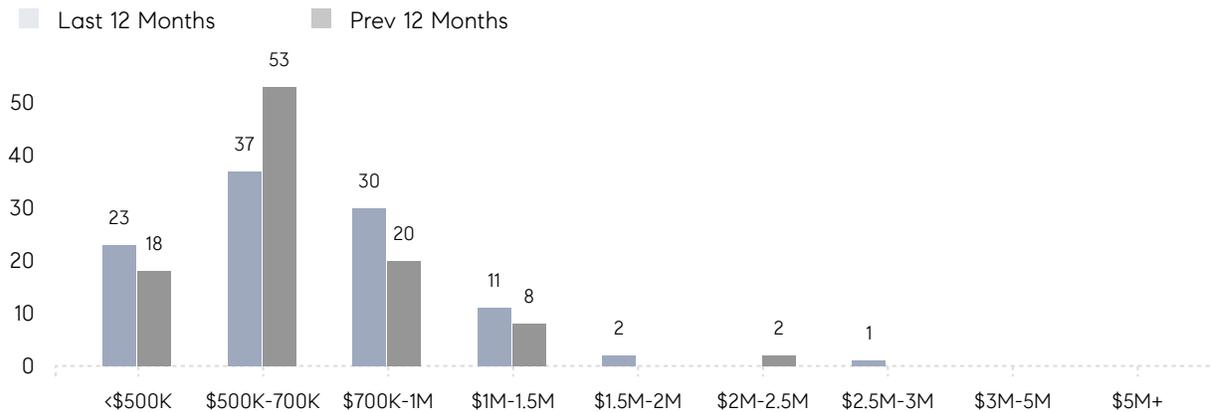
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Short Hills

MAY 2023

UNDER CONTRACT

21	\$2.0M	\$1.7M
Total Properties	Average Price	Median Price
-47%	-4%	-10%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

18	\$2.4M	\$2.5M
Total Properties	Average Price	Median Price
-10%	37%	37%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

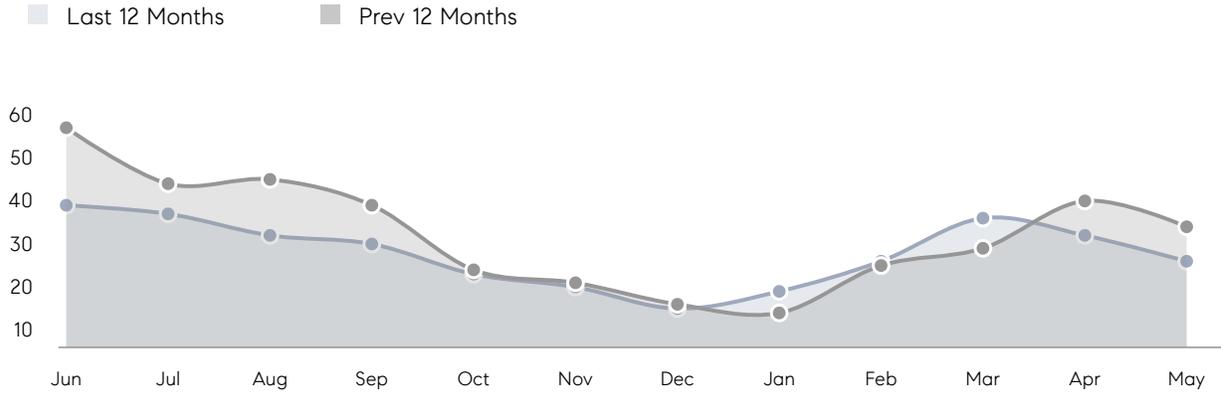
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	17	12	42%
	% OF ASKING PRICE	113%	109%	
	AVERAGE SOLD PRICE	\$2,478,611	\$1,804,390	37.4%
	# OF CONTRACTS	21	40	-47.5%
	NEW LISTINGS	23	40	-42%
Houses	AVERAGE DOM	17	12	42%
	% OF ASKING PRICE	113%	109%	
	AVERAGE SOLD PRICE	\$2,478,611	\$1,804,390	37%
	# OF CONTRACTS	21	40	-47%
	NEW LISTINGS	23	39	-41%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

