



COMPASS

April 2023

Allendale Market Insights

Allendale

APRIL 2023

UNDER CONTRACT

9	\$897K	\$725K
Total Properties	Average Price	Median Price
-36%	-12%	-19%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

2	\$832K	\$832K
Total Properties	Average Price	Median Price
-71%	-24%	-21%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

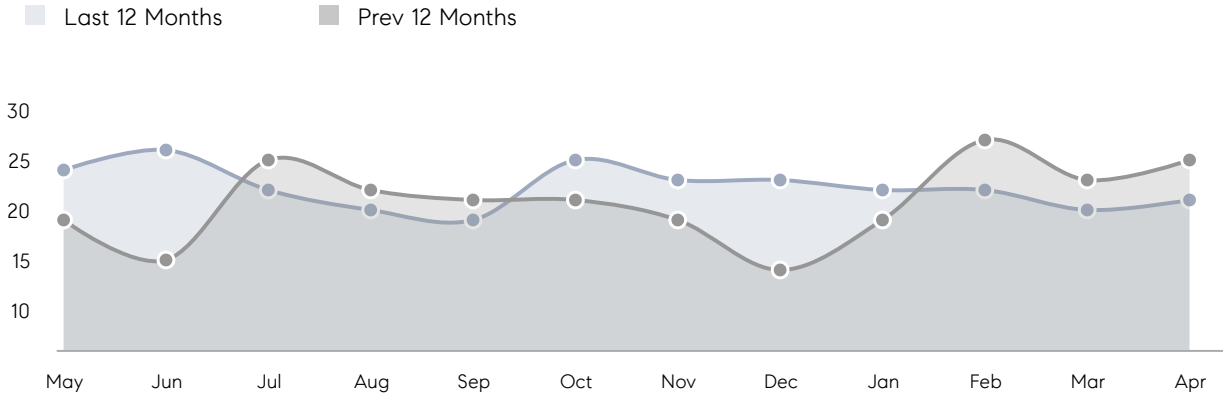
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	10	15	-33%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$832,500	\$1,095,786	-24.0%
	# OF CONTRACTS	9	14	-35.7%
	NEW LISTINGS	11	13	-15%
Houses	AVERAGE DOM	6	13	-54%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$950,000	\$1,181,917	-20%
	# OF CONTRACTS	6	11	-45%
	NEW LISTINGS	9	12	-25%
Condo/Co-op/TH	AVERAGE DOM	13	28	-54%
	% OF ASKING PRICE	103%	97%	
	AVERAGE SOLD PRICE	\$715,000	\$579,000	23%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	1	100%

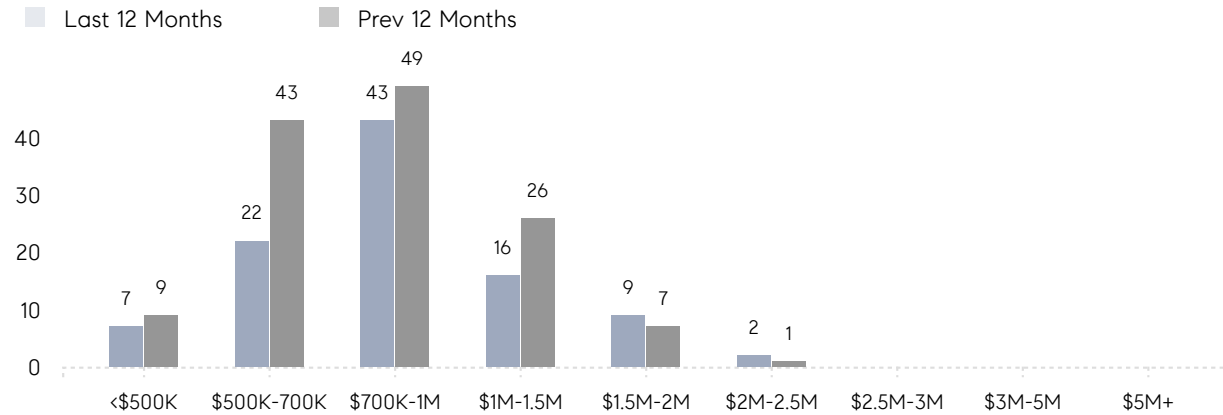
Allendale

APRIL 2023

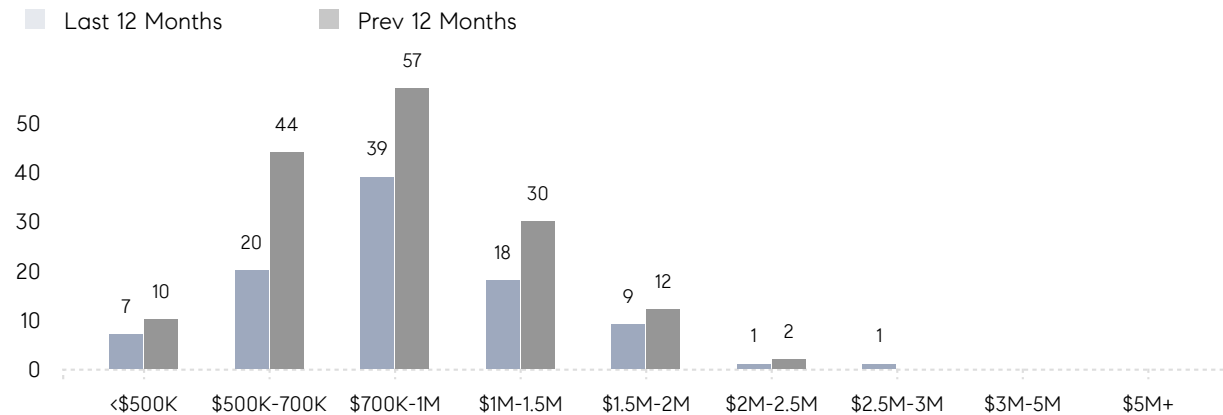
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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April 2023

Alpine Market Insights

Alpine

APRIL 2023

UNDER CONTRACT

2
Total
Properties

\$2.4M
Average
Price

\$2.4M
Median
Price

100%
Increase From
Apr 2022

23%
Increase From
Apr 2022

23%
Increase From
Apr 2022

UNITS SOLD

1
Total
Properties

\$2.2M
Average
Price

\$2.2M
Median
Price

0%
Change From
Apr 2022

0%
Change From
Apr 2022

0%
Change From
Apr 2022

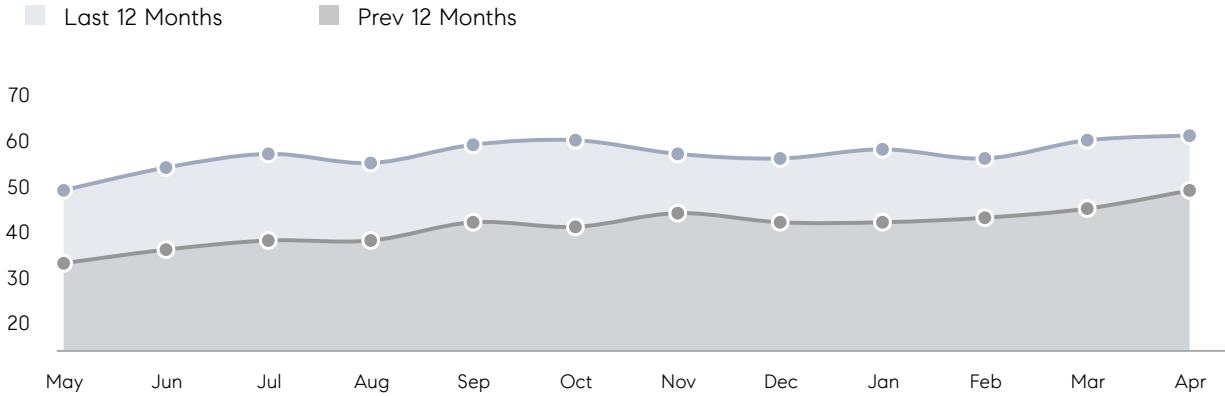
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	94	424	-78%
	% OF ASKING PRICE	100%	90%	
	AVERAGE SOLD PRICE	\$2,240,000	\$2,250,000	-0.4%
	# OF CONTRACTS	2	1	100.0%
	NEW LISTINGS	4	9	-56%
Houses	AVERAGE DOM	94	424	-78%
	% OF ASKING PRICE	100%	90%	
	AVERAGE SOLD PRICE	\$2,240,000	\$2,250,000	0%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

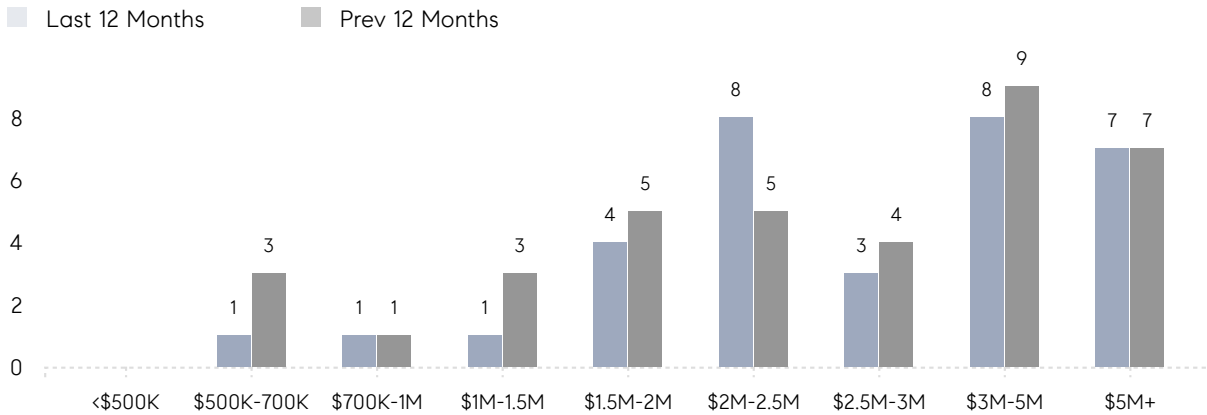
Alpine

APRIL 2023

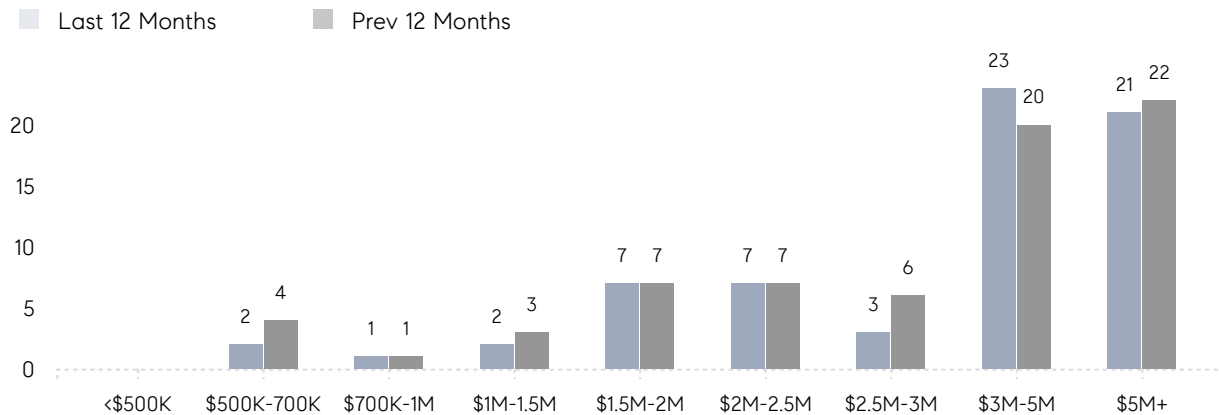
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Andover Borough Market Insights

Andover Borough

APRIL 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

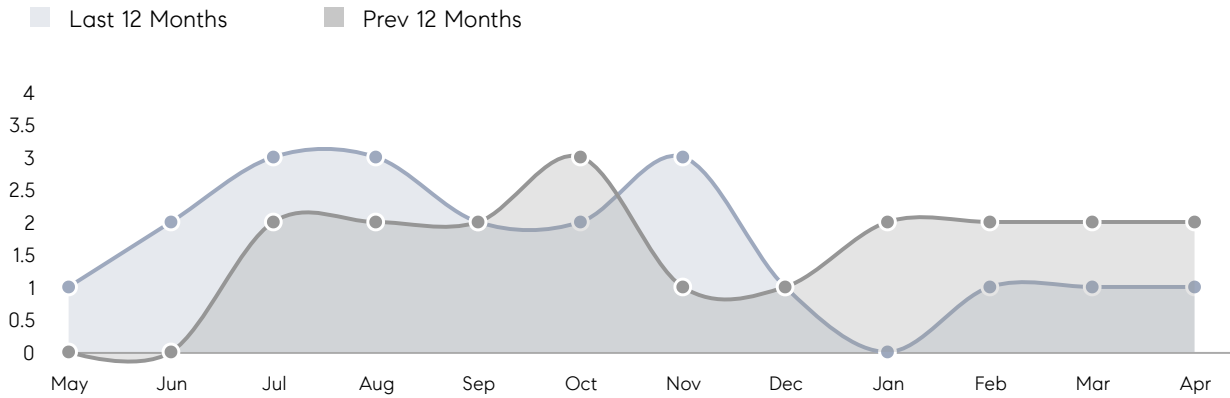
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0.0%
	NEW LISTINGS	0	1	0%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Andover Borough

APRIL 2023

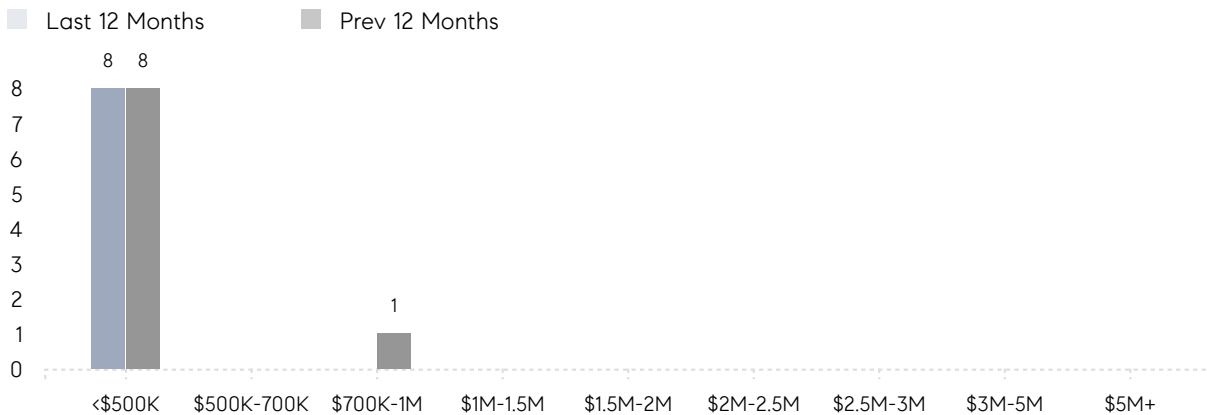
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Andover Township Market Insights

Andover Township

APRIL 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

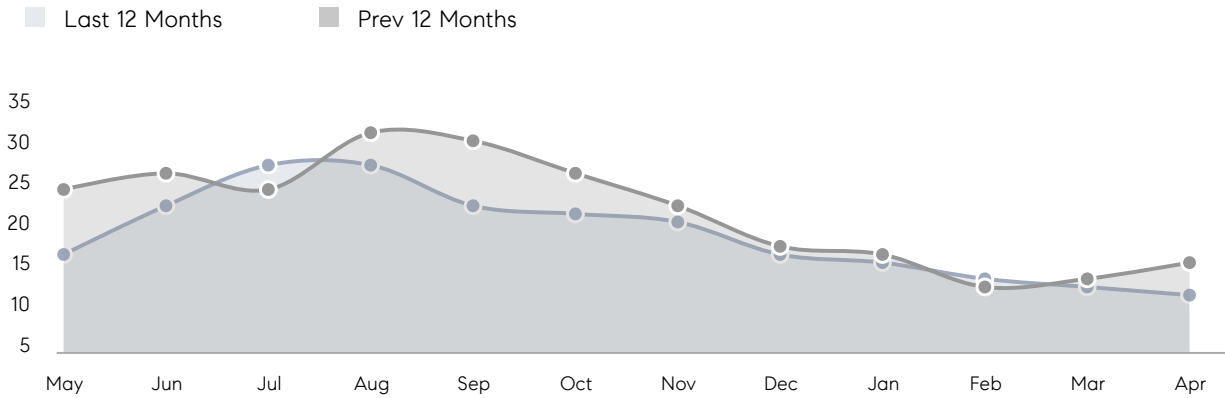
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	49	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$513,317	-
	# OF CONTRACTS	0	13	0.0%
	NEW LISTINGS	1	16	-94%
Houses	AVERAGE DOM	-	57	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$577,980	-
	# OF CONTRACTS	0	12	0%
	NEW LISTINGS	1	13	-92%
Condo/Co-op/TH	AVERAGE DOM	-	10	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$190,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	3	0%

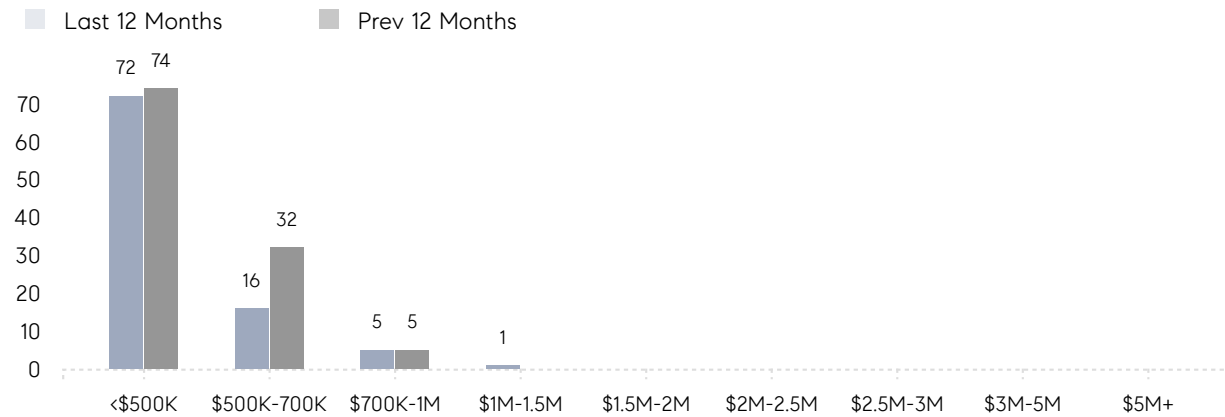
Andover Township

APRIL 2023

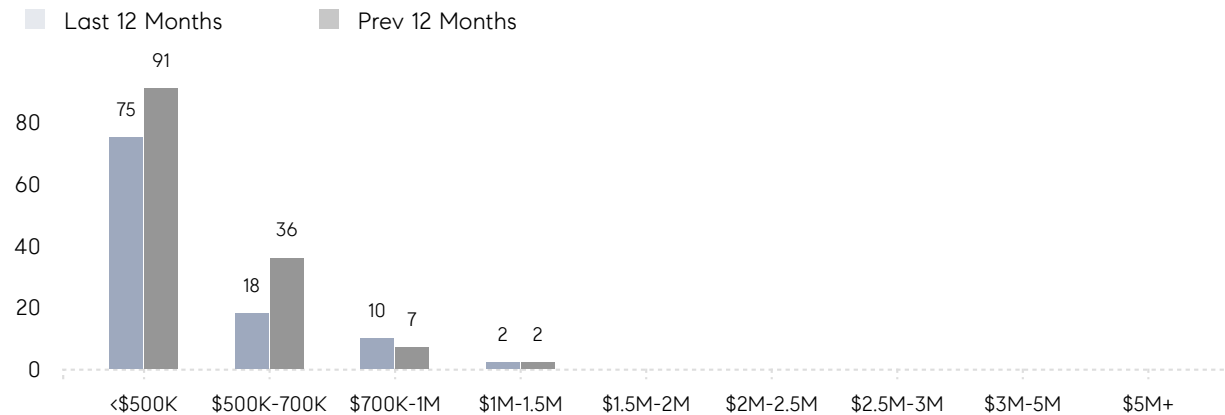
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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April 2023

Basking Ridge Market Insights

Basking Ridge

APRIL 2023

UNDER CONTRACT

23	\$789K	\$719K
Total Properties	Average Price	Median Price
-34%	-6%	-14%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

28	\$863K	\$700K
Total Properties	Average Price	Median Price
-20%	14%	49%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

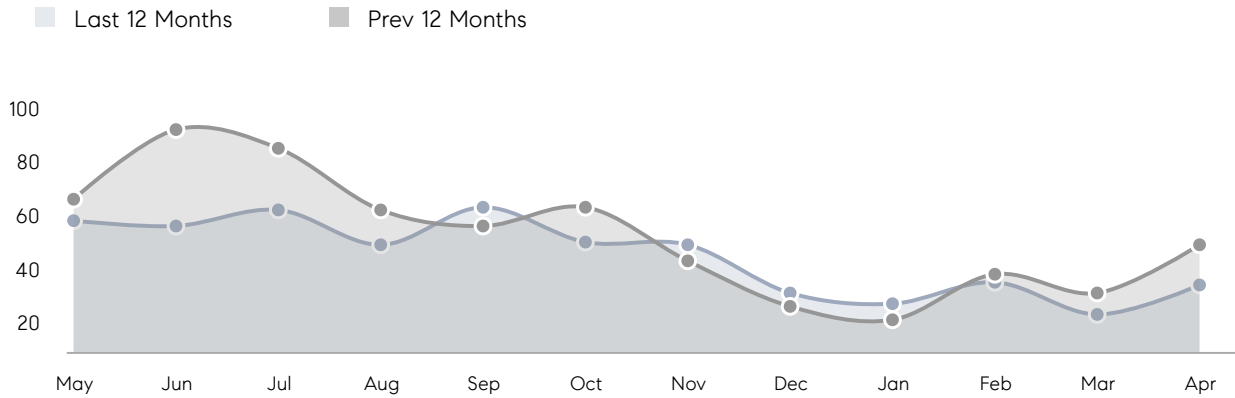
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	28	23	22%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$863,321	\$758,226	13.9%
	# OF CONTRACTS	23	35	-34.3%
	NEW LISTINGS	38	57	-33%
Houses	AVERAGE DOM	35	36	-3%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$1,136,618	\$1,362,769	-17%
	# OF CONTRACTS	10	24	-58%
	NEW LISTINGS	23	36	-36%
Condo/Co-op/TH	AVERAGE DOM	16	16	0%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$440,955	\$400,995	10%
	# OF CONTRACTS	13	11	18%
	NEW LISTINGS	15	21	-29%

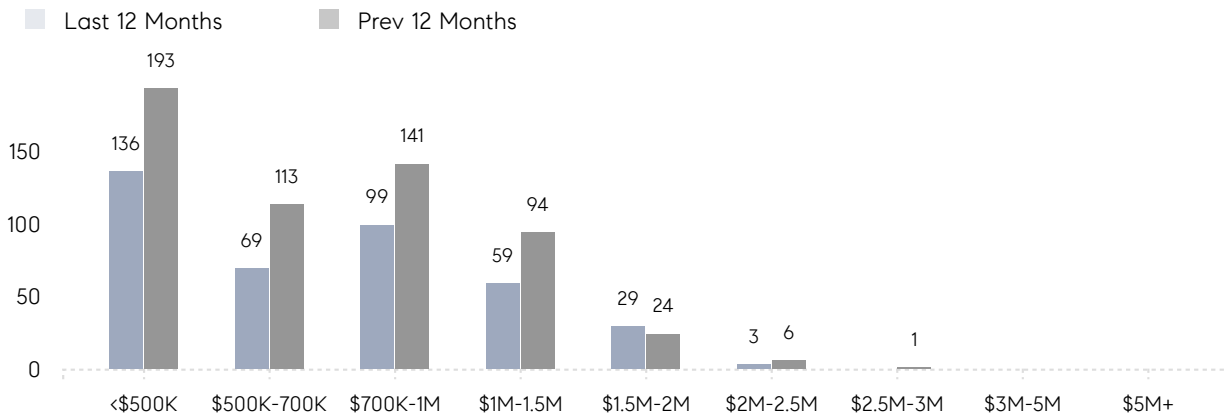
Basking Ridge

APRIL 2023

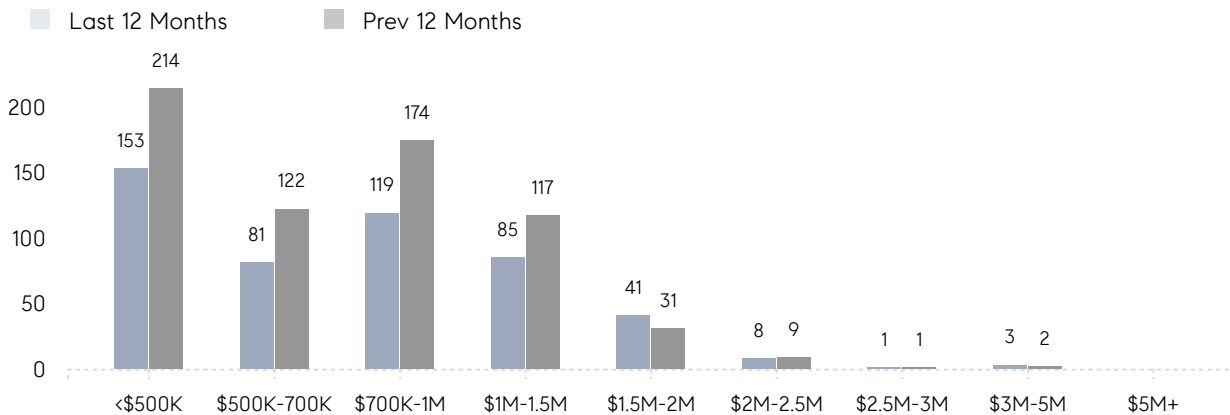
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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April 2023

Bay Head Market Insights

Bay Head

APRIL 2023

UNDER CONTRACT

1	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
0%	-26%	-26%
Change From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

2	\$1.8M	\$1.8M
Total Properties	Average Price	Median Price
-50%	65%	100%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

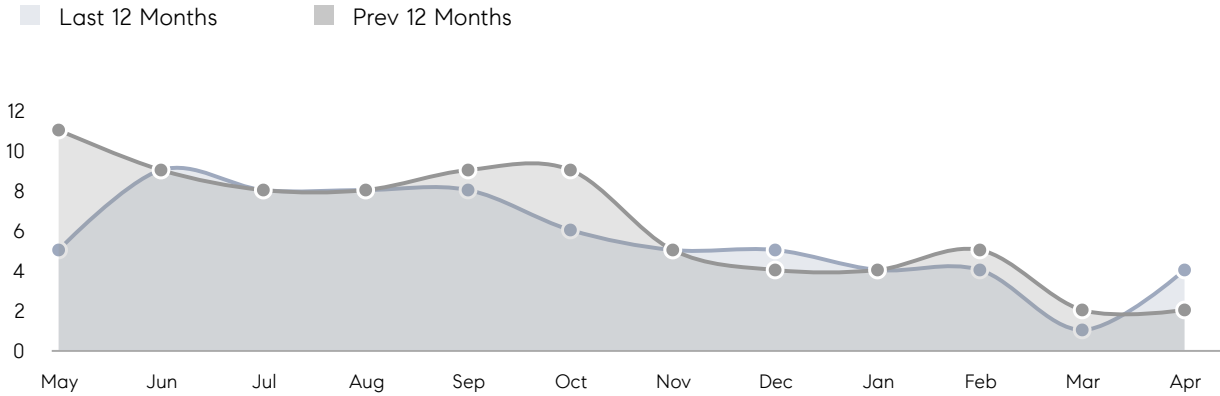
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	17	50	-66%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$1,805,000	\$1,092,000	65.3%
	# OF CONTRACTS	1	1	0.0%
	NEW LISTINGS	4	1	300%
Houses	AVERAGE DOM	17	99	-83%
	% OF ASKING PRICE	104%	98%	
	AVERAGE SOLD PRICE	\$1,805,000	\$1,525,000	18%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	-	2	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$659,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

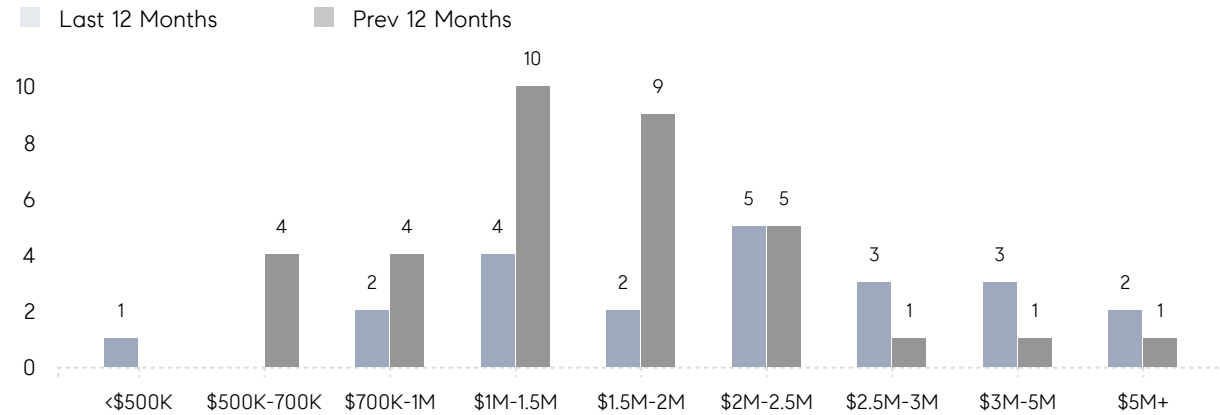
Bay Head

APRIL 2023

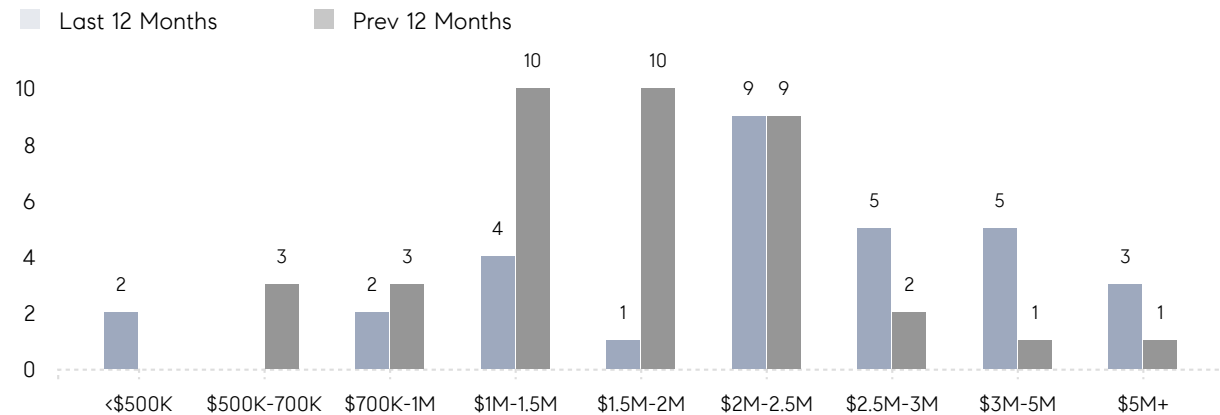
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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April 2023

Bayonne Market Insights

Bayonne

APRIL 2023

UNDER CONTRACT

14
Total
Properties

\$394K
Average
Price

\$419K
Median
Price

-42%
Decrease From
Apr 2022

-12%
Decrease From
Apr 2022

-9%
Decrease From
Apr 2022

UNITS SOLD

14
Total
Properties

\$399K
Average
Price

\$408K
Median
Price

-39%
Decrease From
Apr 2022

7%
Increase From
Apr 2022

8%
Increase From
Apr 2022

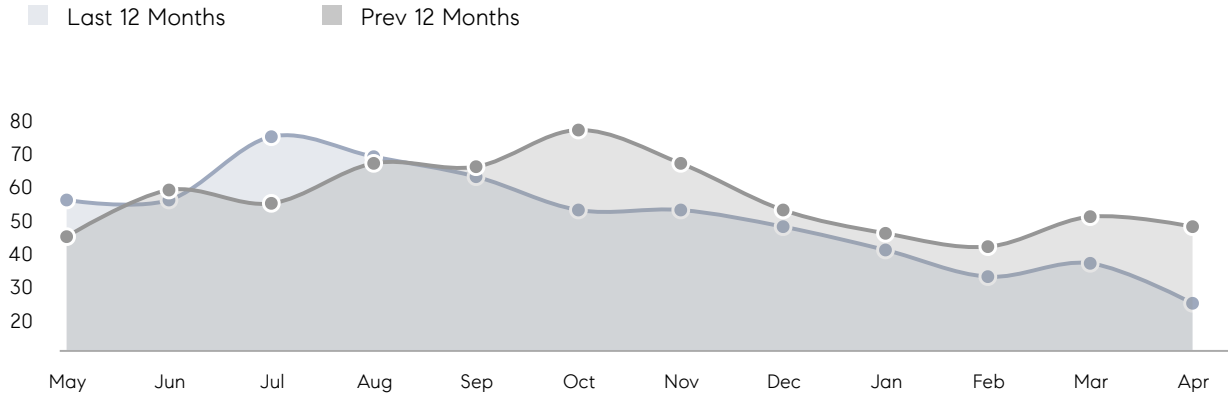
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	25	31	-19%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$399,536	\$372,814	7.2%
	# OF CONTRACTS	14	24	-41.7%
	NEW LISTINGS	16	30	-47%
Houses	AVERAGE DOM	27	37	-27%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$447,300	\$432,815	3%
	# OF CONTRACTS	8	19	-58%
	NEW LISTINGS	9	23	-61%
Condo/Co-op/TH	AVERAGE DOM	20	19	5%
	% OF ASKING PRICE	94%	98%	
	AVERAGE SOLD PRICE	\$280,125	\$260,313	8%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	7	7	0%

Bayonne

APRIL 2023

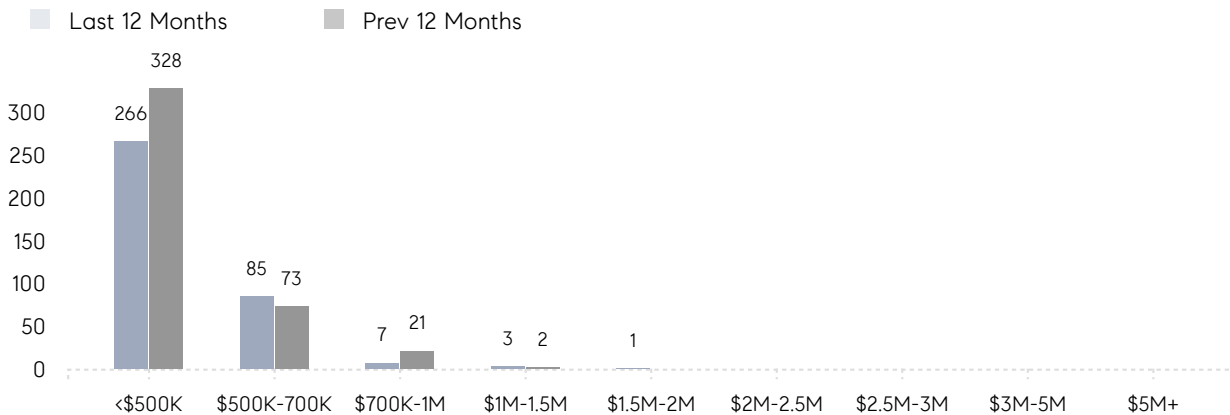
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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April 2023

Bedminster Market Insights

Bedminster

APRIL 2023

UNDER CONTRACT

14
Total
Properties

\$572K
Average
Price

\$500K
Median
Price

-22%
Decrease From
Apr 2022

-64%
Decrease From
Apr 2022

10%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$600K
Average
Price

\$472K
Median
Price

11%
Increase From
Apr 2022

29%
Increase From
Apr 2022

5%
Increase From
Apr 2022

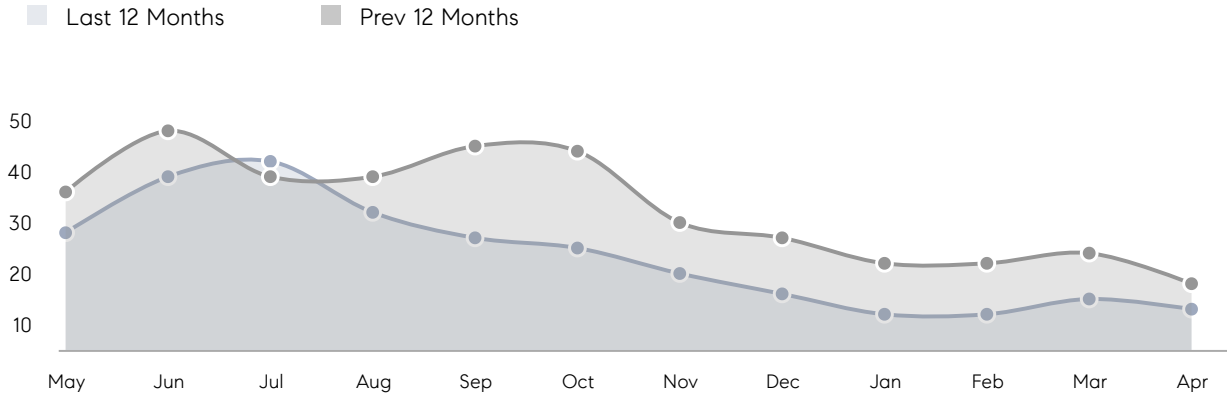
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	24	41	-41%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$600,000	\$464,569	29.2%
	# OF CONTRACTS	14	18	-22.2%
	NEW LISTINGS	13	16	-19%
Houses	AVERAGE DOM	59	23	157%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$1,042,333	\$807,500	29%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	9	43	-79%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$410,429	\$421,703	-3%
	# OF CONTRACTS	8	12	-33%
	NEW LISTINGS	10	13	-23%

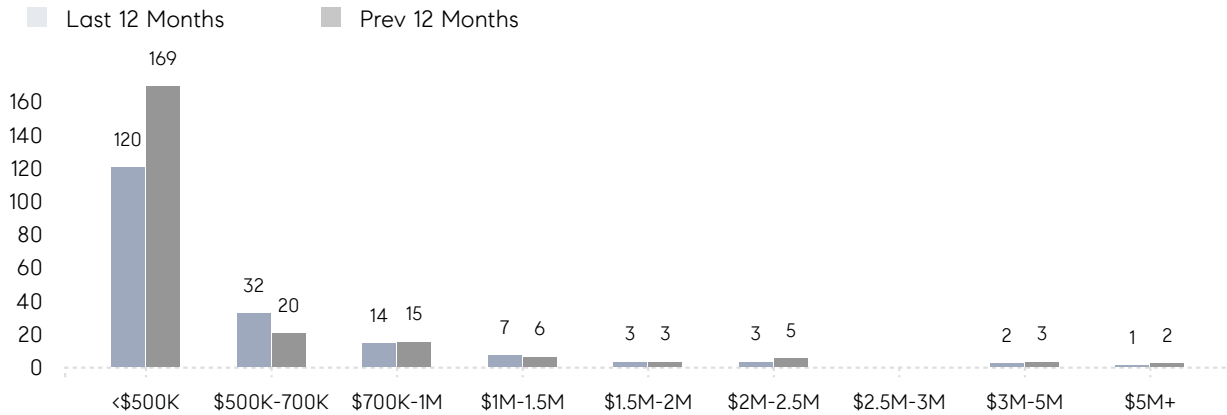
Bedminster

APRIL 2023

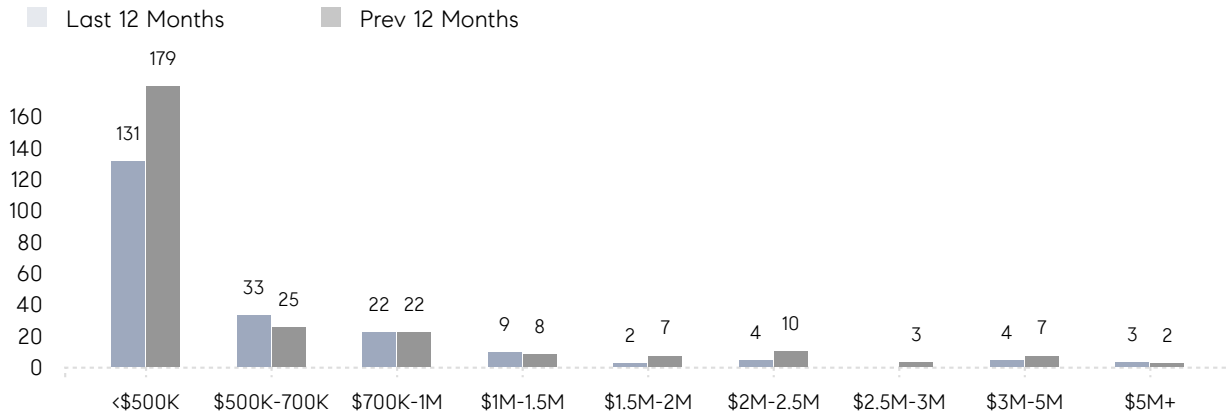
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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April 2023

Belleville Market Insights

Belleville

APRIL 2023

UNDER CONTRACT

26
Total
Properties

\$358K
Average
Price

\$359K
Median
Price

-10%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

3%
Increase From
Apr 2022

UNITS SOLD

18
Total
Properties

\$350K
Average
Price

\$365K
Median
Price

-63%
Decrease From
Apr 2022

9%
Increase From
Apr 2022

18%
Increase From
Apr 2022

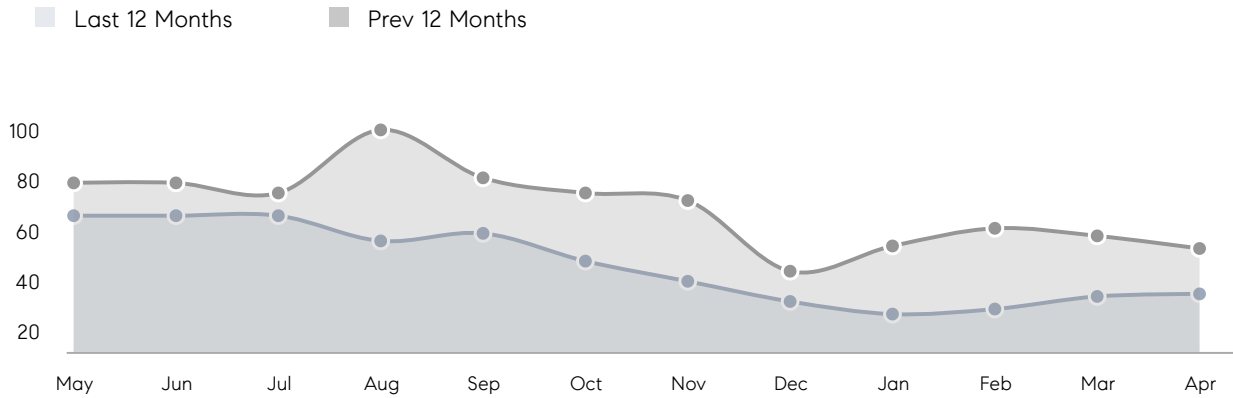
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	23	34	-32%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$350,278	\$321,702	8.9%
	# OF CONTRACTS	26	29	-10.3%
	NEW LISTINGS	32	31	3%
Houses	AVERAGE DOM	26	38	-32%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$425,900	\$424,875	0%
	# OF CONTRACTS	18	17	6%
	NEW LISTINGS	23	20	15%
Condo/Co-op/TH	AVERAGE DOM	19	31	-39%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$255,750	\$250,548	2%
	# OF CONTRACTS	8	12	-33%
	NEW LISTINGS	9	11	-18%

Belleville

APRIL 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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April 2023

Bergenfield Market Insights

Bergenfield

APRIL 2023

UNDER CONTRACT

16
Total
Properties

\$542K
Average
Price

\$533K
Median
Price

-36%
Decrease From
Apr 2022

0%
Change From
Apr 2022

9%
Increase From
Apr 2022

UNITS SOLD

3
Total
Properties

\$490K
Average
Price

\$495K
Median
Price

-85%
Decrease From
Apr 2022

-9%
Decrease From
Apr 2022

3%
Increase From
Apr 2022

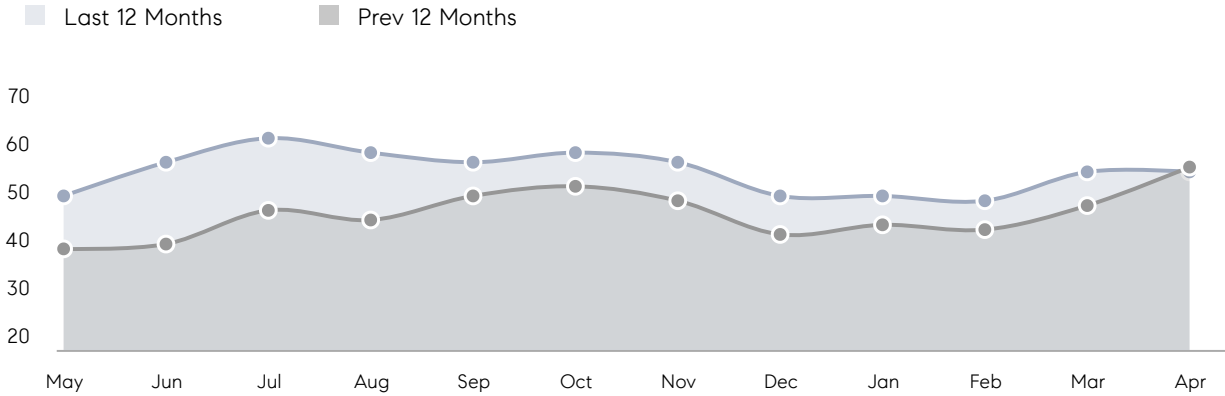
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	26	30	-13%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$490,667	\$541,525	-9.4%
	# OF CONTRACTS	16	25	-36.0%
	NEW LISTINGS	16	33	-52%
Houses	AVERAGE DOM	26	33	-21%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$490,667	\$579,472	-15%
	# OF CONTRACTS	14	24	-42%
	NEW LISTINGS	15	33	-55%
Condo/Co-op/TH	AVERAGE DOM	-	7	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$200,000	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	0	0%

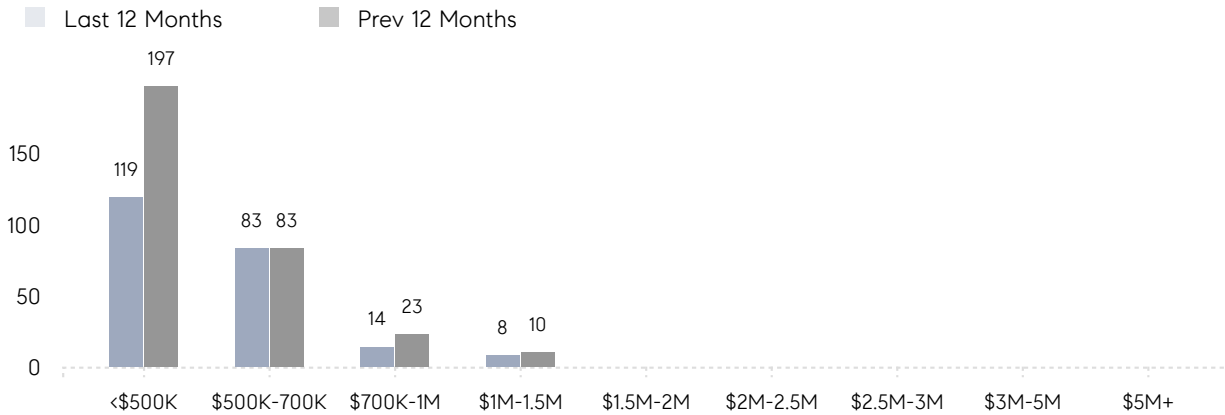
Bergenfield

APRIL 2023

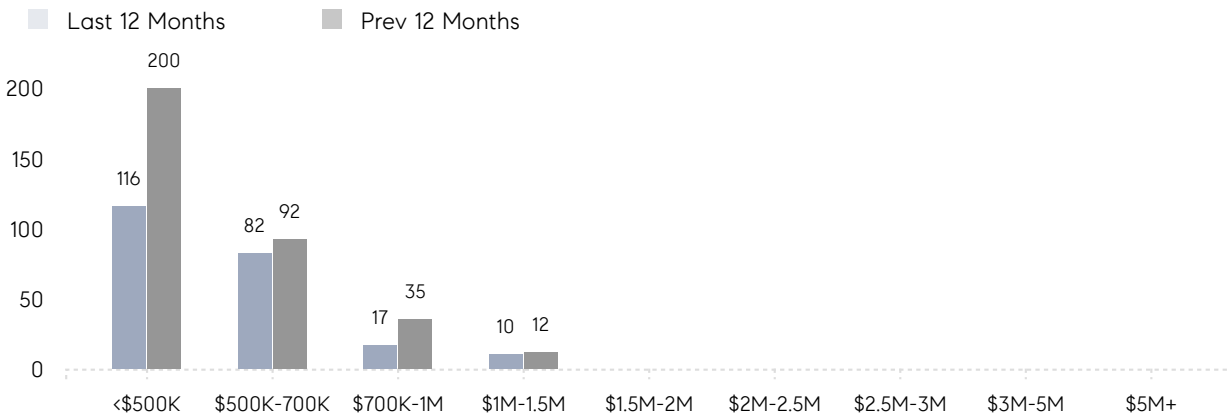
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Berkeley Heights Market Insights

Berkeley Heights

APRIL 2023

UNDER CONTRACT

13	\$721K	\$639K
Total Properties	Average Price	Median Price
-35%	-3%	-7%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

6	\$836K	\$725K
Total Properties	Average Price	Median Price
-57%	18%	14%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

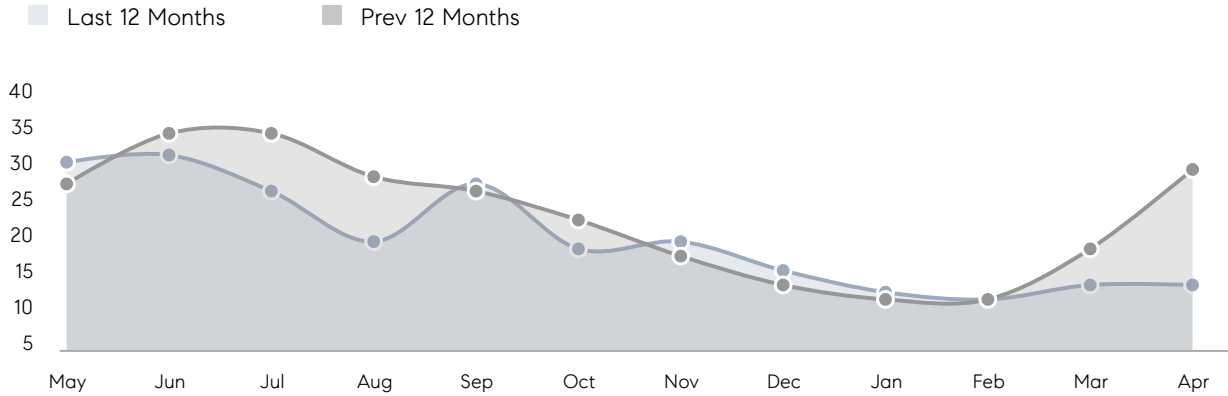
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	23	42	-45%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$836,667	\$710,964	17.7%
	# OF CONTRACTS	13	20	-35.0%
	NEW LISTINGS	15	32	-53%
Houses	AVERAGE DOM	26	45	-42%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$922,000	\$737,269	25%
	# OF CONTRACTS	10	17	-41%
	NEW LISTINGS	10	30	-67%
Condo/Co-op/TH	AVERAGE DOM	12	7	71%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$410,000	\$369,000	11%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	5	2	150%

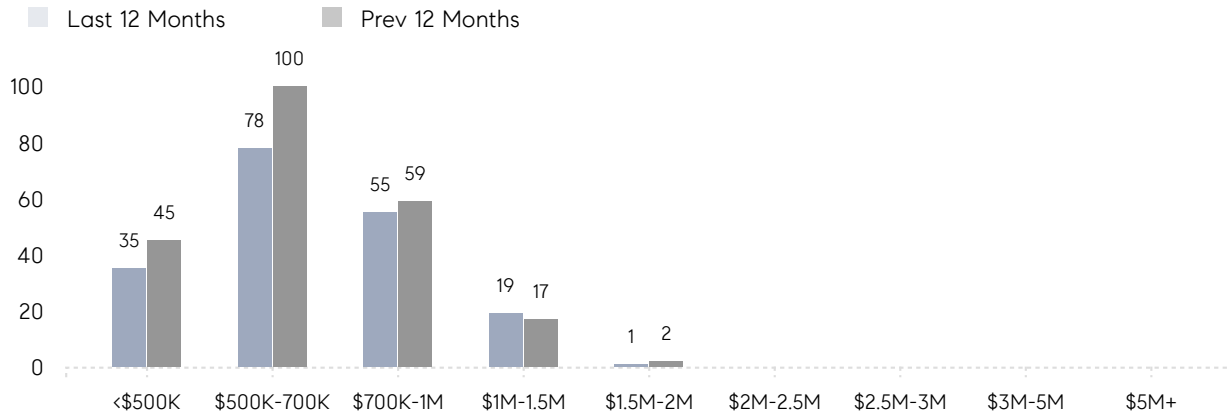
Berkeley Heights

APRIL 2023

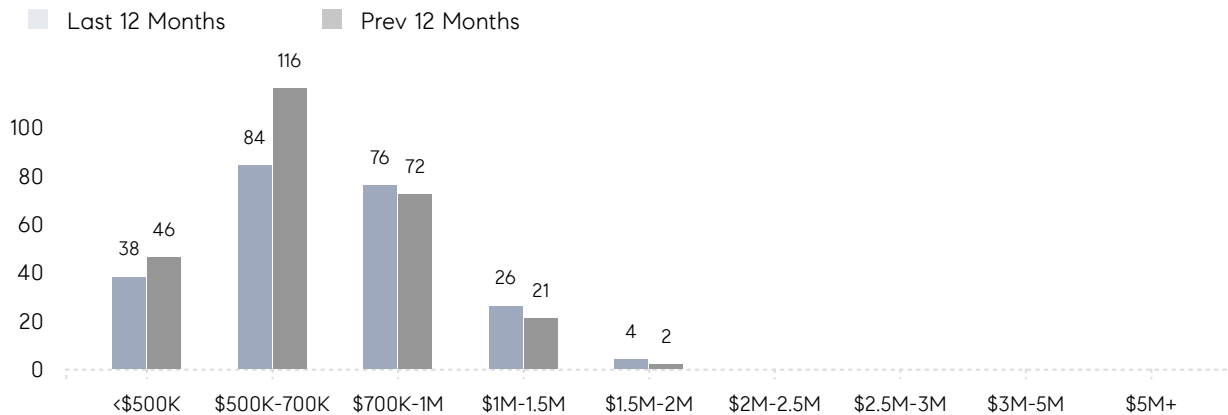
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Bernardsville Market Insights

