



COMPASS

June 2023

Passaic Market Insights

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JUNE 2023

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Clifton

JUNE 2023

UNDER CONTRACT

46
Total
Properties

\$477K
Average
Price

\$455K
Median
Price

-45%
Decrease From
Jun 2022

4%
Increase From
Jun 2022

7%
Increase From
Jun 2022

UNITS SOLD

46
Total
Properties

\$508K
Average
Price

\$507K
Median
Price

-46%
Decrease From
Jun 2022

9%
Increase From
Jun 2022

8%
Increase From
Jun 2022

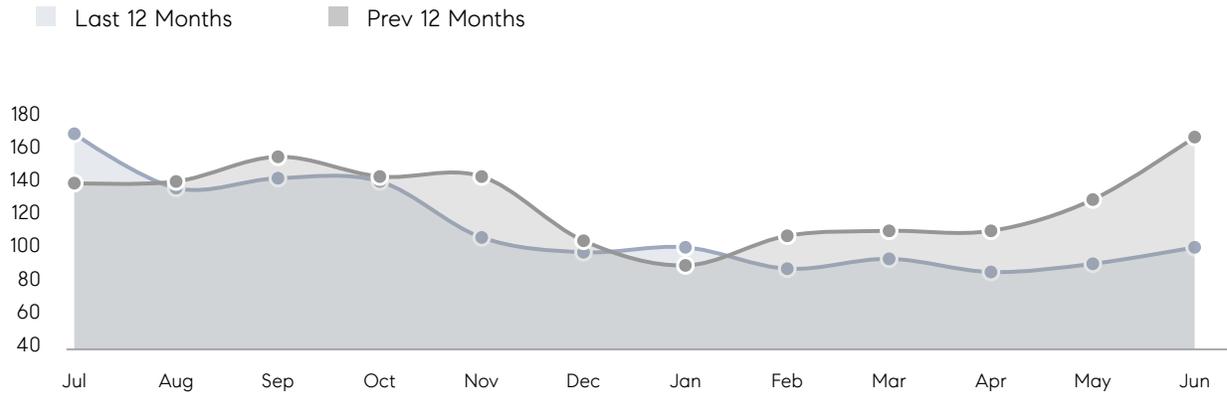
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	21	28	-25%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$508,327	\$466,390	9.0%
	# OF CONTRACTS	46	84	-45.2%
	NEW LISTINGS	66	120	-45%
Houses	AVERAGE DOM	22	29	-24%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$575,955	\$524,852	10%
	# OF CONTRACTS	43	56	-23%
	NEW LISTINGS	59	82	-28%
Condo/Co-op/TH	AVERAGE DOM	18	25	-28%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$353,750	\$340,804	4%
	# OF CONTRACTS	3	28	-89%
	NEW LISTINGS	7	38	-82%

Clifton

JUNE 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Passaic

JUNE 2023

UNDER CONTRACT

13
Total
Properties

\$373K
Average
Price

\$399K
Median
Price

-24%
Decrease From
Jun 2022

25%
Increase From
Jun 2022

70%
Increase From
Jun 2022

UNITS SOLD

9
Total
Properties

\$313K
Average
Price

\$352K
Median
Price

-10%
Decrease From
Jun 2022

-4%
Decrease From
Jun 2022

16%
Increase From
Jun 2022

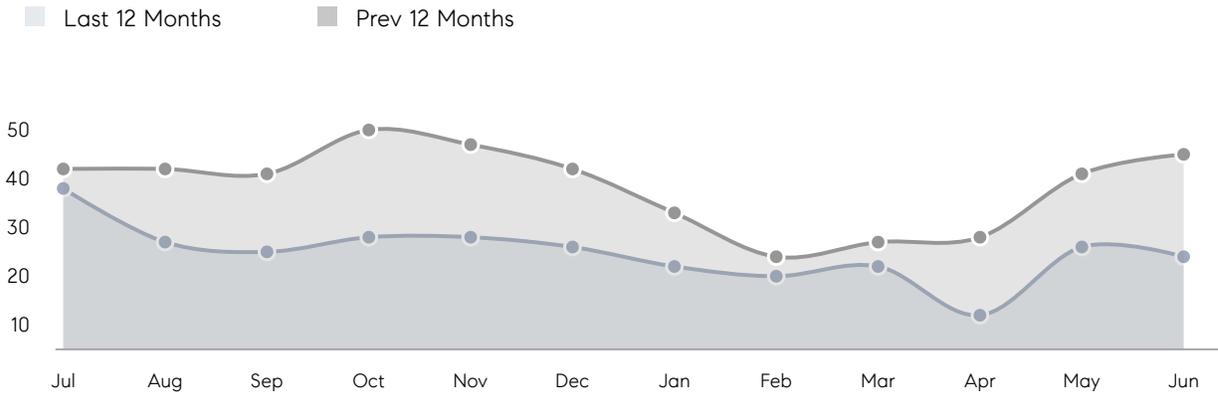
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	52	34	53%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$313,667	\$325,440	-3.6%
	# OF CONTRACTS	13	17	-23.5%
	NEW LISTINGS	13	26	-50%
Houses	AVERAGE DOM	22	40	-45%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$391,000	\$389,417	0%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	9	14	-36%
Condo/Co-op/TH	AVERAGE DOM	56	24	133%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$304,000	\$229,475	32%
	# OF CONTRACTS	6	9	-33%
	NEW LISTINGS	4	12	-67%

