

Q2 2023

# Passaic County Market Report

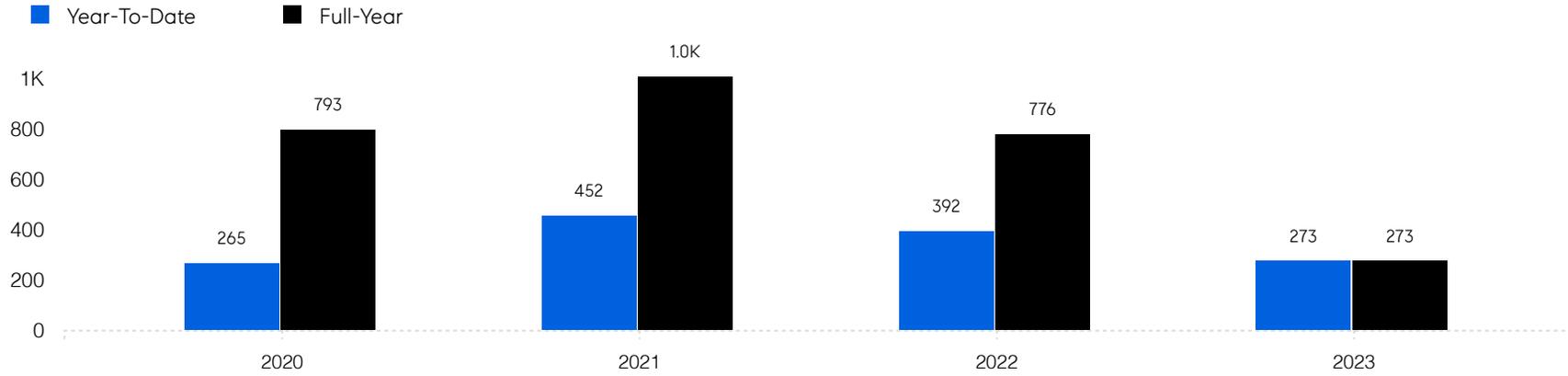
COMPASS

# Clifton

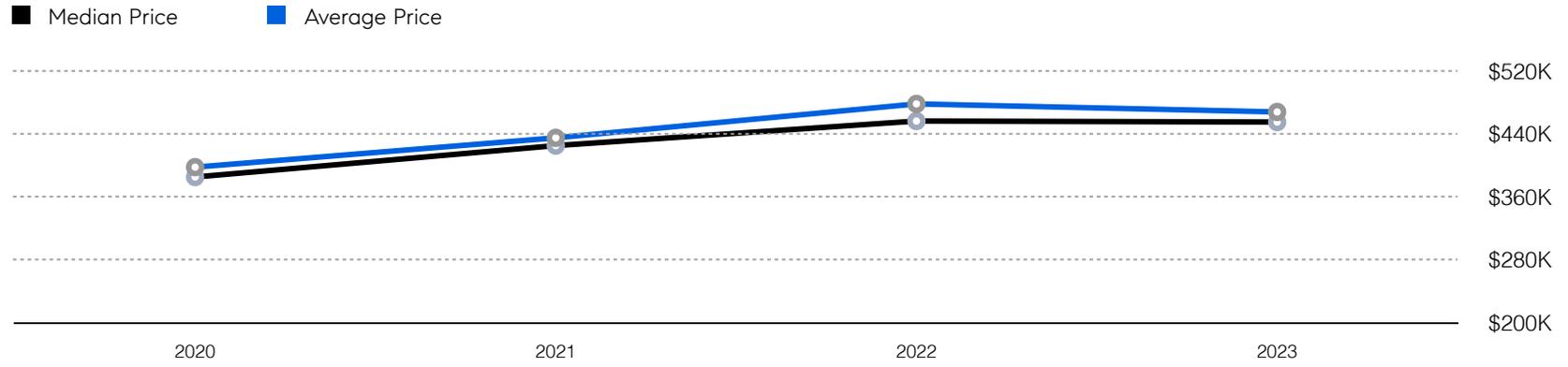
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	290	190	-34.5%
	SALES VOLUME	\$150,319,467	\$99,162,050	-34.0%
	MEDIAN PRICE	\$485,000	\$495,000	2.1%
	AVERAGE PRICE	\$518,343	\$521,906	0.7%
	AVERAGE DOM	34	41	20.6%
	# OF CONTRACTS	358	252	-29.6%
	# NEW LISTINGS	376	287	-23.7%
Condo/Co-op/Townhouse	# OF SALES	102	83	-18.6%
	SALES VOLUME	\$34,378,400	\$28,567,014	-16.9%
	MEDIAN PRICE	\$365,000	\$360,000	-1.4%
	AVERAGE PRICE	\$337,043	\$344,181	2.1%
	AVERAGE DOM	36	36	0.0%
	# OF CONTRACTS	124	82	-33.9%
	# NEW LISTINGS	153	77	-49.7%

