



COMPASS

June 2023

Essex Market Insights

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JUNE 2023

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Belleville

JUNE 2023

UNDER CONTRACT

19	\$339K	\$375K
Total Properties	Average Price	Median Price
-59%	-13%	-6%
Decrease From Jun 2022	Decrease From Jun 2022	Decrease From Jun 2022

UNITS SOLD

23	\$404K	\$410K
Total Properties	Average Price	Median Price
-41%	11%	14%
Decrease From Jun 2022	Increase From Jun 2022	Increase From Jun 2022

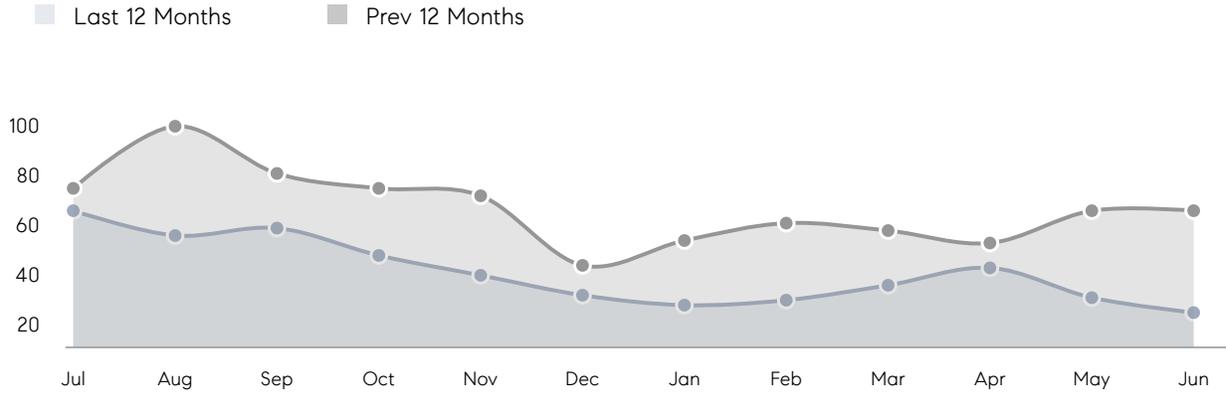
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	30	28	7%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$404,543	\$364,803	10.9%
	# OF CONTRACTS	19	46	-58.7%
	NEW LISTINGS	16	49	-67%
Houses	AVERAGE DOM	33	31	6%
	% OF ASKING PRICE	105%	108%	
	AVERAGE SOLD PRICE	\$474,893	\$416,185	14%
	# OF CONTRACTS	10	39	-74%
	NEW LISTINGS	15	32	-53%
Condo/Co-op/TH	AVERAGE DOM	25	21	19%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$295,111	\$262,038	13%
	# OF CONTRACTS	9	7	29%
	NEW LISTINGS	1	17	-94%

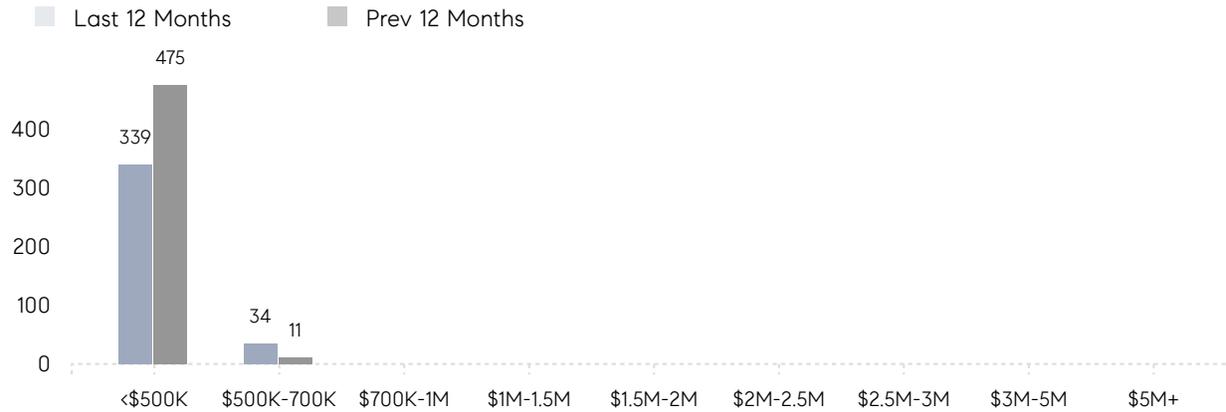
Belleville

JUNE 2023

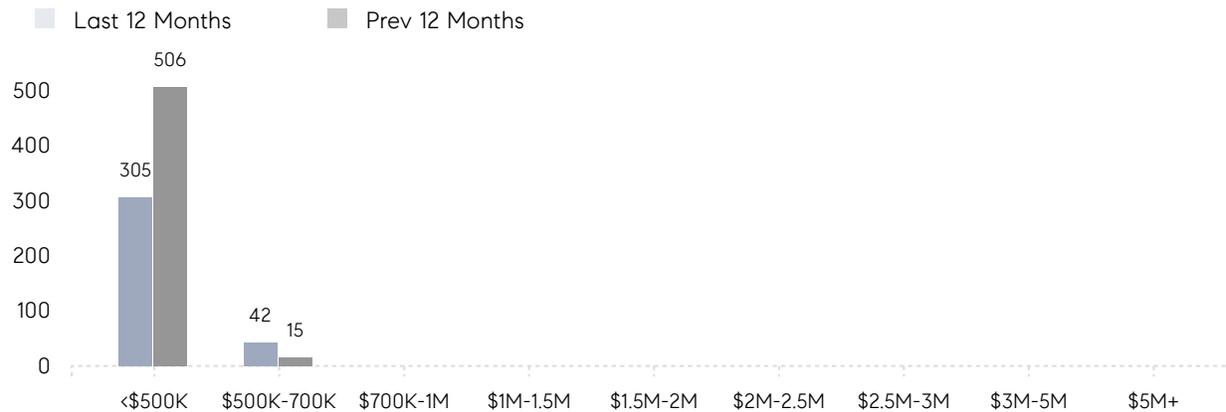
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bloomfield

JUNE 2023

UNDER CONTRACT

31
Total
Properties

\$476K
Average
Price

\$479K
Median
Price

-18%
Decrease From
Jun 2022

7%
Increase From
Jun 2022

10%
Increase From
Jun 2022

UNITS SOLD

28
Total
Properties

\$531K
Average
Price

\$527K
Median
Price

-30%
Decrease From
Jun 2022

7%
Increase From
Jun 2022

12%
Increase From
Jun 2022

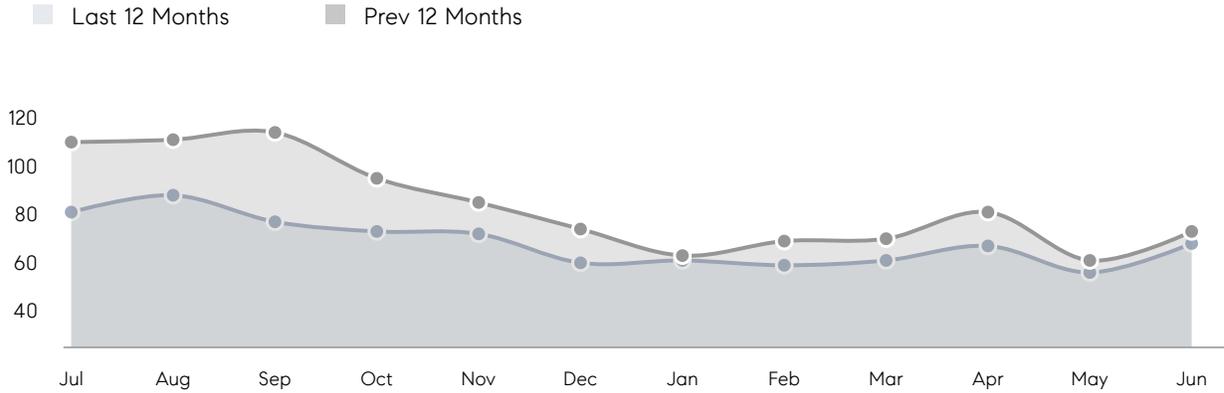
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	32	46	-30%
	% OF ASKING PRICE	110%	112%	
	AVERAGE SOLD PRICE	\$531,385	\$495,000	7.4%
	# OF CONTRACTS	31	38	-18.4%
	NEW LISTINGS	46	57	-19%
Houses	AVERAGE DOM	35	51	-31%
	% OF ASKING PRICE	110%	112%	
	AVERAGE SOLD PRICE	\$580,574	\$529,697	10%
	# OF CONTRACTS	28	33	-15%
	NEW LISTINGS	43	52	-17%
Condo/Co-op/TH	AVERAGE DOM	12	25	-52%
	% OF ASKING PRICE	111%	110%	
	AVERAGE SOLD PRICE	\$236,250	\$331,429	-29%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	3	5	-40%

Bloomfield

JUNE 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Caldwell

JUNE 2023

UNDER CONTRACT

8
Total
Properties

\$455K
Average
Price

\$449K
Median
Price

33%
Increase From
Jun 2022

-32%
Decrease From
Jun 2022

-31%
Decrease From
Jun 2022

UNITS SOLD

9
Total
Properties

\$534K
Average
Price

\$550K
Median
Price

-31%
Decrease From
Jun 2022

-8%
Decrease From
Jun 2022

-5%
Decrease From
Jun 2022

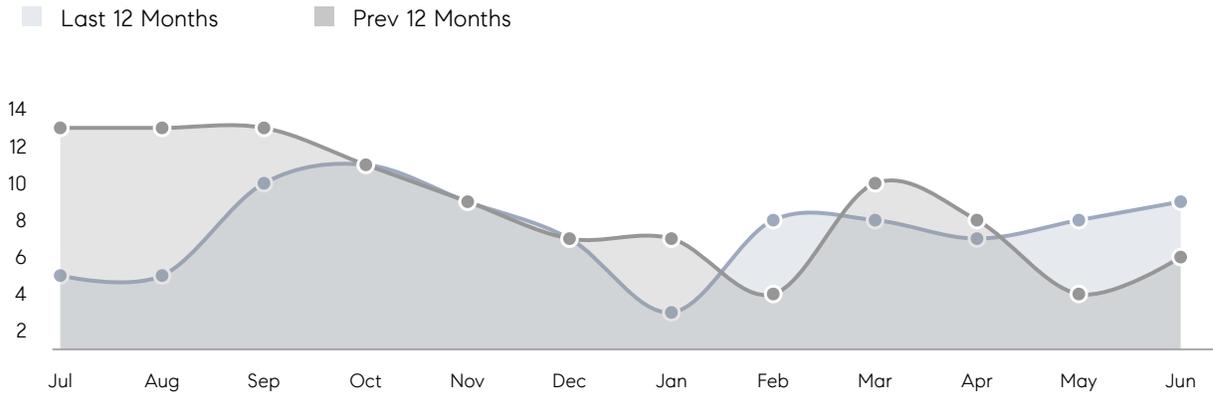
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	12	21	-43%
	% OF ASKING PRICE	109%	110%	
	AVERAGE SOLD PRICE	\$534,611	\$581,654	-8.1%
	# OF CONTRACTS	8	6	33.3%
	NEW LISTINGS	9	9	0%
Houses	AVERAGE DOM	14	21	-33%
	% OF ASKING PRICE	107%	110%	
	AVERAGE SOLD PRICE	\$546,300	\$608,682	-10%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	10	22	-55%
	% OF ASKING PRICE	110%	108%	
	AVERAGE SOLD PRICE	\$520,000	\$433,000	20%
	# OF CONTRACTS	7	1	600%
	NEW LISTINGS	6	3	100%

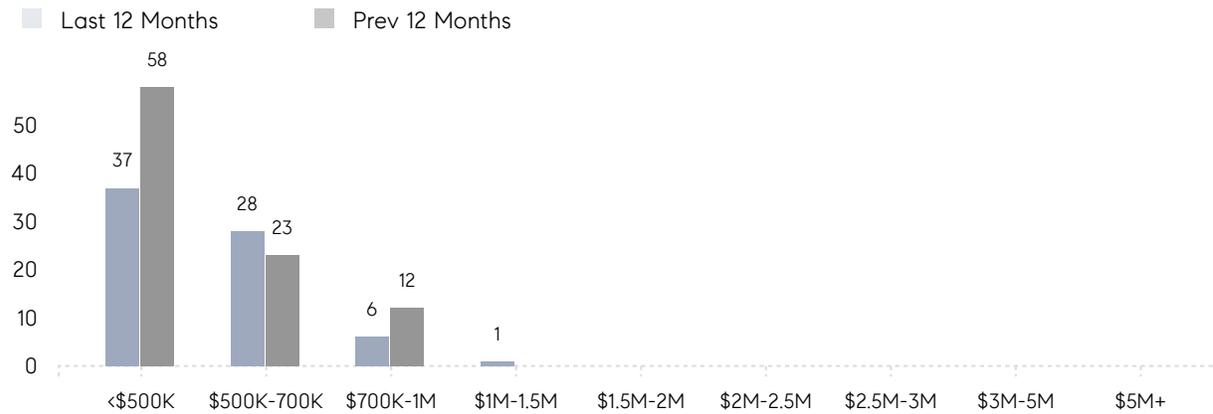
Caldwell

JUNE 2023

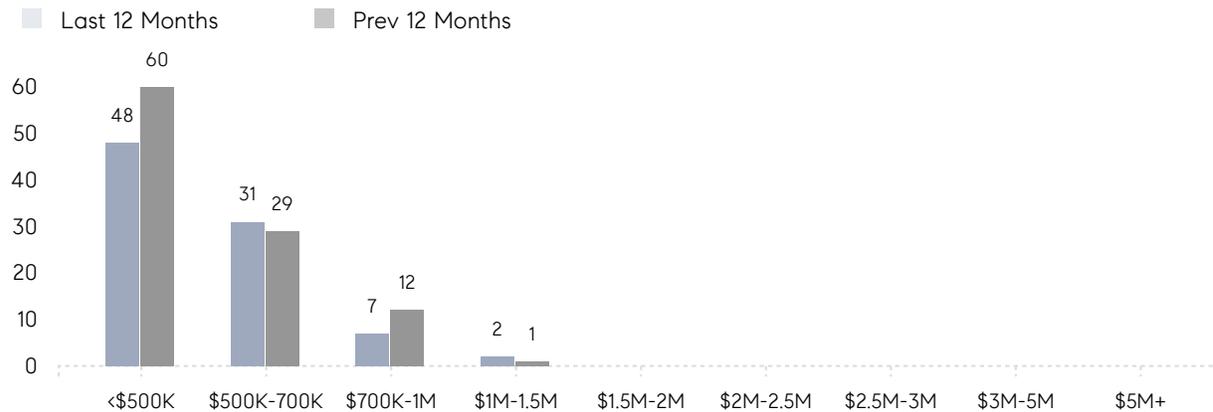
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cedar Grove

JUNE 2023

UNDER CONTRACT

28
Total
Properties

\$624K
Average
Price

\$629K
Median
Price

47%
Increase From
Jun 2022

-4%
Decrease From
Jun 2022

9%
Increase From
Jun 2022

UNITS SOLD

7
Total
Properties

\$1.9M
Average
Price

\$685K
Median
Price

-56%
Decrease From
Jun 2022

193%
Increase From
Jun 2022

5%
Increase From
Jun 2022

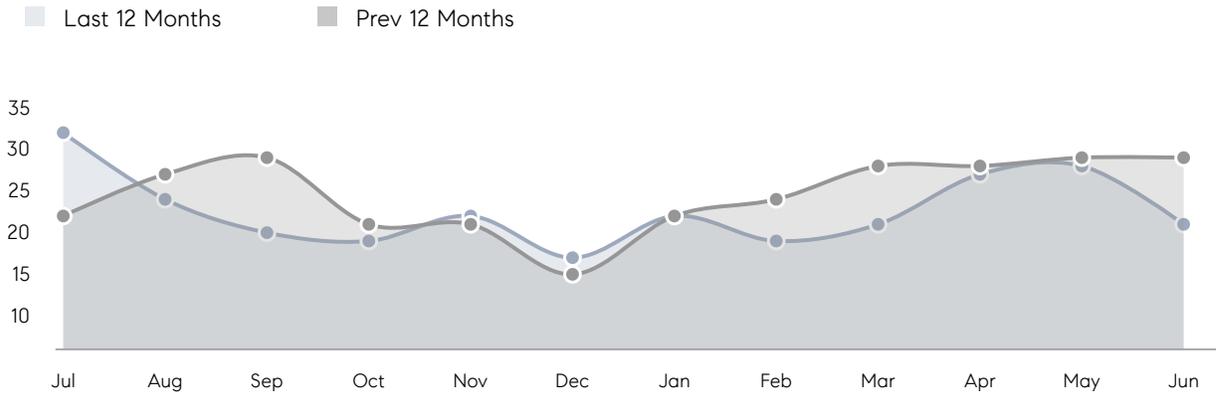
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	22	22	0%
	% OF ASKING PRICE	102%	110%	
	AVERAGE SOLD PRICE	\$1,907,857	\$650,805	193.2%
	# OF CONTRACTS	28	19	47.4%
	NEW LISTINGS	23	18	28%
Houses	AVERAGE DOM	19	21	-10%
	% OF ASKING PRICE	102%	113%	
	AVERAGE SOLD PRICE	\$2,379,800	\$657,120	262%
	# OF CONTRACTS	20	16	25%
	NEW LISTINGS	15	14	7%
Condo/Co-op/TH	AVERAGE DOM	30	24	25%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$728,000	\$631,861	15%
	# OF CONTRACTS	8	3	167%
	NEW LISTINGS	8	4	100%