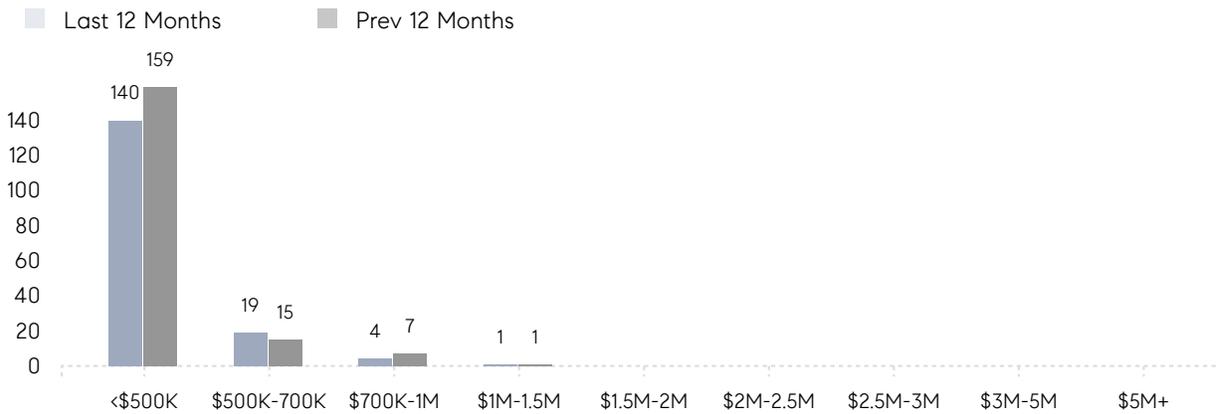
Passaic

JUNE 2023

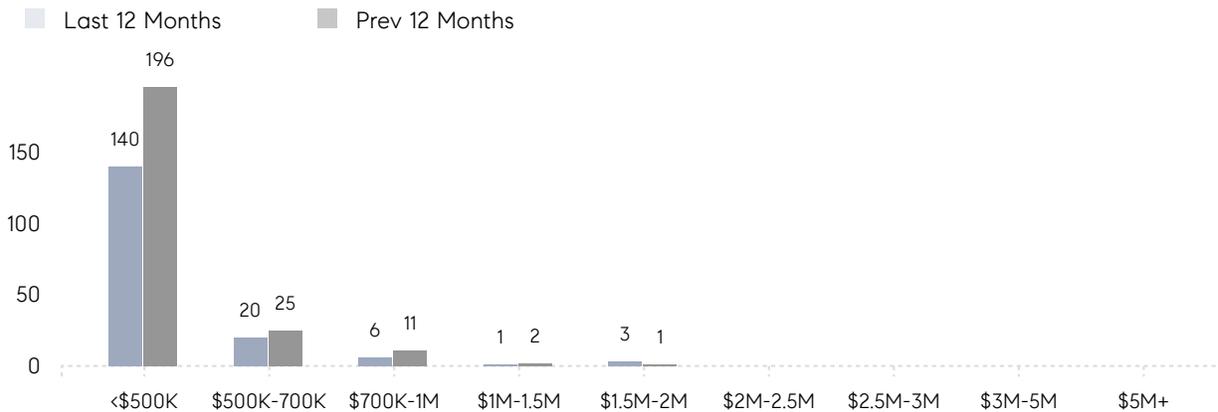
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Paterson