# Clifton

## Historic Sales



## Historic Sales Prices

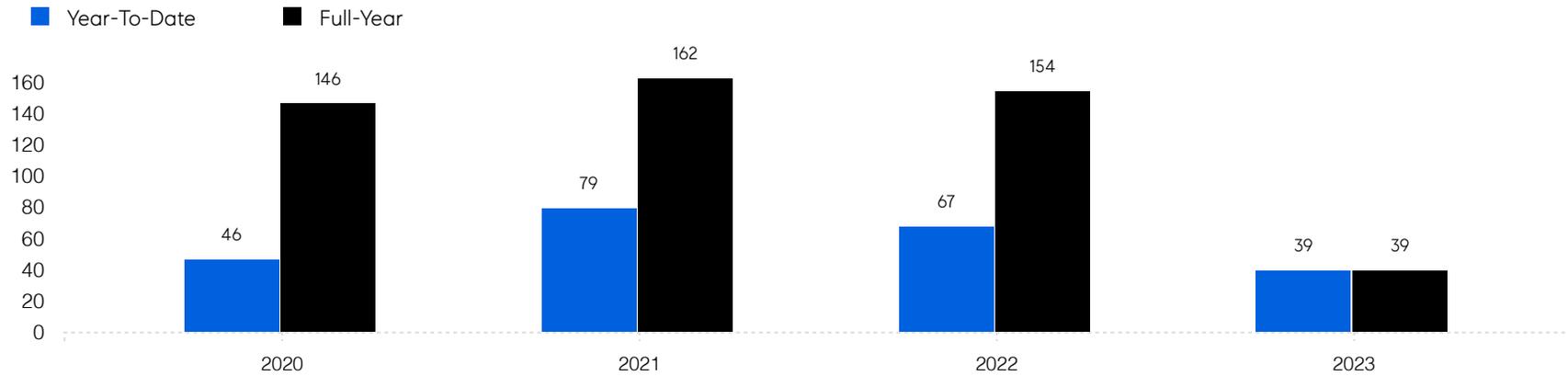


# Passaic

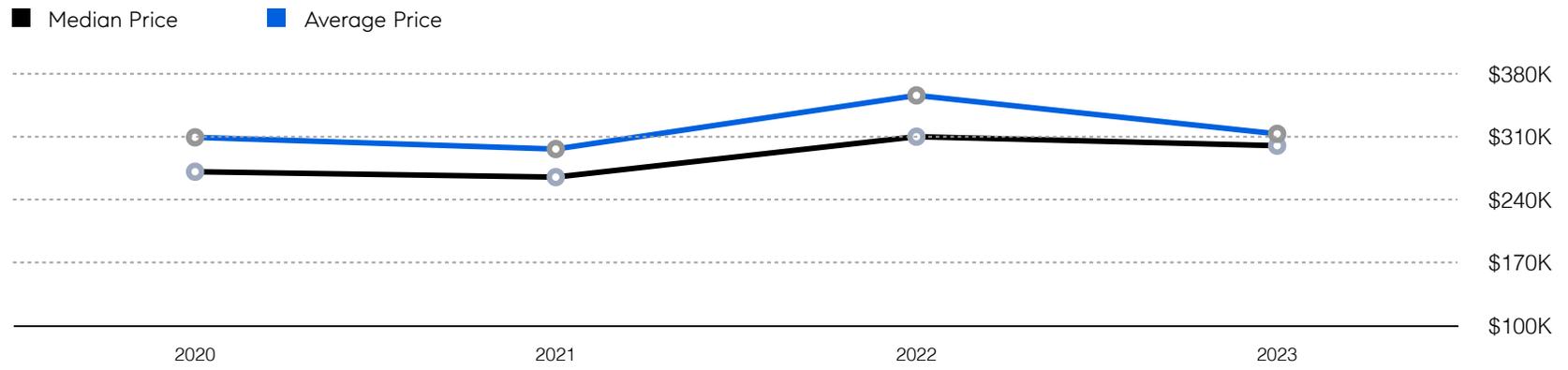
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	35	15	-57.1%
	SALES VOLUME	\$16,395,500	\$6,045,000	-63.1%
	MEDIAN PRICE	\$445,000	\$350,000	-21.3%
	AVERAGE PRICE	\$468,443	\$403,000	-14.0%
	AVERAGE DOM	57	61	7.0%
	# OF CONTRACTS	38	28	-26.3%
	# NEW LISTINGS	60	34	-43.3%
Condo/Co-op/Townhouse	# OF SALES	32	24	-25.0%
	SALES VOLUME	\$7,443,700	\$6,168,000	-17.1%
	MEDIAN PRICE	\$249,000	\$246,000	-1.2%
	AVERAGE PRICE	\$232,616	\$257,000	10.5%
	AVERAGE DOM	52	43	-17.3%
	# OF CONTRACTS	43	30	-30.2%
	# NEW LISTINGS	49	33	-32.7%

