



COMPASS

July 2023

Essex Market Insights

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JULY 2023

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Belleville

JULY 2023

UNDER CONTRACT

14
Total
Properties

\$389K
Average
Price

\$400K
Median
Price

-69%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

1%
Increase From
Jul 2022

UNITS SOLD

14
Total
Properties

\$429K
Average
Price

\$462K
Median
Price

-67%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

14%
Increase From
Jul 2022

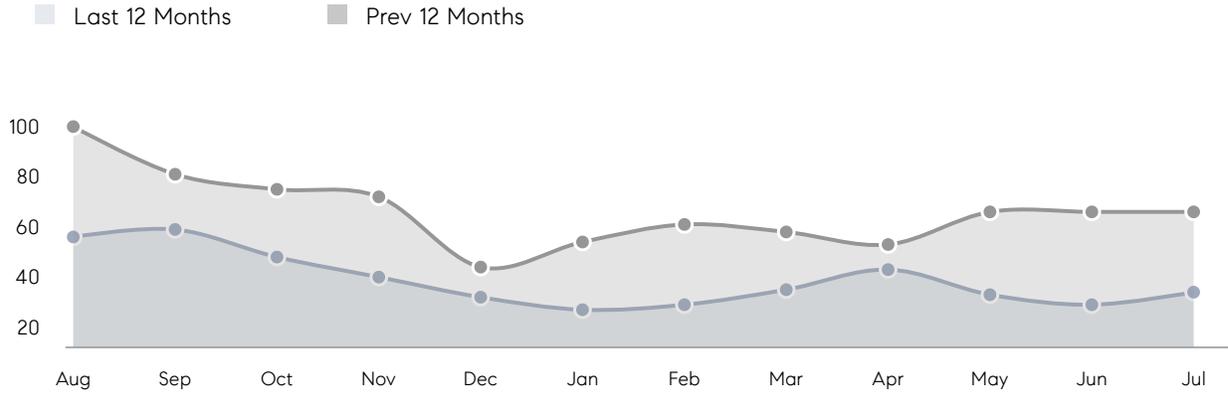
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	28	-21%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$429,000	\$405,379	5.8%
	# OF CONTRACTS	14	45	-68.9%
	NEW LISTINGS	26	41	-37%
Houses	AVERAGE DOM	18	28	-36%
	% OF ASKING PRICE	109%	106%	
	AVERAGE SOLD PRICE	\$501,200	\$429,375	17%
	# OF CONTRACTS	12	27	-56%
	NEW LISTINGS	17	25	-32%
Condo/Co-op/TH	AVERAGE DOM	31	29	7%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$248,500	\$328,590	-24%
	# OF CONTRACTS	2	18	-89%
	NEW LISTINGS	9	16	-44%

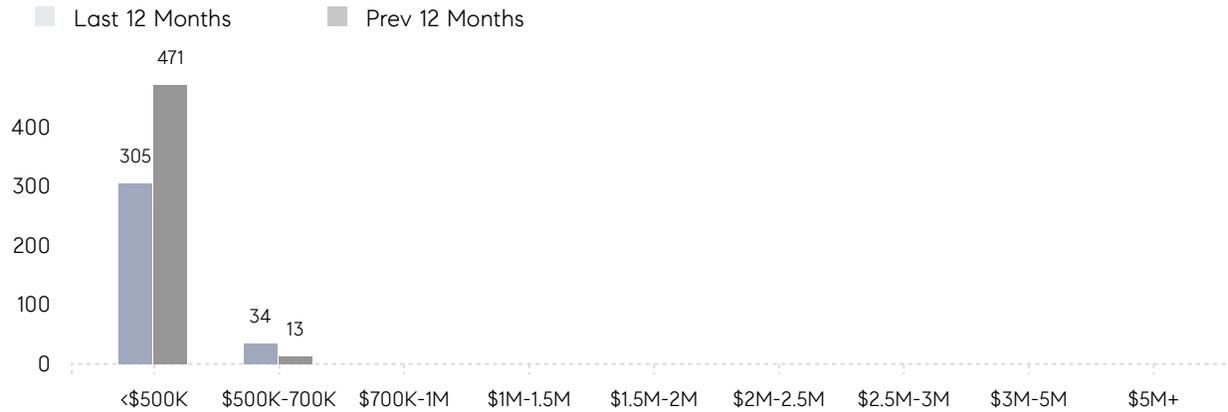
Belleville

JULY 2023

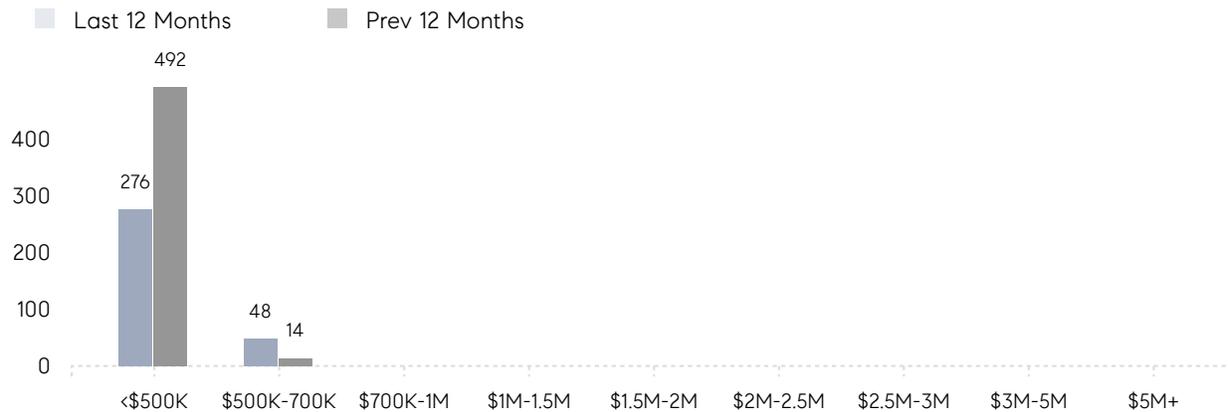
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bloomfield

JULY 2023

UNDER CONTRACT

37
Total
Properties

\$476K
Average
Price

\$489K
Median
Price

-18%
Decrease From
Jul 2022

23%
Increase From
Jul 2022

27%
Increase From
Jul 2022

UNITS SOLD

22
Total
Properties

\$521K
Average
Price

\$502K
Median
Price

-50%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

2%
Increase From
Jul 2022

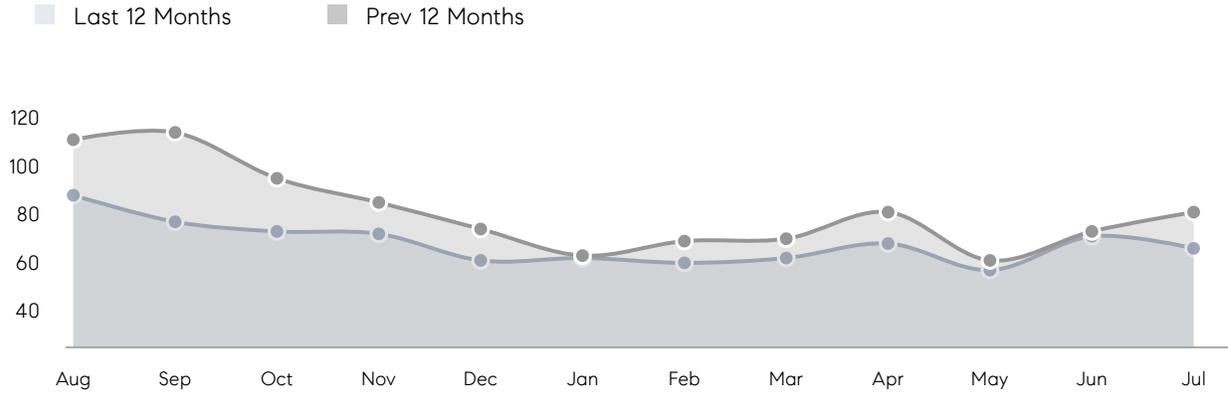
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	24	4%
	% OF ASKING PRICE	112%	111%	
	AVERAGE SOLD PRICE	\$521,660	\$492,102	6.0%
	# OF CONTRACTS	37	45	-17.8%
	NEW LISTINGS	38	50	-24%
Houses	AVERAGE DOM	24	24	0%
	% OF ASKING PRICE	113%	113%	
	AVERAGE SOLD PRICE	\$564,975	\$550,903	3%
	# OF CONTRACTS	33	35	-6%
	NEW LISTINGS	33	43	-23%
Condo/Co-op/TH	AVERAGE DOM	29	25	16%
	% OF ASKING PRICE	110%	106%	
	AVERAGE SOLD PRICE	\$247,333	\$227,500	9%
	# OF CONTRACTS	4	10	-60%
	NEW LISTINGS	5	7	-29%

Bloomfield

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Caldwell

JULY 2023

UNDER CONTRACT

7
Total
Properties

\$473K
Average
Price

\$399K
Median
Price

75%
Increase From
Jul 2022

22%
Increase From
Jul 2022

-1%
Decrease From
Jul 2022

UNITS SOLD

4
Total
Properties

\$590K
Average
Price

\$617K
Median
Price

33%
Increase From
Jul 2022

-4%
Decrease From
Jul 2022

-12%
Decrease From
Jul 2022

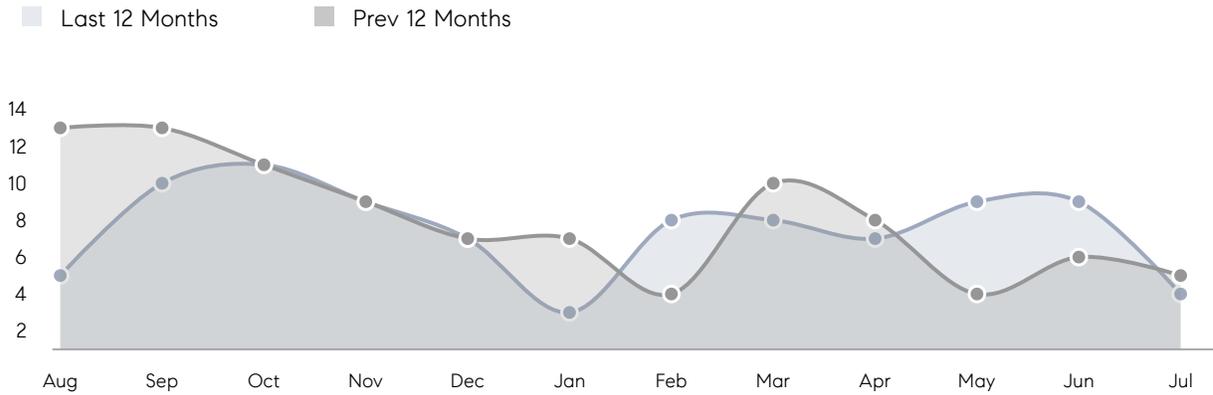
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	38	117	-68%
	% OF ASKING PRICE	110%	111%	
	AVERAGE SOLD PRICE	\$590,000	\$615,000	-4.1%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	3	3	0%
Houses	AVERAGE DOM	30	117	-74%
	% OF ASKING PRICE	107%	111%	
	AVERAGE SOLD PRICE	\$617,500	\$615,000	0%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	3	1	200%
Condo/Co-op/TH	AVERAGE DOM	46	-	-
	% OF ASKING PRICE	113%	-	
	AVERAGE SOLD PRICE	\$562,500	-	-
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	0	2	0%

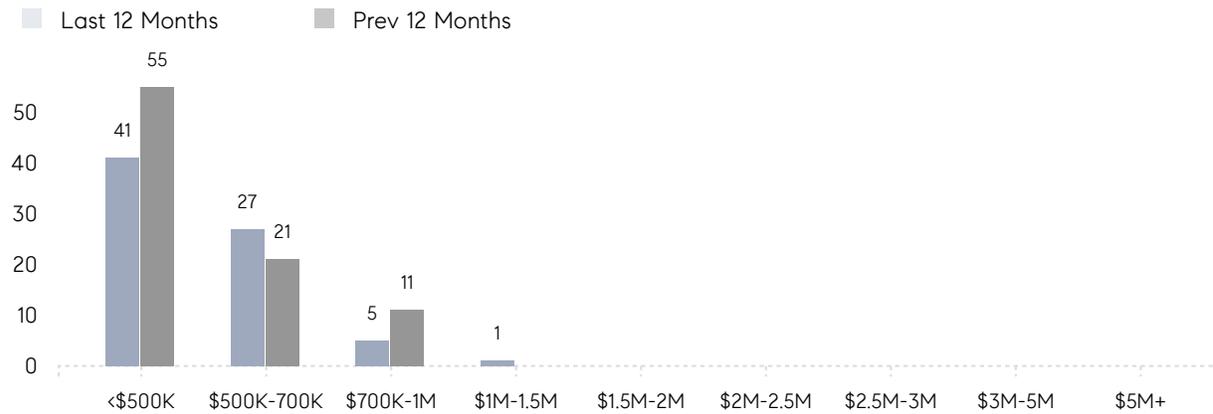
Caldwell

JULY 2023

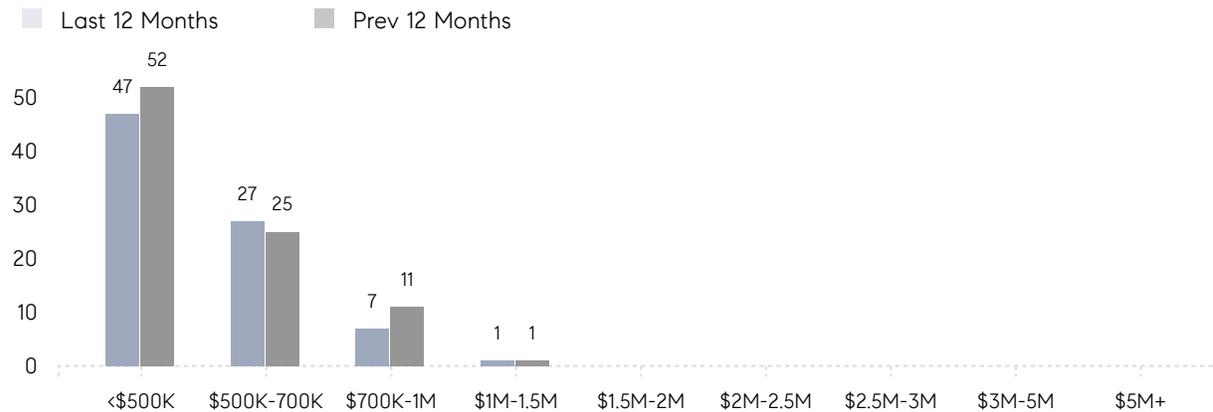
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cedar Grove

JULY 2023

UNDER CONTRACT

21
Total
Properties

\$633K
Average
Price

\$659K
Median
Price

5%
Increase From
Jul 2022

14%
Increase From
Jul 2022

18%
Increase From
Jul 2022

UNITS SOLD

19
Total
Properties

\$618K
Average
Price

\$630K
Median
Price

0%
Change From
Jul 2022

-1%
Decrease From
Jul 2022

-2%
Decrease From
Jul 2022

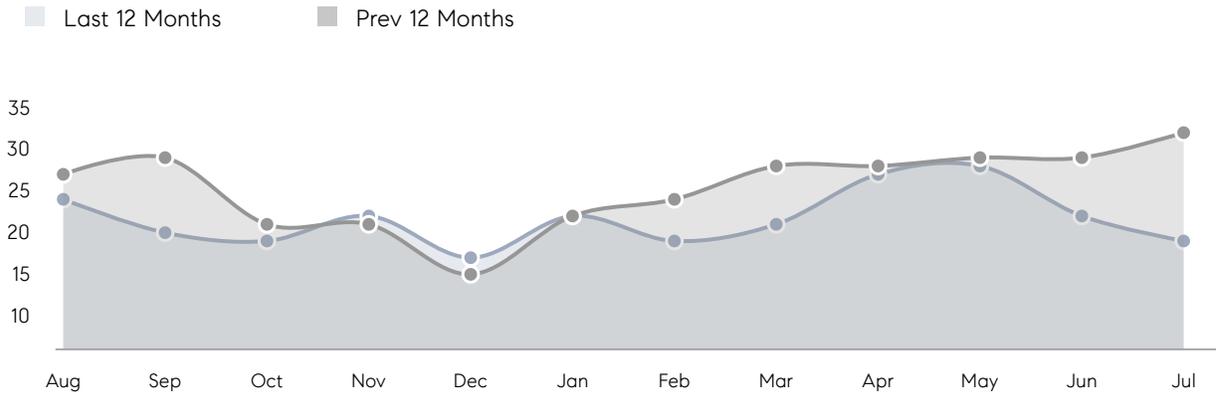
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	26	28	-7%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$618,026	\$624,984	-1.1%
	# OF CONTRACTS	21	20	5.0%
	NEW LISTINGS	14	27	-48%
Houses	AVERAGE DOM	31	23	35%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$662,322	\$600,762	10%
	# OF CONTRACTS	17	12	42%
	NEW LISTINGS	10	20	-50%
Condo/Co-op/TH	AVERAGE DOM	13	39	-67%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$494,000	\$677,467	-27%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	4	7	-43%