Bernardsville

APRIL 2023

UNDER CONTRACT

14
Total
Properties

\$993K
Average
Price

\$1.0M
Median
Price

-30%
Decrease From
Apr 2022

8%
Increase From
Apr 2022

48%
Increase From
Apr 2022

UNITS SOLD

6
Total
Properties

\$944K
Average
Price

\$770K
Median
Price

-65%
Decrease From
Apr 2022

-8%
Decrease From
Apr 2022

-8%
Decrease From
Apr 2022

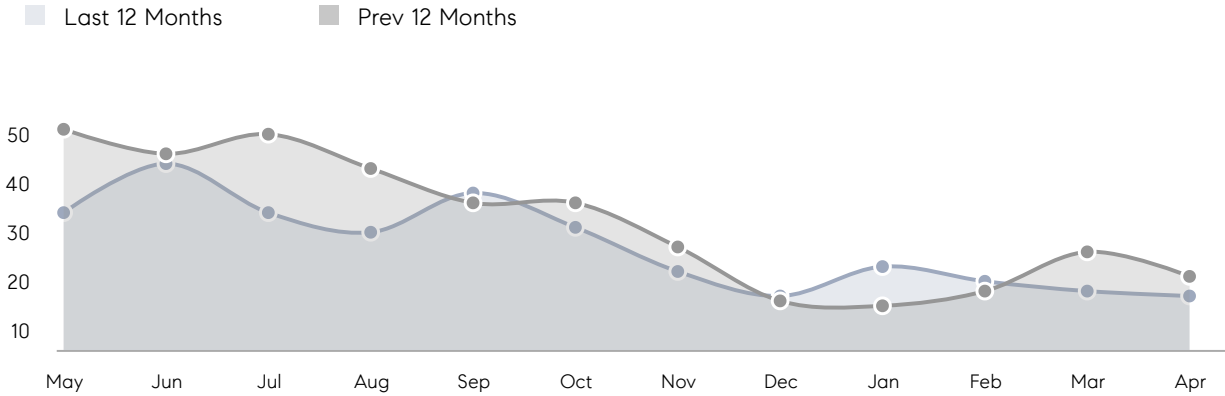
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	13	100	-87%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$944,917	\$1,029,215	-8.2%
	# OF CONTRACTS	14	20	-30.0%
	NEW LISTINGS	16	19	-16%
Houses	AVERAGE DOM	13	71	-82%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$944,917	\$1,058,577	-11%
	# OF CONTRACTS	13	18	-28%
	NEW LISTINGS	16	18	-11%
Condo/Co-op/TH	AVERAGE DOM	-	324	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$809,000	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	1	0%

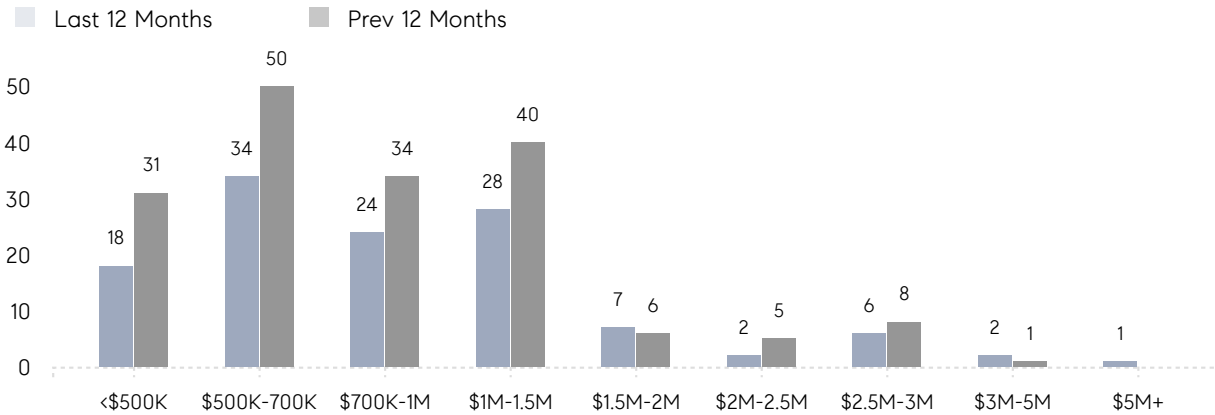
Bernardsville

APRIL 2023

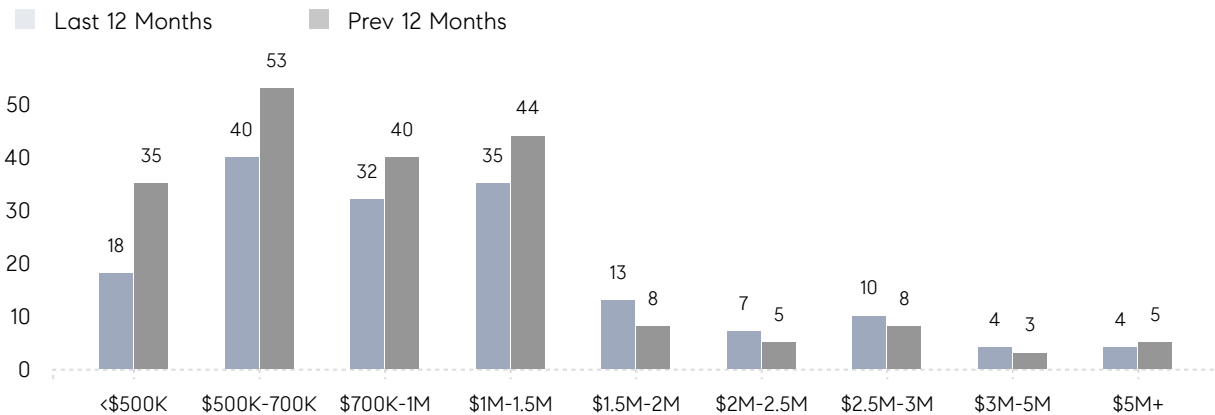
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Bloomfield Market Insights

Bloomfield

APRIL 2023

UNDER CONTRACT

26
Total
Properties

\$470K
Average
Price

\$495K
Median
Price

-16%
Decrease From
Apr 2022

1%
Change From
Apr 2022

3%
Increase From
Apr 2022

UNITS SOLD

20
Total
Properties

\$553K
Average
Price

\$544K
Median
Price

-37%
Decrease From
Apr 2022

32%
Increase From
Apr 2022

21%
Increase From
Apr 2022

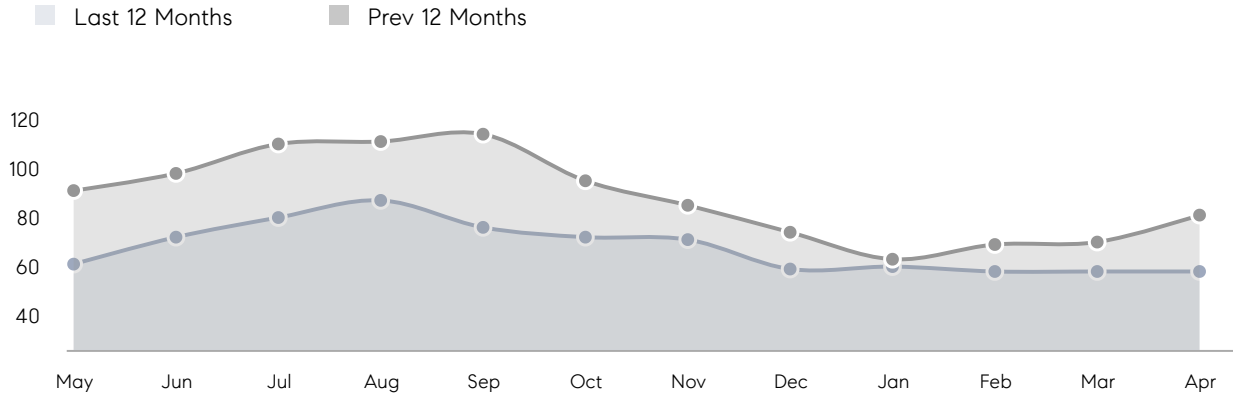
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	26	29	-10%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$553,400	\$418,109	32.4%
	# OF CONTRACTS	26	31	-16.1%
	NEW LISTINGS	32	42	-24%
Houses	AVERAGE DOM	26	23	13%
	% OF ASKING PRICE	106%	108%	
	AVERAGE SOLD PRICE	\$571,211	\$513,595	11%
	# OF CONTRACTS	19	28	-32%
	NEW LISTINGS	27	37	-27%
Condo/Co-op/TH	AVERAGE DOM	26	39	-33%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$215,000	\$235,818	-9%
	# OF CONTRACTS	7	3	133%
	NEW LISTINGS	5	5	0%

Bloomfield

APRIL 2023

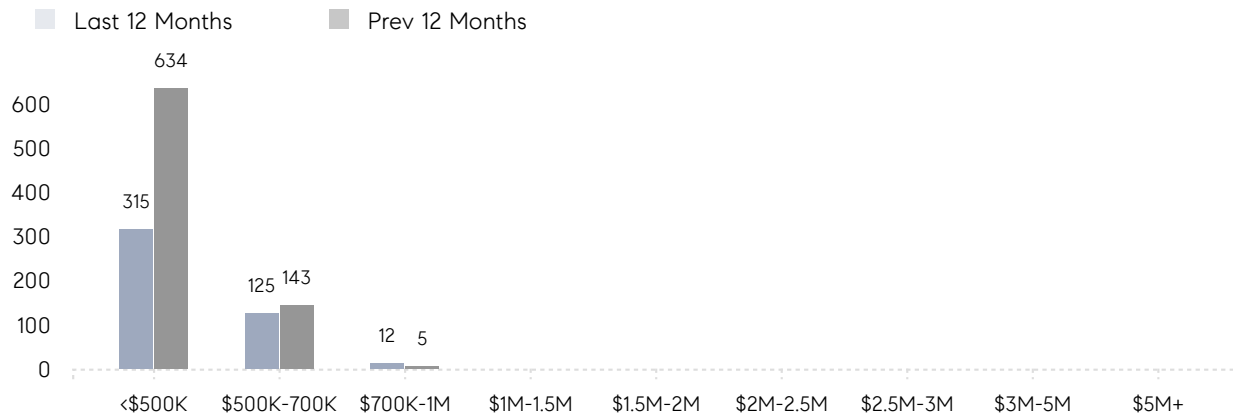
Monthly Inventory



Contracts By Price Range



Listings By Price Range

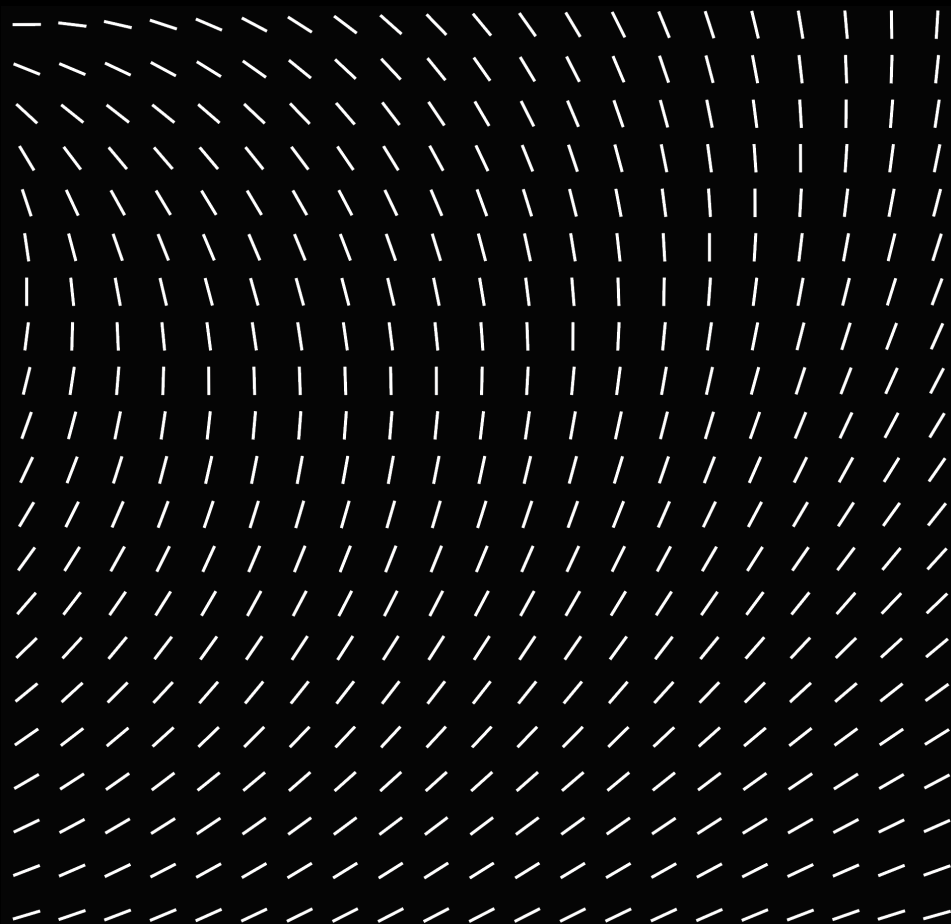




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COMPASS

April 2023

Bogota Market Insights

Bogota

APRIL 2023

UNDER CONTRACT

5
Total
Properties

\$545K
Average
Price

\$552K
Median
Price

0%
Change From
Apr 2022

39%
Increase From
Apr 2022

23%
Increase From
Apr 2022

UNITS SOLD

6
Total
Properties

\$470K
Average
Price

\$475K
Median
Price

20%
Increase From
Apr 2022

-1%
Change From
Apr 2022

2%
Increase From
Apr 2022

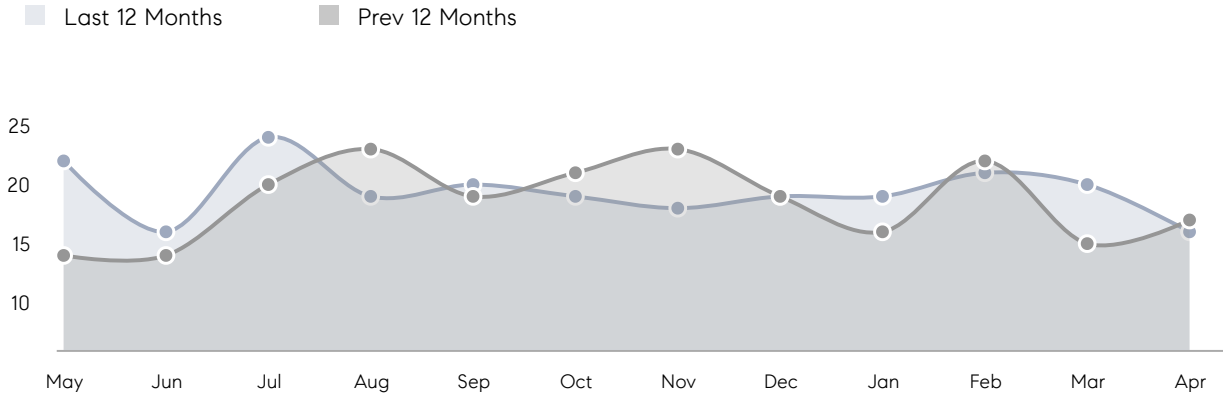
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	36	27	33%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$470,167	\$474,800	-1.0%
	# OF CONTRACTS	5	5	0.0%
	NEW LISTINGS	2	5	-60%
Houses	AVERAGE DOM	36	27	33%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$470,167	\$474,800	-1%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

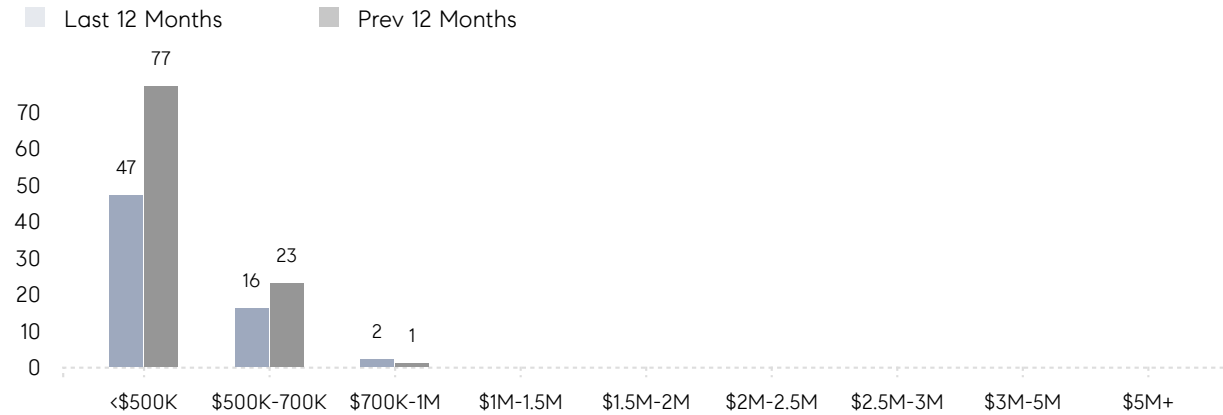
Bogota

APRIL 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Boonton Market Insights

Boonton

APRIL 2023

UNDER CONTRACT

4
Total
Properties

\$562K
Average
Price

\$562K
Median
Price

0%
Change From
Apr 2022

-3%
Decrease From
Apr 2022

-8%
Decrease From
Apr 2022

UNITS SOLD

8
Total
Properties

\$496K
Average
Price

\$487K
Median
Price

-27%
Decrease From
Apr 2022

4%
Increase From
Apr 2022

1%
Change From
Apr 2022

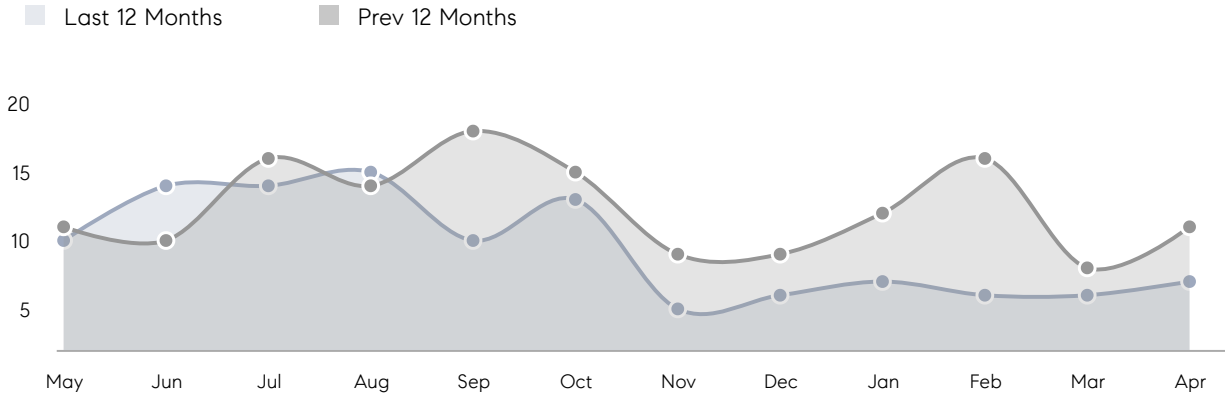
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	35	23	52%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$496,844	\$478,227	3.9%
	# OF CONTRACTS	4	4	0.0%
	NEW LISTINGS	9	7	29%
Houses	AVERAGE DOM	35	26	35%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$496,844	\$470,563	6%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	9	6	50%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$498,667	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

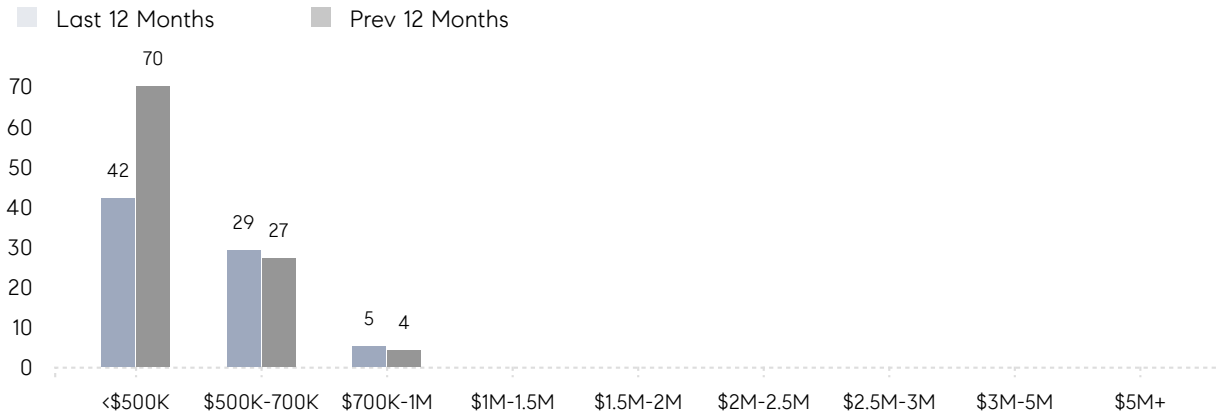
Boonton

APRIL 2023

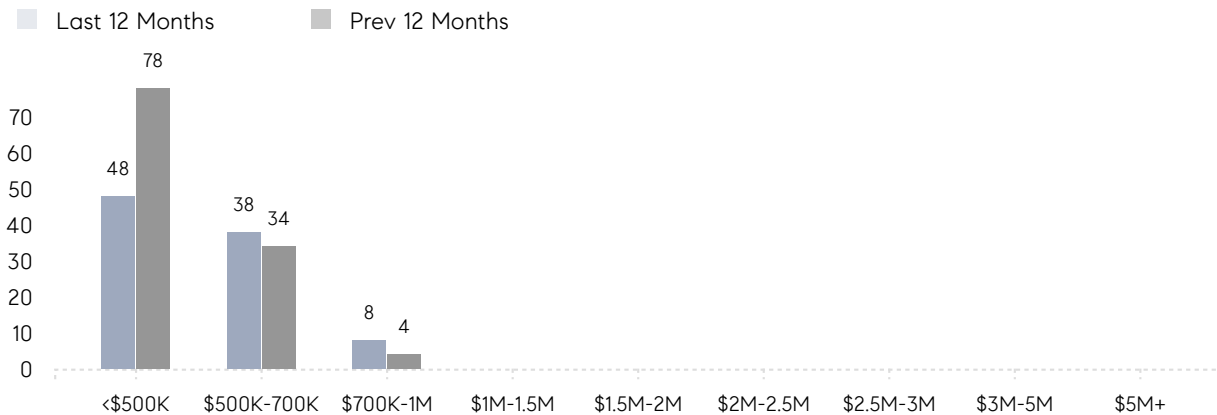
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Boonton Township Market Insights

Boonton Township

APRIL 2023

UNDER CONTRACT

7
Total
Properties

\$861K
Average
Price

\$829K
Median
Price

40%
Increase From
Apr 2022

-15%
Decrease From
Apr 2022

51%
Increase From
Apr 2022

UNITS SOLD

3
Total
Properties

\$758K
Average
Price

\$625K
Median
Price

-50%
Decrease From
Apr 2022

0%
Change From
Apr 2022

-4%
Decrease From
Apr 2022

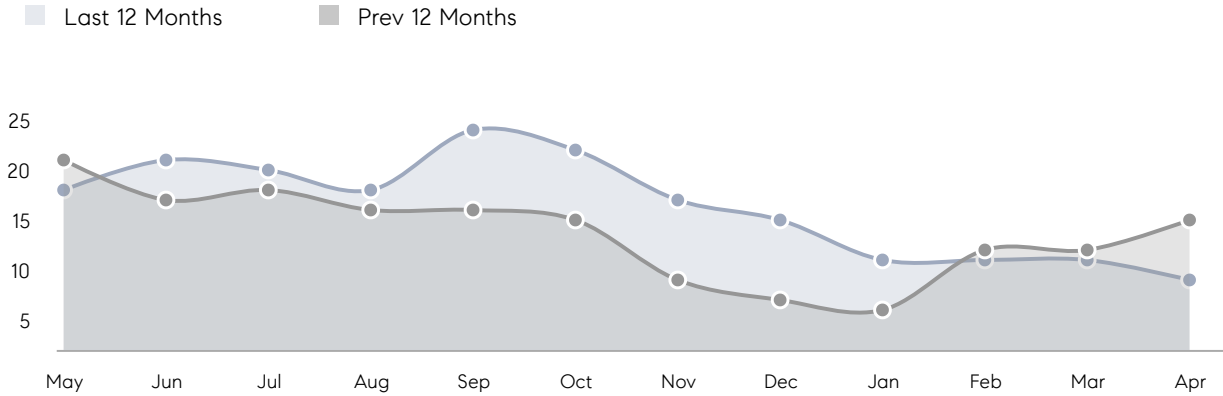
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	21	11	91%
	% OF ASKING PRICE	94%	105%	
	AVERAGE SOLD PRICE	\$758,333	\$758,833	-0.1%
	# OF CONTRACTS	7	5	40.0%
	NEW LISTINGS	7	12	-42%
Houses	AVERAGE DOM	21	12	75%
	% OF ASKING PRICE	94%	104%	
	AVERAGE SOLD PRICE	\$758,333	\$856,250	-11%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	-	8	-
	% OF ASKING PRICE	-	107%	
	AVERAGE SOLD PRICE	-	\$564,000	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	3	0%

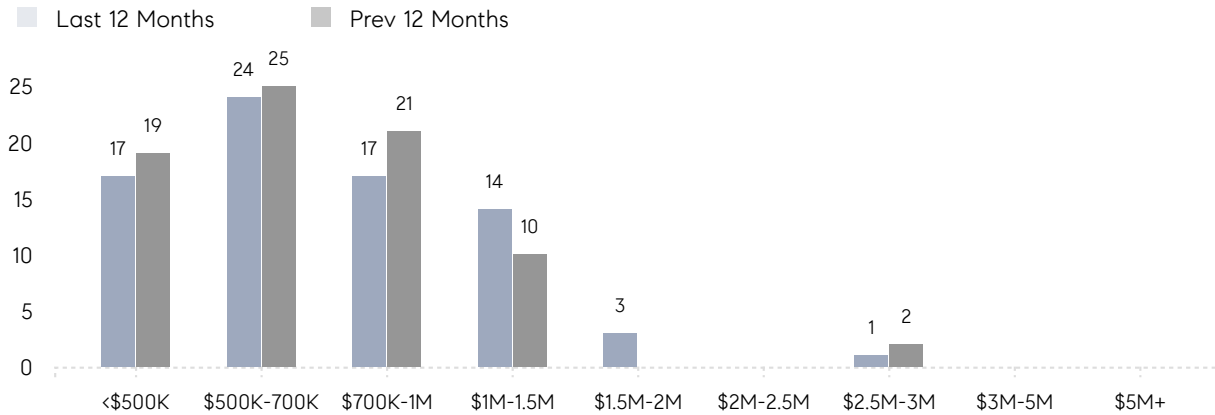
Boonton Township

APRIL 2023

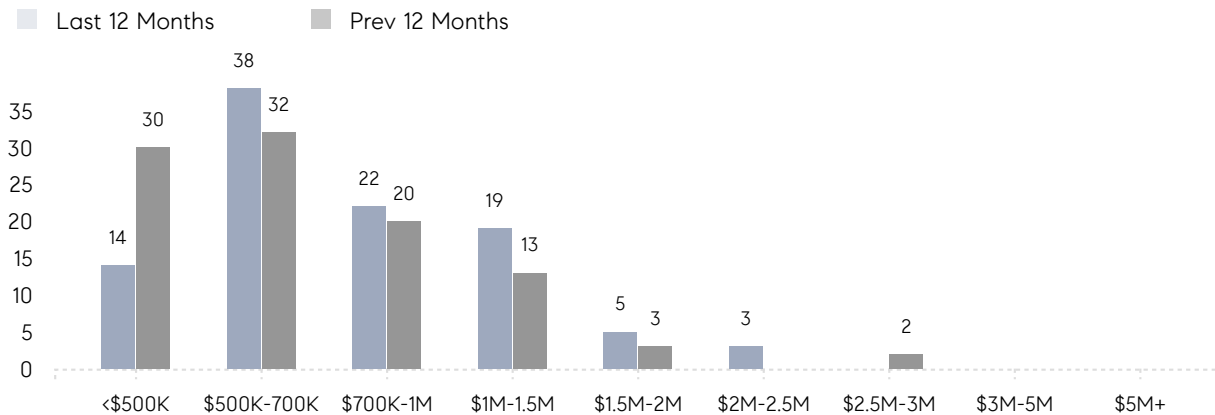
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Branchburg Market Insights

Branchburg

APRIL 2023

UNDER CONTRACT

11
Total
Properties

\$561K
Average
Price

\$519K
Median
Price

-62%
Decrease From
Apr 2022

15%
Increase From
Apr 2022

7%
Increase From
Apr 2022

UNITS SOLD

9
Total
Properties

\$613K
Average
Price

\$580K
Median
Price

-47%
Decrease From
Apr 2022

23%
Increase From
Apr 2022

21%
Increase From
Apr 2022

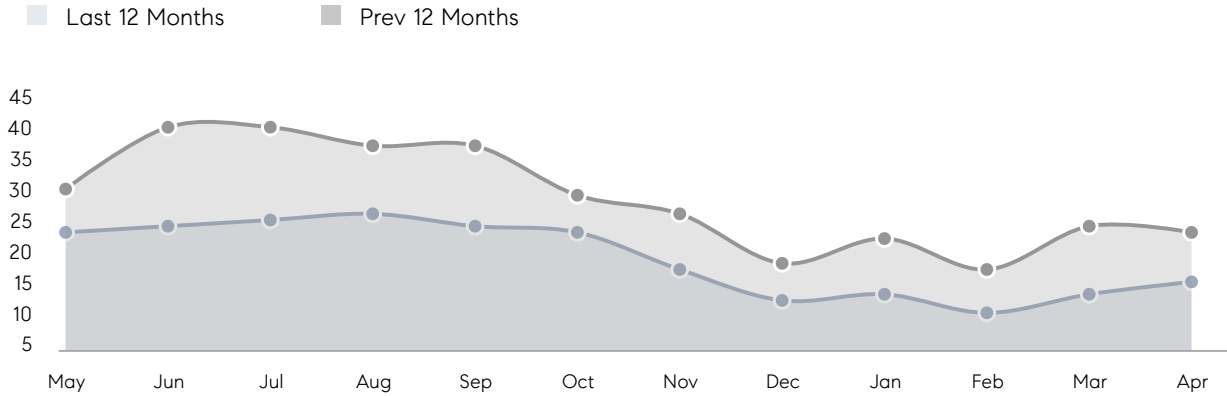
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	18	141	-87%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$613,989	\$499,602	22.9%
	# OF CONTRACTS	11	29	-62.1%
	NEW LISTINGS	17	29	-41%
Houses	AVERAGE DOM	20	52	-62%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$677,986	\$570,500	19%
	# OF CONTRACTS	7	15	-53%
	NEW LISTINGS	10	17	-41%
Condo/Co-op/TH	AVERAGE DOM	11	203	-95%
	% OF ASKING PRICE	110%	103%	
	AVERAGE SOLD PRICE	\$390,000	\$449,974	-13%
	# OF CONTRACTS	4	14	-71%
	NEW LISTINGS	7	12	-42%

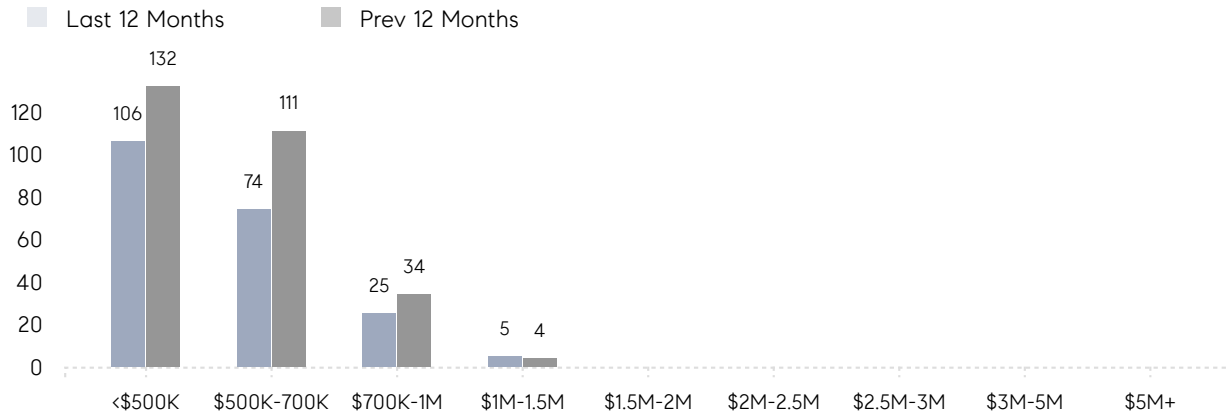
Branchburg

APRIL 2023

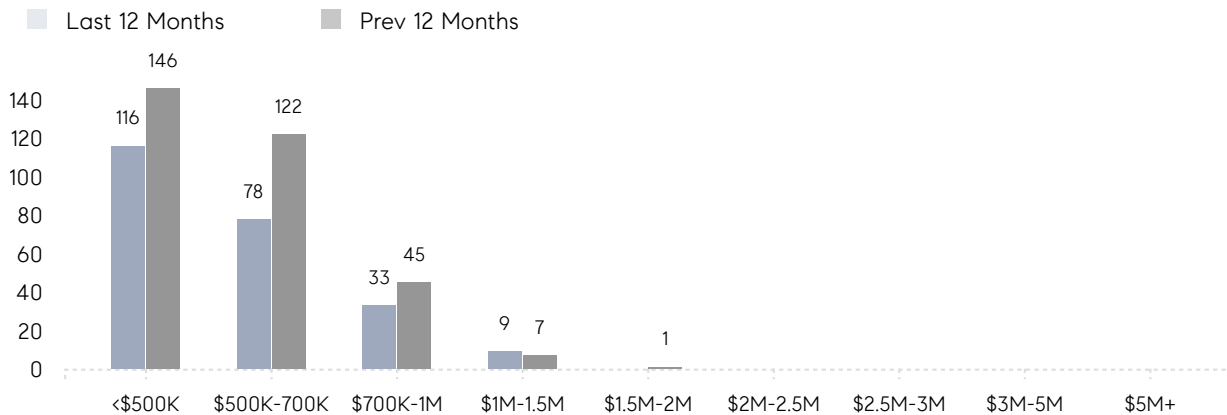
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Bridgewater Market Insights

Bridgewater

APRIL 2023

UNDER CONTRACT

38
Total
Properties

\$689K
Average
Price

\$654K
Median
Price

-3%
Decrease From
Apr 2022

9%
Increase From
Apr 2022

12%
Increase From
Apr 2022

UNITS SOLD

30
Total
Properties

\$617K
Average
Price

\$561K
Median
Price

-35%
Decrease From
Apr 2022

11%
Increase From
Apr 2022

5%
Increase From
Apr 2022

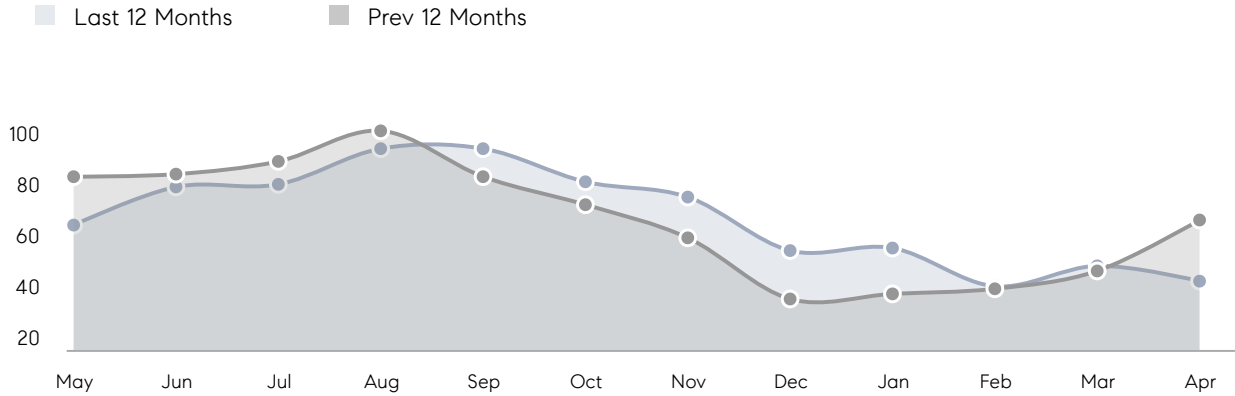
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	21	30	-30%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$617,533	\$554,243	11.4%
	# OF CONTRACTS	38	39	-2.6%
	NEW LISTINGS	37	62	-40%
Houses	AVERAGE DOM	23	36	-36%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$665,636	\$601,408	11%
	# OF CONTRACTS	31	32	-3%
	NEW LISTINGS	28	48	-42%
Condo/Co-op/TH	AVERAGE DOM	16	13	23%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$485,250	\$404,173	20%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	9	14	-36%

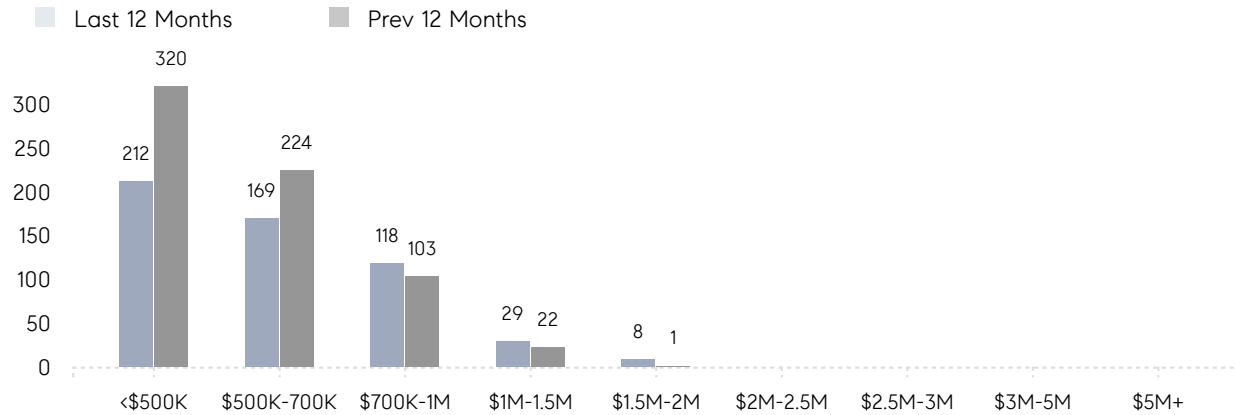
Bridgewater

APRIL 2023

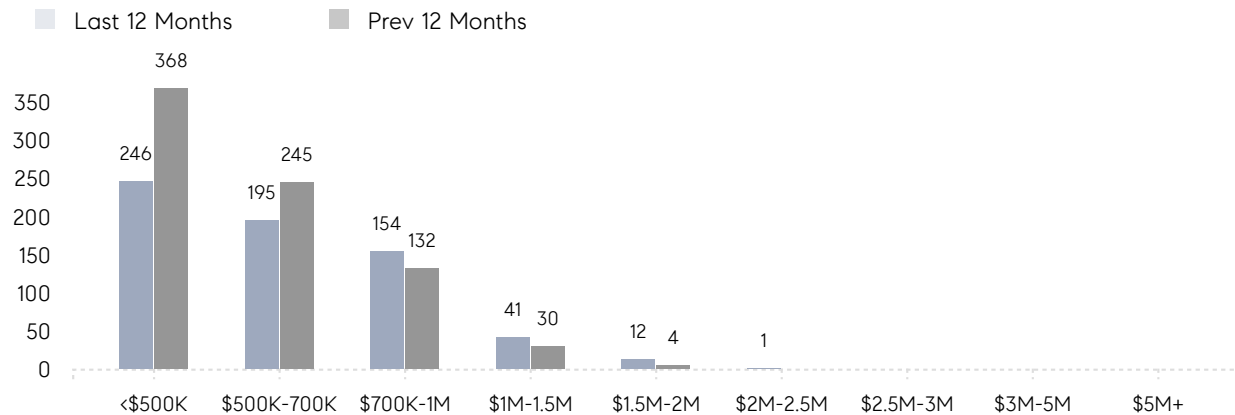
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Byram Market Insights

Byram

APRIL 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

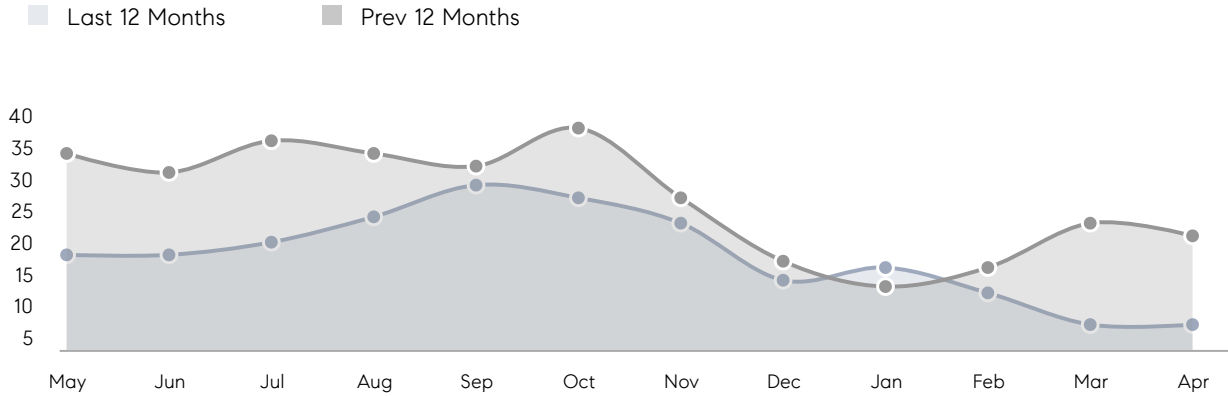
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	31	-
	% OF ASKING PRICE	-	108%	
	AVERAGE SOLD PRICE	-	\$477,143	-
	# OF CONTRACTS	0	9	0.0%
	NEW LISTINGS	0	11	0%
Houses	AVERAGE DOM	-	31	-
	% OF ASKING PRICE	-	108%	
	AVERAGE SOLD PRICE	-	\$477,143	-
	# OF CONTRACTS	0	9	0%
	NEW LISTINGS	0	11	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

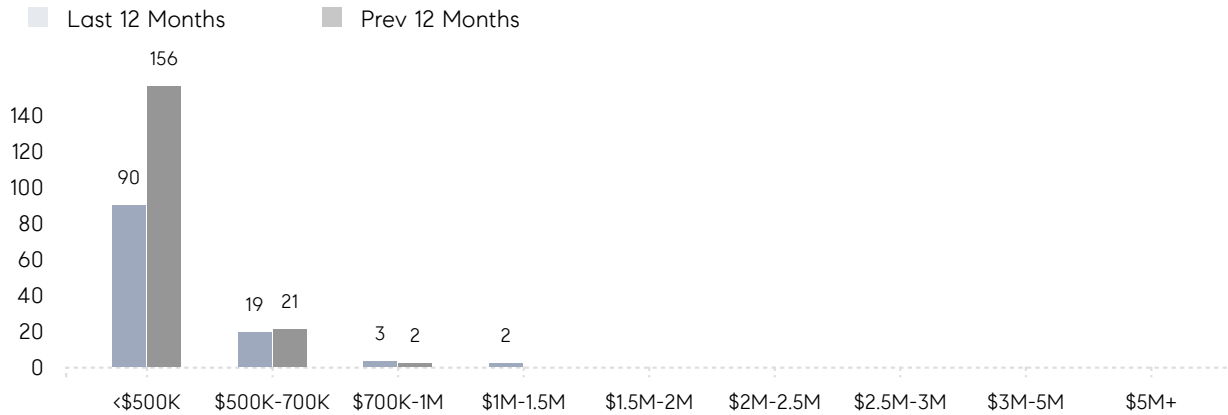
Byram

APRIL 2023

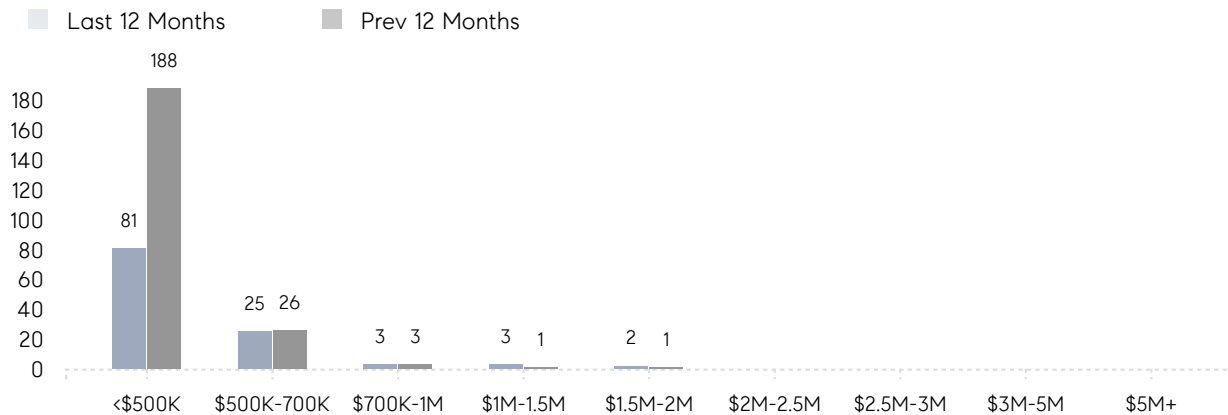
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Caldwell Market Insights

Caldwell

APRIL 2023

UNDER CONTRACT

13
Total
Properties

\$519K
Average
Price

\$549K
Median
Price

30%
Increase From
Apr 2022

17%
Increase From
Apr 2022

19%
Increase From
Apr 2022

UNITS SOLD

6
Total
Properties

\$633K
Average
Price

\$525K
Median
Price

100%
Increase From
Apr 2022

37%
Increase From
Apr 2022

5%
Increase From
Apr 2022

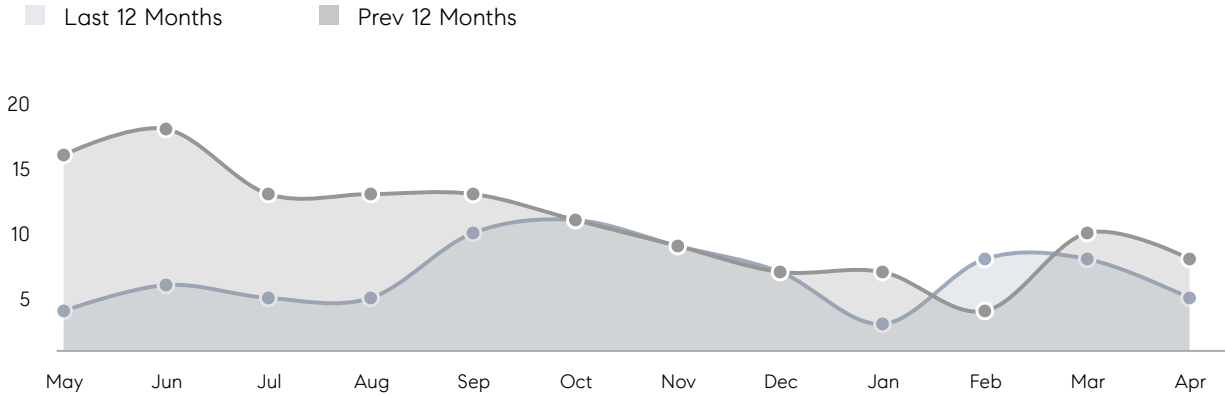
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	14	14	0%
	% OF ASKING PRICE	108%	115%	
	AVERAGE SOLD PRICE	\$633,380	\$462,000	37.1%
	# OF CONTRACTS	13	10	30.0%
	NEW LISTINGS	9	9	0%
Houses	AVERAGE DOM	9	15	-40%
	% OF ASKING PRICE	116%	121%	
	AVERAGE SOLD PRICE	\$928,829	\$525,500	77%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	17	13	31%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$485,656	\$335,000	45%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	6	3	100%

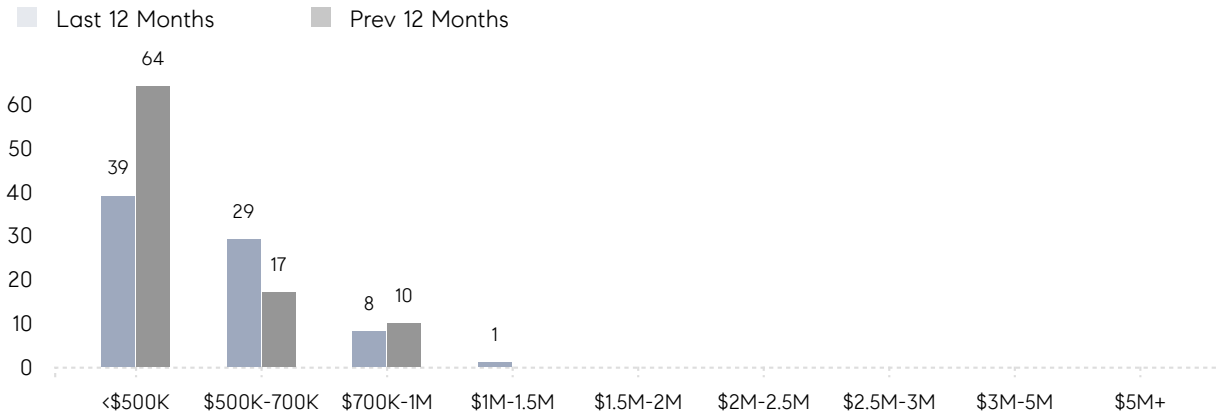
Caldwell

APRIL 2023

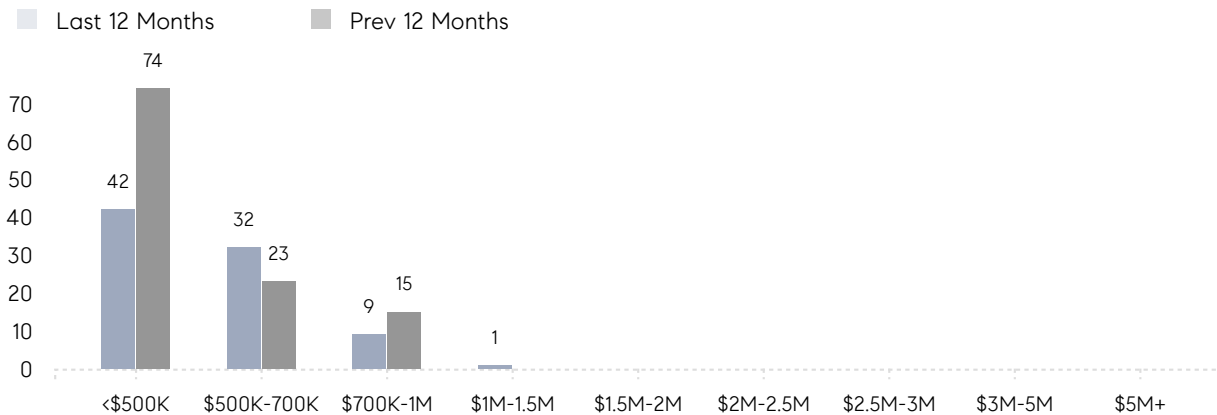
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Carlstadt Market Insights

Carlstadt

APRIL 2023

UNDER CONTRACT

2
Total
Properties

\$408K
Average
Price

\$408K
Median
Price

0%
Change From
Apr 2022

-23%
Decrease From
Apr 2022

-23%
Decrease From
Apr 2022

UNITS SOLD

2
Total
Properties

\$425K
Average
Price

\$425K
Median
Price

100%
Increase From
Apr 2022

-10%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

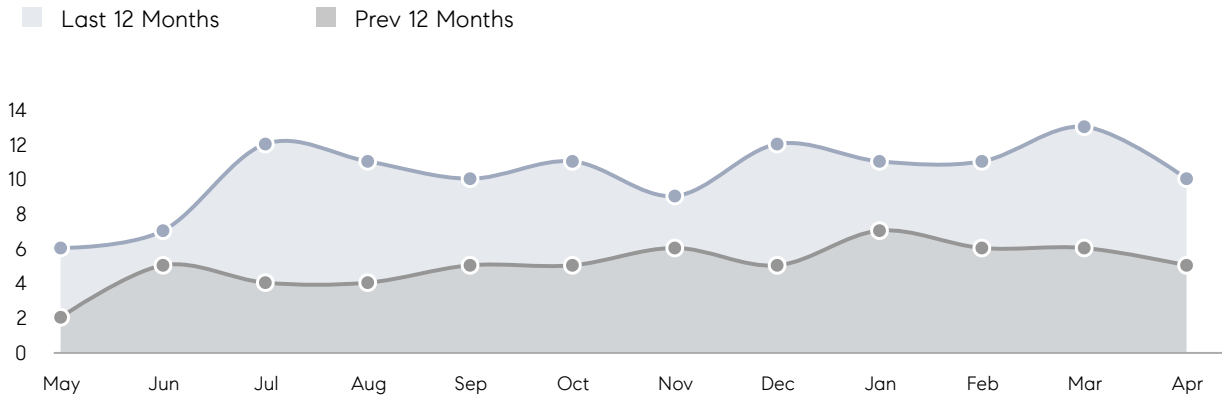
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	150	13	1,054%
	% OF ASKING PRICE	88%	111%	
	AVERAGE SOLD PRICE	\$425,625	\$471,000	-9.6%
	# OF CONTRACTS	2	2	0.0%
	NEW LISTINGS	1	0	0%
Houses	AVERAGE DOM	150	13	1,054%
	% OF ASKING PRICE	88%	111%	
	AVERAGE SOLD PRICE	\$425,625	\$471,000	-10%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

