



COMPASS

May 2023

North & Central New Jersey Market Insights

Table of Contents

MAY 2023

SUBMARKET NAME	PAGE
A	3
B	11
C	41
D	71
E	77
F	95
G	113
H	125
I	151
J	153
K	155
L	161
M	175
N	215
O	235
P	243
R	259
S	289
T	307
U	313
V	319
W	321

Allendale

MAY 2023

UNDER CONTRACT

10
Total
Properties

\$1.2M
Average
Price

\$1.2M
Median
Price

-29%
Decrease From
May 2022

27%
Increase From
May 2022

56%
Increase From
May 2022

UNITS SOLD

7
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

-12%
Decrease From
May 2022

13%
Increase From
May 2022

14%
Increase From
May 2022

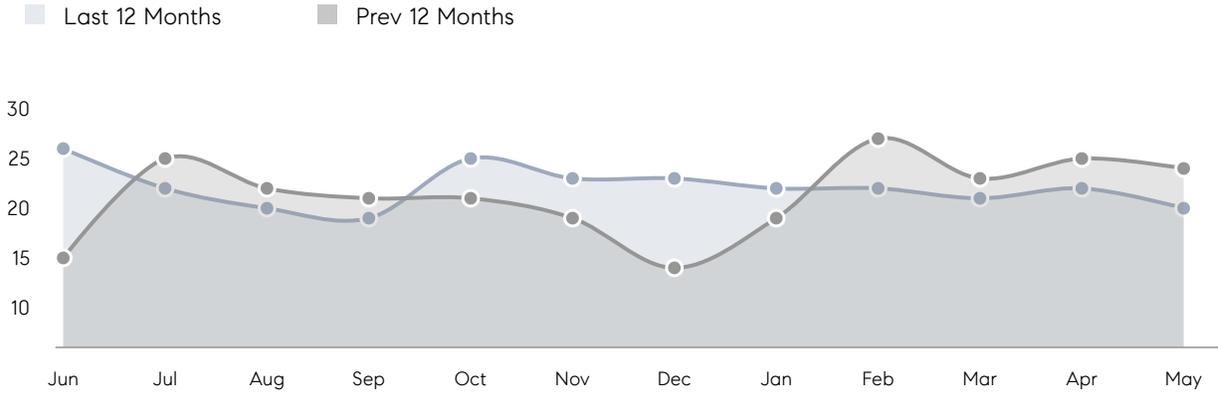
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	21	37	-43%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$1,152,857	\$1,016,674	13.4%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	8	12	-33%
Houses	AVERAGE DOM	23	27	-15%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,282,500	\$1,175,600	9%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	9	53	-83%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$375,000	\$751,796	-50%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	1	3	-67%

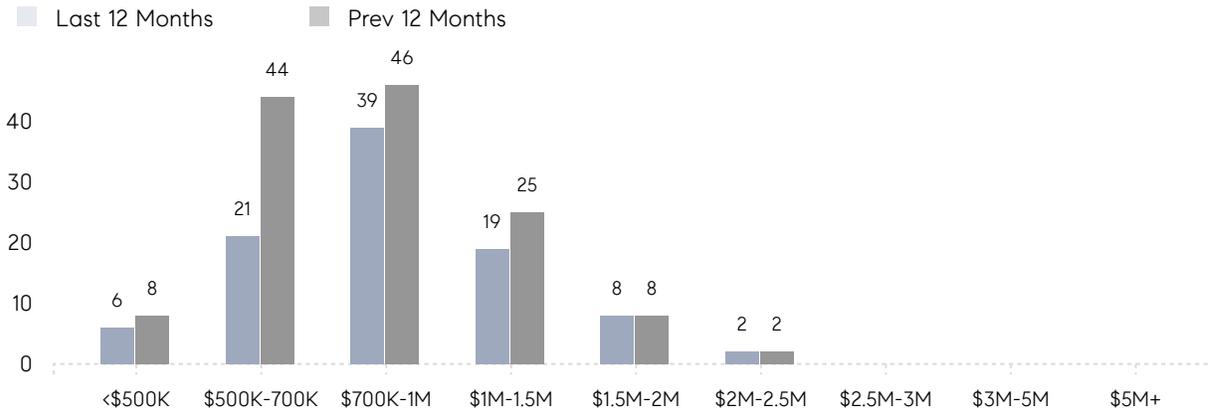
Allendale

MAY 2023

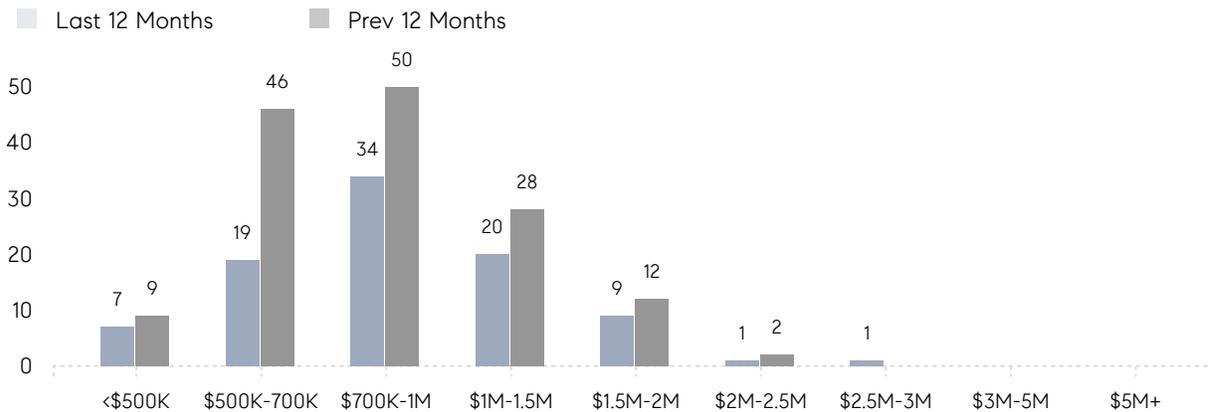
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Alpine

MAY 2023

UNDER CONTRACT

3
Total
Properties

\$7.7M
Average
Price

\$4.9M
Median
Price

0%
Change From
May 2022

182%
Increase From
May 2022

126%
Increase From
May 2022

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
May 2022

–
Change From
May 2022

–
Change From
May 2022

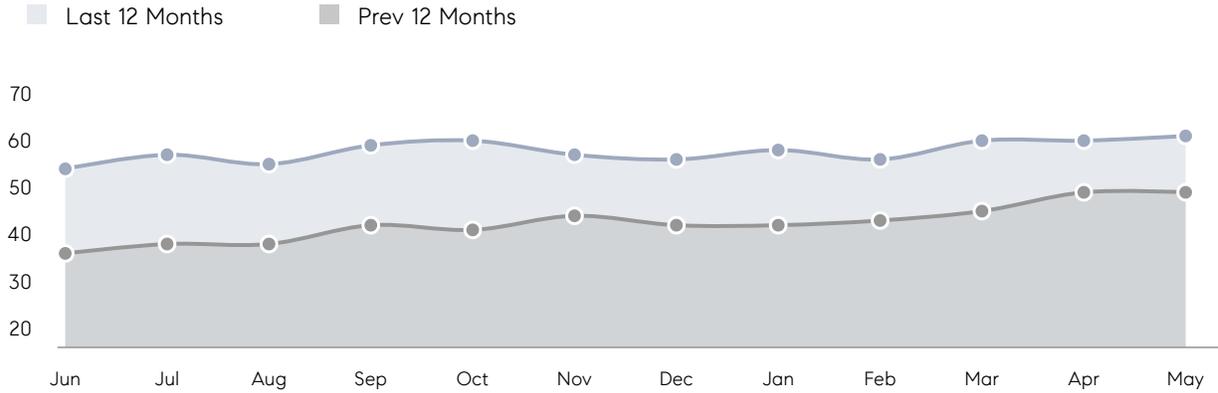
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	91	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$3,775,000	-
	# OF CONTRACTS	3	3	0.0%
	NEW LISTINGS	6	4	50%
Houses	AVERAGE DOM	-	91	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$3,775,000	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	6	4	50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

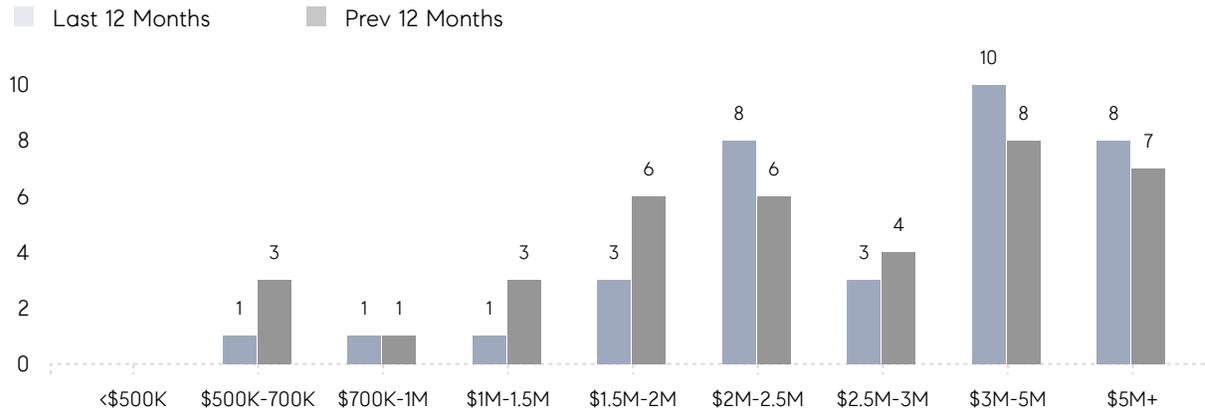
Alpine

MAY 2023

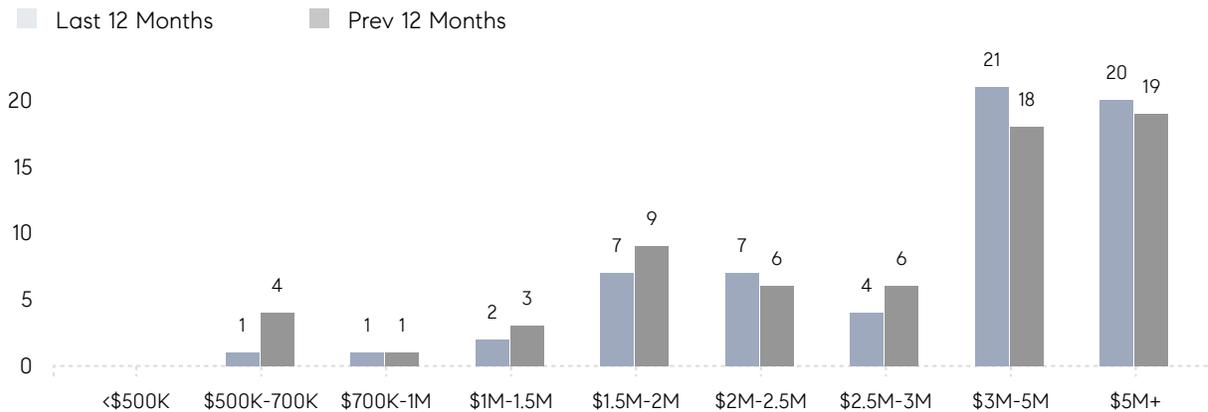
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Andover Borough

MAY 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

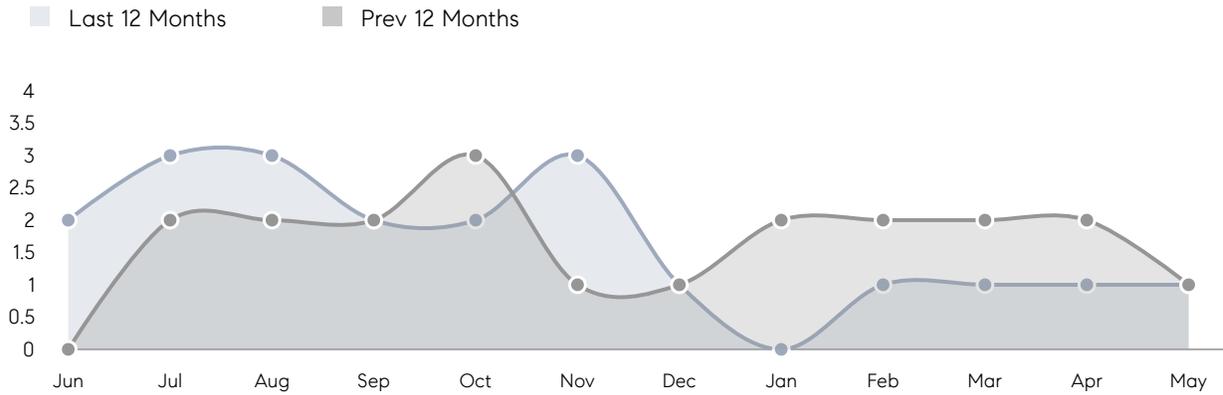
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0.0%
	NEW LISTINGS	0	0	0%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Andover Borough

MAY 2023

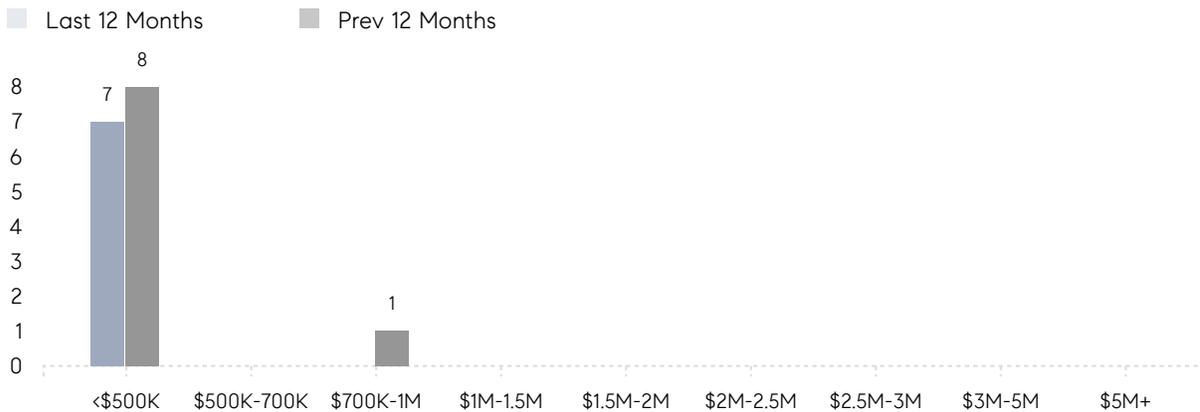
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Andover Township

MAY 2023

UNDER CONTRACT

1
Total
Properties

\$429K
Average
Price

\$429K
Median
Price

-83%
Decrease From
May 2022

10%
Increase From
May 2022

21%
Increase From
May 2022

UNITS SOLD

1
Total
Properties

\$420K
Average
Price

\$420K
Median
Price

-89%
Decrease From
May 2022

-12%
Decrease From
May 2022

-24%
Decrease From
May 2022

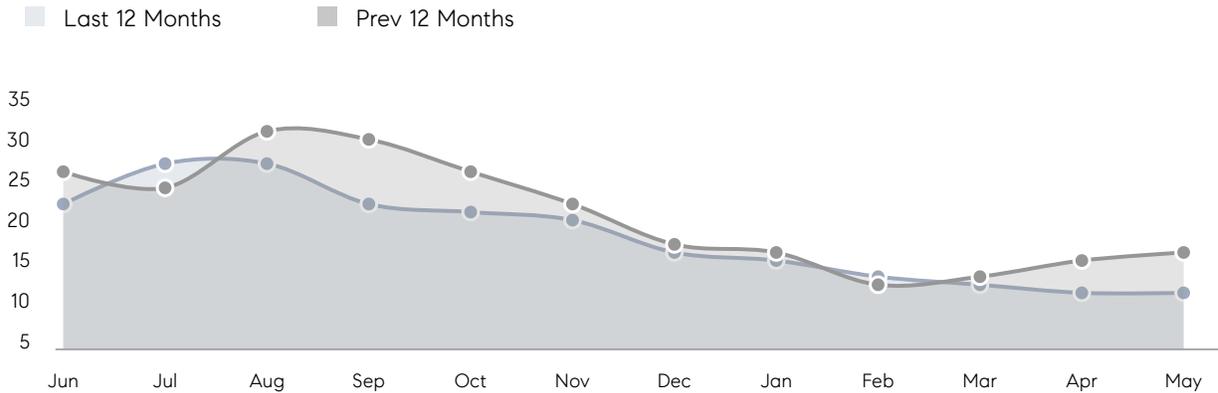
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	3	64	-95%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$420,000	\$474,978	-11.6%
	# OF CONTRACTS	1	6	-83.3%
	NEW LISTINGS	2	7	-71%
Houses	AVERAGE DOM	3	72	-96%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$420,000	\$503,725	-17%
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	-	5	-
	% OF ASKING PRICE	-	109%	
	AVERAGE SOLD PRICE	-	\$245,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

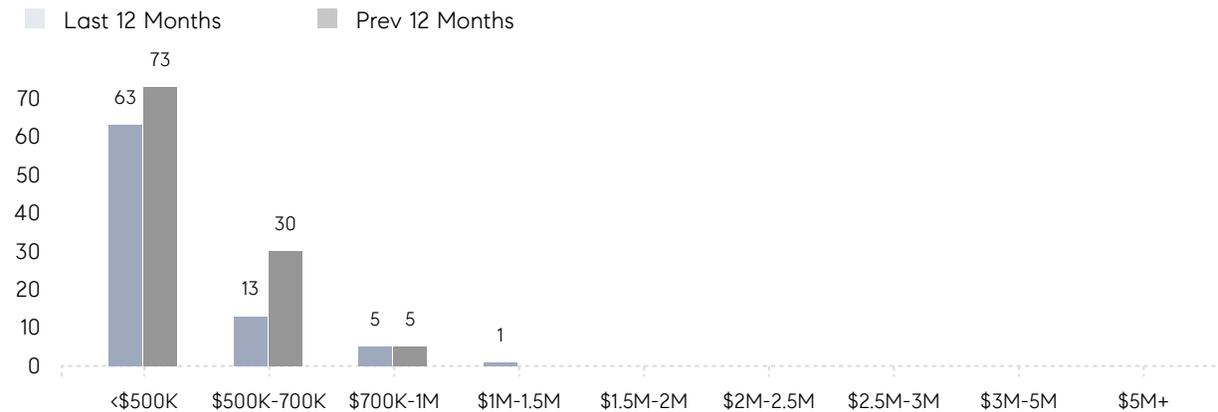
Andover Township

MAY 2023

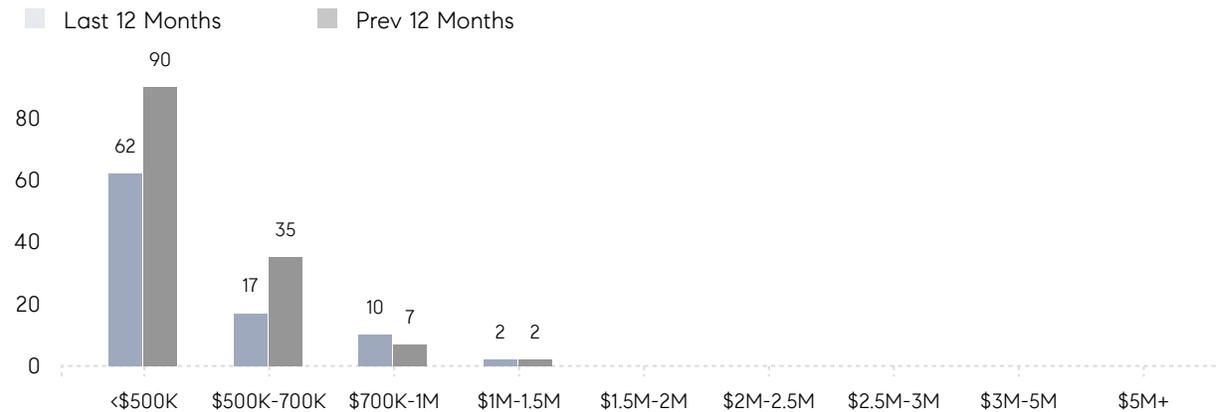
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Basking Ridge

MAY 2023

UNDER CONTRACT

43
Total
Properties

\$1.0M
Average
Price

\$899K
Median
Price

-10%
Decrease From
May 2022

29%
Increase From
May 2022

28%
Increase From
May 2022

UNITS SOLD

25
Total
Properties

\$819K
Average
Price

\$730K
Median
Price

-19%
Decrease From
May 2022

4%
Increase From
May 2022

1%
Increase From
May 2022

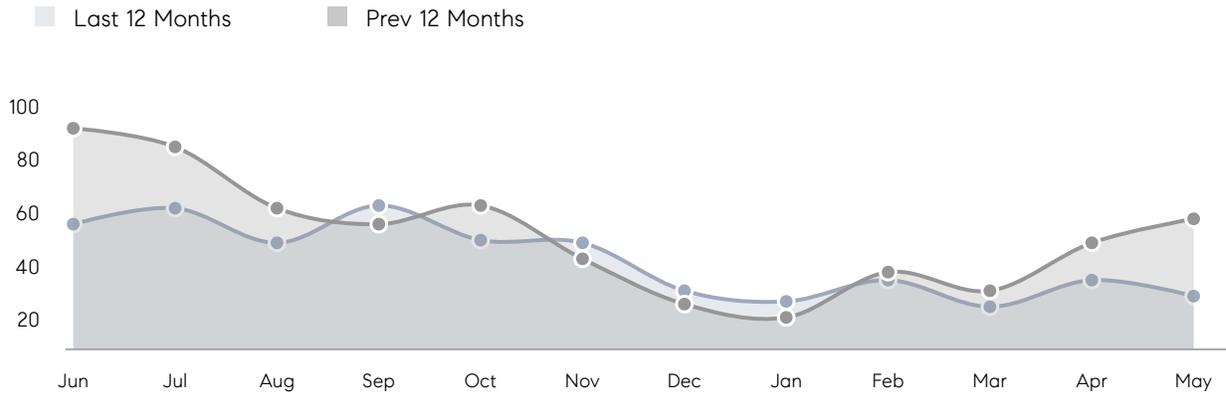
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$819,250	\$790,750	3.6%
	# OF CONTRACTS	43	48	-10.4%
	NEW LISTINGS	40	62	-35%
Houses	AVERAGE DOM	21	18	17%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$1,134,188	\$1,001,600	13%
	# OF CONTRACTS	30	25	20%
	NEW LISTINGS	28	34	-18%
Condo/Co-op/TH	AVERAGE DOM	15	10	50%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$528,538	\$407,386	30%
	# OF CONTRACTS	13	23	-43%
	NEW LISTINGS	12	28	-57%

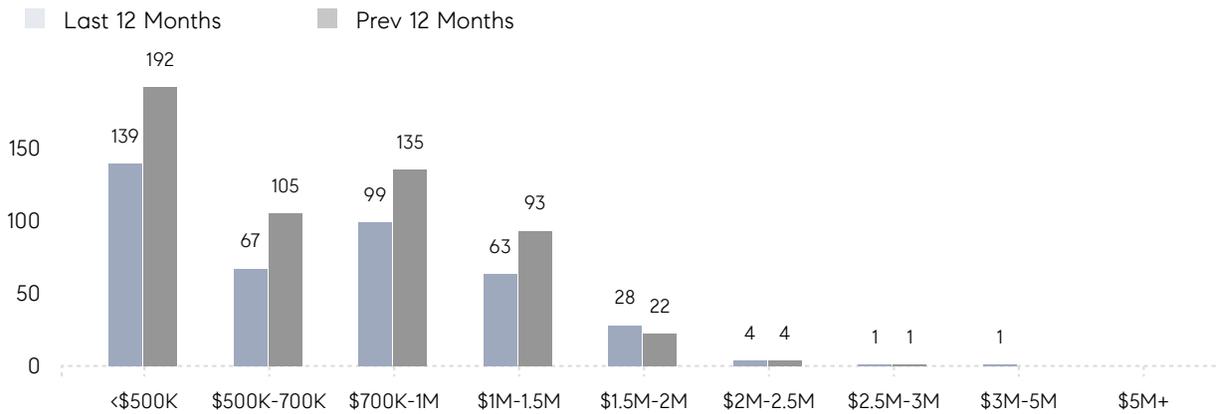
Basking Ridge

MAY 2023

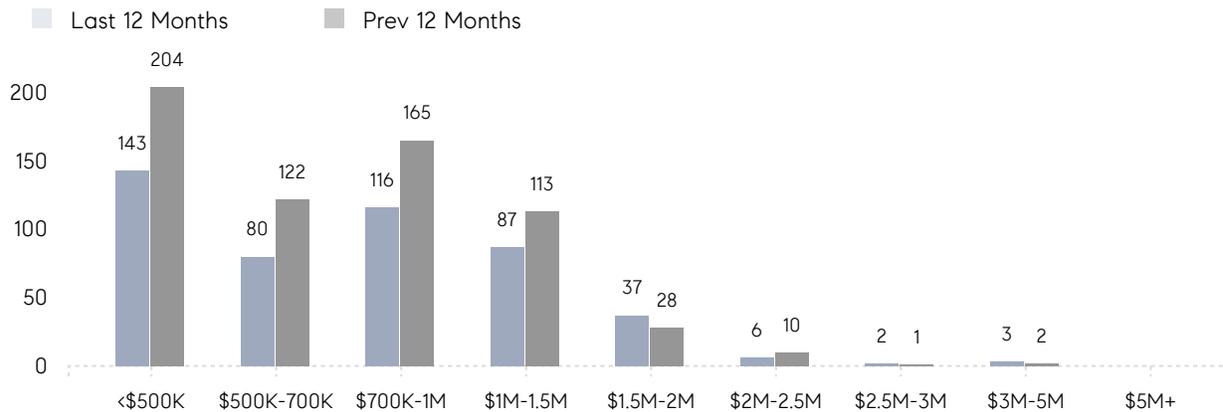
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bay Head

MAY 2023

UNDER CONTRACT

2	\$2.8M	\$2.8M
Total Properties	Average Price	Median Price
0%	-25%	-25%
Change From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

3	\$5.7M	\$4.5M
Total Properties	Average Price	Median Price
50%	195%	131%
Increase From May 2022	Increase From May 2022	Increase From May 2022

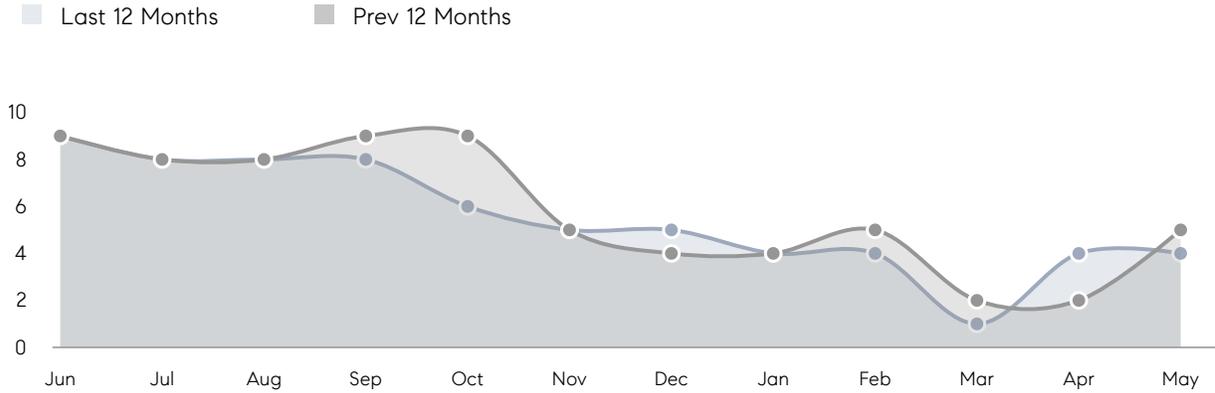
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	41	15	173%
	% OF ASKING PRICE	95%	102%	
	AVERAGE SOLD PRICE	\$5,733,333	\$1,946,163	194.6%
	# OF CONTRACTS	2	2	0.0%
	NEW LISTINGS	4	5	-20%
Houses	AVERAGE DOM	41	15	173%
	% OF ASKING PRICE	95%	102%	
	AVERAGE SOLD PRICE	\$5,733,333	\$1,946,163	195%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Bay Head

MAY 2023

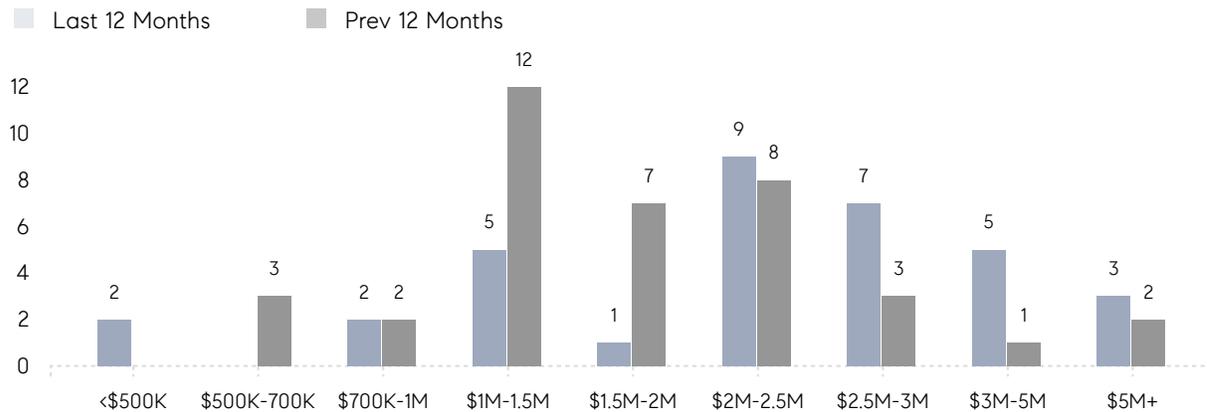
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bayonne

MAY 2023

UNDER CONTRACT

20
Total
Properties

\$417K
Average
Price

\$432K
Median
Price

-17%
Decrease From
May 2022

6%
Increase From
May 2022

8%
Increase From
May 2022

UNITS SOLD

16
Total
Properties

\$373K
Average
Price

\$417K
Median
Price

-48%
Decrease From
May 2022

-6%
Decrease From
May 2022

2%
Increase From
May 2022

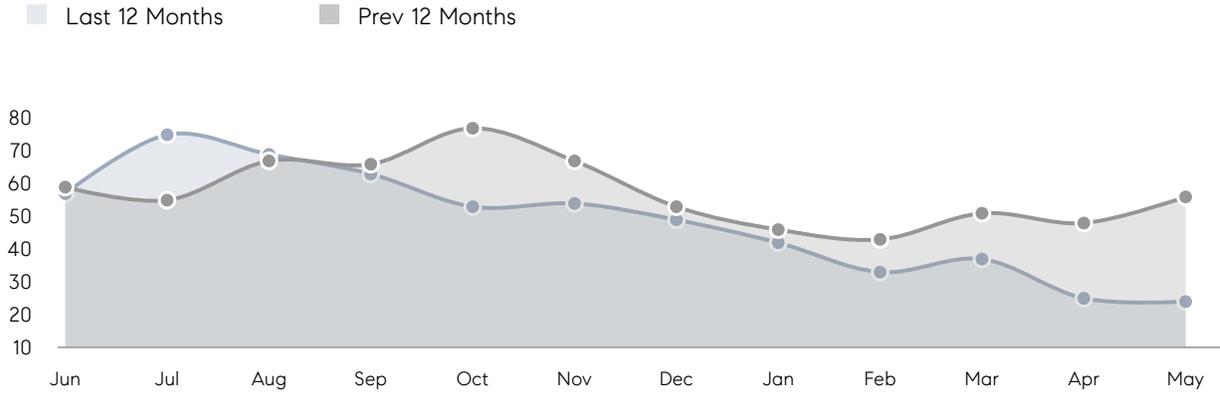
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	42	32	31%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$373,188	\$395,129	-5.6%
	# OF CONTRACTS	20	24	-16.7%
	NEW LISTINGS	27	38	-29%
Houses	AVERAGE DOM	40	38	5%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$461,100	\$442,432	4%
	# OF CONTRACTS	12	16	-25%
	NEW LISTINGS	15	23	-35%
Condo/Co-op/TH	AVERAGE DOM	46	18	156%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$226,667	\$279,499	-19%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	12	15	-20%

Bayonne

MAY 2023

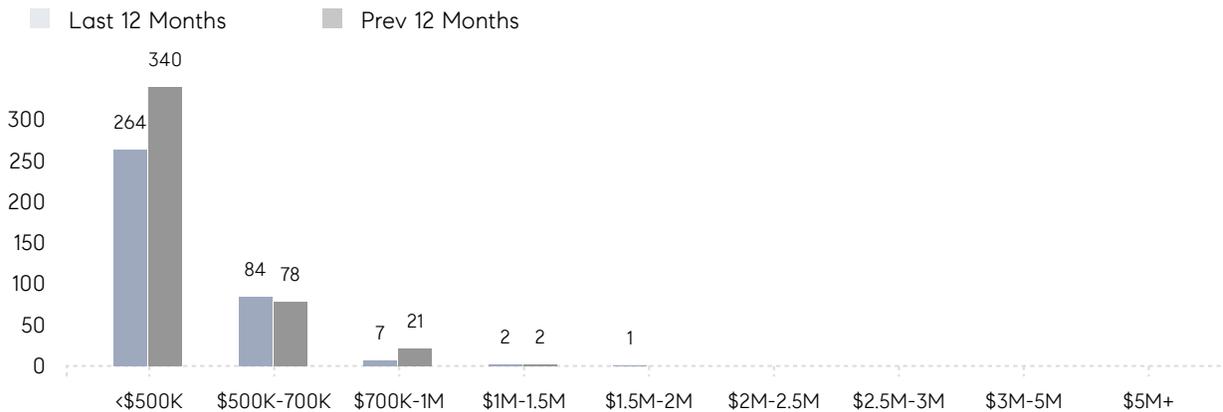
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bedminster

MAY 2023

UNDER CONTRACT

8
Total
Properties

\$390K
Average
Price

\$425K
Median
Price

-50%
Decrease From
May 2022

-21%
Decrease From
May 2022

17%
Increase From
May 2022

UNITS SOLD

10
Total
Properties

\$470K
Average
Price

\$395K
Median
Price

-29%
Decrease From
May 2022

-73%
Decrease From
May 2022

-7%
Decrease From
May 2022

Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	24	43	-44%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$470,765	\$1,737,082	-72.9%
	# OF CONTRACTS	8	16	-50.0%
	NEW LISTINGS	14	27	-48%
Houses	AVERAGE DOM	48	86	-44%
	% OF ASKING PRICE	107%	101%	
	AVERAGE SOLD PRICE	\$840,623	\$4,131,430	-80%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	18	20	-10%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$378,300	\$406,889	-7%
	# OF CONTRACTS	8	15	-47%
	NEW LISTINGS	11	21	-48%

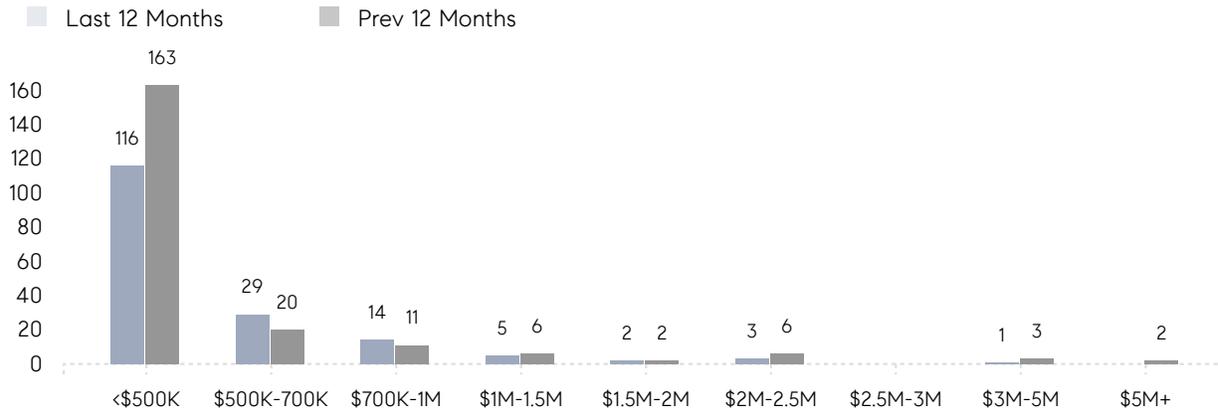
Bedminster

MAY 2023

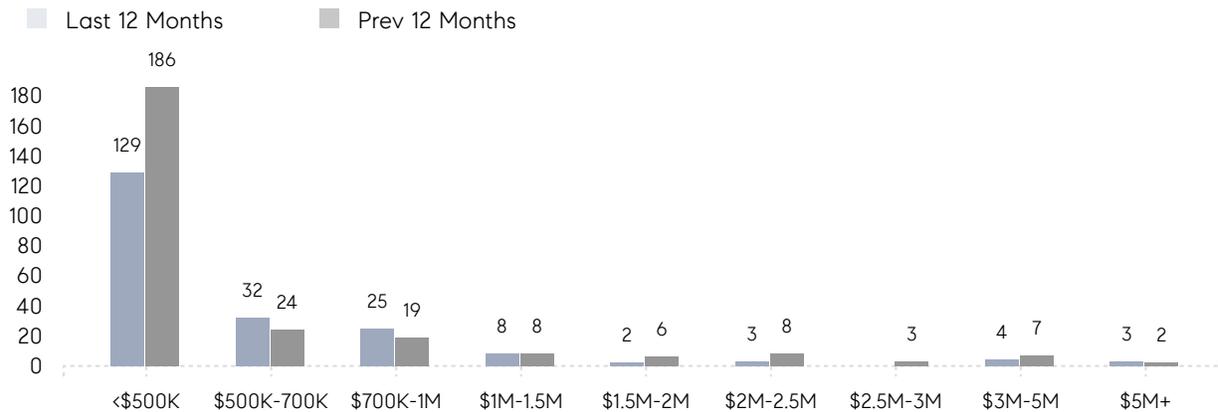
Monthly Inventory



Contracts By Price Range



Listings By Price Range



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

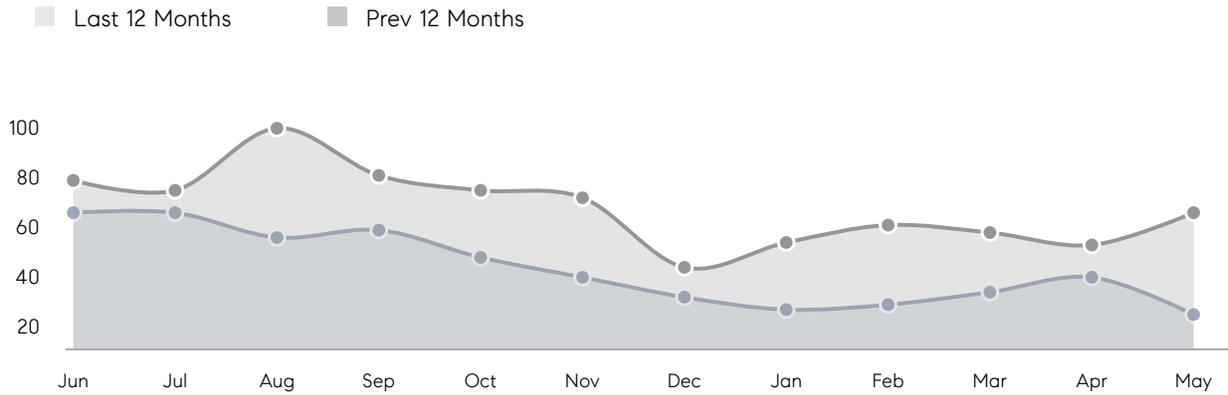
Property Statistics

		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



Bergenfield

MAY 2023

UNDER CONTRACT

22
Total
Properties

\$582K
Average
Price

\$530K
Median
Price

-29%
Decrease From
May 2022

8%
Increase From
May 2022

6%
Increase From
May 2022

UNITS SOLD

14
Total
Properties

\$514K
Average
Price

\$540K
Median
Price

-44%
Decrease From
May 2022

-8%
Decrease From
May 2022

2%
Increase From
May 2022

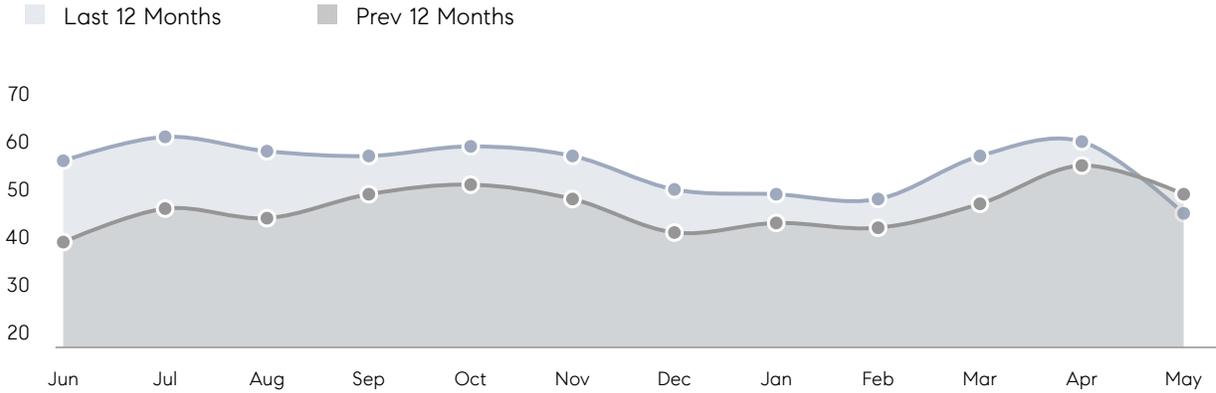
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	35	18	94%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$514,357	\$558,912	-8.0%
	# OF CONTRACTS	22	31	-29.0%
	NEW LISTINGS	6	22	-73%
Houses	AVERAGE DOM	33	18	83%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$560,000	\$558,912	0%
	# OF CONTRACTS	21	31	-32%
	NEW LISTINGS	6	22	-73%
Condo/Co-op/TH	AVERAGE DOM	48	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$240,500	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

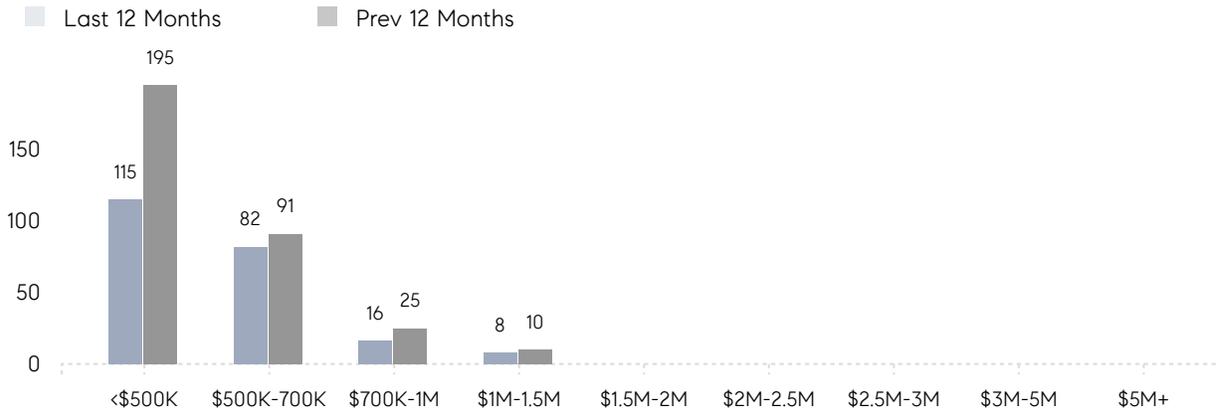
Bergenfield

MAY 2023

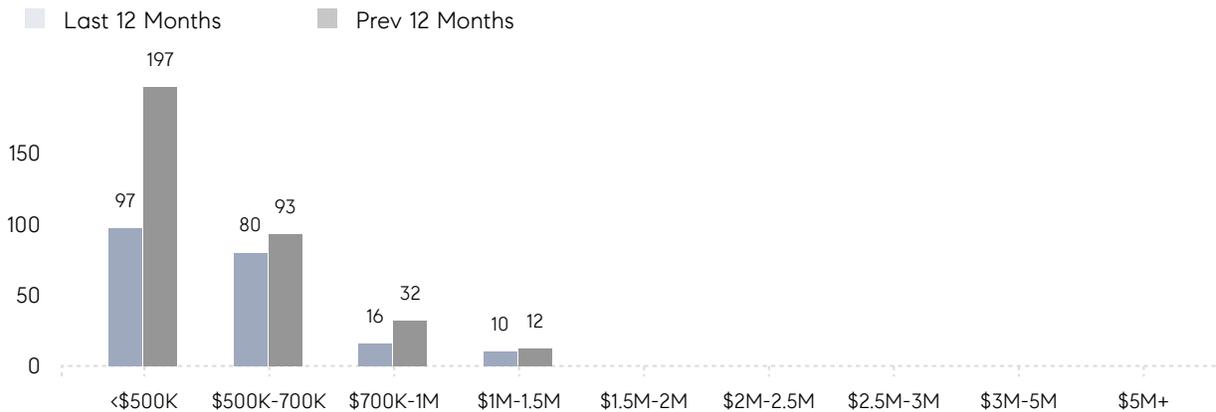
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Berkeley Heights

MAY 2023

UNDER CONTRACT

19
Total
Properties

\$727K
Average
Price

\$699K
Median
Price

-24%
Decrease From
May 2022

0%
Change From
May 2022

-
Change From
May 2022

UNITS SOLD

13
Total
Properties

\$741K
Average
Price

\$740K
Median
Price

0%
Change From
May 2022

-10%
Decrease From
May 2022

8%
Increase From
May 2022

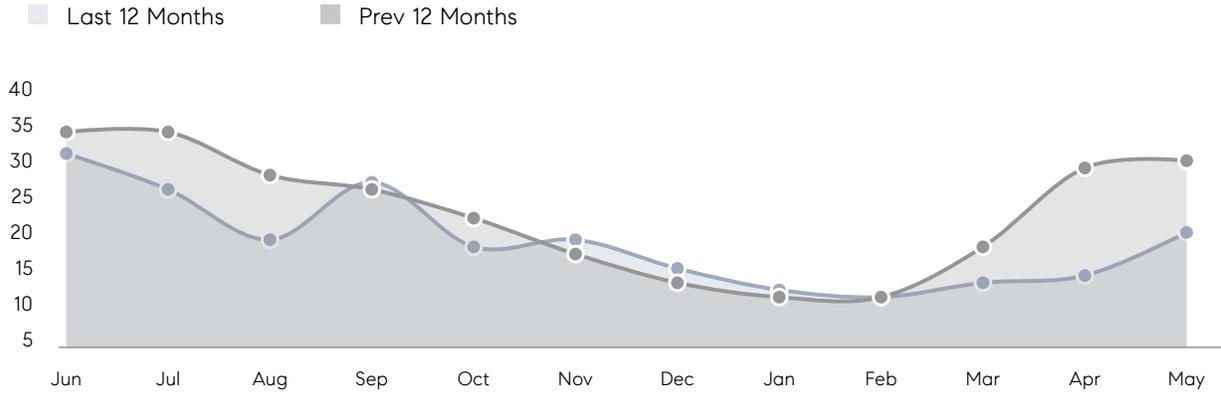
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	16	0%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$741,462	\$821,539	-9.7%
	# OF CONTRACTS	19	25	-24.0%
	NEW LISTINGS	29	33	-12%
Houses	AVERAGE DOM	16	17	-6%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$779,364	\$845,000	-8%
	# OF CONTRACTS	16	21	-24%
	NEW LISTINGS	22	28	-21%
Condo/Co-op/TH	AVERAGE DOM	12	6	100%
	% OF ASKING PRICE	110%	113%	
	AVERAGE SOLD PRICE	\$533,000	\$540,000	-1%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	7	5	40%

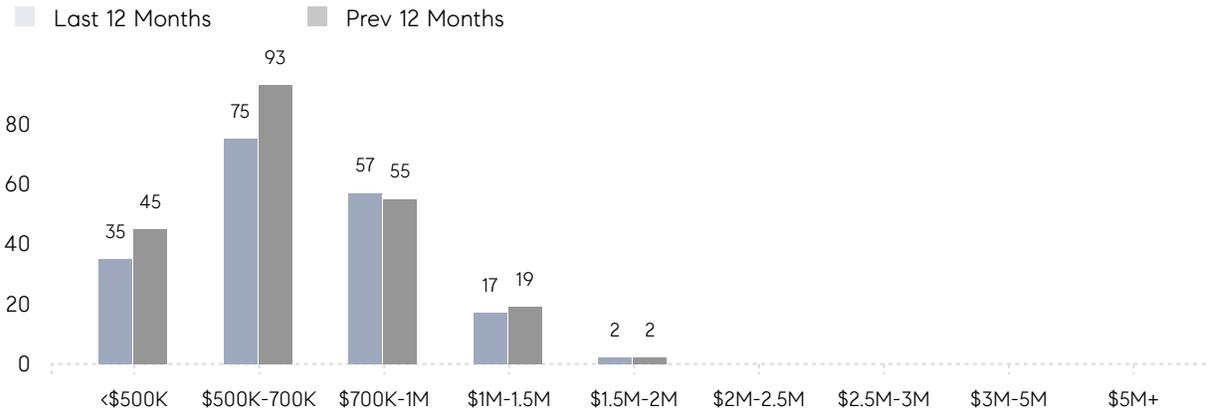
Berkeley Heights

MAY 2023

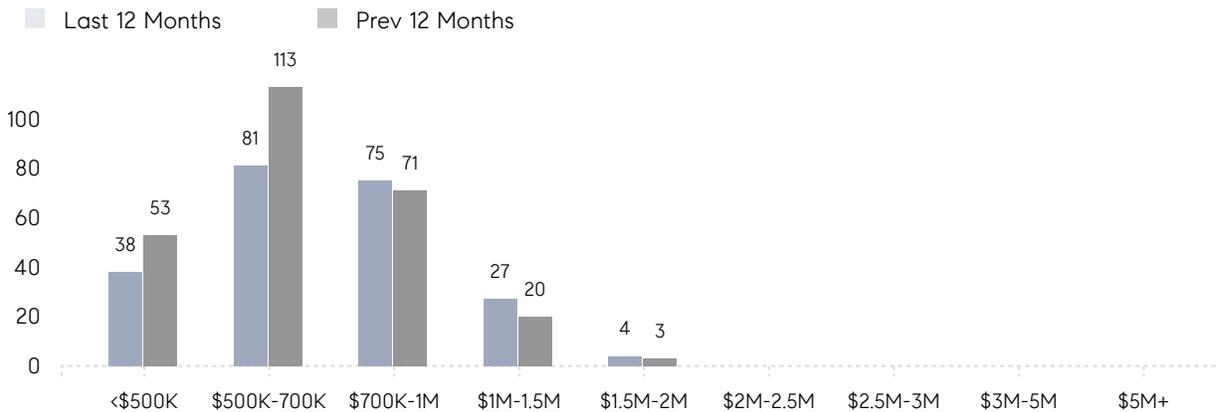
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bernardsville

MAY 2023

UNDER CONTRACT

11 **\$2.0M** **\$625K**
 Total Average Median
 Properties Price Price

57% **165%** **-25%**
 Increase From Increase From Decrease From
 May 2022 May 2022 May 2022

UNITS SOLD

7 **\$672K** **\$675K**
 Total Average Median
 Properties Price Price

-46% **-23%** **-2%**
 Decrease From Decrease From Decrease From
 May 2022 May 2022 May 2022

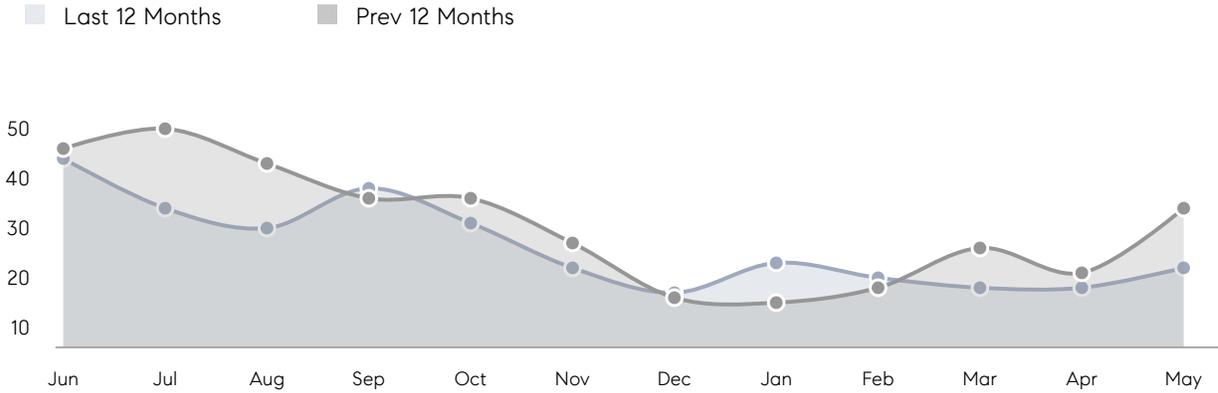
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	44	18	144%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$672,286	\$871,556	-22.9%
	# OF CONTRACTS	11	7	57.1%
	NEW LISTINGS	16	21	-24%
Houses	AVERAGE DOM	51	17	200%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$824,000	\$924,436	-11%
	# OF CONTRACTS	10	6	67%
	NEW LISTINGS	15	21	-29%
Condo/Co-op/TH	AVERAGE DOM	27	29	-7%
	% OF ASKING PRICE	102%	97%	
	AVERAGE SOLD PRICE	\$293,000	\$237,000	24%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	0	0%

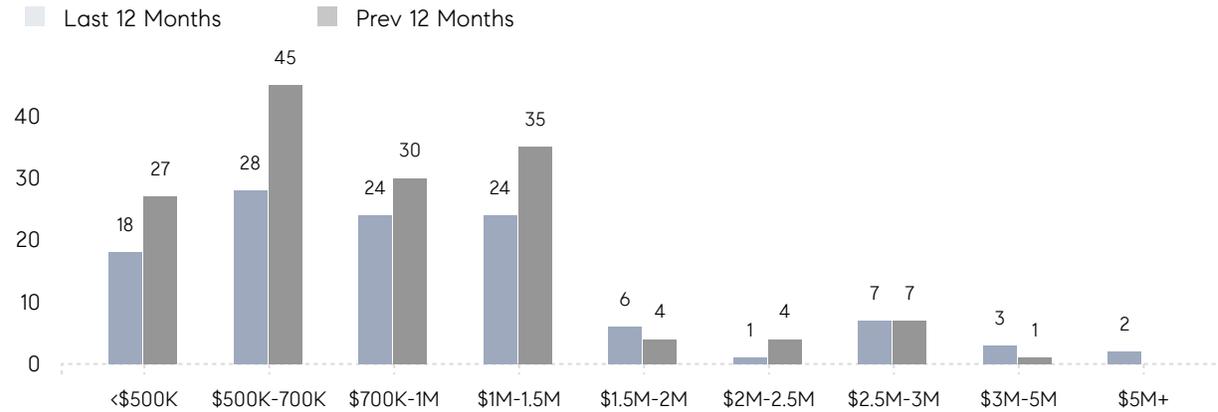
Bernardsville

MAY 2023

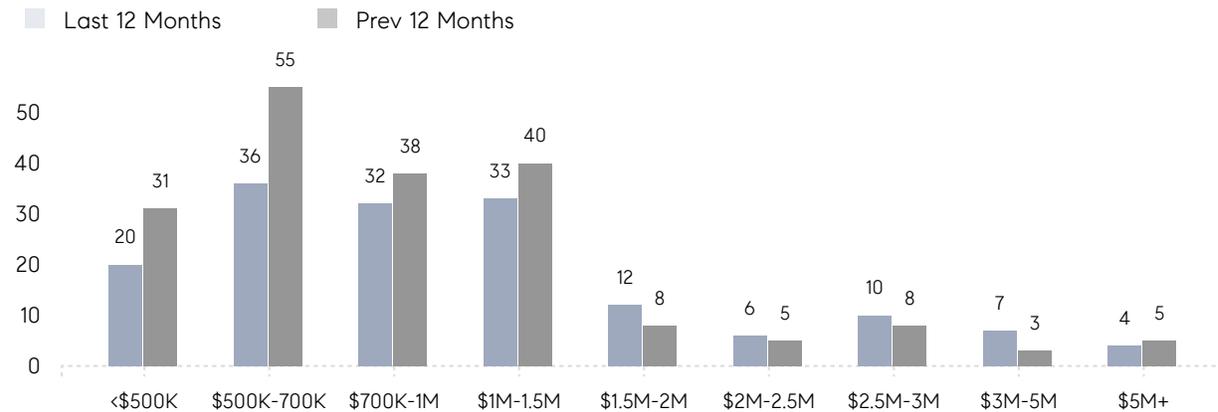
Monthly Inventory



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

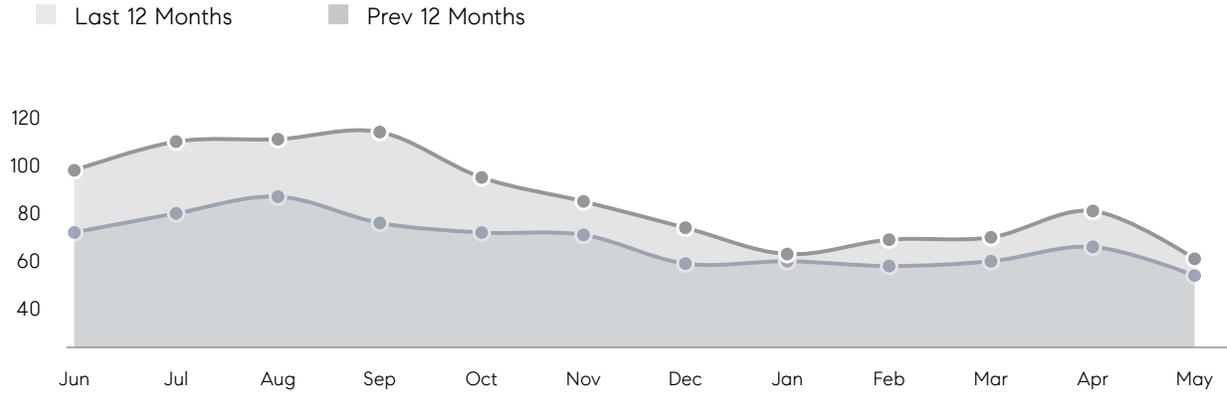
Property Statistics

		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



Bogota

MAY 2023

UNDER CONTRACT

3	\$508K	\$425K
Total Properties	Average Price	Median Price
0%	0%	-16%
Change From May 2022	Change From May 2022	Decrease From May 2022

UNITS SOLD

6	\$488K	\$490K
Total Properties	Average Price	Median Price
50%	-13%	-10%
Increase From May 2022	Decrease From May 2022	Decrease From May 2022

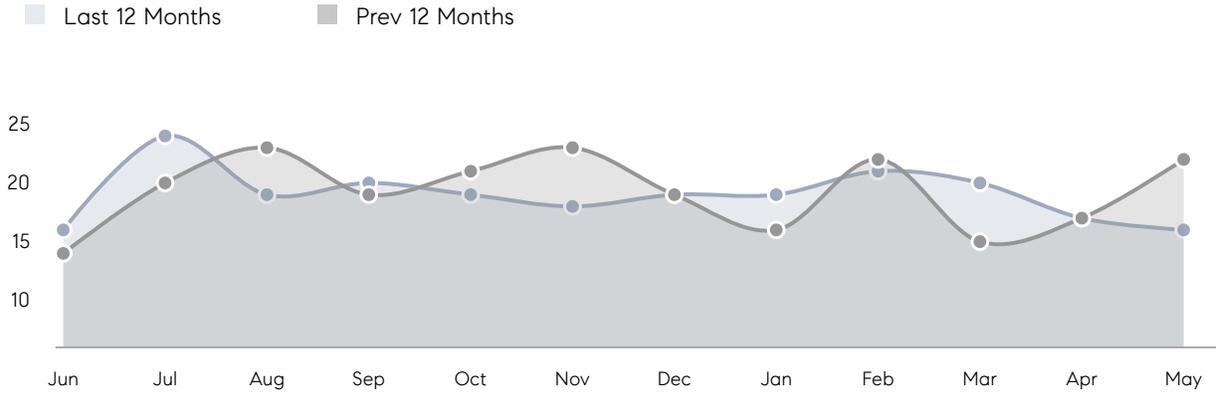
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	62	38	63%
	% OF ASKING PRICE	110%	104%	
	AVERAGE SOLD PRICE	\$488,333	\$564,000	-13.4%
	# OF CONTRACTS	3	3	0.0%
	NEW LISTINGS	3	7	-57%
Houses	AVERAGE DOM	62	38	63%
	% OF ASKING PRICE	110%	104%	
	AVERAGE SOLD PRICE	\$488,333	\$564,000	-13%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Bogota

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Boonton

MAY 2023

UNDER CONTRACT

11
Total
Properties

\$555K
Average
Price

\$589K
Median
Price

-15%
Decrease From
May 2022

4%
Increase From
May 2022

20%
Increase From
May 2022

UNITS SOLD

2
Total
Properties

\$650K
Average
Price

\$650K
Median
Price

-67%
Decrease From
May 2022

13%
Increase From
May 2022

20%
Increase From
May 2022

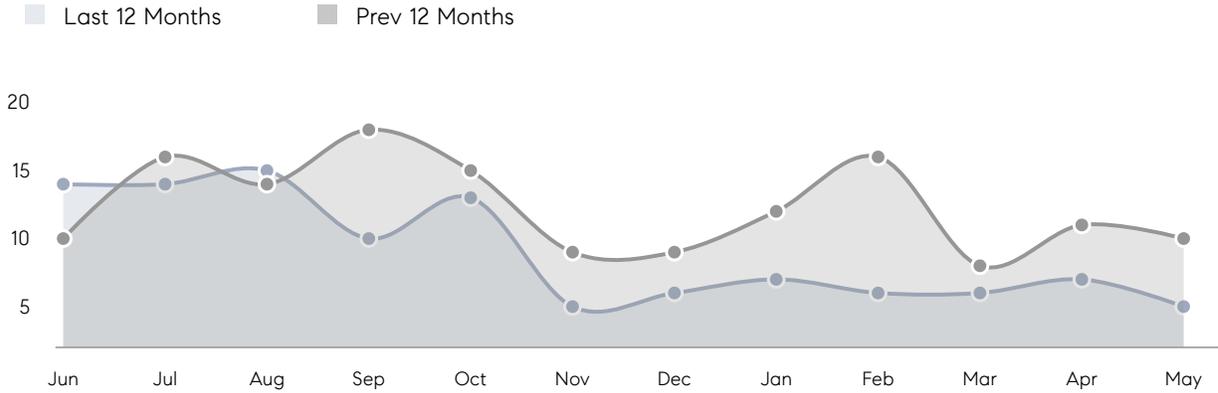
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	12	30	-60%
	% OF ASKING PRICE	109%	106%	
	AVERAGE SOLD PRICE	\$650,500	\$573,583	13.4%
	# OF CONTRACTS	11	13	-15.4%
	NEW LISTINGS	10	13	-23%
Houses	AVERAGE DOM	12	30	-60%
	% OF ASKING PRICE	109%	106%	
	AVERAGE SOLD PRICE	\$650,500	\$573,583	13%
	# OF CONTRACTS	10	13	-23%
	NEW LISTINGS	9	12	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

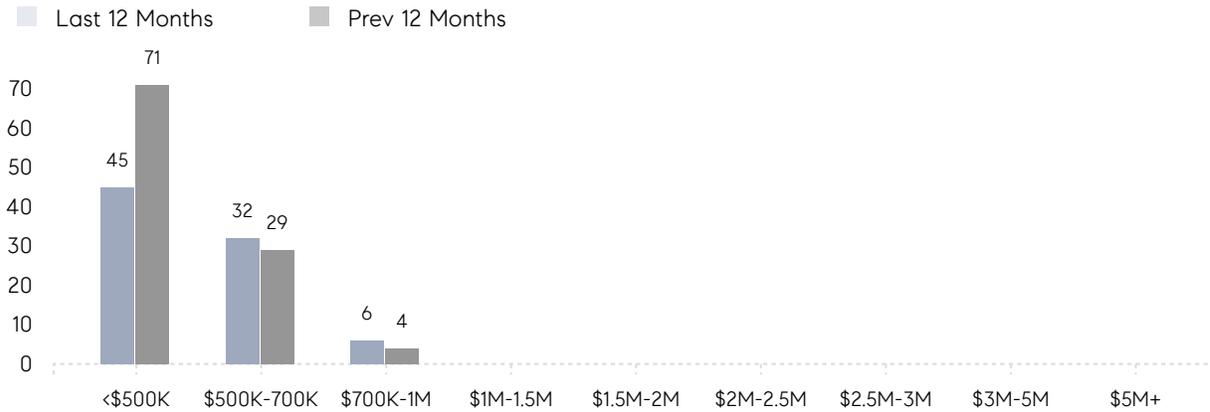
Boonton

MAY 2023

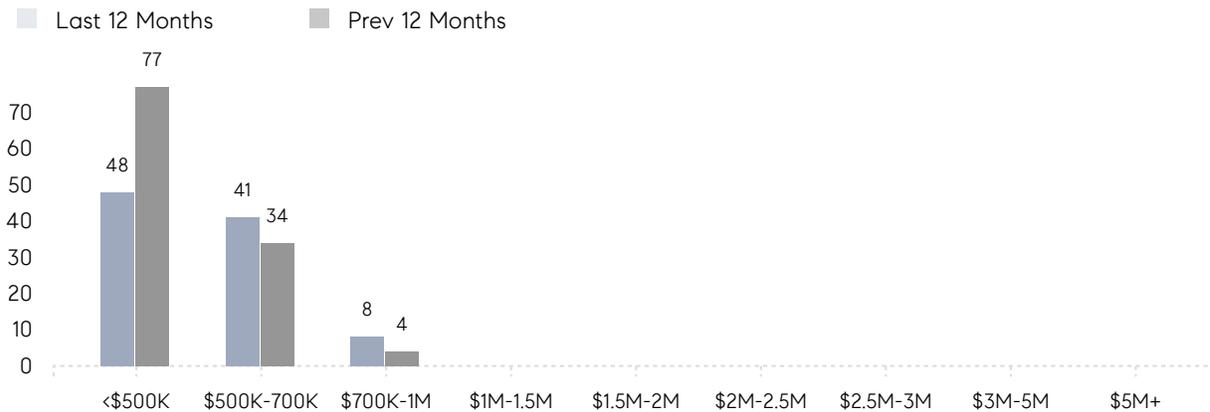
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Boonton Township

MAY 2023

UNDER CONTRACT

4	\$629K	\$597K
Total Properties	Average Price	Median Price
-50%	-17%	10%
Decrease From May 2022	Decrease From May 2022	Increase From May 2022

UNITS SOLD

8	\$783K	\$690K
Total Properties	Average Price	Median Price
167%	29%	2%
Increase From May 2022	Increase From May 2022	Increase From May 2022

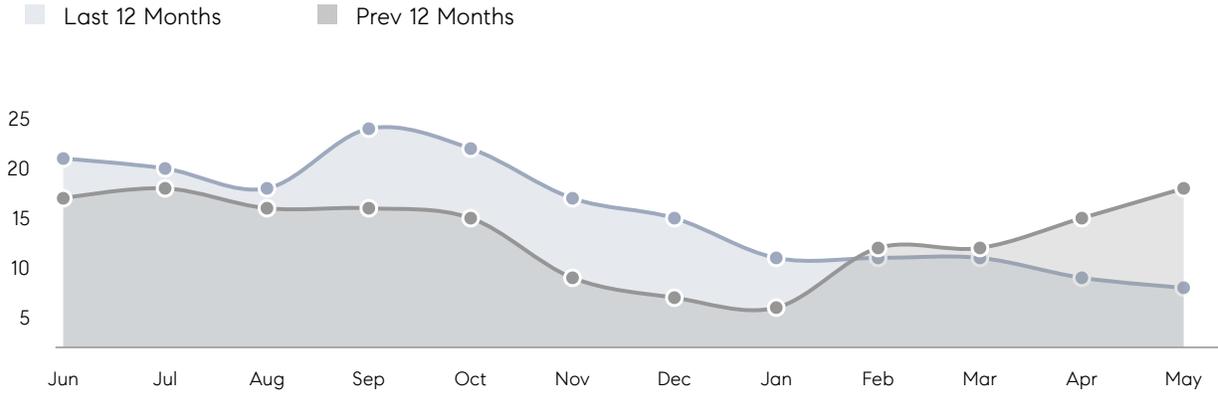
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	43	18	139%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$783,125	\$609,333	28.5%
	# OF CONTRACTS	4	8	-50.0%
	NEW LISTINGS	4	14	-71%
Houses	AVERAGE DOM	48	18	167%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$801,429	\$609,333	32%
	# OF CONTRACTS	3	8	-62%
	NEW LISTINGS	3	13	-77%
Condo/Co-op/TH	AVERAGE DOM	8	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$655,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

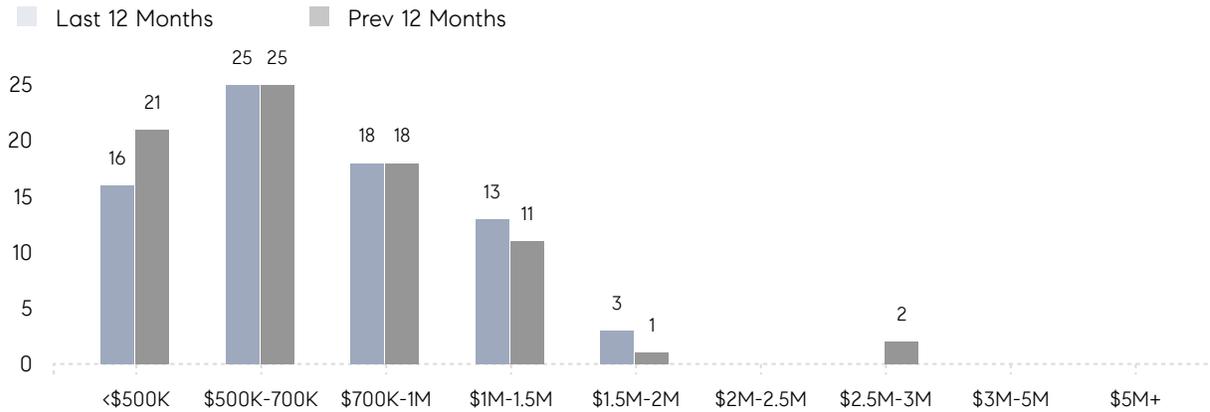
Boonton Township

MAY 2023

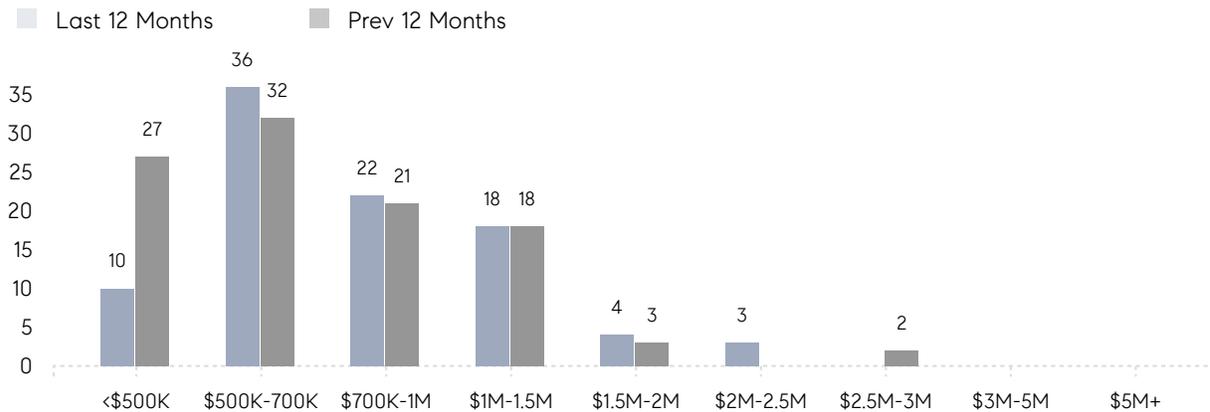
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Branchburg

MAY 2023

UNDER CONTRACT

23
Total
Properties

\$585K
Average
Price

\$619K
Median
Price

28%
Increase From
May 2022

13%
Increase From
May 2022

19%
Increase From
May 2022

UNITS SOLD

7
Total
Properties

\$622K
Average
Price

\$640K
Median
Price

-74%
Decrease From
May 2022

20%
Increase From
May 2022

32%
Increase From
May 2022

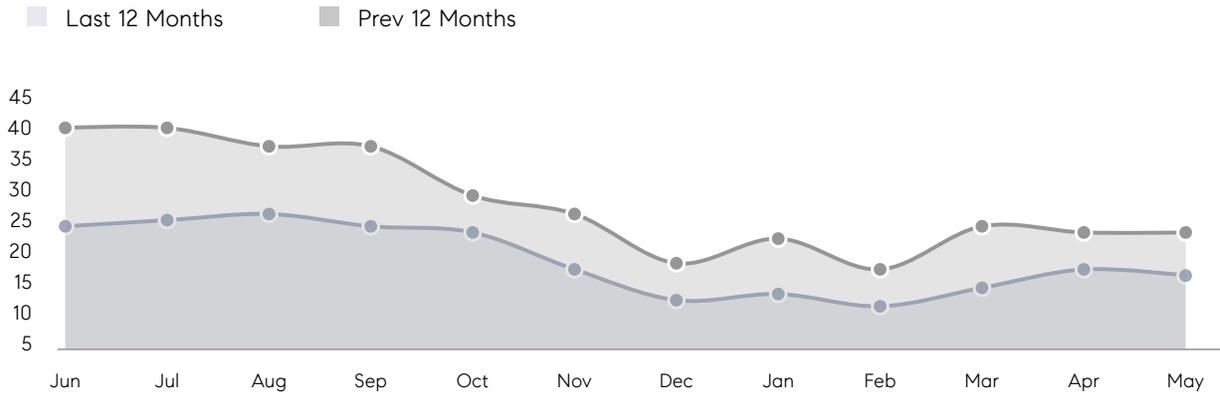
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	10	15	-33%
	% OF ASKING PRICE	107%	109%	
	AVERAGE SOLD PRICE	\$622,286	\$517,056	20.4%
	# OF CONTRACTS	23	18	27.8%
	NEW LISTINGS	23	18	28%
Houses	AVERAGE DOM	11	15	-27%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$690,200	\$633,456	9%
	# OF CONTRACTS	17	11	55%
	NEW LISTINGS	19	14	36%
Condo/Co-op/TH	AVERAGE DOM	7	14	-50%
	% OF ASKING PRICE	115%	110%	
	AVERAGE SOLD PRICE	\$452,500	\$408,970	11%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	4	4	0%

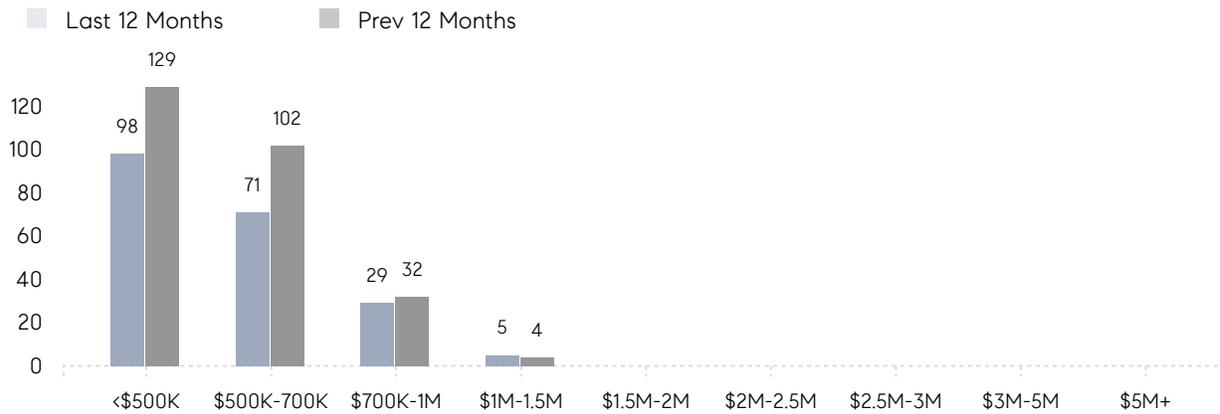
Branchburg

MAY 2023

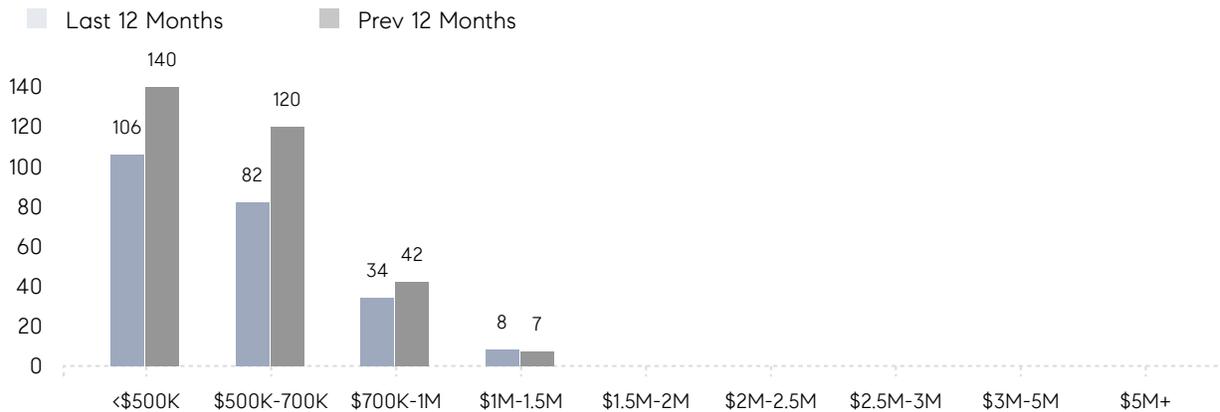
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bridgewater

MAY 2023

UNDER CONTRACT

41
Total
Properties

\$611K
Average
Price

\$550K
Median
Price

-32%
Decrease From
May 2022

1%
Increase From
May 2022

1%
Change From
May 2022

UNITS SOLD

30
Total
Properties

\$634K
Average
Price

\$595K
Median
Price

-23%
Decrease From
May 2022

-6%
Decrease From
May 2022

-8%
Decrease From
May 2022

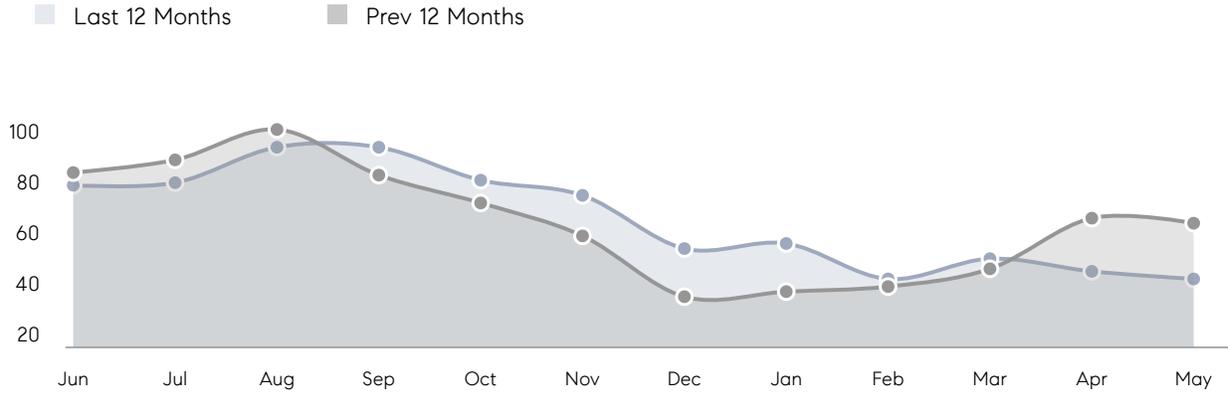
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	22	16	38%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$634,043	\$672,416	-5.7%
	# OF CONTRACTS	41	60	-31.7%
	NEW LISTINGS	48	72	-33%
Houses	AVERAGE DOM	25	16	56%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$745,634	\$730,522	2%
	# OF CONTRACTS	29	46	-37%
	NEW LISTINGS	31	54	-43%
Condo/Co-op/TH	AVERAGE DOM	14	22	-36%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$410,862	\$352,833	16%
	# OF CONTRACTS	12	14	-14%
	NEW LISTINGS	17	18	-6%

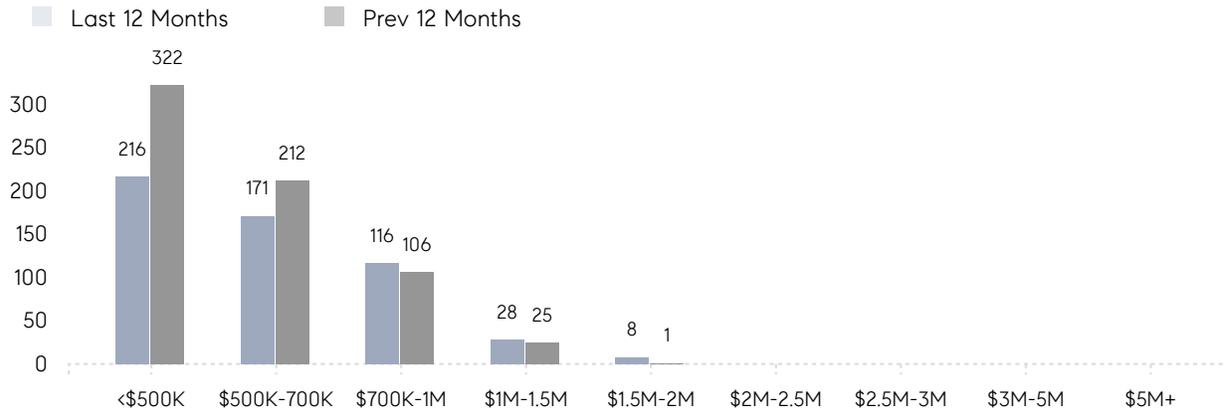
Bridgewater

MAY 2023

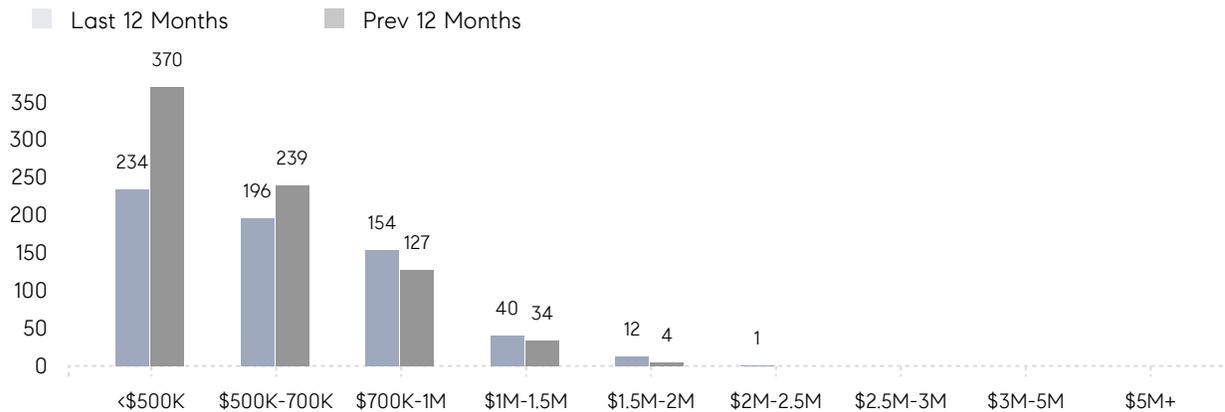
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Byram

MAY 2023

UNDER CONTRACT

1 **\$450K** **\$450K**
 Total Average Median
 Properties Price Price

-91% **3%** **5%**
 Decrease From Increase From Increase From
 May 2022 May 2022 May 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 May 2022 May 2022 May 2022

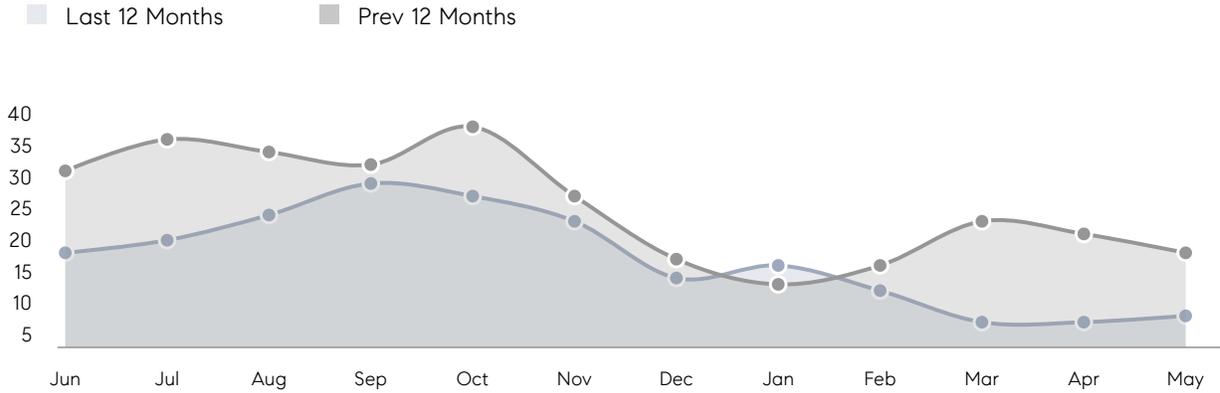
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	34	-
	% OF ASKING PRICE	-	109%	
	AVERAGE SOLD PRICE	-	\$476,300	-
	# OF CONTRACTS	1	11	-90.9%
	NEW LISTINGS	2	10	-80%
Houses	AVERAGE DOM	-	34	-
	% OF ASKING PRICE	-	109%	
	AVERAGE SOLD PRICE	-	\$476,300	-
	# OF CONTRACTS	1	11	-91%
	NEW LISTINGS	2	10	-80%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

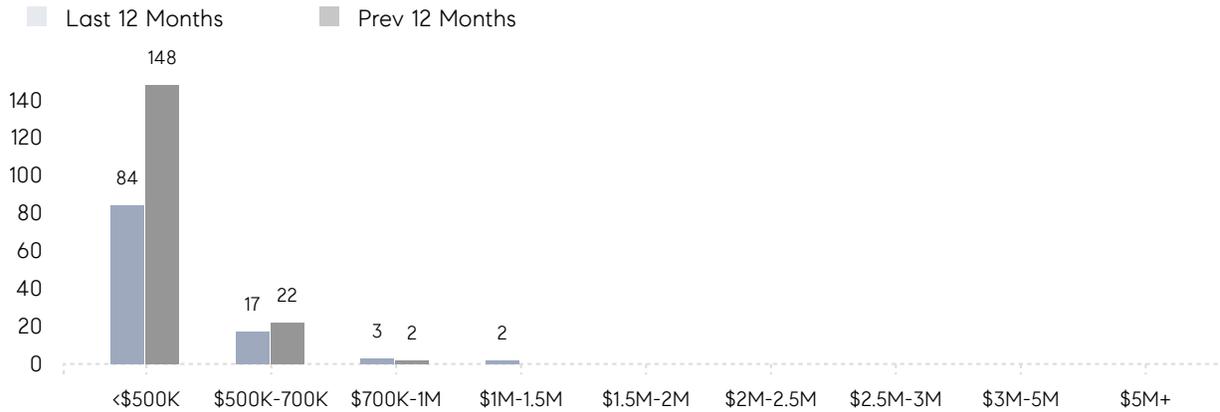
Byram

MAY 2023

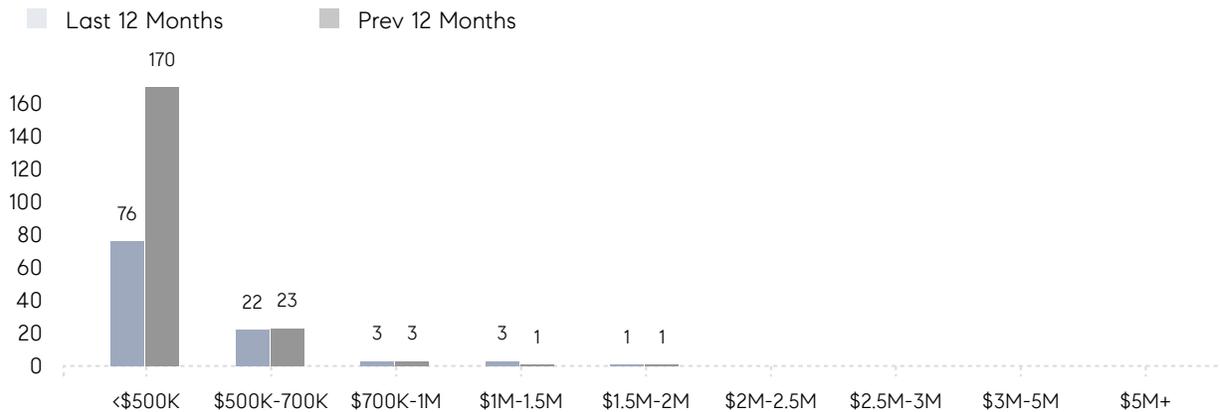
Monthly Inventory



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

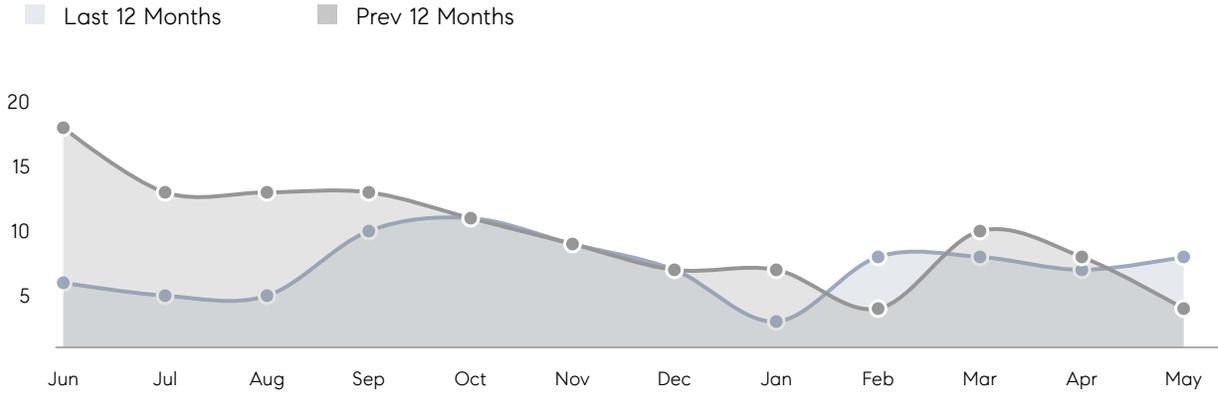
Property Statistics

		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%

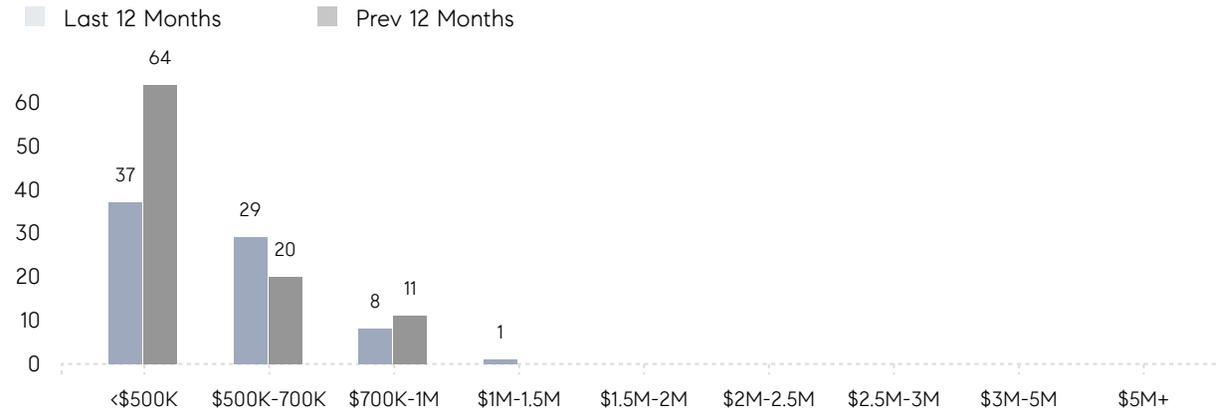
Caldwell

MAY 2023

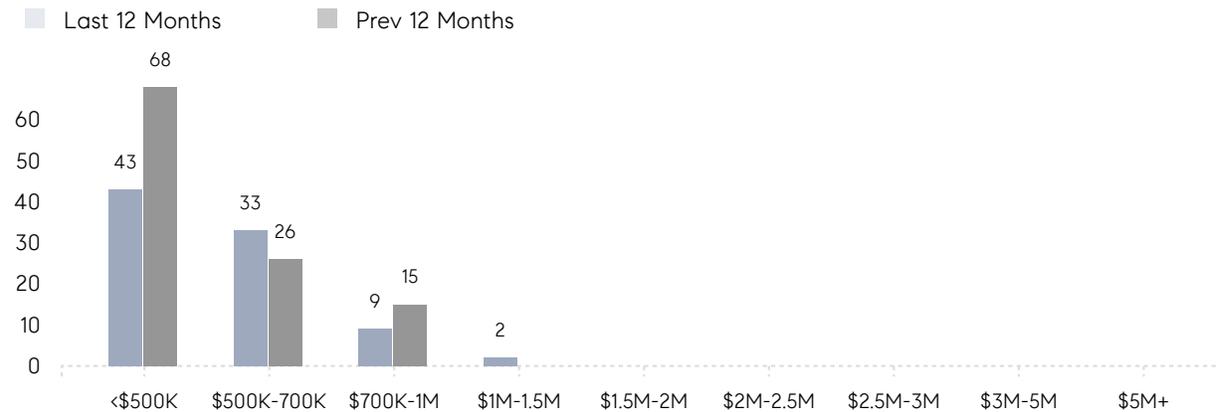
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Carlstadt

MAY 2023

UNDER CONTRACT

4
Total
Properties

\$566K
Average
Price

\$599K
Median
Price

33%
Increase From
May 2022

-17%
Decrease From
May 2022

-20%
Decrease From
May 2022

UNITS SOLD

3
Total
Properties

\$521K
Average
Price

\$483K
Median
Price

0%
Change From
May 2022

-
Change From
May 2022

-
Change From
May 2022

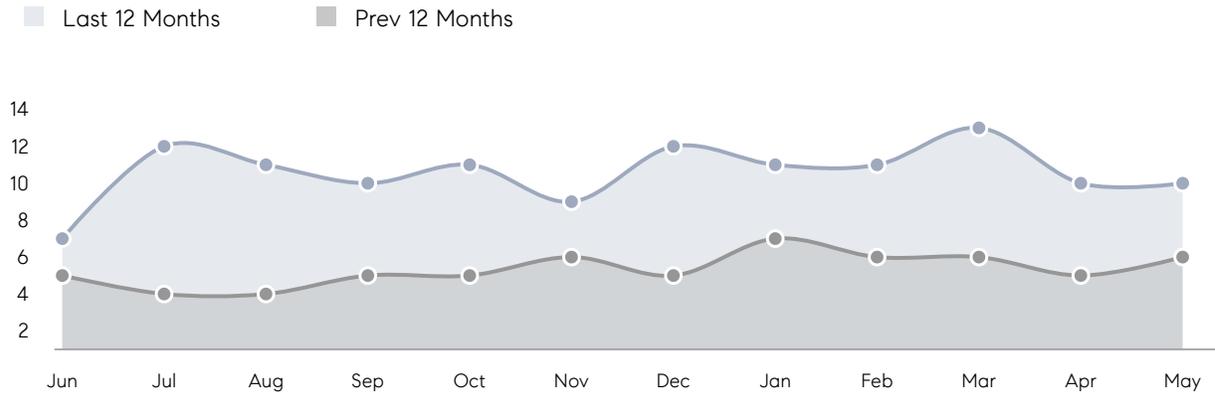
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	90	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$521,000	-	-
	# OF CONTRACTS	4	3	33.3%
	NEW LISTINGS	4	5	-20%
Houses	AVERAGE DOM	90	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$521,000	-	-
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	4	4	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

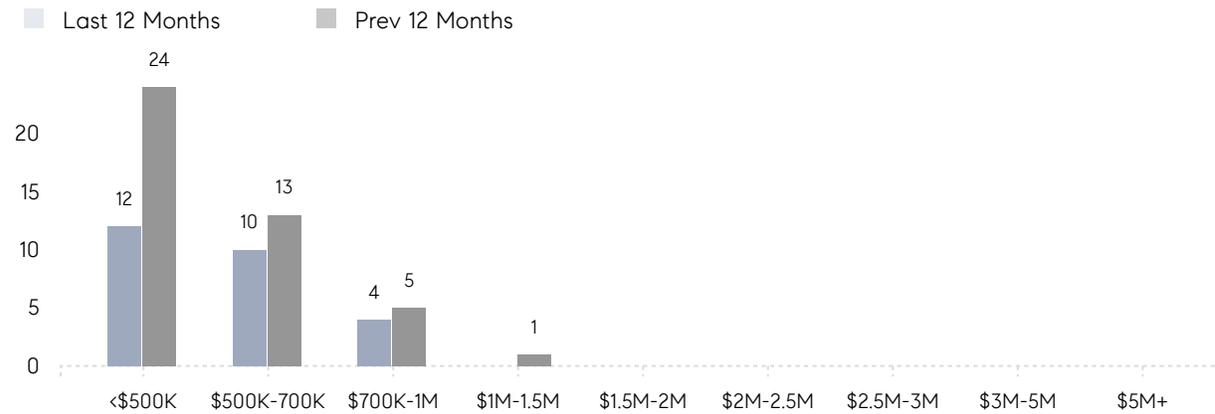
Carlstadt

MAY 2023

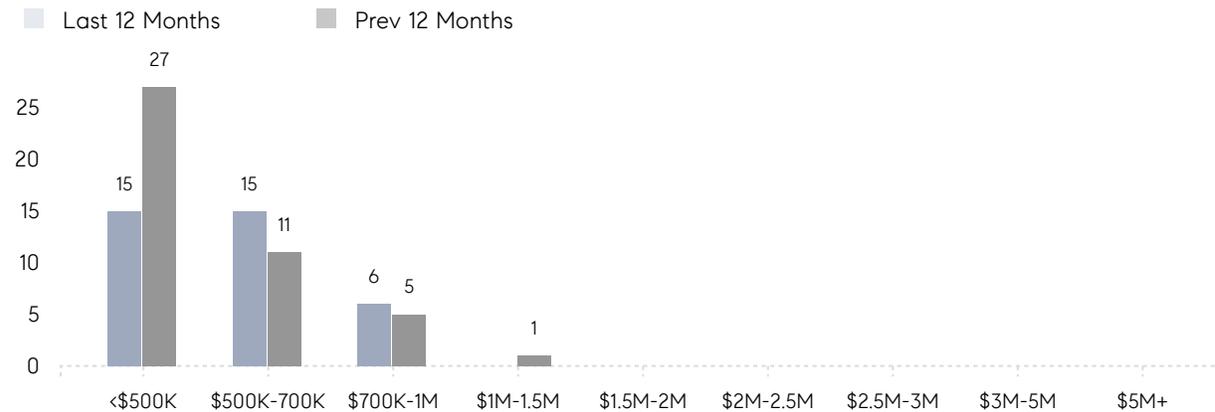
Monthly Inventory



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

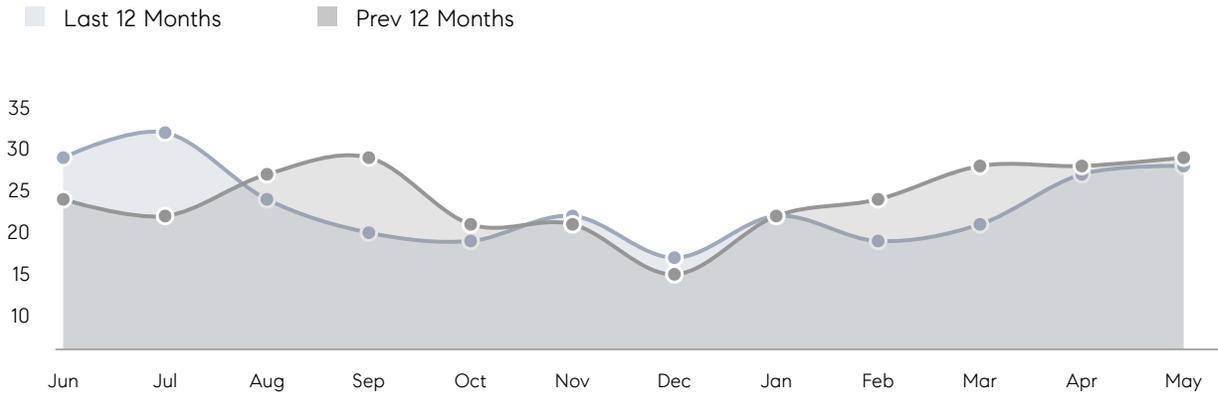
Property Statistics

		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%

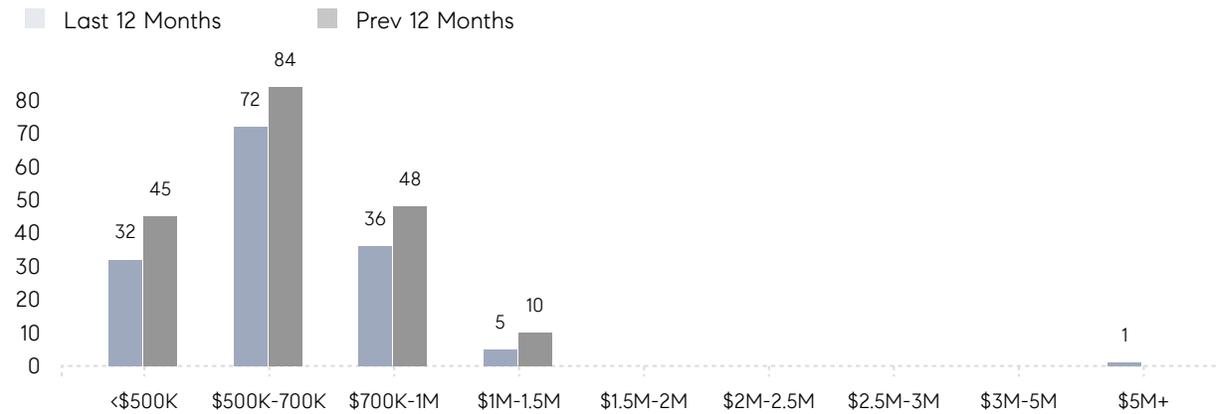
Cedar Grove

MAY 2023

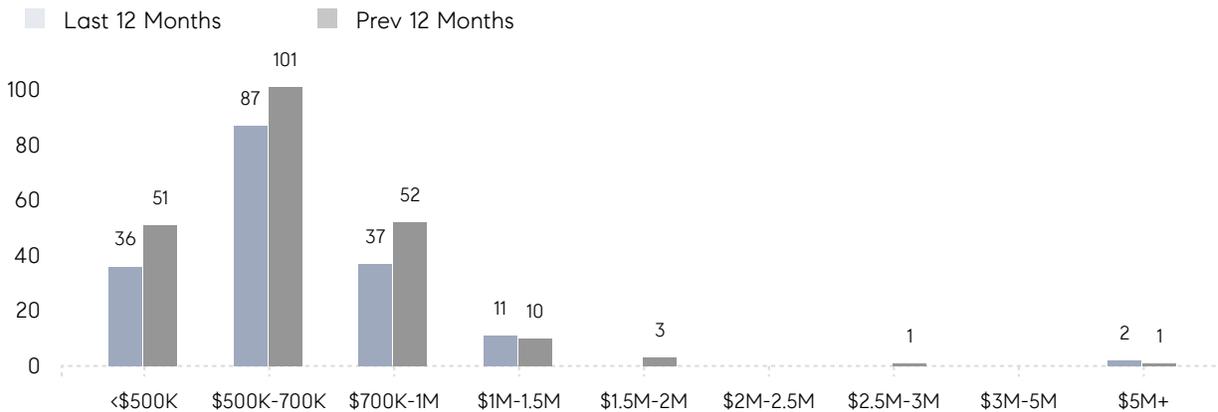
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cedar Knolls

MAY 2023

UNDER CONTRACT

4 **\$434K** **\$404K**
 Total Average Median
 Properties Price Price

-50% **-28%** **-31%**
 Decrease From Decrease From Decrease From
 May 2022 May 2022 May 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 May 2022 May 2022 May 2022

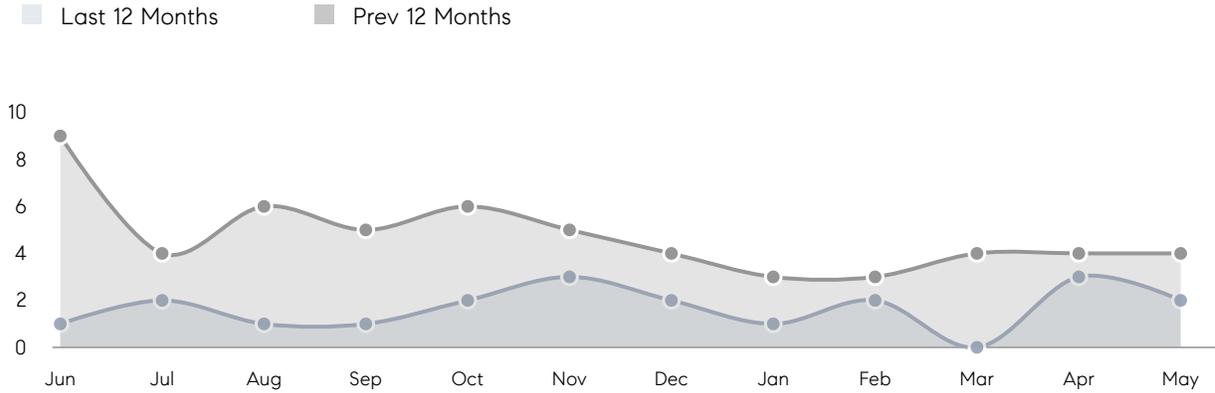
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	17	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$724,571	-
	# OF CONTRACTS	4	8	-50.0%
	NEW LISTINGS	3	9	-67%
Houses	AVERAGE DOM	-	15	-
	% OF ASKING PRICE	-	106%	
	AVERAGE SOLD PRICE	-	\$779,833	-
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	-	29	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$393,000	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	3	-67%

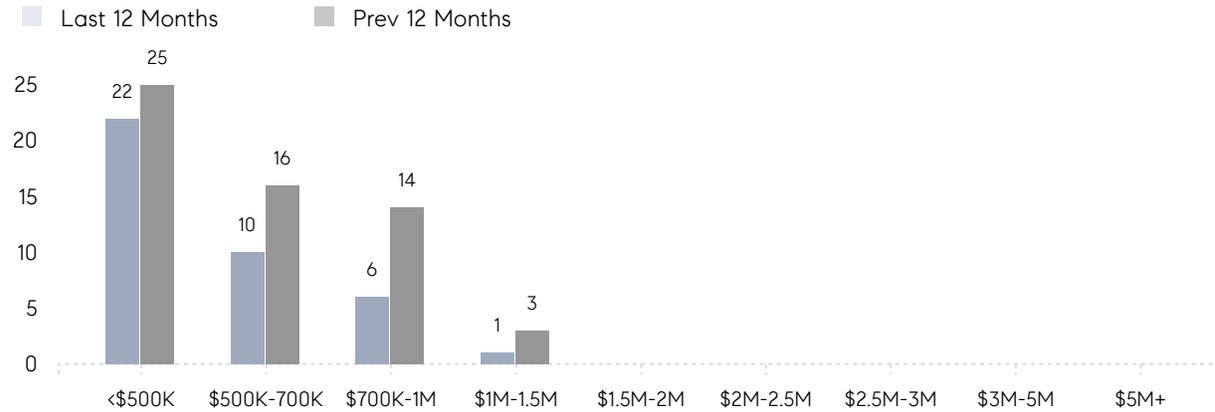
Cedar Knolls

MAY 2023

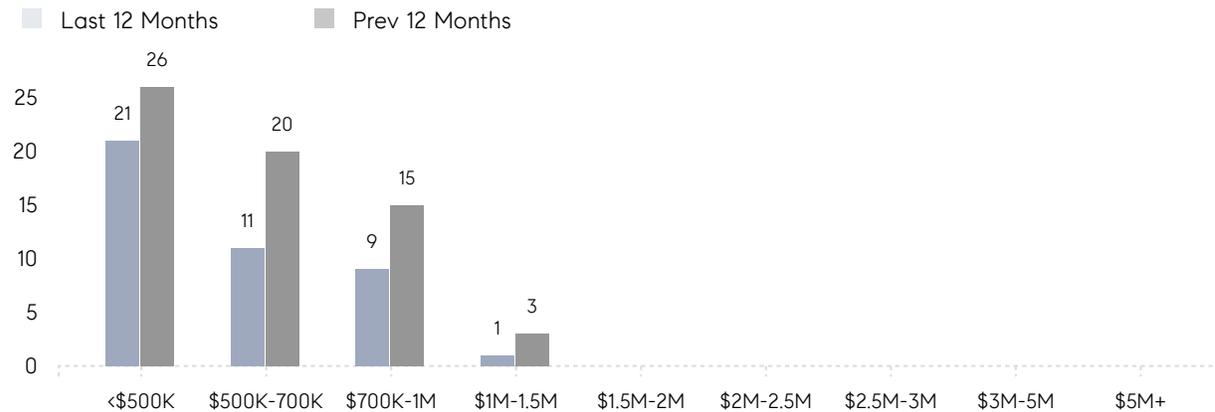
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Chatham Borough

MAY 2023

UNDER CONTRACT

10	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-23%	16%	34%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

6	\$1.3M	\$907K
Total Properties	Average Price	Median Price
-54%	8%	-19%
Decrease From May 2022	Increase From May 2022	Decrease From May 2022

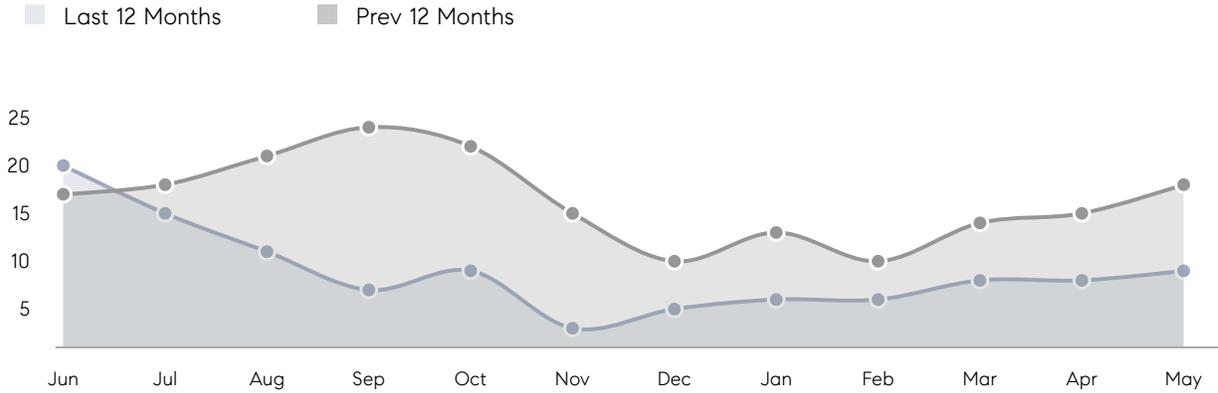
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	40	36	11%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$1,364,442	\$1,269,181	7.5%
	# OF CONTRACTS	10	13	-23.1%
	NEW LISTINGS	15	18	-17%
Houses	AVERAGE DOM	40	36	11%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$1,364,442	\$1,269,181	8%
	# OF CONTRACTS	8	13	-38%
	NEW LISTINGS	14	18	-22%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	1	0	0%

