



COMPASS

February 2023

# Passaic Market Insights

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FEBRUARY 2023

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# Clifton

FEBRUARY 2023

## UNDER CONTRACT

**65**  
Total  
Properties

**\$438K**  
Average  
Price

**\$435K**  
Median  
Price

**-17%**  
Decrease From  
Feb 2022

**-17%**  
Decrease From  
Feb 2022

**-3%**  
Decrease From  
Feb 2022

## UNITS SOLD

**30**  
Total  
Properties

**\$425K**  
Average  
Price

**\$430K**  
Median  
Price

**-43%**  
Decrease From  
Feb 2022

**-9%**  
Decrease From  
Feb 2022

**-5%**  
Decrease From  
Feb 2022

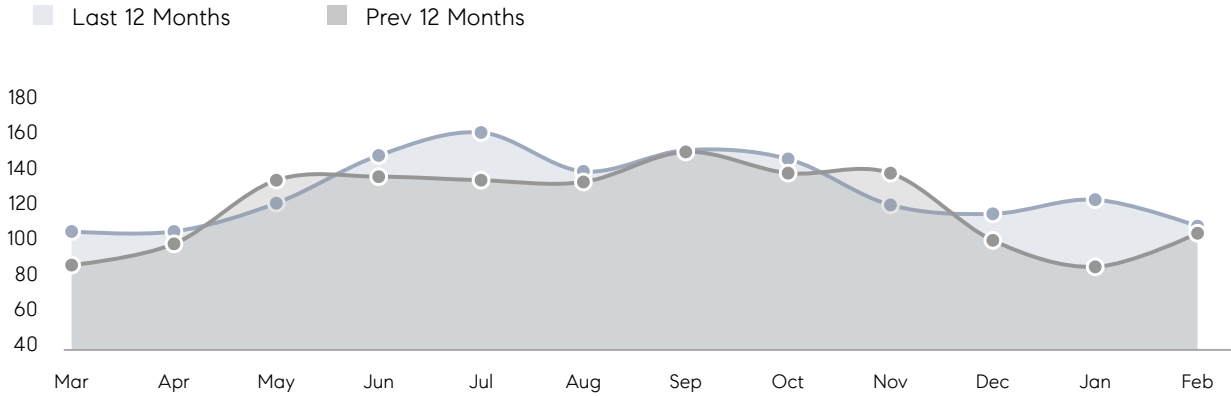
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	44	45	-2%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$425,973	\$466,121	-8.6%
	# OF CONTRACTS	65	78	-16.7%
	NEW LISTINGS	55	84	-35%
Houses	AVERAGE DOM	52	36	44%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$469,523	\$493,286	-5%
	# OF CONTRACTS	42	62	-32%
	NEW LISTINGS	42	61	-31%
Condo/Co-op/TH	AVERAGE DOM	23	77	-70%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$306,213	\$362,400	-16%
	# OF CONTRACTS	23	16	44%
	NEW LISTINGS	13	23	-43%