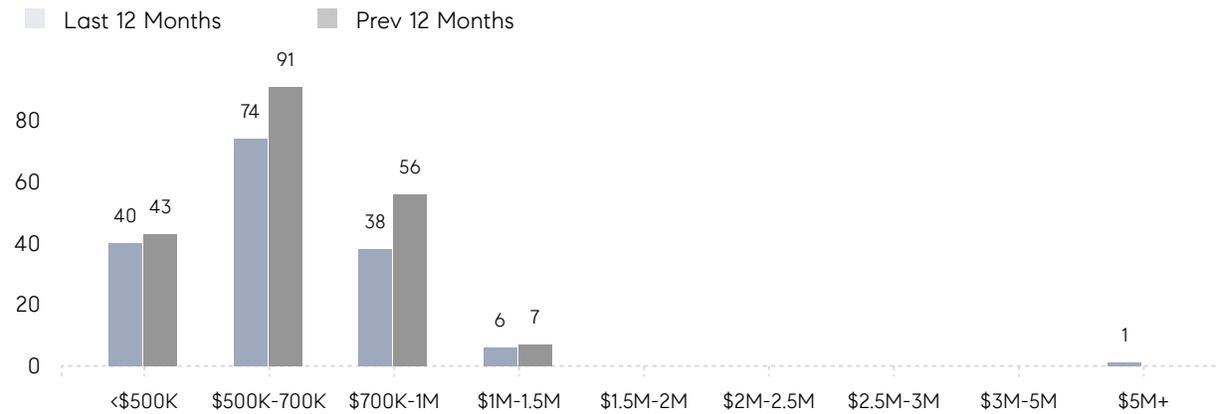
Cedar Grove

JULY 2023

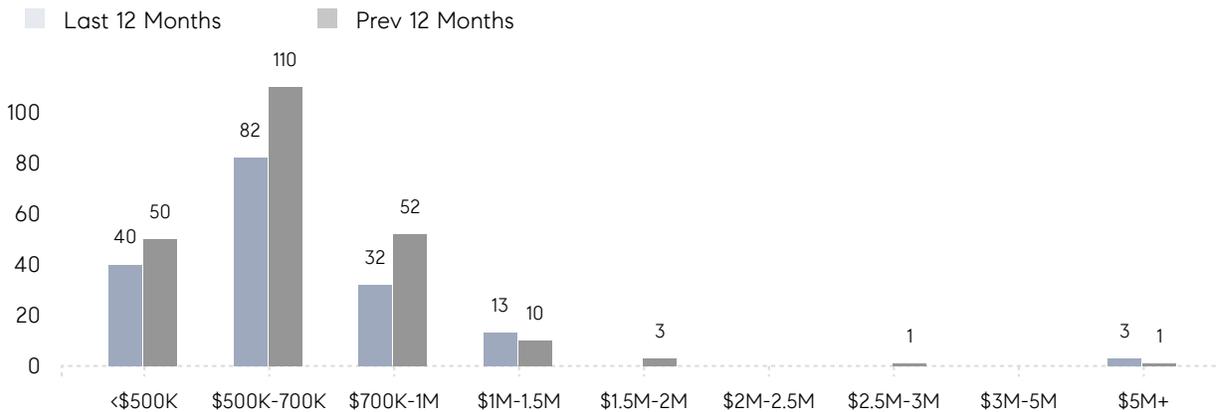
Monthly Inventory



Contracts By Price Range



Listings By Price Range



East Orange

JULY 2023

UNDER CONTRACT

39
Total
Properties

\$358K
Average
Price

\$399K
Median
Price

44%
Increase From
Jul 2022

6%
Increase From
Jul 2022

9%
Increase From
Jul 2022

UNITS SOLD

25
Total
Properties

\$314K
Average
Price

\$280K
Median
Price

14%
Increase From
Jul 2022

-20%
Decrease From
Jul 2022

-32%
Decrease From
Jul 2022

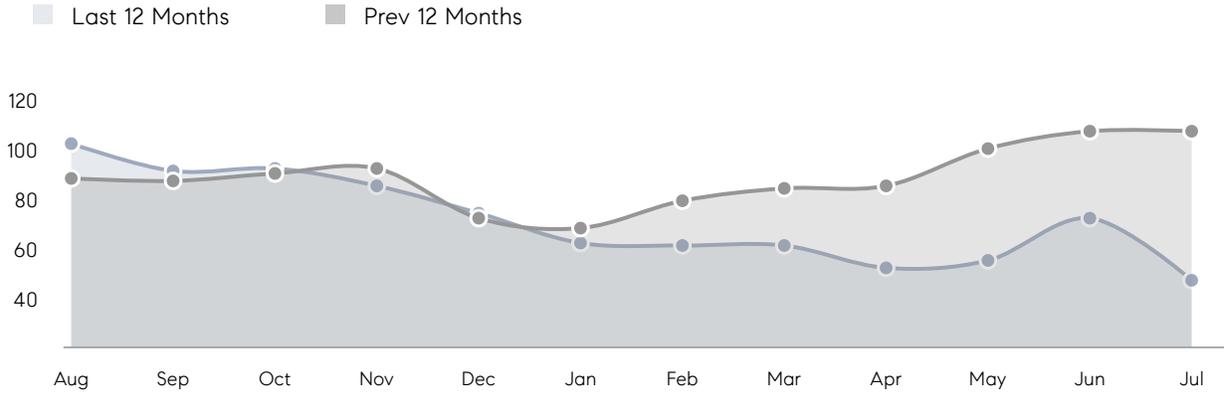
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	71	46	54%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$314,440	\$395,045	-20.4%
	# OF CONTRACTS	39	27	44.4%
	NEW LISTINGS	24	41	-41%
Houses	AVERAGE DOM	87	43	102%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$350,368	\$423,550	-17%
	# OF CONTRACTS	30	22	36%
	NEW LISTINGS	20	33	-39%
Condo/Co-op/TH	AVERAGE DOM	21	72	-71%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$200,667	\$110,000	82%
	# OF CONTRACTS	9	5	80%
	NEW LISTINGS	4	8	-50%

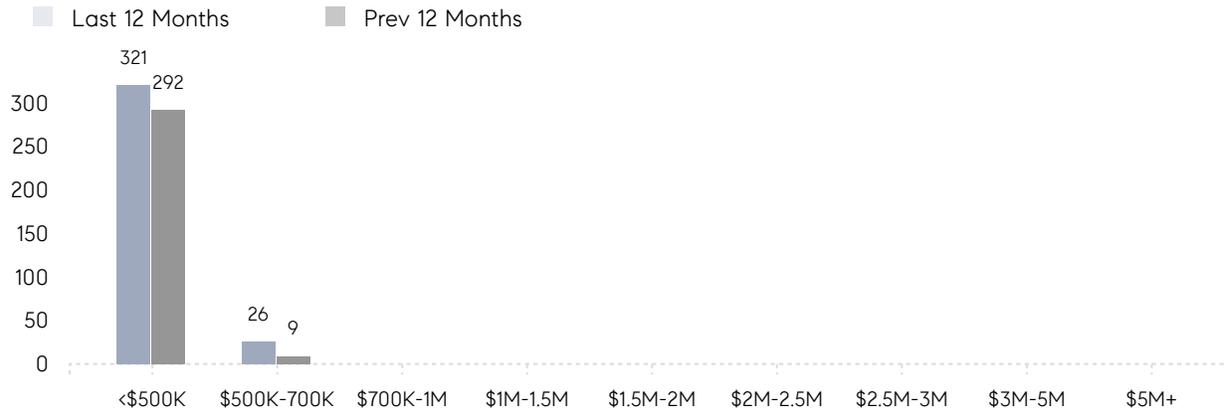
East Orange

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Essex Fells

JULY 2023

UNDER CONTRACT

1	\$525K	\$525K
Total Properties	Average Price	Median Price
-75%	-60%	-62%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

2	\$1.6M	\$1.6M
Total Properties	Average Price	Median Price
-33%	166%	176%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

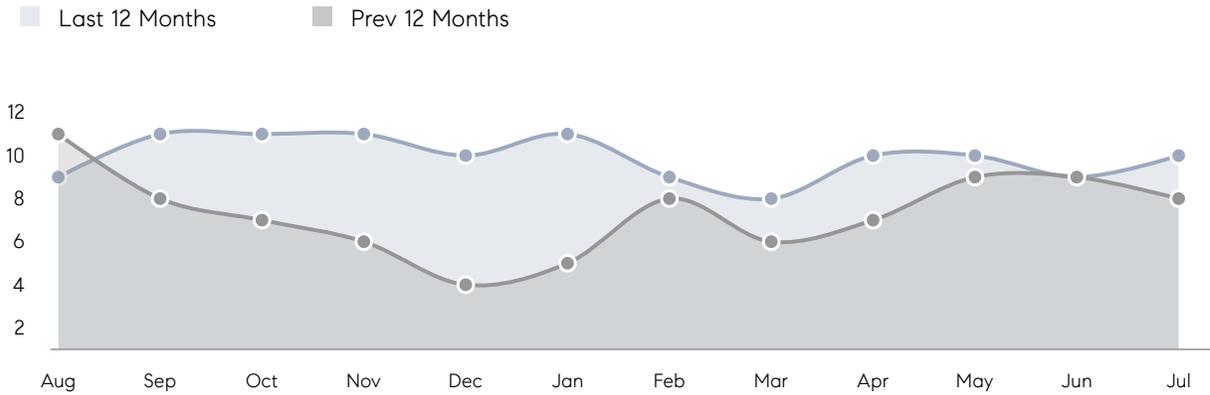
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	36	17	112%
	% OF ASKING PRICE	92%	95%	
	AVERAGE SOLD PRICE	\$1,655,000	\$623,333	165.5%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	3	3	0%
Houses	AVERAGE DOM	36	17	112%
	% OF ASKING PRICE	92%	95%	
	AVERAGE SOLD PRICE	\$1,655,000	\$623,333	166%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

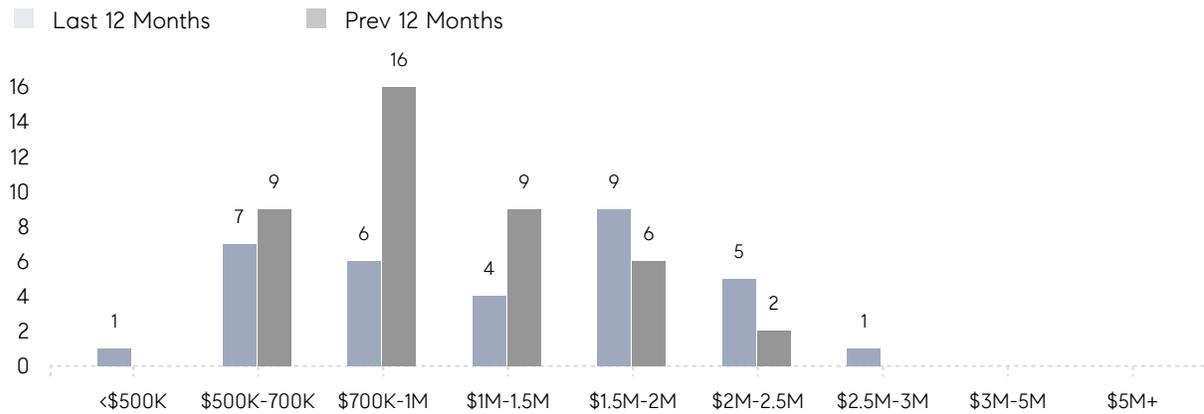
Essex Fells

JULY 2023

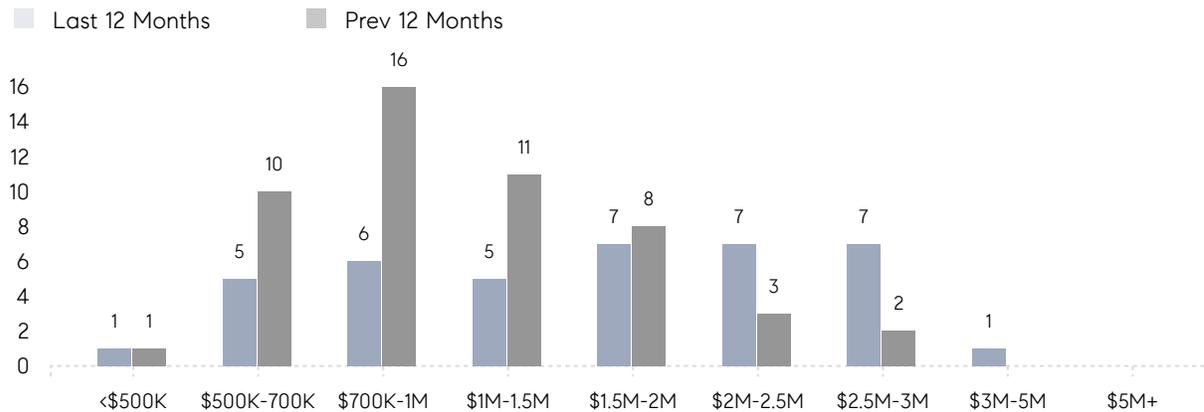
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fairfield

JULY 2023

UNDER CONTRACT

6	\$641K	\$649K
Total Properties	Average Price	Median Price
-33%	-7%	-13%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

8	\$666K	\$627K
Total Properties	Average Price	Median Price
300%	22%	15%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

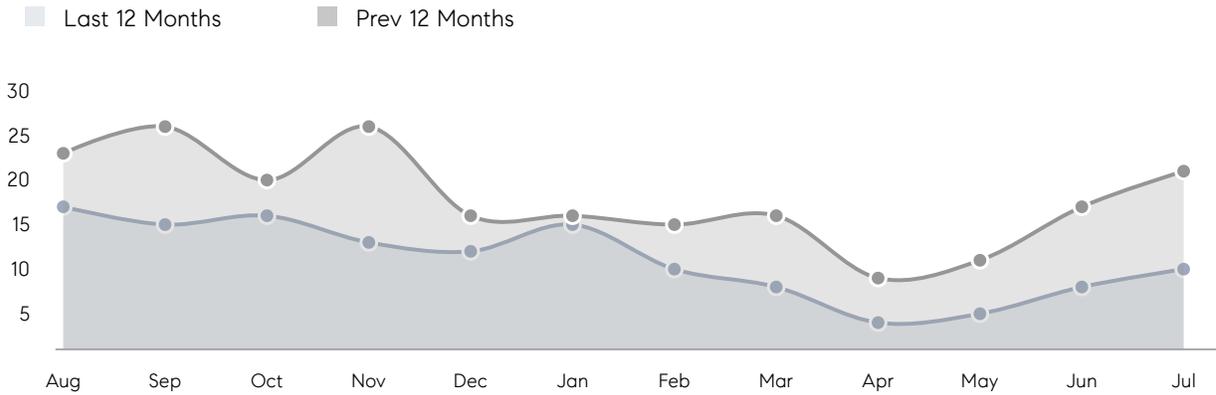
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	12	100%
	% OF ASKING PRICE	101%	110%	
	AVERAGE SOLD PRICE	\$666,250	\$547,500	21.7%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	11	14	-21%
Houses	AVERAGE DOM	30	12	150%
	% OF ASKING PRICE	104%	110%	
	AVERAGE SOLD PRICE	\$702,000	\$547,500	28%
	# OF CONTRACTS	5	9	-44%
	NEW LISTINGS	10	13	-23%
Condo/Co-op/TH	AVERAGE DOM	14	-	-
	% OF ASKING PRICE	96%	-	
	AVERAGE SOLD PRICE	\$606,667	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