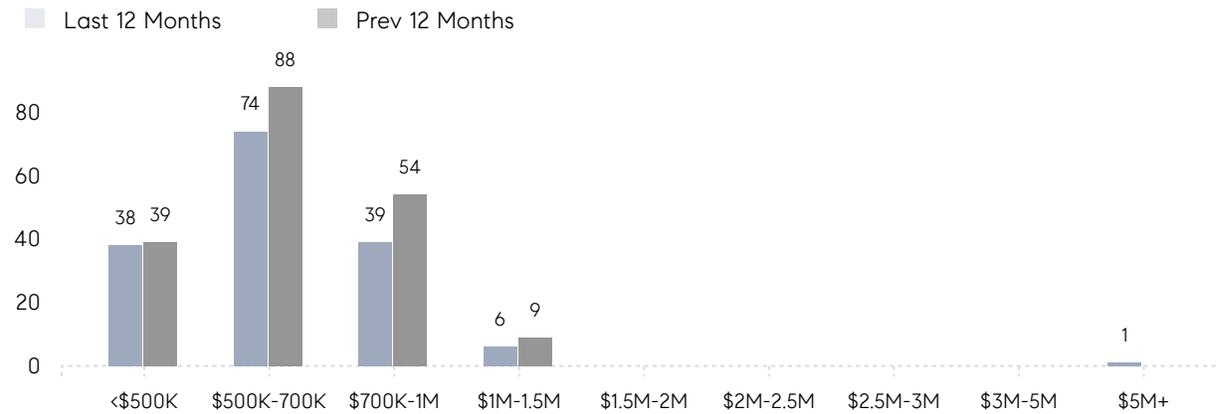
Cedar Grove

JUNE 2023

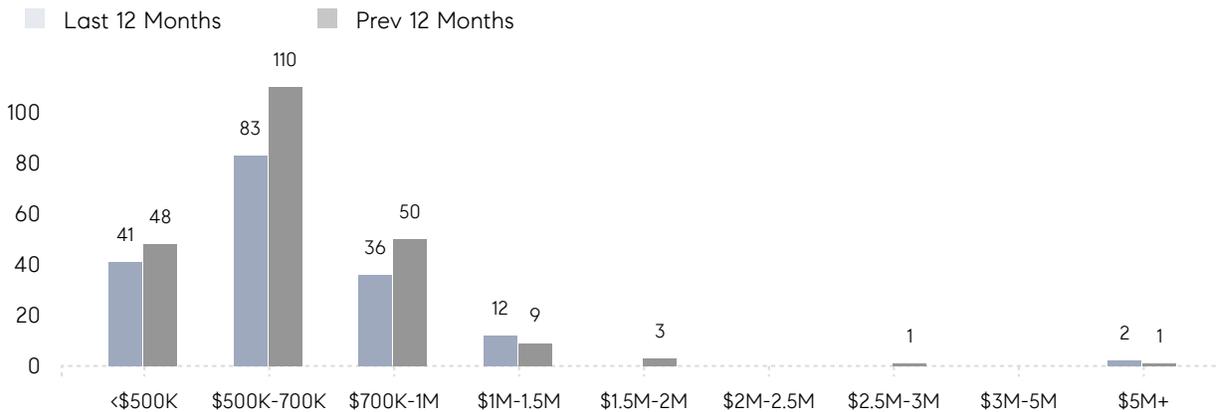
Monthly Inventory



Contracts By Price Range



Listings By Price Range



East Orange

JUNE 2023

UNDER CONTRACT

34
Total
Properties

\$353K
Average
Price

\$399K
Median
Price

26%
Increase From
Jun 2022

5%
Increase From
Jun 2022

14%
Increase From
Jun 2022

UNITS SOLD

23
Total
Properties

\$277K
Average
Price

\$255K
Median
Price

-28%
Decrease From
Jun 2022

-10%
Decrease From
Jun 2022

-20%
Decrease From
Jun 2022

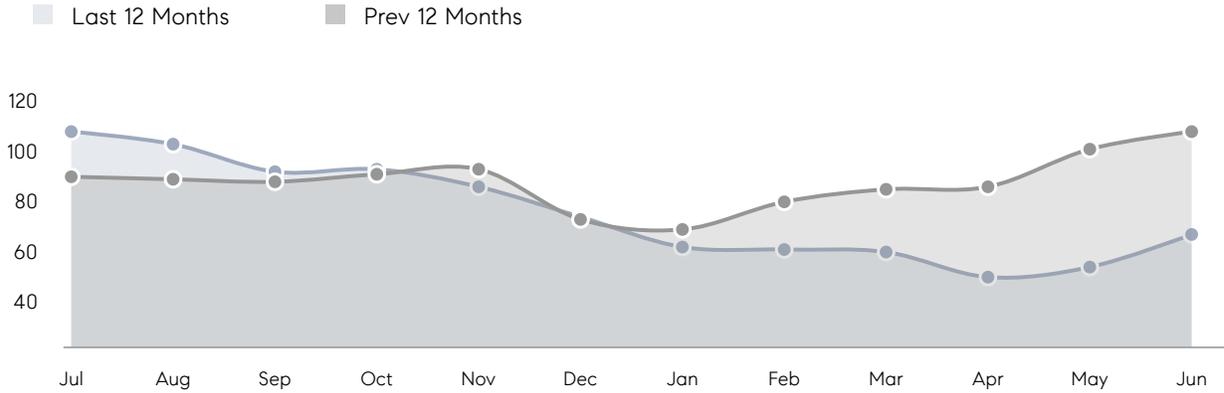
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	75	37	103%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$277,943	\$310,375	-10.4%
	# OF CONTRACTS	34	27	25.9%
	NEW LISTINGS	52	52	0%
Houses	AVERAGE DOM	66	35	89%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$350,131	\$332,611	5%
	# OF CONTRACTS	28	22	27%
	NEW LISTINGS	38	44	-14%
Condo/Co-op/TH	AVERAGE DOM	87	47	85%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$184,100	\$190,300	-3%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	14	8	75%

East Orange

JUNE 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Essex Fells

JUNE 2023

UNDER CONTRACT

7	\$1.7M	\$1.6M
Total Properties	Average Price	Median Price
75%	40%	47%
Increase From Jun 2022	Increase From Jun 2022	Increase From Jun 2022

UNITS SOLD

5	\$1.1M	\$1.2M
Total Properties	Average Price	Median Price
25%	1%	16%
Increase From Jun 2022	Change From Jun 2022	Increase From Jun 2022

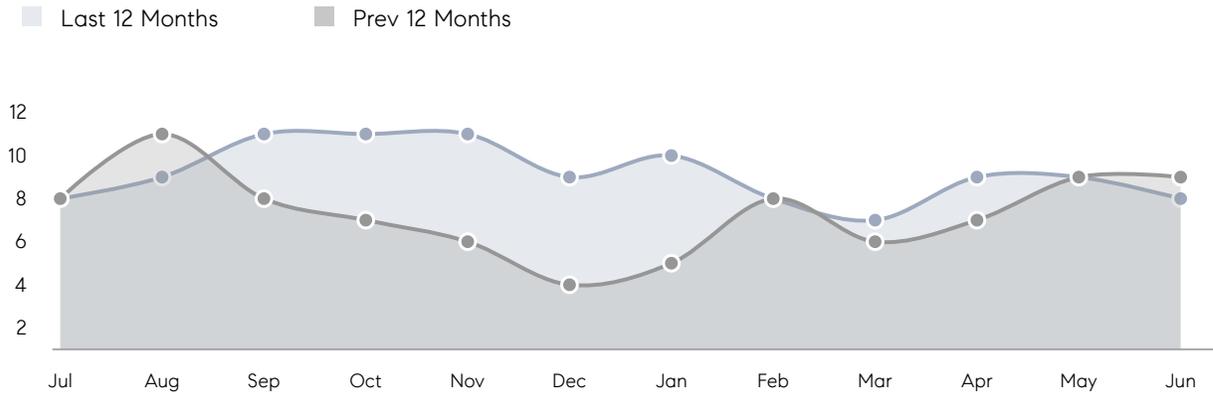
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	35	14	150%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$1,195,200	\$1,186,750	0.7%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	6	3	100%
Houses	AVERAGE DOM	35	14	150%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$1,195,200	\$1,186,750	1%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	5	3	67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

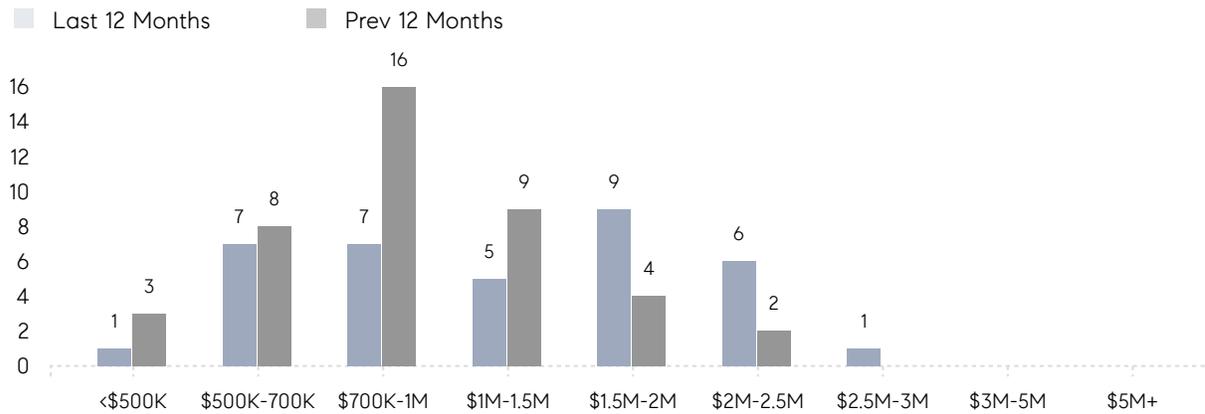
Essex Fells

JUNE 2023

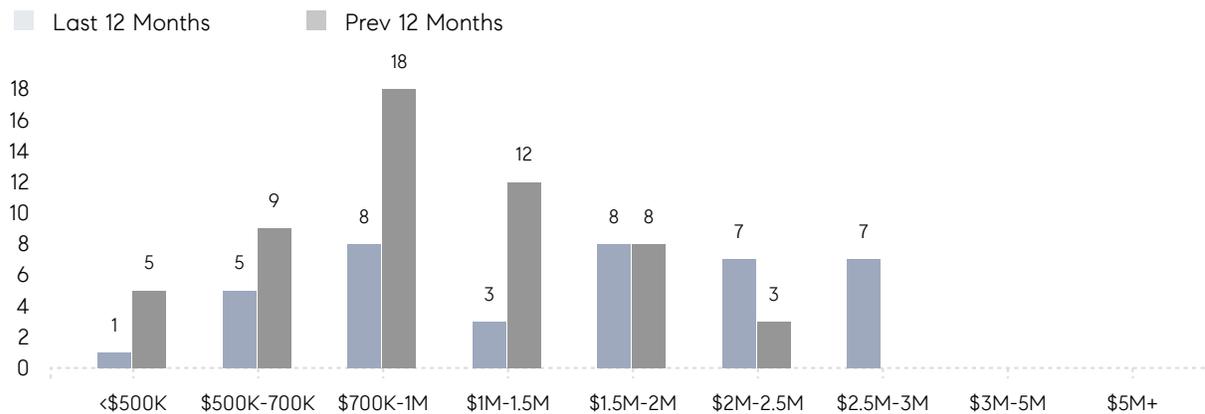
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fairfield

JUNE 2023

UNDER CONTRACT

11
Total
Properties

\$729K
Average
Price

\$849K
Median
Price

267%
Increase From
Jun 2022

27%
Increase From
Jun 2022

48%
Increase From
Jun 2022

UNITS SOLD

7
Total
Properties

\$729K
Average
Price

\$780K
Median
Price

-59%
Decrease From
Jun 2022

19%
Increase From
Jun 2022

36%
Increase From
Jun 2022

Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	17	30	-43%
	% OF ASKING PRICE	107%	109%	
	AVERAGE SOLD PRICE	\$729,571	\$615,059	18.6%
	# OF CONTRACTS	11	3	266.7%
	NEW LISTINGS	15	10	50%
Houses	AVERAGE DOM	17	18	-6%
	% OF ASKING PRICE	108%	113%	
	AVERAGE SOLD PRICE	\$749,500	\$640,917	17%
	# OF CONTRACTS	10	2	400%
	NEW LISTINGS	13	8	63%
Condo/Co-op/TH	AVERAGE DOM	18	59	-69%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$610,000	\$553,000	10%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	2	0%

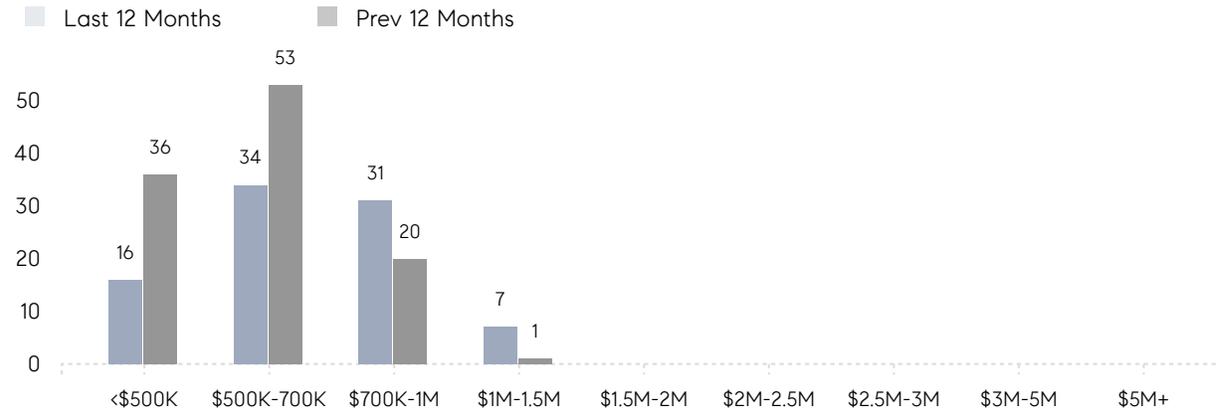
Fairfield

JUNE 2023

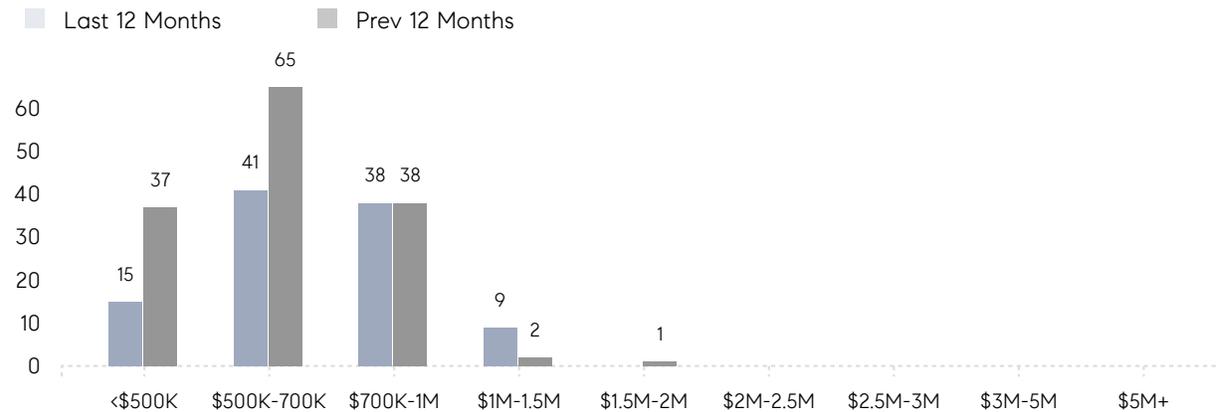
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Ridge