# Passaic

## Historic Sales



## Historic Sales Prices

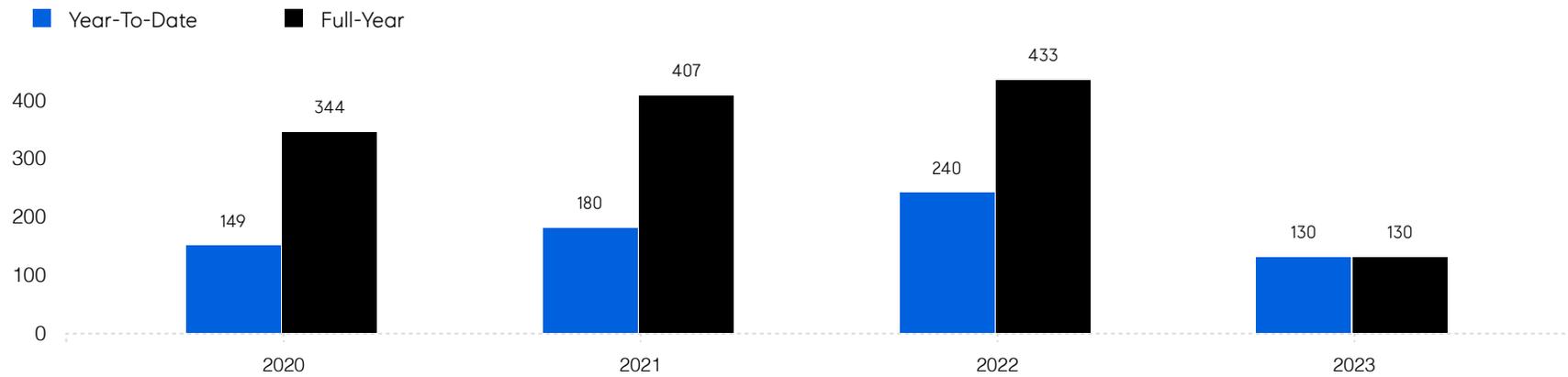


# Paterson

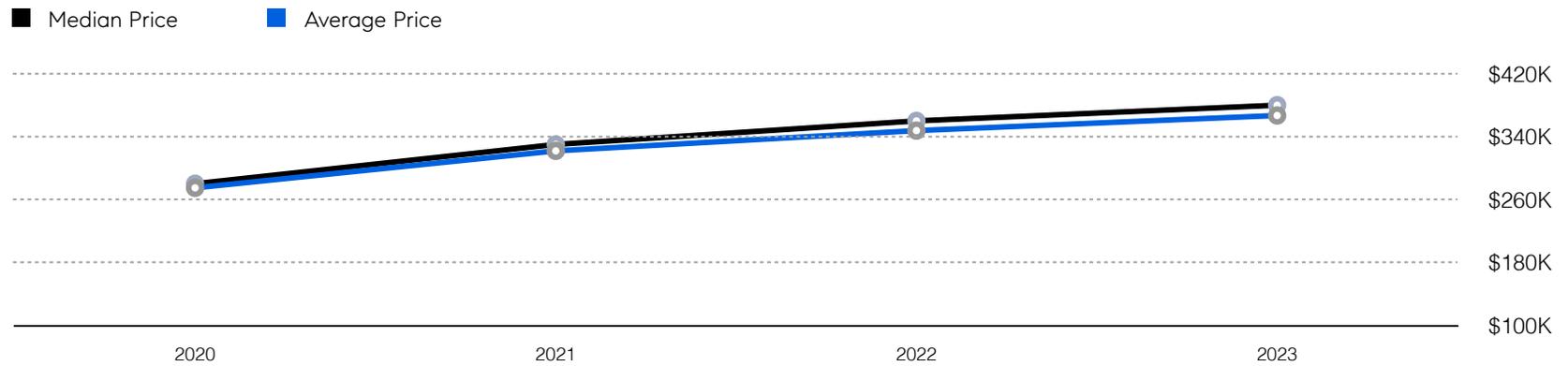
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	209	112	-46.4%
	SALES VOLUME	\$76,295,000	\$43,454,714	-43.0%
	MEDIAN PRICE	\$380,000	\$399,500	5.1%
	AVERAGE PRICE	\$365,048	\$387,989	6.3%
	AVERAGE DOM	47	72	53.2%
	# OF CONTRACTS	219	112	-48.9%
	# NEW LISTINGS	263	138	-47.5%
Condo/Co-op/Townhouse	# OF SALES	31	18	-41.9%
	SALES VOLUME	\$6,280,900	\$4,242,900	-32.4%
	MEDIAN PRICE	\$195,000	\$235,000	20.5%
	AVERAGE PRICE	\$202,610	\$235,717	16.3%
	AVERAGE DOM	66	33	-50.0%
	# OF CONTRACTS	48	32	-33.3%
	# NEW LISTINGS	63	36	-42.9%