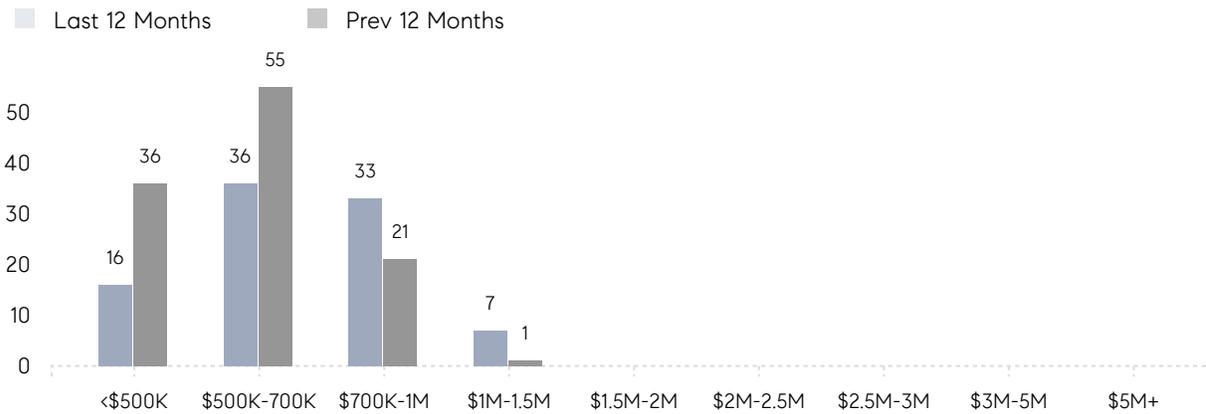
Fairfield

JULY 2023

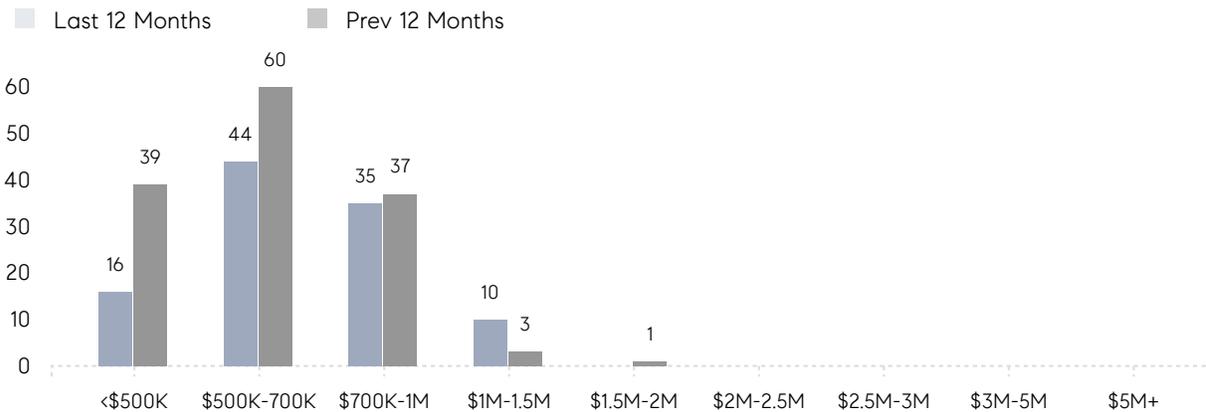
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Ridge

JULY 2023

UNDER CONTRACT

8
Total
Properties

\$819K
Average
Price

\$712K
Median
Price

-50%
Decrease From
Jul 2022

16%
Increase From
Jul 2022

23%
Increase From
Jul 2022

UNITS SOLD

3
Total
Properties

\$1.1M
Average
Price

\$990K
Median
Price

-85%
Decrease From
Jul 2022

21%
Increase From
Jul 2022

3%
Increase From
Jul 2022

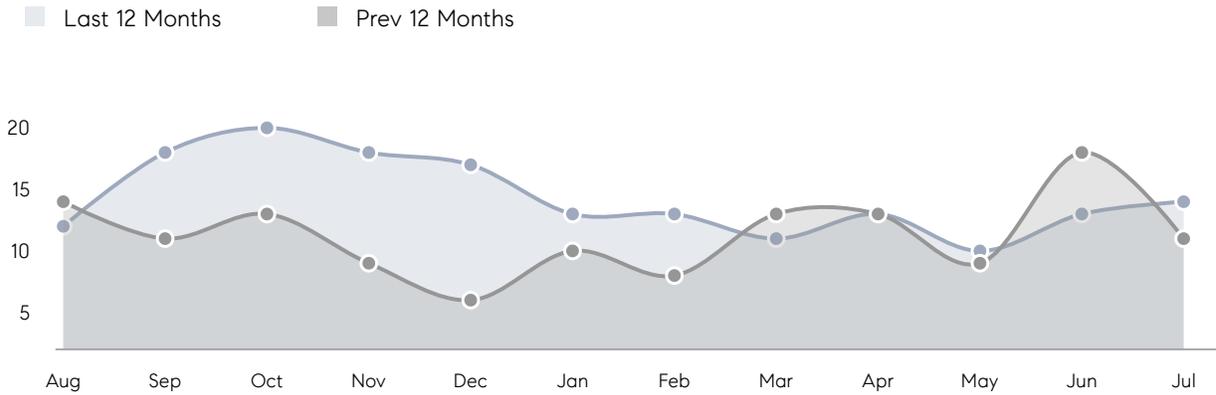
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	14	13	8%
	% OF ASKING PRICE	110%	130%	
	AVERAGE SOLD PRICE	\$1,193,666	\$990,535	20.5%
	# OF CONTRACTS	8	16	-50.0%
	NEW LISTINGS	8	9	-11%
Houses	AVERAGE DOM	14	13	8%
	% OF ASKING PRICE	110%	132%	
	AVERAGE SOLD PRICE	\$1,193,666	\$1,045,039	14%
	# OF CONTRACTS	8	9	-11%
	NEW LISTINGS	6	5	20%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	118%	
	AVERAGE SOLD PRICE	-	\$500,000	-
	# OF CONTRACTS	0	7	0%
	NEW LISTINGS	2	4	-50%

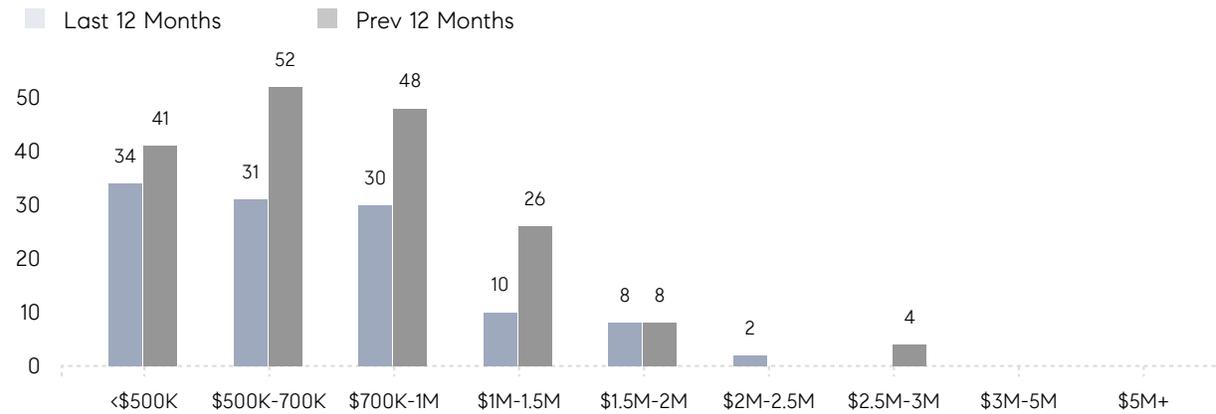
Glen Ridge

JULY 2023

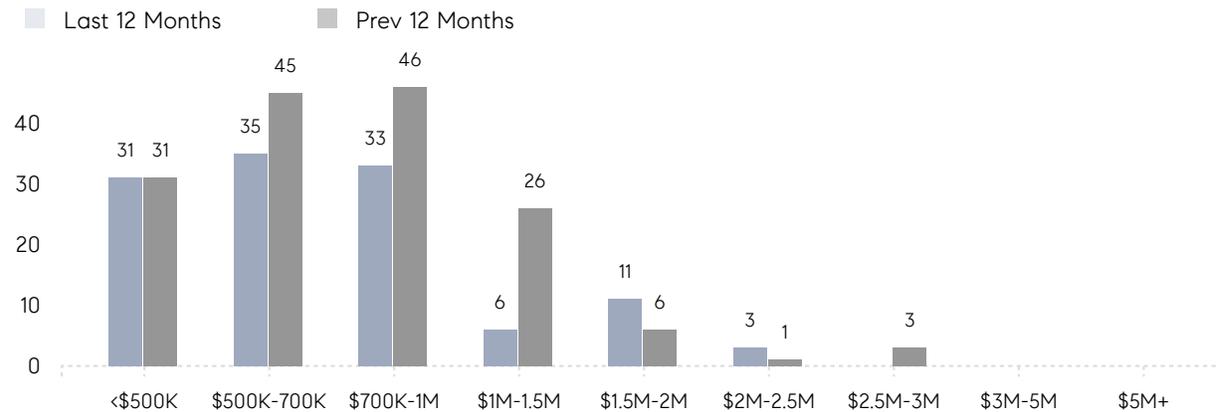
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Irvington

JULY 2023

UNDER CONTRACT

10	\$281K	\$299K
Total Properties	Average Price	Median Price
-37%	-2%	-6%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

16	\$347K	\$368K
Total Properties	Average Price	Median Price
14%	27%	24%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

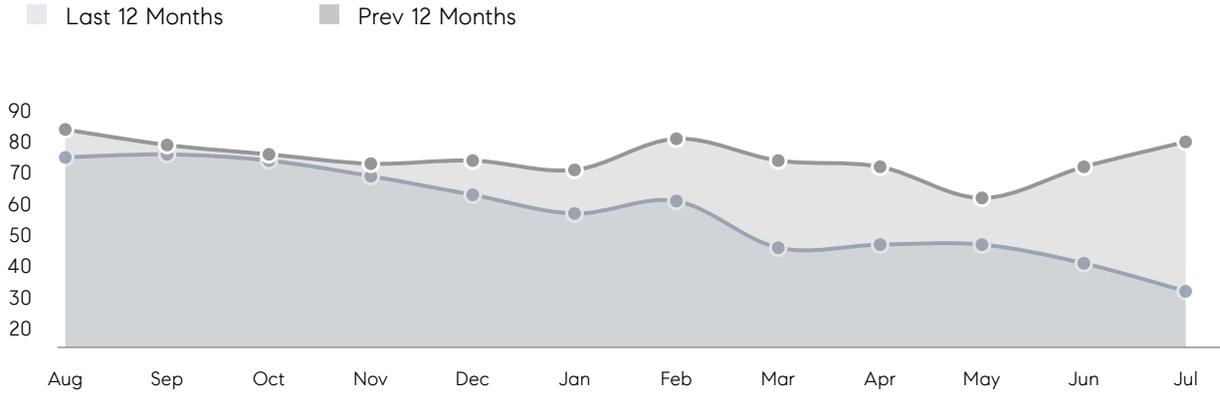
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	44	34	29%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$347,938	\$274,643	26.7%
	# OF CONTRACTS	10	16	-37.5%
	NEW LISTINGS	13	31	-58%
Houses	AVERAGE DOM	44	34	29%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$347,938	\$303,636	15%
	# OF CONTRACTS	8	16	-50%
	NEW LISTINGS	13	28	-54%
Condo/Co-op/TH	AVERAGE DOM	-	34	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$168,333	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	3	0%

Irvington

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Livingston

JULY 2023

UNDER CONTRACT

27
Total
Properties

\$1.2M
Average
Price

\$989K
Median
Price

-56%
Decrease From
Jul 2022

40%
Increase From
Jul 2022

41%
Increase From
Jul 2022

UNITS SOLD

33
Total
Properties

\$1.0M
Average
Price

\$890K
Median
Price

-27%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

9%
Increase From
Jul 2022

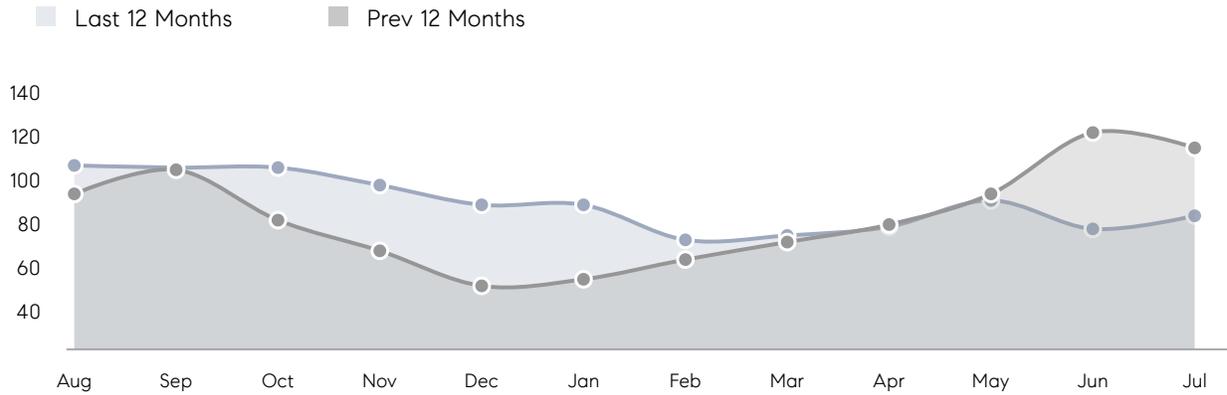
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	31	25	24%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$1,047,497	\$959,242	9.2%
	# OF CONTRACTS	27	62	-56.5%
	NEW LISTINGS	37	59	-37%
Houses	AVERAGE DOM	31	22	41%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$1,144,496	\$981,593	17%
	# OF CONTRACTS	25	54	-54%
	NEW LISTINGS	34	55	-38%
Condo/Co-op/TH	AVERAGE DOM	28	64	-56%
	% OF ASKING PRICE	101%	96%	
	AVERAGE SOLD PRICE	\$611,000	\$646,333	-5%
	# OF CONTRACTS	2	8	-75%
	NEW LISTINGS	3	4	-25%

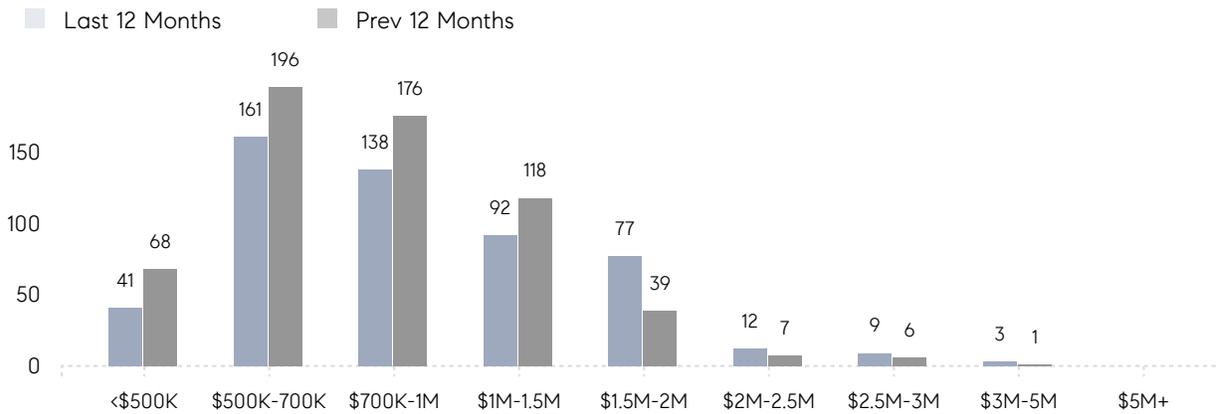
Livingston

JULY 2023

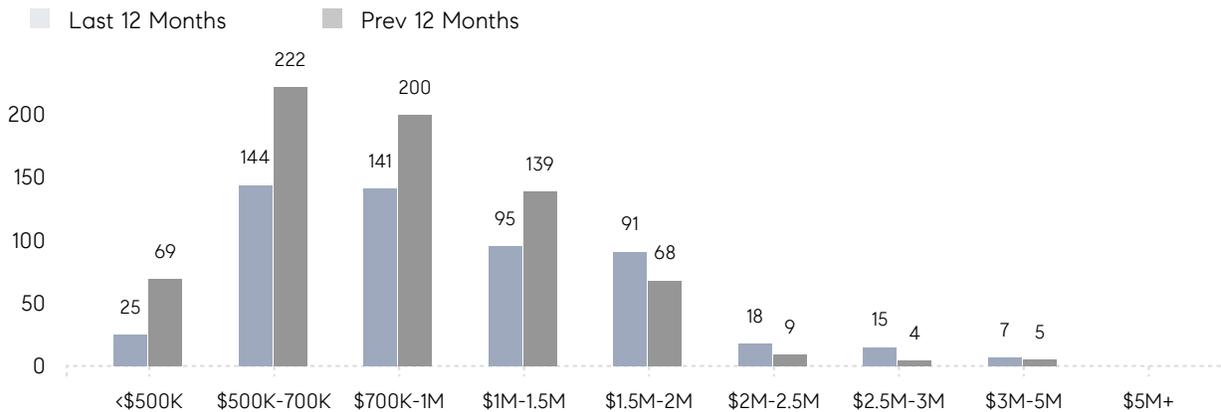
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maplewood