JUNE 2023

UNDER CONTRACT

11
Total
Properties

\$897K
Average
Price

\$799K
Median
Price

38%
Increase From
Jun 2022

33%
Increase From
Jun 2022

28%
Increase From
Jun 2022

UNITS SOLD

14
Total
Properties

\$1.0M
Average
Price

\$1.1M
Median
Price

-39%
Decrease From
Jun 2022

-23%
Decrease From
Jun 2022

-3%
Decrease From
Jun 2022

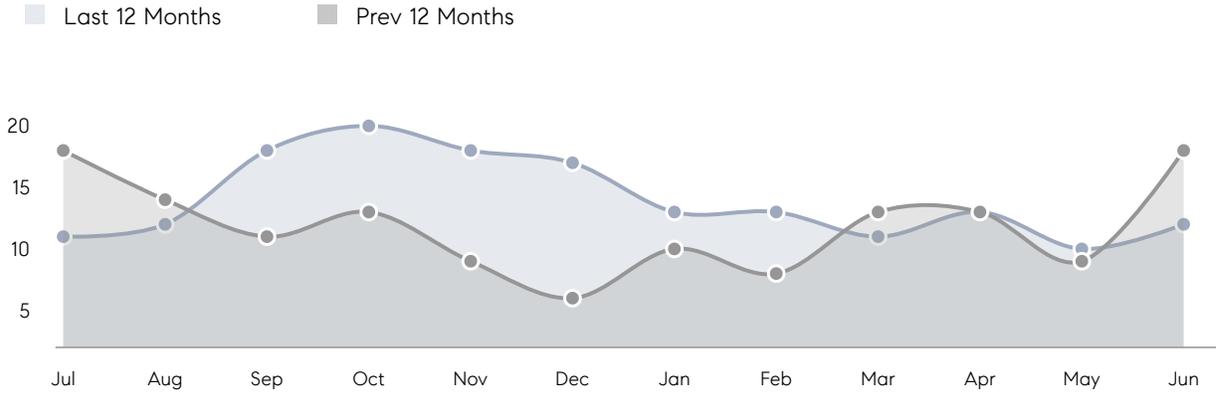
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	16	13	23%
	% OF ASKING PRICE	124%	129%	
	AVERAGE SOLD PRICE	\$1,092,065	\$1,410,470	-22.6%
	# OF CONTRACTS	11	8	37.5%
	NEW LISTINGS	13	17	-24%
Houses	AVERAGE DOM	10	12	-17%
	% OF ASKING PRICE	129%	133%	
	AVERAGE SOLD PRICE	\$1,315,355	\$1,515,041	-13%
	# OF CONTRACTS	9	8	13%
	NEW LISTINGS	11	14	-21%
Condo/Co-op/TH	AVERAGE DOM	37	21	76%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$273,333	\$713,333	-62%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	2	3	-33%

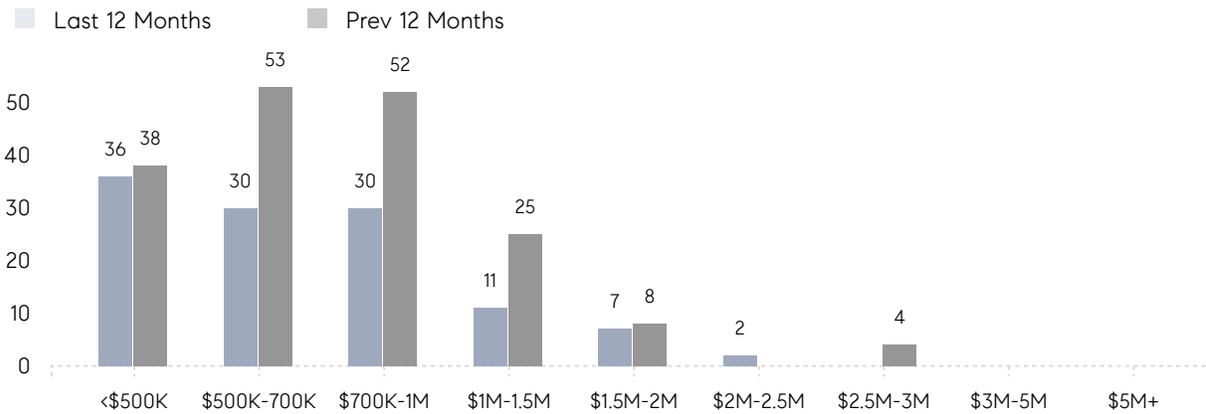
Glen Ridge

JUNE 2023

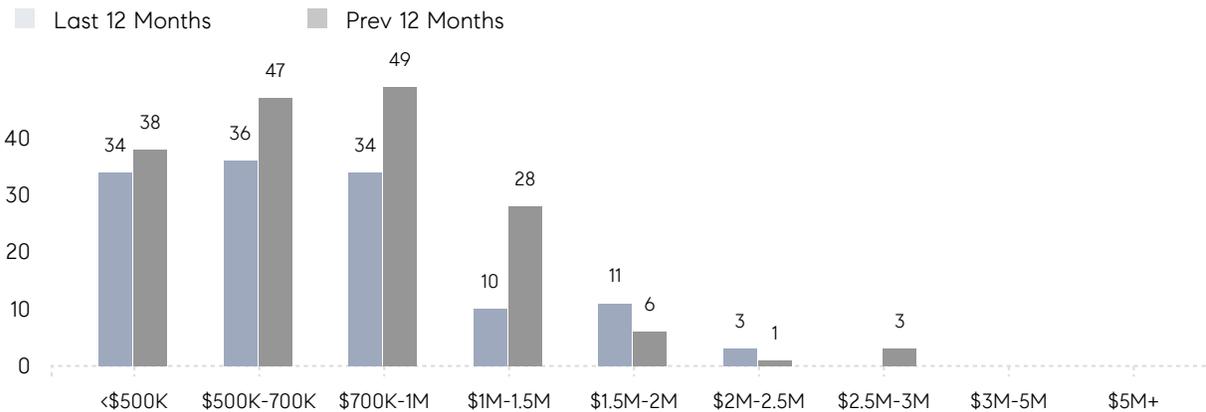
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Irvington

JUNE 2023

UNDER CONTRACT

22
Total
Properties

\$325K
Average
Price

\$312K
Median
Price

22%
Increase From
Jun 2022

11%
Increase From
Jun 2022

4%
Increase From
Jun 2022

UNITS SOLD

20
Total
Properties

\$376K
Average
Price

\$385K
Median
Price

-13%
Decrease From
Jun 2022

14%
Increase From
Jun 2022

19%
Increase From
Jun 2022

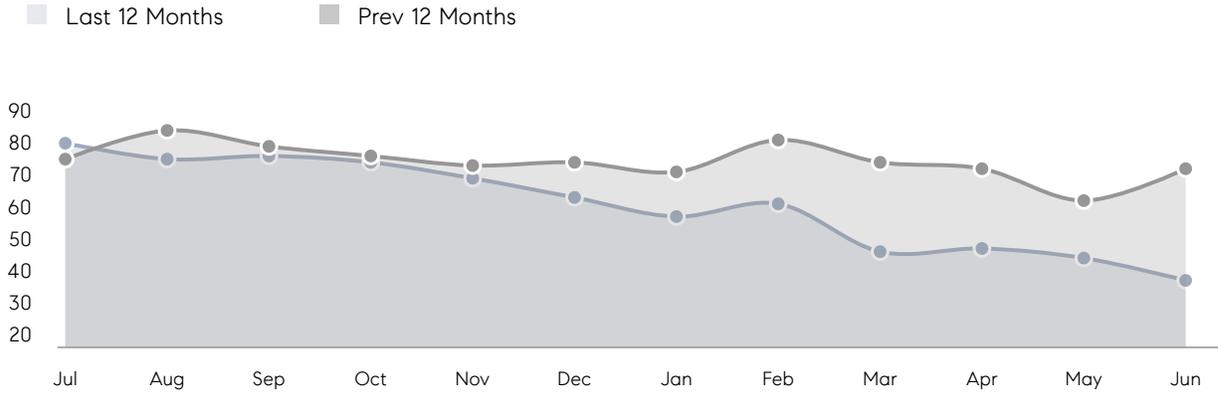
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	48	54	-11%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$376,700	\$330,967	13.8%
	# OF CONTRACTS	22	18	22.2%
	NEW LISTINGS	18	42	-57%
Houses	AVERAGE DOM	48	53	-9%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$376,700	\$336,057	12%
	# OF CONTRACTS	22	17	29%
	NEW LISTINGS	17	42	-60%
Condo/Co-op/TH	AVERAGE DOM	-	68	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$219,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	0	0%

Irvington

JUNE 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Livingston

JUNE 2023

UNDER CONTRACT

61
Total
Properties

\$1.1M
Average
Price

\$888K
Median
Price

5%
Increase From
Jun 2022

23%
Increase From
Jun 2022

8%
Increase From
Jun 2022

UNITS SOLD

36
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

-25%
Decrease From
Jun 2022

8%
Increase From
Jun 2022

10%
Increase From
Jun 2022

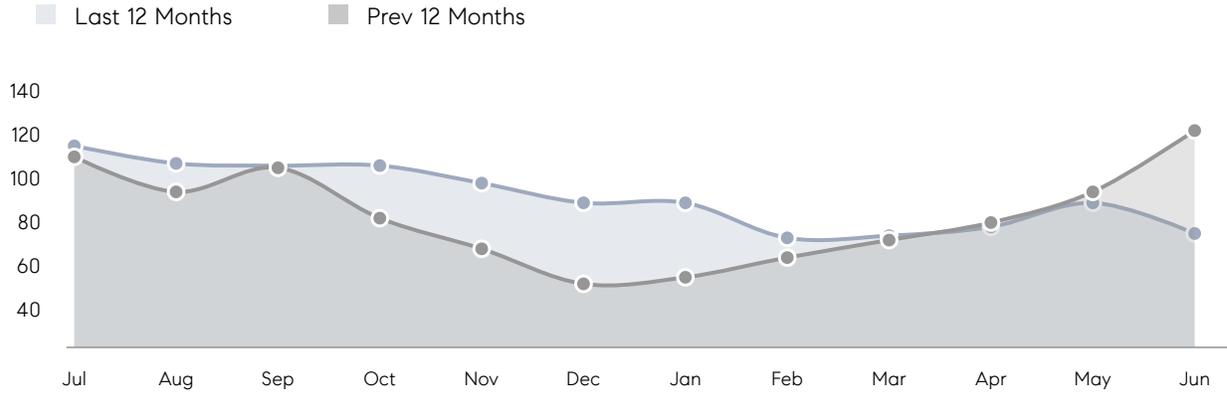
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	41	20	105%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,144,903	\$1,057,158	8.3%
	# OF CONTRACTS	61	58	5.2%
	NEW LISTINGS	48	90	-47%
Houses	AVERAGE DOM	42	16	163%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,150,900	\$1,141,417	1%
	# OF CONTRACTS	54	49	10%
	NEW LISTINGS	44	80	-45%
Condo/Co-op/TH	AVERAGE DOM	8	48	-83%
	% OF ASKING PRICE	107%	102%	
	AVERAGE SOLD PRICE	\$935,000	\$563,643	66%
	# OF CONTRACTS	7	9	-22%
	NEW LISTINGS	4	10	-60%

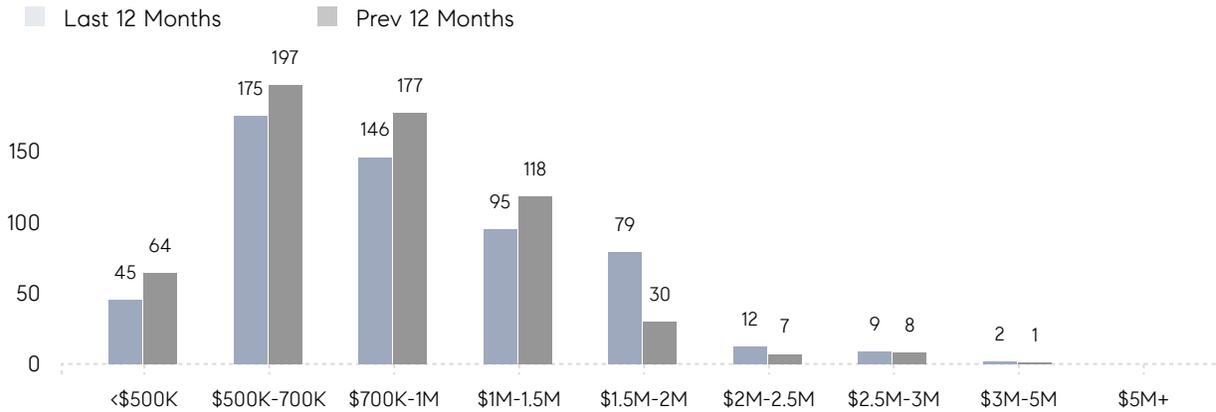
Livingston

JUNE 2023

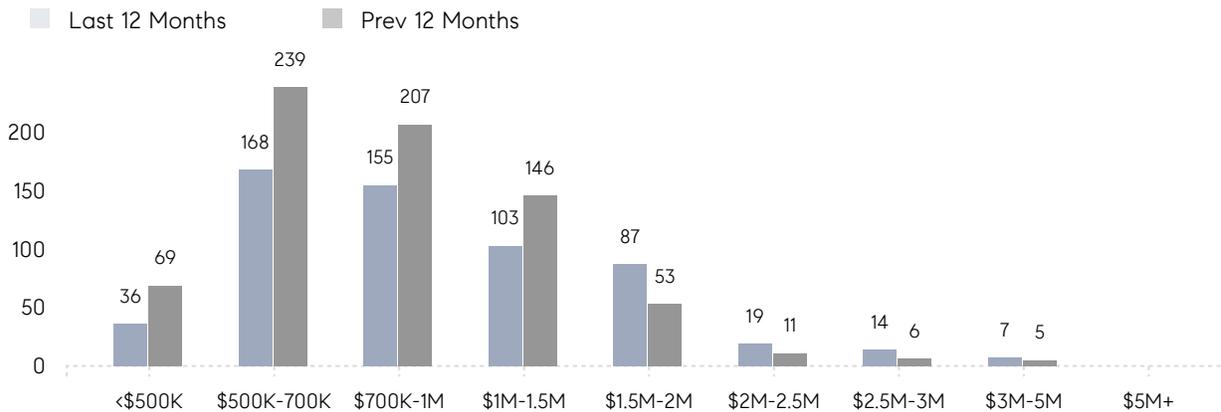
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maplewood

JUNE 2023

UNDER CONTRACT

26
Total
Properties

\$759K
Average
Price

\$787K
Median
Price

44%
Increase From
Jun 2022

-10%
Decrease From
Jun 2022

0%
Change From
Jun 2022

UNITS SOLD

35
Total
Properties

\$800K
Average
Price

\$800K
Median
Price

-19%
Decrease From
Jun 2022

-18%
Decrease From
Jun 2022

-18%
Decrease From
Jun 2022

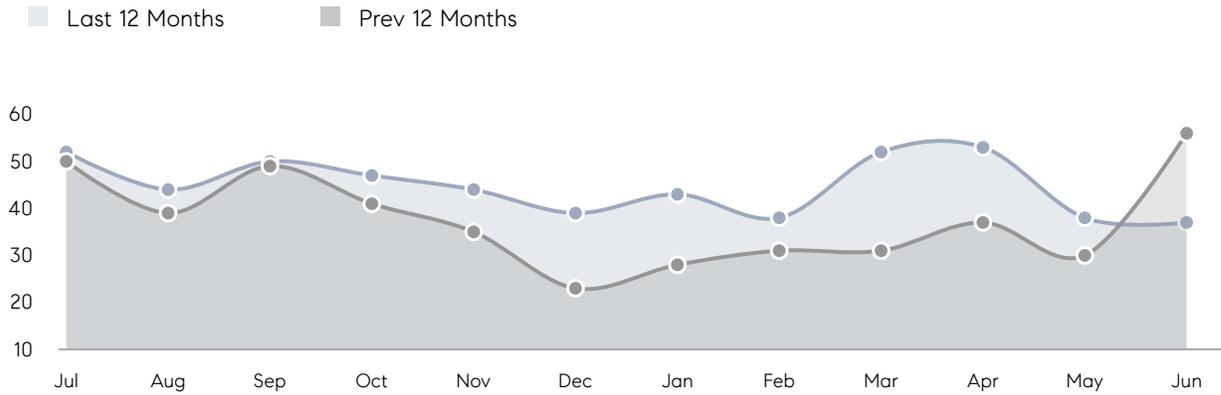
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	17	15	13%
	% OF ASKING PRICE	112%	118%	
	AVERAGE SOLD PRICE	\$800,686	\$970,560	-17.5%
	# OF CONTRACTS	26	18	44.4%
	NEW LISTINGS	32	47	-32%
Houses	AVERAGE DOM	17	15	13%
	% OF ASKING PRICE	113%	119%	
	AVERAGE SOLD PRICE	\$889,433	\$1,057,237	-16%
	# OF CONTRACTS	23	18	28%
	NEW LISTINGS	28	42	-33%
Condo/Co-op/TH	AVERAGE DOM	21	20	5%
	% OF ASKING PRICE	109%	103%	
	AVERAGE SOLD PRICE	\$268,200	\$311,820	-14%
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	4	5	-20%