JUNE 2023

UNDER CONTRACT

25
Total
Properties

\$351K
Average
Price

\$350K
Median
Price

-34%
Decrease From
Jun 2022

17%
Increase From
Jun 2022

13%
Increase From
Jun 2022

UNITS SOLD

29
Total
Properties

\$368K
Average
Price

\$380K
Median
Price

-46%
Decrease From
Jun 2022

2%
Increase From
Jun 2022

3%
Increase From
Jun 2022

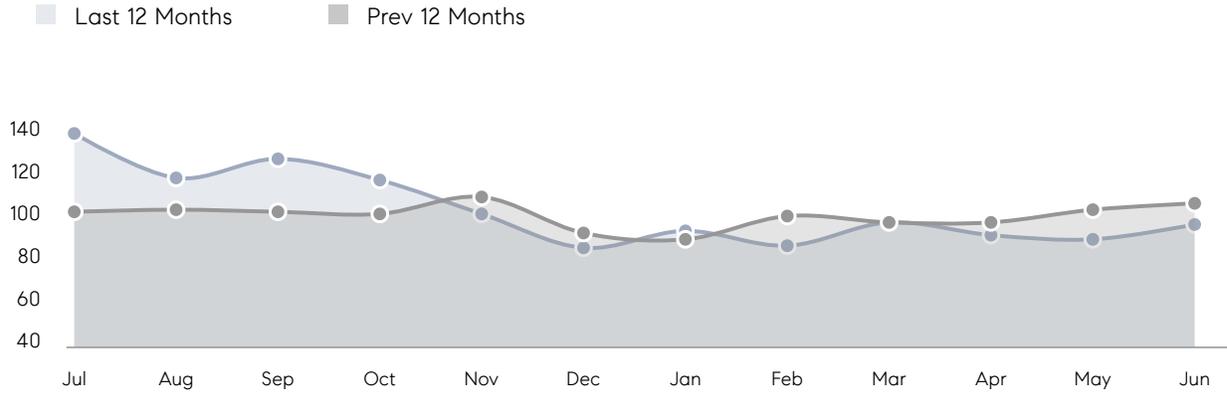
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	46	45	2%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$368,431	\$361,474	1.9%
	# OF CONTRACTS	25	38	-34.2%
	NEW LISTINGS	32	54	-41%
Houses	AVERAGE DOM	51	47	9%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$402,027	\$371,492	8%
	# OF CONTRACTS	18	23	-22%
	NEW LISTINGS	27	46	-41%
Condo/Co-op/TH	AVERAGE DOM	28	13	115%
	% OF ASKING PRICE	108%	102%	
	AVERAGE SOLD PRICE	\$262,843	\$236,250	11%
	# OF CONTRACTS	7	15	-53%
	NEW LISTINGS	5	8	-37%