JULY 2023

UNDER CONTRACT

24 **\$602K** **\$572K**

Total
Properties

Average
Price

Median
Price

-11%

Decrease From
Jul 2022

-29%

Decrease From
Jul 2022

-33%

Decrease From
Jul 2022

UNITS SOLD

25 **\$891K** **\$855K**

Total
Properties

Average
Price

Median
Price

25%

Increase From
Jul 2022

-17%

Decrease From
Jul 2022

-22%

Decrease From
Jul 2022

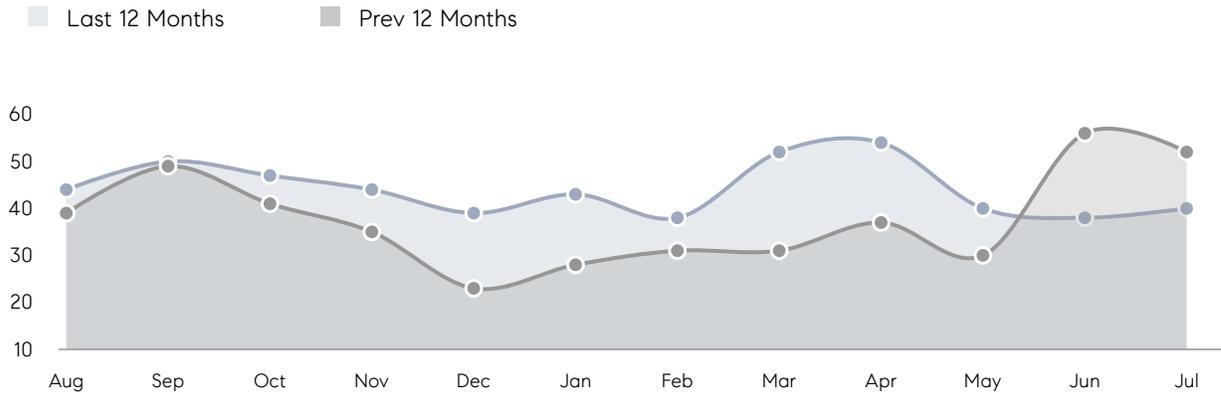
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	17	-6%
	% OF ASKING PRICE	115%	116%	
	AVERAGE SOLD PRICE	\$891,320	\$1,071,275	-16.8%
	# OF CONTRACTS	24	27	-11.1%
	NEW LISTINGS	29	28	4%
Houses	AVERAGE DOM	11	15	-27%
	% OF ASKING PRICE	116%	117%	
	AVERAGE SOLD PRICE	\$909,917	\$1,107,921	-18%
	# OF CONTRACTS	20	25	-20%
	NEW LISTINGS	27	23	17%
Condo/Co-op/TH	AVERAGE DOM	140	55	155%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$445,000	\$375,000	19%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	2	5	-60%

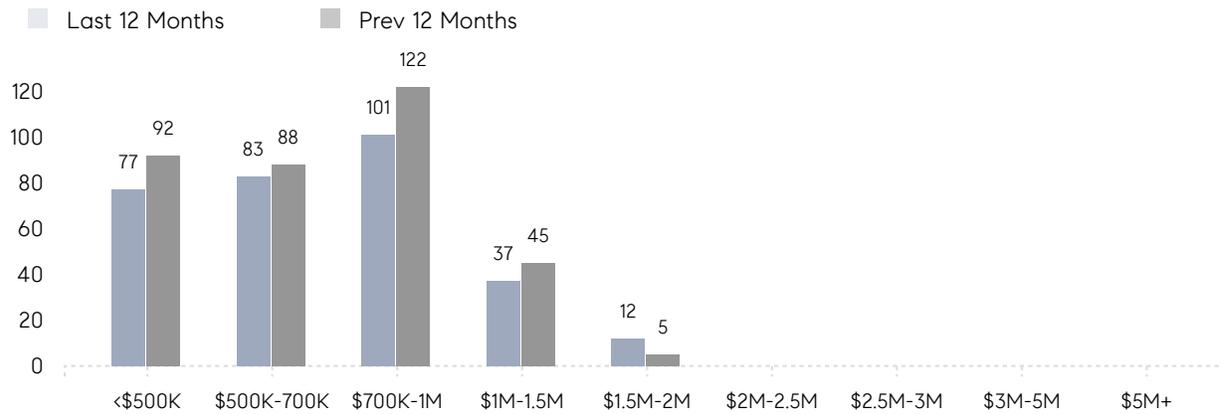
Maplewood

JULY 2023

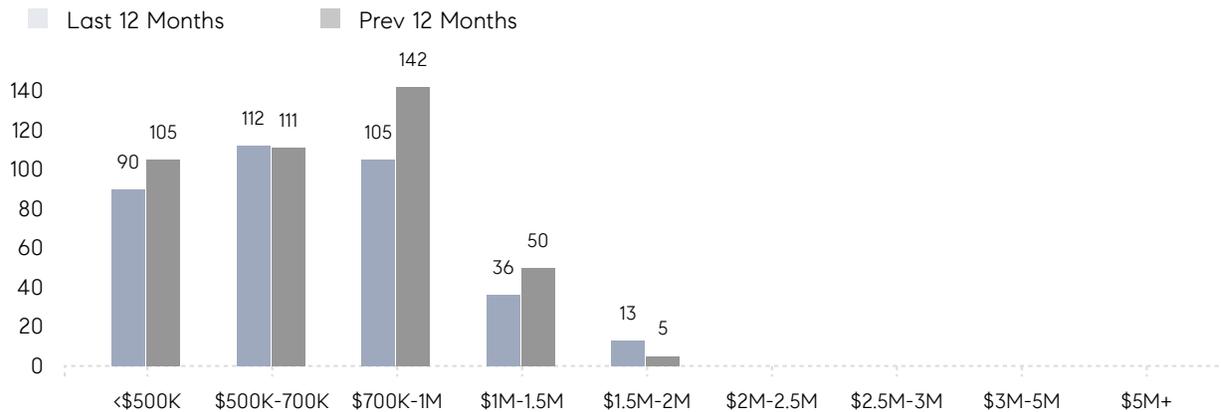
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Millburn

JULY 2023

UNDER CONTRACT

12	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-33%	-14%	13%
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

UNITS SOLD

9	\$1.0M	\$1.2M
Total Properties	Average Price	Median Price
-10%	-11%	0%
Decrease From Jul 2022	Decrease From Jul 2022	Change From Jul 2022

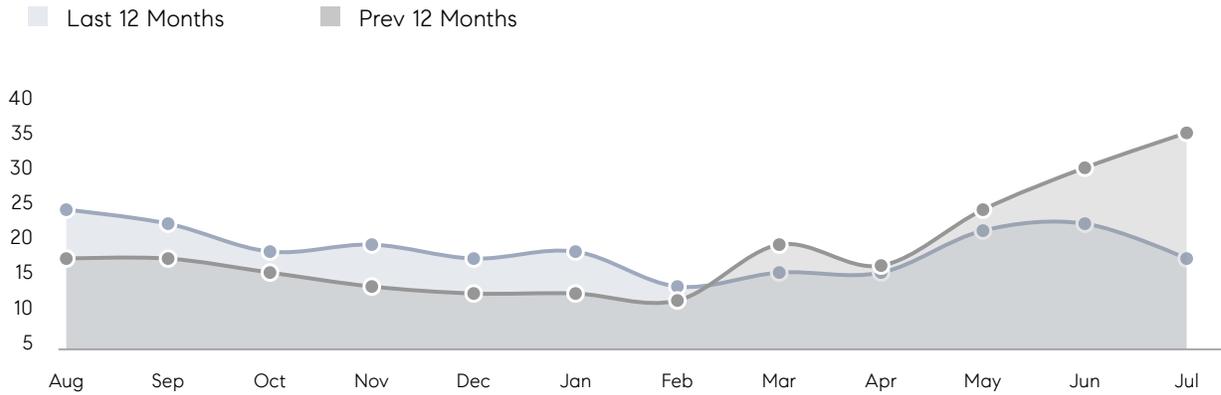
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	18	6%
	% OF ASKING PRICE	113%	115%	
	AVERAGE SOLD PRICE	\$1,071,667	\$1,200,750	-10.8%
	# OF CONTRACTS	12	18	-33.3%
	NEW LISTINGS	10	22	-55%
Houses	AVERAGE DOM	21	18	17%
	% OF ASKING PRICE	114%	115%	
	AVERAGE SOLD PRICE	\$1,290,429	\$1,200,750	7%
	# OF CONTRACTS	8	17	-53%
	NEW LISTINGS	8	20	-60%
Condo/Co-op/TH	AVERAGE DOM	11	-	-
	% OF ASKING PRICE	111%	-	
	AVERAGE SOLD PRICE	\$306,000	-	-
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	2	2	0%

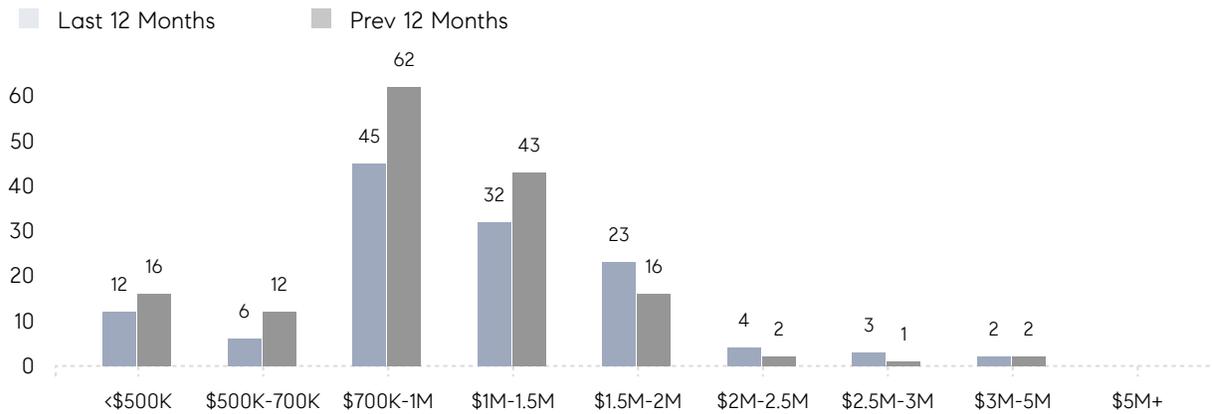
Millburn

JULY 2023

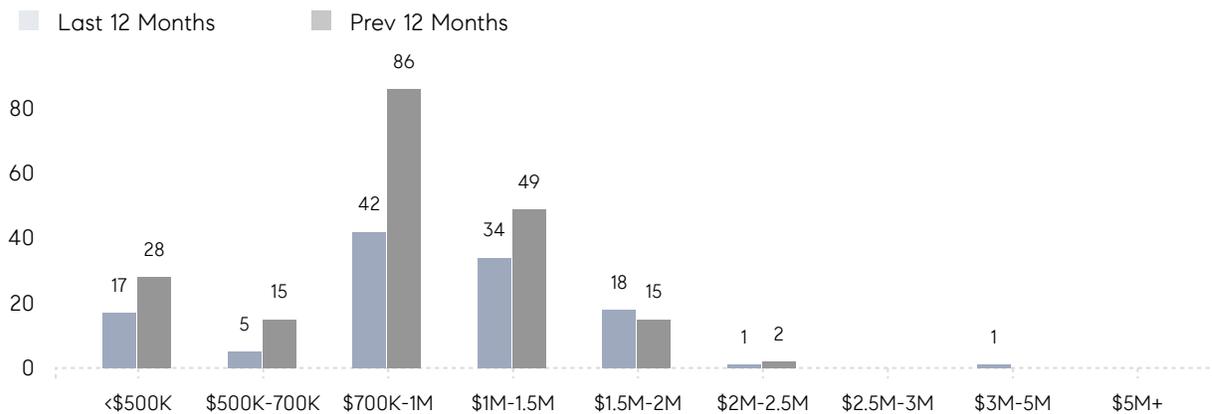
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montclair

JULY 2023

UNDER CONTRACT

27
Total
Properties

\$967K
Average
Price

\$950K
Median
Price

-50%
Decrease From
Jul 2022

4%
Increase From
Jul 2022

26%
Increase From
Jul 2022

UNITS SOLD

41
Total
Properties

\$1.2M
Average
Price

\$1.1M
Median
Price

-32%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

-3%
Decrease From
Jul 2022

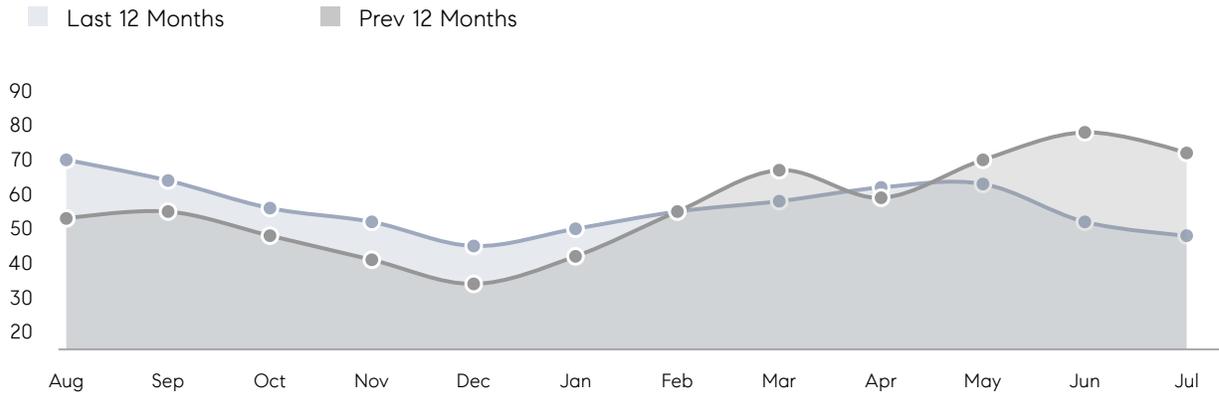
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	24	-21%
	% OF ASKING PRICE	125%	124%	
	AVERAGE SOLD PRICE	\$1,298,598	\$1,239,150	4.8%
	# OF CONTRACTS	27	54	-50.0%
	NEW LISTINGS	27	49	-45%
Houses	AVERAGE DOM	20	24	-17%
	% OF ASKING PRICE	127%	128%	
	AVERAGE SOLD PRICE	\$1,440,358	\$1,401,843	3%
	# OF CONTRACTS	22	44	-50%
	NEW LISTINGS	23	42	-45%
Condo/Co-op/TH	AVERAGE DOM	14	24	-42%
	% OF ASKING PRICE	112%	104%	
	AVERAGE SOLD PRICE	\$471,667	\$317,222	49%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	4	7	-43%

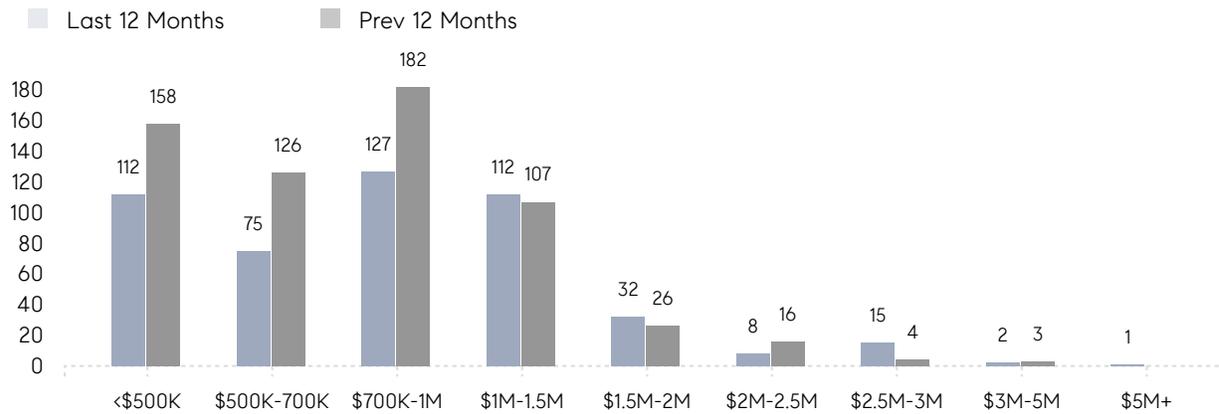
Montclair

JULY 2023

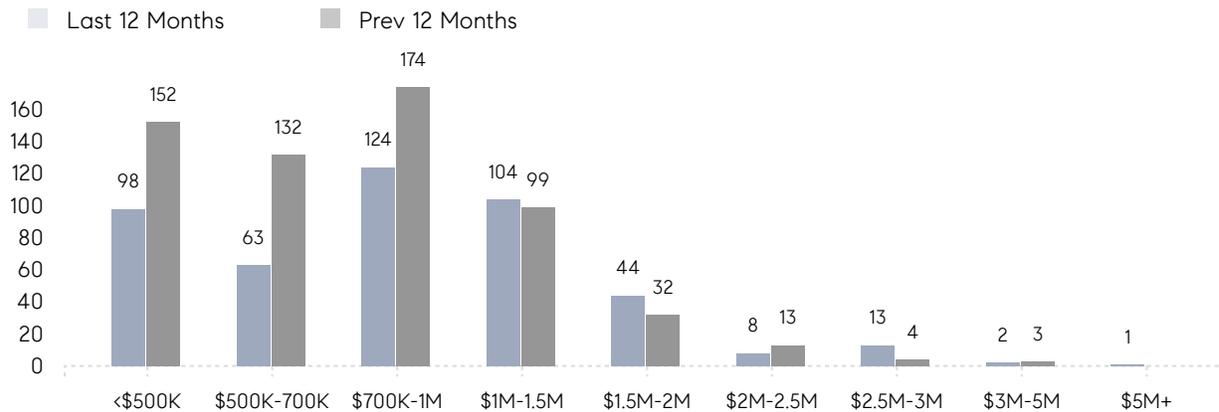
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Newark