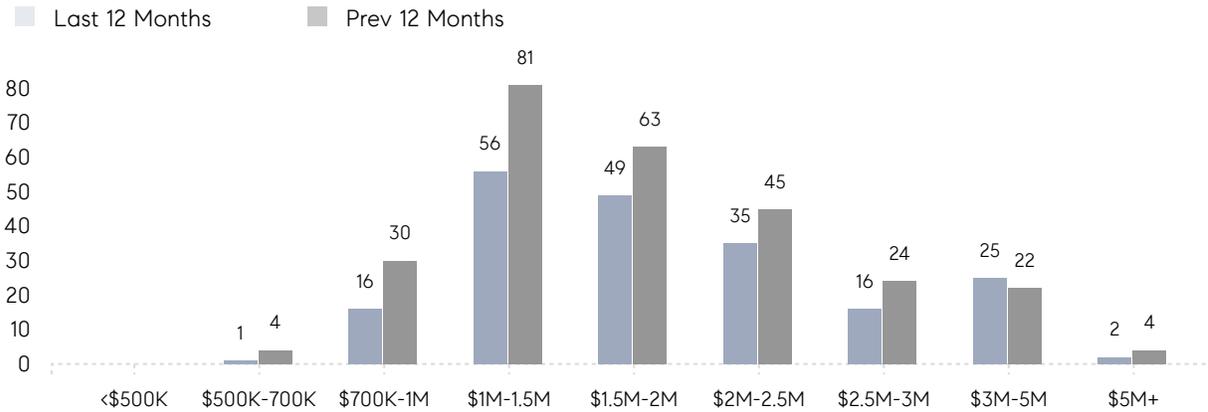
Short Hills

MAY 2023

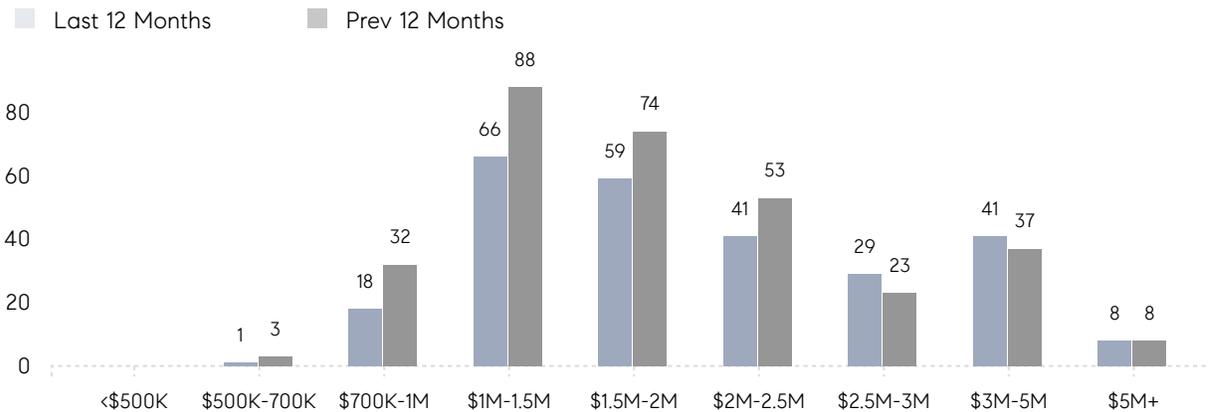
Monthly Inventory



Contracts By Price Range



Listings By Price Range



South Orange

MAY 2023

UNDER CONTRACT

19
Total
Properties

\$892K
Average
Price

\$860K
Median
Price

-27%
Decrease From
May 2022

19%
Increase From
May 2022

15%
Increase From
May 2022

UNITS SOLD

16
Total
Properties

\$1.0M
Average
Price

\$977K
Median
Price

-30%
Decrease From
May 2022

-3%
Decrease From
May 2022

-13%
Decrease From
May 2022

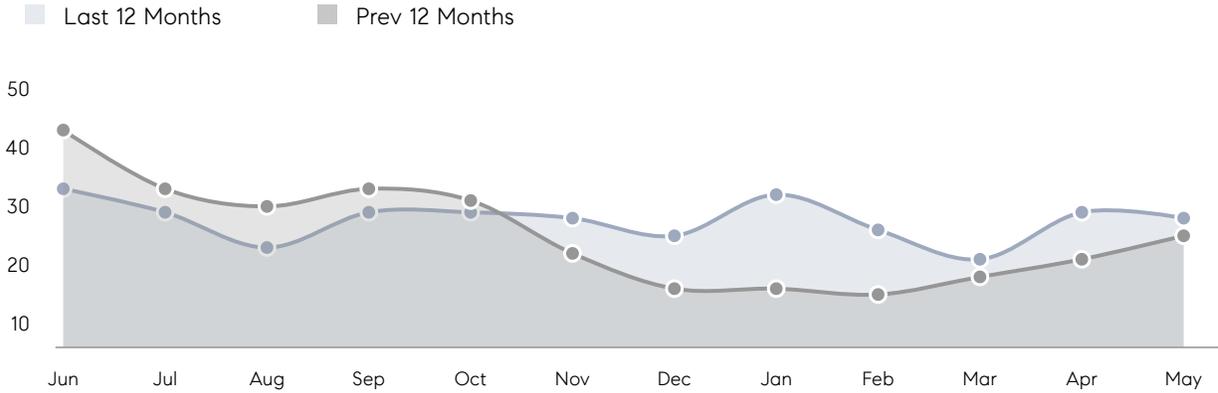
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	23	31	-26%
	% OF ASKING PRICE	111%	116%	
	AVERAGE SOLD PRICE	\$1,019,781	\$1,049,559	-2.8%
	# OF CONTRACTS	19	26	-26.9%
	NEW LISTINGS	22	29	-24%
Houses	AVERAGE DOM	23	34	-32%
	% OF ASKING PRICE	112%	117%	
	AVERAGE SOLD PRICE	\$1,138,500	\$1,124,113	1%
	# OF CONTRACTS	17	23	-26%
	NEW LISTINGS	21	25	-16%
Condo/Co-op/TH	AVERAGE DOM	23	10	130%
	% OF ASKING PRICE	106%	109%	
	AVERAGE SOLD PRICE	\$663,625	\$552,533	20%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	1	4	-75%