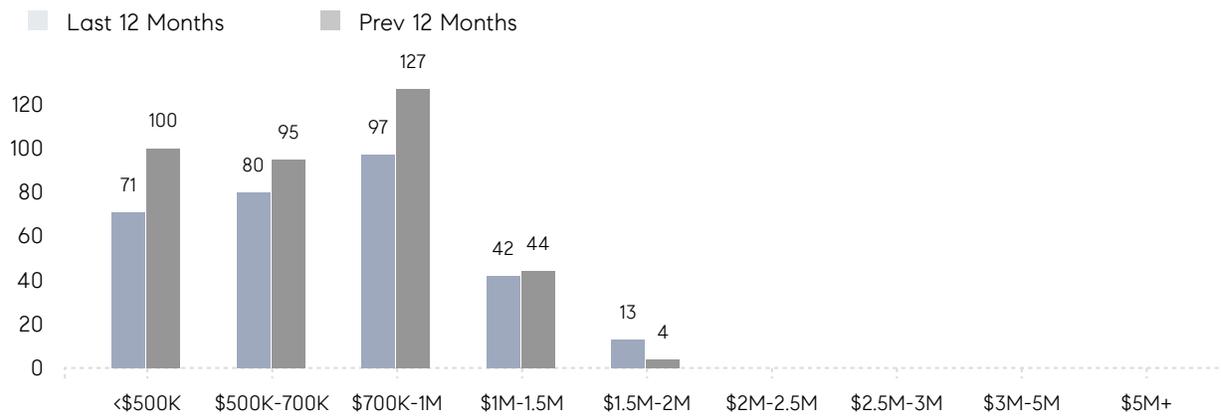
Maplewood

JUNE 2023

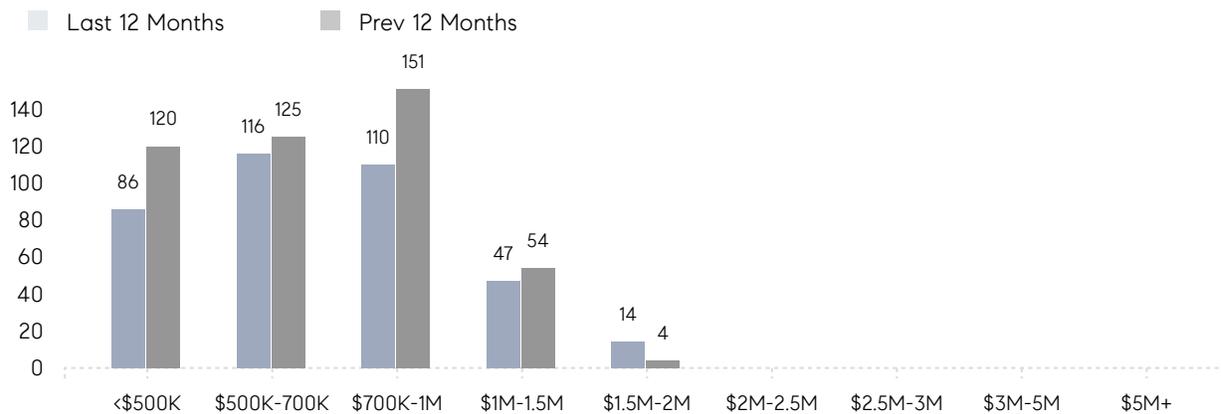
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Millburn

JUNE 2023

UNDER CONTRACT

12	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-14%	8%	11%
Decrease From Jun 2022	Increase From Jun 2022	Increase From Jun 2022

UNITS SOLD

7	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
-59%	2%	-9%
Decrease From Jun 2022	Increase From Jun 2022	Decrease From Jun 2022

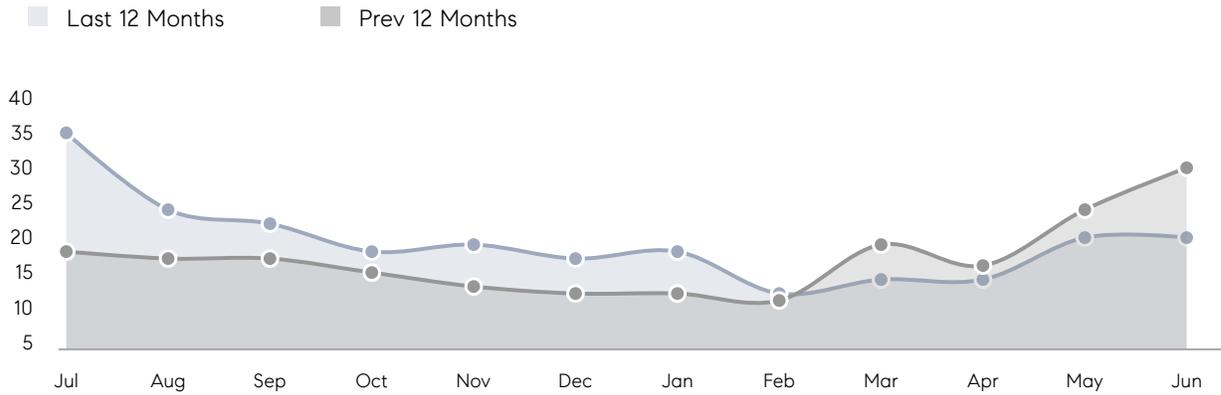
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	107%	111%	
	AVERAGE SOLD PRICE	\$1,267,857	\$1,242,938	2.0%
	# OF CONTRACTS	12	14	-14.3%
	NEW LISTINGS	13	22	-41%
Houses	AVERAGE DOM	16	20	-20%
	% OF ASKING PRICE	109%	110%	
	AVERAGE SOLD PRICE	\$1,229,167	\$1,290,622	-5%
	# OF CONTRACTS	11	14	-21%
	NEW LISTINGS	11	18	-39%
Condo/Co-op/TH	AVERAGE DOM	37	15	147%
	% OF ASKING PRICE	100%	112%	
	AVERAGE SOLD PRICE	\$1,500,000	\$480,000	213%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	2	4	-50%

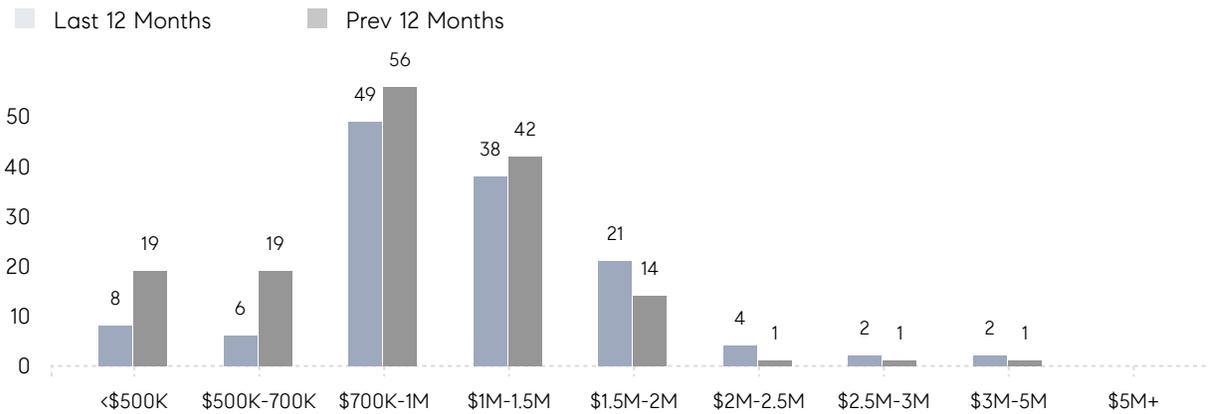
Millburn

JUNE 2023

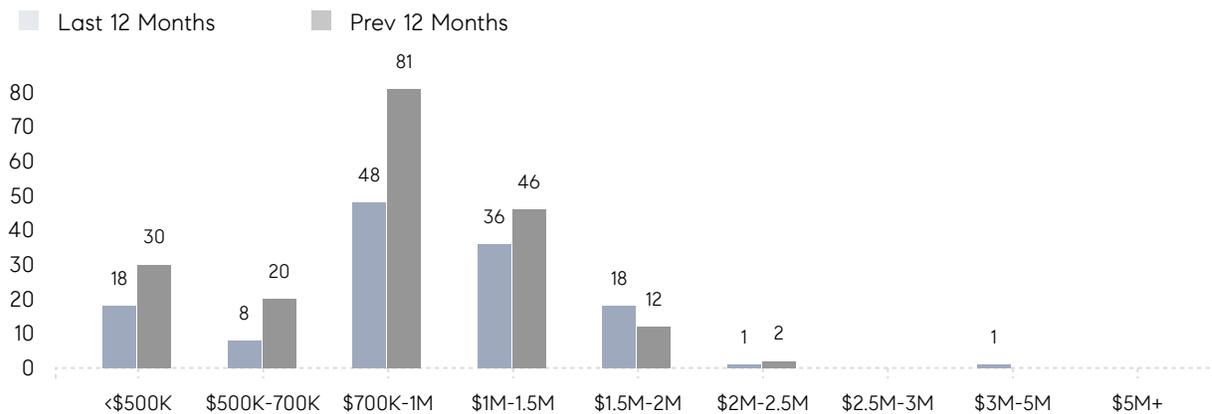
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montclair

JUNE 2023

UNDER CONTRACT

60
Total
Properties

\$955K
Average
Price

\$879K
Median
Price

9%
Increase From
Jun 2022

-14%
Decrease From
Jun 2022

-16%
Decrease From
Jun 2022

UNITS SOLD

40
Total
Properties

\$1.5M
Average
Price

\$1.3M
Median
Price

-23%
Decrease From
Jun 2022

27%
Increase From
Jun 2022

18%
Increase From
Jun 2022

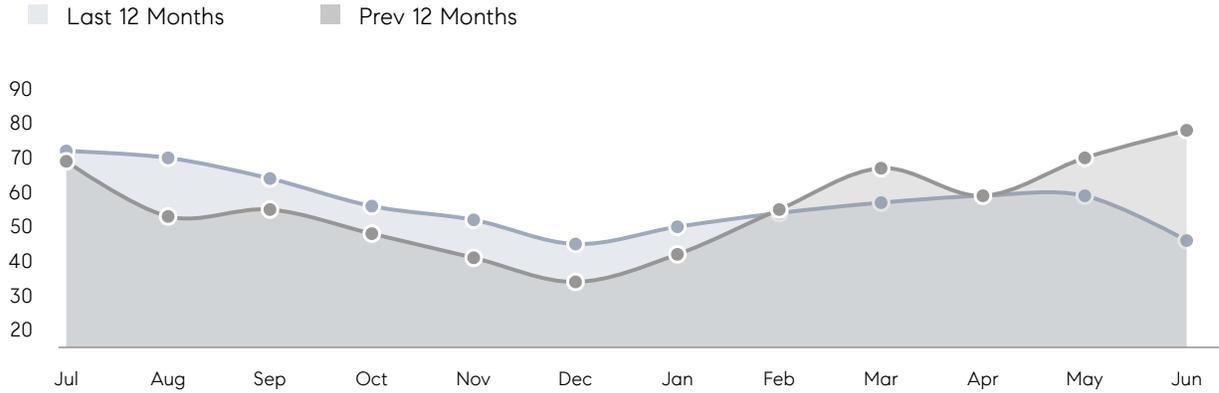
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	29	32	-9%
	% OF ASKING PRICE	120%	132%	
	AVERAGE SOLD PRICE	\$1,563,839	\$1,227,535	27.4%
	# OF CONTRACTS	60	55	9.1%
	NEW LISTINGS	46	65	-29%
Houses	AVERAGE DOM	24	21	14%
	% OF ASKING PRICE	123%	137%	
	AVERAGE SOLD PRICE	\$1,821,684	\$1,363,450	34%
	# OF CONTRACTS	48	47	2%
	NEW LISTINGS	35	52	-33%
Condo/Co-op/TH	AVERAGE DOM	53	94	-44%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$348,286	\$480,000	-27%
	# OF CONTRACTS	12	8	50%
	NEW LISTINGS	11	13	-15%

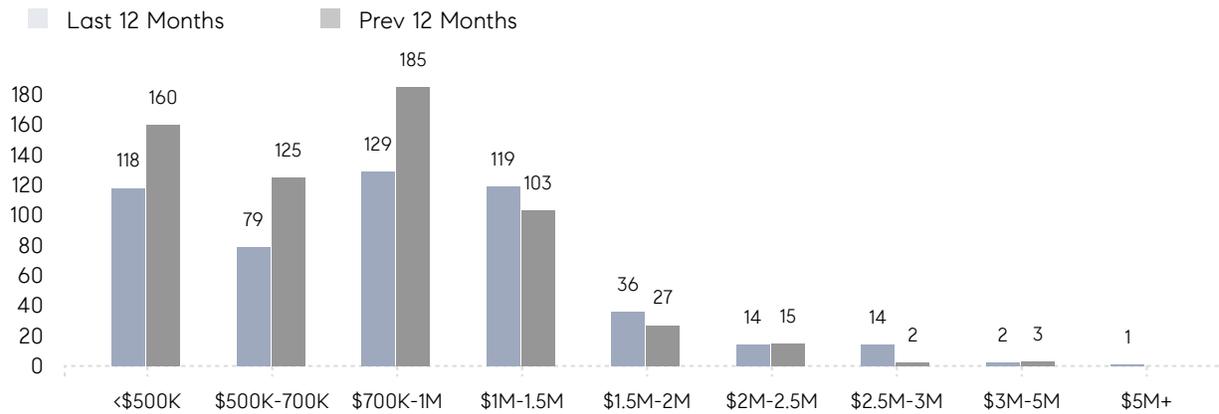
Montclair

JUNE 2023

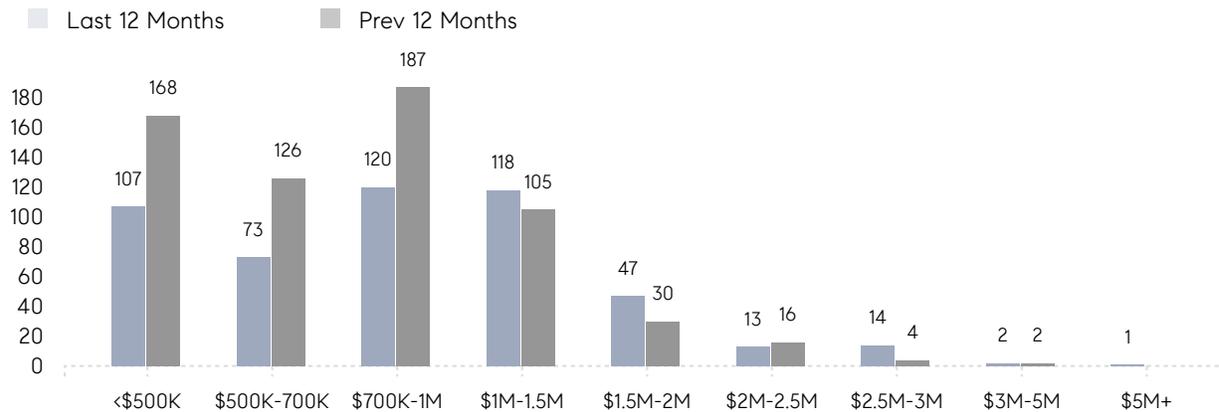
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Newark