JULY 2023

UNDER CONTRACT

49
Total
Properties

\$400K
Average
Price

\$399K
Median
Price

-28%
Decrease From
Jul 2022

26%
Increase From
Jul 2022

24%
Increase From
Jul 2022

UNITS SOLD

44
Total
Properties

\$387K
Average
Price

\$365K
Median
Price

-12%
Decrease From
Jul 2022

20%
Increase From
Jul 2022

17%
Increase From
Jul 2022

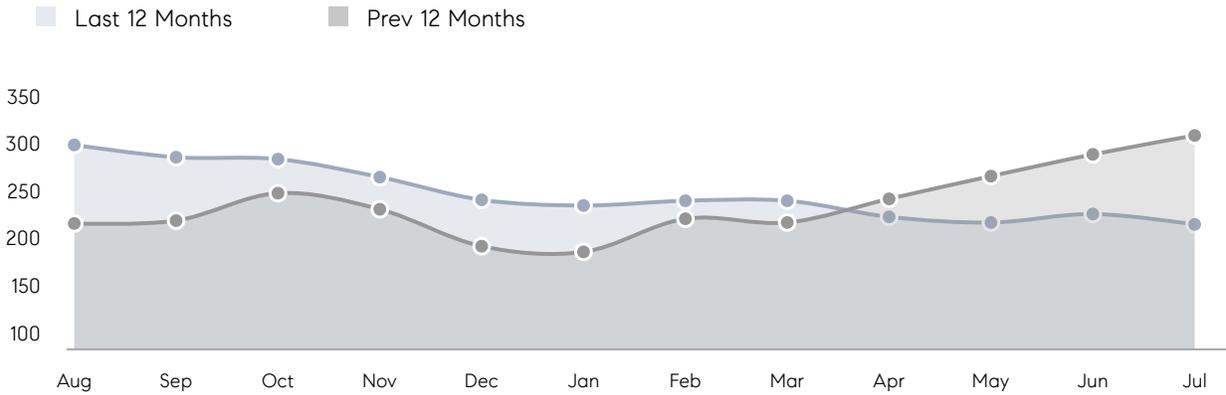
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	46	54	-15%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$387,175	\$322,686	20.0%
	# OF CONTRACTS	49	68	-27.9%
	NEW LISTINGS	55	111	-50%
Houses	AVERAGE DOM	46	50	-8%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$417,522	\$343,007	22%
	# OF CONTRACTS	44	49	-10%
	NEW LISTINGS	41	93	-56%
Condo/Co-op/TH	AVERAGE DOM	45	61	-26%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$306,250	\$283,238	8%
	# OF CONTRACTS	5	19	-74%
	NEW LISTINGS	14	18	-22%

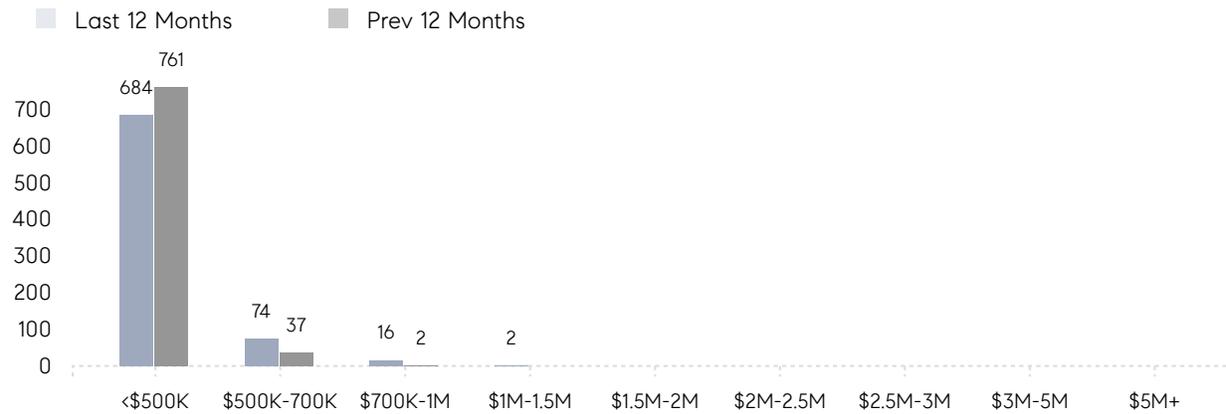
Newark

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Caldwell

JULY 2023

UNDER CONTRACT

5	\$887K	\$699K
Total Properties	Average Price	Median Price
-67%	-12%	-19%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

7	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-12%	12%	5%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

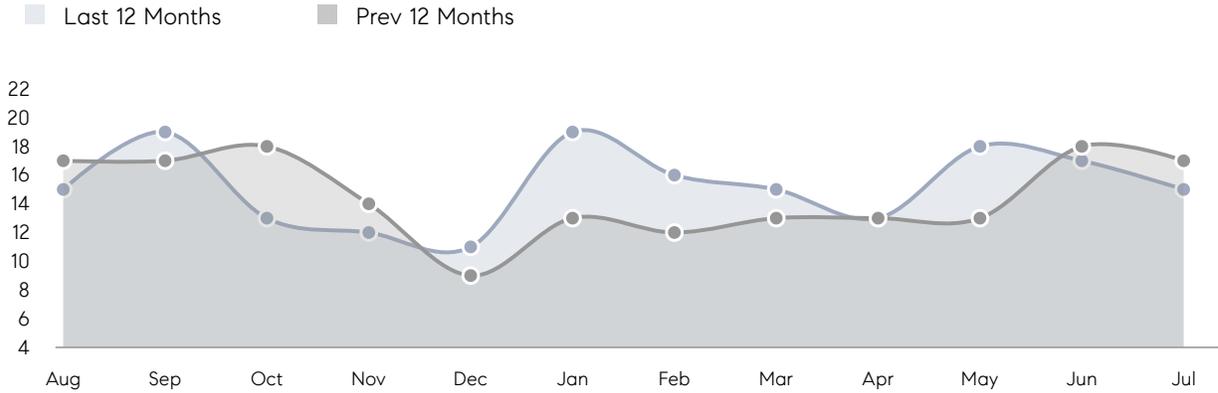
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	19	11%
	% OF ASKING PRICE	111%	103%	
	AVERAGE SOLD PRICE	\$1,220,000	\$1,093,625	11.6%
	# OF CONTRACTS	5	15	-66.7%
	NEW LISTINGS	3	16	-81%
Houses	AVERAGE DOM	23	19	21%
	% OF ASKING PRICE	112%	103%	
	AVERAGE SOLD PRICE	\$1,266,667	\$1,093,625	16%
	# OF CONTRACTS	5	13	-62%
	NEW LISTINGS	1	14	-93%
Condo/Co-op/TH	AVERAGE DOM	7	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$940,000	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	2	2	0%

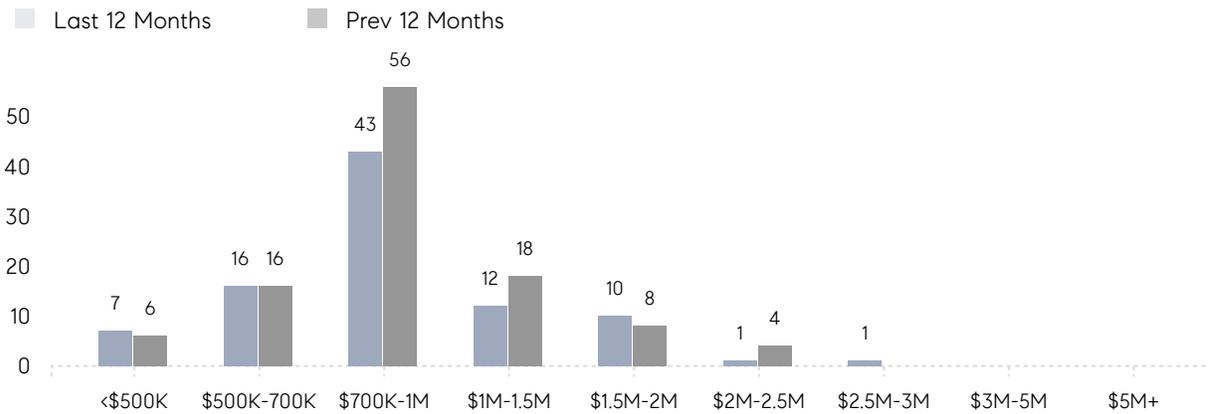
North Caldwell

JULY 2023

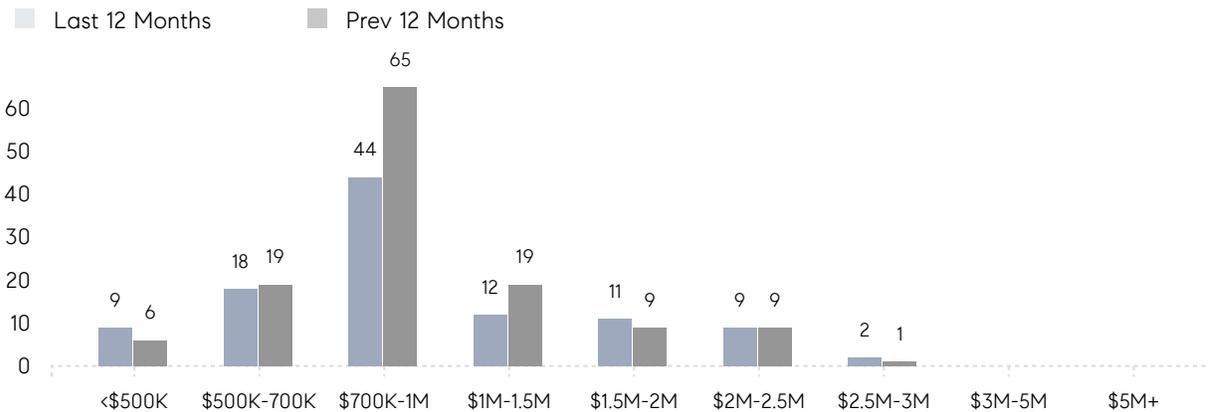
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Nutley

JULY 2023

UNDER CONTRACT

21
Total
Properties

\$549K
Average
Price

\$499K
Median
Price

-59%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

0%
Change From
Jul 2022

UNITS SOLD

28
Total
Properties

\$533K
Average
Price

\$551K
Median
Price

-15%
Decrease From
Jul 2022

6%
Increase From
Jul 2022

12%
Increase From
Jul 2022

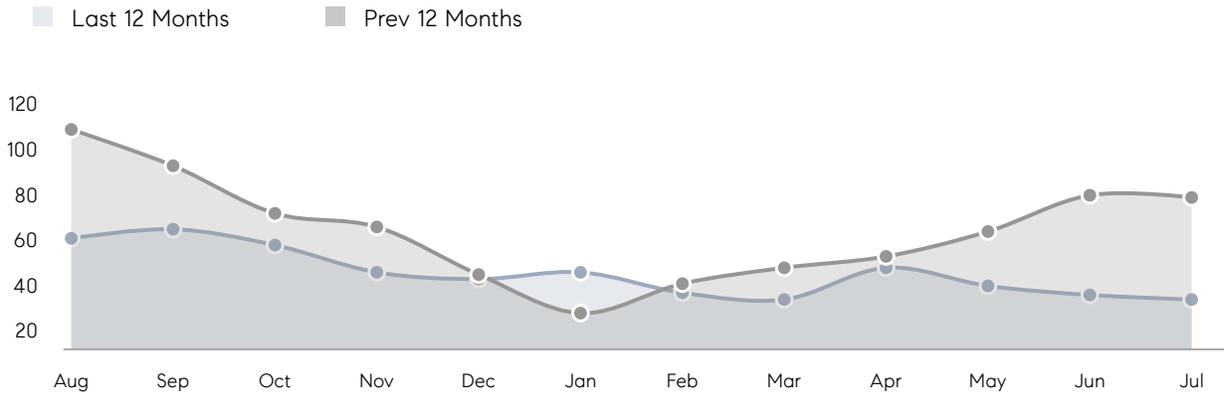
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	20	25	-20%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$533,893	\$503,303	6.1%
	# OF CONTRACTS	21	51	-58.8%
	NEW LISTINGS	20	53	-62%
Houses	AVERAGE DOM	23	23	0%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$583,667	\$599,211	-3%
	# OF CONTRACTS	16	34	-53%
	NEW LISTINGS	18	39	-54%
Condo/Co-op/TH	AVERAGE DOM	16	27	-41%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$444,300	\$373,143	19%
	# OF CONTRACTS	5	17	-71%
	NEW LISTINGS	2	14	-86%

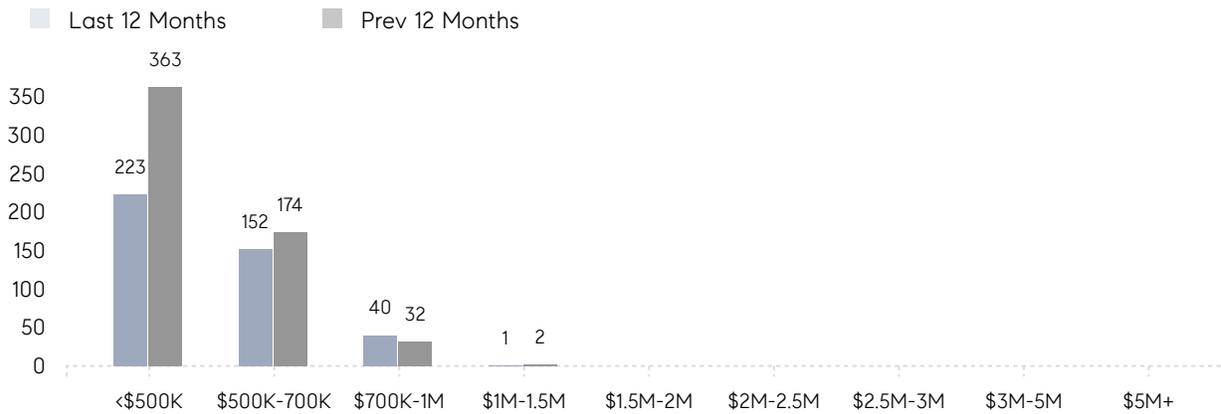
Nutley

JULY 2023

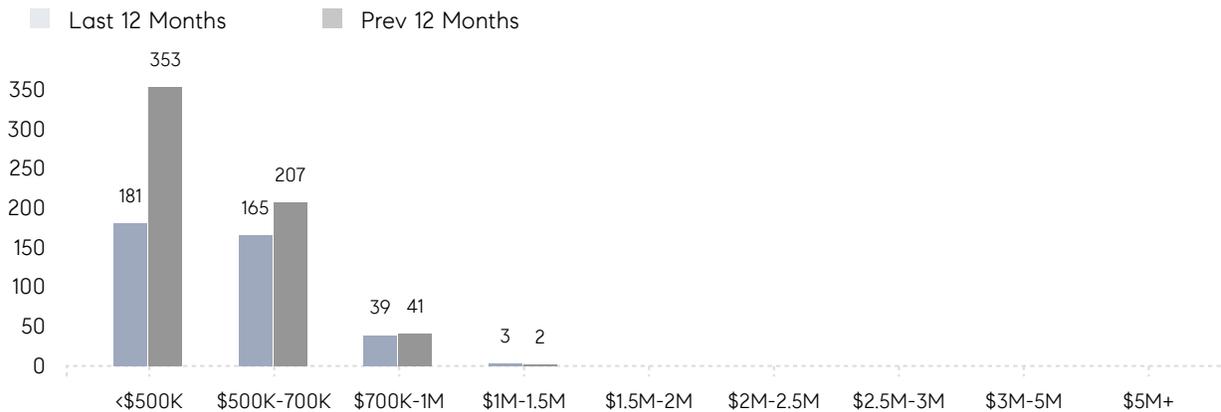
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Orange