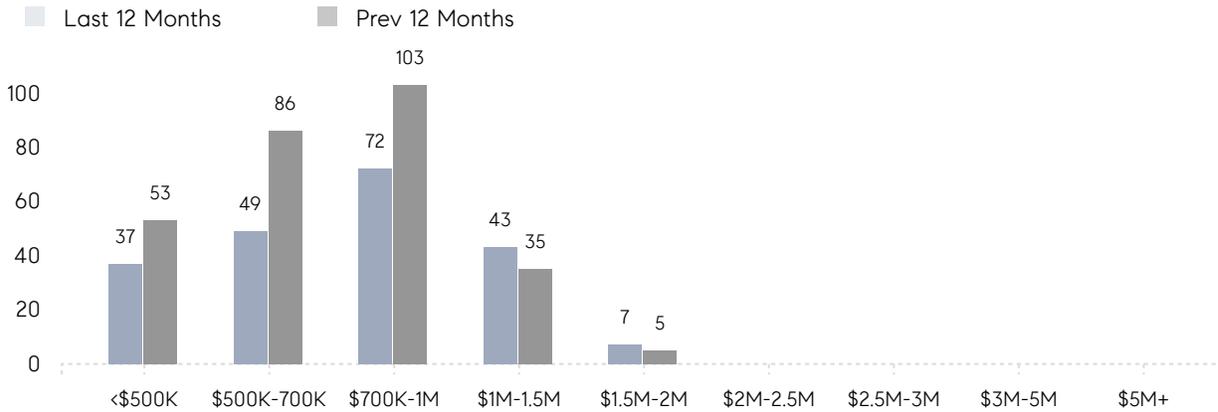
South Orange

MAY 2023

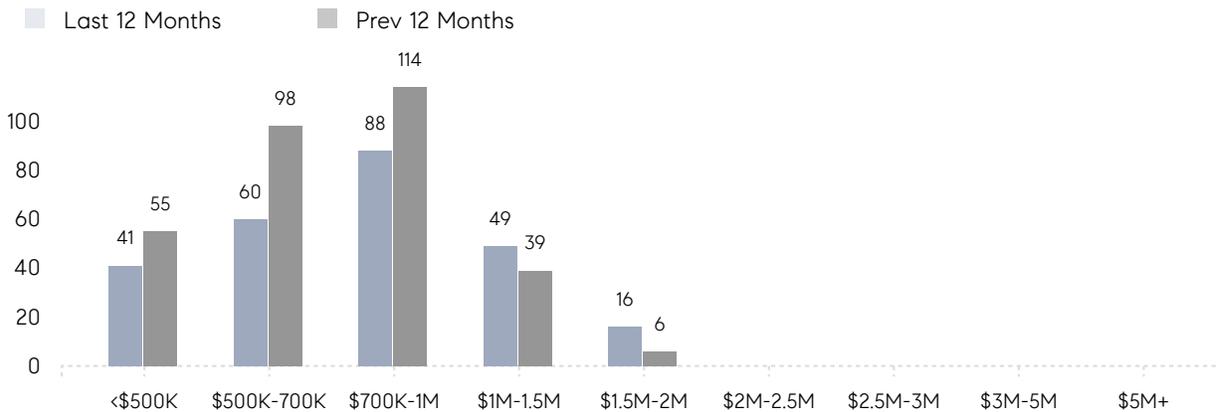
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Verona