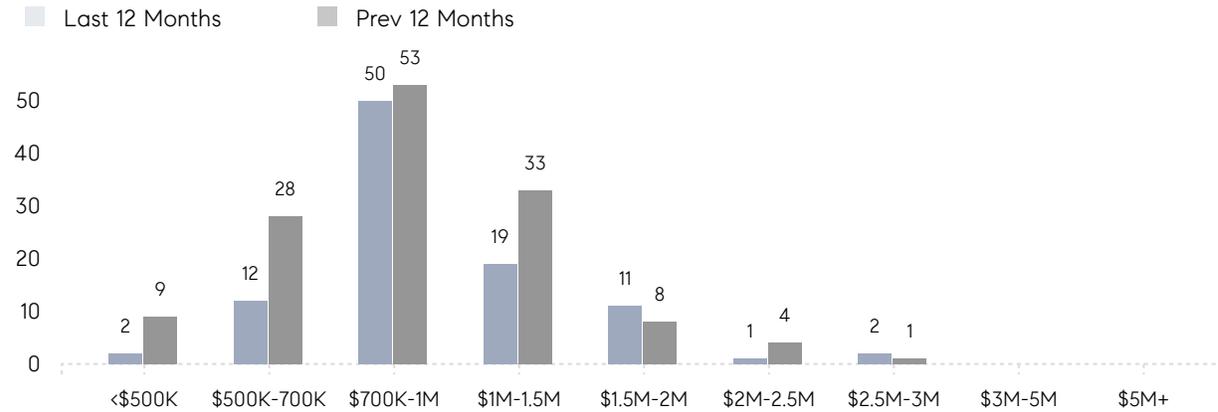
Chatham Borough

MAY 2023

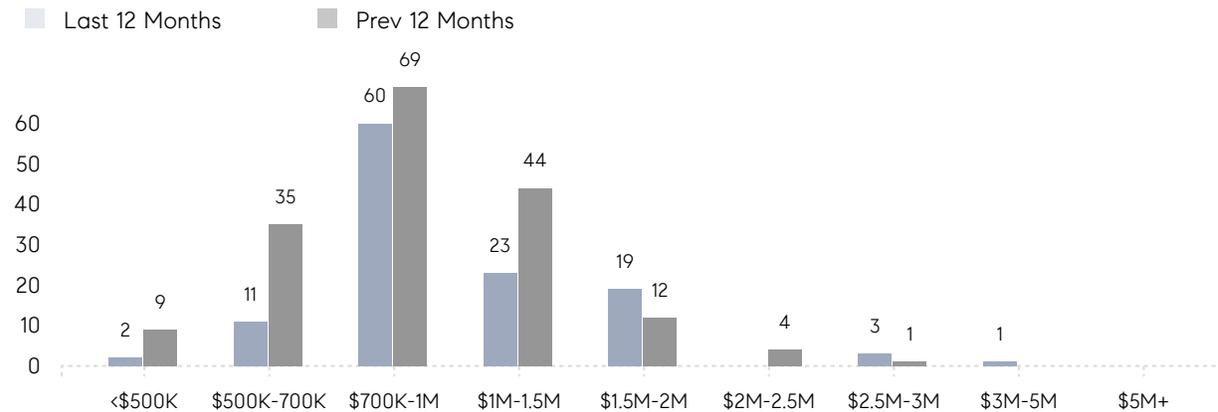
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Chatham Township

MAY 2023

UNDER CONTRACT

25
Total
Properties

\$1.2M
Average
Price

\$1.0M
Median
Price

25%
Increase From
May 2022

-1%
Change From
May 2022

-19%
Decrease From
May 2022

UNITS SOLD

12
Total
Properties

\$1.6M
Average
Price

\$1.5M
Median
Price

-14%
Decrease From
May 2022

3%
Increase From
May 2022

0%
Change From
May 2022

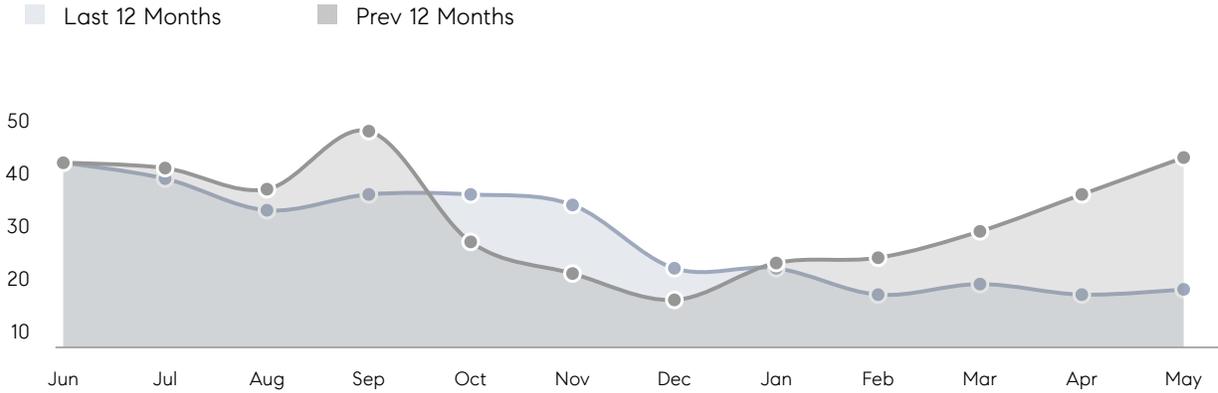
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	34	24	42%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$1,614,038	\$1,566,136	3.1%
	# OF CONTRACTS	25	20	25.0%
	NEW LISTINGS	27	31	-13%
Houses	AVERAGE DOM	42	23	83%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$2,023,913	\$1,787,167	13%
	# OF CONTRACTS	18	14	29%
	NEW LISTINGS	22	20	10%
Condo/Co-op/TH	AVERAGE DOM	17	27	-37%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$794,290	\$239,950	231%
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	5	11	-55%

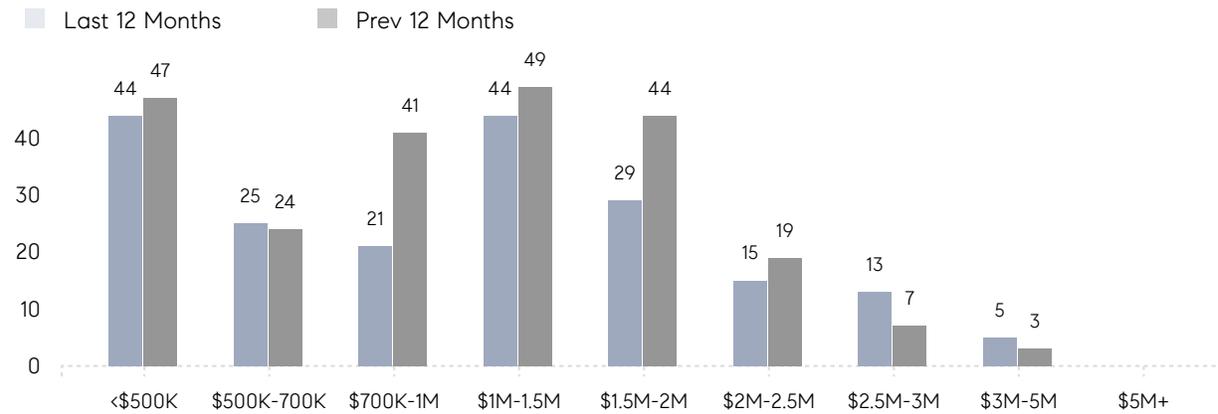
Chatham Township

MAY 2023

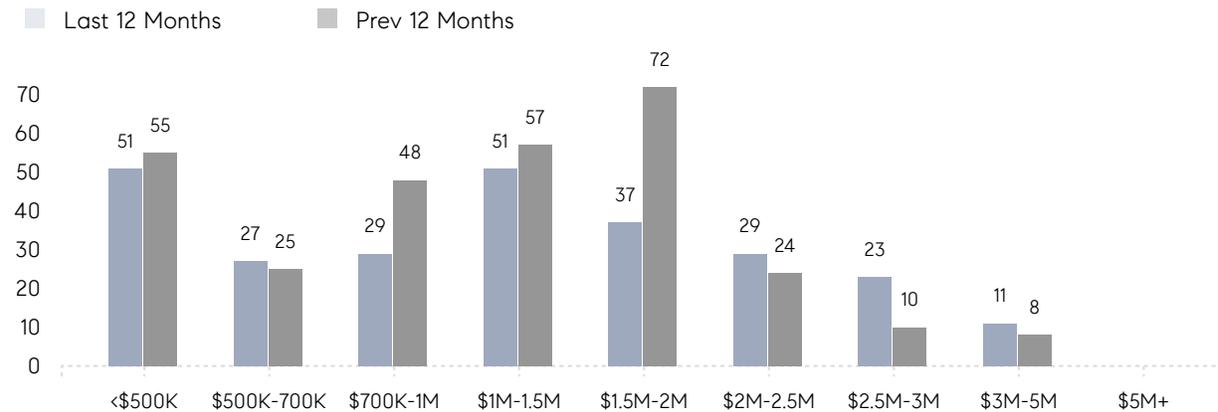
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Chester Borough

MAY 2023

UNDER CONTRACT

2
Total
Properties

\$804K
Average
Price

\$804K
Median
Price

-50%
Decrease From
May 2022

-10%
Decrease From
May 2022

-15%
Decrease From
May 2022

UNITS SOLD

3
Total
Properties

\$835K
Average
Price

\$820K
Median
Price

-25%
Decrease From
May 2022

21%
Increase From
May 2022

32%
Increase From
May 2022

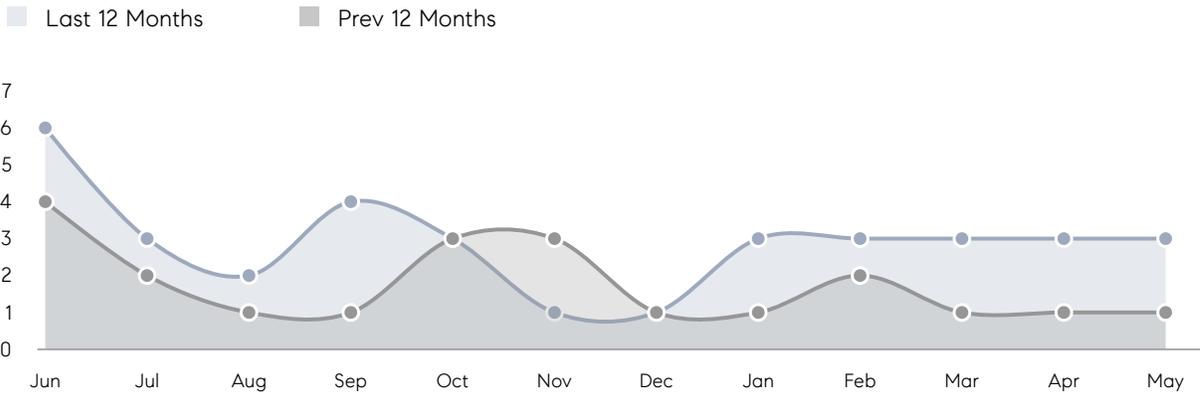
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	14	13	8%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$835,000	\$688,250	21.3%
	# OF CONTRACTS	2	4	-50.0%
	NEW LISTINGS	2	4	-50%
Houses	AVERAGE DOM	14	13	8%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$835,000	\$688,250	21%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

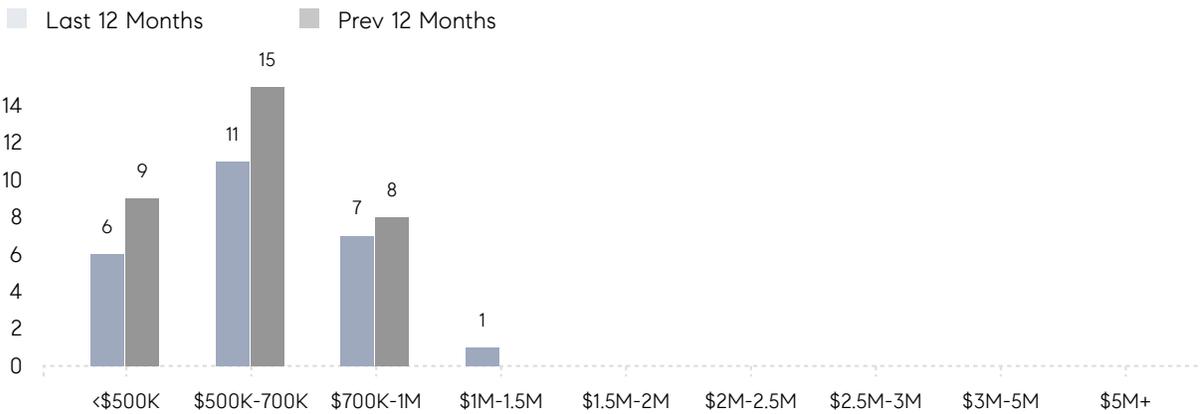
Chester Borough

MAY 2023

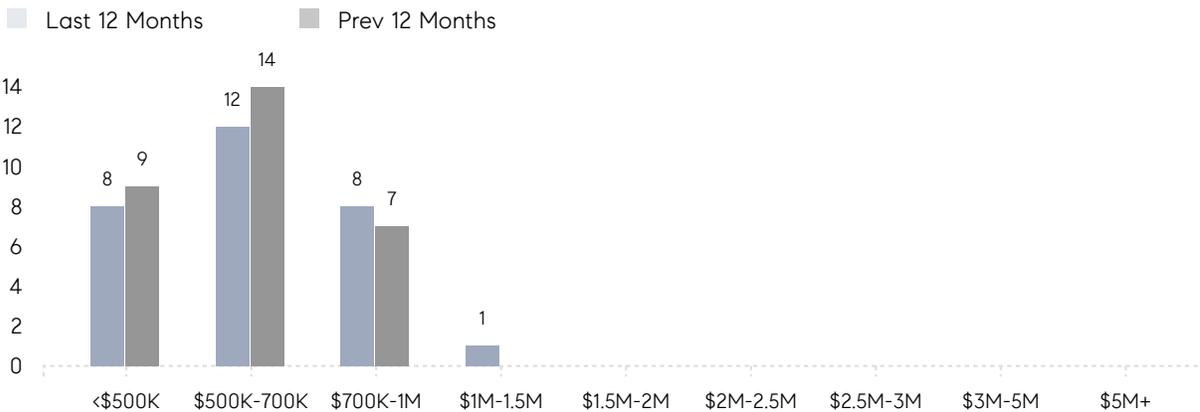
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Chester Township

MAY 2023

UNDER CONTRACT

10	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-44%	43%	65%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

4	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
-43%	15%	15%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

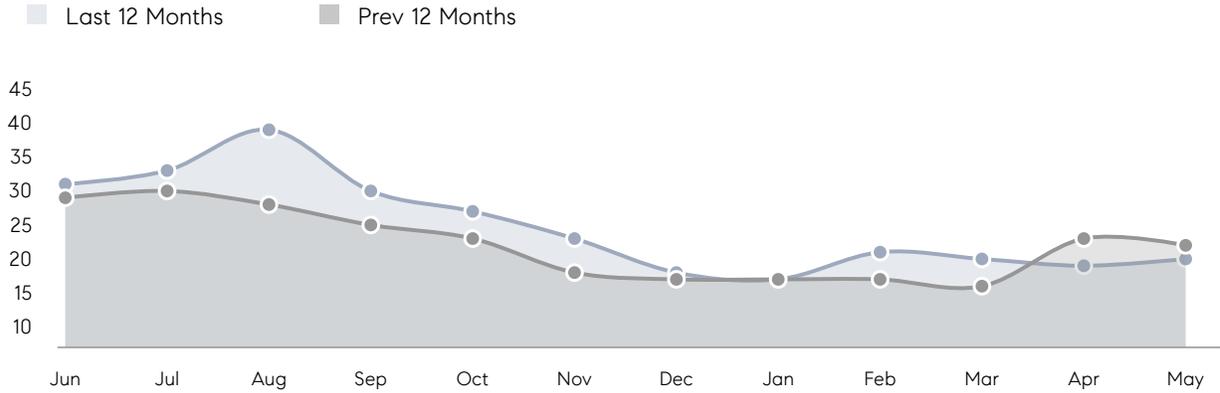
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	87	16	444%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,100,250	\$953,714	15.4%
	# OF CONTRACTS	10	18	-44.4%
	NEW LISTINGS	13	16	-19%
Houses	AVERAGE DOM	87	16	444%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,100,250	\$953,714	15%
	# OF CONTRACTS	10	18	-44%
	NEW LISTINGS	13	16	-19%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

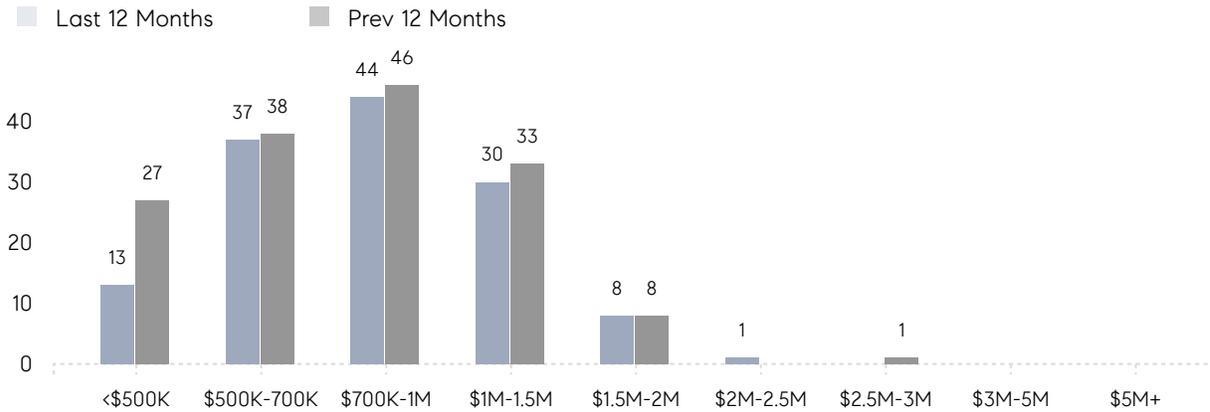
Chester Township

MAY 2023

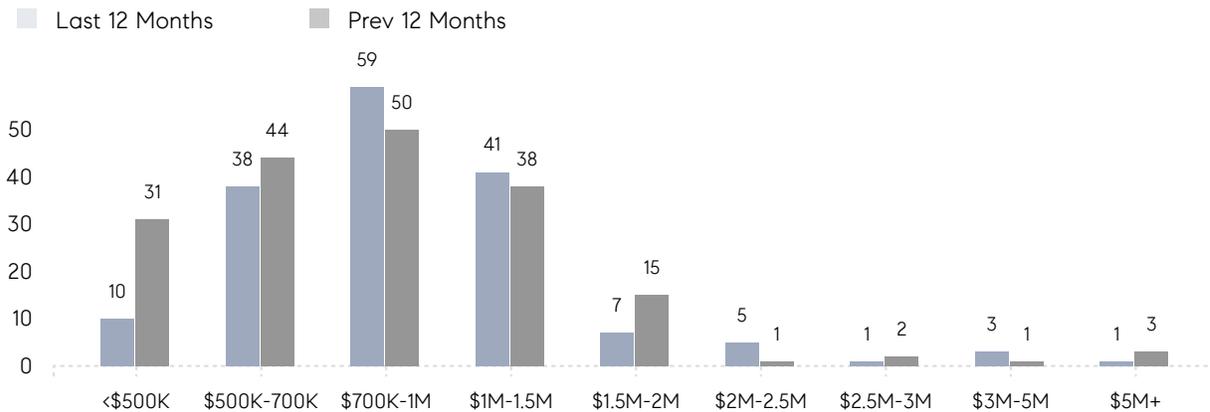
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Clark

MAY 2023

UNDER CONTRACT

10	\$573K	\$549K
Total Properties	Average Price	Median Price
-17%	-8%	-18%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

12	\$586K	\$599K
Total Properties	Average Price	Median Price
0%	9%	22%
Change From May 2022	Increase From May 2022	Increase From May 2022

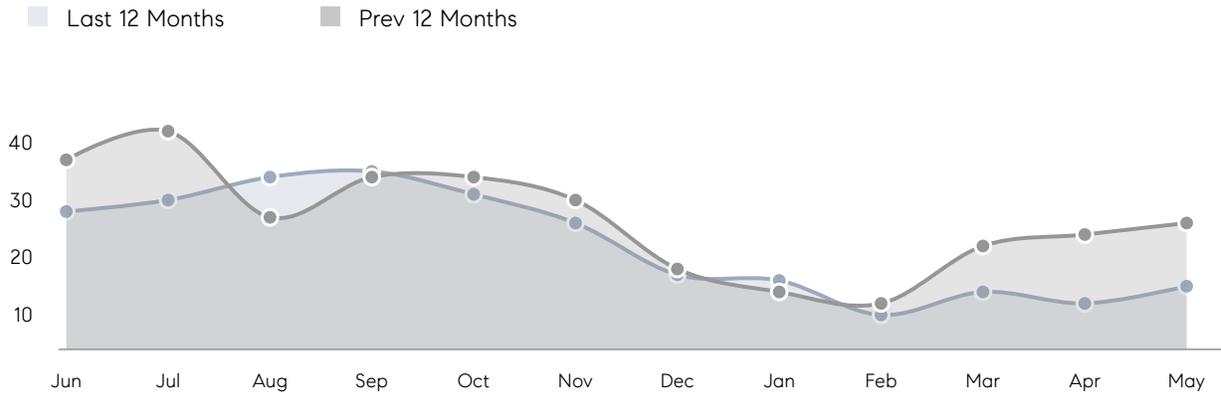
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	40	21	90%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$586,000	\$537,550	9.0%
	# OF CONTRACTS	10	12	-16.7%
	NEW LISTINGS	14	17	-18%
Houses	AVERAGE DOM	50	10	400%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$634,333	\$596,110	6%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	13	16	-19%
Condo/Co-op/TH	AVERAGE DOM	10	72	-86%
	% OF ASKING PRICE	108%	98%	
	AVERAGE SOLD PRICE	\$441,000	\$244,750	80%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	1	0%

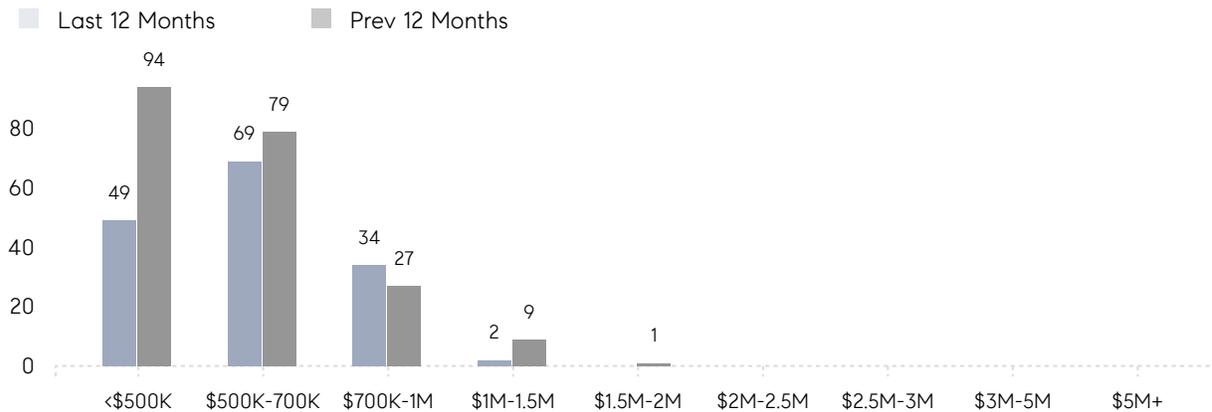
Clark

MAY 2023

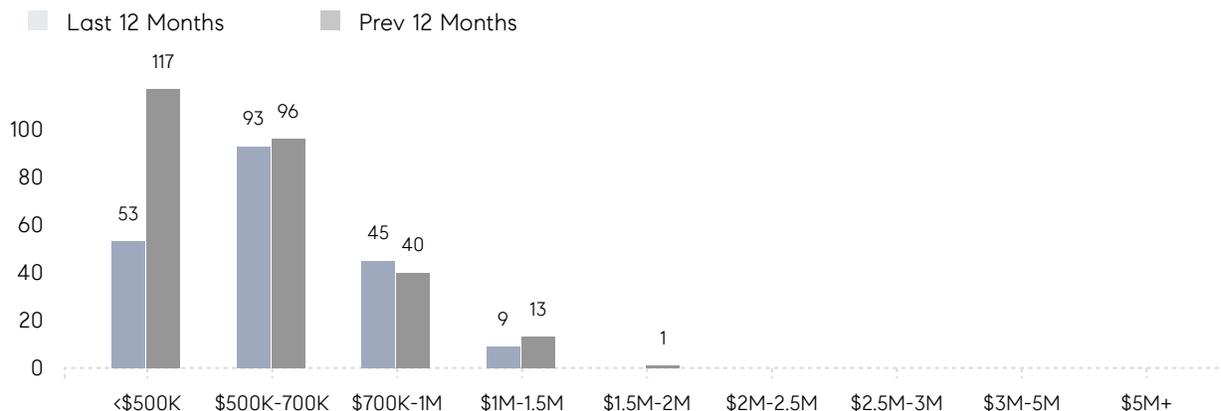
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cliffside Park

MAY 2023

UNDER CONTRACT

27
Total
Properties

\$739K
Average
Price

\$549K
Median
Price

-10%
Decrease From
May 2022

21%
Increase From
May 2022

14%
Increase From
May 2022

UNITS SOLD

24
Total
Properties

\$20.8M
Average
Price

\$557K
Median
Price

-4%
Decrease From
May 2022

3408%
Increase From
May 2022

12%
Increase From
May 2022

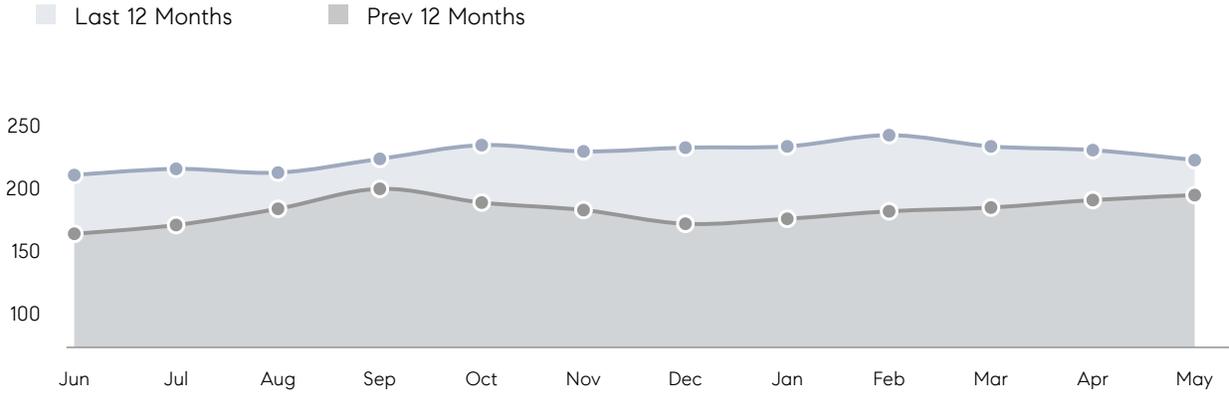
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	73	56	30%
	% OF ASKING PRICE	4142%	98%	
	AVERAGE SOLD PRICE	\$20,804,798	\$593,000	3,408.4%
	# OF CONTRACTS	27	30	-10.0%
	NEW LISTINGS	18	32	-44%
Houses	AVERAGE DOM	92	166	-45%
	% OF ASKING PRICE	99%	90%	
	AVERAGE SOLD PRICE	\$789,562	\$828,000	-5%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	2	5	-60%
Condo/Co-op/TH	AVERAGE DOM	70	41	71%
	% OF ASKING PRICE	4951%	99%	
	AVERAGE SOLD PRICE	\$24,807,845	\$560,955	4322%
	# OF CONTRACTS	23	25	-8%
	NEW LISTINGS	16	27	-41%

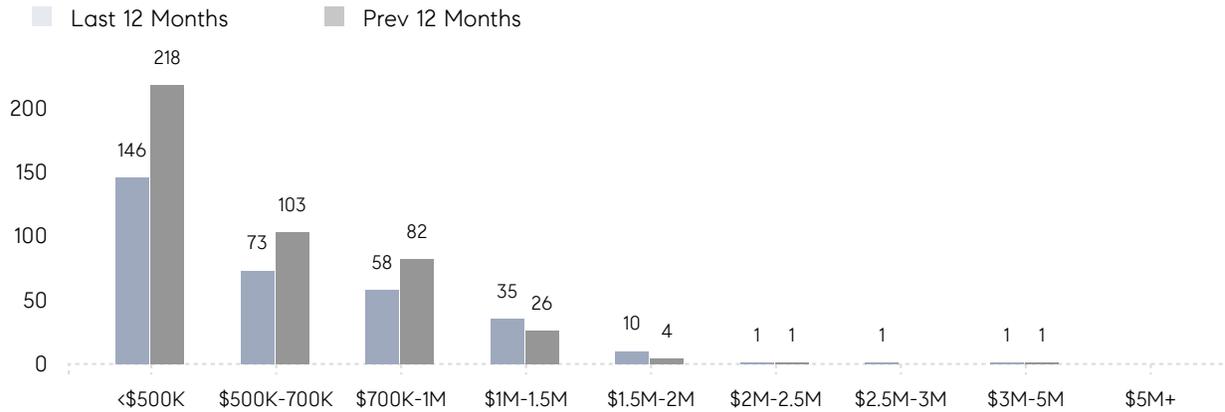
Cliffside Park

MAY 2023

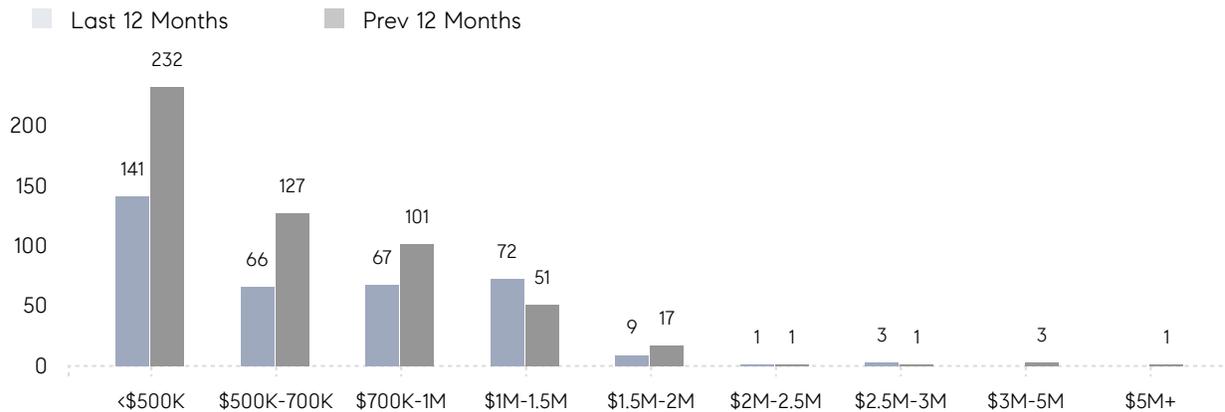
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Clifton

MAY 2023

UNDER CONTRACT

59
Total
Properties

\$562K
Average
Price

\$515K
Median
Price

-38%
Decrease From
May 2022

23%
Increase From
May 2022

17%
Increase From
May 2022

UNITS SOLD

47
Total
Properties

\$523K
Average
Price

\$500K
Median
Price

-28%
Decrease From
May 2022

17%
Increase From
May 2022

14%
Increase From
May 2022

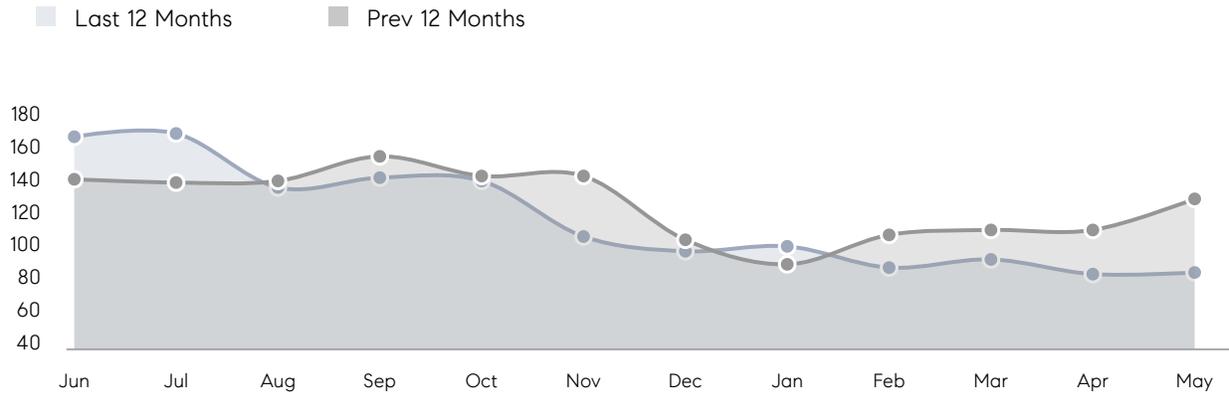
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	40	29	38%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$523,709	\$448,018	16.9%
	# OF CONTRACTS	59	95	-37.9%
	NEW LISTINGS	64	105	-39%
Houses	AVERAGE DOM	31	30	3%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$550,868	\$502,030	10%
	# OF CONTRACTS	42	68	-38%
	NEW LISTINGS	53	69	-23%
Condo/Co-op/TH	AVERAGE DOM	78	25	212%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$409,035	\$317,253	29%
	# OF CONTRACTS	17	27	-37%
	NEW LISTINGS	11	36	-69%

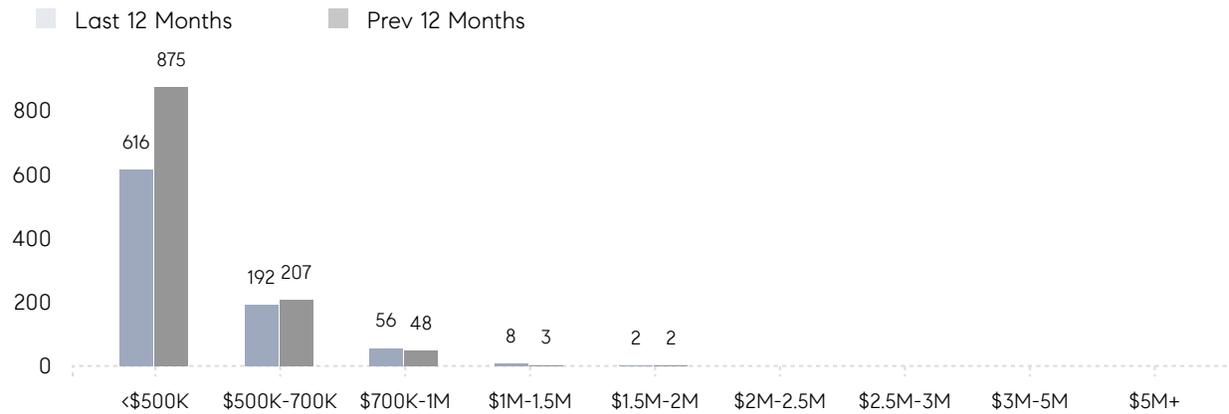
Clifton

MAY 2023

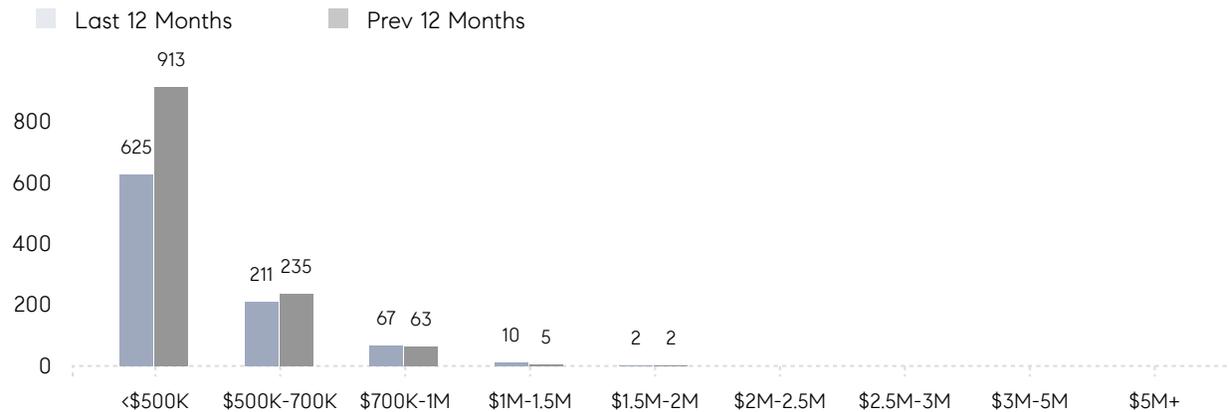
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Closter

MAY 2023

UNDER CONTRACT

9	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
-25%	26%	26%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

9	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
50%	29%	42%
Increase From May 2022	Increase From May 2022	Increase From May 2022

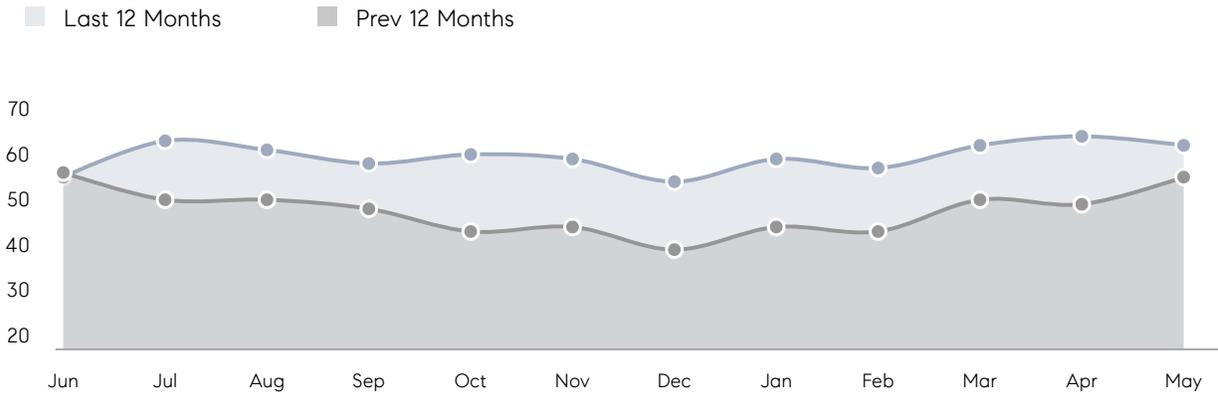
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	29	13	123%
	% OF ASKING PRICE	101%	108%	
	AVERAGE SOLD PRICE	\$1,266,222	\$982,000	28.9%
	# OF CONTRACTS	9	12	-25.0%
	NEW LISTINGS	7	15	-53%
Houses	AVERAGE DOM	29	13	123%
	% OF ASKING PRICE	101%	108%	
	AVERAGE SOLD PRICE	\$1,266,222	\$982,000	29%
	# OF CONTRACTS	9	12	-25%
	NEW LISTINGS	7	15	-53%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

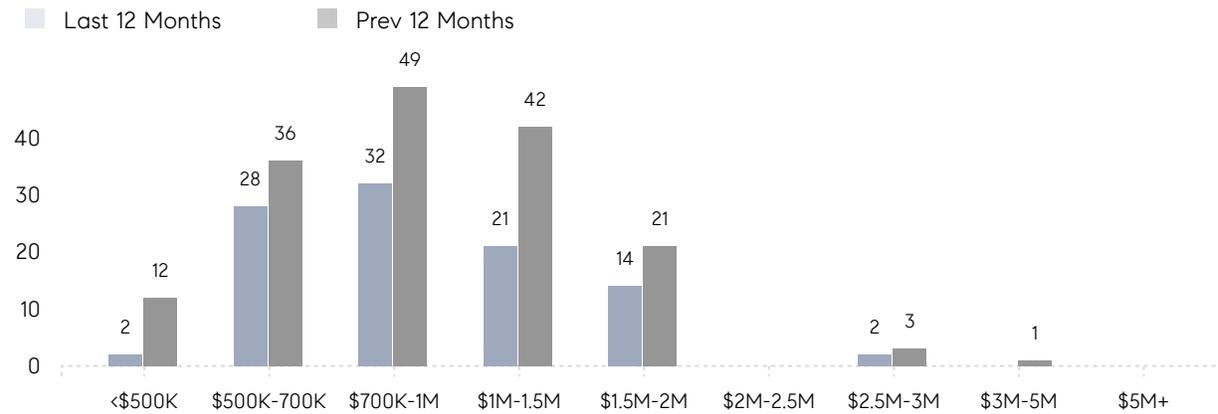
Cluster

MAY 2023

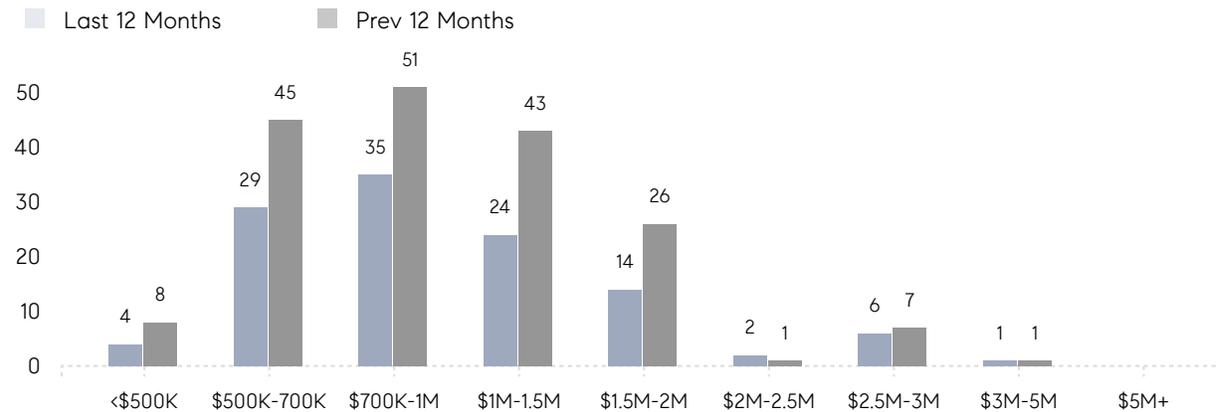
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Colonia

MAY 2023

UNDER CONTRACT

6
Total
Properties

\$556K
Average
Price

\$524K
Median
Price

-33%
Decrease From
May 2022

11%
Increase From
May 2022

5%
Increase From
May 2022

UNITS SOLD

5
Total
Properties

\$631K
Average
Price

\$500K
Median
Price

-17%
Decrease From
May 2022

8%
Increase From
May 2022

7%
Increase From
May 2022

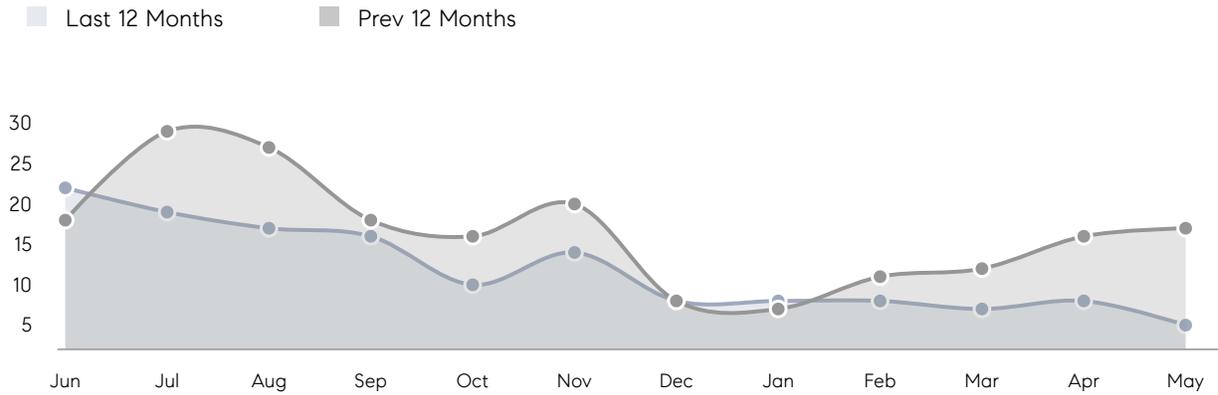
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	32	32	0%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$631,000	\$584,817	7.9%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	3	11	-73%
Houses	AVERAGE DOM	32	32	0%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$631,000	\$584,817	8%
	# OF CONTRACTS	6	9	-33%
	NEW LISTINGS	3	11	-73%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

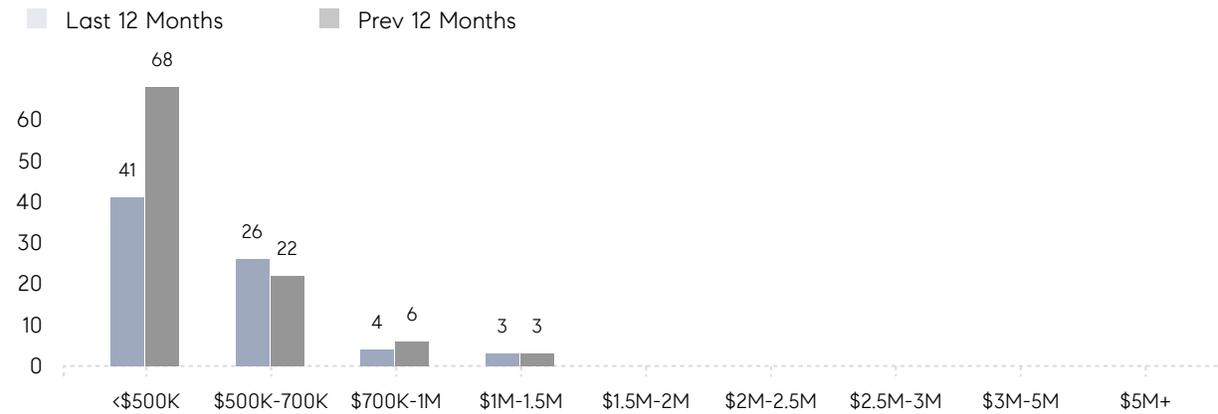
Colonia

MAY 2023

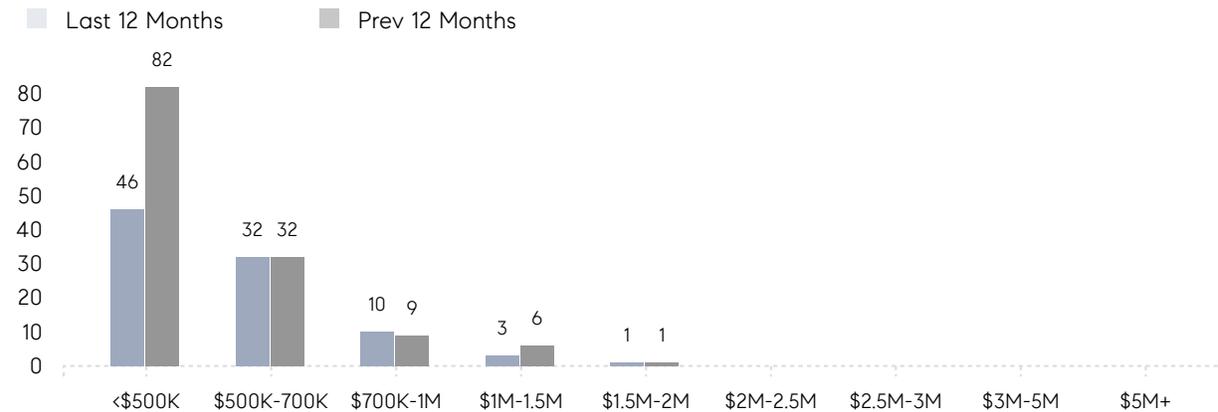
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cranford

MAY 2023

UNDER CONTRACT

19
Total
Properties

\$648K
Average
Price

\$629K
Median
Price

-27%
Decrease From
May 2022

16%
Increase From
May 2022

6%
Increase From
May 2022

UNITS SOLD

18
Total
Properties

\$669K
Average
Price

\$676K
Median
Price

20%
Increase From
May 2022

1%
Change From
May 2022

18%
Increase From
May 2022

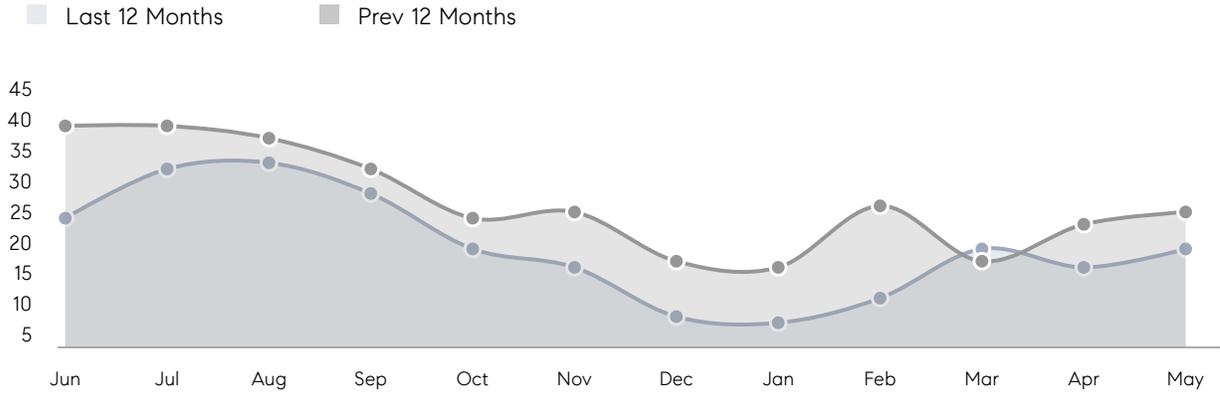
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	17	14	21%
	% OF ASKING PRICE	108%	108%	
	AVERAGE SOLD PRICE	\$669,333	\$665,071	0.6%
	# OF CONTRACTS	19	26	-26.9%
	NEW LISTINGS	25	35	-29%
Houses	AVERAGE DOM	17	14	21%
	% OF ASKING PRICE	110%	109%	
	AVERAGE SOLD PRICE	\$783,786	\$713,928	10%
	# OF CONTRACTS	14	22	-36%
	NEW LISTINGS	23	29	-21%
Condo/Co-op/TH	AVERAGE DOM	19	11	73%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$268,750	\$347,500	-23%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	2	6	-67%

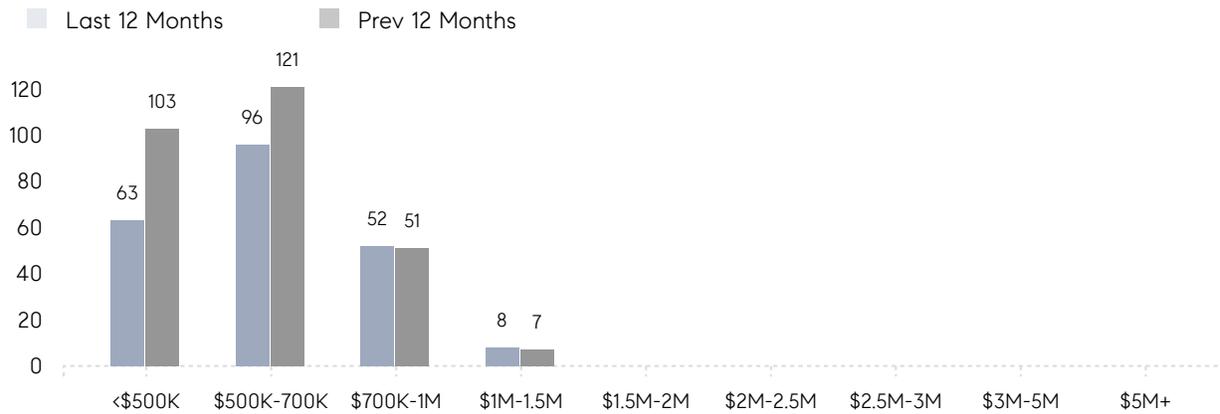
Cranford

MAY 2023

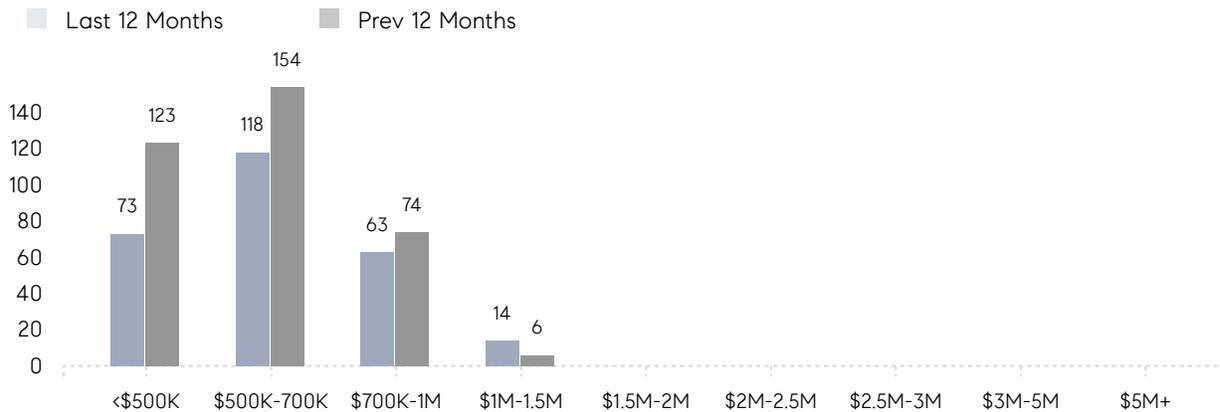
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cresskill

MAY 2023

UNDER CONTRACT

6	\$1.1M	\$908K
Total Properties	Average Price	Median Price
-62%	-15%	-2%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

6	\$1.6M	\$1.3M
Total Properties	Average Price	Median Price
-65%	73%	44%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

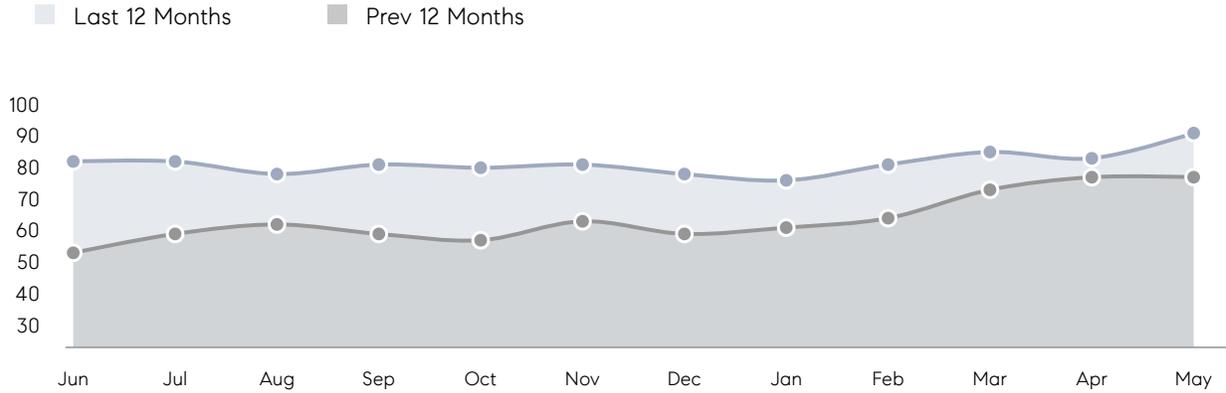
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	74	53	40%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$1,696,667	\$979,823	73.2%
	# OF CONTRACTS	6	16	-62.5%
	NEW LISTINGS	13	17	-24%
Houses	AVERAGE DOM	77	47	64%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$1,903,000	\$991,800	92%
	# OF CONTRACTS	6	14	-57%
	NEW LISTINGS	12	10	20%
Condo/Co-op/TH	AVERAGE DOM	56	95	-41%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$665,000	\$890,000	-25%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	7	-86%

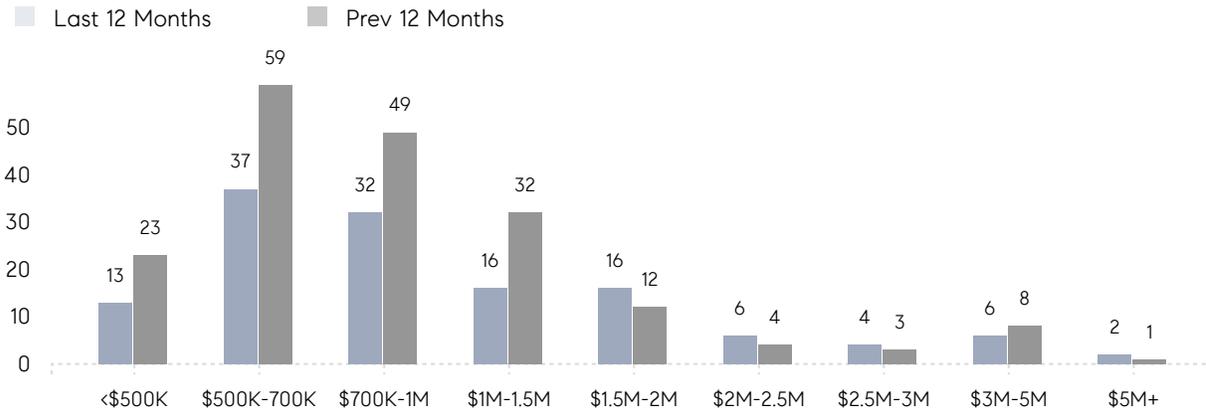
Cresskill

MAY 2023

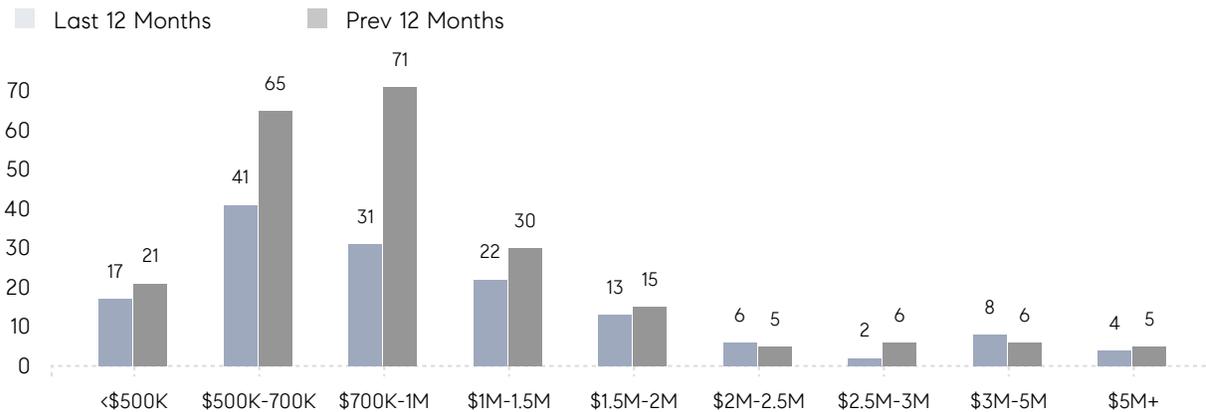
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Demarest

MAY 2023

UNDER CONTRACT

5	\$1.5M	\$1.6M
Total Properties	Average Price	Median Price
25%	6%	26%
Increase From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

2	\$2.0M	\$2.0M
Total Properties	Average Price	Median Price
-82%	56%	94%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

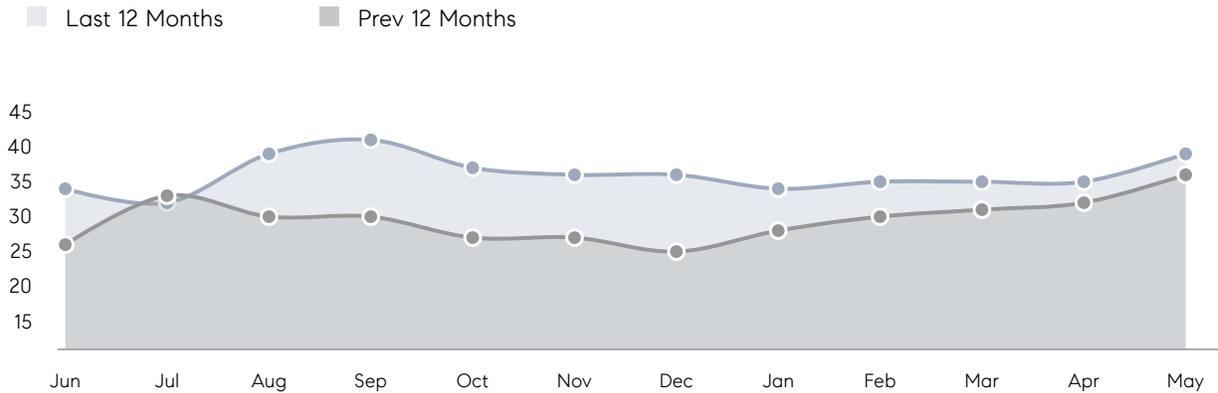
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	8	86	-91%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$2,075,000	\$1,331,182	55.9%
	# OF CONTRACTS	5	4	25.0%
	NEW LISTINGS	10	9	11%
Houses	AVERAGE DOM	8	43	-81%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$2,075,000	\$1,239,300	67%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	10	9	11%
Condo/Co-op/TH	AVERAGE DOM	-	519	-
	% OF ASKING PRICE	-	85%	
	AVERAGE SOLD PRICE	-	\$2,250,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

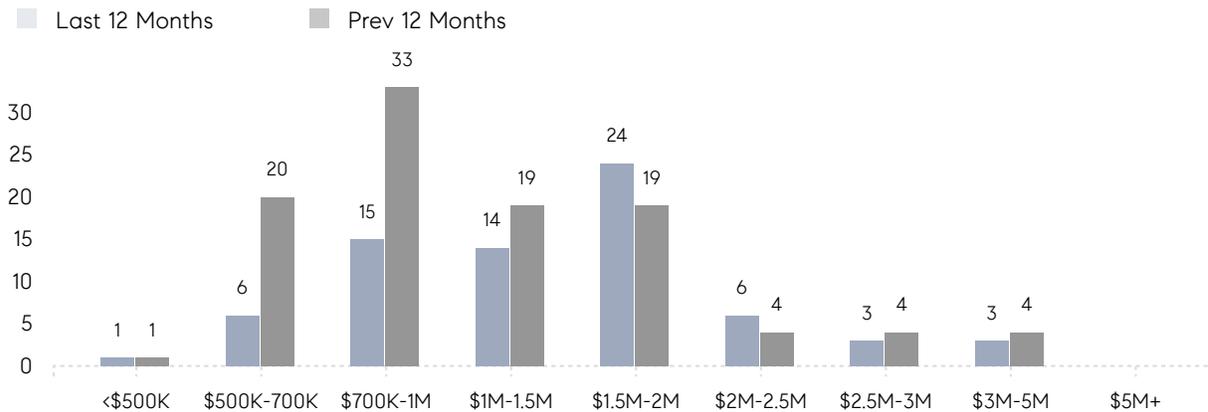
Demarest

MAY 2023

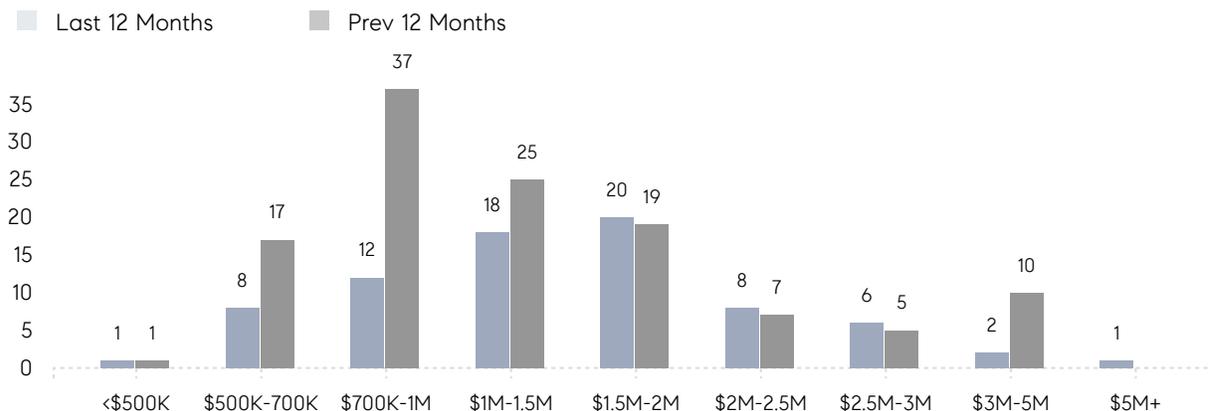
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Denville

MAY 2023

UNDER CONTRACT

24
Total
Properties

\$609K
Average
Price

\$522K
Median
Price

-23%
Decrease From
May 2022

28%
Increase From
May 2022

20%
Increase From
May 2022

UNITS SOLD

15
Total
Properties

\$567K
Average
Price

\$585K
Median
Price

-29%
Decrease From
May 2022

-2%
Decrease From
May 2022

15%
Increase From
May 2022

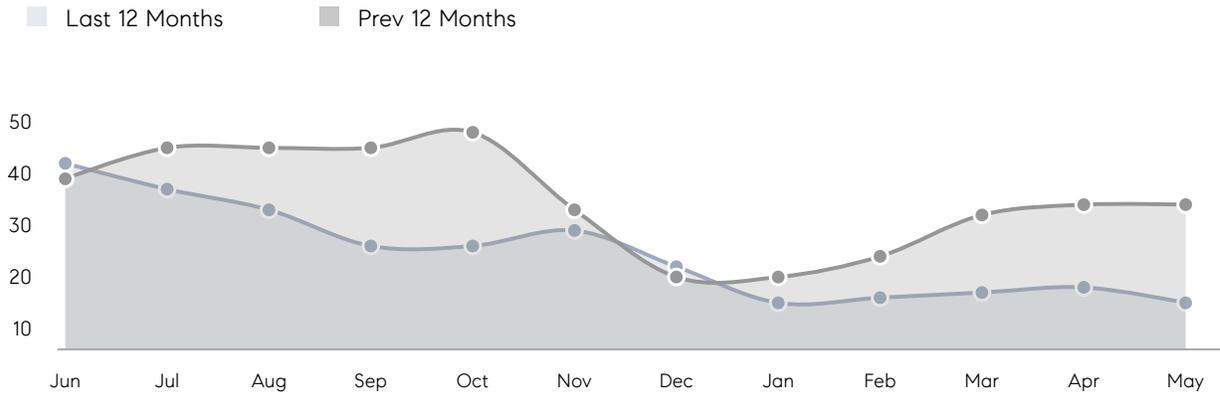
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	19	28	-32%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$567,253	\$579,738	-2.2%
	# OF CONTRACTS	24	31	-22.6%
	NEW LISTINGS	21	38	-45%
Houses	AVERAGE DOM	23	29	-21%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$615,164	\$613,882	0%
	# OF CONTRACTS	18	28	-36%
	NEW LISTINGS	15	34	-56%
Condo/Co-op/TH	AVERAGE DOM	10	22	-55%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$435,500	\$434,625	0%
	# OF CONTRACTS	6	3	100%
	NEW LISTINGS	6	4	50%

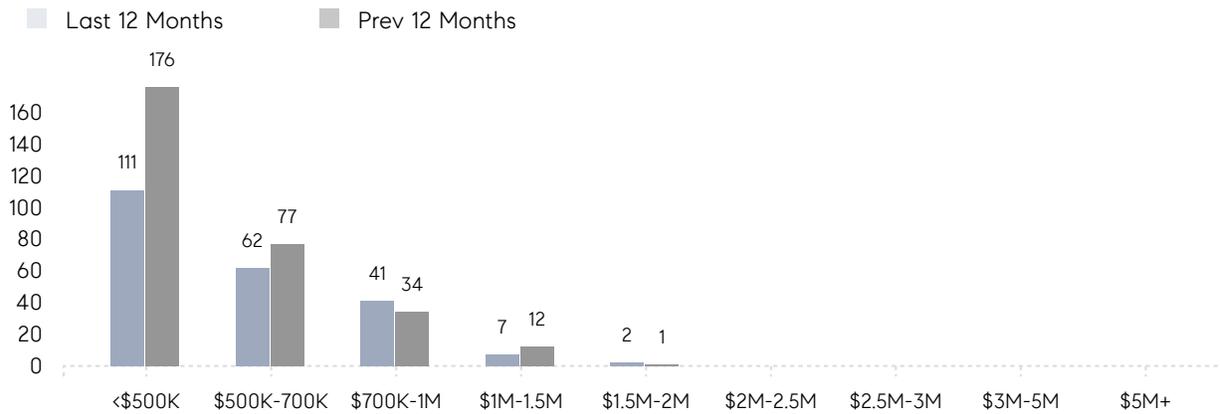
Denville

MAY 2023

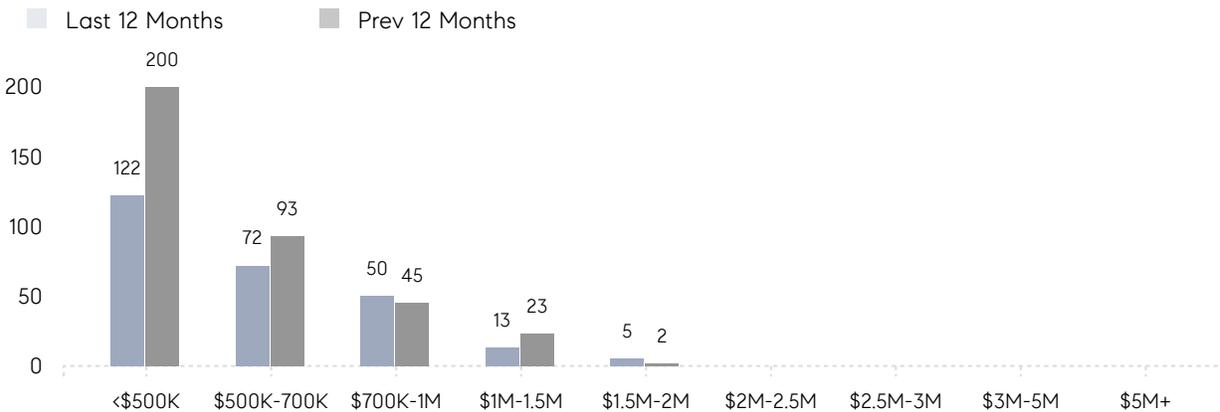
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Dumont

MAY 2023

UNDER CONTRACT

13
Total
Properties

\$512K
Average
Price

\$495K
Median
Price

-24%
Decrease From
May 2022

-2%
Decrease From
May 2022

-1%
Decrease From
May 2022

UNITS SOLD

12
Total
Properties

\$563K
Average
Price

\$558K
Median
Price

-25%
Decrease From
May 2022

-4%
Decrease From
May 2022

-2%
Decrease From
May 2022

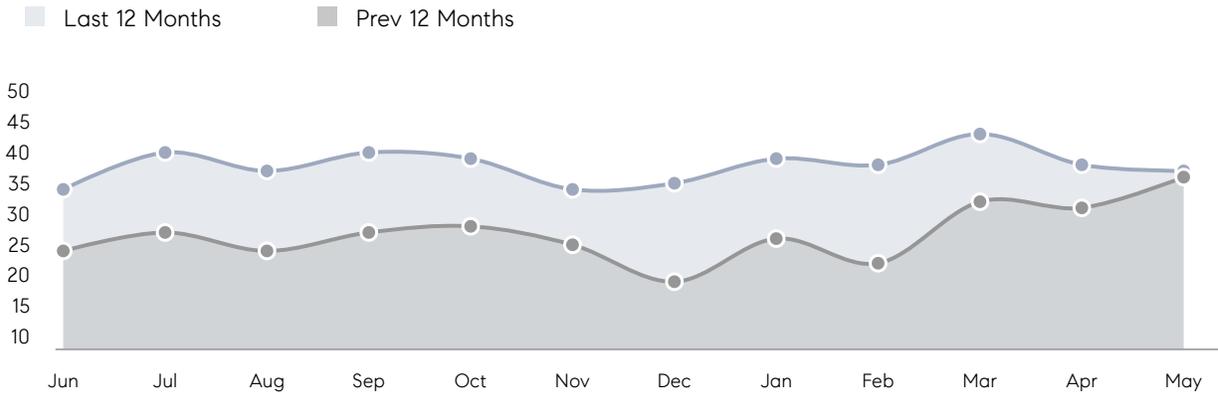
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	24	25	-4%
	% OF ASKING PRICE	99%	107%	
	AVERAGE SOLD PRICE	\$563,083	\$588,363	-4.3%
	# OF CONTRACTS	13	17	-23.5%
	NEW LISTINGS	13	19	-32%
Houses	AVERAGE DOM	24	25	-4%
	% OF ASKING PRICE	99%	107%	
	AVERAGE SOLD PRICE	\$563,083	\$588,363	-4%
	# OF CONTRACTS	13	17	-24%
	NEW LISTINGS	13	19	-32%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

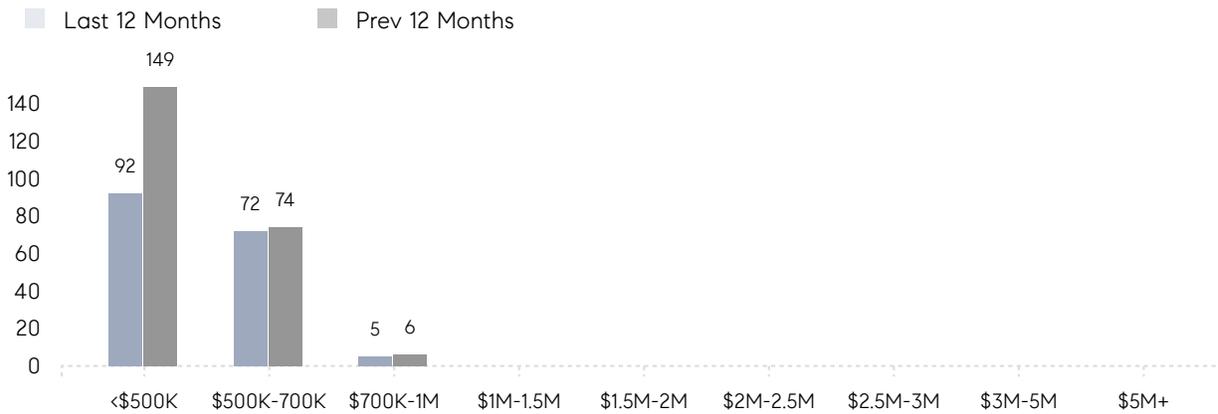
Dumont

MAY 2023

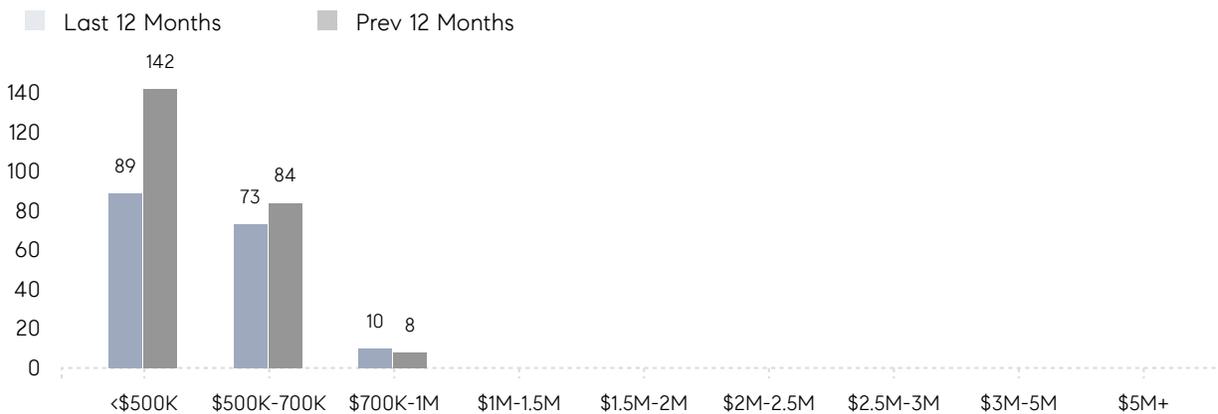
Monthly Inventory



Contracts By Price Range



Listings By Price Range



East Hanover

MAY 2023

UNDER CONTRACT

4
Total
Properties

\$772K
Average
Price

\$799K
Median
Price

-69%
Decrease From
May 2022

21%
Increase From
May 2022

28%
Increase From
May 2022

UNITS SOLD

4
Total
Properties

\$572K
Average
Price

\$600K
Median
Price

-43%
Decrease From
May 2022

-23%
Decrease From
May 2022

-12%
Decrease From
May 2022

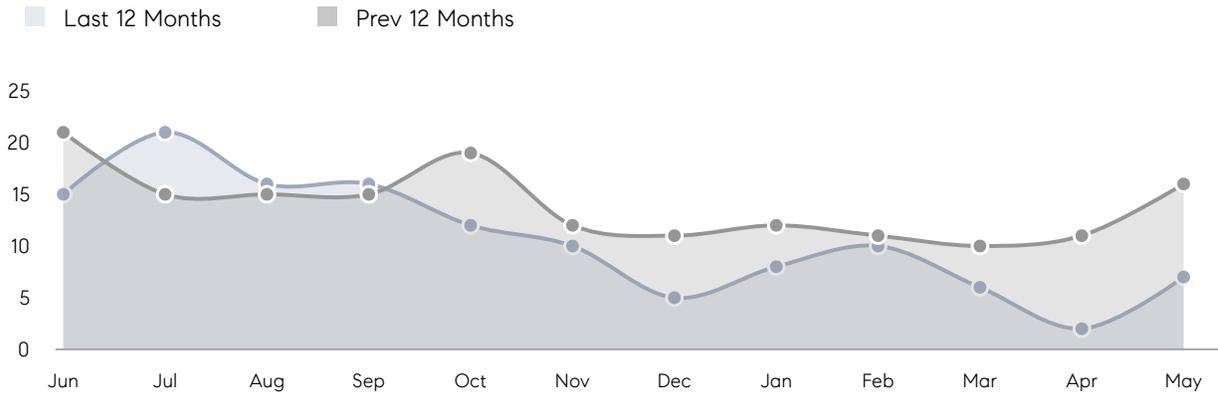
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	13	23%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$572,500	\$744,429	-23.1%
	# OF CONTRACTS	4	13	-69.2%
	NEW LISTINGS	9	19	-53%
Houses	AVERAGE DOM	12	13	-8%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$625,000	\$744,429	-16%
	# OF CONTRACTS	3	8	-62%
	NEW LISTINGS	8	17	-53%
Condo/Co-op/TH	AVERAGE DOM	29	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$415,000	-	-
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	1	2	-50%

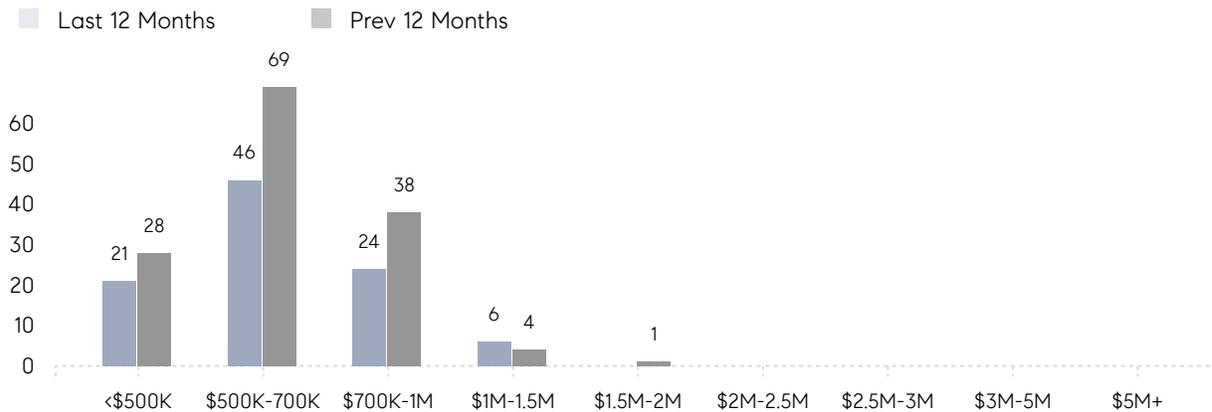
East Hanover

MAY 2023

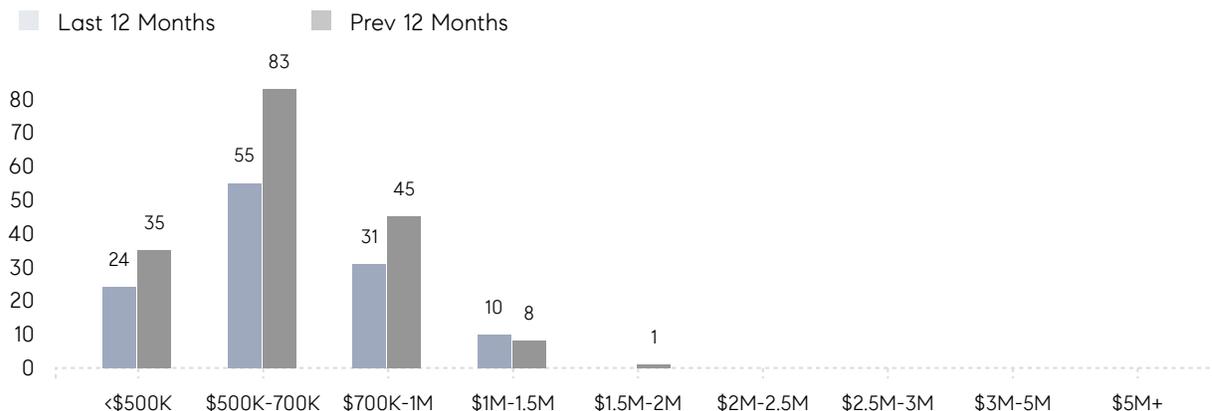
Monthly Inventory



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

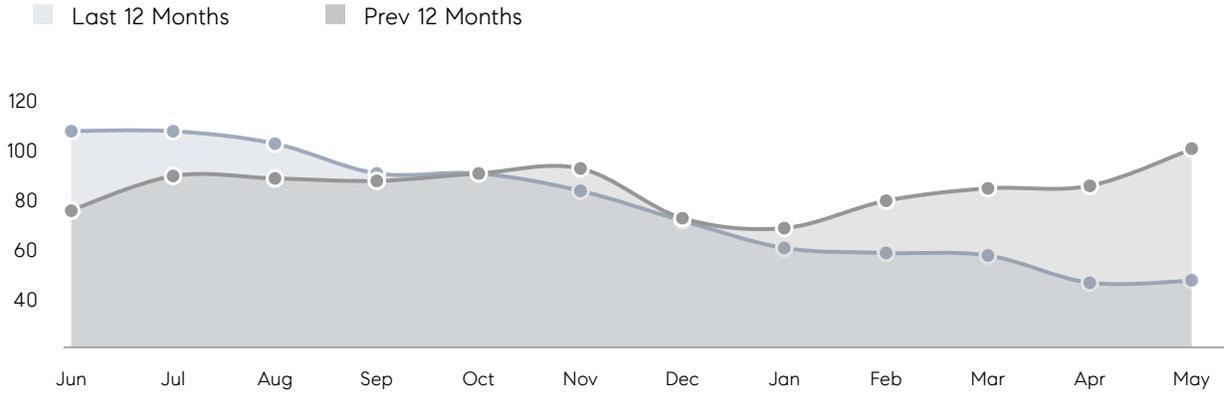
Property Statistics

		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%

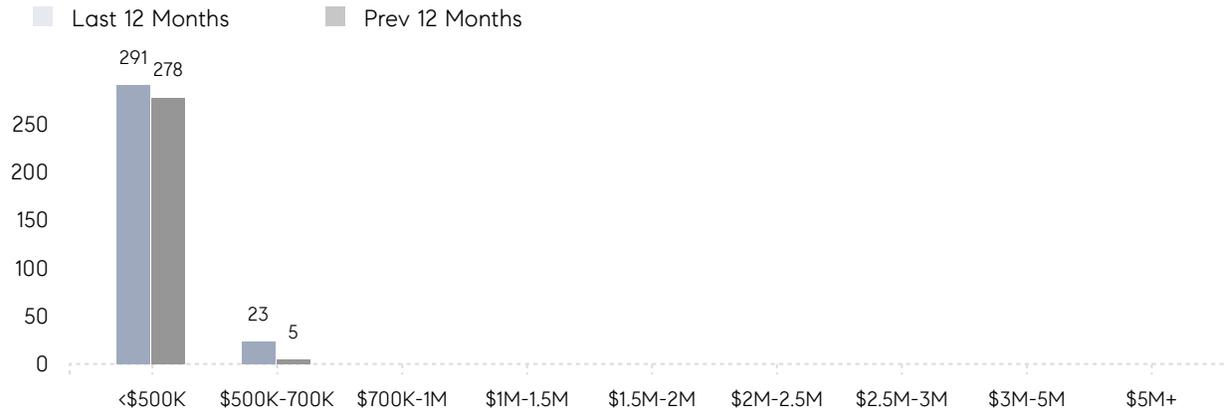
East Orange

MAY 2023

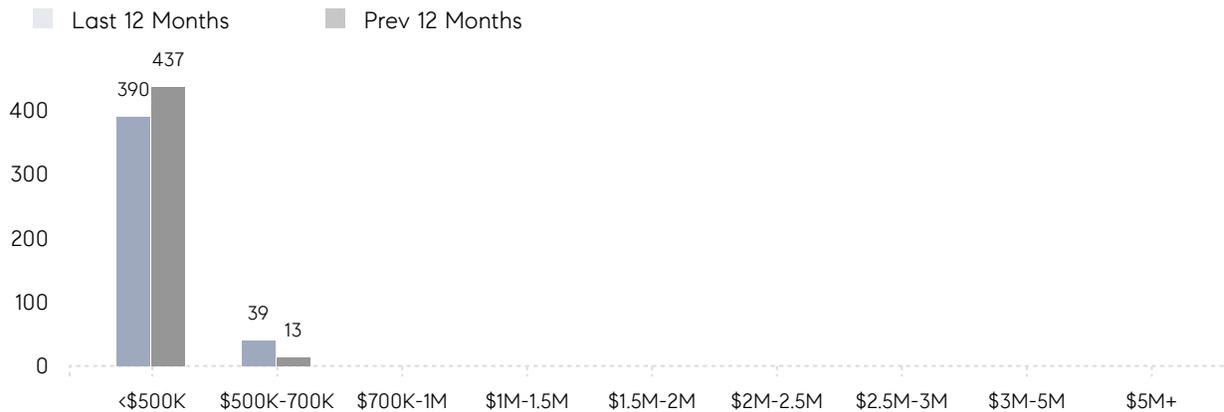
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Edgewater

MAY 2023

UNDER CONTRACT

31
Total
Properties

\$852K
Average
Price

\$699K
Median
Price

41%
Increase From
May 2022

-4%
Decrease From
May 2022

-8%
Decrease From
May 2022

UNITS SOLD

27
Total
Properties

\$697K
Average
Price

\$595K
Median
Price

35%
Increase From
May 2022

18%
Increase From
May 2022

29%
Increase From
May 2022

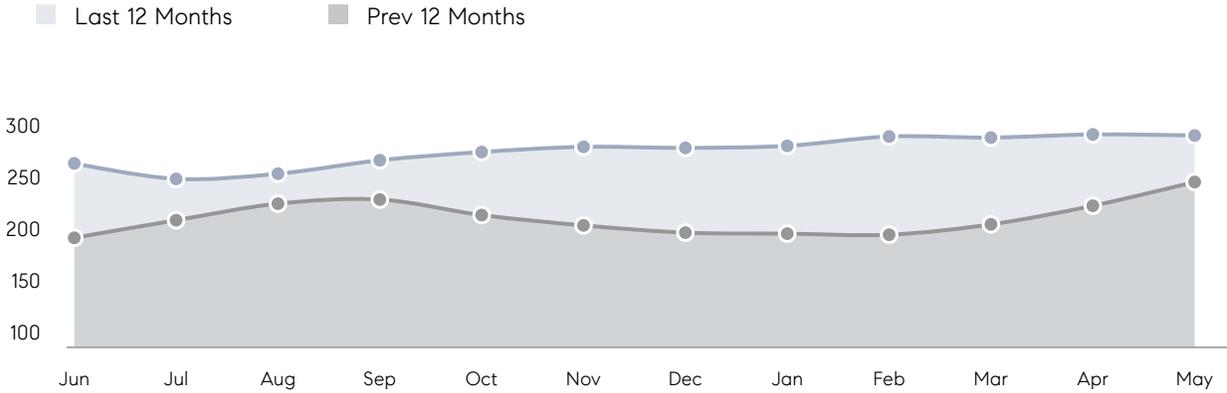
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	67	72	-7%
	% OF ASKING PRICE	99%	138%	
	AVERAGE SOLD PRICE	\$697,015	\$592,325	17.7%
	# OF CONTRACTS	31	22	40.9%
	NEW LISTINGS	30	53	-43%
Houses	AVERAGE DOM	4	8	-50%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$795,000	\$770,000	3%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	70	75	-7%
	% OF ASKING PRICE	99%	140%	
	AVERAGE SOLD PRICE	\$693,246	\$582,974	19%
	# OF CONTRACTS	29	22	32%
	NEW LISTINGS	29	50	-42%

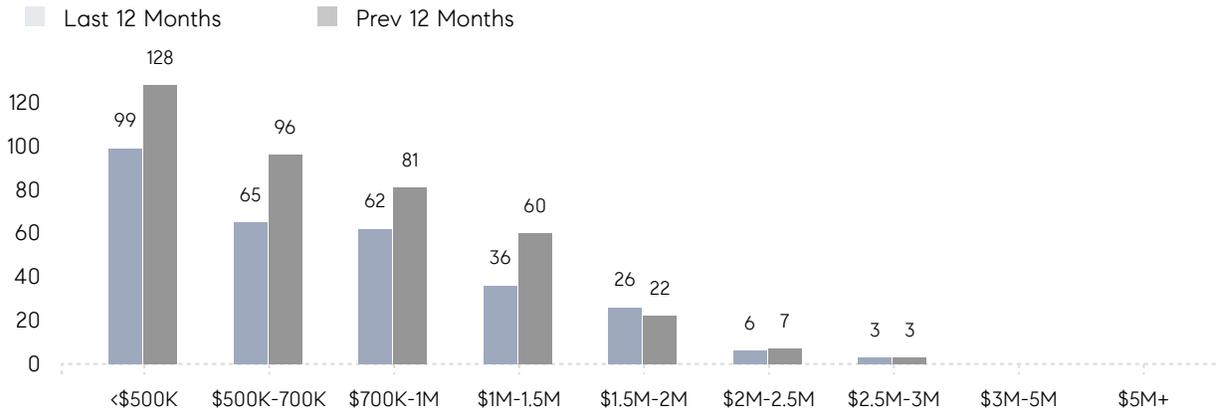
Edgewater

MAY 2023

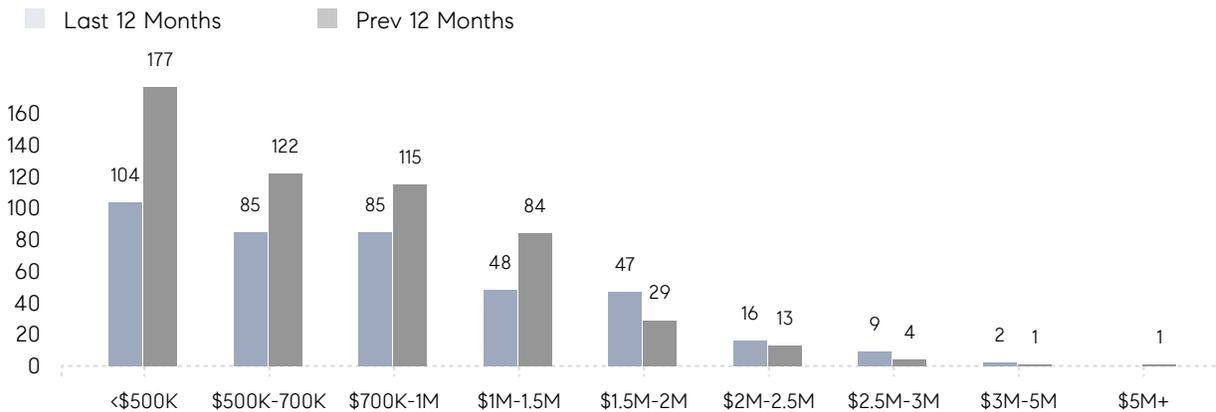
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Elizabeth

MAY 2023

UNDER CONTRACT

29
Total
Properties

\$396K
Average
Price

\$399K
Median
Price

21%
Increase From
May 2022

9%
Increase From
May 2022

4%
Increase From
May 2022

UNITS SOLD

20
Total
Properties

\$329K
Average
Price

\$315K
Median
Price

-29%
Decrease From
May 2022

-14%
Decrease From
May 2022

-19%
Decrease From
May 2022

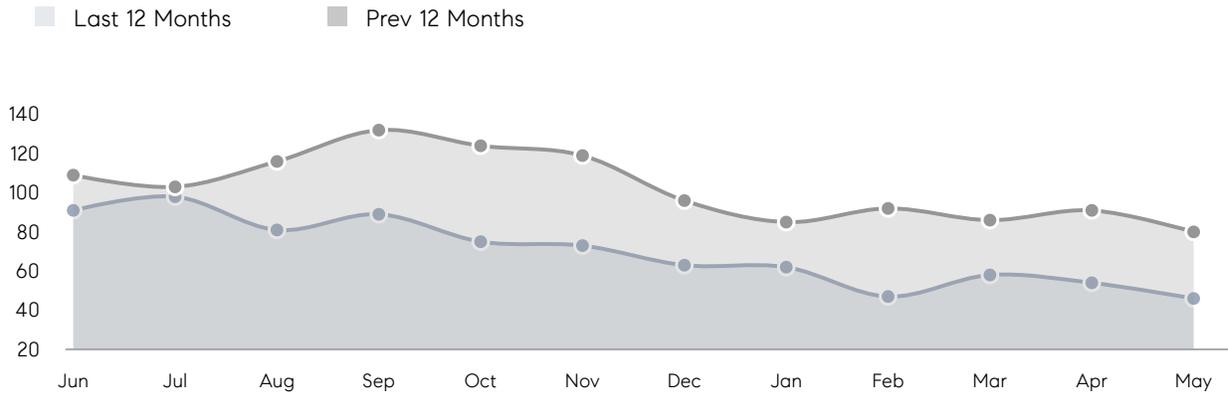
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	34	38	-11%
	% OF ASKING PRICE	102%	109%	
	AVERAGE SOLD PRICE	\$329,490	\$384,968	-14.4%
	# OF CONTRACTS	29	24	20.8%
	NEW LISTINGS	28	24	17%
Houses	AVERAGE DOM	23	42	-45%
	% OF ASKING PRICE	103%	108%	
	AVERAGE SOLD PRICE	\$419,250	\$418,782	0%
	# OF CONTRACTS	21	18	17%
	NEW LISTINGS	17	20	-15%
Condo/Co-op/TH	AVERAGE DOM	42	23	83%
	% OF ASKING PRICE	101%	116%	
	AVERAGE SOLD PRICE	\$269,650	\$260,983	3%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	11	4	175%

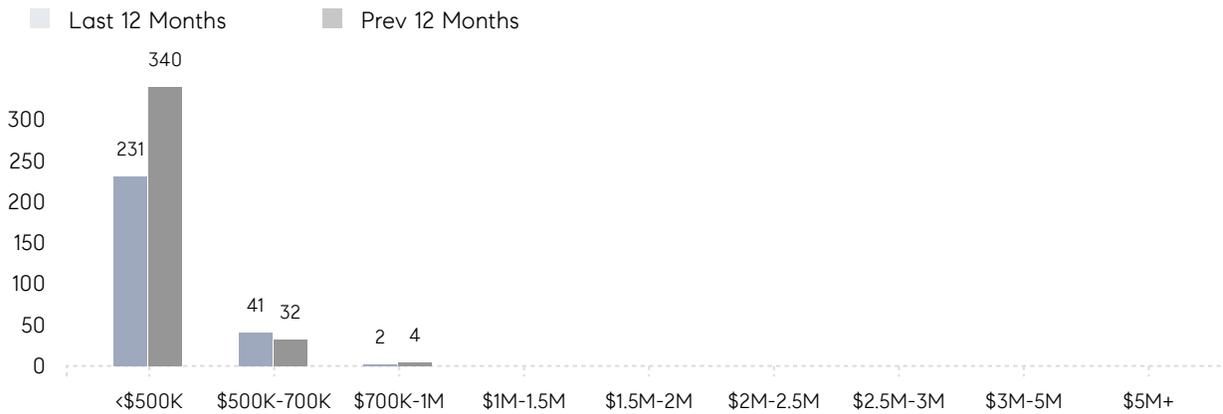
Elizabeth

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Elmwood Park

MAY 2023

UNDER CONTRACT

11
Total
Properties

\$469K
Average
Price

\$459K
Median
Price

-21%
Decrease From
May 2022

10%
Increase From
May 2022

6%
Increase From
May 2022

UNITS SOLD

7
Total
Properties

\$502K
Average
Price

\$500K
Median
Price

-65%
Decrease From
May 2022

8%
Increase From
May 2022

10%
Increase From
May 2022

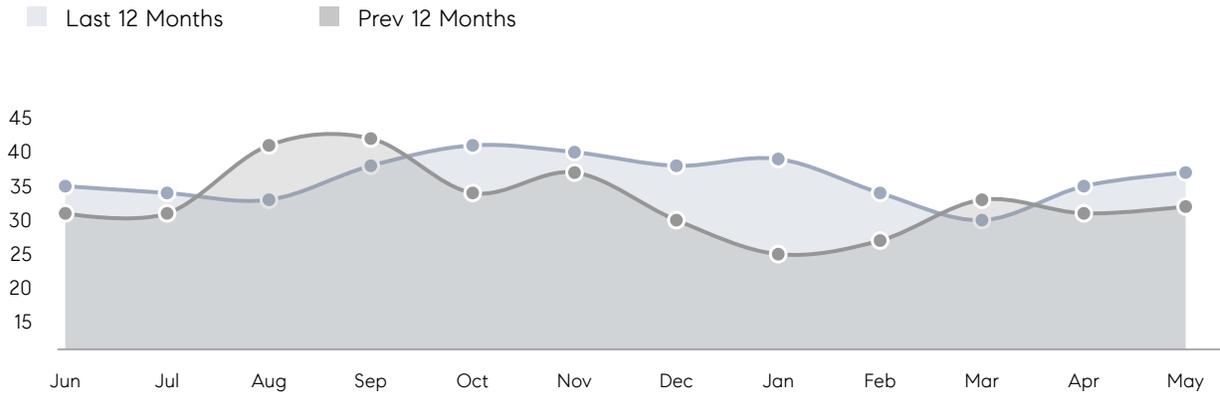
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	65	25	160%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$502,786	\$464,600	8.2%
	# OF CONTRACTS	11	14	-21.4%
	NEW LISTINGS	13	16	-19%
Houses	AVERAGE DOM	65	26	150%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$502,786	\$476,944	5%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	11	11	0%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$353,500	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	5	-60%

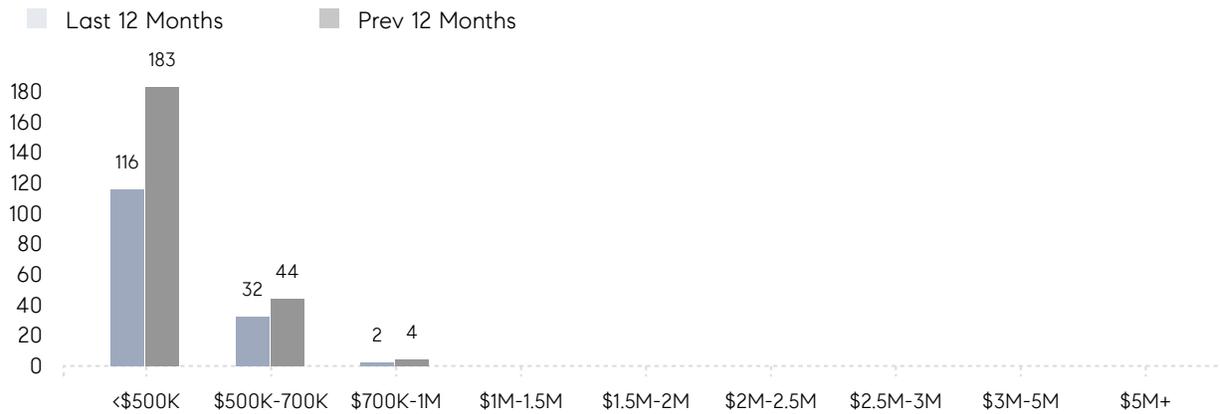
Elmwood Park

MAY 2023

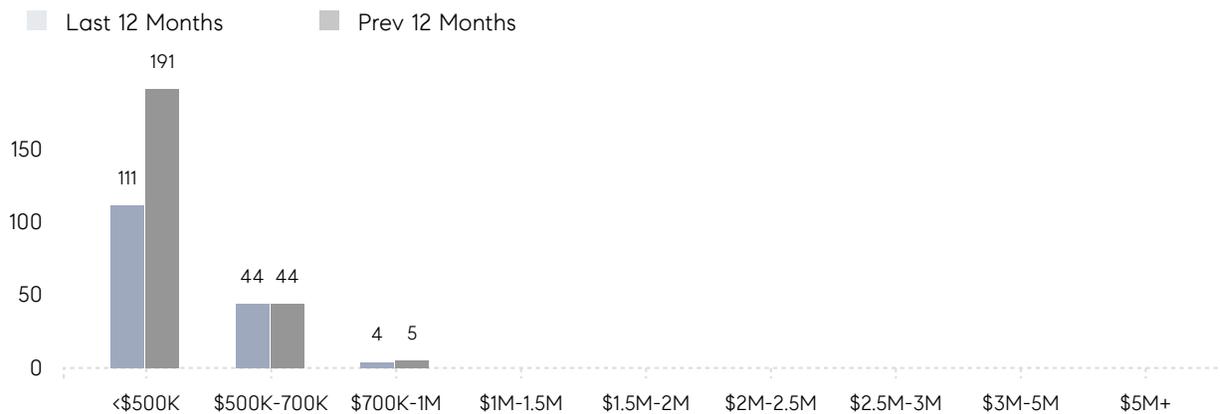
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Emerson

MAY 2023

UNDER CONTRACT

8
Total
Properties

\$631K
Average
Price

\$589K
Median
Price

100%
Increase From
May 2022

8%
Increase From
May 2022

4%
Increase From
May 2022

UNITS SOLD

6
Total
Properties

\$797K
Average
Price

\$800K
Median
Price

50%
Increase From
May 2022

10%
Increase From
May 2022

12%
Increase From
May 2022

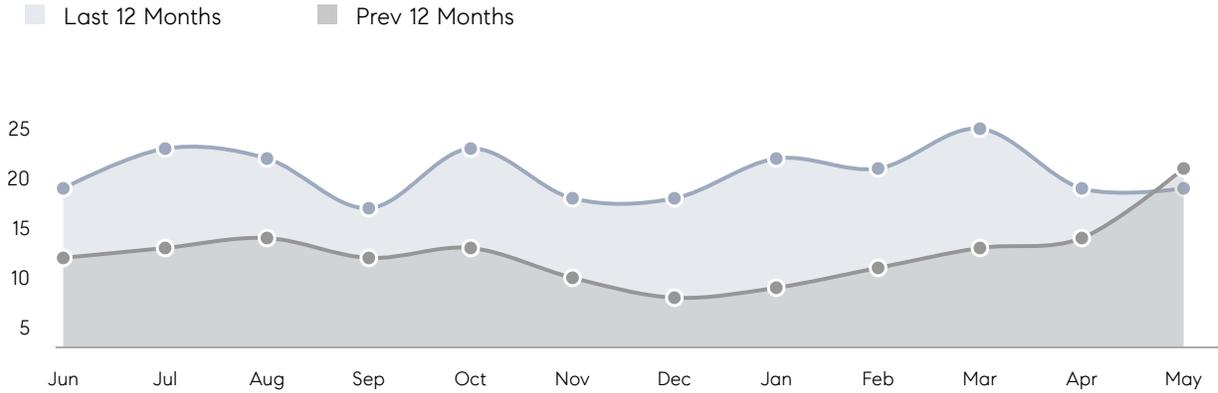
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	18	12	50%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$797,500	\$724,938	10.0%
	# OF CONTRACTS	8	4	100.0%
	NEW LISTINGS	7	10	-30%
Houses	AVERAGE DOM	18	12	50%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$797,500	\$724,938	10%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	7	8	-12%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	2	0%

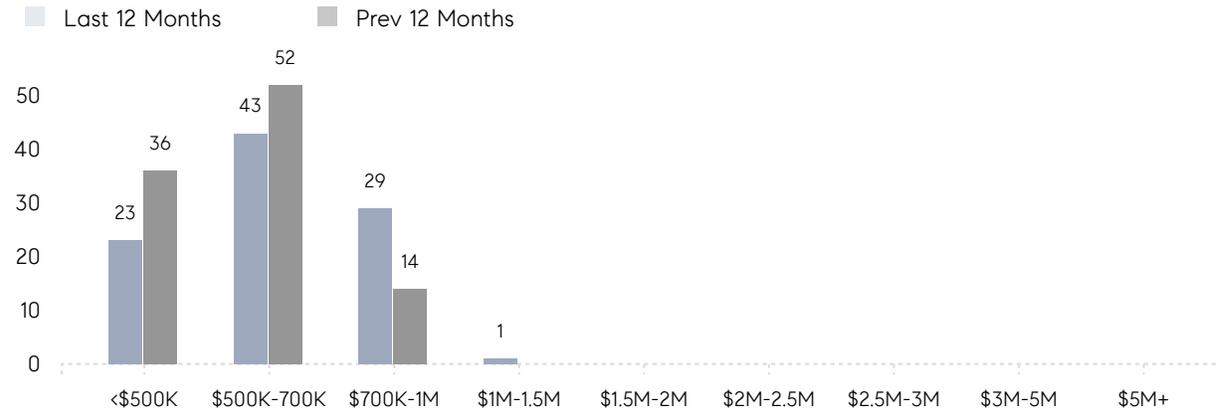
Emerson

MAY 2023

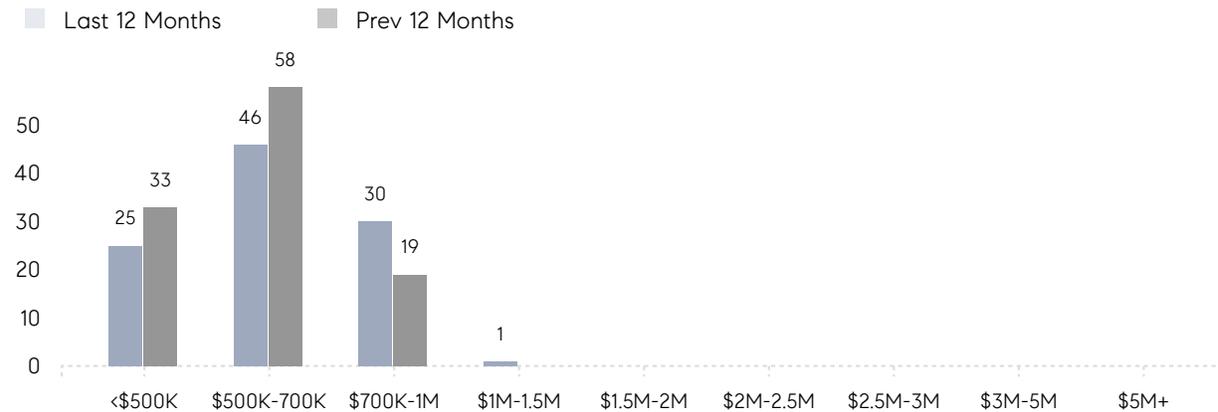
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Englewood

MAY 2023

UNDER CONTRACT

28
Total
Properties

\$555K
Average
Price

\$413K
Median
Price

17%
Increase From
May 2022

-22%
Decrease From
May 2022

-6%
Decrease From
May 2022

UNITS SOLD

17
Total
Properties

\$535K
Average
Price

\$430K
Median
Price

-37%
Decrease From
May 2022

-19%
Decrease From
May 2022

-4%
Decrease From
May 2022

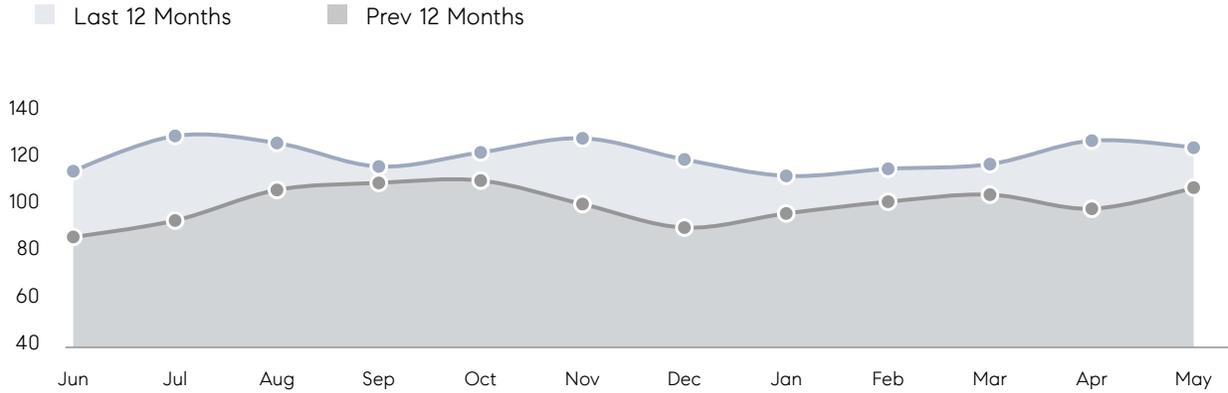
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	38	58	-34%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$535,288	\$659,315	-18.8%
	# OF CONTRACTS	28	24	16.7%
	NEW LISTINGS	25	34	-26%
Houses	AVERAGE DOM	36	27	33%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$744,000	\$996,273	-25%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	14	22	-36%
Condo/Co-op/TH	AVERAGE DOM	40	80	-50%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$349,767	\$427,656	-18%
	# OF CONTRACTS	17	13	31%
	NEW LISTINGS	11	12	-8%

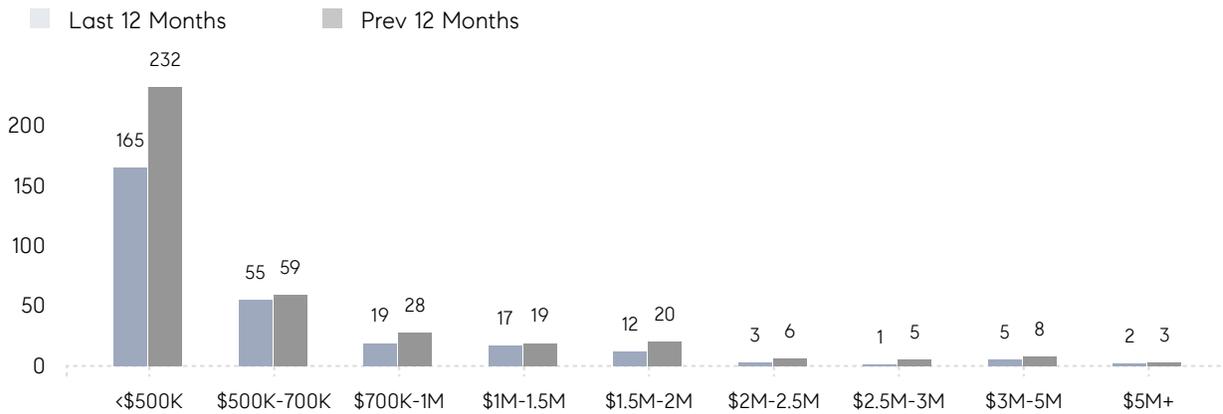
Englewood

MAY 2023

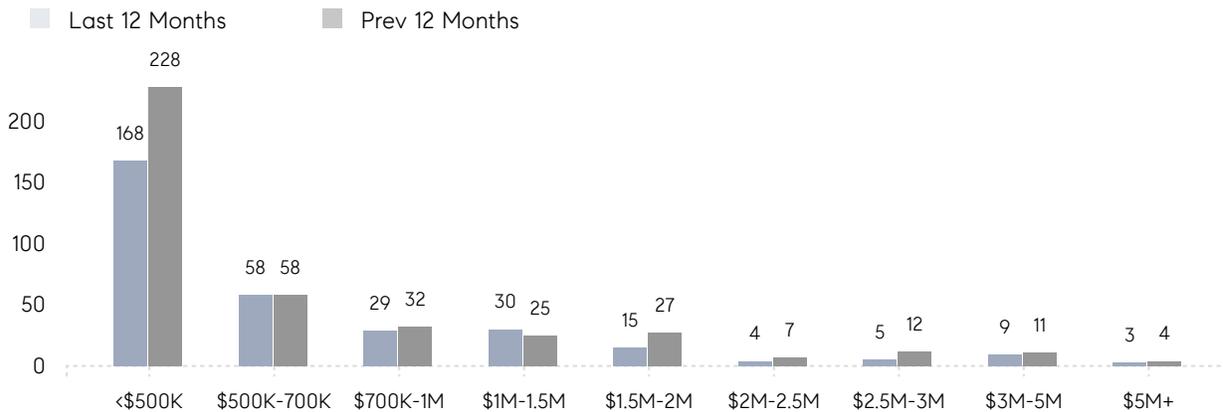
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Englewood Cliffs