JULY 2023

UNDER CONTRACT

19
Total
Properties

\$355K
Average
Price

\$349K
Median
Price

36%
Increase From
Jul 2022

3%
Increase From
Jul 2022

22%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$385K
Average
Price

\$349K
Median
Price

-56%
Decrease From
Jul 2022

-13%
Decrease From
Jul 2022

0%
Change From
Jul 2022

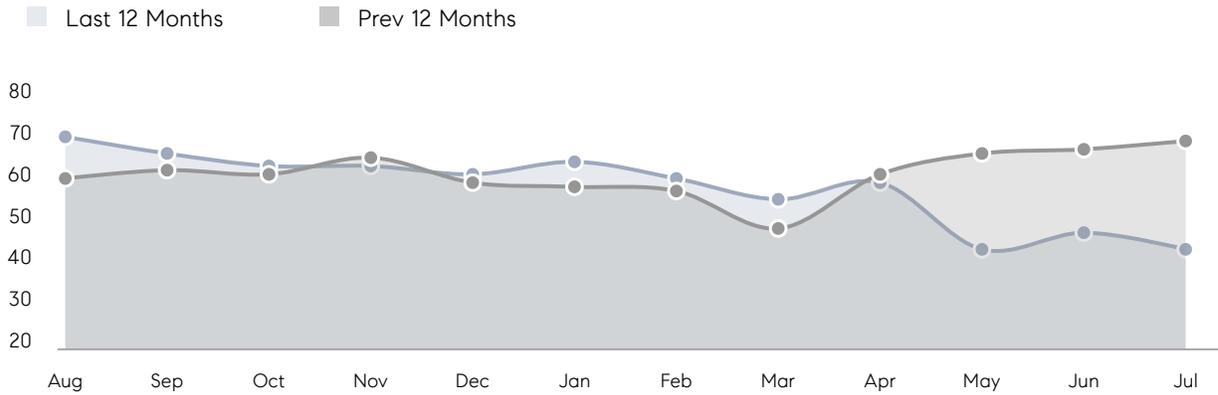
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	57	47	21%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$385,086	\$442,938	-13.1%
	# OF CONTRACTS	19	14	35.7%
	NEW LISTINGS	21	18	17%
Houses	AVERAGE DOM	63	47	34%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$411,767	\$472,250	-13%
	# OF CONTRACTS	12	13	-8%
	NEW LISTINGS	18	16	13%
Condo/Co-op/TH	AVERAGE DOM	19	46	-59%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$225,000	\$355,000	-37%
	# OF CONTRACTS	7	1	600%
	NEW LISTINGS	3	2	50%

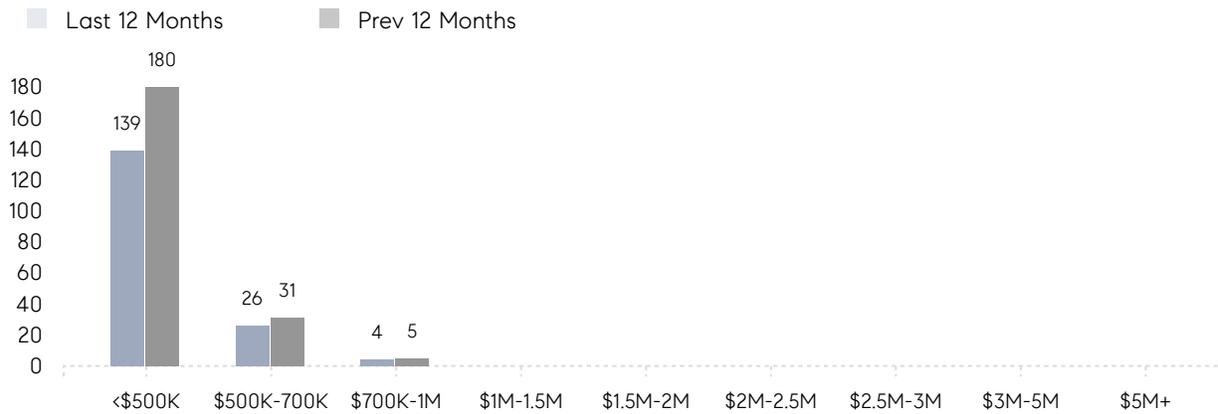
Orange

JULY 2023

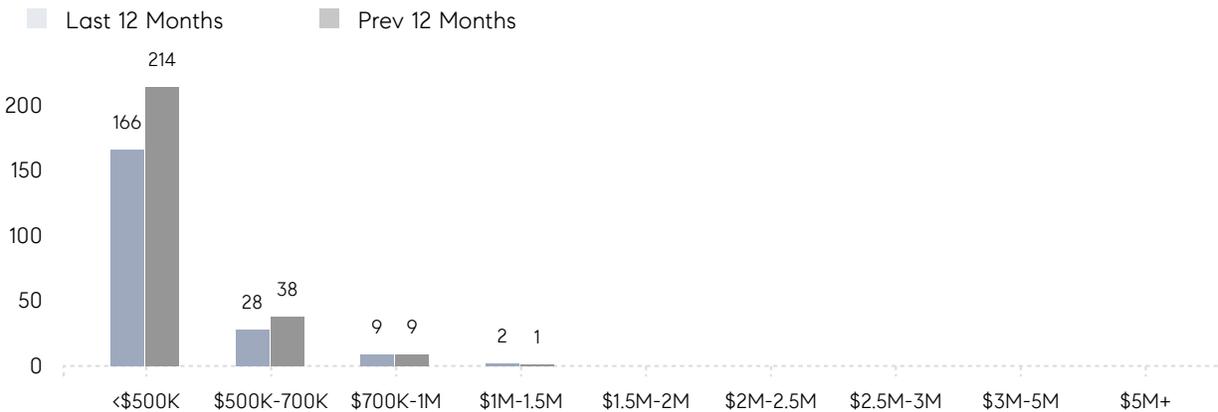
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roseland

JULY 2023

UNDER CONTRACT

6	\$650K	\$675K
Total Properties	Average Price	Median Price
-33%	-1%	29%
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

UNITS SOLD

7	\$792K	\$825K
Total Properties	Average Price	Median Price
-46%	22%	28%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

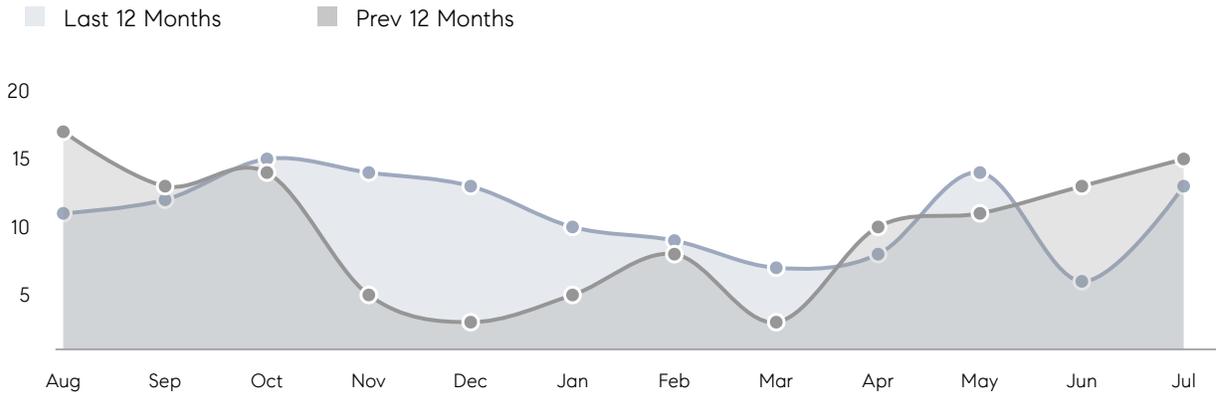
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	19	-16%
	% OF ASKING PRICE	109%	106%	
	AVERAGE SOLD PRICE	\$792,518	\$651,071	21.7%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	14	11	27%
Houses	AVERAGE DOM	16	20	-20%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$792,518	\$655,214	21%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	10	5	100%
Condo/Co-op/TH	AVERAGE DOM	-	16	-
	% OF ASKING PRICE	-	106%	
	AVERAGE SOLD PRICE	-	\$641,750	-
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	4	6	-33%

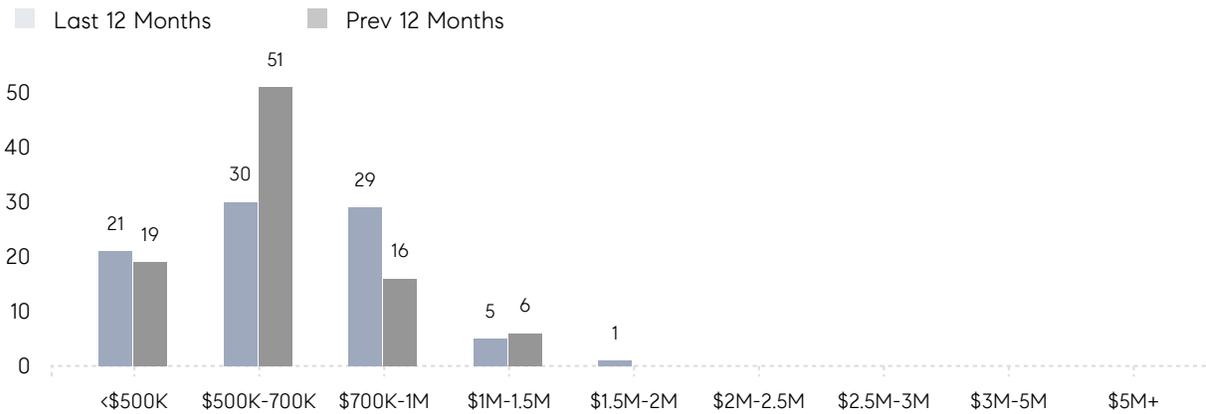
Roseland

JULY 2023

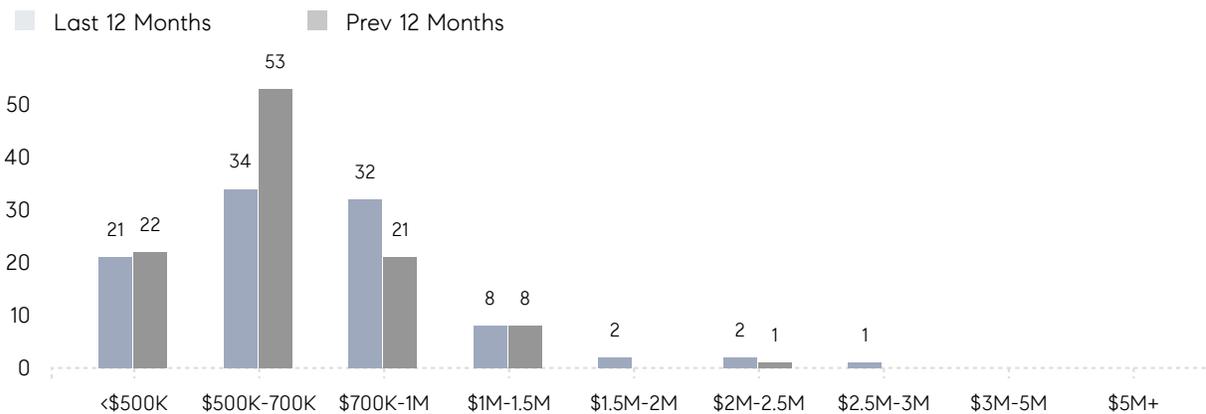
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Short Hills

JULY 2023

UNDER CONTRACT

11
Total
Properties

\$2.1M
Average
Price

\$2.1M
Median
Price

-35%
Decrease From
Jul 2022

11%
Increase From
Jul 2022

27%
Increase From
Jul 2022

UNITS SOLD

24
Total
Properties

\$2.2M
Average
Price

\$2.1M
Median
Price

-31%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

24%
Increase From
Jul 2022

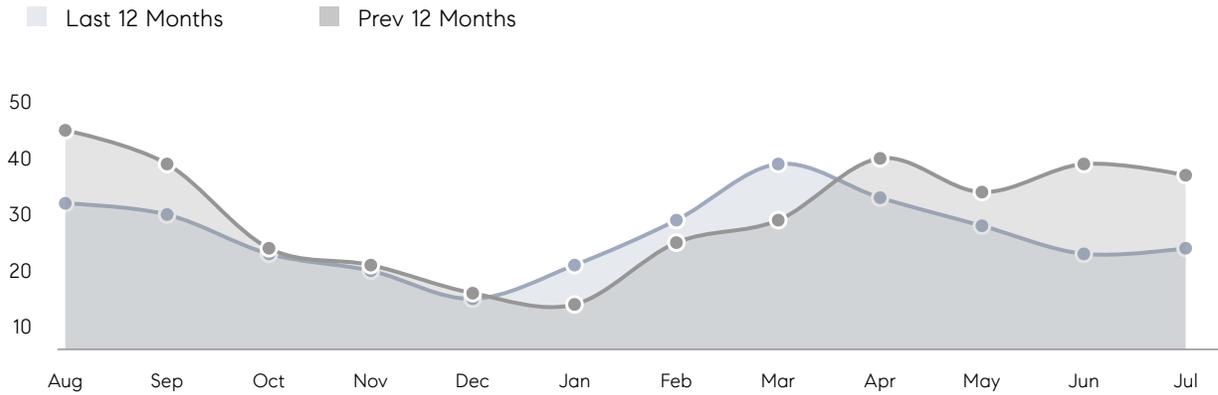
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	40	-62%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$2,256,188	\$2,109,023	7.0%
	# OF CONTRACTS	11	17	-35.3%
	NEW LISTINGS	20	26	-23%
Houses	AVERAGE DOM	15	40	-62%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$2,256,188	\$2,109,023	7%
	# OF CONTRACTS	11	17	-35%
	NEW LISTINGS	20	26	-23%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