MAY 2023

UNDER CONTRACT

24
Total
Properties

\$550K
Average
Price

\$558K
Median
Price

33%
Increase From
May 2022

-11%
Decrease From
May 2022

-4%
Decrease From
May 2022

UNITS SOLD

4
Total
Properties

\$604K
Average
Price

\$670K
Median
Price

-85%
Decrease From
May 2022

6%
Increase From
May 2022

5%
Increase From
May 2022

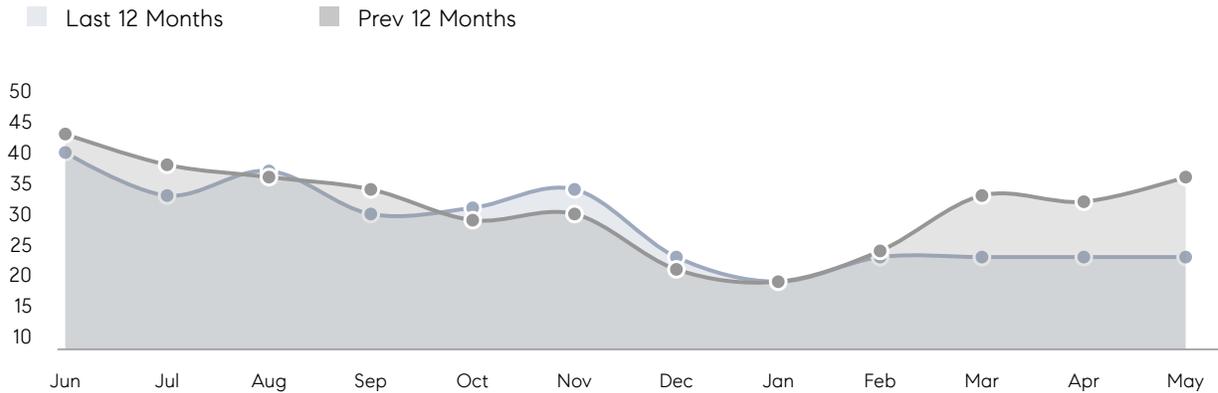
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	15	44	-66%
	% OF ASKING PRICE	115%	111%	
	AVERAGE SOLD PRICE	\$604,375	\$568,088	6.4%
	# OF CONTRACTS	24	18	33.3%
	NEW LISTINGS	25	23	9%
Houses	AVERAGE DOM	15	26	-42%
	% OF ASKING PRICE	123%	117%	
	AVERAGE SOLD PRICE	\$786,250	\$691,581	14%
	# OF CONTRACTS	16	16	0%
	NEW LISTINGS	11	18	-39%
Condo/Co-op/TH	AVERAGE DOM	16	74	-78%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$422,500	\$370,500	14%
	# OF CONTRACTS	8	2	300%
	NEW LISTINGS	14	5	180%

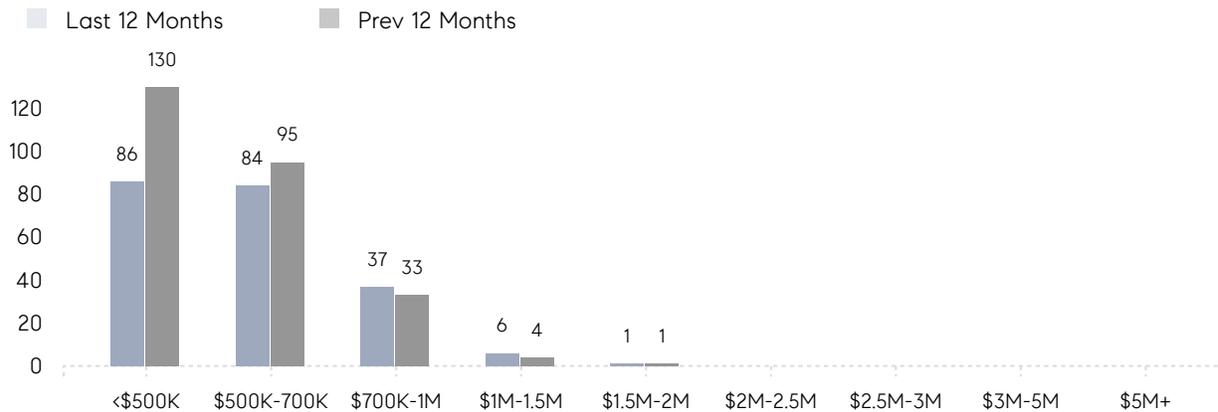
Verona

MAY 2023

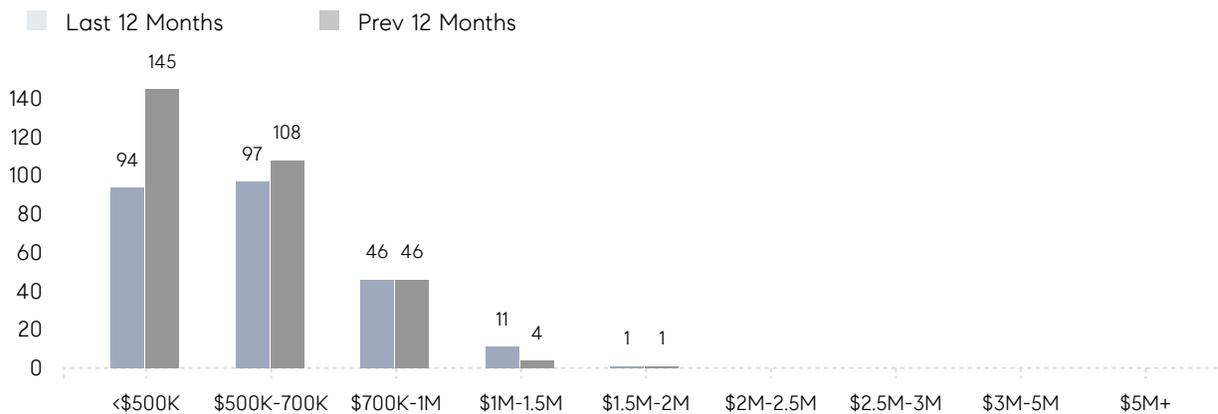
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Caldwell