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$1.7M
Average
Price

\$1.5M
Median
Price

80%
Increase From
May 2022

1%
Change From
May 2022

7%
Increase From
May 2022

UNITS SOLD

6
Total
Properties

\$1.4M
Average
Price

\$1.3M
Median
Price

-50%
Decrease From
May 2022

-10%
Decrease From
May 2022

-9%
Decrease From
May 2022

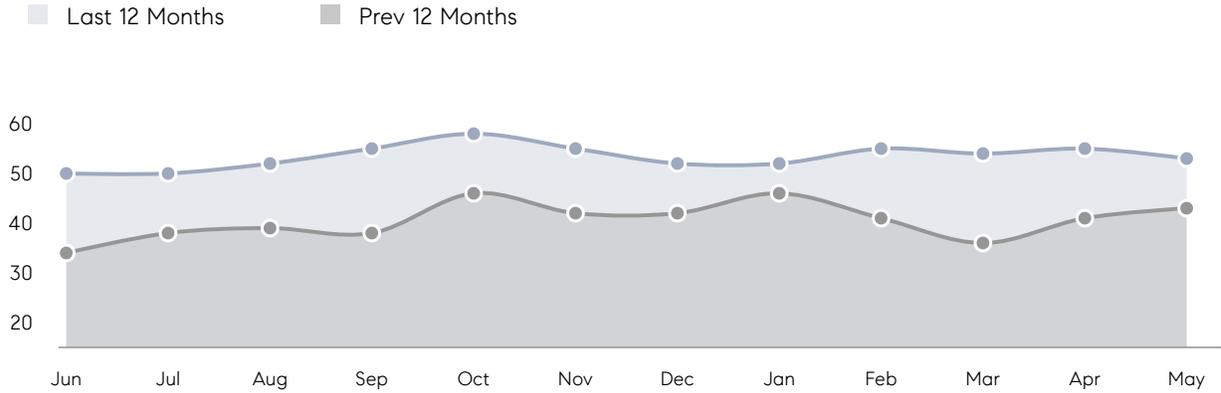
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	64	56	14%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$1,459,167	\$1,616,019	-9.7%
	# OF CONTRACTS	9	5	80.0%
	NEW LISTINGS	7	7	0%
Houses	AVERAGE DOM	64	56	14%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$1,459,167	\$1,616,019	-10%
	# OF CONTRACTS	9	5	80%
	NEW LISTINGS	7	7	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

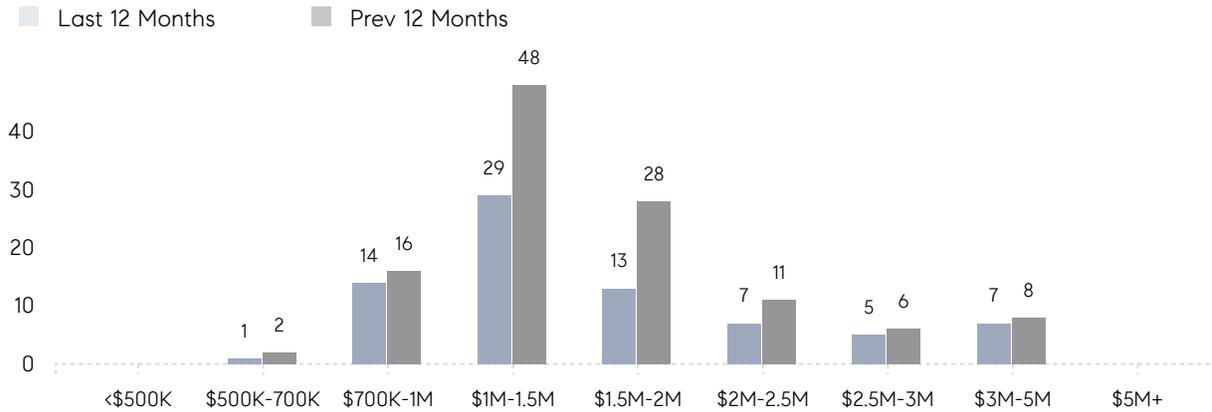
Englewood Cliffs

MAY 2023

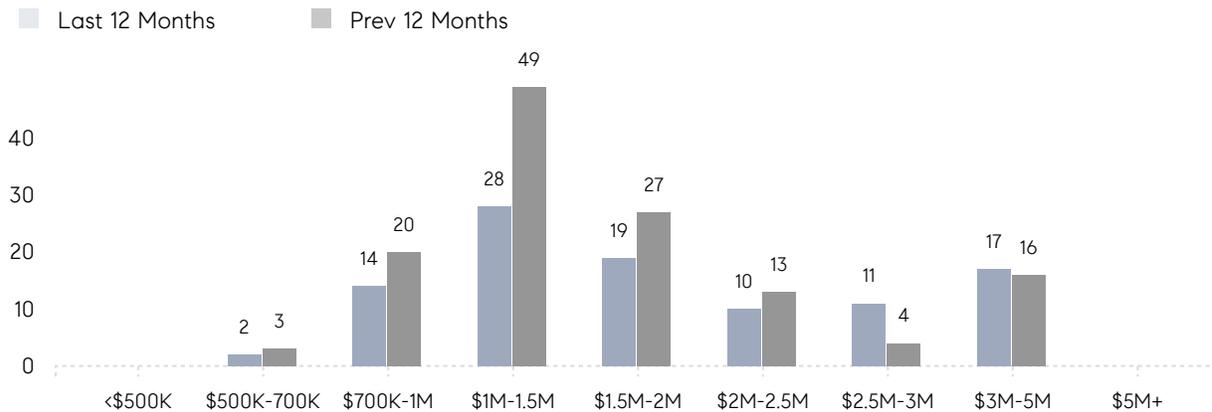
Monthly Inventory



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

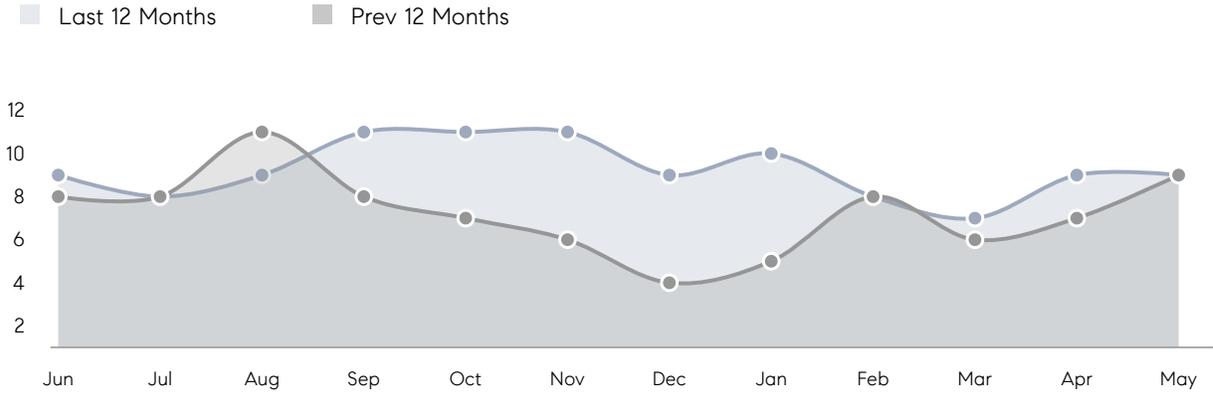
Property Statistics

		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%

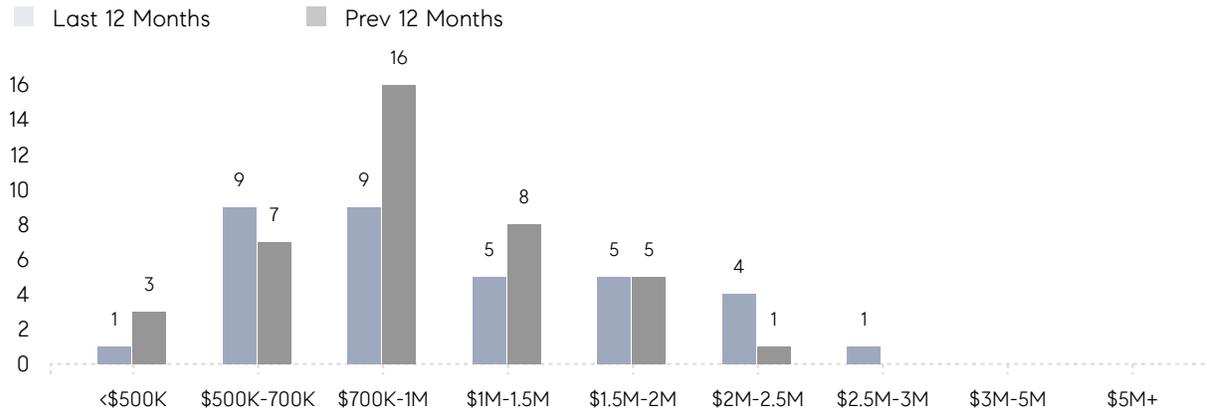
Essex Fells

MAY 2023

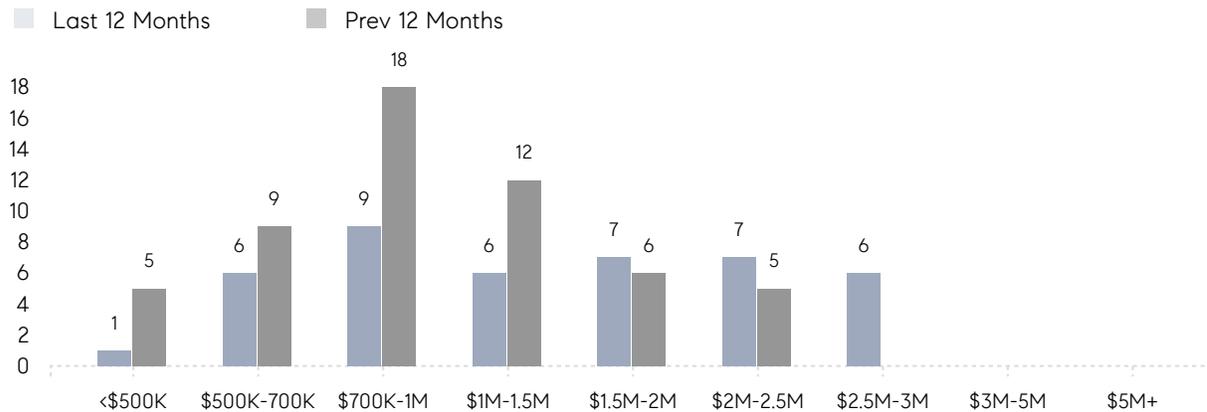
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fair Lawn

MAY 2023

UNDER CONTRACT

31
Total
Properties

\$559K
Average
Price

\$569K
Median
Price

-38%
Decrease From
May 2022

-10%
Decrease From
May 2022

-5%
Decrease From
May 2022

UNITS SOLD

29
Total
Properties

\$587K
Average
Price

\$575K
Median
Price

-15%
Decrease From
May 2022

-1%
Change From
May 2022

-2%
Decrease From
May 2022

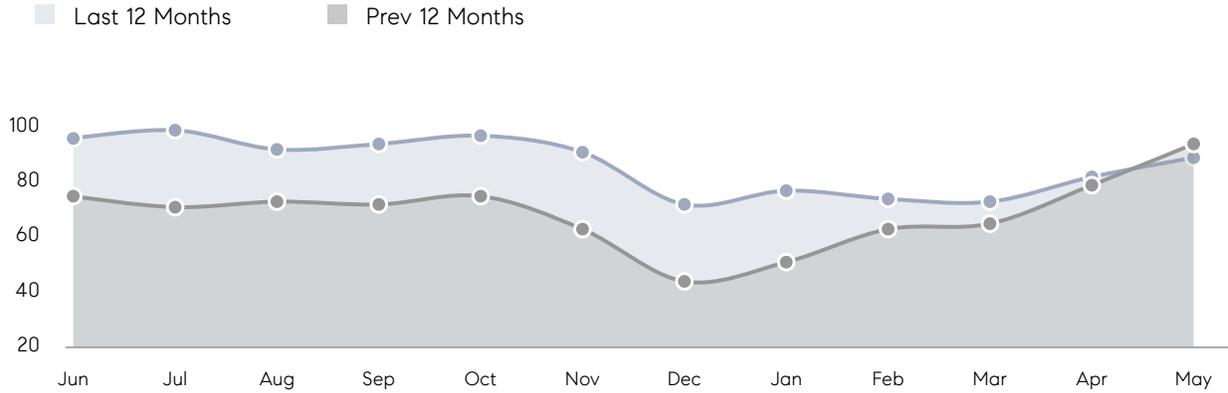
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	31	22	41%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$587,113	\$590,575	-0.6%
	# OF CONTRACTS	31	50	-38.0%
	NEW LISTINGS	40	61	-34%
Houses	AVERAGE DOM	25	23	9%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$621,896	\$601,610	3%
	# OF CONTRACTS	28	46	-39%
	NEW LISTINGS	32	55	-42%
Condo/Co-op/TH	AVERAGE DOM	84	8	950%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$285,667	\$507,813	-44%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	8	6	33%

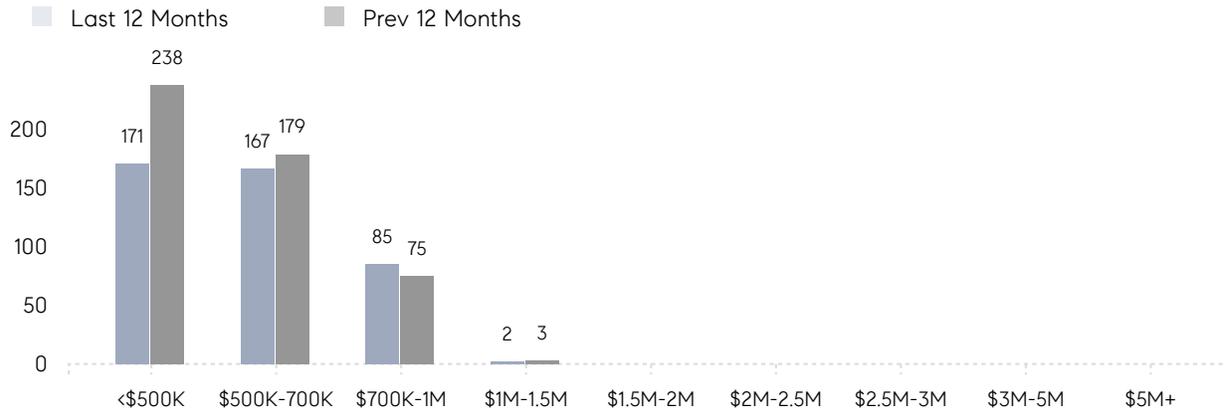
Fair Lawn

MAY 2023

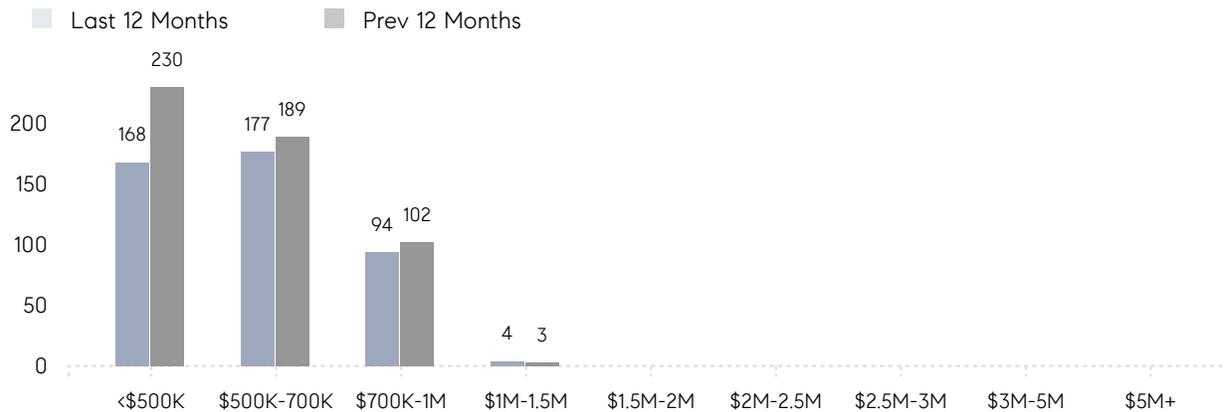
Monthly Inventory



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

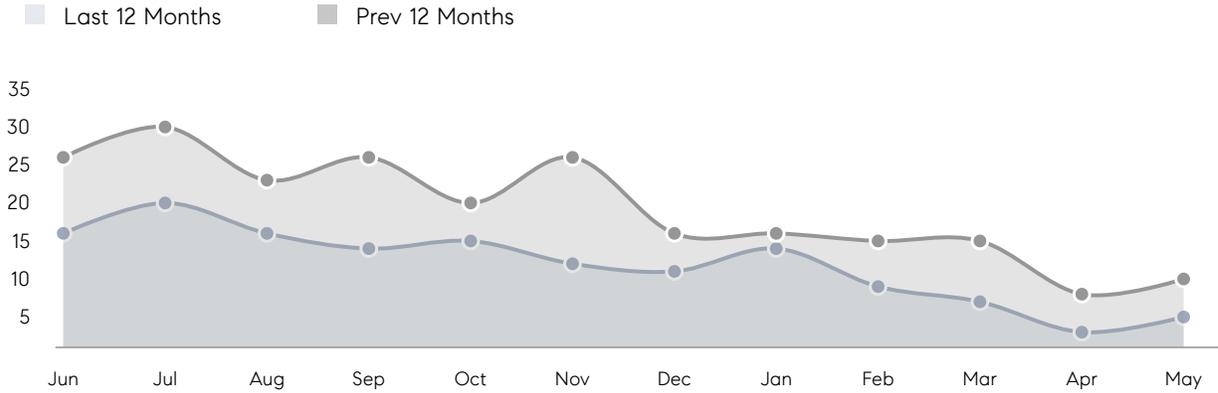
Property Statistics

		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%

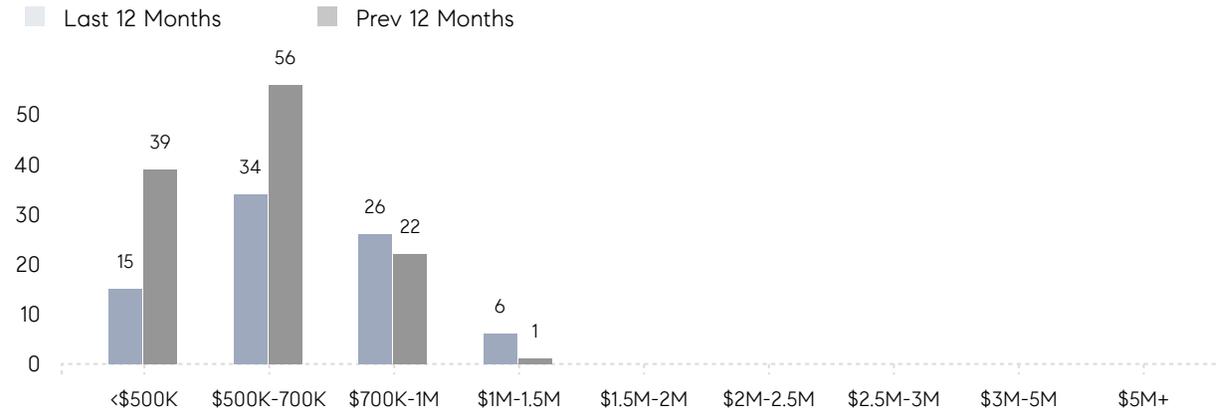
Fairfield

MAY 2023

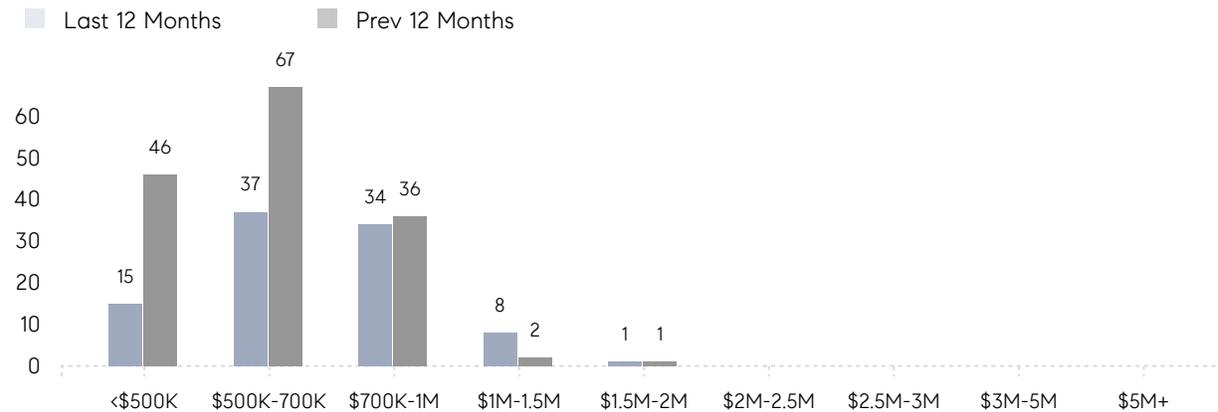
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fairview

MAY 2023

UNDER CONTRACT

4 **\$776K** **\$849K**
 Total Average Median
 Properties Price Price

100% **96%** **114%**
 Increase From Increase From Increase From
 May 2022 May 2022 May 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 May 2022 May 2022 May 2022

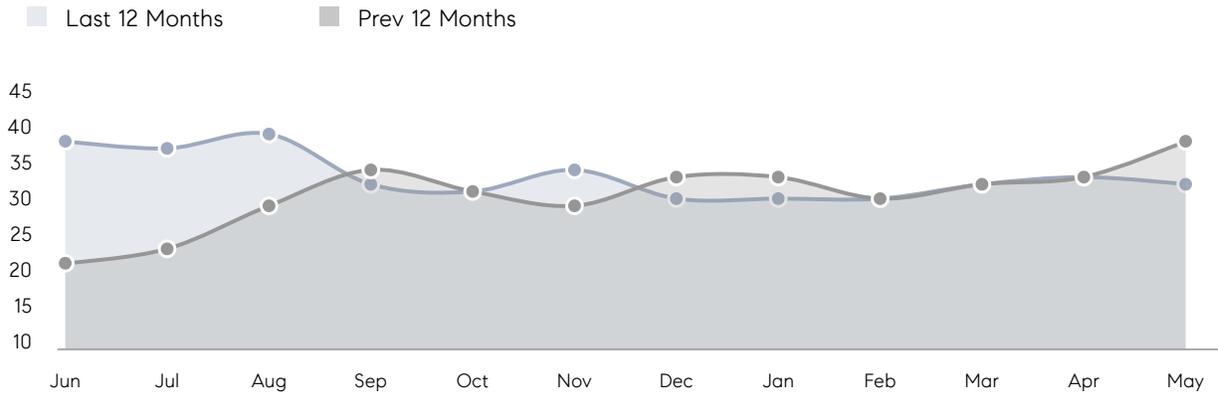
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	40	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$531,167	-
	# OF CONTRACTS	4	2	100.0%
	NEW LISTINGS	3	8	-62%
Houses	AVERAGE DOM	-	45	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$537,667	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	2	5	-60%
Condo/Co-op/TH	AVERAGE DOM	-	35	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$524,667	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	3	-67%

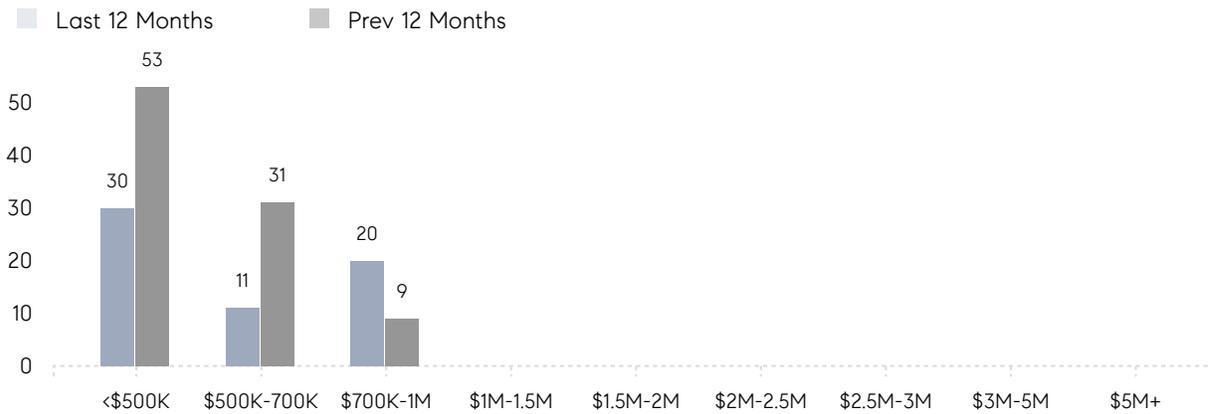
Fairview

MAY 2023

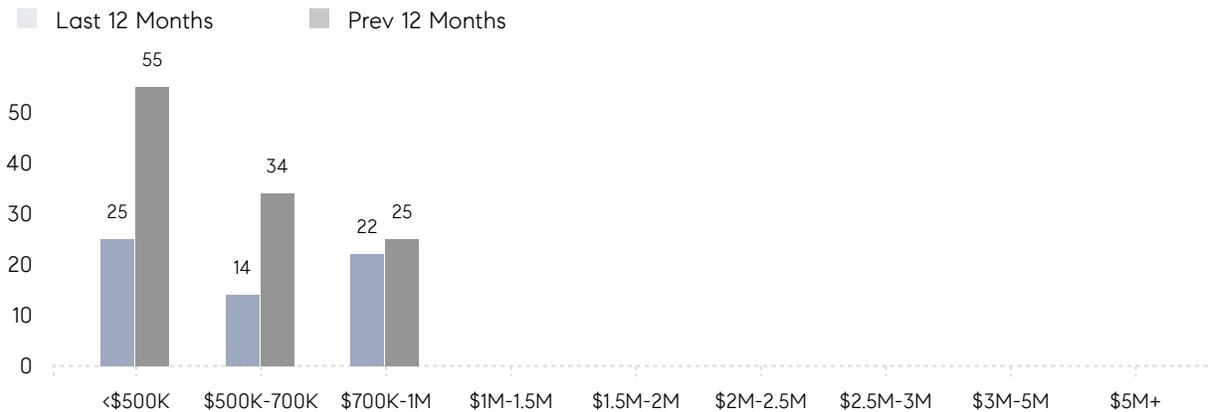
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fanwood

MAY 2023

UNDER CONTRACT

9	\$623K	\$600K
Total Properties	Average Price	Median Price
-36%	5%	5%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

11	\$671K	\$660K
Total Properties	Average Price	Median Price
57%	7%	6%
Increase From May 2022	Increase From May 2022	Increase From May 2022

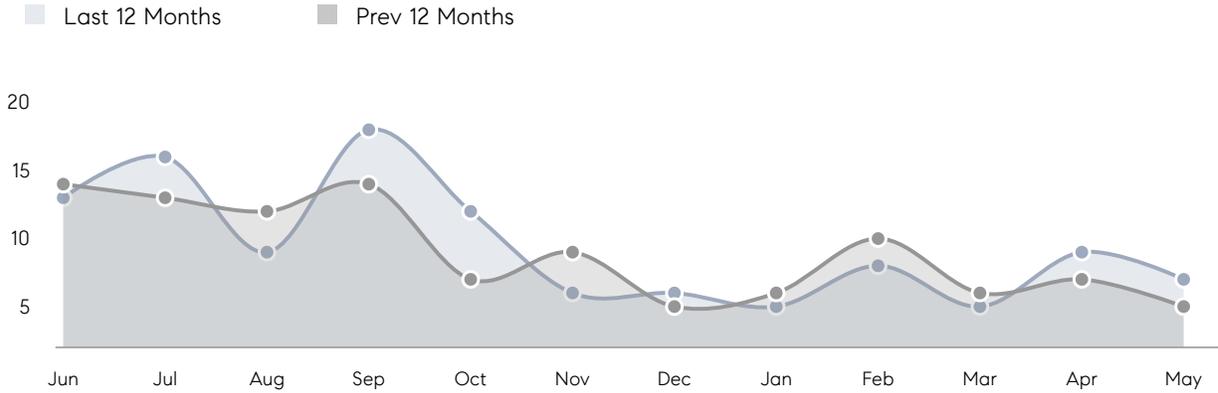
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	20	21	-5%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$671,383	\$630,000	6.6%
	# OF CONTRACTS	9	14	-35.7%
	NEW LISTINGS	7	14	-50%
Houses	AVERAGE DOM	20	21	-5%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$671,383	\$630,000	7%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	7	13	-46%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

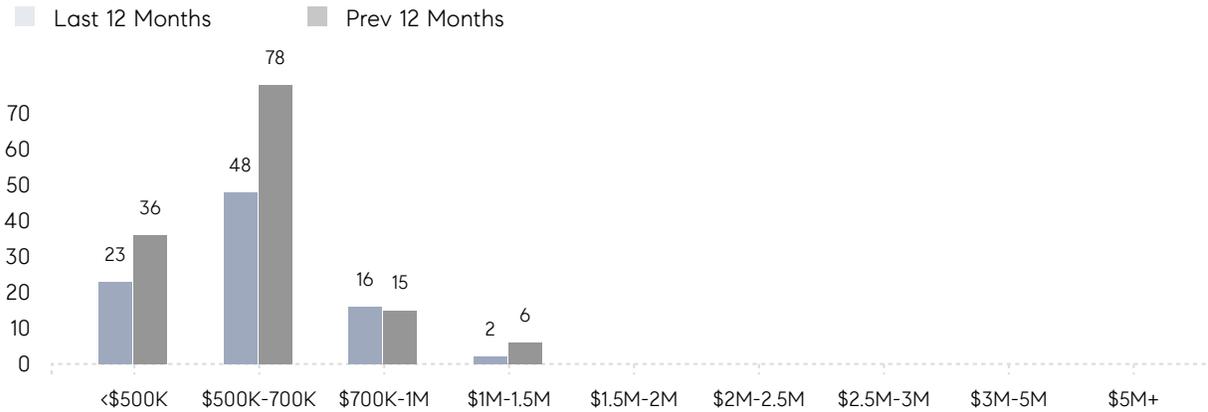
Fanwood

MAY 2023

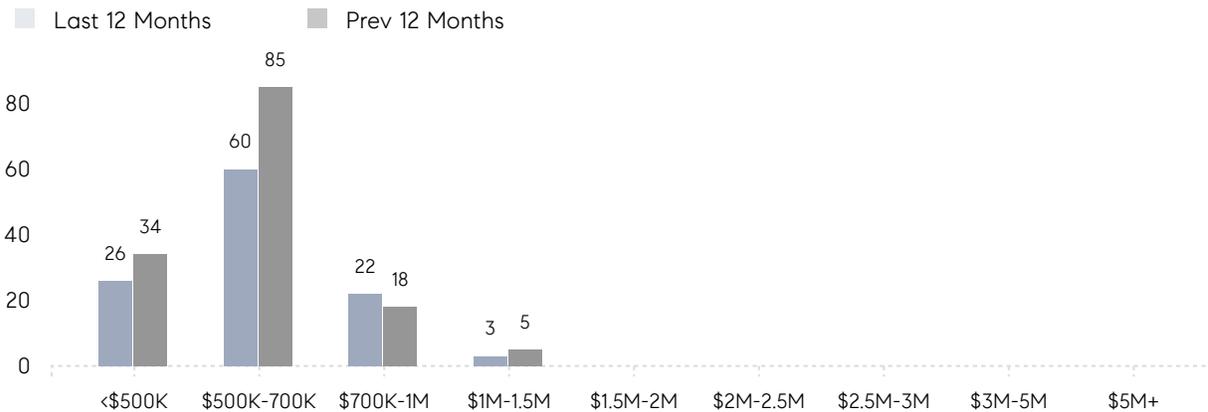
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Far Hills

MAY 2023

UNDER CONTRACT

3	\$1.7M	\$1.9M
Total Properties	Average Price	Median Price
200%	253%	291%
Increase From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

1	\$785K	\$785K
Total Properties	Average Price	Median Price
0%	27%	27%
Change From May 2022	Increase From May 2022	Increase From May 2022

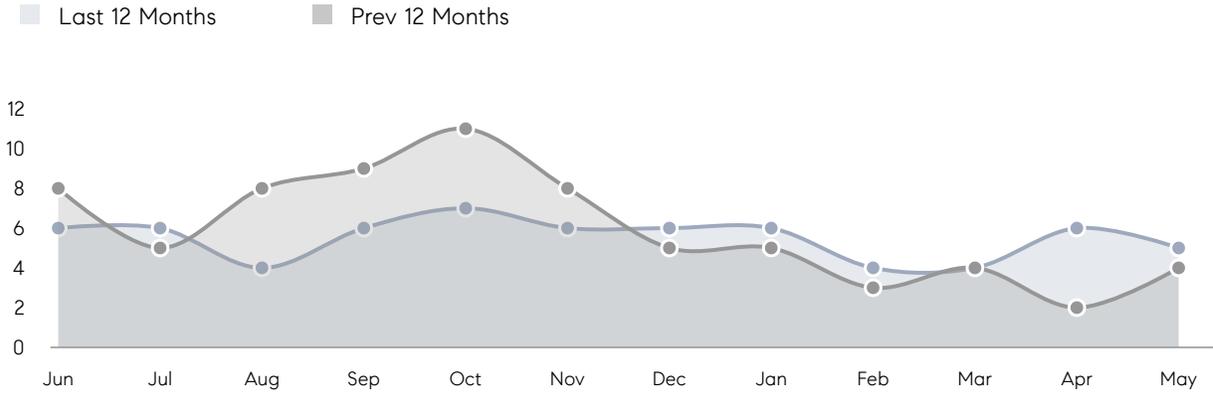
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	20	27	-26%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$785,000	\$620,000	26.6%
	# OF CONTRACTS	3	1	200.0%
	NEW LISTINGS	3	3	0%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	20	27	-26%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$785,000	\$620,000	27%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

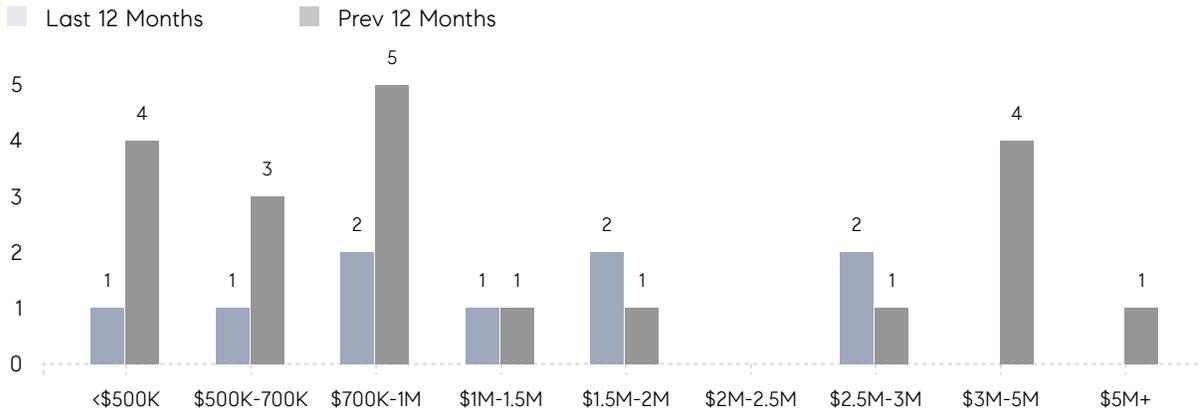
Far Hills

MAY 2023

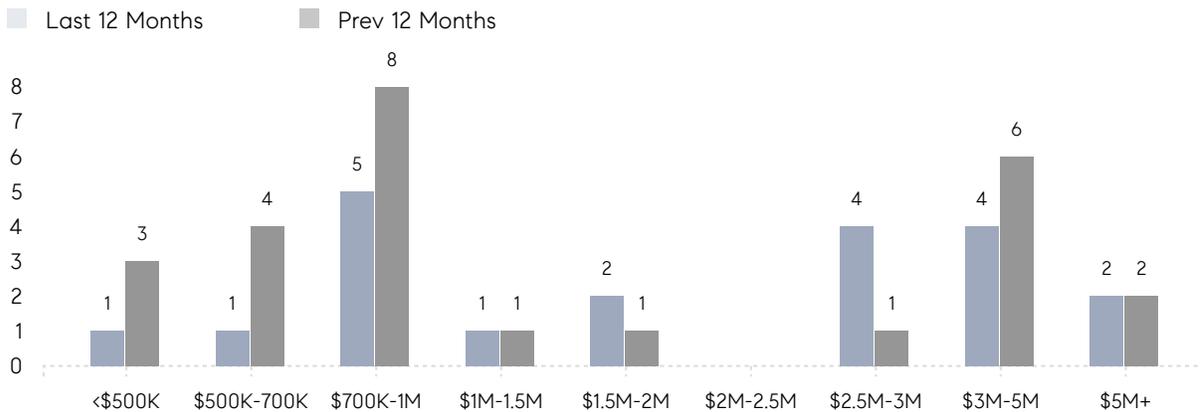
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Flemington

MAY 2023

UNDER CONTRACT

3
Total
Properties

\$350K
Average
Price

\$362K
Median
Price

0%
Change From
May 2022

–
Change From
May 2022

–
Change From
May 2022

UNITS SOLD

1
Total
Properties

\$384K
Average
Price

\$384K
Median
Price

-75%
Decrease From
May 2022

1%
Increase From
May 2022

3%
Increase From
May 2022

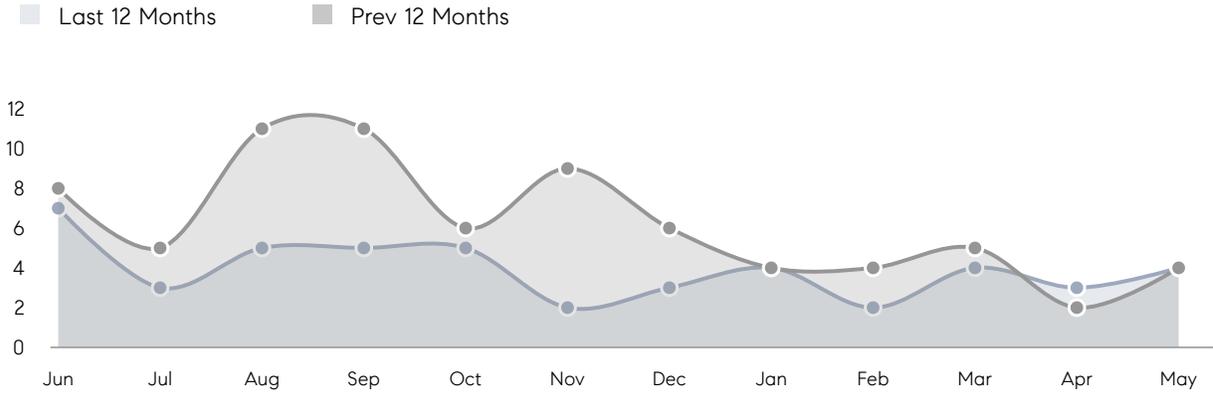
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	28	43	-35%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$384,000	\$378,750	1.4%
	# OF CONTRACTS	3	0	0.0%
	NEW LISTINGS	4	2	100%
Houses	AVERAGE DOM	-	43	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$386,667	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	3	2	50%
Condo/Co-op/TH	AVERAGE DOM	28	43	-35%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$384,000	\$355,000	8%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

Flemington

MAY 2023

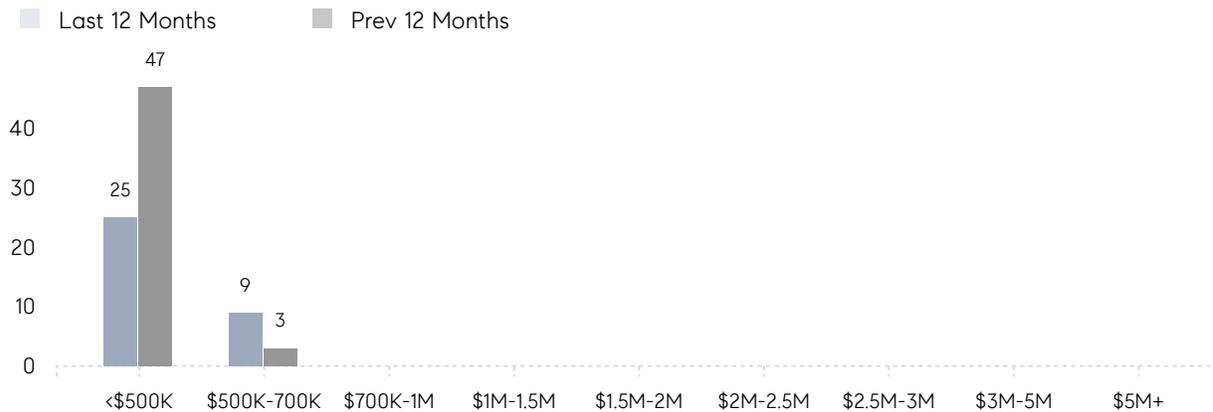
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Florham Park

MAY 2023

UNDER CONTRACT

12
Total
Properties

\$854K
Average
Price

\$737K
Median
Price

-37%
Decrease From
May 2022

-7%
Decrease From
May 2022

0%
Change From
May 2022

UNITS SOLD

12
Total
Properties

\$1.0M
Average
Price

\$980K
Median
Price

-14%
Decrease From
May 2022

35%
Increase From
May 2022

50%
Increase From
May 2022

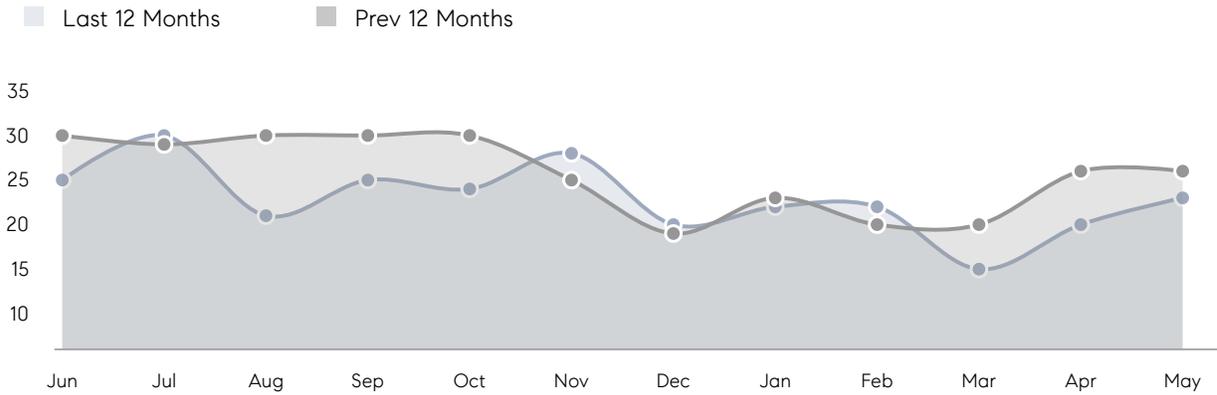
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	61	31	97%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$1,022,763	\$760,071	34.6%
	# OF CONTRACTS	12	19	-36.8%
	NEW LISTINGS	19	25	-24%
Houses	AVERAGE DOM	67	20	235%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$1,379,000	\$795,125	73%
	# OF CONTRACTS	6	17	-65%
	NEW LISTINGS	9	19	-53%
Condo/Co-op/TH	AVERAGE DOM	57	46	24%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$768,309	\$713,333	8%
	# OF CONTRACTS	6	2	200%
	NEW LISTINGS	10	6	67%

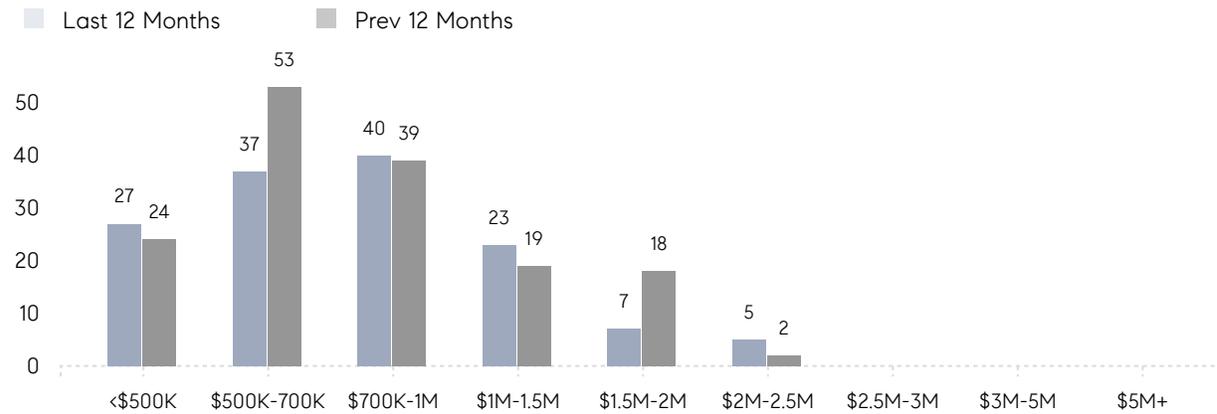
Florham Park

MAY 2023

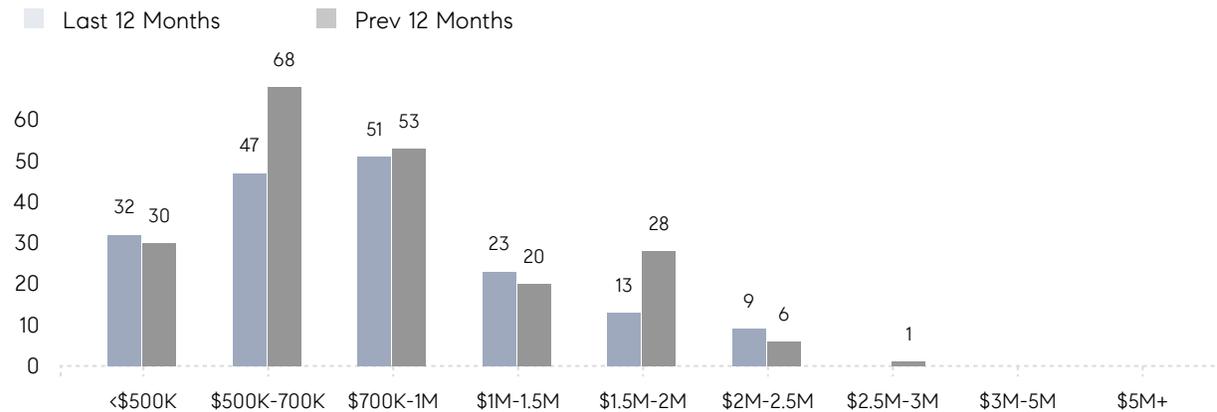
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fort Lee

MAY 2023

UNDER CONTRACT

62
Total
Properties

\$550K
Average
Price

\$437K
Median
Price

-22%
Decrease From
May 2022

20%
Increase From
May 2022

49%
Increase From
May 2022

UNITS SOLD

46
Total
Properties

\$511K
Average
Price

\$328K
Median
Price

-28%
Decrease From
May 2022

11%
Increase From
May 2022

19%
Increase From
May 2022

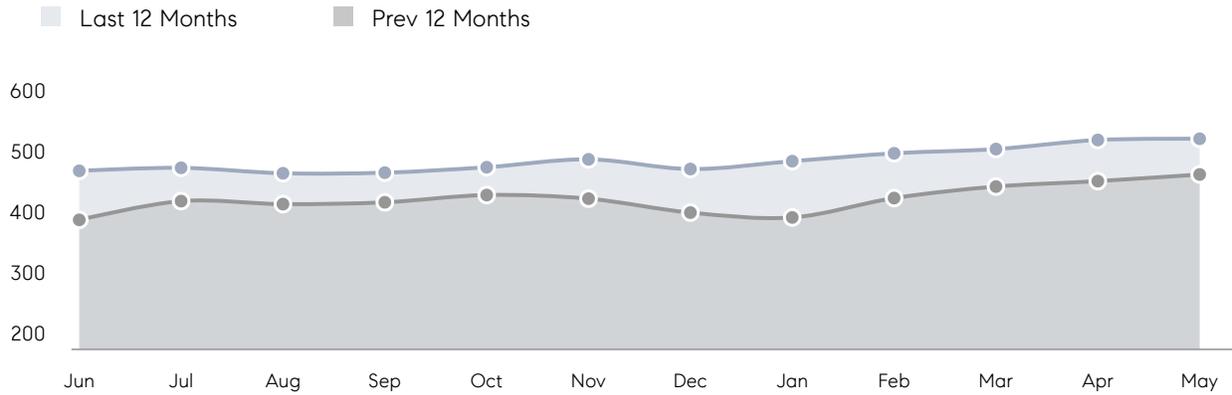
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	53	93	-43%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$511,253	\$461,975	10.7%
	# OF CONTRACTS	62	80	-22.5%
	NEW LISTINGS	62	82	-24%
Houses	AVERAGE DOM	76	151	-50%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$984,375	\$1,407,143	-30%
	# OF CONTRACTS	6	9	-33%
	NEW LISTINGS	8	10	-20%
Condo/Co-op/TH	AVERAGE DOM	49	86	-43%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$440,285	\$345,902	27%
	# OF CONTRACTS	56	71	-21%
	NEW LISTINGS	54	72	-25%

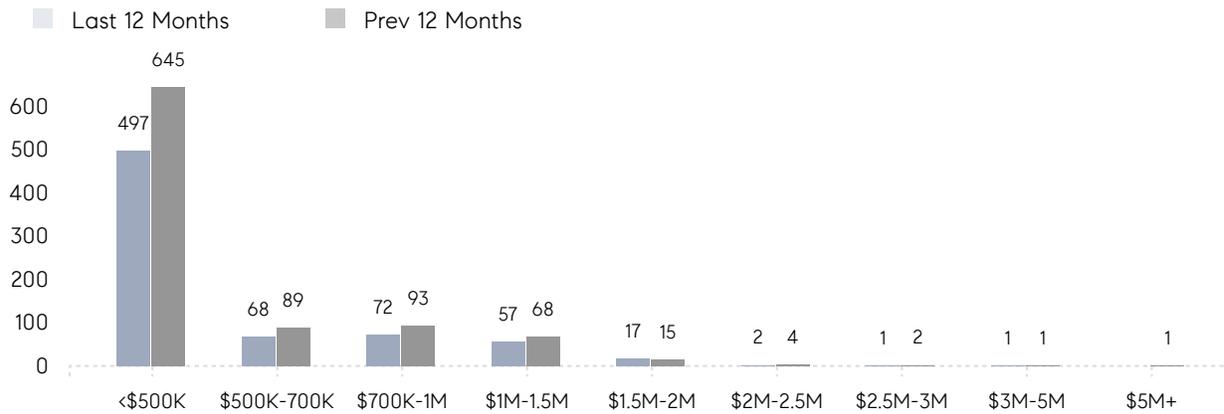
Fort Lee

MAY 2023

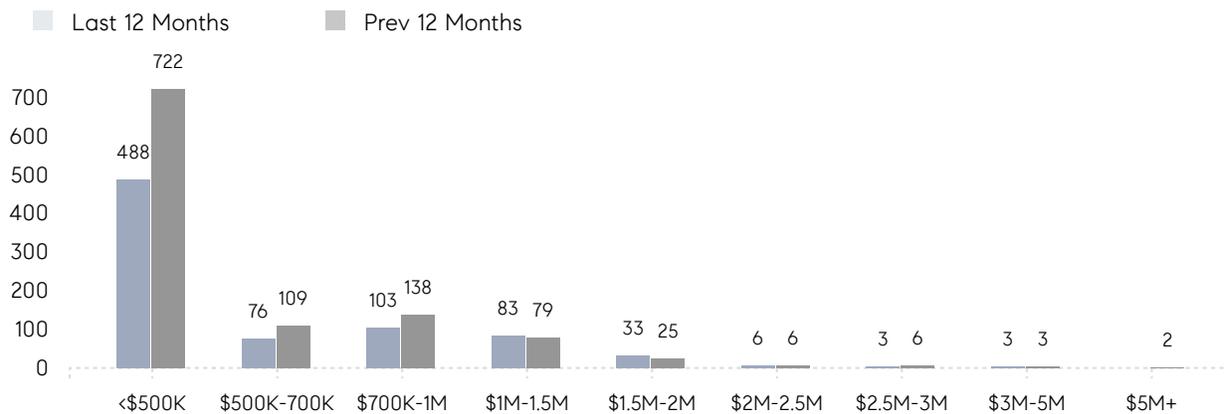
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Franklin Lakes

MAY 2023

UNDER CONTRACT

15	\$1.5M	\$1.3M
Total Properties	Average Price	Median Price
-6%	-13%	12%
Decrease From May 2022	Decrease From May 2022	Increase From May 2022

UNITS SOLD

13	\$1.5M	\$1.5M
Total Properties	Average Price	Median Price
18%	-3%	8%
Increase From May 2022	Decrease From May 2022	Increase From May 2022

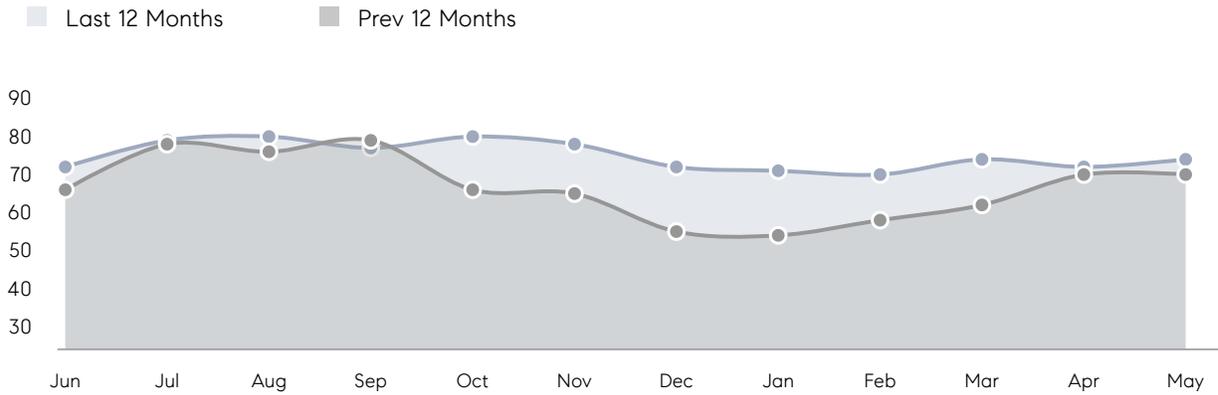
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	44	110	-60%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$1,525,637	\$1,579,500	-3.4%
	# OF CONTRACTS	15	16	-6.2%
	NEW LISTINGS	18	20	-10%
Houses	AVERAGE DOM	54	119	-55%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$1,601,311	\$1,594,100	0%
	# OF CONTRACTS	12	15	-20%
	NEW LISTINGS	15	19	-21%
Condo/Co-op/TH	AVERAGE DOM	9	19	-53%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$1,273,390	\$1,433,500	-11%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	3	1	200%

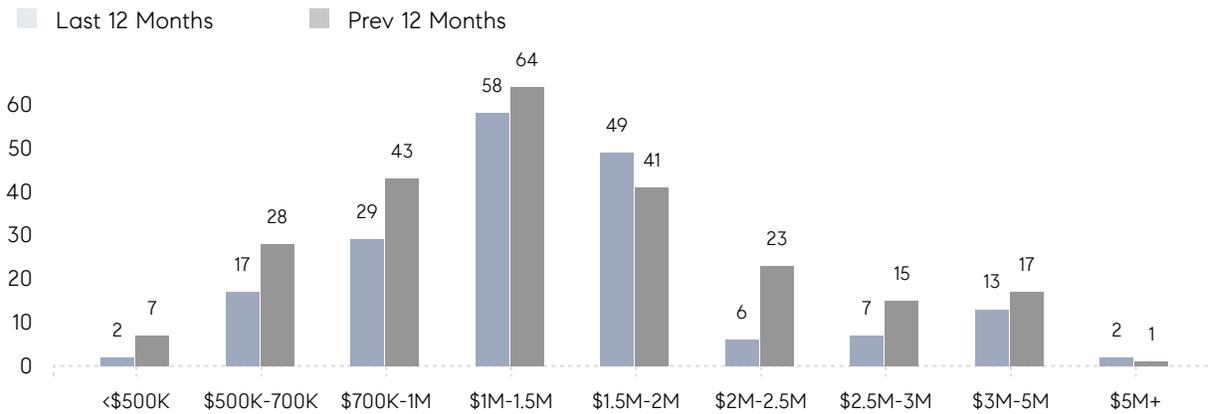
Franklin Lakes

MAY 2023

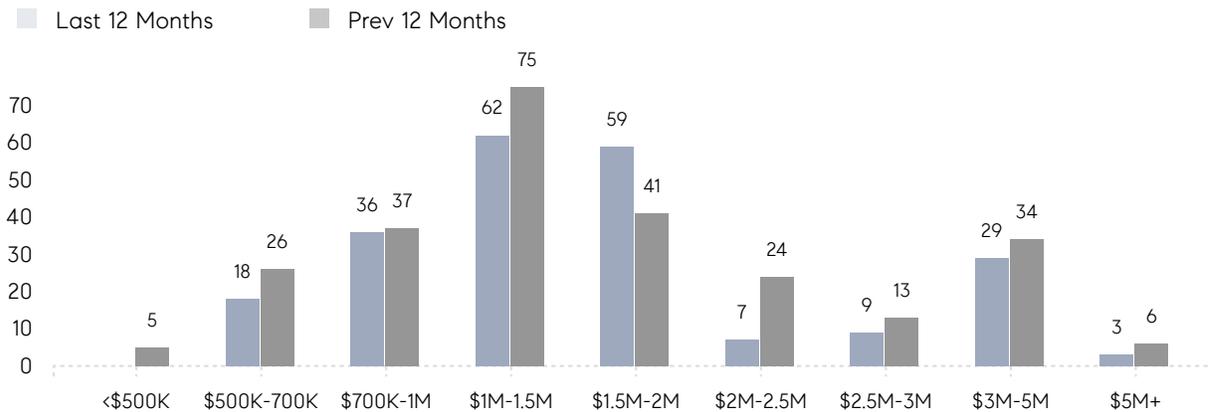
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Garfield City

MAY 2023

UNDER CONTRACT

7
Total
Properties

\$485K
Average
Price

\$515K
Median
Price

-12%
Decrease From
May 2022

14%
Increase From
May 2022

23%
Increase From
May 2022

UNITS SOLD

10
Total
Properties

\$449K
Average
Price

\$430K
Median
Price

0%
Change From
May 2022

1%
Change From
May 2022

-7%
Decrease From
May 2022

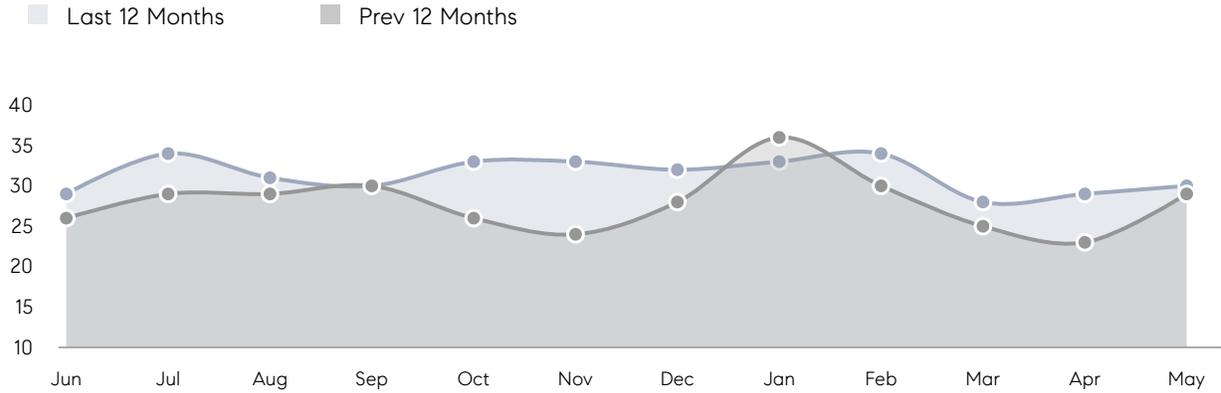
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	37	68	-46%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$449,200	\$446,050	0.7%
	# OF CONTRACTS	7	8	-12.5%
	NEW LISTINGS	7	13	-46%
Houses	AVERAGE DOM	36	75	-52%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$451,000	\$430,167	5%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	6	7	-14%
Condo/Co-op/TH	AVERAGE DOM	43	5	760%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$442,000	\$589,000	-25%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	1	6	-83%

Garfield City

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Garwood

MAY 2023

UNDER CONTRACT

5
Total
Properties

\$560K
Average
Price

\$529K
Median
Price

67%
Increase From
May 2022

14%
Increase From
May 2022

11%
Increase From
May 2022

UNITS SOLD

2
Total
Properties

\$544K
Average
Price

\$544K
Median
Price

-50%
Decrease From
May 2022

-7%
Decrease From
May 2022

-6%
Decrease From
May 2022

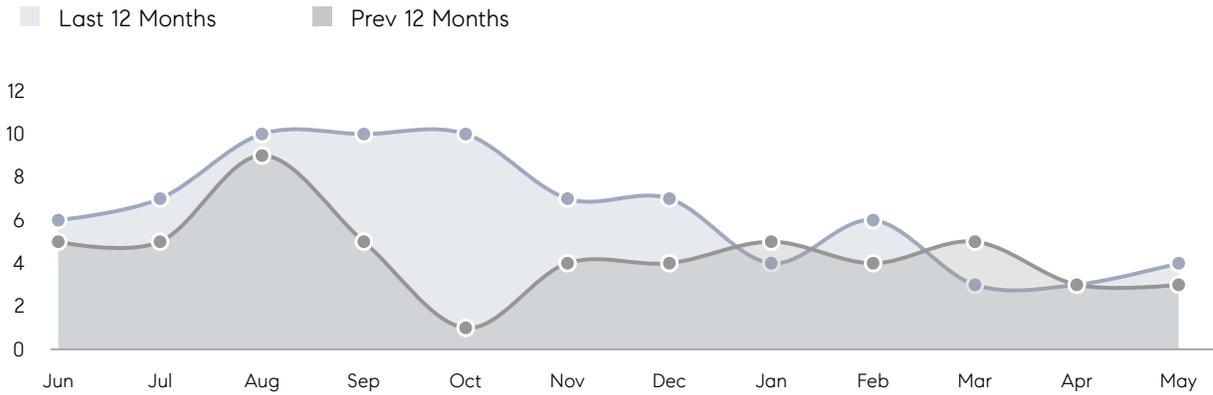
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	11	31	-65%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$544,500	\$582,875	-6.6%
	# OF CONTRACTS	5	3	66.7%
	NEW LISTINGS	6	4	50%
Houses	AVERAGE DOM	11	31	-65%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$544,500	\$582,875	-7%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	6	4	50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

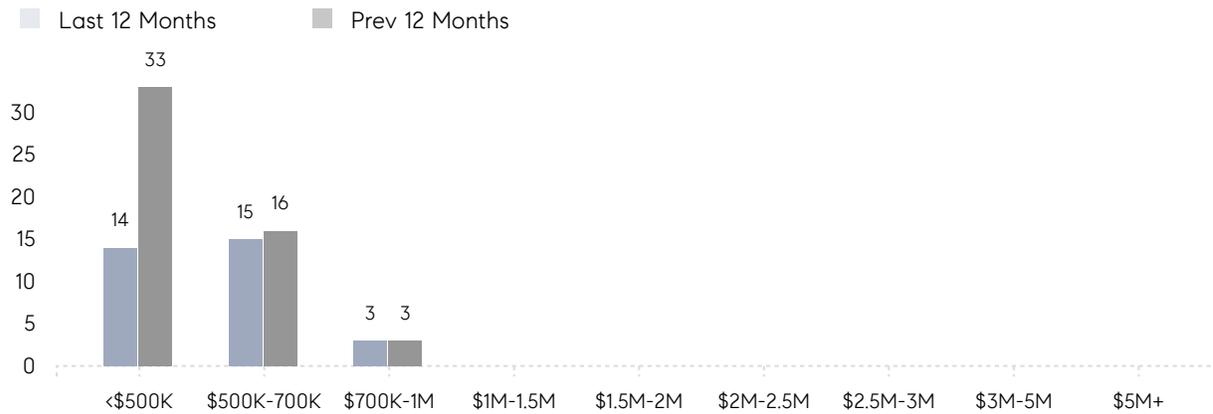
Garwood

MAY 2023

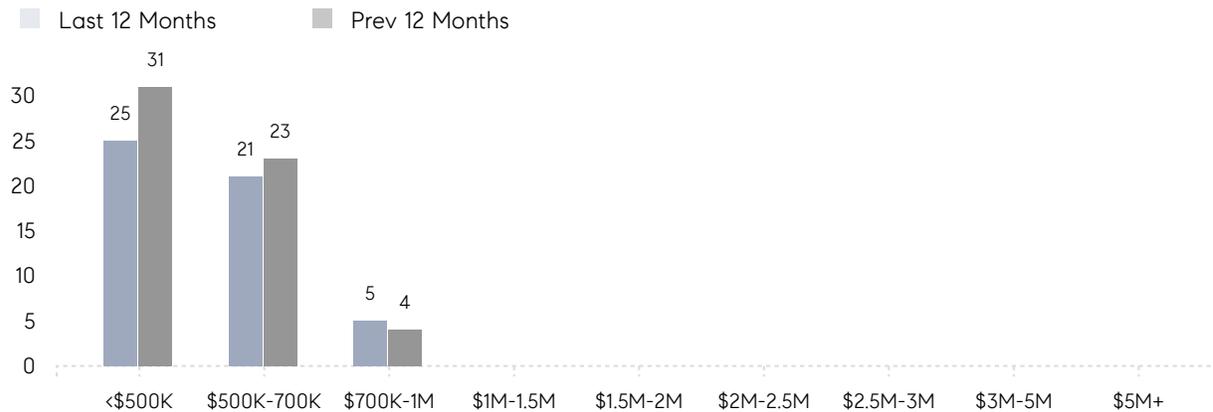
Monthly Inventory



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

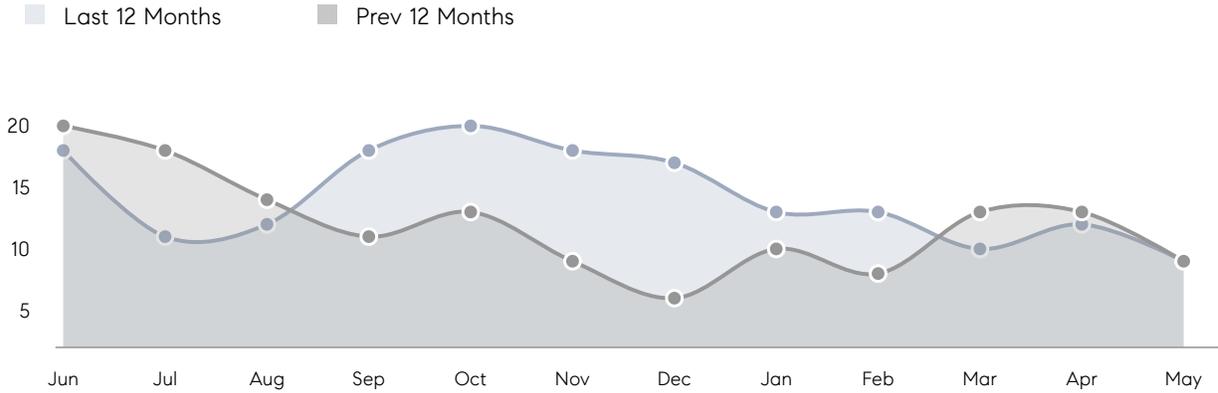
Property Statistics

		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%

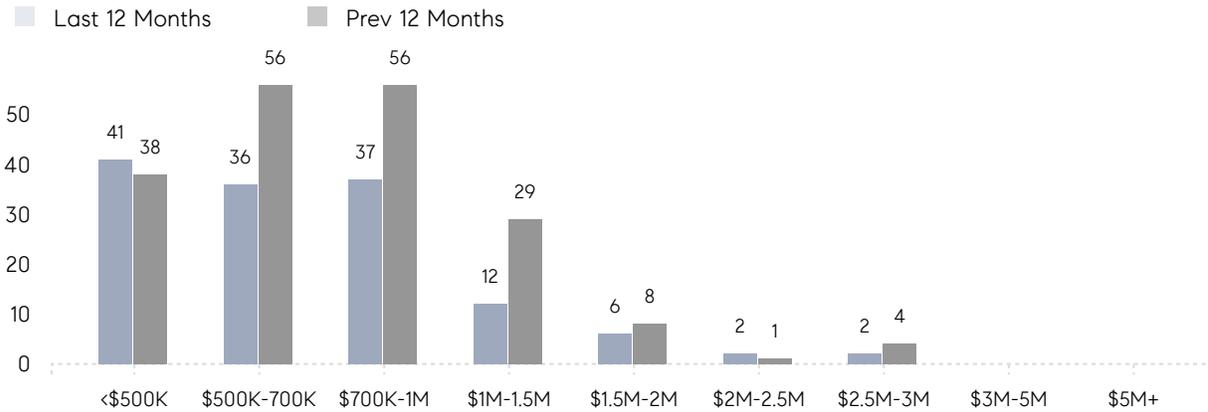
Glen Ridge

MAY 2023

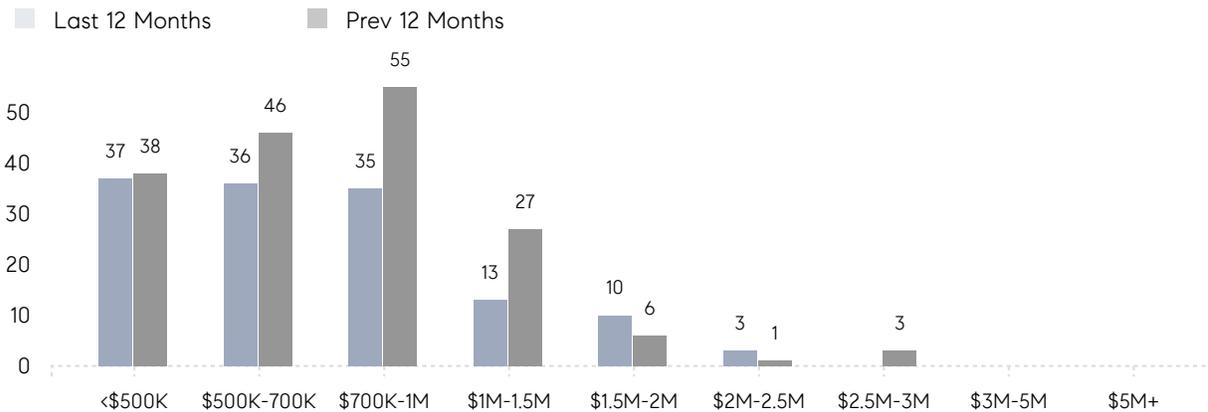
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Rock

MAY 2023

UNDER CONTRACT

18
Total
Properties

\$940K
Average
Price

\$882K
Median
Price

-10%
Decrease From
May 2022

11%
Increase From
May 2022

21%
Increase From
May 2022

UNITS SOLD

16
Total
Properties

\$974K
Average
Price

\$962K
Median
Price

-6%
Decrease From
May 2022

5%
Increase From
May 2022

5%
Increase From
May 2022

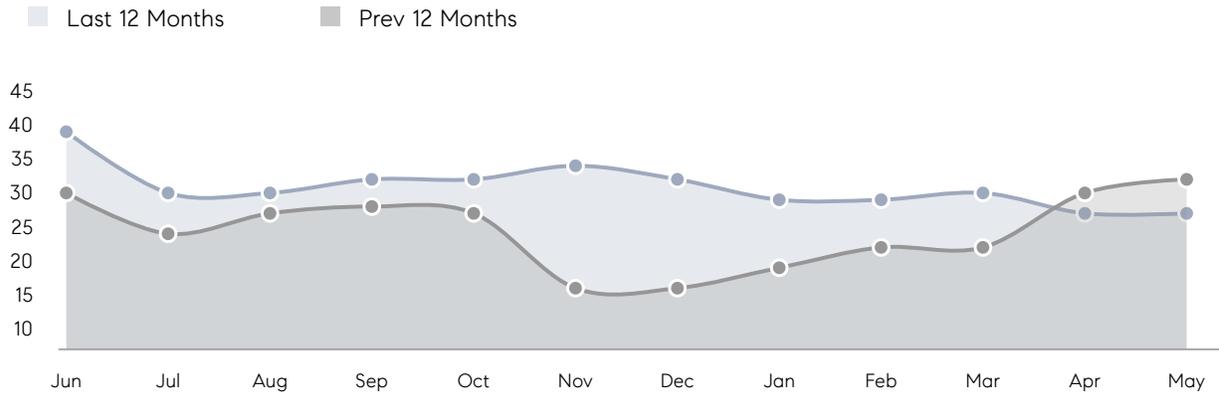
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	14	14%
	% OF ASKING PRICE	111%	114%	
	AVERAGE SOLD PRICE	\$974,000	\$931,559	4.6%
	# OF CONTRACTS	18	20	-10.0%
	NEW LISTINGS	20	20	0%
Houses	AVERAGE DOM	15	14	7%
	% OF ASKING PRICE	111%	114%	
	AVERAGE SOLD PRICE	\$1,026,714	\$931,559	10%
	# OF CONTRACTS	14	20	-30%
	NEW LISTINGS	19	18	6%
Condo/Co-op/TH	AVERAGE DOM	25	-	-
	% OF ASKING PRICE	110%	-	
	AVERAGE SOLD PRICE	\$605,000	-	-
	# OF CONTRACTS	4	0	0%
	NEW LISTINGS	1	2	-50%

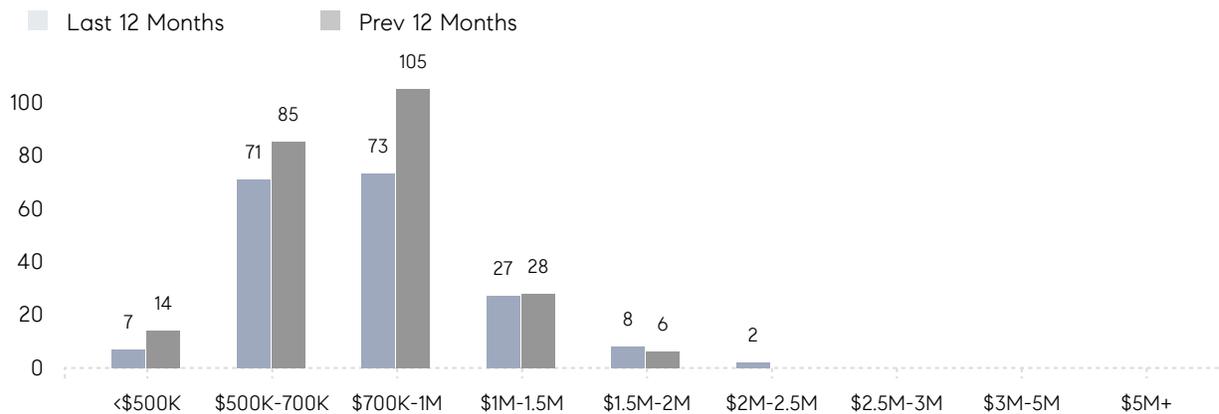
Glen Rock

MAY 2023

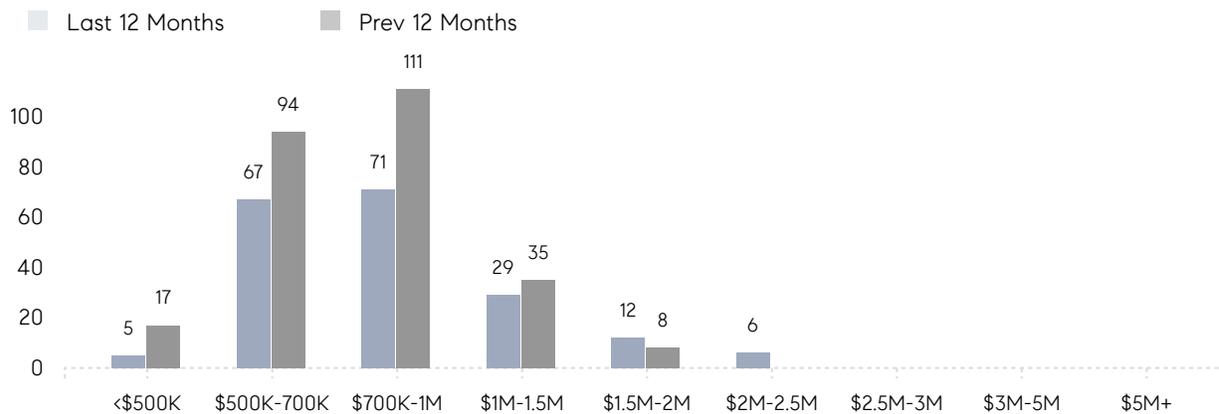
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Green Brook

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$686K
Average
Price

\$569K
Median
Price

13%
Increase From
May 2022

22%
Increase From
May 2022

30%
Increase From
May 2022

UNITS SOLD

2
Total
Properties

\$775K
Average
Price

\$775K
Median
Price

-75%
Decrease From
May 2022

-11%
Decrease From
May 2022

-18%
Decrease From
May 2022

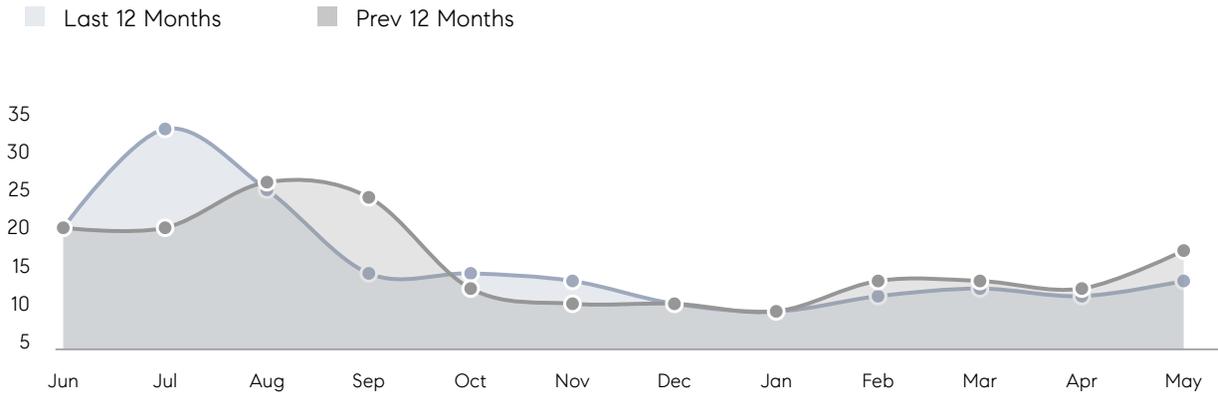
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	80	19	321%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$775,000	\$866,250	-10.5%
	# OF CONTRACTS	9	8	12.5%
	NEW LISTINGS	12	16	-25%
Houses	AVERAGE DOM	80	20	300%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$775,000	\$935,000	-17%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	9	15	-40%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$385,000	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	3	1	200%

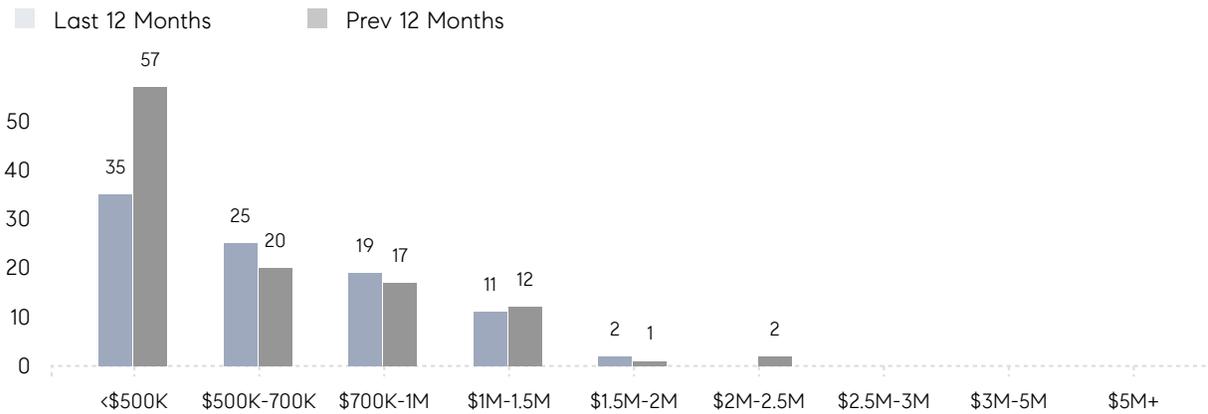
Green Brook

MAY 2023

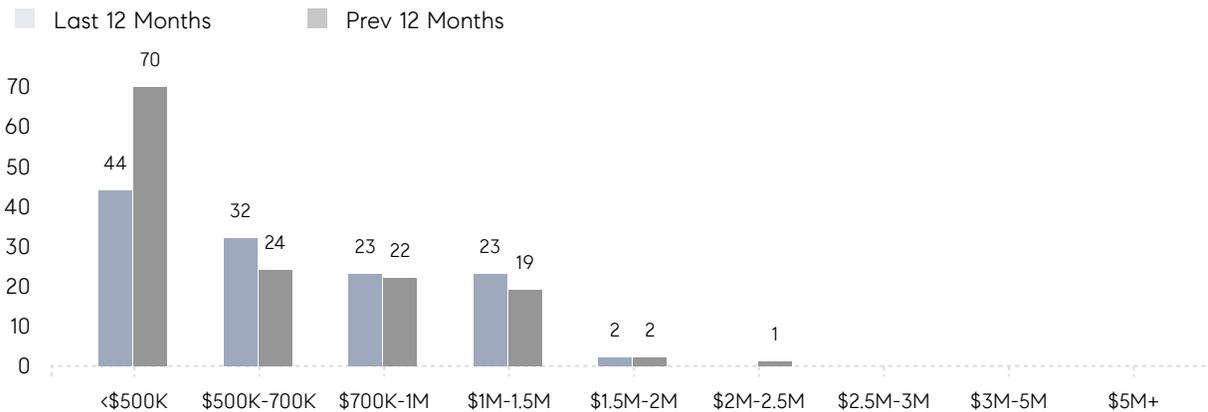
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Guttenberg

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$433K
Average
Price

\$360K
Median
Price

50%
Increase From
May 2022

57%
Increase From
May 2022

24%
Increase From
May 2022

UNITS SOLD

6
Total
Properties

\$440K
Average
Price

\$407K
Median
Price

-50%
Decrease From
May 2022

17%
Increase From
May 2022

29%
Increase From
May 2022

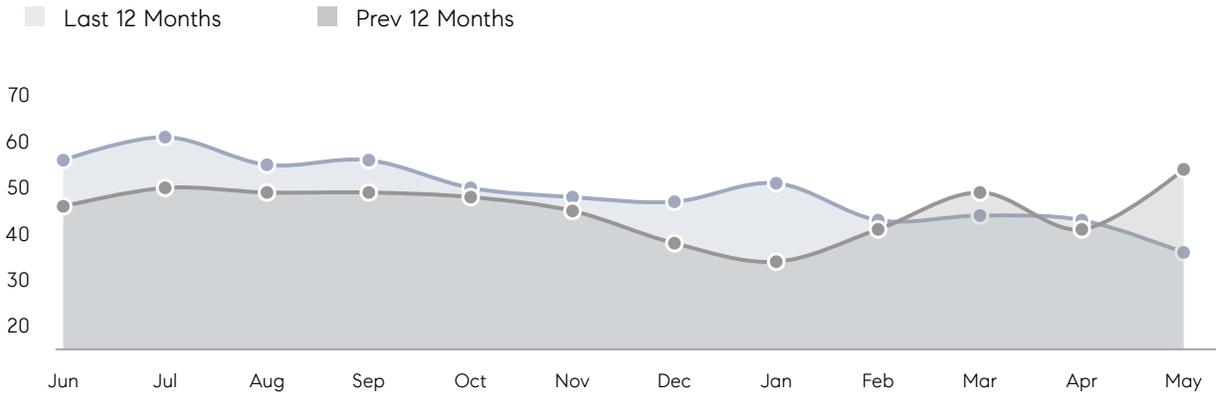
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	95	58	64%
	% OF ASKING PRICE	98%	90%	
	AVERAGE SOLD PRICE	\$440,667	\$376,700	17.0%
	# OF CONTRACTS	9	6	50.0%
	NEW LISTINGS	14	28	-50%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	95	58	64%
	% OF ASKING PRICE	98%	90%	
	AVERAGE SOLD PRICE	\$440,667	\$376,700	17%
	# OF CONTRACTS	9	6	50%
	NEW LISTINGS	14	28	-50%

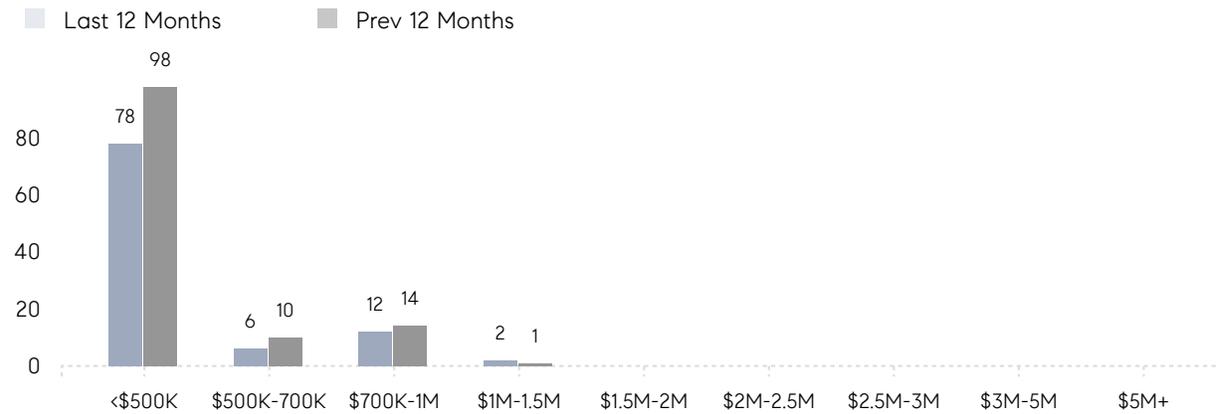
Guttenberg

MAY 2023

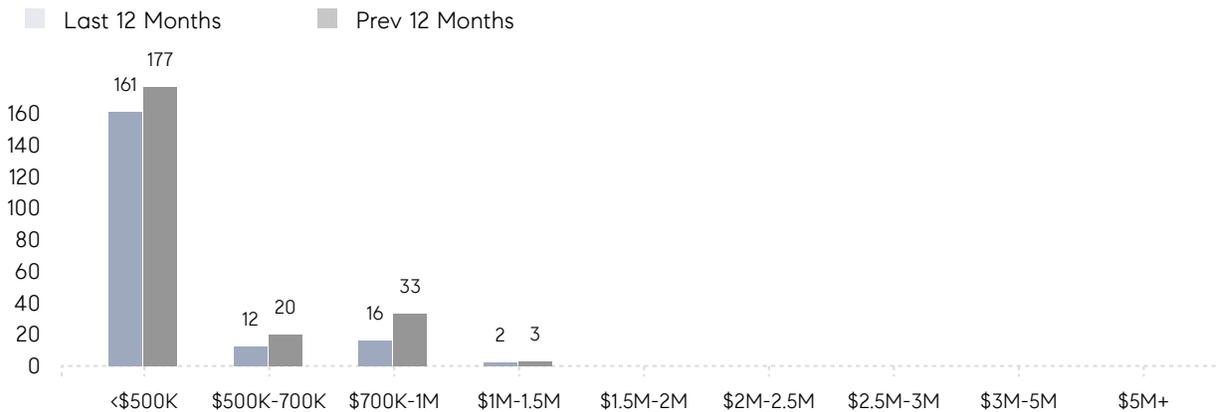
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hackensack

MAY 2023

UNDER CONTRACT

45
Total
Properties

\$327K
Average
Price

\$299K
Median
Price

-2%
Decrease From
May 2022

-11%
Decrease From
May 2022

-7%
Decrease From
May 2022

UNITS SOLD

20
Total
Properties

\$352K
Average
Price

\$345K
Median
Price

-39%
Decrease From
May 2022

-17%
Decrease From
May 2022

-4%
Decrease From
May 2022

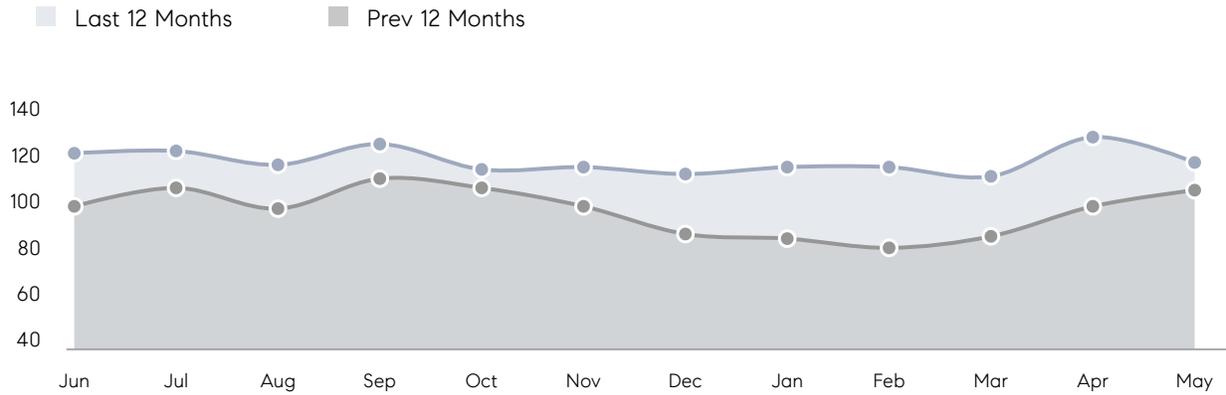
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	49	48	2%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$352,120	\$423,377	-16.8%
	# OF CONTRACTS	45	46	-2.2%
	NEW LISTINGS	32	43	-26%
Houses	AVERAGE DOM	27	70	-61%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$472,500	\$562,730	-16%
	# OF CONTRACTS	11	14	-21%
	NEW LISTINGS	13	16	-19%
Condo/Co-op/TH	AVERAGE DOM	63	30	110%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$271,867	\$307,250	-12%
	# OF CONTRACTS	34	32	6%
	NEW LISTINGS	19	27	-30%

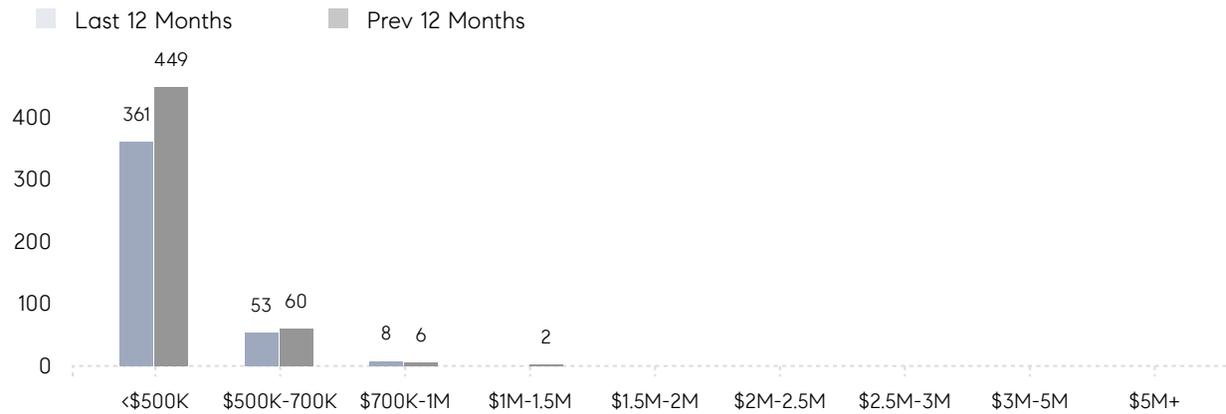
Hackensack

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hanover

MAY 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

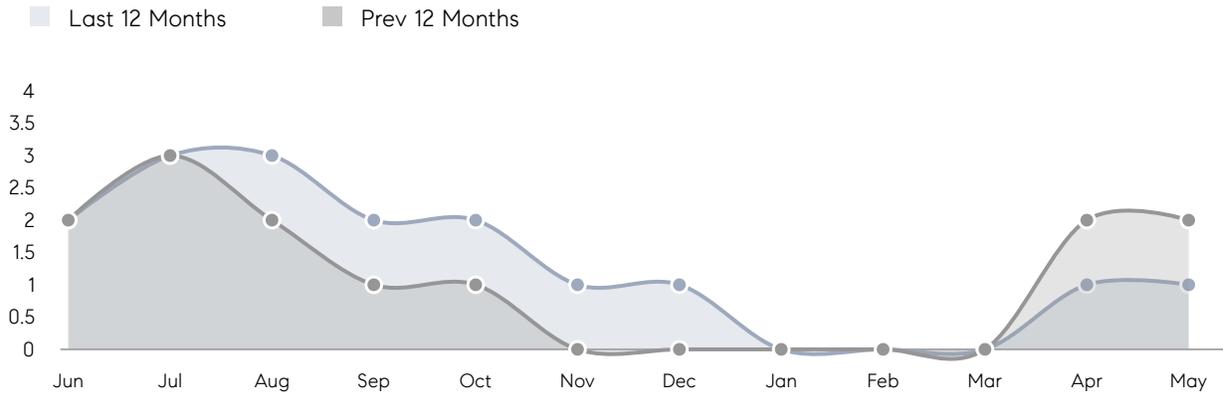
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0.0%
	NEW LISTINGS	0	2	0%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

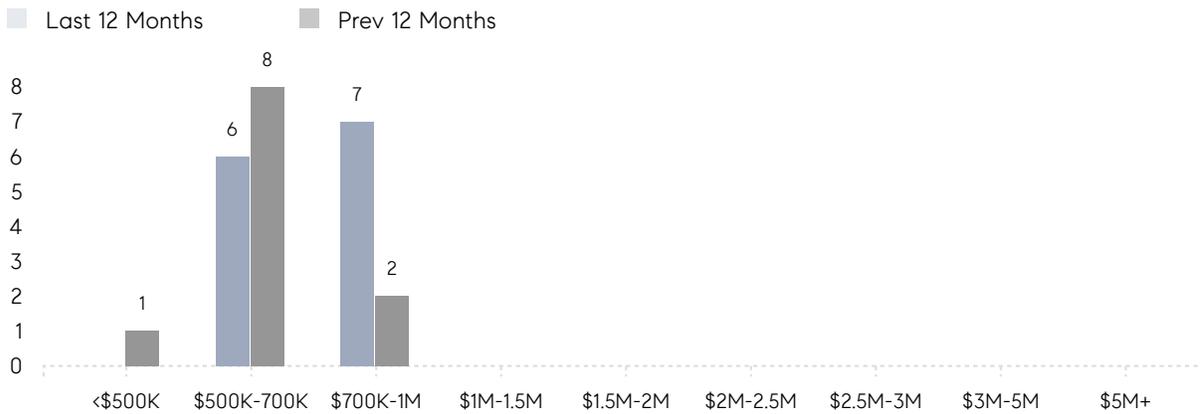
Hanover

MAY 2023

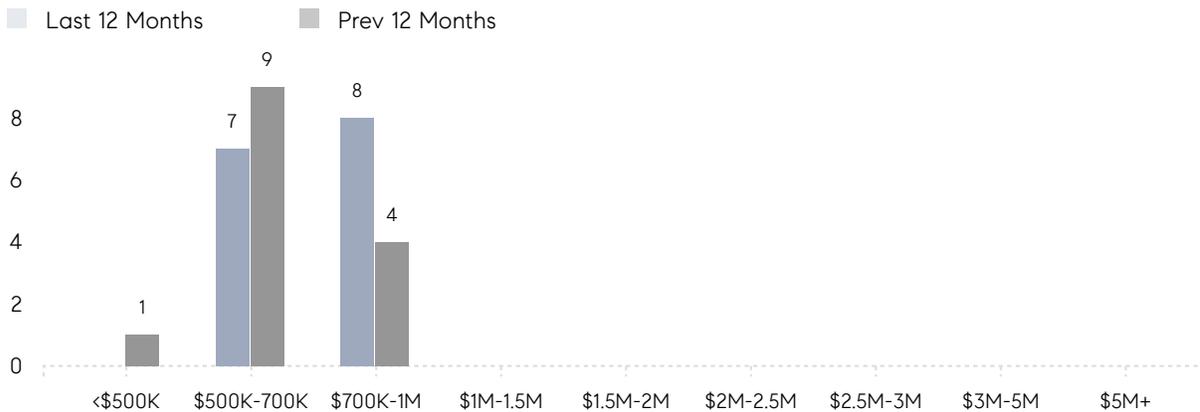
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harding

MAY 2023

UNDER CONTRACT

4	\$1.3M	\$787K
Total Properties	Average Price	Median Price
-60%	-31%	-62%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

0	-	-
Total Properties	Average Price	Median Price
0%	-	-
Change From May 2022	Change From May 2022	Change From May 2022

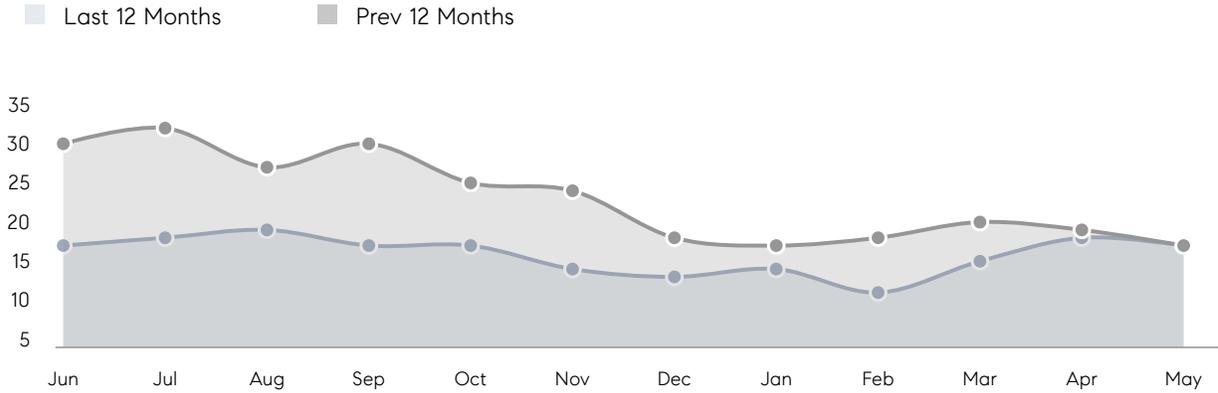
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	104	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$2,107,000	-
	# OF CONTRACTS	4	10	-60.0%
	NEW LISTINGS	6	10	-40%
Houses	AVERAGE DOM	-	127	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$2,483,750	-
	# OF CONTRACTS	4	9	-56%
	NEW LISTINGS	6	10	-40%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	109%	
	AVERAGE SOLD PRICE	-	\$600,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

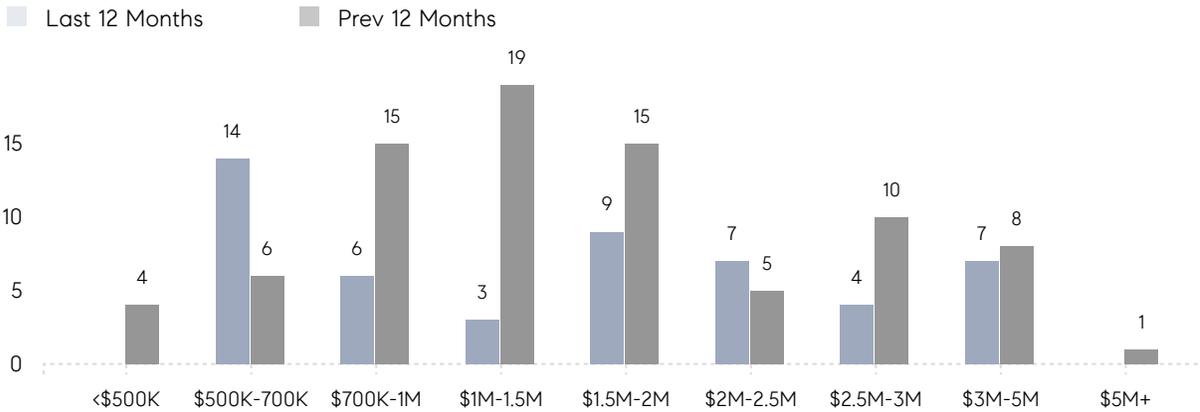
Harding

MAY 2023

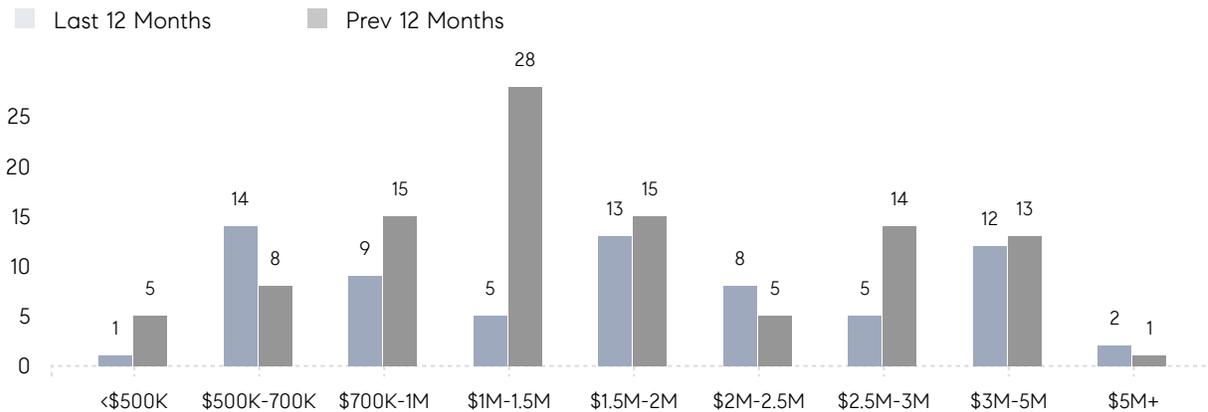
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harrington Park

MAY 2023

UNDER CONTRACT

7
Total
Properties

\$1.0M
Average
Price

\$849K
Median
Price

40%
Increase From
May 2022

44%
Increase From
May 2022

16%
Increase From
May 2022

UNITS SOLD

5
Total
Properties

\$734K
Average
Price

\$755K
Median
Price

25%
Increase From
May 2022

-5%
Decrease From
May 2022

1%
Change From
May 2022

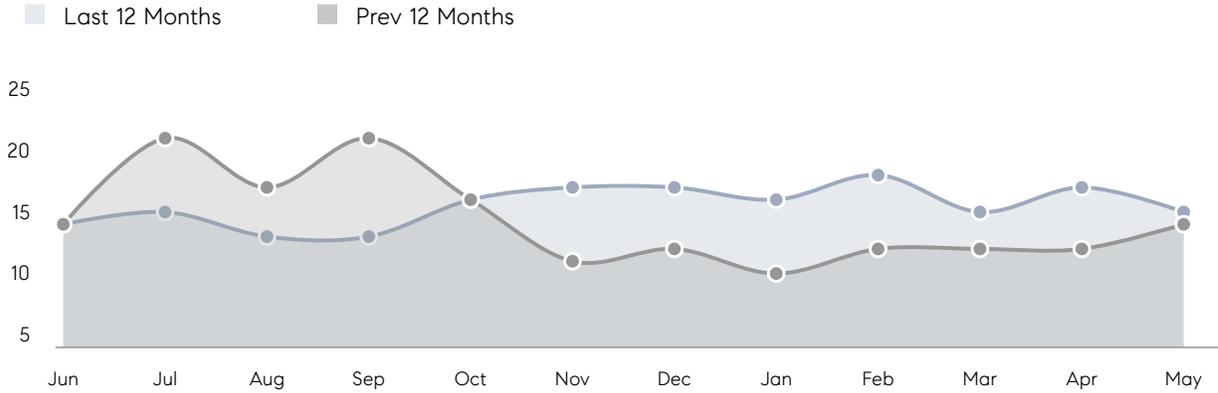
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	10	60%
	% OF ASKING PRICE	102%	108%	
	AVERAGE SOLD PRICE	\$734,600	\$773,750	-5.1%
	# OF CONTRACTS	7	5	40.0%
	NEW LISTINGS	5	7	-29%
Houses	AVERAGE DOM	16	10	60%
	% OF ASKING PRICE	102%	108%	
	AVERAGE SOLD PRICE	\$734,600	\$773,750	-5%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

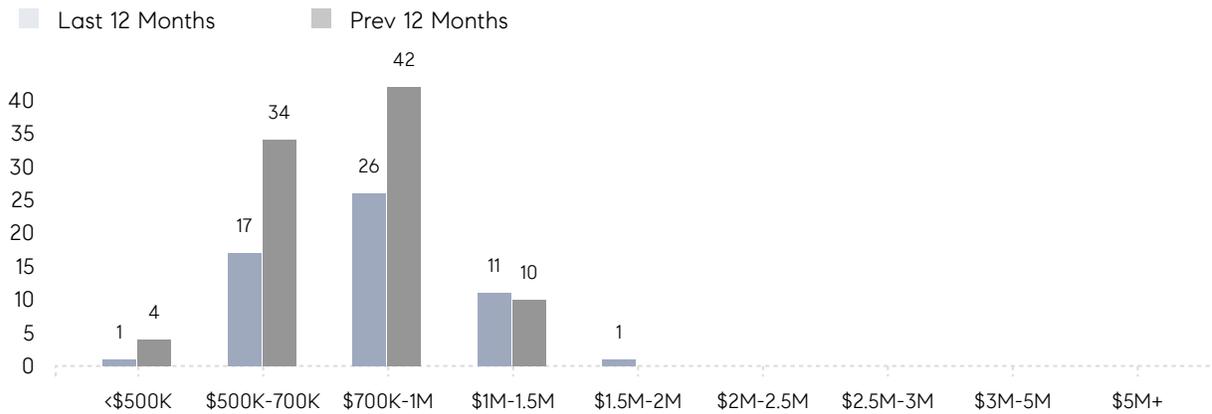
Harrington Park

MAY 2023

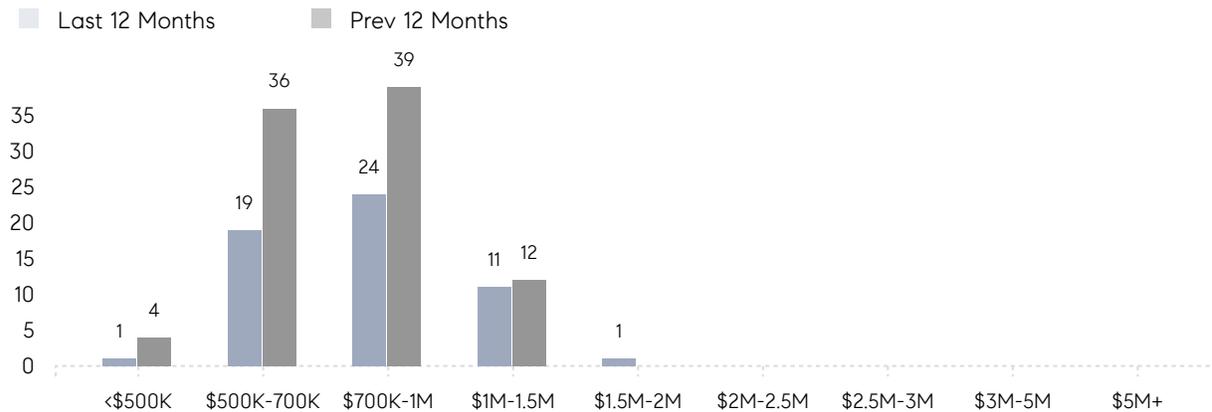
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harrison

MAY 2023

UNDER CONTRACT

1
Total
Properties

\$295K
Average
Price

\$295K
Median
Price

0%
Change From
May 2022

7%
Increase From
May 2022

7%
Increase From
May 2022

UNITS SOLD

1
Total
Properties

\$375K
Average
Price

\$375K
Median
Price

-50%
Decrease From
May 2022

34%
Increase From
May 2022

34%
Increase From
May 2022

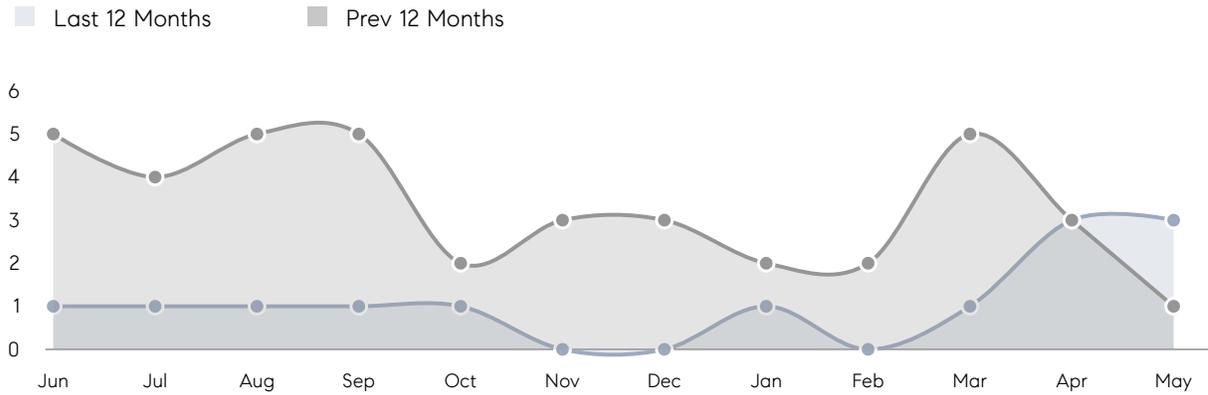
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	14	28	-50%
	% OF ASKING PRICE	94%	101%	
	AVERAGE SOLD PRICE	\$375,000	\$280,000	33.9%
	# OF CONTRACTS	1	1	0.0%
	NEW LISTINGS	1	1	0%
Houses	AVERAGE DOM	14	41	-66%
	% OF ASKING PRICE	94%	108%	
	AVERAGE SOLD PRICE	\$375,000	\$350,000	7%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	15	-
	% OF ASKING PRICE	-	93%	
	AVERAGE SOLD PRICE	-	\$210,000	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	1	0%

Harrison

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hasbrouck Heights

MAY 2023

UNDER CONTRACT

11
Total
Properties

\$778K
Average
Price

\$888K
Median
Price

-35%
Decrease From
May 2022

20%
Increase From
May 2022

39%
Increase From
May 2022

UNITS SOLD

9
Total
Properties

\$776K
Average
Price

\$785K
Median
Price

13%
Increase From
May 2022

30%
Increase From
May 2022

39%
Increase From
May 2022

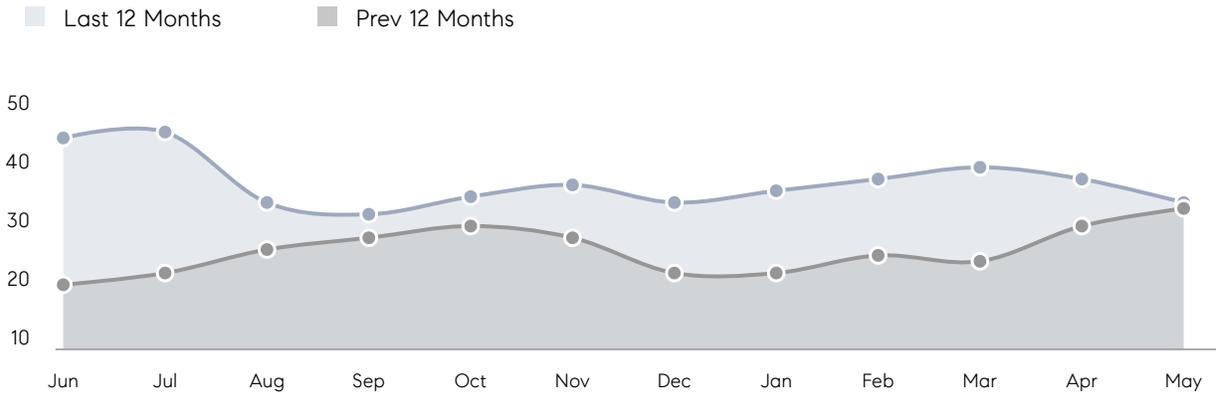
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	20	14	43%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$776,444	\$595,125	30.5%
	# OF CONTRACTS	11	17	-35.3%
	NEW LISTINGS	7	23	-70%
Houses	AVERAGE DOM	15	14	7%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$748,286	\$595,125	26%
	# OF CONTRACTS	9	17	-47%
	NEW LISTINGS	7	23	-70%
Condo/Co-op/TH	AVERAGE DOM	37	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$875,000	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	0	0%