JUNE 2023

UNDER CONTRACT

63
Total
Properties

\$383K
Average
Price

\$385K
Median
Price

-2%
Decrease From
Jun 2022

13%
Increase From
Jun 2022

21%
Increase From
Jun 2022

UNITS SOLD

31
Total
Properties

\$376K
Average
Price

\$370K
Median
Price

-44%
Decrease From
Jun 2022

12%
Increase From
Jun 2022

19%
Increase From
Jun 2022

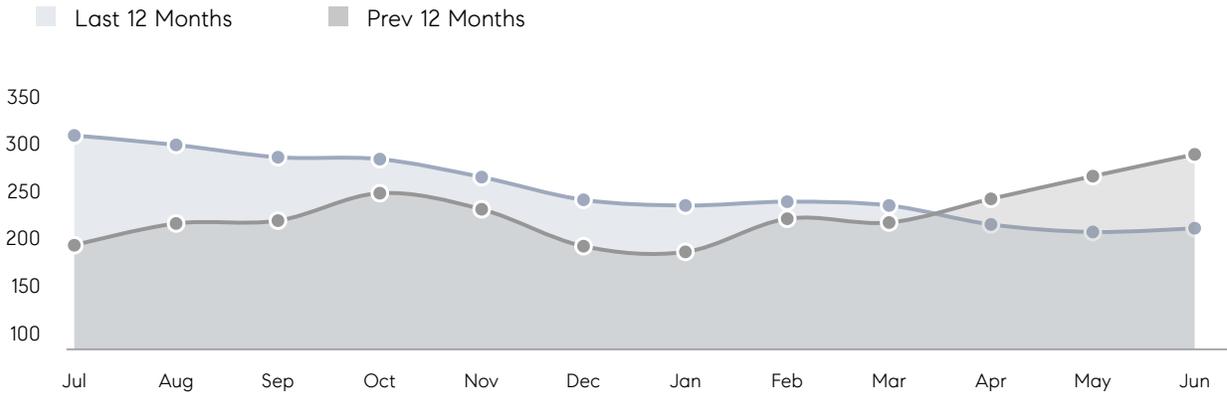
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	54	54	0%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$376,223	\$335,454	12.2%
	# OF CONTRACTS	63	64	-1.6%
	NEW LISTINGS	82	119	-31%
Houses	AVERAGE DOM	58	59	-2%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$393,381	\$345,756	14%
	# OF CONTRACTS	47	49	-4%
	NEW LISTINGS	63	90	-30%
Condo/Co-op/TH	AVERAGE DOM	29	45	-36%
	% OF ASKING PRICE	94%	102%	
	AVERAGE SOLD PRICE	\$287,000	\$314,278	-9%
	# OF CONTRACTS	16	15	7%
	NEW LISTINGS	19	29	-34%

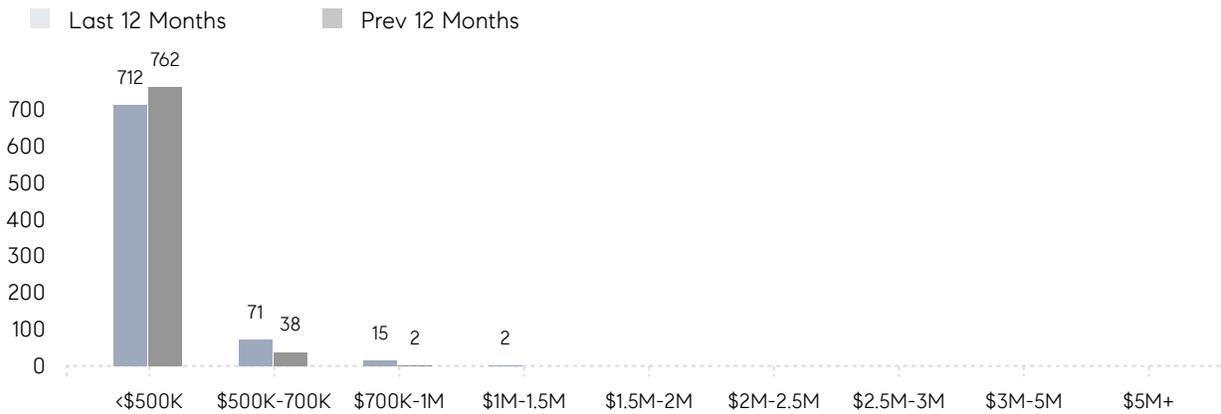
Newark

JUNE 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Caldwell

JUNE 2023

UNDER CONTRACT

15
Total
Properties

\$795K
Average
Price

\$749K
Median
Price

88%
Increase From
Jun 2022

-24%
Decrease From
Jun 2022

-23%
Decrease From
Jun 2022

UNITS SOLD

10
Total
Properties

\$743K
Average
Price

\$750K
Median
Price

-23%
Decrease From
Jun 2022

-29%
Decrease From
Jun 2022

-20%
Decrease From
Jun 2022

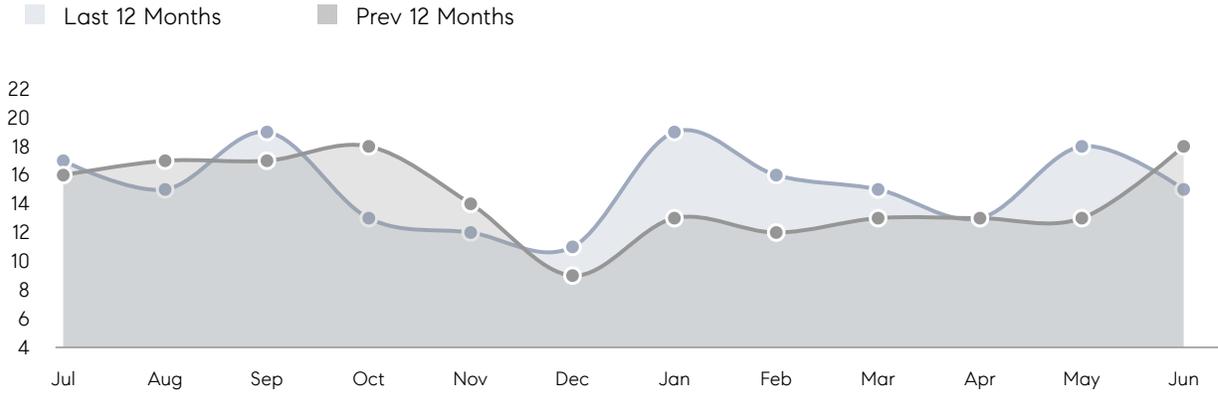
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	25	20	25%
	% OF ASKING PRICE	124%	106%	
	AVERAGE SOLD PRICE	\$743,500	\$1,052,077	-29.3%
	# OF CONTRACTS	15	8	87.5%
	NEW LISTINGS	15	14	7%
Houses	AVERAGE DOM	15	21	-29%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$871,250	\$1,118,364	-22%
	# OF CONTRACTS	11	7	57%
	NEW LISTINGS	12	11	9%
Condo/Co-op/TH	AVERAGE DOM	31	12	158%
	% OF ASKING PRICE	135%	106%	
	AVERAGE SOLD PRICE	\$658,333	\$687,500	-4%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	3	3	0%

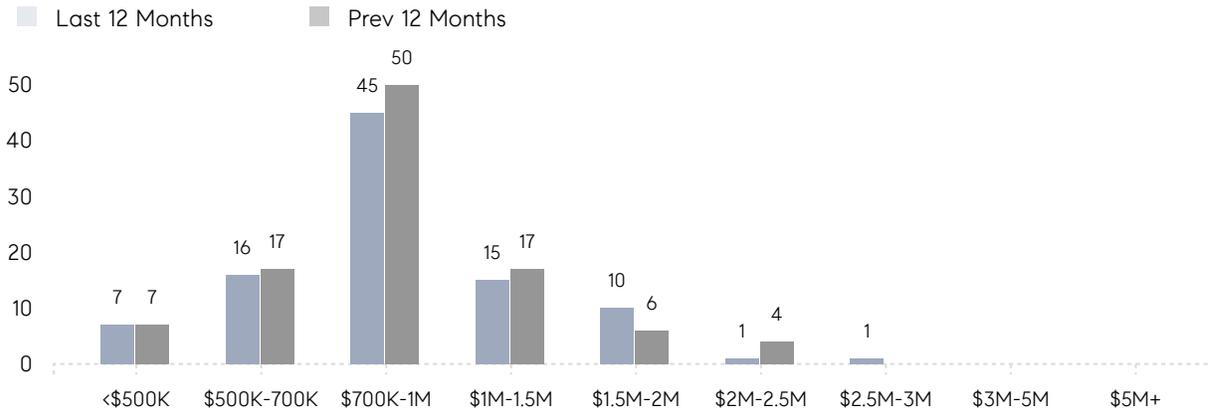
North Caldwell

JUNE 2023

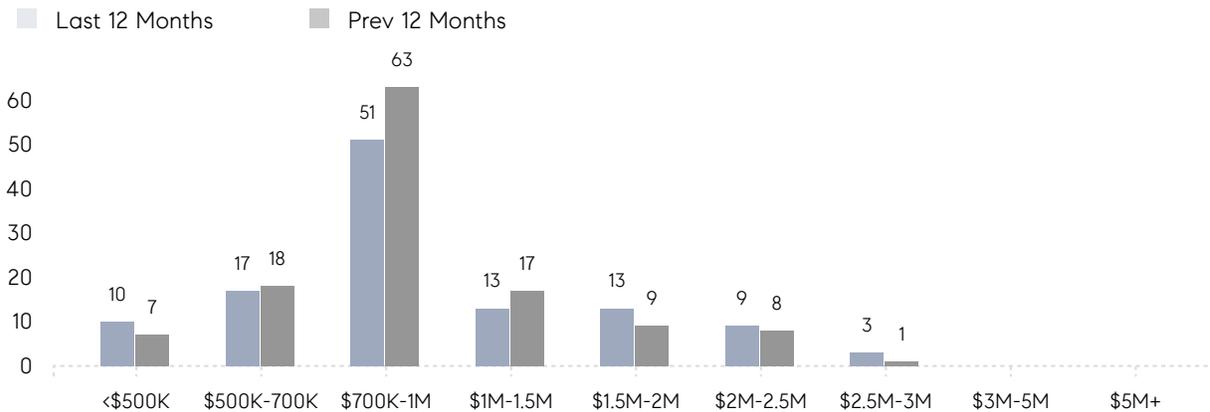
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Nutley

JUNE 2023

UNDER CONTRACT

31
Total
Properties

\$579K
Average
Price

\$585K
Median
Price

-34%
Decrease From
Jun 2022

33%
Increase From
Jun 2022

34%
Increase From
Jun 2022

UNITS SOLD

27
Total
Properties

\$509K
Average
Price

\$530K
Median
Price

-18%
Decrease From
Jun 2022

-5%
Decrease From
Jun 2022

2%
Increase From
Jun 2022

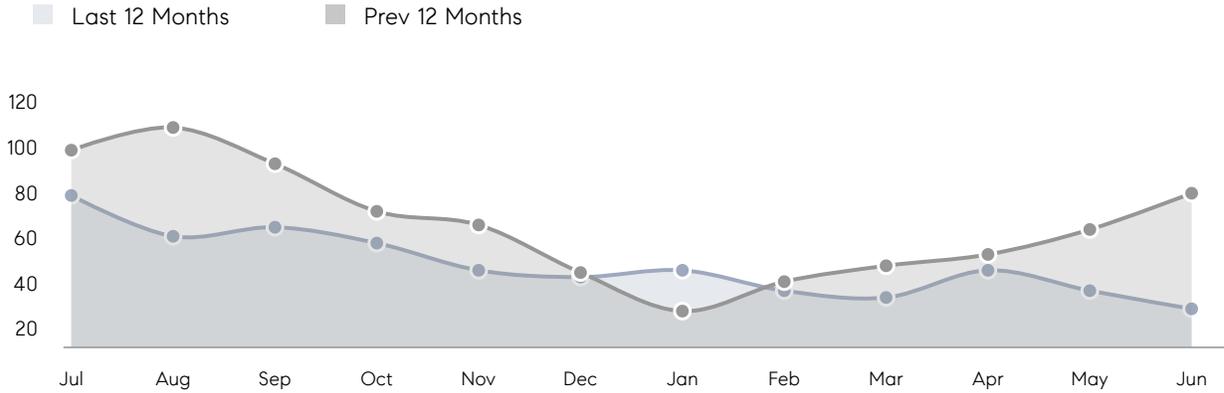
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	38	30	27%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$509,148	\$537,159	-5.2%
	# OF CONTRACTS	31	47	-34.0%
	NEW LISTINGS	24	64	-62%
Houses	AVERAGE DOM	20	22	-9%
	% OF ASKING PRICE	110%	106%	
	AVERAGE SOLD PRICE	\$636,235	\$593,298	7%
	# OF CONTRACTS	24	28	-14%
	NEW LISTINGS	17	36	-53%
Condo/Co-op/TH	AVERAGE DOM	69	43	60%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$293,100	\$438,917	-33%
	# OF CONTRACTS	7	19	-63%
	NEW LISTINGS	7	28	-75%

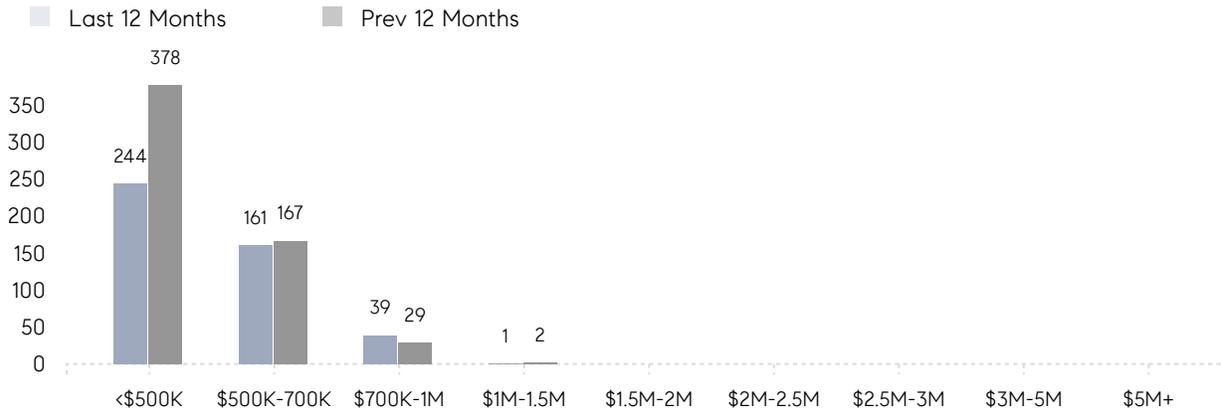
Nutley

JUNE 2023

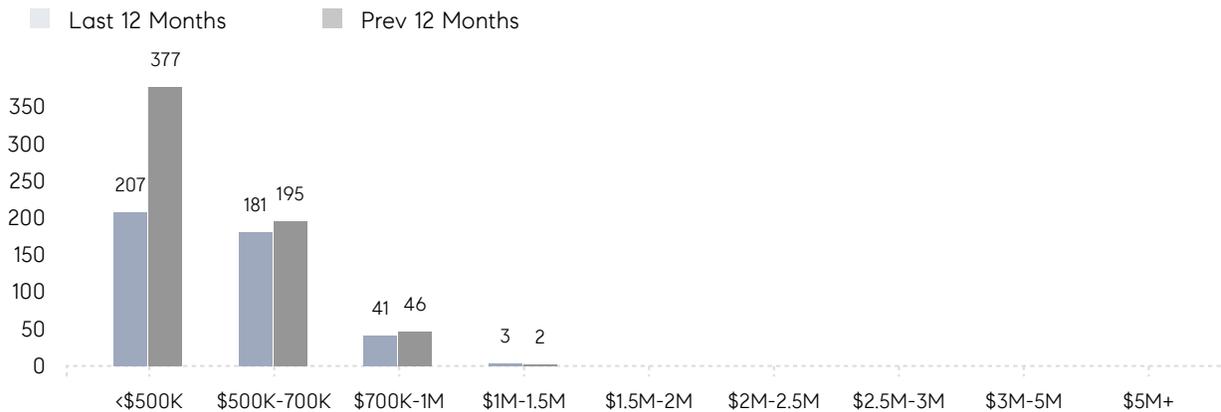
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Orange