MAY 2023

UNDER CONTRACT

14
Total
Properties

\$584K
Average
Price

\$594K
Median
Price

-30%
Decrease From
May 2022

-8%
Decrease From
May 2022

-3%
Decrease From
May 2022

UNITS SOLD

7
Total
Properties

\$593K
Average
Price

\$548K
Median
Price

-22%
Decrease From
May 2022

-6%
Decrease From
May 2022

-16%
Decrease From
May 2022

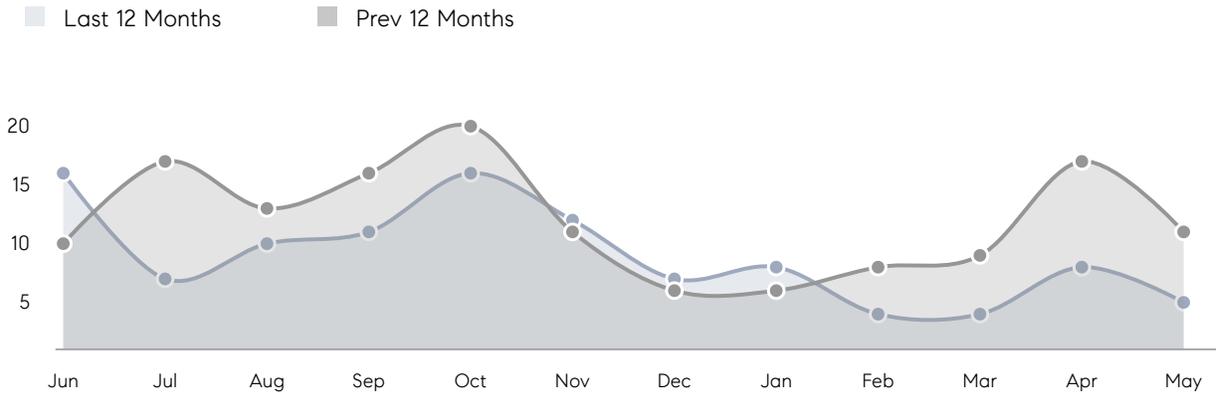
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	9	35	-74%
	% OF ASKING PRICE	113%	107%	
	AVERAGE SOLD PRICE	\$593,214	\$631,333	-6.0%
	# OF CONTRACTS	14	20	-30.0%
	NEW LISTINGS	11	20	-45%
Houses	AVERAGE DOM	9	35	-74%
	% OF ASKING PRICE	113%	107%	
	AVERAGE SOLD PRICE	\$593,214	\$631,333	-6%
	# OF CONTRACTS	14	19	-26%
	NEW LISTINGS	11	19	-42%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

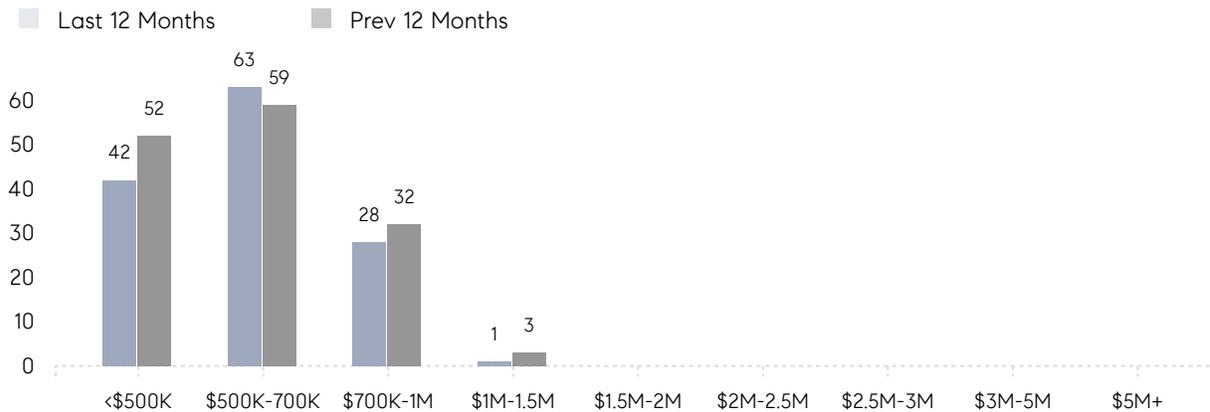
West Caldwell

MAY 2023

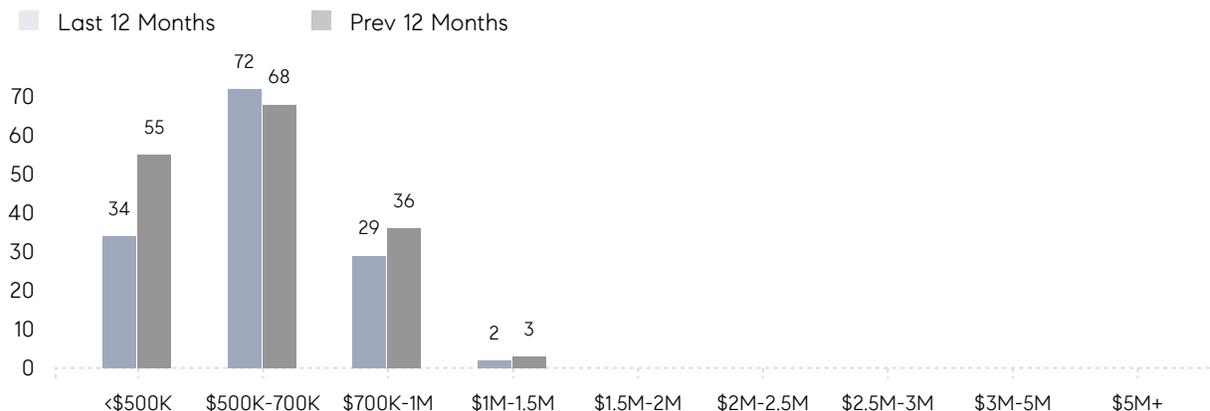
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Orange