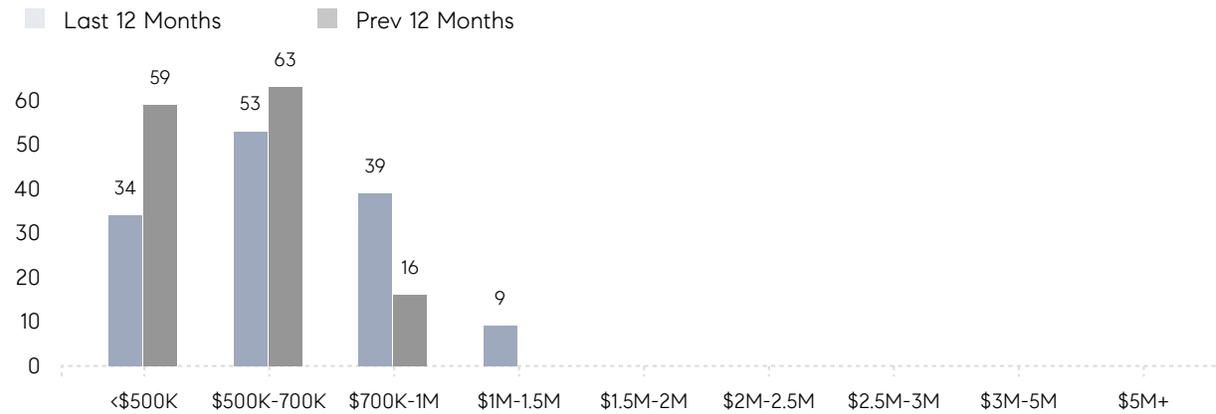
Hasbrouck Heights

MAY 2023

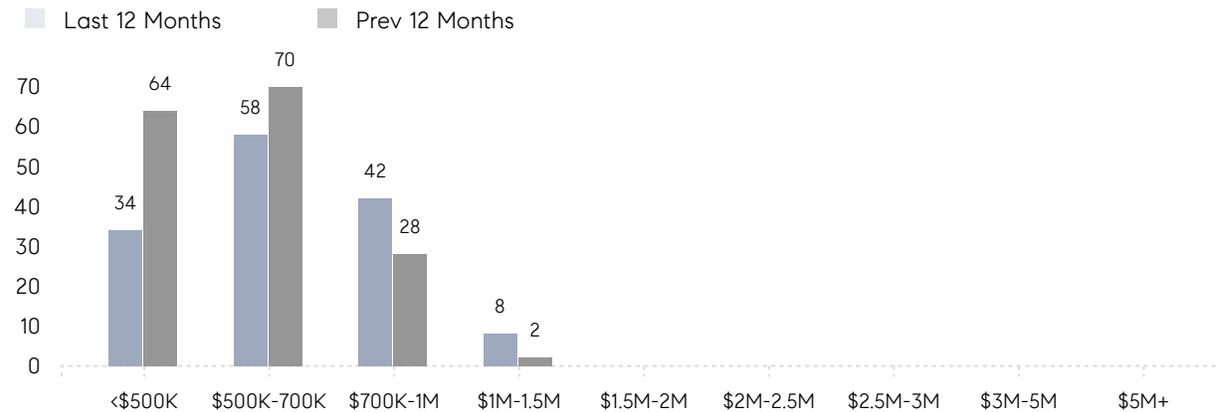
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Haworth

MAY 2023

UNDER CONTRACT

3	\$1.4M	\$1.3M
Total Properties	Average Price	Median Price
-62%	27%	35%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

4	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
0%	-16%	-20%
Change From May 2022	Decrease From May 2022	Decrease From May 2022

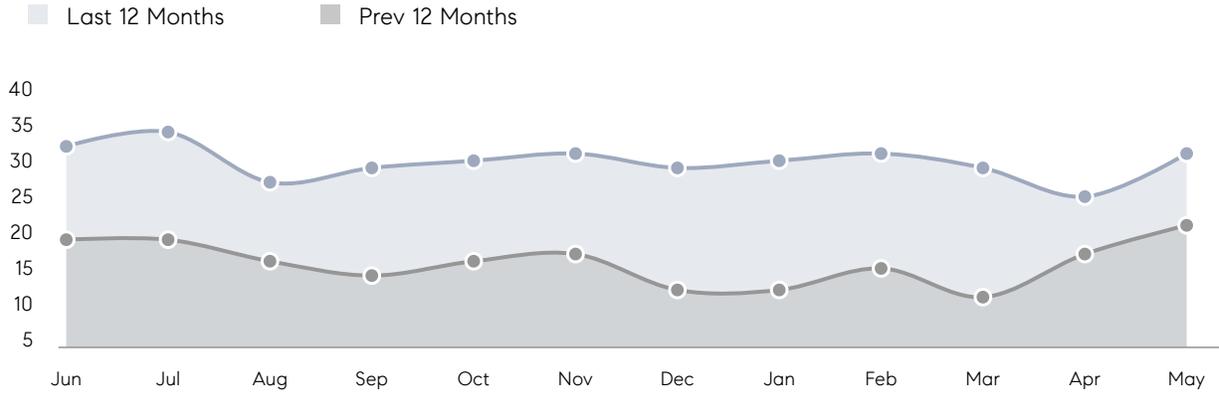
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	30	64	-53%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$1,031,250	\$1,220,500	-15.5%
	# OF CONTRACTS	3	8	-62.5%
	NEW LISTINGS	9	11	-18%
Houses	AVERAGE DOM	46	64	-28%
	% OF ASKING PRICE	94%	98%	
	AVERAGE SOLD PRICE	\$1,025,000	\$1,220,500	-16%
	# OF CONTRACTS	1	8	-87%
	NEW LISTINGS	3	11	-73%
Condo/Co-op/TH	AVERAGE DOM	15	-	-
	% OF ASKING PRICE	97%	-	
	AVERAGE SOLD PRICE	\$1,037,500	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	6	0	0%

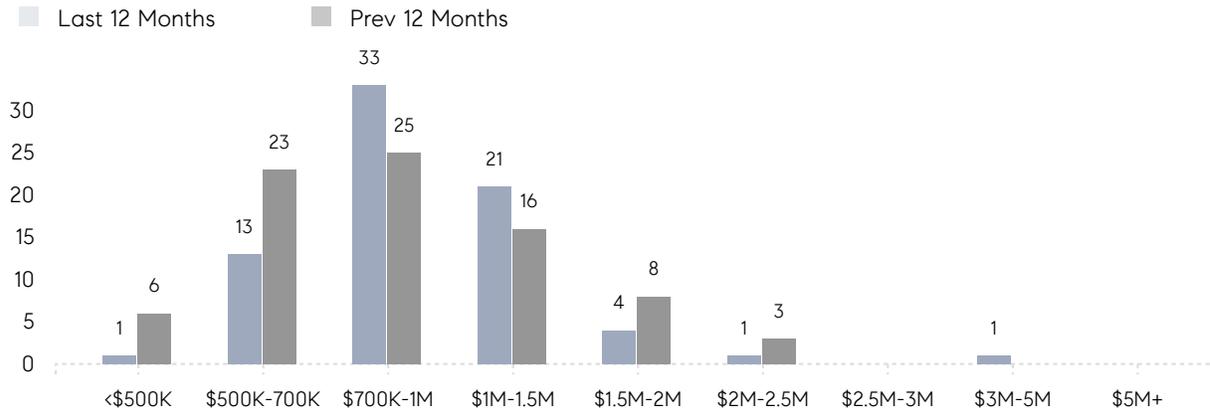
Haworth

MAY 2023

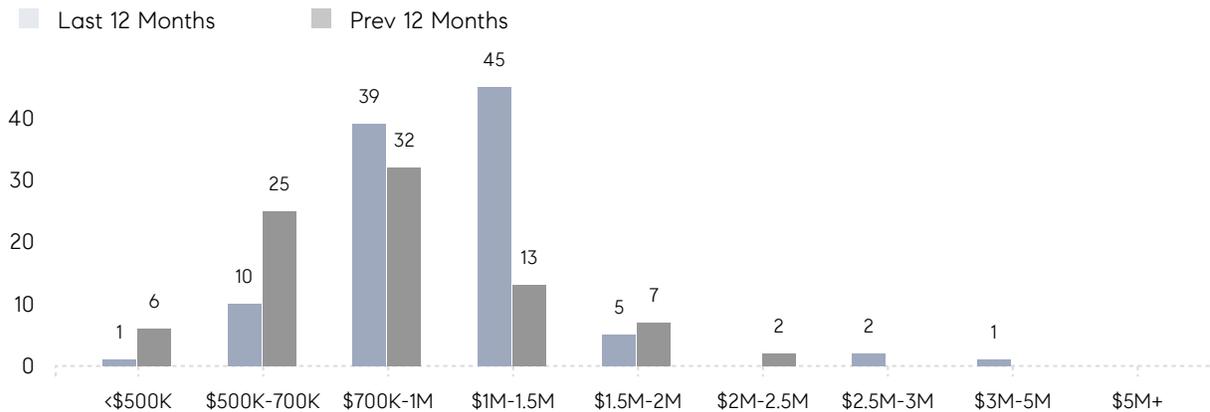
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hillsborough

MAY 2023

UNDER CONTRACT

40
Total
Properties

\$562K
Average
Price

\$499K
Median
Price

-39%
Decrease From
May 2022

13%
Increase From
May 2022

12%
Increase From
May 2022

UNITS SOLD

32
Total
Properties

\$571K
Average
Price

\$588K
Median
Price

-27%
Decrease From
May 2022

23%
Increase From
May 2022

50%
Increase From
May 2022

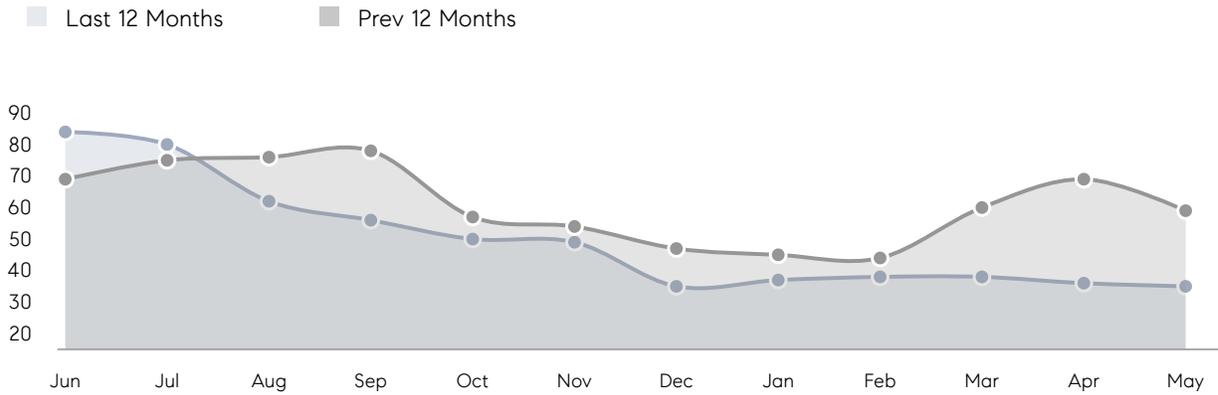
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	21	-24%
	% OF ASKING PRICE	108%	108%	
	AVERAGE SOLD PRICE	\$571,245	\$465,127	22.8%
	# OF CONTRACTS	40	66	-39.4%
	NEW LISTINGS	40	62	-35%
Houses	AVERAGE DOM	18	24	-25%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$712,105	\$650,368	9%
	# OF CONTRACTS	23	34	-32%
	NEW LISTINGS	26	35	-26%
Condo/Co-op/TH	AVERAGE DOM	14	19	-26%
	% OF ASKING PRICE	107%	110%	
	AVERAGE SOLD PRICE	\$365,371	\$324,344	13%
	# OF CONTRACTS	17	32	-47%
	NEW LISTINGS	14	27	-48%

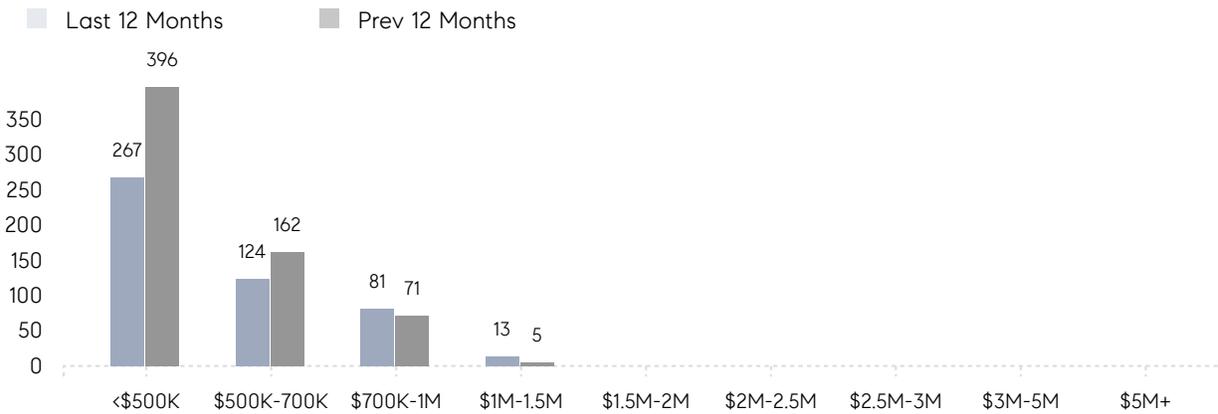
Hillsborough

MAY 2023

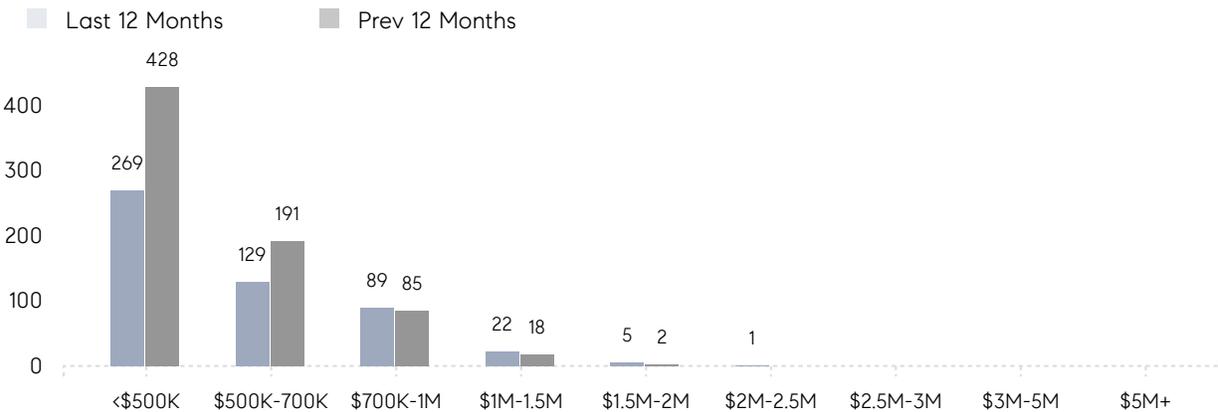
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hillsdale

MAY 2023

UNDER CONTRACT

8
Total
Properties

\$866K
Average
Price

\$819K
Median
Price

-27%
Decrease From
May 2022

37%
Increase From
May 2022

52%
Increase From
May 2022

UNITS SOLD

8
Total
Properties

\$817K
Average
Price

\$763K
Median
Price

-33%
Decrease From
May 2022

0%
Change From
May 2022

-11%
Decrease From
May 2022

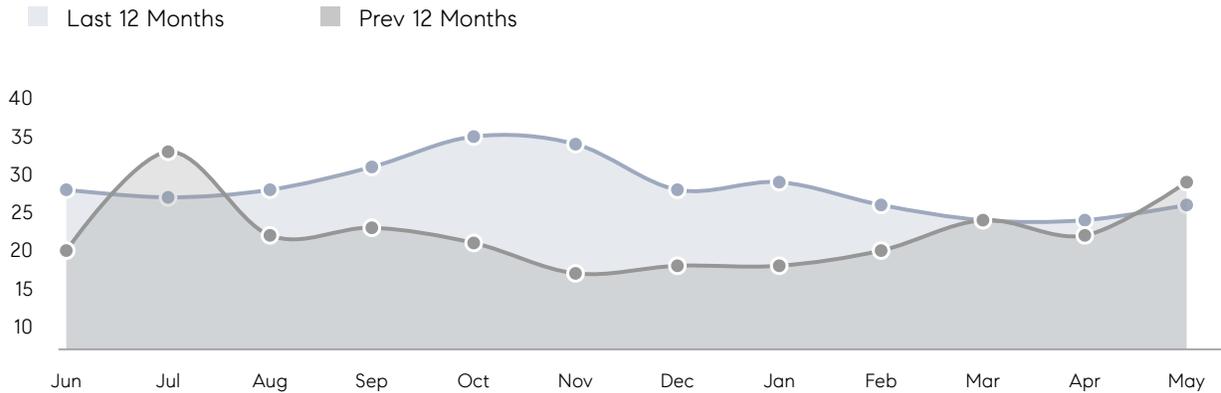
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	45	19	137%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$817,938	\$820,108	-0.3%
	# OF CONTRACTS	8	11	-27.3%
	NEW LISTINGS	11	16	-31%
Houses	AVERAGE DOM	45	19	137%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$817,938	\$836,727	-2%
	# OF CONTRACTS	8	11	-27%
	NEW LISTINGS	11	16	-31%
Condo/Co-op/TH	AVERAGE DOM	-	15	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$637,300	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

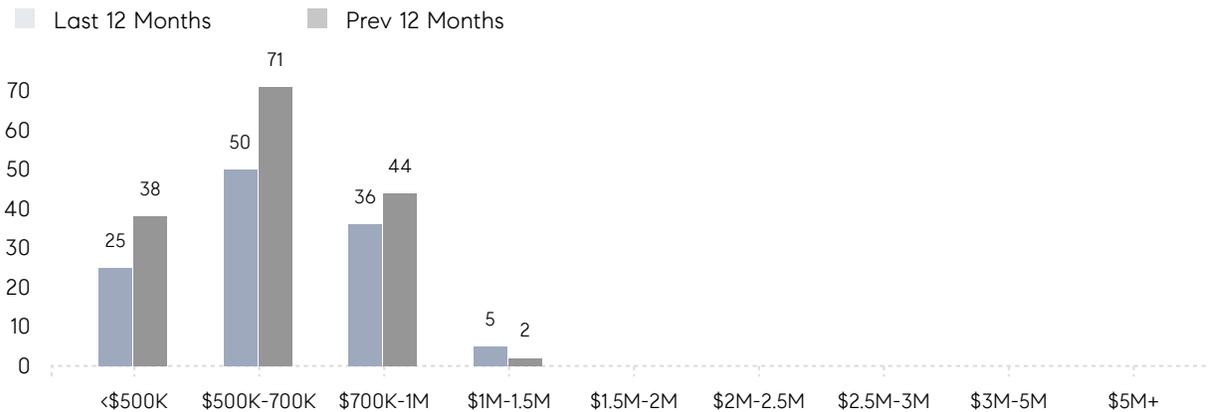
Hillsdale

MAY 2023

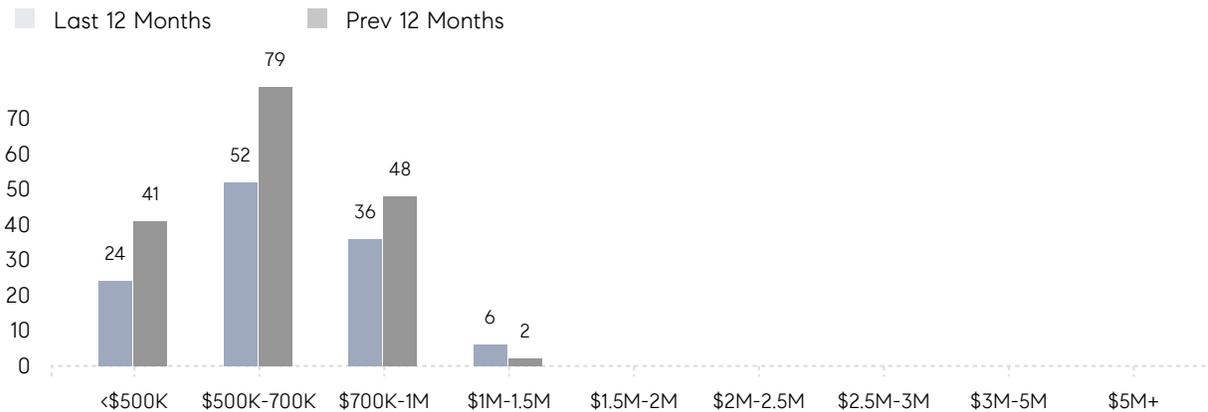
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hillside

MAY 2023

UNDER CONTRACT

15
Total
Properties

\$417K
Average
Price

\$425K
Median
Price

15%
Increase From
May 2022

-2%
Decrease From
May 2022

-7%
Decrease From
May 2022

UNITS SOLD

13
Total
Properties

\$424K
Average
Price

\$400K
Median
Price

18%
Increase From
May 2022

16%
Increase From
May 2022

10%
Increase From
May 2022

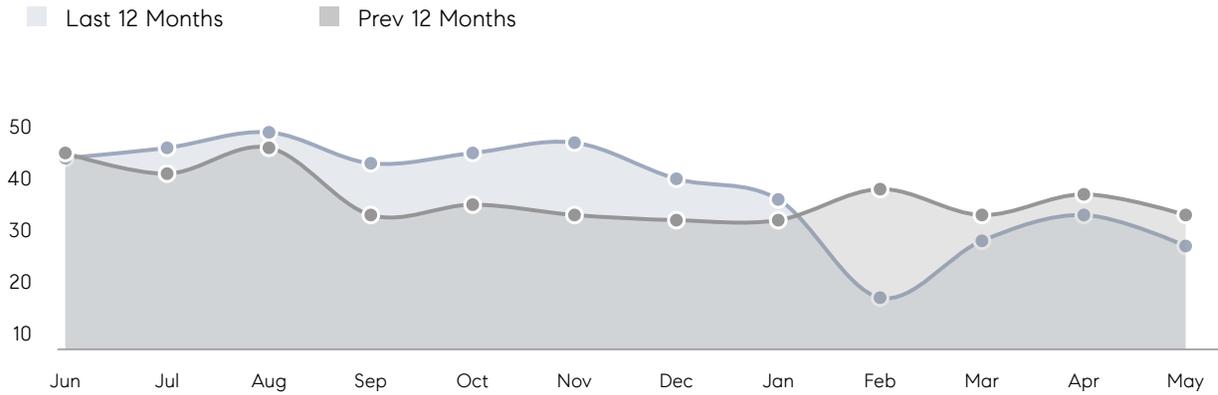
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	69	32	116%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$424,385	\$366,682	15.7%
	# OF CONTRACTS	15	13	15.4%
	NEW LISTINGS	13	16	-19%
Houses	AVERAGE DOM	69	35	97%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$424,385	\$372,850	14%
	# OF CONTRACTS	15	13	15%
	NEW LISTINGS	13	16	-19%
Condo/Co-op/TH	AVERAGE DOM	-	7	-
	% OF ASKING PRICE	-	118%	
	AVERAGE SOLD PRICE	-	\$305,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Hillside

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ho-Ho-Kus

MAY 2023

UNDER CONTRACT

6	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
-60%	21%	33%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

6	\$1.3M	\$1.4M
Total Properties	Average Price	Median Price
-14%	-2%	2%
Decrease From May 2022	Decrease From May 2022	Increase From May 2022

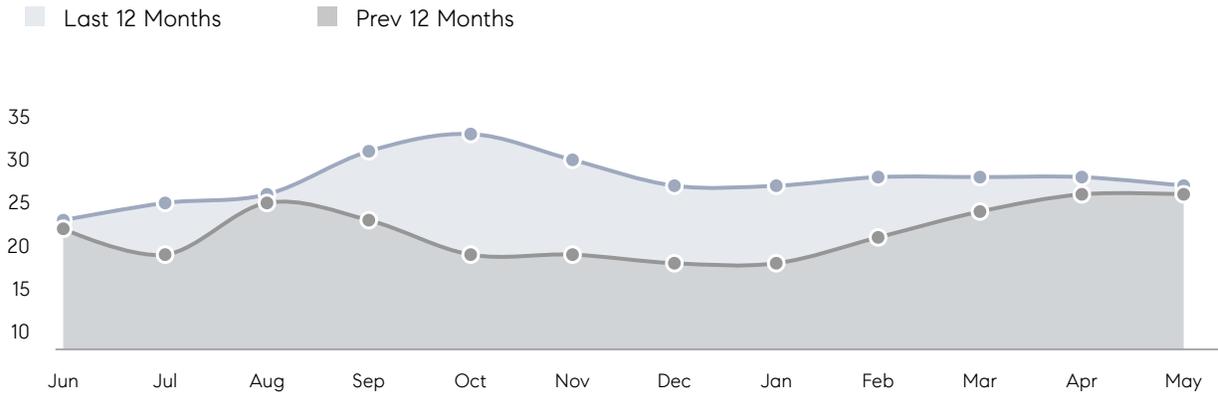
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	52	15	247%
	% OF ASKING PRICE	92%	102%	
	AVERAGE SOLD PRICE	\$1,332,333	\$1,365,571	-2.4%
	# OF CONTRACTS	6	15	-60.0%
	NEW LISTINGS	5	16	-69%
Houses	AVERAGE DOM	52	15	247%
	% OF ASKING PRICE	92%	102%	
	AVERAGE SOLD PRICE	\$1,332,333	\$1,365,571	-2%
	# OF CONTRACTS	6	15	-60%
	NEW LISTINGS	5	16	-69%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

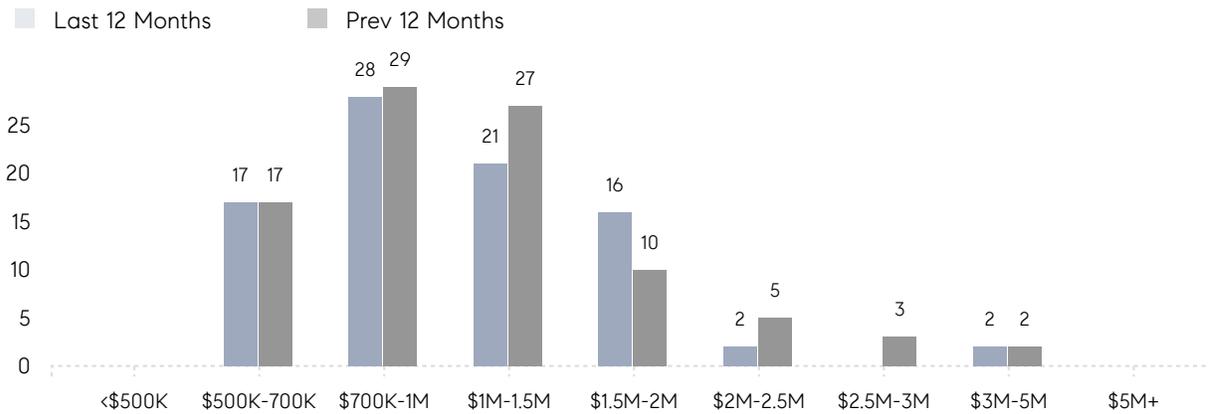
Ho-Ho-Kus

MAY 2023

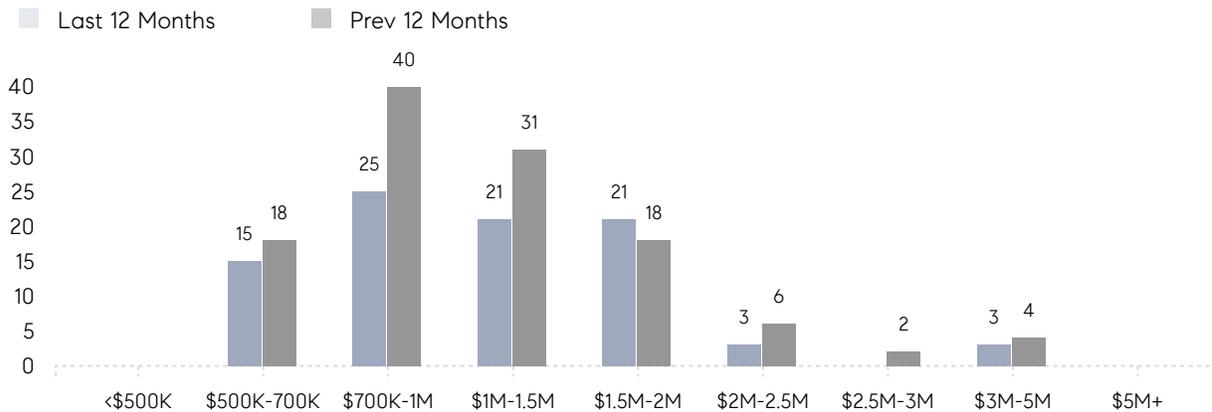
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hoboken

MAY 2023

UNDER CONTRACT

79	\$1.0M	\$849K
Total Properties	Average Price	Median Price
-30%	-2%	-2%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

58	\$1.1M	\$900K
Total Properties	Average Price	Median Price
-47%	13%	13%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

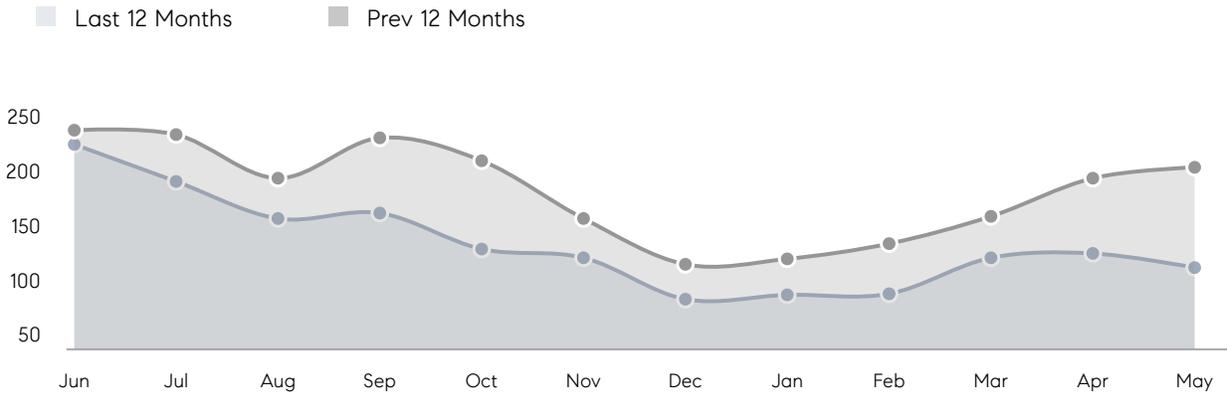
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	11	20	-45%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,107,569	\$976,311	13.4%
	# OF CONTRACTS	79	113	-30.1%
	NEW LISTINGS	87	156	-44%
Houses	AVERAGE DOM	10	47	-79%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$2,346,250	\$2,178,571	8%
	# OF CONTRACTS	2	9	-78%
	NEW LISTINGS	2	11	-82%
Condo/Co-op/TH	AVERAGE DOM	11	19	-42%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,015,814	\$894,604	14%
	# OF CONTRACTS	77	104	-26%
	NEW LISTINGS	85	145	-41%

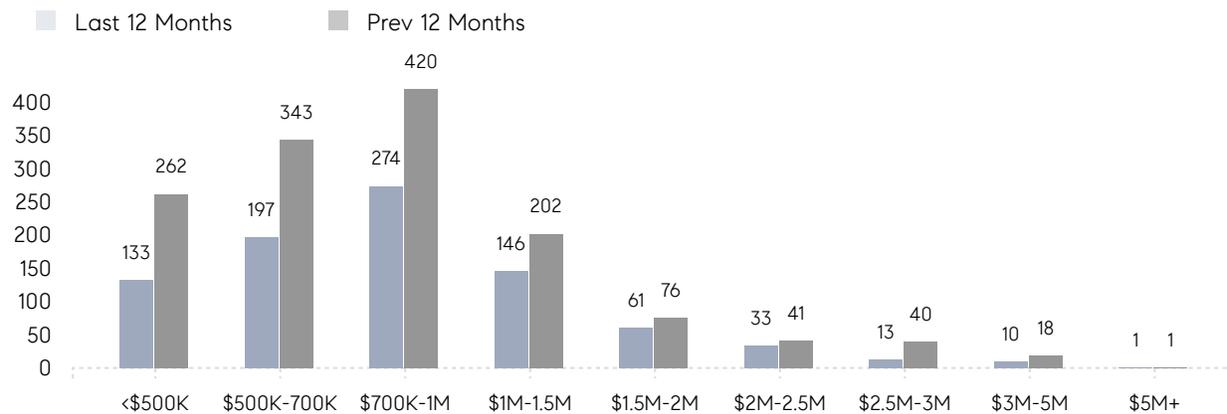
Hoboken

MAY 2023

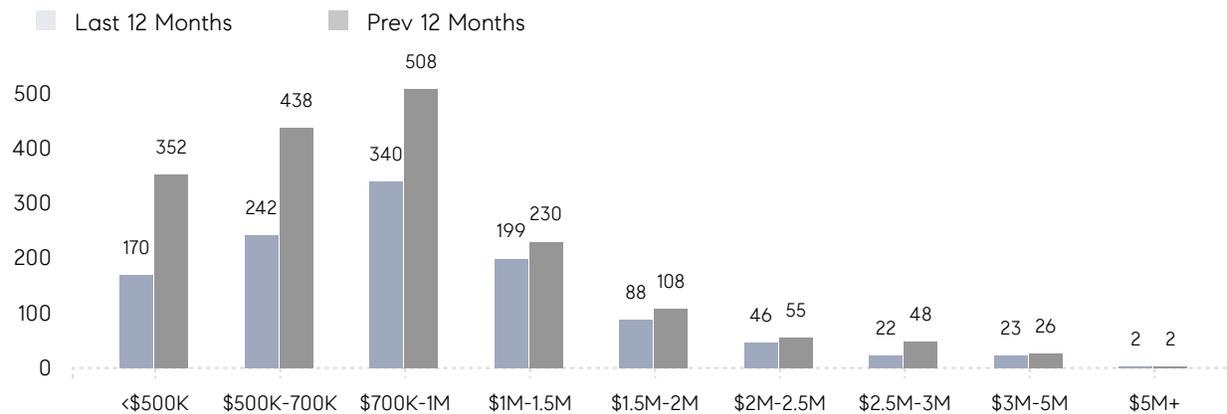
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hopatcong

MAY 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

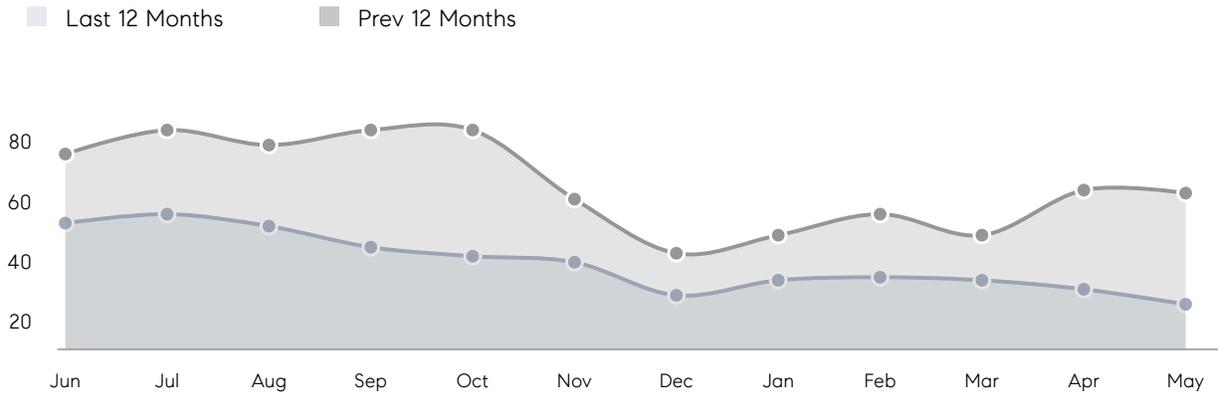
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	26	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$391,523	-
	# OF CONTRACTS	0	38	0.0%
	NEW LISTINGS	0	43	0%
Houses	AVERAGE DOM	-	26	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$391,523	-
	# OF CONTRACTS	0	38	0%
	NEW LISTINGS	0	42	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

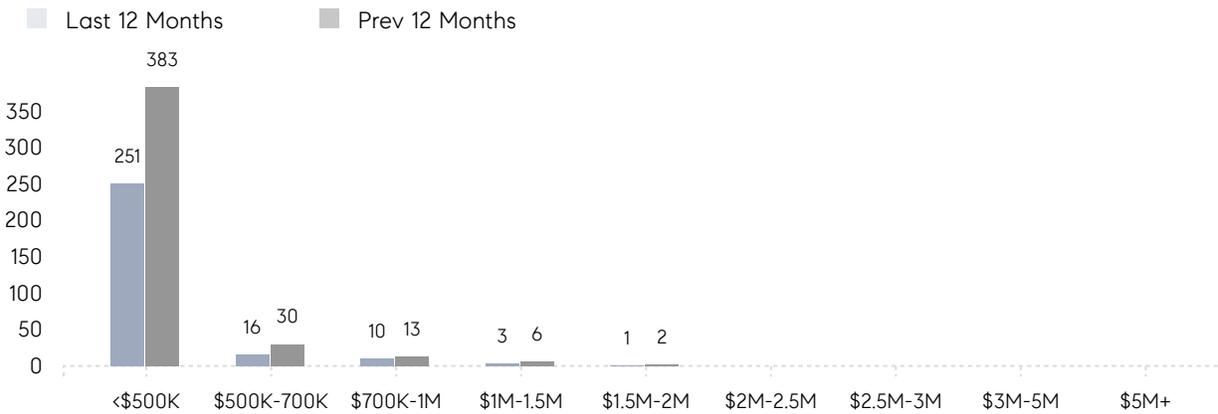
Hopatcong

MAY 2023

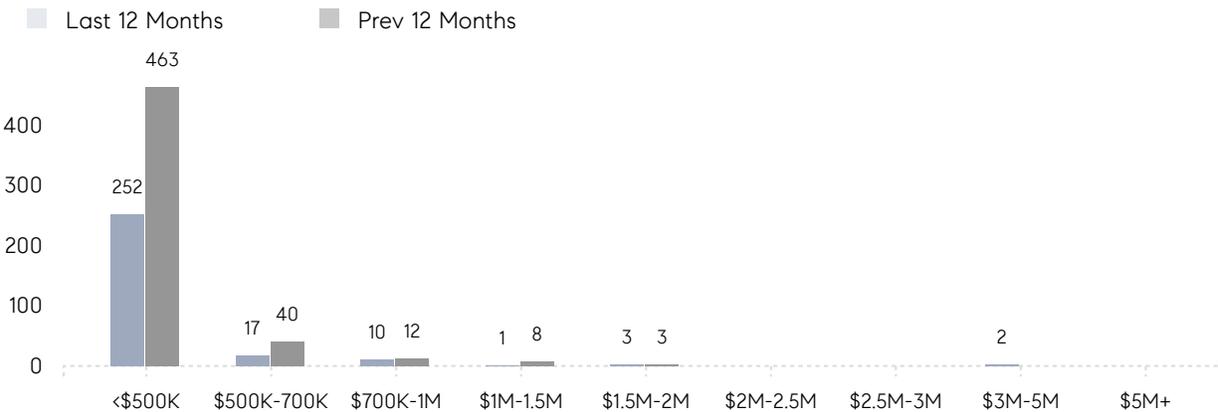
Monthly Inventory



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

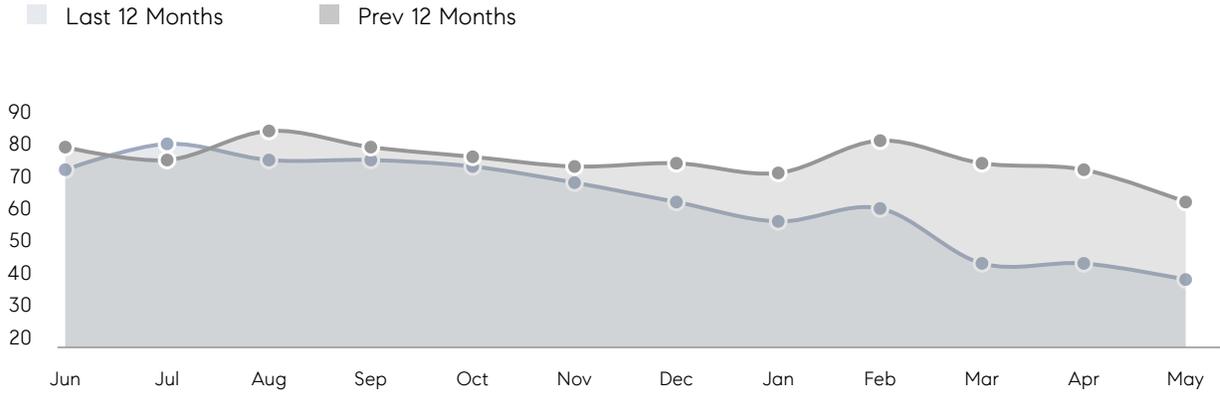
Property Statistics

		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



Jersey City

MAY 2023

UNDER CONTRACT

159	\$652K	\$599K
Total Properties	Average Price	Median Price
-20%	-4%	-2%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

119	\$683K	\$615K
Total Properties	Average Price	Median Price
-45%	1%	4%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

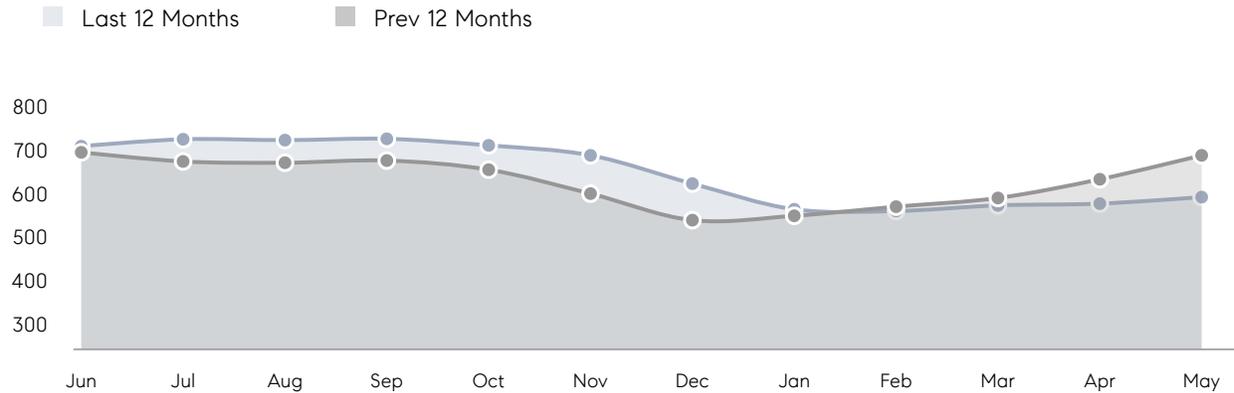
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	36	25	44%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$683,958	\$674,341	1.4%
	# OF CONTRACTS	159	200	-20.5%
	NEW LISTINGS	268	388	-31%
Houses	AVERAGE DOM	35	34	3%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$849,030	\$745,429	14%
	# OF CONTRACTS	42	27	56%
	NEW LISTINGS	48	64	-25%
Condo/Co-op/TH	AVERAGE DOM	36	24	50%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$644,409	\$666,685	-3%
	# OF CONTRACTS	117	173	-32%
	NEW LISTINGS	220	324	-32%

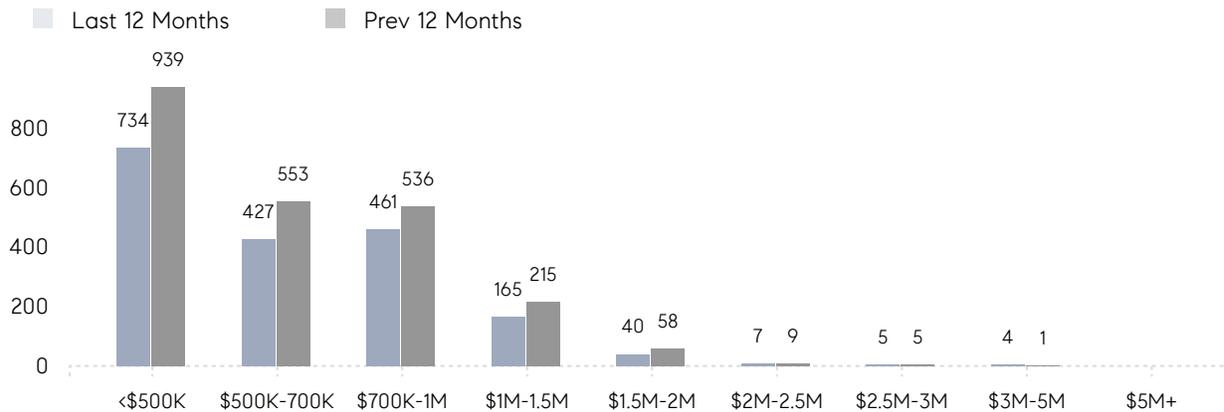
Jersey City

MAY 2023

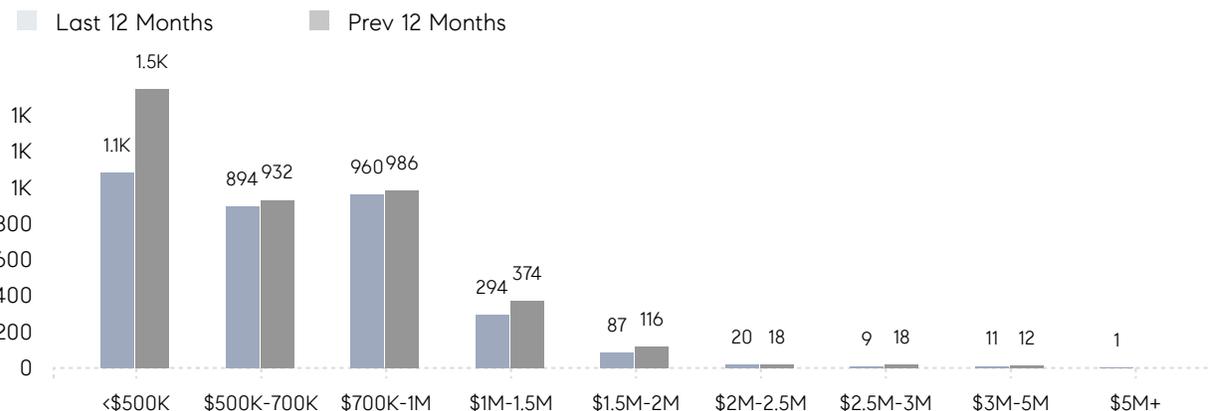
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Kearny

MAY 2023

UNDER CONTRACT

4
Total
Properties

\$459K
Average
Price

\$454K
Median
Price

33%
Increase From
May 2022

-17%
Decrease From
May 2022

-17%
Decrease From
May 2022

UNITS SOLD

1
Total
Properties

\$440K
Average
Price

\$440K
Median
Price

-75%
Decrease From
May 2022

15%
Increase From
May 2022

16%
Increase From
May 2022

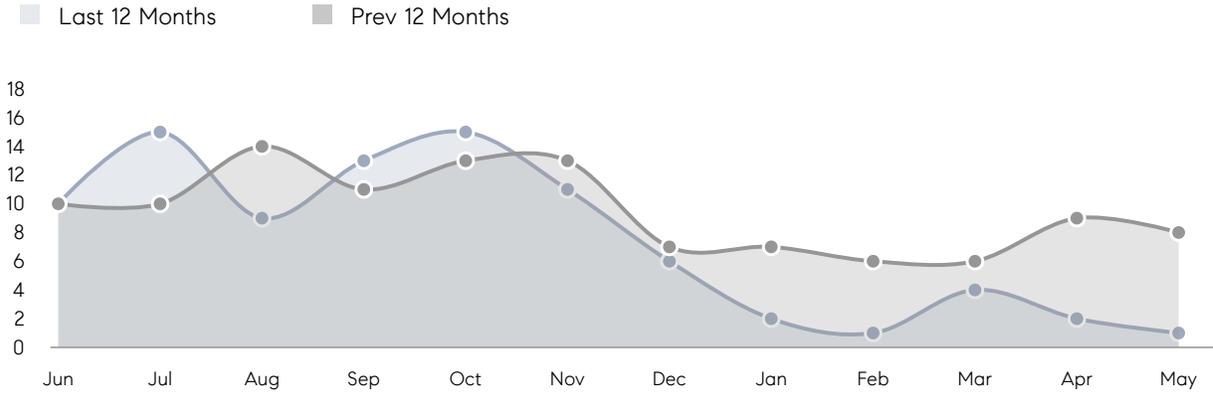
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	13	27	-52%
	% OF ASKING PRICE	126%	101%	
	AVERAGE SOLD PRICE	\$440,000	\$382,500	15.0%
	# OF CONTRACTS	4	3	33.3%
	NEW LISTINGS	3	4	-25%
Houses	AVERAGE DOM	13	22	-41%
	% OF ASKING PRICE	126%	102%	
	AVERAGE SOLD PRICE	\$440,000	\$430,000	2%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	-	42	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$240,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

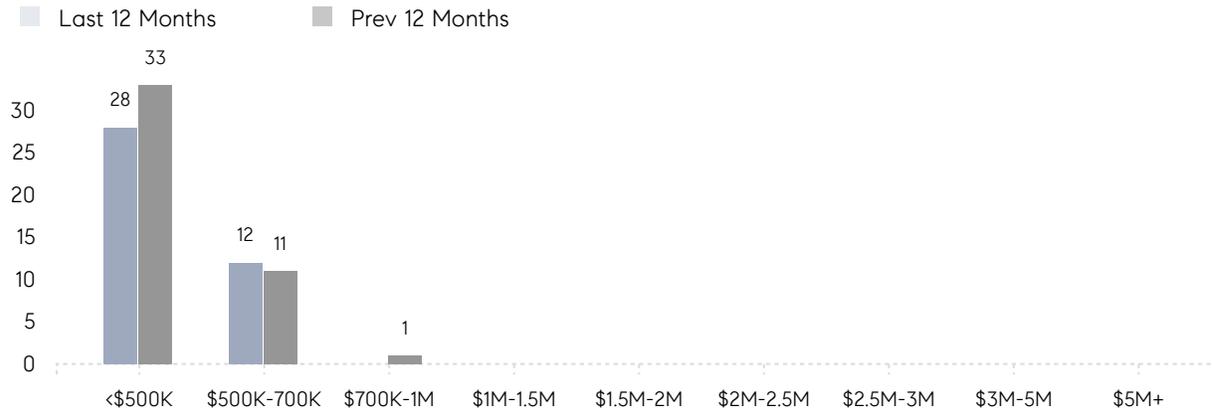
Kearny

MAY 2023

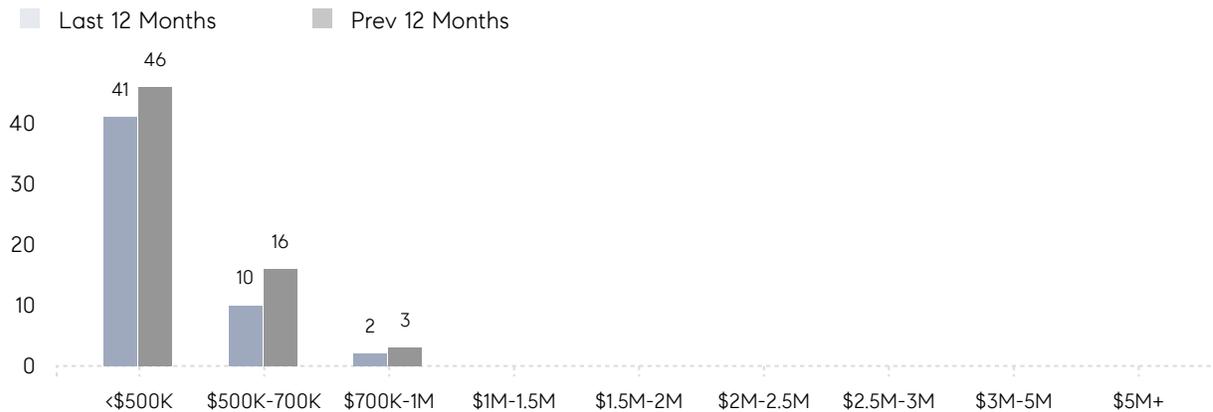
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Kenilworth

MAY 2023

UNDER CONTRACT

6
Total
Properties

\$546K
Average
Price

\$512K
Median
Price

-40%
Decrease From
May 2022

16%
Increase From
May 2022

10%
Increase From
May 2022

UNITS SOLD

7
Total
Properties

\$696K
Average
Price

\$740K
Median
Price

-22%
Decrease From
May 2022

28%
Increase From
May 2022

44%
Increase From
May 2022

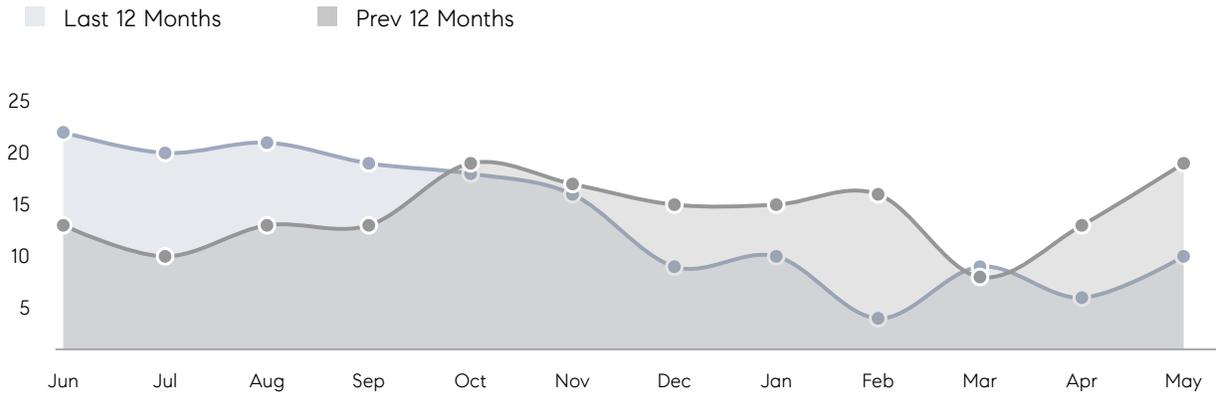
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	54	16	238%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$696,000	\$542,722	28.2%
	# OF CONTRACTS	6	10	-40.0%
	NEW LISTINGS	11	17	-35%
Houses	AVERAGE DOM	54	16	238%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$696,000	\$542,722	28%
	# OF CONTRACTS	6	9	-33%
	NEW LISTINGS	11	16	-31%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

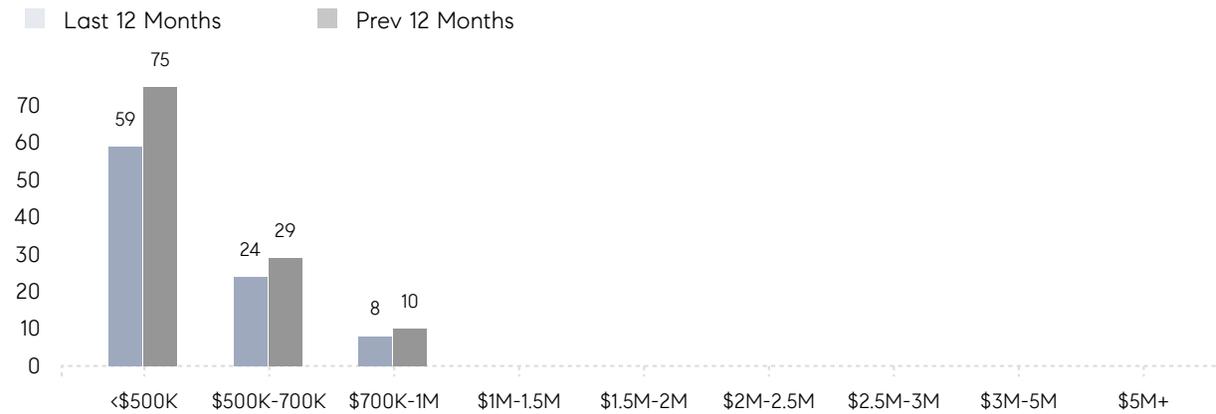
Kenilworth

MAY 2023

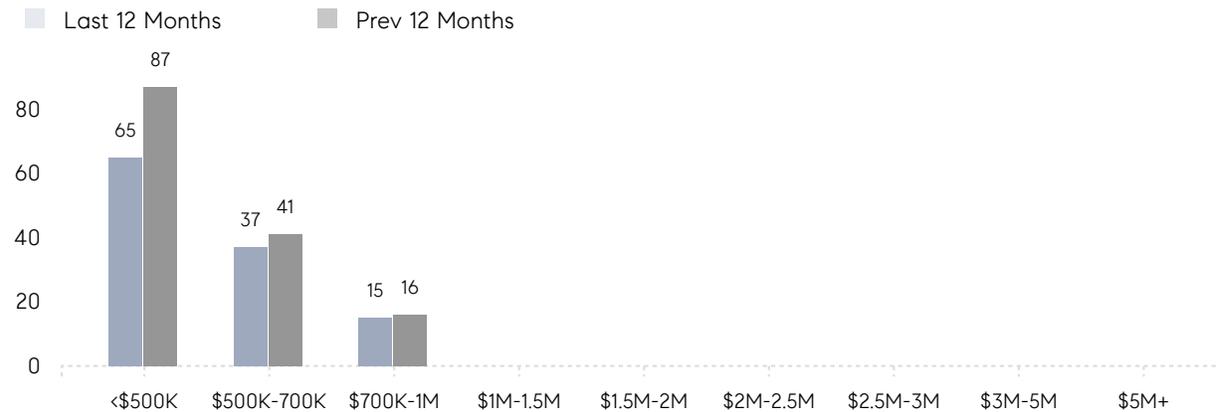
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Kinnelon

MAY 2023

UNDER CONTRACT

6
Total
Properties

\$924K
Average
Price

\$899K
Median
Price

-40%
Decrease From
May 2022

28%
Increase From
May 2022

34%
Increase From
May 2022

UNITS SOLD

10
Total
Properties

\$680K
Average
Price

\$665K
Median
Price

-23%
Decrease From
May 2022

-32%
Decrease From
May 2022

-22%
Decrease From
May 2022

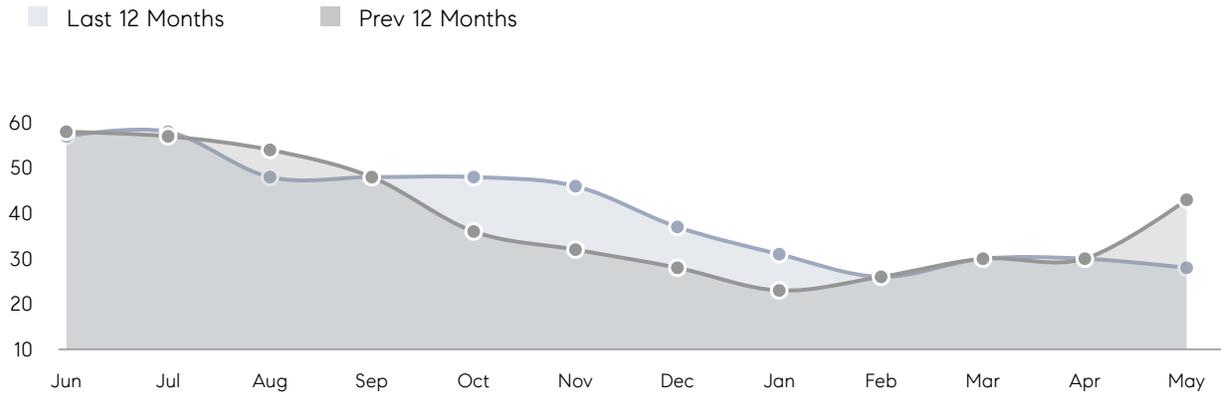
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	76	27	181%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$680,000	\$993,492	-31.6%
	# OF CONTRACTS	6	10	-40.0%
	NEW LISTINGS	11	26	-58%
Houses	AVERAGE DOM	76	27	181%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$680,000	\$993,492	-32%
	# OF CONTRACTS	6	10	-40%
	NEW LISTINGS	11	26	-58%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

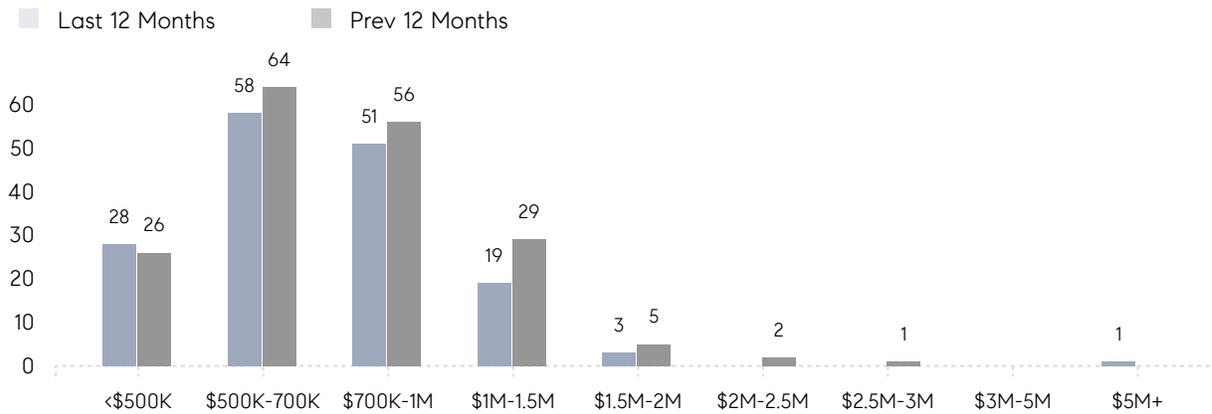
Kinnelon

MAY 2023

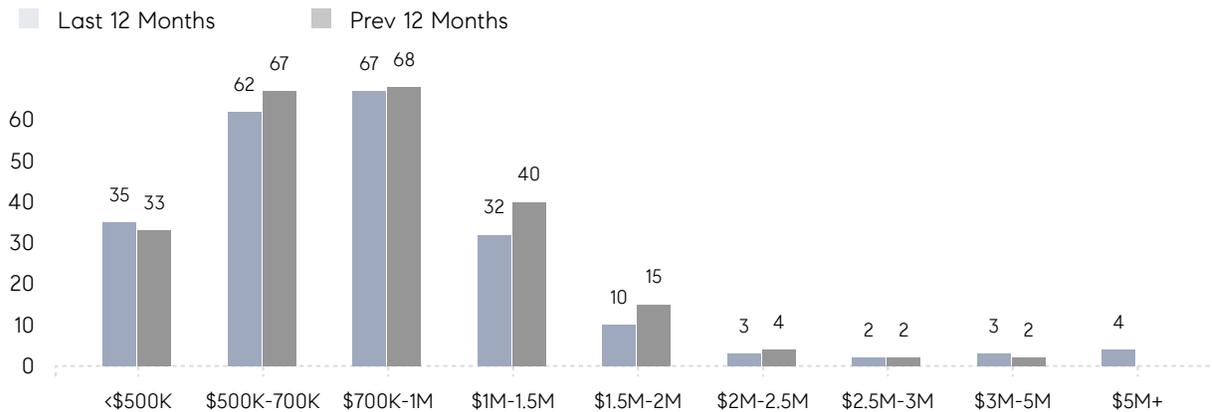
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Leonia

MAY 2023

UNDER CONTRACT

5
Total
Properties

\$929K
Average
Price

\$678K
Median
Price

-50%
Decrease From
May 2022

29%
Increase From
May 2022

6%
Increase From
May 2022

UNITS SOLD

6
Total
Properties

\$666K
Average
Price

\$739K
Median
Price

0%
Change From
May 2022

-21%
Decrease From
May 2022

-1%
Decrease From
May 2022

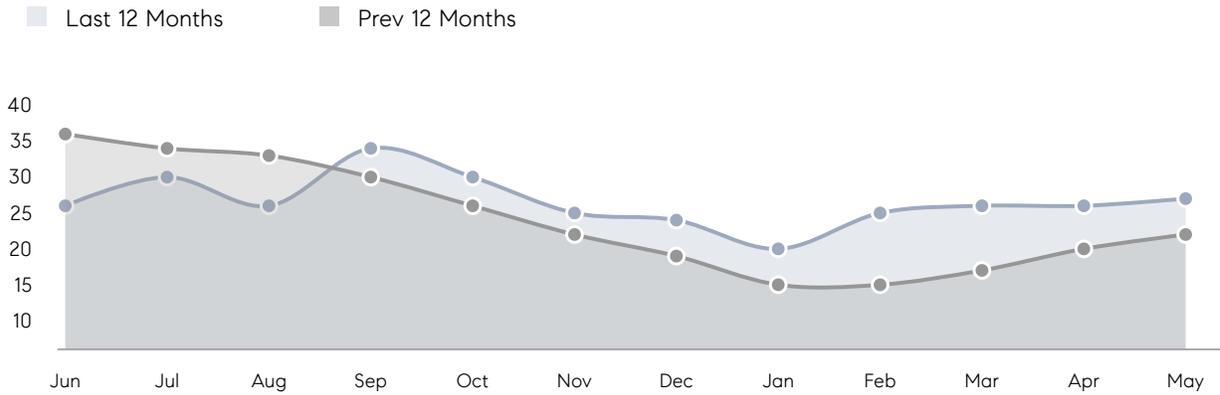
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	35	27	30%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$666,202	\$846,250	-21.3%
	# OF CONTRACTS	5	10	-50.0%
	NEW LISTINGS	6	14	-57%
Houses	AVERAGE DOM	46	23	100%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$826,803	\$944,100	-12%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	5	13	-62%
Condo/Co-op/TH	AVERAGE DOM	15	45	-67%
	% OF ASKING PRICE	105%	110%	
	AVERAGE SOLD PRICE	\$345,000	\$357,000	-3%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	1	0%

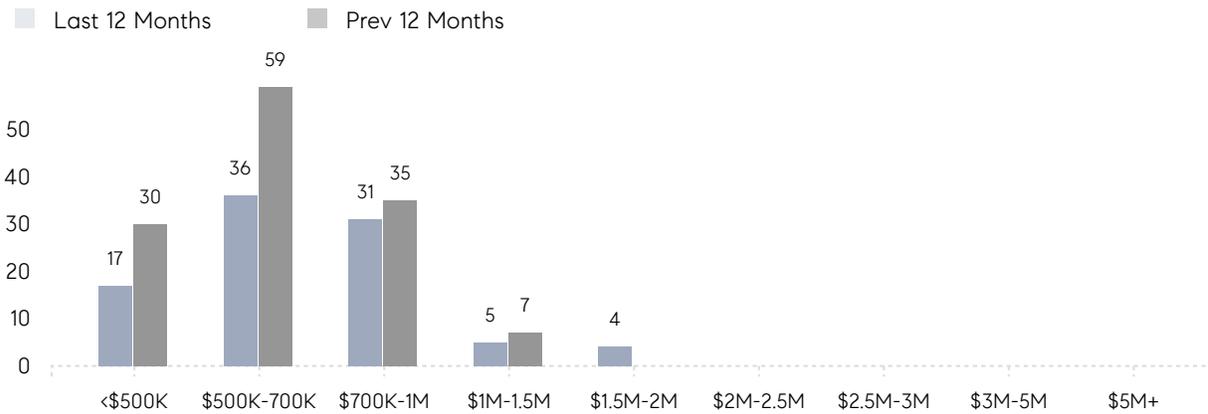
Leonia

MAY 2023

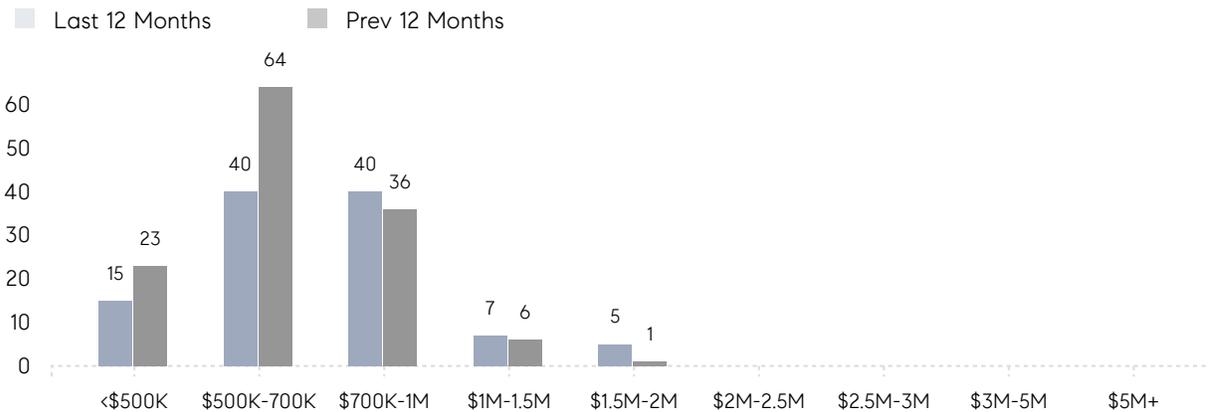
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Linden

MAY 2023

UNDER CONTRACT

25
Total
Properties

\$459K
Average
Price

\$439K
Median
Price

4%
Increase From
May 2022

3%
Increase From
May 2022

-1%
Change From
May 2022

UNITS SOLD

21
Total
Properties

\$399K
Average
Price

\$425K
Median
Price

-38%
Decrease From
May 2022

-7%
Decrease From
May 2022

0%
Change From
May 2022

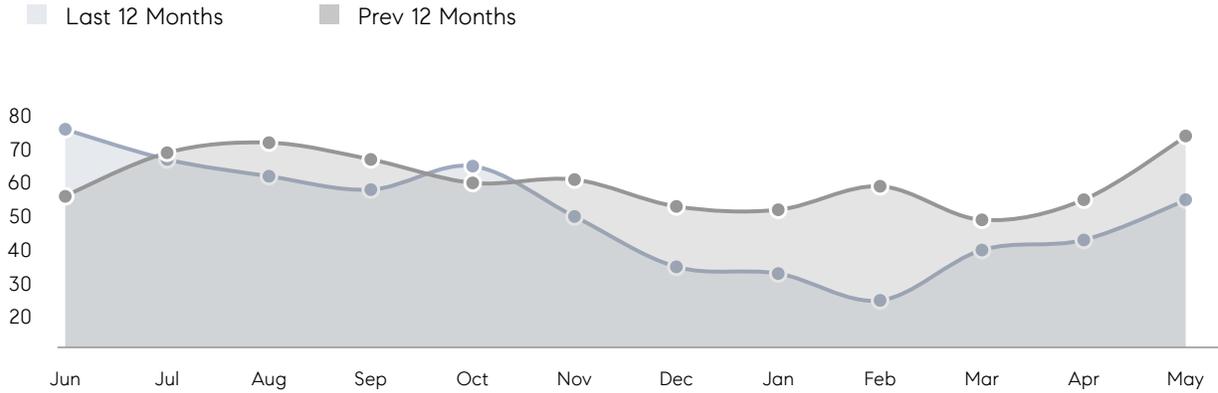
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	24	25	-4%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$399,500	\$427,921	-6.6%
	# OF CONTRACTS	25	24	4.2%
	NEW LISTINGS	43	54	-20%
Houses	AVERAGE DOM	27	27	0%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$441,382	\$459,644	-4%
	# OF CONTRACTS	24	23	4%
	NEW LISTINGS	37	44	-16%
Condo/Co-op/TH	AVERAGE DOM	14	7	100%
	% OF ASKING PRICE	99%	108%	
	AVERAGE SOLD PRICE	\$221,500	\$190,000	17%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	6	10	-40%

Linden

MAY 2023

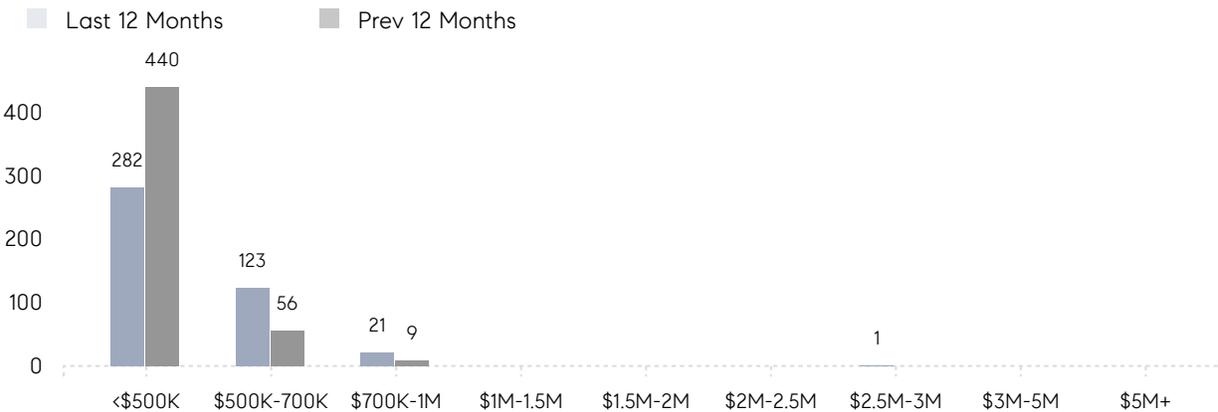
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Little Ferry

MAY 2023

UNDER CONTRACT

3	\$399K	\$399K
Total Properties	Average Price	Median Price
-70%	-6%	-7%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

6	\$509K	\$452K
Total Properties	Average Price	Median Price
100%	34%	10%
Increase From May 2022	Increase From May 2022	Increase From May 2022

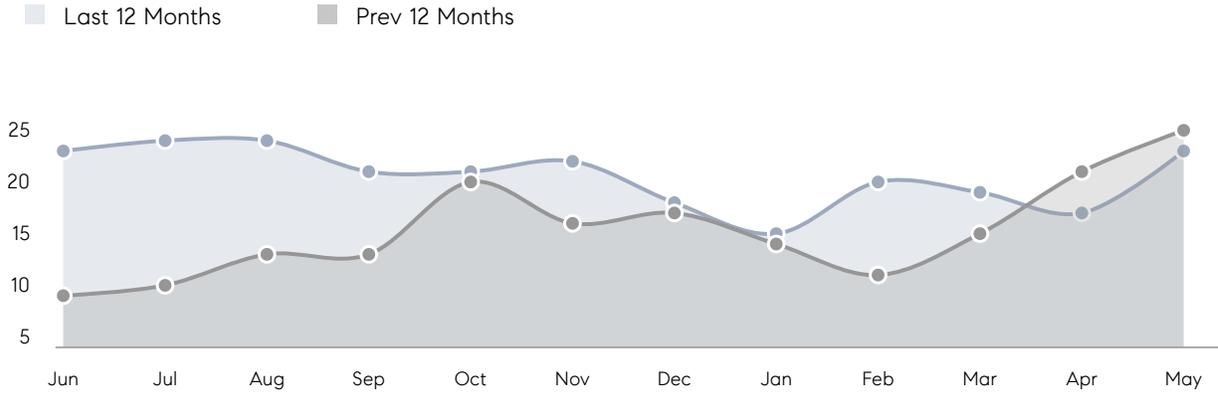
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	27	41	-34%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$509,167	\$381,167	33.6%
	# OF CONTRACTS	3	10	-70.0%
	NEW LISTINGS	9	12	-25%
Houses	AVERAGE DOM	31	53	-42%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$542,000	\$431,750	26%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	7	8	-12%
Condo/Co-op/TH	AVERAGE DOM	6	17	-65%
	% OF ASKING PRICE	106%	112%	
	AVERAGE SOLD PRICE	\$345,000	\$280,000	23%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	2	4	-50%

Little Ferry

MAY 2023

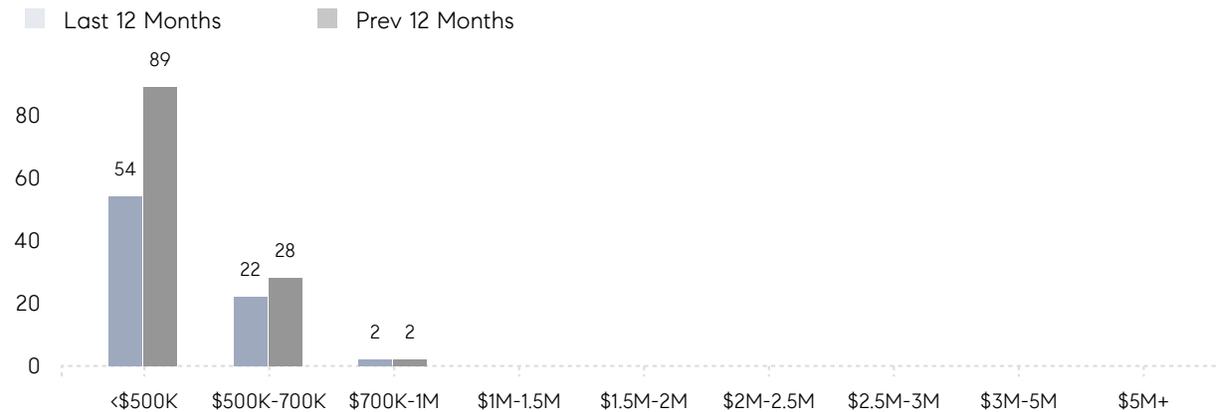
Monthly Inventory



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

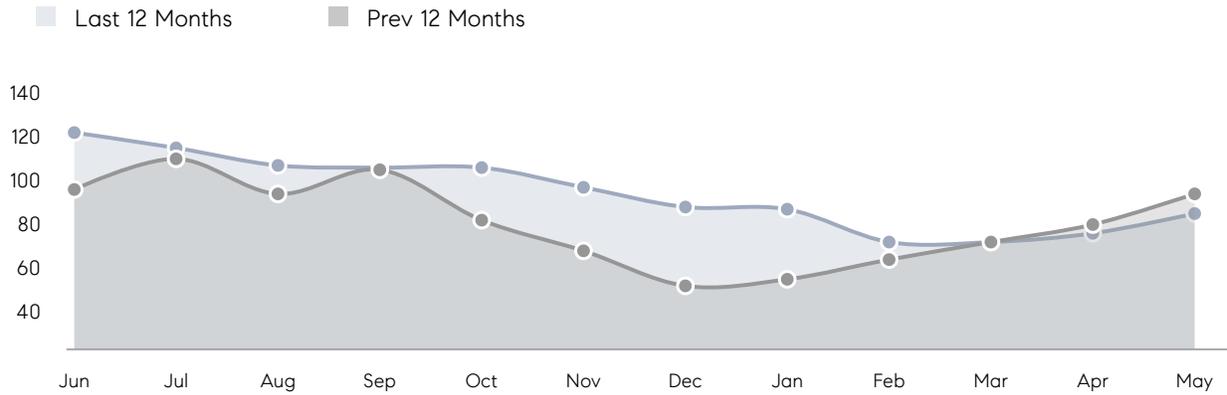
Property Statistics

		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%

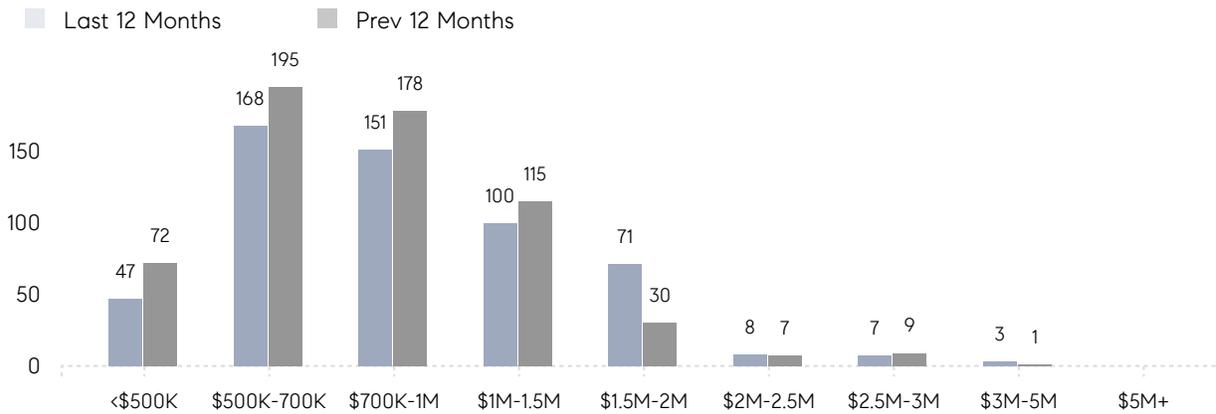
Livingston

MAY 2023

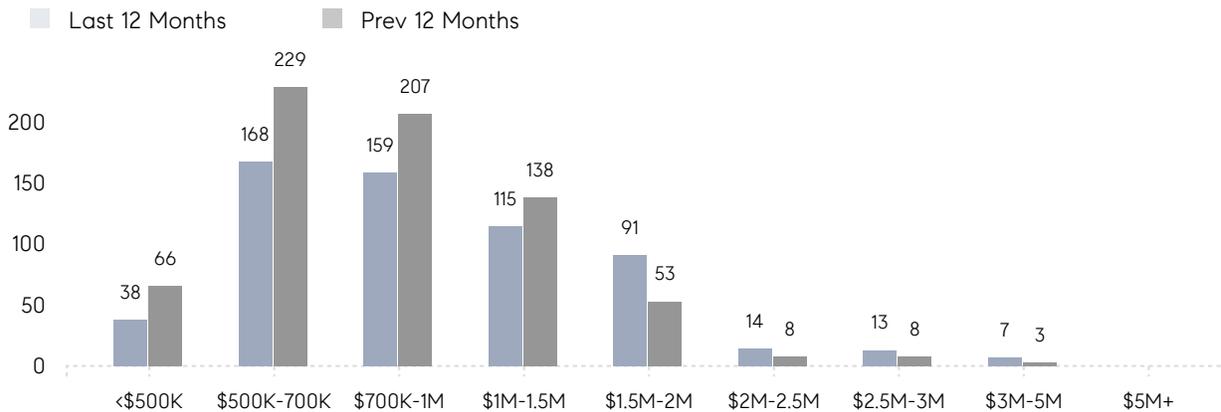
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Lodi

MAY 2023

UNDER CONTRACT

2
Total
Properties

\$499K
Average
Price

\$499K
Median
Price

-67%
Decrease From
May 2022

4%
Increase From
May 2022

1%
Change From
May 2022

UNITS SOLD

2
Total
Properties

\$563K
Average
Price

\$563K
Median
Price

-71%
Decrease From
May 2022

23%
Increase From
May 2022

27%
Increase From
May 2022

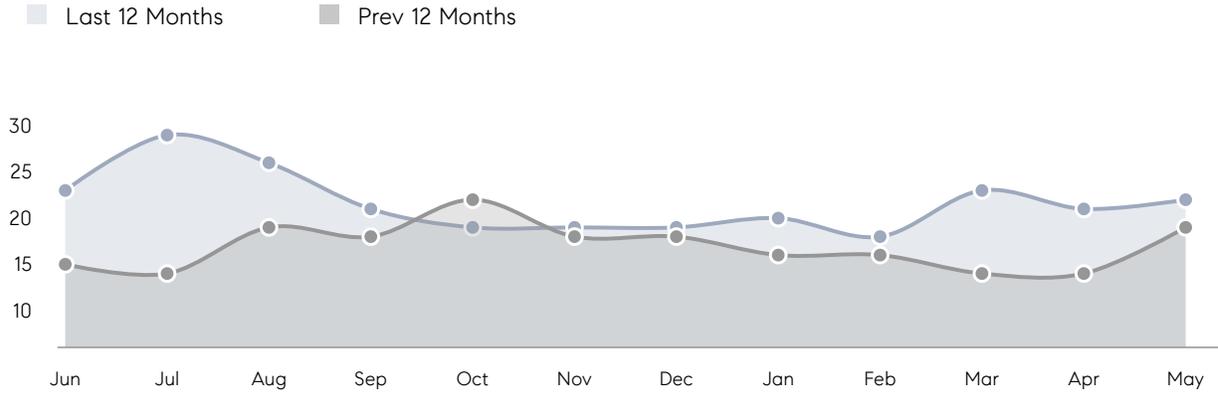
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	7	35	-80%
	% OF ASKING PRICE	113%	101%	
	AVERAGE SOLD PRICE	\$563,000	\$458,857	22.7%
	# OF CONTRACTS	2	6	-66.7%
	NEW LISTINGS	3	11	-73%
Houses	AVERAGE DOM	7	27	-74%
	% OF ASKING PRICE	113%	103%	
	AVERAGE SOLD PRICE	\$563,000	\$486,400	16%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	-	56	-
	% OF ASKING PRICE	-	94%	
	AVERAGE SOLD PRICE	-	\$390,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	5	-80%

Lodi

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Long Hill

MAY 2023

UNDER CONTRACT

12
Total
Properties

\$665K
Average
Price

\$597K
Median
Price

50%
Increase From
May 2022

-20%
Decrease From
May 2022

-28%
Decrease From
May 2022

UNITS SOLD

8
Total
Properties

\$847K
Average
Price

\$838K
Median
Price

-27%
Decrease From
May 2022

30%
Increase From
May 2022

27%
Increase From
May 2022

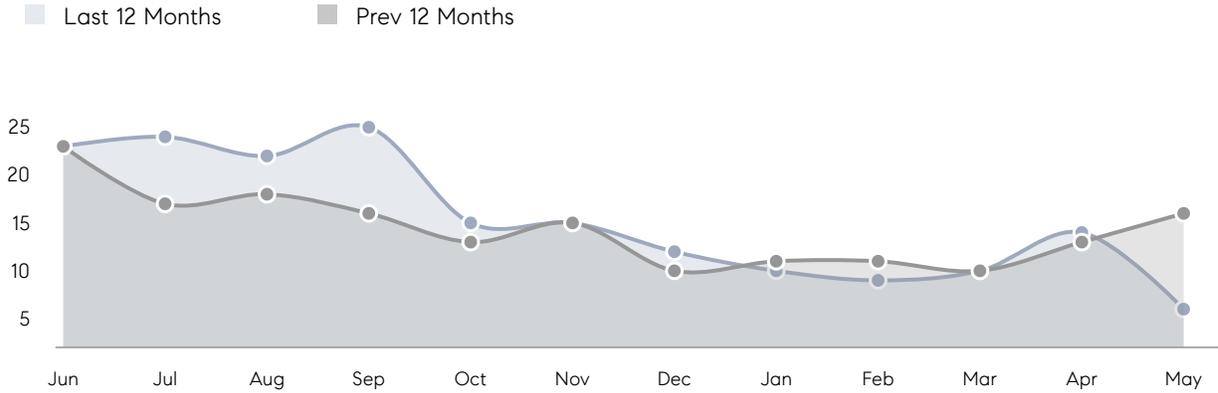
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	30	-47%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$847,875	\$652,955	29.9%
	# OF CONTRACTS	12	8	50.0%
	NEW LISTINGS	6	11	-45%
Houses	AVERAGE DOM	17	29	-41%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$878,857	\$658,250	34%
	# OF CONTRACTS	12	8	50%
	NEW LISTINGS	6	10	-40%
Condo/Co-op/TH	AVERAGE DOM	12	33	-64%
	% OF ASKING PRICE	112%	102%	
	AVERAGE SOLD PRICE	\$631,000	\$600,000	5%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

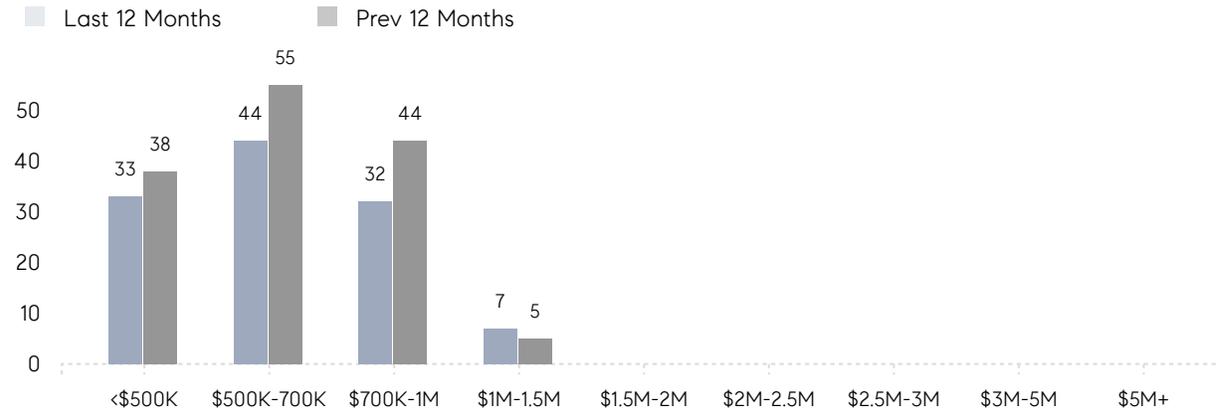
Long Hill

MAY 2023

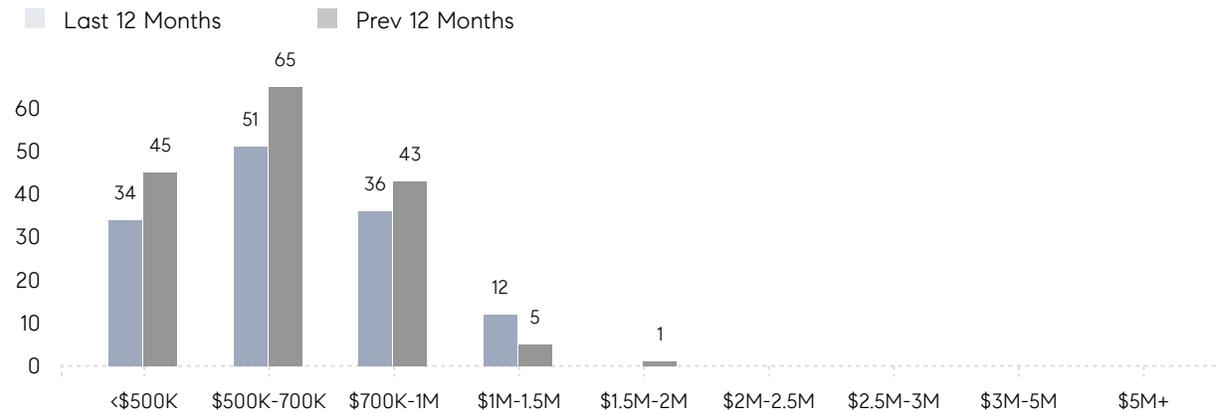
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Lyndhurst

MAY 2023

UNDER CONTRACT

10
Total
Properties

\$452K
Average
Price

\$480K
Median
Price

233%
Increase From
May 2022

1%
Change From
May 2022

20%
Increase From
May 2022

UNITS SOLD

5
Total
Properties

\$576K
Average
Price

\$549K
Median
Price

-67%
Decrease From
May 2022

26%
Increase From
May 2022

15%
Increase From
May 2022

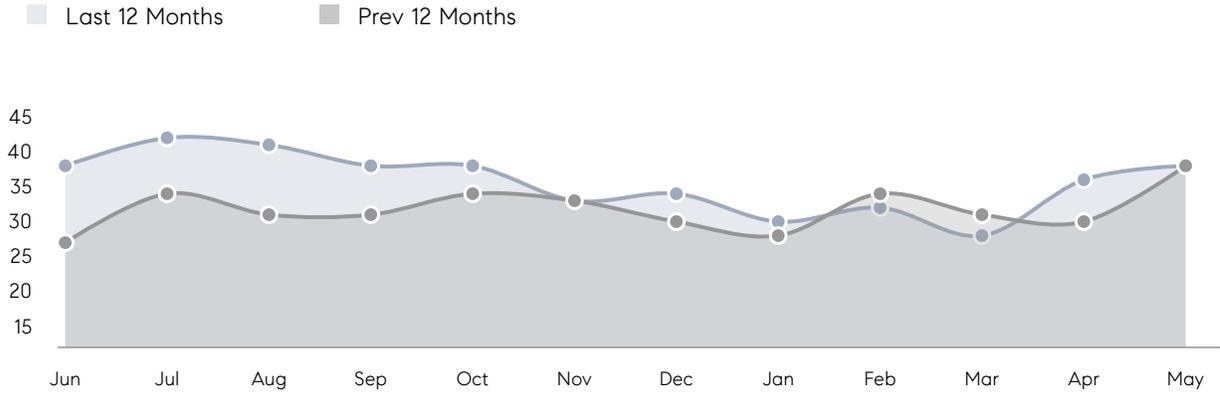
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	35	44	-20%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$576,980	\$459,227	25.6%
	# OF CONTRACTS	10	3	233.3%
	NEW LISTINGS	13	16	-19%
Houses	AVERAGE DOM	35	23	52%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$596,225	\$526,036	13%
	# OF CONTRACTS	9	2	350%
	NEW LISTINGS	11	14	-21%
Condo/Co-op/TH	AVERAGE DOM	35	100	-65%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$500,000	\$275,500	81%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	2	0%

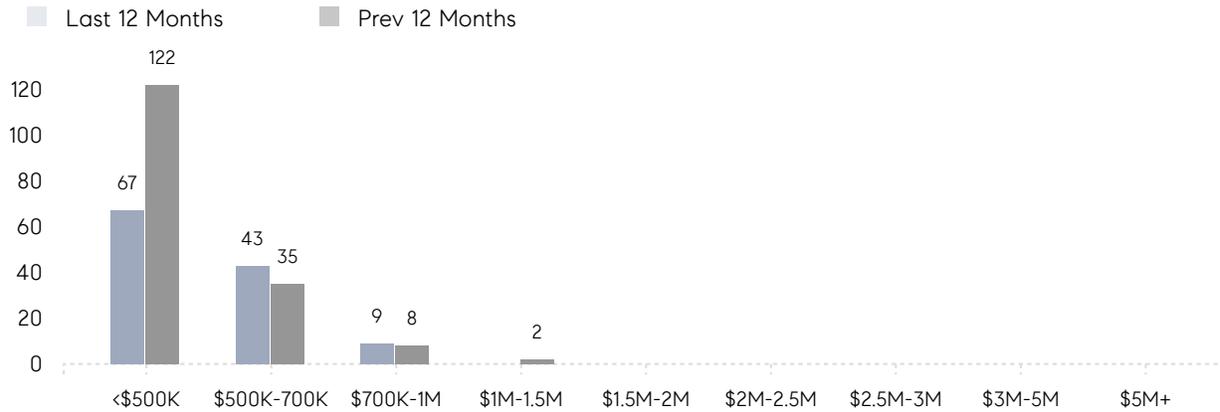
Lyndhurst

MAY 2023

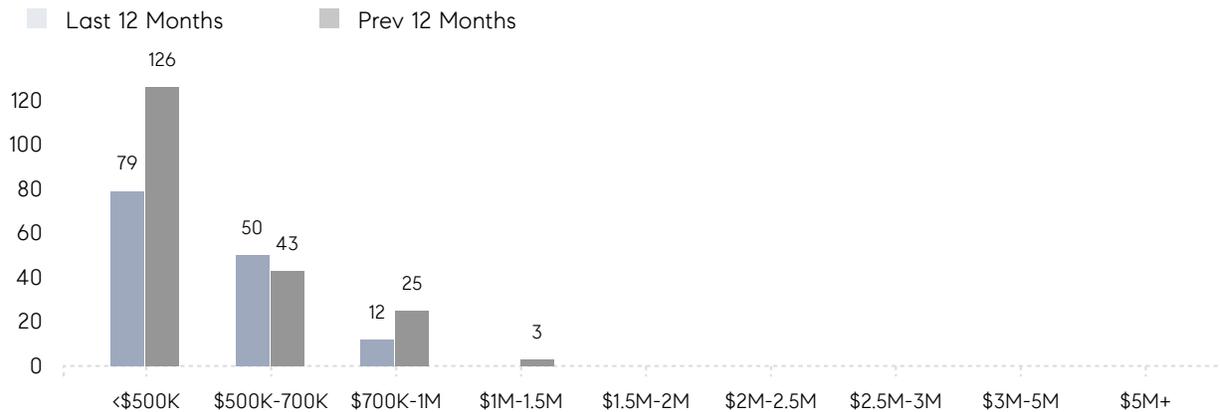
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Madison

MAY 2023

UNDER CONTRACT

19
Total
Properties

\$1.1M
Average
Price

\$849K
Median
Price

36%
Increase From
May 2022

-9%
Decrease From
May 2022

-17%
Decrease From
May 2022

UNITS SOLD

16
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

-11%
Decrease From
May 2022

3%
Increase From
May 2022

18%
Increase From
May 2022

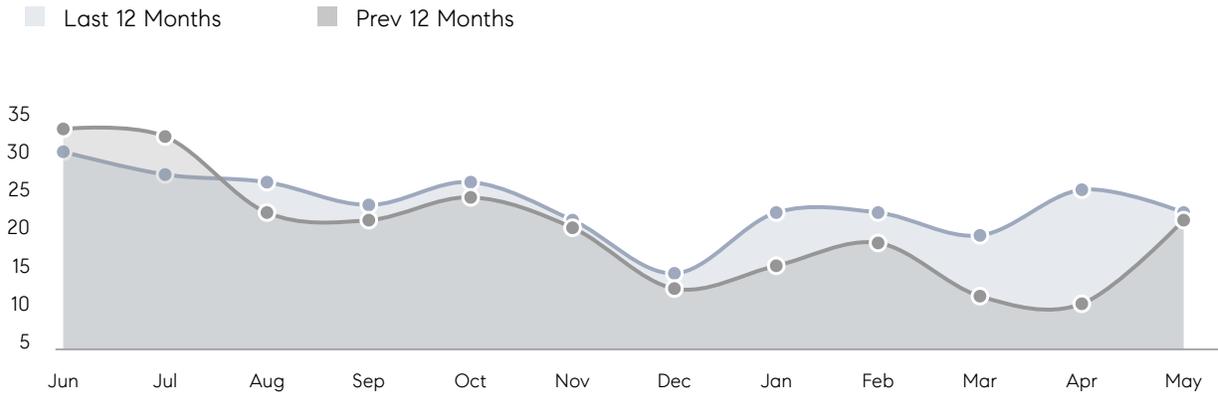
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$1,173,710	\$1,136,444	3.3%
	# OF CONTRACTS	19	14	35.7%
	NEW LISTINGS	23	25	-8%
Houses	AVERAGE DOM	16	10	60%
	% OF ASKING PRICE	107%	108%	
	AVERAGE SOLD PRICE	\$1,284,796	\$1,216,867	6%
	# OF CONTRACTS	14	13	8%
	NEW LISTINGS	17	20	-15%
Condo/Co-op/TH	AVERAGE DOM	11	53	-79%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$840,450	\$734,333	14%
	# OF CONTRACTS	5	1	400%
	NEW LISTINGS	6	5	20%

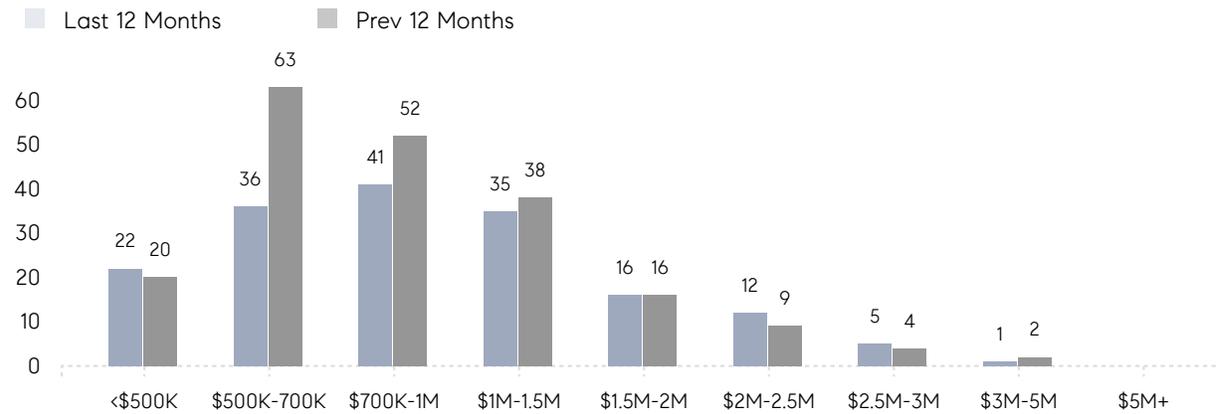
Madison

MAY 2023

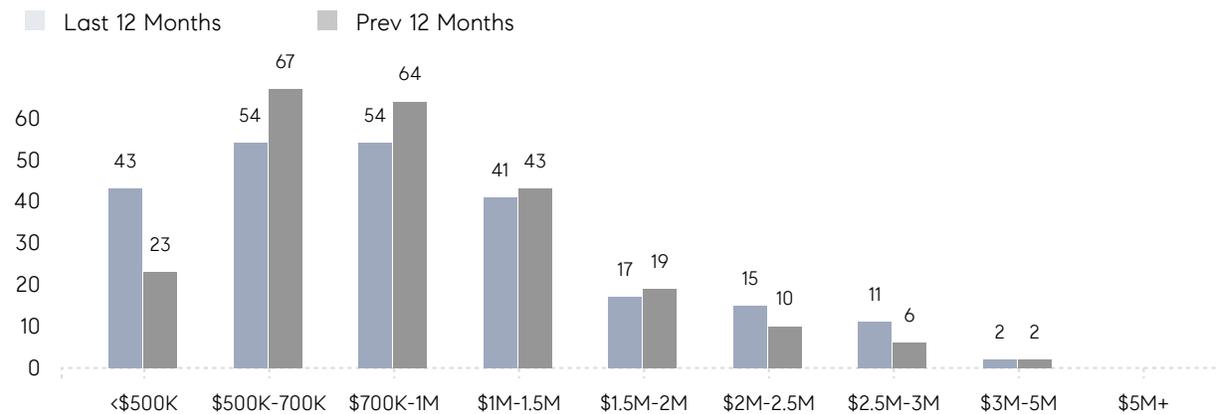
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mahwah

MAY 2023

UNDER CONTRACT

35
Total
Properties

\$603K
Average
Price

\$459K
Median
Price

-31%
Decrease From
May 2022

-7%
Decrease From
May 2022

-19%
Decrease From
May 2022

UNITS SOLD

24
Total
Properties

\$672K
Average
Price

\$535K
Median
Price

-29%
Decrease From
May 2022

-23%
Decrease From
May 2022

-15%
Decrease From
May 2022

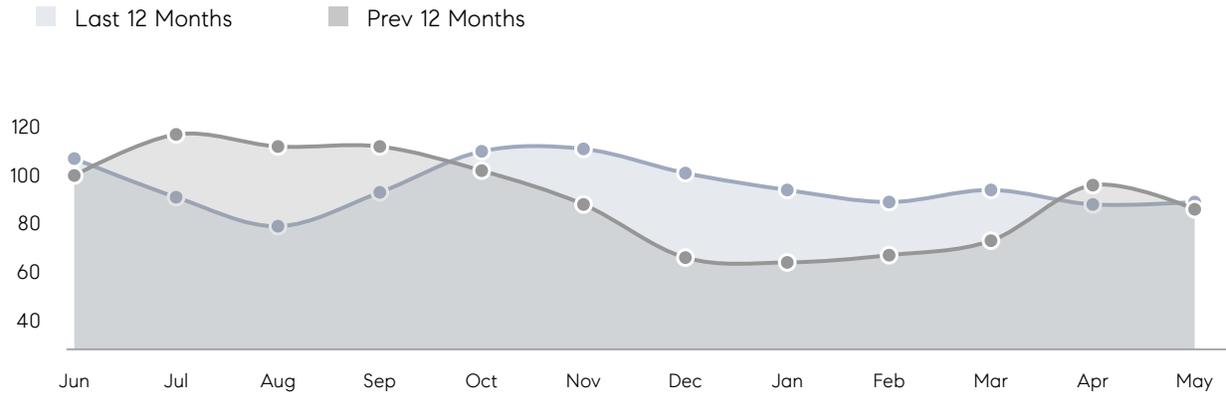
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	19	16	19%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$672,333	\$868,486	-22.6%
	# OF CONTRACTS	35	51	-31.4%
	NEW LISTINGS	35	44	-20%
Houses	AVERAGE DOM	21	20	5%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$981,545	\$1,158,494	-15%
	# OF CONTRACTS	15	19	-21%
	NEW LISTINGS	15	16	-6%
Condo/Co-op/TH	AVERAGE DOM	18	11	64%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$410,692	\$501,141	-18%
	# OF CONTRACTS	20	32	-37%
	NEW LISTINGS	20	28	-29%

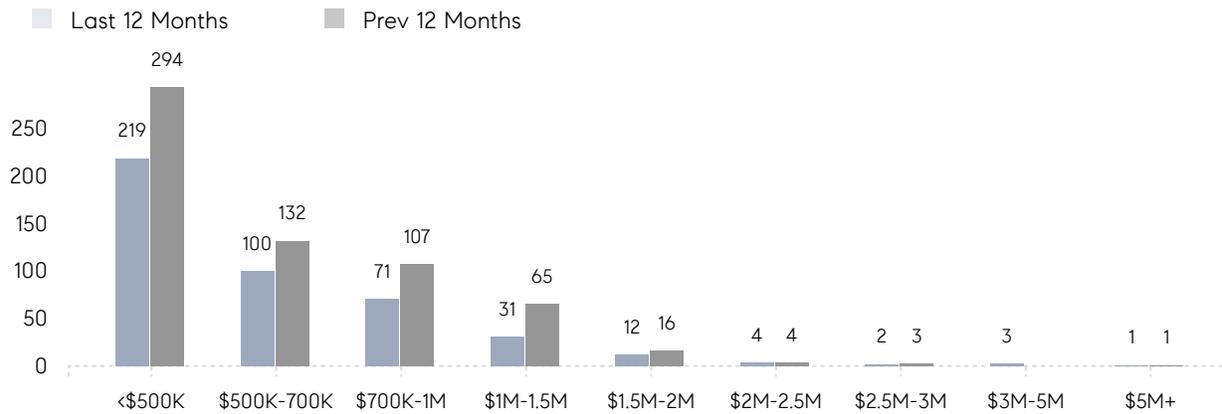
Mahwah

MAY 2023

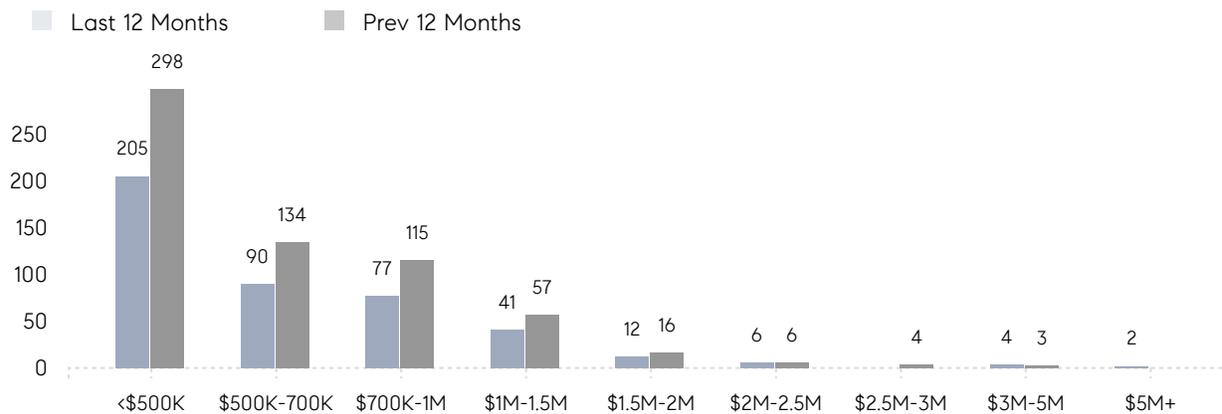
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mantoloking

MAY 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

UNITS SOLD

1	\$1.8M	\$1.8M
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

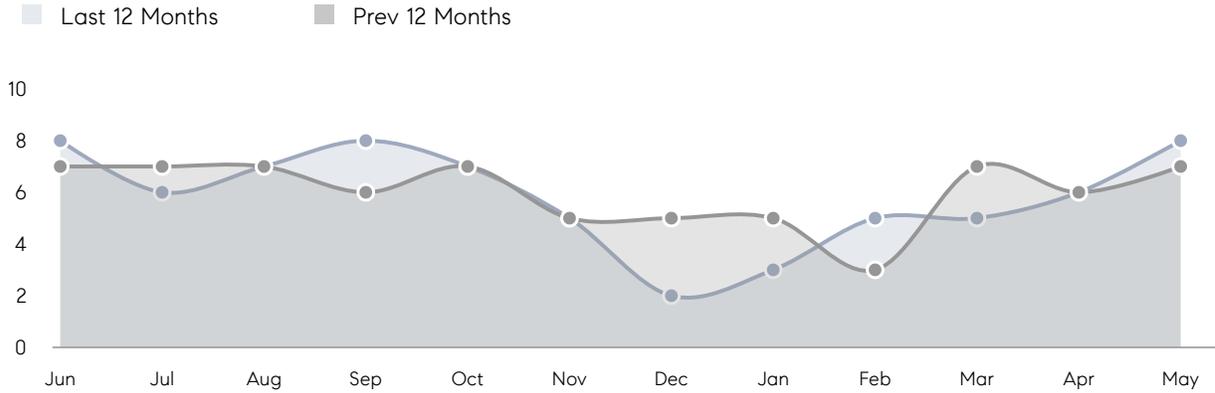
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	48	-	-
	% OF ASKING PRICE	90%	-	
	AVERAGE SOLD PRICE	\$1,800,000	-	-
	# OF CONTRACTS	0	2	0.0%
	NEW LISTINGS	2	3	-33%
Houses	AVERAGE DOM	48	-	-
	% OF ASKING PRICE	90%	-	
	AVERAGE SOLD PRICE	\$1,800,000	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

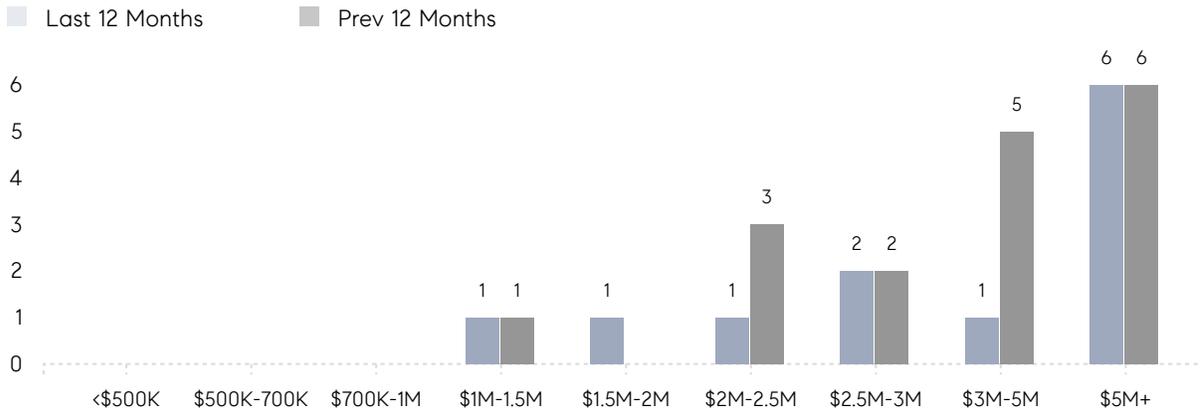
Mantoloking

MAY 2023

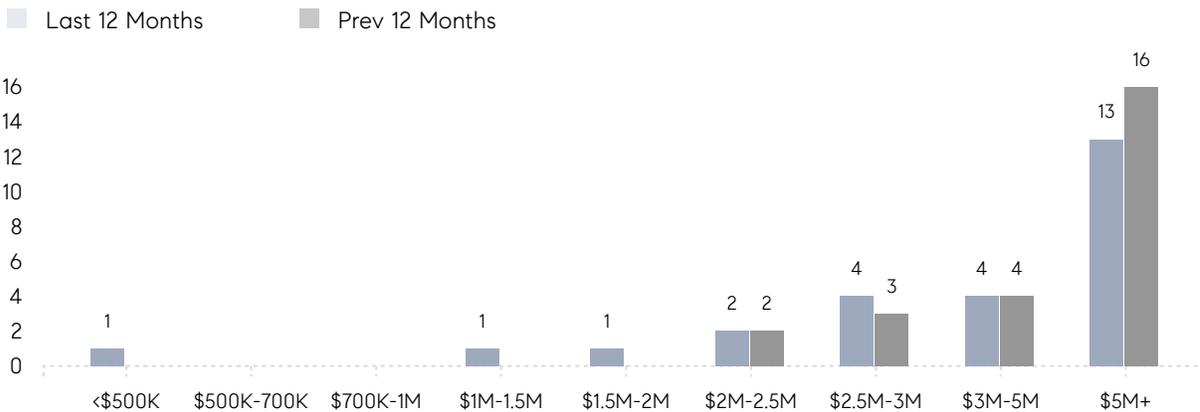
Monthly Inventory



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

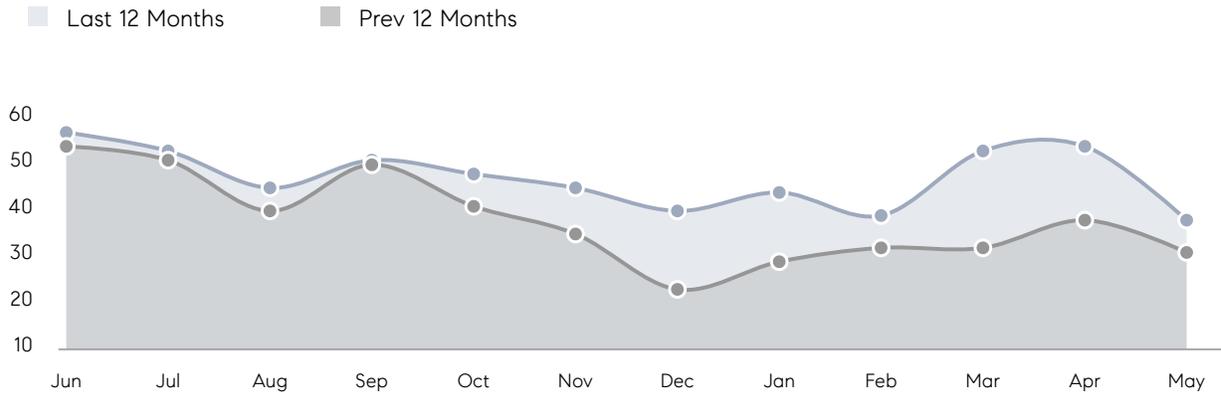
Property Statistics

		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%

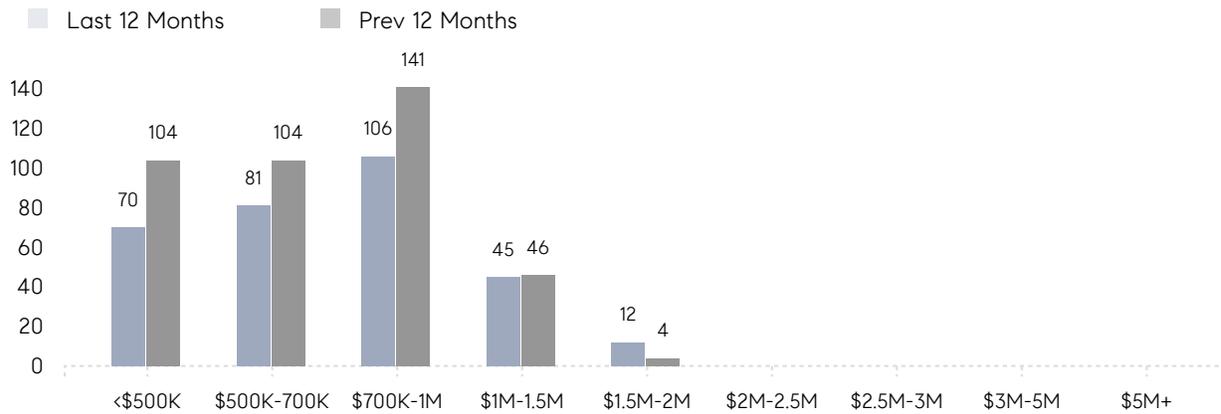
Maplewood

MAY 2023

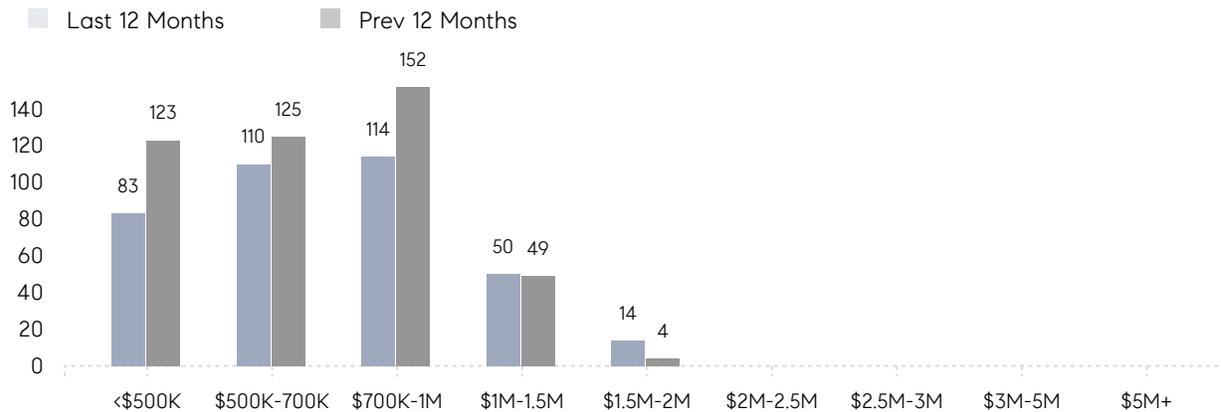
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maywood