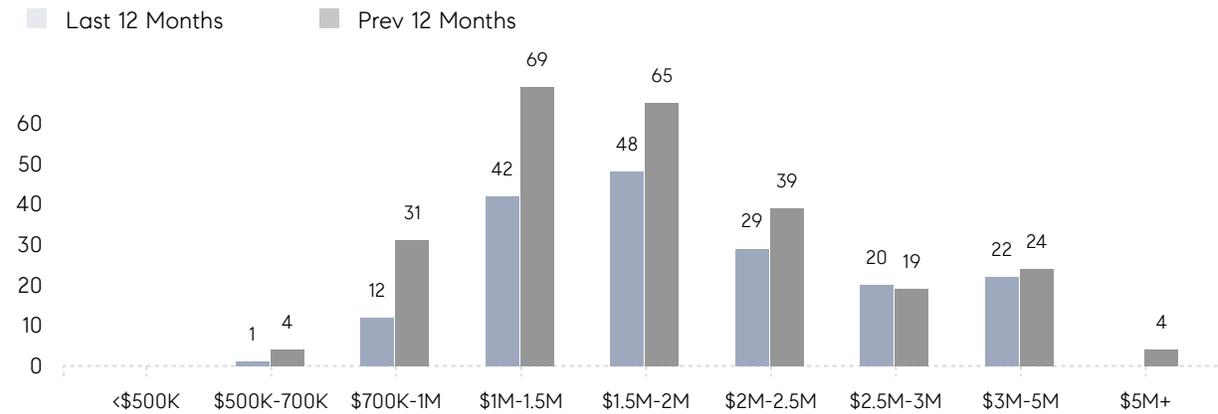
Short Hills

JULY 2023

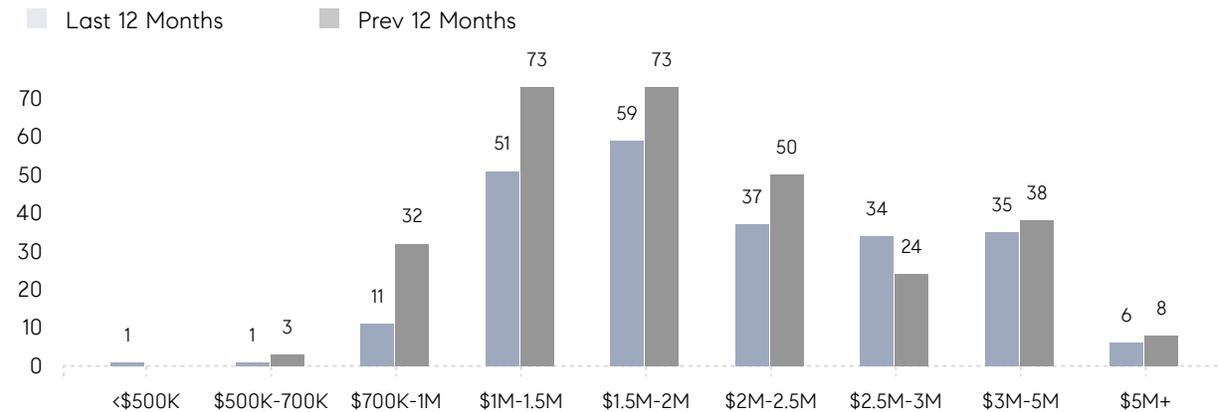
Monthly Inventory



Contracts By Price Range



Listings By Price Range



South Orange

JULY 2023

UNDER CONTRACT

20
Total
Properties

\$880K
Average
Price

\$725K
Median
Price

-23%
Decrease From
Jul 2022

21%
Increase From
Jul 2022

10%
Increase From
Jul 2022

UNITS SOLD

16
Total
Properties

\$995K
Average
Price

\$855K
Median
Price

-24%
Decrease From
Jul 2022

12%
Increase From
Jul 2022

-5%
Decrease From
Jul 2022

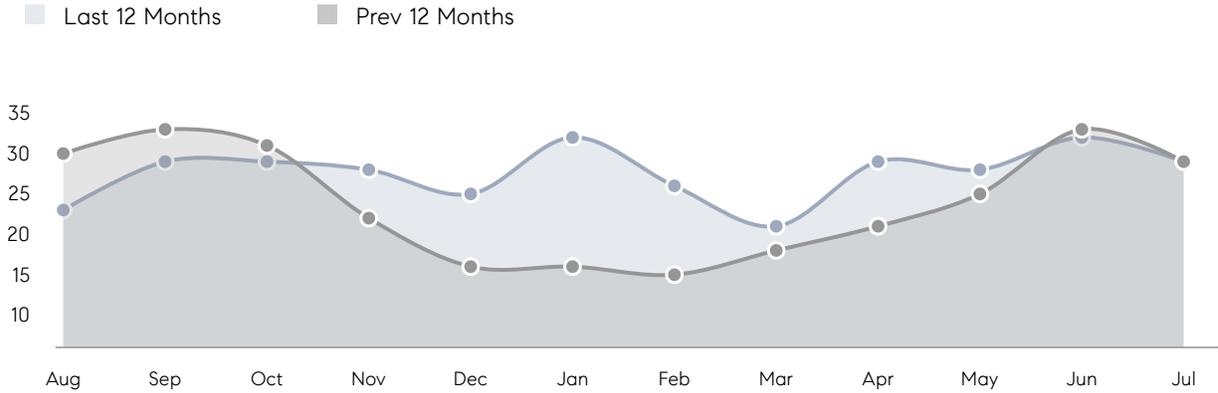
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	18	20	-10%
	% OF ASKING PRICE	106%	109%	
	AVERAGE SOLD PRICE	\$995,938	\$891,157	11.8%
	# OF CONTRACTS	20	26	-23.1%
	NEW LISTINGS	21	26	-19%
Houses	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	106%	111%	
	AVERAGE SOLD PRICE	\$1,012,333	\$952,239	6%
	# OF CONTRACTS	18	21	-14%
	NEW LISTINGS	18	21	-14%
Condo/Co-op/TH	AVERAGE DOM	7	29	-76%
	% OF ASKING PRICE	111%	102%	
	AVERAGE SOLD PRICE	\$750,000	\$524,667	43%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	3	5	-40%

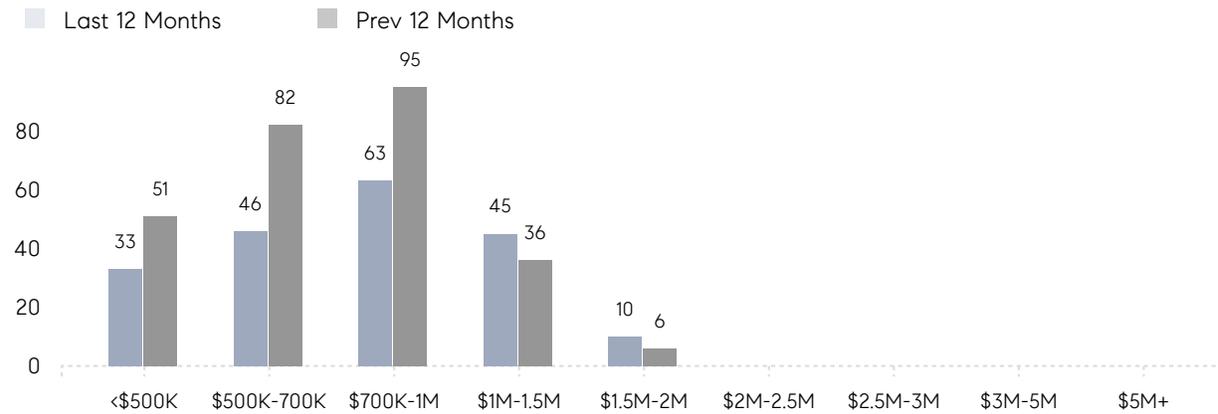
South Orange

JULY 2023

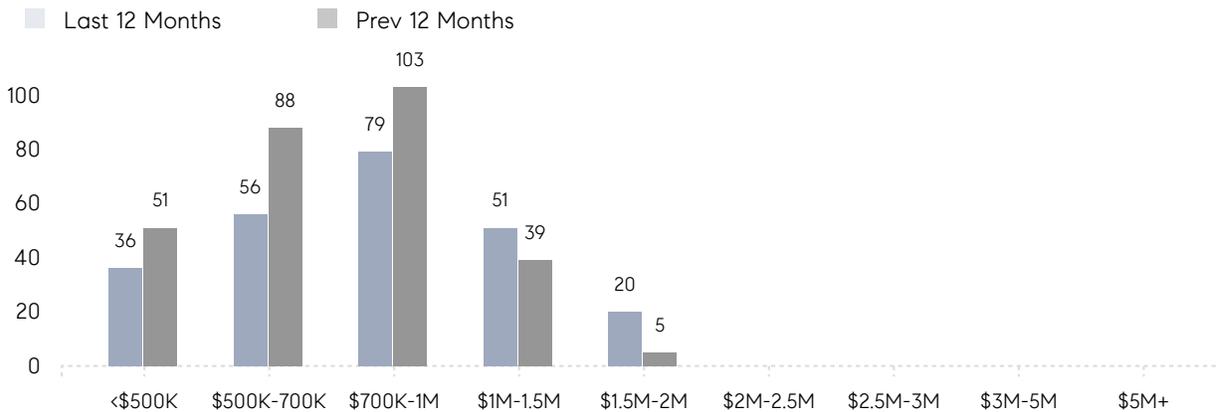
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Verona

JULY 2023

UNDER CONTRACT

26	\$484K	\$479K
Total Properties	Average Price	Median Price
-7%	-17%	-12%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

25	\$580K	\$585K
Total Properties	Average Price	Median Price
39%	-6%	5%
Increase From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

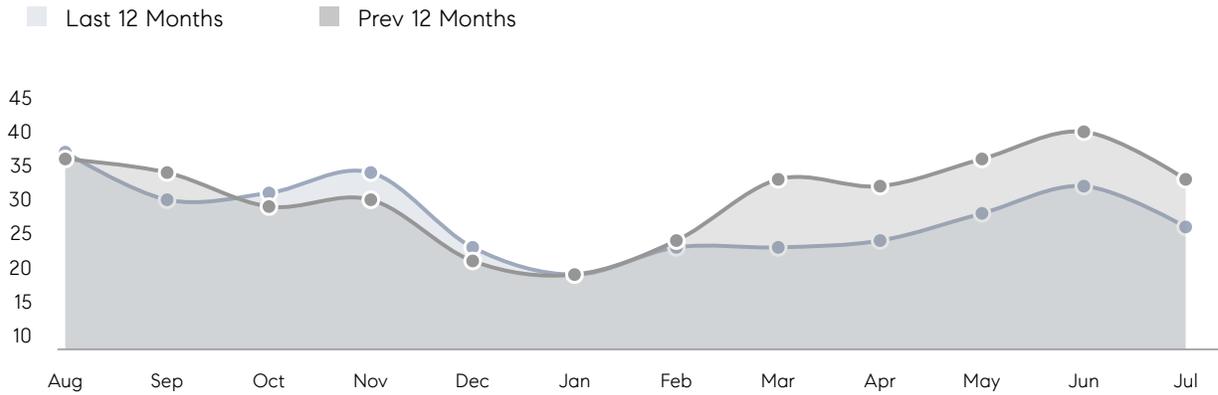
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	31	34	-9%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$580,865	\$619,194	-6.2%
	# OF CONTRACTS	26	28	-7.1%
	NEW LISTINGS	23	24	-4%
Houses	AVERAGE DOM	35	16	119%
	% OF ASKING PRICE	104%	109%	
	AVERAGE SOLD PRICE	\$784,134	\$691,367	13%
	# OF CONTRACTS	14	20	-30%
	NEW LISTINGS	11	16	-31%
Condo/Co-op/TH	AVERAGE DOM	27	124	-78%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$393,231	\$258,333	52%
	# OF CONTRACTS	12	8	50%
	NEW LISTINGS	12	8	50%

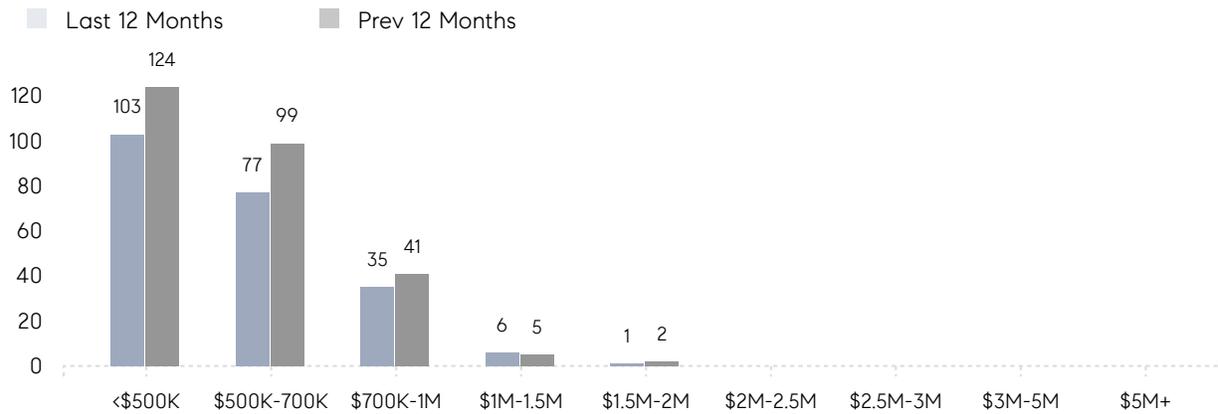
Verona

JULY 2023

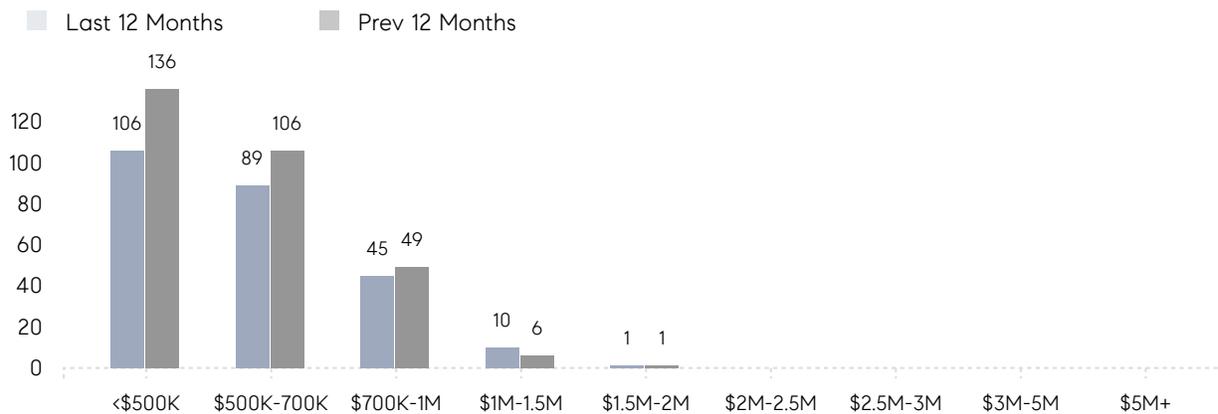
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Caldwell

JULY 2023

UNDER CONTRACT

13
Total
Properties

\$523K
Average
Price

\$569K
Median
Price

-7%
Decrease From
Jul 2022

-10%
Decrease From
Jul 2022

-1%
Decrease From
Jul 2022

UNITS SOLD

10
Total
Properties

\$683K
Average
Price

\$656K
Median
Price

-52%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

-11%
Decrease From
Jul 2022

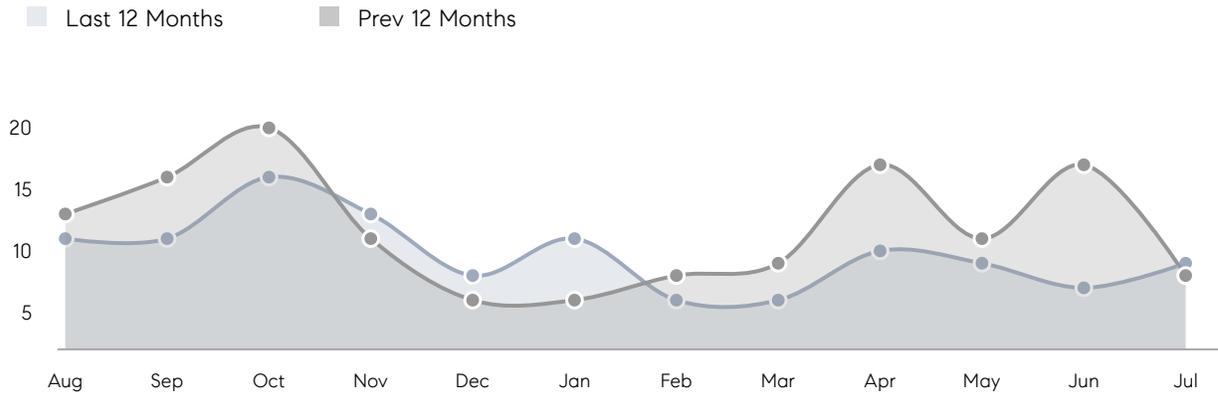
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	27	16	69%
	% OF ASKING PRICE	109%	106%	
	AVERAGE SOLD PRICE	\$683,682	\$712,238	-4.0%
	# OF CONTRACTS	13	14	-7.1%
	NEW LISTINGS	11	6	83%
Houses	AVERAGE DOM	27	17	59%
	% OF ASKING PRICE	109%	106%	
	AVERAGE SOLD PRICE	\$683,682	\$731,100	-6%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	9	6	50%
Condo/Co-op/TH	AVERAGE DOM	-	8	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$335,000	-
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	2	0	0%