MAY 2023

UNDER CONTRACT

68
Total
Properties

\$622K
Average
Price

\$609K
Median
Price

-32%
Decrease From
May 2022

14%
Increase From
May 2022

22%
Increase From
May 2022

UNITS SOLD

33
Total
Properties

\$677K
Average
Price

\$625K
Median
Price

-47%
Decrease From
May 2022

14%
Increase From
May 2022

14%
Increase From
May 2022

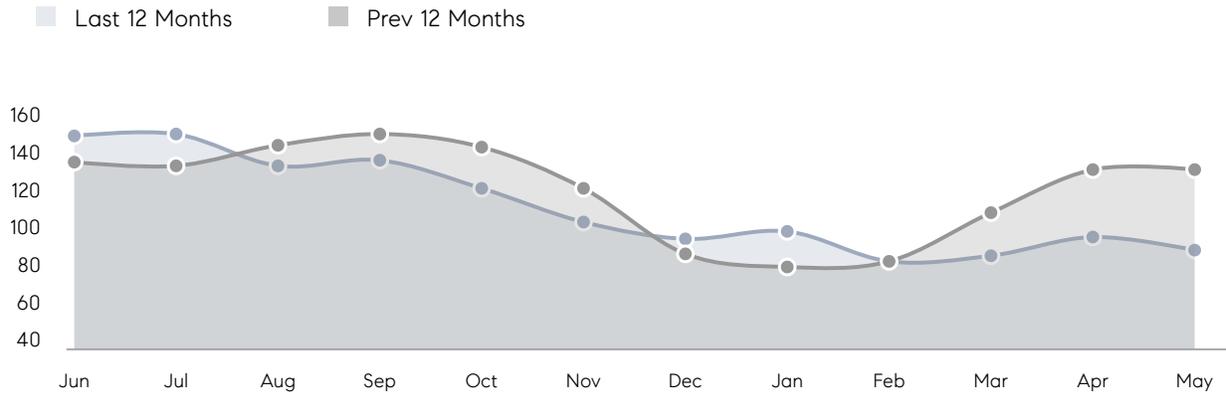
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	22	-27%
	% OF ASKING PRICE	108%	111%	
	AVERAGE SOLD PRICE	\$677,894	\$595,861	13.8%
	# OF CONTRACTS	68	100	-32.0%
	NEW LISTINGS	66	104	-37%
Houses	AVERAGE DOM	19	18	6%
	% OF ASKING PRICE	109%	113%	
	AVERAGE SOLD PRICE	\$717,500	\$677,703	6%
	# OF CONTRACTS	49	77	-36%
	NEW LISTINGS	49	77	-36%
Condo/Co-op/TH	AVERAGE DOM	11	30	-63%
	% OF ASKING PRICE	106%	109%	
	AVERAGE SOLD PRICE	\$586,800	\$447,059	31%
	# OF CONTRACTS	19	23	-17%
	NEW LISTINGS	17	27	-37%