Paterson

JUNE 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wayne

JUNE 2023

UNDER CONTRACT

70
Total
Properties

\$658K
Average
Price

\$549K
Median
Price

-1%
Decrease From
Jun 2022

-4%
Decrease From
Jun 2022

-14%
Decrease From
Jun 2022

UNITS SOLD

52
Total
Properties

\$630K
Average
Price

\$587K
Median
Price

-26%
Decrease From
Jun 2022

10%
Increase From
Jun 2022

4%
Increase From
Jun 2022

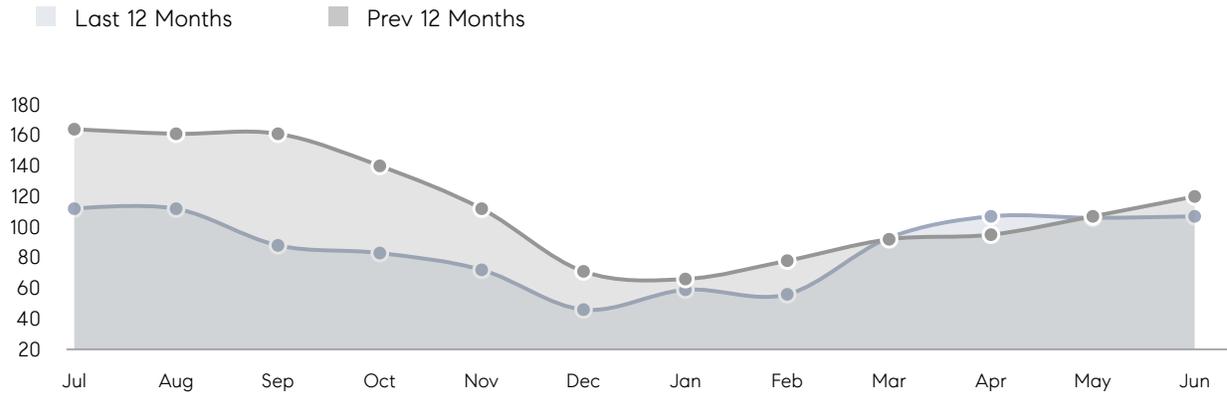
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	26	22	18%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$630,275	\$571,274	10.3%
	# OF CONTRACTS	70	71	-1.4%
	NEW LISTINGS	75	103	-27%
Houses	AVERAGE DOM	26	22	18%
	% OF ASKING PRICE	106%	109%	
	AVERAGE SOLD PRICE	\$710,264	\$650,327	9%
	# OF CONTRACTS	57	62	-8%
	NEW LISTINGS	55	85	-35%
Condo/Co-op/TH	AVERAGE DOM	28	22	27%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$450,300	\$428,980	5%
	# OF CONTRACTS	13	9	44%
	NEW LISTINGS	20	18	11%

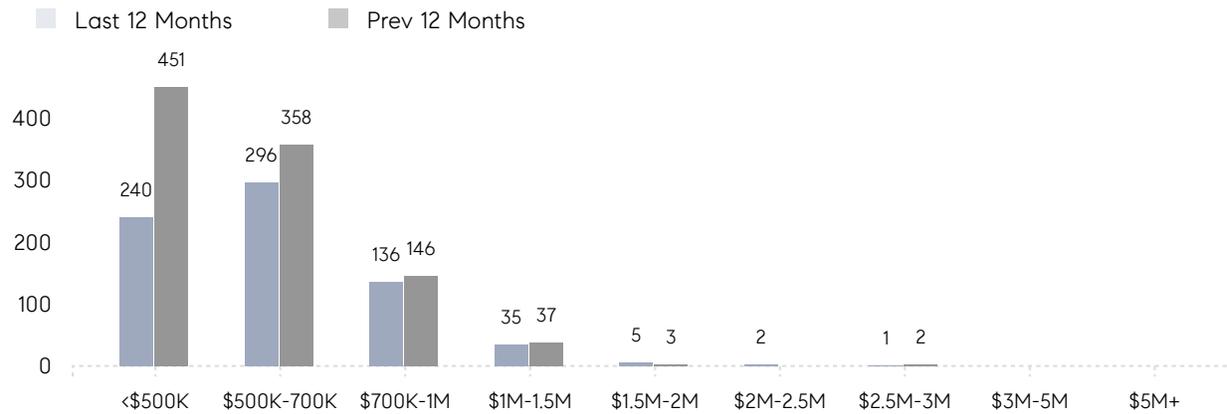
Wayne

JUNE 2023

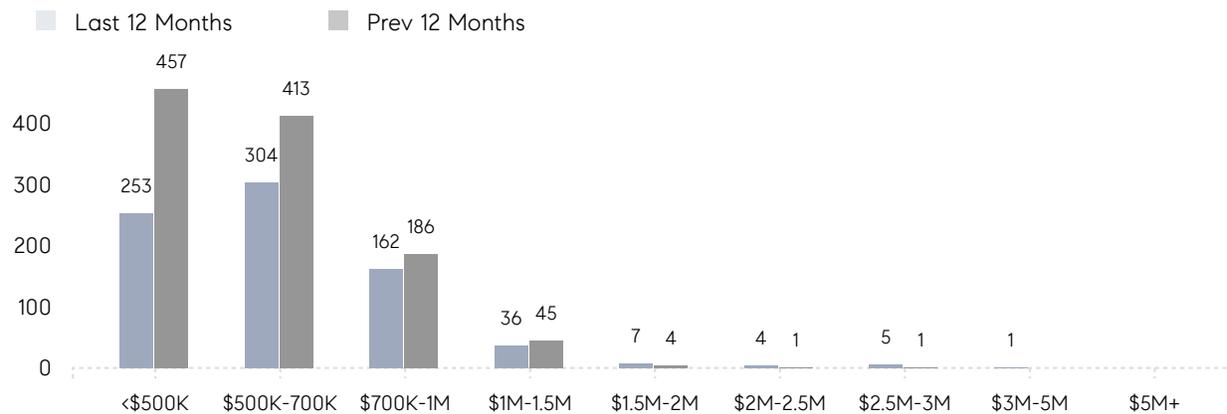
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Milford