JUNE 2023

UNDER CONTRACT

16
Total
Properties

\$418K
Average
Price

\$389K
Median
Price

33%
Increase From
Jun 2022

32%
Increase From
Jun 2022

43%
Increase From
Jun 2022

UNITS SOLD

16
Total
Properties

\$366K
Average
Price

\$333K
Median
Price

129%
Increase From
Jun 2022

-3%
Decrease From
Jun 2022

7%
Increase From
Jun 2022

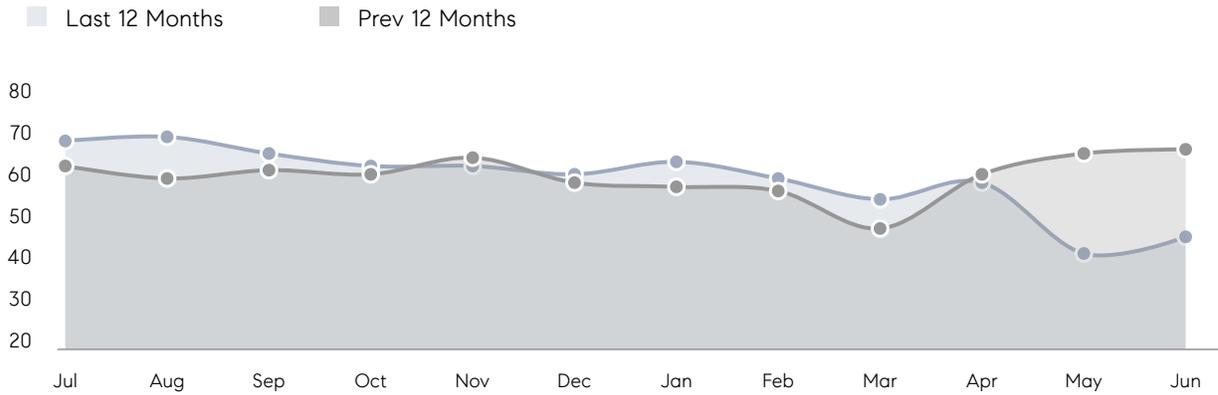
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	51	20	155%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$366,313	\$378,964	-3.3%
	# OF CONTRACTS	16	12	33.3%
	NEW LISTINGS	21	18	17%
Houses	AVERAGE DOM	54	25	116%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$379,077	\$420,550	-10%
	# OF CONTRACTS	15	9	67%
	NEW LISTINGS	14	15	-7%
Condo/Co-op/TH	AVERAGE DOM	34	9	278%
	% OF ASKING PRICE	93%	105%	
	AVERAGE SOLD PRICE	\$311,000	\$275,000	13%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	7	3	133%

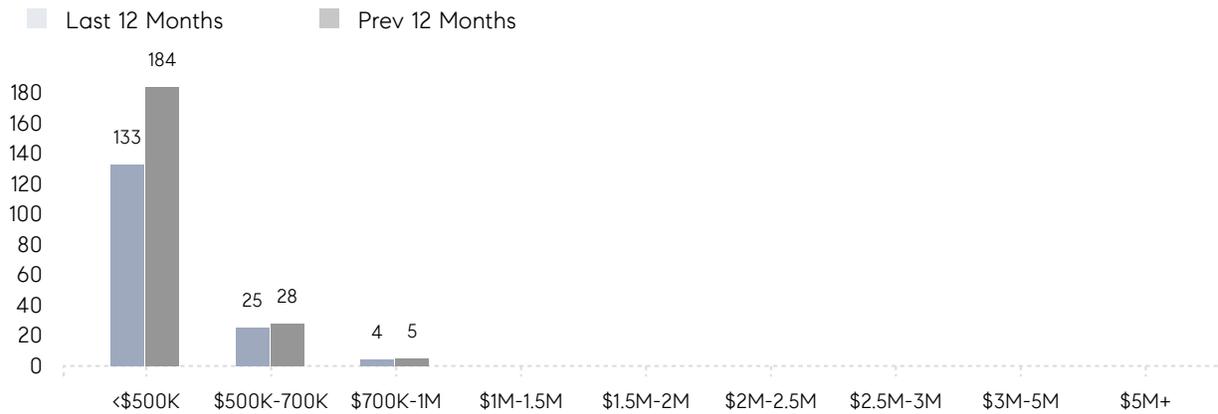
Orange

JUNE 2023

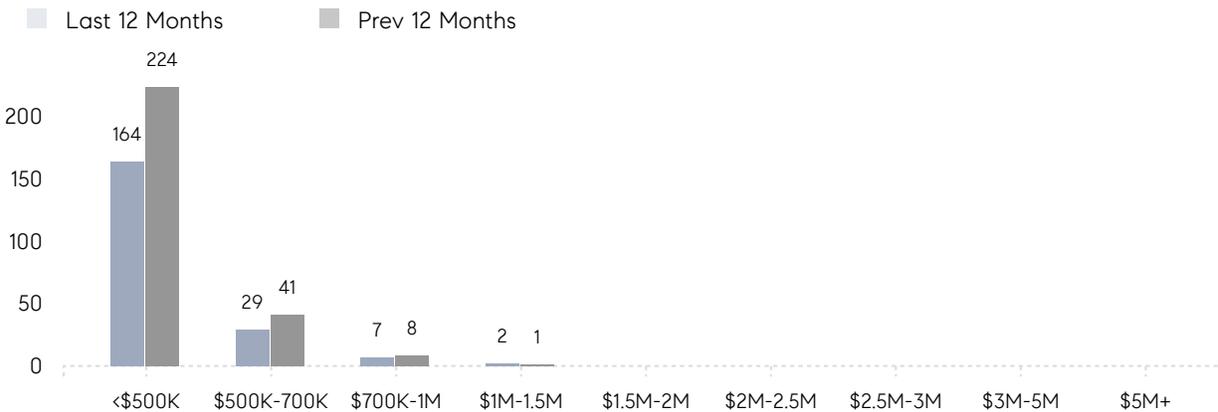
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roseland

JUNE 2023

UNDER CONTRACT

14
Total
Properties

\$749K
Average
Price

\$699K
Median
Price

8%
Increase From
Jun 2022

6%
Increase From
Jun 2022

0%
Change From
Jun 2022

UNITS SOLD

12
Total
Properties

\$652K
Average
Price

\$702K
Median
Price

100%
Increase From
Jun 2022

4%
Increase From
Jun 2022

11%
Increase From
Jun 2022

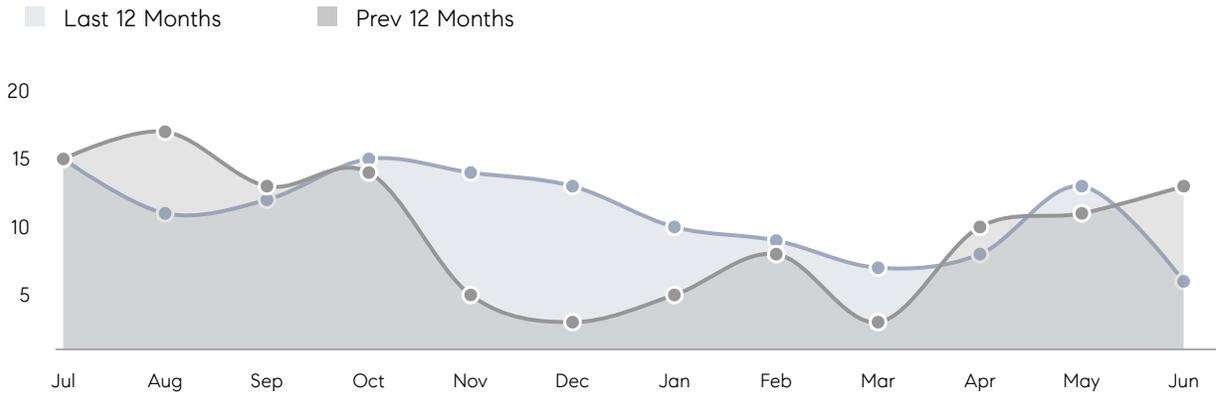
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	63	25	152%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$652,097	\$626,000	4.2%
	# OF CONTRACTS	14	13	7.7%
	NEW LISTINGS	7	16	-56%
Houses	AVERAGE DOM	94	18	422%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$773,167	\$609,200	27%
	# OF CONTRACTS	9	11	-18%
	NEW LISTINGS	5	11	-55%
Condo/Co-op/TH	AVERAGE DOM	31	58	-47%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$531,028	\$710,000	-25%
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	2	5	-60%

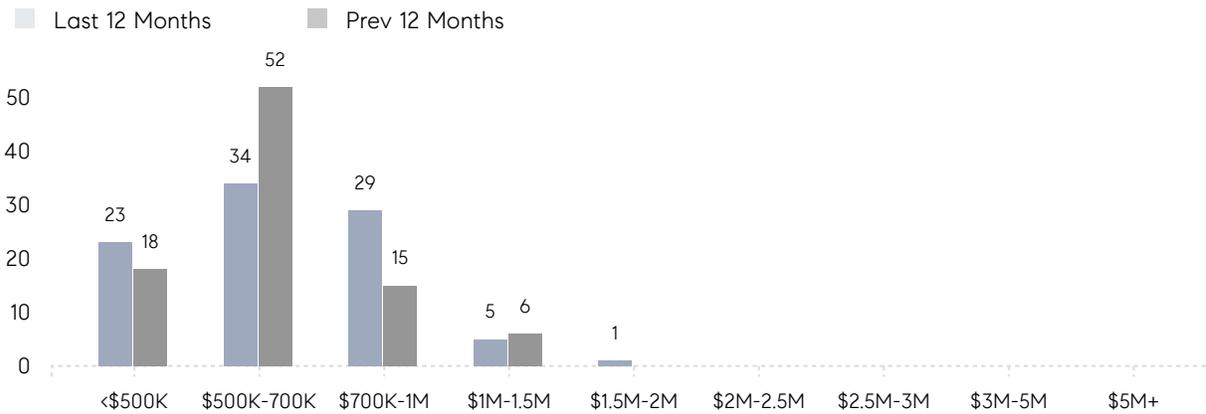
Roseland

JUNE 2023

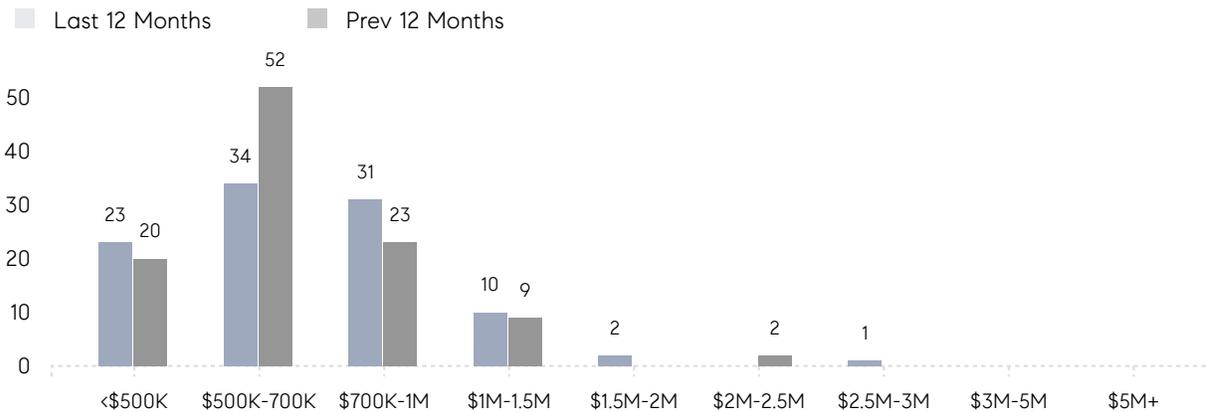
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Short Hills

JUNE 2023

UNDER CONTRACT

18
Total
Properties

\$2.0M
Average
Price

\$2.0M
Median
Price

-10%
Decrease From
Jun 2022

5%
Increase From
Jun 2022

22%
Increase From
Jun 2022

UNITS SOLD

21
Total
Properties

\$2.0M
Average
Price

\$1.6M
Median
Price

-34%
Decrease From
Jun 2022

-5%
Decrease From
Jun 2022

-19%
Decrease From
Jun 2022

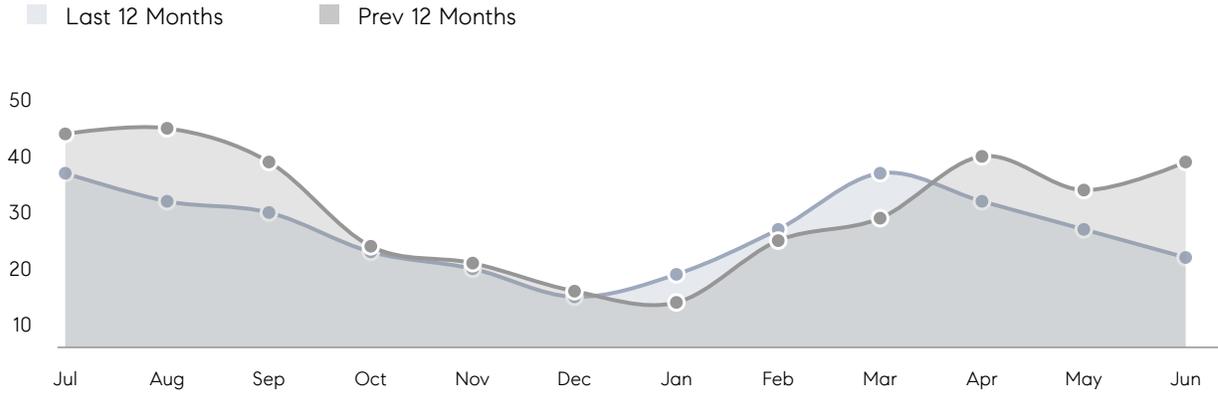
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	24	21	14%
	% OF ASKING PRICE	108%	108%	
	AVERAGE SOLD PRICE	\$2,071,333	\$2,186,144	-5.3%
	# OF CONTRACTS	18	20	-10.0%
	NEW LISTINGS	18	31	-42%
Houses	AVERAGE DOM	24	21	14%
	% OF ASKING PRICE	108%	108%	
	AVERAGE SOLD PRICE	\$2,071,333	\$2,186,144	-5%
	# OF CONTRACTS	18	20	-10%
	NEW LISTINGS	18	31	-42%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