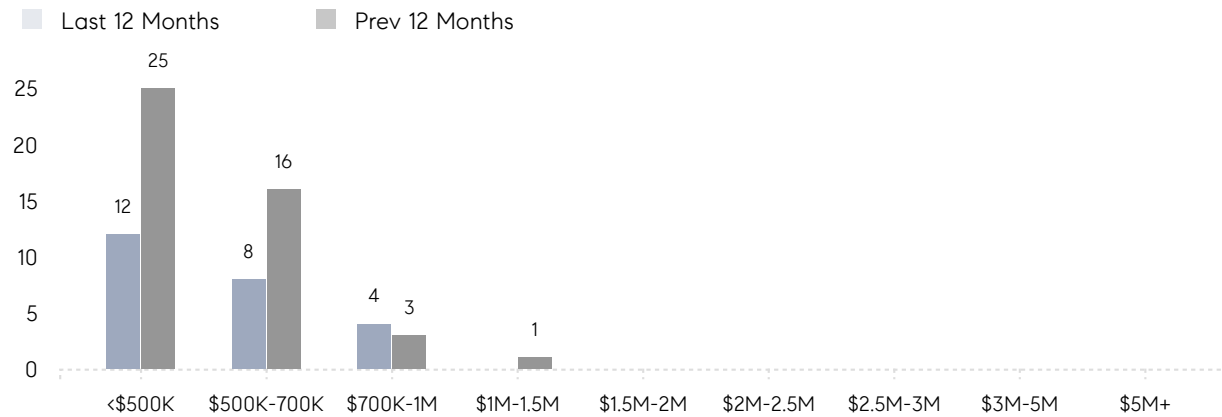
Carlstadt

APRIL 2023

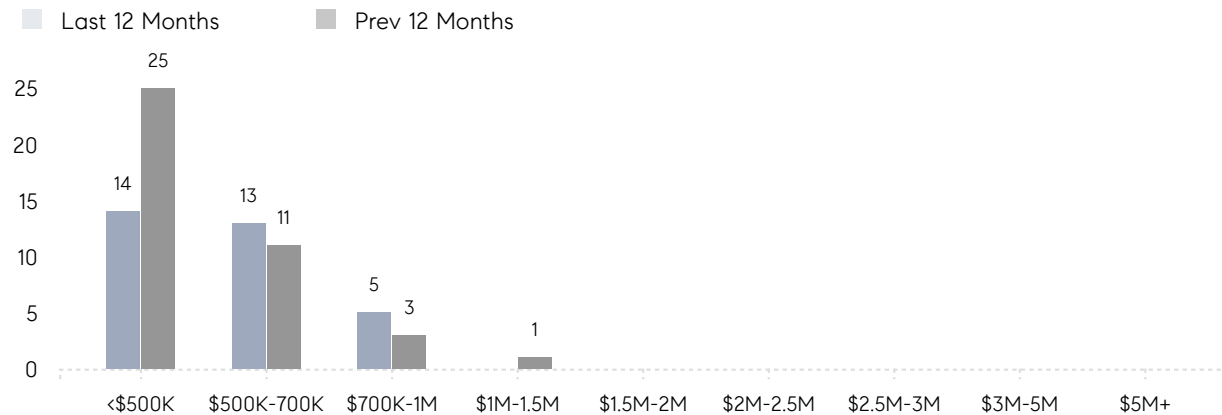
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Cedar Grove Market Insights

Cedar Grove

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$631K
Average
Price

\$587K
Median
Price

-53%
Decrease From
Apr 2022

0%
Change From
Apr 2022

1%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$704K
Average
Price

\$668K
Median
Price

-9%
Decrease From
Apr 2022

11%
Increase From
Apr 2022

21%
Increase From
Apr 2022

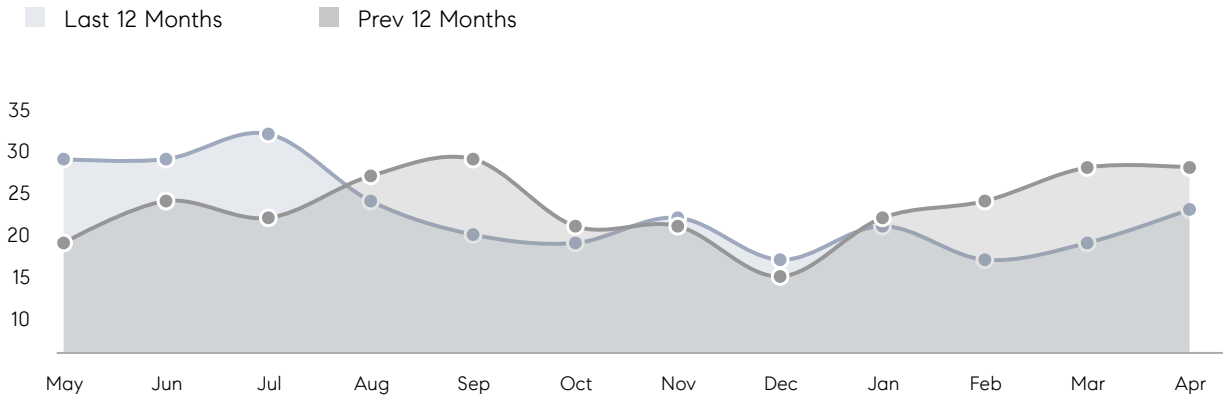
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	40	12	233%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$704,194	\$632,773	11.3%
	# OF CONTRACTS	8	17	-52.9%
	NEW LISTINGS	14	19	-26%
Houses	AVERAGE DOM	51	13	292%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$763,470	\$645,429	18%
	# OF CONTRACTS	6	12	-50%
	NEW LISTINGS	10	14	-29%
Condo/Co-op/TH	AVERAGE DOM	13	10	30%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$565,883	\$610,625	-7%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	4	5	-20%

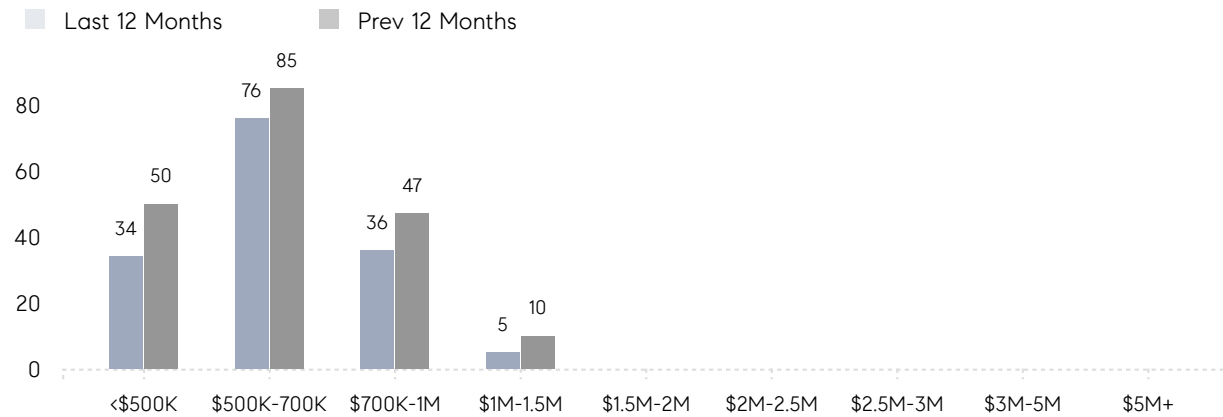
Cedar Grove

APRIL 2023

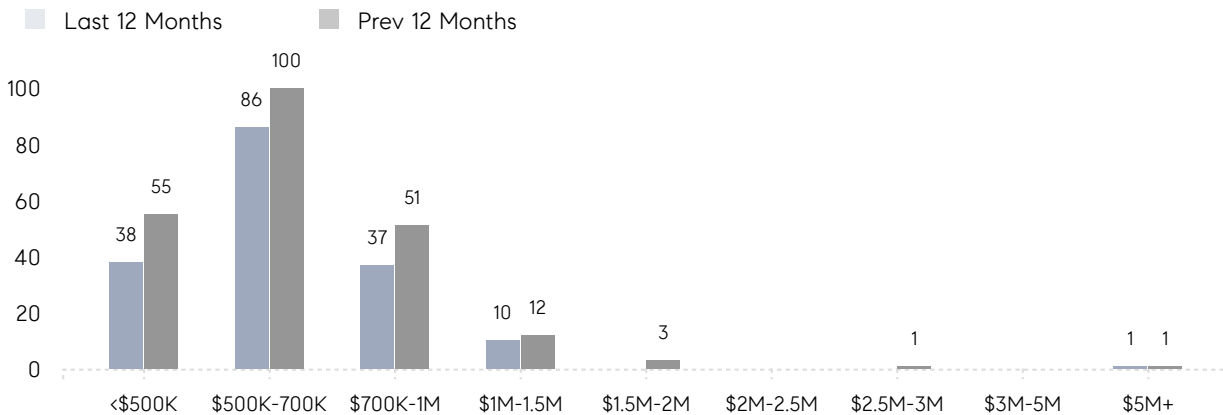
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Cedar Knolls Market Insights

Cedar Knolls

APRIL 2023

UNDER CONTRACT

3
Total
Properties

\$583K
Average
Price

\$599K
Median
Price

-57%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

9%
Increase From
Apr 2022

UNITS SOLD

2
Total
Properties

\$477K
Average
Price

\$477K
Median
Price

0%
Change From
Apr 2022

7%
Increase From
Apr 2022

7%
Increase From
Apr 2022

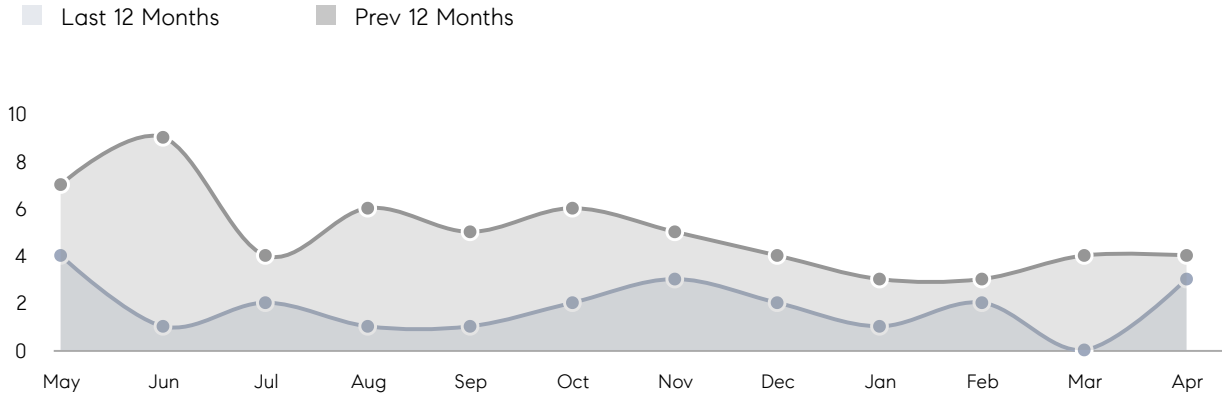
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	23	12	92%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$477,500	\$445,000	7.3%
	# OF CONTRACTS	3	7	-57.1%
	NEW LISTINGS	6	7	-14%
Houses	AVERAGE DOM	29	12	142%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$435,000	\$445,000	-2%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	16	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$520,000	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	2	2	0%

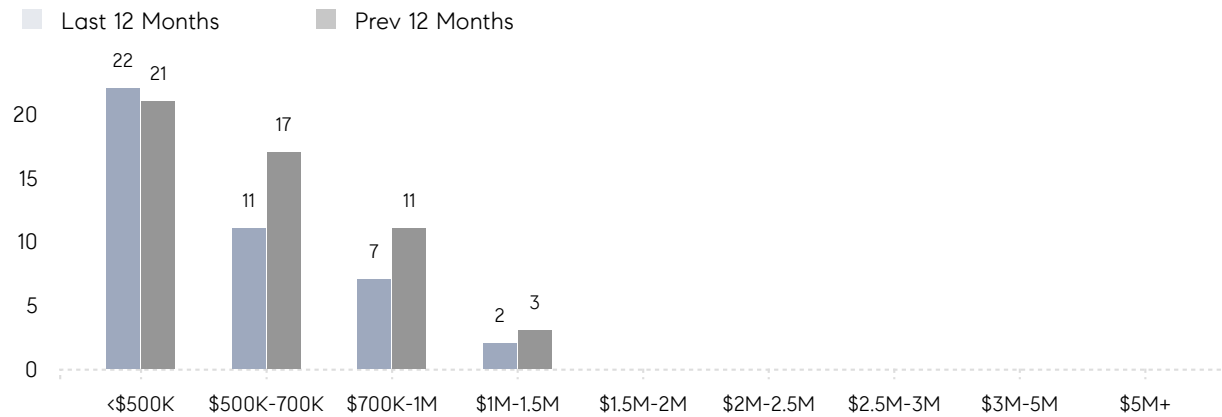
Cedar Knolls

APRIL 2023

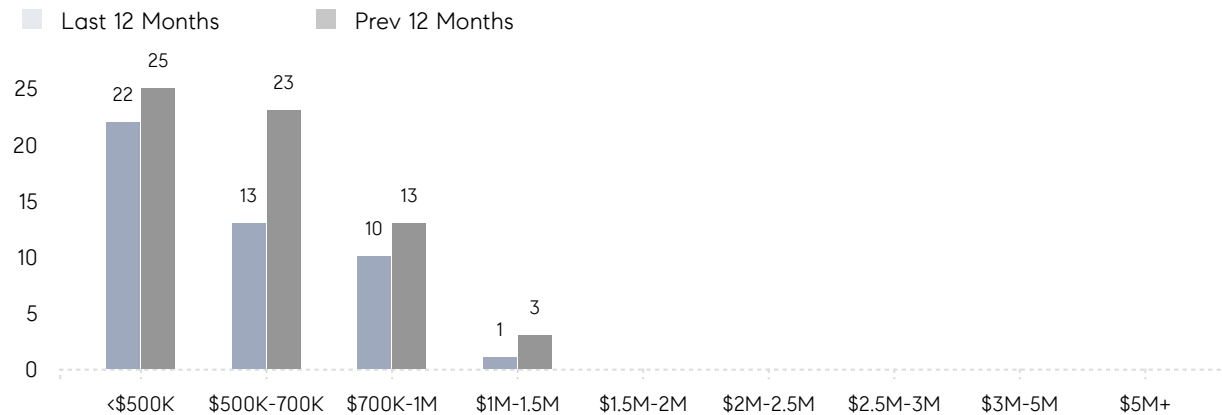
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Chatham Borough Market Insights

Chatham Borough

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$1.0M
Average
Price

\$862K
Median
Price

-38%
Decrease From
Apr 2022

6%
Increase From
Apr 2022

5%
Increase From
Apr 2022

UNITS SOLD

4
Total
Properties

\$937K
Average
Price

\$817K
Median
Price

-67%
Decrease From
Apr 2022

-2%
Decrease From
Apr 2022

-8%
Decrease From
Apr 2022

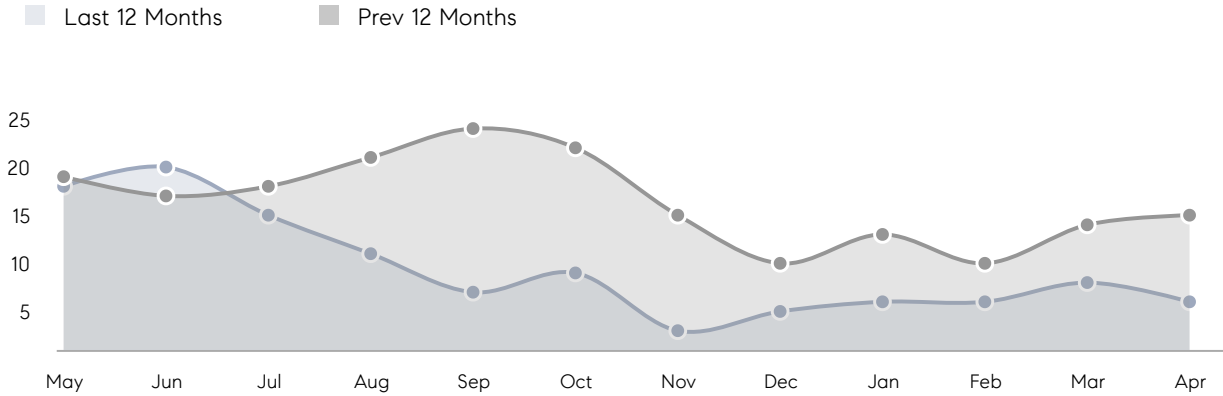
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	27	26	4%
	% OF ASKING PRICE	108%	109%	
	AVERAGE SOLD PRICE	\$937,472	\$958,667	-2.2%
	# OF CONTRACTS	8	13	-38.5%
	NEW LISTINGS	8	17	-53%
Houses	AVERAGE DOM	27	26	4%
	% OF ASKING PRICE	108%	109%	
	AVERAGE SOLD PRICE	\$937,472	\$958,667	-2%
	# OF CONTRACTS	7	13	-46%
	NEW LISTINGS	7	16	-56%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

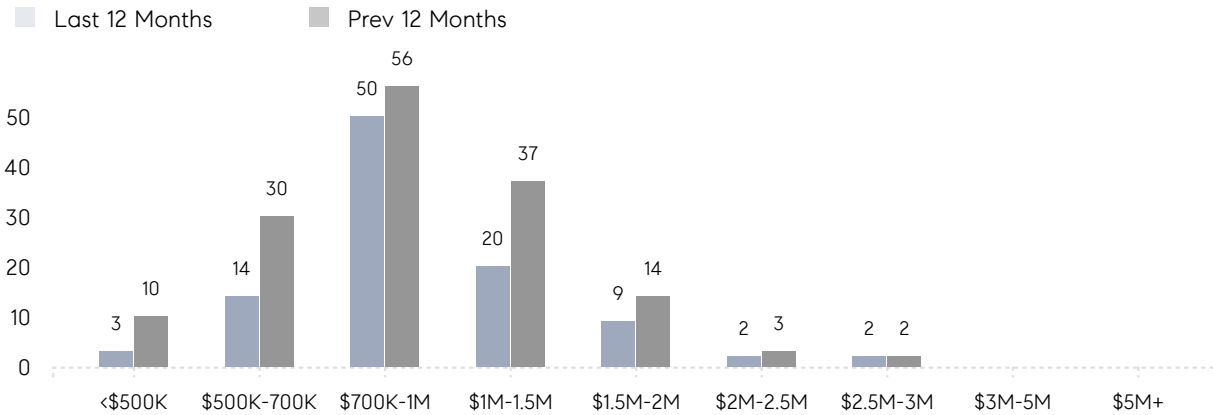
Chatham Borough

APRIL 2023

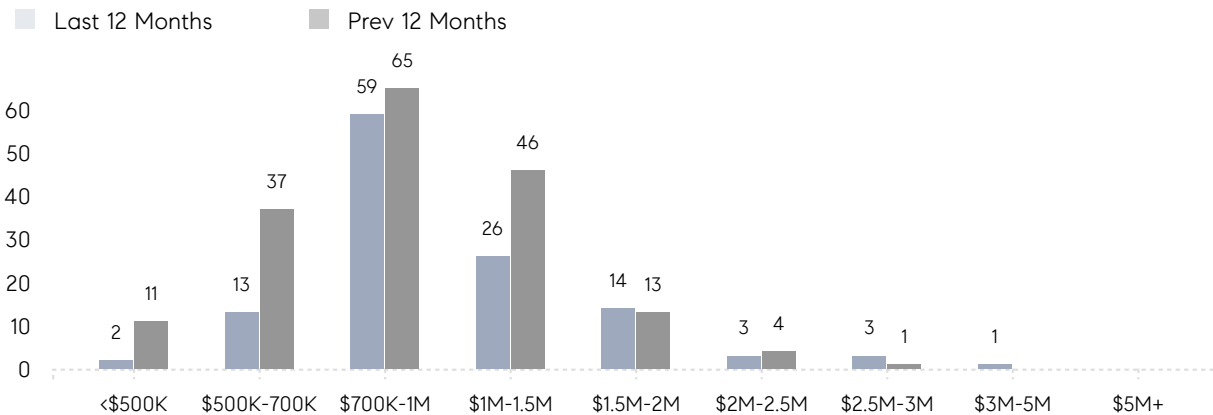
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Chatham Township Market Insights

Chatham Township

APRIL 2023

UNDER CONTRACT

14	\$1.5M	\$1.3M
Total Properties	Average Price	Median Price
-39%	5%	1%
Decrease From Apr 2022	Increase From Apr 2022	Change From Apr 2022

UNITS SOLD

9	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
-40%	30%	150%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

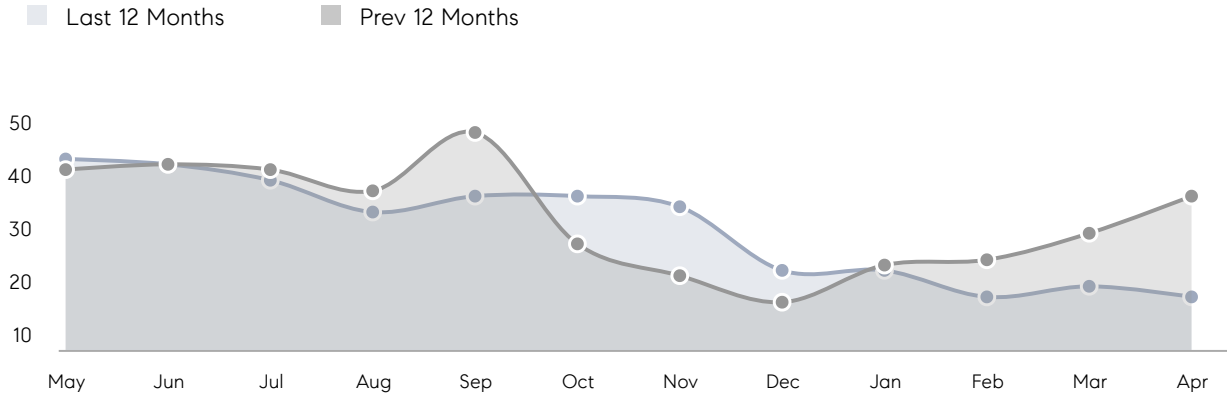
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	30	26	15%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$1,331,028	\$1,023,050	30.1%
	# OF CONTRACTS	14	23	-39.1%
	NEW LISTINGS	18	33	-45%
Houses	AVERAGE DOM	42	41	2%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$1,630,400	\$1,752,250	-7%
	# OF CONTRACTS	11	19	-42%
	NEW LISTINGS	13	26	-50%
Condo/Co-op/TH	AVERAGE DOM	16	15	7%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$956,813	\$536,917	78%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	5	7	-29%

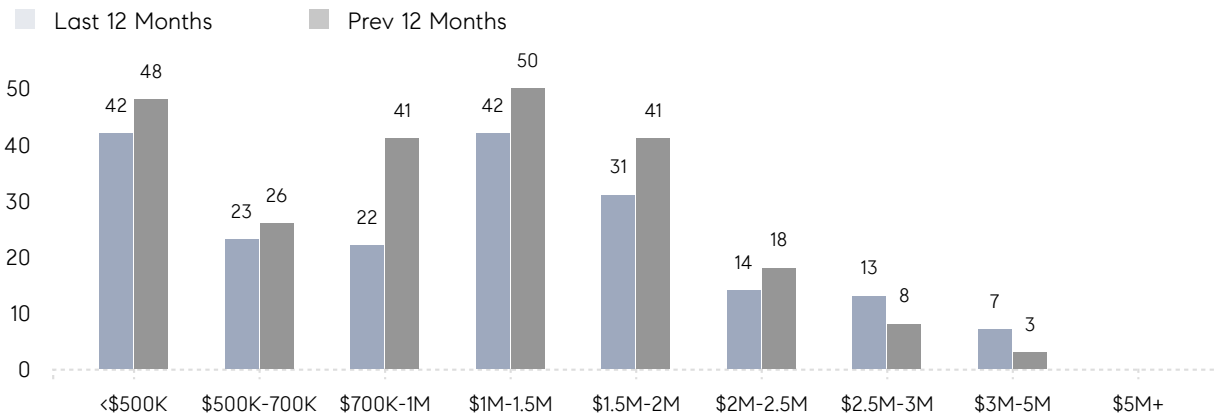
Chatham Township

APRIL 2023

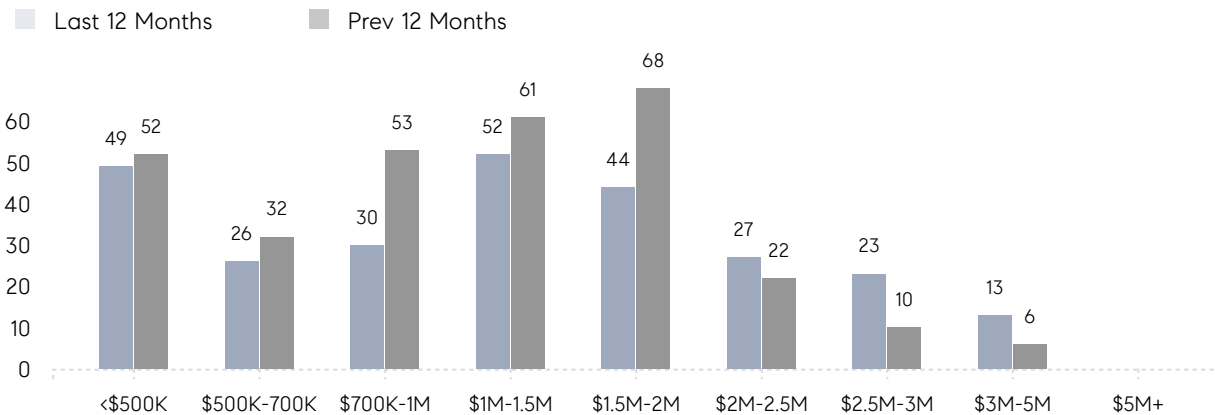
Monthly Inventory



Contracts By Price Range



Listings By Price Range

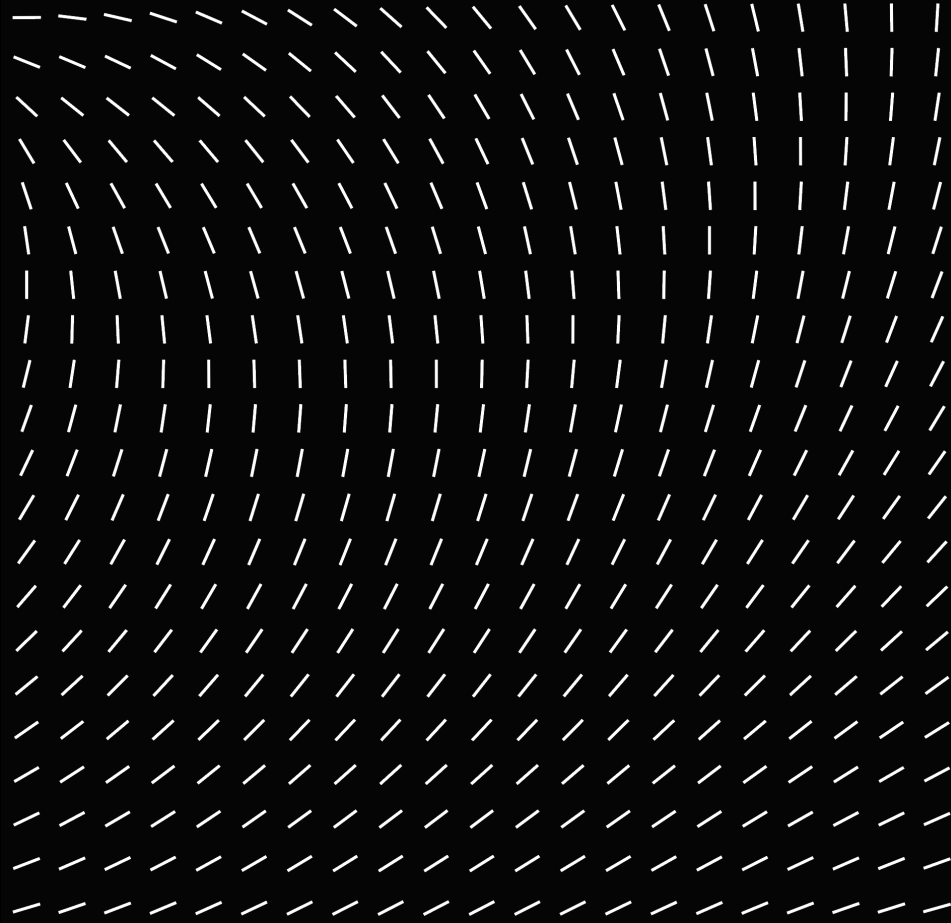




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COMPASS

April 2023

Chester Borough Market Insights

Chester Borough

APRIL 2023

UNDER CONTRACT

2	\$620K	\$620K
Total Properties	Average Price	Median Price
-33%	-23%	-28%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

0	-	-
Total Properties	Average Price	Median Price
0%	-	-
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

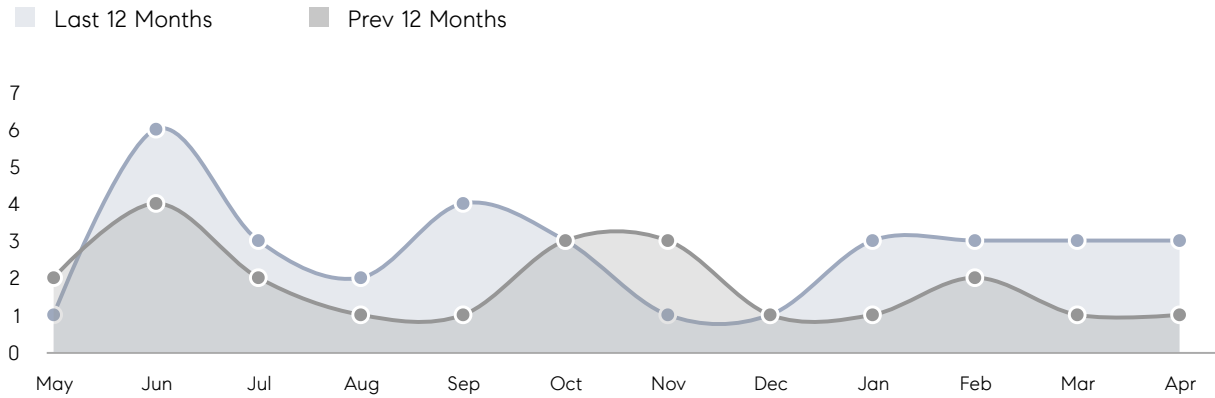
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$545,000	-
	# OF CONTRACTS	2	3	-33.3%
	NEW LISTINGS	2	3	-33%
Houses	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$545,000	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

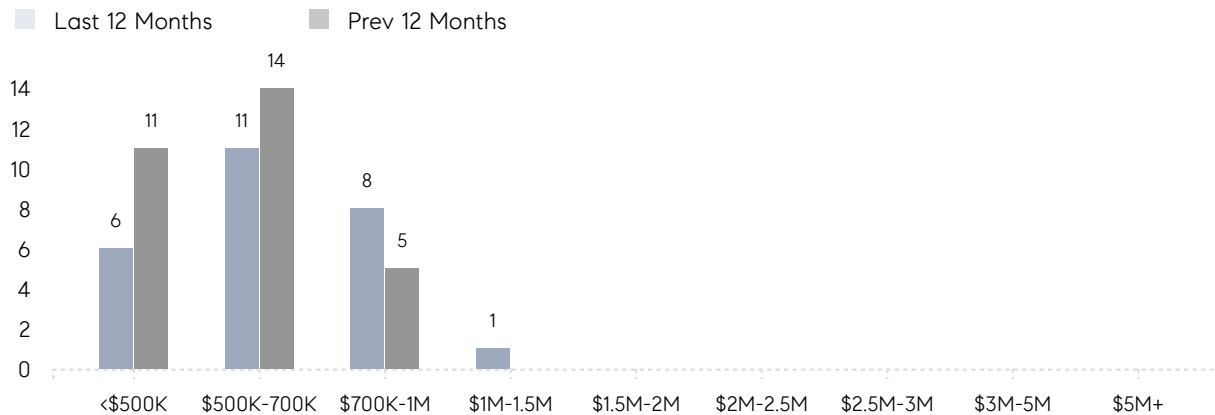
Chester Borough

APRIL 2023

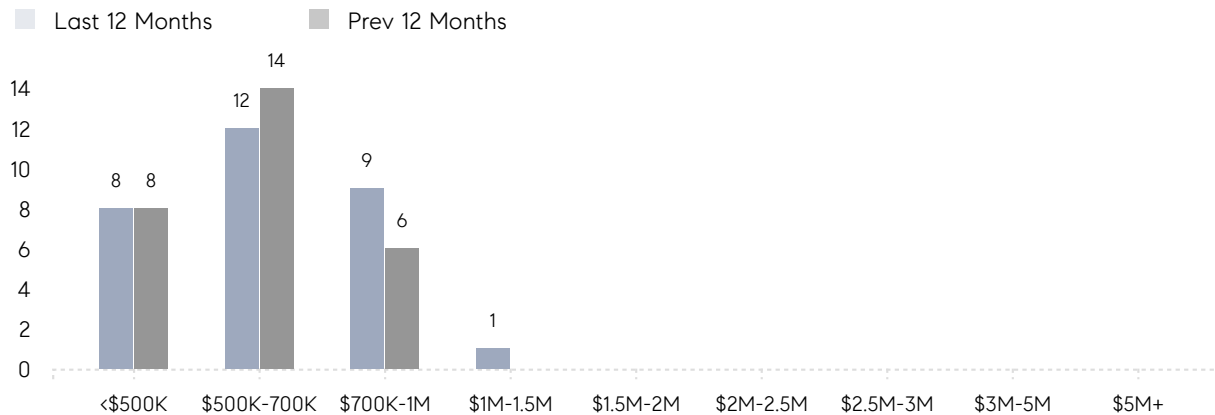
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Chester Township Market Insights

Chester Township

APRIL 2023

UNDER CONTRACT

12	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
33%	-2%	-14%
Increase From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

7	\$829K	\$720K
Total Properties	Average Price	Median Price
-12%	16%	5%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

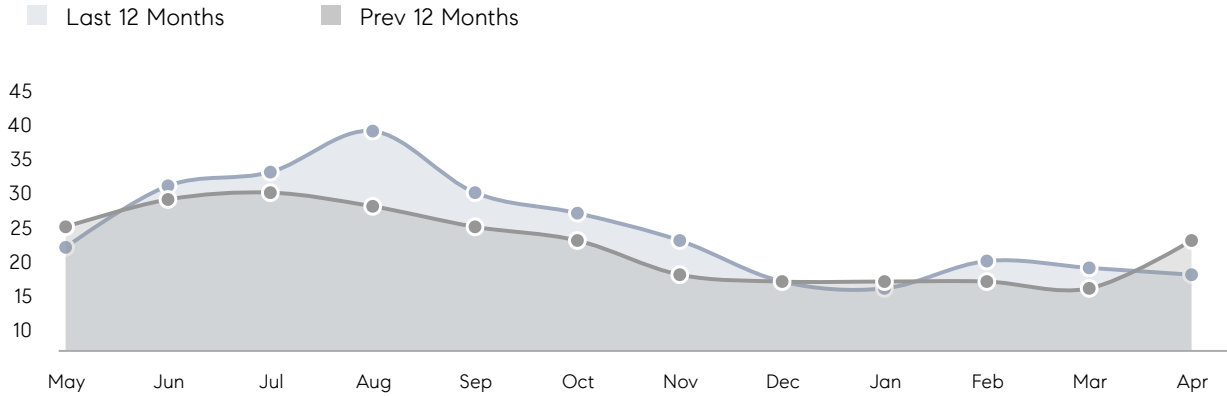
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	33	21	57%
	% OF ASKING PRICE	97%	107%	
	AVERAGE SOLD PRICE	\$829,286	\$713,475	16.2%
	# OF CONTRACTS	12	9	33.3%
	NEW LISTINGS	12	18	-33%
Houses	AVERAGE DOM	36	21	71%
	% OF ASKING PRICE	96%	107%	
	AVERAGE SOLD PRICE	\$850,833	\$713,475	19%
	# OF CONTRACTS	11	9	22%
	NEW LISTINGS	11	18	-39%
Condo/Co-op/TH	AVERAGE DOM	15	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$700,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

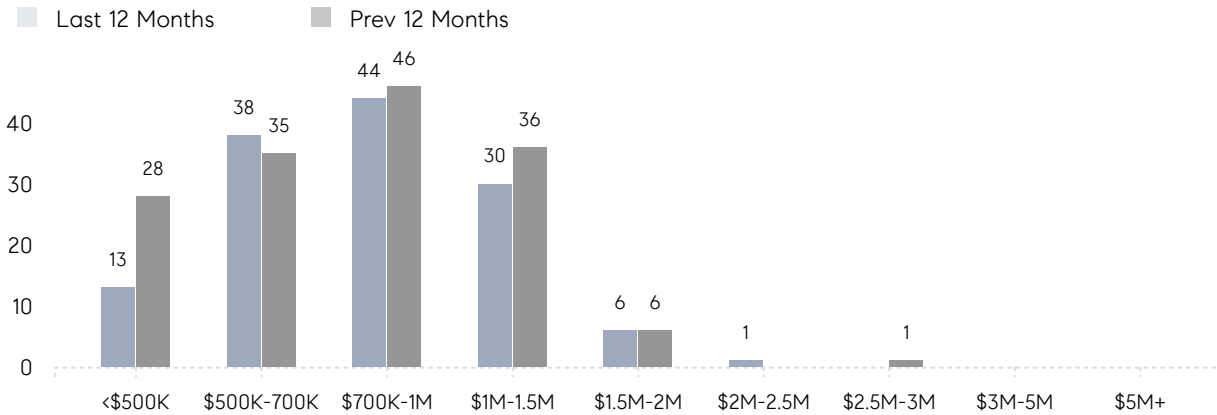
Chester Township

APRIL 2023

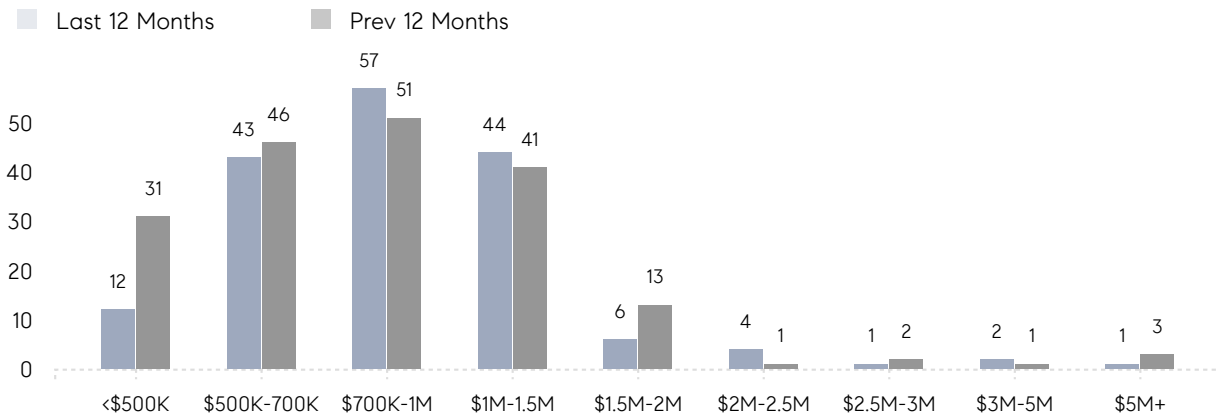
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Clark Market Insights

Clark

APRIL 2023

UNDER CONTRACT

22
Total
Properties

\$575K
Average
Price

\$519K
Median
Price

16%
Increase From
Apr 2022

-6%
Decrease From
Apr 2022

-6%
Decrease From
Apr 2022

UNITS SOLD

5
Total
Properties

\$821K
Average
Price

\$675K
Median
Price

-50%
Decrease From
Apr 2022

39%
Increase From
Apr 2022

14%
Increase From
Apr 2022

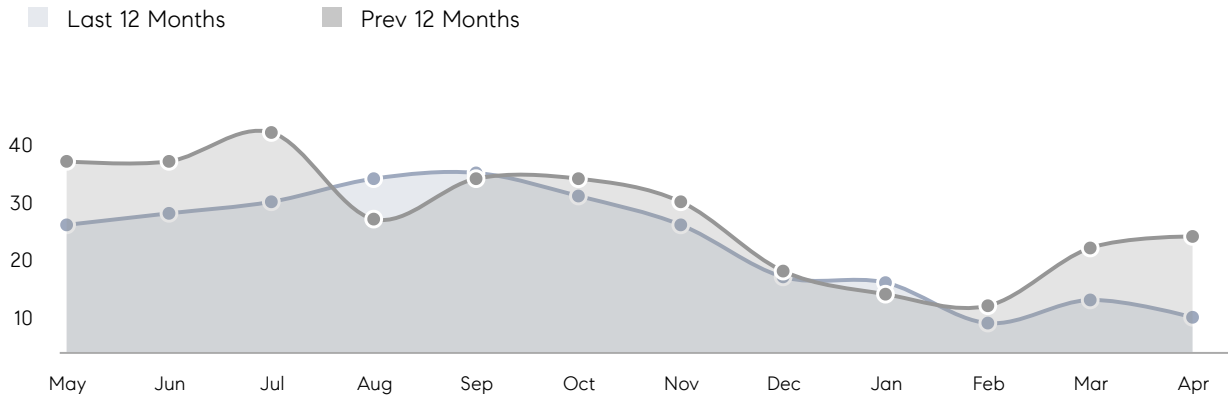
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	10	30	-67%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$821,980	\$590,900	39.1%
	# OF CONTRACTS	22	19	15.8%
	NEW LISTINGS	20	23	-13%
Houses	AVERAGE DOM	10	30	-67%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$821,980	\$592,111	39%
	# OF CONTRACTS	19	16	19%
	NEW LISTINGS	18	22	-18%
Condo/Co-op/TH	AVERAGE DOM	-	28	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$580,000	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	1	100%

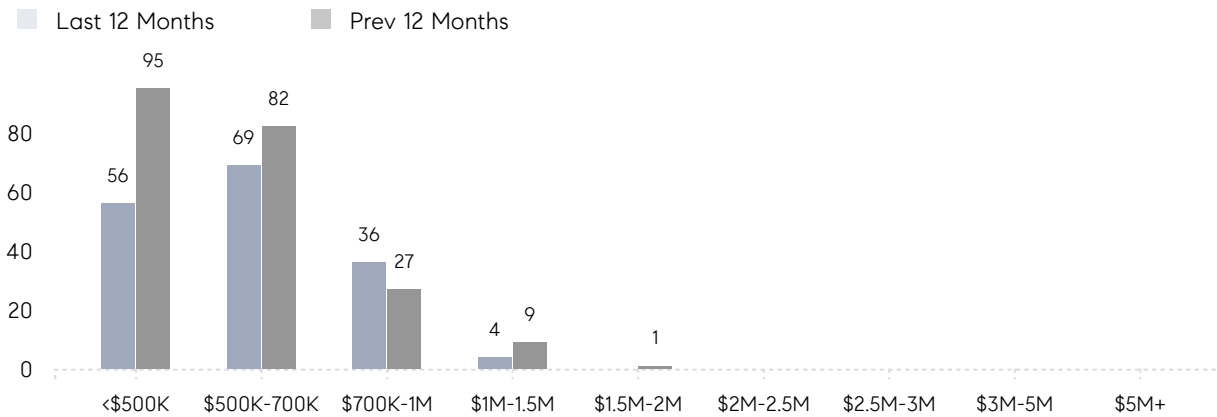
Clark

APRIL 2023

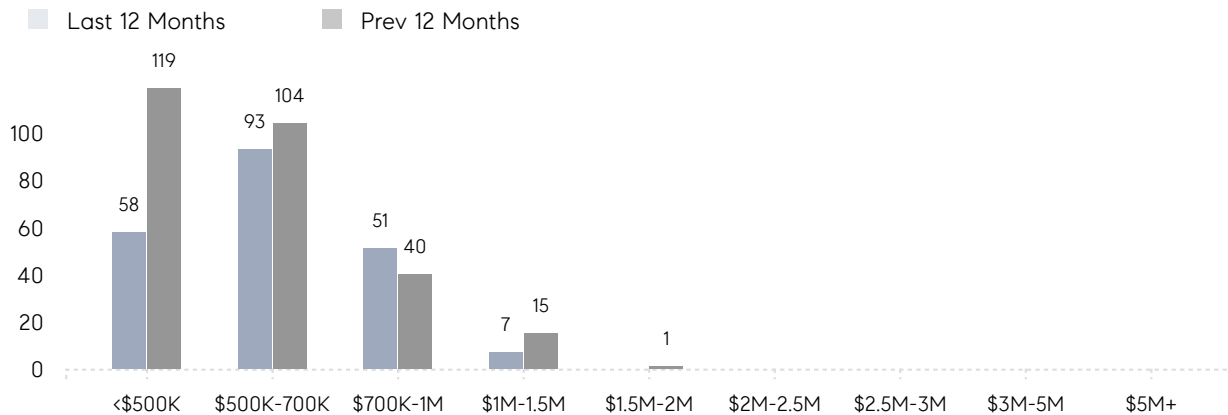
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Cliffside Park Market Insights

Cliffside Park

APRIL 2023

UNDER CONTRACT

26
Total
Properties

\$666K
Average
Price

\$542K
Median
Price

-13%
Decrease From
Apr 2022

8%
Increase From
Apr 2022

11%
Increase From
Apr 2022

UNITS SOLD

28
Total
Properties

\$661K
Average
Price

\$540K
Median
Price

17%
Increase From
Apr 2022

13%
Increase From
Apr 2022

3%
Increase From
Apr 2022

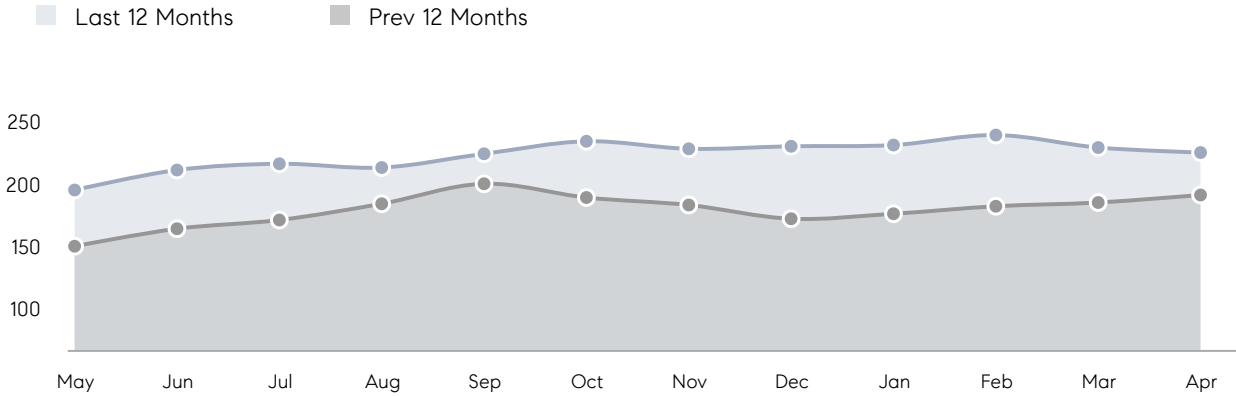
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	80	65	23%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$661,343	\$586,504	12.8%
	# OF CONTRACTS	26	30	-13.3%
	NEW LISTINGS	19	40	-52%
Houses	AVERAGE DOM	100	19	426%
	% OF ASKING PRICE	95%	100%	
	AVERAGE SOLD PRICE	\$796,429	\$638,750	25%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	73	74	-1%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$616,314	\$576,055	7%
	# OF CONTRACTS	21	25	-16%
	NEW LISTINGS	15	31	-52%

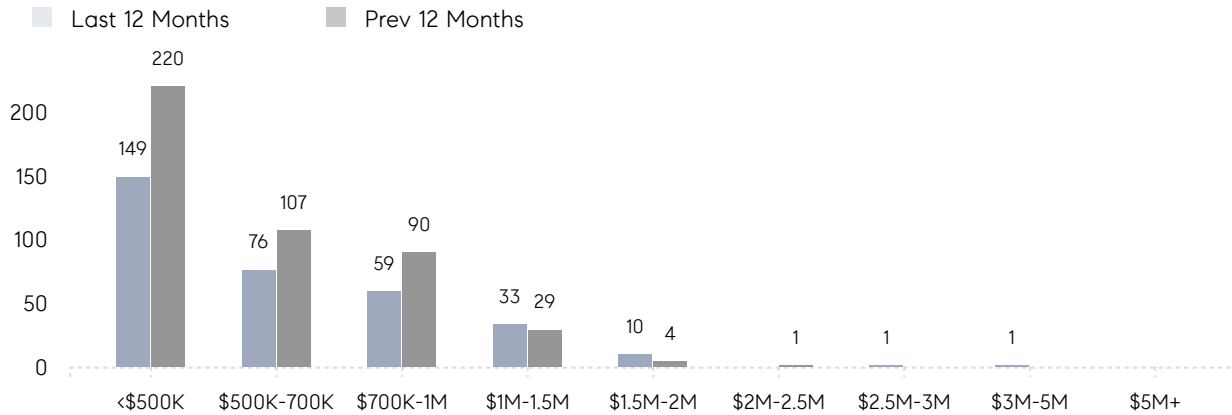
Cliffside Park

APRIL 2023

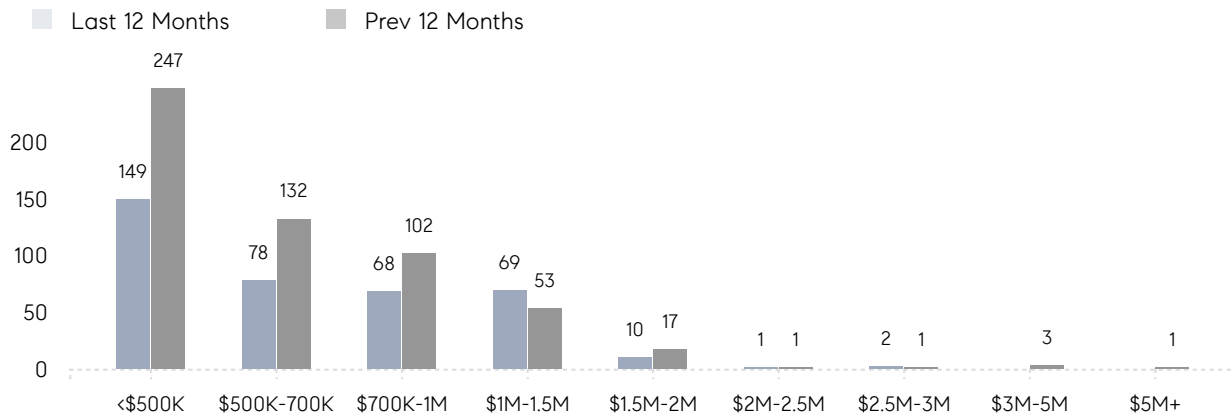
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Clifton Market Insights

Clifton

APRIL 2023

UNDER CONTRACT

65
Total
Properties

\$479K
Average
Price

\$450K
Median
Price

-19%
Decrease From
Apr 2022

6%
Increase From
Apr 2022

3%
Increase From
Apr 2022

UNITS SOLD

42
Total
Properties

\$467K
Average
Price

\$460K
Median
Price

-31%
Decrease From
Apr 2022

-11%
Decrease From
Apr 2022

-2%
Decrease From
Apr 2022

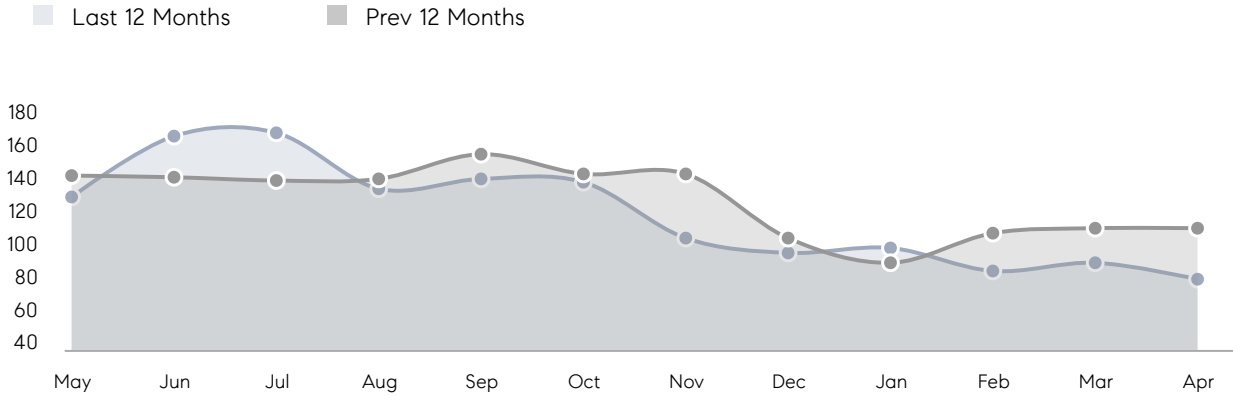
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	34	33	3%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$467,176	\$526,292	-11.2%
	# OF CONTRACTS	65	80	-18.7%
	NEW LISTINGS	61	81	-25%
Houses	AVERAGE DOM	37	35	6%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$559,480	\$581,843	-4%
	# OF CONTRACTS	47	57	-18%
	NEW LISTINGS	43	60	-28%
Condo/Co-op/TH	AVERAGE DOM	29	26	12%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$331,435	\$355,933	-7%
	# OF CONTRACTS	18	23	-22%
	NEW LISTINGS	18	21	-14%