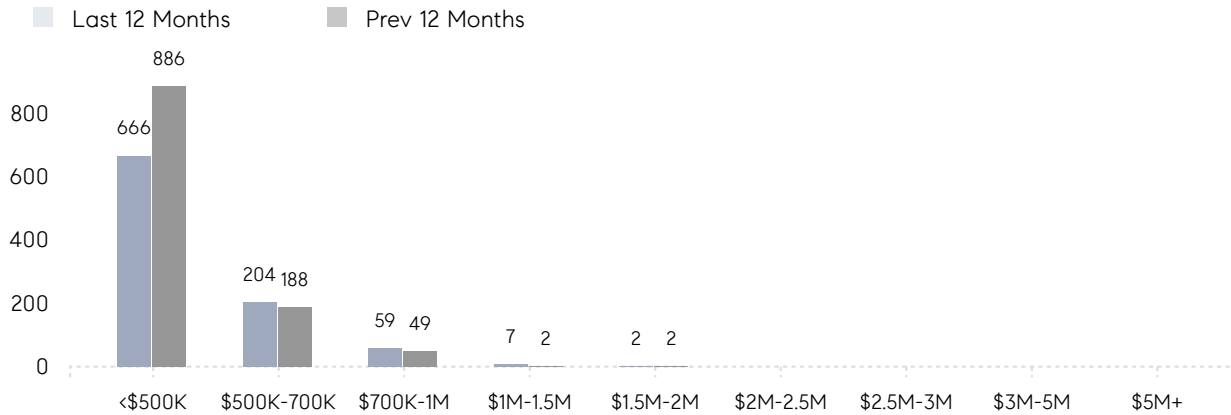
# Clifton

FEBRUARY 2023

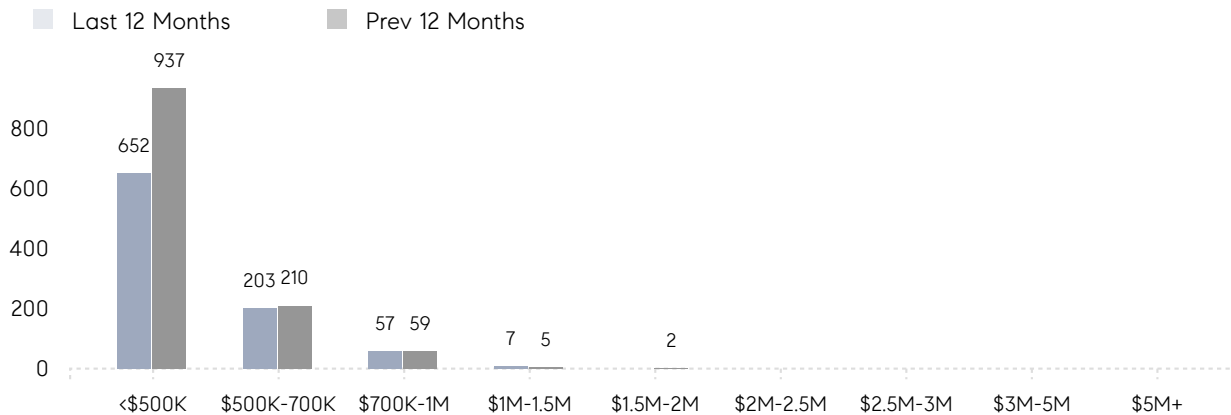
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Passaic

FEBRUARY 2023

## UNDER CONTRACT

**7**  
Total  
Properties

**\$297K**  
Average  
Price

**\$299K**  
Median  
Price

**-42%**  
Decrease From  
Feb 2022

**8%**  
Increase From  
Feb 2022

**15%**  
Increase From  
Feb 2022

## UNITS SOLD

**8**  
Total  
Properties

**\$280K**  
Average  
Price

**\$255K**  
Median  
Price

**-38%**  
Decrease From  
Feb 2022

**-17%**  
Decrease From  
Feb 2022

**9%**  
Increase From  
Feb 2022

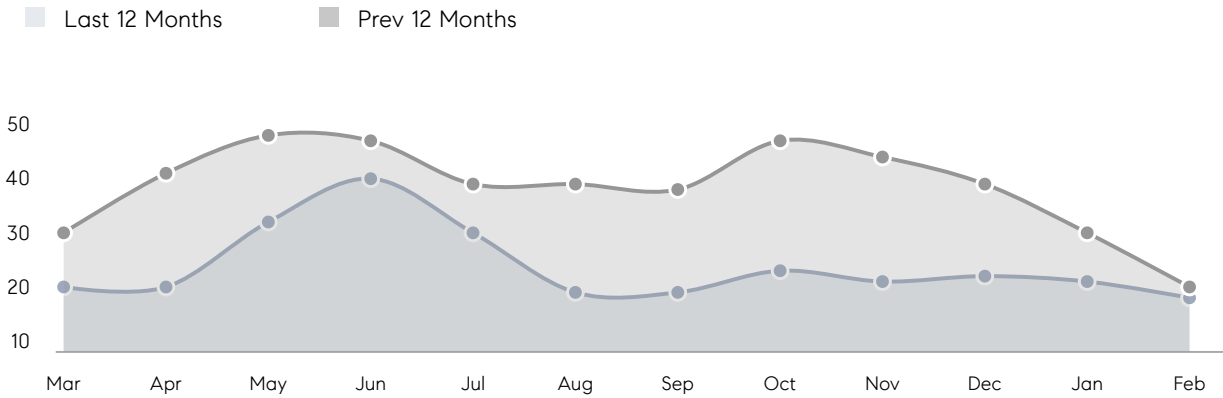
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	60	57	5%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$280,875	\$338,769	-17.1%
	# OF CONTRACTS	7	12	-41.7%
	NEW LISTINGS	3	7	-57%
Houses	AVERAGE DOM	58	70	-17%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$352,500	\$501,571	-30%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	1	5	-80%
Condo/Co-op/TH	AVERAGE DOM	62	42	48%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$209,250	\$148,833	41%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	2	2	0%