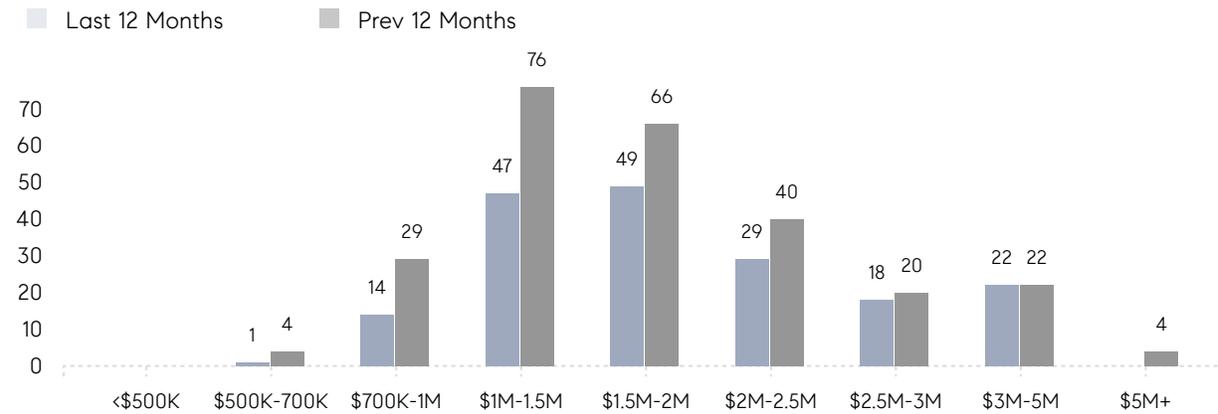
Short Hills

JUNE 2023

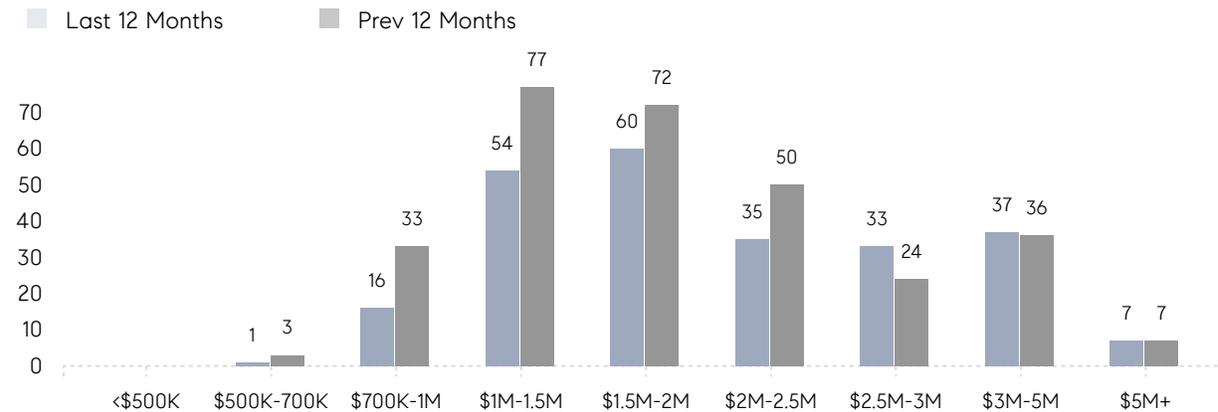
Monthly Inventory



Contracts By Price Range



Listings By Price Range



South Orange

JUNE 2023

UNDER CONTRACT

18
Total
Properties

\$935K
Average
Price

\$862K
Median
Price

-22%
Decrease From
Jun 2022

14%
Increase From
Jun 2022

2%
Increase From
Jun 2022

UNITS SOLD

12
Total
Properties

\$1.0M
Average
Price

\$1.0M
Median
Price

-59%
Decrease From
Jun 2022

25%
Increase From
Jun 2022

21%
Increase From
Jun 2022

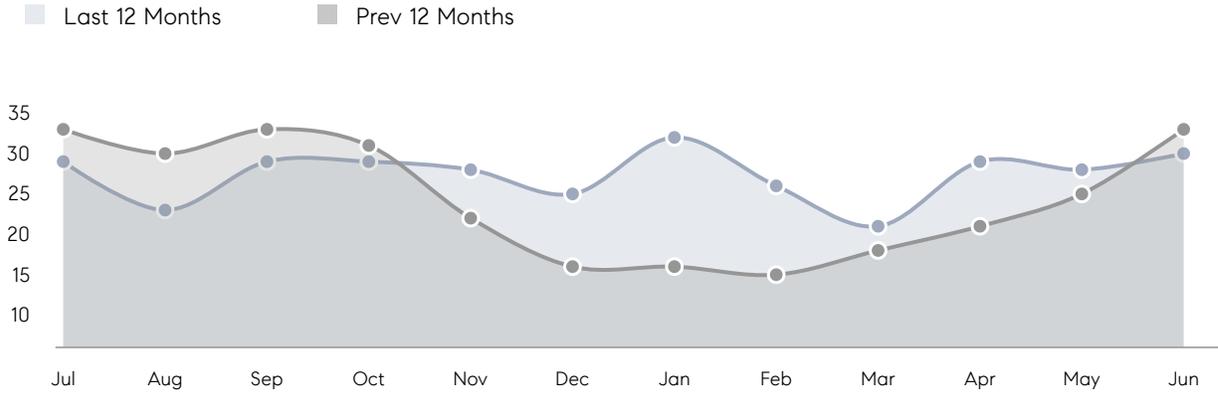
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	31	17	82%
	% OF ASKING PRICE	113%	114%	
	AVERAGE SOLD PRICE	\$1,093,542	\$873,641	25.2%
	# OF CONTRACTS	18	23	-21.7%
	NEW LISTINGS	28	33	-15%
Houses	AVERAGE DOM	23	12	92%
	% OF ASKING PRICE	115%	115%	
	AVERAGE SOLD PRICE	\$1,162,045	\$922,215	26%
	# OF CONTRACTS	17	21	-19%
	NEW LISTINGS	26	28	-7%
Condo/Co-op/TH	AVERAGE DOM	128	58	121%
	% OF ASKING PRICE	94%	106%	
	AVERAGE SOLD PRICE	\$340,000	\$452,667	-25%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	2	5	-60%

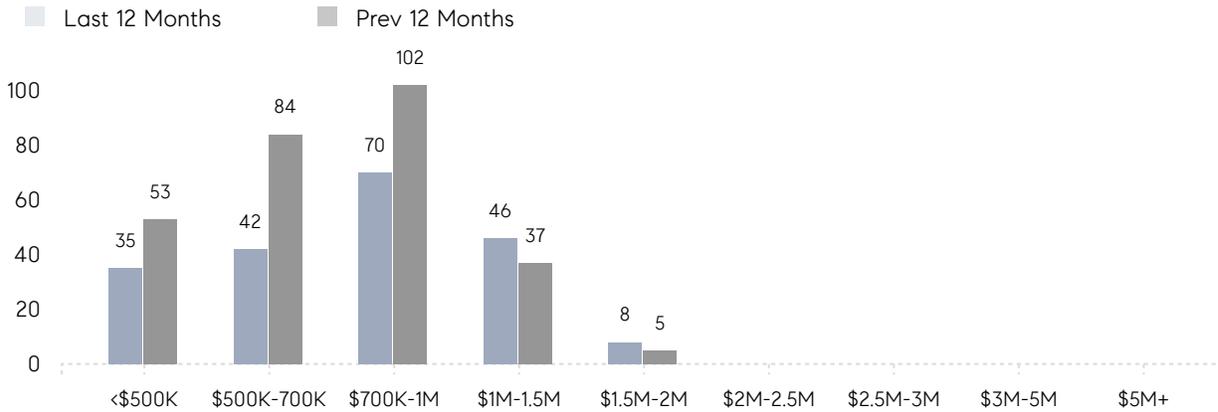
South Orange

JUNE 2023

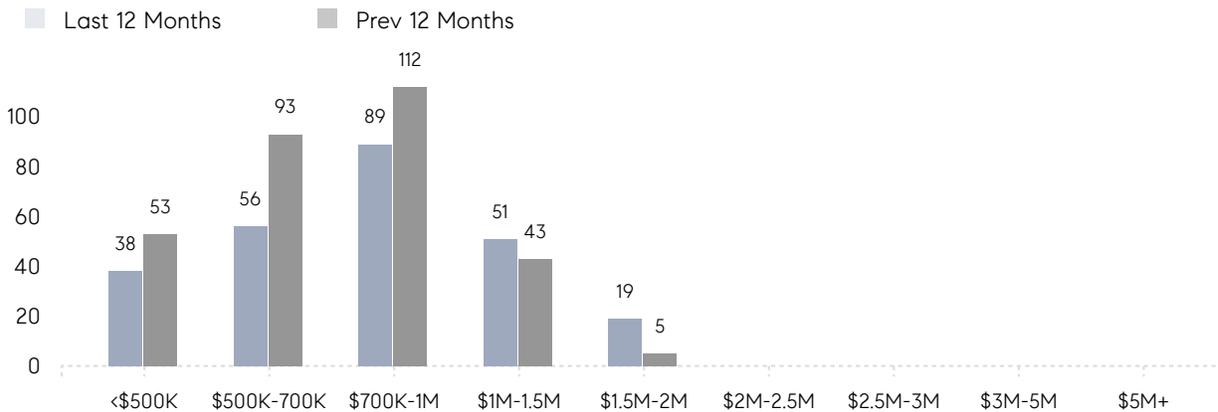
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Verona

JUNE 2023

UNDER CONTRACT

27
Total
Properties

\$454K
Average
Price

\$439K
Median
Price

8%
Increase From
Jun 2022

-21%
Decrease From
Jun 2022

-20%
Decrease From
Jun 2022

UNITS SOLD

22
Total
Properties

\$604K
Average
Price

\$607K
Median
Price

16%
Increase From
Jun 2022

-27%
Decrease From
Jun 2022

-19%
Decrease From
Jun 2022

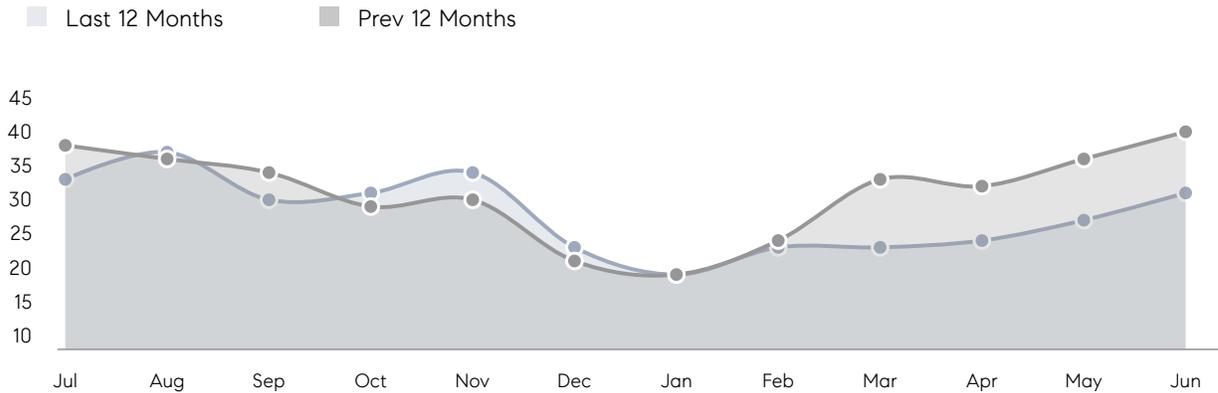
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	19	18	6%
	% OF ASKING PRICE	109%	122%	
	AVERAGE SOLD PRICE	\$604,222	\$828,677	-27.1%
	# OF CONTRACTS	27	25	8.0%
	NEW LISTINGS	33	34	-3%
Houses	AVERAGE DOM	18	17	6%
	% OF ASKING PRICE	112%	124%	
	AVERAGE SOLD PRICE	\$766,206	\$886,875	-14%
	# OF CONTRACTS	10	19	-47%
	NEW LISTINGS	14	22	-36%
Condo/Co-op/TH	AVERAGE DOM	21	22	-5%
	% OF ASKING PRICE	102%	110%	
	AVERAGE SOLD PRICE	\$320,750	\$334,000	-4%
	# OF CONTRACTS	17	6	183%
	NEW LISTINGS	19	12	58%

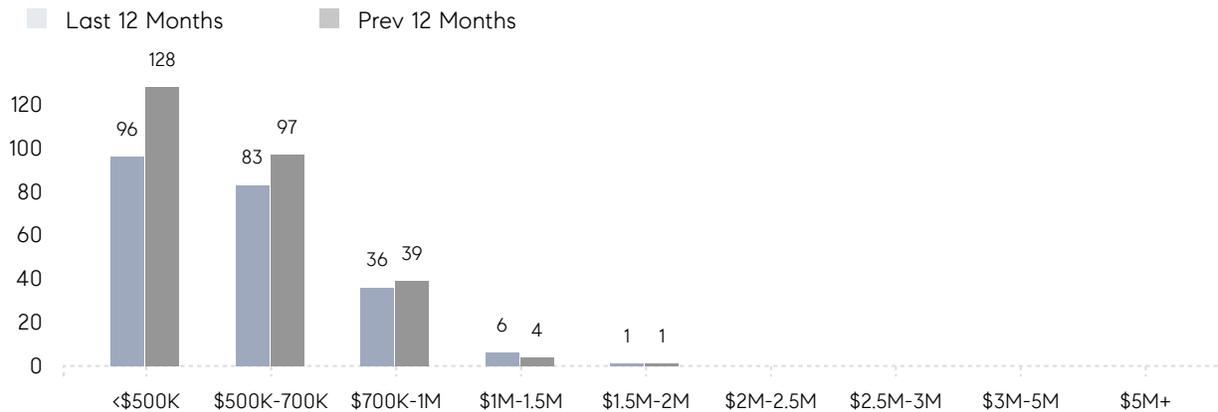
Verona

JUNE 2023

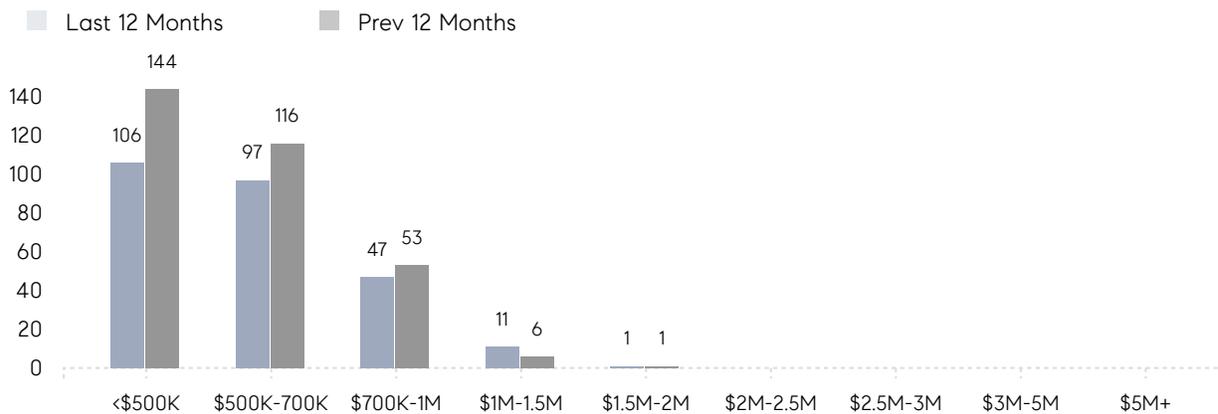
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Caldwell

JUNE 2023

UNDER CONTRACT

11
Total
Properties

\$666K
Average
Price

\$599K
Median
Price

38%
Increase From
Jun 2022

10%
Increase From
Jun 2022

-9%
Decrease From
Jun 2022

UNITS SOLD

13
Total
Properties

\$711K
Average
Price

\$690K
Median
Price

30%
Increase From
Jun 2022

20%
Increase From
Jun 2022

15%
Increase From
Jun 2022

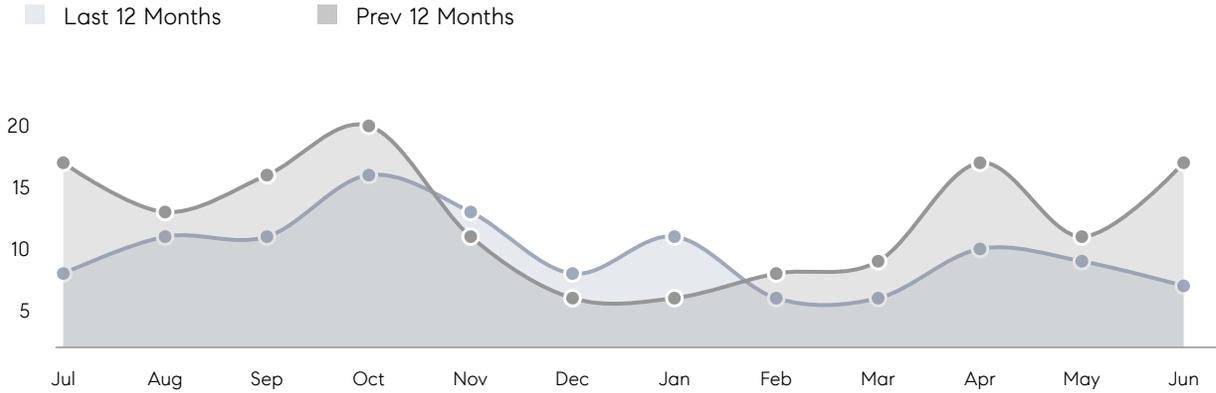
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	29	16	81%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$711,347	\$592,428	20.1%
	# OF CONTRACTS	11	8	37.5%
	NEW LISTINGS	9	18	-50%
Houses	AVERAGE DOM	29	15	93%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$711,347	\$624,364	14%
	# OF CONTRACTS	11	7	57%
	NEW LISTINGS	9	17	-47%
Condo/Co-op/TH	AVERAGE DOM	-	22	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$305,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