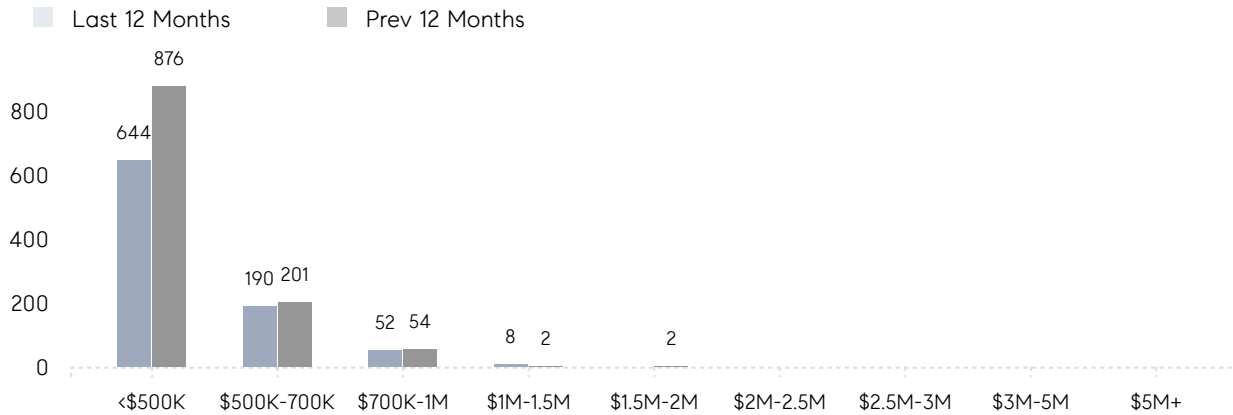
Clifton

APRIL 2023

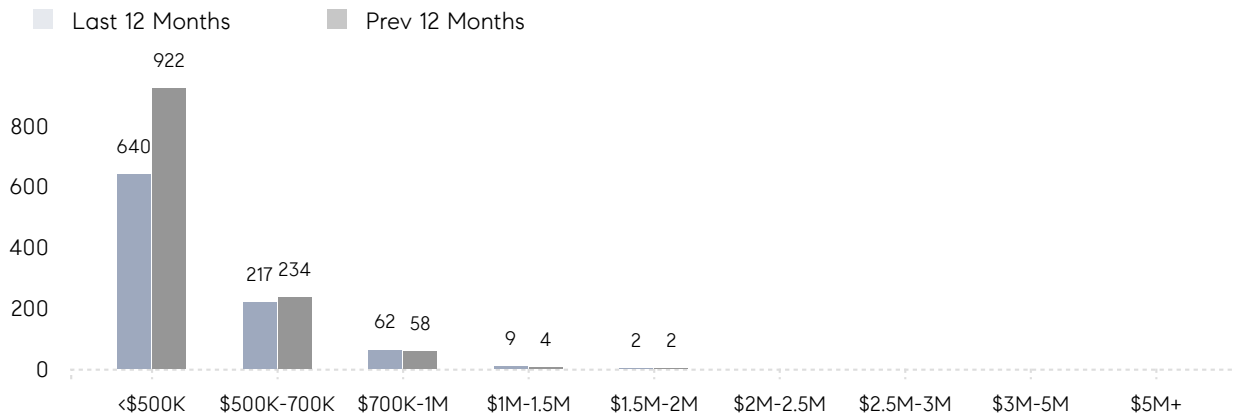
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Cluster Market Insights

Closter

APRIL 2023

UNDER CONTRACT

9	\$1.0M	\$965K
Total Properties	Average Price	Median Price
-36%	-14%	-12%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$781K	\$600K
Total Properties	Average Price	Median Price
-50%	-12%	-19%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

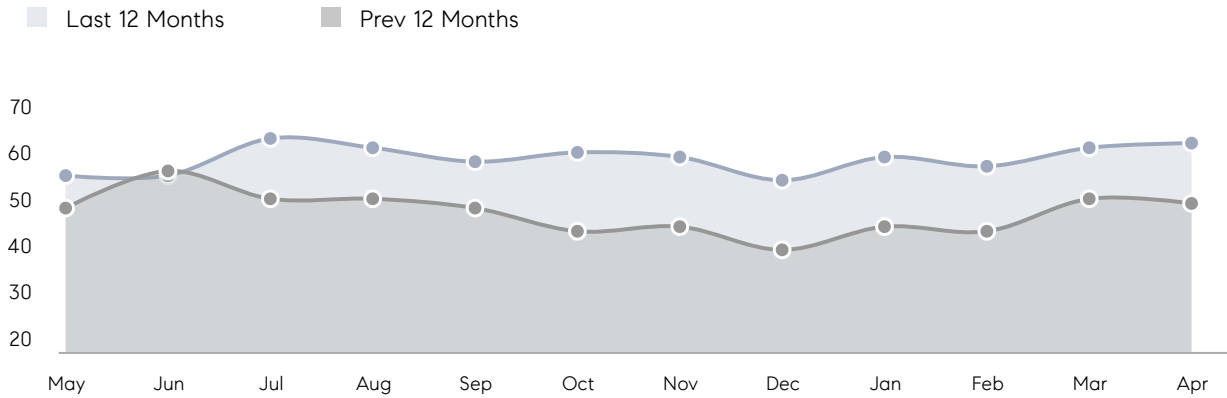
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	48	22	118%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$781,800	\$890,120	-12.2%
	# OF CONTRACTS	9	14	-35.7%
	NEW LISTINGS	9	14	-36%
Houses	AVERAGE DOM	48	22	118%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$781,800	\$890,120	-12%
	# OF CONTRACTS	9	14	-36%
	NEW LISTINGS	9	14	-36%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

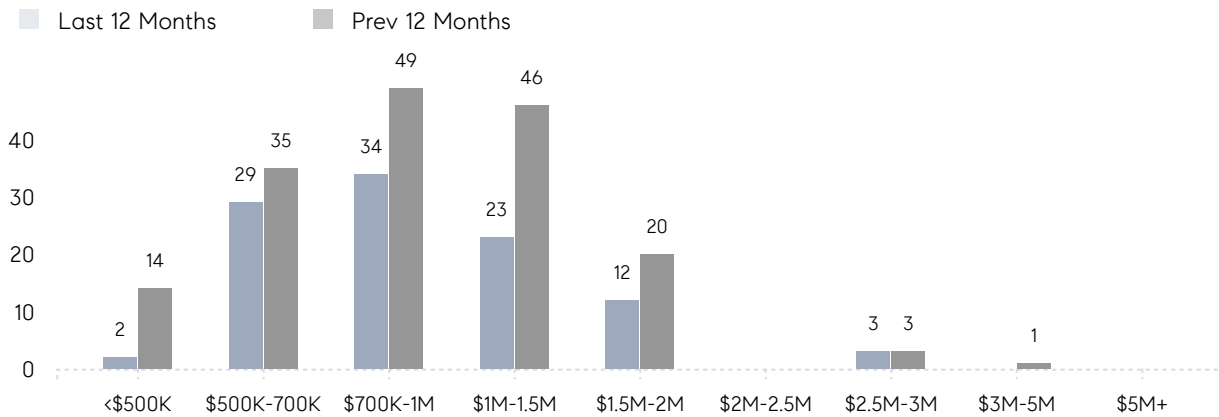
Cluster

APRIL 2023

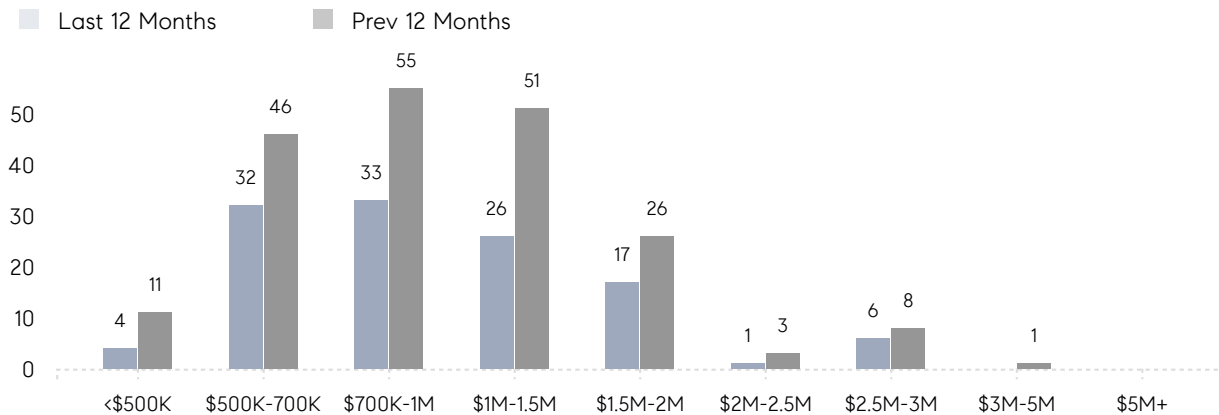
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Colonia Market Insights

Colonia

APRIL 2023

UNDER CONTRACT

7
Total
Properties

\$549K
Average
Price

\$499K
Median
Price

40%
Increase From
Apr 2022

24%
Increase From
Apr 2022

11%
Increase From
Apr 2022

UNITS SOLD

2
Total
Properties

\$457K
Average
Price

\$457K
Median
Price

-75%
Decrease From
Apr 2022

-9%
Decrease From
Apr 2022

-3%
Decrease From
Apr 2022

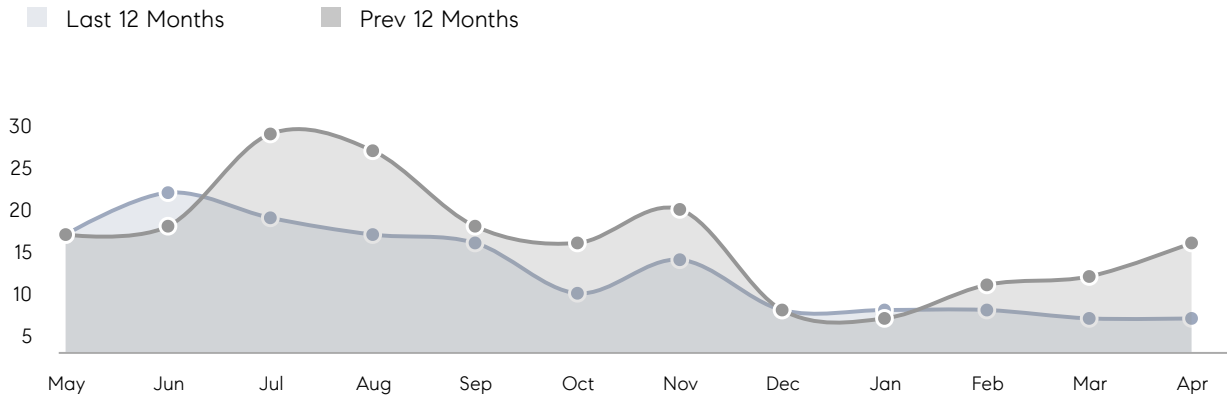
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	15	29	-48%
	% OF ASKING PRICE	95%	106%	
	AVERAGE SOLD PRICE	\$457,500	\$505,000	-9.4%
	# OF CONTRACTS	7	5	40.0%
	NEW LISTINGS	10	9	11%
Houses	AVERAGE DOM	15	29	-48%
	% OF ASKING PRICE	95%	106%	
	AVERAGE SOLD PRICE	\$457,500	\$505,000	-9%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	10	9	11%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

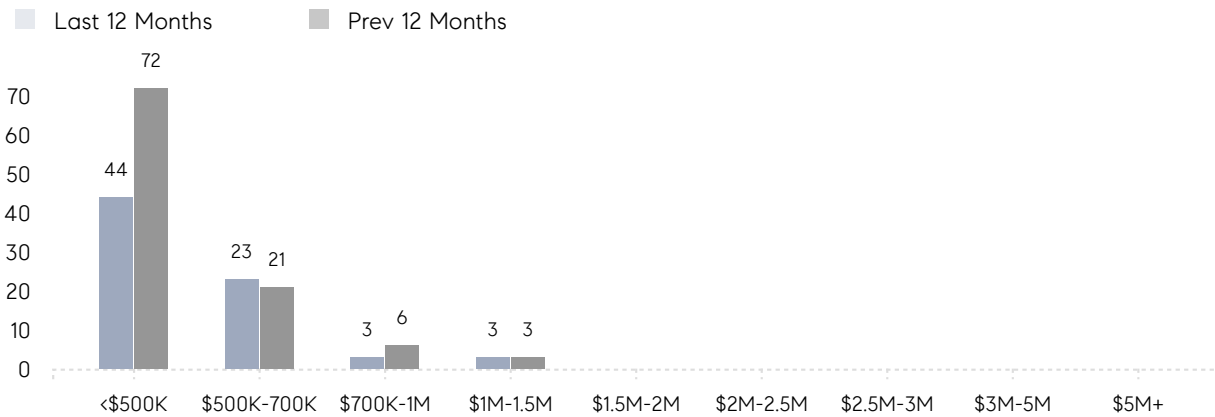
Colonia

APRIL 2023

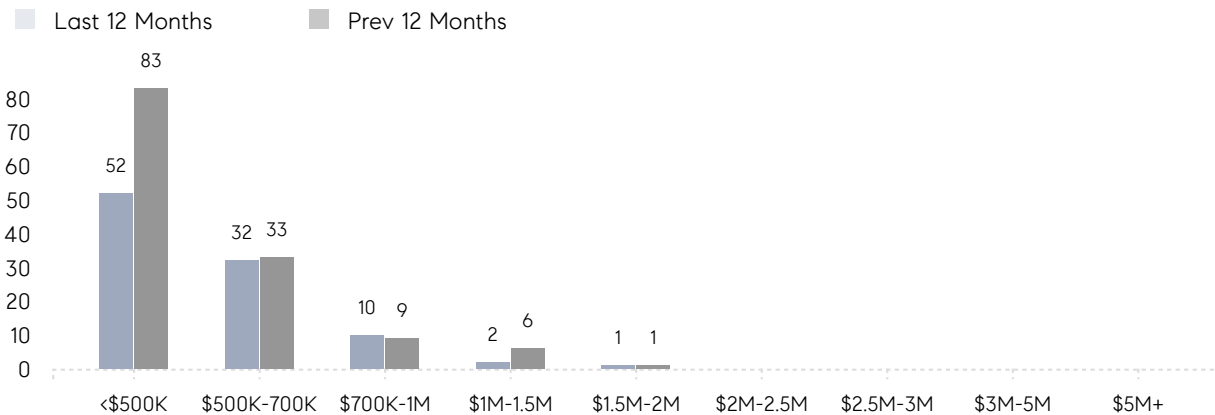
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Cranford Market Insights

Cranford

APRIL 2023

UNDER CONTRACT

23
Total
Properties

\$624K
Average
Price

\$674K
Median
Price

5%
Increase From
Apr 2022

1%
Change From
Apr 2022

9%
Increase From
Apr 2022

UNITS SOLD

9
Total
Properties

\$620K
Average
Price

\$665K
Median
Price

-71%
Decrease From
Apr 2022

-3%
Decrease From
Apr 2022

8%
Increase From
Apr 2022

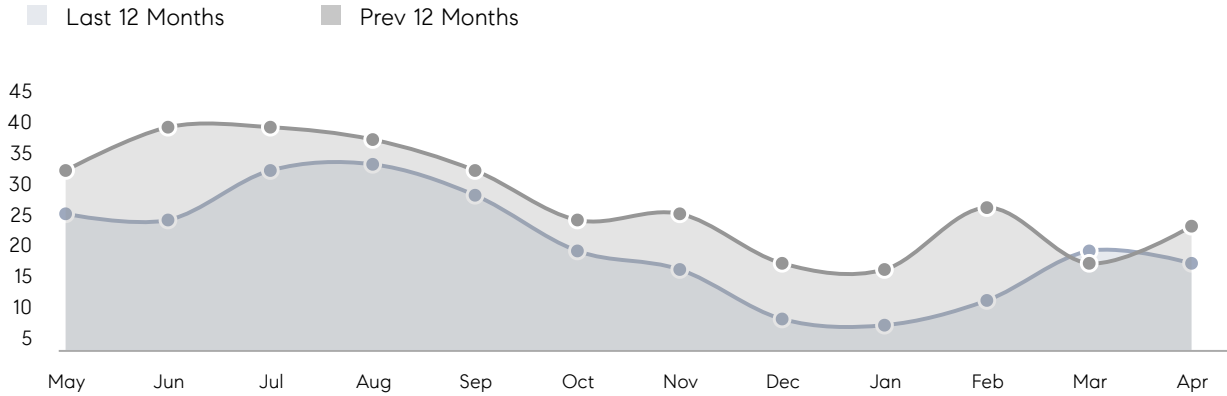
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	27	19	42%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$620,023	\$636,161	-2.5%
	# OF CONTRACTS	23	22	4.5%
	NEW LISTINGS	23	30	-23%
Houses	AVERAGE DOM	28	20	40%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$663,776	\$687,522	-3%
	# OF CONTRACTS	20	21	-5%
	NEW LISTINGS	20	30	-33%
Condo/Co-op/TH	AVERAGE DOM	17	16	6%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$270,000	\$289,475	-7%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	3	0	0%

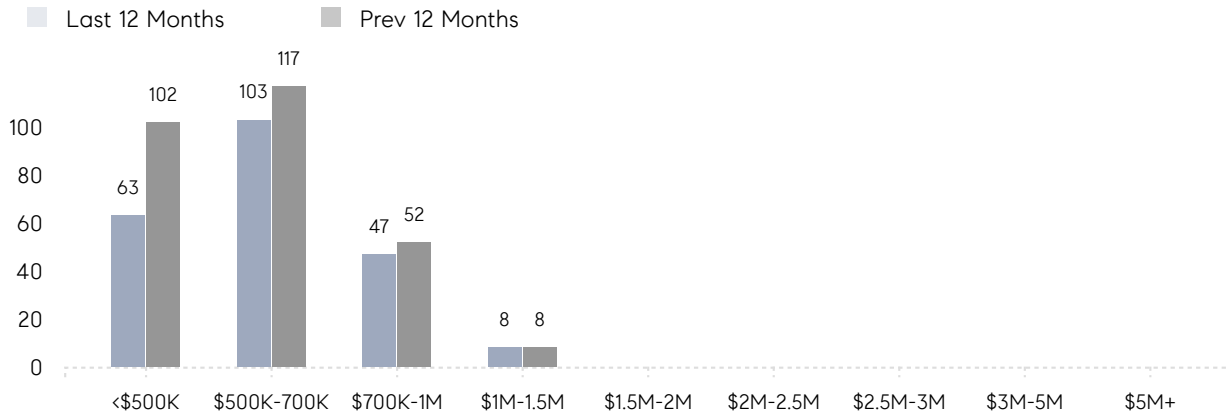
Cranford

APRIL 2023

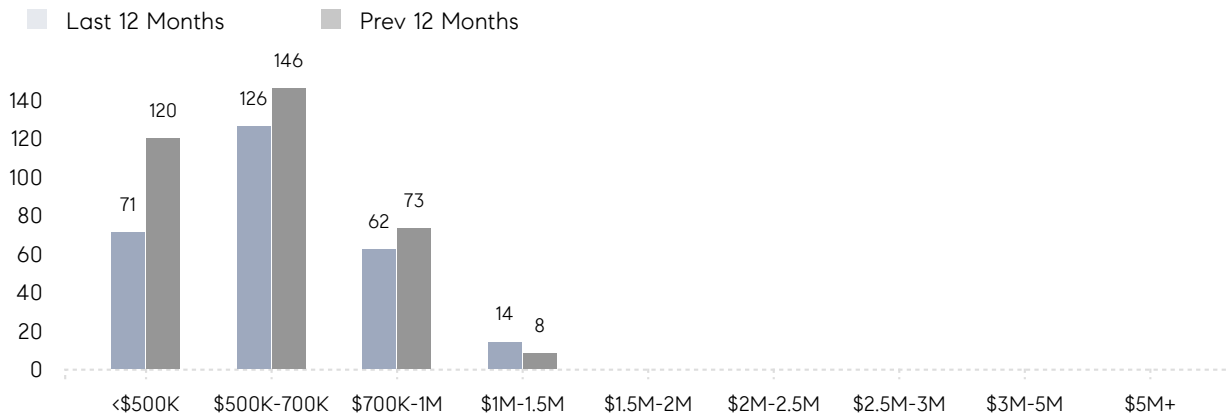
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Cresskill Market Insights

Cresskill

APRIL 2023

UNDER CONTRACT

8	\$1.7M	\$724K
Total Properties	Average Price	Median Price
-50%	66%	-18%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

UNITS SOLD

2	\$891K	\$891K
Total Properties	Average Price	Median Price
-83%	-8%	25%
Decrease From Apr 2022	Decrease From Apr 2022	Increase From Apr 2022

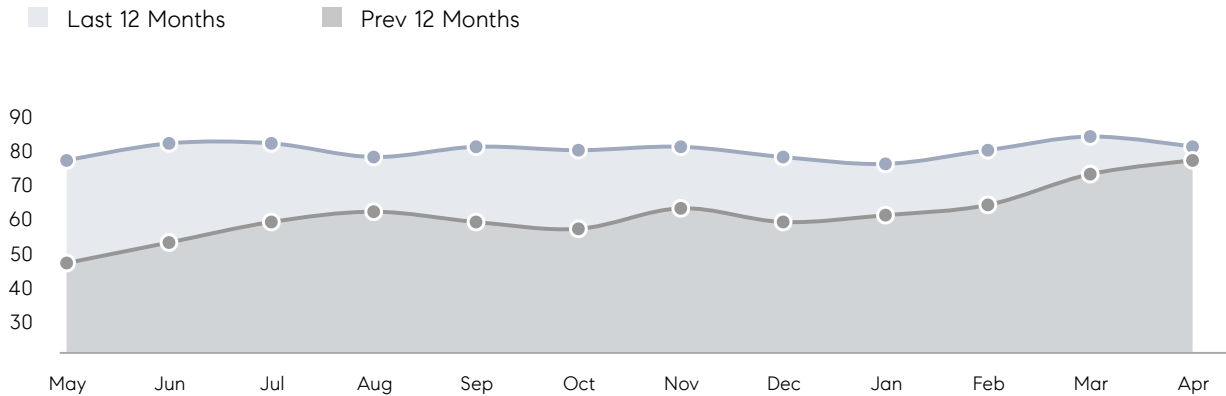
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	29	49	-41%
	% OF ASKING PRICE	92%	99%	
	AVERAGE SOLD PRICE	\$891,000	\$973,000	-8.4%
	# OF CONTRACTS	8	16	-50.0%
	NEW LISTINGS	4	22	-82%
Houses	AVERAGE DOM	29	49	-41%
	% OF ASKING PRICE	92%	99%	
	AVERAGE SOLD PRICE	\$891,000	\$973,000	-8%
	# OF CONTRACTS	7	12	-42%
	NEW LISTINGS	3	20	-85%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	1	2	-50%

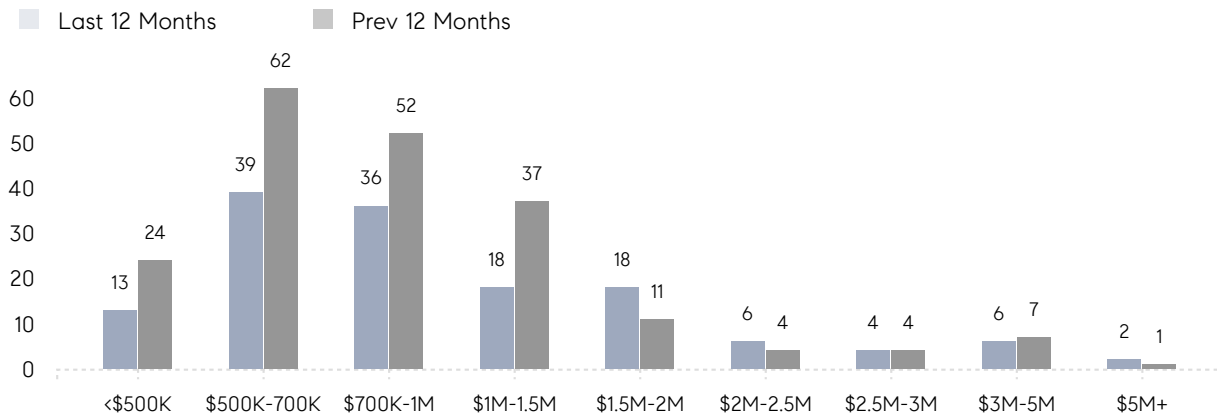
Cresskill

APRIL 2023

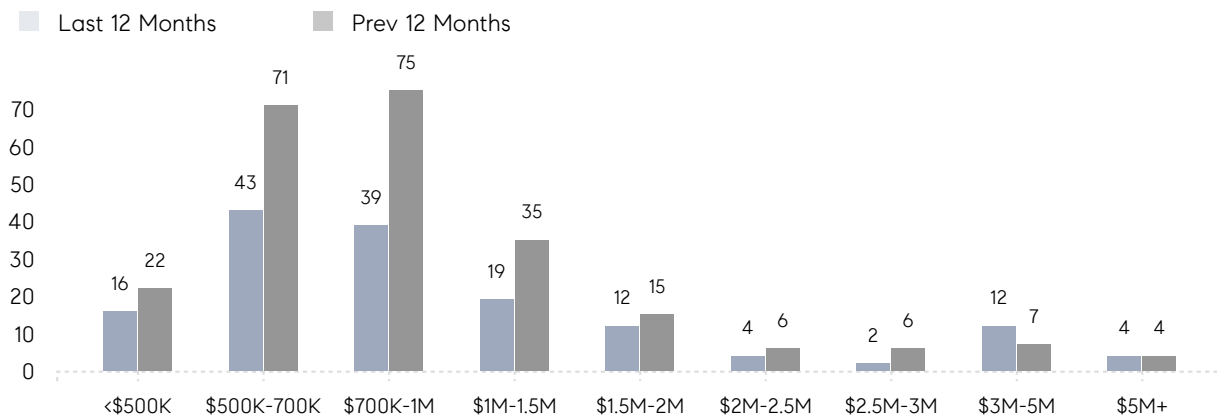
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Demarest Market Insights

Demarest

APRIL 2023

UNDER CONTRACT

7	\$1.4M	\$1.5M
Total Properties	Average Price	Median Price
-42%	11%	55%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

3	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
0%	14%	28%
Change From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

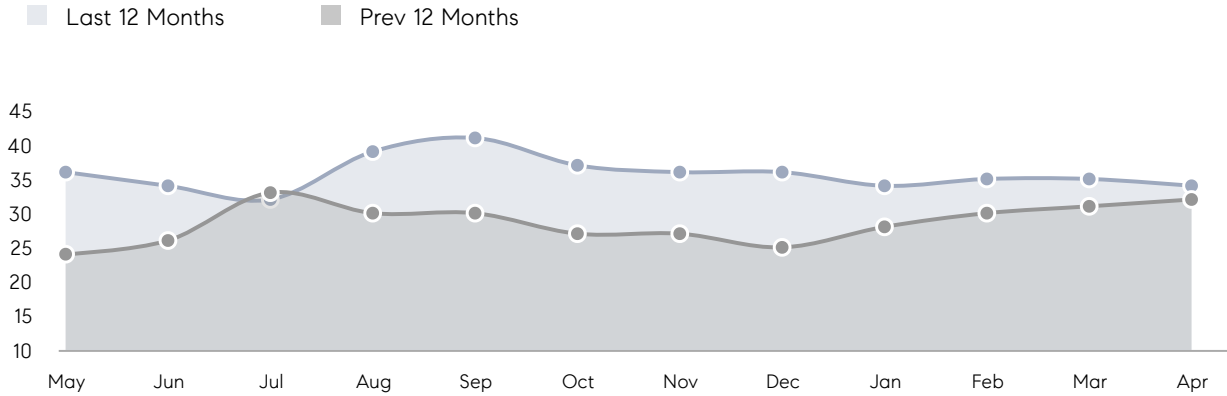
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	28	32	-12%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$1,081,667	\$951,667	13.7%
	# OF CONTRACTS	7	12	-41.7%
	NEW LISTINGS	7	11	-36%
Houses	AVERAGE DOM	28	32	-12%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$1,081,667	\$951,667	14%
	# OF CONTRACTS	7	11	-36%
	NEW LISTINGS	7	11	-36%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

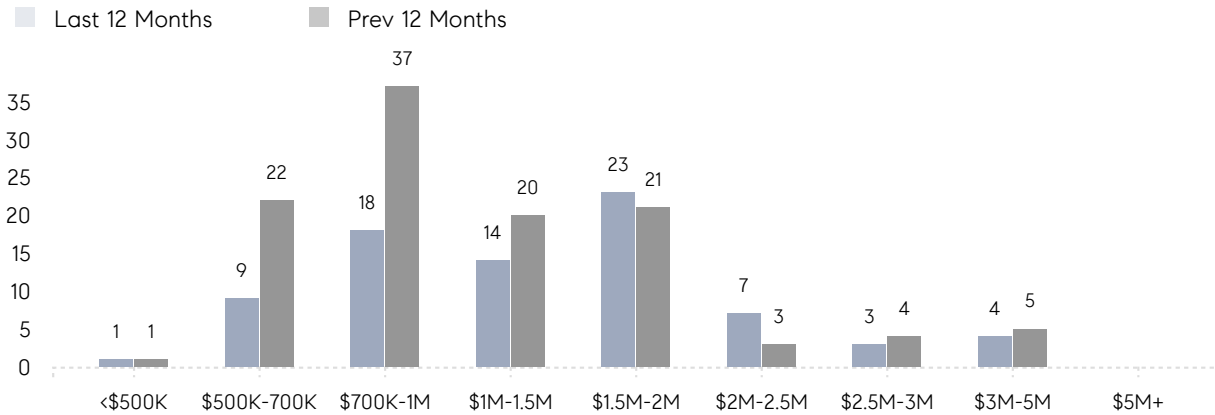
Demarest

APRIL 2023

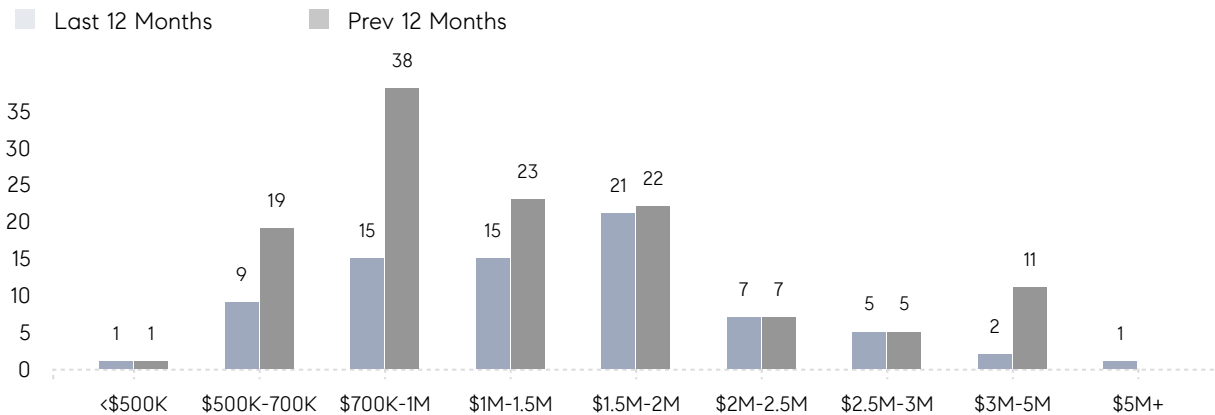
Monthly Inventory



Contracts By Price Range



Listings By Price Range

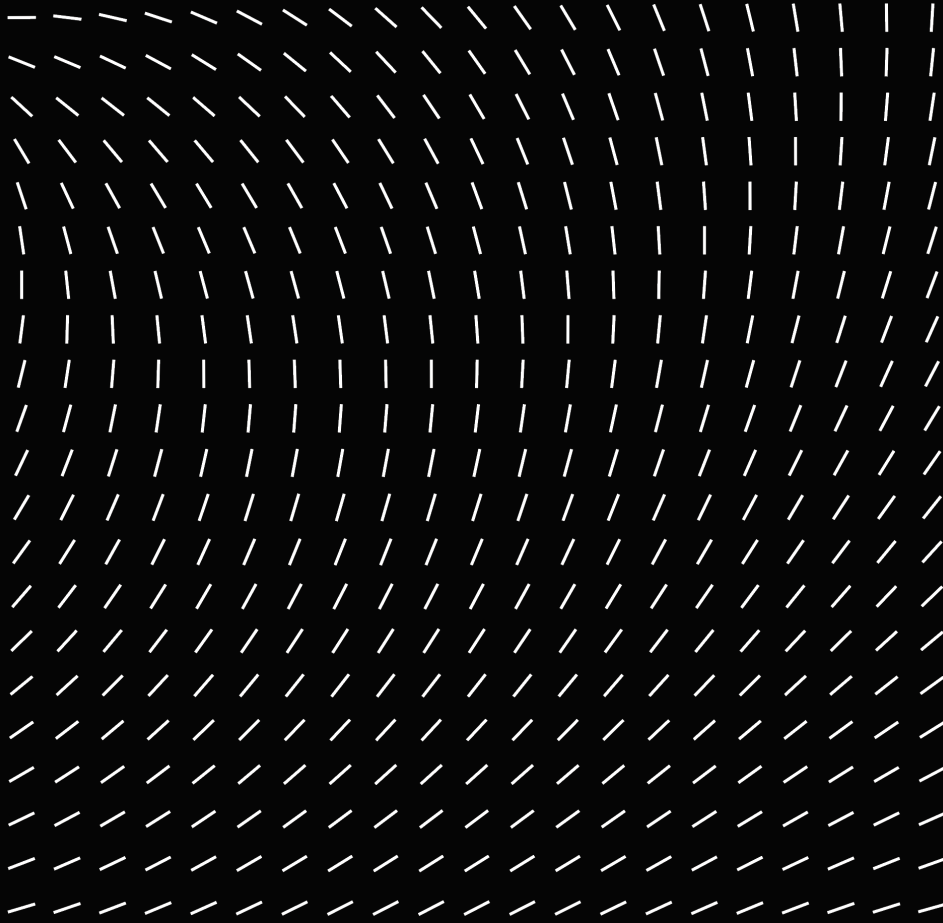




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COMPASS

April 2023

Denville Market Insights

Denville

APRIL 2023

UNDER CONTRACT

22	\$528K	\$511K
Total Properties	Average Price	Median Price
-12%	-5%	1%
Decrease From Apr 2022	Decrease From Apr 2022	Change From Apr 2022

UNITS SOLD

13	\$674K	\$625K
Total Properties	Average Price	Median Price
-13%	14%	7%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

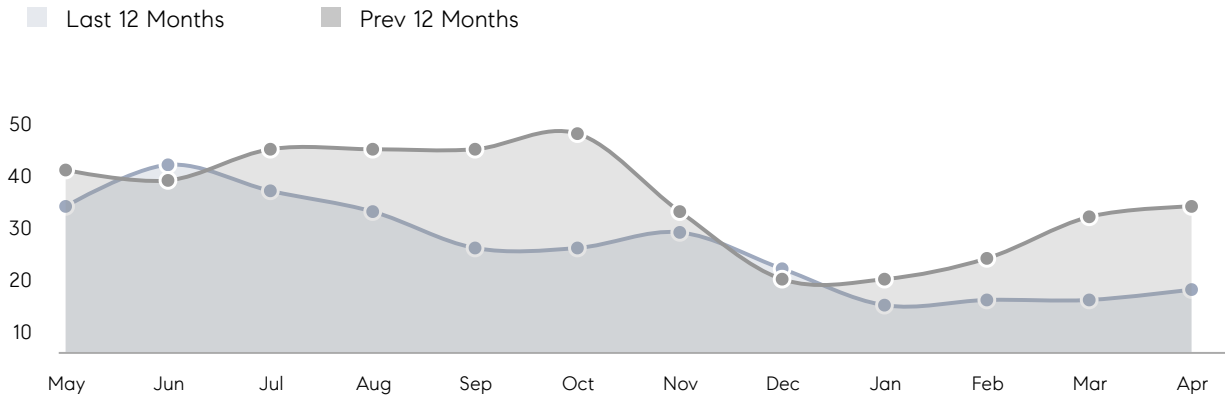
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	30	54	-44%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$674,341	\$590,670	14.2%
	# OF CONTRACTS	22	25	-12.0%
	NEW LISTINGS	25	31	-19%
Houses	AVERAGE DOM	32	54	-41%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$682,100	\$631,158	8%
	# OF CONTRACTS	14	22	-36%
	NEW LISTINGS	16	28	-43%
Condo/Co-op/TH	AVERAGE DOM	26	55	-53%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$656,882	\$327,500	101%
	# OF CONTRACTS	8	3	167%
	NEW LISTINGS	9	3	200%

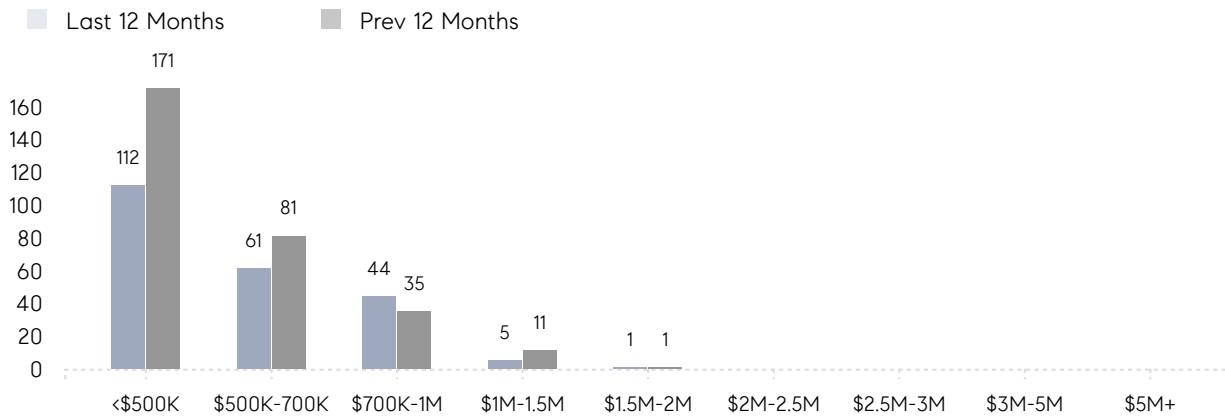
Denville

APRIL 2023

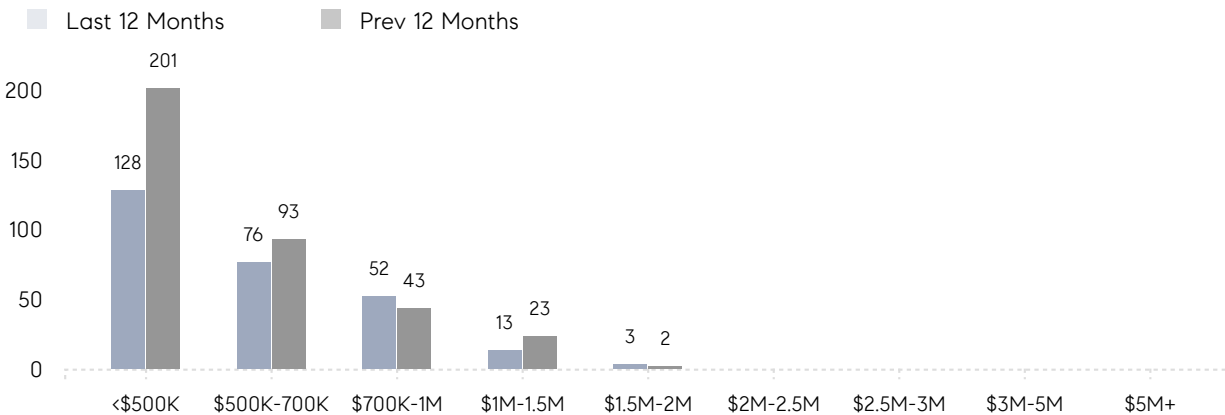
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Dumont Market Insights

Dumont

APRIL 2023

UNDER CONTRACT

15
Total
Properties

\$598K
Average
Price

\$606K
Median
Price

-21%
Decrease From
Apr 2022

13%
Increase From
Apr 2022

24%
Increase From
Apr 2022

UNITS SOLD

8
Total
Properties

\$602K
Average
Price

\$615K
Median
Price

0%
Change From
Apr 2022

29%
Increase From
Apr 2022

35%
Increase From
Apr 2022

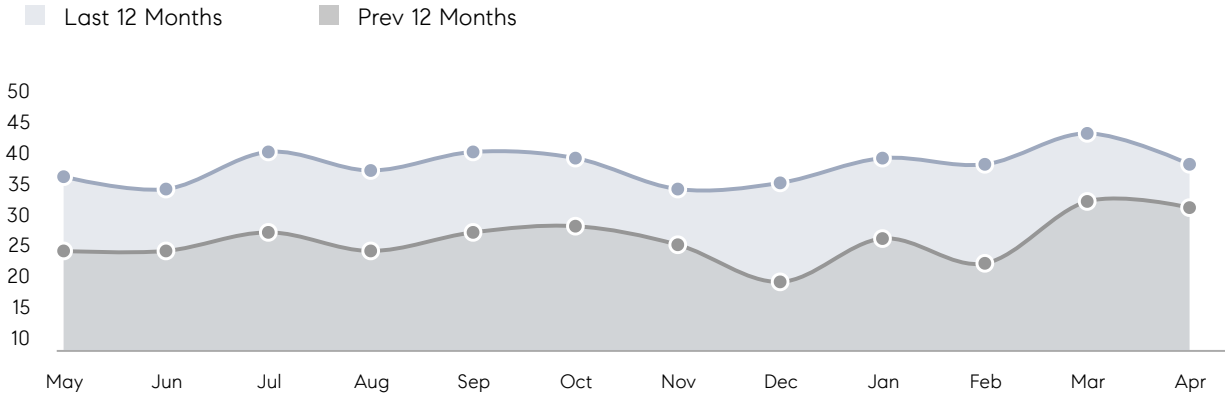
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	16	25	-36%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$602,589	\$465,938	29.3%
	# OF CONTRACTS	15	19	-21.1%
	NEW LISTINGS	11	20	-45%
Houses	AVERAGE DOM	16	25	-36%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$602,589	\$465,938	29%
	# OF CONTRACTS	15	19	-21%
	NEW LISTINGS	11	19	-42%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

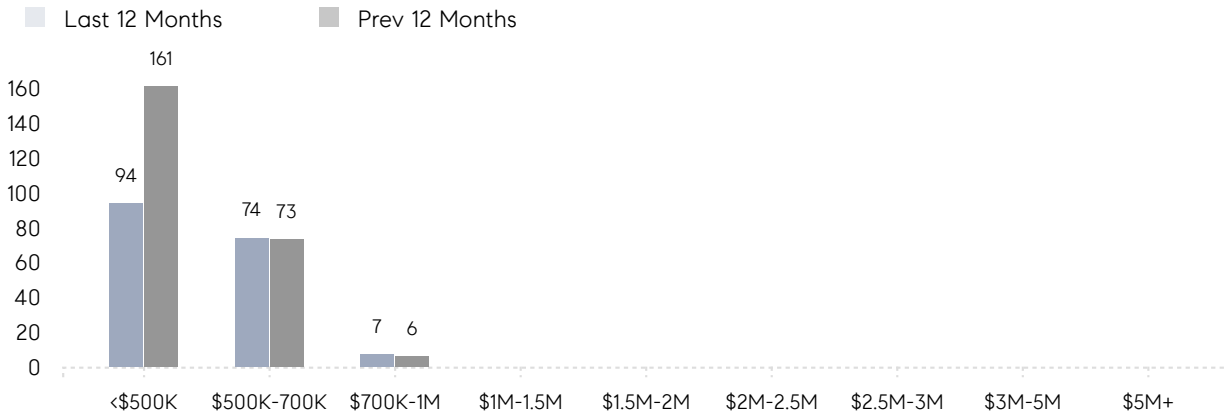
Dumont

APRIL 2023

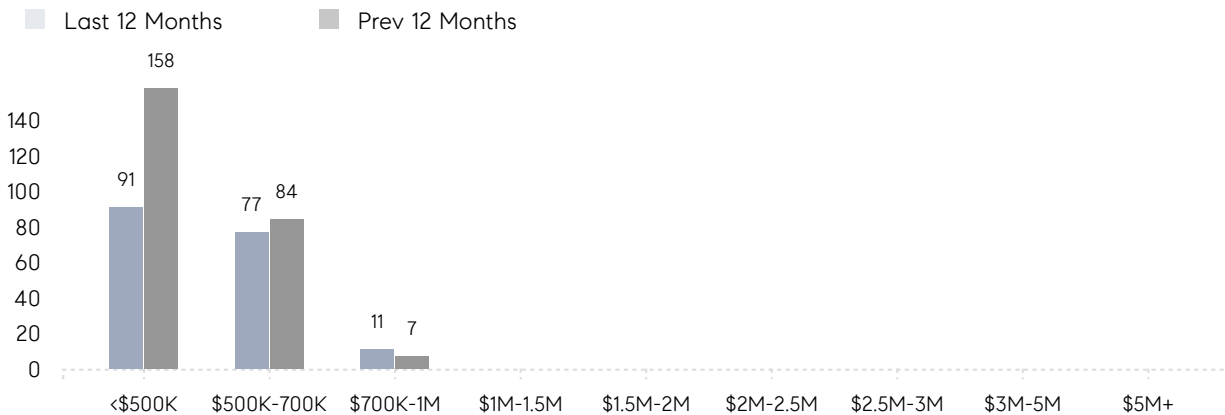
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

East Hanover Market Insights

East Hanover

APRIL 2023

UNDER CONTRACT

6	\$492K	\$499K
Total Properties	Average Price	Median Price
-54%	-27%	-23%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

7	\$650K	\$627K
Total Properties	Average Price	Median Price
-36%	-8%	7%
Decrease From Apr 2022	Decrease From Apr 2022	Increase From Apr 2022

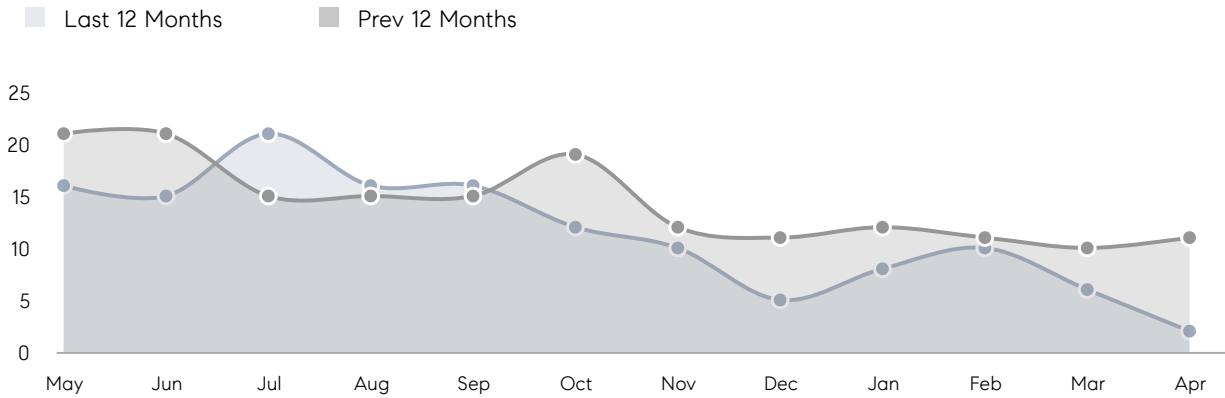
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	22	19	16%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$650,929	\$704,545	-7.6%
	# OF CONTRACTS	6	13	-53.8%
	NEW LISTINGS	4	15	-73%
Houses	AVERAGE DOM	20	19	5%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$772,250	\$806,250	-4%
	# OF CONTRACTS	2	10	-80%
	NEW LISTINGS	3	9	-67%
Condo/Co-op/TH	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$489,167	\$433,333	13%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	1	6	-83%

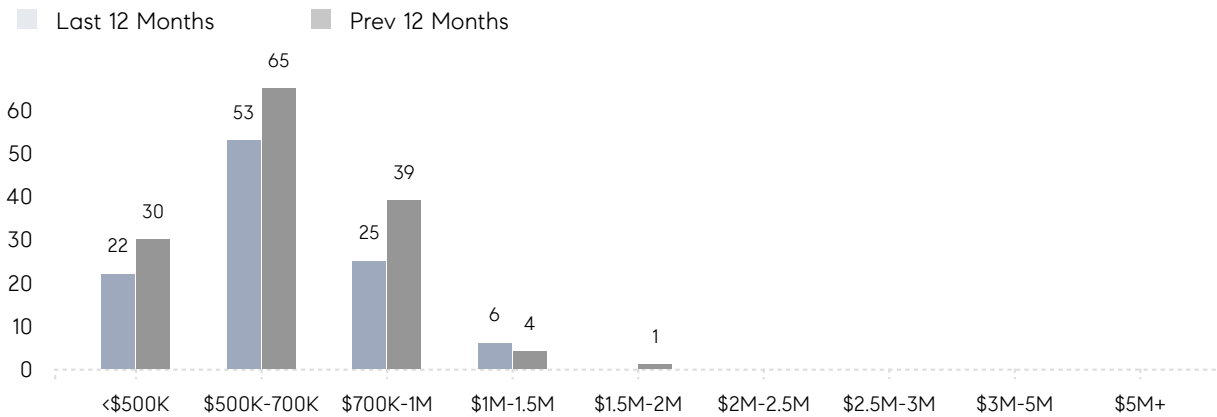
East Hanover

APRIL 2023

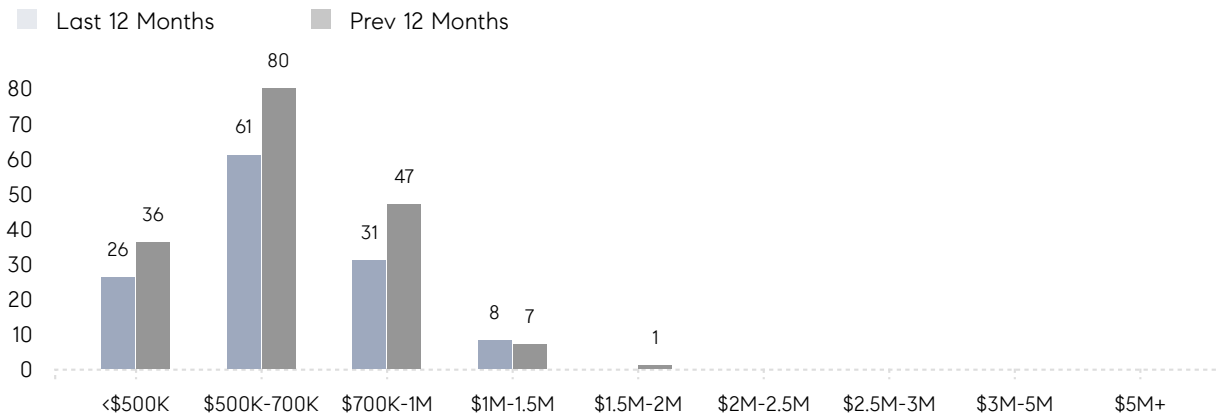
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

East Orange Market Insights

East Orange

APRIL 2023

UNDER CONTRACT

26
Total
Properties

\$341K
Average
Price

\$332K
Median
Price

-7%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

-1%
Change From
Apr 2022

UNITS SOLD

14
Total
Properties

\$348K
Average
Price

\$330K
Median
Price

-52%
Decrease From
Apr 2022

-1%
Change From
Apr 2022

-7%
Decrease From
Apr 2022

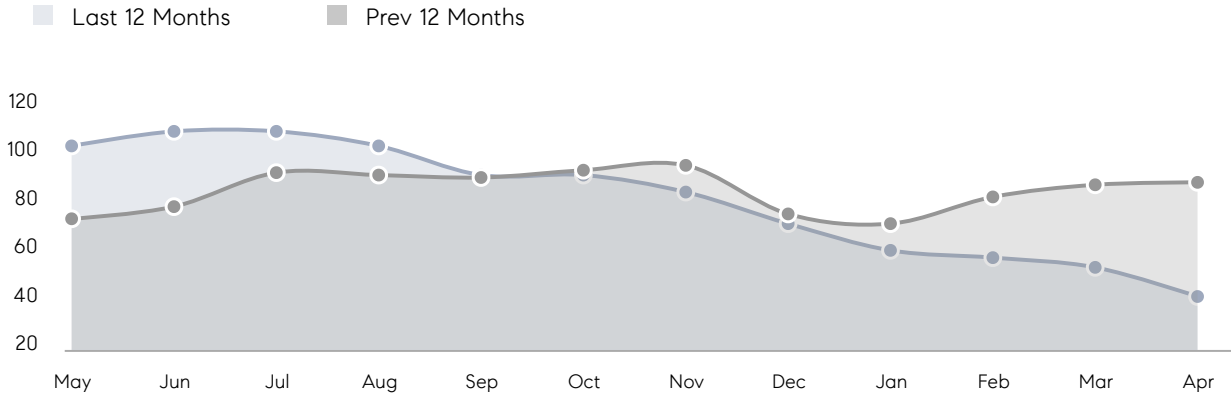
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	65	49	33%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$348,307	\$350,824	-0.7%
	# OF CONTRACTS	26	28	-7.1%
	NEW LISTINGS	26	44	-41%
Houses	AVERAGE DOM	66	36	83%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$418,230	\$374,952	12%
	# OF CONTRACTS	19	21	-10%
	NEW LISTINGS	20	36	-44%
Condo/Co-op/TH	AVERAGE DOM	62	99	-37%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$173,500	\$258,333	-33%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	6	8	-25%