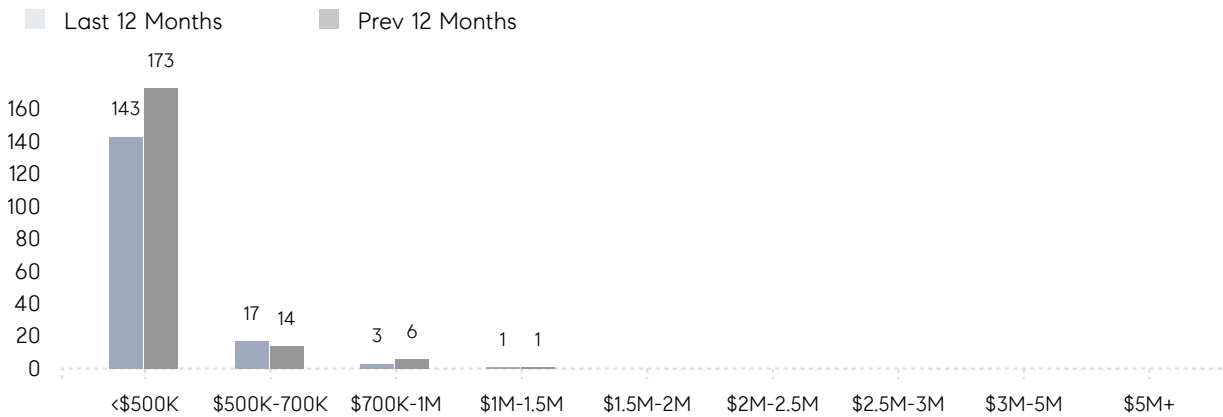
# Passaic

FEBRUARY 2023

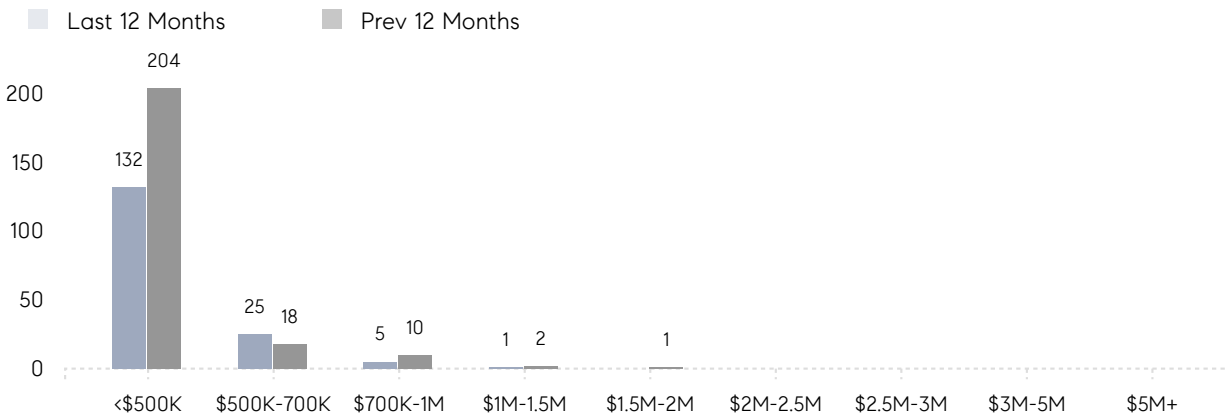
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Paterson