MAY 2023

UNDER CONTRACT

12	\$518K	\$519K
Total Properties	Average Price	Median Price
0%	-9%	-6%
Change From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

6	\$507K	\$507K
Total Properties	Average Price	Median Price
50%	-19%	-18%
Increase From May 2022	Decrease From May 2022	Decrease From May 2022

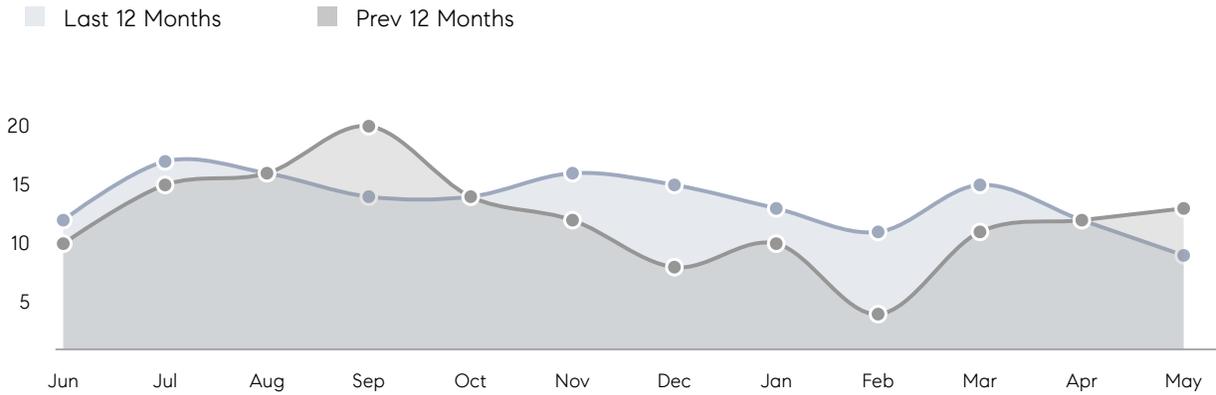
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	18	9	100%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$507,333	\$622,500	-18.5%
	# OF CONTRACTS	12	12	0.0%
	NEW LISTINGS	7	14	-50%
Houses	AVERAGE DOM	18	9	100%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$507,333	\$622,500	-19%
	# OF CONTRACTS	12	12	0%
	NEW LISTINGS	7	14	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

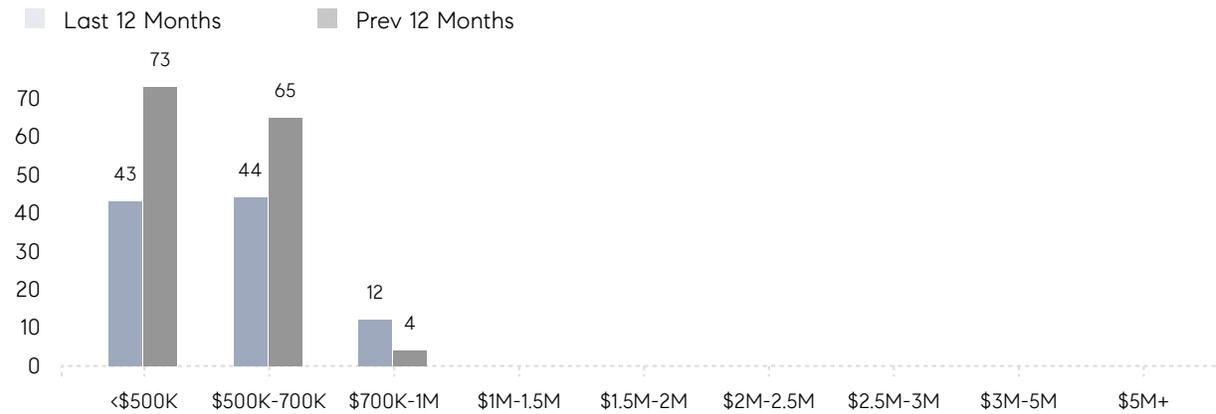
Maywood

MAY 2023

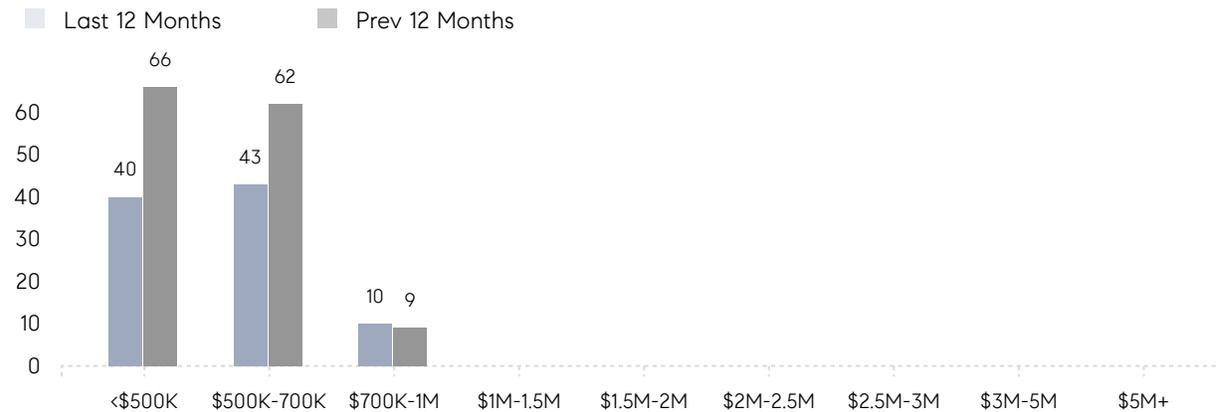
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mendham Borough

MAY 2023

UNDER CONTRACT

4	\$1.5M	\$1.3M
Total Properties	Average Price	Median Price
-50%	91%	110%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

9	\$648K	\$595K
Total Properties	Average Price	Median Price
13%	-35%	-32%
Increase From May 2022	Decrease From May 2022	Decrease From May 2022

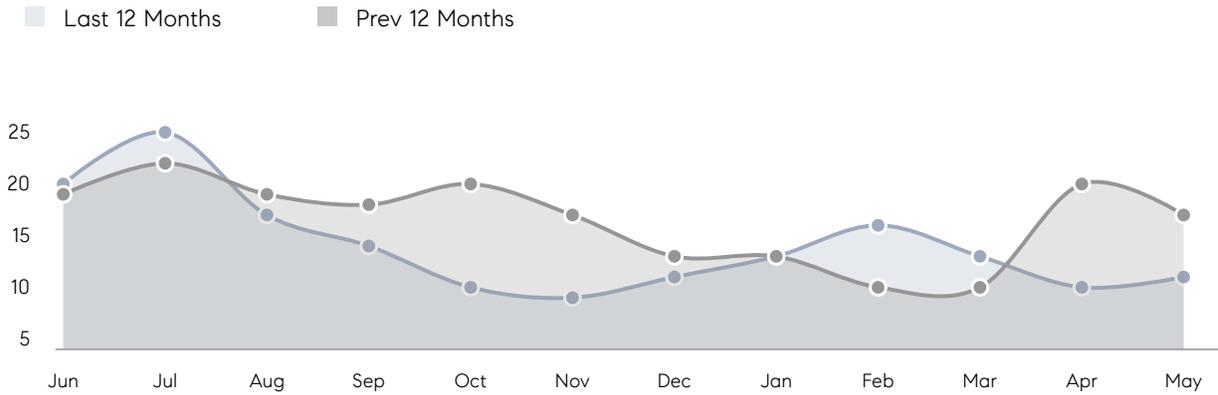
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	19	57	-67%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$648,267	\$1,004,313	-35.5%
	# OF CONTRACTS	4	8	-50.0%
	NEW LISTINGS	7	6	17%
Houses	AVERAGE DOM	18	64	-72%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$755,500	\$1,090,286	-31%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	6	4	50%
Condo/Co-op/TH	AVERAGE DOM	20	10	100%
	% OF ASKING PRICE	104%	115%	
	AVERAGE SOLD PRICE	\$514,225	\$402,500	28%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	1	2	-50%

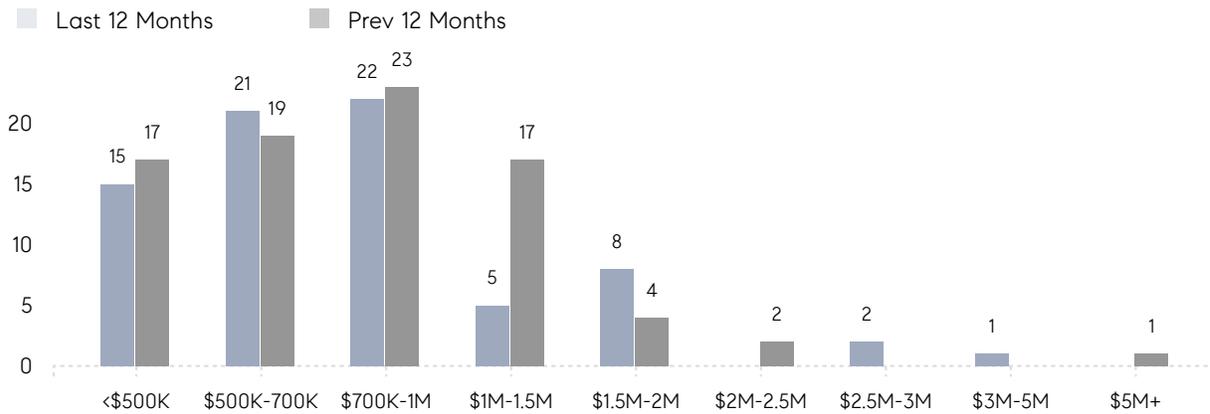
Mendham Borough

MAY 2023

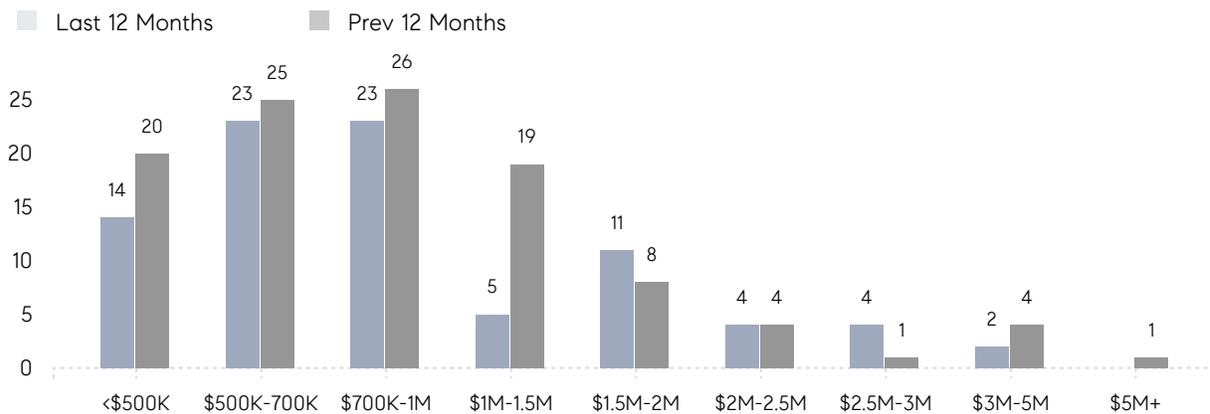
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mendham Township

MAY 2023

UNDER CONTRACT

4
Total
Properties

\$1.4M
Average
Price

\$1.2M
Median
Price

-50%
Decrease From
May 2022

74%
Increase From
May 2022

76%
Increase From
May 2022

UNITS SOLD

9
Total
Properties

\$1.3M
Average
Price

\$1.5M
Median
Price

80%
Increase From
May 2022

32%
Increase From
May 2022

41%
Increase From
May 2022

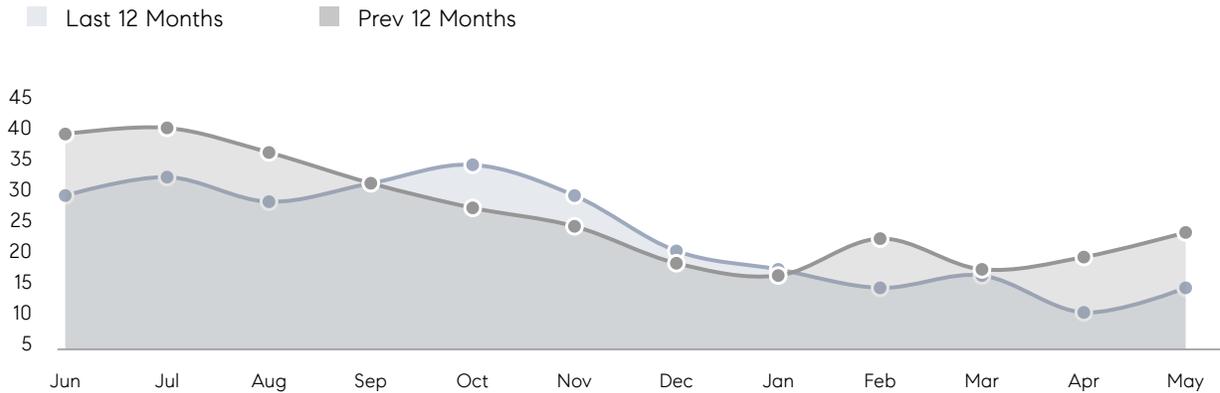
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	54	7	671%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$1,354,600	\$1,027,200	31.9%
	# OF CONTRACTS	4	8	-50.0%
	NEW LISTINGS	10	17	-41%
Houses	AVERAGE DOM	54	7	671%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$1,354,600	\$1,027,200	32%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	8	17	-53%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%

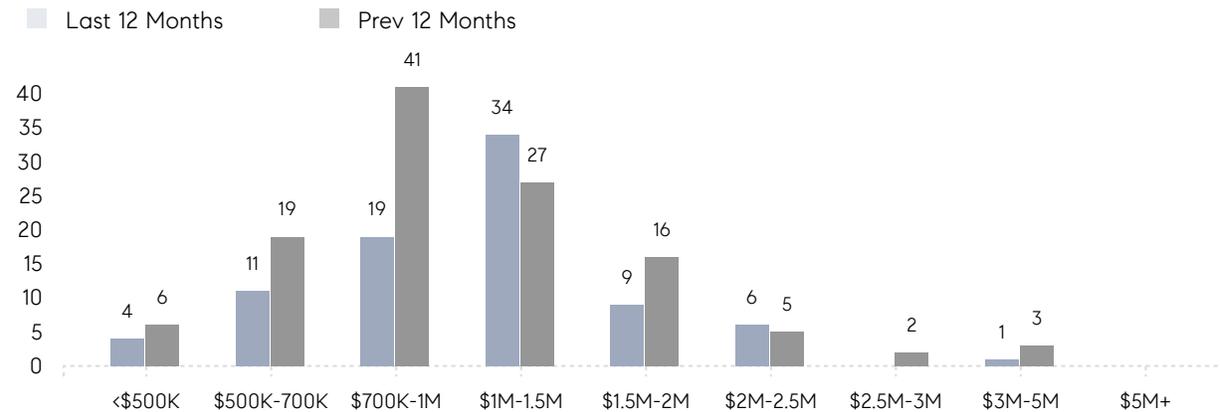
Mendham Township

MAY 2023

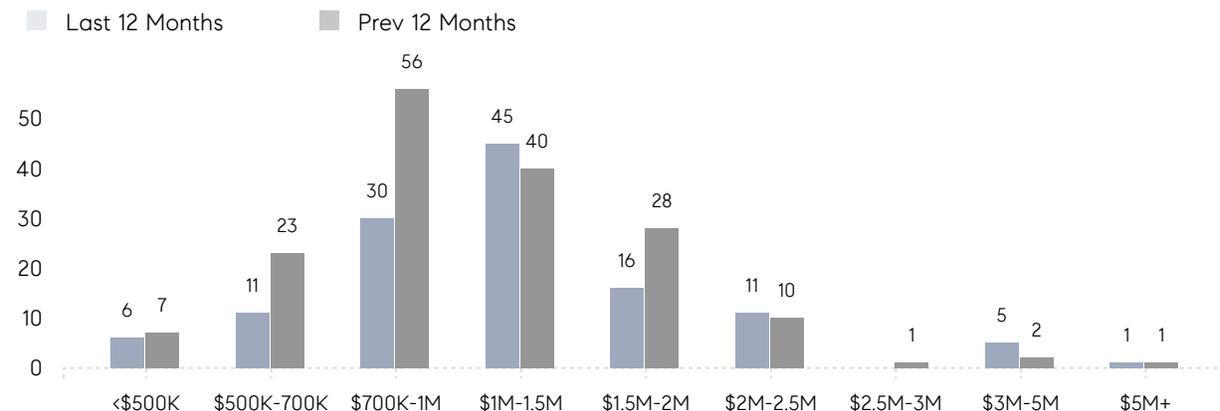
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Metuchen Borough

MAY 2023

UNDER CONTRACT

6	\$584K	\$574K
Total Properties	Average Price	Median Price
50%	-7%	-10%
Increase From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

2	\$701K	\$701K
Total Properties	Average Price	Median Price
-50%	4%	4%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

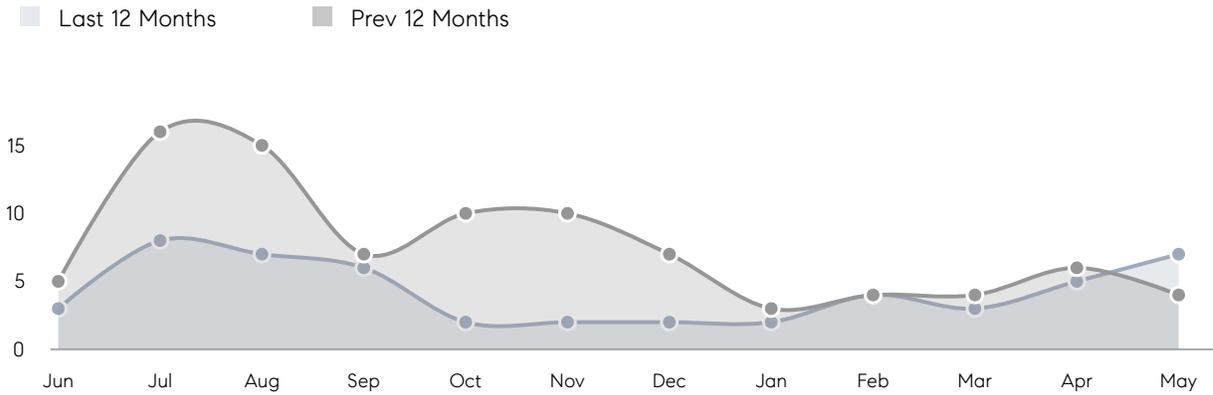
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	14	10	40%
	% OF ASKING PRICE	116%	103%	
	AVERAGE SOLD PRICE	\$701,500	\$673,500	4.2%
	# OF CONTRACTS	6	4	50.0%
	NEW LISTINGS	10	4	150%
Houses	AVERAGE DOM	14	12	17%
	% OF ASKING PRICE	116%	103%	
	AVERAGE SOLD PRICE	\$701,500	\$658,333	7%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	7	4	75%
Condo/Co-op/TH	AVERAGE DOM	-	3	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$719,000	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	3	0	0%

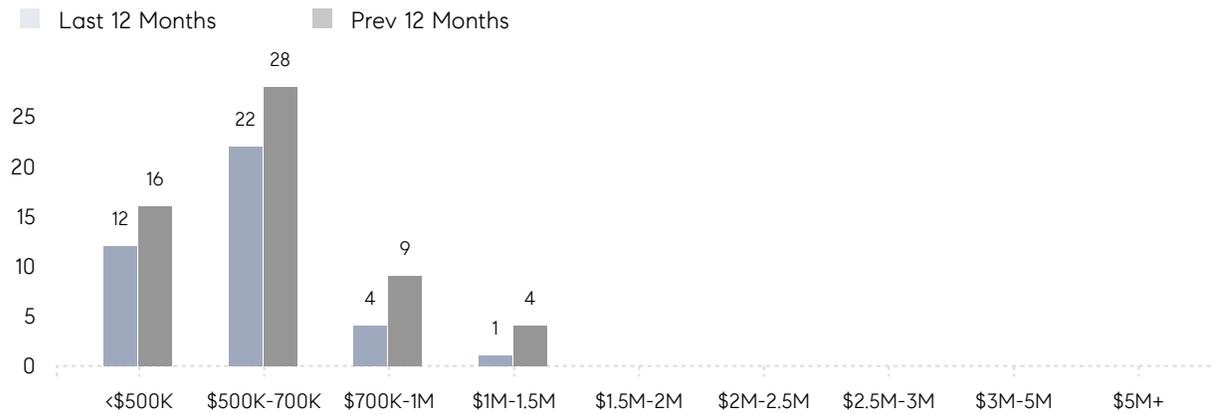
Metuchen Borough

MAY 2023

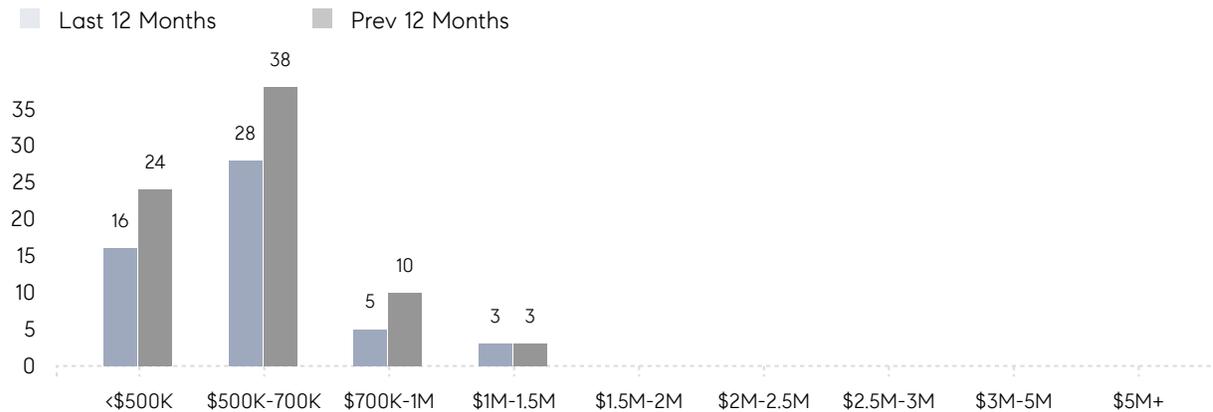
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Midland Park

MAY 2023

UNDER CONTRACT

10
Total
Properties

\$646K
Average
Price

\$625K
Median
Price

25%
Increase From
May 2022

-11%
Decrease From
May 2022

-4%
Decrease From
May 2022

UNITS SOLD

7
Total
Properties

\$537K
Average
Price

\$560K
Median
Price

-30%
Decrease From
May 2022

3%
Increase From
May 2022

4%
Increase From
May 2022

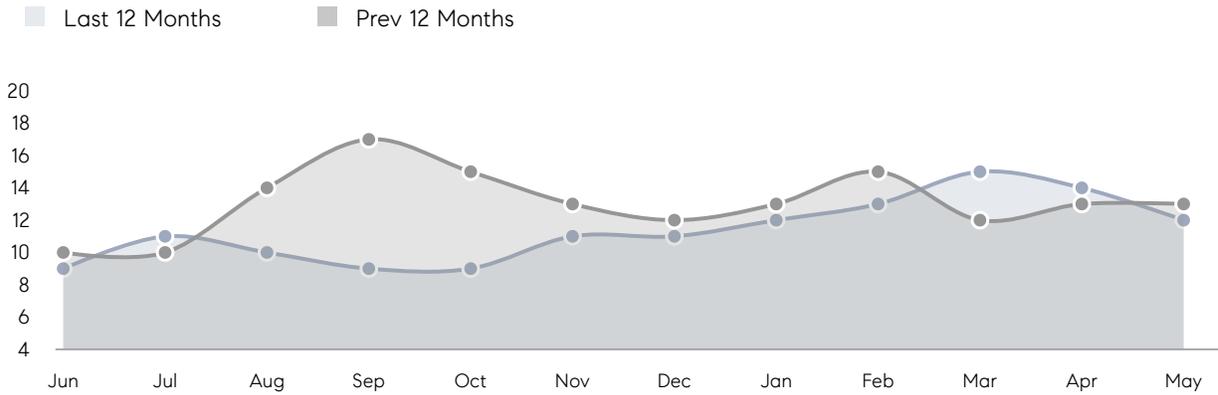
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	28	57	-51%
	% OF ASKING PRICE	105%	95%	
	AVERAGE SOLD PRICE	\$537,000	\$521,400	3.0%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	7	11	-36%
Houses	AVERAGE DOM	32	65	-51%
	% OF ASKING PRICE	104%	94%	
	AVERAGE SOLD PRICE	\$577,667	\$589,250	-2%
	# OF CONTRACTS	10	8	25%
	NEW LISTINGS	7	11	-36%
Condo/Co-op/TH	AVERAGE DOM	7	28	-75%
	% OF ASKING PRICE	110%	100%	
	AVERAGE SOLD PRICE	\$293,000	\$250,000	17%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

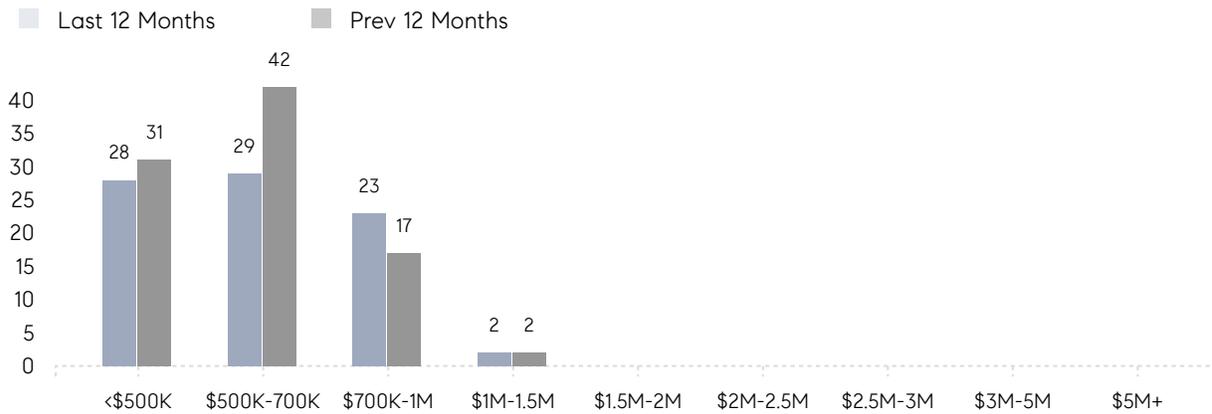
Midland Park

MAY 2023

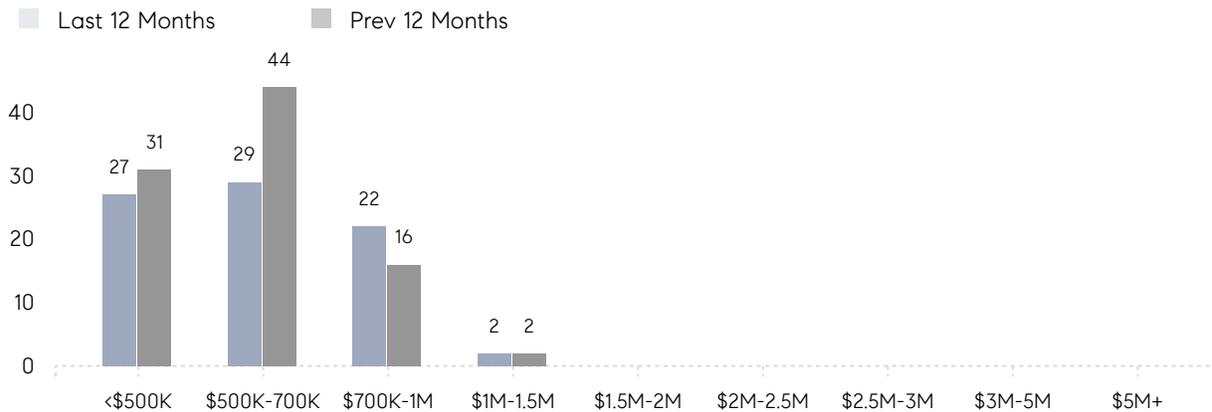
Monthly Inventory



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

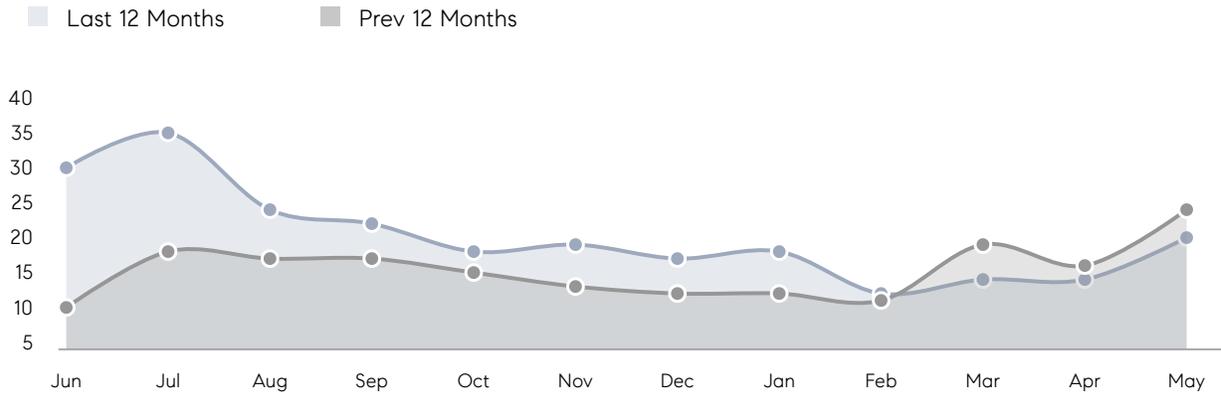
Property Statistics

		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%

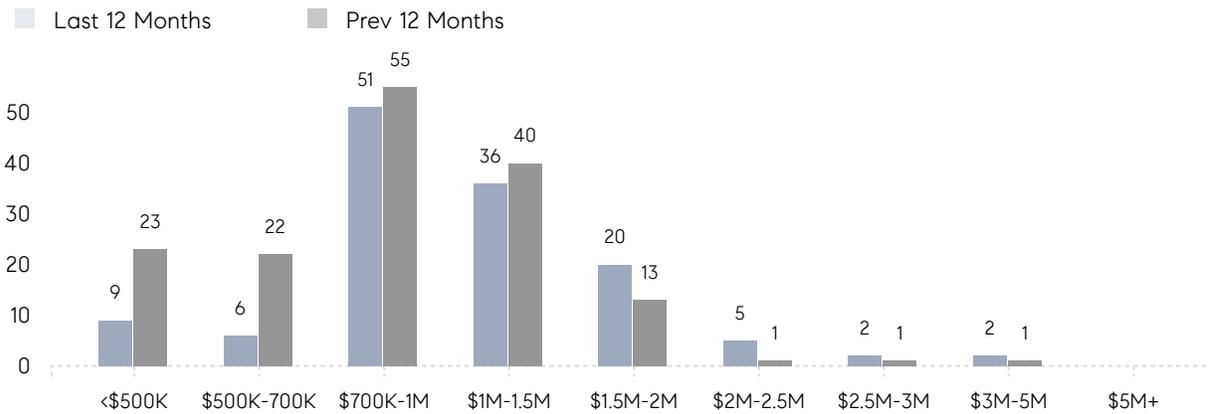
Millburn

MAY 2023

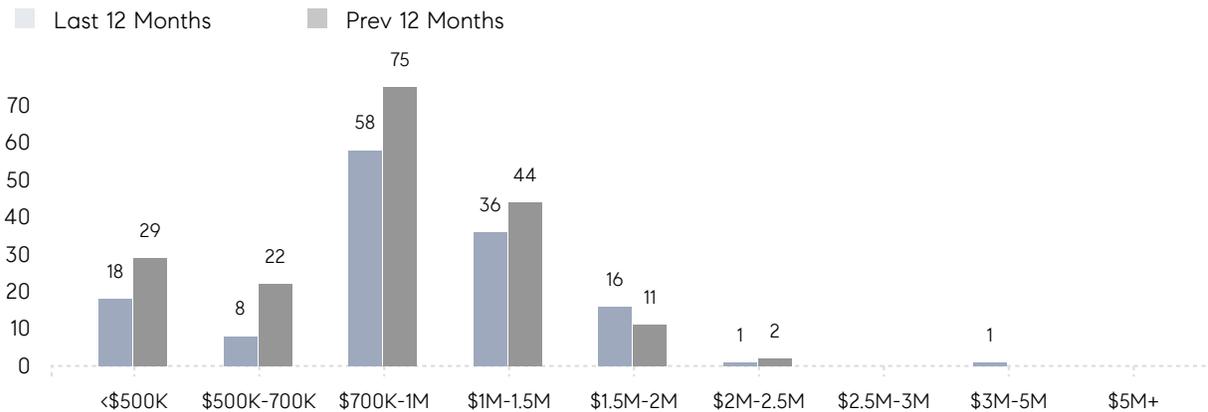
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montclair

MAY 2023

UNDER CONTRACT

45
Total
Properties

\$1.3M
Average
Price

\$1.0M
Median
Price

-18%
Decrease From
May 2022

48%
Increase From
May 2022

24%
Increase From
May 2022

UNITS SOLD

26
Total
Properties

\$1.5M
Average
Price

\$1.3M
Median
Price

-54%
Decrease From
May 2022

58%
Increase From
May 2022

38%
Increase From
May 2022

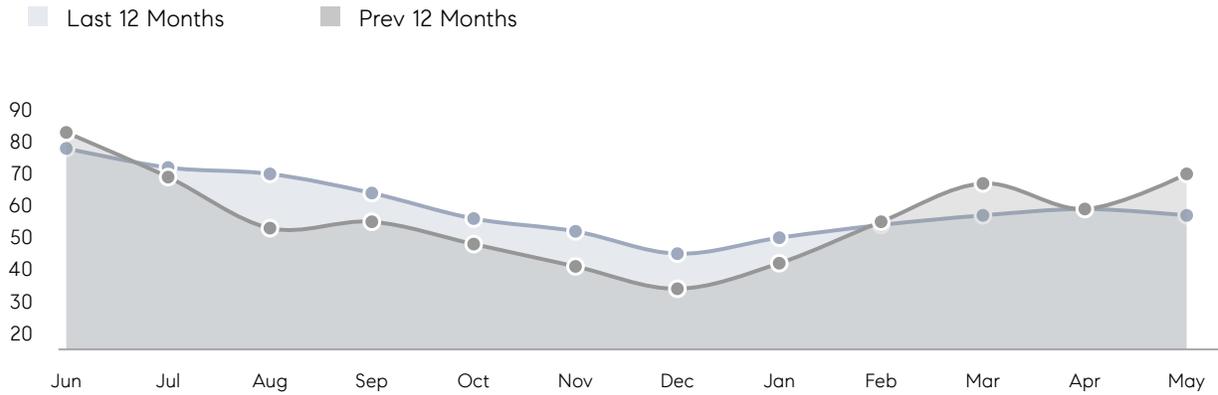
Property Statistics

		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%

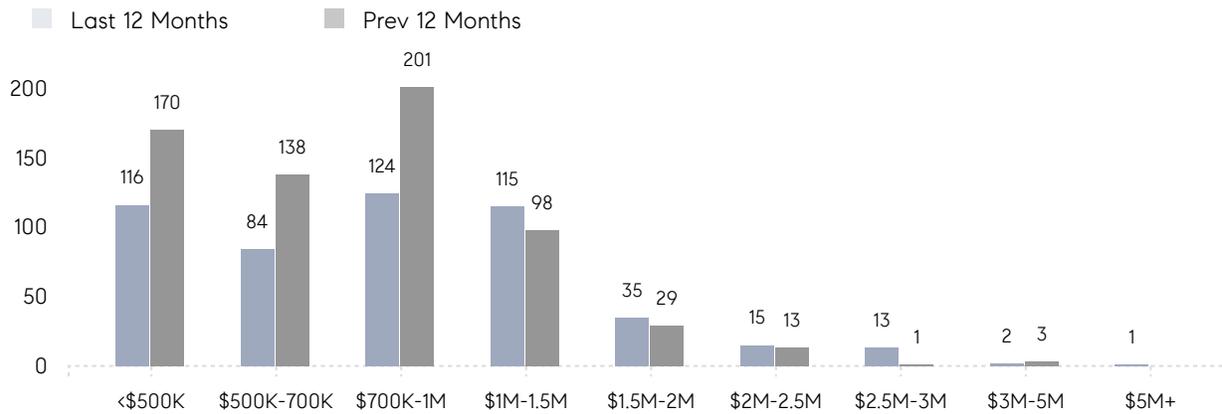
Montclair

MAY 2023

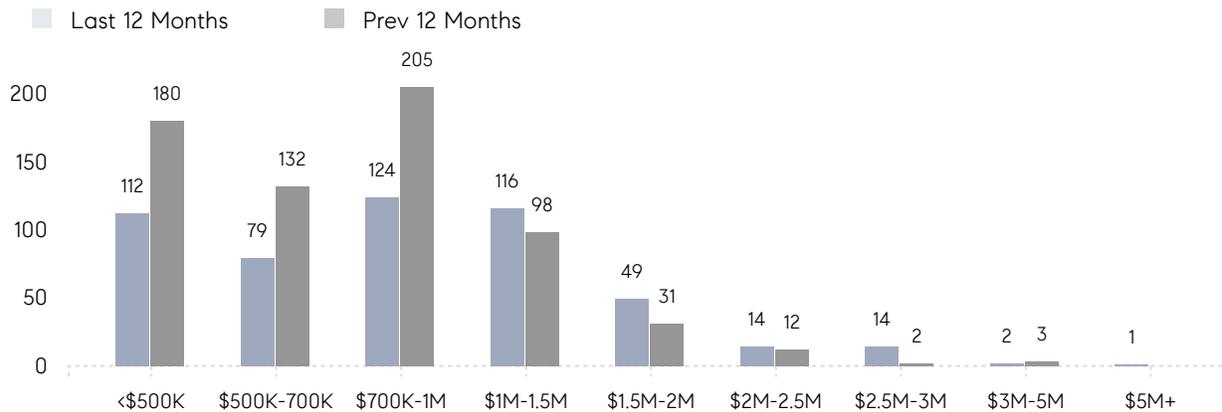
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montvale

MAY 2023

UNDER CONTRACT

16
Total
Properties

\$922K
Average
Price

\$864K
Median
Price

0%
Change From
May 2022

13%
Increase From
May 2022

12%
Increase From
May 2022

UNITS SOLD

5
Total
Properties

\$721K
Average
Price

\$685K
Median
Price

-55%
Decrease From
May 2022

-1%
Decrease From
May 2022

10%
Increase From
May 2022

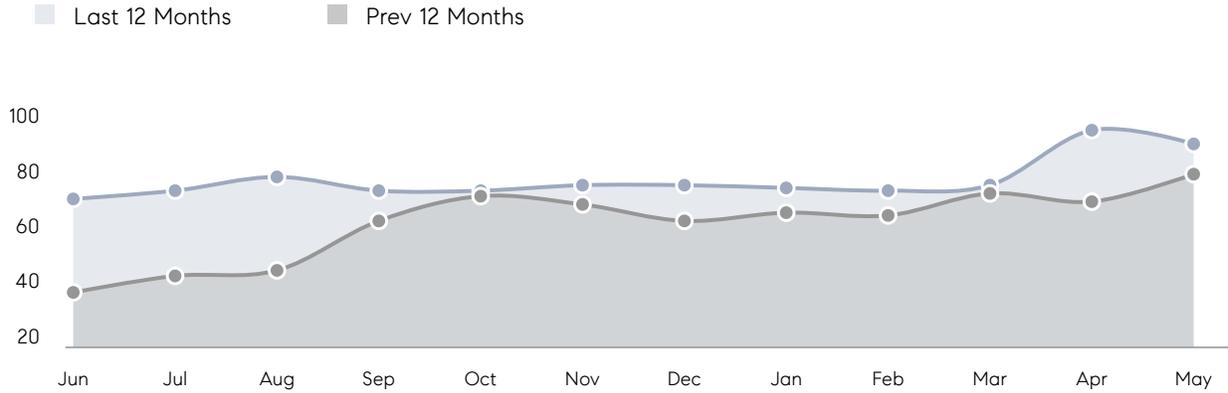
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	54	-70%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$721,000	\$728,909	-1.1%
	# OF CONTRACTS	16	16	0.0%
	NEW LISTINGS	10	24	-58%
Houses	AVERAGE DOM	15	14	7%
	% OF ASKING PRICE	108%	108%	
	AVERAGE SOLD PRICE	\$842,500	\$603,333	40%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	7	18	-61%
Condo/Co-op/TH	AVERAGE DOM	18	101	-82%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$640,000	\$879,600	-27%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	3	6	-50%

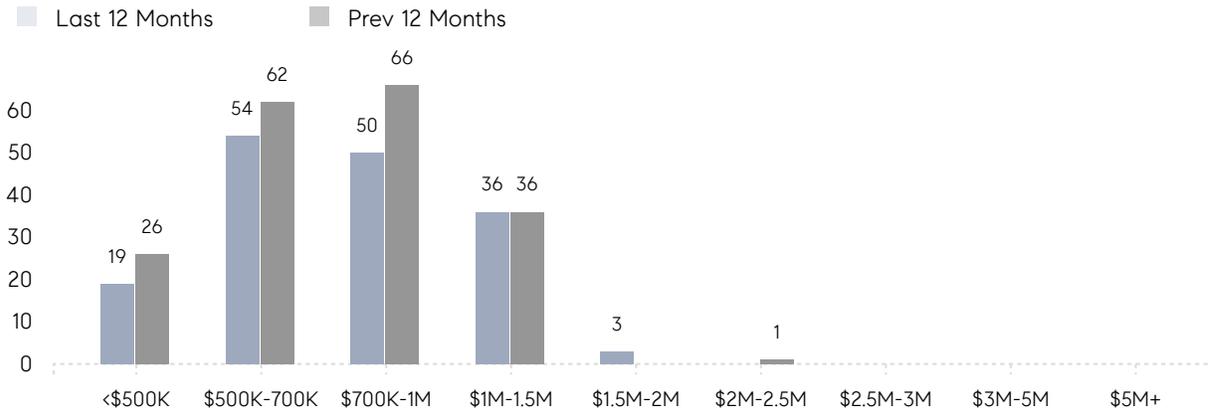
Montvale

MAY 2023

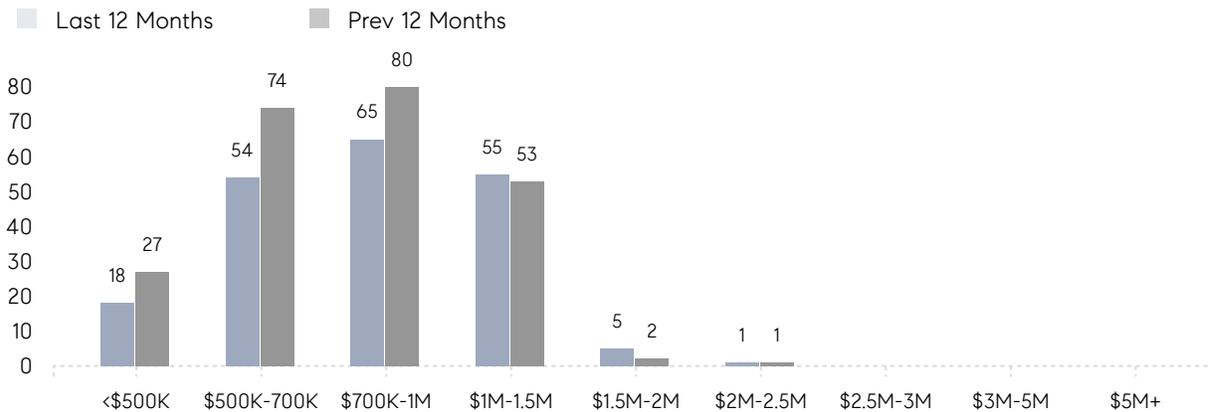
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montville

MAY 2023

UNDER CONTRACT

22
Total
Properties

\$725K
Average
Price

\$654K
Median
Price

-37%
Decrease From
May 2022

-18%
Decrease From
May 2022

-9%
Decrease From
May 2022

UNITS SOLD

14
Total
Properties

\$723K
Average
Price

\$690K
Median
Price

-26%
Decrease From
May 2022

-12%
Decrease From
May 2022

-1%
Decrease From
May 2022

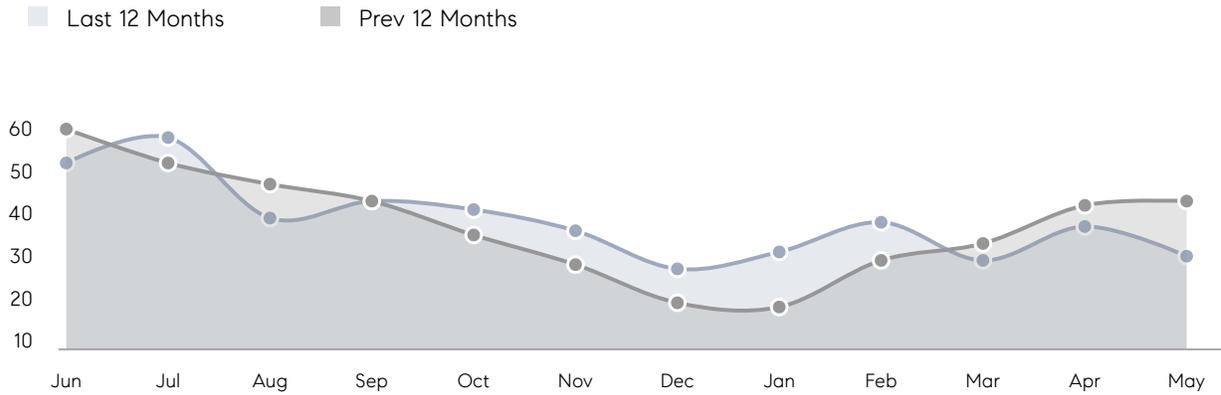
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	28	17	65%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$723,857	\$822,668	-12.0%
	# OF CONTRACTS	22	35	-37.1%
	NEW LISTINGS	21	41	-49%
Houses	AVERAGE DOM	31	19	63%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$747,667	\$899,000	-17%
	# OF CONTRACTS	18	28	-36%
	NEW LISTINGS	19	33	-42%
Condo/Co-op/TH	AVERAGE DOM	7	14	-50%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$581,000	\$657,284	-12%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	2	8	-75%

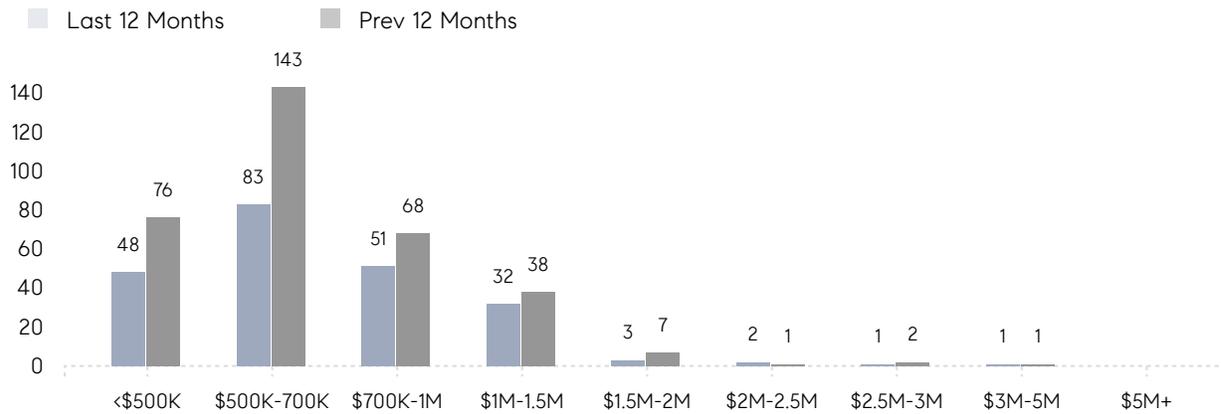
Montville

MAY 2023

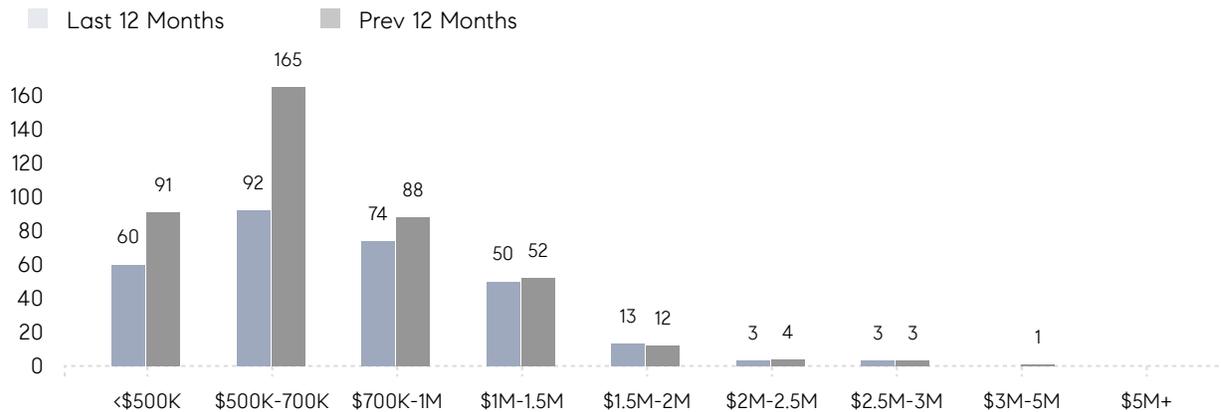
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Moonachie

MAY 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

UNITS SOLD

4	\$528K	\$502K
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

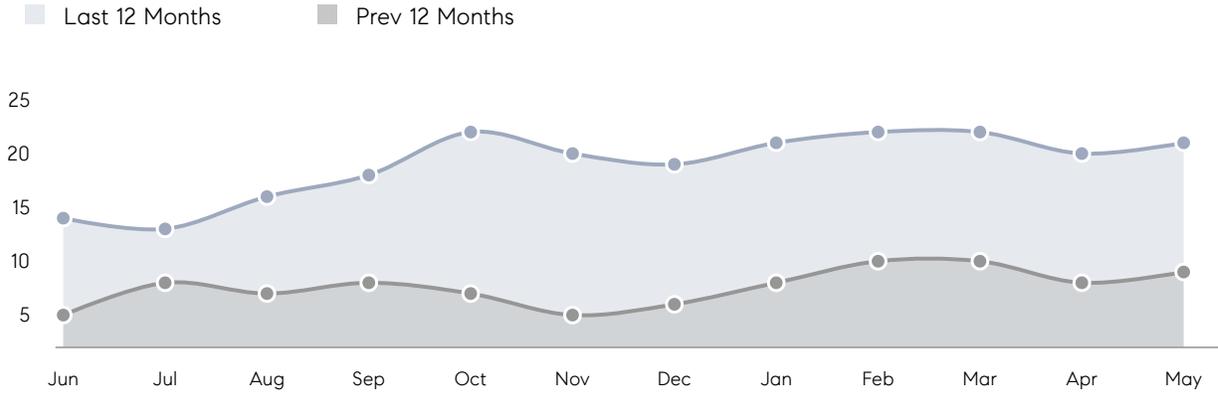
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	114	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$528,725	-	-
	# OF CONTRACTS	0	1	0.0%
	NEW LISTINGS	2	3	-33%
Houses	AVERAGE DOM	114	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$528,725	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Moonachie

MAY 2023

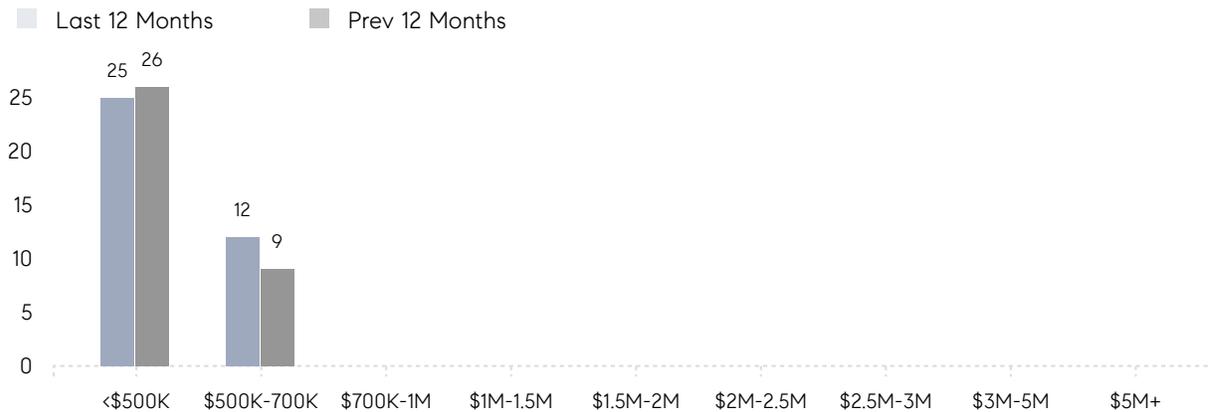
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Morris Plains

MAY 2023

UNDER CONTRACT

15
Total
Properties

\$722K
Average
Price

\$700K
Median
Price

88%
Increase From
May 2022

22%
Increase From
May 2022

26%
Increase From
May 2022

UNITS SOLD

17
Total
Properties

\$715K
Average
Price

\$702K
Median
Price

89%
Increase From
May 2022

24%
Increase From
May 2022

15%
Increase From
May 2022

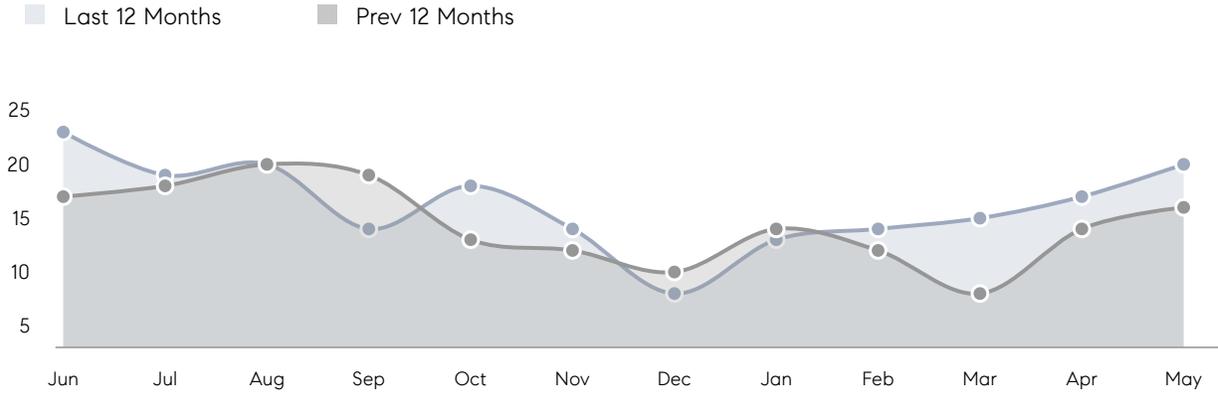
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	17	20	-15%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$715,013	\$578,179	23.7%
	# OF CONTRACTS	15	8	87.5%
	NEW LISTINGS	24	19	26%
Houses	AVERAGE DOM	9	18	-50%
	% OF ASKING PRICE	109%	99%	
	AVERAGE SOLD PRICE	\$673,857	\$597,667	13%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	7	8	-12%
Condo/Co-op/TH	AVERAGE DOM	22	21	5%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$743,822	\$568,435	31%
	# OF CONTRACTS	10	5	100%
	NEW LISTINGS	17	11	55%

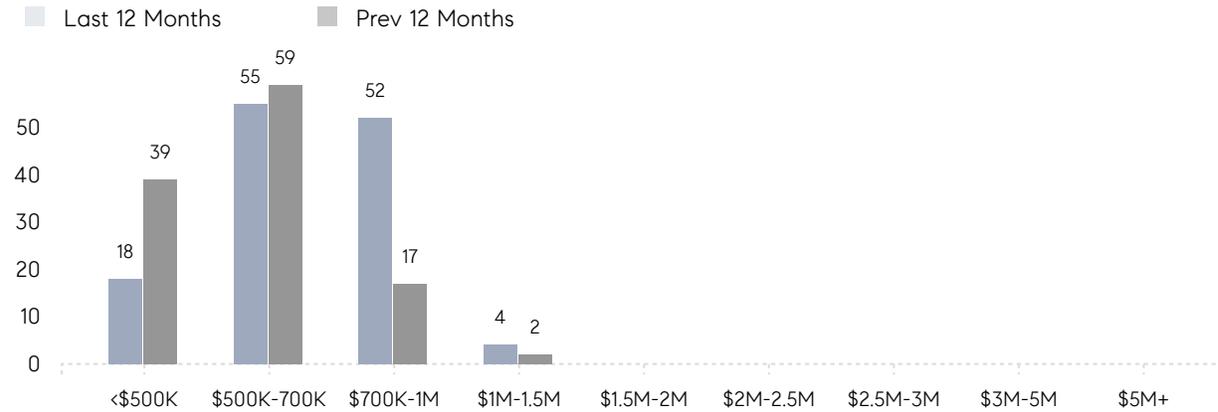
Morris Plains

MAY 2023

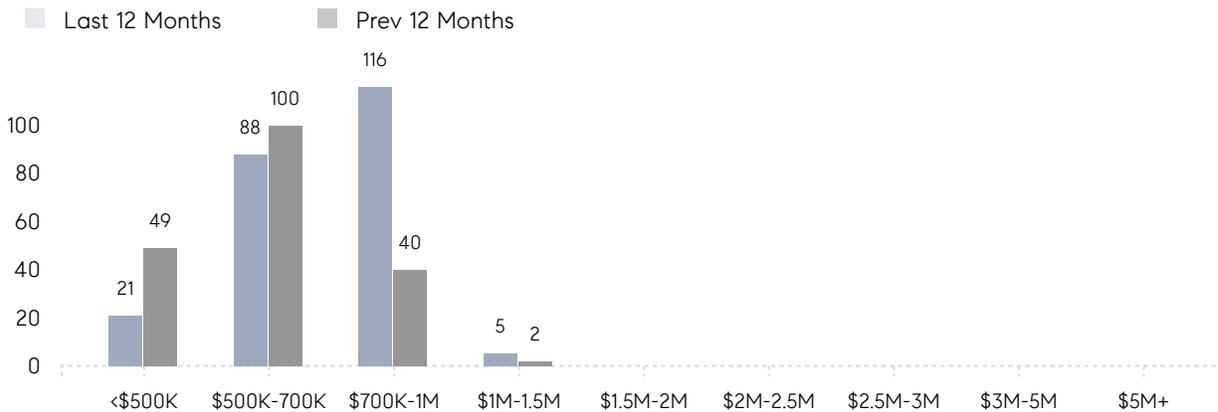
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Morris Township

MAY 2023

UNDER CONTRACT

45
Total
Properties

\$814K
Average
Price

\$749K
Median
Price

36%
Increase From
May 2022

5%
Increase From
May 2022

0%
Change From
May 2022

UNITS SOLD

13
Total
Properties

\$826K
Average
Price

\$812K
Median
Price

-55%
Decrease From
May 2022

10%
Increase From
May 2022

8%
Increase From
May 2022

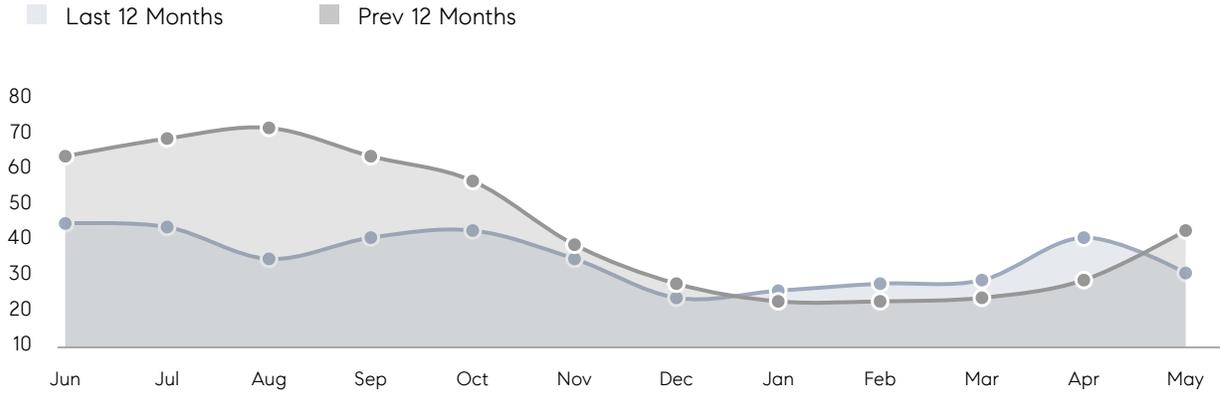
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	14	20	-30%
	% OF ASKING PRICE	105%	109%	
	AVERAGE SOLD PRICE	\$826,006	\$752,333	9.8%
	# OF CONTRACTS	45	33	36.4%
	NEW LISTINGS	39	48	-19%
Houses	AVERAGE DOM	14	21	-33%
	% OF ASKING PRICE	104%	111%	
	AVERAGE SOLD PRICE	\$930,064	\$834,034	12%
	# OF CONTRACTS	35	28	25%
	NEW LISTINGS	32	41	-22%
Condo/Co-op/TH	AVERAGE DOM	13	18	-28%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$591,875	\$597,100	-1%
	# OF CONTRACTS	10	5	100%
	NEW LISTINGS	7	7	0%

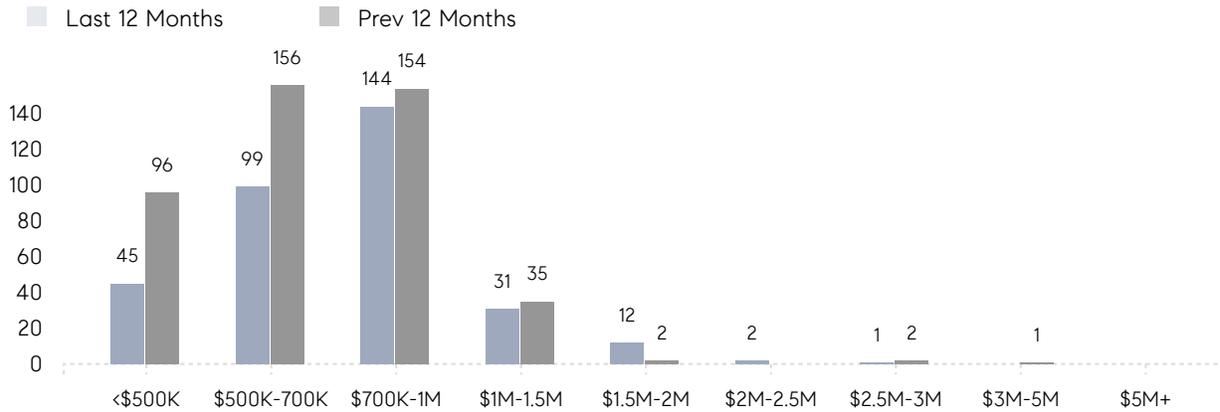
Morris Township

MAY 2023

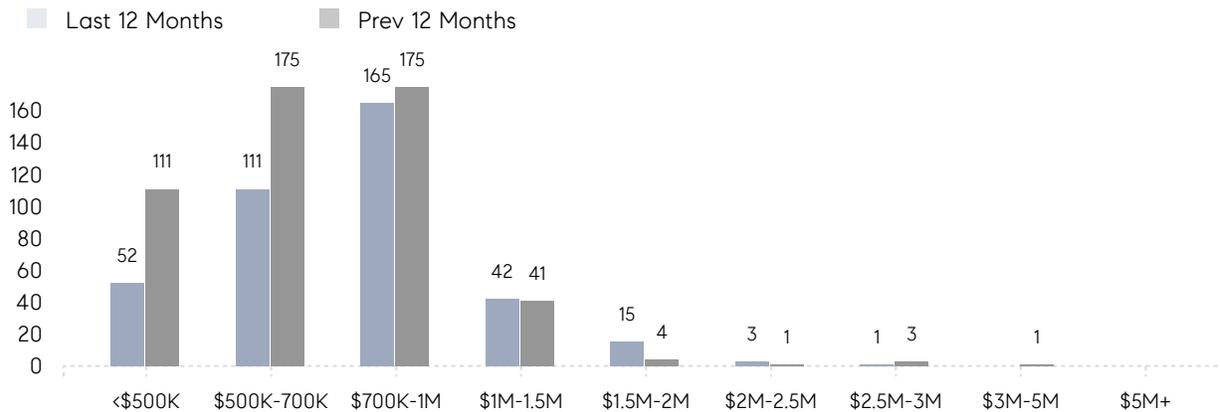
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Morristown

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$605K
Average
Price

\$625K
Median
Price

-47%
Decrease From
May 2022

3%
Increase From
May 2022

14%
Increase From
May 2022

UNITS SOLD

15
Total
Properties

\$582K
Average
Price

\$555K
Median
Price

-6%
Decrease From
May 2022

-15%
Decrease From
May 2022

-4%
Decrease From
May 2022

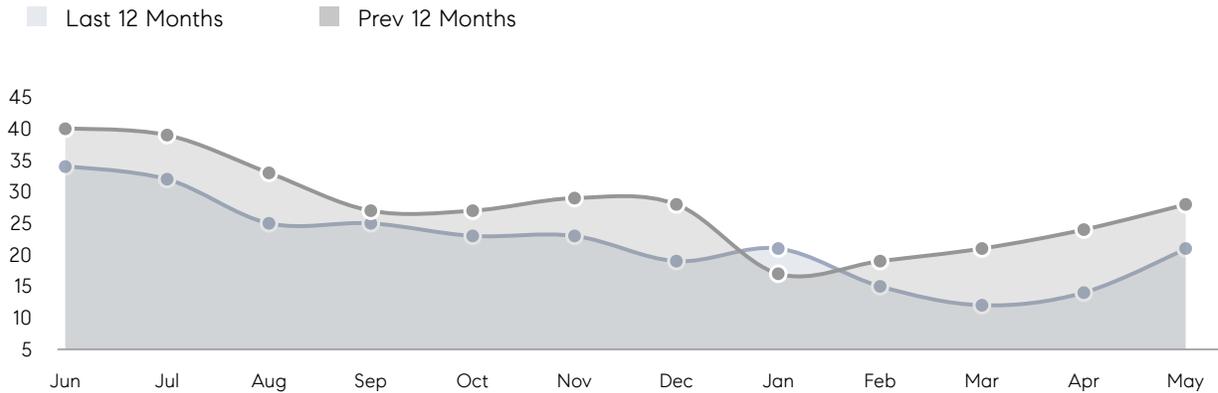
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	19	25	-24%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$582,417	\$685,675	-15.1%
	# OF CONTRACTS	9	17	-47.1%
	NEW LISTINGS	18	22	-18%
Houses	AVERAGE DOM	28	16	75%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$672,050	\$717,971	-6%
	# OF CONTRACTS	3	10	-70%
	NEW LISTINGS	8	14	-43%
Condo/Co-op/TH	AVERAGE DOM	15	31	-52%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$537,600	\$660,556	-19%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	10	8	25%

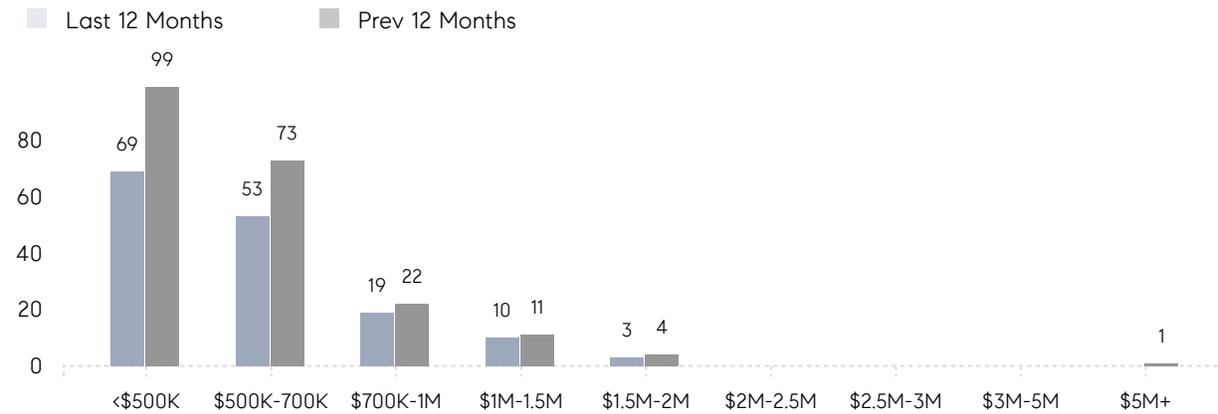
Morristown

MAY 2023

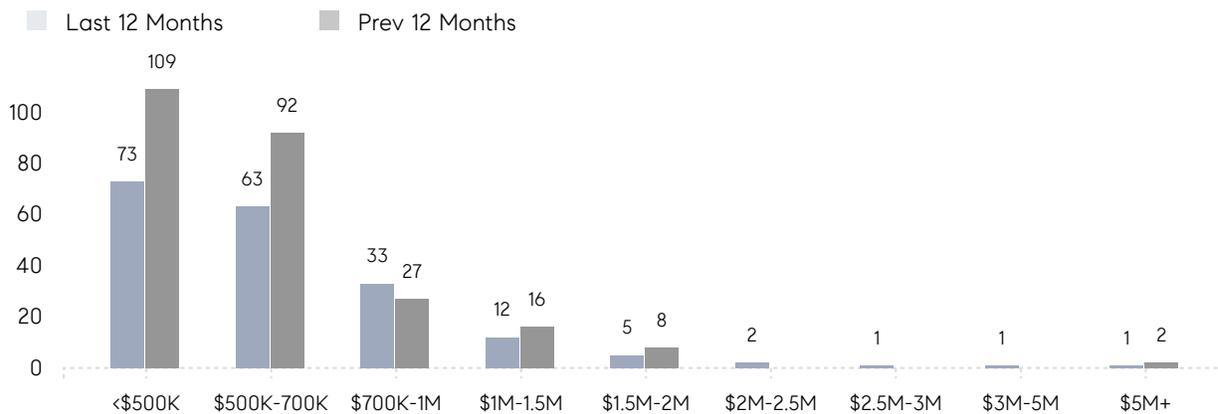
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mount Arlington

MAY 2023

UNDER CONTRACT

5
Total
Properties

\$495K
Average
Price

\$465K
Median
Price

-44%
Decrease From
May 2022

28%
Increase From
May 2022

18%
Increase From
May 2022

UNITS SOLD

8
Total
Properties

\$401K
Average
Price

\$395K
Median
Price

60%
Increase From
May 2022

-7%
Decrease From
May 2022

-1%
Decrease From
May 2022

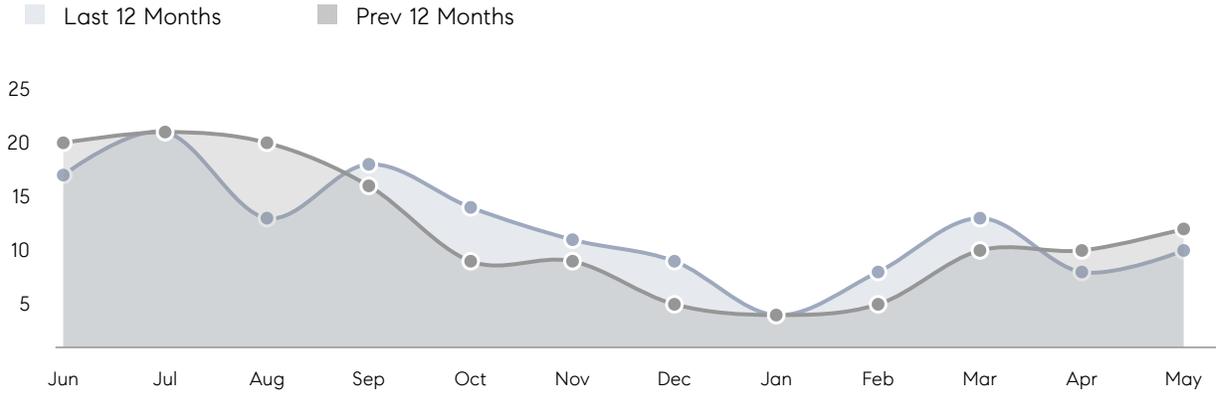
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	11	36	-69%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$401,375	\$433,200	-7.3%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	7	11	-36%
Houses	AVERAGE DOM	12	18	-33%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$492,500	\$475,000	4%
	# OF CONTRACTS	2	6	-67%
	NEW LISTINGS	5	8	-37%
Condo/Co-op/TH	AVERAGE DOM	10	41	-76%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$371,000	\$422,750	-12%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	3	-33%

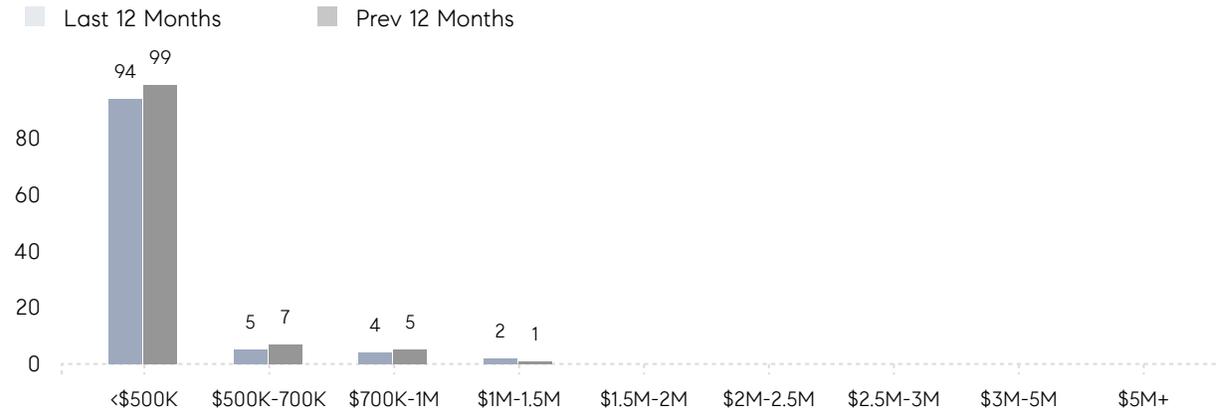
Mount Arlington

MAY 2023

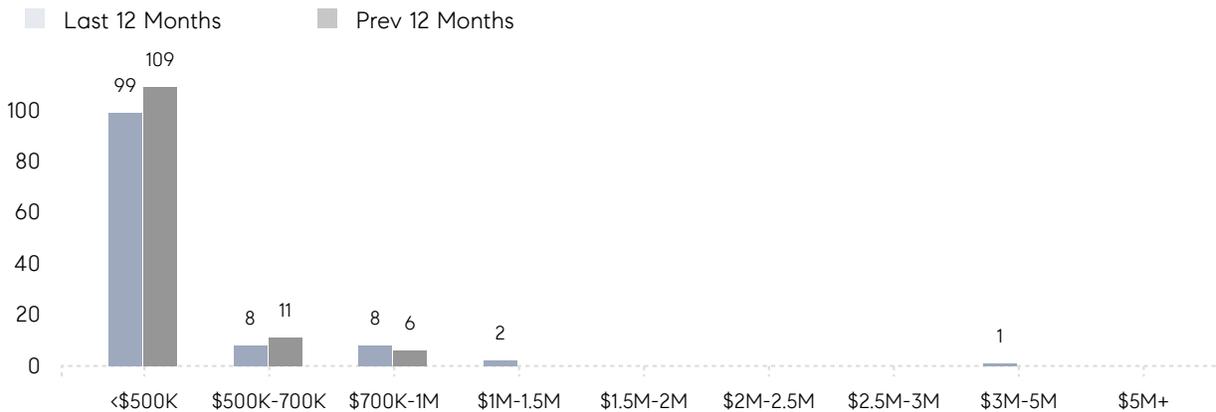
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mountain Lakes

MAY 2023

UNDER CONTRACT

9	\$1.0M	\$999K
Total Properties	Average Price	Median Price
-25%	-13%	-5%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

6	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-33%	-2%	15%
Decrease From May 2022	Decrease From May 2022	Increase From May 2022

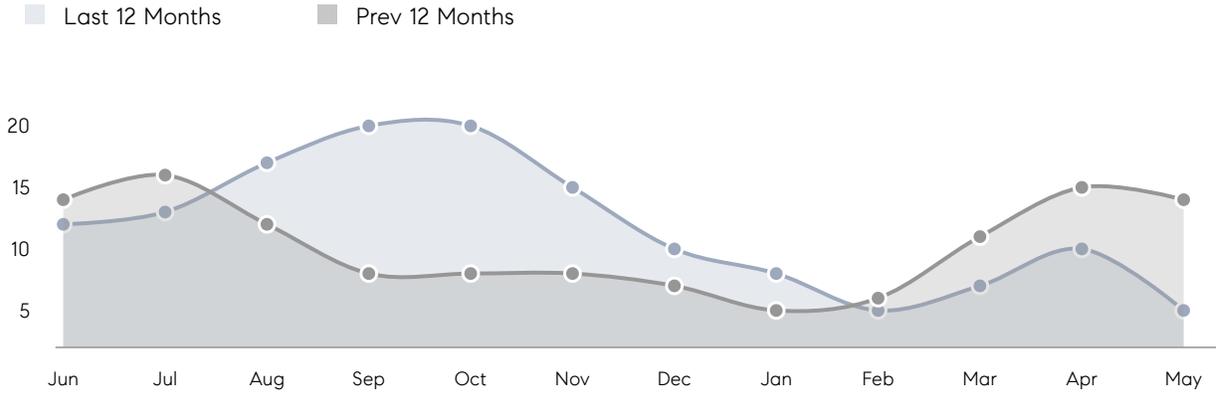
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	75	18	317%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$1,017,233	\$1,042,556	-2.4%
	# OF CONTRACTS	9	12	-25.0%
	NEW LISTINGS	8	13	-38%
Houses	AVERAGE DOM	86	16	438%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$1,060,180	\$1,151,143	-8%
	# OF CONTRACTS	7	9	-22%
	NEW LISTINGS	8	8	0%
Condo/Co-op/TH	AVERAGE DOM	19	24	-21%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$802,500	\$662,500	21%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	0	5	0%

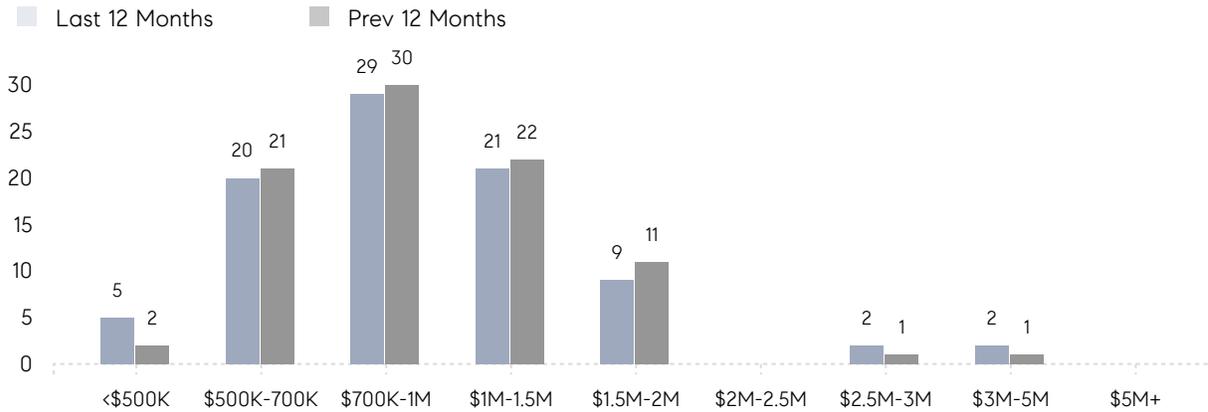
Mountain Lakes

MAY 2023

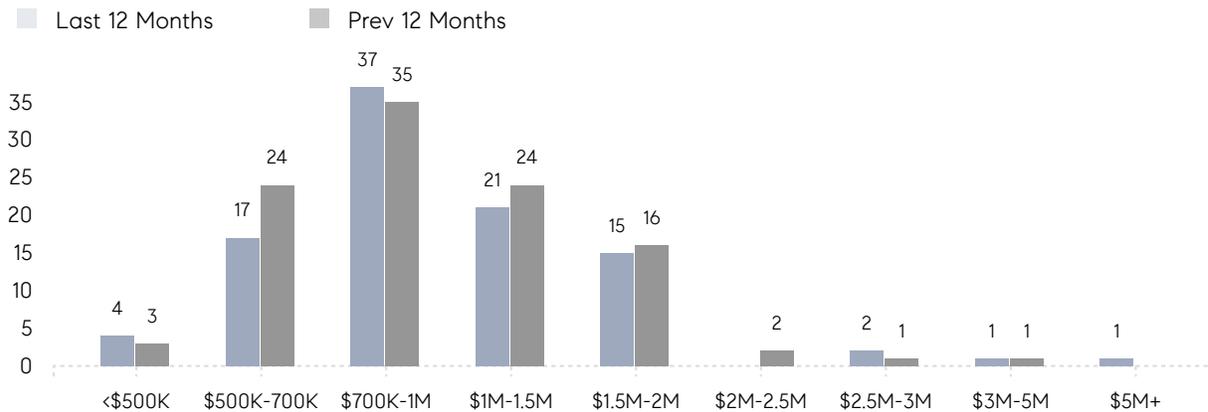
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mountainside

MAY 2023

UNDER CONTRACT

6
Total
Properties

\$1.0M
Average
Price

\$962K
Median
Price

0%
Change From
May 2022

24%
Increase From
May 2022

28%
Increase From
May 2022

UNITS SOLD

7
Total
Properties

\$920K
Average
Price

\$900K
Median
Price

-12%
Decrease From
May 2022

15%
Increase From
May 2022

13%
Increase From
May 2022

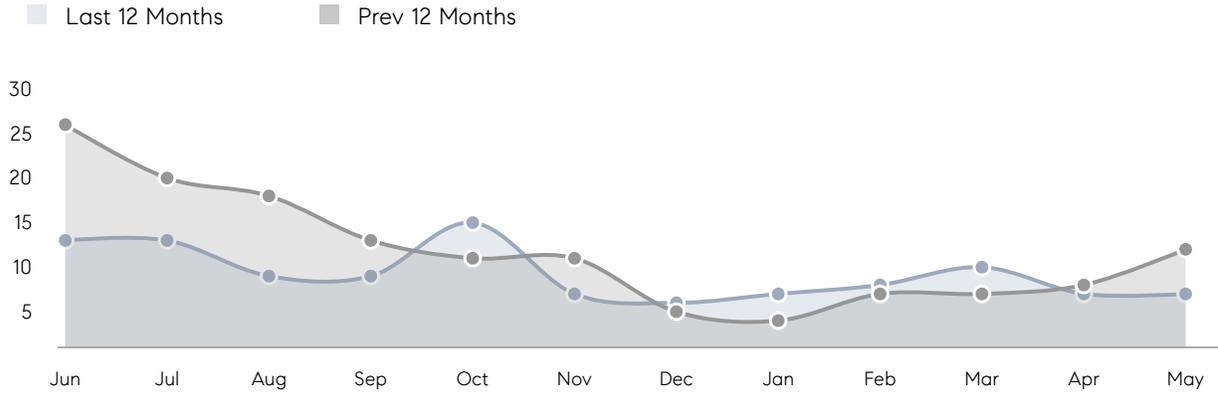
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	17	-6%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$920,714	\$799,125	15.2%
	# OF CONTRACTS	6	6	0.0%
	NEW LISTINGS	6	15	-60%
Houses	AVERAGE DOM	16	16	0%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$920,714	\$789,714	17%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	6	15	-60%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$865,000	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	0	0%

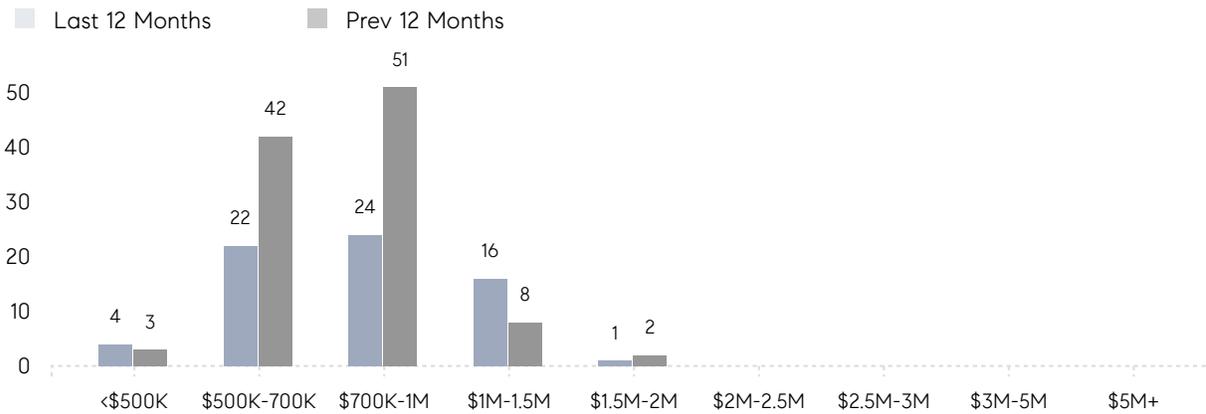
Mountainside

MAY 2023

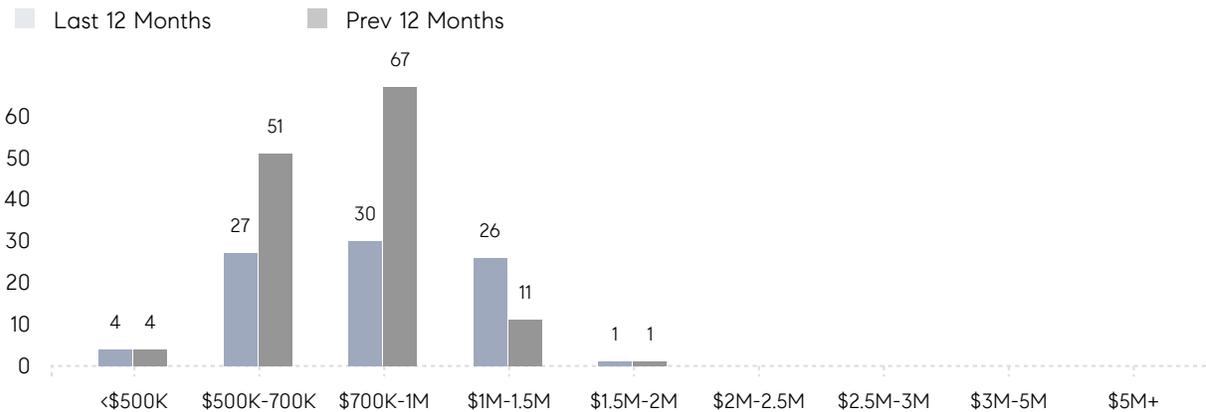
Monthly Inventory



Contracts By Price Range



Listings By Price Range



New Milford

MAY 2023

UNDER CONTRACT

6
Total
Properties

\$585K
Average
Price

\$575K
Median
Price

-25%
Decrease From
May 2022

19%
Increase From
May 2022

19%
Increase From
May 2022

UNITS SOLD

7
Total
Properties

\$571K
Average
Price

\$520K
Median
Price

-36%
Decrease From
May 2022

4%
Increase From
May 2022

-4%
Decrease From
May 2022

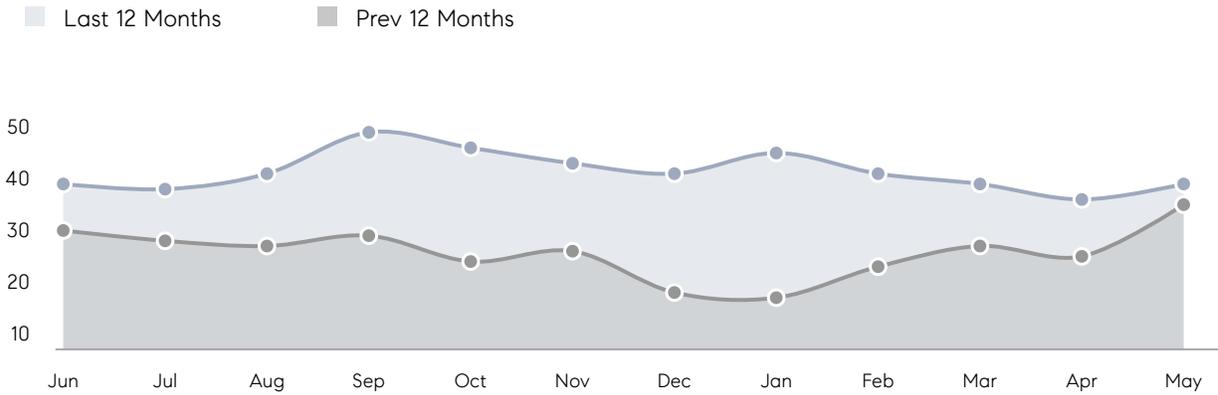
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	78	29	169%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$571,357	\$550,494	3.8%
	# OF CONTRACTS	6	8	-25.0%
	NEW LISTINGS	9	18	-50%
Houses	AVERAGE DOM	78	36	117%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$571,357	\$562,375	2%
	# OF CONTRACTS	6	8	-25%
	NEW LISTINGS	9	17	-47%
Condo/Co-op/TH	AVERAGE DOM	-	10	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$518,813	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

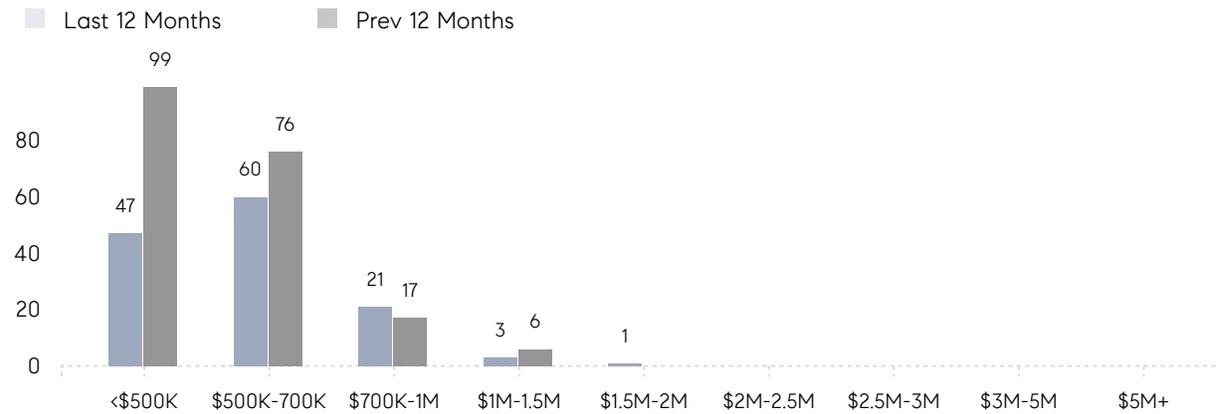
New Milford

MAY 2023

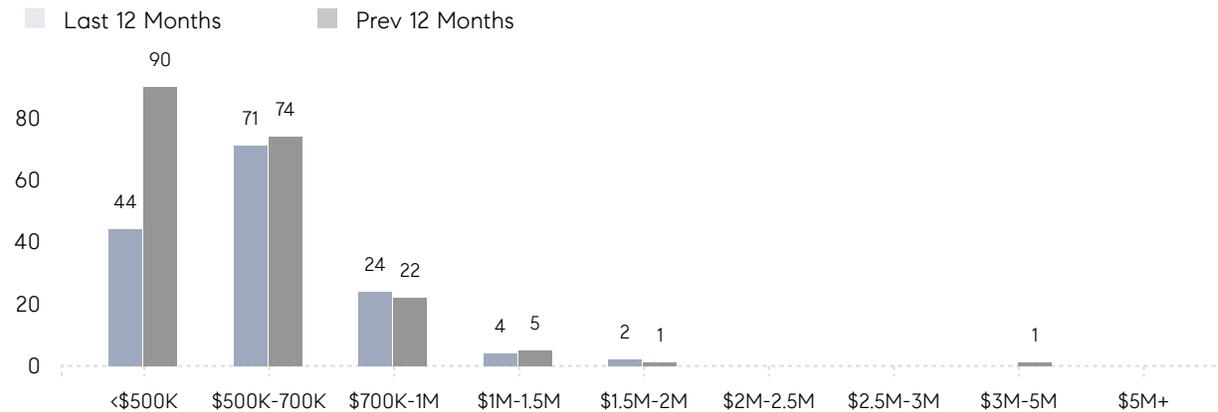
Monthly Inventory



Contracts By Price Range



Listings By Price Range



New Providence

MAY 2023

UNDER CONTRACT

19
Total
Properties

\$758K
Average
Price

\$700K
Median
Price

0%
Change From
May 2022

-17%
Decrease From
May 2022

-15%
Decrease From
May 2022

UNITS SOLD

11
Total
Properties

\$968K
Average
Price

\$800K
Median
Price

-35%
Decrease From
May 2022

4%
Increase From
May 2022

-8%
Decrease From
May 2022

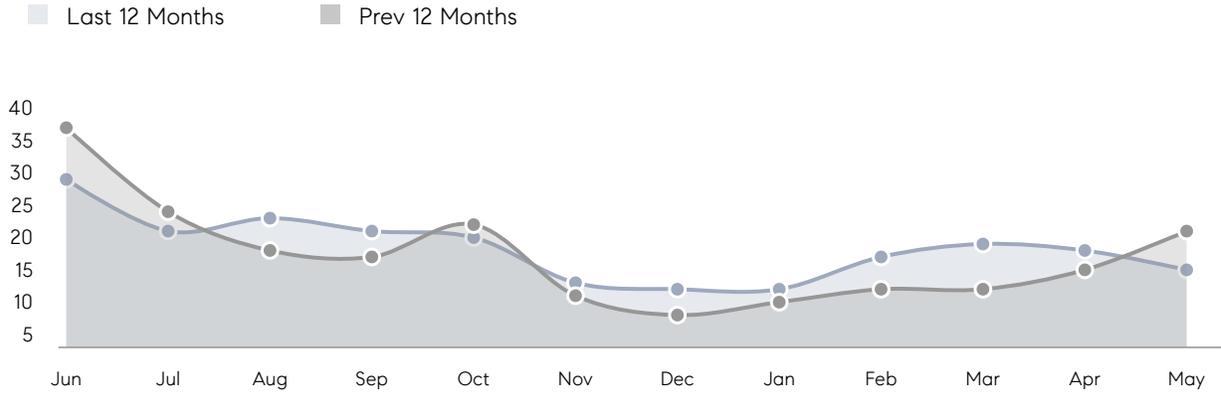
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	17	14	21%
	% OF ASKING PRICE	106%	113%	
	AVERAGE SOLD PRICE	\$968,190	\$927,888	4.3%
	# OF CONTRACTS	19	19	0.0%
	NEW LISTINGS	22	25	-12%
Houses	AVERAGE DOM	18	14	29%
	% OF ASKING PRICE	107%	113%	
	AVERAGE SOLD PRICE	\$986,009	\$942,194	5%
	# OF CONTRACTS	14	18	-22%
	NEW LISTINGS	16	25	-36%
Condo/Co-op/TH	AVERAGE DOM	12	16	-25%
	% OF ASKING PRICE	99%	112%	
	AVERAGE SOLD PRICE	\$790,000	\$699,000	13%
	# OF CONTRACTS	5	1	400%
	NEW LISTINGS	6	0	0%

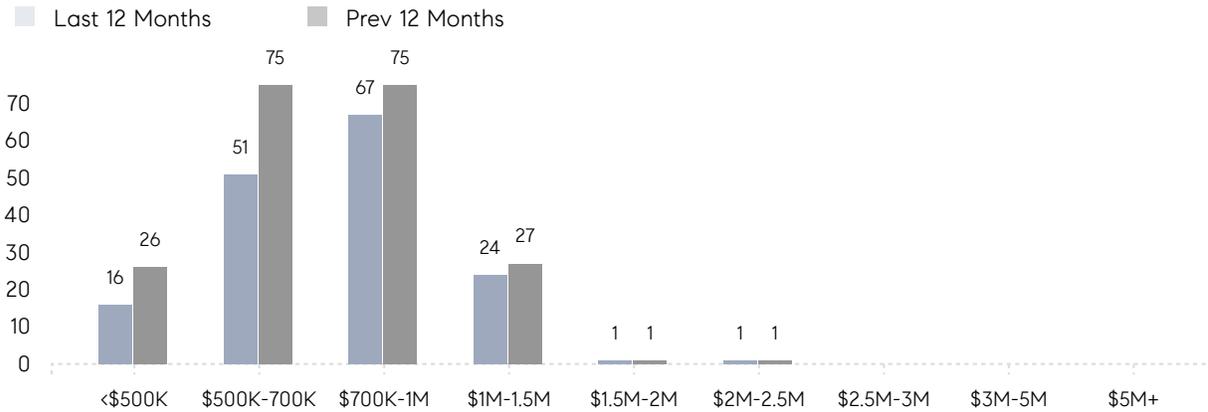
New Providence

MAY 2023

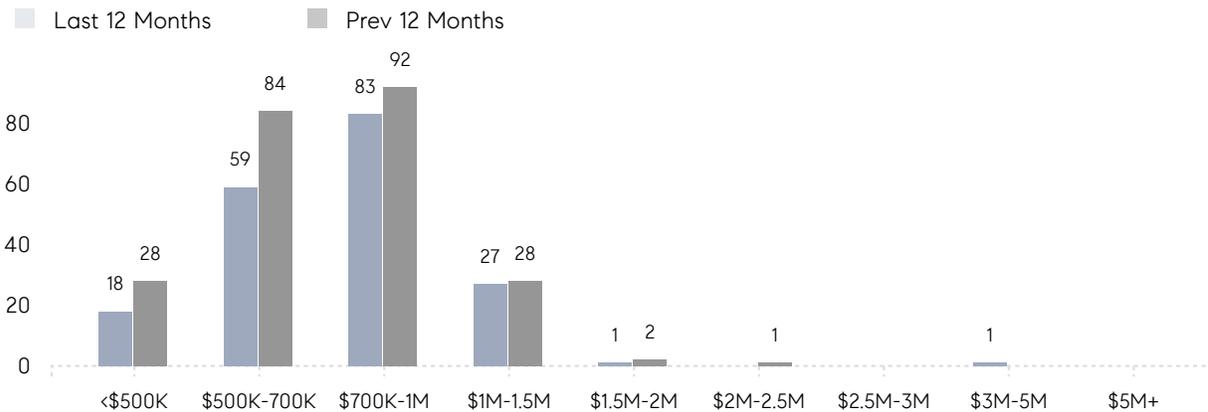
Monthly Inventory



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

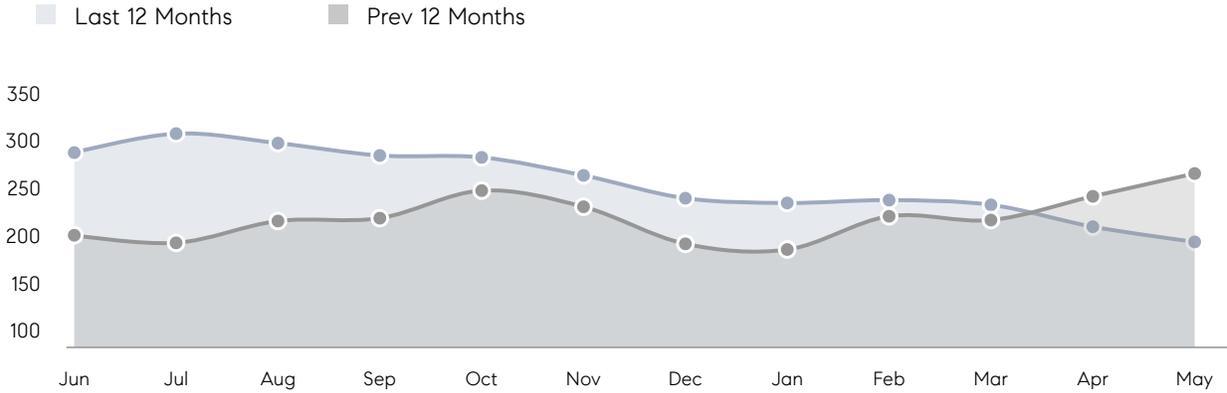
Property Statistics

		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 Arlington

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$466K
Average
Price

\$494K
Median
Price

13%
Increase From
May 2022

-2%
Decrease From
May 2022

-
Change From
May 2022

UNITS SOLD

4
Total
Properties

\$480K
Average
Price

\$402K
Median
Price

-50%
Decrease From
May 2022

-3%
Decrease From
May 2022

-16%
Decrease From
May 2022

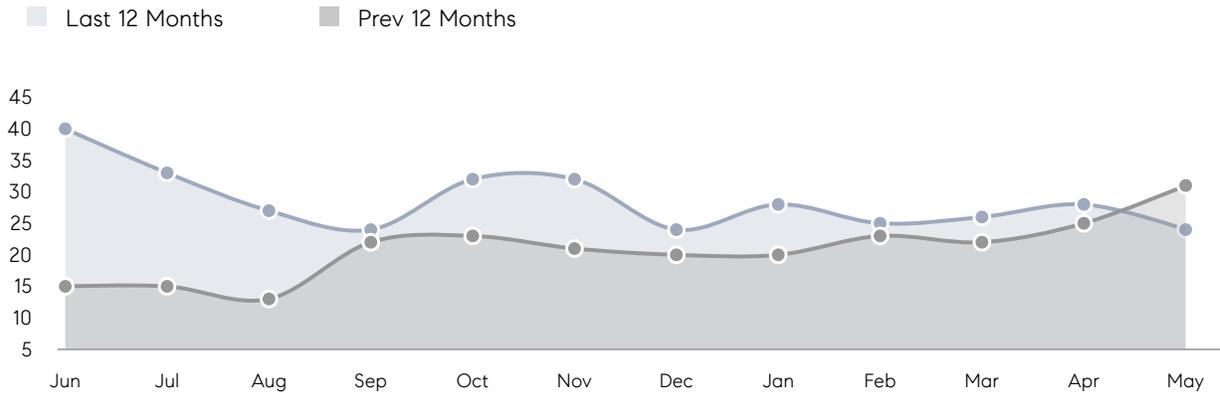
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	87	27	222%
	% OF ASKING PRICE	96%	105%	
	AVERAGE SOLD PRICE	\$480,000	\$496,100	-3.2%
	# OF CONTRACTS	9	8	12.5%
	NEW LISTINGS	7	17	-59%
Houses	AVERAGE DOM	90	27	233%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$535,000	\$496,100	8%
	# OF CONTRACTS	9	7	29%
	NEW LISTINGS	7	15	-53%
Condo/Co-op/TH	AVERAGE DOM	79	-	-
	% OF ASKING PRICE	95%	-	
	AVERAGE SOLD PRICE	\$315,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

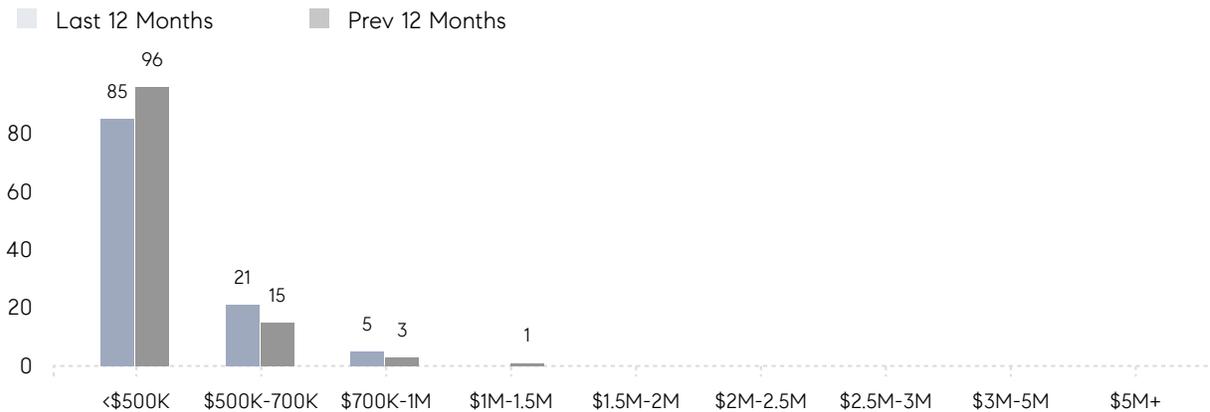
North Arlington

MAY 2023

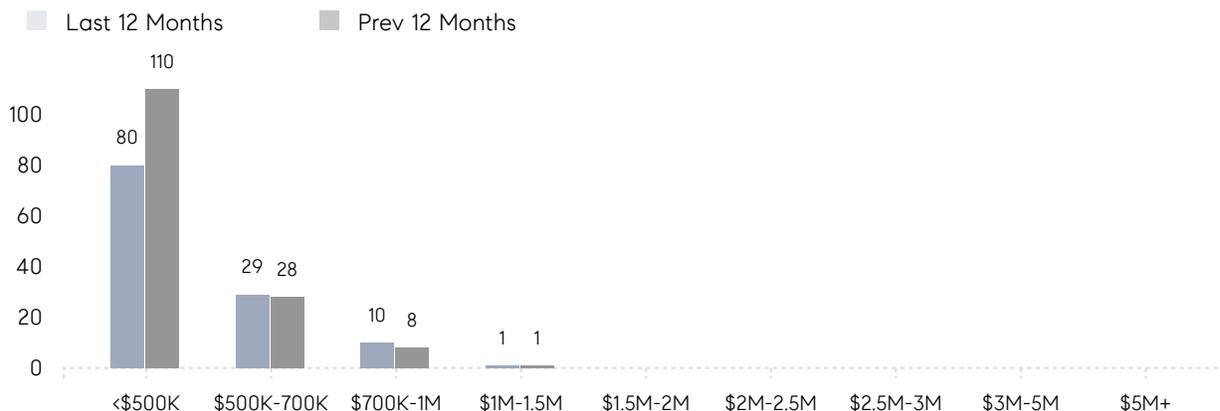
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Bergen

MAY 2023

UNDER CONTRACT

23
Total
Properties

\$453K
Average
Price

\$398K
Median
Price

-12%
Decrease From
May 2022

-9%
Decrease From
May 2022

0%
Change From
May 2022

UNITS SOLD

16
Total
Properties

\$546K
Average
Price

\$555K
Median
Price

-45%
Decrease From
May 2022

29%
Increase From
May 2022

46%
Increase From
May 2022

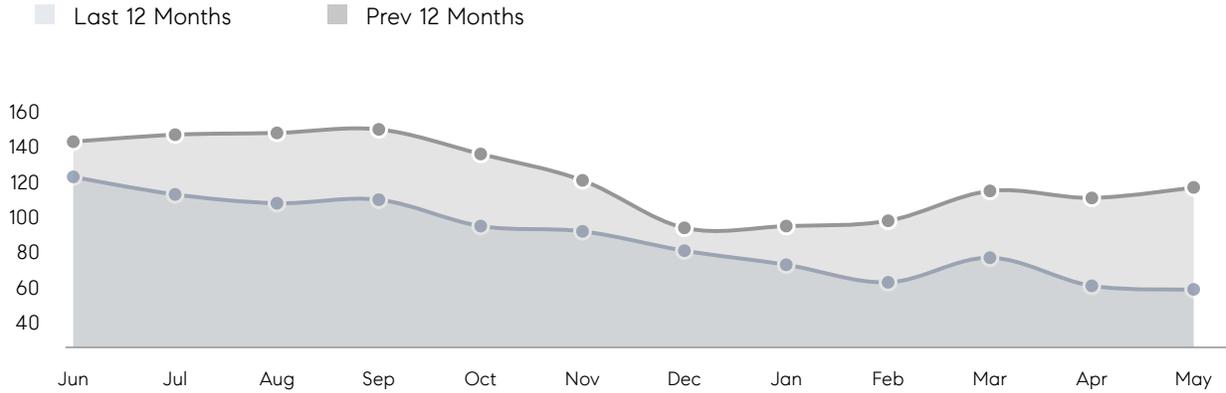
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	37	40	-7%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$546,607	\$423,207	29.2%
	# OF CONTRACTS	23	26	-11.5%
	NEW LISTINGS	30	51	-41%
Houses	AVERAGE DOM	54	67	-19%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$567,250	\$627,200	-10%
	# OF CONTRACTS	9	5	80%
	NEW LISTINGS	8	10	-20%
Condo/Co-op/TH	AVERAGE DOM	19	34	-44%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$525,964	\$380,708	38%
	# OF CONTRACTS	14	21	-33%
	NEW LISTINGS	22	41	-46%