East Orange

APRIL 2023

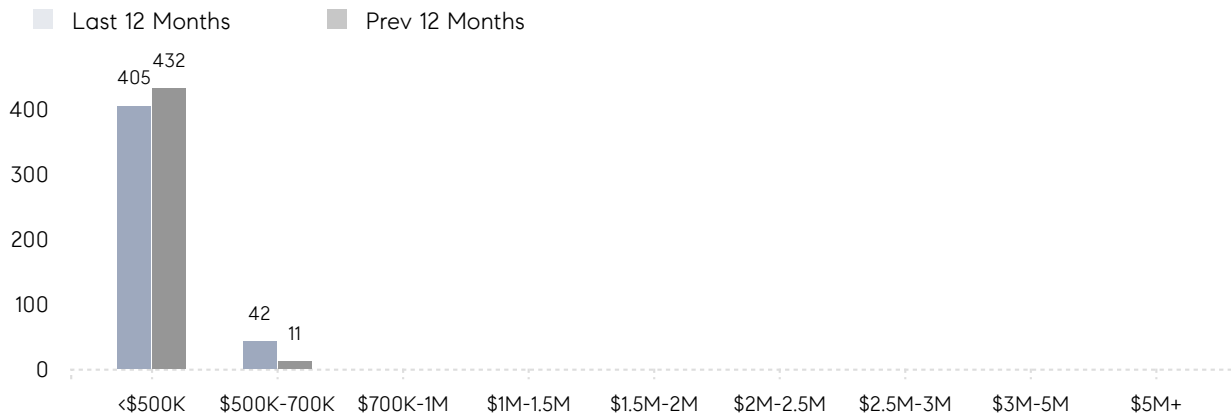
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Edgewater Market Insights

Edgewater

APRIL 2023

UNDER CONTRACT

24
Total
Properties

\$701K
Average
Price

\$549K
Median
Price

-4%
Decrease From
Apr 2022

-4%
Decrease From
Apr 2022

-8%
Decrease From
Apr 2022

UNITS SOLD

12
Total
Properties

\$604K
Average
Price

\$497K
Median
Price

-62%
Decrease From
Apr 2022

-13%
Decrease From
Apr 2022

-14%
Decrease From
Apr 2022

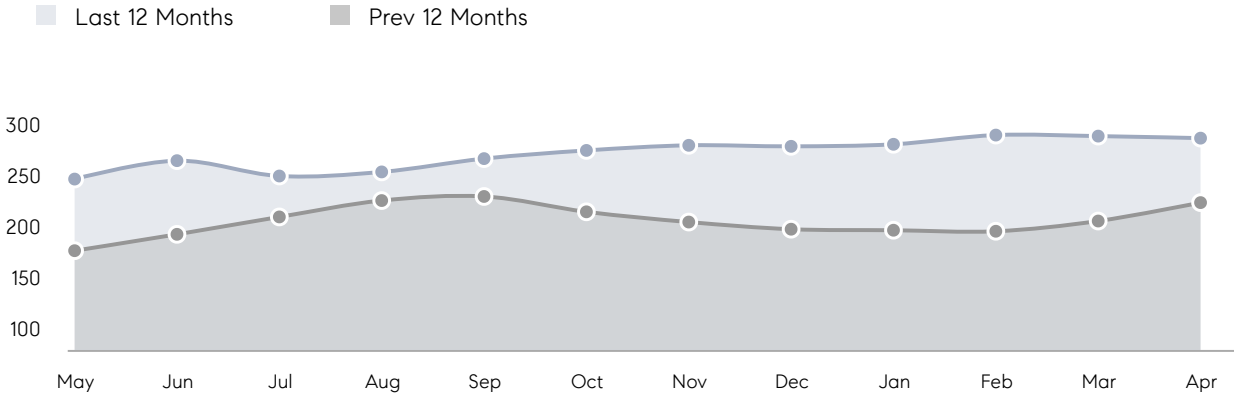
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	91	58	57%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$604,375	\$690,984	-12.5%
	# OF CONTRACTS	24	25	-4.0%
	NEW LISTINGS	33	43	-23%
Houses	AVERAGE DOM	26	33	-21%
	% OF ASKING PRICE	100%	111%	
	AVERAGE SOLD PRICE	\$840,000	\$613,000	37%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	3	2	50%
Condo/Co-op/TH	AVERAGE DOM	97	59	64%
	% OF ASKING PRICE	94%	99%	
	AVERAGE SOLD PRICE	\$582,955	\$693,500	-16%
	# OF CONTRACTS	23	25	-8%
	NEW LISTINGS	30	41	-27%

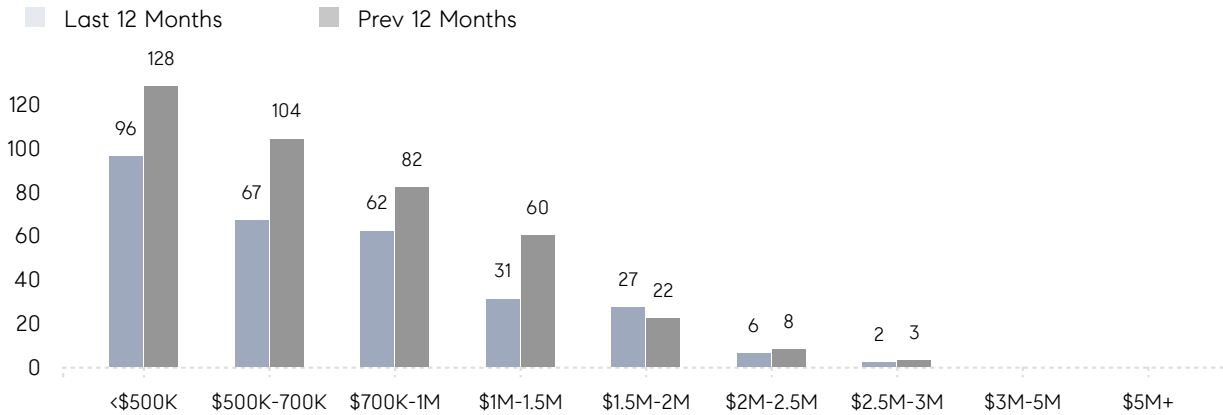
Edgewater

APRIL 2023

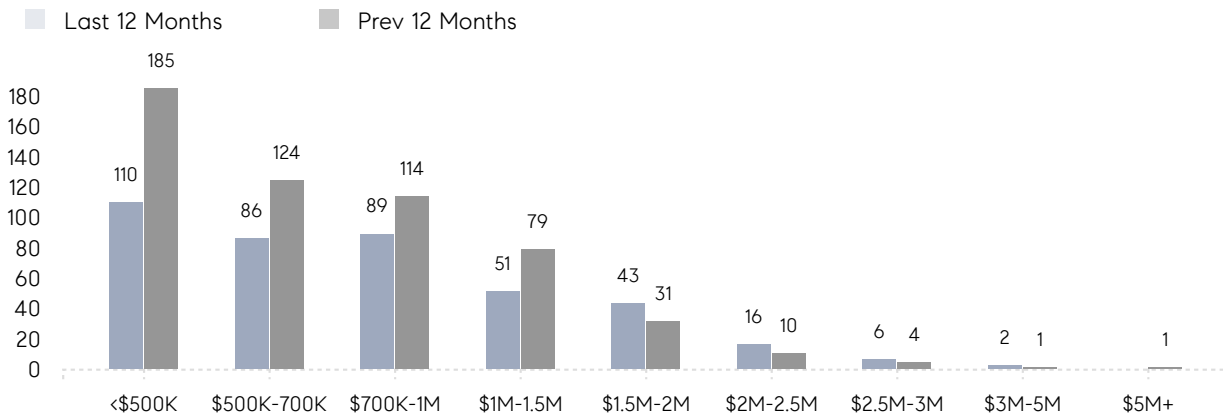
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Elizabeth Market Insights

Elizabeth

APRIL 2023

UNDER CONTRACT

23	\$374K	\$349K
Total Properties	Average Price	Median Price
-15%	-7%	-11%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

19	\$453K	\$460K
Total Properties	Average Price	Median Price
-17%	32%	46%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

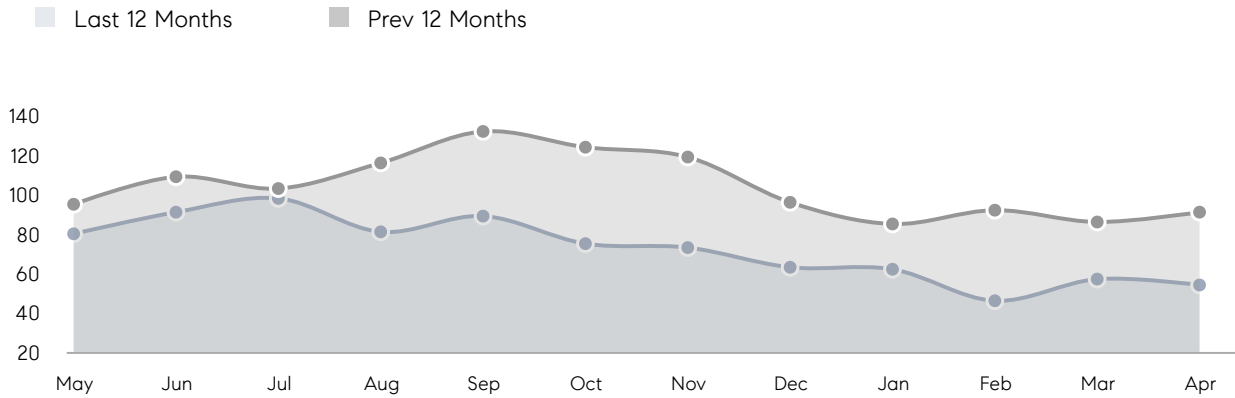
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	45	60	-25%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$453,342	\$343,717	31.9%
	# OF CONTRACTS	23	27	-14.8%
	NEW LISTINGS	34	46	-26%
Houses	AVERAGE DOM	42	68	-38%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$482,750	\$376,176	28%
	# OF CONTRACTS	12	17	-29%
	NEW LISTINGS	26	31	-16%
Condo/Co-op/TH	AVERAGE DOM	61	37	65%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$296,500	\$251,750	18%
	# OF CONTRACTS	11	10	10%
	NEW LISTINGS	8	15	-47%

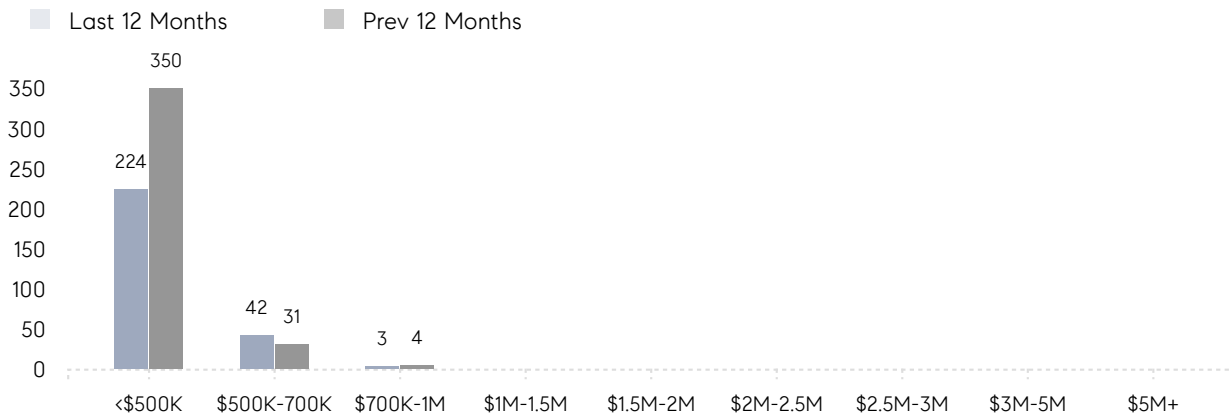
Elizabeth

APRIL 2023

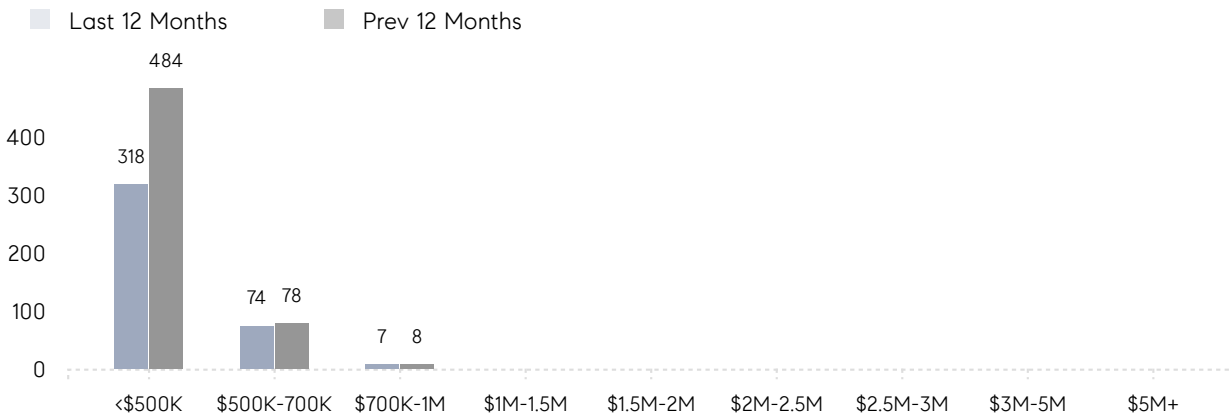
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Elmwood Park Market Insights

Elmwood Park

APRIL 2023

UNDER CONTRACT

7	\$397K	\$399K
Total Properties	Average Price	Median Price
-72%	-17%	-11%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

10	\$422K	\$426K
Total Properties	Average Price	Median Price
-44%	-2%	-6%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

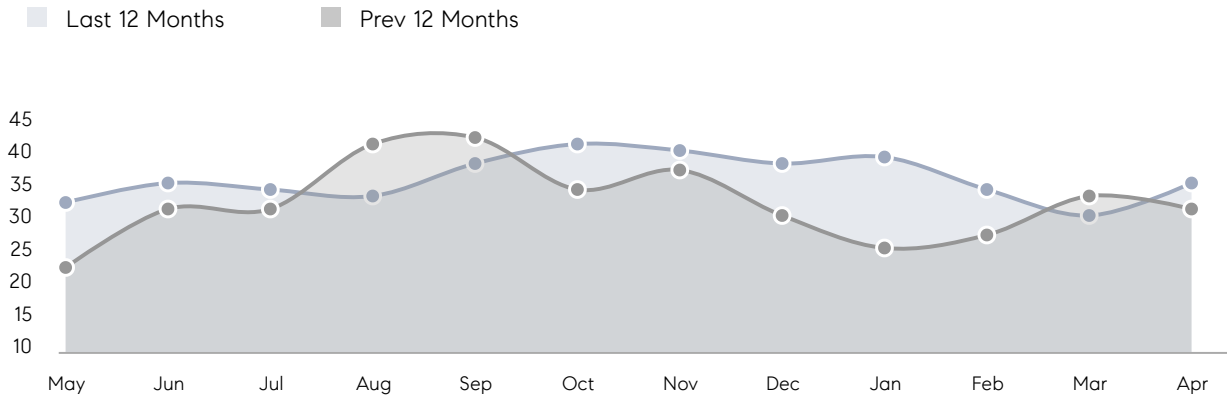
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	37	42	-12%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$422,200	\$430,175	-1.9%
	# OF CONTRACTS	7	25	-72.0%
	NEW LISTINGS	13	19	-32%
Houses	AVERAGE DOM	33	41	-20%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$425,222	\$493,946	-14%
	# OF CONTRACTS	5	23	-78%
	NEW LISTINGS	10	17	-41%
Condo/Co-op/TH	AVERAGE DOM	73	48	52%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$395,000	\$206,975	91%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	2	50%

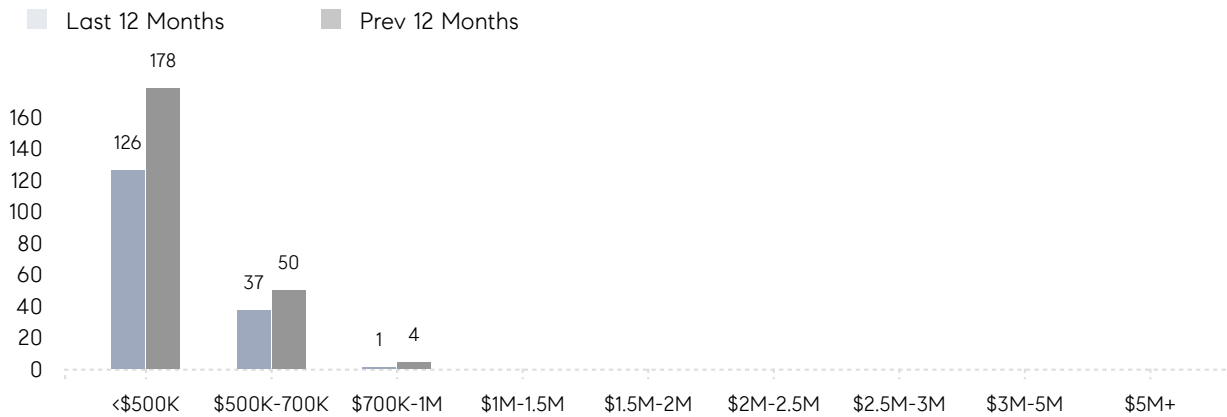
Elmwood Park

APRIL 2023

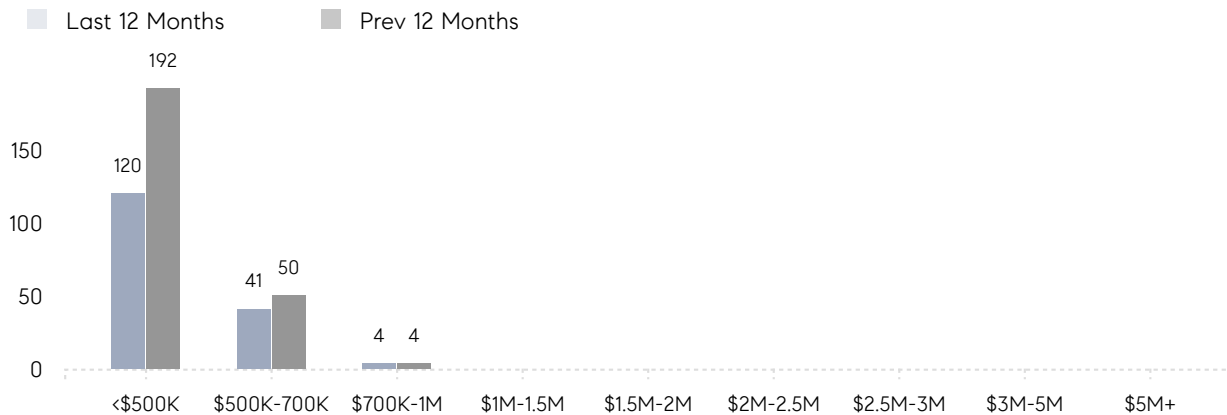
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Emerson Market Insights

Emerson

APRIL 2023

UNDER CONTRACT

12
Total
Properties

\$651K
Average
Price

\$632K
Median
Price

140%
Increase From
Apr 2022

9%
Increase From
Apr 2022

20%
Increase From
Apr 2022

UNITS SOLD

1
Total
Properties

\$985K
Average
Price

\$985K
Median
Price

-75%
Decrease From
Apr 2022

56%
Increase From
Apr 2022

39%
Increase From
Apr 2022

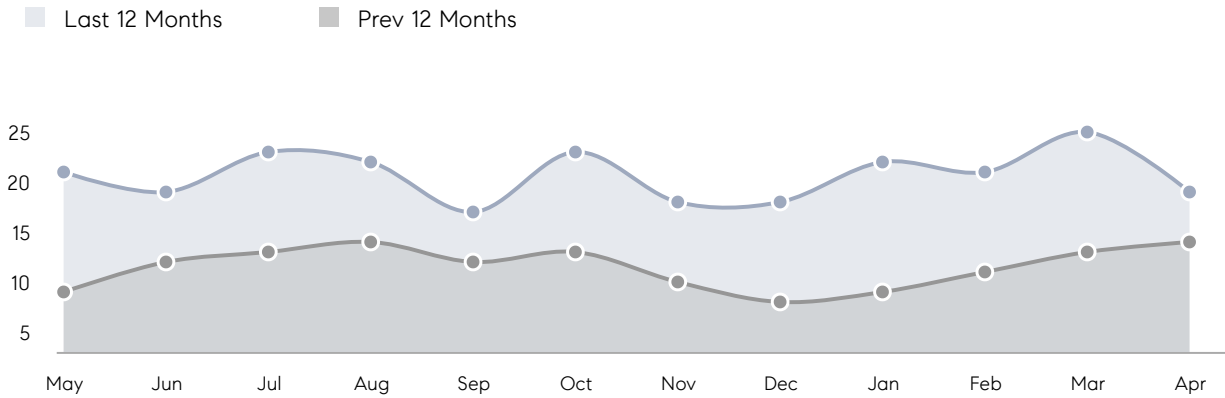
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	7	41	-83%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$985,000	\$630,425	56.2%
	# OF CONTRACTS	12	5	140.0%
	NEW LISTINGS	5	4	25%
Houses	AVERAGE DOM	7	41	-83%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$985,000	\$630,425	56%
	# OF CONTRACTS	10	4	150%
	NEW LISTINGS	4	3	33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	1	0%

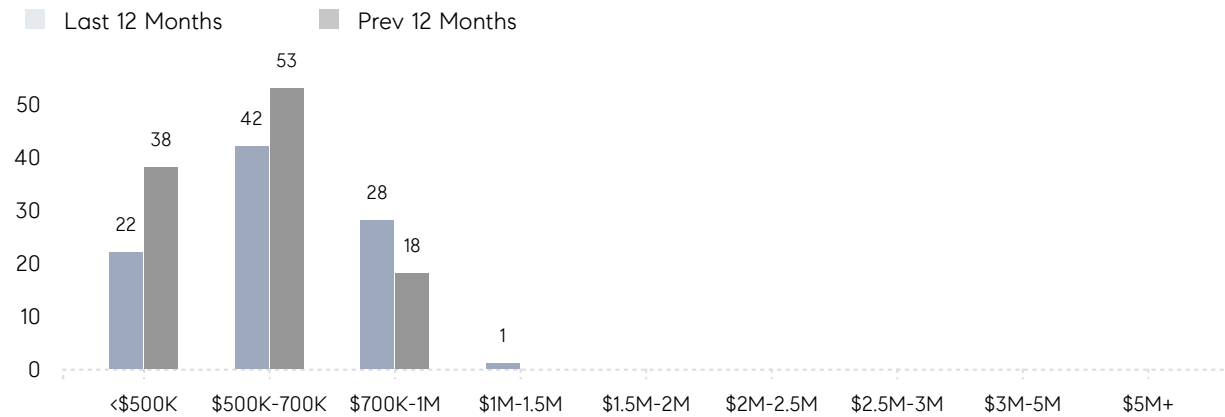
Emerson

APRIL 2023

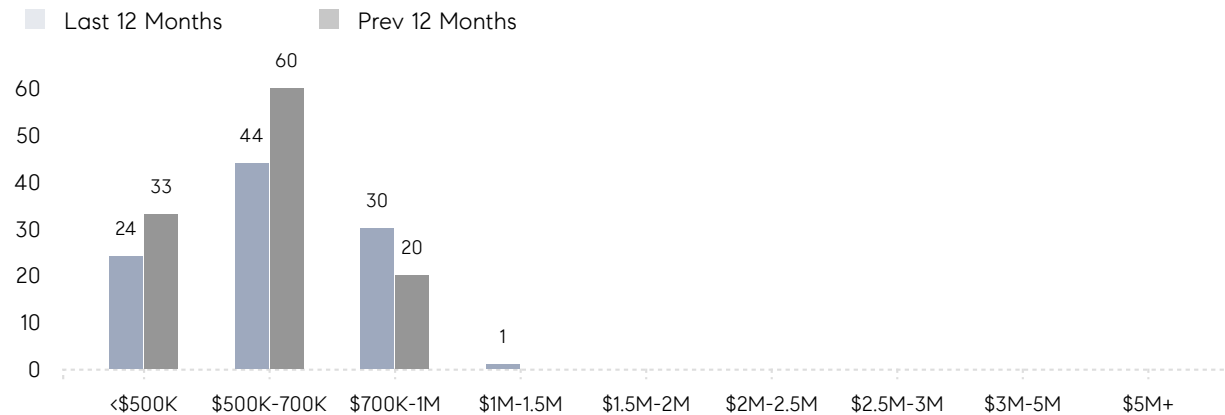
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Englewood Market Insights

Englewood

APRIL 2023

UNDER CONTRACT

12
Total
Properties

\$549K
Average
Price

\$499K
Median
Price

-61%
Decrease From
Apr 2022

-30%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

UNITS SOLD

9
Total
Properties

\$537K
Average
Price

\$499K
Median
Price

-72%
Decrease From
Apr 2022

-43%
Decrease From
Apr 2022

-1%
Change From
Apr 2022

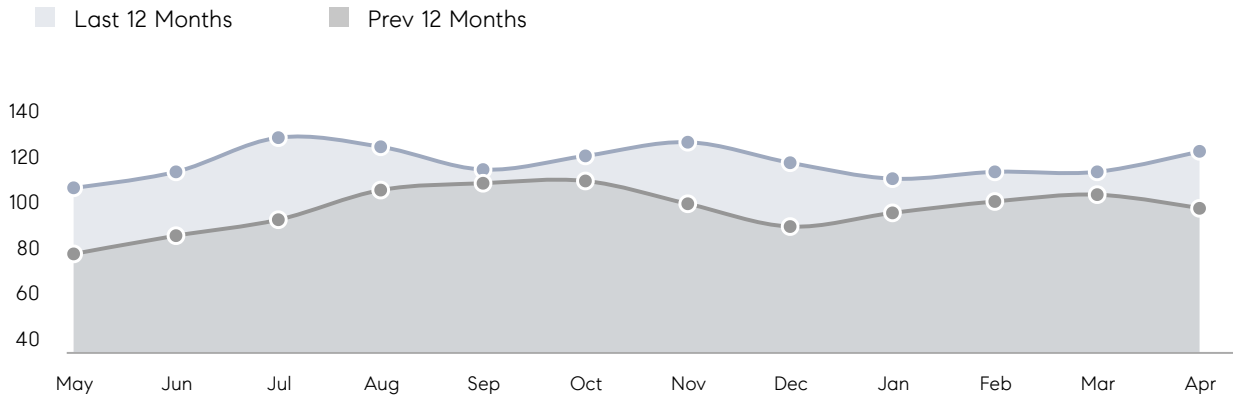
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	46	53	-13%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$537,444	\$944,669	-43.1%
	# OF CONTRACTS	12	31	-61.3%
	NEW LISTINGS	21	27	-22%
Houses	AVERAGE DOM	47	59	-20%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$650,000	\$1,289,800	-50%
	# OF CONTRACTS	6	17	-65%
	NEW LISTINGS	10	17	-41%
Condo/Co-op/TH	AVERAGE DOM	45	43	5%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$447,400	\$369,450	21%
	# OF CONTRACTS	6	14	-57%
	NEW LISTINGS	11	10	10%

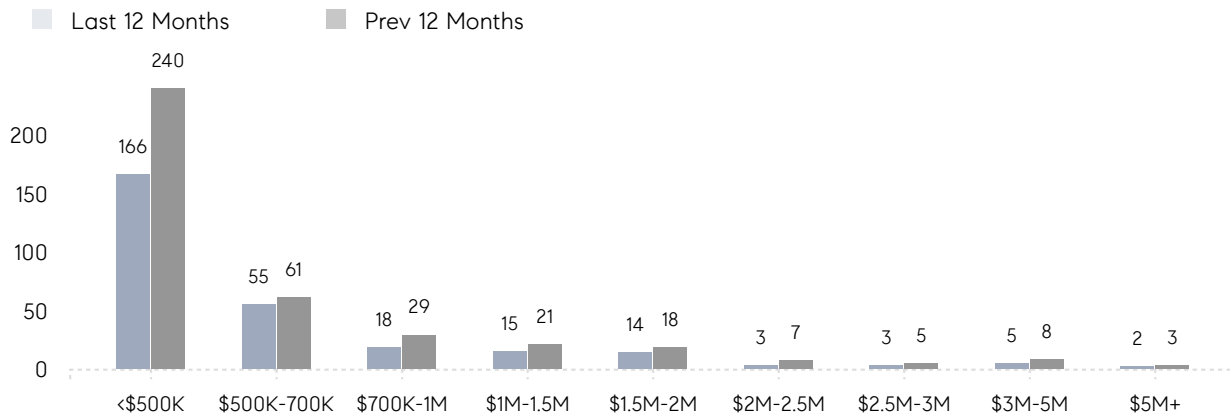
Englewood

APRIL 2023

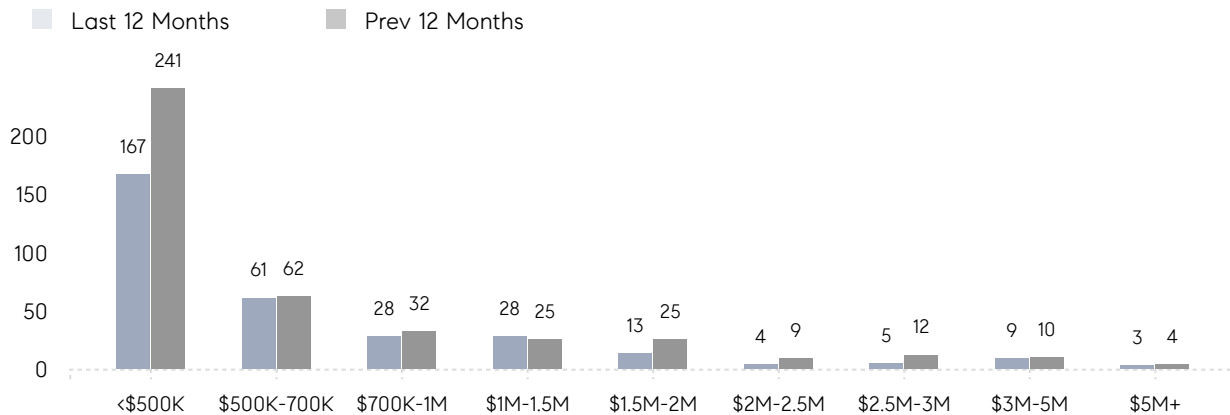
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Englewood Cliffs Market Insights

Englewood Cliffs

APRIL 2023

UNDER CONTRACT

7	\$1.8M	\$1.1M
Total Properties	Average Price	Median Price
75%	24%	-24%
Increase From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$1.7M	\$1.4M
Total Properties	Average Price	Median Price
-55%	58%	27%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

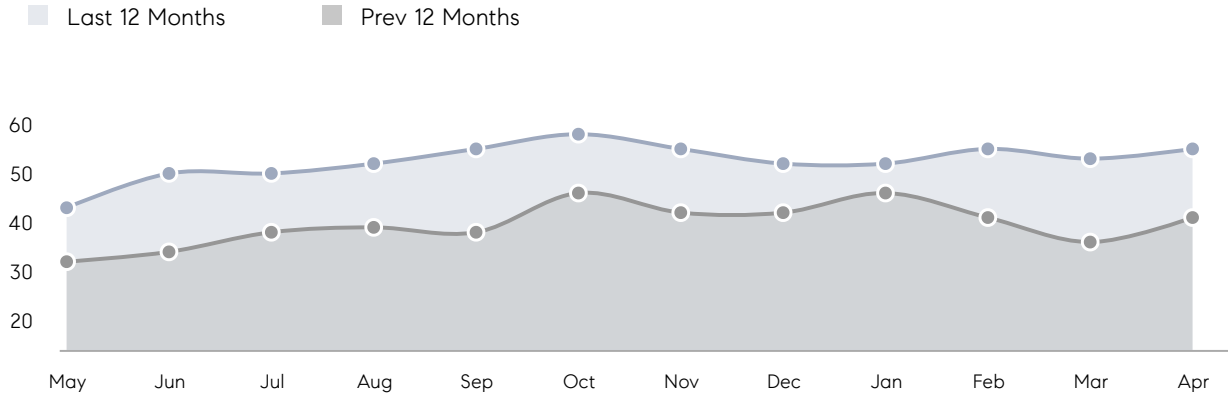
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	157	44	257%
	% OF ASKING PRICE	82%	96%	
	AVERAGE SOLD PRICE	\$1,745,800	\$1,103,000	58.3%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	11	10	10%
Houses	AVERAGE DOM	157	44	257%
	% OF ASKING PRICE	82%	96%	
	AVERAGE SOLD PRICE	\$1,745,800	\$1,103,000	58%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	11	10	10%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

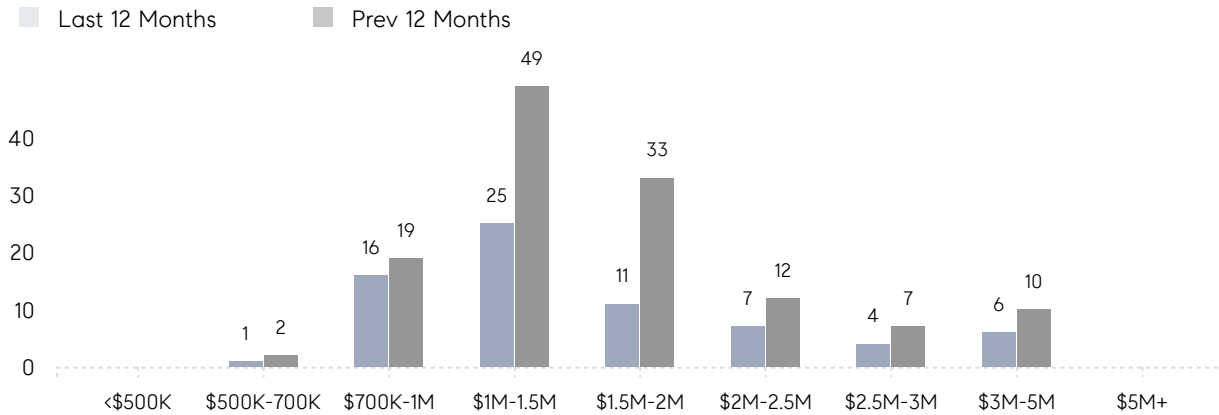
Englewood Cliffs

APRIL 2023

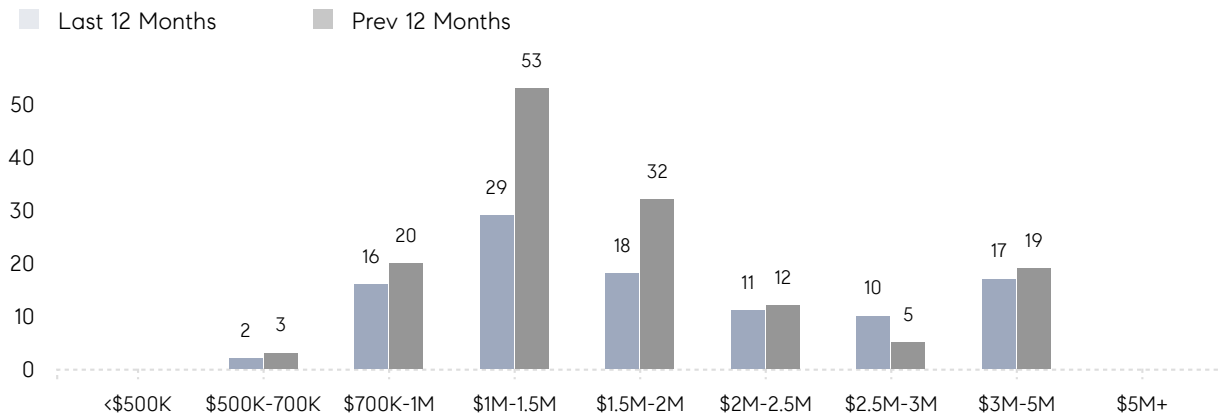
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Essex Fells Market Insights

Essex Fells

APRIL 2023

UNDER CONTRACT

1	\$925K	\$925K
Total Properties	Average Price	Median Price
-67%	41%	54%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

1	\$857K	\$857K
Total Properties	Average Price	Median Price
0%	-	-
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

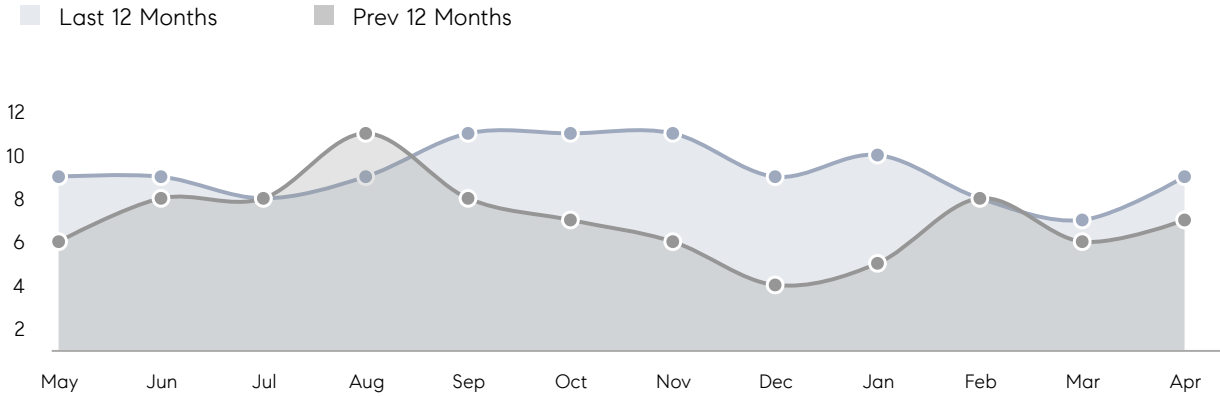
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	6	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$857,000	-	-
	# OF CONTRACTS	1	3	-66.7%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	6	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$857,000	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

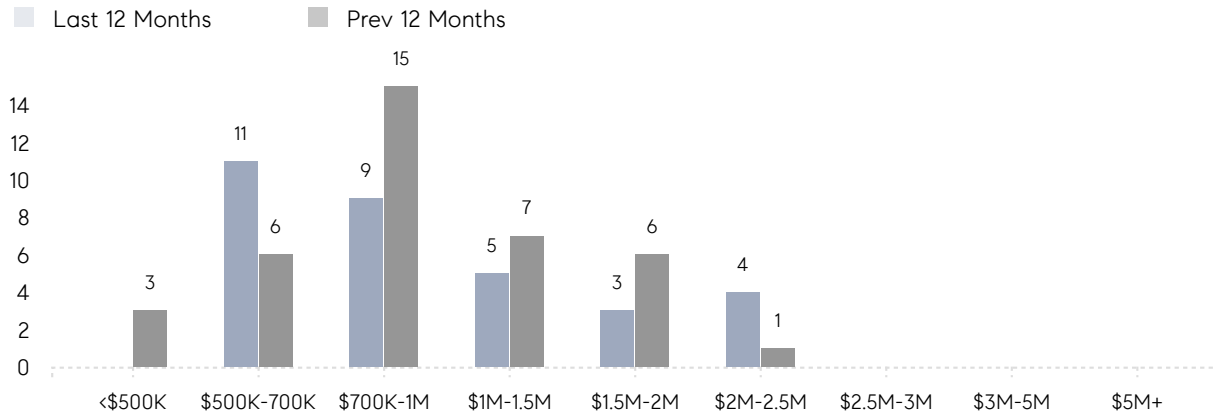
Essex Fells

APRIL 2023

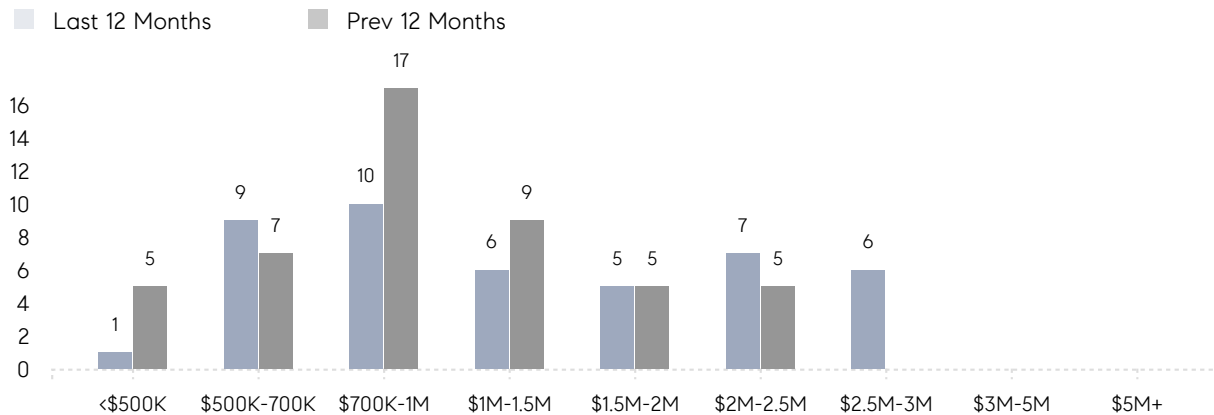
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Fair Lawn Market Insights

Fair Lawn

APRIL 2023

UNDER CONTRACT

24	\$511K	\$504K
Total Properties	Average Price	Median Price
-37%	-8%	-12%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

13	\$597K	\$530K
Total Properties	Average Price	Median Price
-46%	-12%	-22%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

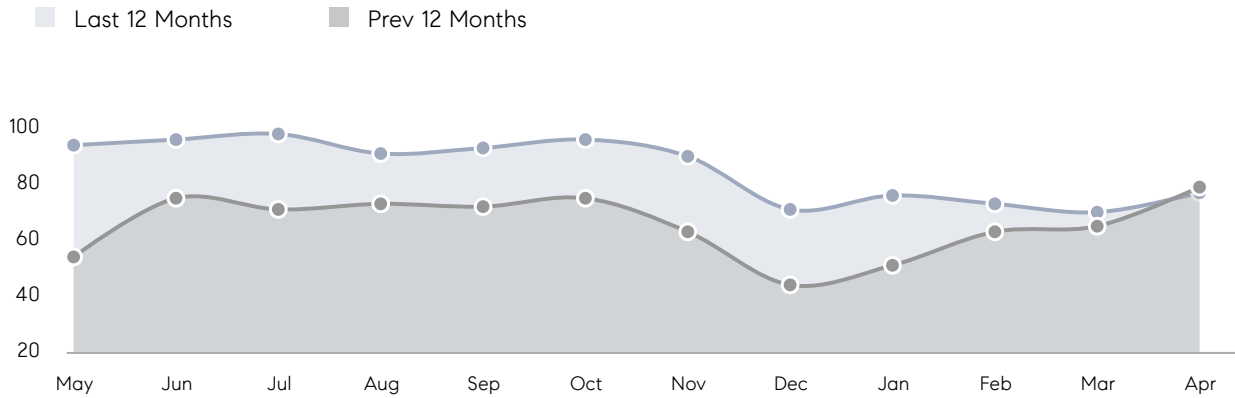
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	32	22	45%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$597,154	\$680,925	-12.3%
	# OF CONTRACTS	24	38	-36.8%
	NEW LISTINGS	31	58	-47%
Houses	AVERAGE DOM	32	22	45%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$619,833	\$680,925	-9%
	# OF CONTRACTS	19	34	-44%
	NEW LISTINGS	29	51	-43%
Condo/Co-op/TH	AVERAGE DOM	38	-	-
	% OF ASKING PRICE	90%	-	
	AVERAGE SOLD PRICE	\$325,000	-	-
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	2	7	-71%

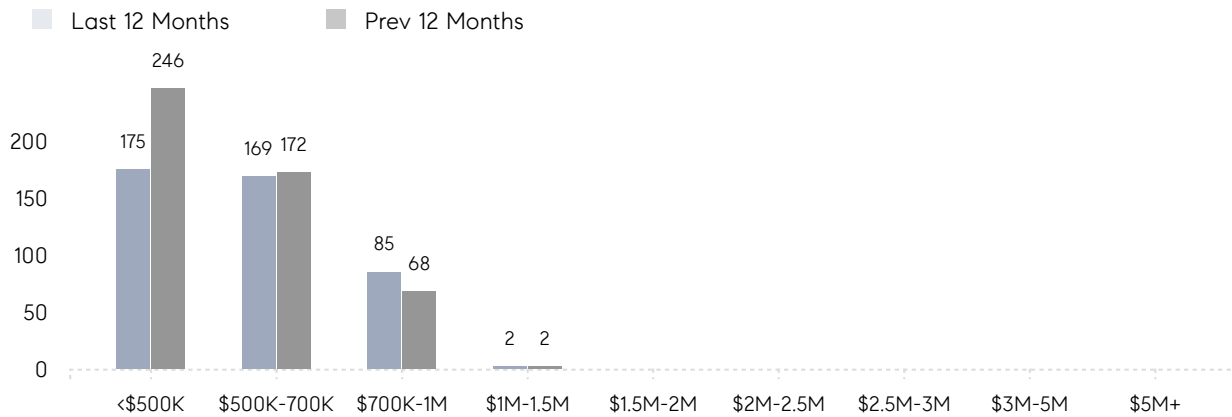
Fair Lawn

APRIL 2023

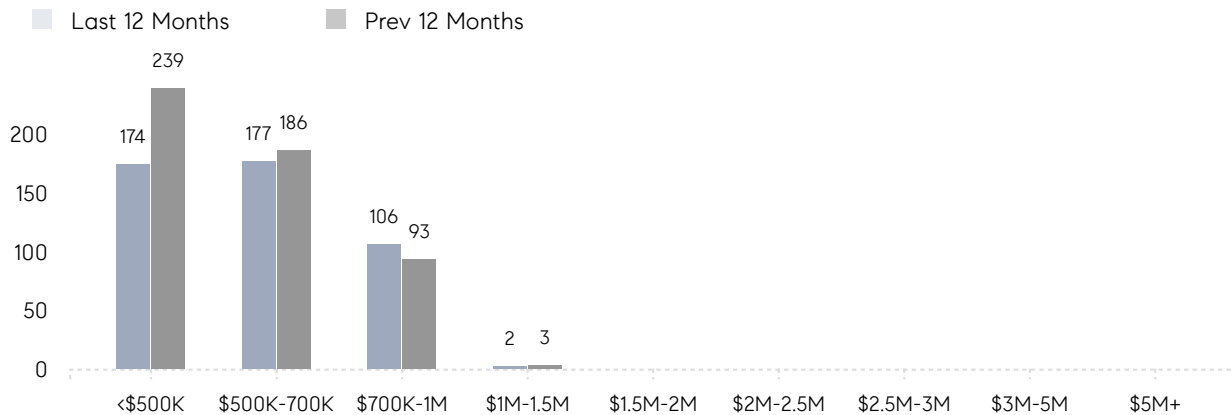
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Fairfield Market Insights

Fairfield

APRIL 2023

UNDER CONTRACT

5	\$758K	\$599K
Total Properties	Average Price	Median Price
-58%	24%	-4%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$586K	\$575K
Total Properties	Average Price	Median Price
-37%	8%	6%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

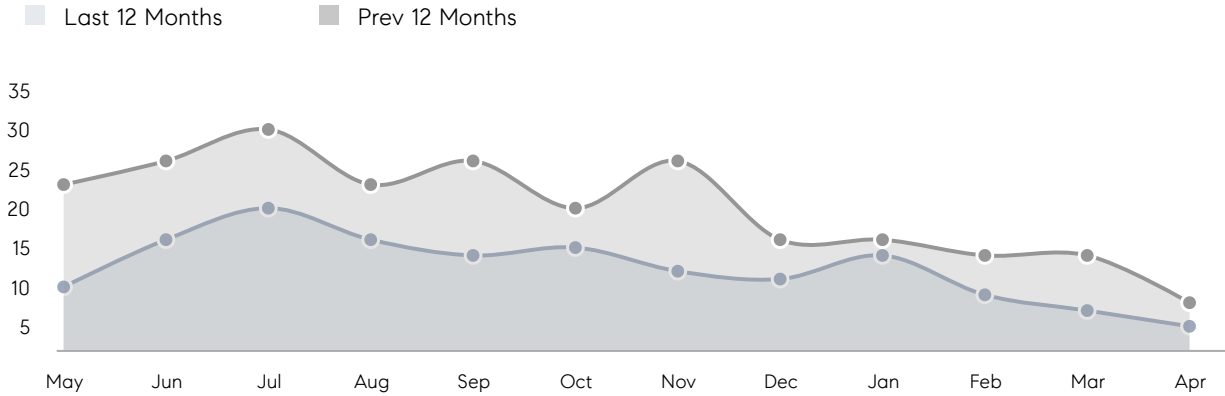
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	75	17	341%
	% OF ASKING PRICE	97%	108%	
	AVERAGE SOLD PRICE	\$586,000	\$544,250	7.7%
	# OF CONTRACTS	5	12	-58.3%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	116	20	480%
	% OF ASKING PRICE	96%	109%	
	AVERAGE SOLD PRICE	\$626,667	\$541,286	16%
	# OF CONTRACTS	5	11	-55%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	12	0	-
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$525,000	\$565,000	-7%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	0	0%

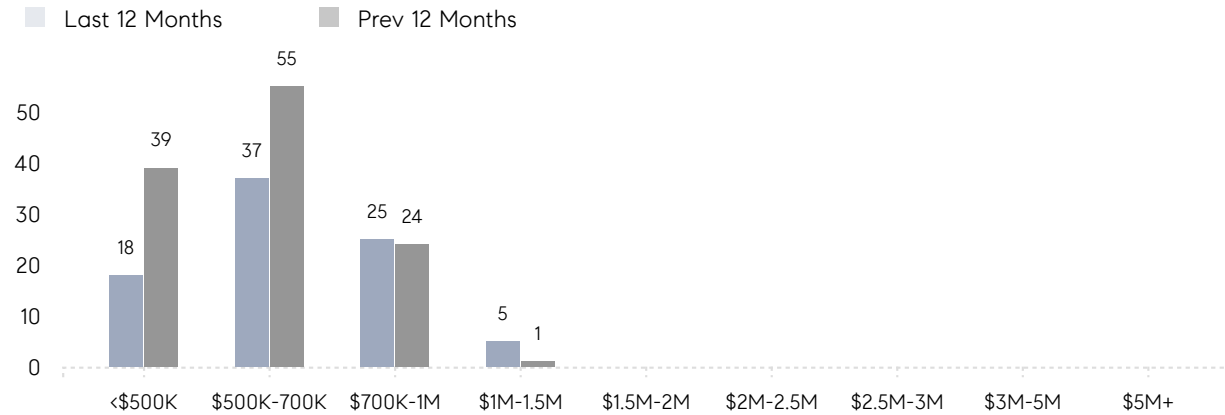
Fairfield

APRIL 2023

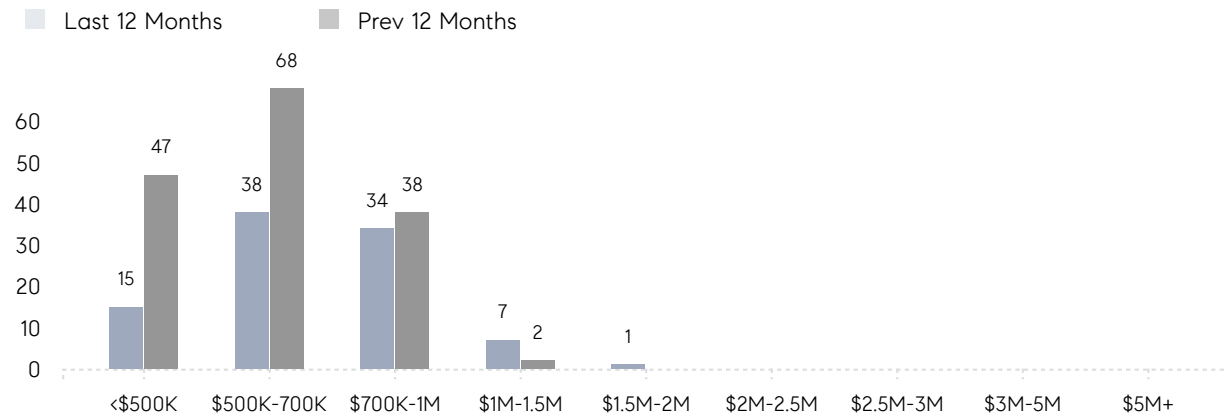
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Fairview Market Insights

Fairview

APRIL 2023

UNDER CONTRACT

1	\$475K	\$475K
Total Properties	Average Price	Median Price
-86%	-15%	-26%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

1	\$550K	\$550K
Total Properties	Average Price	Median Price
-86%	85%	141%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

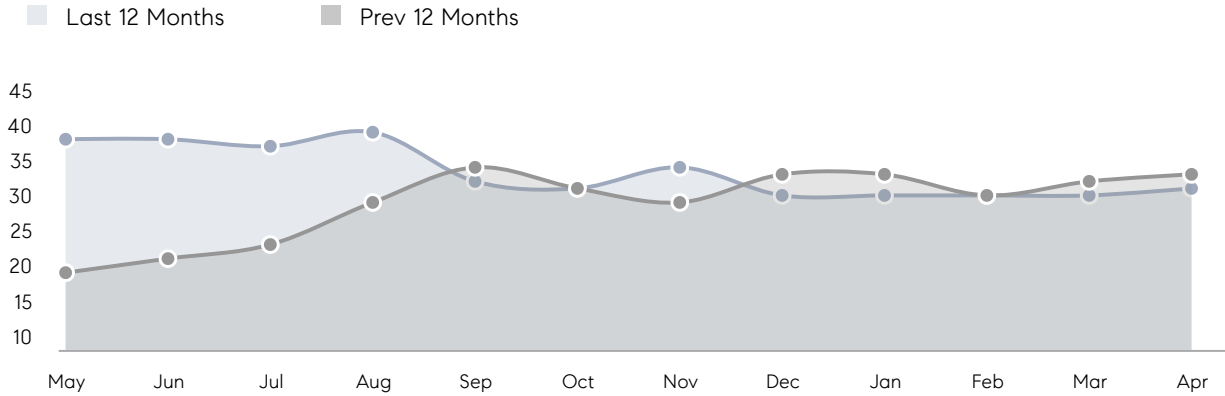
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	7	93	-92%
	% OF ASKING PRICE	110%	99%	
	AVERAGE SOLD PRICE	\$550,000	\$297,843	84.7%
	# OF CONTRACTS	1	7	-85.7%
	NEW LISTINGS	1	8	-87%
Houses	AVERAGE DOM	7	36	-81%
	% OF ASKING PRICE	110%	100%	
	AVERAGE SOLD PRICE	\$550,000	\$412,000	33%
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	-	103	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$278,817	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	5	0%