FEBRUARY 2023

## UNDER CONTRACT

<b>23</b>	<b>\$363K</b>	<b>\$379K</b>
Total Properties	Average Price	Median Price
<b>-53%</b>	<b>0%</b>	<b>-</b>
Decrease From Feb 2022	Change From Feb 2022	Change From Feb 2022

## UNITS SOLD

<b>16</b>	<b>\$418K</b>	<b>\$380K</b>
Total Properties	Average Price	Median Price
<b>-57%</b>	<b>29%</b>	<b>3%</b>
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

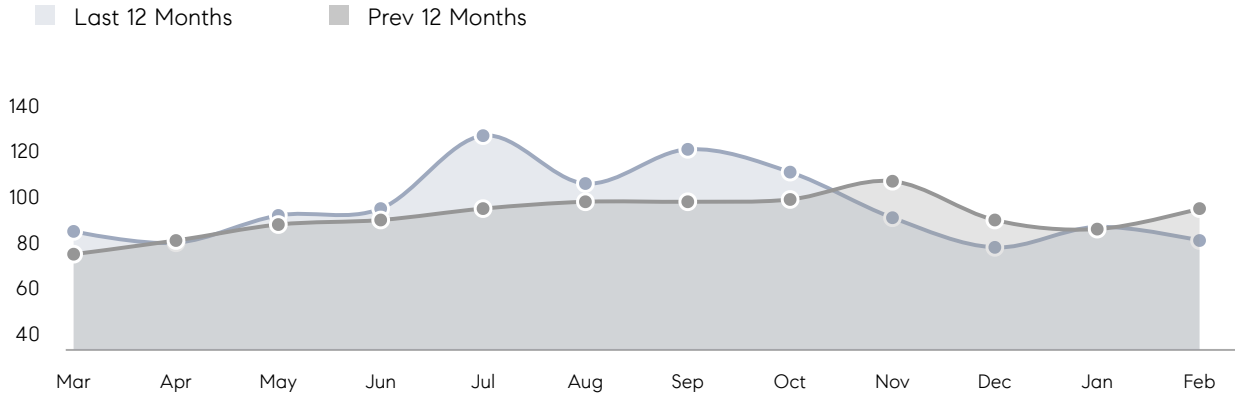
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	66	59	12%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$418,431	\$325,284	28.6%
	# OF CONTRACTS	23	49	-53.1%
	NEW LISTINGS	17	62	-73%
Houses	AVERAGE DOM	66	54	22%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$418,431	\$354,629	18%
	# OF CONTRACTS	22	45	-51%
	NEW LISTINGS	14	55	-75%
Condo/Co-op/TH	AVERAGE DOM	-	88	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$173,667	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	3	7	-57%

# Paterson

FEBRUARY 2023

## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





# Wayne

FEBRUARY 2023

## UNDER CONTRACT

<b>25</b>	<b>\$456K</b>	<b>\$450K</b>
Total Properties	Average Price	Median Price
<b>-26%</b>	<b>-22%</b>	<b>-28%</b>
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

## UNITS SOLD

<b>23</b>	<b>\$563K</b>	<b>\$537K</b>
Total Properties	Average Price	Median Price
<b>-42%</b>	<b>12%</b>	<b>7%</b>
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