# Paterson

## Historic Sales



## Historic Sales Prices

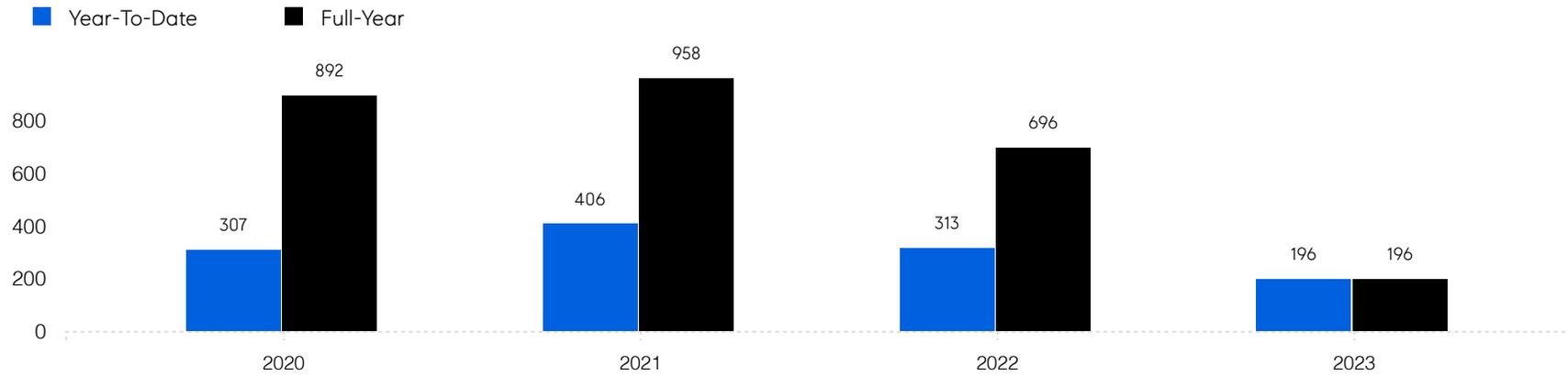


# Wayne

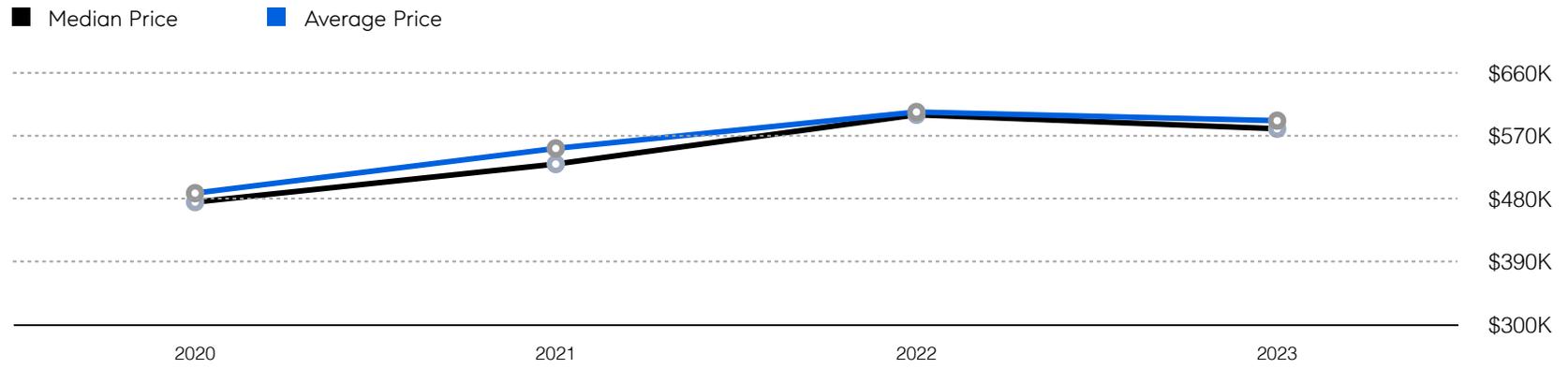
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	221	147	-33.5%
	SALES VOLUME	\$143,866,359	\$96,027,150	-33.3%
	MEDIAN PRICE	\$650,000	\$633,000	-2.6%
	AVERAGE PRICE	\$650,979	\$653,246	0.3%
	AVERAGE DOM	33	30	-9.1%
	# OF CONTRACTS	273	224	-17.9%
	# NEW LISTINGS	366	266	-27.3%
Condo/Co-op/Townhouse	# OF SALES	92	49	-46.7%
	SALES VOLUME	\$36,250,600	\$19,927,899	-45.0%
	MEDIAN PRICE	\$370,500	\$425,000	14.7%
	AVERAGE PRICE	\$394,028	\$406,692	3.2%
	AVERAGE DOM	29	23	-20.7%
	# OF CONTRACTS	113	70	-38.1%
	# NEW LISTINGS	112	85	-24.1%