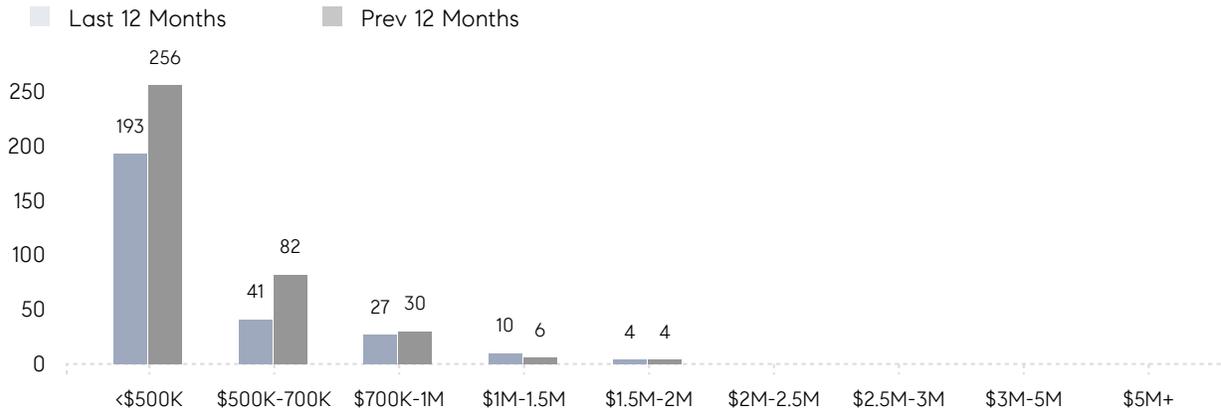
North Bergen

MAY 2023

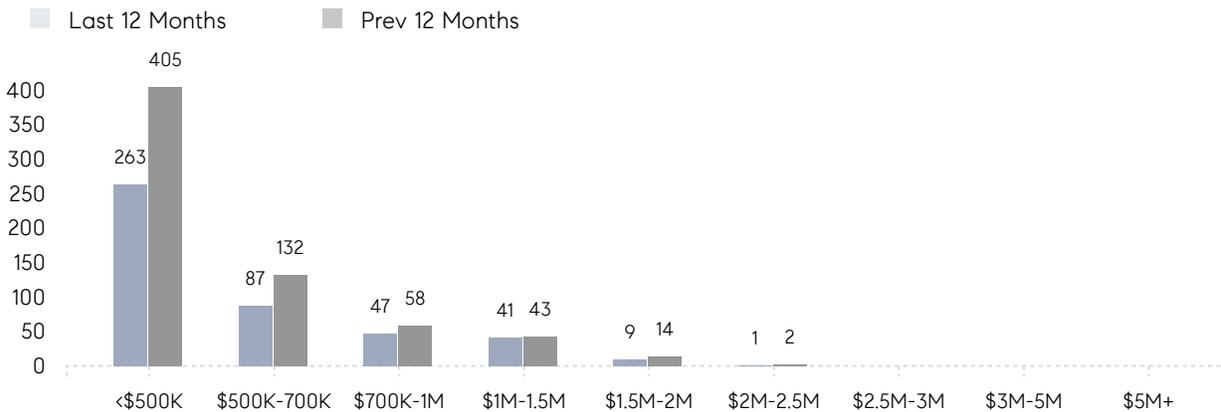
Monthly Inventory



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

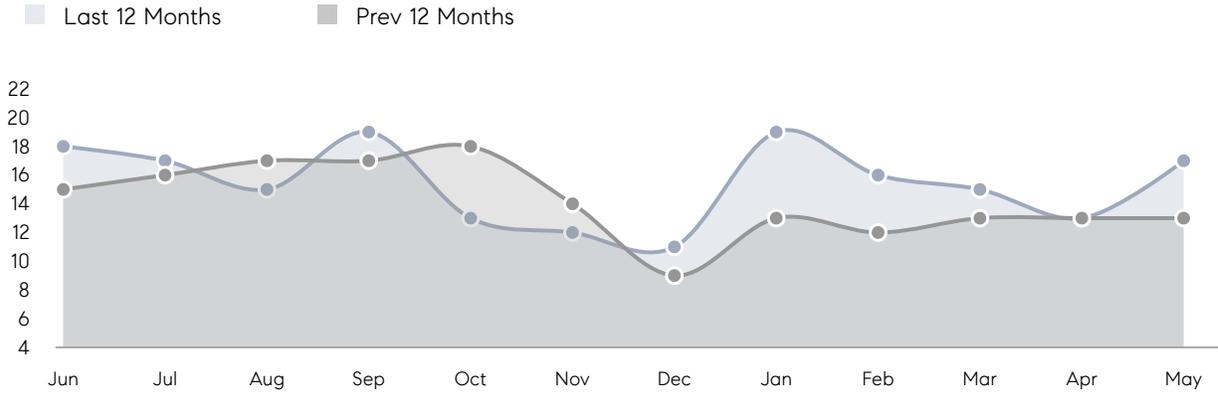
Property Statistics

		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%

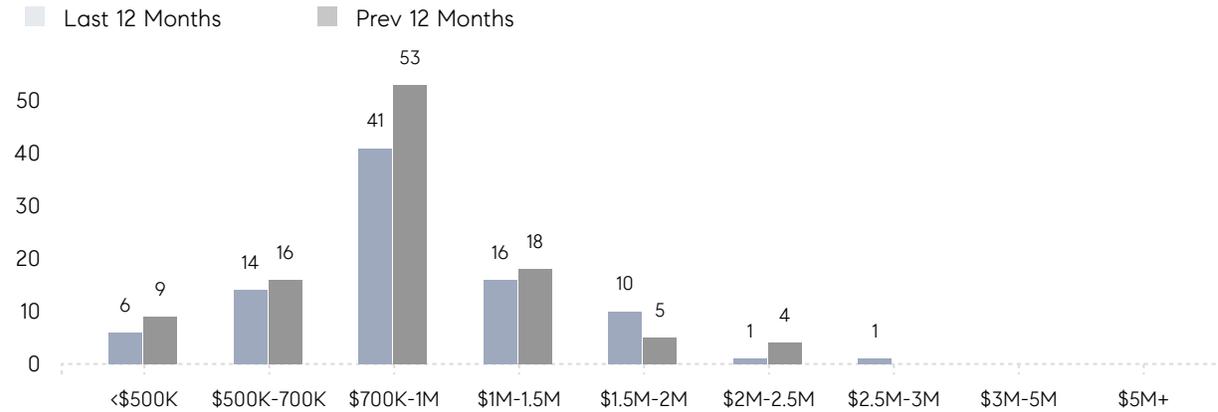
North Caldwell

MAY 2023

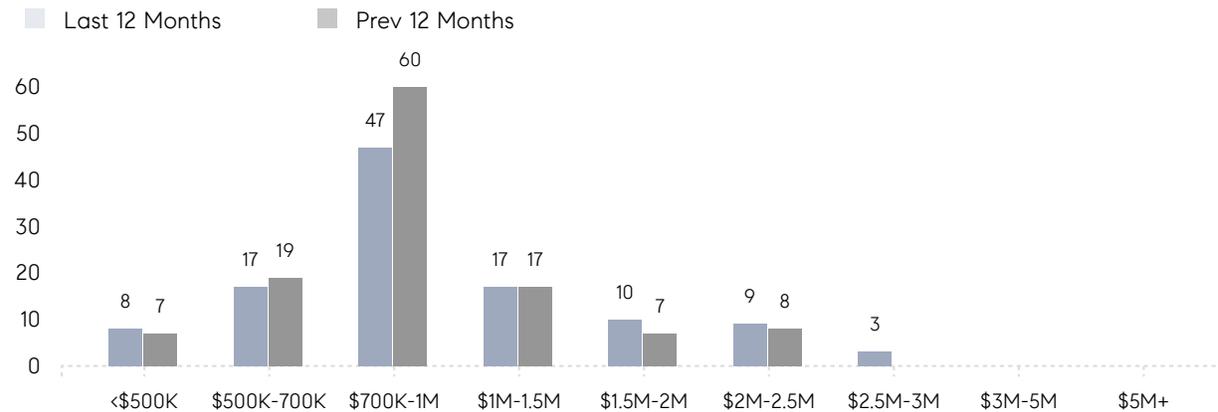
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Plainfield

MAY 2023

UNDER CONTRACT

14
Total
Properties

\$349K
Average
Price

\$399K
Median
Price

-12%
Decrease From
May 2022

-6%
Decrease From
May 2022

0%
Change From
May 2022

UNITS SOLD

7
Total
Properties

\$327K
Average
Price

\$210K
Median
Price

-46%
Decrease From
May 2022

0%
Change From
May 2022

-43%
Decrease From
May 2022

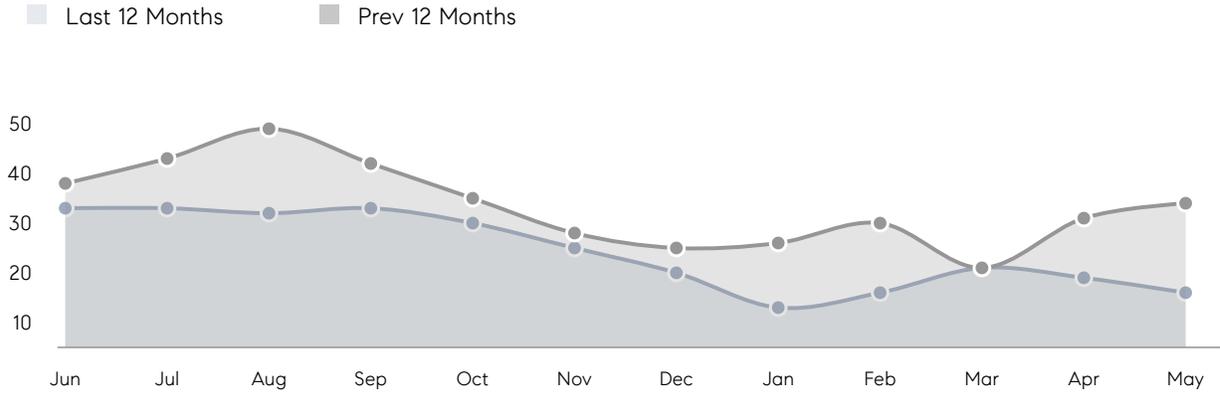
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	14	18	-22%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$327,500	\$329,077	-0.5%
	# OF CONTRACTS	14	16	-12.5%
	NEW LISTINGS	16	20	-20%
Houses	AVERAGE DOM	18	20	-10%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$520,000	\$430,750	21%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	12	19	-37%
Condo/Co-op/TH	AVERAGE DOM	11	16	-31%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$183,125	\$166,400	10%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	4	1	300%

North Plainfield

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Northvale

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$637K
Average
Price

\$650K
Median
Price

50%
Increase From
May 2022

-4%
Decrease From
May 2022

2%
Increase From
May 2022

UNITS SOLD

11
Total
Properties

\$659K
Average
Price

\$625K
Median
Price

267%
Increase From
May 2022

-7%
Decrease From
May 2022

-18%
Decrease From
May 2022

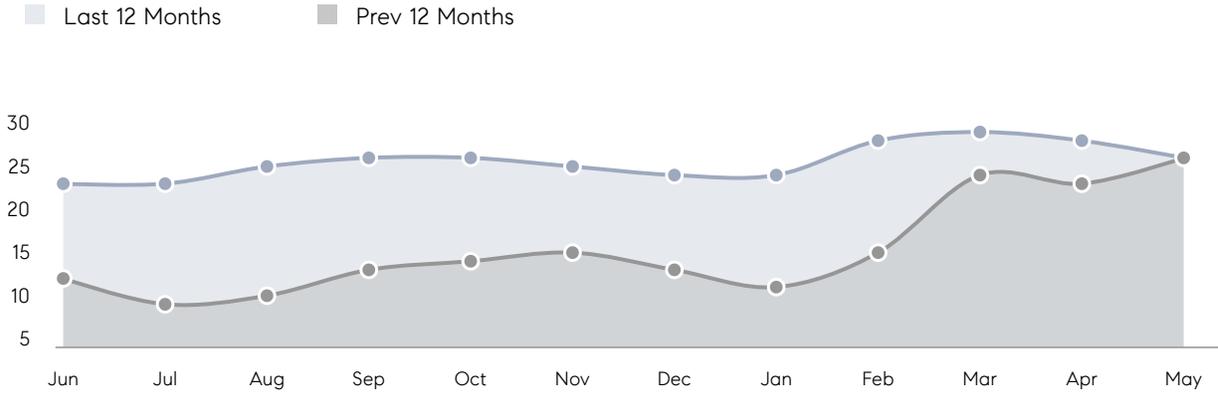
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	51	61	-16%
	% OF ASKING PRICE	98%	94%	
	AVERAGE SOLD PRICE	\$659,091	\$705,000	-6.5%
	# OF CONTRACTS	9	6	50.0%
	NEW LISTINGS	5	11	-55%
Houses	AVERAGE DOM	93	61	52%
	% OF ASKING PRICE	95%	94%	
	AVERAGE SOLD PRICE	\$1,162,500	\$705,000	65%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	5	10	-50%
Condo/Co-op/TH	AVERAGE DOM	42	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$547,222	-	-
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	0	1	0%

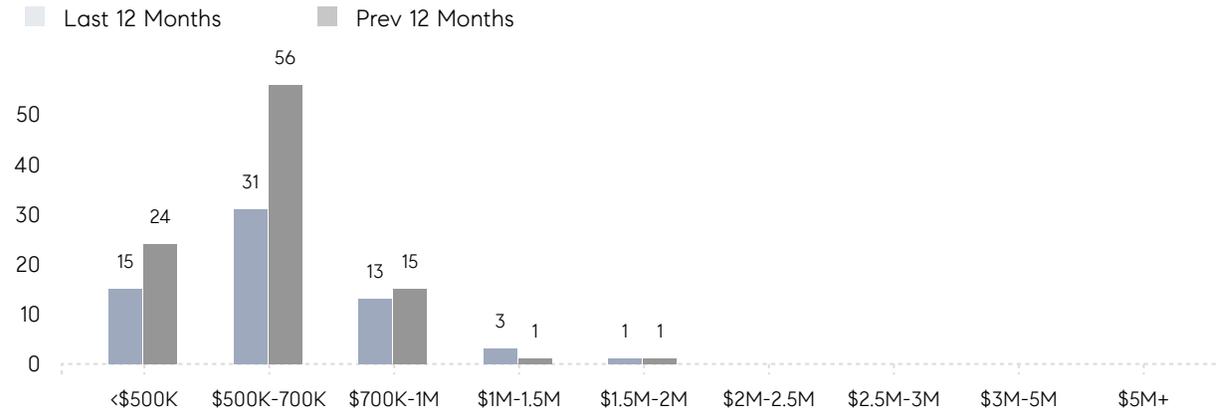
Northvale

MAY 2023

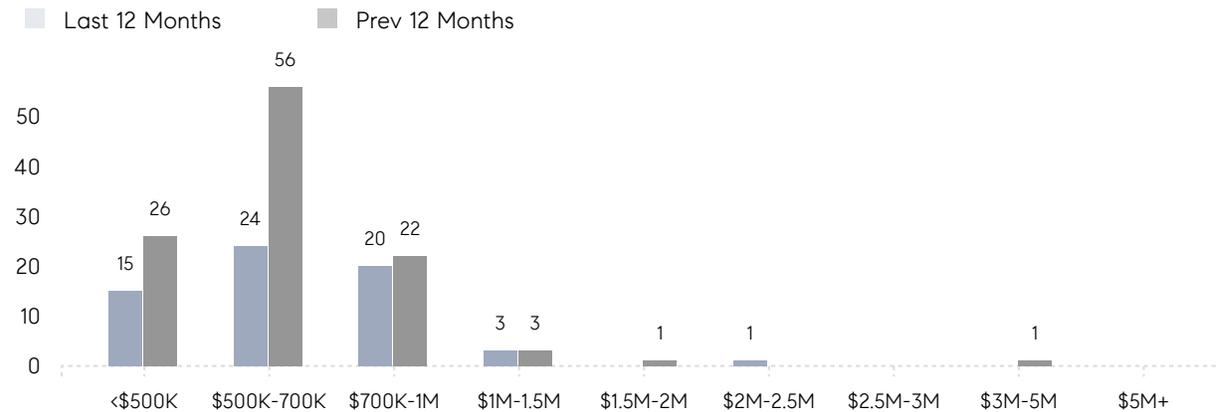
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Norwood

MAY 2023

UNDER CONTRACT

3 **\$780K** **\$783K**
 Total Average Median
 Properties Price Price

-67% **-7%** **8%**
 Decrease From Decrease From Increase From
 May 2022 May 2022 May 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 May 2022 May 2022 May 2022

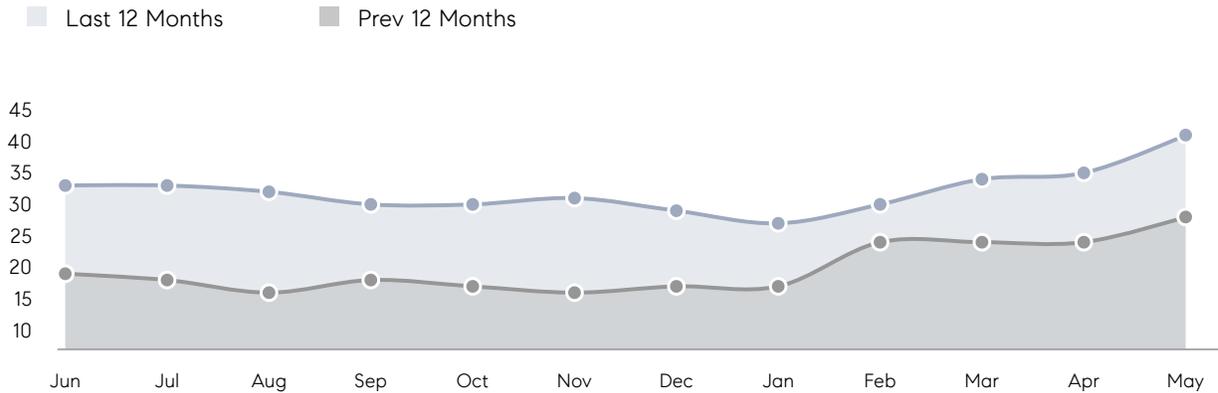
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$720,648	-
	# OF CONTRACTS	3	9	-66.7%
	NEW LISTINGS	10	15	-33%
Houses	AVERAGE DOM	-	16	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$754,722	-
	# OF CONTRACTS	3	8	-62%
	NEW LISTINGS	9	14	-36%
Condo/Co-op/TH	AVERAGE DOM	-	24	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$652,500	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	1	0%

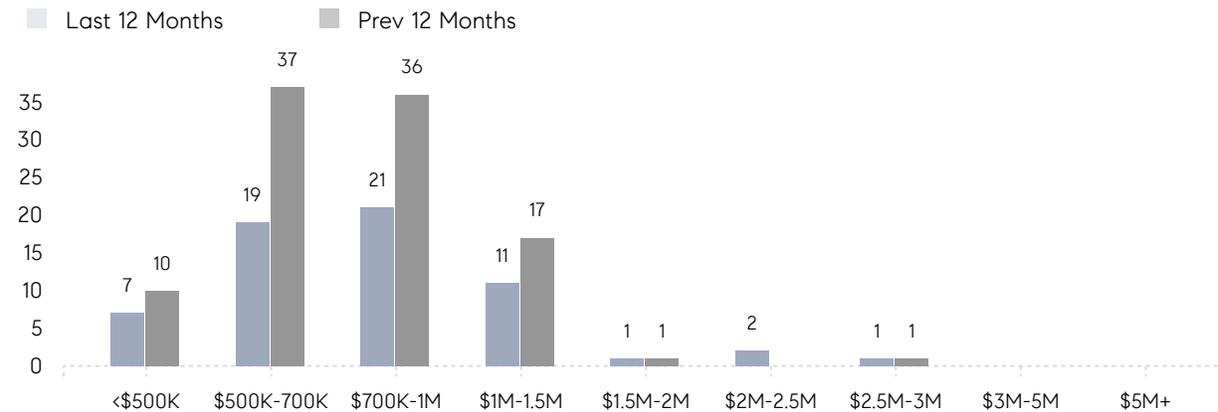
Norwood

MAY 2023

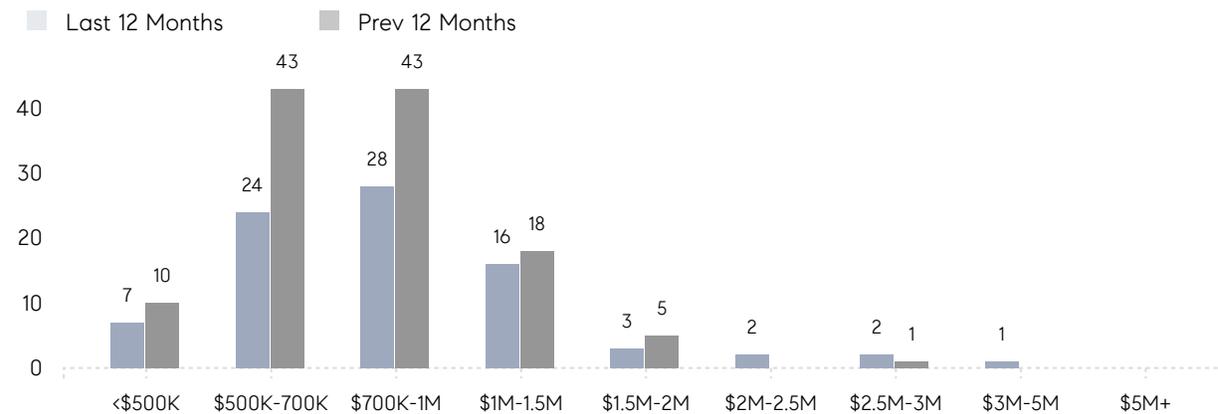
Monthly Inventory



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

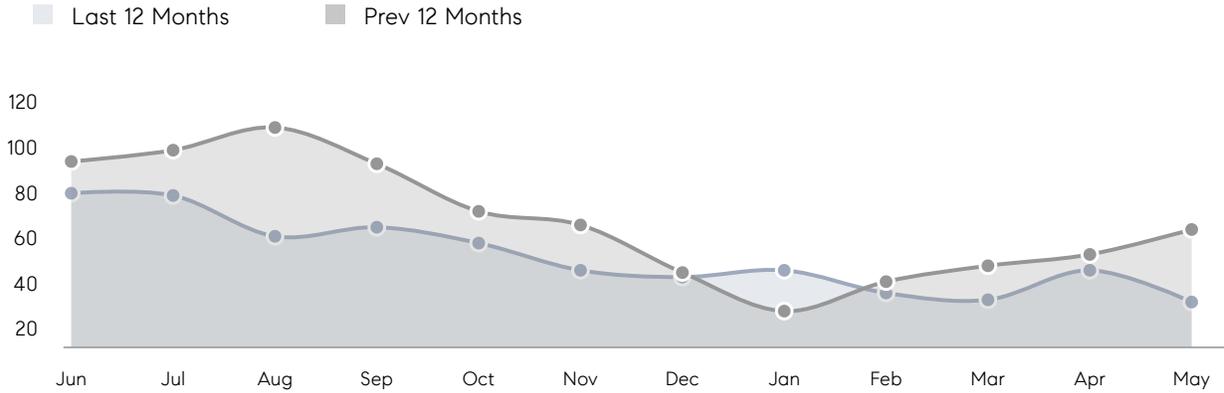
Property Statistics

		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%

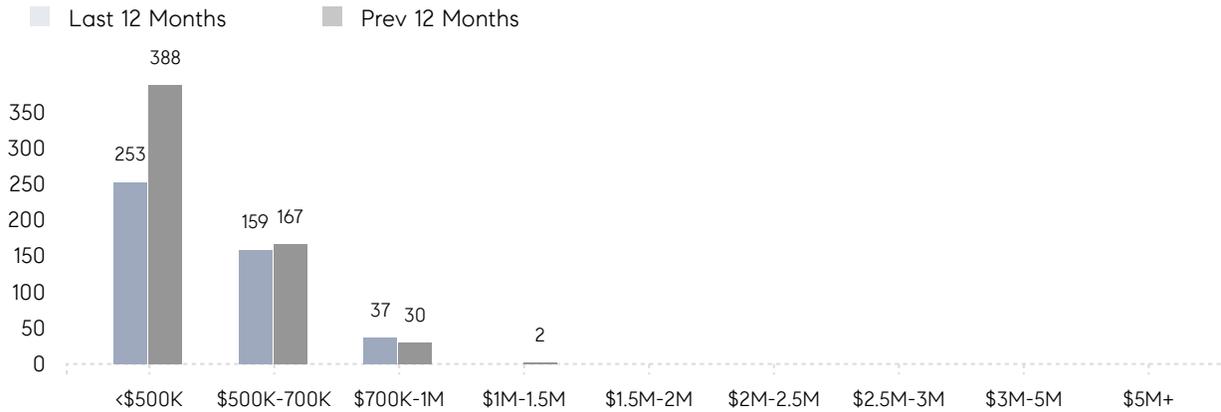
Nutley

MAY 2023

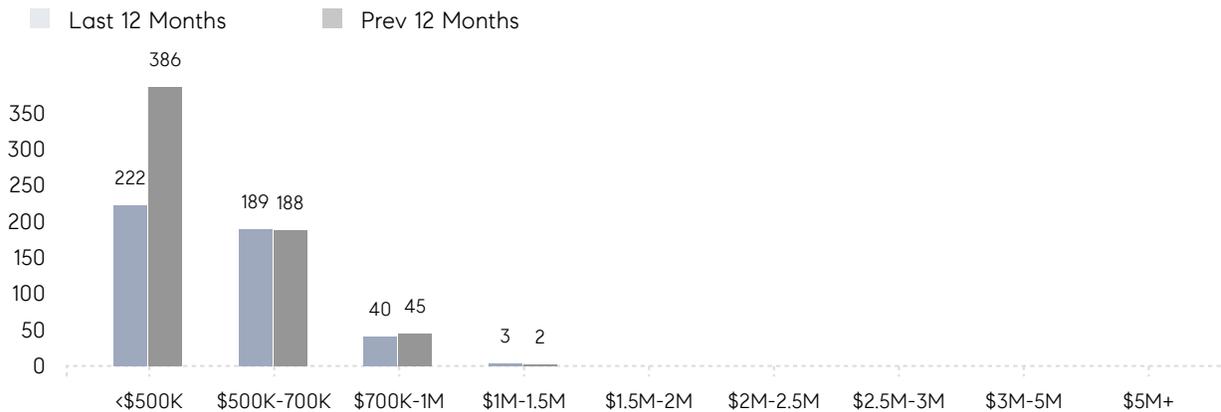
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Oakland

MAY 2023

UNDER CONTRACT

23
Total
Properties

\$647K
Average
Price

\$650K
Median
Price

53%
Increase From
May 2022

0%
Change From
May 2022

8%
Increase From
May 2022

UNITS SOLD

18
Total
Properties

\$596K
Average
Price

\$607K
Median
Price

13%
Increase From
May 2022

3%
Increase From
May 2022

10%
Increase From
May 2022

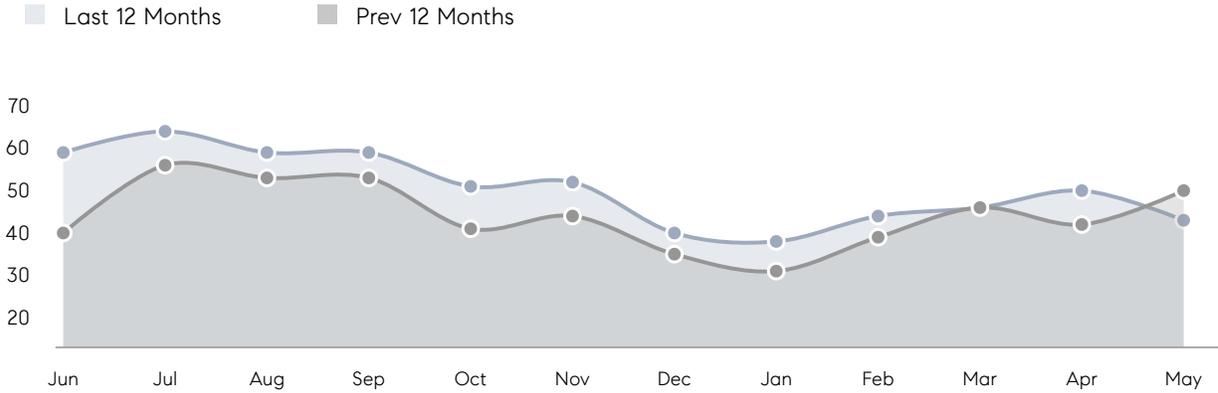
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	17	19	-11%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$596,424	\$579,001	3.0%
	# OF CONTRACTS	23	15	53.3%
	NEW LISTINGS	23	23	0%
Houses	AVERAGE DOM	17	19	-11%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$617,425	\$553,018	12%
	# OF CONTRACTS	21	14	50%
	NEW LISTINGS	23	21	10%
Condo/Co-op/TH	AVERAGE DOM	11	16	-31%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$428,413	\$760,884	-44%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	2	0%

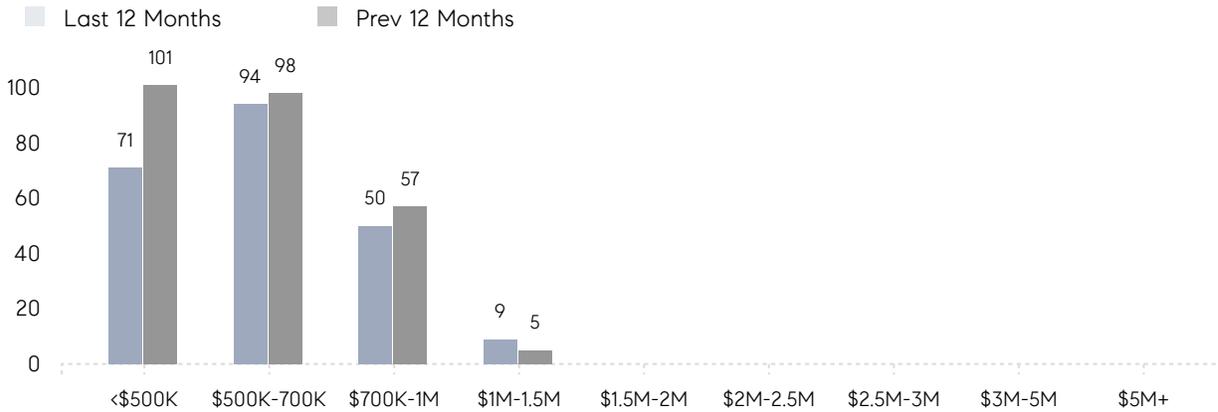
Oakland

MAY 2023

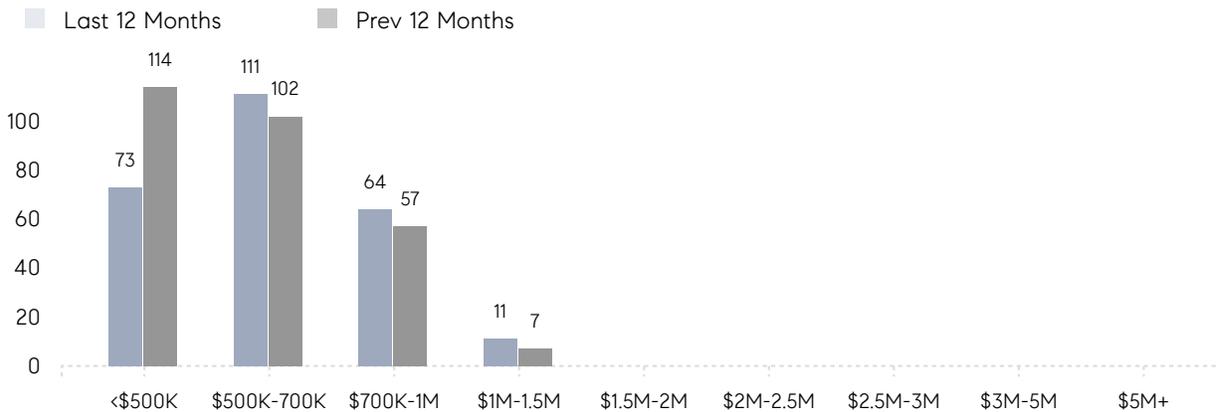
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Old Tappan

MAY 2023

UNDER CONTRACT

6	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
-40%	50%	21%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

10	\$1.1M	\$952K
Total Properties	Average Price	Median Price
-41%	0%	-5%
Decrease From May 2022	Change From May 2022	Decrease From May 2022

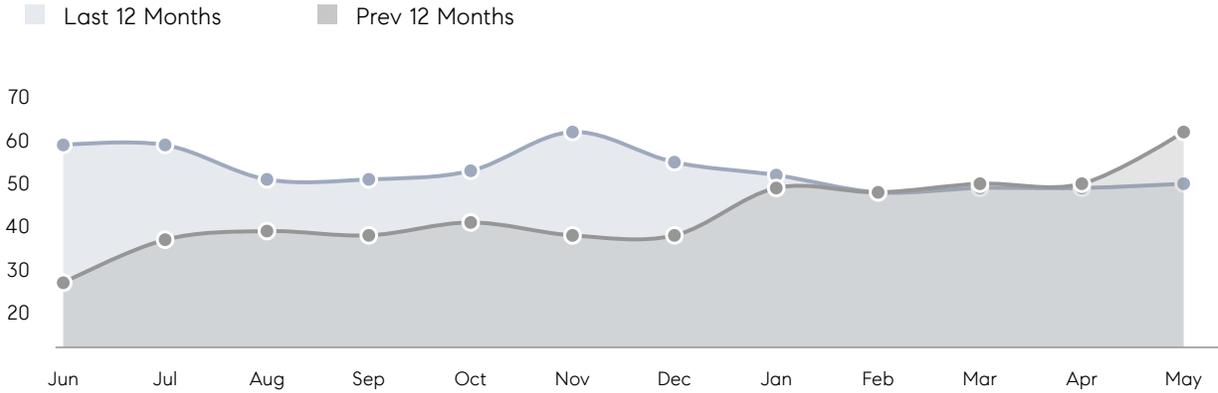
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	72	27	167%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$1,104,708	\$1,101,775	0.3%
	# OF CONTRACTS	6	10	-40.0%
	NEW LISTINGS	7	22	-68%
Houses	AVERAGE DOM	24	26	-8%
	% OF ASKING PRICE	106%	99%	
	AVERAGE SOLD PRICE	\$1,116,286	\$1,188,892	-6%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	5	5	0%
Condo/Co-op/TH	AVERAGE DOM	183	38	382%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$1,077,693	\$448,398	140%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	2	17	-88%

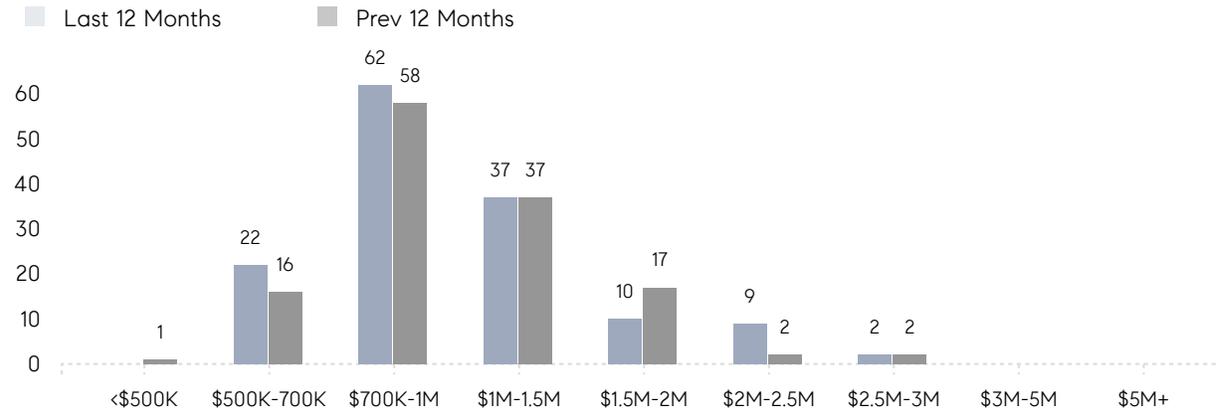
Old Tappan

MAY 2023

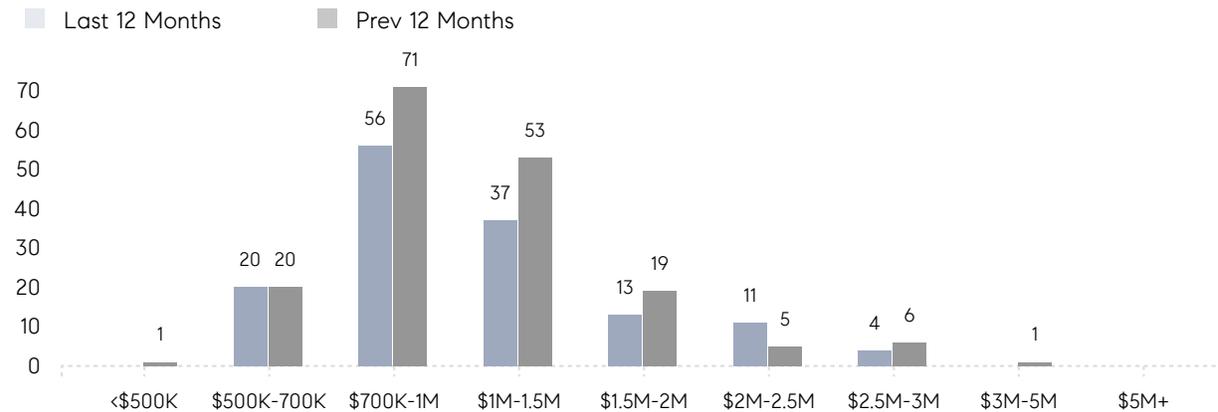
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Oradell

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$689K
Average
Price

\$649K
Median
Price

0%
Change From
May 2022

-1%
Decrease From
May 2022

-4%
Decrease From
May 2022

UNITS SOLD

10
Total
Properties

\$718K
Average
Price

\$682K
Median
Price

67%
Increase From
May 2022

5%
Increase From
May 2022

-8%
Decrease From
May 2022

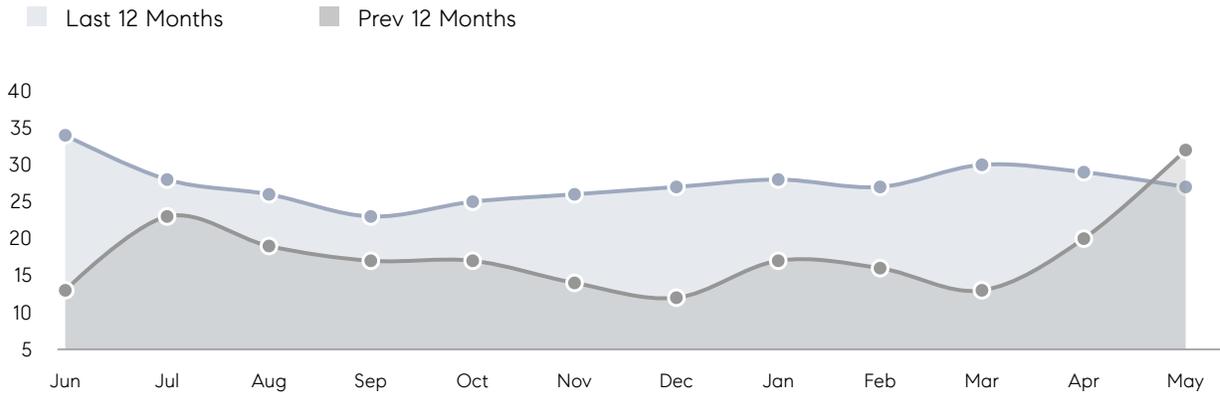
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	20	16	25%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$718,200	\$685,500	4.8%
	# OF CONTRACTS	9	9	0.0%
	NEW LISTINGS	7	20	-65%
Houses	AVERAGE DOM	20	16	25%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$718,200	\$685,500	5%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	7	20	-65%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

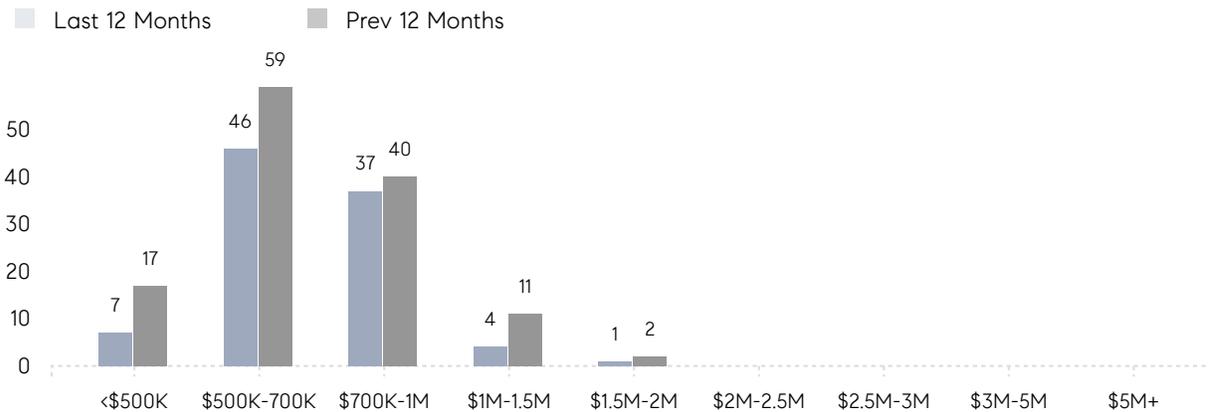
Oradell

MAY 2023

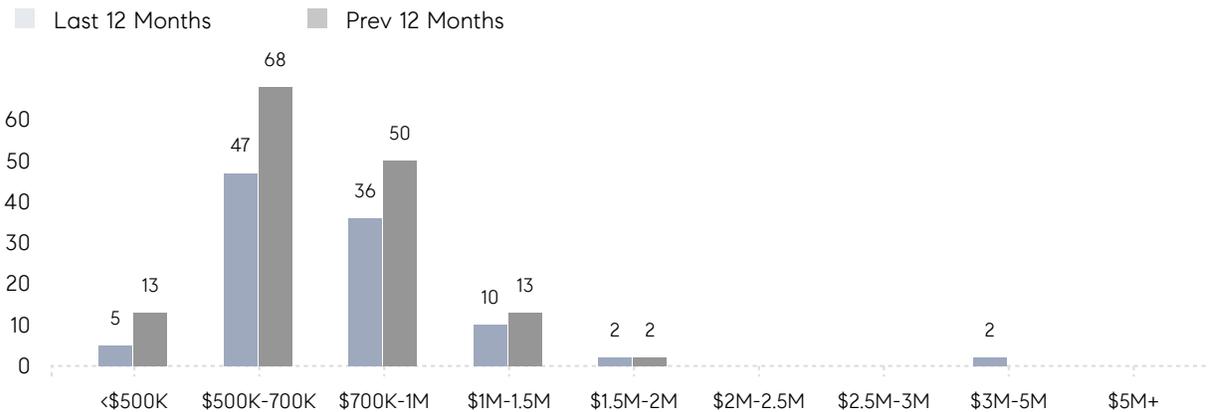
Monthly Inventory



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

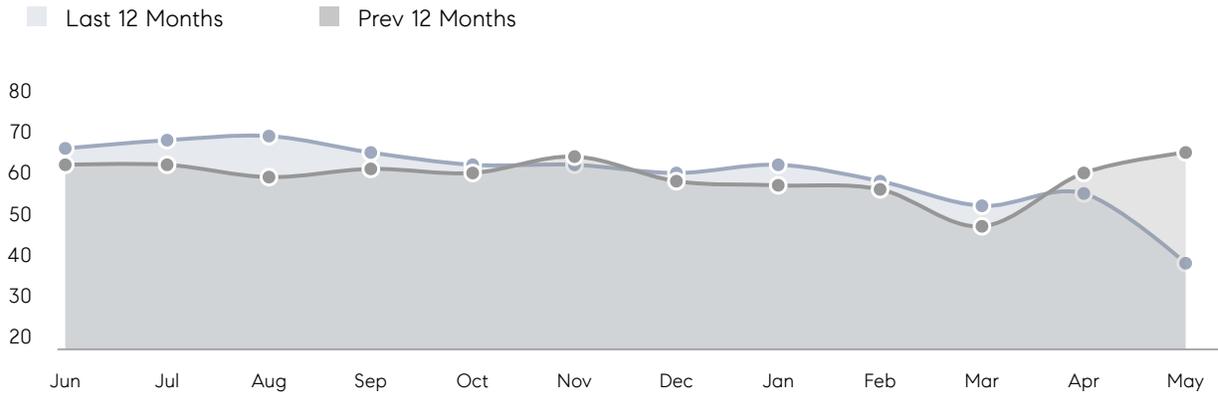
Property Statistics

		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%

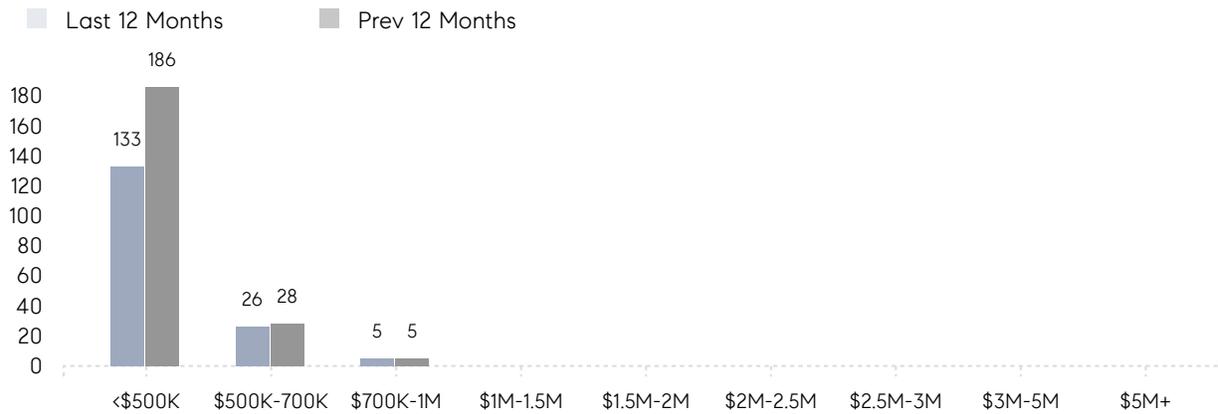
Orange

MAY 2023

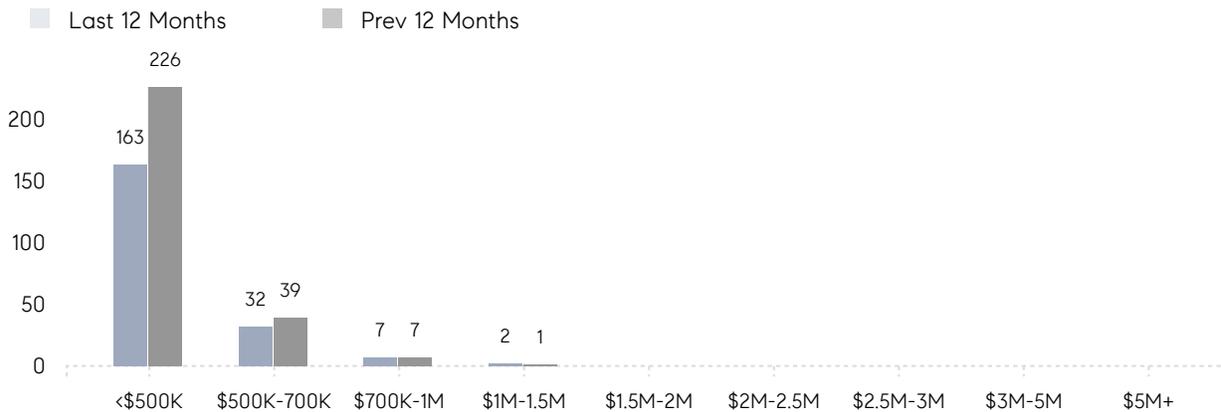
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Palisades Park

MAY 2023

UNDER CONTRACT

11
Total
Properties

\$899K
Average
Price

\$849K
Median
Price

-8%
Decrease From
May 2022

7%
Increase From
May 2022

11%
Increase From
May 2022

UNITS SOLD

10
Total
Properties

\$701K
Average
Price

\$785K
Median
Price

-9%
Decrease From
May 2022

-26%
Decrease From
May 2022

-21%
Decrease From
May 2022

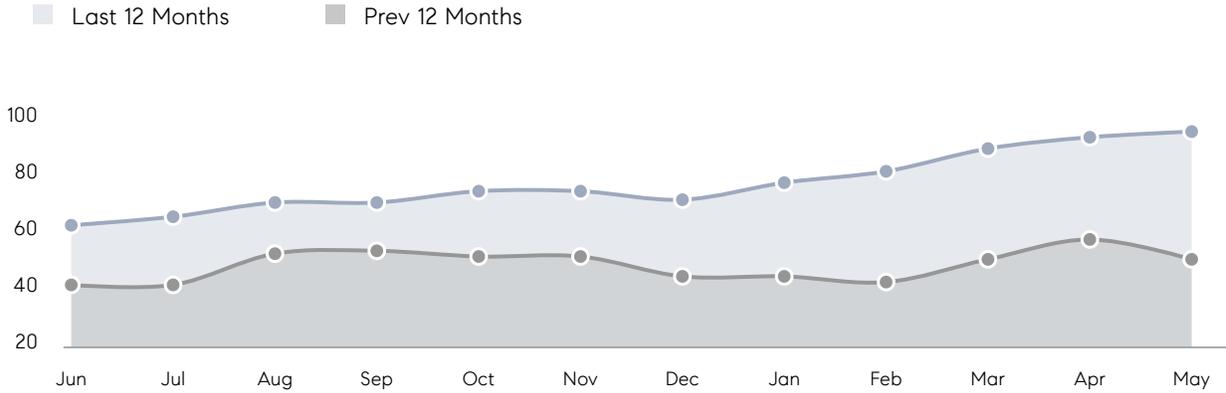
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	32	40	-20%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$701,800	\$951,136	-26.2%
	# OF CONTRACTS	11	12	-8.3%
	NEW LISTINGS	15	6	150%
Houses	AVERAGE DOM	-	26	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$430,000	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	5	2	150%
Condo/Co-op/TH	AVERAGE DOM	32	41	-22%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$701,800	\$1,003,250	-30%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	10	4	150%

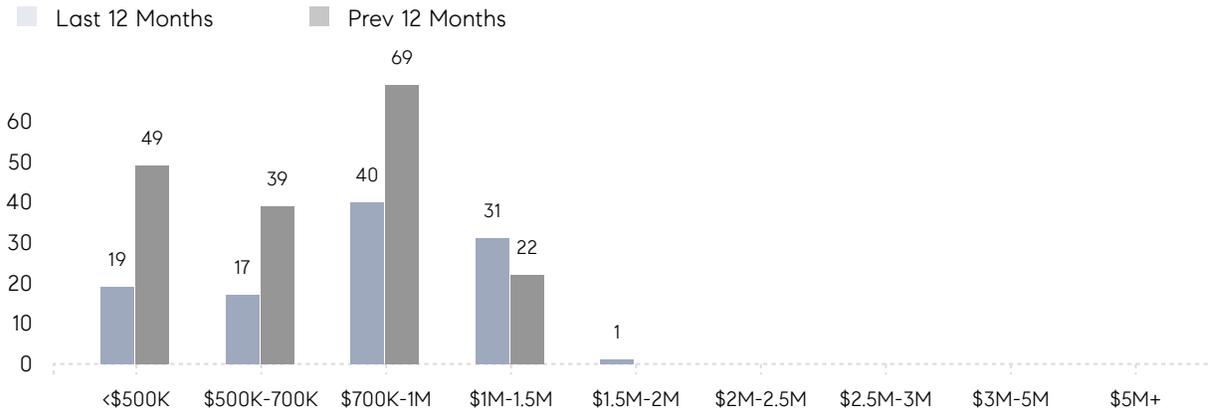
Palisades Park

MAY 2023

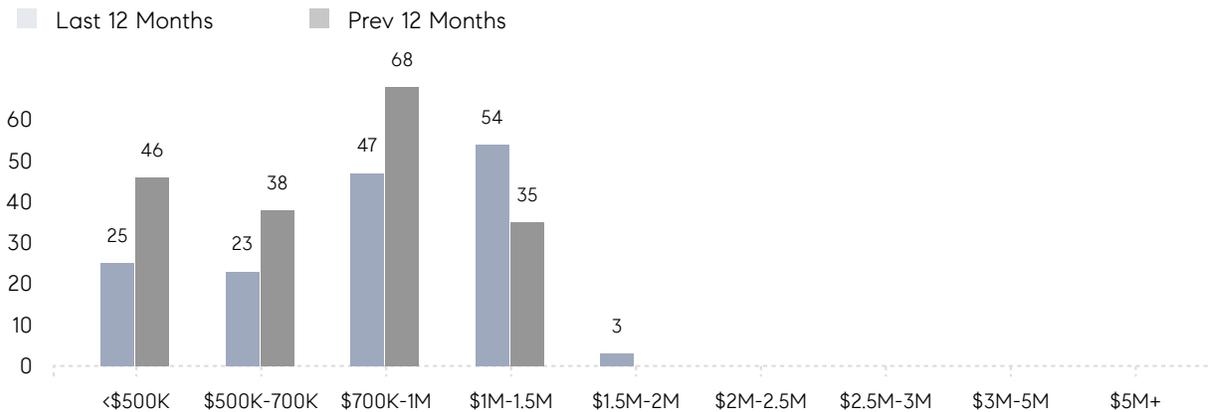
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Paramus

MAY 2023

UNDER CONTRACT

27
Total
Properties

\$1.1M
Average
Price

\$948K
Median
Price

-25%
Decrease From
May 2022

18%
Increase From
May 2022

14%
Increase From
May 2022

UNITS SOLD

14
Total
Properties

\$1.1M
Average
Price

\$878K
Median
Price

-18%
Decrease From
May 2022

-3%
Decrease From
May 2022

-11%
Decrease From
May 2022

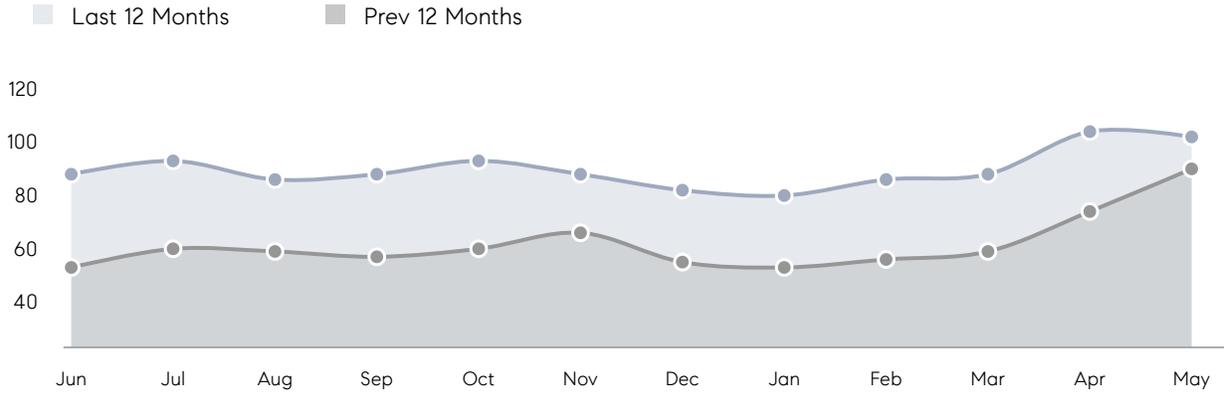
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	20	30	-33%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$1,118,929	\$1,157,588	-3.3%
	# OF CONTRACTS	27	36	-25.0%
	NEW LISTINGS	24	48	-50%
Houses	AVERAGE DOM	20	30	-33%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$1,118,929	\$1,157,588	-3%
	# OF CONTRACTS	26	33	-21%
	NEW LISTINGS	23	45	-49%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	3	-67%

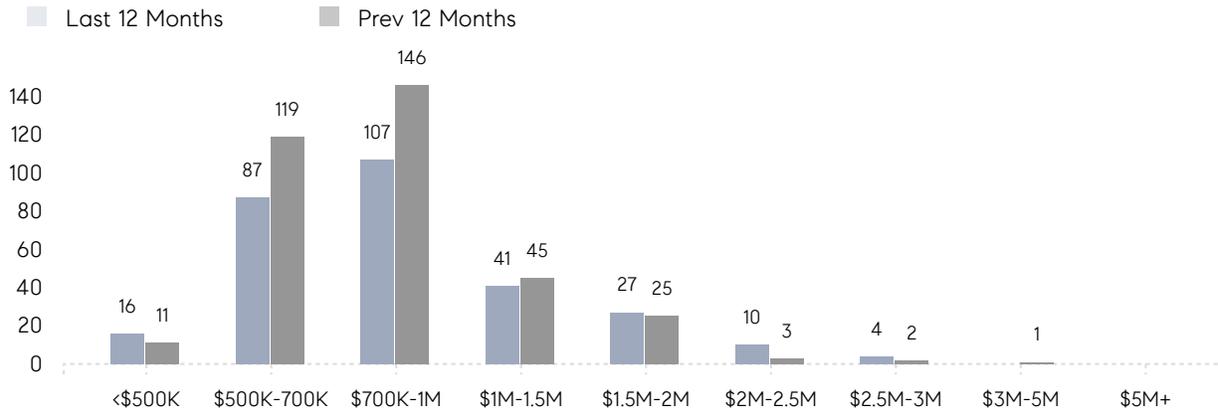
Paramus

MAY 2023

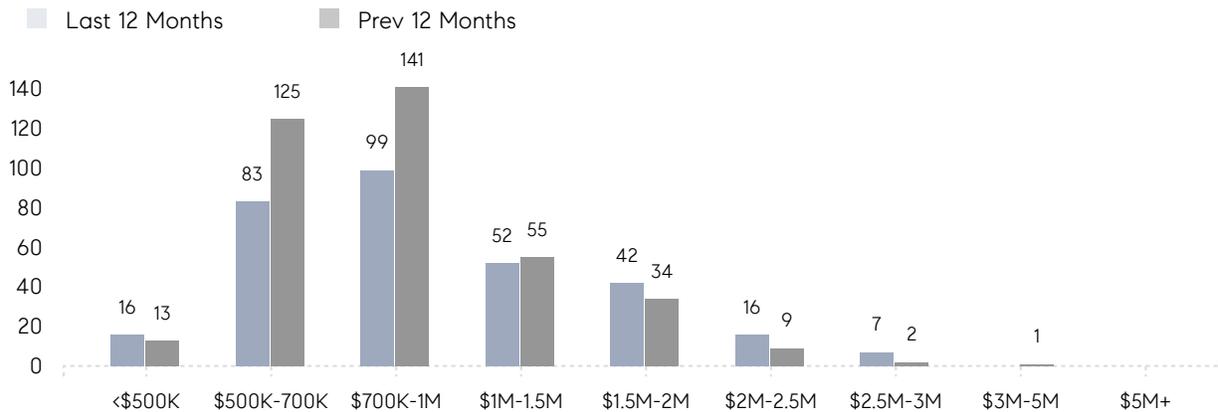
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Park Ridge

MAY 2023

UNDER CONTRACT

13
Total
Properties

\$630K
Average
Price

\$579K
Median
Price

30%
Increase From
May 2022

-20%
Decrease From
May 2022

-19%
Decrease From
May 2022

UNITS SOLD

10
Total
Properties

\$841K
Average
Price

\$841K
Median
Price

-17%
Decrease From
May 2022

14%
Increase From
May 2022

25%
Increase From
May 2022

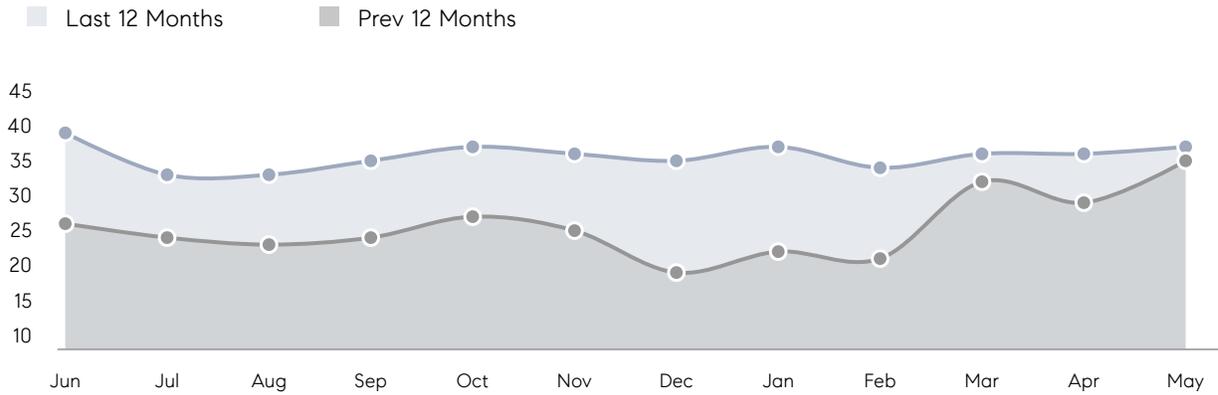
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	20	23	-13%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$841,550	\$735,292	14.5%
	# OF CONTRACTS	13	10	30.0%
	NEW LISTINGS	16	16	0%
Houses	AVERAGE DOM	20	29	-31%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$841,550	\$715,938	18%
	# OF CONTRACTS	11	7	57%
	NEW LISTINGS	13	10	30%
Condo/Co-op/TH	AVERAGE DOM	-	10	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$774,000	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	3	6	-50%

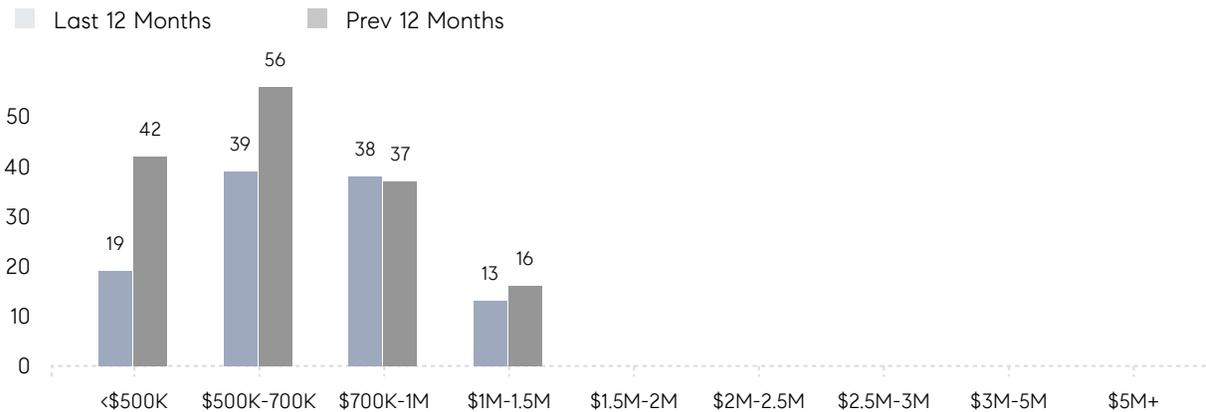
Park Ridge

MAY 2023

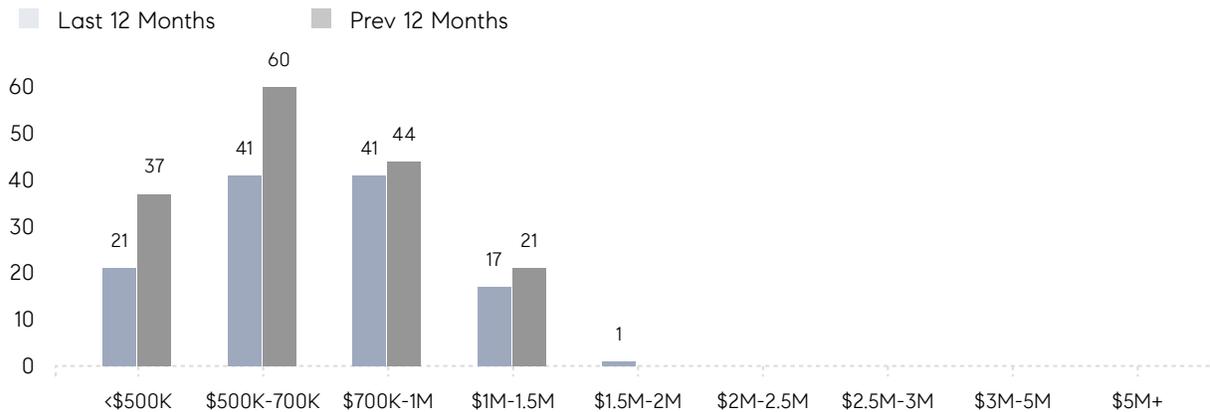
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Parsippany

MAY 2023

UNDER CONTRACT

38
Total
Properties

\$549K
Average
Price

\$524K
Median
Price

-19%
Decrease From
May 2022

20%
Increase From
May 2022

26%
Increase From
May 2022

UNITS SOLD

28
Total
Properties

\$477K
Average
Price

\$476K
Median
Price

-30%
Decrease From
May 2022

0%
Change From
May 2022

8%
Increase From
May 2022

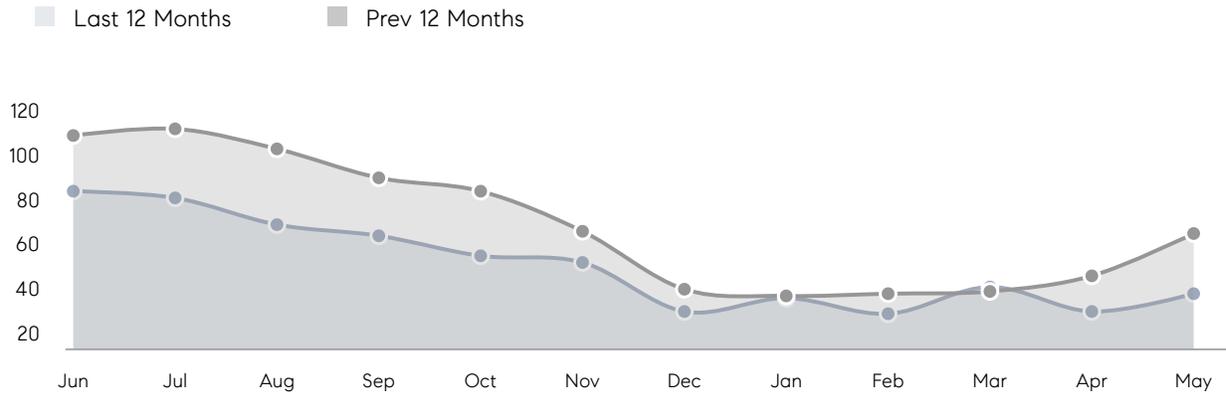
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	20	23	-13%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$477,372	\$477,463	0.0%
	# OF CONTRACTS	38	47	-19.1%
	NEW LISTINGS	48	70	-31%
Houses	AVERAGE DOM	22	25	-12%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$544,773	\$588,280	-7%
	# OF CONTRACTS	28	26	8%
	NEW LISTINGS	33	50	-34%
Condo/Co-op/TH	AVERAGE DOM	16	19	-16%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$356,050	\$292,767	22%
	# OF CONTRACTS	10	21	-52%
	NEW LISTINGS	15	20	-25%

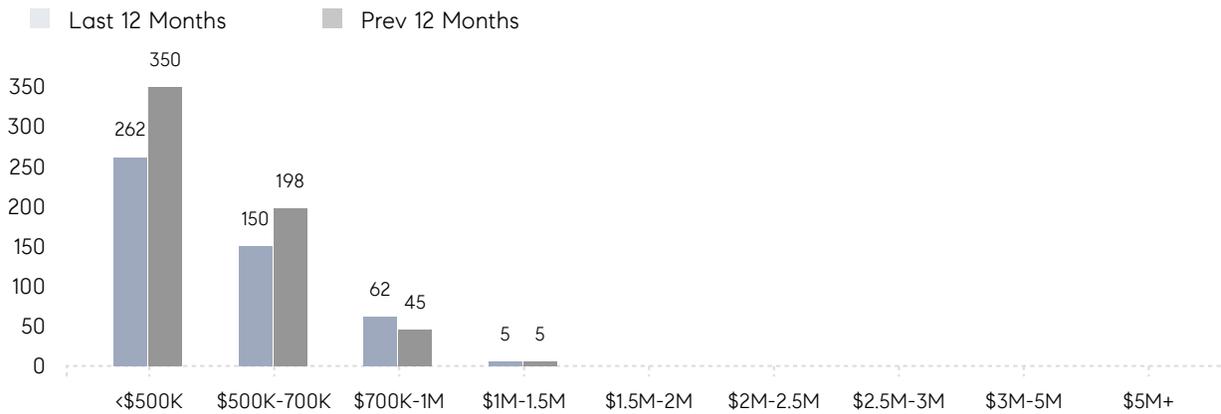
Parsippany

MAY 2023

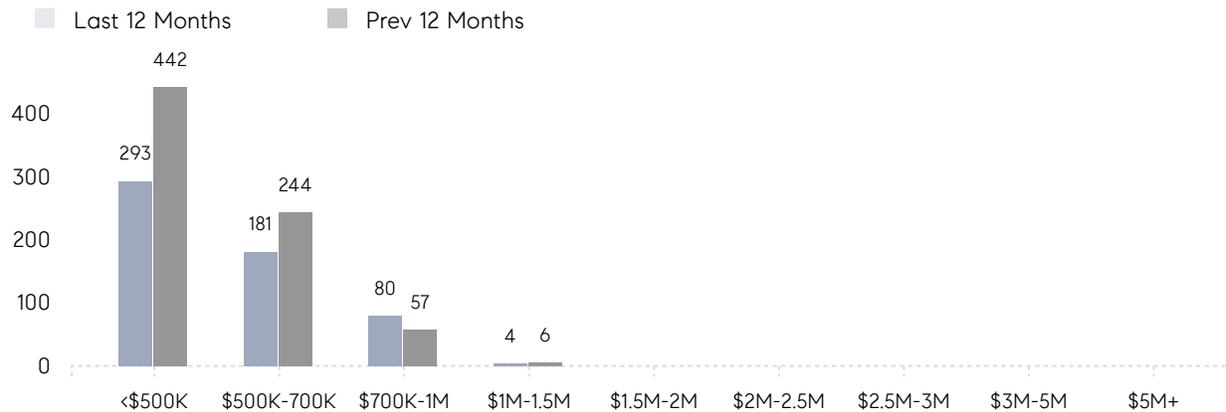
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Passaic

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$385K
Average
Price

\$429K
Median
Price

29%
Increase From
May 2022

6%
Increase From
May 2022

43%
Increase From
May 2022

UNITS SOLD

9
Total
Properties

\$312K
Average
Price

\$307K
Median
Price

0%
Change From
May 2022

-17%
Decrease From
May 2022

-6%
Decrease From
May 2022

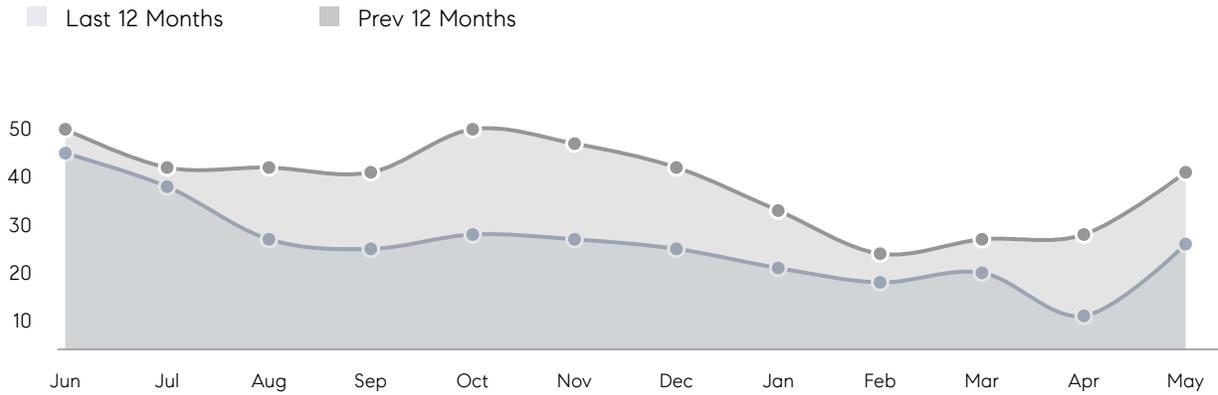
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	40	66	-39%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$312,667	\$377,222	-17.1%
	# OF CONTRACTS	9	7	28.6%
	NEW LISTINGS	25	24	4%
Houses	AVERAGE DOM	47	75	-37%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$341,500	\$465,000	-27%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	12	17	-29%
Condo/Co-op/TH	AVERAGE DOM	26	54	-52%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$255,000	\$267,500	-5%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	13	7	86%

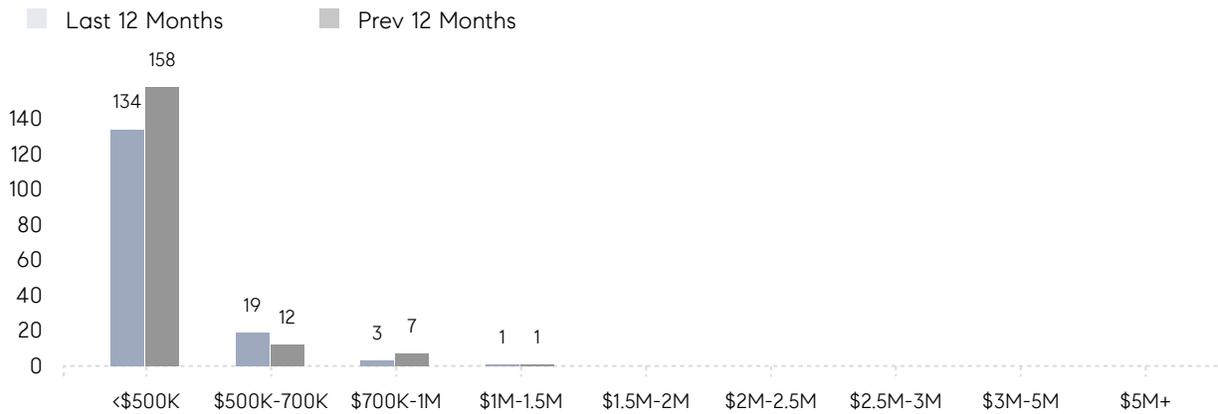
Passaic

MAY 2023

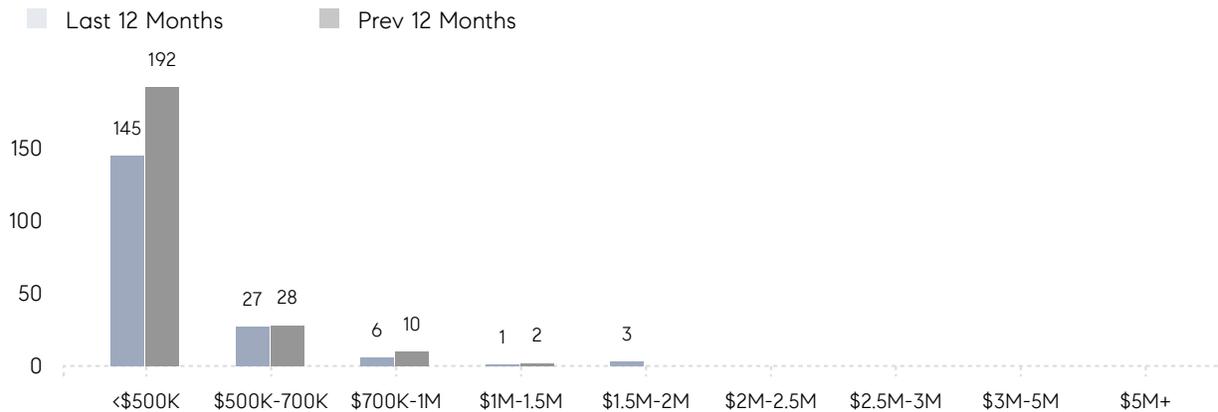
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Paterson

MAY 2023

UNDER CONTRACT

23
Total
Properties

\$322K
Average
Price

\$359K
Median
Price

-41%
Decrease From
May 2022

-10%
Decrease From
May 2022

0%
Change From
May 2022

UNITS SOLD

14
Total
Properties

\$327K
Average
Price

\$355K
Median
Price

-71%
Decrease From
May 2022

5%
Increase From
May 2022

4%
Increase From
May 2022

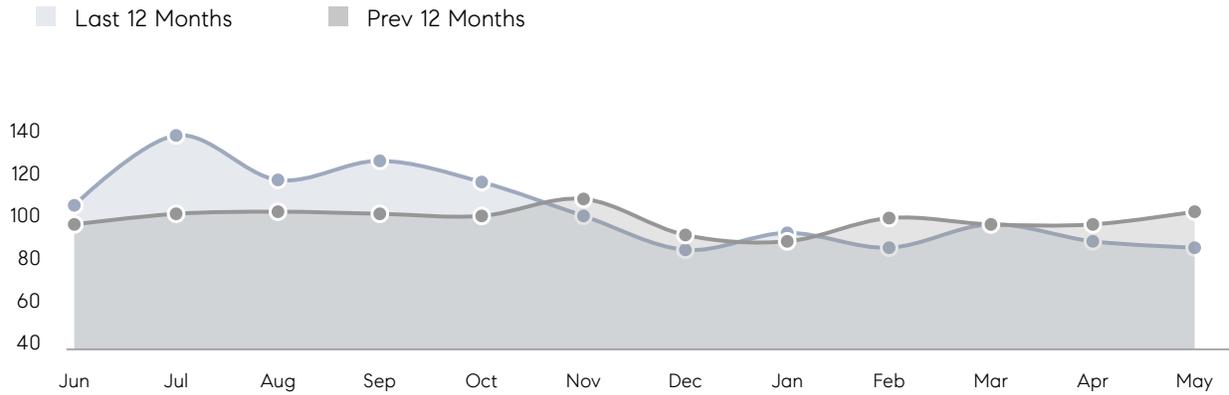
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	66	52	27%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$327,379	\$310,856	5.3%
	# OF CONTRACTS	23	39	-41.0%
	NEW LISTINGS	31	58	-47%
Houses	AVERAGE DOM	75	46	63%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$384,118	\$348,529	10%
	# OF CONTRACTS	16	31	-48%
	NEW LISTINGS	23	42	-45%
Condo/Co-op/TH	AVERAGE DOM	33	76	-57%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$119,333	\$167,700	-29%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	8	16	-50%

Paterson

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Peapack Gladstone

MAY 2023

UNDER CONTRACT

3	\$1.4M	\$1.3M
Total Properties	Average Price	Median Price
200%	-29%	-30%
Increase From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

2	\$1.6M	\$1.6M
Total Properties	Average Price	Median Price
-71%	60%	105%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

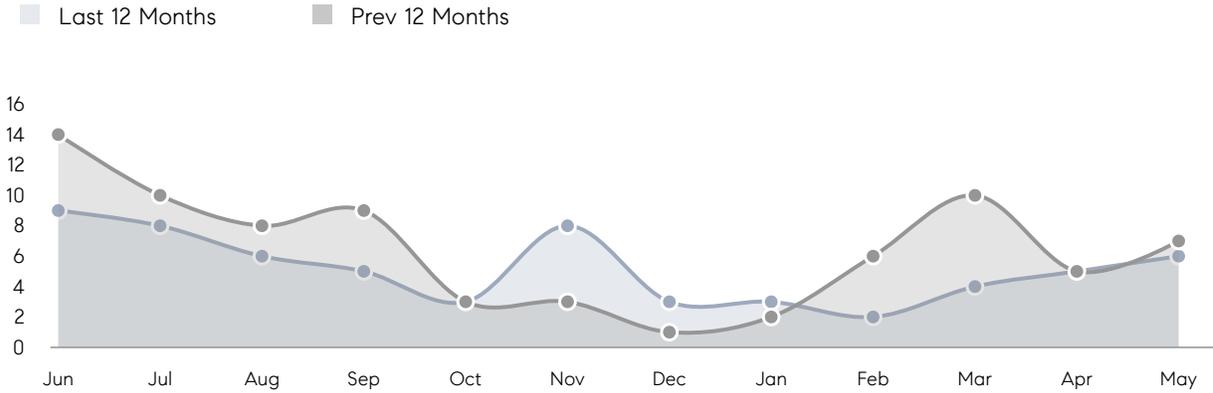
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	96	18	433%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$1,637,500	\$1,025,000	59.8%
	# OF CONTRACTS	3	1	200.0%
	NEW LISTINGS	4	4	0%
Houses	AVERAGE DOM	96	18	433%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$1,637,500	\$1,025,000	60%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

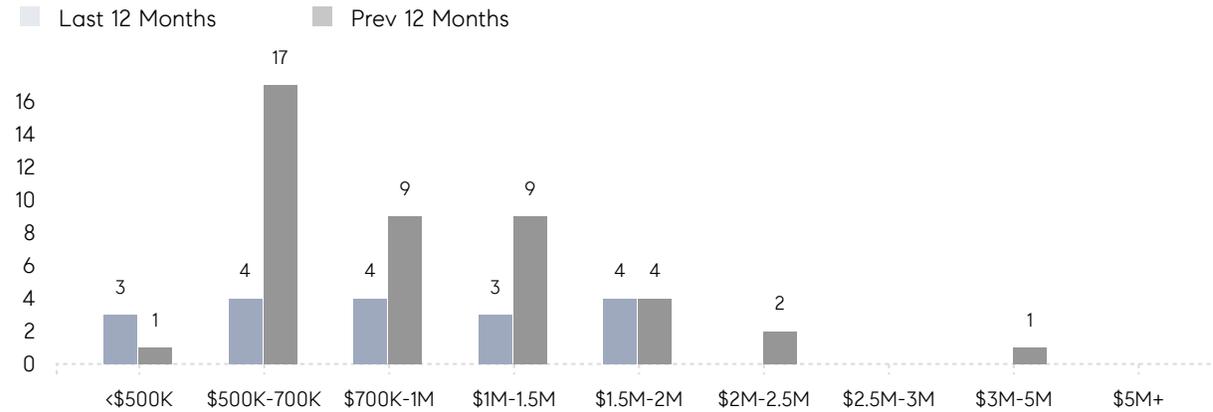
Peapack Gladstone

MAY 2023

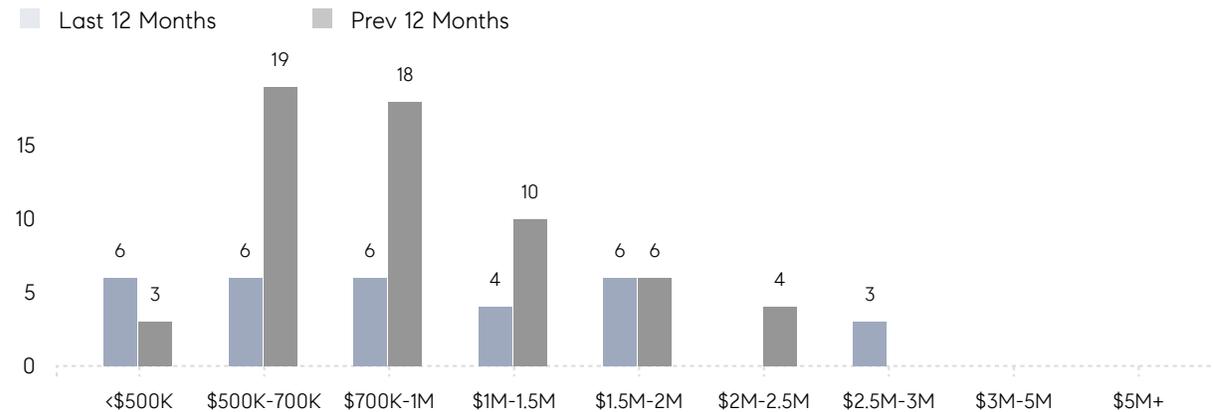
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Plainfield

MAY 2023

UNDER CONTRACT

28
Total
Properties

\$456K
Average
Price

\$431K
Median
Price

27%
Increase From
May 2022

14%
Increase From
May 2022

12%
Increase From
May 2022

UNITS SOLD

18
Total
Properties

\$387K
Average
Price

\$400K
Median
Price

6%
Increase From
May 2022

-3%
Decrease From
May 2022

11%
Increase From
May 2022

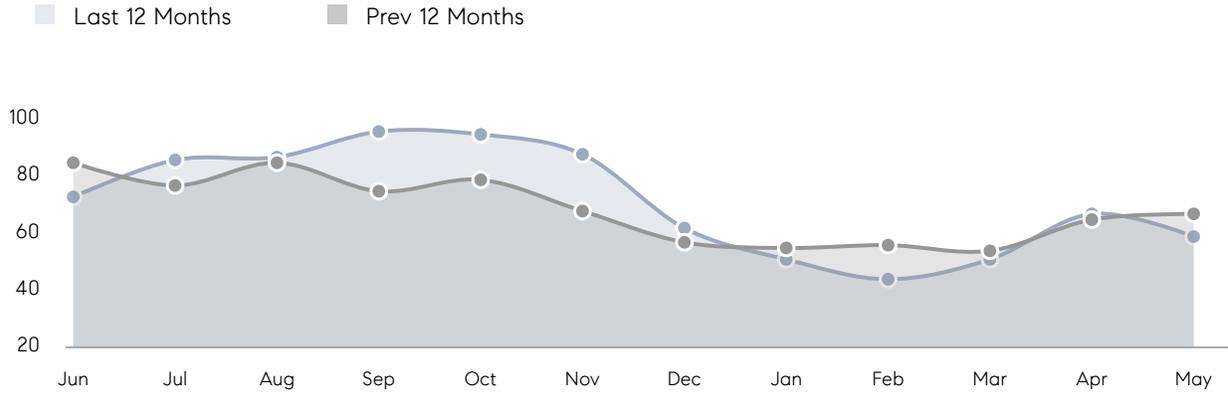
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	68	22	209%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$387,528	\$398,382	-2.7%
	# OF CONTRACTS	28	22	27.3%
	NEW LISTINGS	26	39	-33%
Houses	AVERAGE DOM	68	22	209%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$387,528	\$398,382	-3%
	# OF CONTRACTS	27	21	29%
	NEW LISTINGS	26	35	-26%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	4	0%

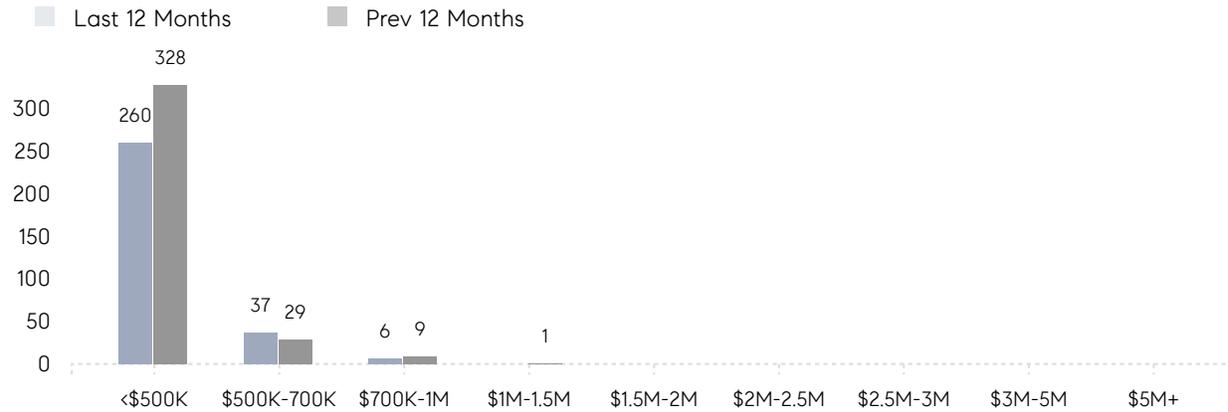
Plainfield

MAY 2023

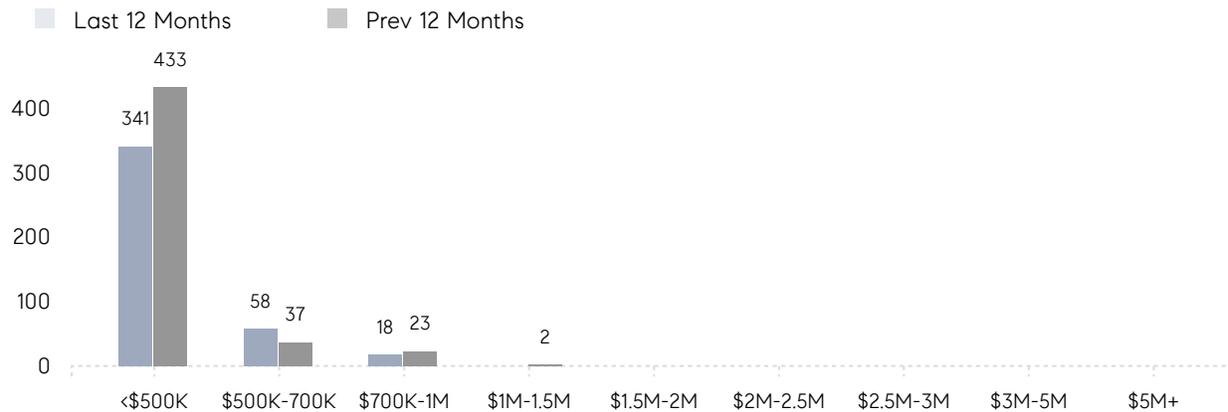
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rahway

MAY 2023

UNDER CONTRACT

22
Total
Properties

\$428K
Average
Price

\$425K
Median
Price

-31%
Decrease From
May 2022

4%
Increase From
May 2022

5%
Increase From
May 2022

UNITS SOLD

17
Total
Properties

\$437K
Average
Price

\$430K
Median
Price

-57%
Decrease From
May 2022

9%
Increase From
May 2022

11%
Increase From
May 2022

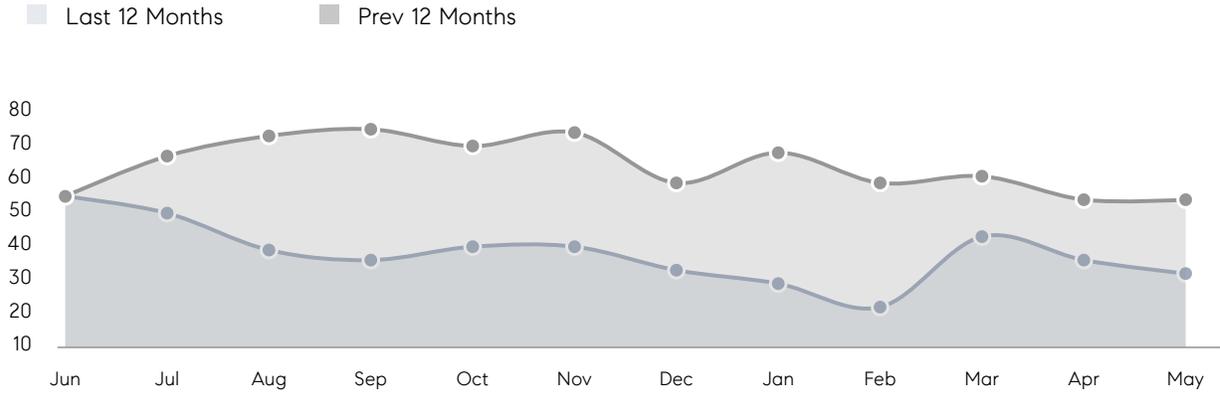
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	33	38	-13%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$437,442	\$399,558	9.5%
	# OF CONTRACTS	22	32	-31.2%
	NEW LISTINGS	21	35	-40%
Houses	AVERAGE DOM	37	35	6%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$452,234	\$409,137	11%
	# OF CONTRACTS	19	25	-24%
	NEW LISTINGS	17	29	-41%
Condo/Co-op/TH	AVERAGE DOM	8	59	-86%
	% OF ASKING PRICE	105%	96%	
	AVERAGE SOLD PRICE	\$326,500	\$332,500	-2%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	4	6	-33%

Rahway

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ramsey

MAY 2023

UNDER CONTRACT

25
Total
Properties

\$704K
Average
Price

\$724K
Median
Price

-26%
Decrease From
May 2022

12%
Increase From
May 2022

19%
Increase From
May 2022

UNITS SOLD

15
Total
Properties

\$707K
Average
Price

\$610K
Median
Price

0%
Change From
May 2022

-8%
Decrease From
May 2022

-11%
Decrease From
May 2022

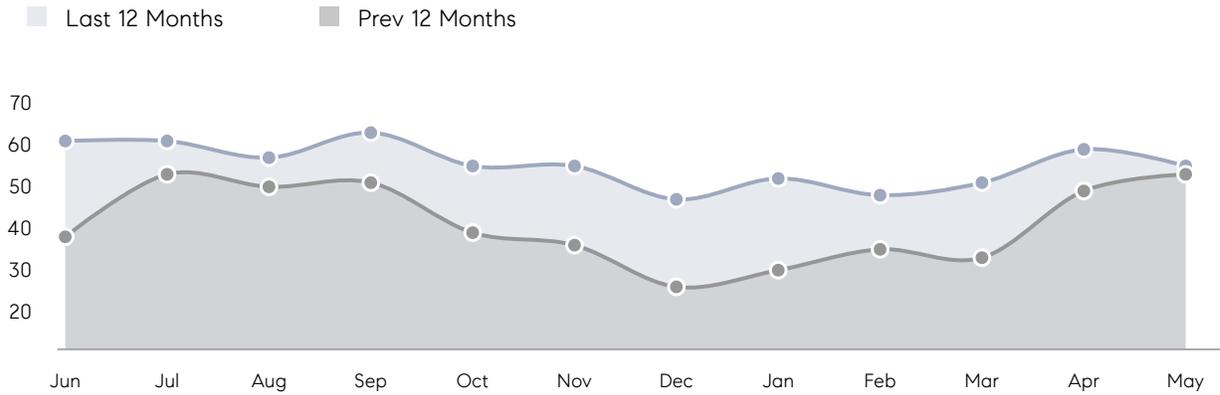
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	22	13	69%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$707,407	\$767,600	-7.8%
	# OF CONTRACTS	25	34	-26.5%
	NEW LISTINGS	22	36	-39%
Houses	AVERAGE DOM	18	14	29%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$750,092	\$872,727	-14%
	# OF CONTRACTS	18	21	-14%
	NEW LISTINGS	15	25	-40%
Condo/Co-op/TH	AVERAGE DOM	36	11	227%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$536,667	\$478,500	12%
	# OF CONTRACTS	7	13	-46%
	NEW LISTINGS	7	11	-36%

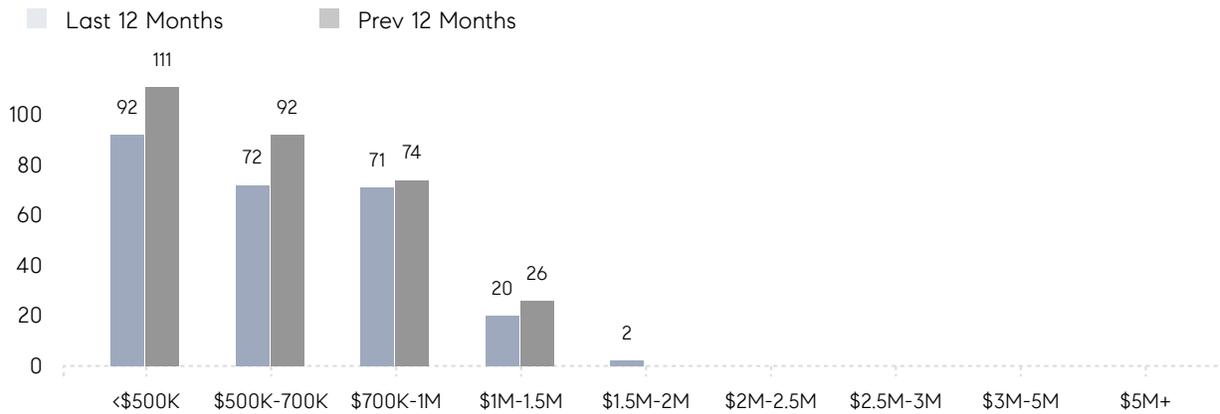
Ramsey

MAY 2023

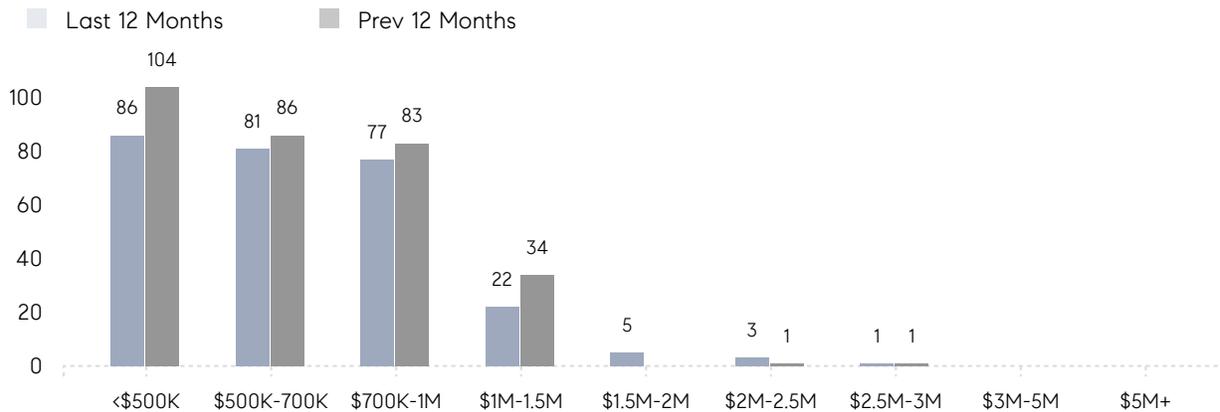
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Randolph

MAY 2023

UNDER CONTRACT

29
Total
Properties

\$681K
Average
Price

\$665K
Median
Price

-9%
Decrease From
May 2022

-13%
Decrease From
May 2022

-13%
Decrease From
May 2022

UNITS SOLD

23
Total
Properties

\$660K
Average
Price

\$675K
Median
Price

-21%
Decrease From
May 2022

-15%
Decrease From
May 2022

-13%
Decrease From
May 2022

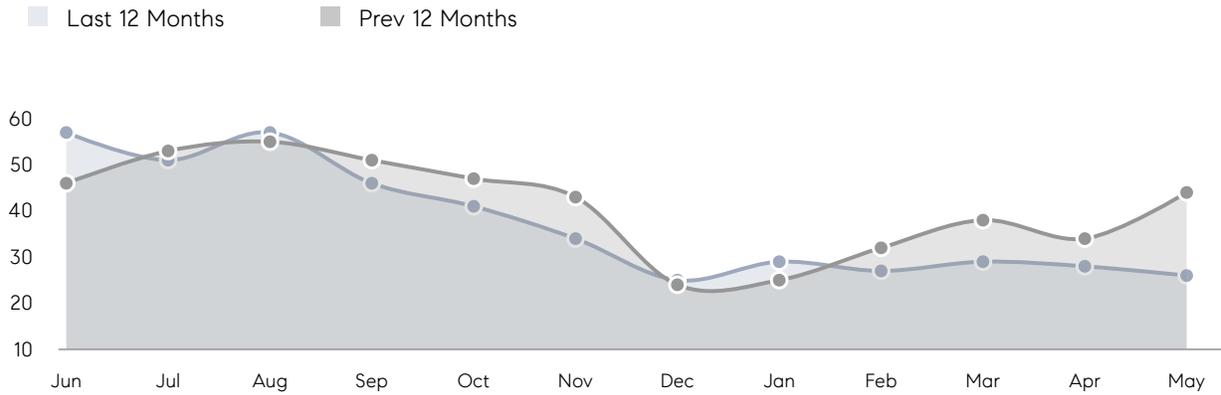
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	23	23	0%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$660,332	\$775,776	-14.9%
	# OF CONTRACTS	29	32	-9.4%
	NEW LISTINGS	32	46	-30%
Houses	AVERAGE DOM	26	24	8%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$690,146	\$789,867	-13%
	# OF CONTRACTS	24	29	-17%
	NEW LISTINGS	27	45	-40%
Condo/Co-op/TH	AVERAGE DOM	11	15	-27%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$553,000	\$585,558	-6%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	5	1	400%

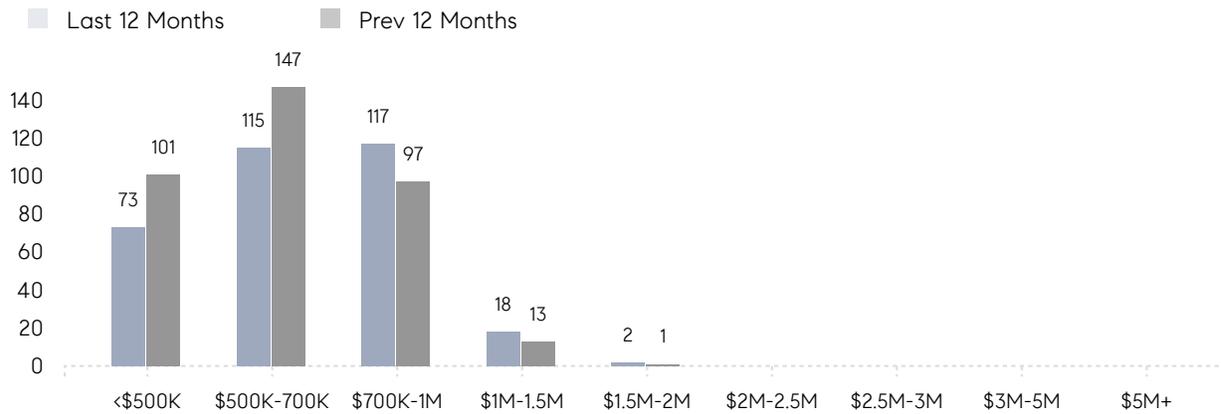
Randolph

MAY 2023

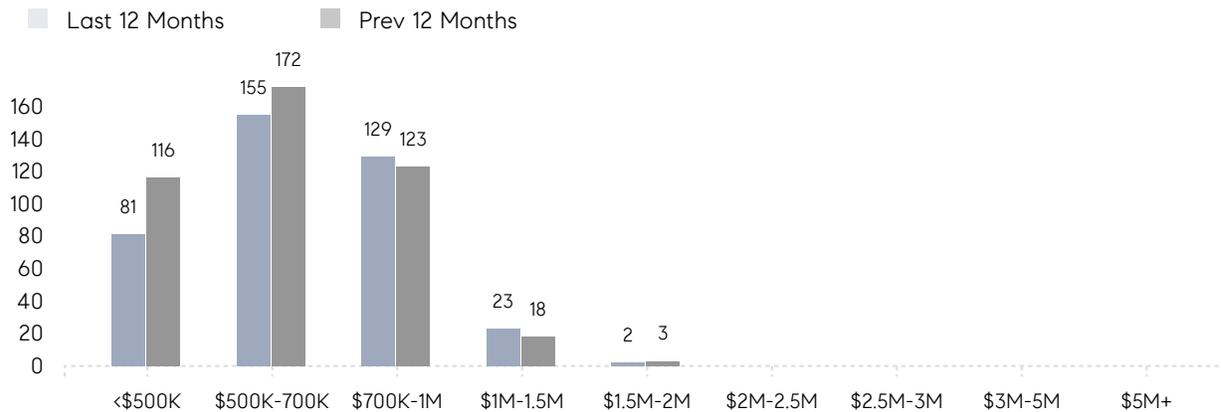
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Raritan Township

MAY 2023

UNDER CONTRACT

19	\$570K	\$575K
Total Properties	Average Price	Median Price
-49%	-13%	-8%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

12	\$542K	\$556K
Total Properties	Average Price	Median Price
-61%	-2%	21%
Decrease From May 2022	Decrease From May 2022	Increase From May 2022

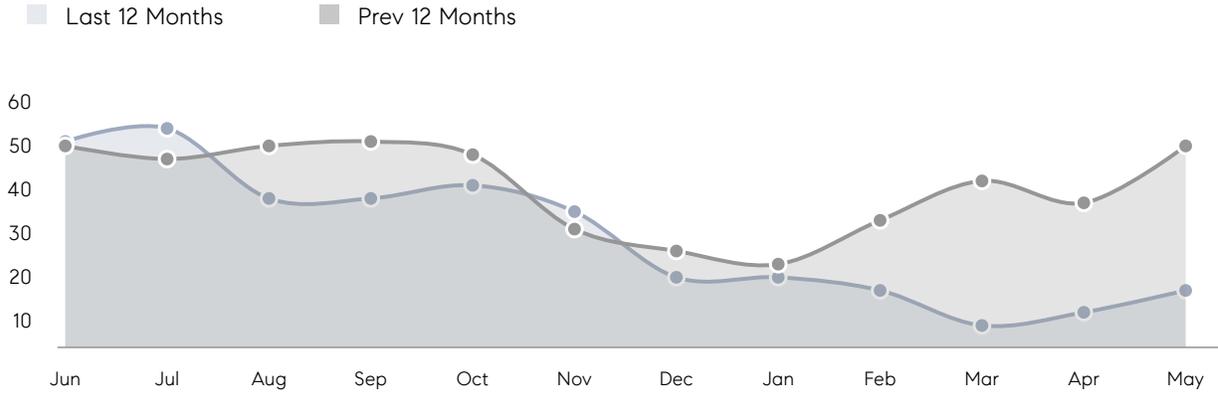
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	25	30	-17%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$542,583	\$554,484	-2.1%
	# OF CONTRACTS	19	37	-48.6%
	NEW LISTINGS	27	51	-47%
Houses	AVERAGE DOM	25	39	-36%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$629,667	\$725,750	-13%
	# OF CONTRACTS	14	32	-56%
	NEW LISTINGS	19	42	-55%
Condo/Co-op/TH	AVERAGE DOM	26	18	44%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$281,333	\$317,346	-11%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	8	9	-11%

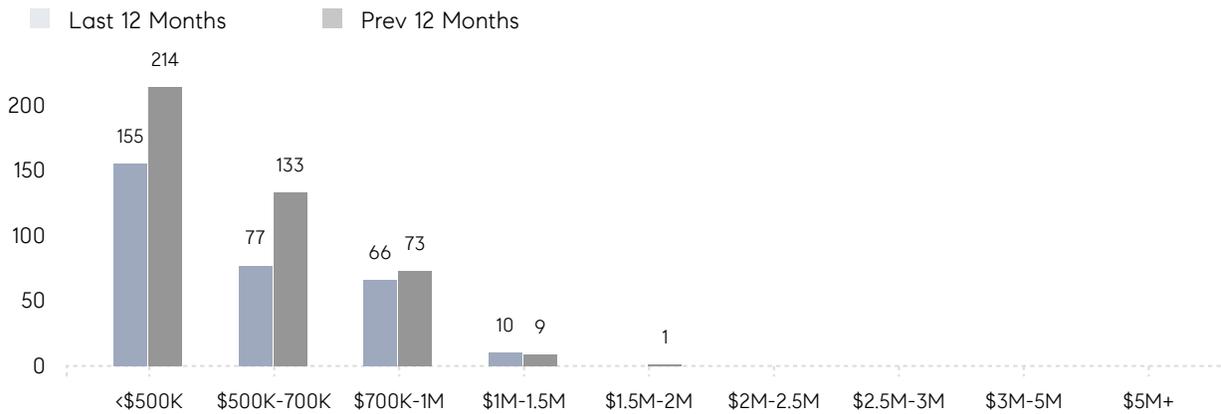
Raritan Township

MAY 2023

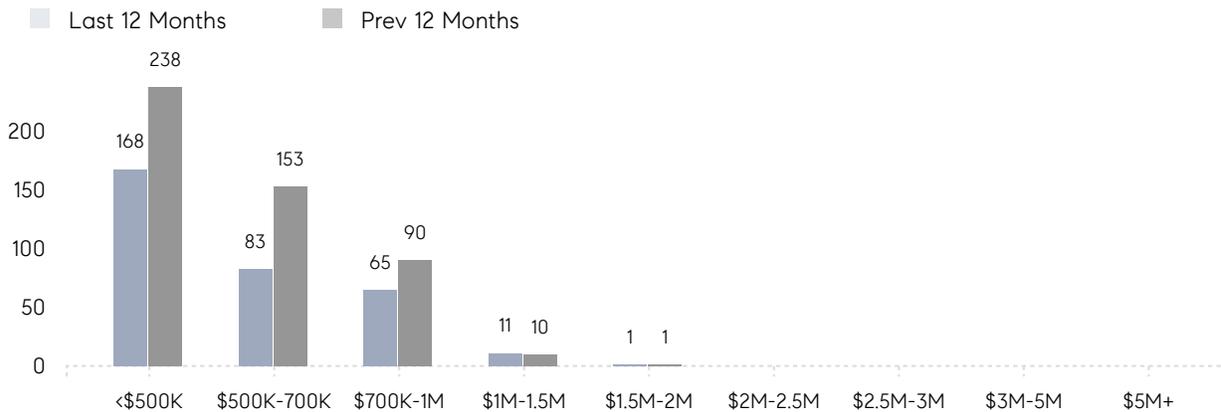
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgefield

MAY 2023

UNDER CONTRACT

5
Total
Properties

\$781K
Average
Price

\$799K
Median
Price

-37%
Decrease From
May 2022

63%
Increase From
May 2022

55%
Increase From
May 2022

UNITS SOLD

2
Total
Properties

\$425K
Average
Price

\$425K
Median
Price

-50%
Decrease From
May 2022

-39%
Decrease From
May 2022

-39%
Decrease From
May 2022

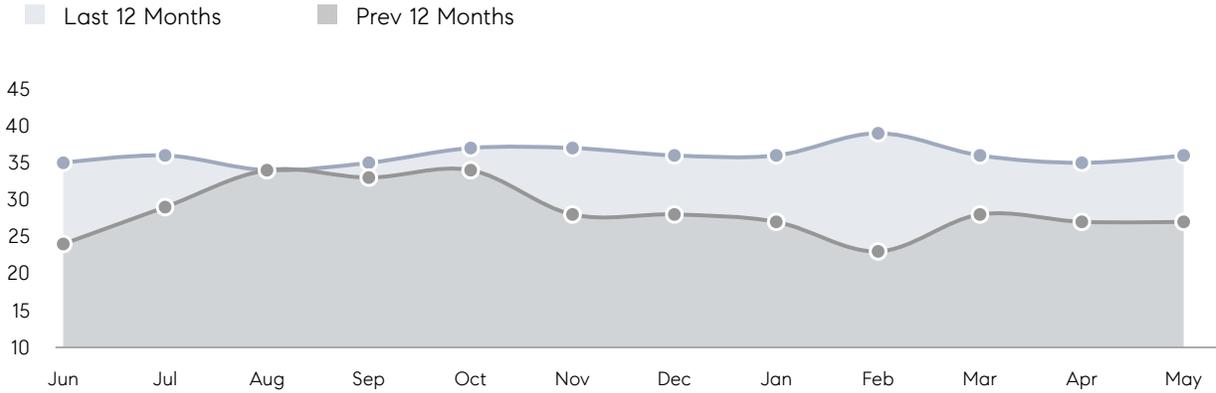
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	93	36	158%
	% OF ASKING PRICE	92%	101%	
	AVERAGE SOLD PRICE	\$425,000	\$695,000	-38.8%
	# OF CONTRACTS	5	8	-37.5%
	NEW LISTINGS	5	10	-50%
Houses	AVERAGE DOM	-	36	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$695,000	-
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	93	-	-
	% OF ASKING PRICE	92%	-	
	AVERAGE SOLD PRICE	\$425,000	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	1	0%

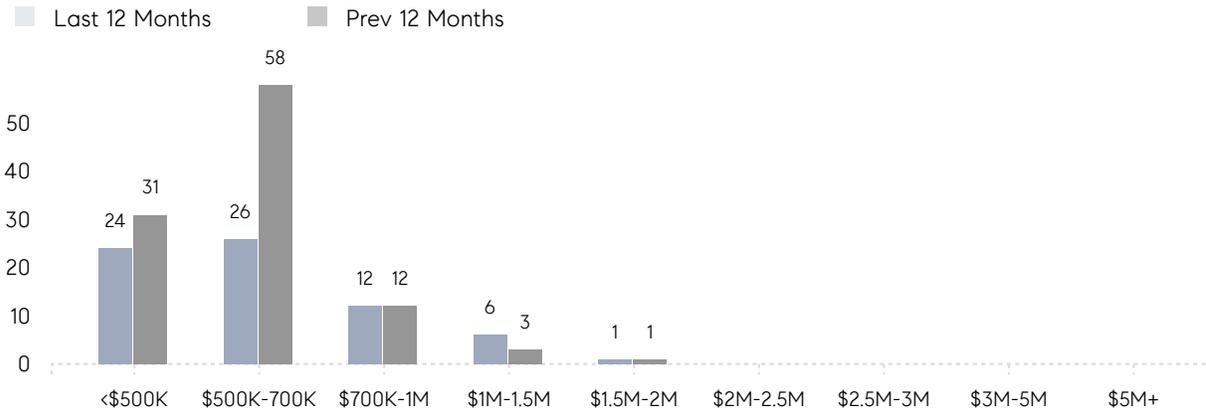
Ridgefield

MAY 2023

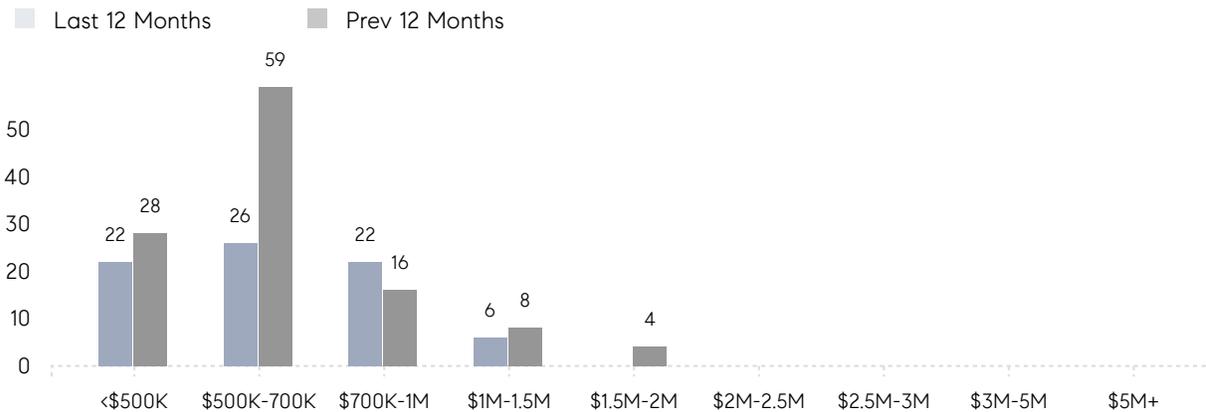
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgefield Park