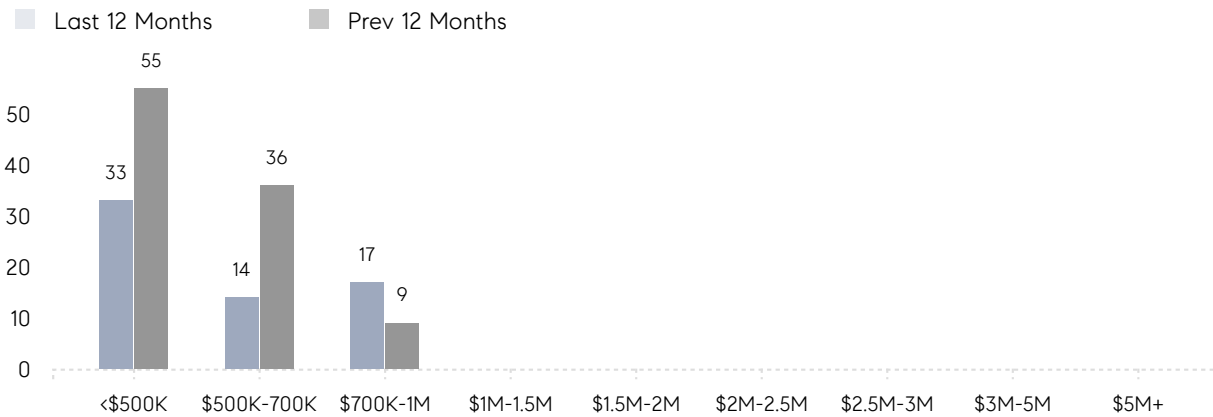
Fairview

APRIL 2023

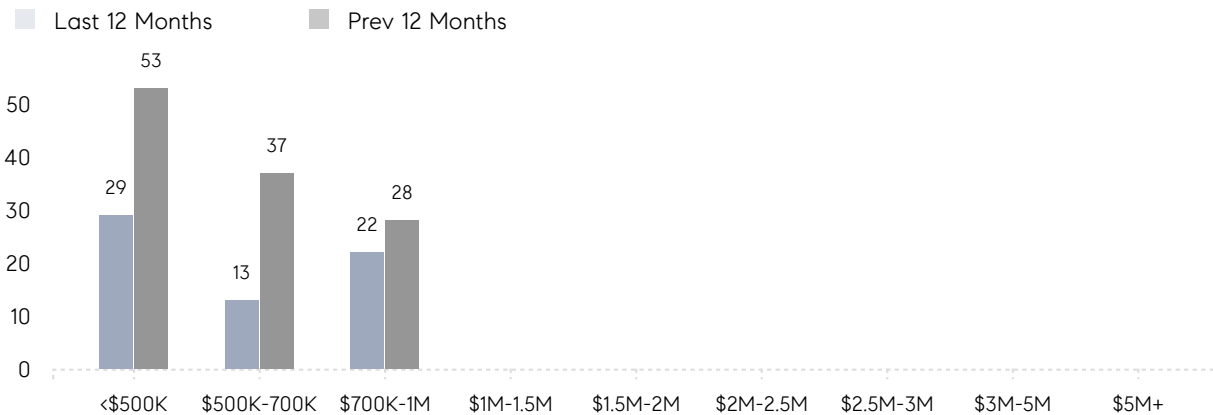
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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April 2023

Fanwood Market Insights

Fanwood

APRIL 2023

UNDER CONTRACT

5	\$545K	\$589K
Total Properties	Average Price	Median Price
-58%	-13%	-2%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

3	\$720K	\$615K
Total Properties	Average Price	Median Price
-50%	31%	13%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

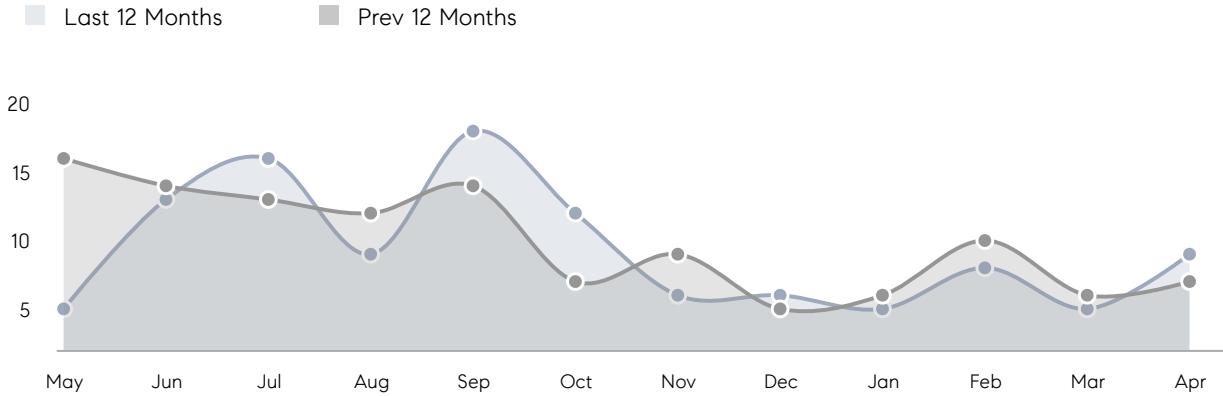
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	57	29	97%
	% OF ASKING PRICE	100%	110%	
	AVERAGE SOLD PRICE	\$720,000	\$548,795	31.2%
	# OF CONTRACTS	5	12	-58.3%
	NEW LISTINGS	12	13	-8%
Houses	AVERAGE DOM	79	29	172%
	% OF ASKING PRICE	98%	110%	
	AVERAGE SOLD PRICE	\$870,000	\$548,795	59%
	# OF CONTRACTS	5	12	-58%
	NEW LISTINGS	12	13	-8%
Condo/Co-op/TH	AVERAGE DOM	15	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$420,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

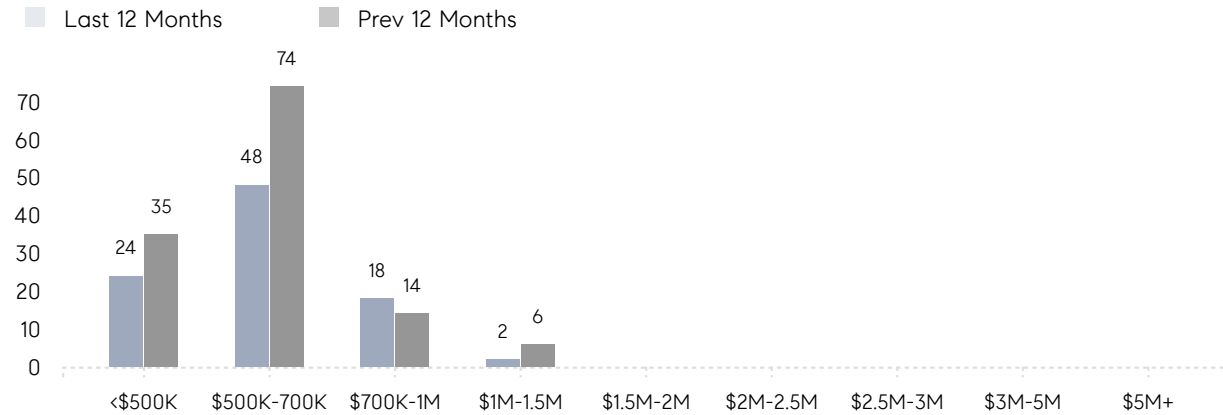
Fanwood

APRIL 2023

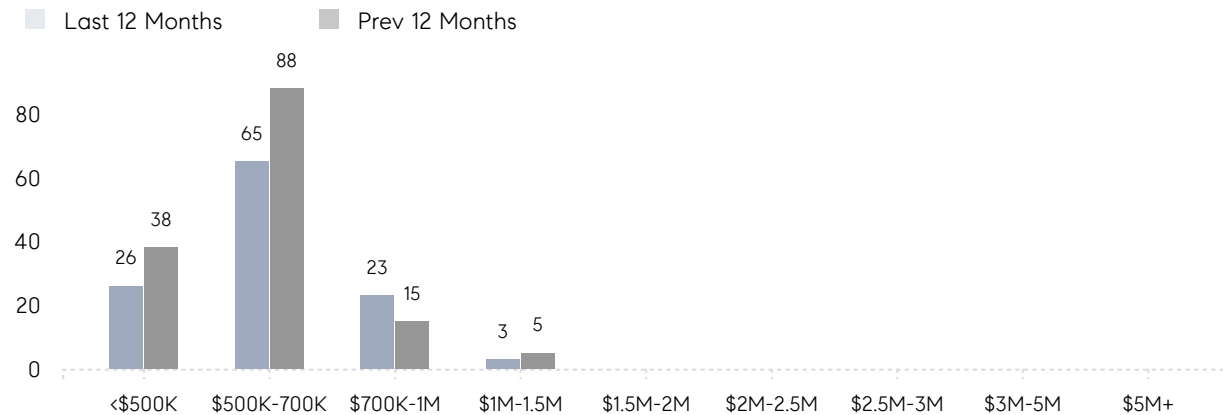
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Far Hills Market Insights

Far Hills

APRIL 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

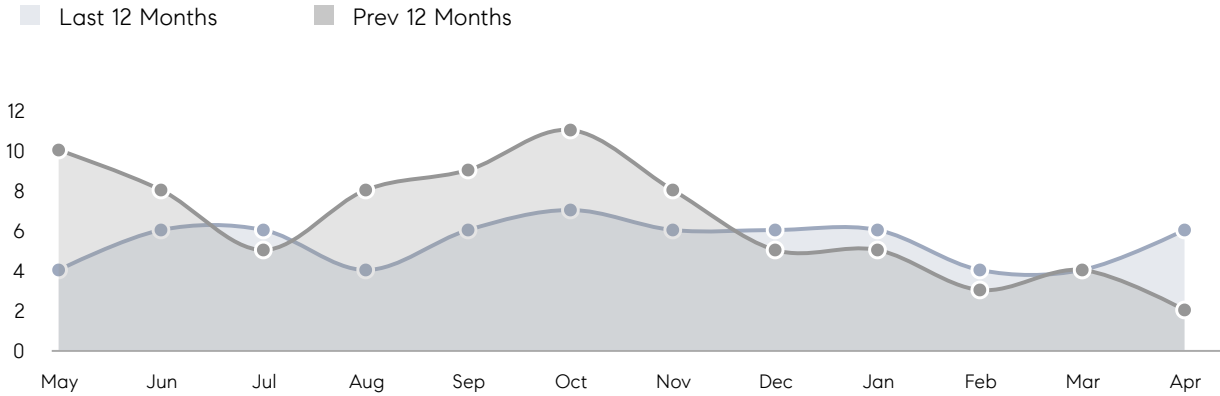
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	127	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$3,550,000	-
	# OF CONTRACTS	0	1	0.0%
	NEW LISTINGS	4	0	0%
Houses	AVERAGE DOM	-	127	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$3,550,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	4	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

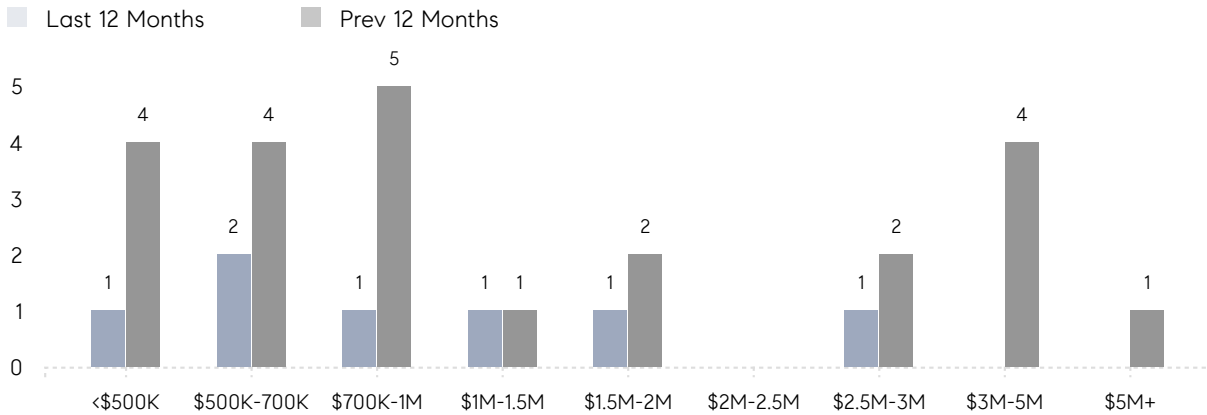
Far Hills

APRIL 2023

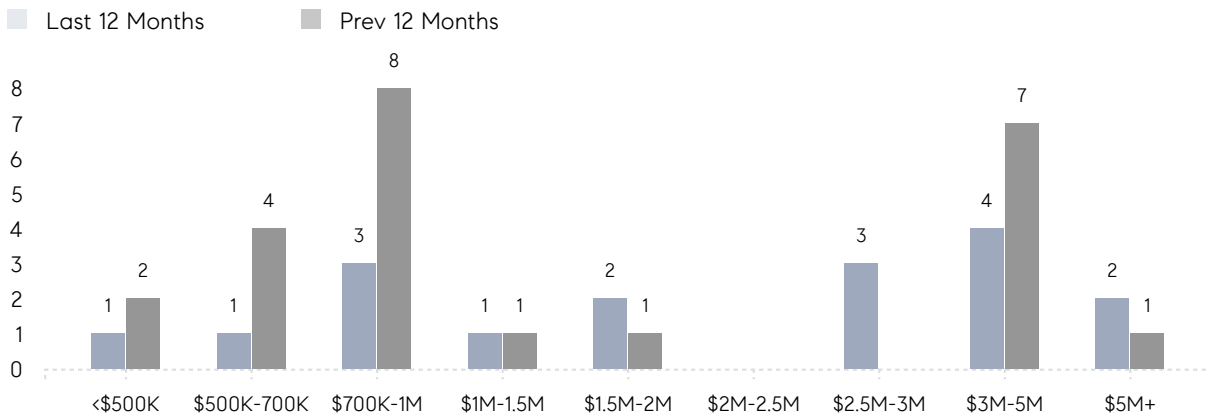
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Flemington Market Insights

Flemington

APRIL 2023

UNDER CONTRACT

3
Total
Properties

\$584K
Average
Price

\$650K
Median
Price

-40%
Decrease From
Apr 2022

71%
Increase From
Apr 2022

92%
Increase From
Apr 2022

UNITS SOLD

2
Total
Properties

\$385K
Average
Price

\$385K
Median
Price

0%
Change From
Apr 2022

13%
Increase From
Apr 2022

13%
Increase From
Apr 2022

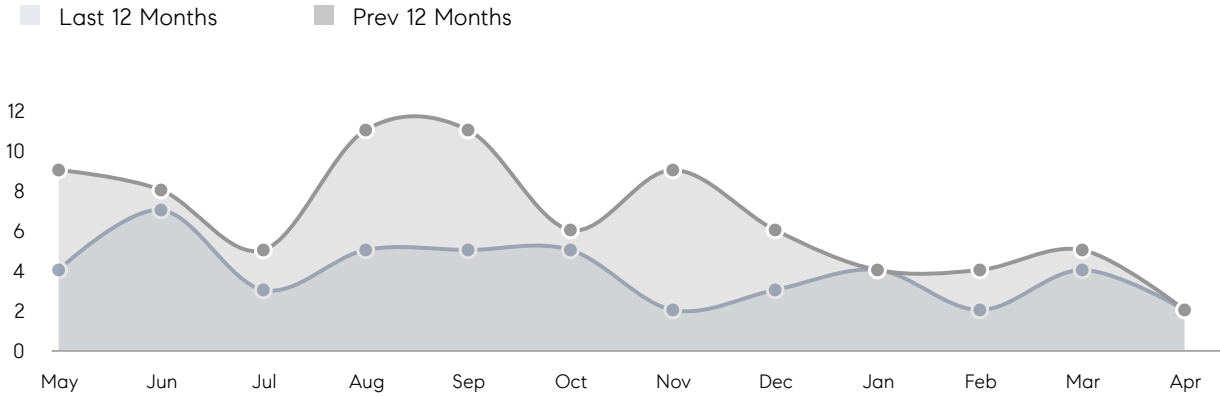
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	28	11	155%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$385,000	\$339,500	13.4%
	# OF CONTRACTS	3	5	-40.0%
	NEW LISTINGS	1	2	-50%
Houses	AVERAGE DOM	41	11	273%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$575,000	\$339,500	69%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	0	2	0%
Condo/Co-op/TH	AVERAGE DOM	14	-	-
	% OF ASKING PRICE	108%	-	
	AVERAGE SOLD PRICE	\$195,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	0	0%

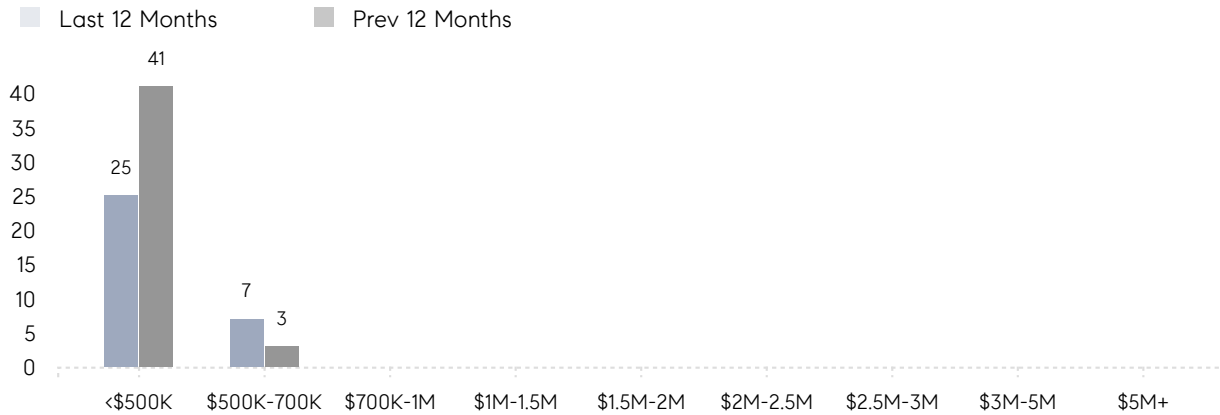
Flemington

APRIL 2023

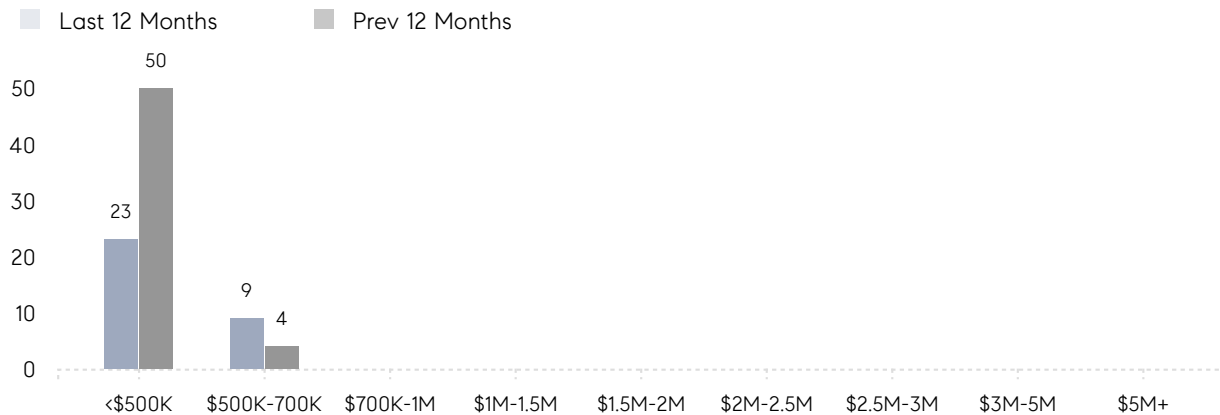
Monthly Inventory



Contracts By Price Range



Listings By Price Range

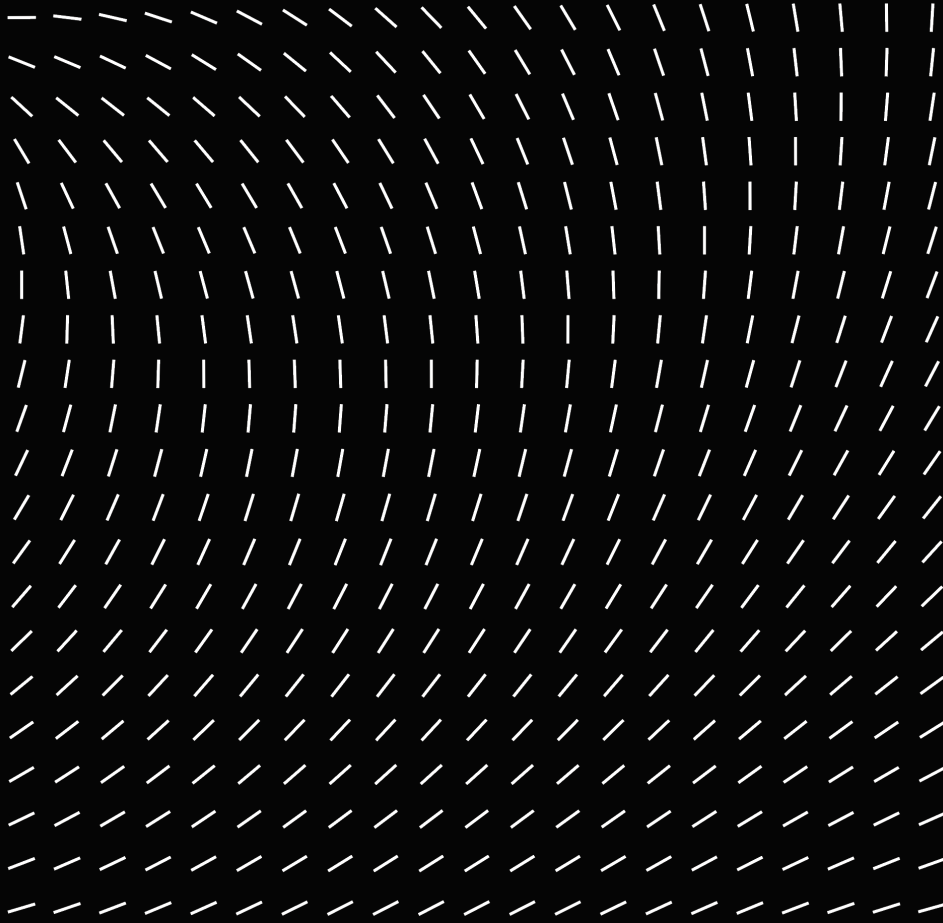




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COMPASS

April 2023

Florham Park Market Insights

Florham Park

APRIL 2023

UNDER CONTRACT

10	\$893K	\$814K
Total Properties	Average Price	Median Price
-17%	-7%	-6%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

10	\$979K	\$938K
Total Properties	Average Price	Median Price
11%	28%	34%
Increase From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

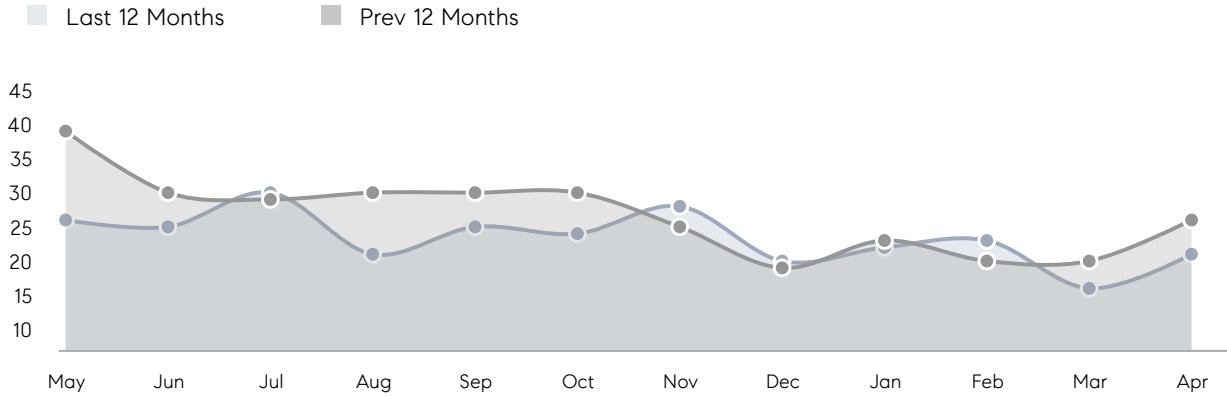
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	35	15	133%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$979,700	\$766,111	27.9%
	# OF CONTRACTS	10	12	-16.7%
	NEW LISTINGS	17	21	-19%
Houses	AVERAGE DOM	43	18	139%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$1,108,143	\$906,200	22%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	11	16	-31%
Condo/Co-op/TH	AVERAGE DOM	16	13	23%
	% OF ASKING PRICE	107%	102%	
	AVERAGE SOLD PRICE	\$680,000	\$591,000	15%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	6	5	20%

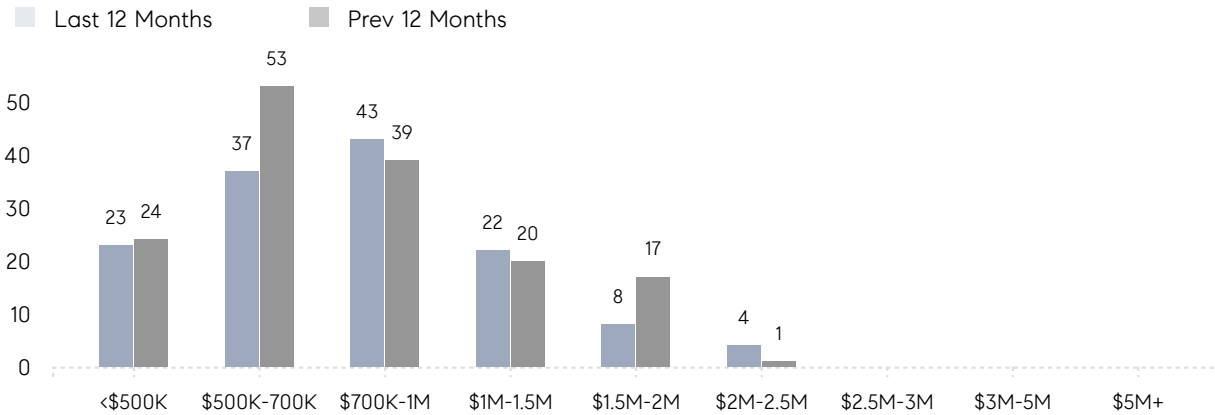
Florham Park

APRIL 2023

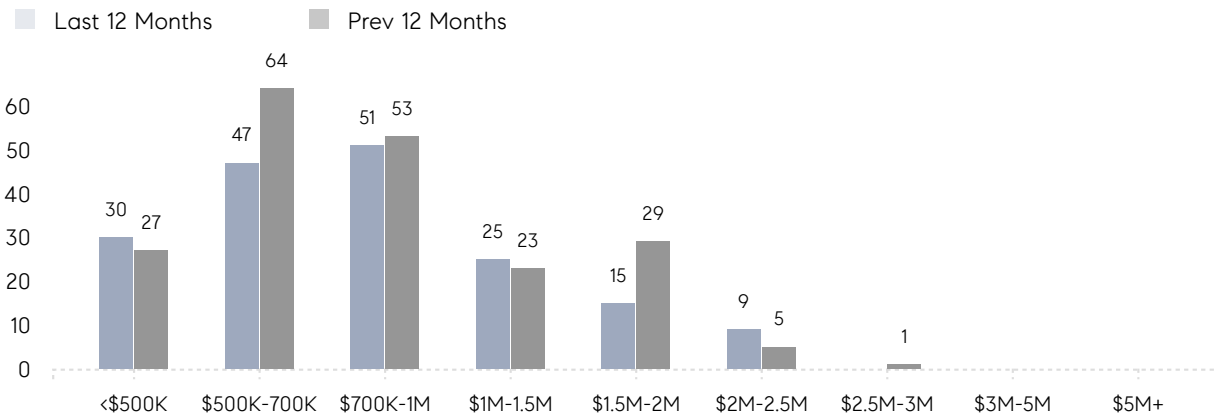
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Fort Lee Market Insights

Fort Lee

APRIL 2023

UNDER CONTRACT

53
Total
Properties

\$546K
Average
Price

\$359K
Median
Price

-42%
Decrease From
Apr 2022

7%
Increase From
Apr 2022

6%
Increase From
Apr 2022

UNITS SOLD

42
Total
Properties

\$415K
Average
Price

\$337K
Median
Price

-26%
Decrease From
Apr 2022

-18%
Decrease From
Apr 2022

14%
Increase From
Apr 2022

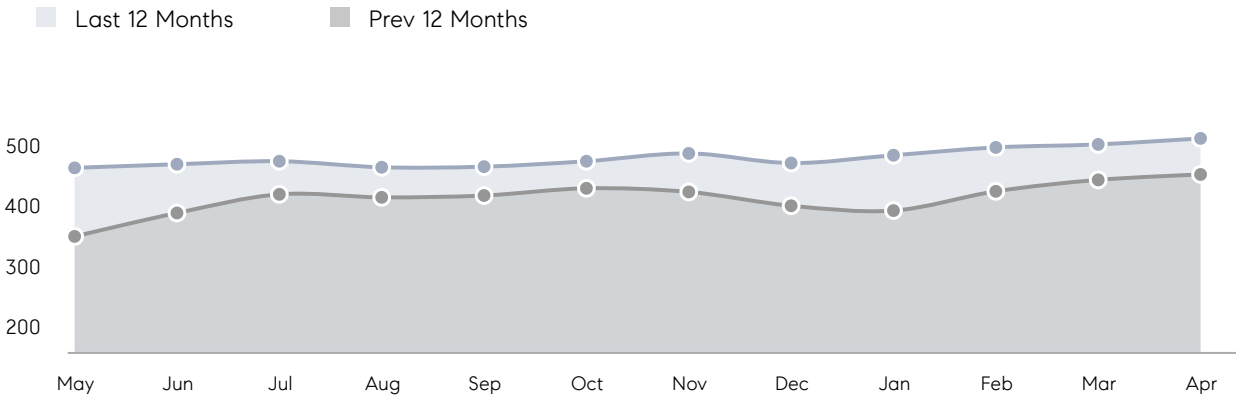
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	72	83	-13%
	% OF ASKING PRICE	96%	94%	
	AVERAGE SOLD PRICE	\$415,578	\$507,816	-18.2%
	# OF CONTRACTS	53	91	-41.8%
	NEW LISTINGS	64	101	-37%
Houses	AVERAGE DOM	41	102	-60%
	% OF ASKING PRICE	99%	88%	
	AVERAGE SOLD PRICE	\$1,000,766	\$1,798,333	-44%
	# OF CONTRACTS	3	12	-75%
	NEW LISTINGS	10	7	43%
Condo/Co-op/TH	AVERAGE DOM	75	81	-7%
	% OF ASKING PRICE	95%	95%	
	AVERAGE SOLD PRICE	\$370,564	\$355,990	4%
	# OF CONTRACTS	50	79	-37%
	NEW LISTINGS	54	94	-43%

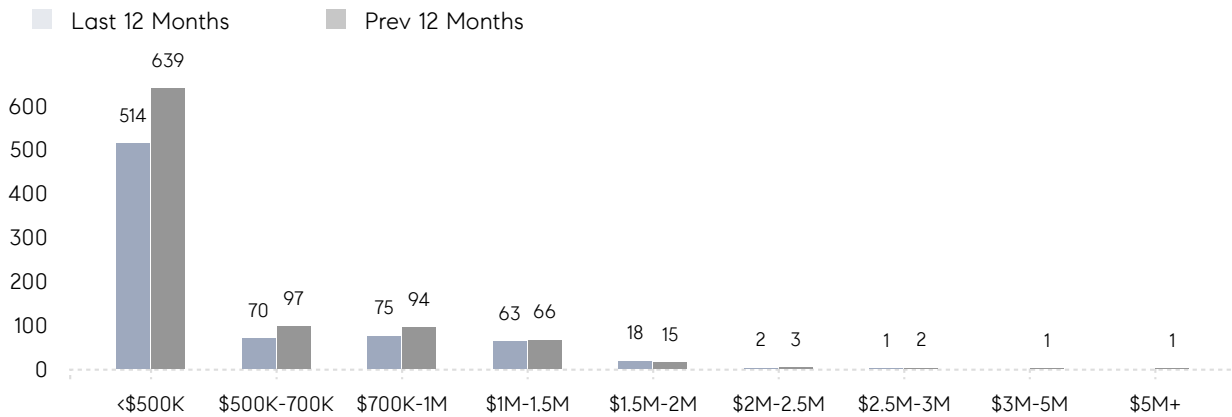
Fort Lee

APRIL 2023

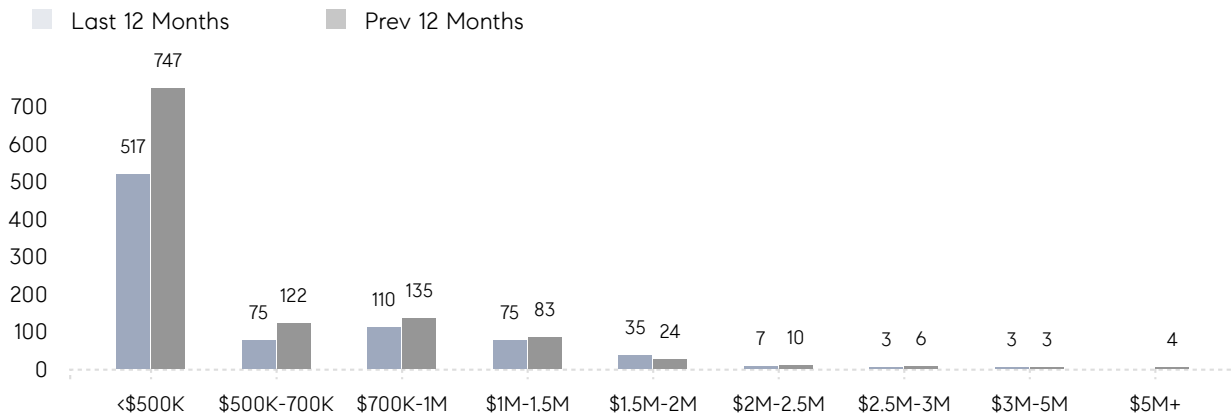
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Franklin Lakes Market Insights

Franklin Lakes

APRIL 2023

UNDER CONTRACT

13	\$1.4M	\$1.2M
Total Properties	Average Price	Median Price
-32%	-8%	-20%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

6	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
-57%	-1%	-5%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

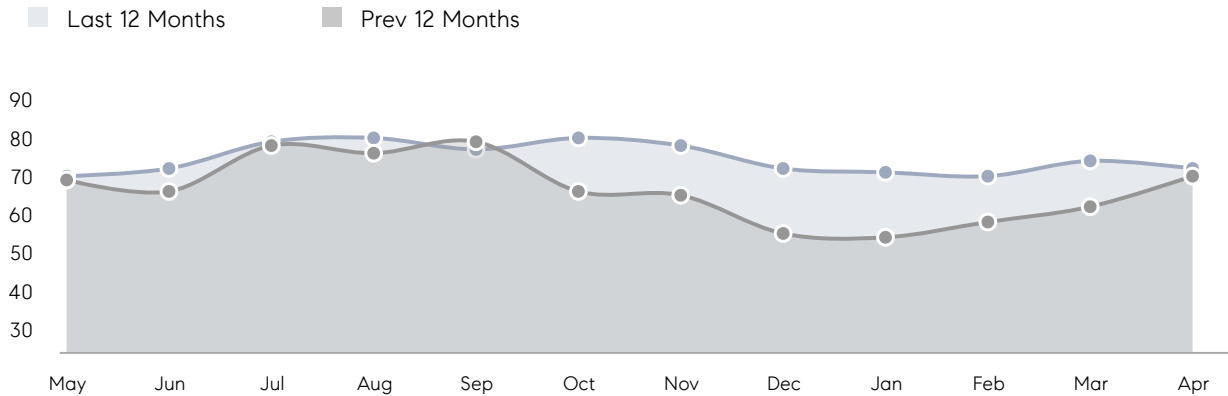
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	62	72	-14%
	% OF ASKING PRICE	90%	103%	
	AVERAGE SOLD PRICE	\$1,399,333	\$1,413,698	-1.0%
	# OF CONTRACTS	13	19	-31.6%
	NEW LISTINGS	16	28	-43%
Houses	AVERAGE DOM	78	24	225%
	% OF ASKING PRICE	88%	103%	
	AVERAGE SOLD PRICE	\$1,513,750	\$1,359,778	11%
	# OF CONTRACTS	12	14	-14%
	NEW LISTINGS	16	23	-30%
Condo/Co-op/TH	AVERAGE DOM	30	193	-84%
	% OF ASKING PRICE	94%	102%	
	AVERAGE SOLD PRICE	\$1,170,500	\$1,548,500	-24%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	0	5	0%

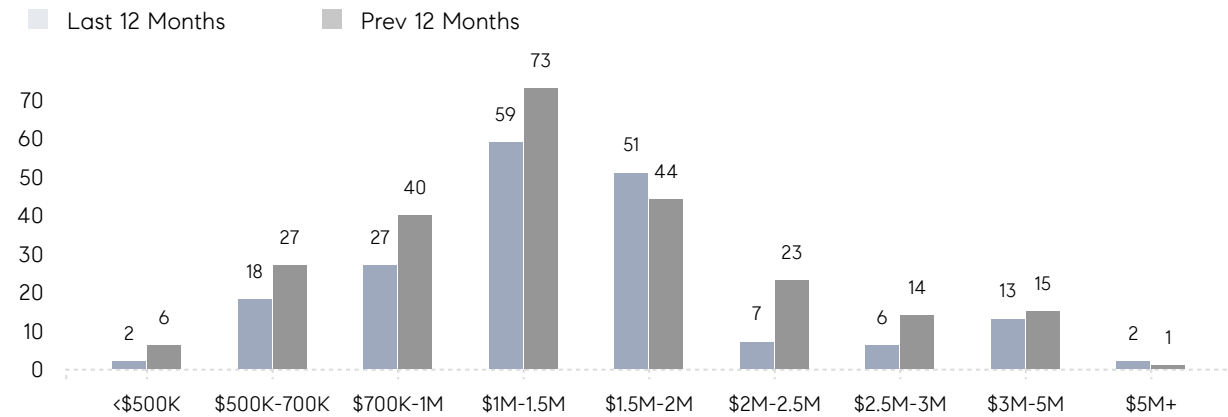
Franklin Lakes

APRIL 2023

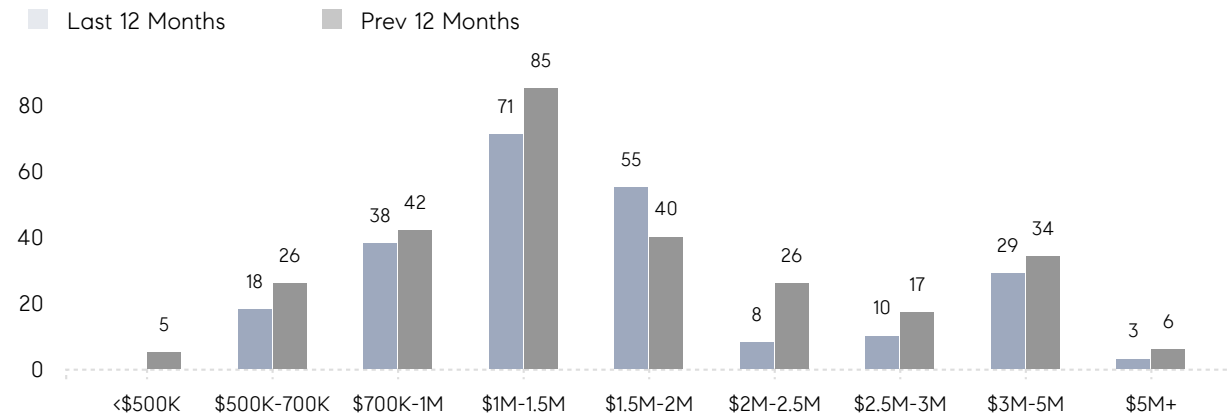
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Garfield City Market Insights

Garfield City

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$461K
Average
Price

\$449K
Median
Price

-27%
Decrease From
Apr 2022

6%
Increase From
Apr 2022

6%
Increase From
Apr 2022

UNITS SOLD

8
Total
Properties

\$355K
Average
Price

\$352K
Median
Price

33%
Increase From
Apr 2022

-15%
Decrease From
Apr 2022

-12%
Decrease From
Apr 2022

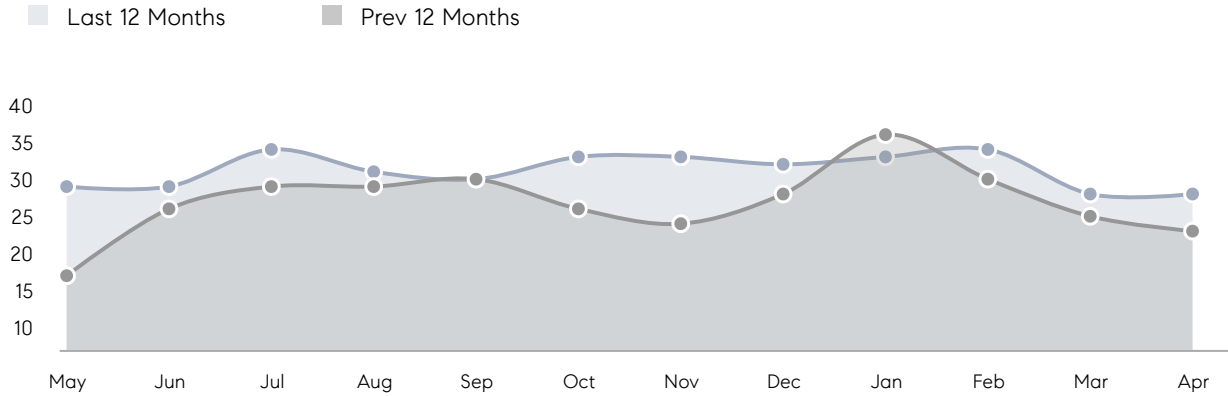
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	37	70	-47%
	% OF ASKING PRICE	104%	98%	
	AVERAGE SOLD PRICE	\$355,863	\$420,917	-15.5%
	# OF CONTRACTS	8	11	-27.3%
	NEW LISTINGS	9	7	29%
Houses	AVERAGE DOM	22	56	-61%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$357,380	\$447,875	-20%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	5	4	25%
Condo/Co-op/TH	AVERAGE DOM	61	98	-38%
	% OF ASKING PRICE	103%	97%	
	AVERAGE SOLD PRICE	\$353,333	\$367,000	-4%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	4	3	33%

Garfield City

APRIL 2023

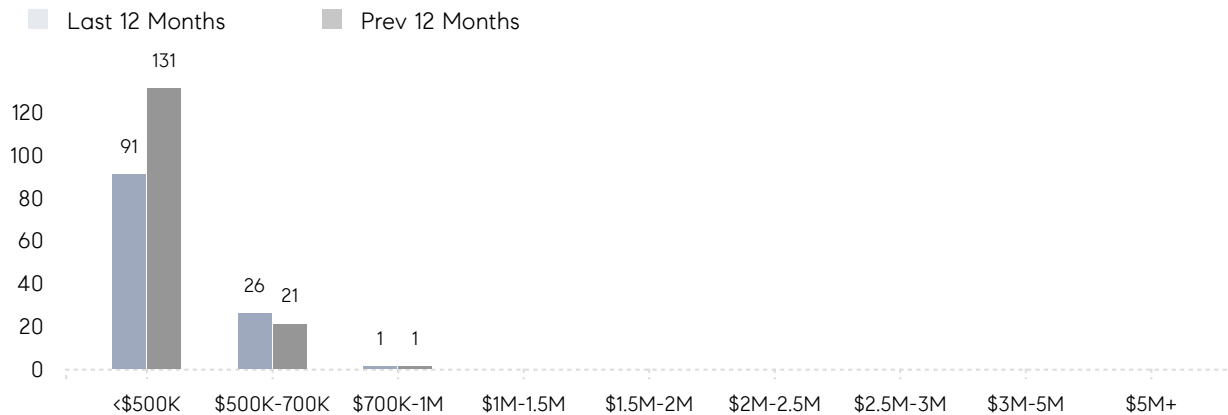
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Garwood Market Insights

Garwood

APRIL 2023

UNDER CONTRACT

1	\$360K	\$360K
Total Properties	Average Price	Median Price
-75%	-35%	-37%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

2	\$430K	\$430K
Total Properties	Average Price	Median Price
0%	-24%	-24%
Change From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

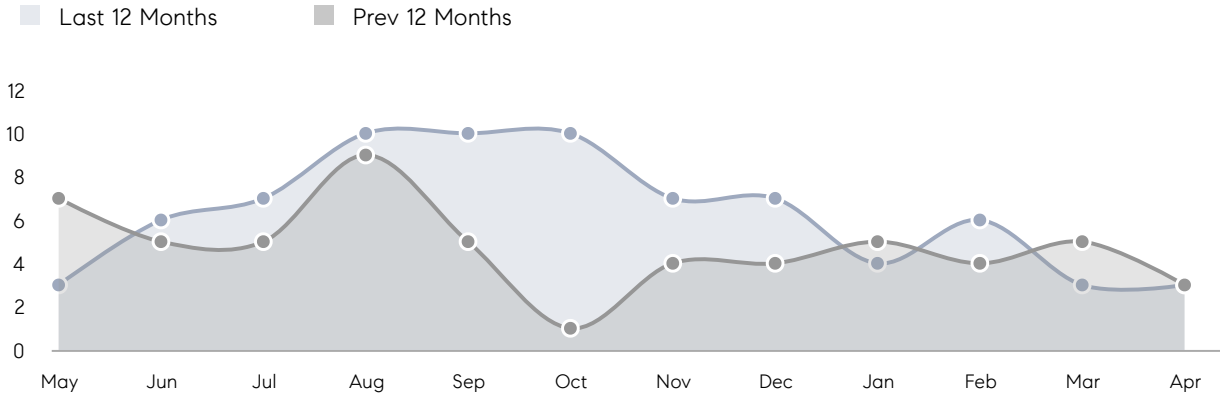
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	11	68	-84%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$430,000	\$567,500	-24.2%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	2	2	0%
Houses	AVERAGE DOM	11	8	38%
	% OF ASKING PRICE	102%	110%	
	AVERAGE SOLD PRICE	\$430,000	\$550,000	-22%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	2	2	0%
Condo/Co-op/TH	AVERAGE DOM	-	127	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$585,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

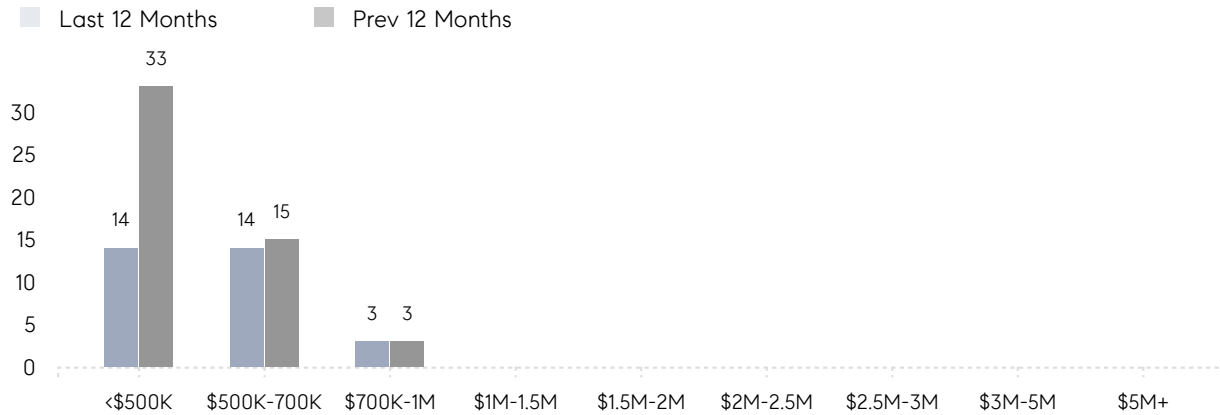
Garwood

APRIL 2023

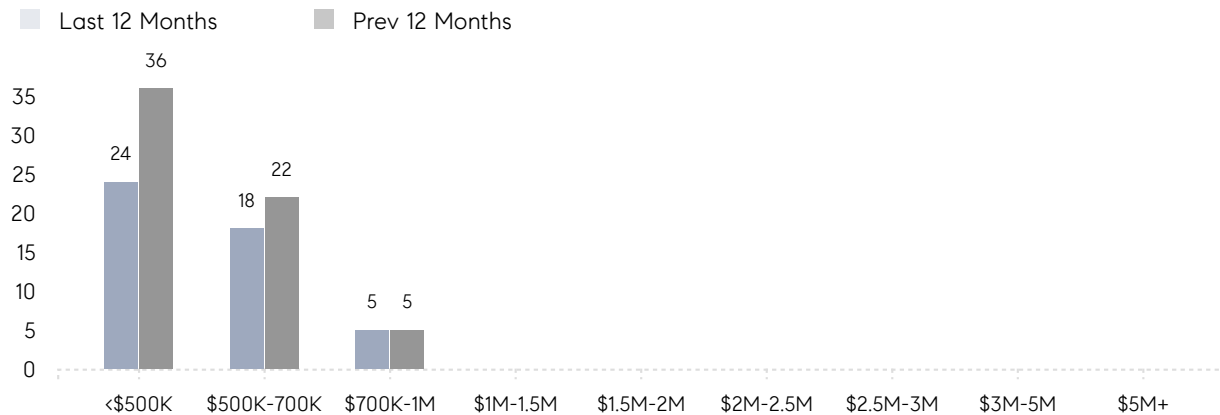
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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April 2023

Glen Ridge Market Insights

Glen Ridge

APRIL 2023

UNDER CONTRACT

2	\$799K	\$799K
Total Properties	Average Price	Median Price
-90%	-23%	-8%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

4	\$589K	\$464K
Total Properties	Average Price	Median Price
-33%	-52%	-59%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

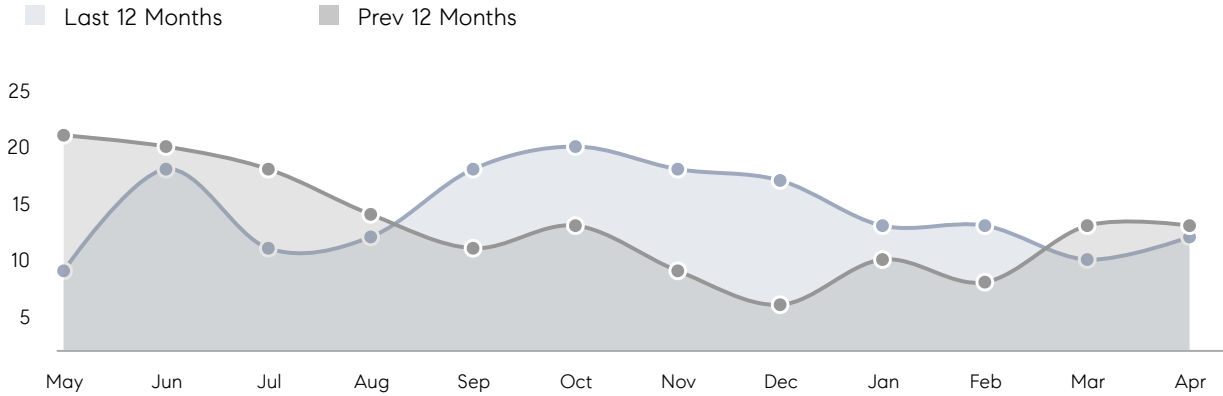
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	24	11	118%
	% OF ASKING PRICE	104%	128%	
	AVERAGE SOLD PRICE	\$589,500	\$1,238,833	-52.4%
	# OF CONTRACTS	2	21	-90.5%
	NEW LISTINGS	5	21	-76%
Houses	AVERAGE DOM	11	11	0%
	% OF ASKING PRICE	110%	128%	
	AVERAGE SOLD PRICE	\$1,026,500	\$1,238,833	-17%
	# OF CONTRACTS	2	20	-90%
	NEW LISTINGS	2	19	-89%
Condo/Co-op/TH	AVERAGE DOM	36	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$152,500	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	3	2	50%