# Wayne

## Historic Sales



## Historic Sales Prices

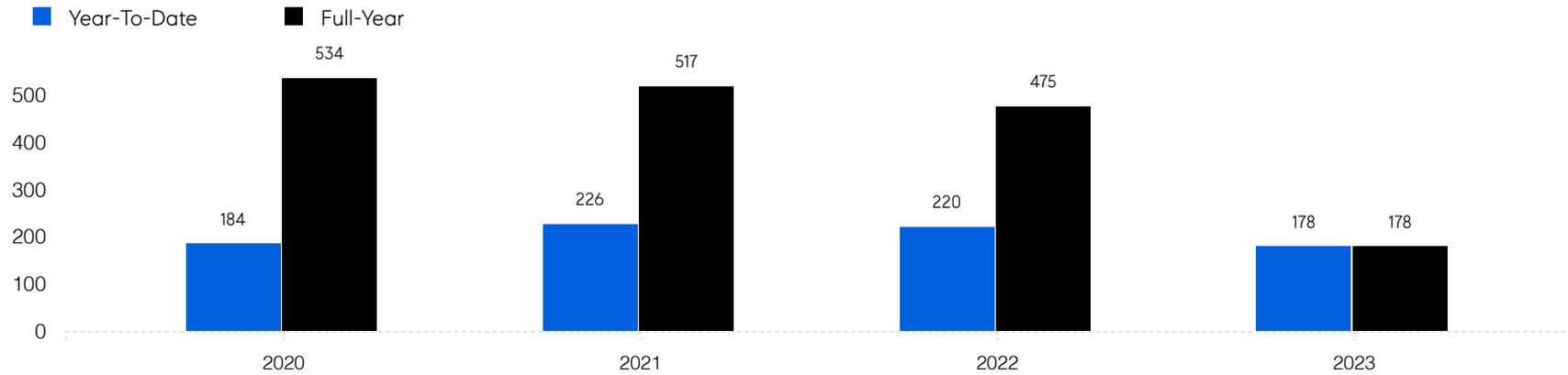


# West Milford

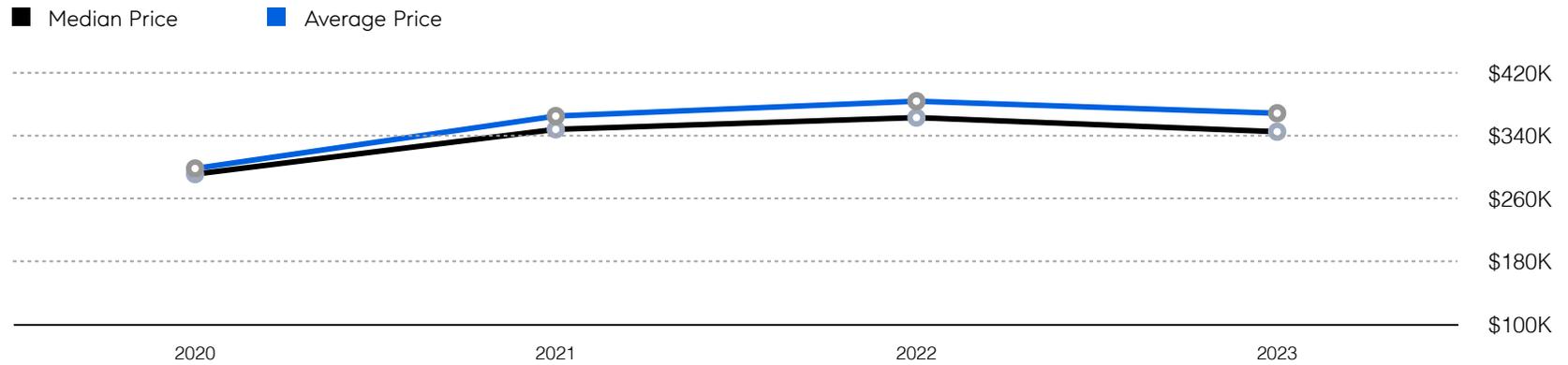
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	181	134	-26.0%
	SALES VOLUME	\$73,082,223	\$53,789,682	-26.4%
	MEDIAN PRICE	\$392,000	\$395,000	0.8%
	AVERAGE PRICE	\$403,769	\$401,416	-0.6%
	AVERAGE DOM	53	58	9.4%
	# OF CONTRACTS	187	196	4.8%
	# NEW LISTINGS	253	195	-22.9%
Condo/Co-op/Townhouse	# OF SALES	39	44	12.8%
	SALES VOLUME	\$9,496,592	\$11,808,300	24.3%
	MEDIAN PRICE	\$235,000	\$275,000	17.0%
	AVERAGE PRICE	\$243,502	\$268,370	10.2%
	AVERAGE DOM	36	47	30.6%
	# OF CONTRACTS	37	44	18.9%
	# NEW LISTINGS	37	45	21.6%

# West Milford

## Historic Sales



## Historic Sales Prices



# COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023  
Source: NJMLS, 01/01/2021 to 06/30/2023  
Source: Hudson MLS, 01/01/2021 to 06/30/2023

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.