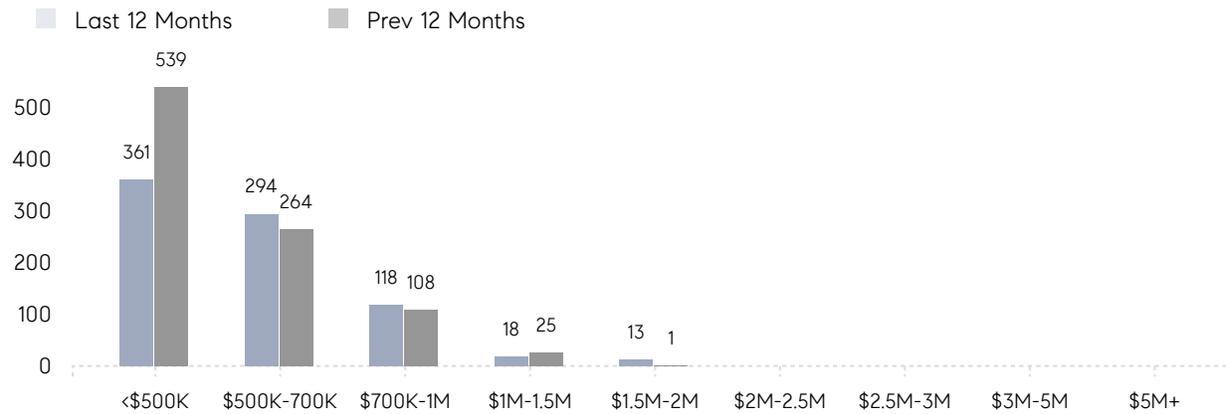
West Orange

MAY 2023

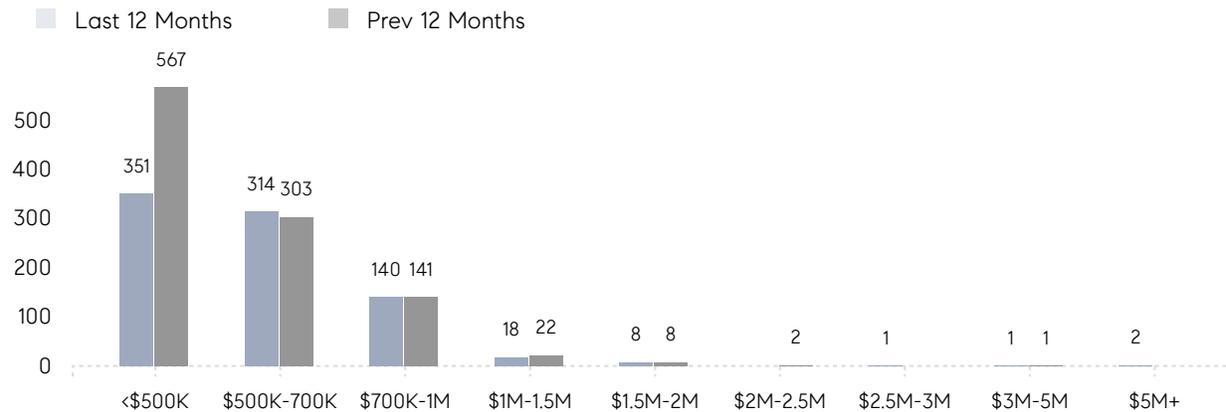
Monthly Inventory

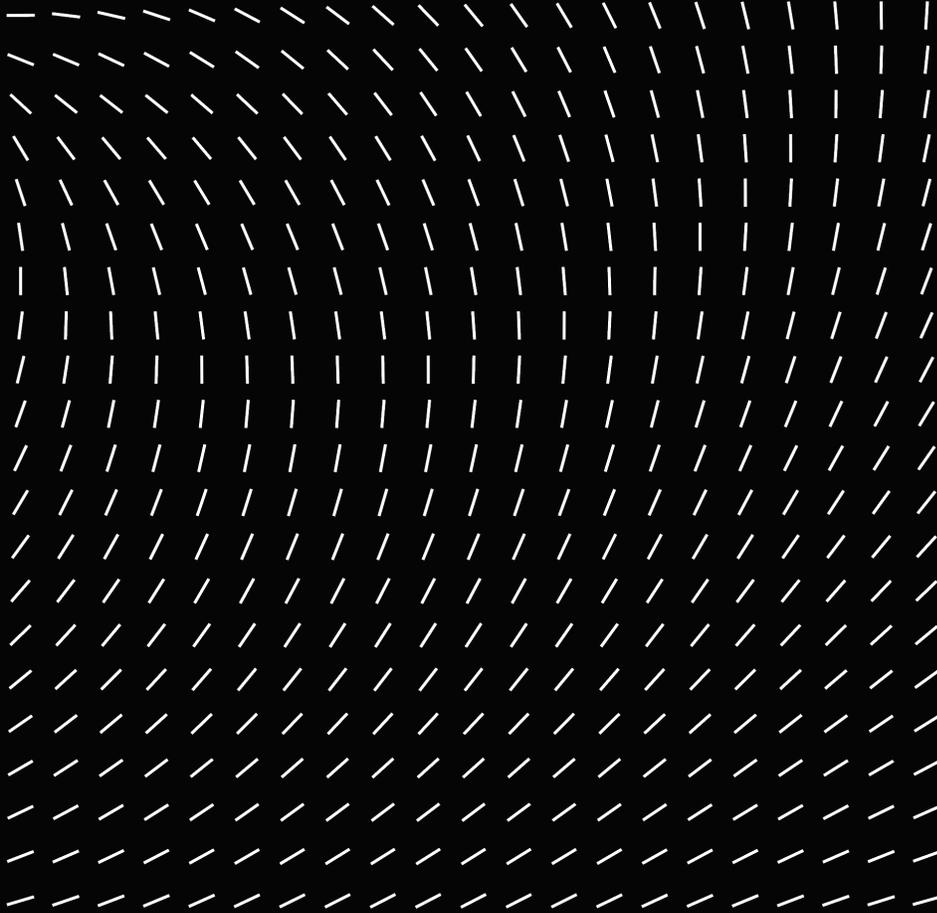


Contracts By Price Range



Listings By Price Range





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Belleville

MAY 2023



\$354K

Average
Sales Price

-27%

Decrease In Sales
From May 2022

\$409K

Median
Sales Price

0%

Change In Contracts
From May 2022

105%

Average %
Of Asking Price

5%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Bloomfield

MAY 2023



\$566K

Average
Sales Price

-19%

Decrease In Sales
From May 2022

\$580K

Median
Sales Price

-26%

Decrease In Contracts
From May 2022

113%

Average %
Of Asking Price

5%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Caldwell

MAY 2023



\$595K

Average
Sales Price

0%

Change In Sales
From May 2022

\$625K

Median
Sales Price

-18%

Decrease In Contracts
From May 2022

104%

Average %
Of Asking Price

50%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Cedar Grove

MAY 2023



\$610K

Average
Sales Price

-62%

Decrease In Sales
From May 2022

\$571K

Median
Sales Price

-19%

Decrease In Contracts
From May 2022

111%

Average %
Of Asking Price

-56%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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East Orange