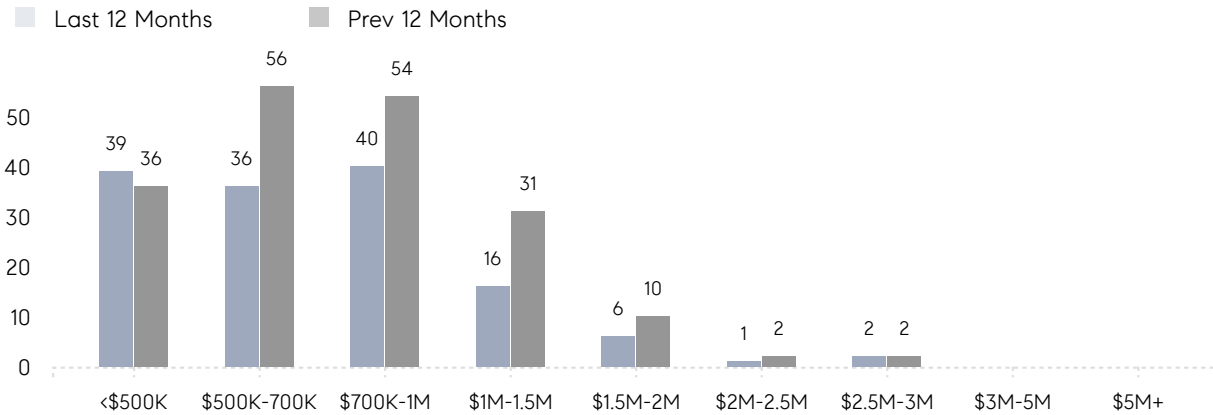
Glen Ridge

APRIL 2023

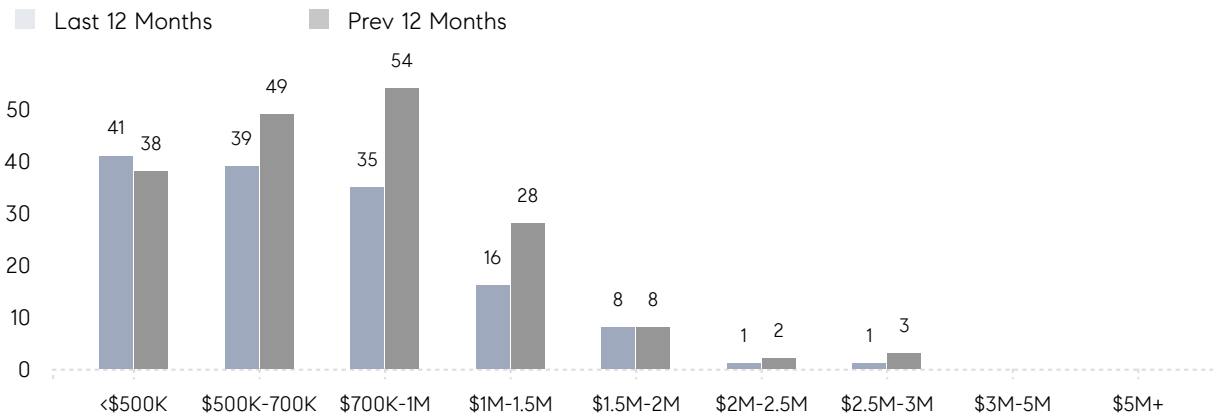
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Glen Rock Market Insights

Glen Rock

APRIL 2023

UNDER CONTRACT

15
Total
Properties

\$909K
Average
Price

\$749K
Median
Price

7%
Increase From
Apr 2022

-4%
Decrease From
Apr 2022

-11%
Decrease From
Apr 2022

UNITS SOLD

11
Total
Properties

\$851K
Average
Price

\$726K
Median
Price

0%
Change From
Apr 2022

16%
Increase From
Apr 2022

-4%
Decrease From
Apr 2022

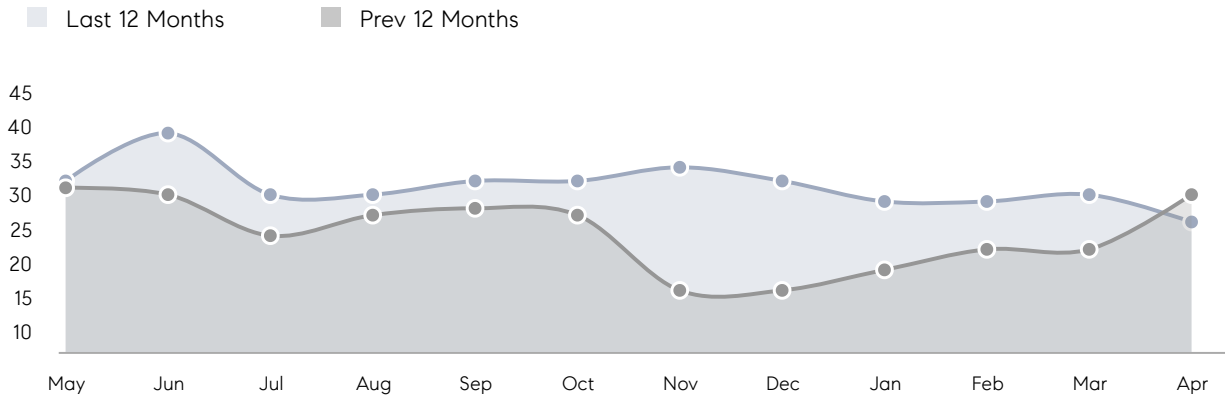
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	30	15	100%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$851,773	\$734,000	16.0%
	# OF CONTRACTS	15	14	7.1%
	NEW LISTINGS	10	26	-62%
Houses	AVERAGE DOM	30	17	76%
	% OF ASKING PRICE	103%	109%	
	AVERAGE SOLD PRICE	\$851,773	\$713,778	19%
	# OF CONTRACTS	14	13	8%
	NEW LISTINGS	9	21	-57%
Condo/Co-op/TH	AVERAGE DOM	-	8	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$825,000	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	5	-80%

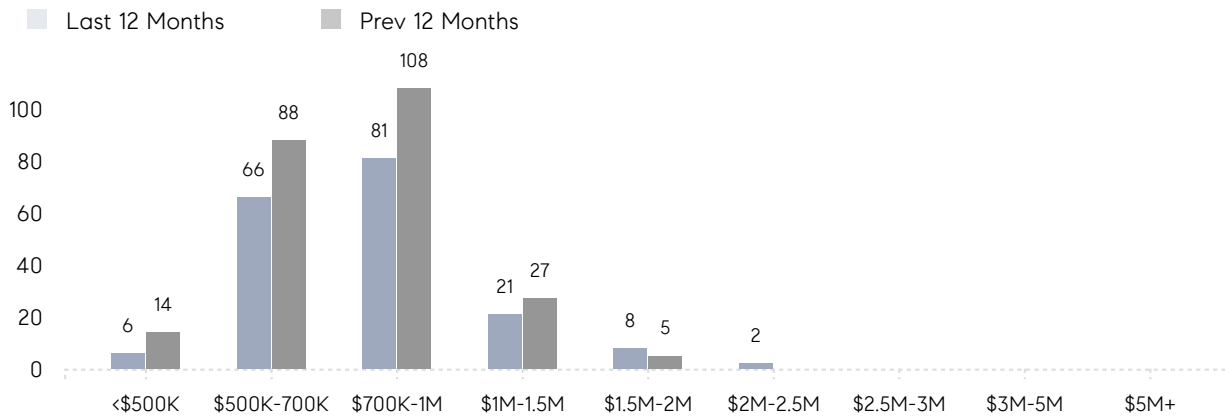
Glen Rock

APRIL 2023

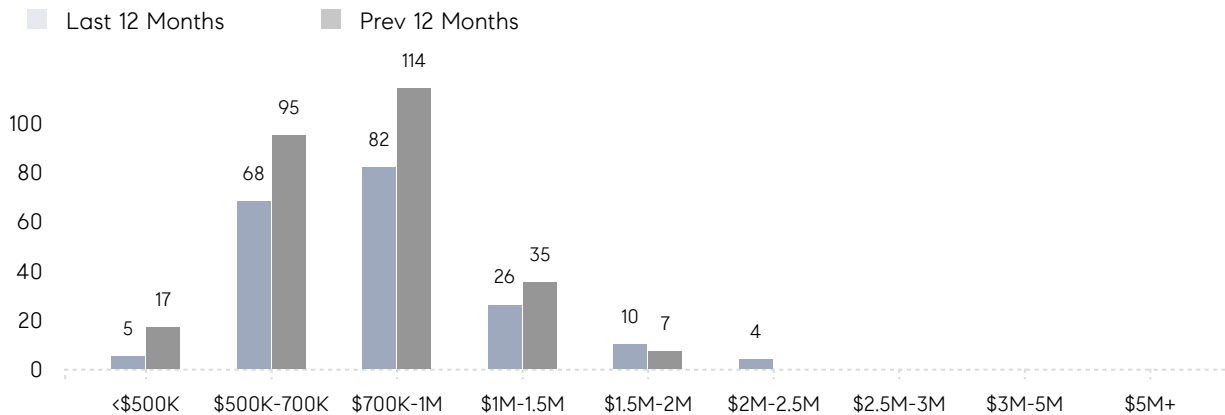
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Green Brook Market Insights

Green Brook

APRIL 2023

UNDER CONTRACT

10
Total
Properties

\$779K
Average
Price

\$627K
Median
Price

25%
Increase From
Apr 2022

20%
Increase From
Apr 2022

10%
Increase From
Apr 2022

UNITS SOLD

3
Total
Properties

\$583K
Average
Price

\$480K
Median
Price

-70%
Decrease From
Apr 2022

-23%
Decrease From
Apr 2022

-4%
Decrease From
Apr 2022

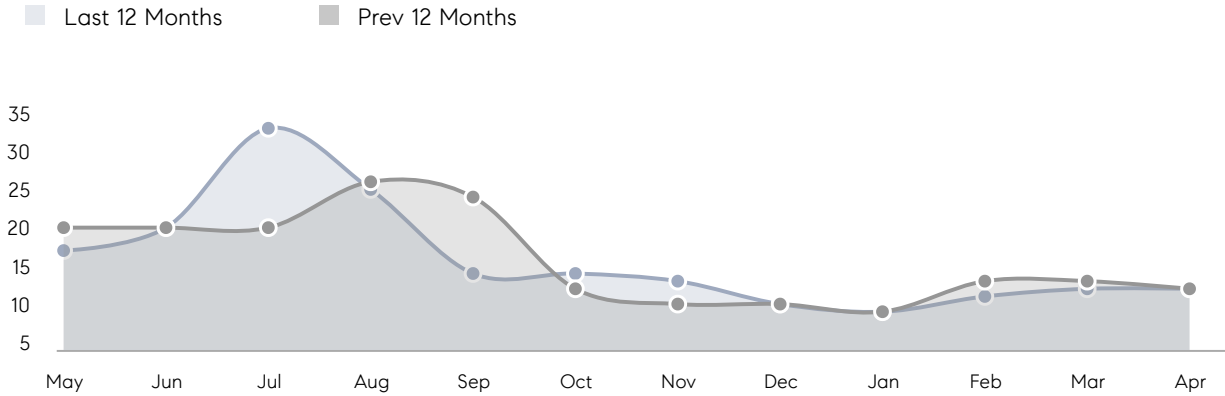
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	5	19	-74%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$583,300	\$760,100	-23.3%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	11	8	38%
Houses	AVERAGE DOM	5	21	-76%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$583,300	\$963,500	-39%
	# OF CONTRACTS	10	6	67%
	NEW LISTINGS	11	6	83%
Condo/Co-op/TH	AVERAGE DOM	-	17	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$455,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%

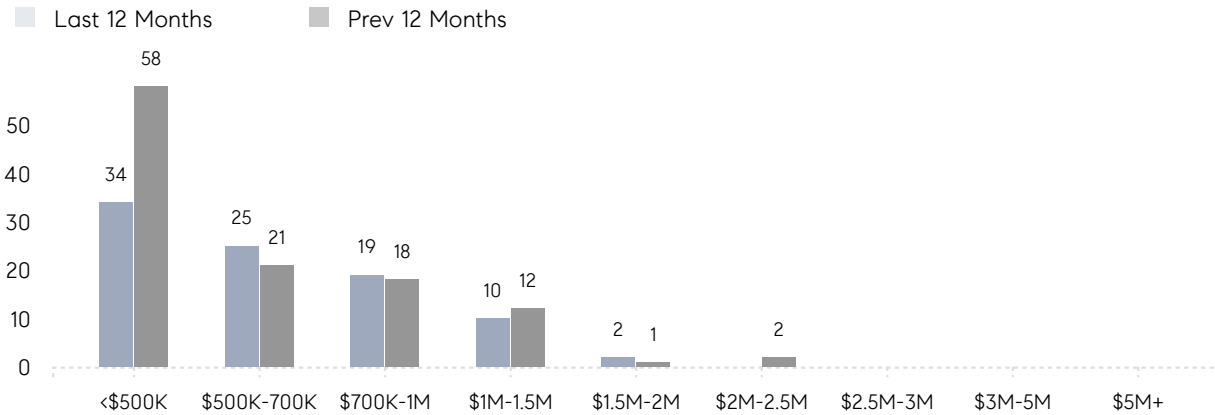
Green Brook

APRIL 2023

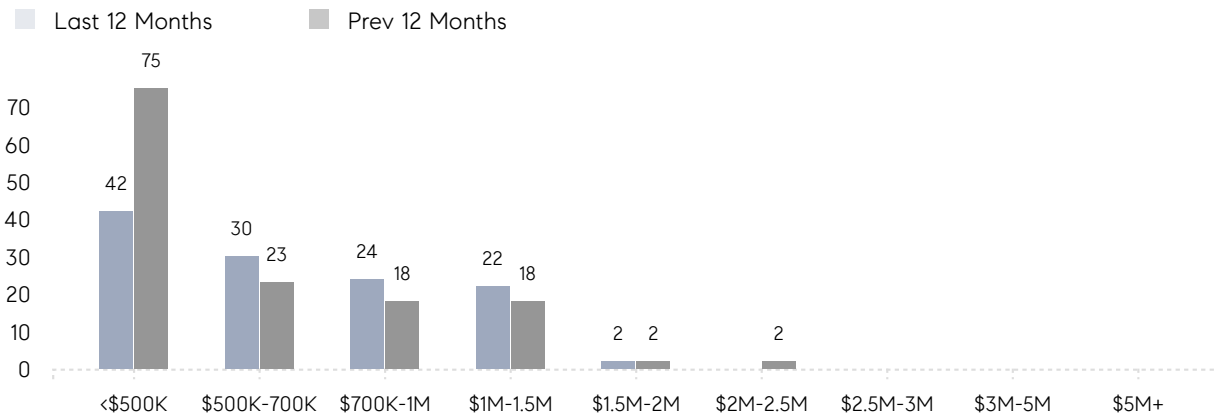
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Guttenberg Market Insights

Guttenberg

APRIL 2023

UNDER CONTRACT

8	\$432K	\$368K
Total Properties	Average Price	Median Price
-33%	-16%	-20%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

7	\$376K	\$315K
Total Properties	Average Price	Median Price
40%	15%	-12%
Increase From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

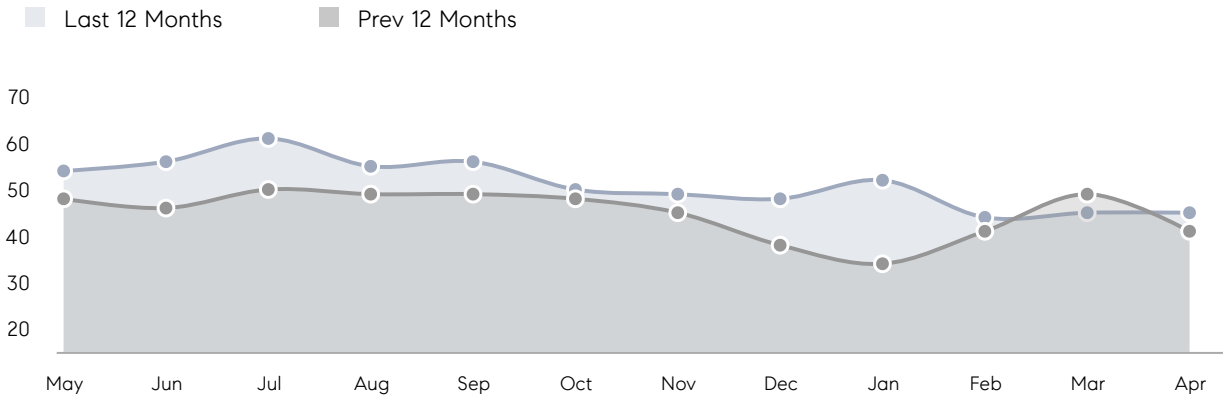
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	51	56	-9%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$376,714	\$328,380	14.7%
	# OF CONTRACTS	8	12	-33.3%
	NEW LISTINGS	10	15	-33%
Houses	AVERAGE DOM	38	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$399,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	53	56	-5%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$373,000	\$328,380	14%
	# OF CONTRACTS	8	11	-27%
	NEW LISTINGS	9	15	-40%

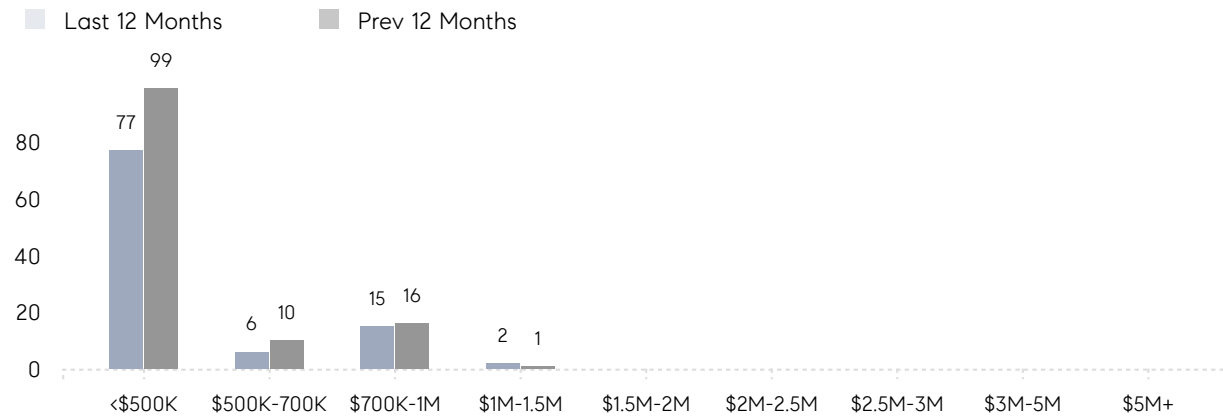
Guttenberg

APRIL 2023

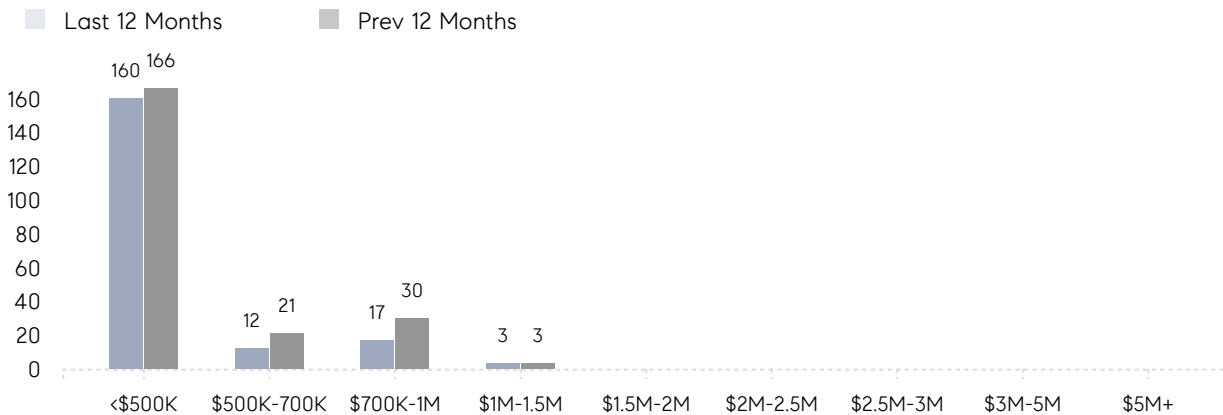
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Hackensack Market Insights

Hackensack

APRIL 2023

UNDER CONTRACT

17	\$328K	\$260K
Total Properties	Average Price	Median Price
-48%	-13%	-32%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

27	\$321K	\$325K
Total Properties	Average Price	Median Price
29%	-8%	0%
Increase From Apr 2022	Decrease From Apr 2022	Change From Apr 2022

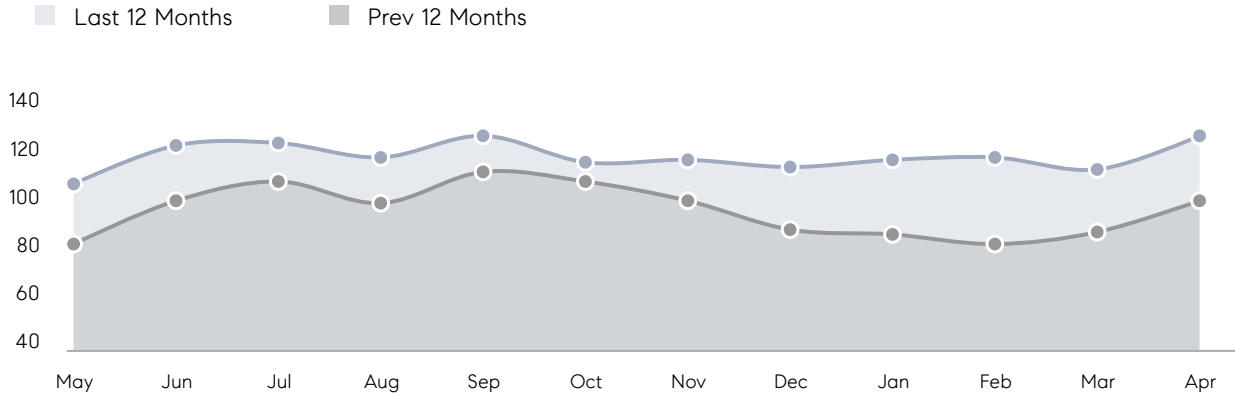
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	57	53	8%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$321,078	\$347,690	-7.7%
	# OF CONTRACTS	17	33	-48.5%
	NEW LISTINGS	34	47	-28%
Houses	AVERAGE DOM	86	30	187%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$509,317	\$537,500	-5%
	# OF CONTRACTS	3	15	-80%
	NEW LISTINGS	10	18	-44%
Condo/Co-op/TH	AVERAGE DOM	49	63	-22%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$267,295	\$271,767	-2%
	# OF CONTRACTS	14	18	-22%
	NEW LISTINGS	24	29	-17%

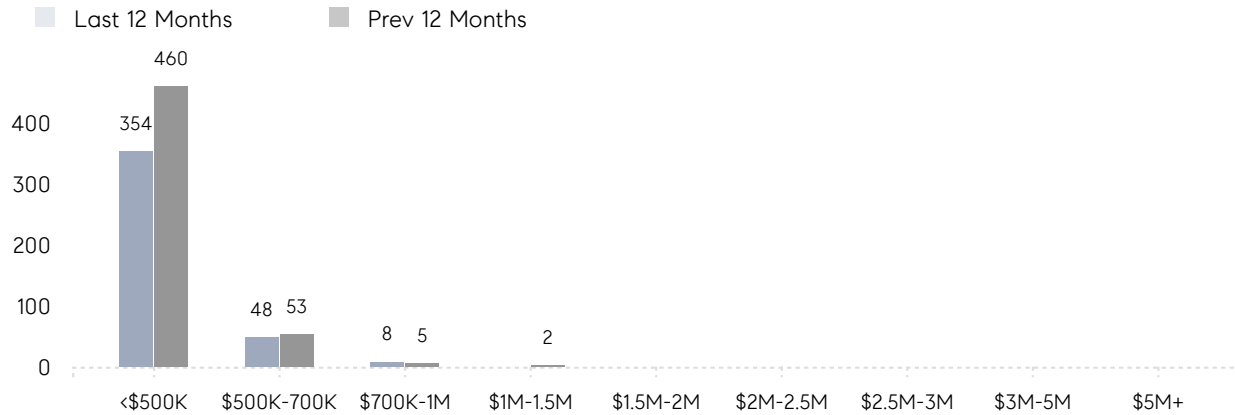
Hackensack

APRIL 2023

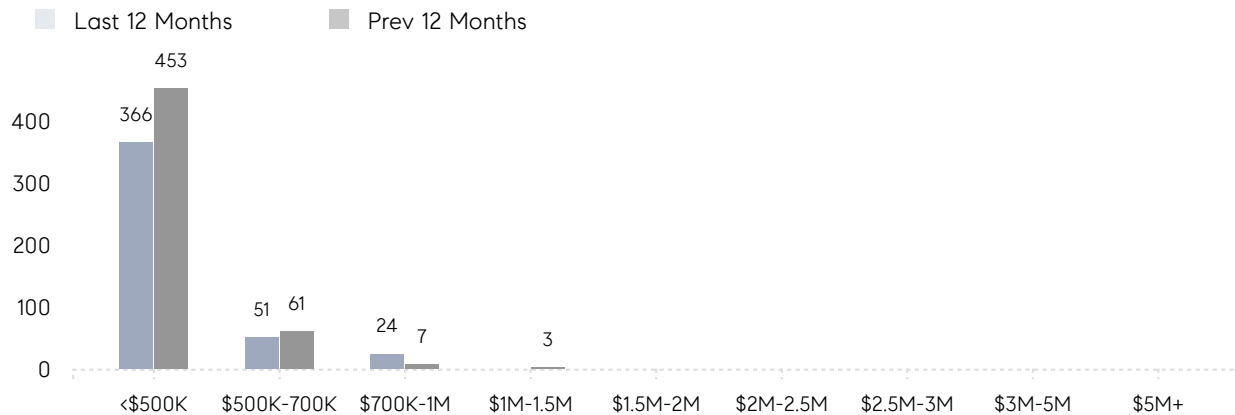
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Hanover Market Insights

Hanover

APRIL 2023

UNDER CONTRACT

1
Total
Properties

\$949K
Average
Price

\$949K
Median
Price

0%
Change From
Apr 2022

–
Change From
Apr 2022

–
Change From
Apr 2022

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Apr 2022

–
Change From
Apr 2022

–
Change From
Apr 2022

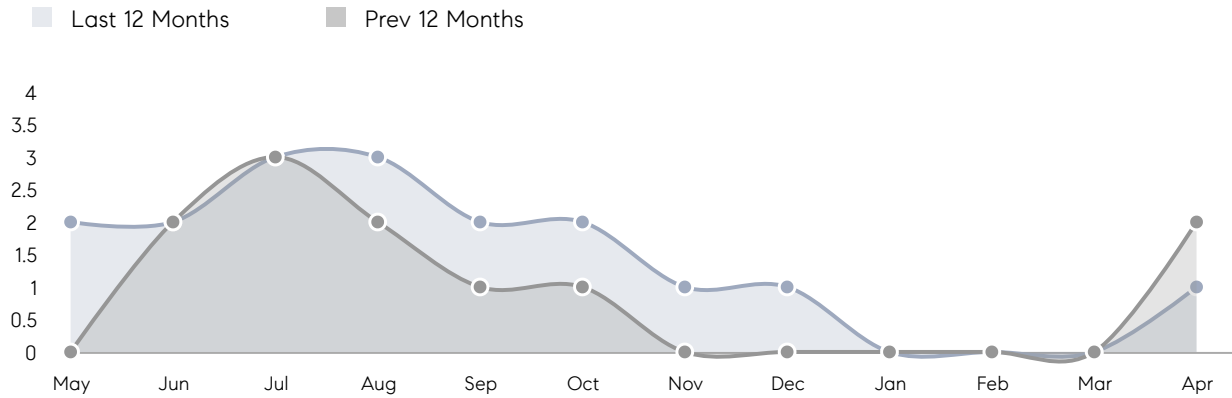
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0.0%
	NEW LISTINGS	2	2	0%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	2	2	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

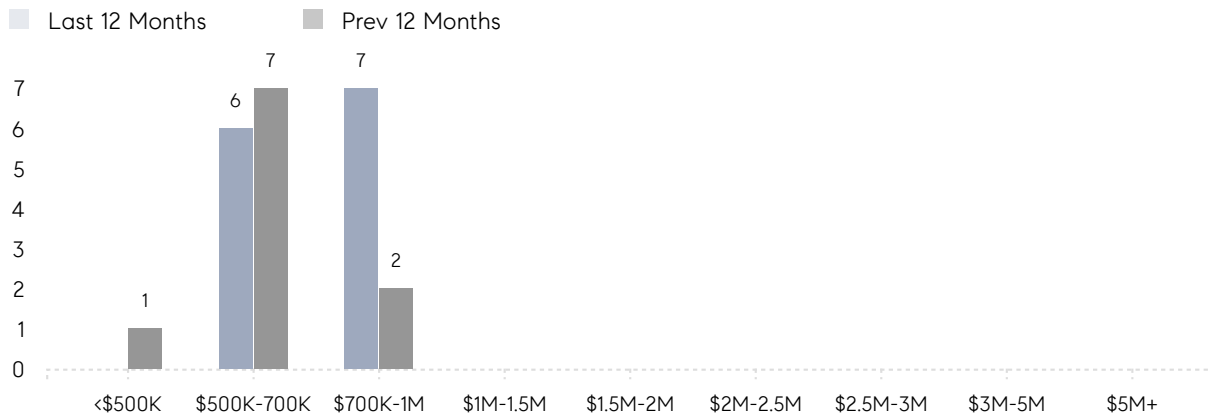
Hanover

APRIL 2023

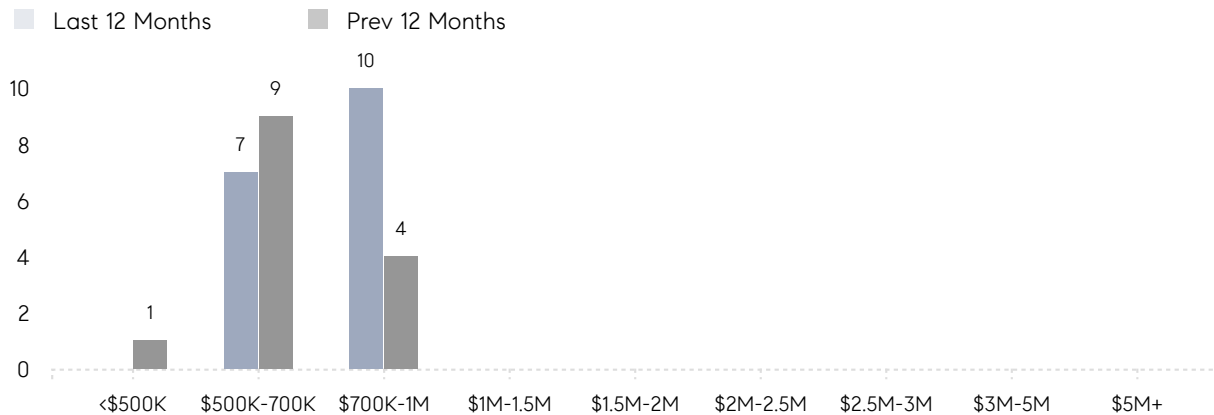
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Harding Market Insights

Harding

APRIL 2023

UNDER CONTRACT

1	\$1.5M	\$1.5M
Total Properties	Average Price	Median Price
-86%	-41%	-28%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

4	\$867K	\$871K
Total Properties	Average Price	Median Price
-50%	-39%	-34%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

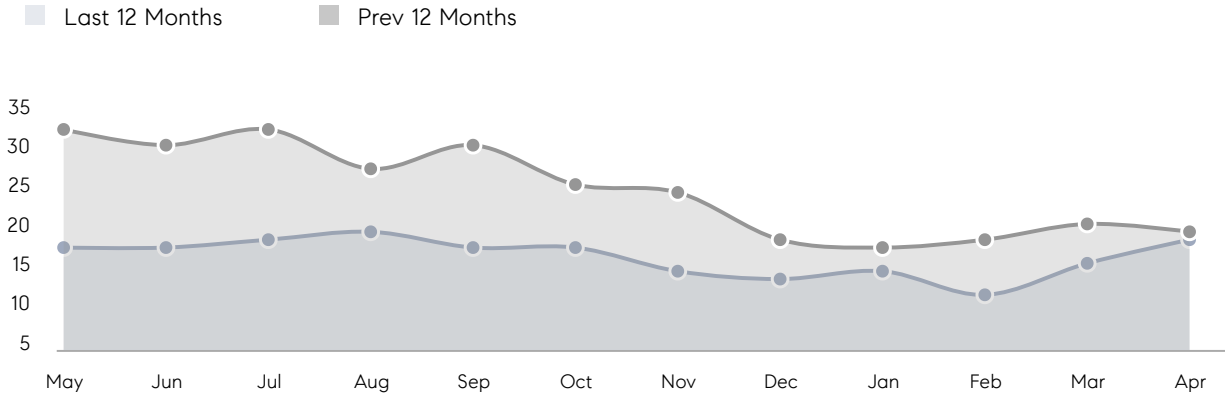
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	65	81	-20%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$867,750	\$1,420,469	-38.9%
	# OF CONTRACTS	1	7	-85.7%
	NEW LISTINGS	7	8	-12%
Houses	AVERAGE DOM	81	103	-21%
	% OF ASKING PRICE	99%	96%	
	AVERAGE SOLD PRICE	\$947,333	\$1,722,292	-45%
	# OF CONTRACTS	1	7	-86%
	NEW LISTINGS	7	7	0%
Condo/Co-op/TH	AVERAGE DOM	16	15	7%
	% OF ASKING PRICE	100%	110%	
	AVERAGE SOLD PRICE	\$629,000	\$515,000	22%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

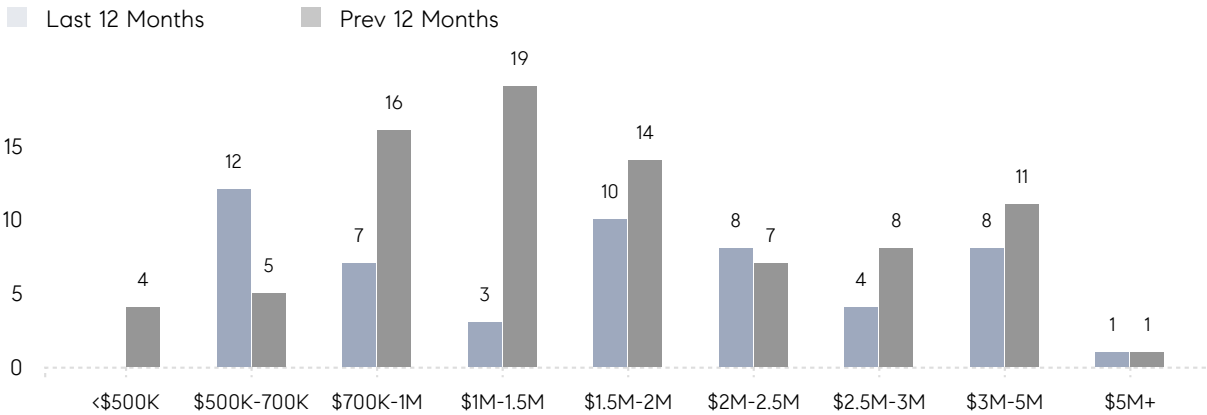
Harding

APRIL 2023

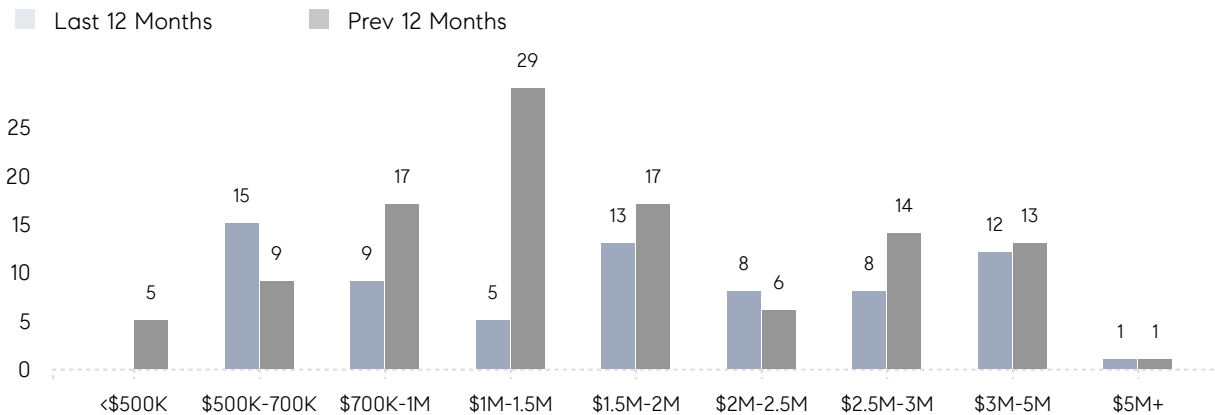
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Harrington Park Market Insights

Harrington Park

APRIL 2023

UNDER CONTRACT

3
Total
Properties

\$783K
Average
Price

\$775K
Median
Price

-62%
Decrease From
Apr 2022

-8%
Decrease From
Apr 2022

4%
Increase From
Apr 2022

UNITS SOLD

8
Total
Properties

\$802K
Average
Price

\$709K
Median
Price

100%
Increase From
Apr 2022

28%
Increase From
Apr 2022

12%
Increase From
Apr 2022

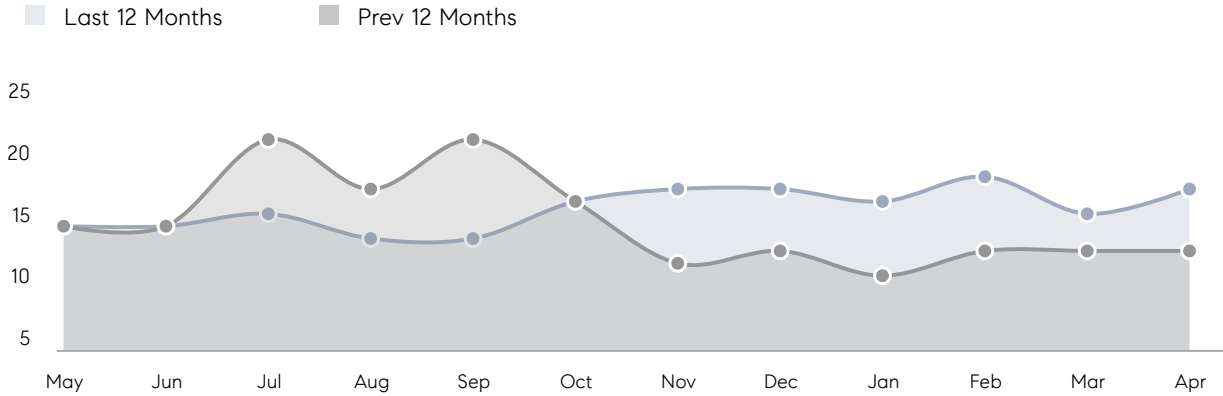
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	40	17	135%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$802,000	\$627,188	27.9%
	# OF CONTRACTS	3	8	-62.5%
	NEW LISTINGS	6	7	-14%
Houses	AVERAGE DOM	40	17	135%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$802,000	\$627,188	28%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	6	7	-14%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

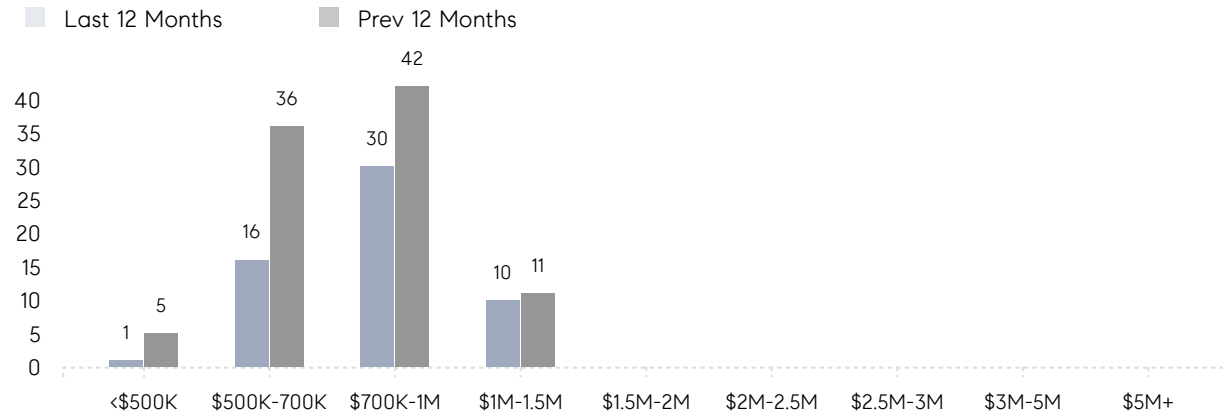
Harrington Park

APRIL 2023

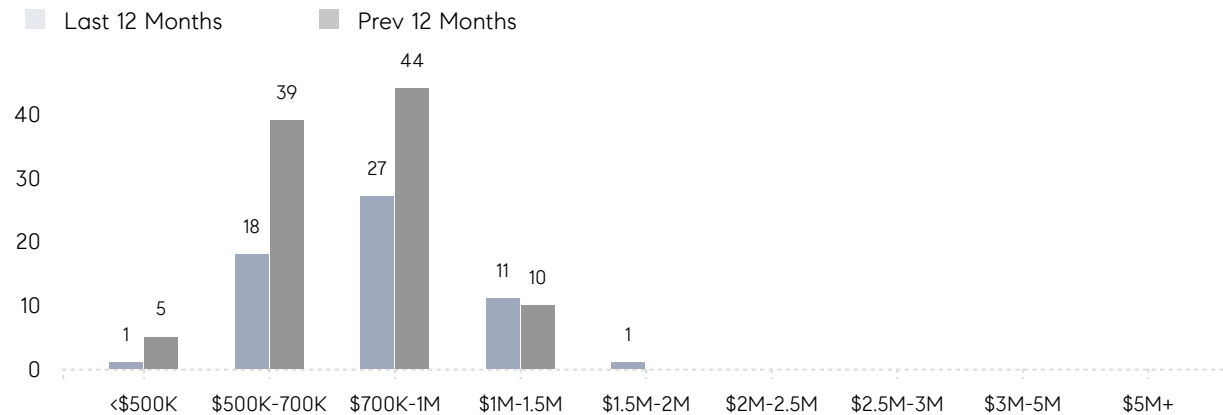
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Harrison Market Insights

Harrison

APRIL 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

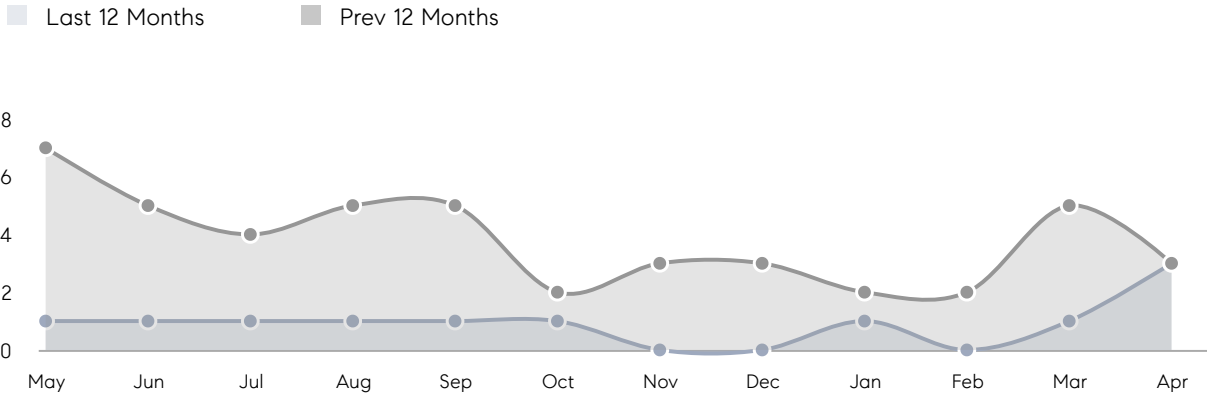
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0.0%
	NEW LISTINGS	2	1	100%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	1	0%

Harrison

APRIL 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Hasbrouck Heights Market Insights

Hasbrouck Heights

APRIL 2023

UNDER CONTRACT

10
Total
Properties

\$644K
Average
Price

\$589K
Median
Price

11%
Increase From
Apr 2022

19%
Increase From
Apr 2022

20%
Increase From
Apr 2022

UNITS SOLD

6
Total
Properties

\$679K
Average
Price

\$582K
Median
Price

-25%
Decrease From
Apr 2022

22%
Increase From
Apr 2022

10%
Increase From
Apr 2022

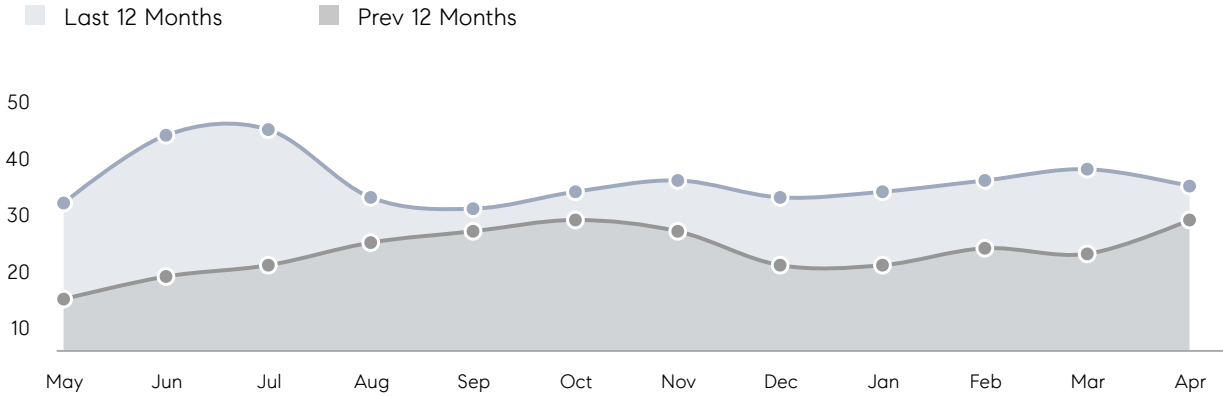
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	23	21	10%
	% OF ASKING PRICE	99%	107%	
	AVERAGE SOLD PRICE	\$679,833	\$557,125	22.0%
	# OF CONTRACTS	10	9	11.1%
	NEW LISTINGS	7	14	-50%
Houses	AVERAGE DOM	23	22	5%
	% OF ASKING PRICE	99%	108%	
	AVERAGE SOLD PRICE	\$679,833	\$560,286	21%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	7	14	-50%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$535,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

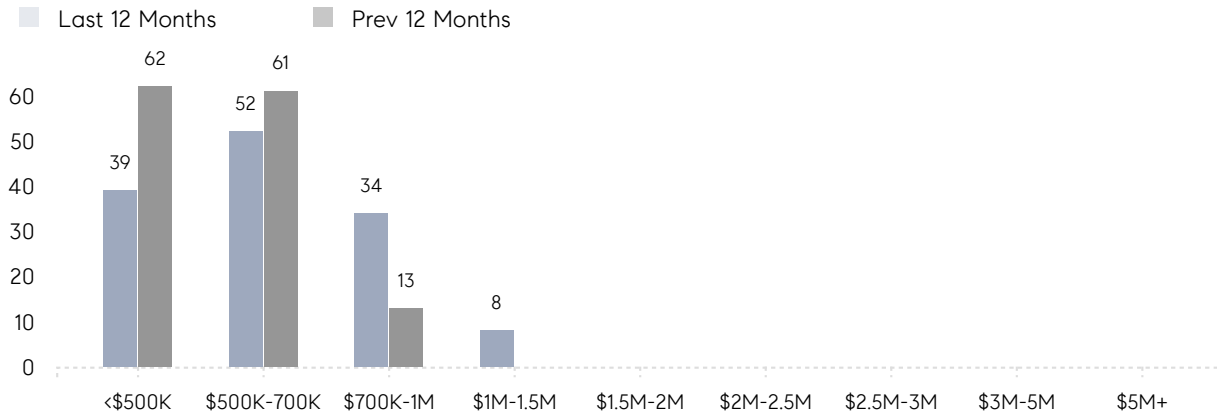
Hasbrouck Heights

APRIL 2023

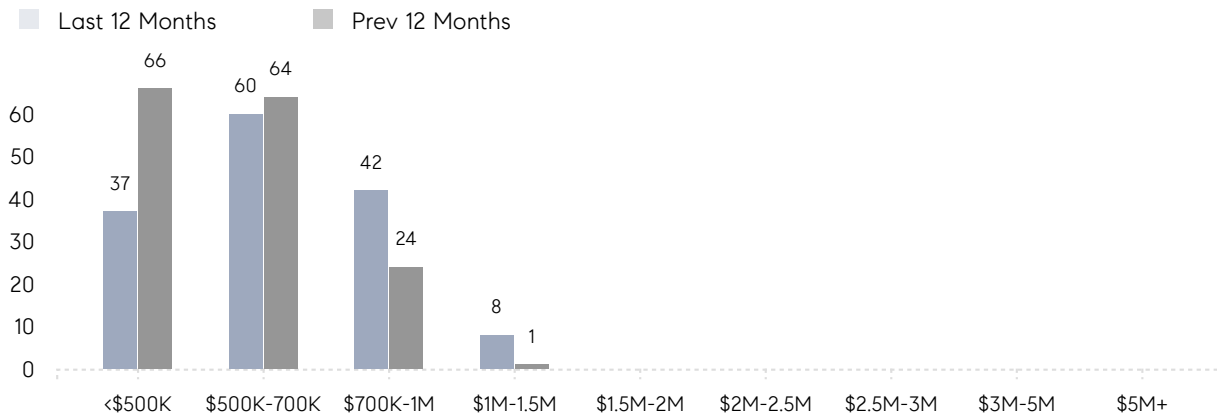
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Haworth Market Insights

Haworth

APRIL 2023

UNDER CONTRACT

6	\$998K	\$1.0M
Total Properties	Average Price	Median Price
100%	0%	32%
Increase From Apr 2022	Change From Apr 2022	Increase From Apr 2022

UNITS SOLD

5	\$964K	\$965K
Total Properties	Average Price	Median Price
0%	11%	6%
Change From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

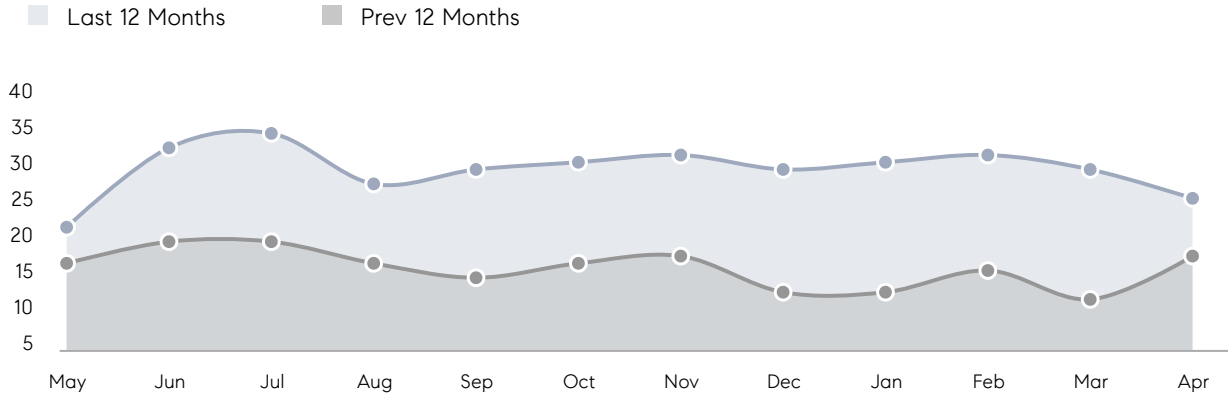
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	6	17	-65%
	% OF ASKING PRICE	111%	106%	
	AVERAGE SOLD PRICE	\$964,000	\$871,700	10.6%
	# OF CONTRACTS	6	3	100.0%
	NEW LISTINGS	3	9	-67%
Houses	AVERAGE DOM	7	17	-59%
	% OF ASKING PRICE	114%	106%	
	AVERAGE SOLD PRICE	\$935,000	\$871,700	7%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	1	9	-89%
Condo/Co-op/TH	AVERAGE DOM	2	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$1,080,000	-	-
	# OF CONTRACTS	4	0	0%
	NEW LISTINGS	2	0	0%

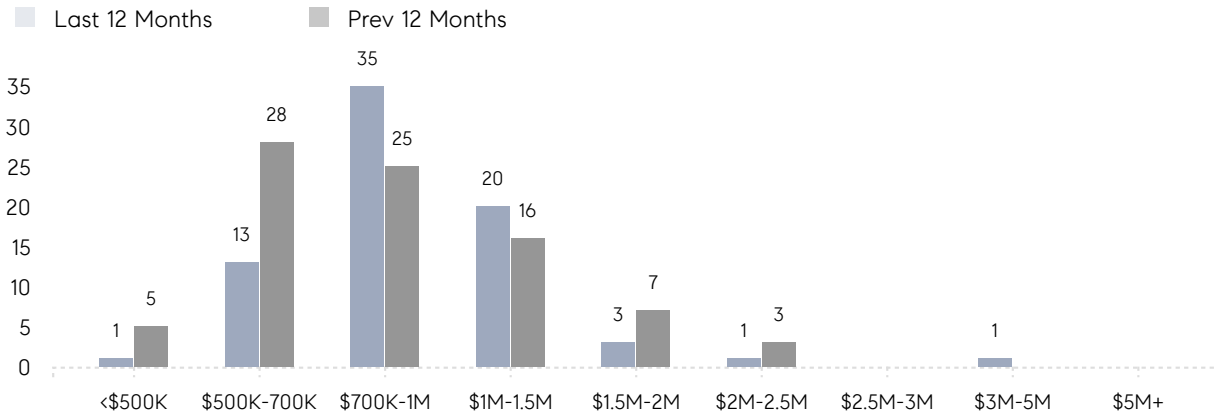
Haworth

APRIL 2023

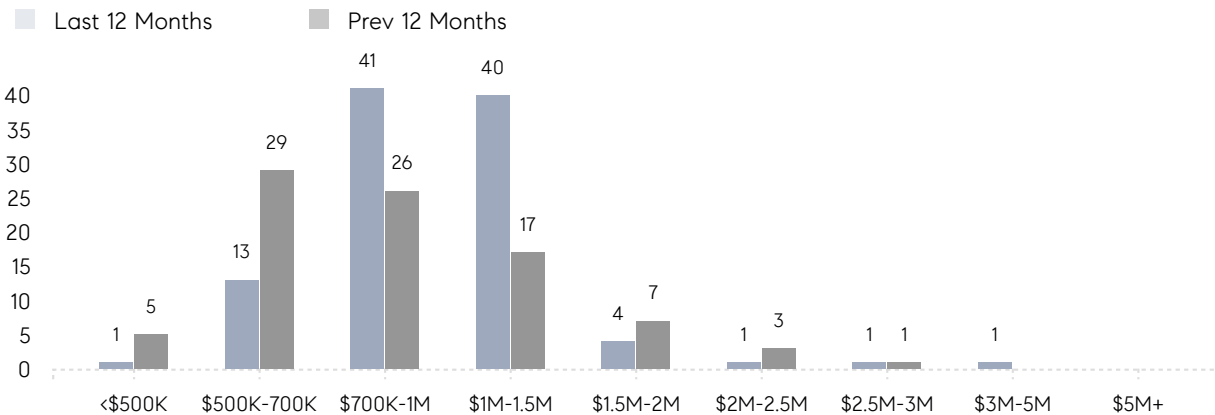
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Hillsborough Market Insights