JUNE 2023

UNDER CONTRACT

47
Total
Properties

\$396K
Average
Price

\$364K
Median
Price

12%
Increase From
Jun 2022

0%
Change From
Jun 2022

-7%
Decrease From
Jun 2022

UNITS SOLD

35
Total
Properties

\$426K
Average
Price

\$380K
Median
Price

-30%
Decrease From
Jun 2022

9%
Increase From
Jun 2022

0%
Change From
Jun 2022

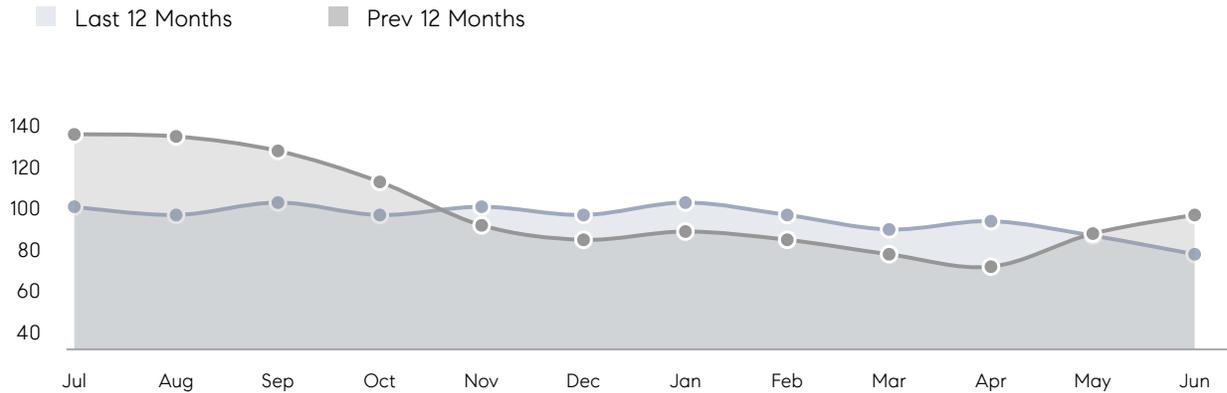
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	39	48	-19%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$426,107	\$392,035	8.7%
	# OF CONTRACTS	47	42	11.9%
	NEW LISTINGS	44	62	-29%
Houses	AVERAGE DOM	33	51	-35%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$452,715	\$417,153	9%
	# OF CONTRACTS	39	36	8%
	NEW LISTINGS	38	52	-27%
Condo/Co-op/TH	AVERAGE DOM	72	23	213%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$297,500	\$207,833	43%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	6	10	-40%