MAY 2023



\$382K

Average
Sales Price

16%

Increase In Sales
From May 2022

\$382K

Median
Sales Price

-6%

Decrease In Contracts
From May 2022

105%

Average %
Of Asking Price

5%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Essex Fells

MAY 2023



\$1.6M

Average
Sales Price

0%

Change In Sales
From May 2022

\$940K

Median
Sales Price

-20%

Decrease In Contracts
From May 2022

97%

Average %
Of Asking Price

438%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Fairfield

MAY 2023



\$763K

Average
Sales Price

-23%

Decrease In Sales
From May 2022

\$622K

Median
Sales Price

75%

Increase In Contracts
From May 2022

103%

Average %
Of Asking Price

-31%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Glen Ridge

MAY 2023



\$883K

Average
Sales Price

-50%

Decrease In Sales
From May 2022

\$929K

Median
Sales Price

-43%

Decrease In Contracts
From May 2022

128%

Average %
Of Asking Price

0%

Change In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Irvington

MAY 2023



\$360K

Average
Sales Price

12%

Increase In Sales
From May 2022

\$366K

Median
Sales Price

45%

Increase In Contracts
From May 2022

104%

Average %
Of Asking Price

-13%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Livingston

MAY 2023



\$1.0M

Average
Sales Price

-40%

Decrease In Sales
From May 2022

\$850K

Median
Sales Price

-30%

Decrease In Contracts
From May 2022

104%

Average %
Of Asking Price

96%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Maplewood

MAY 2023



\$846K

Average
Sales Price

-28%

Decrease In Sales
From May 2022

\$835K

Median
Sales Price

30%

Increase In Contracts
From May 2022

111%

Average %
Of Asking Price

23%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Millburn

MAY 2023



\$1.5M

Average
Sales Price

-83%

Decrease In Sales
From May 2022

\$1.5M

Median
Sales Price

-15%

Decrease In Contracts
From May 2022

124%

Average %
Of Asking Price

-27%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Montclair

MAY 2023



\$1.5M

Average
Sales Price

-54%

Decrease In Sales
From May 2022

\$1.3M

Median
Sales Price

-18%

Decrease In Contracts
From May 2022

132%

Average %
Of Asking Price

-33%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Newark

MAY 2023



\$388K

Average
Sales Price

-23%

Decrease In Sales
From May 2022

\$400K

Median
Sales Price

-14%

Decrease In Contracts
From May 2022

103%

Average %
Of Asking Price

-37%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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North Caldwell

MAY 2023



\$1.0M

Average
Sales Price

0%

Change In Sales
From May 2022

\$1.2M

Median
Sales Price

-44%

Decrease In Contracts
From May 2022

105%

Average %
Of Asking Price

67%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Nutley

MAY 2023



\$528K

Average
Sales Price

-49%

Decrease In Sales
From May 2022

\$502K

Median
Sales Price

30%

Increase In Contracts
From May 2022

107%

Average %
Of Asking Price

-13%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Orange

MAY 2023



\$389K

Average
Sales Price

-37%

Decrease In Sales
From May 2022

\$372K

Median
Sales Price

40%

Increase In Contracts
From May 2022

97%

Average %
Of Asking Price

206%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Roseland

MAY 2023



\$623K

Average
Sales Price

0%

Change In Sales
From May 2022

\$679K

Median
Sales Price

-33%

Decrease In Contracts
From May 2022

103%

Average %
Of Asking Price

32%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Short Hills

MAY 2023



\$2.4M

Average
Sales Price

-10%

Decrease In Sales
From May 2022

\$2.5M

Median
Sales Price

-47%

Decrease In Contracts
From May 2022

113%

Average %
Of Asking Price

42%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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South Orange

MAY 2023



\$1.0M

Average
Sales Price

-30%

Decrease In Sales
From May 2022

\$977K

Median
Sales Price

-27%

Decrease In Contracts
From May 2022

111%

Average %
Of Asking Price

-26%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Verona

MAY 2023



\$604K

Average
Sales Price

-85%

Decrease In Sales
From May 2022

\$670K

Median
Sales Price

33%

Increase In Contracts
From May 2022

115%

Average %
Of Asking Price

-66%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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West Caldwell

MAY 2023



\$593K

Average
Sales Price

-22%

Decrease In Sales
From May 2022

\$548K

Median
Sales Price

-30%

Decrease In Contracts
From May 2022

113%

Average %
Of Asking Price

-74%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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West Orange

MAY 2023



\$677K

Average
Sales Price

-47%

Decrease In Sales
From May 2022

\$625K

Median
Sales Price

-32%

Decrease In Contracts
From May 2022

108%

Average %
Of Asking Price

-27%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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