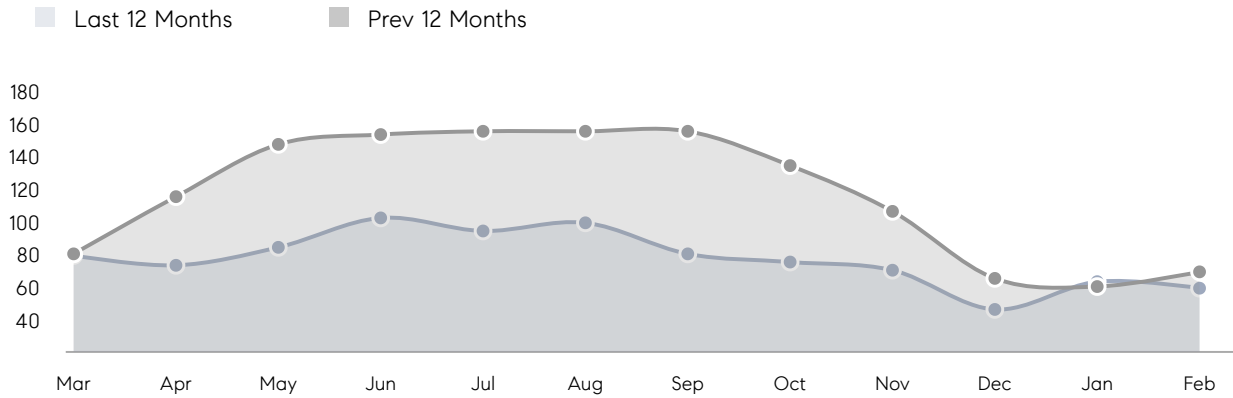
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	30	44	-32%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$563,233	\$504,207	11.7%
	# OF CONTRACTS	25	34	-26.5%
	NEW LISTINGS	23	48	-52%
Houses	AVERAGE DOM	32	42	-24%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$593,913	\$589,835	1%
	# OF CONTRACTS	19	29	-34%
	NEW LISTINGS	18	38	-53%
Condo/Co-op/TH	AVERAGE DOM	18	50	-64%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$417,500	\$304,408	37%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	5	10	-50%