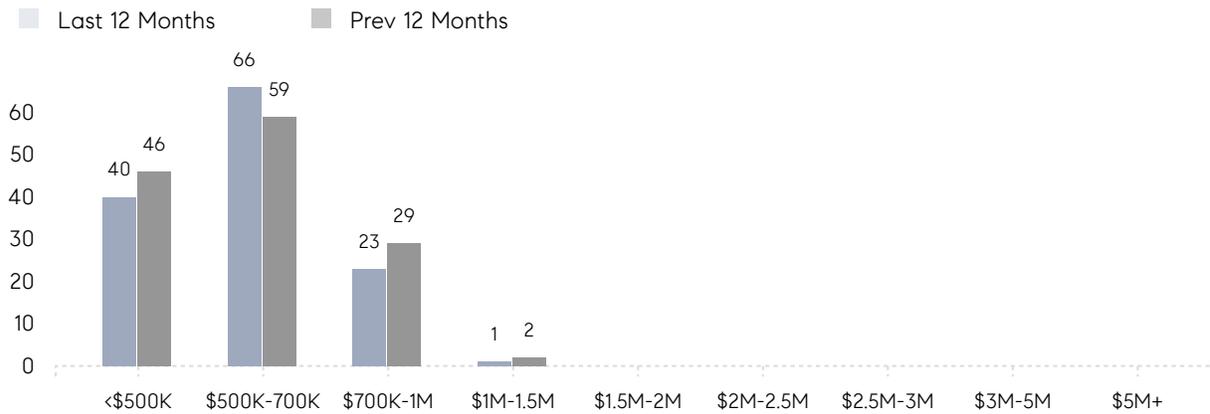
West Caldwell

JULY 2023

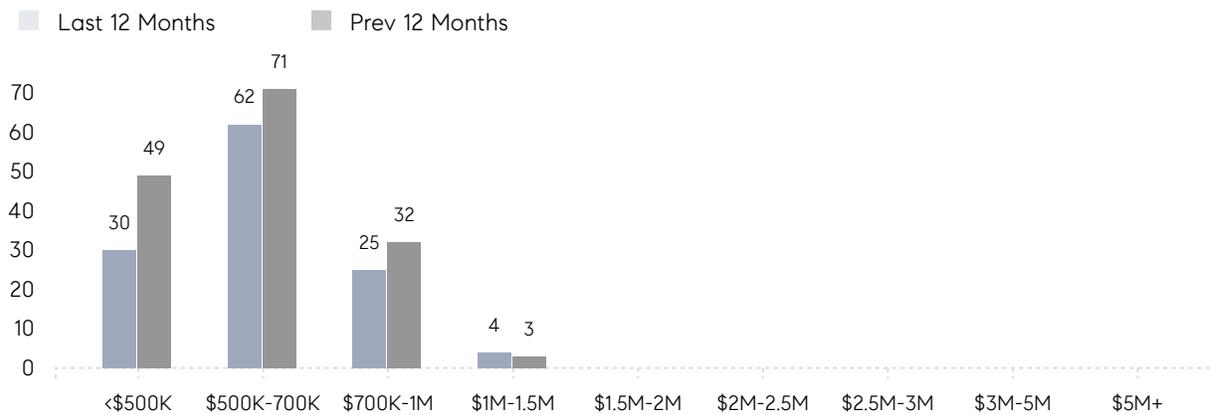
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Orange

JULY 2023

UNDER CONTRACT

47
Total
Properties

\$578K
Average
Price

\$549K
Median
Price

-41%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

51
Total
Properties

\$602K
Average
Price

\$595K
Median
Price

-26%
Decrease From
Jul 2022

0%
Change From
Jul 2022

7%
Increase From
Jul 2022

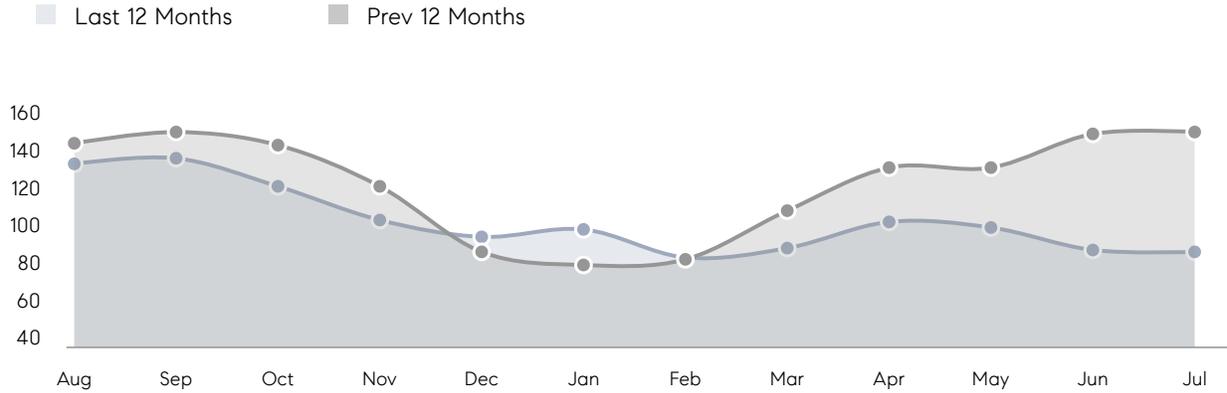
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	19	21%
	% OF ASKING PRICE	108%	110%	
	AVERAGE SOLD PRICE	\$602,531	\$599,735	0.5%
	# OF CONTRACTS	47	79	-40.5%
	NEW LISTINGS	54	81	-33%
Houses	AVERAGE DOM	23	20	15%
	% OF ASKING PRICE	109%	111%	
	AVERAGE SOLD PRICE	\$663,519	\$613,334	8%
	# OF CONTRACTS	31	56	-45%
	NEW LISTINGS	40	57	-30%
Condo/Co-op/TH	AVERAGE DOM	24	16	50%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$499,816	\$554,688	-10%
	# OF CONTRACTS	16	23	-30%
	NEW LISTINGS	14	24	-42%

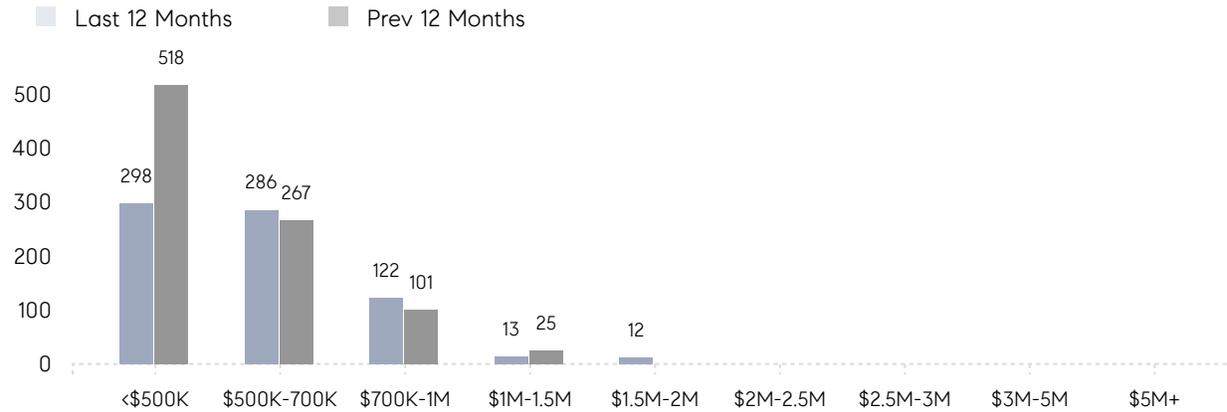
West Orange

JULY 2023

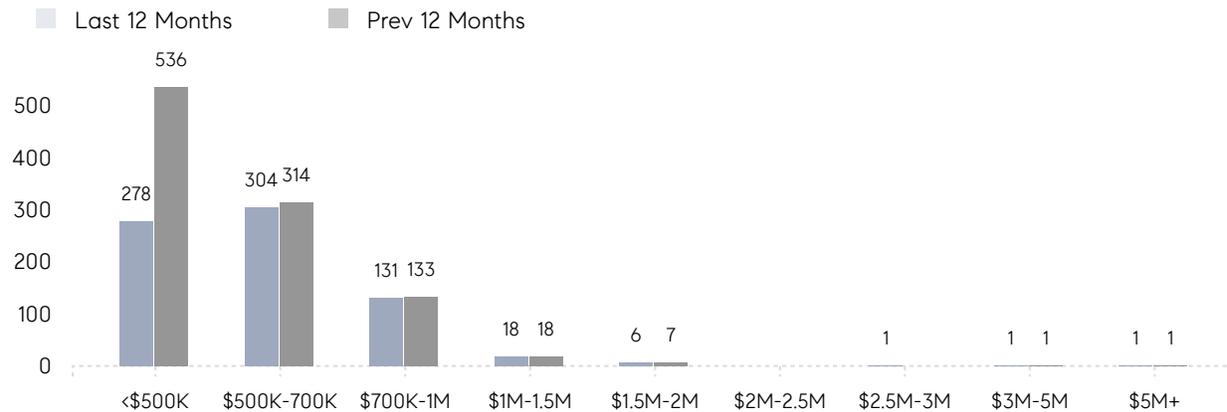
Monthly Inventory

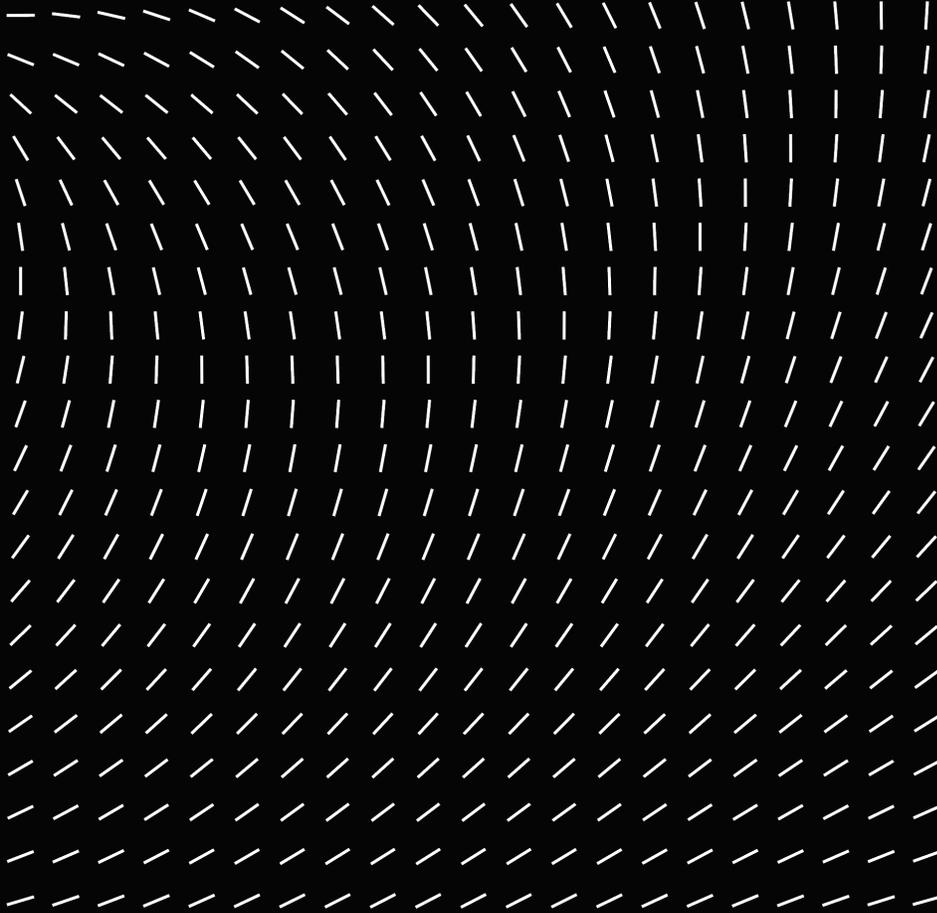


Contracts By Price Range



Listings By Price Range





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Belleville

JULY 2023



\$429K

Average
Sales Price

-67%

Decrease In Sales
From Jul 2022

\$462K

Median
Sales Price

-69%

Decrease In Contracts
From Jul 2022

108%

Average %
Of Asking Price

-21%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Bloomfield

JULY 2023



\$521K

Average
Sales Price

-50%

Decrease In Sales
From Jul 2022

\$502K

Median
Sales Price

-18%

Decrease In Contracts
From Jul 2022

112%

Average %
Of Asking Price

4%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Caldwell

JULY 2023



\$590K

Average
Sales Price

33%

Increase In Sales
From Jul 2022

\$617K

Median
Sales Price

75%

Increase In Contracts
From Jul 2022

110%

Average %
Of Asking Price

-68%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Cedar Grove

JULY 2023



\$618K

Average
Sales Price

0%

Change In Sales
From Jul 2022

\$630K

Median
Sales Price

5%

Increase In Contracts
From Jul 2022

104%

Average %
Of Asking Price

-7%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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East Orange

JULY 2023



\$314K

Average
Sales Price

14%

Increase In Sales
From Jul 2022

\$280K

Median
Sales Price

44%

Increase In Contracts
From Jul 2022

103%

Average %
Of Asking Price

54%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Essex Fells

JULY 2023



\$1.6M

Average
Sales Price

-33%

Decrease In Sales
From Jul 2022

\$1.6M

Median
Sales Price

-75%

Decrease In Contracts
From Jul 2022

92%

Average %
Of Asking Price

112%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Fairfield

JULY 2023



\$666K

Average
Sales Price

300%

Increase In Sales
From Jul 2022

\$627K

Median
Sales Price

-33%

Decrease In Contracts
From Jul 2022

101%

Average %
Of Asking Price

100%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Glen Ridge

JULY 2023



\$1.1M

Average
Sales Price

-85%

Decrease In Sales
From Jul 2022

\$990K

Median
Sales Price

-50%

Decrease In Contracts
From Jul 2022

110%

Average %
Of Asking Price

8%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Irvington

JULY 2023



\$347K

Average
Sales Price

14%

Increase In Sales
From Jul 2022

\$368K

Median
Sales Price

-37%

Decrease In Contracts
From Jul 2022

104%

Average %
Of Asking Price

29%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Livingston

JULY 2023



\$1.0M

Average
Sales Price

-27%

Decrease In Sales
From Jul 2022

\$890K

Median
Sales Price

-56%

Decrease In Contracts
From Jul 2022

105%

Average %
Of Asking Price

24%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Maplewood

JULY 2023



\$891K

Average
Sales Price

25%

Increase In Sales
From Jul 2022

\$855K

Median
Sales Price

-11%

Decrease In Contracts
From Jul 2022

115%

Average %
Of Asking Price

-6%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Millburn

JULY 2023



\$1.0M

Average
Sales Price

-10%

Decrease In Sales
From Jul 2022

\$1.2M

Median
Sales Price

-33%

Decrease In Contracts
From Jul 2022

113%

Average %
Of Asking Price

6%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Montclair

JULY 2023



\$1.2M

Average
Sales Price

-32%

Decrease In Sales
From Jul 2022

\$1.1M

Median
Sales Price

-50%

Decrease In Contracts
From Jul 2022

125%

Average %
Of Asking Price

-21%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Newark

JULY 2023



\$387K

Average
Sales Price

-12%

Decrease In Sales
From Jul 2022

\$365K

Median
Sales Price

-28%

Decrease In Contracts
From Jul 2022

102%

Average %
Of Asking Price

-15%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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North Caldwell

JULY 2023



\$1.2M

Average
Sales Price

-12%

Decrease In Sales
From Jul 2022

\$1.2M

Median
Sales Price

-67%

Decrease In Contracts
From Jul 2022

111%

Average %
Of Asking Price

11%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Nutley

JULY 2023



\$533K

Average
Sales Price

-15%

Decrease In Sales
From Jul 2022

\$551K

Median
Sales Price

-59%

Decrease In Contracts
From Jul 2022

106%

Average %
Of Asking Price

-20%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Orange

JULY 2023



\$385K

Average
Sales Price

-56%

Decrease In Sales
From Jul 2022

\$349K

Median
Sales Price

36%

Increase In Contracts
From Jul 2022

106%

Average %
Of Asking Price

21%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Roseland

JULY 2023



\$792K

Average
Sales Price

-46%

Decrease In Sales
From Jul 2022

\$825K

Median
Sales Price

-33%

Decrease In Contracts
From Jul 2022

109%

Average %
Of Asking Price

-16%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Short Hills

JULY 2023



\$2.2M

Average
Sales Price

-31%

Decrease In Sales
From Jul 2022

\$2.1M

Median
Sales Price

-35%

Decrease In Contracts
From Jul 2022

108%

Average %
Of Asking Price

-62%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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South Orange

JULY 2023



\$995K

Average
Sales Price

-24%

Decrease In Sales
From Jul 2022

\$855K

Median
Sales Price

-23%

Decrease In Contracts
From Jul 2022

106%

Average %
Of Asking Price

-10%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Verona

JULY 2023



\$580K

Average
Sales Price

39%

Increase In Sales
From Jul 2022

\$585K

Median
Sales Price

-7%

Decrease In Contracts
From Jul 2022

104%

Average %
Of Asking Price

-9%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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West Caldwell

JULY 2023



\$683K

Average
Sales Price

-52%

Decrease In Sales
From Jul 2022

\$656K

Median
Sales Price

-7%

Decrease In Contracts
From Jul 2022

109%

Average %
Of Asking Price

69%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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West Orange

JULY 2023



\$602K

Average
Sales Price

-26%

Decrease In Sales
From Jul 2022

\$595K

Median
Sales Price

-41%

Decrease In Contracts
From Jul 2022

108%

Average %
Of Asking Price

21%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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