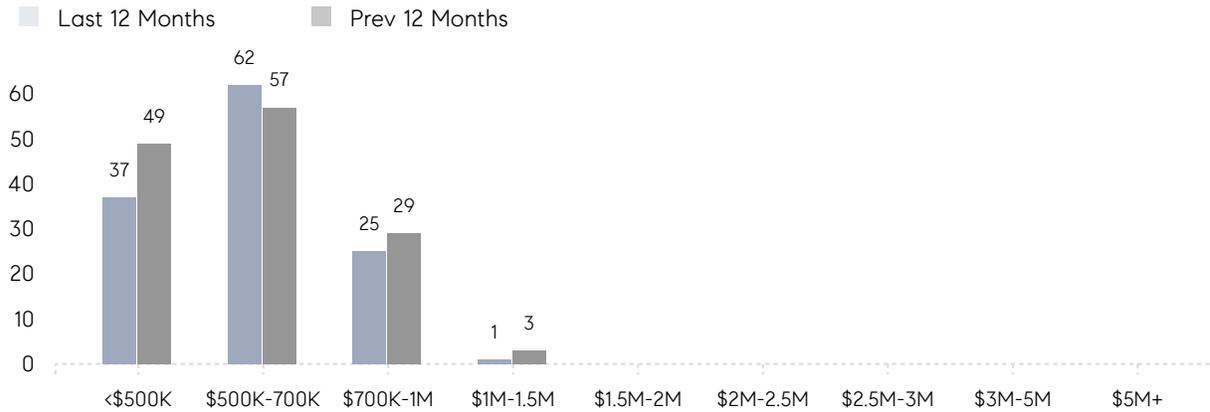
West Caldwell

JUNE 2023

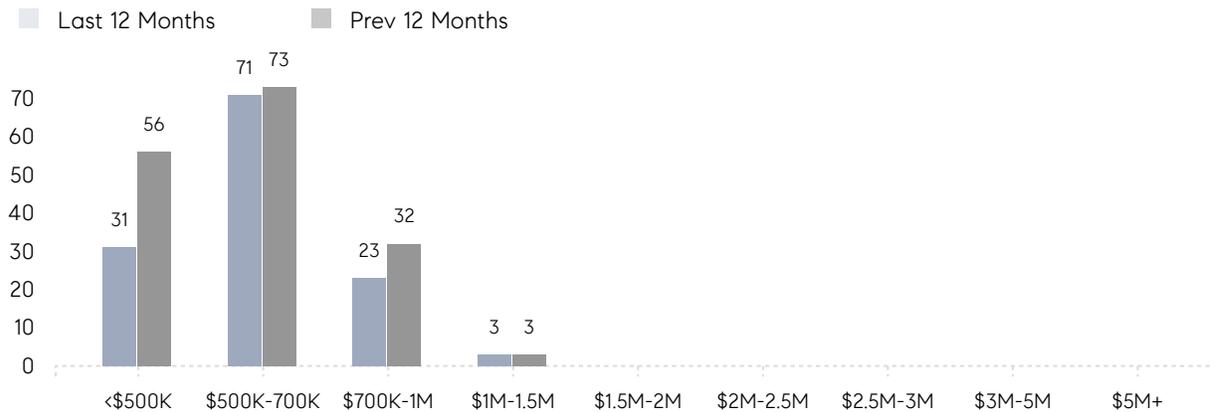
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Orange

JUNE 2023

UNDER CONTRACT

60
Total
Properties

\$578K
Average
Price

\$550K
Median
Price

-25%
Decrease From
Jun 2022

9%
Increase From
Jun 2022

12%
Increase From
Jun 2022

UNITS SOLD

68
Total
Properties

\$680K
Average
Price

\$626K
Median
Price

-7%
Decrease From
Jun 2022

13%
Increase From
Jun 2022

13%
Increase From
Jun 2022

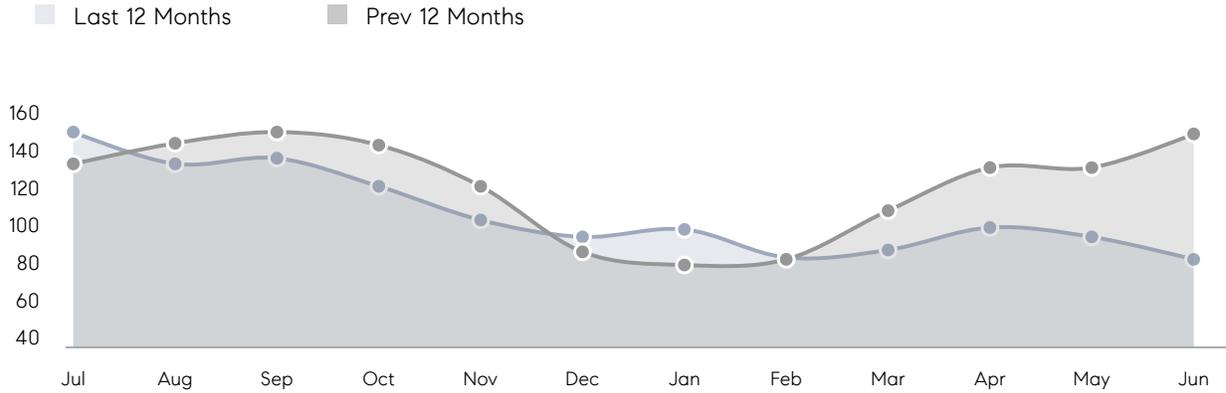
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	21	26	-19%
	% OF ASKING PRICE	112%	110%	
	AVERAGE SOLD PRICE	\$680,259	\$604,107	12.6%
	# OF CONTRACTS	60	80	-25.0%
	NEW LISTINGS	57	109	-48%
Houses	AVERAGE DOM	23	26	-12%
	% OF ASKING PRICE	112%	112%	
	AVERAGE SOLD PRICE	\$732,020	\$668,703	9%
	# OF CONTRACTS	44	69	-36%
	NEW LISTINGS	44	90	-51%
Condo/Co-op/TH	AVERAGE DOM	15	25	-40%
	% OF ASKING PRICE	110%	105%	
	AVERAGE SOLD PRICE	\$524,977	\$432,925	21%
	# OF CONTRACTS	16	11	45%
	NEW LISTINGS	13	19	-32%

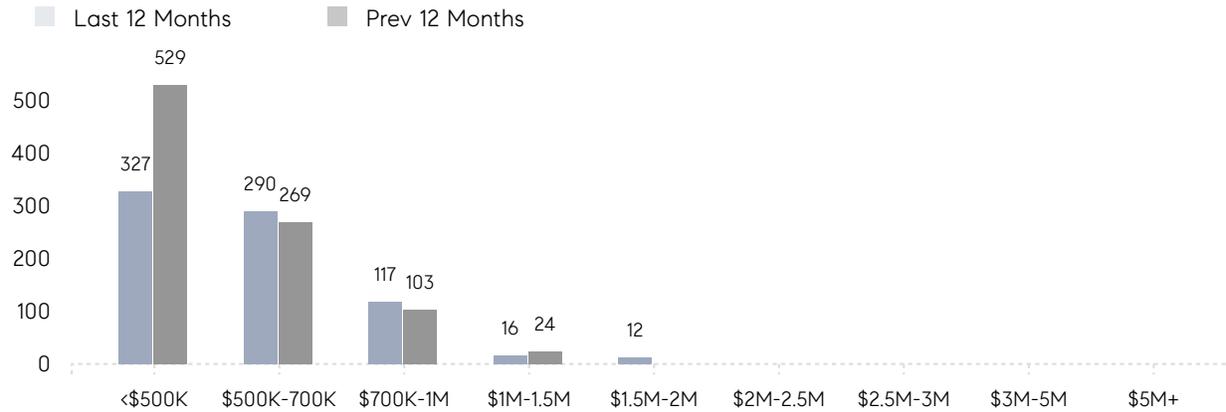
West Orange

JUNE 2023

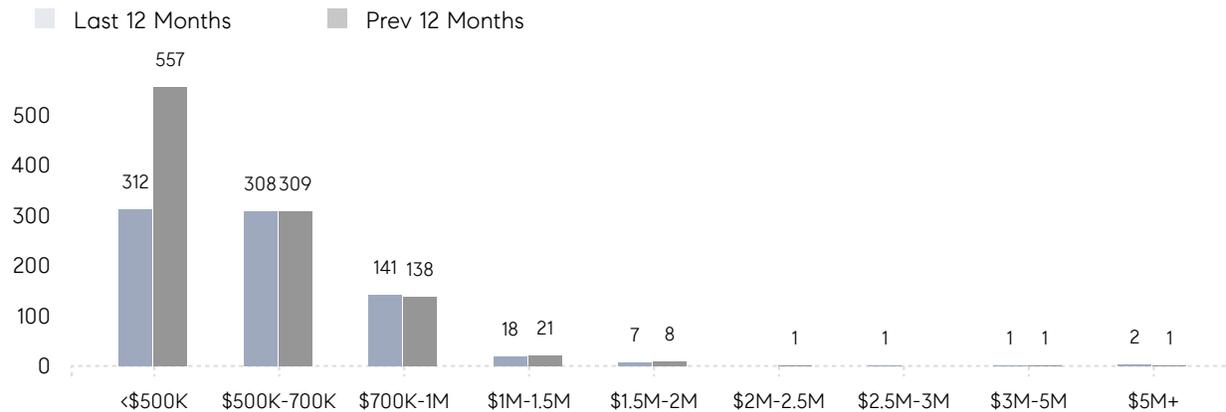
Monthly Inventory

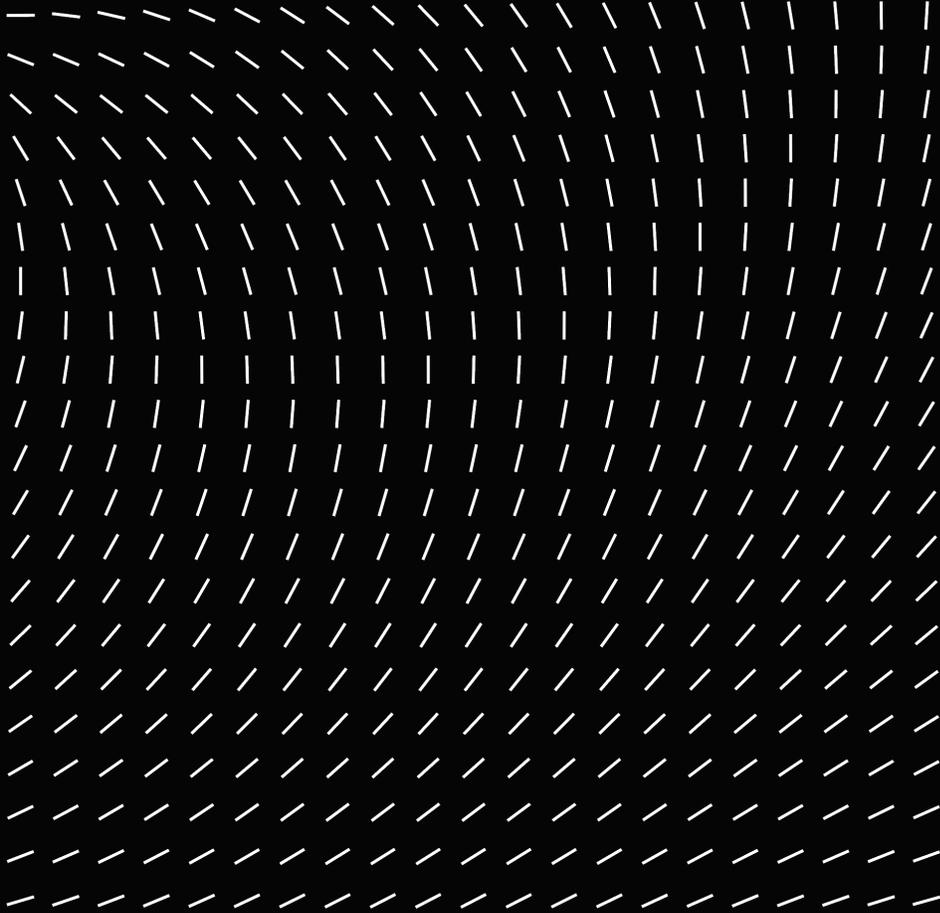


Contracts By Price Range



Listings By Price Range





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Belleville

JUNE 2023



\$404K

Average
Sales Price

-41%

Decrease In Sales
From Jun 2022

\$410K

Median
Sales Price

-59%

Decrease In Contracts
From Jun 2022

107%

Average %
Of Asking Price

7%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Bloomfield

JUNE 2023



\$531K

Average
Sales Price

-30%

Decrease In Sales
From Jun 2022

\$527K

Median
Sales Price

-18%

Decrease In Contracts
From Jun 2022

110%

Average %
Of Asking Price

-30%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Caldwell

JUNE 2023



\$534K

Average
Sales Price

-31%

Decrease In Sales
From Jun 2022

\$550K

Median
Sales Price

33%

Increase In Contracts
From Jun 2022

109%

Average %
Of Asking Price

-43%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Cedar Grove

JUNE 2023



\$1.9M

Average
Sales Price

-56%

Decrease In Sales
From Jun 2022

\$685K

Median
Sales Price

47%

Increase In Contracts
From Jun 2022

102%

Average %
Of Asking Price

0%

Change In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

East Orange

JUNE 2023



\$277K

Average
Sales Price

-28%

Decrease In Sales
From Jun 2022

\$255K

Median
Sales Price

26%

Increase In Contracts
From Jun 2022

100%

Average %
Of Asking Price

103%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Essex Fells

JUNE 2023



\$1.1M

Average
Sales Price

25%

Increase In Sales
From Jun 2022

\$1.2M

Median
Sales Price

75%

Increase In Contracts
From Jun 2022

101%

Average %
Of Asking Price

150%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Fairfield

JUNE 2023



\$729K

Average
Sales Price

-59%

Decrease In Sales
From Jun 2022

\$780K

Median
Sales Price

267%

Increase In Contracts
From Jun 2022

107%

Average %
Of Asking Price

-43%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Glen Ridge

JUNE 2023



\$1.0M

Average
Sales Price

-39%

Decrease In Sales
From Jun 2022

\$1.1M

Median
Sales Price

38%

Increase In Contracts
From Jun 2022

124%

Average %
Of Asking Price

23%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Irvington

JUNE 2023



\$376K

Average
Sales Price

-13%

Decrease In Sales
From Jun 2022

\$385K

Median
Sales Price

22%

Increase In Contracts
From Jun 2022

102%

Average %
Of Asking Price

-11%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Livingston

JUNE 2023



\$1.1M

Average
Sales Price

-25%

Decrease In Sales
From Jun 2022

\$1.0M

Median
Sales Price

5%

Increase In Contracts
From Jun 2022

104%

Average %
Of Asking Price

105%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Maplewood

JUNE 2023



\$800K

Average
Sales Price

-19%

Decrease In Sales
From Jun 2022

\$800K

Median
Sales Price

44%

Increase In Contracts
From Jun 2022

112%

Average %
Of Asking Price

13%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Millburn

JUNE 2023



\$1.2M

Average
Sales Price

-59%

Decrease In Sales
From Jun 2022

\$1.0M

Median
Sales Price

-14%

Decrease In Contracts
From Jun 2022

107%

Average %
Of Asking Price

0%

Change In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Montclair

JUNE 2023



\$1.5M

Average
Sales Price

-23%

Decrease In Sales
From Jun 2022

\$1.3M

Median
Sales Price

9%

Increase In Contracts
From Jun 2022

120%

Average %
Of Asking Price

-9%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Newark

JUNE 2023



\$376K

Average
Sales Price

-44%

Decrease In Sales
From Jun 2022

\$370K

Median
Sales Price

-2%

Decrease In Contracts
From Jun 2022

101%

Average %
Of Asking Price

0%

Change In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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North Caldwell

JUNE 2023



\$743K

Average
Sales Price

-23%

Decrease In Sales
From Jun 2022

\$750K

Median
Sales Price

88%

Increase In Contracts
From Jun 2022

124%

Average %
Of Asking Price

25%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Nutley

JUNE 2023



\$509K

Average
Sales Price

-18%

Decrease In Sales
From Jun 2022

\$530K

Median
Sales Price

-34%

Decrease In Contracts
From Jun 2022

108%

Average %
Of Asking Price

27%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Orange

JUNE 2023



\$366K

Average
Sales Price

129%

Increase In Sales
From Jun 2022

\$333K

Median
Sales Price

33%

Increase In Contracts
From Jun 2022

103%

Average %
Of Asking Price

155%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roseland

JUNE 2023



\$652K

Average
Sales Price

100%

Increase In Sales
From Jun 2022

\$702K

Median
Sales Price

8%

Increase In Contracts
From Jun 2022

105%

Average %
Of Asking Price

152%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Short Hills

JUNE 2023



\$2.0M

Average
Sales Price

-34%

Decrease In Sales
From Jun 2022

\$1.6M

Median
Sales Price

-10%

Decrease In Contracts
From Jun 2022

108%

Average %
Of Asking Price

14%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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South Orange

JUNE 2023



\$1.0M

Average
Sales Price

-59%

Decrease In Sales
From Jun 2022

\$1.0M

Median
Sales Price

-22%

Decrease In Contracts
From Jun 2022

113%

Average %
Of Asking Price

82%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Verona

JUNE 2023



\$604K

Average
Sales Price

16%

Increase In Sales
From Jun 2022

\$607K

Median
Sales Price

8%

Increase In Contracts
From Jun 2022

109%

Average %
Of Asking Price

6%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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West Caldwell

JUNE 2023



\$711K

Average
Sales Price

30%

Increase In Sales
From Jun 2022

\$690K

Median
Sales Price

38%

Increase In Contracts
From Jun 2022

106%

Average %
Of Asking Price

81%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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West Orange

JUNE 2023



\$680K

Average
Sales Price

-7%

Decrease In Sales
From Jun 2022

\$626K

Median
Sales Price

-25%

Decrease In Contracts
From Jun 2022

112%

Average %
Of Asking Price

-19%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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