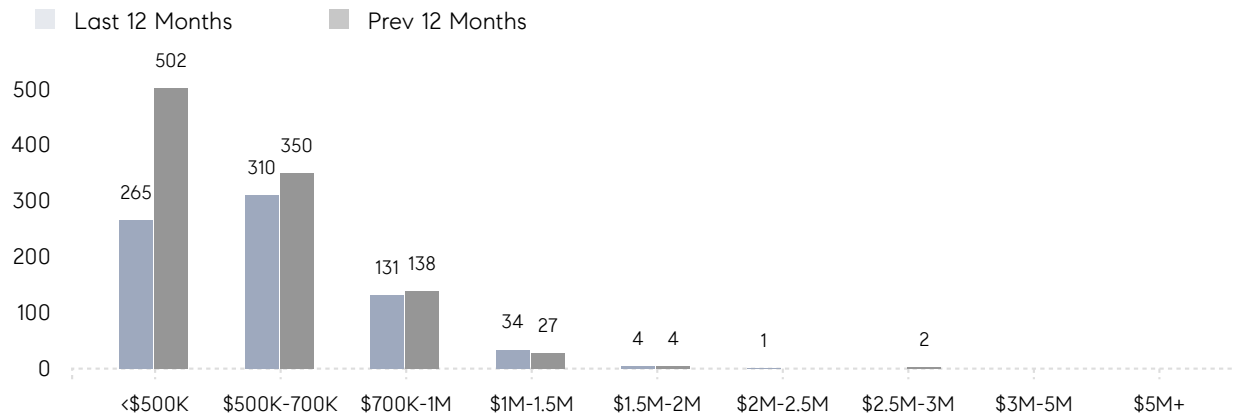
# Wayne

FEBRUARY 2023

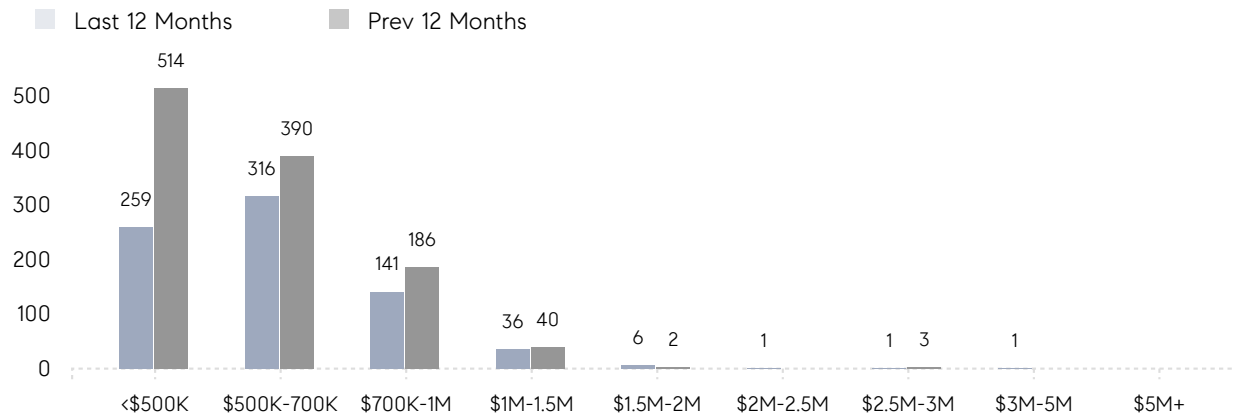
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# West Milford

FEBRUARY 2023

## UNDER CONTRACT

**21**  
Total  
Properties

**\$368K**  
Average  
Price

**\$324K**  
Median  
Price

**-19%**  
Decrease From  
Feb 2022

**8%**  
Increase From  
Feb 2022

**-5%**  
Decrease From  
Feb 2022

## UNITS SOLD

**20**  
Total  
Properties

**\$354K**  
Average  
Price

**\$339K**  
Median  
Price

**-35%**  
Decrease From  
Feb 2022

**-10%**  
Decrease From  
Feb 2022

**-3%**  
Decrease From  
Feb 2022

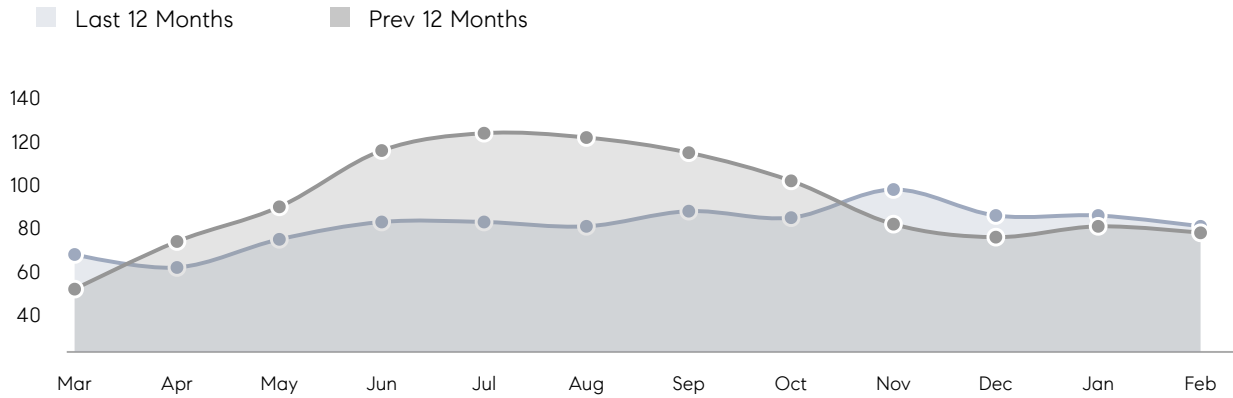
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	57	70	-19%
	% OF ASKING PRICE	96%	101%	
	AVERAGE SOLD PRICE	\$354,149	\$391,659	-9.6%
	# OF CONTRACTS	21	26	-19.2%
	NEW LISTINGS	17	27	-37%
Houses	AVERAGE DOM	63	72	-12%
	% OF ASKING PRICE	95%	101%	
	AVERAGE SOLD PRICE	\$398,899	\$415,537	-4%
	# OF CONTRACTS	17	19	-11%
	NEW LISTINGS	14	22	-36%
Condo/Co-op/TH	AVERAGE DOM	44	62	-29%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$249,733	\$292,167	-15%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	3	5	-40%