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$427K
Average
Price

\$445K
Median
Price

-31%
Decrease From
May 2022

14%
Increase From
May 2022

-11%
Decrease From
May 2022

UNITS SOLD

3
Total
Properties

\$355K
Average
Price

\$265K
Median
Price

-70%
Decrease From
May 2022

-16%
Decrease From
May 2022

-43%
Decrease From
May 2022

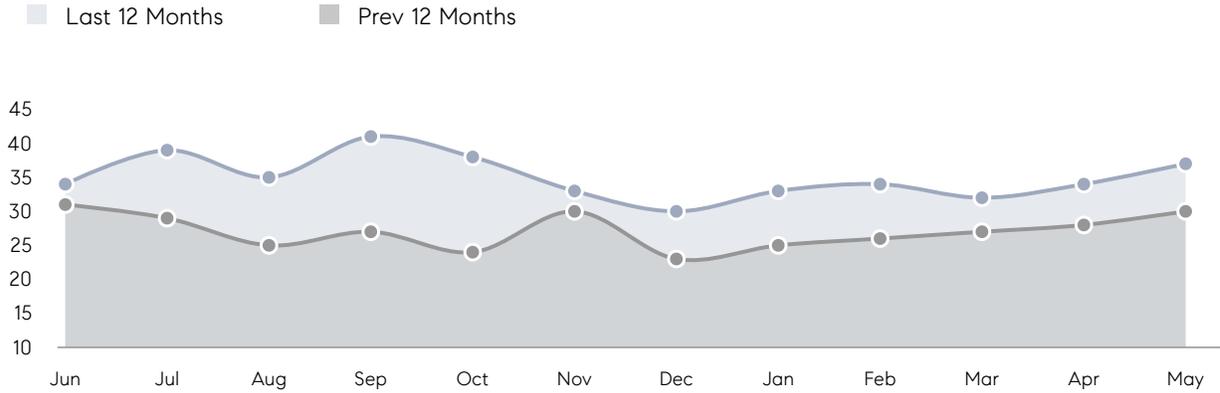
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	88	26	238%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$355,667	\$423,750	-16.1%
	# OF CONTRACTS	9	13	-30.8%
	NEW LISTINGS	11	13	-15%
Houses	AVERAGE DOM	9	22	-59%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$560,000	\$493,500	13%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	9	8	13%
Condo/Co-op/TH	AVERAGE DOM	127	44	189%
	% OF ASKING PRICE	100%	93%	
	AVERAGE SOLD PRICE	\$253,500	\$144,750	75%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	2	5	-60%

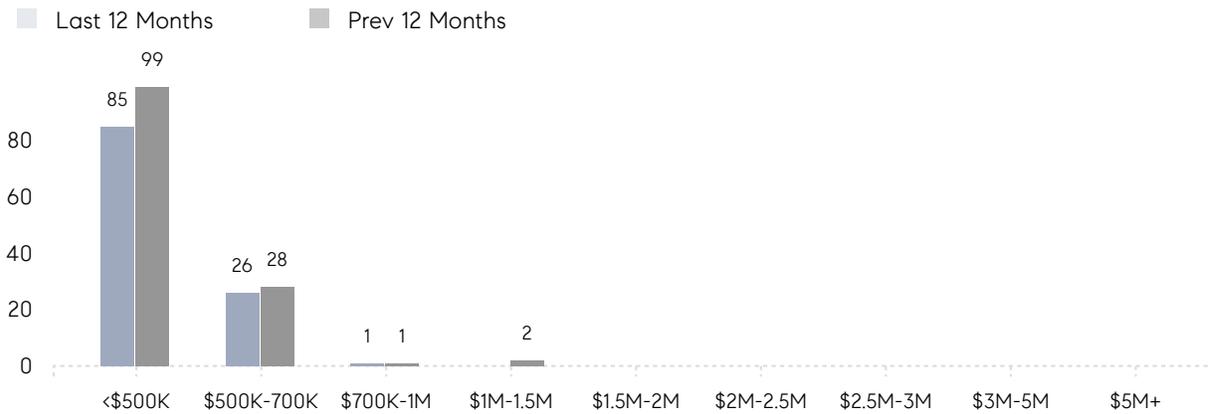
Ridgefield Park

MAY 2023

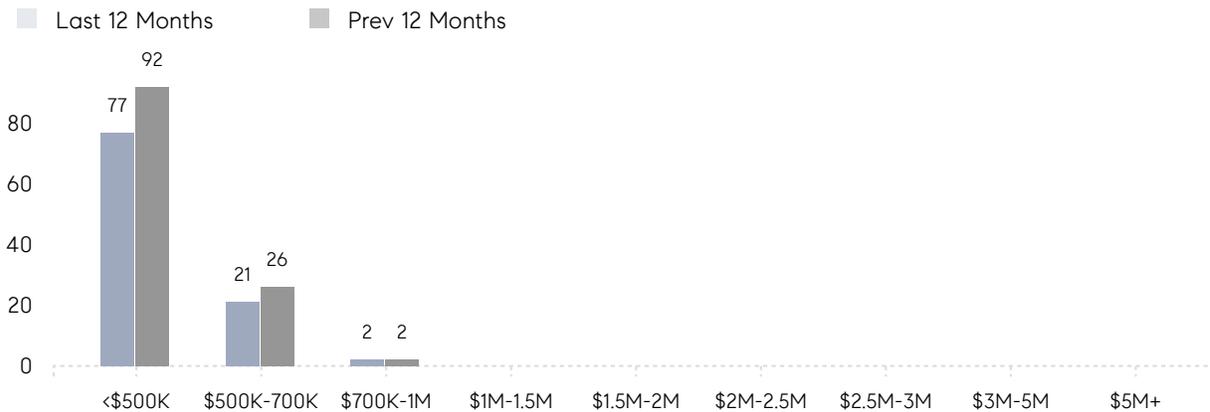
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgewood

MAY 2023

UNDER CONTRACT

29
Total
Properties

\$1.2M
Average
Price

\$925K
Median
Price

-17%
Decrease From
May 2022

30%
Increase From
May 2022

4%
Increase From
May 2022

UNITS SOLD

11
Total
Properties

\$1.0M
Average
Price

\$963K
Median
Price

-69%
Decrease From
May 2022

-8%
Decrease From
May 2022

-2%
Decrease From
May 2022

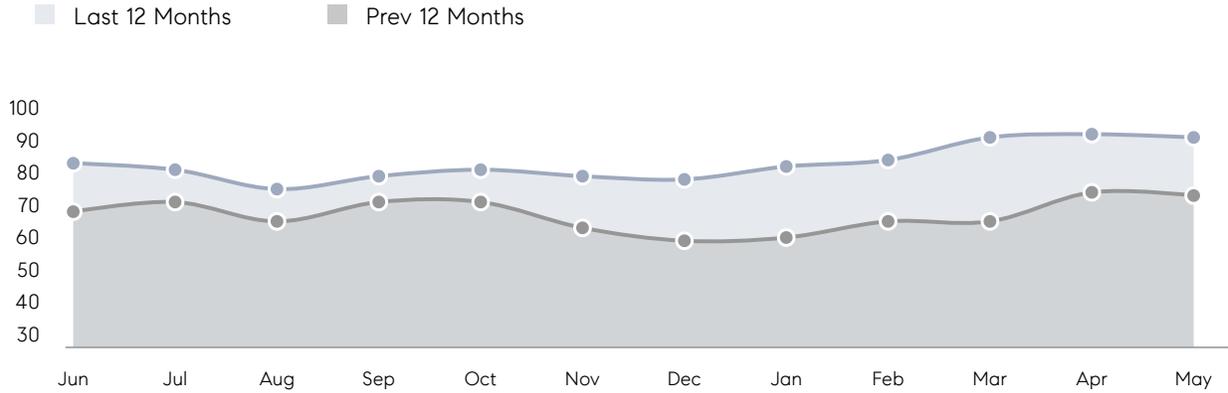
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	13	24	-46%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$1,045,273	\$1,138,129	-8.2%
	# OF CONTRACTS	29	35	-17.1%
	NEW LISTINGS	25	35	-29%
Houses	AVERAGE DOM	13	25	-48%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$1,045,273	\$1,182,409	-12%
	# OF CONTRACTS	29	34	-15%
	NEW LISTINGS	25	35	-29%
Condo/Co-op/TH	AVERAGE DOM	-	9	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$407,500	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

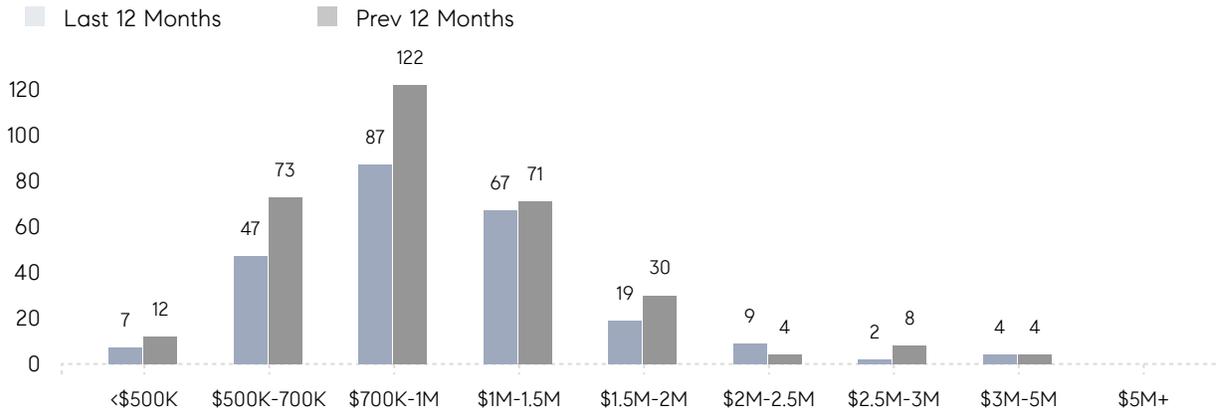
Ridgewood

MAY 2023

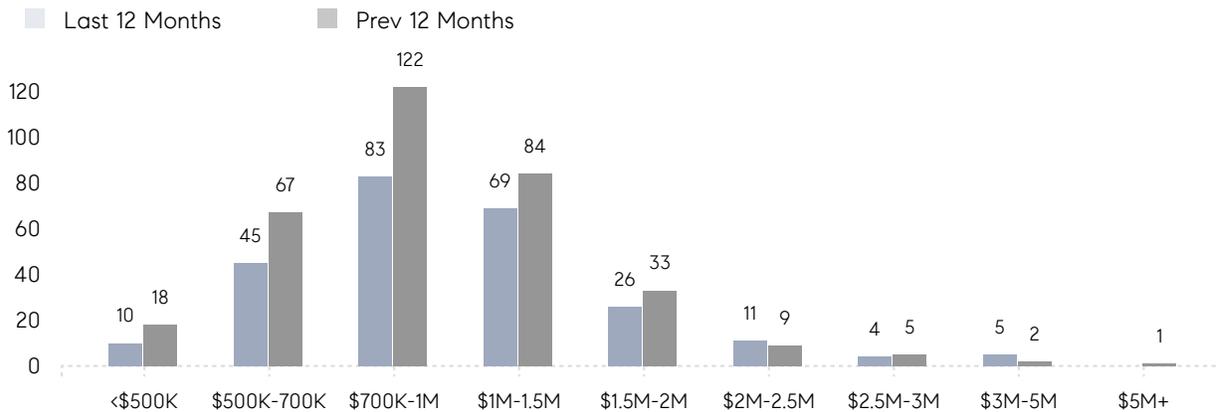
Monthly Inventory



Contracts By Price Range



Listings By Price Range



River Edge

MAY 2023

UNDER CONTRACT

15
Total
Properties

\$670K
Average
Price

\$649K
Median
Price

7%
Increase From
May 2022

5%
Increase From
May 2022

13%
Increase From
May 2022

UNITS SOLD

11
Total
Properties

\$799K
Average
Price

\$645K
Median
Price

-15%
Decrease From
May 2022

7%
Increase From
May 2022

-19%
Decrease From
May 2022

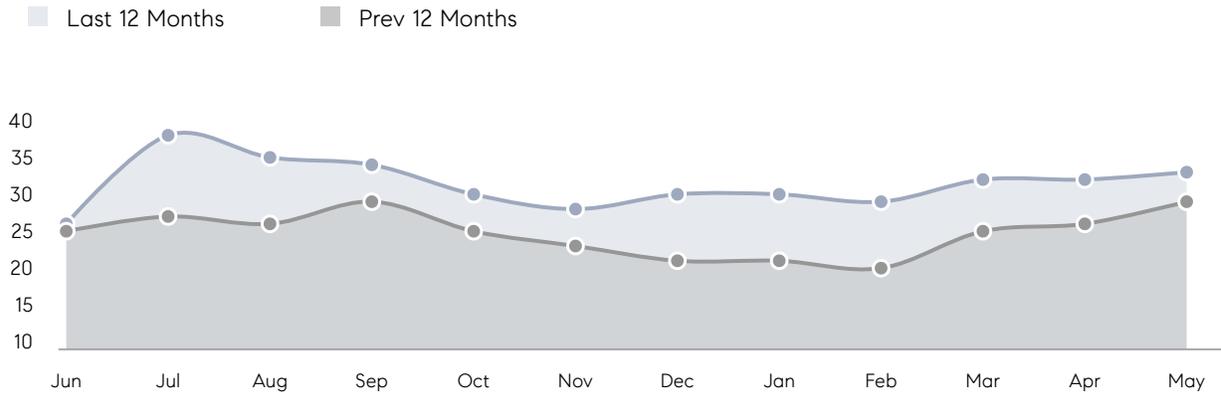
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	24	41	-41%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$799,899	\$745,000	7.4%
	# OF CONTRACTS	15	14	7.1%
	NEW LISTINGS	13	18	-28%
Houses	AVERAGE DOM	24	41	-41%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$799,899	\$745,000	7%
	# OF CONTRACTS	14	11	27%
	NEW LISTINGS	11	16	-31%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	2	2	0%

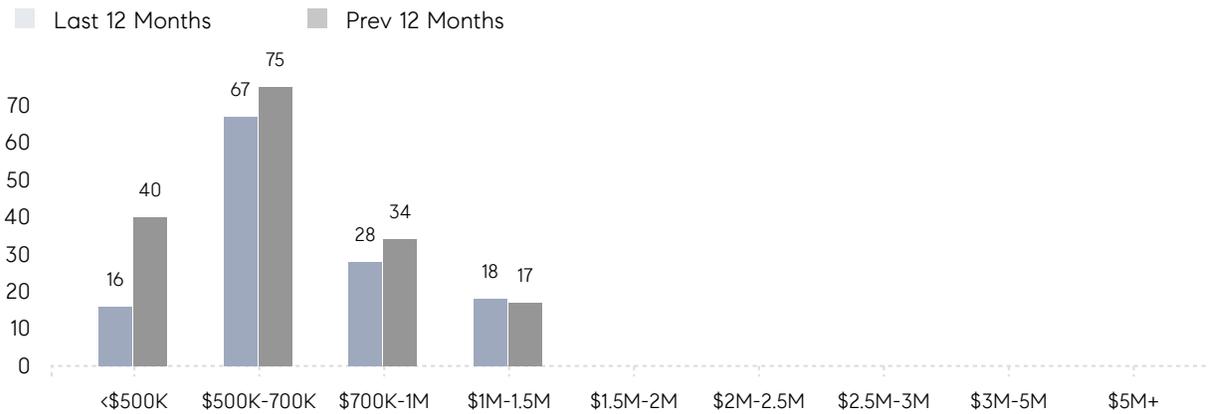
River Edge

MAY 2023

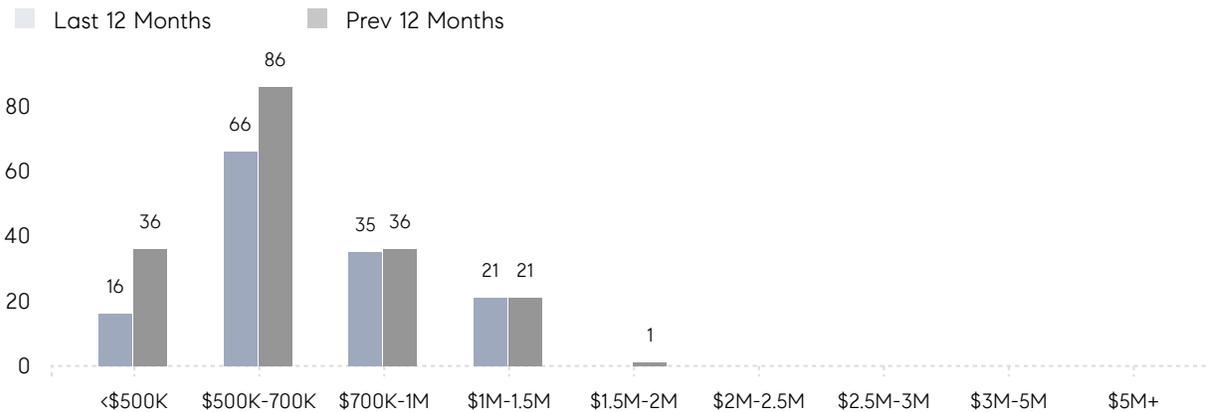
Monthly Inventory



Contracts By Price Range



Listings By Price Range



River Vale

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$816K
Average
Price

\$848K
Median
Price

-55%
Decrease From
May 2022

6%
Increase From
May 2022

-1%
Change From
May 2022

UNITS SOLD

14
Total
Properties

\$771K
Average
Price

\$676K
Median
Price

8%
Increase From
May 2022

-17%
Decrease From
May 2022

-18%
Decrease From
May 2022

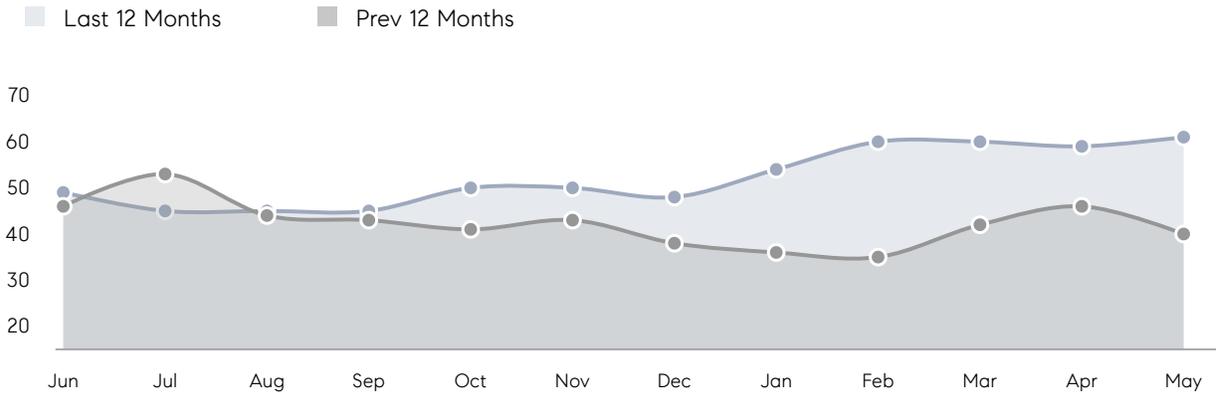
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	30	33	-9%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$771,037	\$927,154	-16.8%
	# OF CONTRACTS	9	20	-55.0%
	NEW LISTINGS	13	11	18%
Houses	AVERAGE DOM	35	23	52%
	% OF ASKING PRICE	99%	107%	
	AVERAGE SOLD PRICE	\$779,866	\$1,012,455	-23%
	# OF CONTRACTS	8	16	-50%
	NEW LISTINGS	11	9	22%
Condo/Co-op/TH	AVERAGE DOM	12	90	-87%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$738,665	\$458,000	61%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	2	2	0%

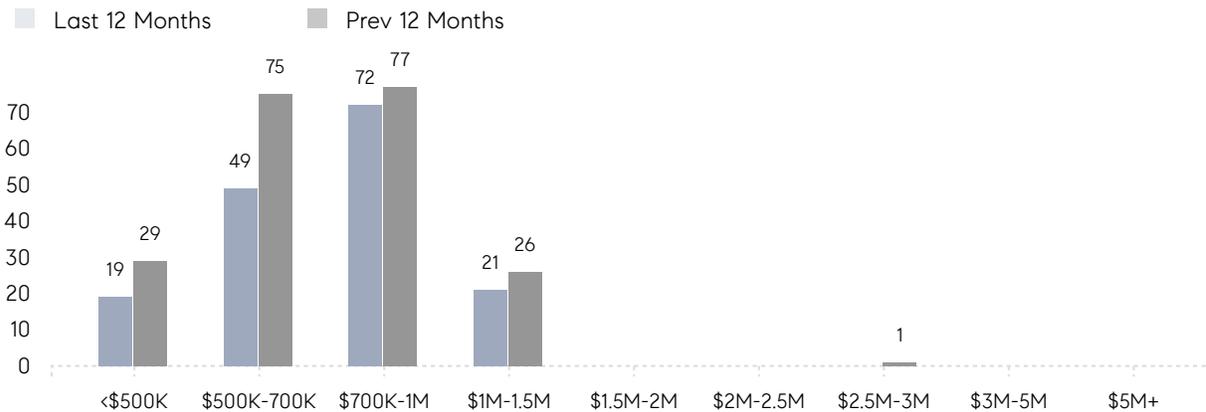
River Vale

MAY 2023

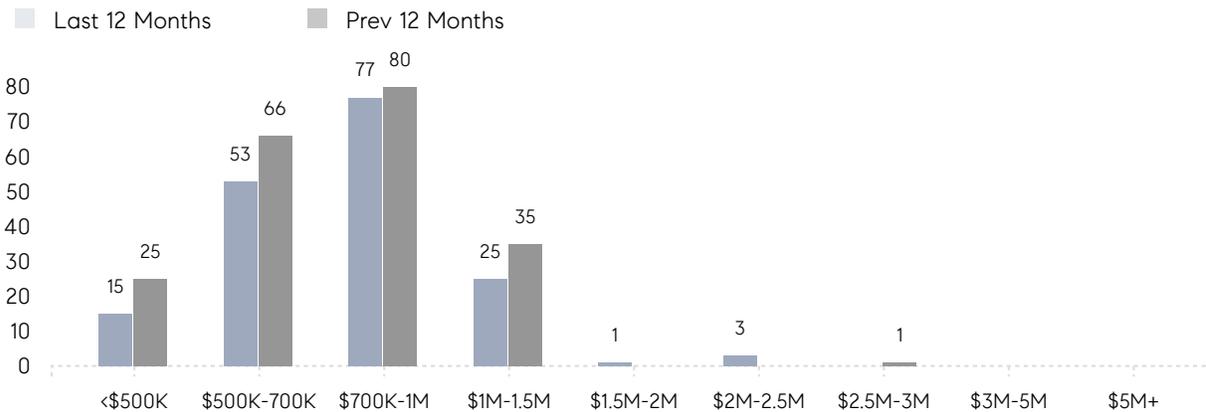
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rochelle Park

MAY 2023

UNDER CONTRACT

5
Total
Properties

\$466K
Average
Price

\$475K
Median
Price

-37%
Decrease From
May 2022

1%
Increase From
May 2022

5%
Increase From
May 2022

UNITS SOLD

3
Total
Properties

\$507K
Average
Price

\$465K
Median
Price

-57%
Decrease From
May 2022

-2%
Decrease From
May 2022

-7%
Decrease From
May 2022

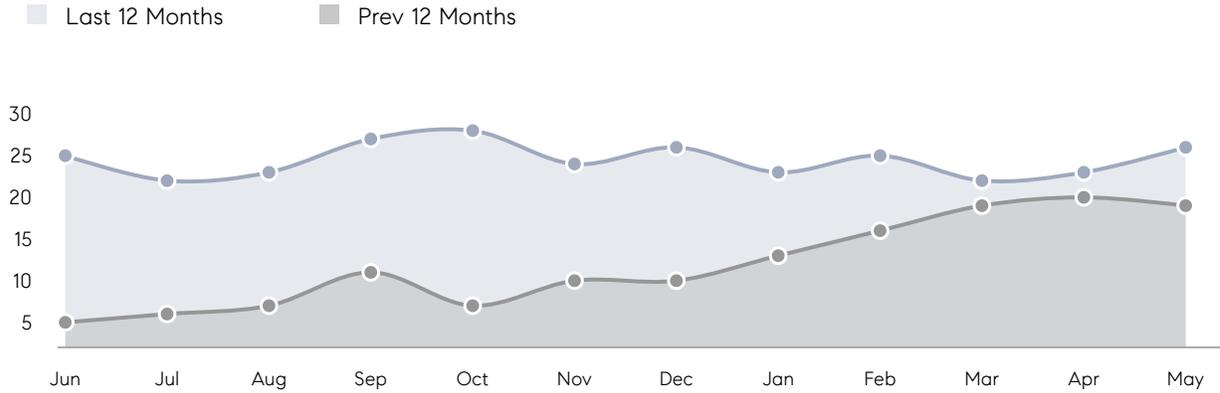
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	31	43	-28%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$507,500	\$520,000	-2.4%
	# OF CONTRACTS	5	8	-37.5%
	NEW LISTINGS	7	9	-22%
Houses	AVERAGE DOM	31	38	-18%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$507,500	\$541,667	-6%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	-	75	-
	% OF ASKING PRICE	-	90%	
	AVERAGE SOLD PRICE	-	\$390,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Rochelle Park

MAY 2023

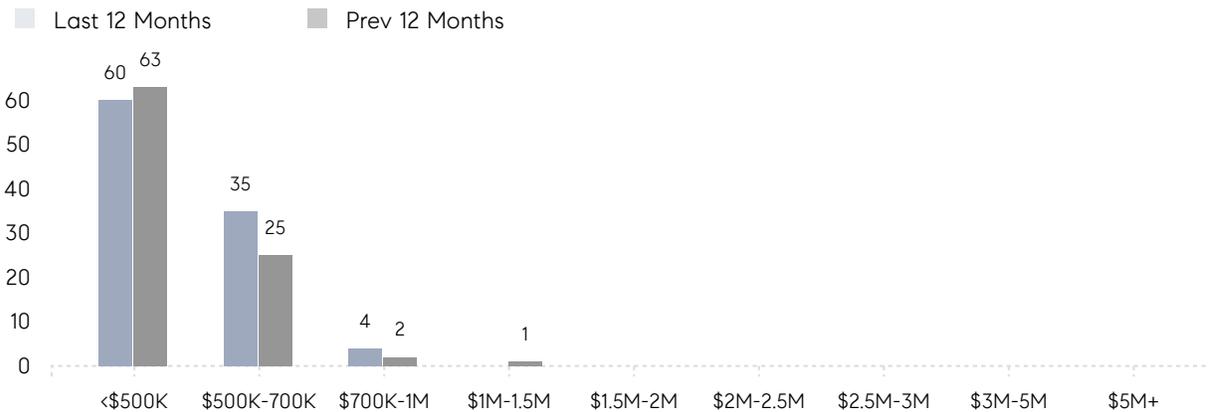
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rockaway

MAY 2023

UNDER CONTRACT

33
Total
Properties

\$487K
Average
Price

\$459K
Median
Price

-8%
Decrease From
May 2022

5%
Increase From
May 2022

8%
Increase From
May 2022

UNITS SOLD

28
Total
Properties

\$472K
Average
Price

\$493K
Median
Price

-15%
Decrease From
May 2022

7%
Increase From
May 2022

16%
Increase From
May 2022

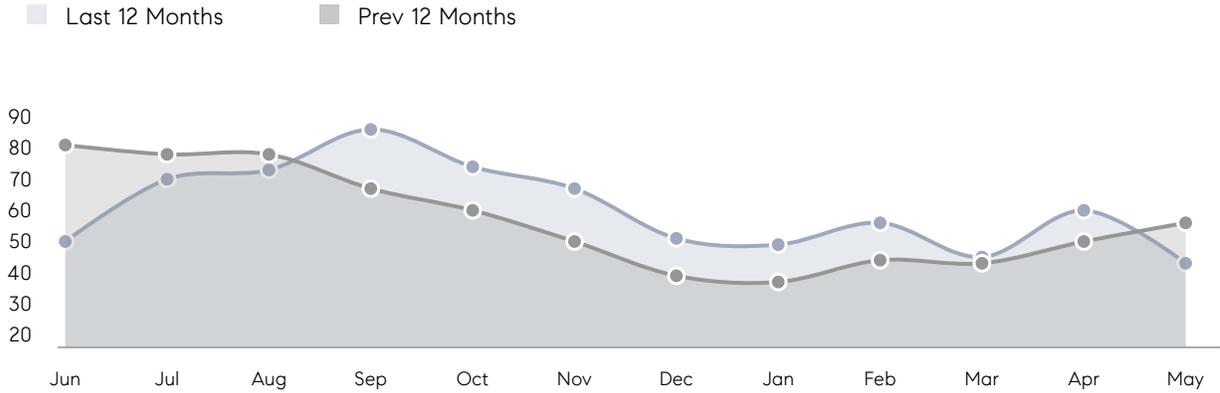
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	42	19	121%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$472,575	\$441,987	6.9%
	# OF CONTRACTS	33	36	-8.3%
	NEW LISTINGS	17	48	-65%
Houses	AVERAGE DOM	30	22	36%
	% OF ASKING PRICE	107%	102%	
	AVERAGE SOLD PRICE	\$519,073	\$444,488	17%
	# OF CONTRACTS	25	20	25%
	NEW LISTINGS	14	37	-62%
Condo/Co-op/TH	AVERAGE DOM	64	15	327%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$388,880	\$438,593	-11%
	# OF CONTRACTS	8	16	-50%
	NEW LISTINGS	3	11	-73%

Rockaway

MAY 2023

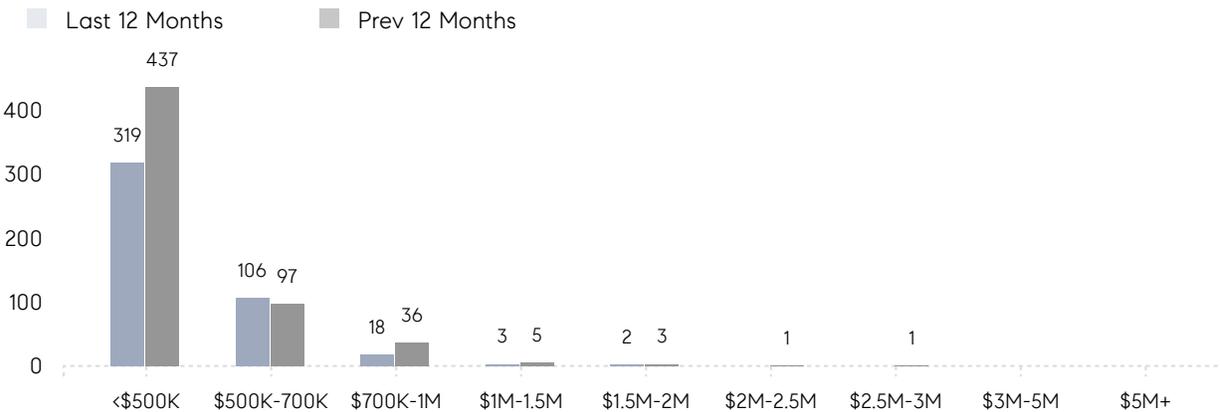
Monthly Inventory



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

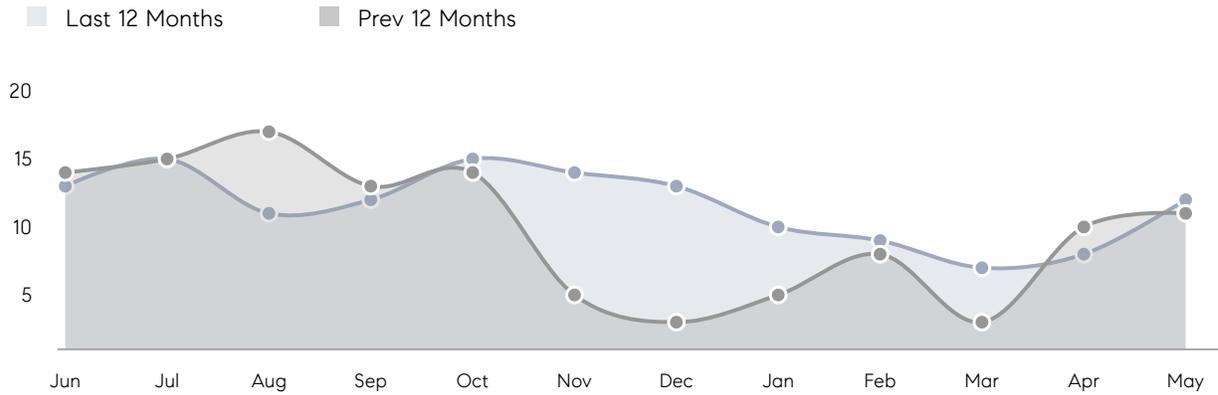
Property Statistics

		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%

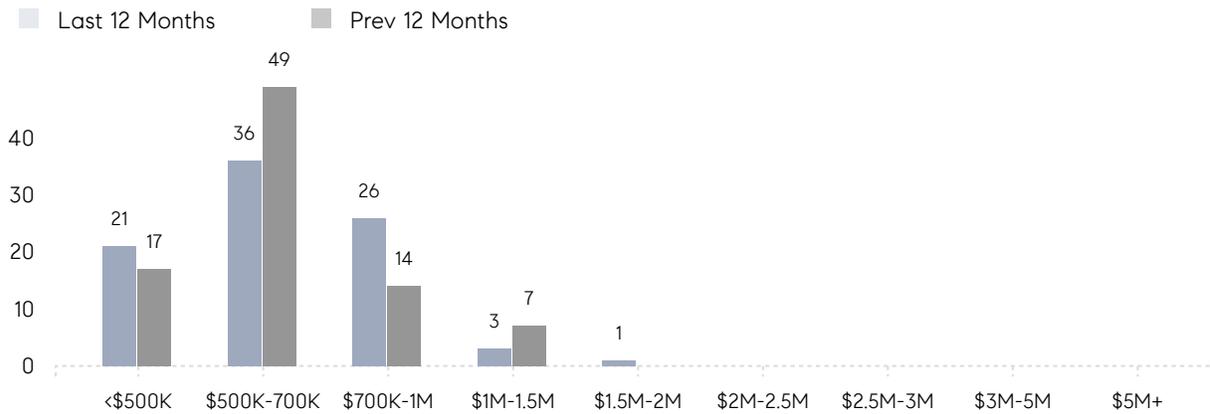
Roseland

MAY 2023

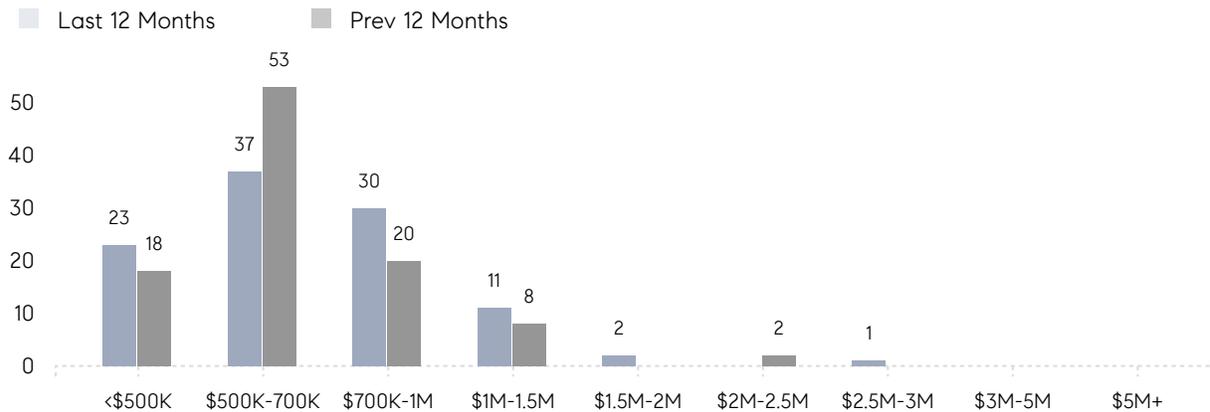
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roselle

MAY 2023

UNDER CONTRACT

13
Total
Properties

\$445K
Average
Price

\$420K
Median
Price

-52%
Decrease From
May 2022

15%
Increase From
May 2022

5%
Increase From
May 2022

UNITS SOLD

13
Total
Properties

\$400K
Average
Price

\$440K
Median
Price

-24%
Decrease From
May 2022

11%
Increase From
May 2022

9%
Increase From
May 2022

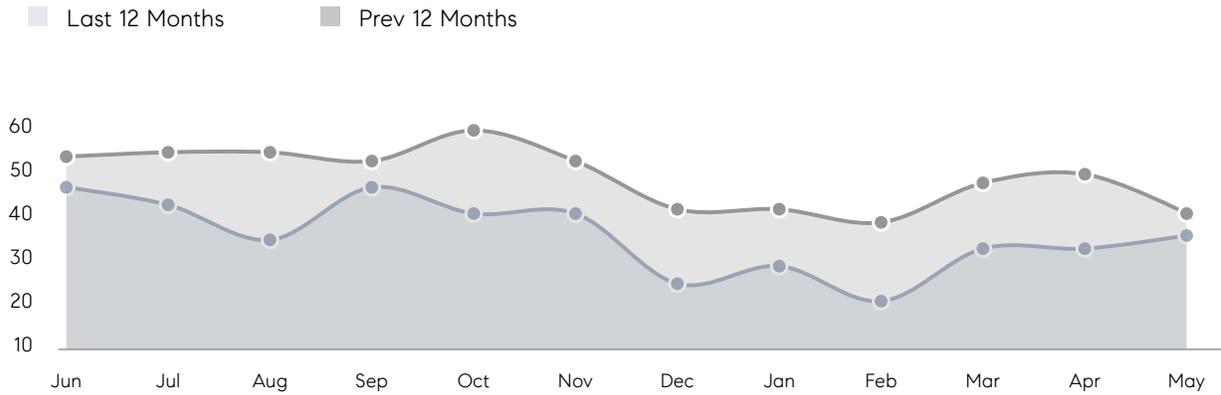
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	47	30	57%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$400,077	\$361,000	10.8%
	# OF CONTRACTS	13	27	-51.9%
	NEW LISTINGS	17	25	-32%
Houses	AVERAGE DOM	52	34	53%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$440,091	\$408,538	8%
	# OF CONTRACTS	13	25	-48%
	NEW LISTINGS	15	25	-40%
Condo/Co-op/TH	AVERAGE DOM	21	16	31%
	% OF ASKING PRICE	99%	109%	
	AVERAGE SOLD PRICE	\$180,000	\$206,500	-13%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	2	0	0%

Roselle

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roselle Park

MAY 2023

UNDER CONTRACT

17
Total
Properties

\$441K
Average
Price

\$425K
Median
Price

13%
Increase From
May 2022

6%
Increase From
May 2022

7%
Increase From
May 2022

UNITS SOLD

10
Total
Properties

\$447K
Average
Price

\$462K
Median
Price

100%
Increase From
May 2022

7%
Increase From
May 2022

23%
Increase From
May 2022

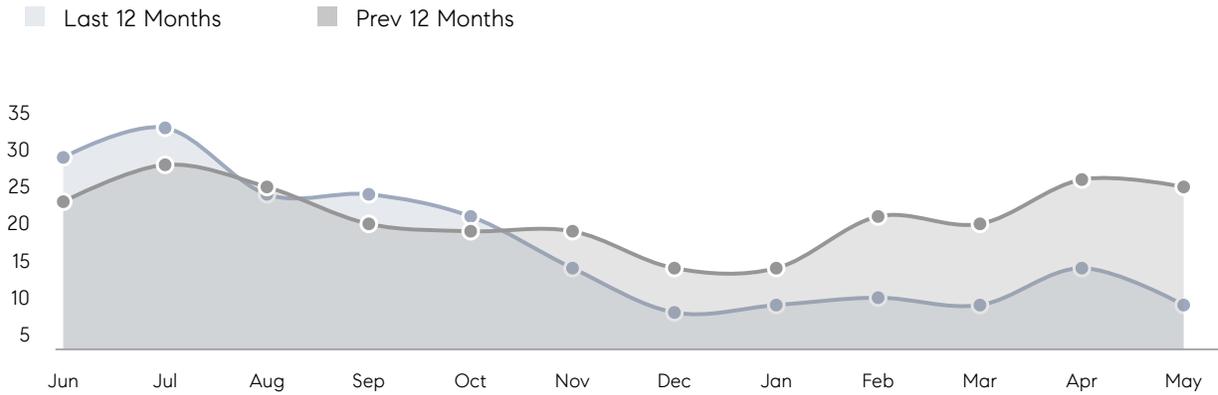
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	43	53	-19%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$447,800	\$419,000	6.9%
	# OF CONTRACTS	17	15	13.3%
	NEW LISTINGS	14	20	-30%
Houses	AVERAGE DOM	46	53	-13%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$475,889	\$419,000	14%
	# OF CONTRACTS	17	15	13%
	NEW LISTINGS	13	19	-32%
Condo/Co-op/TH	AVERAGE DOM	15	-	-
	% OF ASKING PRICE	111%	-	
	AVERAGE SOLD PRICE	\$195,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	1	0%

Roselle Park

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rutherford

MAY 2023

UNDER CONTRACT

17
Total
Properties

\$681K
Average
Price

\$649K
Median
Price

-29%
Decrease From
May 2022

20%
Increase From
May 2022

13%
Increase From
May 2022

UNITS SOLD

13
Total
Properties

\$531K
Average
Price

\$564K
Median
Price

-61%
Decrease From
May 2022

10%
Increase From
May 2022

12%
Increase From
May 2022

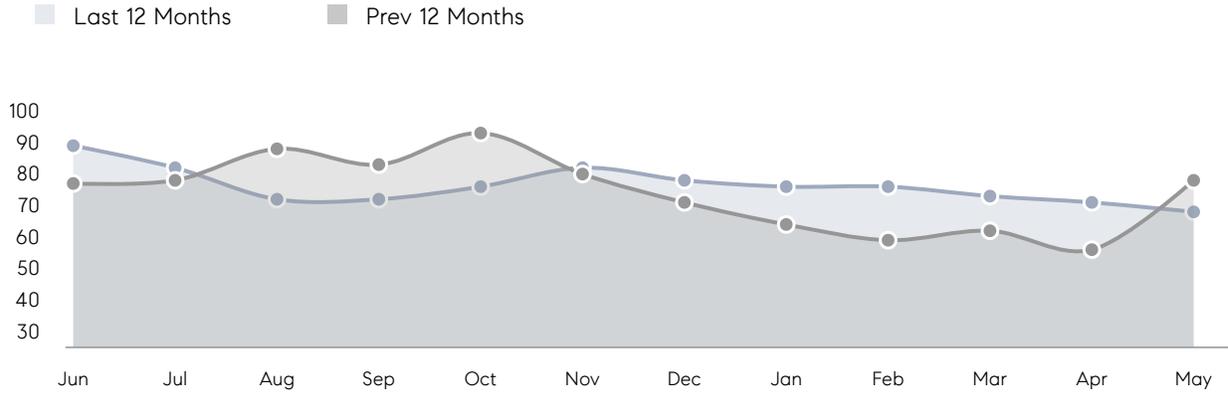
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	35	41	-15%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$531,665	\$484,179	9.8%
	# OF CONTRACTS	17	24	-29.2%
	NEW LISTINGS	16	45	-64%
Houses	AVERAGE DOM	37	48	-23%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$616,665	\$582,070	6%
	# OF CONTRACTS	12	17	-29%
	NEW LISTINGS	11	32	-66%
Condo/Co-op/TH	AVERAGE DOM	25	30	-17%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$248,333	\$333,577	-26%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	5	13	-62%

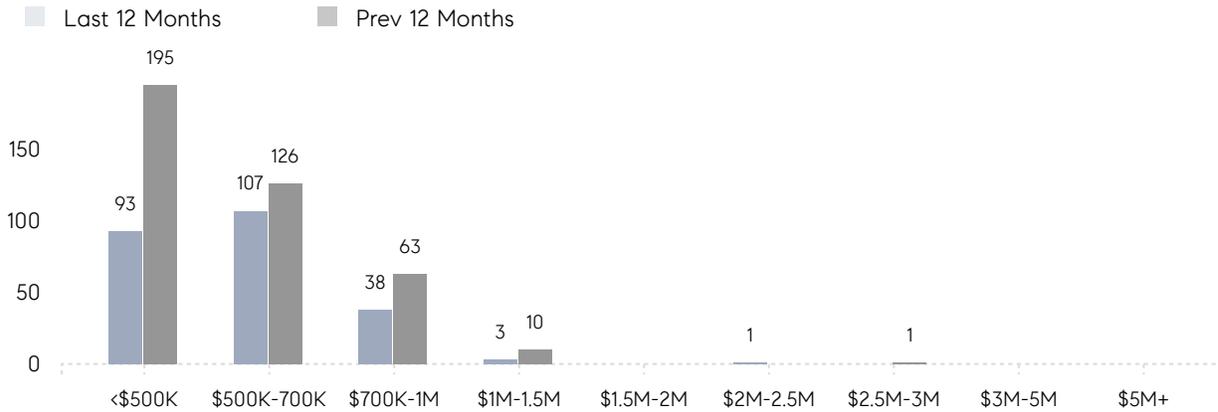
Rutherford

MAY 2023

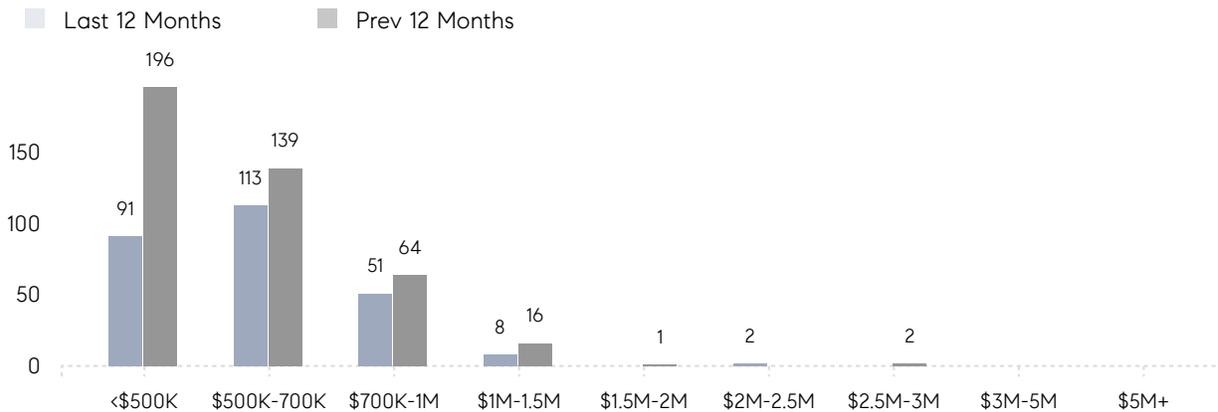
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Saddle Brook

MAY 2023

UNDER CONTRACT

13
Total
Properties

\$518K
Average
Price

\$540K
Median
Price

44%
Increase From
May 2022

-8%
Decrease From
May 2022

8%
Increase From
May 2022

UNITS SOLD

3
Total
Properties

\$506K
Average
Price

\$500K
Median
Price

-79%
Decrease From
May 2022

1%
Change From
May 2022

4%
Increase From
May 2022

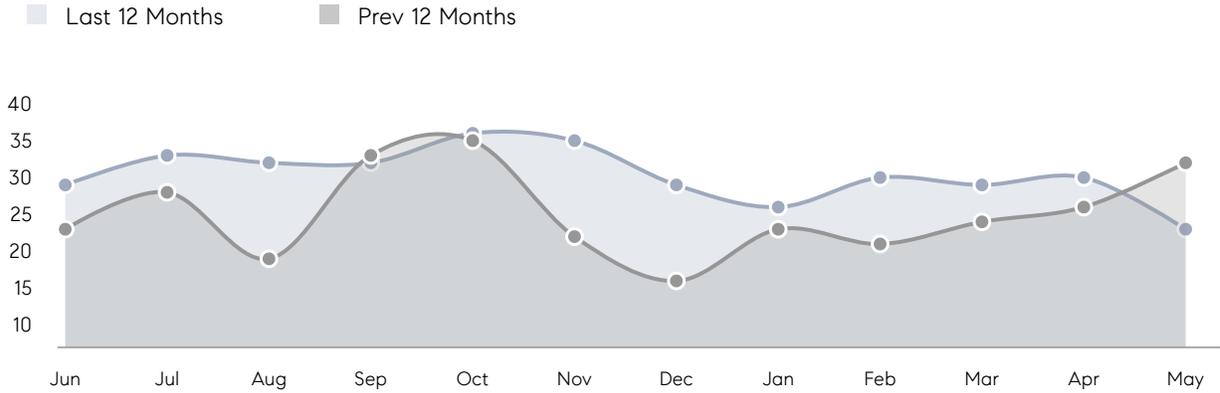
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	23	31	-26%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$506,333	\$502,000	0.9%
	# OF CONTRACTS	13	9	44.4%
	NEW LISTINGS	5	15	-67%
Houses	AVERAGE DOM	23	28	-18%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$506,333	\$514,846	-2%
	# OF CONTRACTS	10	8	25%
	NEW LISTINGS	5	14	-64%
Condo/Co-op/TH	AVERAGE DOM	-	77	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$335,000	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	0	1	0%

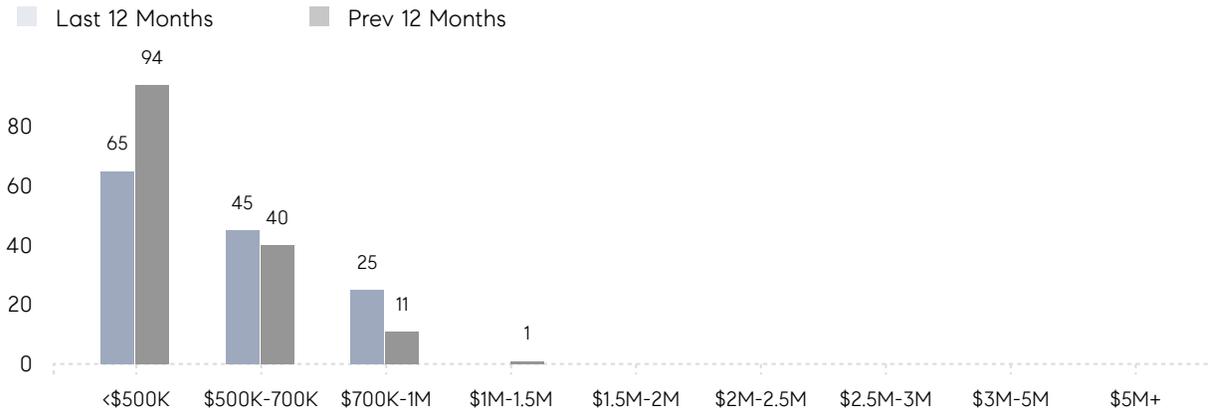
Saddle Brook

MAY 2023

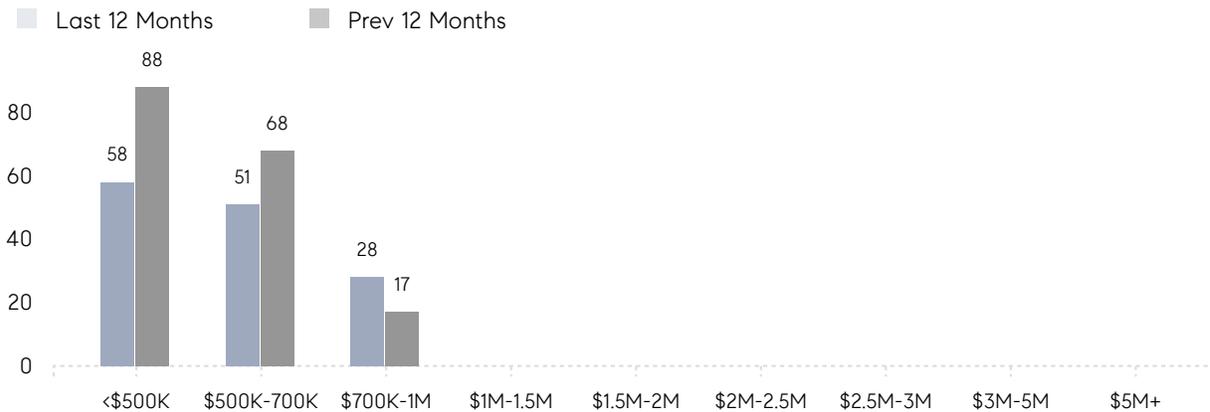
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Saddle River

MAY 2023

UNDER CONTRACT

11	\$2.2M	\$1.8M
Total Properties	Average Price	Median Price
83%	-45%	-39%
Increase From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

3	\$2.4M	\$2.6M
Total Properties	Average Price	Median Price
50%	5%	12%
Increase From May 2022	Increase From May 2022	Increase From May 2022

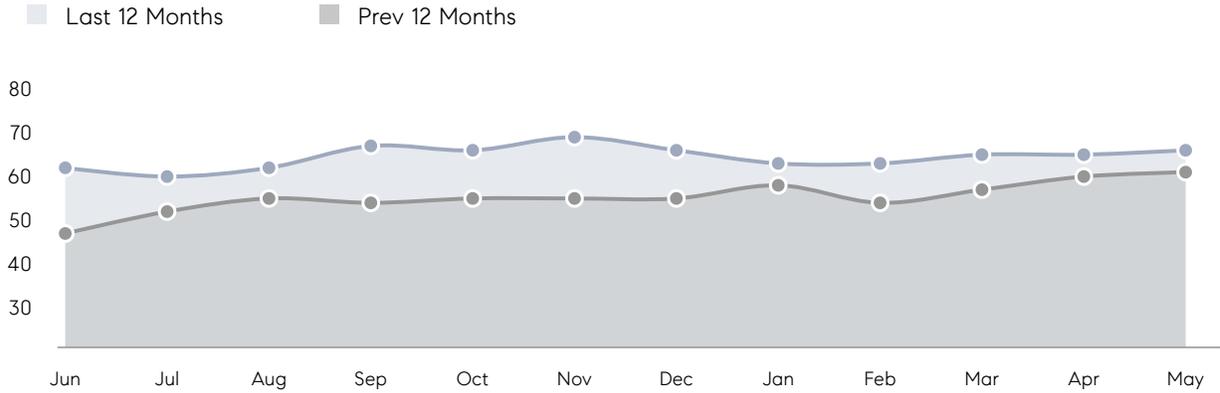
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	109	4	2,625%
	% OF ASKING PRICE	93%	95%	
	AVERAGE SOLD PRICE	\$2,430,000	\$2,325,000	4.5%
	# OF CONTRACTS	11	6	83.3%
	NEW LISTINGS	10	7	43%
Houses	AVERAGE DOM	109	4	2,625%
	% OF ASKING PRICE	93%	95%	
	AVERAGE SOLD PRICE	\$2,430,000	\$2,325,000	5%
	# OF CONTRACTS	11	6	83%
	NEW LISTINGS	9	7	29%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

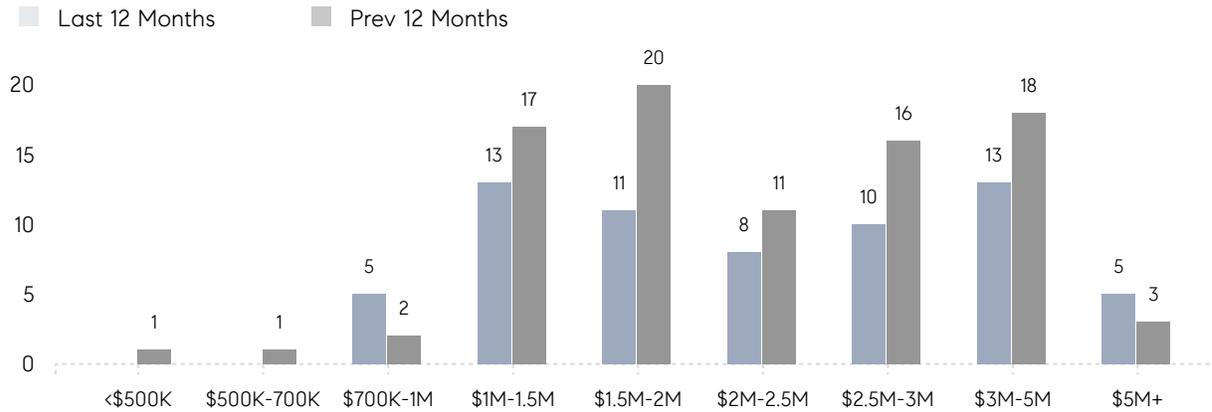
Saddle River

MAY 2023

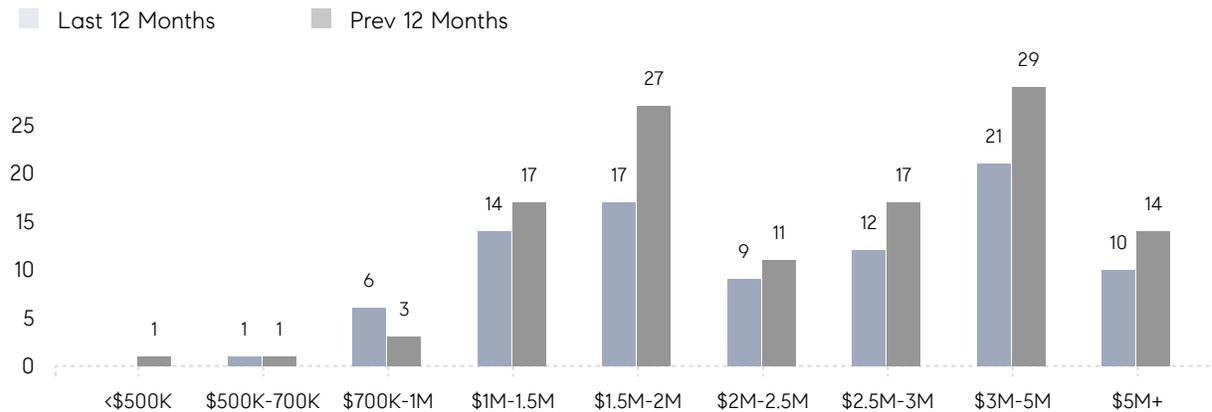
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Scotch Plains

MAY 2023

UNDER CONTRACT

33
Total
Properties

\$826K
Average
Price

\$749K
Median
Price

-11%
Decrease From
May 2022

20%
Increase From
May 2022

26%
Increase From
May 2022

UNITS SOLD

26
Total
Properties

\$954K
Average
Price

\$912K
Median
Price

53%
Increase From
May 2022

39%
Increase From
May 2022

38%
Increase From
May 2022

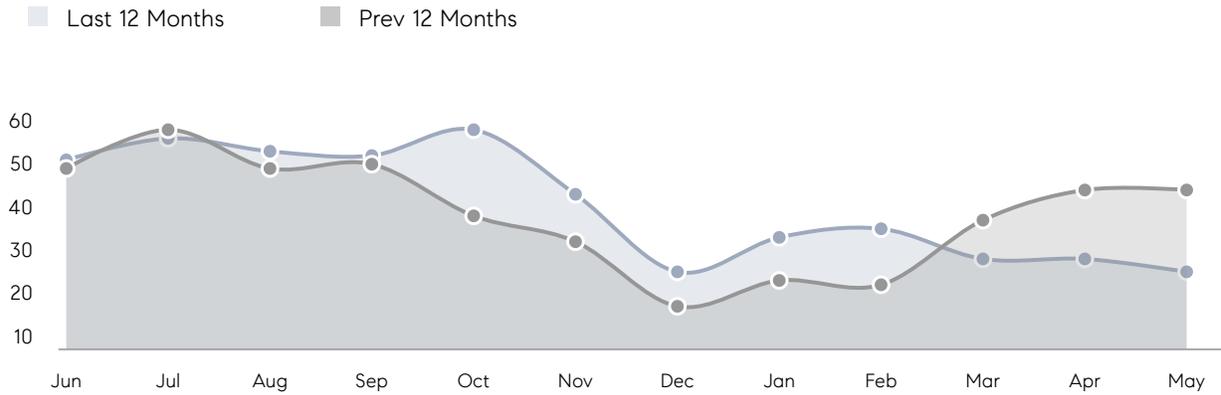
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	36	19	89%
	% OF ASKING PRICE	107%	108%	
	AVERAGE SOLD PRICE	\$954,769	\$687,935	38.8%
	# OF CONTRACTS	33	37	-10.8%
	NEW LISTINGS	36	39	-8%
Houses	AVERAGE DOM	38	20	90%
	% OF ASKING PRICE	107%	108%	
	AVERAGE SOLD PRICE	\$988,021	\$704,681	40%
	# OF CONTRACTS	28	29	-3%
	NEW LISTINGS	31	35	-11%
Condo/Co-op/TH	AVERAGE DOM	12	8	50%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$555,750	\$420,000	32%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	5	4	25%

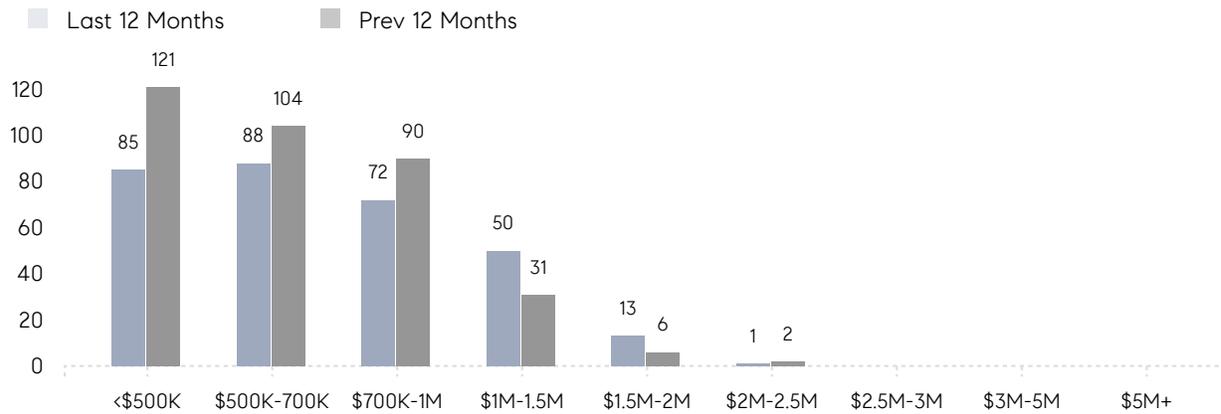
Scotch Plains

MAY 2023

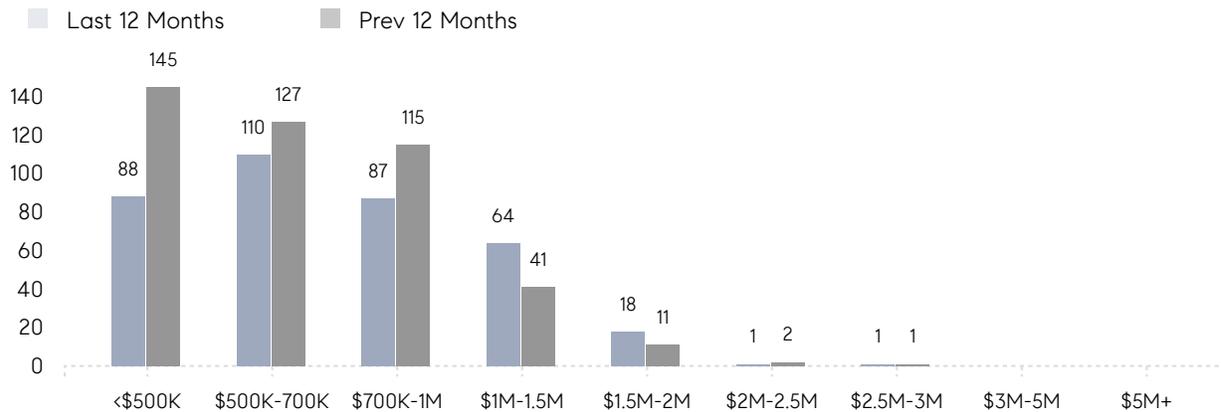
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Secaucus

MAY 2023

UNDER CONTRACT

7
Total
Properties

\$664K
Average
Price

\$765K
Median
Price

-59%
Decrease From
May 2022

69%
Increase From
May 2022

122%
Increase From
May 2022

UNITS SOLD

8
Total
Properties

\$546K
Average
Price

\$521K
Median
Price

-62%
Decrease From
May 2022

20%
Increase From
May 2022

18%
Increase From
May 2022

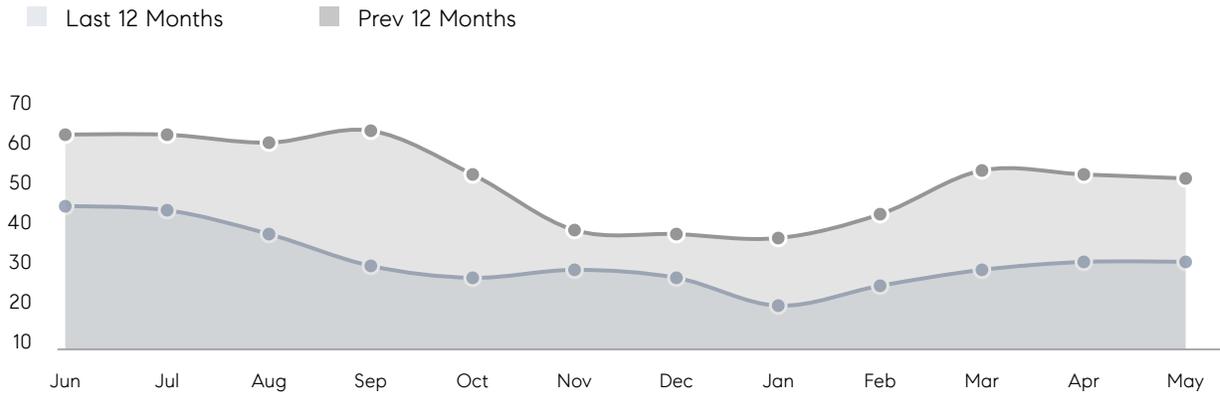
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	31	46	-33%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$546,625	\$455,467	20.0%
	# OF CONTRACTS	7	17	-58.8%
	NEW LISTINGS	14	26	-46%
Houses	AVERAGE DOM	48	28	71%
	% OF ASKING PRICE	96%	106%	
	AVERAGE SOLD PRICE	\$535,000	\$559,667	-4%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	25	50	-50%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$550,500	\$438,100	26%
	# OF CONTRACTS	3	16	-81%
	NEW LISTINGS	11	19	-42%

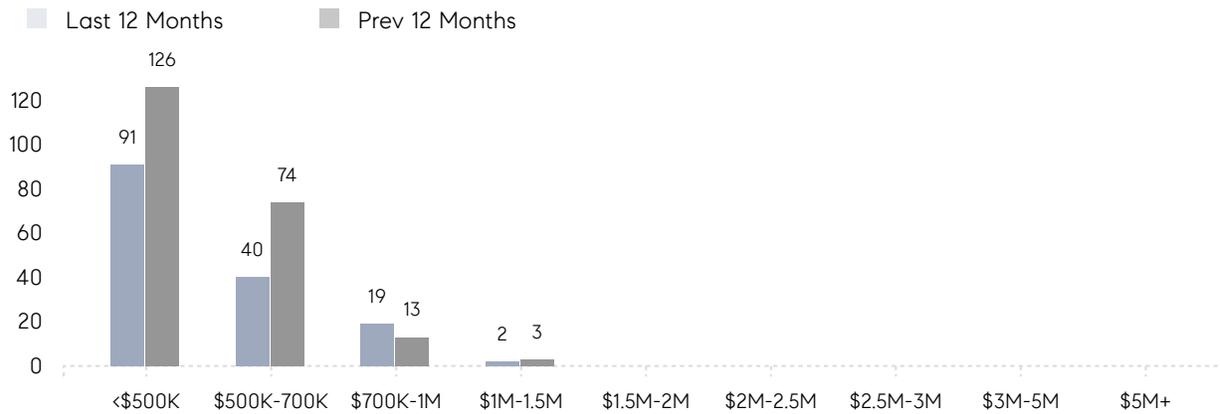
Secaucus

MAY 2023

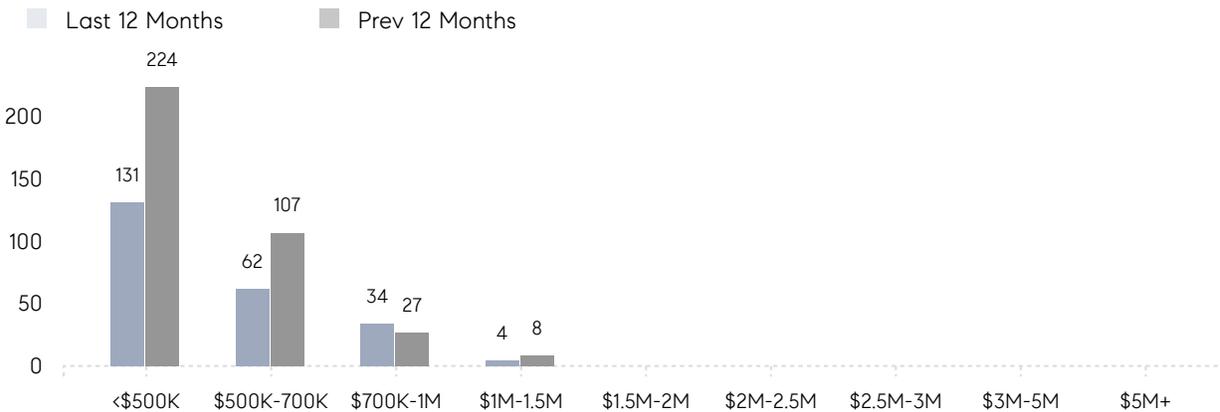
Monthly Inventory



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

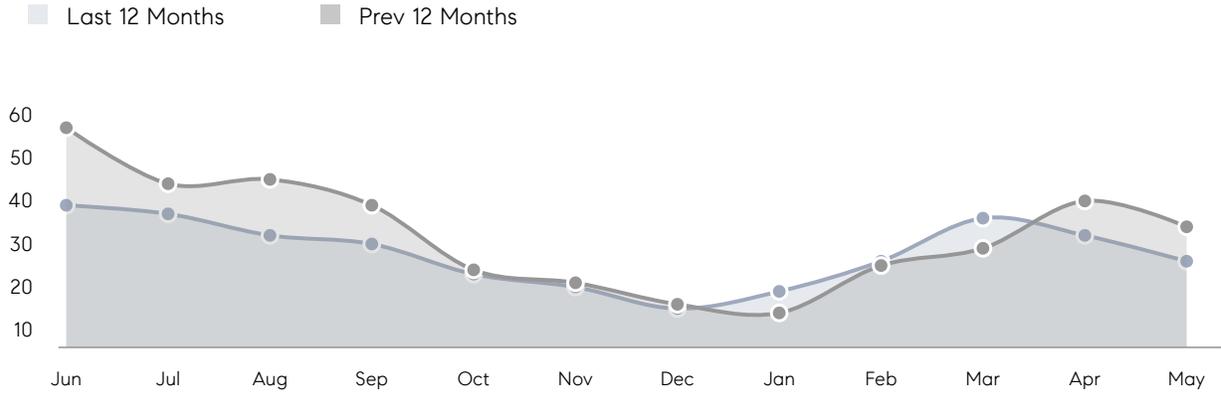
Property Statistics

		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%

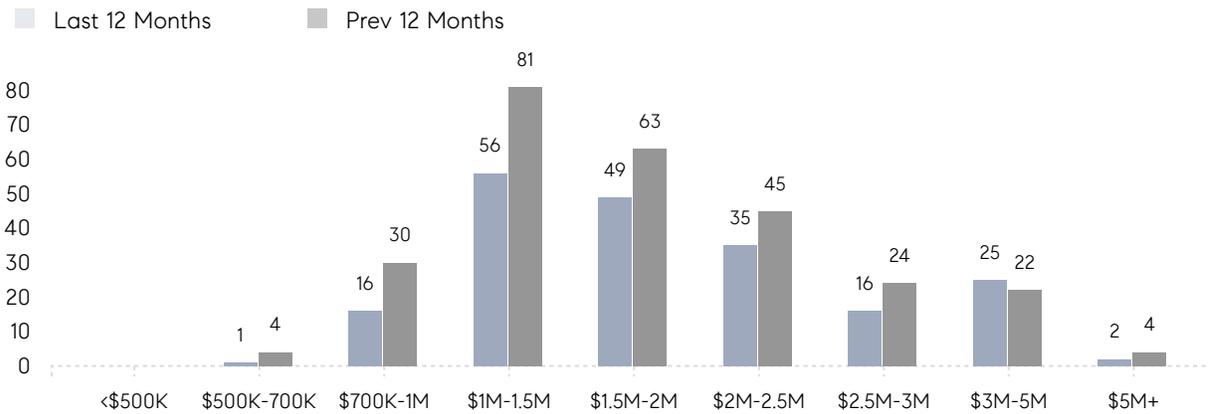
Short Hills

MAY 2023

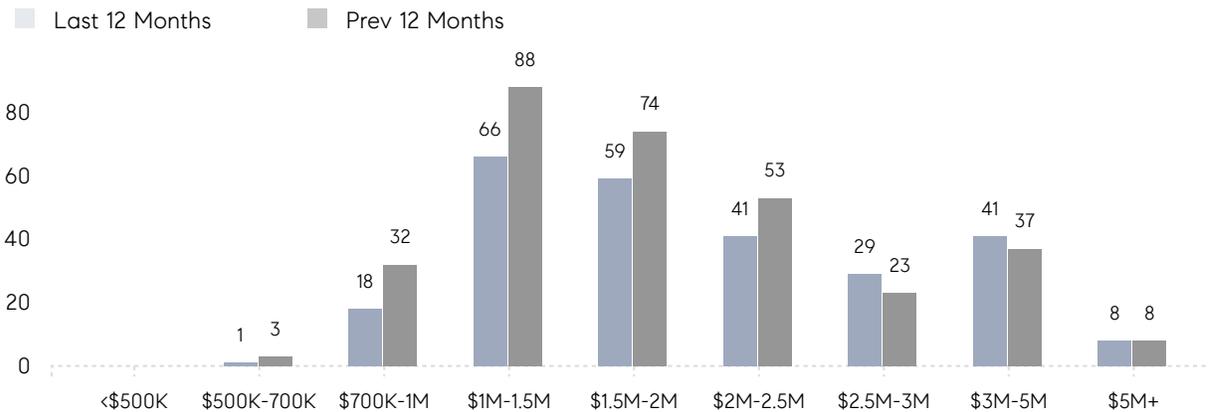
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Somerville

MAY 2023

UNDER CONTRACT

14
Total
Properties

\$458K
Average
Price

\$478K
Median
Price

-7%
Decrease From
May 2022

17%
Increase From
May 2022

20%
Increase From
May 2022

UNITS SOLD

8
Total
Properties

\$541K
Average
Price

\$465K
Median
Price

33%
Increase From
May 2022

28%
Increase From
May 2022

3%
Increase From
May 2022

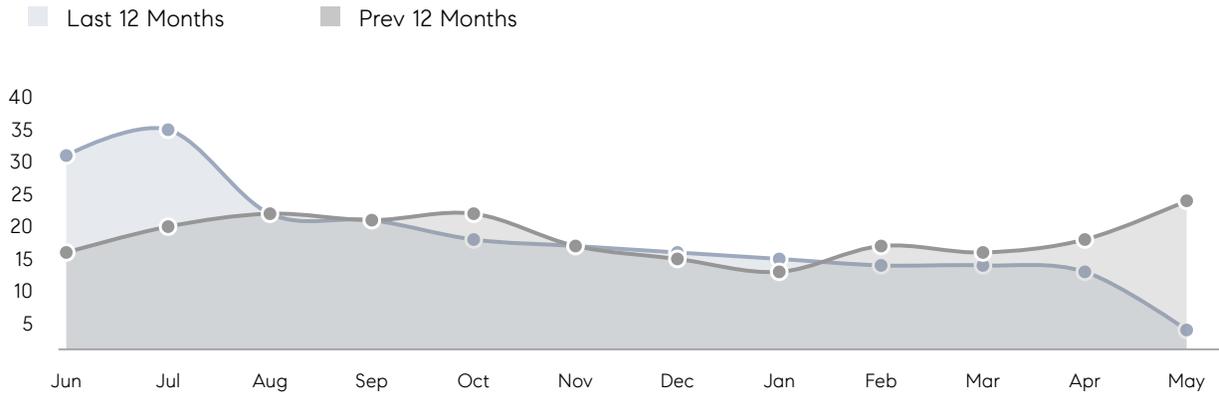
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	26	29	-10%
	% OF ASKING PRICE	100%	111%	
	AVERAGE SOLD PRICE	\$541,704	\$422,833	28.1%
	# OF CONTRACTS	14	15	-6.7%
	NEW LISTINGS	7	23	-70%
Houses	AVERAGE DOM	25	31	-19%
	% OF ASKING PRICE	101%	112%	
	AVERAGE SOLD PRICE	\$555,000	\$452,400	23%
	# OF CONTRACTS	12	14	-14%
	NEW LISTINGS	6	22	-73%
Condo/Co-op/TH	AVERAGE DOM	26	20	30%
	% OF ASKING PRICE	99%	110%	
	AVERAGE SOLD PRICE	\$519,545	\$275,000	89%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	1	0%

Somerville

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

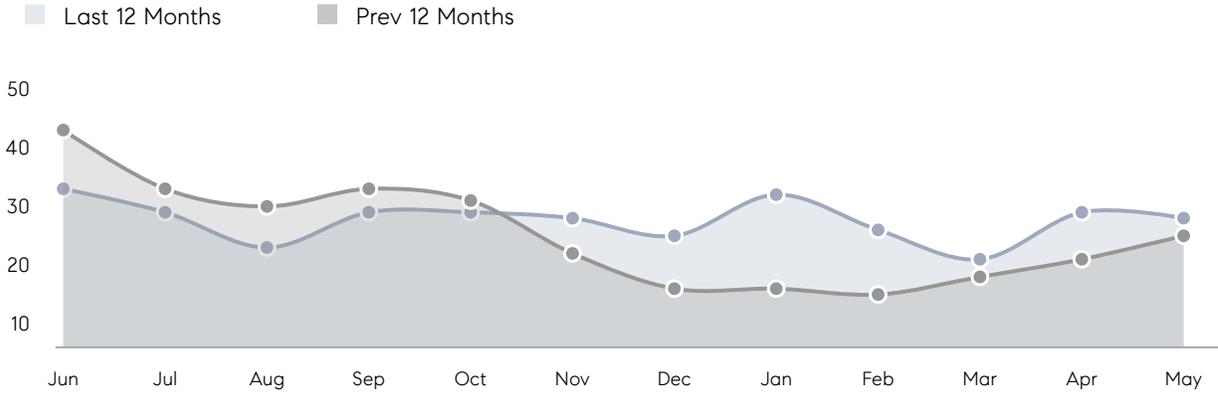
Property Statistics

		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%

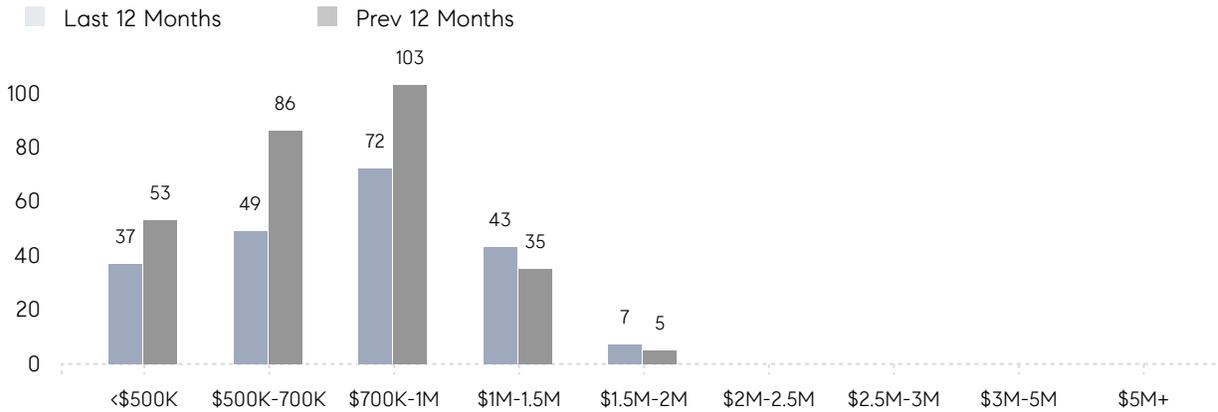
South Orange

MAY 2023

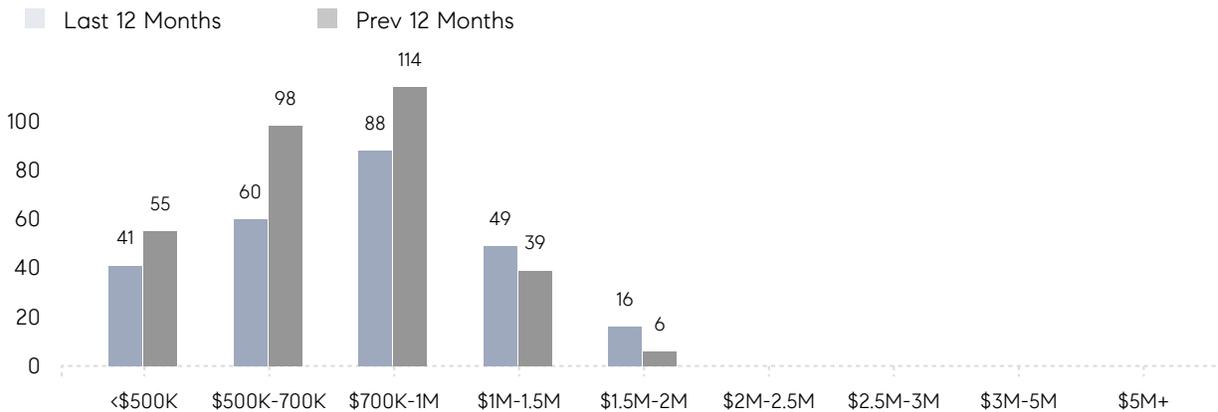
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Springfield

MAY 2023

UNDER CONTRACT

18
Total
Properties

\$654K
Average
Price

\$682K
Median
Price

-28%
Decrease From
May 2022

17%
Increase From
May 2022

24%
Increase From
May 2022

UNITS SOLD

15
Total
Properties

\$683K
Average
Price

\$725K
Median
Price

-17%
Decrease From
May 2022

30%
Increase From
May 2022

41%
Increase From
May 2022

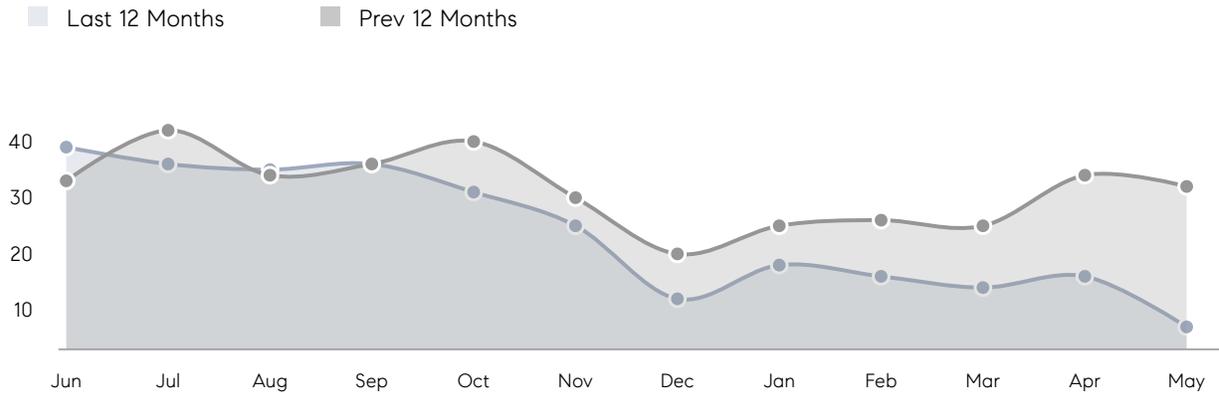
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	17	21	-19%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$683,553	\$525,856	30.0%
	# OF CONTRACTS	18	25	-28.0%
	NEW LISTINGS	12	28	-57%
Houses	AVERAGE DOM	17	17	0%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$683,553	\$674,167	1%
	# OF CONTRACTS	15	19	-21%
	NEW LISTINGS	10	21	-52%
Condo/Co-op/TH	AVERAGE DOM	-	28	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$229,233	-
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	2	7	-71%

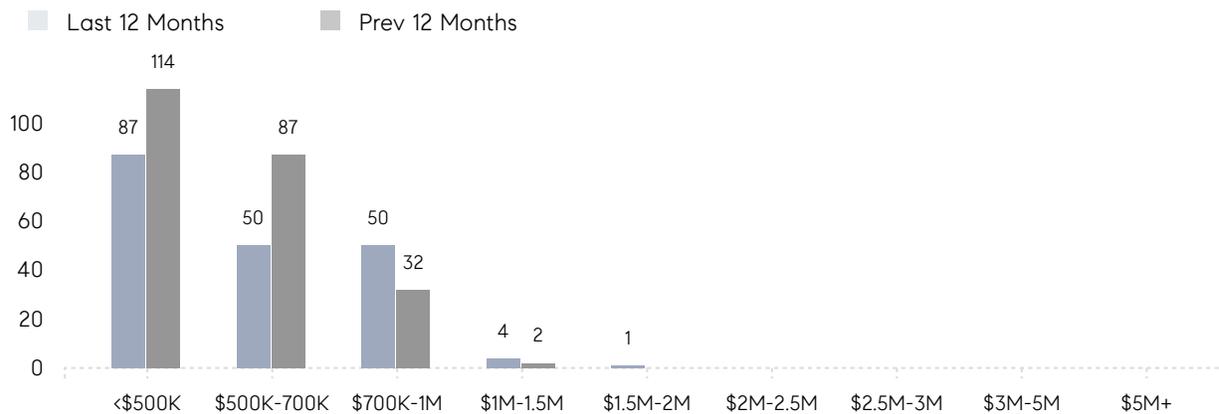
Springfield

MAY 2023

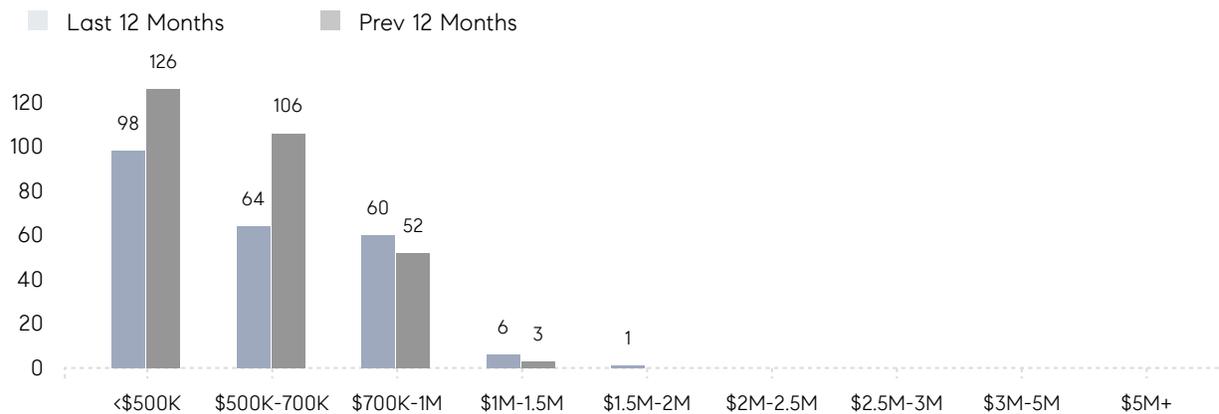
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Summit

MAY 2023

UNDER CONTRACT

35	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-20%	-15%	-23%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

22	\$1.4M	\$1.4M
Total Properties	Average Price	Median Price
-29%	-4%	14%
Decrease From May 2022	Decrease From May 2022	Increase From May 2022

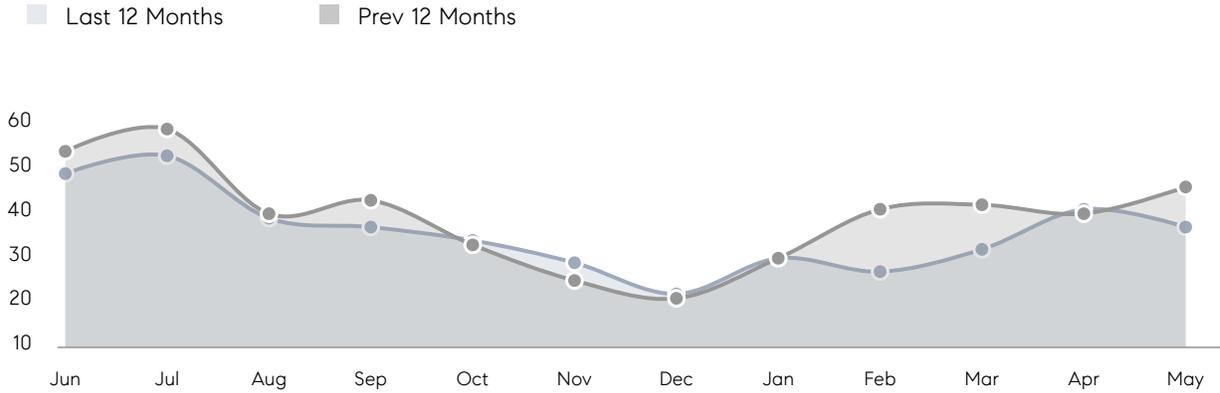
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	18	14	29%
	% OF ASKING PRICE	113%	109%	
	AVERAGE SOLD PRICE	\$1,468,227	\$1,537,271	-4.5%
	# OF CONTRACTS	35	44	-20.5%
	NEW LISTINGS	35	52	-33%
Houses	AVERAGE DOM	13	15	-13%
	% OF ASKING PRICE	113%	109%	
	AVERAGE SOLD PRICE	\$1,514,048	\$1,595,600	-5%
	# OF CONTRACTS	30	37	-19%
	NEW LISTINGS	31	45	-31%
Condo/Co-op/TH	AVERAGE DOM	141	11	1,182%
	% OF ASKING PRICE	104%	109%	
	AVERAGE SOLD PRICE	\$506,000	\$691,500	-27%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	4	7	-43%

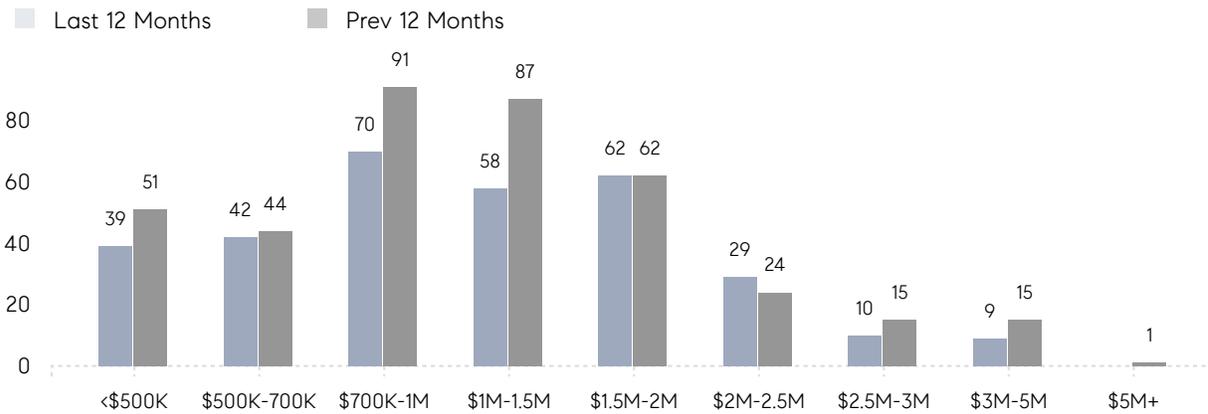
Summit

MAY 2023

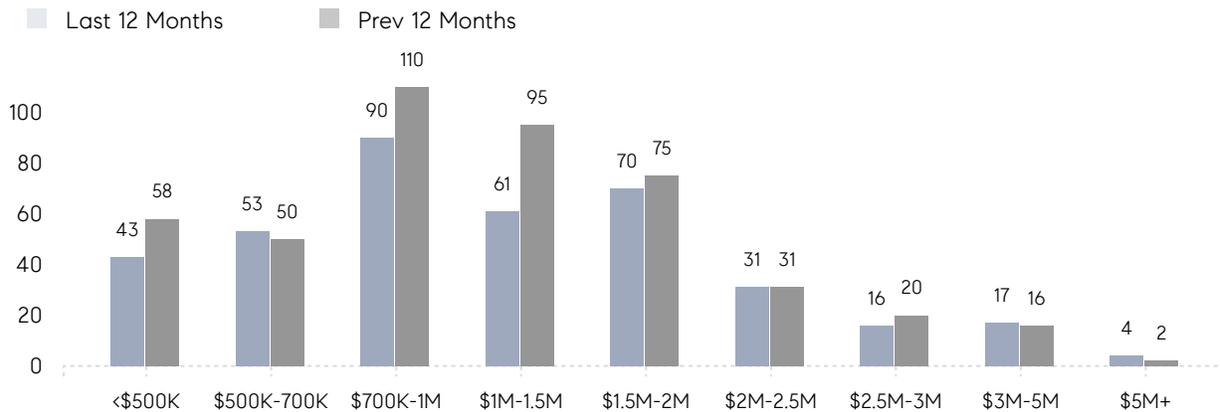
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Teaneck

MAY 2023

UNDER CONTRACT

32
Total
Properties

\$583K
Average
Price

\$549K
Median
Price

-29%
Decrease From
May 2022

2%
Increase From
May 2022

10%
Increase From
May 2022

UNITS SOLD

21
Total
Properties

\$613K
Average
Price

\$512K
Median
Price

-43%
Decrease From
May 2022

14%
Increase From
May 2022

-4%
Decrease From
May 2022

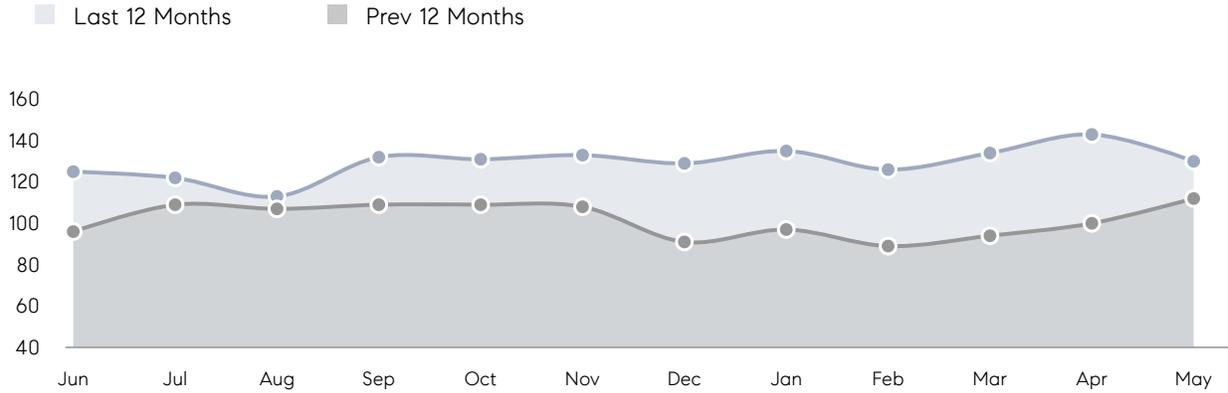
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	36	43	-16%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$613,667	\$537,108	14.3%
	# OF CONTRACTS	32	45	-28.9%
	NEW LISTINGS	23	57	-60%
Houses	AVERAGE DOM	38	32	19%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$682,765	\$582,625	17%
	# OF CONTRACTS	27	32	-16%
	NEW LISTINGS	19	45	-58%
Condo/Co-op/TH	AVERAGE DOM	26	119	-78%
	% OF ASKING PRICE	102%	97%	
	AVERAGE SOLD PRICE	\$320,000	\$245,800	30%
	# OF CONTRACTS	5	13	-62%
	NEW LISTINGS	4	12	-67%

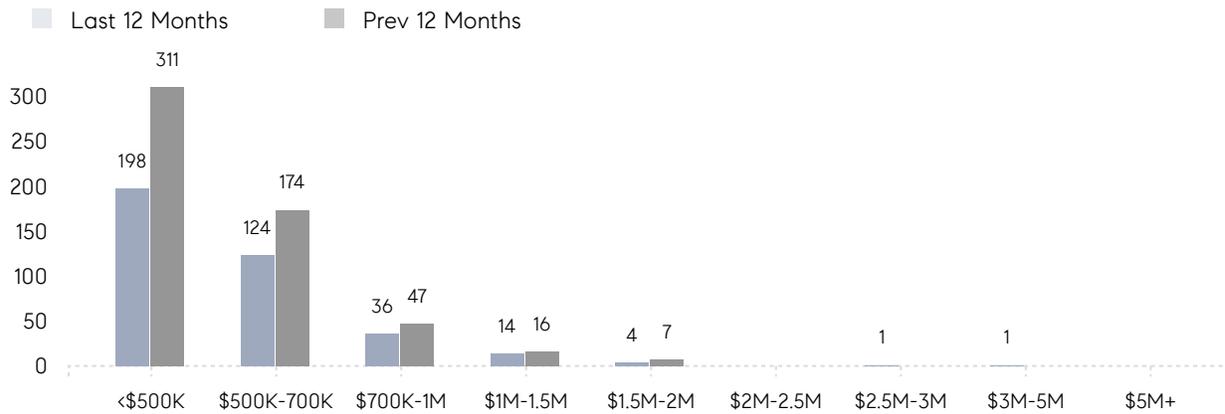
Teaneck

MAY 2023

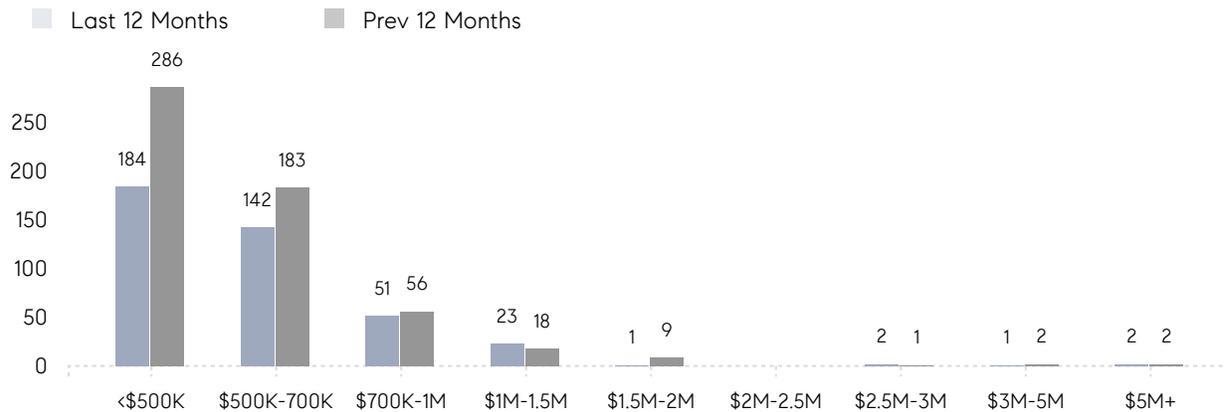
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Tenafly

MAY 2023

UNDER CONTRACT

21
Total
Properties

\$1.2M
Average
Price

\$850K
Median
Price

-5%
Decrease From
May 2022

-5%
Decrease From
May 2022

-24%
Decrease From
May 2022

UNITS SOLD

13
Total
Properties

\$1.6M
Average
Price

\$985K
Median
Price

-32%
Decrease From
May 2022

19%
Increase From
May 2022

-10%
Decrease From
May 2022

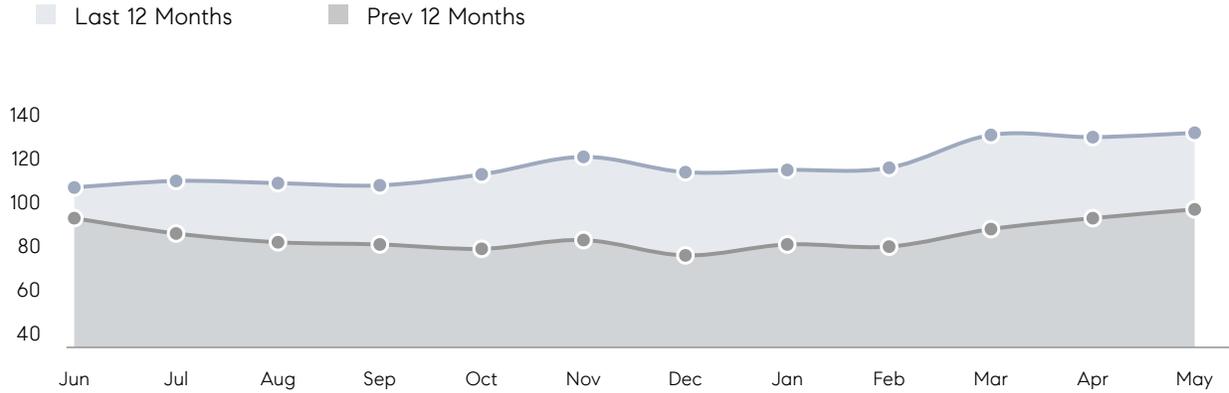
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	30	45	-33%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$1,631,923	\$1,368,474	19.3%
	# OF CONTRACTS	21	22	-4.5%
	NEW LISTINGS	23	29	-21%
Houses	AVERAGE DOM	25	45	-44%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$1,863,636	\$1,502,353	24%
	# OF CONTRACTS	20	18	11%
	NEW LISTINGS	20	22	-9%
Condo/Co-op/TH	AVERAGE DOM	56	46	22%
	% OF ASKING PRICE	106%	97%	
	AVERAGE SOLD PRICE	\$357,500	\$230,500	55%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	3	7	-57%

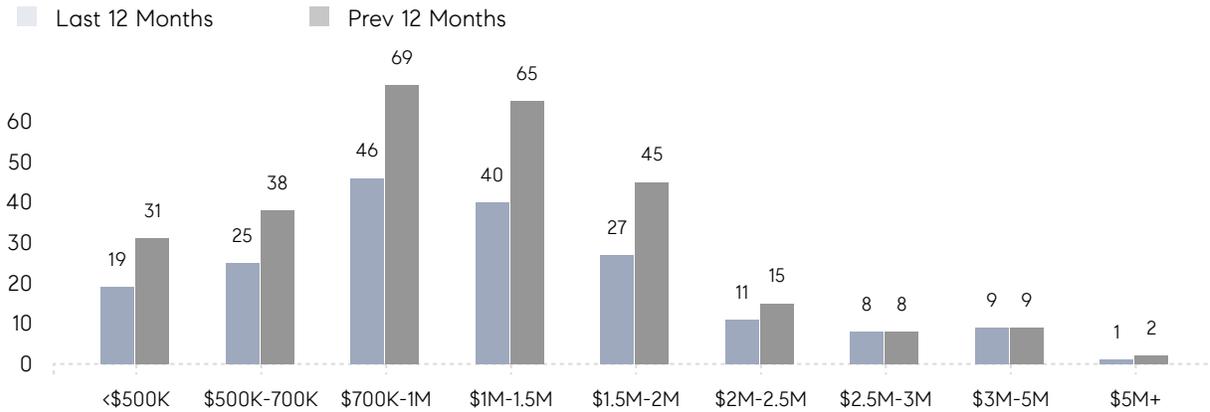
Tenaflly

MAY 2023

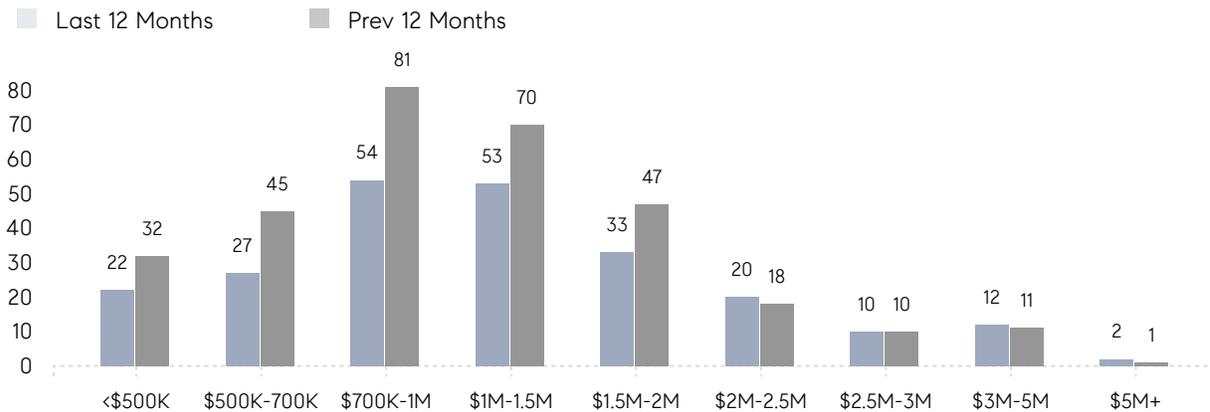
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Tewksbury Township

MAY 2023

UNDER CONTRACT

11	\$1.0M	\$1.1M
Total Properties	Average Price	Median Price
-15%	14%	22%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

8	\$773K	\$716K
Total Properties	Average Price	Median Price
-20%	-25%	-26%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

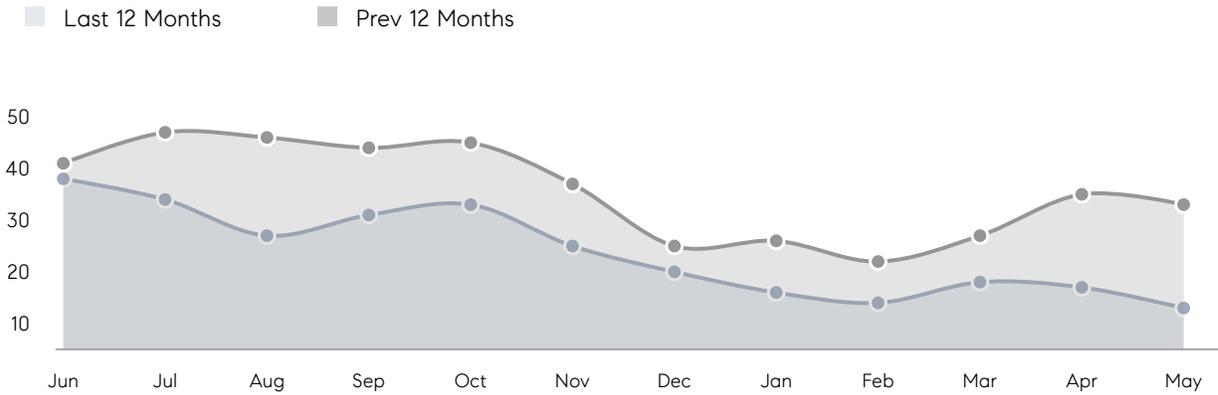
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	43	55	-22%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$773,038	\$1,033,650	-25.2%
	# OF CONTRACTS	11	13	-15.4%
	NEW LISTINGS	9	16	-44%
Houses	AVERAGE DOM	47	55	-15%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$766,929	\$1,033,650	-26%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	9	13	-31%
Condo/Co-op/TH	AVERAGE DOM	16	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$815,800	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	3	0%

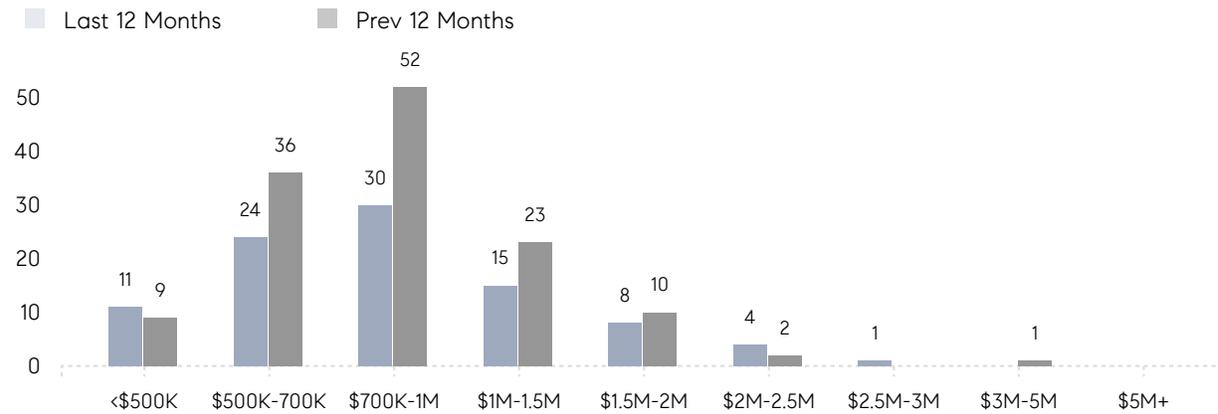
Tewksbury Township

MAY 2023

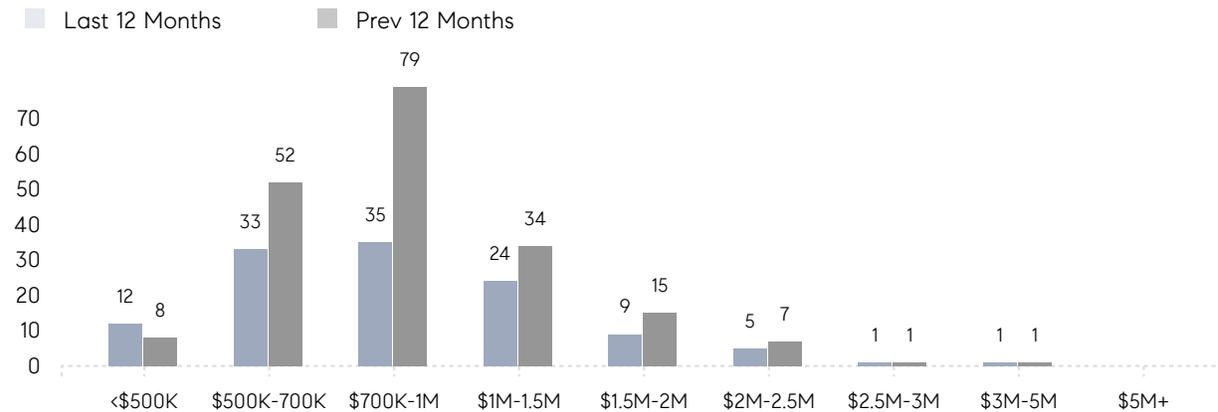
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Union

MAY 2023

UNDER CONTRACT

39
Total
Properties

\$469K
Average
Price

\$475K
Median
Price

-34%
Decrease From
May 2022

8%
Increase From
May 2022

6%
Increase From
May 2022

UNITS SOLD

44
Total
Properties

\$527K
Average
Price

\$535K
Median
Price

-2%
Decrease From
May 2022

8%
Increase From
May 2022

11%
Increase From
May 2022

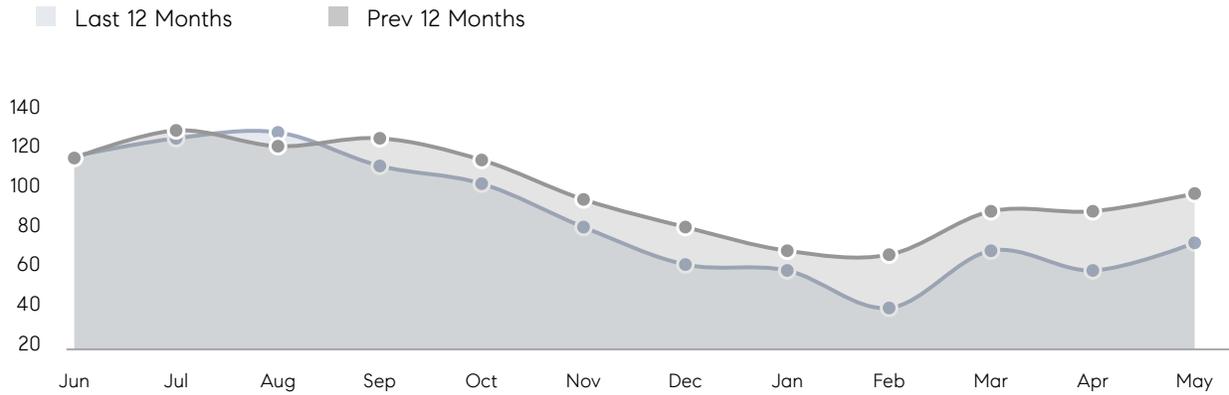
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	27	26	4%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$527,472	\$489,452	7.8%
	# OF CONTRACTS	39	59	-33.9%
	NEW LISTINGS	61	83	-27%
Houses	AVERAGE DOM	27	28	-4%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$559,646	\$508,509	10%
	# OF CONTRACTS	33	53	-38%
	NEW LISTINGS	53	74	-28%
Condo/Co-op/TH	AVERAGE DOM	24	10	140%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$357,407	\$294,125	22%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	8	9	-11%