West Milford

JUNE 2023

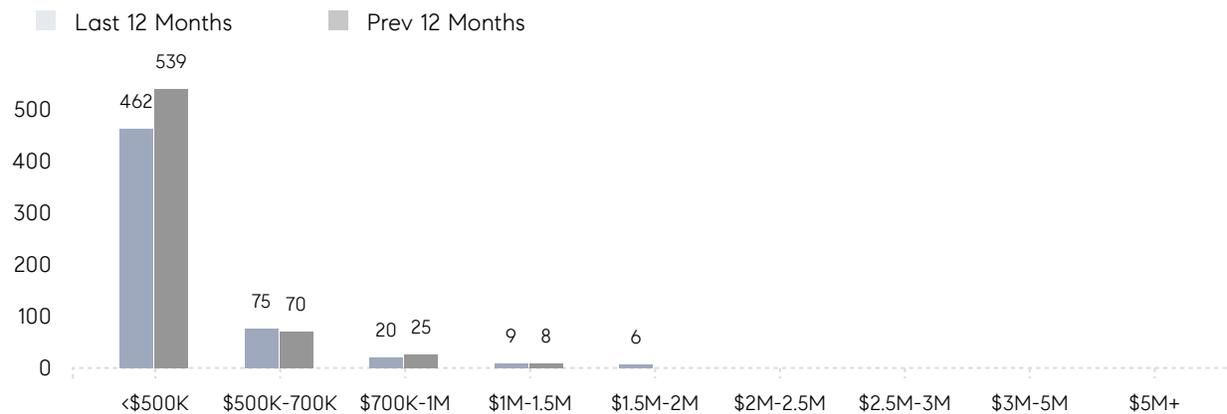
Monthly Inventory

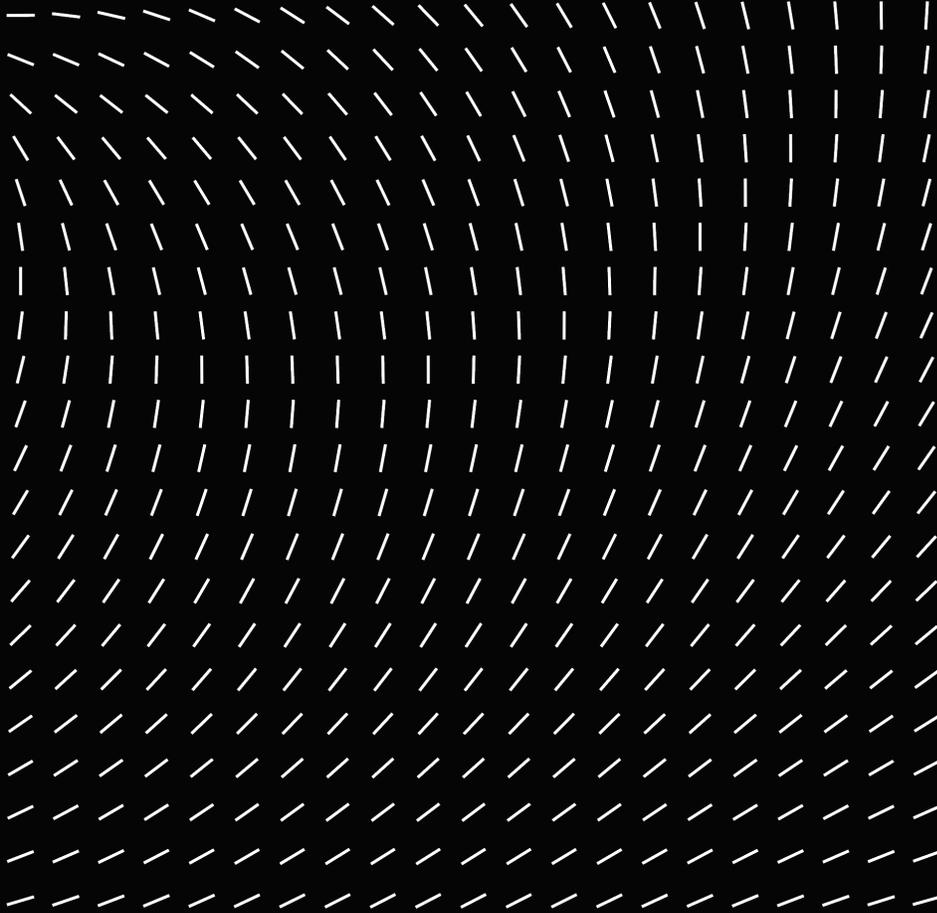


Contracts By Price Range



Listings By Price Range





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Clifton

JUNE 2023



\$508K

Average
Sales Price

-46%

Decrease In Sales
From Jun 2022

\$507K

Median
Sales Price

-45%

Decrease In Contracts
From Jun 2022

107%

Average %
Of Asking Price

-25%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Passaic

JUNE 2023



\$313K

Average
Sales Price

-10%

Decrease In Sales
From Jun 2022

\$352K

Median
Sales Price

-24%

Decrease In Contracts
From Jun 2022

104%

Average %
Of Asking Price

53%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Paterson

JUNE 2023



\$368K

Average
Sales Price

-46%

Decrease In Sales
From Jun 2022

\$380K

Median
Sales Price

-34%

Decrease In Contracts
From Jun 2022

104%

Average %
Of Asking Price

2%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wayne

JUNE 2023



\$630K

Average
Sales Price

-26%

Decrease In Sales
From Jun 2022

\$587K

Median
Sales Price

-1%

Decrease In Contracts
From Jun 2022

105%

Average %
Of Asking Price

18%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Milford

JUNE 2023



\$426K

Average
Sales Price

-30%

Decrease In Sales
From Jun 2022

\$380K

Median
Sales Price

12%

Increase In Contracts
From Jun 2022

104%

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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