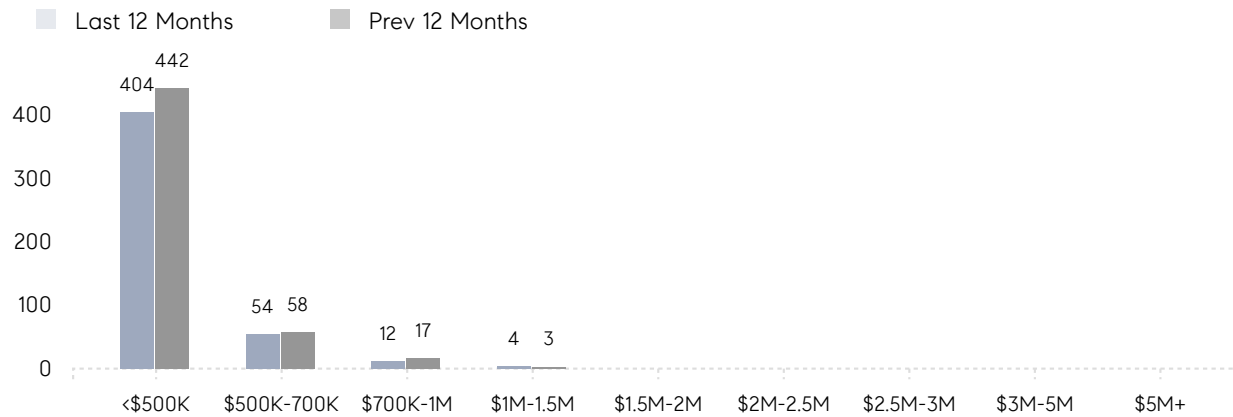
# West Milford

FEBRUARY 2023

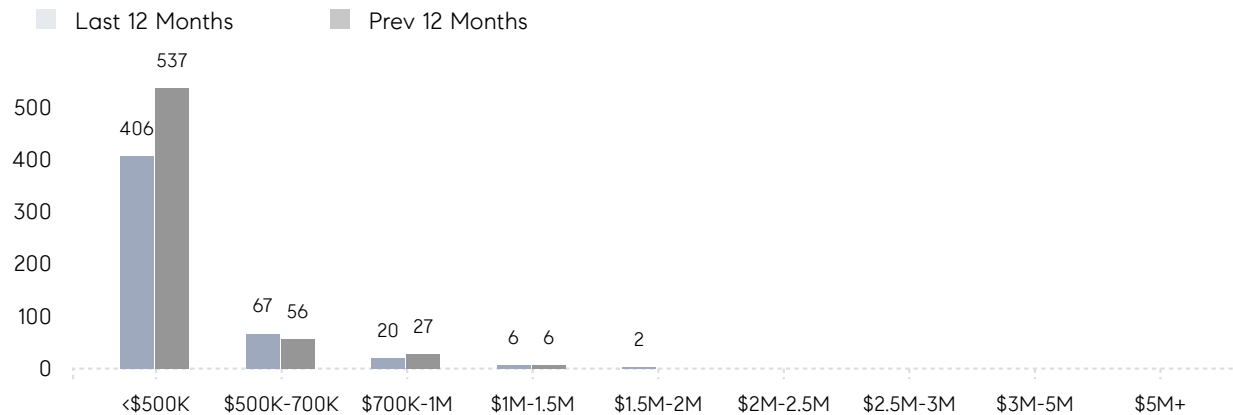
## Monthly Inventory

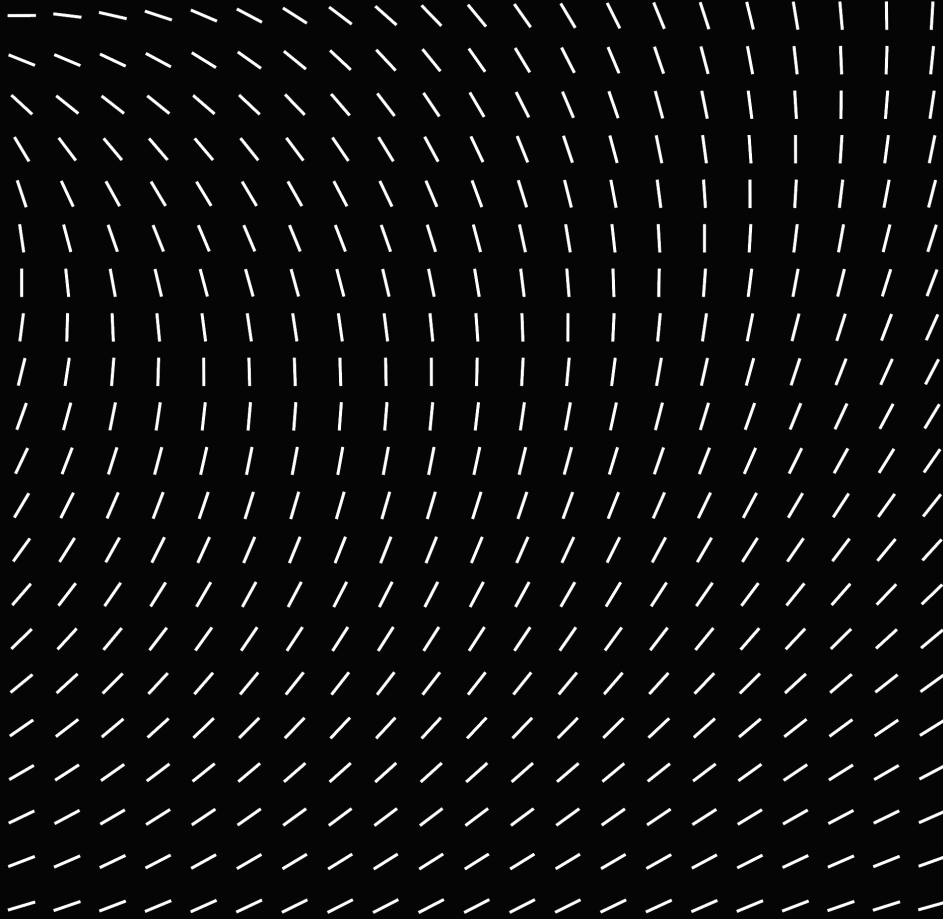


## Contracts By Price Range



## Listings By Price Range





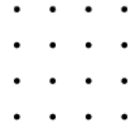
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# Clifton

FEBRUARY 2023



## \$425K

Average  
Sales Price

## -43%

Decrease In Sales  
From Feb 2022

## \$430K

Median  
Sales Price

## -17%

Decrease In Contracts  
From Feb 2022

## 101%

Average %  
Of Asking Price

## -2%

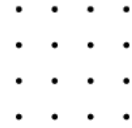
Decrease In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Passaic

FEBRUARY 2023



## \$280K

Average  
Sales Price

## -38%

Decrease In Sales  
From Feb 2022

## \$255K

Median  
Sales Price

## -42%

Decrease In Contracts  
From Feb 2022

## 97%

Average %  
Of Asking Price

## 5%

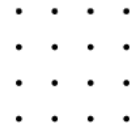
Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Paterson

FEBRUARY 2023



## \$418K

Average  
Sales Price

## -57%

Decrease In Sales  
From Feb 2022

## \$380K

Median  
Sales Price

## -53%

Decrease In Contracts  
From Feb 2022

## 101%

Average %  
Of Asking Price

## 12%

Increase In  
Days On Market  
From Feb 2022

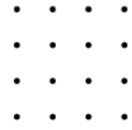
Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Wayne

FEBRUARY 2023



## \$563K

Average  
Sales Price

## -42%

Decrease In Sales  
From Feb 2022

## \$537K

Median  
Sales Price

## -26%

Decrease In Contracts  
From Feb 2022

## 104%

Average %  
Of Asking Price

## -32%

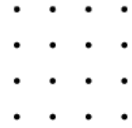
Decrease In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# West Milford

FEBRUARY 2023



**\$354K**

Average  
Sales Price

**-35%**

Decrease In Sales  
From Feb 2022

**\$339K**

Median  
Sales Price

**-19%**

Decrease In Contracts  
From Feb 2022

**96%**

Average %  
Of Asking Price

**-19%**

Decrease In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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