Union

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Union City

MAY 2023

UNDER CONTRACT

18
Total
Properties

\$441K
Average
Price

\$397K
Median
Price

-42%
Decrease From
May 2022

-1%
Change From
May 2022

8%
Increase From
May 2022

UNITS SOLD

16
Total
Properties

\$438K
Average
Price

\$391K
Median
Price

-38%
Decrease From
May 2022

20%
Increase From
May 2022

24%
Increase From
May 2022

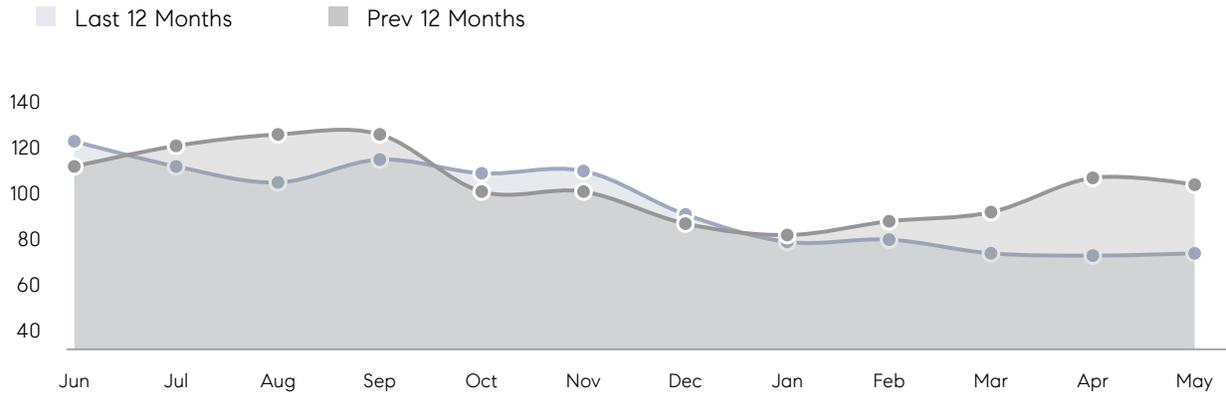
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	62	36	72%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$438,572	\$364,791	20.2%
	# OF CONTRACTS	18	31	-41.9%
	NEW LISTINGS	35	45	-22%
Houses	AVERAGE DOM	8	22	-64%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$831,000	\$507,500	64%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	5	6	-17%
Condo/Co-op/TH	AVERAGE DOM	65	37	76%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$412,410	\$352,898	17%
	# OF CONTRACTS	14	27	-48%
	NEW LISTINGS	30	39	-23%

Union City

MAY 2023

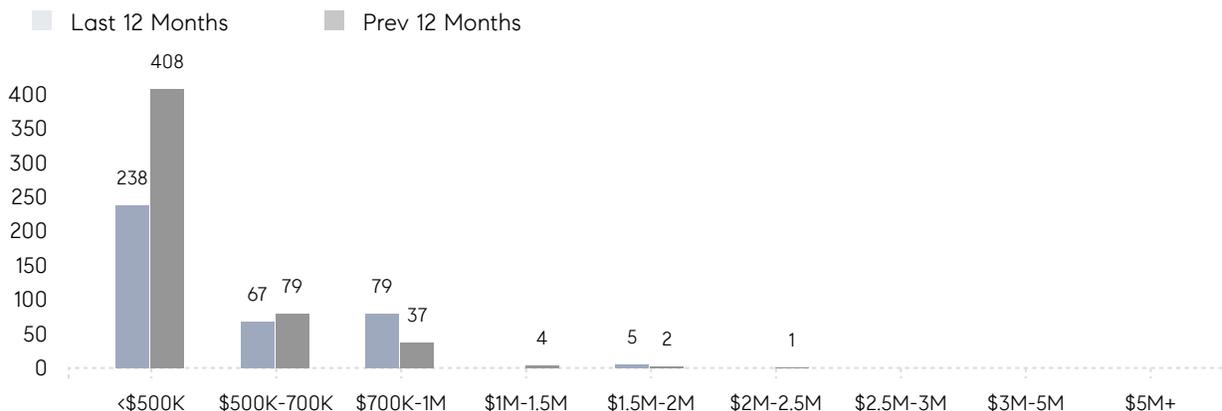
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Upper Saddle River

MAY 2023

UNDER CONTRACT

12	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-33%	-4%	4%
Decrease From May 2022	Decrease From May 2022	Increase From May 2022

UNITS SOLD

13	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-7%	-18%	-3%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

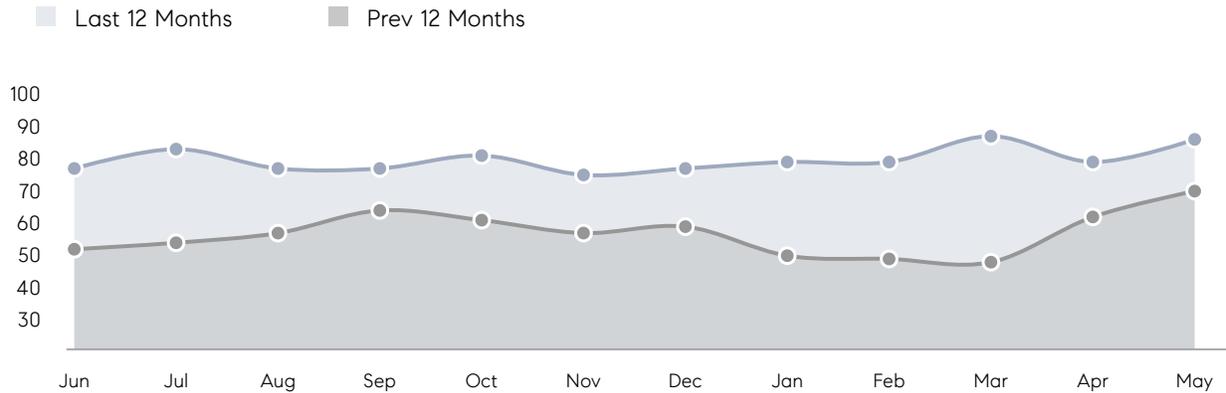
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	61	38	61%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$1,074,004	\$1,317,215	-18.5%
	# OF CONTRACTS	12	18	-33.3%
	NEW LISTINGS	21	31	-32%
Houses	AVERAGE DOM	55	61	-10%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$1,082,011	\$1,599,858	-32%
	# OF CONTRACTS	9	15	-40%
	NEW LISTINGS	8	27	-70%
Condo/Co-op/TH	AVERAGE DOM	68	9	656%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$1,064,662	\$940,357	13%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	13	4	225%

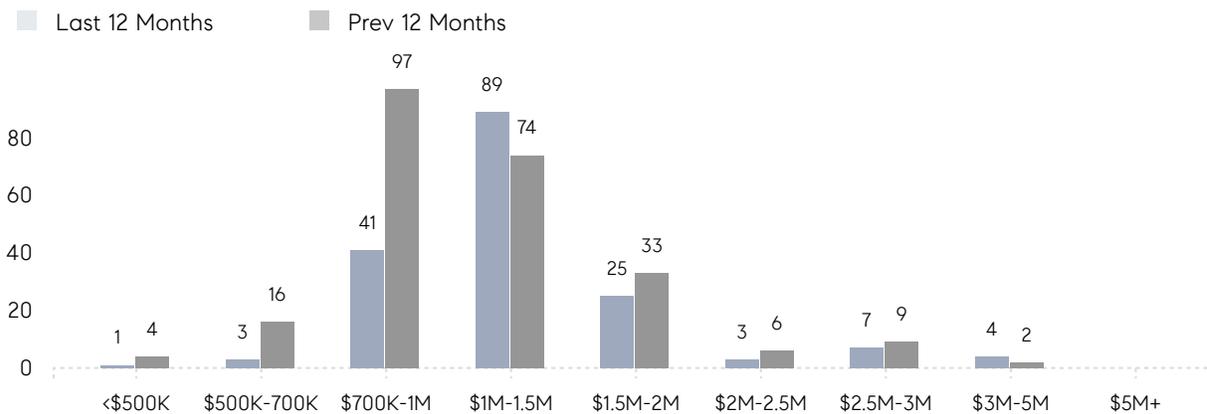
Upper Saddle River

MAY 2023

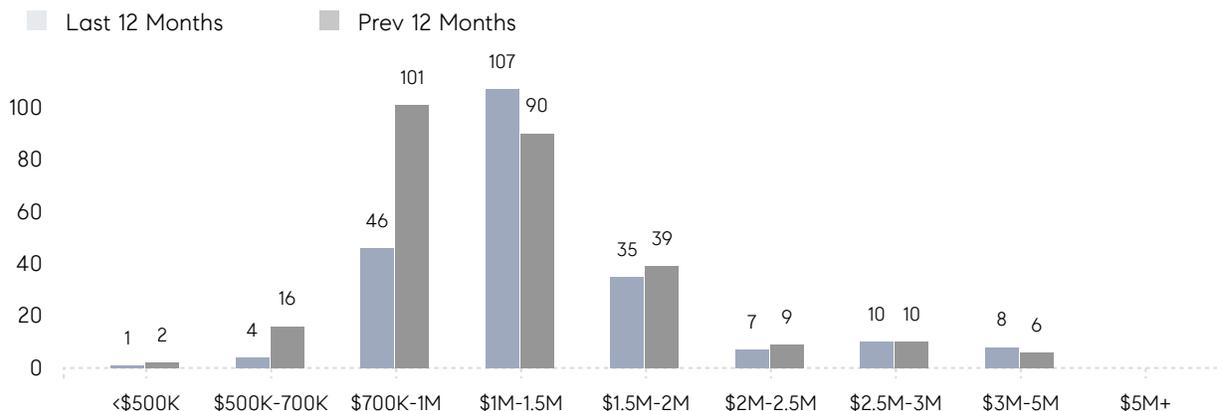
Monthly Inventory



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

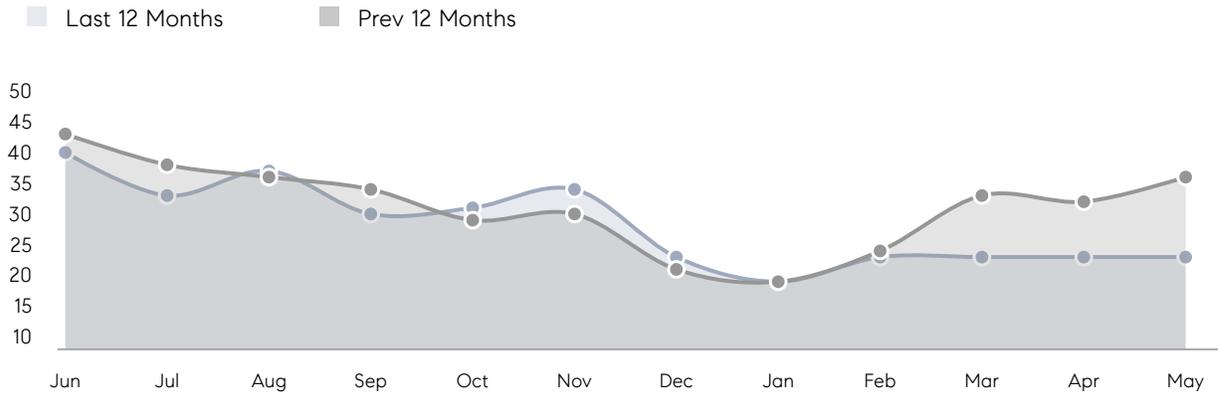
Property Statistics

		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%

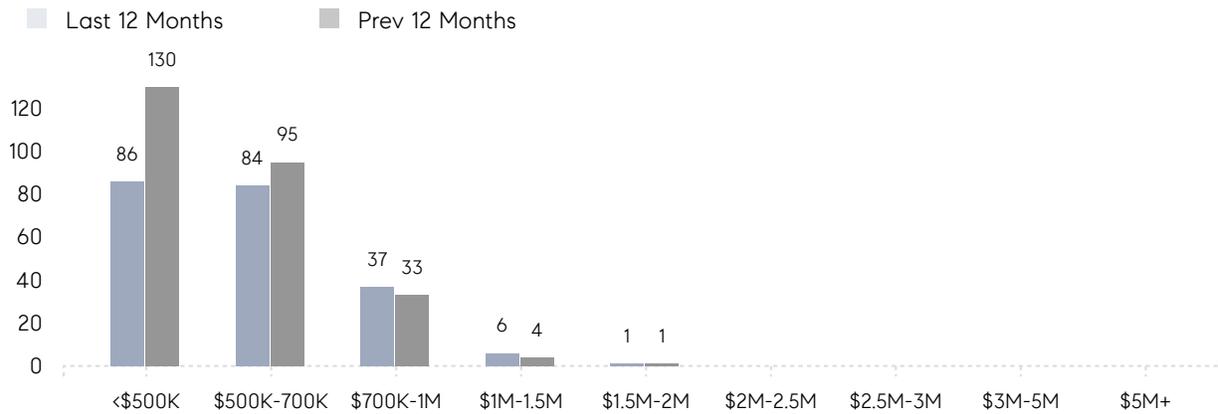
Verona

MAY 2023

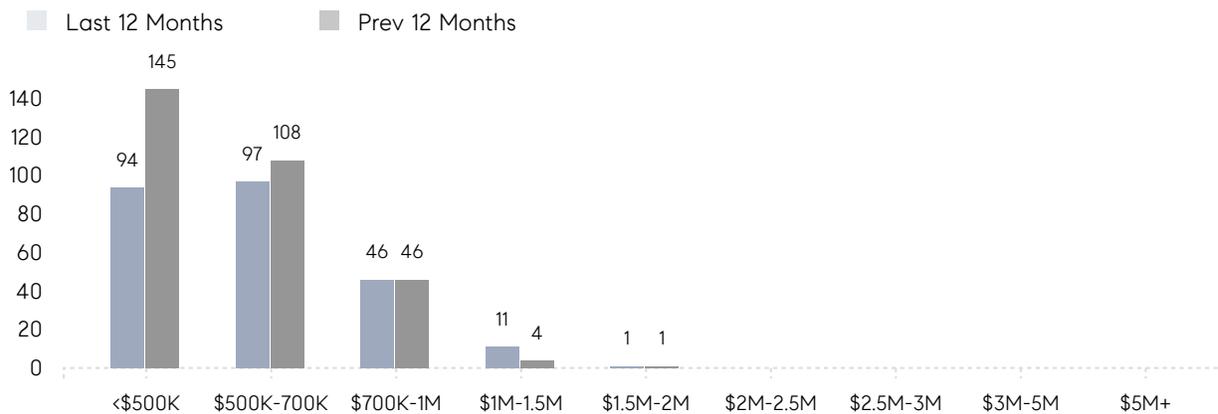
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Waldwick

MAY 2023

UNDER CONTRACT

16	\$539K	\$537K
Total Properties	Average Price	Median Price
-11%	-8%	-4%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

9	\$612K	\$616K
Total Properties	Average Price	Median Price
-25%	19%	18%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

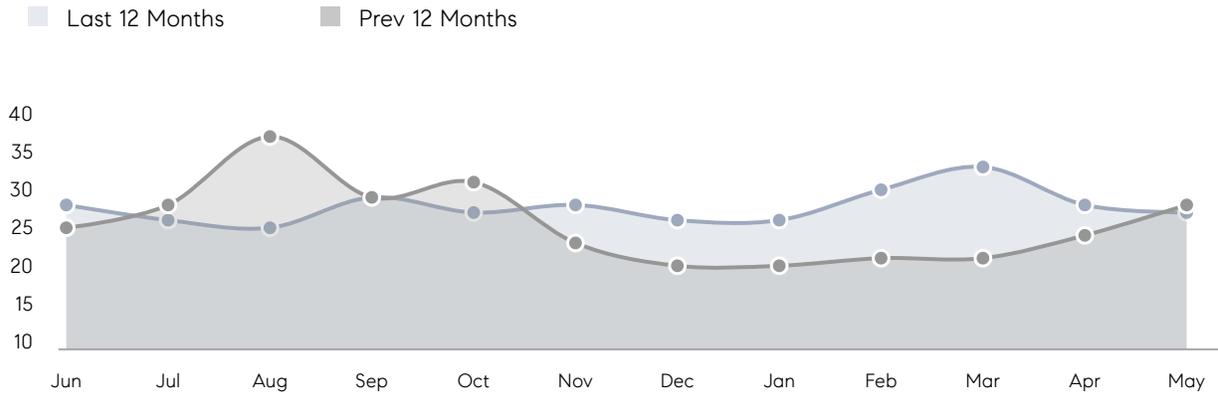
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	15	15	0%
	% OF ASKING PRICE	106%	108%	
	AVERAGE SOLD PRICE	\$612,667	\$513,875	19.2%
	# OF CONTRACTS	16	18	-11.1%
	NEW LISTINGS	17	22	-23%
Houses	AVERAGE DOM	19	15	27%
	% OF ASKING PRICE	107%	108%	
	AVERAGE SOLD PRICE	\$623,833	\$513,875	21%
	# OF CONTRACTS	11	16	-31%
	NEW LISTINGS	12	22	-45%
Condo/Co-op/TH	AVERAGE DOM	8	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$590,333	-	-
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	5	0	0%

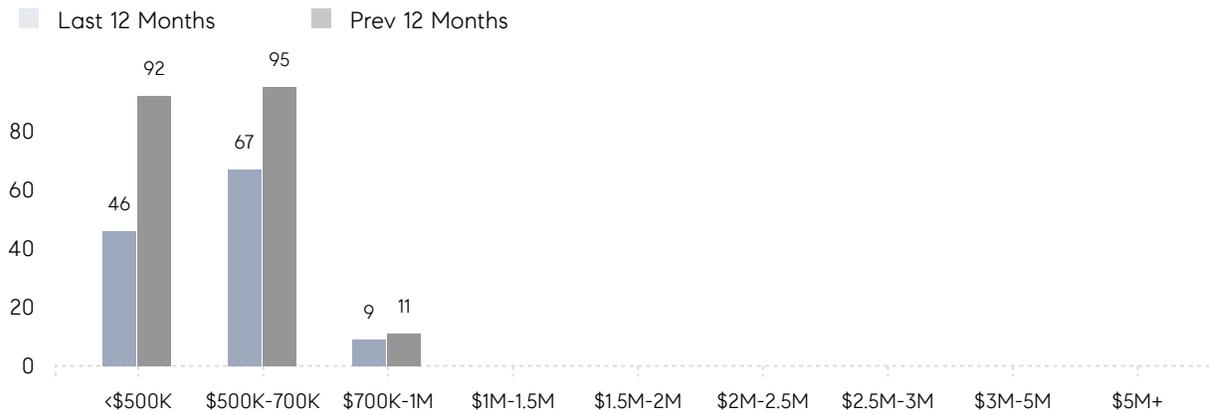
Waldwick

MAY 2023

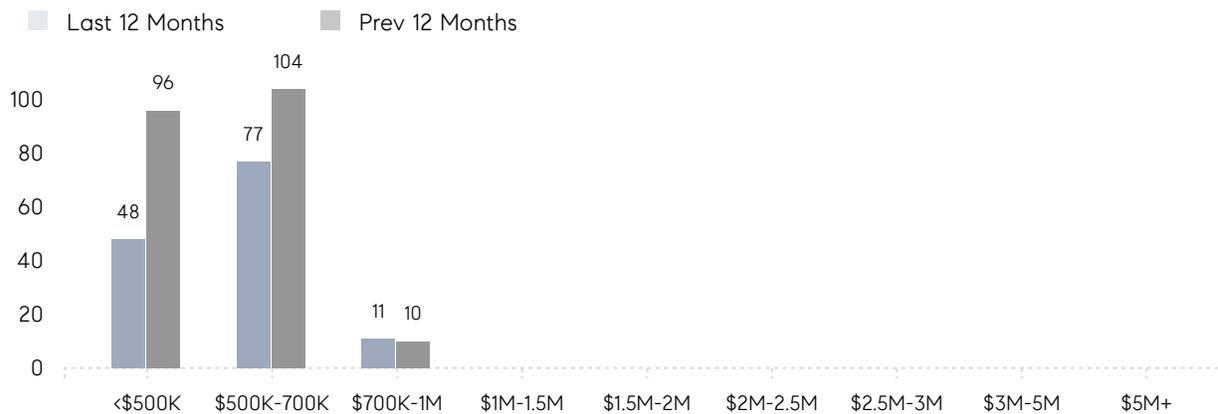
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wallington

MAY 2023

UNDER CONTRACT

2
Total
Properties

\$424K
Average
Price

\$424K
Median
Price

0%
Change From
May 2022

–
Change From
May 2022

–
Change From
May 2022

UNITS SOLD

2
Total
Properties

\$537K
Average
Price

\$537K
Median
Price

0%
Change From
May 2022

-10%
Decrease From
May 2022

-10%
Decrease From
May 2022

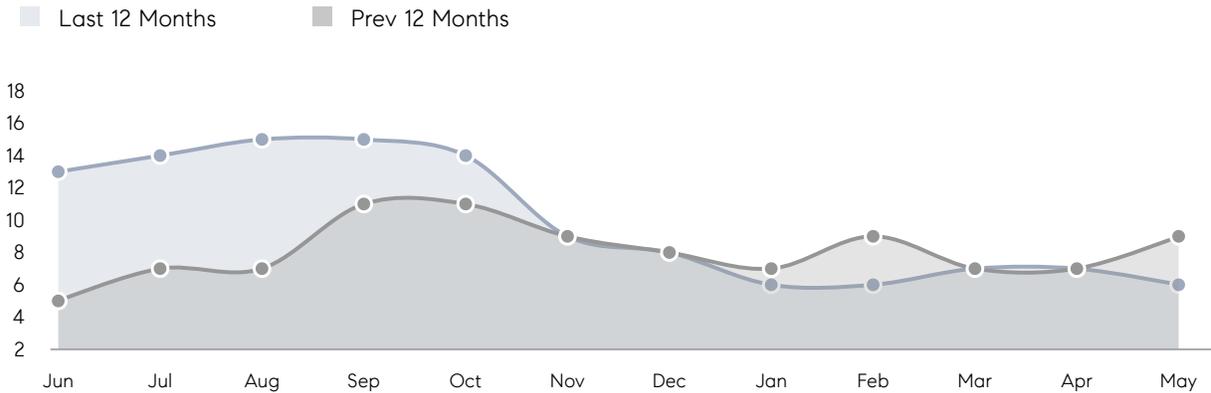
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	18	19	-5%
	% OF ASKING PRICE	98%	110%	
	AVERAGE SOLD PRICE	\$537,500	\$600,000	-10.4%
	# OF CONTRACTS	2	0	0.0%
	NEW LISTINGS	1	3	-67%
Houses	AVERAGE DOM	18	19	-5%
	% OF ASKING PRICE	98%	110%	
	AVERAGE SOLD PRICE	\$537,500	\$600,000	-10%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

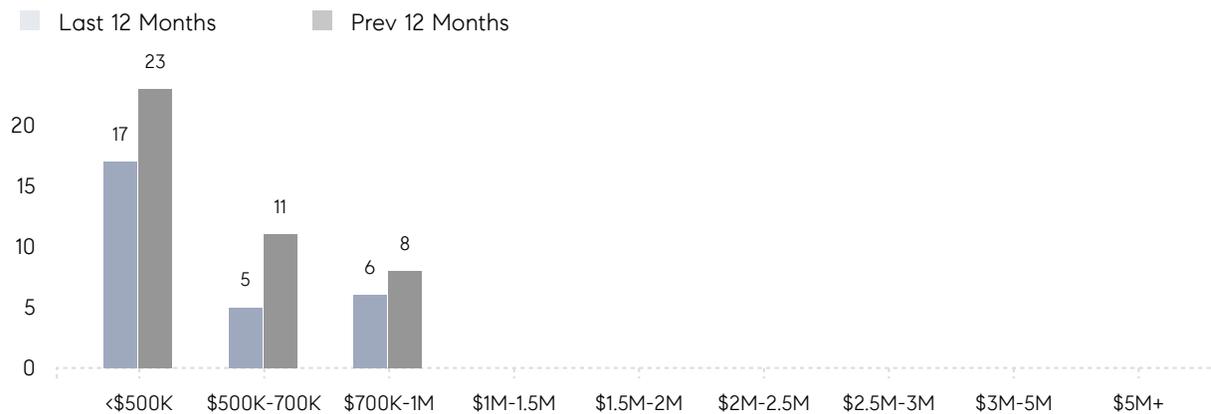
Wallington

MAY 2023

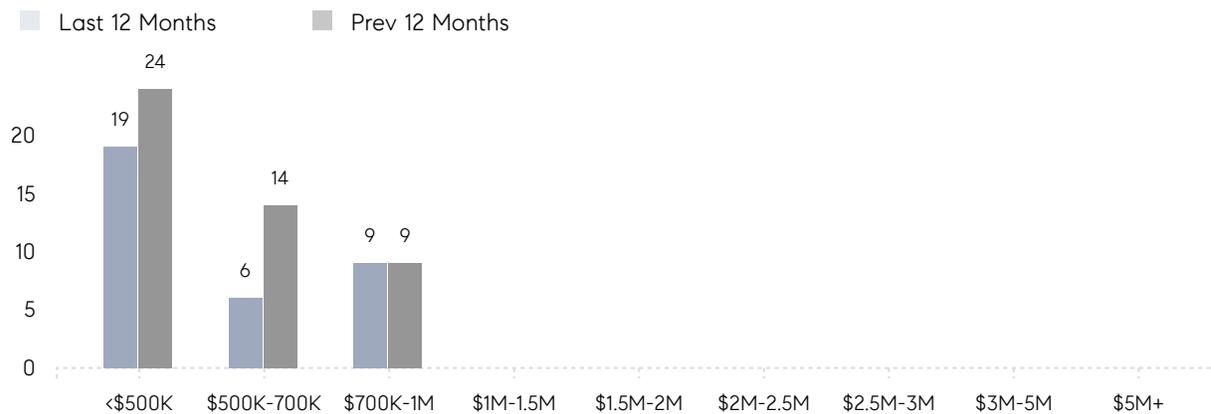
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Warren

MAY 2023

UNDER CONTRACT

17	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-29%	14%	11%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

13	\$983K	\$870K
Total Properties	Average Price	Median Price
-35%	-10%	-7%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

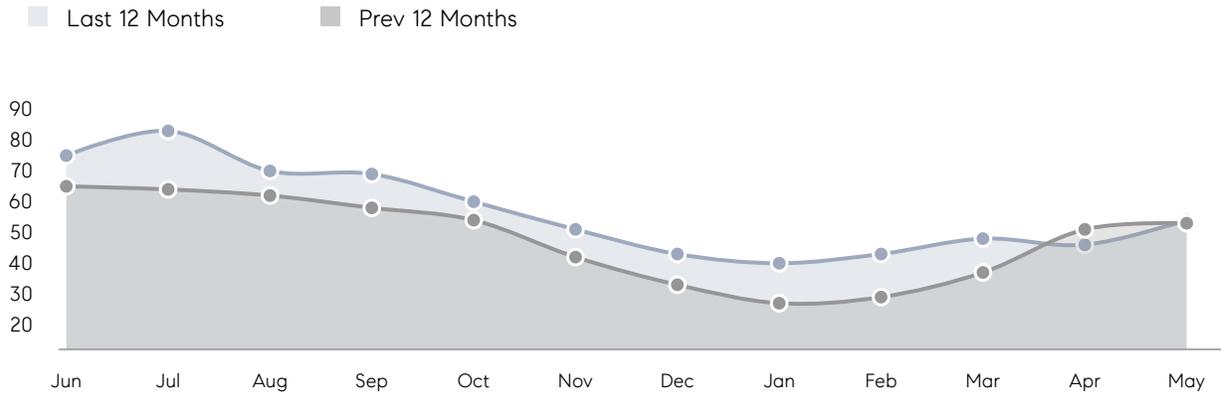
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	36	15	140%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$983,510	\$1,090,045	-9.8%
	# OF CONTRACTS	17	24	-29.2%
	NEW LISTINGS	32	30	7%
Houses	AVERAGE DOM	27	15	80%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$1,016,591	\$1,090,045	-7%
	# OF CONTRACTS	17	22	-23%
	NEW LISTINGS	29	30	-3%
Condo/Co-op/TH	AVERAGE DOM	89	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$801,568	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	3	0	0%

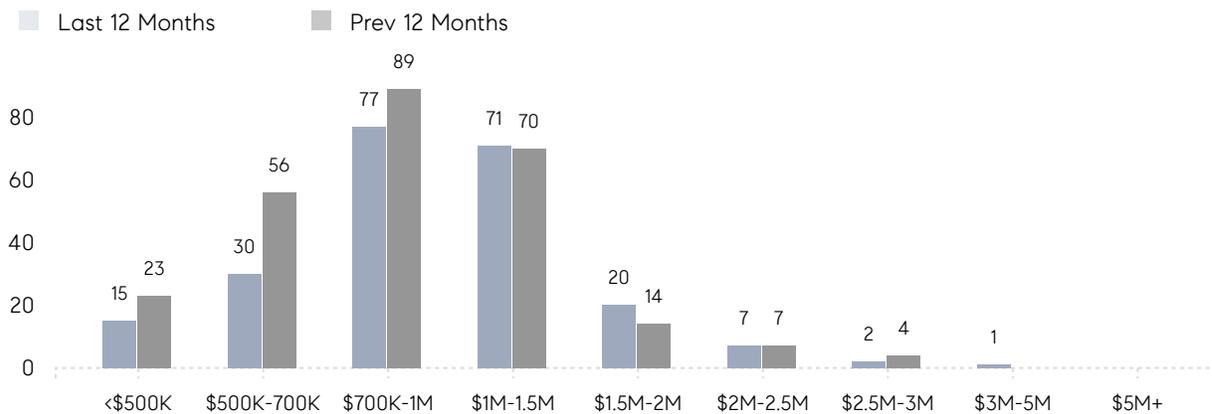
Warren

MAY 2023

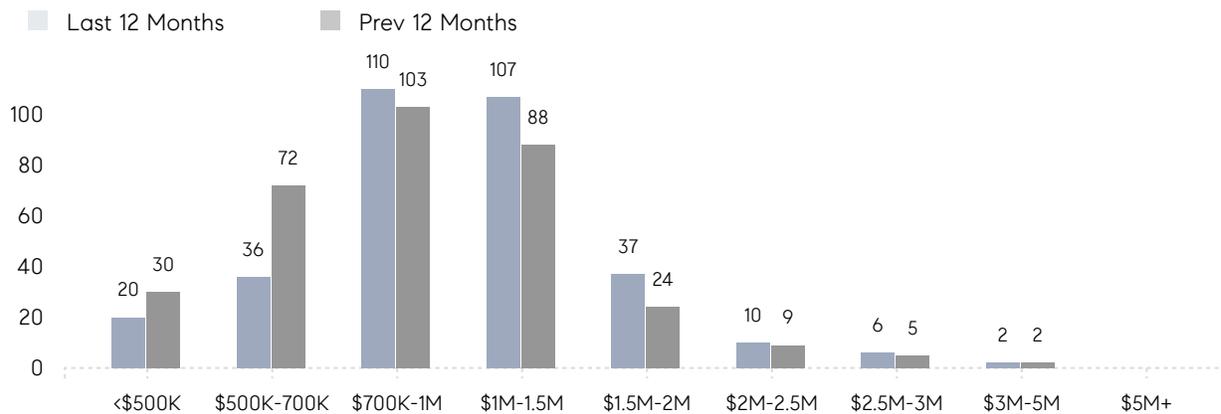
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Washington Township

MAY 2023

UNDER CONTRACT

10	\$700K	\$583K
Total Properties	Average Price	Median Price
-47%	6%	-3%
Decrease From May 2022	Increase From May 2022	Decrease From May 2022

UNITS SOLD

9	\$594K	\$550K
Total Properties	Average Price	Median Price
-25%	-1%	-8%
Decrease From May 2022	Change From May 2022	Decrease From May 2022

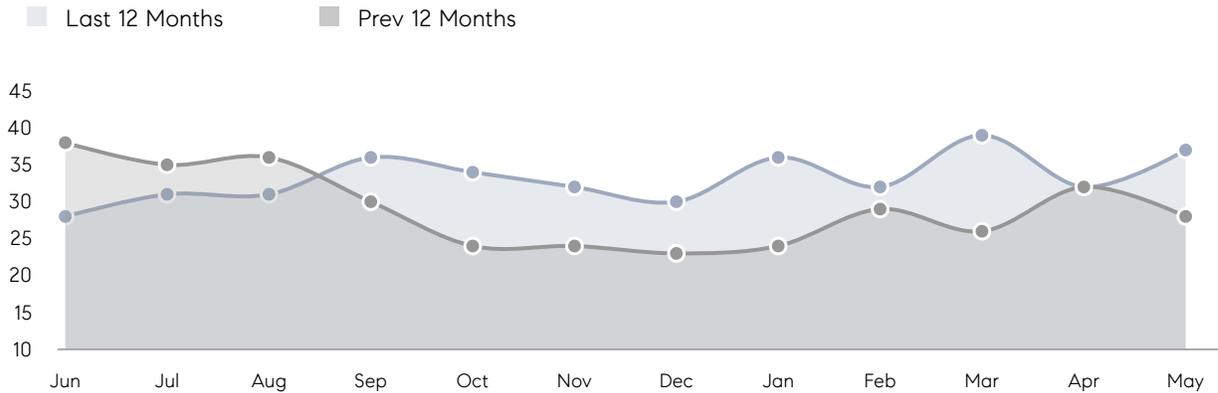
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	29	32	-9%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$594,000	\$597,333	-0.6%
	# OF CONTRACTS	10	19	-47.4%
	NEW LISTINGS	15	15	0%
Houses	AVERAGE DOM	22	31	-29%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$658,667	\$633,286	4%
	# OF CONTRACTS	7	17	-59%
	NEW LISTINGS	13	13	0%
Condo/Co-op/TH	AVERAGE DOM	42	34	24%
	% OF ASKING PRICE	93%	99%	
	AVERAGE SOLD PRICE	\$464,667	\$547,000	-15%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	2	2	0%

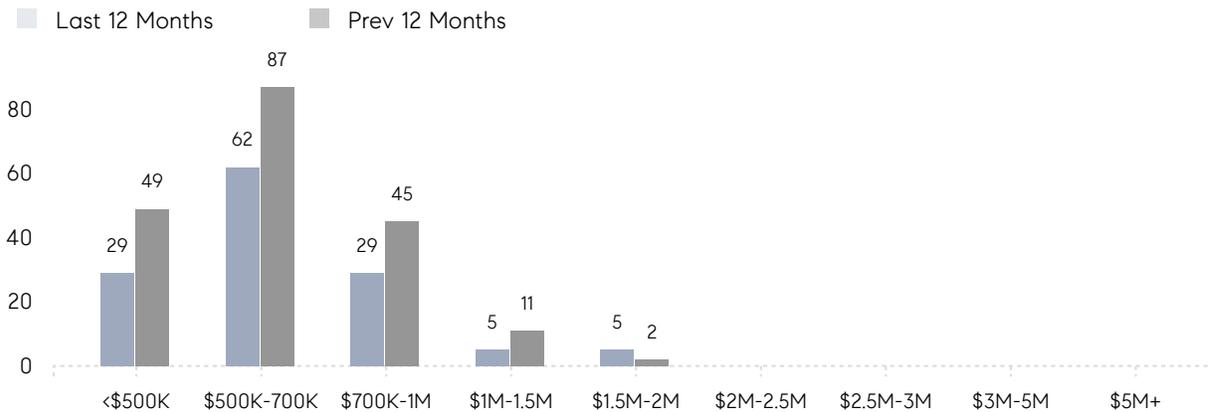
Washington Township

MAY 2023

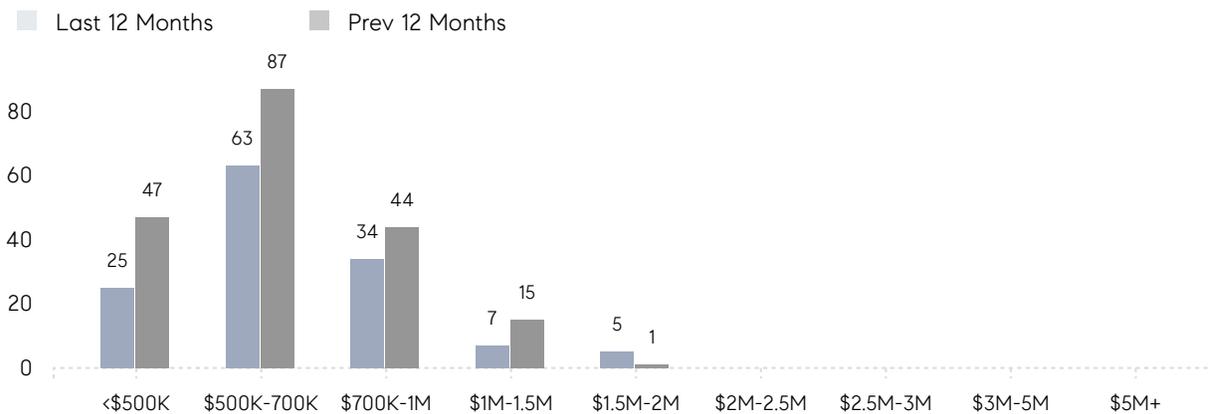
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Watchung

MAY 2023

UNDER CONTRACT

4 **\$941K** **\$837K**
 Total Average Median
 Properties Price Price

-33% **22%** **8%**
 Decrease From Increase From Increase From
 May 2022 May 2022 May 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 May 2022 May 2022 May 2022

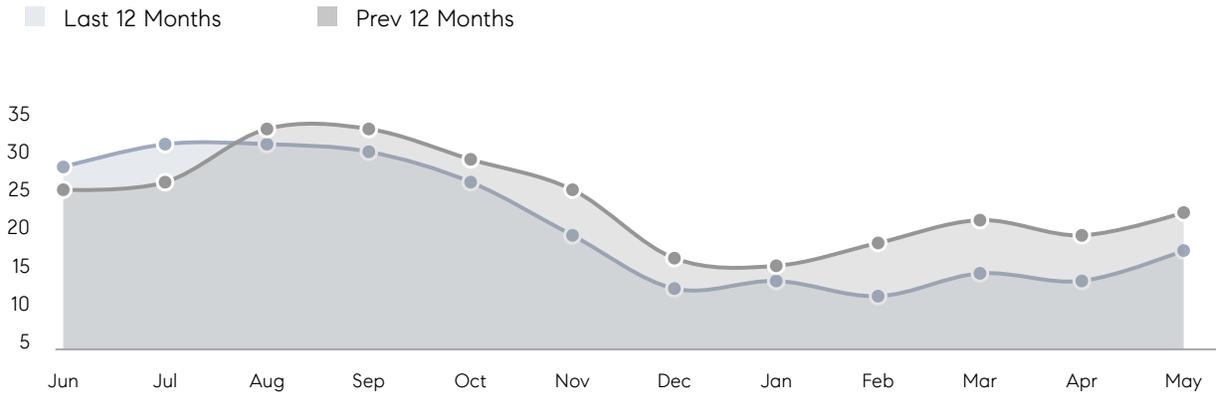
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	39	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$1,004,786	-
	# OF CONTRACTS	4	6	-33.3%
	NEW LISTINGS	10	14	-29%
Houses	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	108%	
	AVERAGE SOLD PRICE	-	\$1,248,750	-
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	7	14	-50%
Condo/Co-op/TH	AVERAGE DOM	-	66	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$679,500	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	3	0	0%

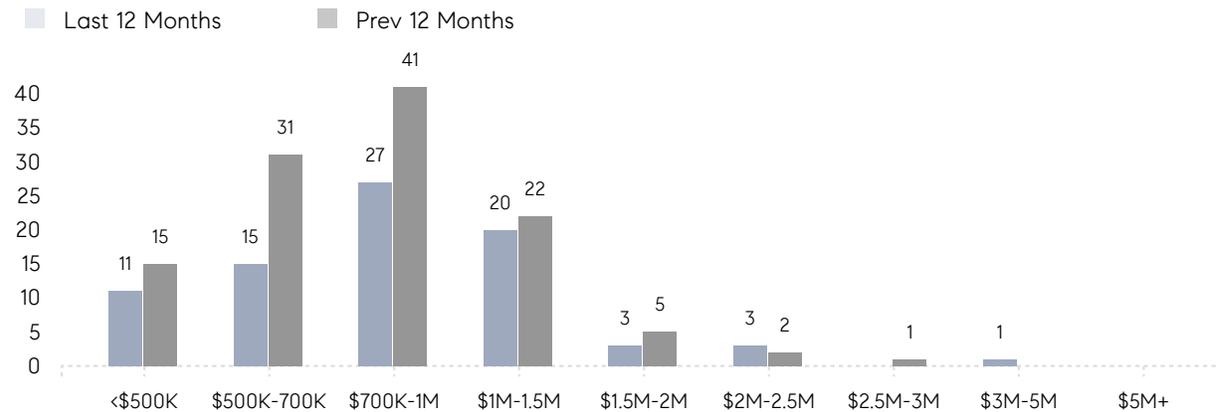
Watchung

MAY 2023

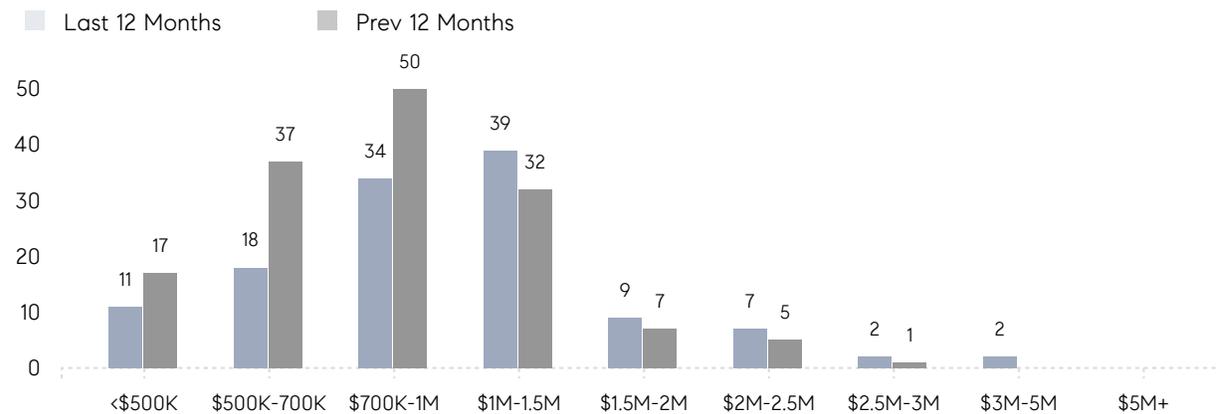
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wayne

MAY 2023

UNDER CONTRACT

64
Total
Properties

\$609K
Average
Price

\$591K
Median
Price

-30%
Decrease From
May 2022

11%
Increase From
May 2022

10%
Increase From
May 2022

UNITS SOLD

37
Total
Properties

\$597K
Average
Price

\$600K
Median
Price

-31%
Decrease From
May 2022

-2%
Decrease From
May 2022

-3%
Decrease From
May 2022

Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	23	23	0%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$597,889	\$609,988	-2.0%
	# OF CONTRACTS	64	91	-29.7%
	NEW LISTINGS	67	109	-39%
Houses	AVERAGE DOM	25	25	0%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$648,390	\$674,163	-4%
	# OF CONTRACTS	47	53	-11%
	NEW LISTINGS	51	81	-37%
Condo/Co-op/TH	AVERAGE DOM	17	18	-6%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$414,825	\$443,133	-6%
	# OF CONTRACTS	17	38	-55%
	NEW LISTINGS	16	28	-43%

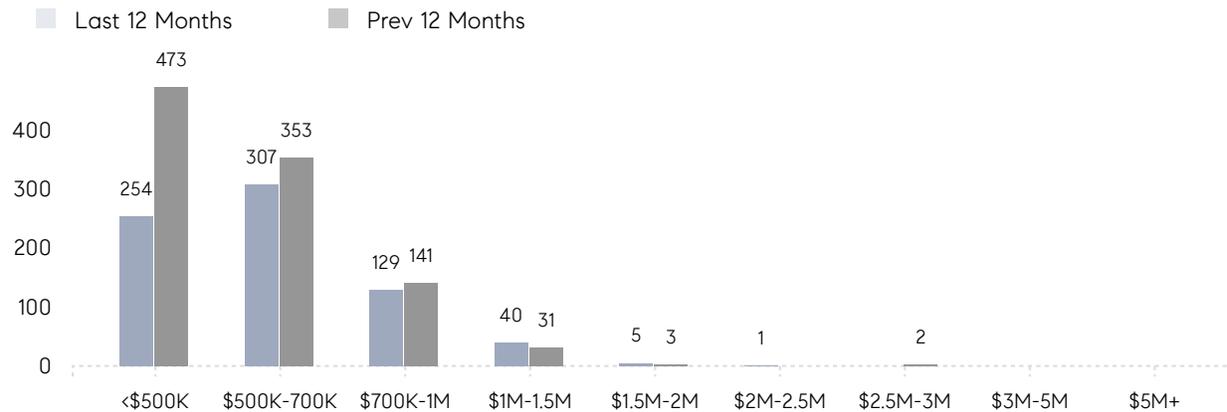
Wayne

MAY 2023

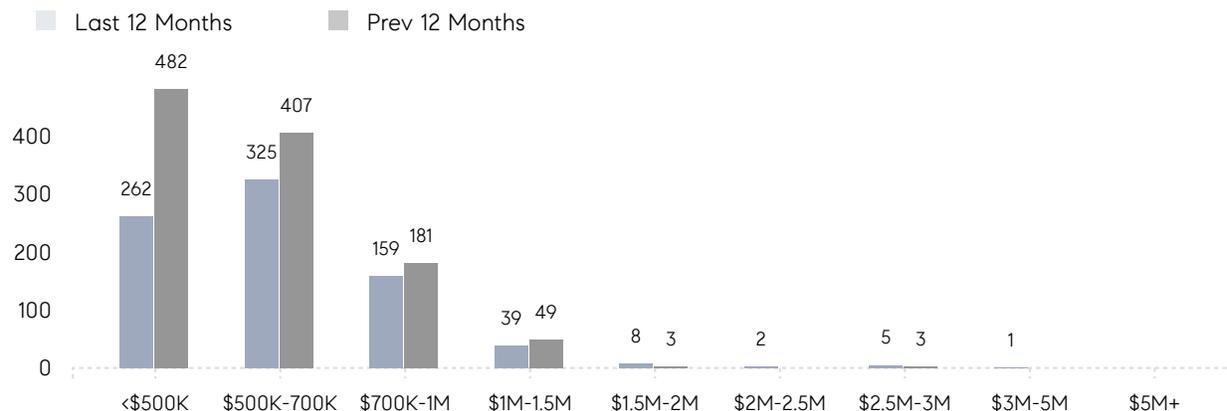
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Weehawken

MAY 2023

UNDER CONTRACT

17	\$752K	\$720K
Total Properties	Average Price	Median Price
-37%	-45%	-13%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

13	\$1.0M	\$869K
Total Properties	Average Price	Median Price
-43%	22%	-2%
Decrease From May 2022	Increase From May 2022	Decrease From May 2022

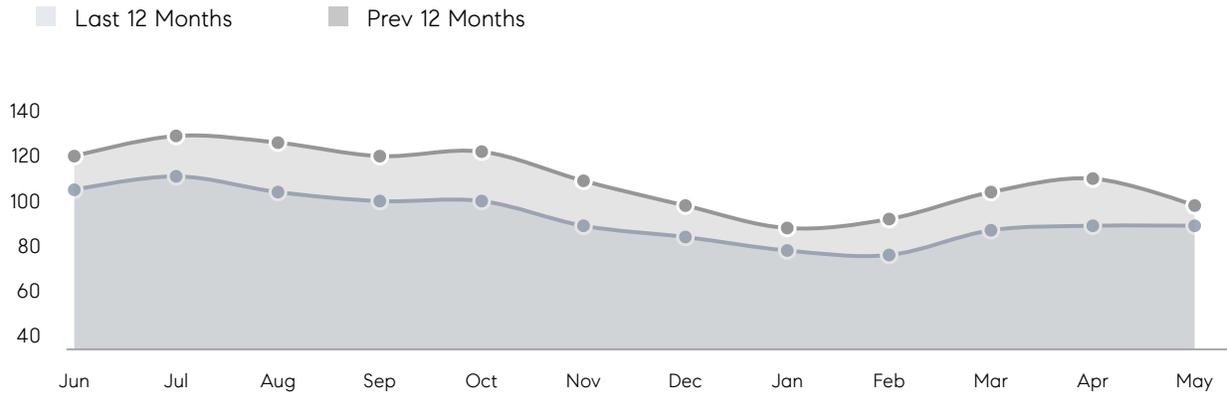
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	32	56	-43%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$1,035,077	\$849,609	21.8%
	# OF CONTRACTS	17	27	-37.0%
	NEW LISTINGS	24	29	-17%
Houses	AVERAGE DOM	29	77	-62%
	% OF ASKING PRICE	93%	93%	
	AVERAGE SOLD PRICE	\$1,341,000	\$1,026,571	31%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	34	47	-28%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$843,875	\$772,188	9%
	# OF CONTRACTS	14	22	-36%
	NEW LISTINGS	19	22	-14%

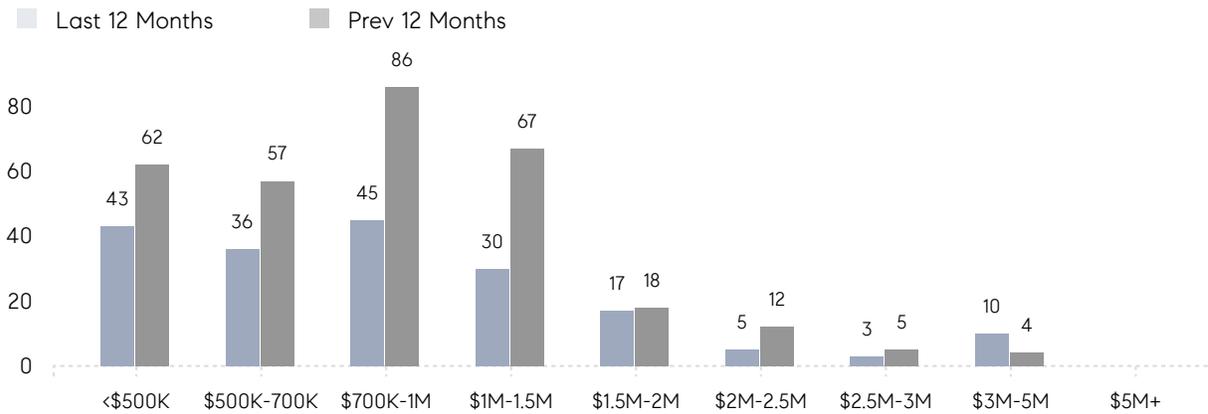
Weehawken

MAY 2023

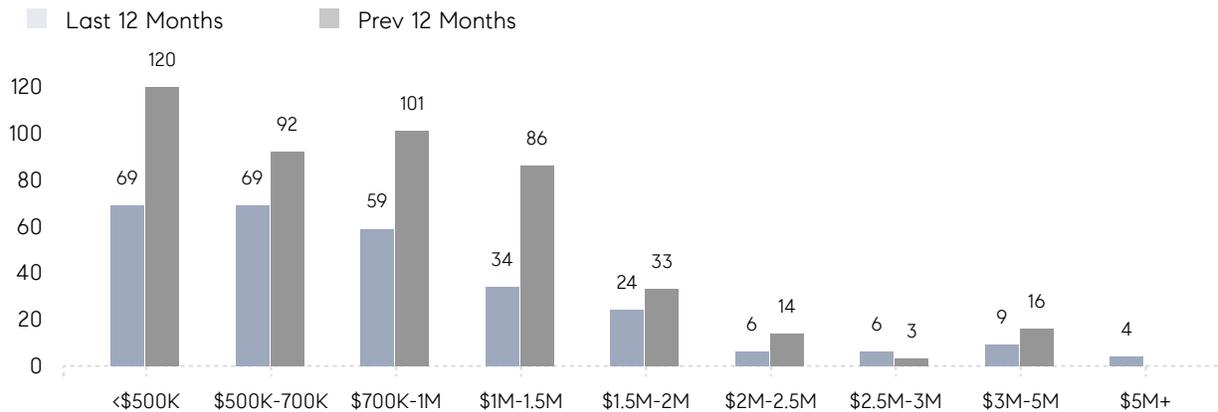
Monthly Inventory



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

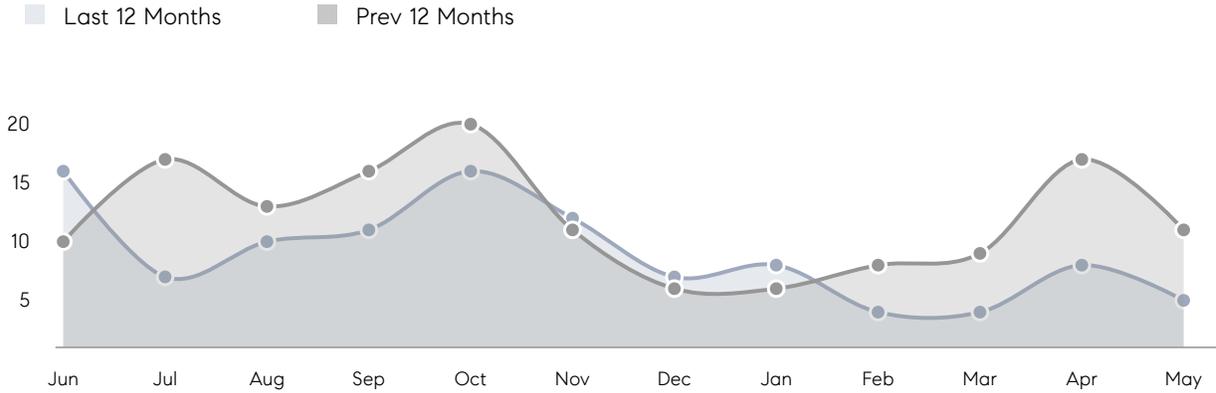
Property Statistics

		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%

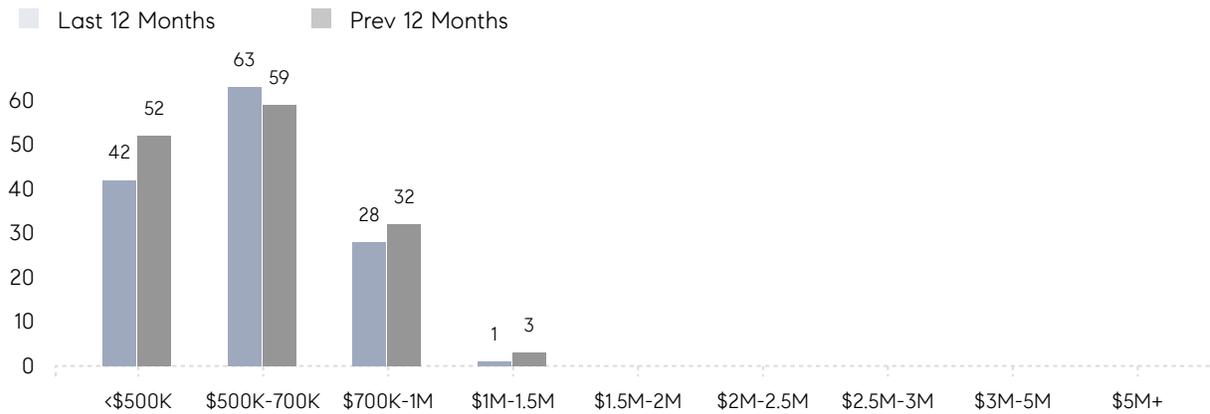
West Caldwell

MAY 2023

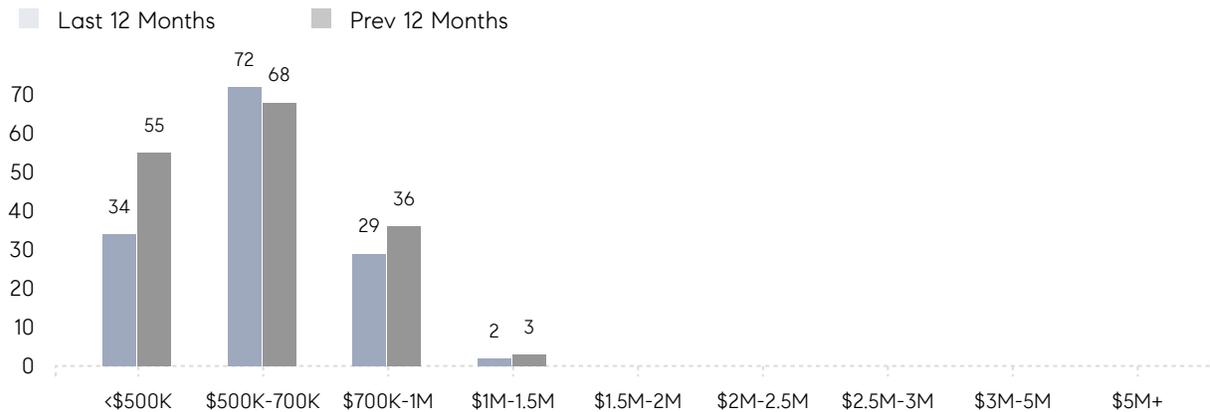
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Milford

MAY 2023

UNDER CONTRACT

41
Total
Properties

\$412K
Average
Price

\$335K
Median
Price

14%
Increase From
May 2022

11%
Increase From
May 2022

1%
Change From
May 2022

UNITS SOLD

31
Total
Properties

\$386K
Average
Price

\$375K
Median
Price

-3%
Decrease From
May 2022

1%
Increase From
May 2022

2%
Increase From
May 2022

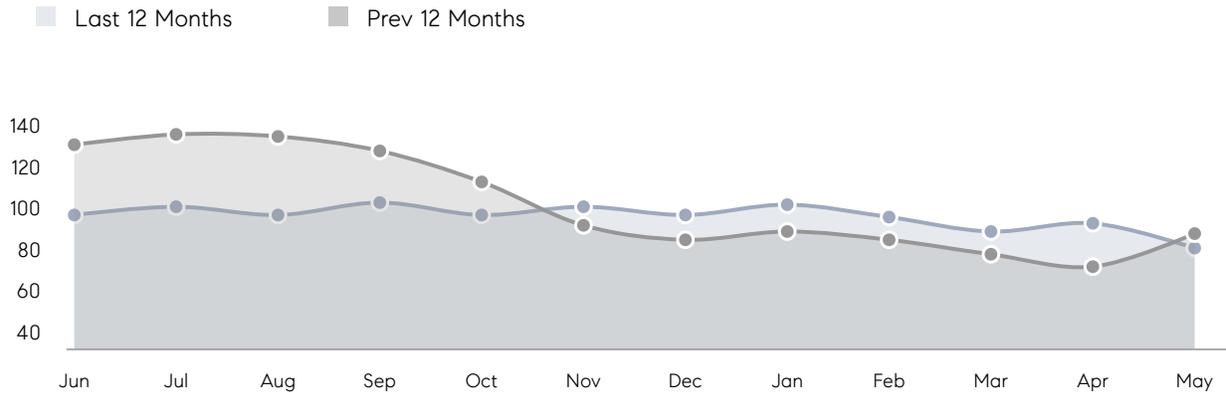
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	41	26	58%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$386,608	\$381,859	1.2%
	# OF CONTRACTS	41	36	13.9%
	NEW LISTINGS	44	61	-28%
Houses	AVERAGE DOM	45	26	73%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$414,559	\$406,204	2%
	# OF CONTRACTS	36	30	20%
	NEW LISTINGS	36	55	-35%
Condo/Co-op/TH	AVERAGE DOM	30	25	20%
	% OF ASKING PRICE	99%	106%	
	AVERAGE SOLD PRICE	\$306,250	\$250,400	22%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	8	6	33%

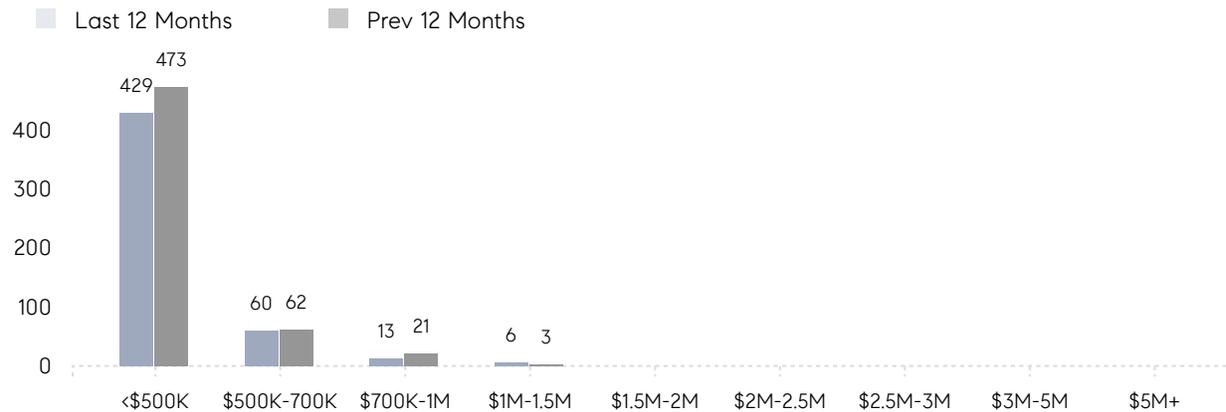
West Milford

MAY 2023

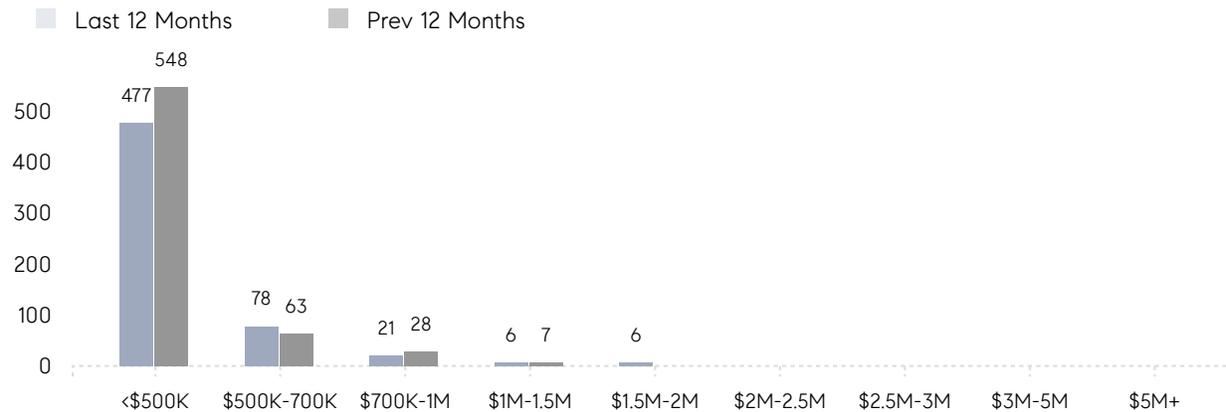
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West New York

MAY 2023

UNDER CONTRACT

20
Total
Properties

\$507K
Average
Price

\$394K
Median
Price

0%
Change From
May 2022

4%
Increase From
May 2022

-
Change From
May 2022

UNITS SOLD

18
Total
Properties

\$502K
Average
Price

\$314K
Median
Price

-10%
Decrease From
May 2022

7%
Increase From
May 2022

-21%
Decrease From
May 2022

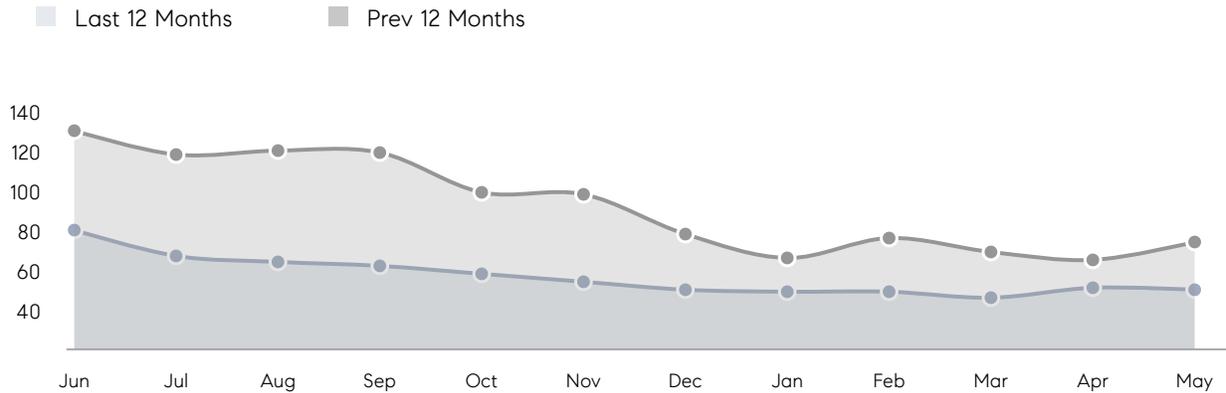
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	50	35	43%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$502,833	\$470,200	6.9%
	# OF CONTRACTS	20	20	0.0%
	NEW LISTINGS	27	40	-32%
Houses	AVERAGE DOM	371	10	3,610%
	% OF ASKING PRICE	71%	102%	
	AVERAGE SOLD PRICE	\$250,000	\$510,000	-51%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%
Condo/Co-op/TH	AVERAGE DOM	31	39	-21%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$517,706	\$463,176	12%
	# OF CONTRACTS	20	20	0%
	NEW LISTINGS	27	39	-31%

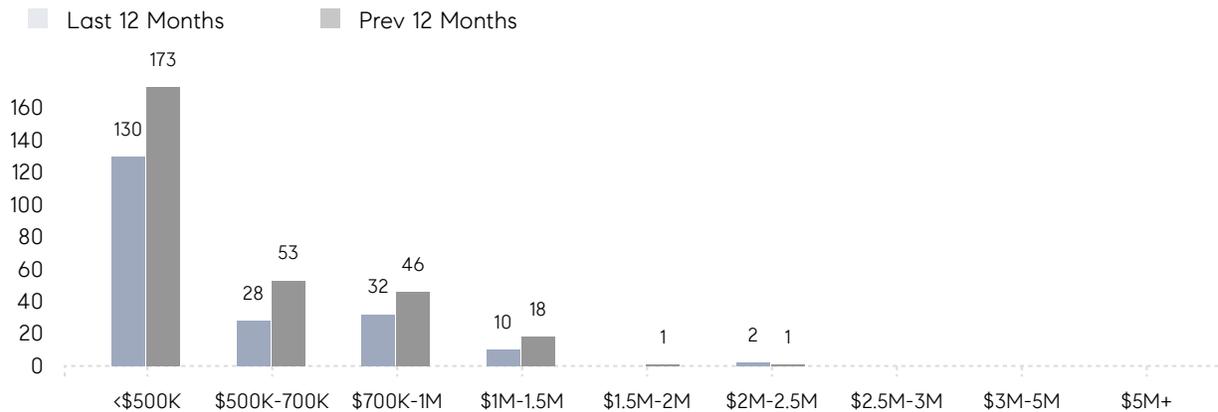
West New York

MAY 2023

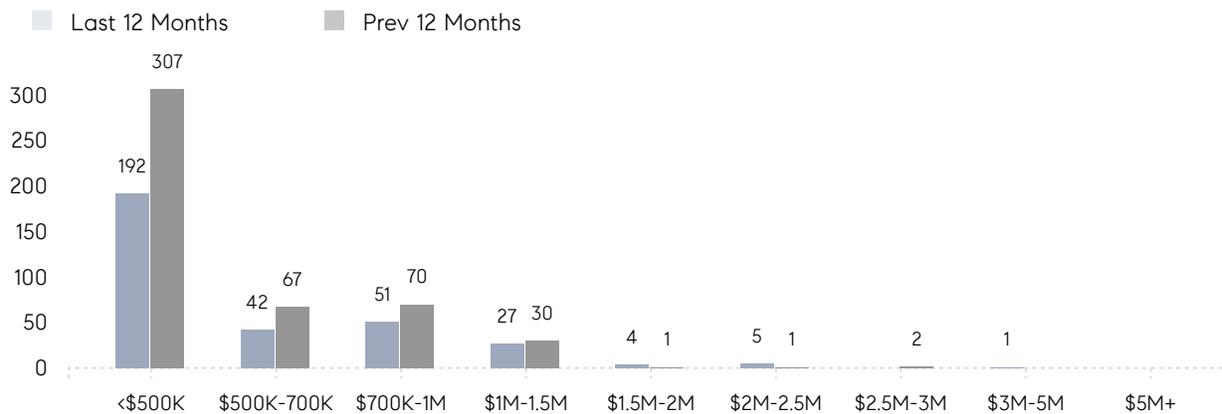
Monthly Inventory



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

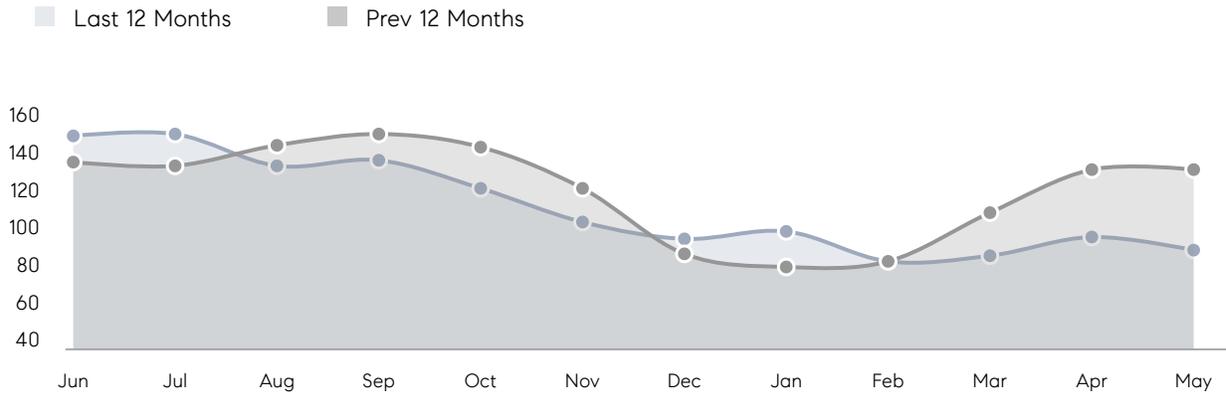
Property Statistics

		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%

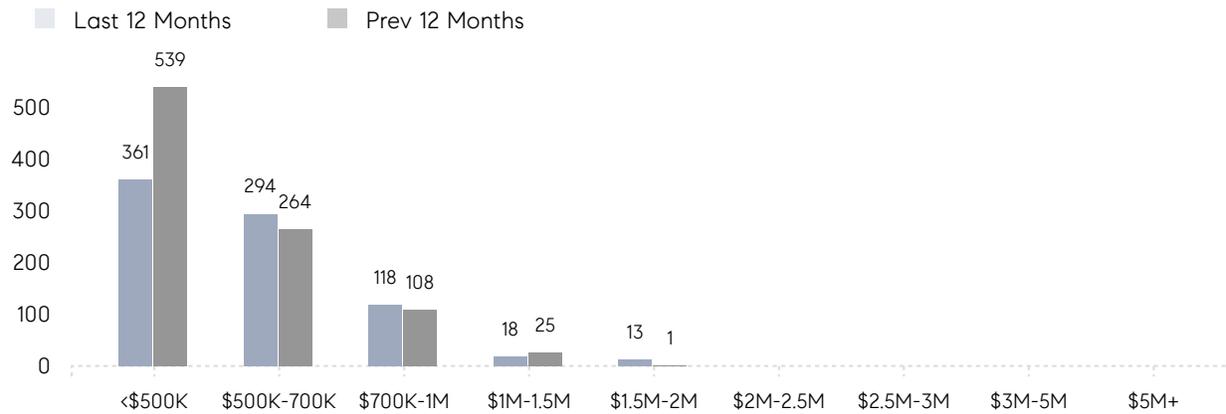
West Orange

MAY 2023

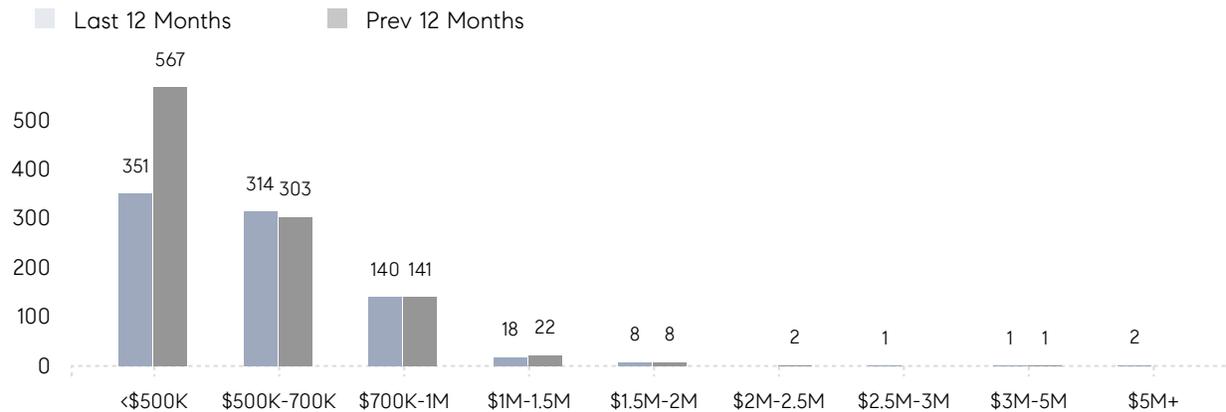
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Westfield

MAY 2023

UNDER CONTRACT

36
Total
Properties

\$1.1M
Average
Price

\$962K
Median
Price

-14%
Decrease From
May 2022

10%
Increase From
May 2022

7%
Increase From
May 2022

UNITS SOLD

33
Total
Properties

\$1.2M
Average
Price

\$999K
Median
Price

-6%
Decrease From
May 2022

3%
Increase From
May 2022

-7%
Decrease From
May 2022

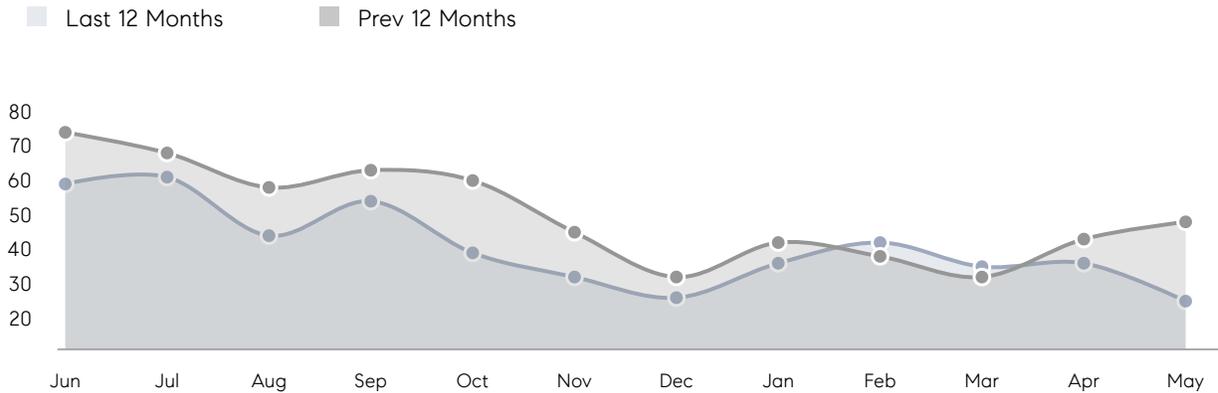
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	32	17	88%
	% OF ASKING PRICE	105%	109%	
	AVERAGE SOLD PRICE	\$1,224,990	\$1,187,676	3.1%
	# OF CONTRACTS	36	42	-14.3%
	NEW LISTINGS	33	56	-41%
Houses	AVERAGE DOM	33	17	94%
	% OF ASKING PRICE	105%	108%	
	AVERAGE SOLD PRICE	\$1,247,646	\$1,205,696	3%
	# OF CONTRACTS	33	39	-15%
	NEW LISTINGS	29	53	-45%
Condo/Co-op/TH	AVERAGE DOM	7	11	-36%
	% OF ASKING PRICE	114%	115%	
	AVERAGE SOLD PRICE	\$500,000	\$575,000	-13%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	4	3	33%

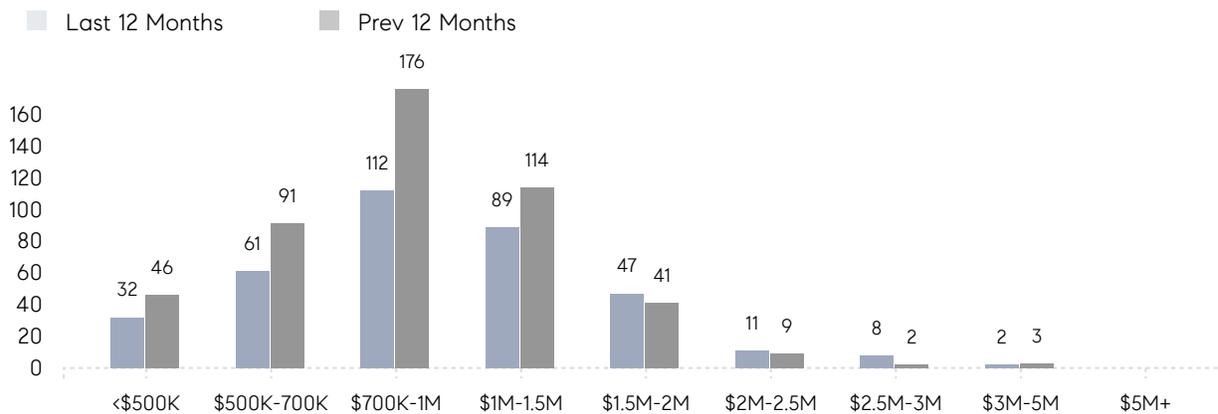
Westfield

MAY 2023

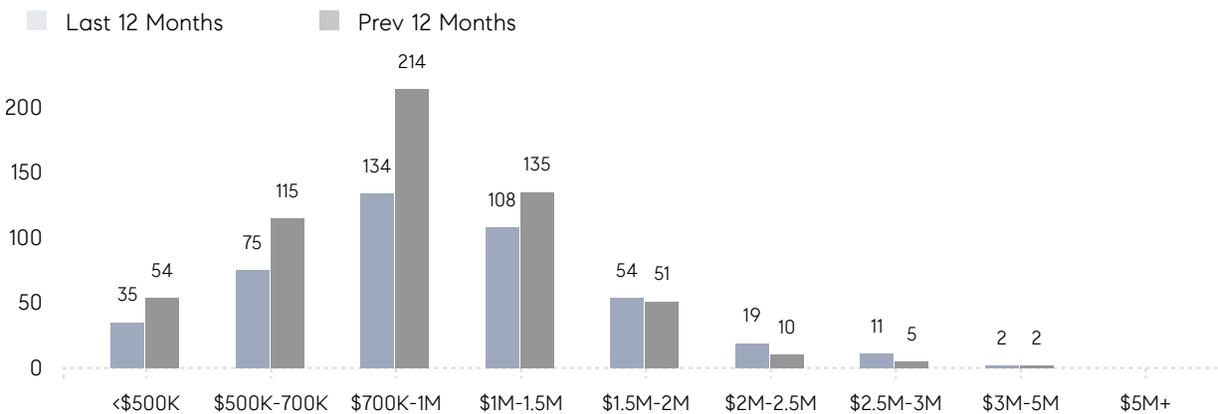
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Westwood

MAY 2023

UNDER CONTRACT

8
Total
Properties

\$665K
Average
Price

\$574K
Median
Price

-38%
Decrease From
May 2022

20%
Increase From
May 2022

7%
Increase From
May 2022

UNITS SOLD

7
Total
Properties

\$585K
Average
Price

\$615K
Median
Price

-12%
Decrease From
May 2022

3%
Increase From
May 2022

4%
Increase From
May 2022

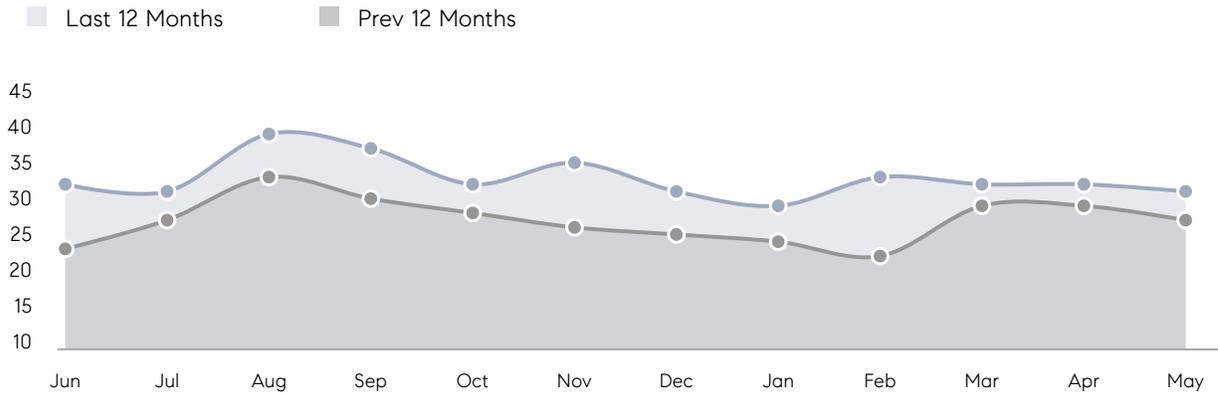
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	12	15	-20%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$585,286	\$567,750	3.1%
	# OF CONTRACTS	8	13	-38.5%
	NEW LISTINGS	8	11	-27%
Houses	AVERAGE DOM	13	15	-13%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$638,667	\$567,750	12%
	# OF CONTRACTS	7	13	-46%
	NEW LISTINGS	7	10	-30%
Condo/Co-op/TH	AVERAGE DOM	8	-	-
	% OF ASKING PRICE	106%	-	
	AVERAGE SOLD PRICE	\$265,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

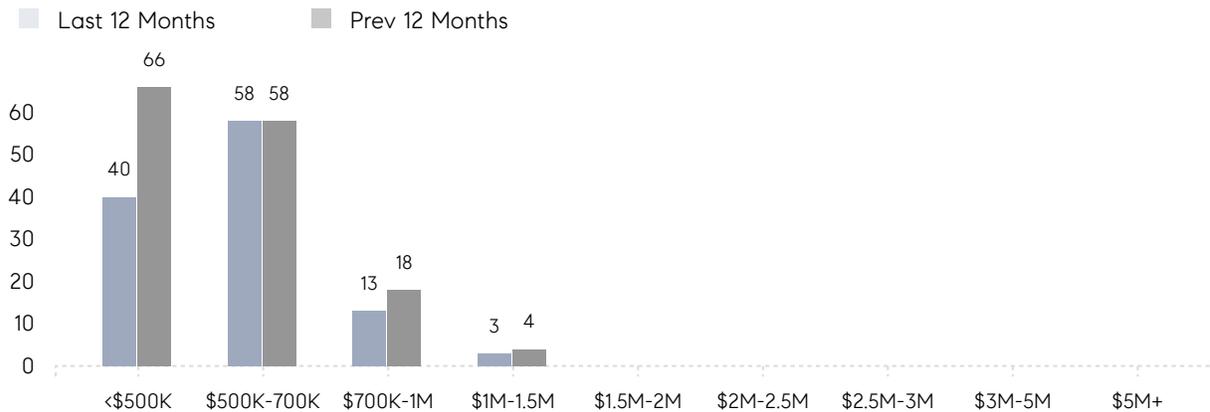
Westwood

MAY 2023

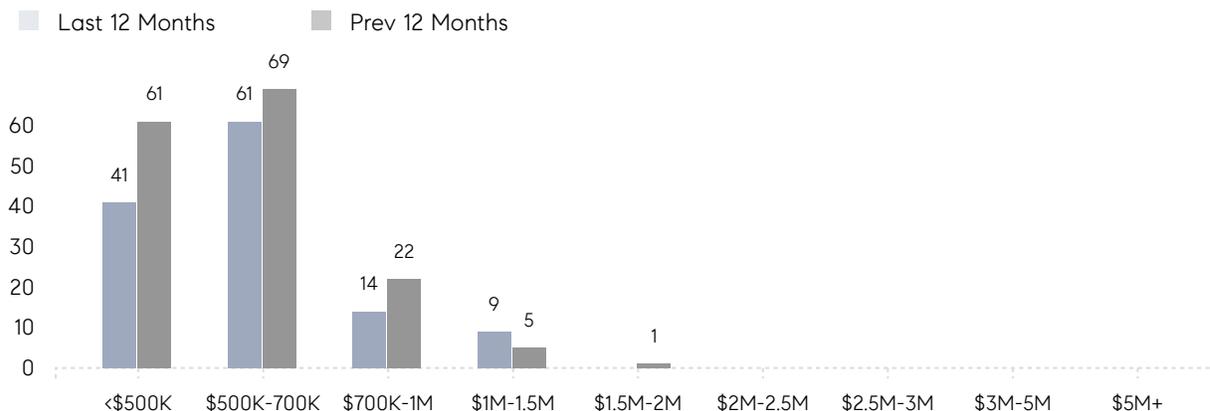
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Whippany

MAY 2023

UNDER CONTRACT

10
Total
Properties

\$676K
Average
Price

\$654K
Median
Price

-9%
Decrease From
May 2022

12%
Increase From
May 2022

11%
Increase From
May 2022

UNITS SOLD

7
Total
Properties

\$613K
Average
Price

\$585K
Median
Price

-22%
Decrease From
May 2022

12%
Increase From
May 2022

9%
Increase From
May 2022

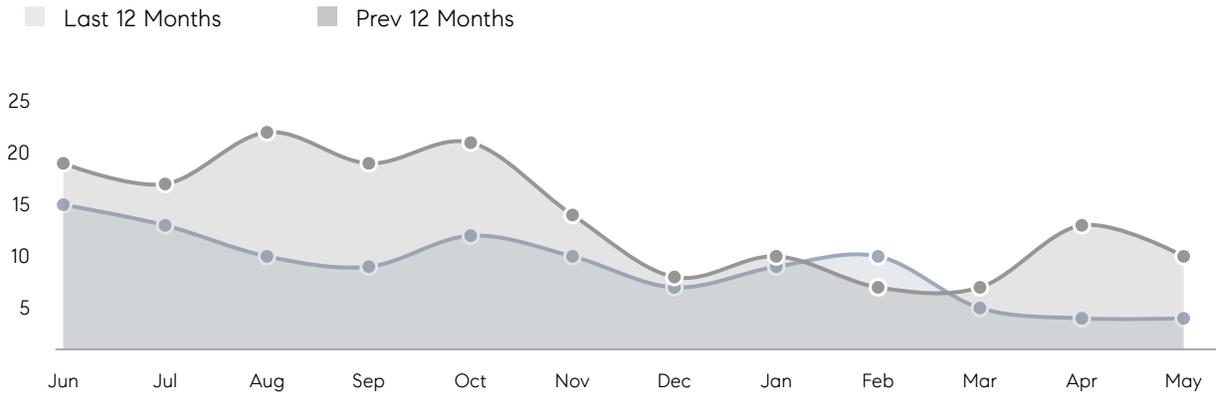
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	33	21	57%
	% OF ASKING PRICE	101%	97%	
	AVERAGE SOLD PRICE	\$613,000	\$546,889	12.1%
	# OF CONTRACTS	10	11	-9.1%
	NEW LISTINGS	10	10	0%
Houses	AVERAGE DOM	22	20	10%
	% OF ASKING PRICE	98%	96%	
	AVERAGE SOLD PRICE	\$561,250	\$597,500	-6%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	8	7	14%
Condo/Co-op/TH	AVERAGE DOM	49	22	123%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$682,000	\$445,667	53%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	2	3	-33%

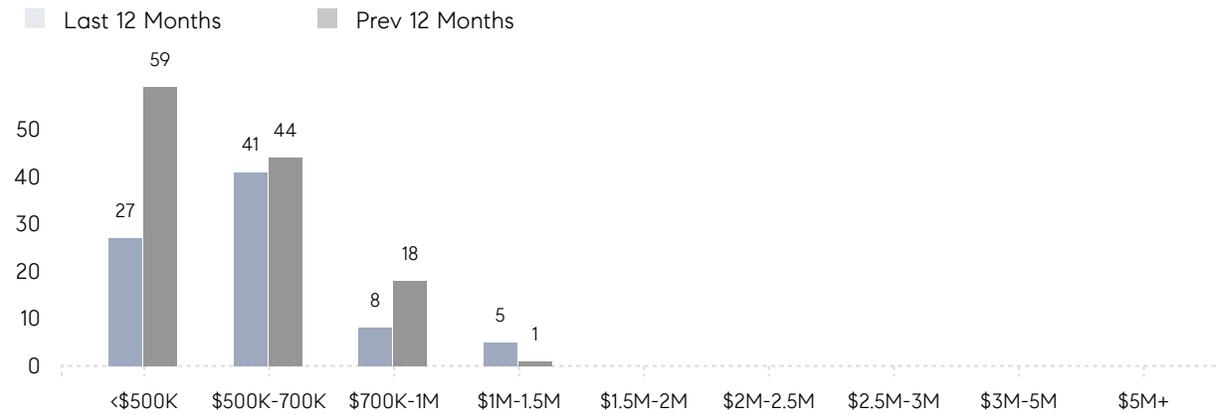
Whippany

MAY 2023

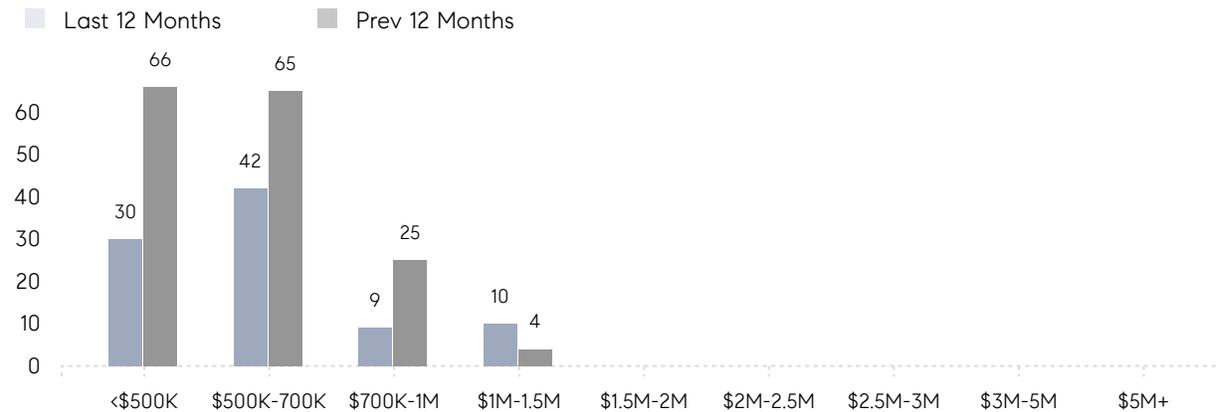
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wood-Ridge

MAY 2023

UNDER CONTRACT

8	\$513K	\$512K
Total Properties	Average Price	Median Price
-62%	-12%	-8%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

7	\$605K	\$549K
Total Properties	Average Price	Median Price
-42%	0%	-15%
Decrease From May 2022	Change From May 2022	Decrease From May 2022

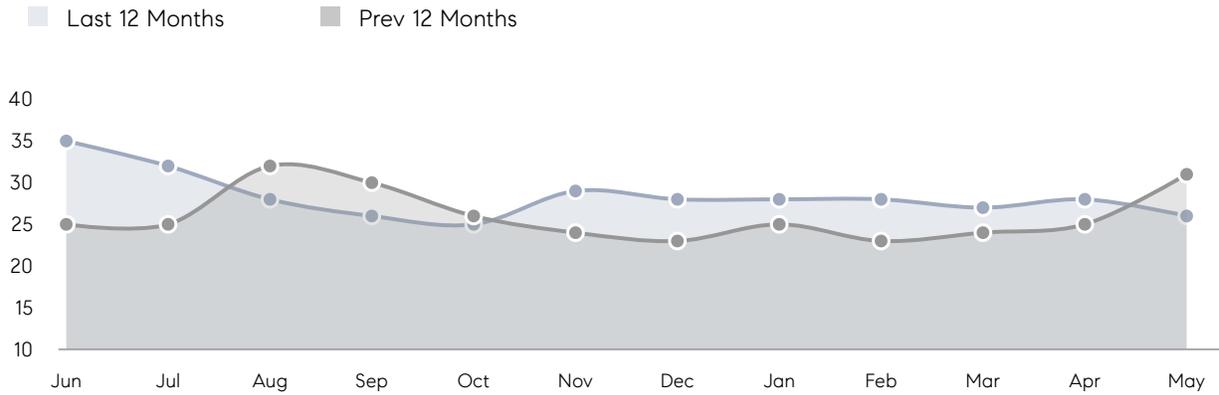
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	12	74	-84%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$605,214	\$606,971	-0.3%
	# OF CONTRACTS	8	21	-61.9%
	NEW LISTINGS	7	24	-71%
Houses	AVERAGE DOM	13	16	-19%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$621,000	\$558,667	11%
	# OF CONTRACTS	3	14	-79%
	NEW LISTINGS	1	15	-93%
Condo/Co-op/TH	AVERAGE DOM	12	93	-87%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$593,375	\$623,073	-5%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	6	9	-33%

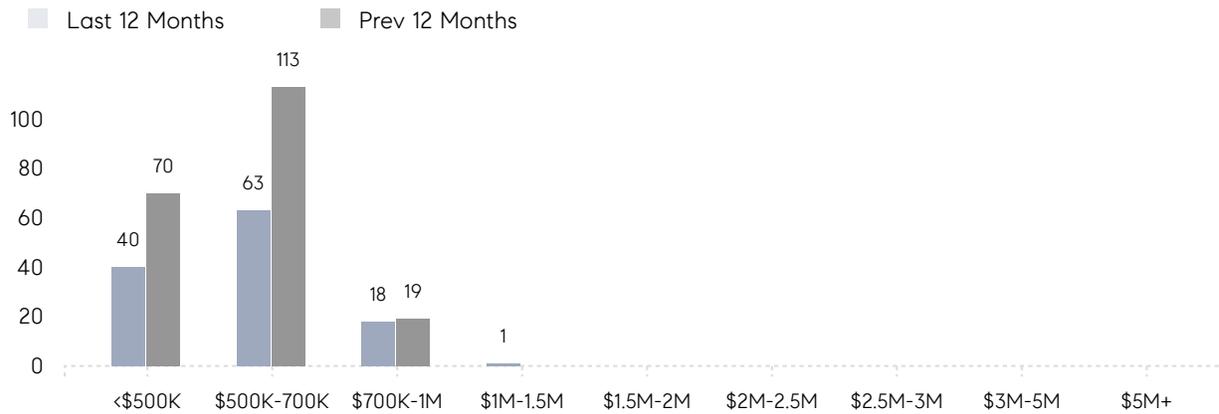
Wood-Ridge

MAY 2023

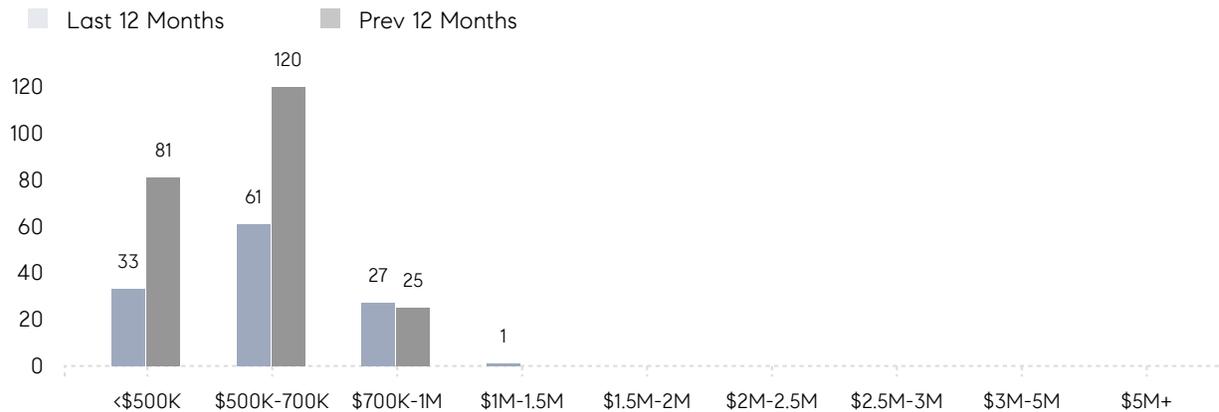
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Woodbridge Township

MAY 2023

UNDER CONTRACT

6
Total
Properties

\$357K
Average
Price

\$443K
Median
Price

-40%
Decrease From
May 2022

-4%
Decrease From
May 2022

23%
Increase From
May 2022

UNITS SOLD

12
Total
Properties

\$342K
Average
Price

\$378K
Median
Price

-37%
Decrease From
May 2022

-25%
Decrease From
May 2022

-16%
Decrease From
May 2022

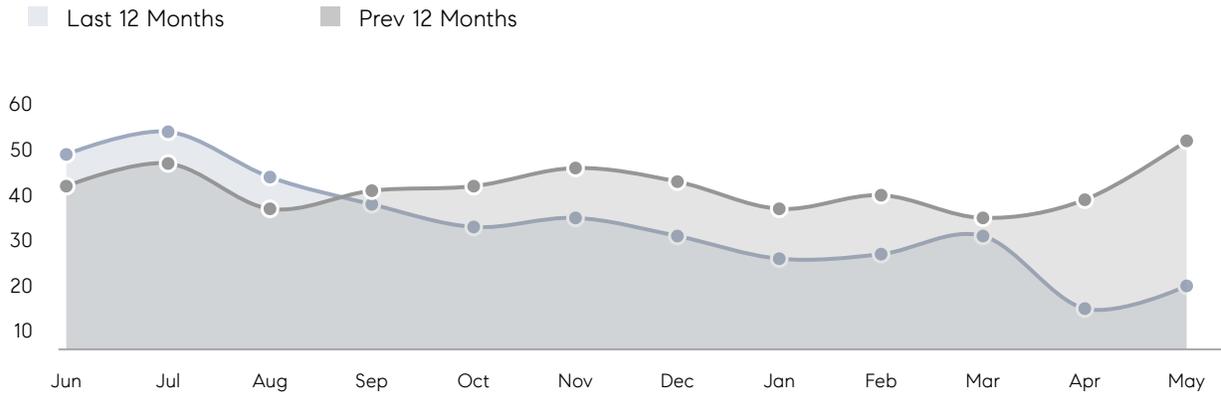
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	38	27	41%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$342,208	\$454,211	-24.7%
	# OF CONTRACTS	6	10	-40.0%
	NEW LISTINGS	14	29	-52%
Houses	AVERAGE DOM	43	25	72%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$333,450	\$481,813	-31%
	# OF CONTRACTS	6	10	-40%
	NEW LISTINGS	10	24	-58%
Condo/Co-op/TH	AVERAGE DOM	11	37	-70%
	% OF ASKING PRICE	108%	115%	
	AVERAGE SOLD PRICE	\$386,000	\$307,000	26%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	4	5	-20%

Woodbridge Township

MAY 2023

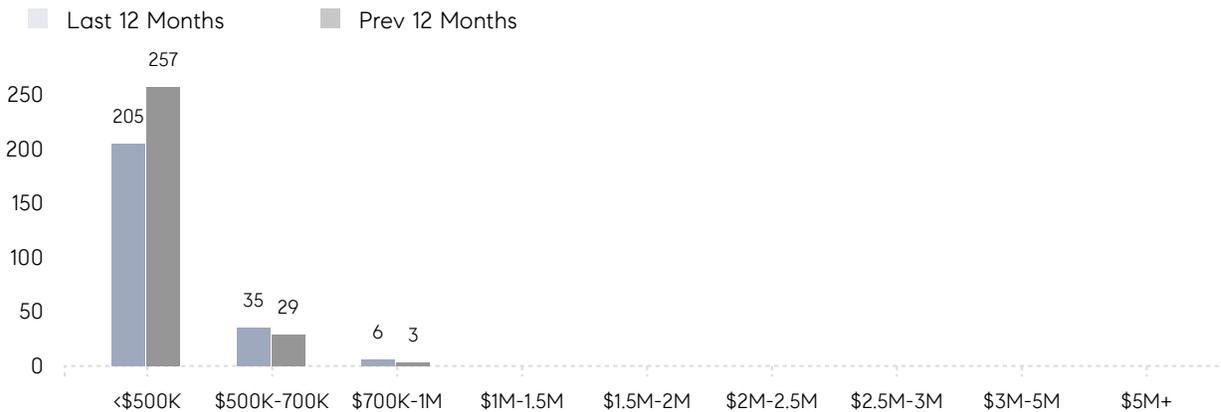
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Woodcliff Lake

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$1.2M
Average
Price

\$1.2M
Median
Price

80%
Increase From
May 2022

11%
Increase From
May 2022

35%
Increase From
May 2022

UNITS SOLD

5
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

-50%
Decrease From
May 2022

6%
Increase From
May 2022

12%
Increase From
May 2022

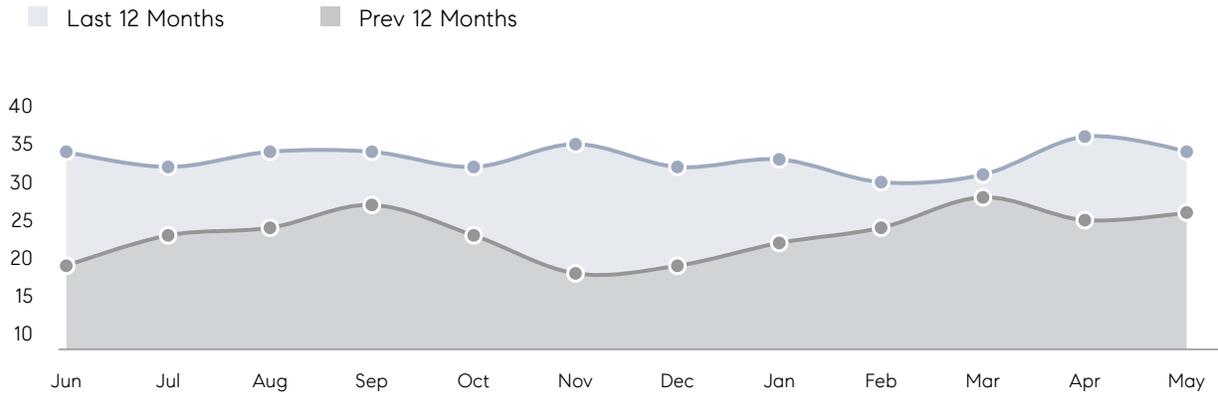
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$1,159,800	\$1,093,100	6.1%
	# OF CONTRACTS	9	5	80.0%
	NEW LISTINGS	7	6	17%
Houses	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$1,159,800	\$1,093,100	6%
	# OF CONTRACTS	8	4	100%
	NEW LISTINGS	7	4	75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	2	0%

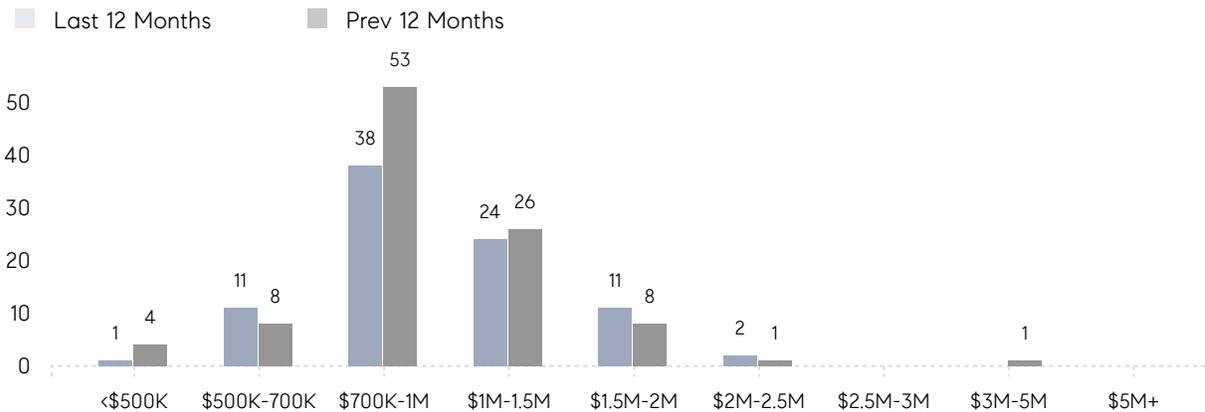
Woodcliff Lake

MAY 2023

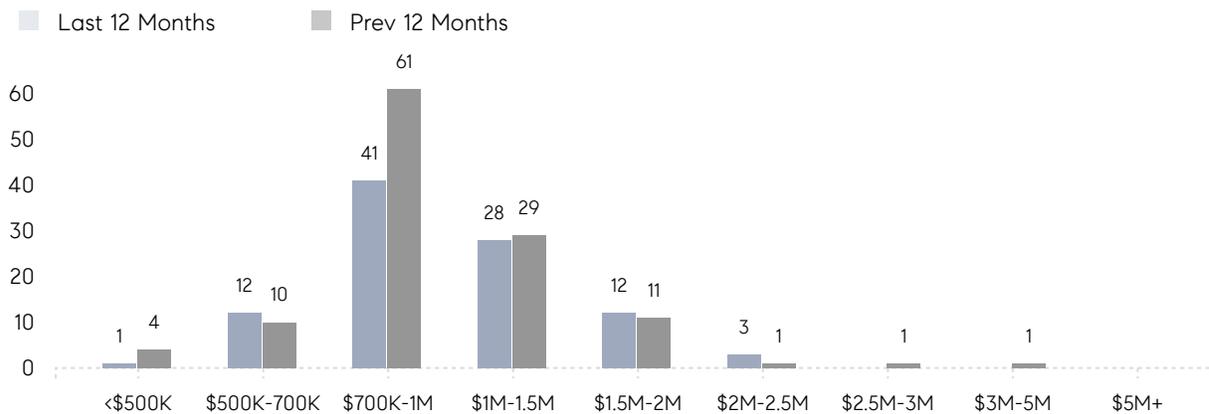
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wyckoff

MAY 2023

UNDER CONTRACT

17
Total
Properties

\$1.0M
Average
Price

\$850K
Median
Price

-26%
Decrease From
May 2022

-3%
Decrease From
May 2022

-5%
Decrease From
May 2022

UNITS SOLD

17
Total
Properties

\$1.0M
Average
Price

\$880K
Median
Price

-11%
Decrease From
May 2022

12%
Increase From
May 2022

10%
Increase From
May 2022

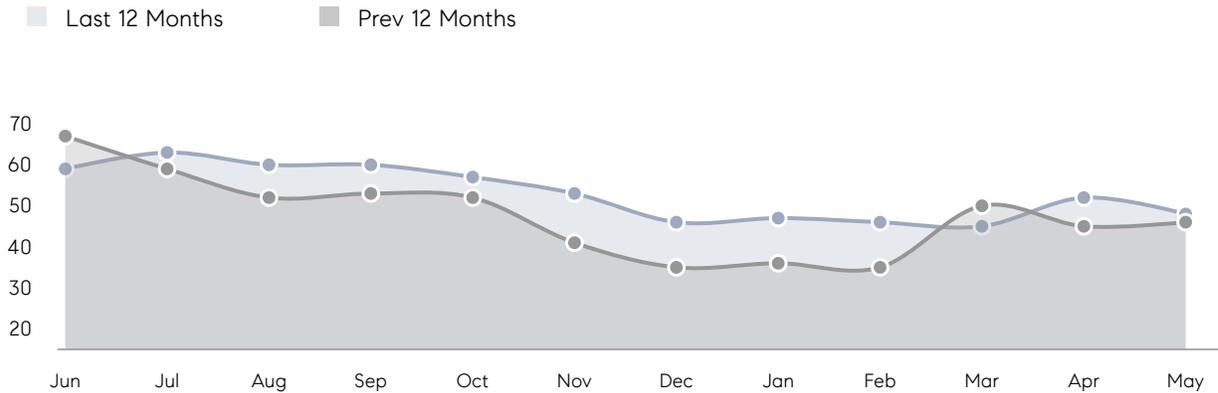
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	19	23	-17%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$1,083,794	\$964,941	12.3%
	# OF CONTRACTS	17	23	-26.1%
	NEW LISTINGS	17	28	-39%
Houses	AVERAGE DOM	19	25	-24%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$1,089,969	\$982,876	11%
	# OF CONTRACTS	17	18	-6%
	NEW LISTINGS	16	25	-36%
Condo/Co-op/TH	AVERAGE DOM	8	9	-11%
	% OF ASKING PRICE	109%	105%	
	AVERAGE SOLD PRICE	\$985,000	\$812,500	21%
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	1	3	-67%

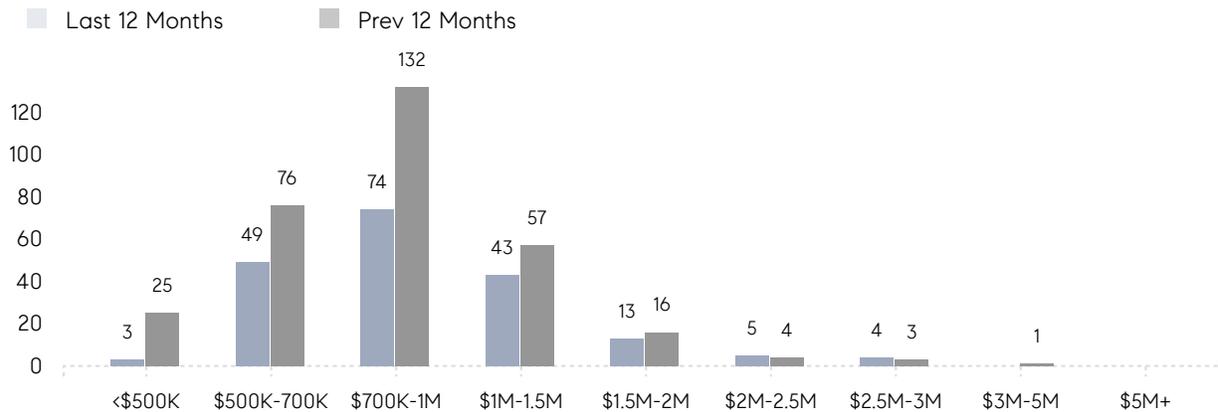
Wyckoff

MAY 2023

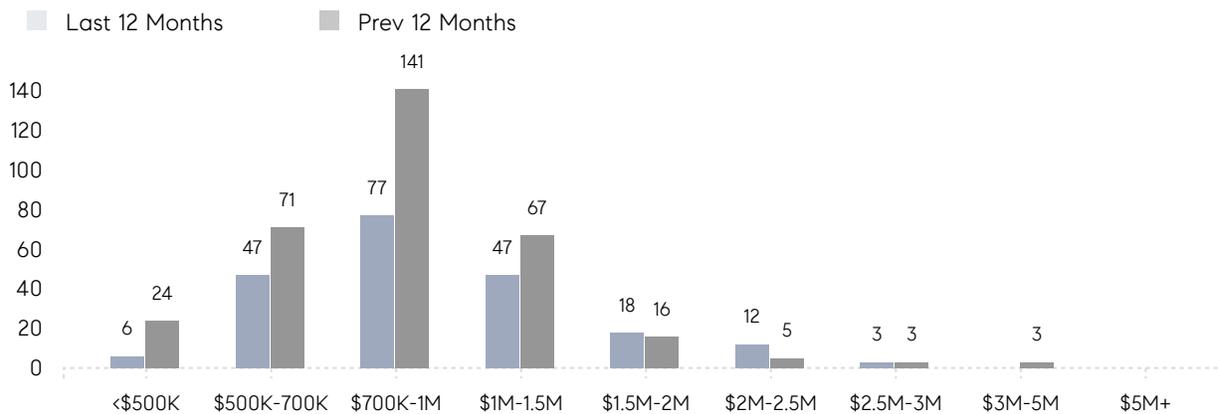
Monthly Inventory

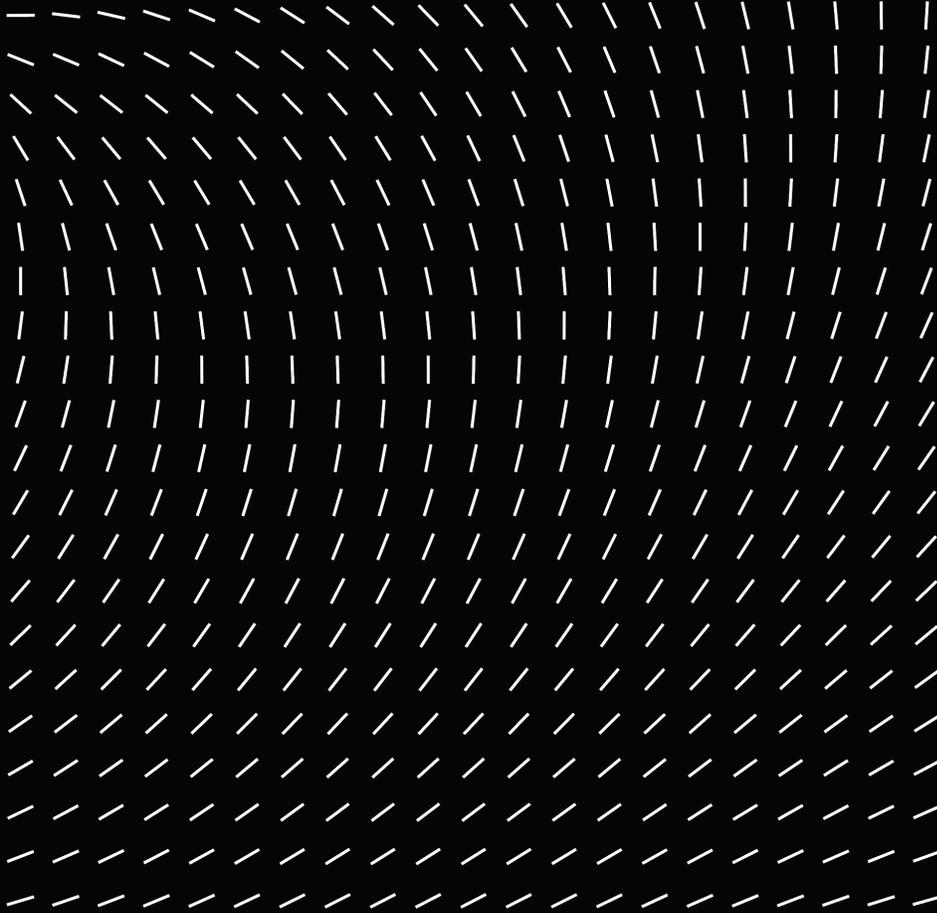


Contracts By Price Range



Listings By Price Range





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