Hillsborough

APRIL 2023

UNDER CONTRACT

30
Total
Properties

\$552K
Average
Price

\$459K
Median
Price

-36%
Decrease From
Apr 2022

17%
Increase From
Apr 2022

6%
Increase From
Apr 2022

UNITS SOLD

18
Total
Properties

\$664K
Average
Price

\$667K
Median
Price

-45%
Decrease From
Apr 2022

36%
Increase From
Apr 2022

67%
Increase From
Apr 2022

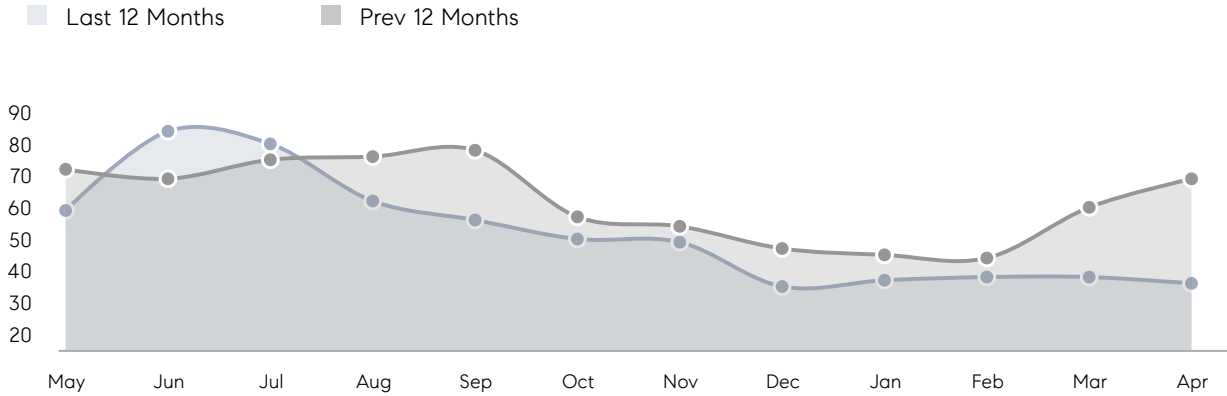
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	25	21	19%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$664,984	\$489,160	35.9%
	# OF CONTRACTS	30	47	-36.2%
	NEW LISTINGS	30	62	-52%
Houses	AVERAGE DOM	29	22	32%
	% OF ASKING PRICE	103%	108%	
	AVERAGE SOLD PRICE	\$766,593	\$660,379	16%
	# OF CONTRACTS	16	26	-38%
	NEW LISTINGS	15	33	-55%
Condo/Co-op/TH	AVERAGE DOM	15	19	-21%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$400,800	\$307,239	30%
	# OF CONTRACTS	14	21	-33%
	NEW LISTINGS	15	29	-48%

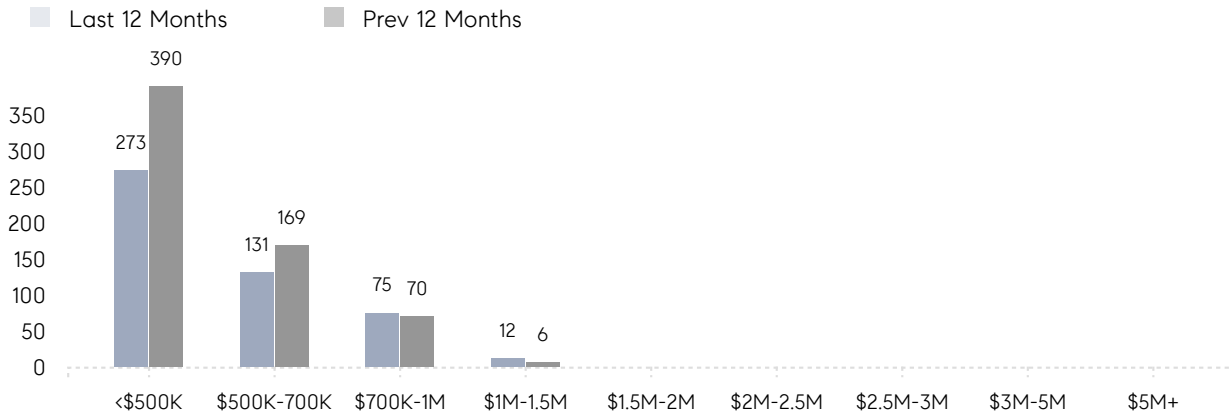
Hillsborough

APRIL 2023

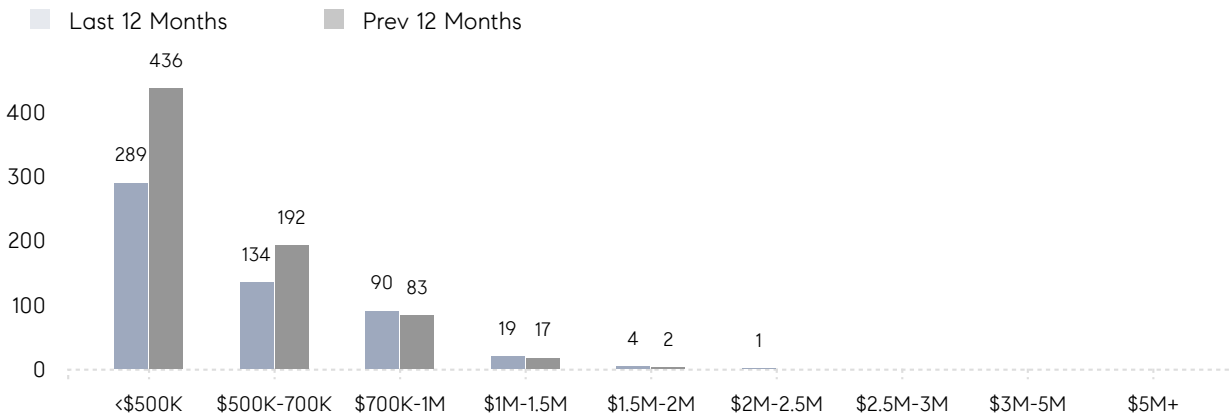
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Hillsdale Market Insights

Hillsdale

APRIL 2023

UNDER CONTRACT

9	\$757K	\$655K
Total Properties	Average Price	Median Price
-25%	-2%	-18%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

3	\$711K	\$680K
Total Properties	Average Price	Median Price
-73%	-9%	-5%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

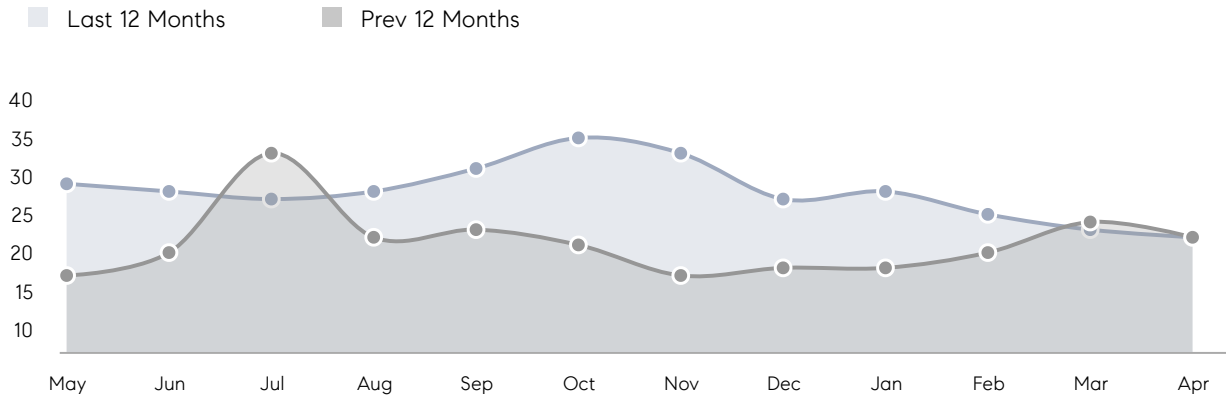
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	12	16	-25%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$711,667	\$785,773	-9.4%
	# OF CONTRACTS	9	12	-25.0%
	NEW LISTINGS	8	12	-33%
Houses	AVERAGE DOM	12	16	-25%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$711,667	\$785,773	-9%
	# OF CONTRACTS	9	12	-25%
	NEW LISTINGS	8	12	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

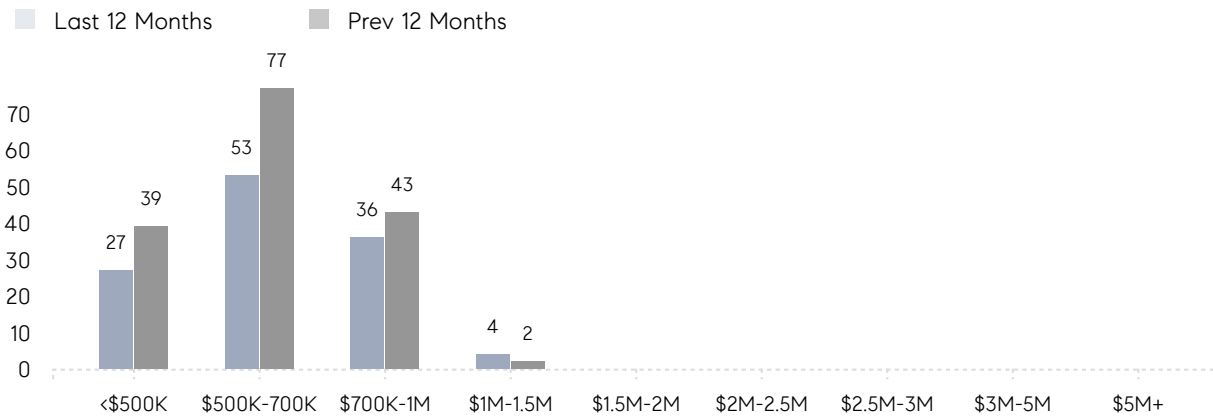
Hillsdale

APRIL 2023

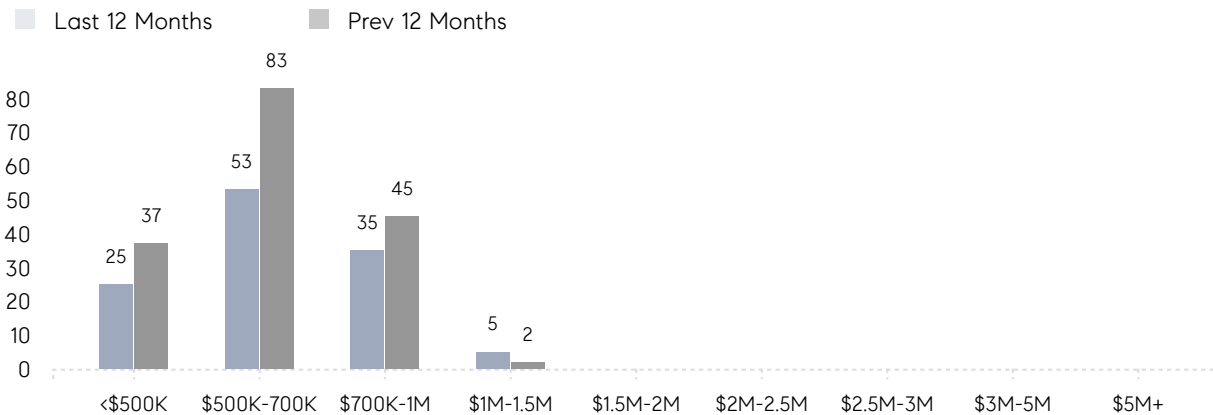
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Hillside Market Insights

Hillside

APRIL 2023

UNDER CONTRACT

11
Total
Properties

\$376K
Average
Price

\$390K
Median
Price

-45%
Decrease From
Apr 2022

7%
Increase From
Apr 2022

12%
Increase From
Apr 2022

UNITS SOLD

7
Total
Properties

\$435K
Average
Price

\$440K
Median
Price

-53%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

1%
Increase From
Apr 2022

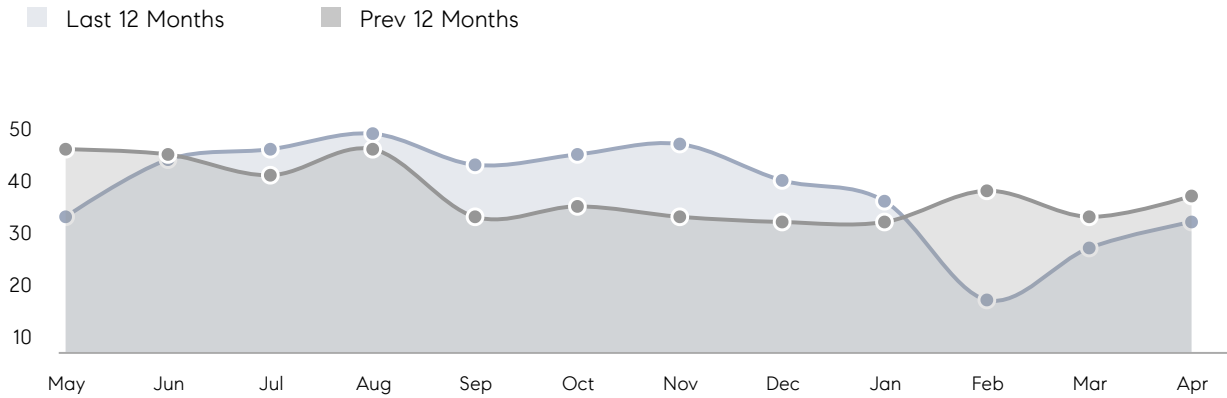
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	40	38	5%
	% OF ASKING PRICE	101%	110%	
	AVERAGE SOLD PRICE	\$435,000	\$424,400	2.5%
	# OF CONTRACTS	11	20	-45.0%
	NEW LISTINGS	16	30	-47%
Houses	AVERAGE DOM	40	38	5%
	% OF ASKING PRICE	101%	110%	
	AVERAGE SOLD PRICE	\$435,000	\$424,400	2%
	# OF CONTRACTS	11	20	-45%
	NEW LISTINGS	16	30	-47%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Hillside

APRIL 2023

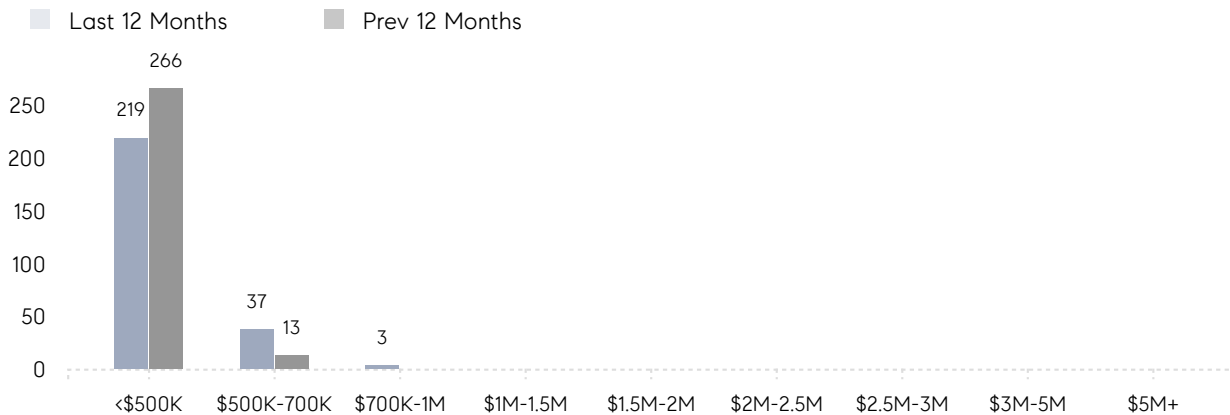
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Ho-Ho-Kus Market Insights

Ho-Ho-Kus

APRIL 2023

UNDER CONTRACT

7	\$1.4M	\$1.5M
Total Properties	Average Price	Median Price
-12%	22%	32%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

3	\$1.3M	\$1.5M
Total Properties	Average Price	Median Price
-57%	3%	43%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

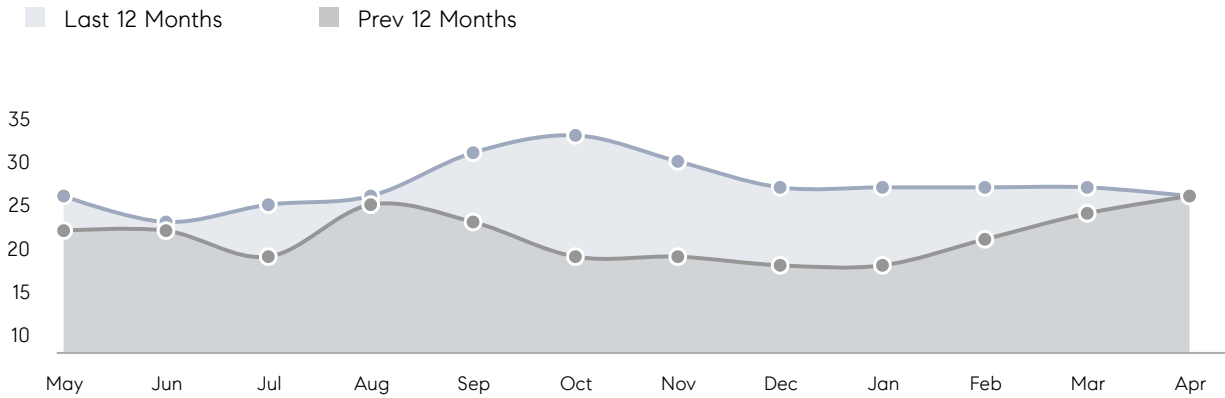
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	41	13	215%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$1,300,000	\$1,265,286	2.7%
	# OF CONTRACTS	7	8	-12.5%
	NEW LISTINGS	4	10	-60%
Houses	AVERAGE DOM	41	13	215%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$1,300,000	\$1,265,286	3%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

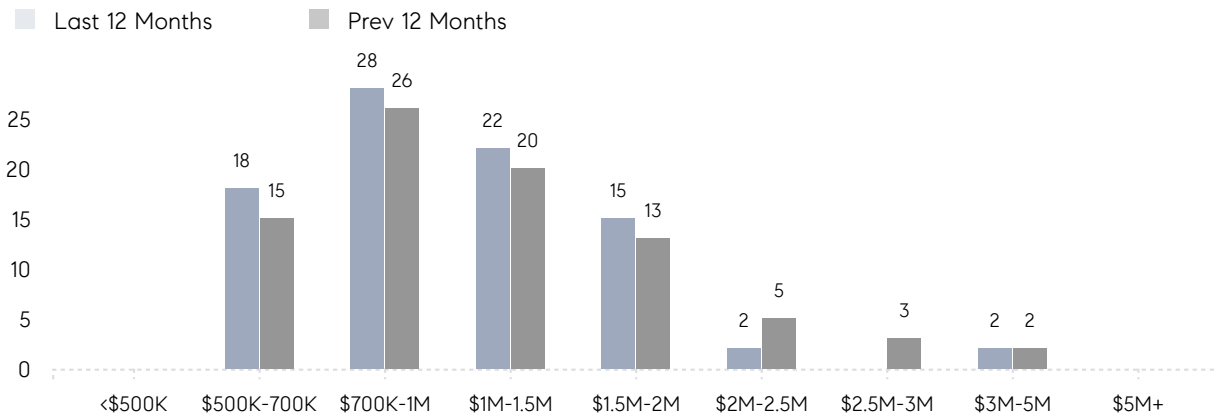
Ho-Ho-Kus

APRIL 2023

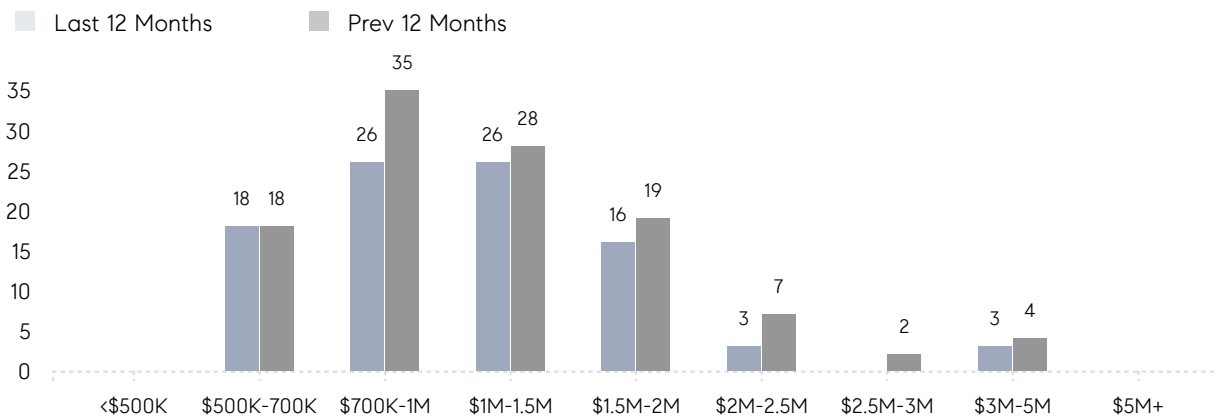
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Hoboken Market Insights

Hoboken

APRIL 2023

UNDER CONTRACT

73
Total
Properties

\$917K
Average
Price

\$799K
Median
Price

-37%
Decrease From
Apr 2022

-1%
Decrease From
Apr 2022

3%
Increase From
Apr 2022

UNITS SOLD

46
Total
Properties

\$1.0M
Average
Price

\$880K
Median
Price

-57%
Decrease From
Apr 2022

9%
Increase From
Apr 2022

15%
Increase From
Apr 2022

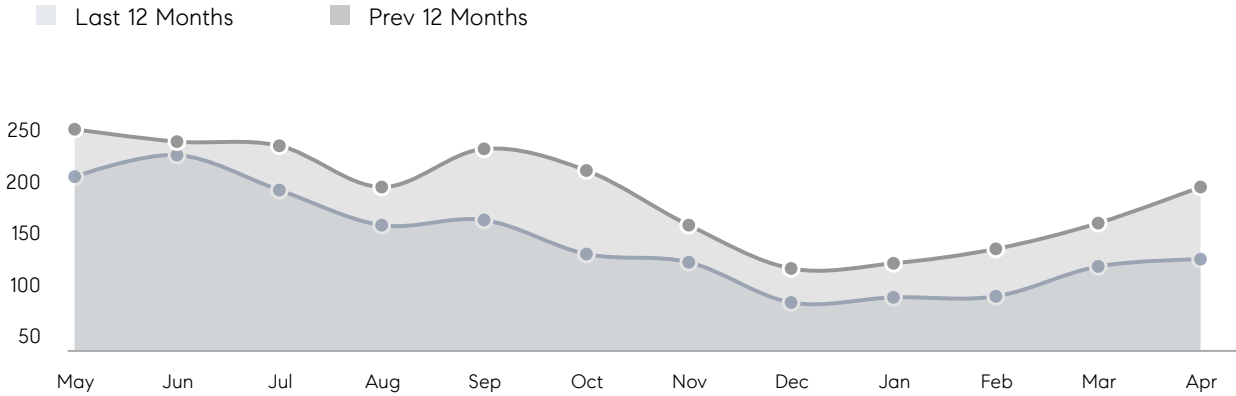
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	29	33	-12%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,027,930	\$939,532	9.4%
	# OF CONTRACTS	73	116	-37.1%
	NEW LISTINGS	95	183	-48%
Houses	AVERAGE DOM	7	30	-77%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$1,525,512	\$1,750,000	-13%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	4	16	-75%
Condo/Co-op/TH	AVERAGE DOM	31	33	-6%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,005,313	\$916,376	10%
	# OF CONTRACTS	69	109	-37%
	NEW LISTINGS	91	167	-46%

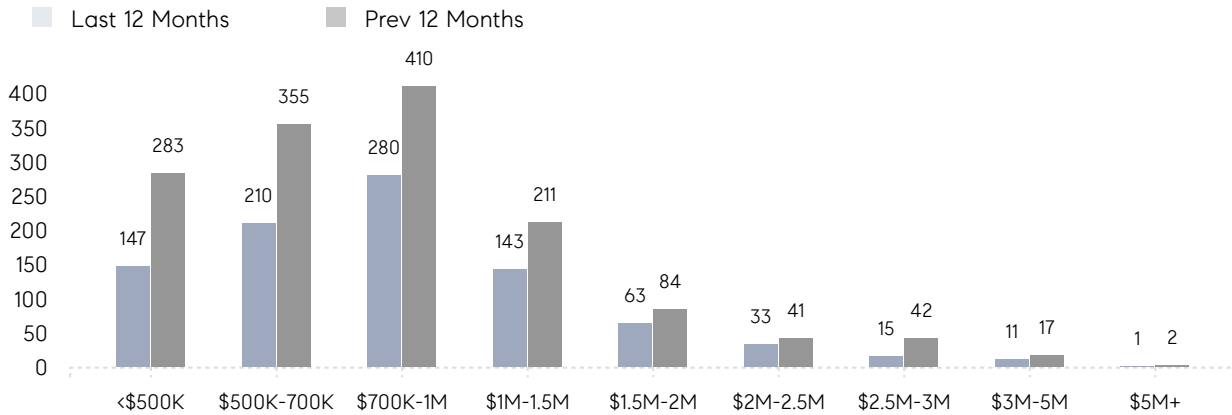
Hoboken

APRIL 2023

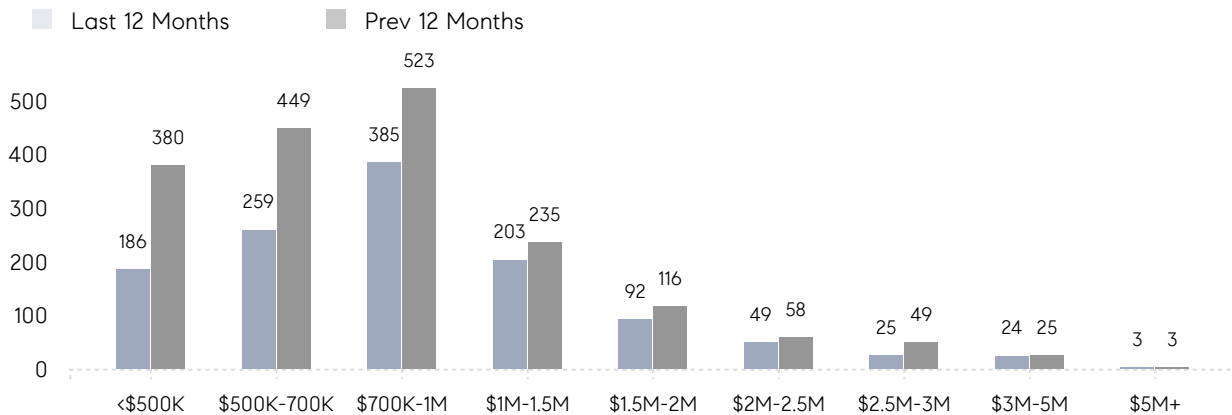
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Hopaccong Market Insights

Hopatcong

APRIL 2023

UNDER CONTRACT

3	\$331K	\$315K
Total Properties	Average Price	Median Price
-87%	-10%	-12%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

0	-	-
Total Properties	Average Price	Median Price
0%	-	-
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

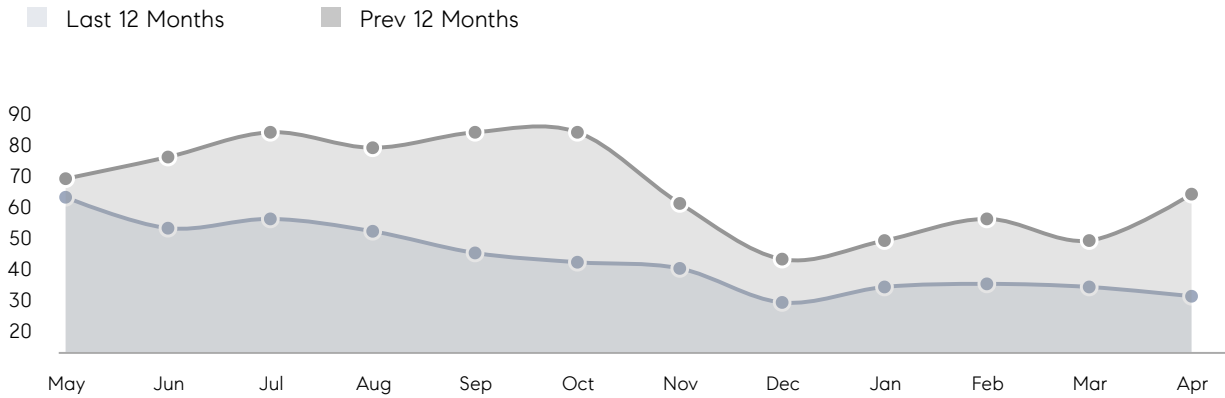
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	23	-
	% OF ASKING PRICE	-	106%	
	AVERAGE SOLD PRICE	-	\$352,142	-
	# OF CONTRACTS	3	24	-87.5%
	NEW LISTINGS	2	44	-95%
Houses	AVERAGE DOM	-	23	-
	% OF ASKING PRICE	-	106%	
	AVERAGE SOLD PRICE	-	\$352,142	-
	# OF CONTRACTS	2	24	-92%
	NEW LISTINGS	2	43	-95%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	1	0%

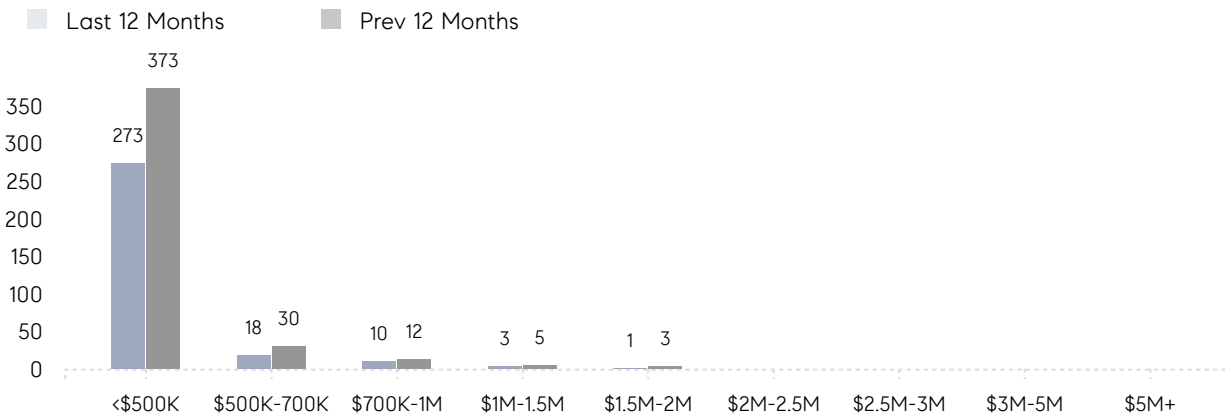
Hopatcong

APRIL 2023

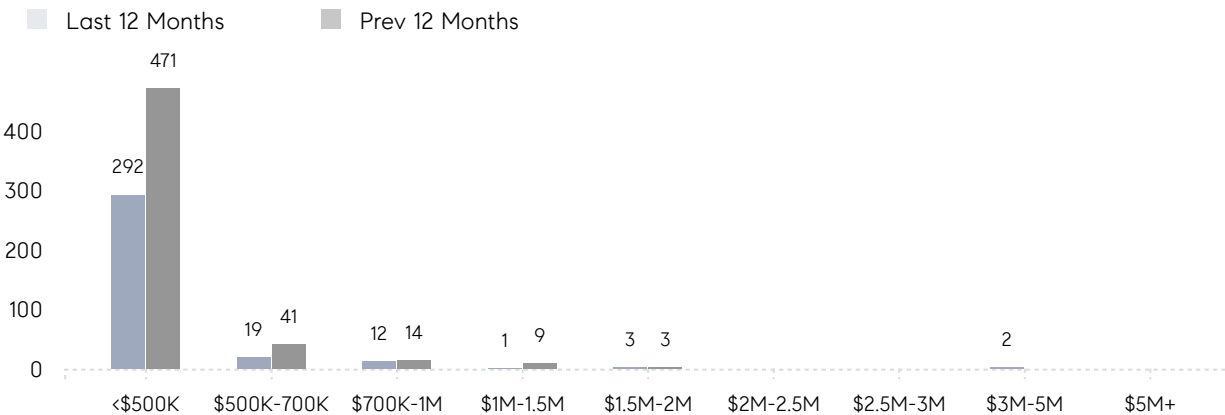
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Irvington Market Insights

Irvington

APRIL 2023

UNDER CONTRACT

15
Total
Properties

\$357K
Average
Price

\$365K
Median
Price

-12%
Decrease From
Apr 2022

30%
Increase From
Apr 2022

26%
Increase From
Apr 2022

UNITS SOLD

14
Total
Properties

\$332K
Average
Price

\$335K
Median
Price

-33%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

8%
Increase From
Apr 2022

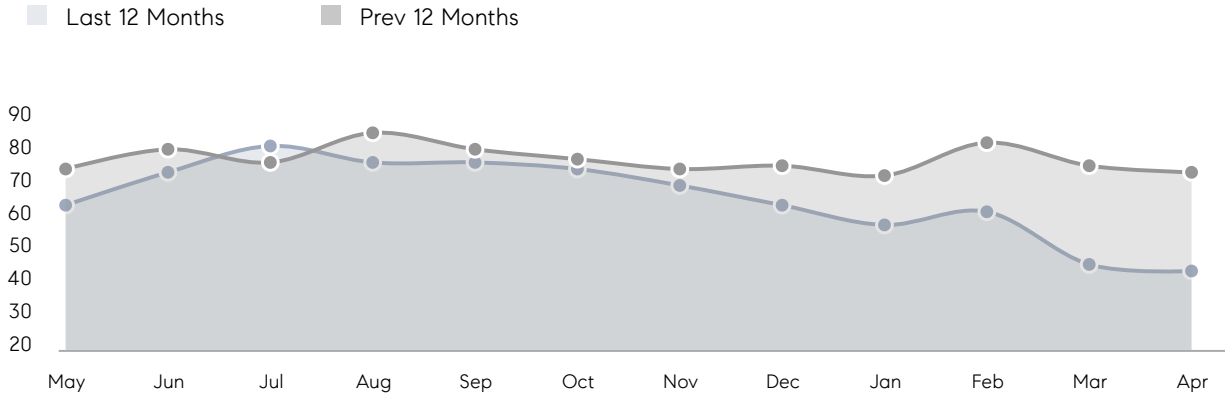
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	29	49	-41%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$332,343	\$295,967	12.3%
	# OF CONTRACTS	15	17	-11.8%
	NEW LISTINGS	20	32	-37%
Houses	AVERAGE DOM	29	49	-41%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$332,343	\$295,967	12%
	# OF CONTRACTS	15	14	7%
	NEW LISTINGS	20	32	-37%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	0	0	0%

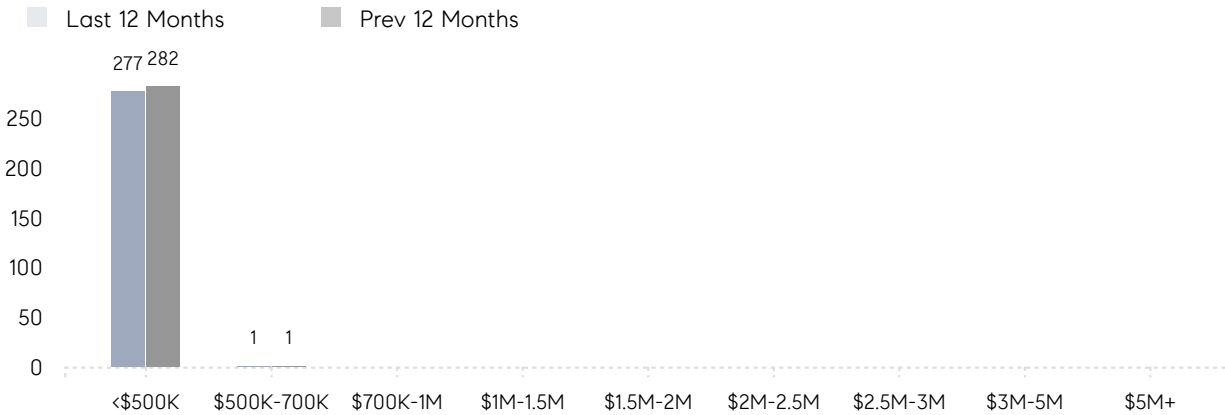
Irvington

APRIL 2023

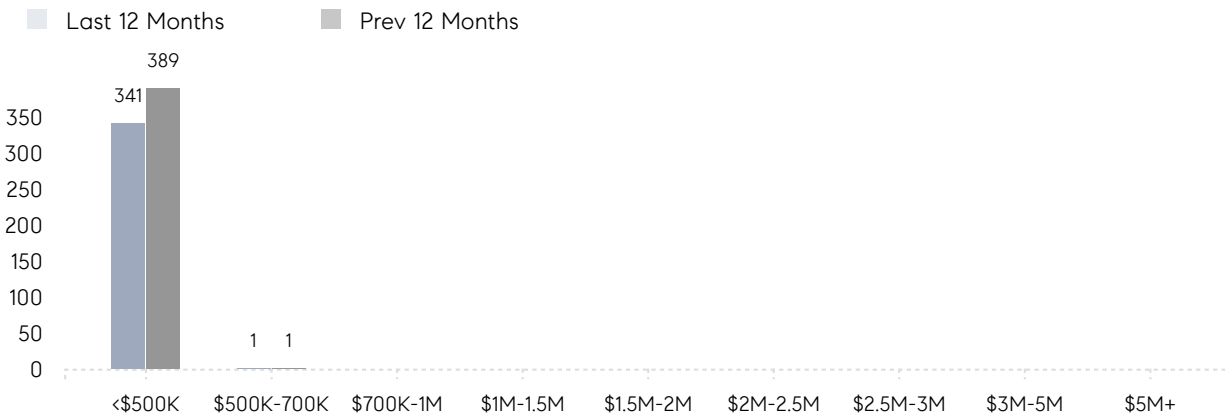
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Jersey City Market Insights

Jersey City

APRIL 2023

UNDER CONTRACT

129	\$678K	\$579K
Total Properties	Average Price	Median Price
-33%	-6%	-6%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

89	\$659K	\$620K
Total Properties	Average Price	Median Price
-49%	-2%	-1%
Decrease From Apr 2022	Decrease From Apr 2022	Change From Apr 2022

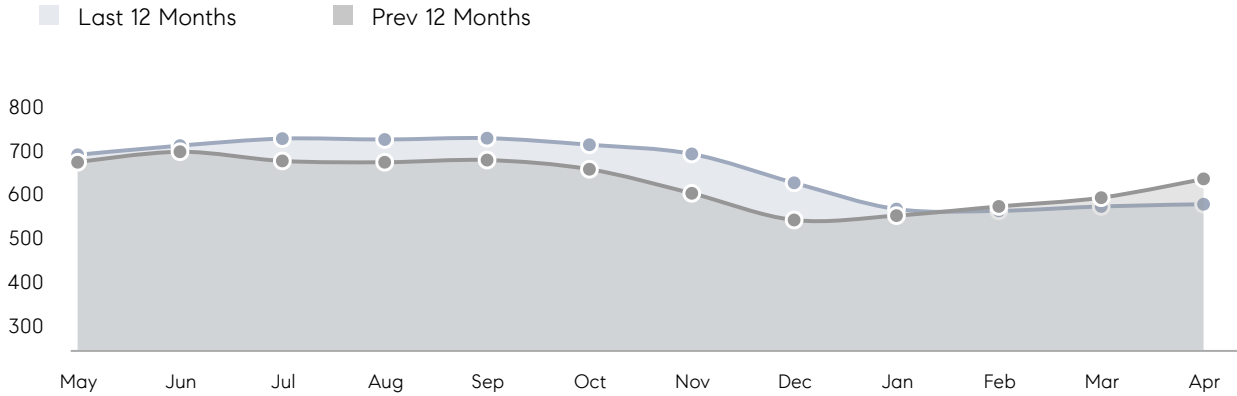
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	43	37	16%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$659,111	\$675,180	-2.4%
	# OF CONTRACTS	129	193	-33.2%
	NEW LISTINGS	210	328	-36%
Houses	AVERAGE DOM	51	33	55%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$670,750	\$810,328	-17%
	# OF CONTRACTS	21	25	-16%
	NEW LISTINGS	37	38	-3%
Condo/Co-op/TH	AVERAGE DOM	42	38	11%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$657,962	\$649,437	1%
	# OF CONTRACTS	108	168	-36%
	NEW LISTINGS	173	290	-40%

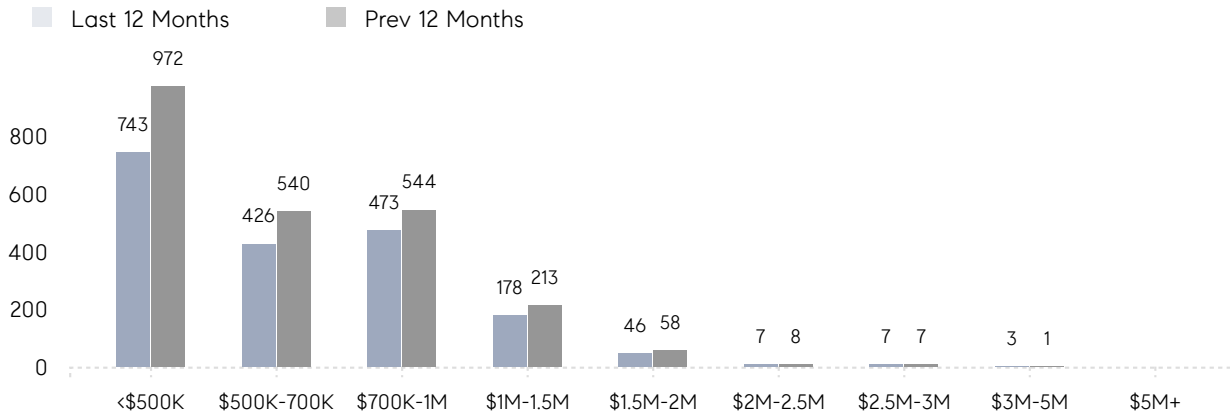
Jersey City

APRIL 2023

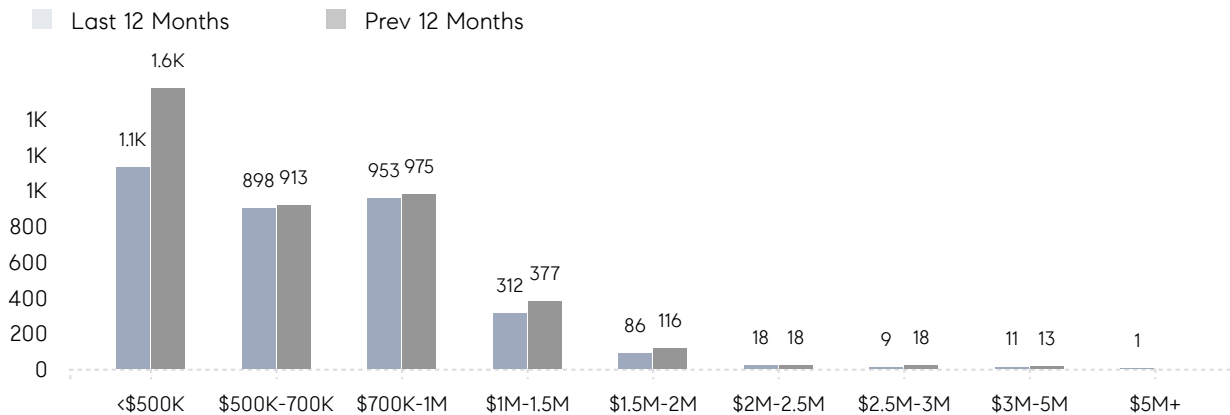
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Kearny Market Insights

Kearny

APRIL 2023

UNDER CONTRACT

4	\$358K	\$362K
Total Properties	Average Price	Median Price
100%	-24%	-23%
Increase From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

1	\$390K	\$390K
Total Properties	Average Price	Median Price
-67%	-24%	-30%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

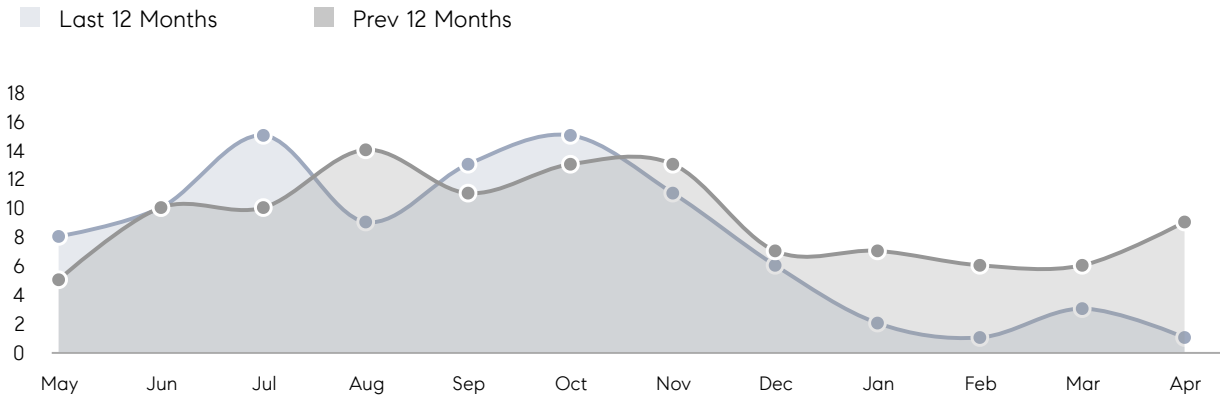
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	9	16	-44%
	% OF ASKING PRICE	111%	104%	
	AVERAGE SOLD PRICE	\$390,000	\$513,333	-24.0%
	# OF CONTRACTS	4	2	100.0%
	NEW LISTINGS	3	5	-40%
Houses	AVERAGE DOM	-	16	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$513,333	-
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	9	-	-
	% OF ASKING PRICE	111%	-	
	AVERAGE SOLD PRICE	\$390,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

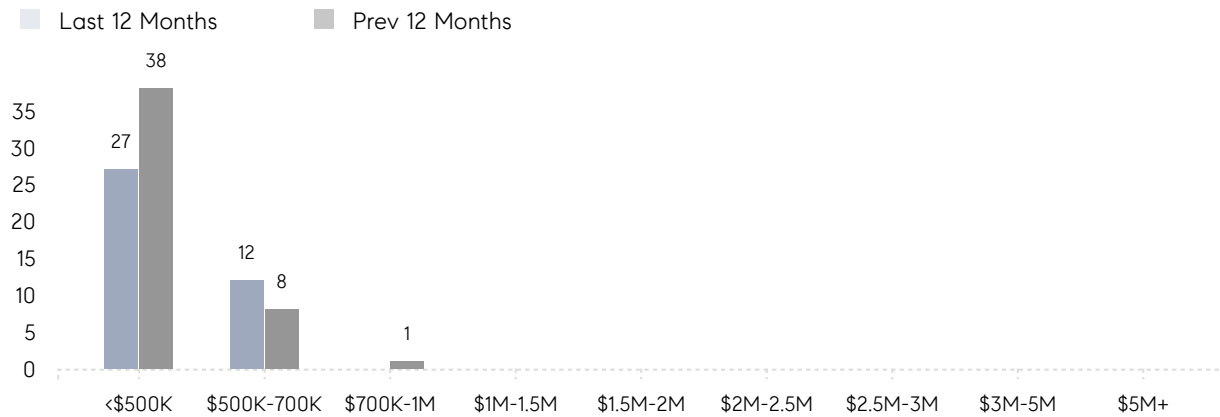
Kearny

APRIL 2023

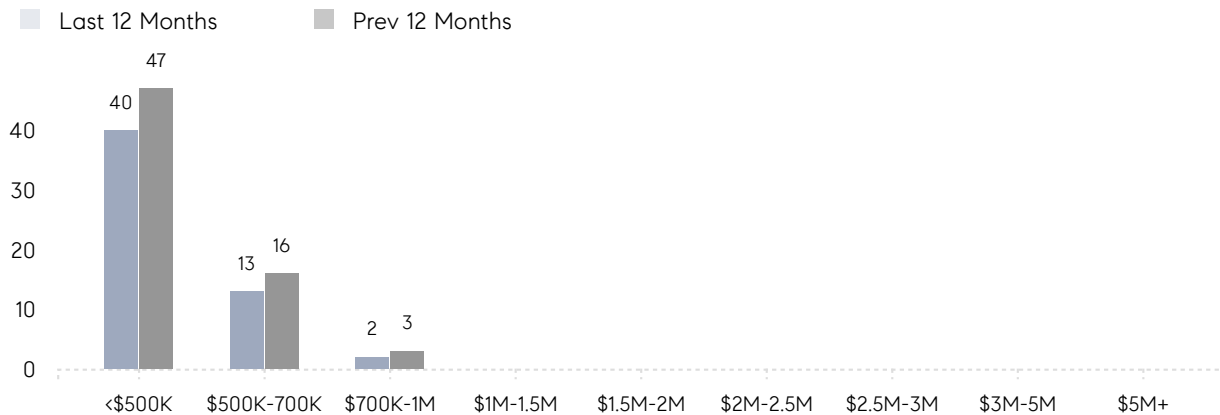
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Kenilworth Market Insights

Kenilworth

APRIL 2023

UNDER CONTRACT

6
Total
Properties

\$642K
Average
Price

\$622K
Median
Price

-14%
Decrease From
Apr 2022

47%
Increase From
Apr 2022

38%
Increase From
Apr 2022

UNITS SOLD

2
Total
Properties

\$672K
Average
Price

\$672K
Median
Price

-78%
Decrease From
Apr 2022

32%
Increase From
Apr 2022

31%
Increase From
Apr 2022

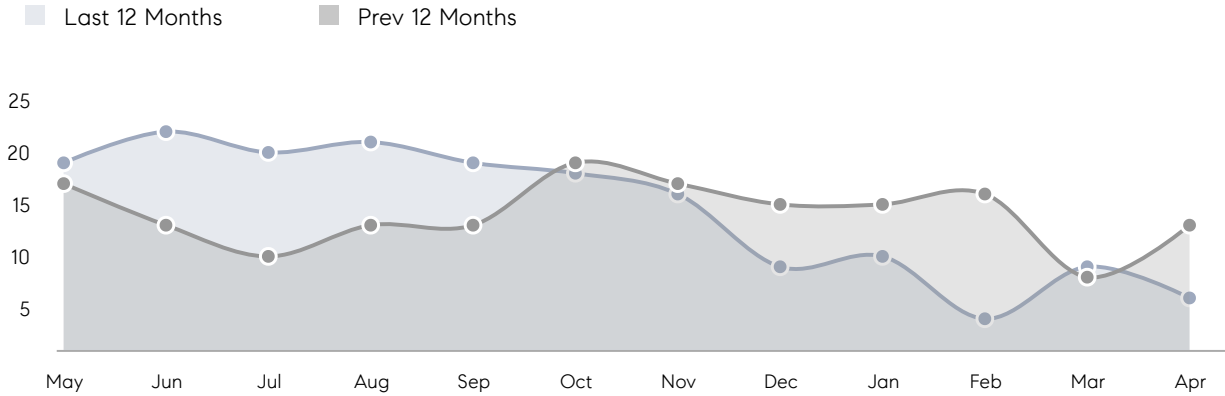
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	41	43	-5%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$672,500	\$508,111	32.4%
	# OF CONTRACTS	6	7	-14.3%
	NEW LISTINGS	3	15	-80%
Houses	AVERAGE DOM	41	43	-5%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$672,500	\$508,111	32%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	3	15	-80%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

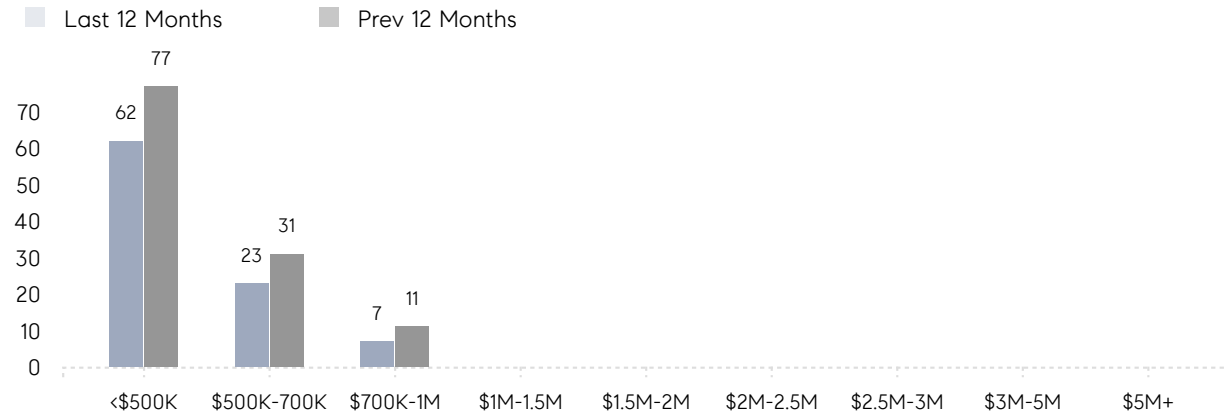
Kenilworth

APRIL 2023

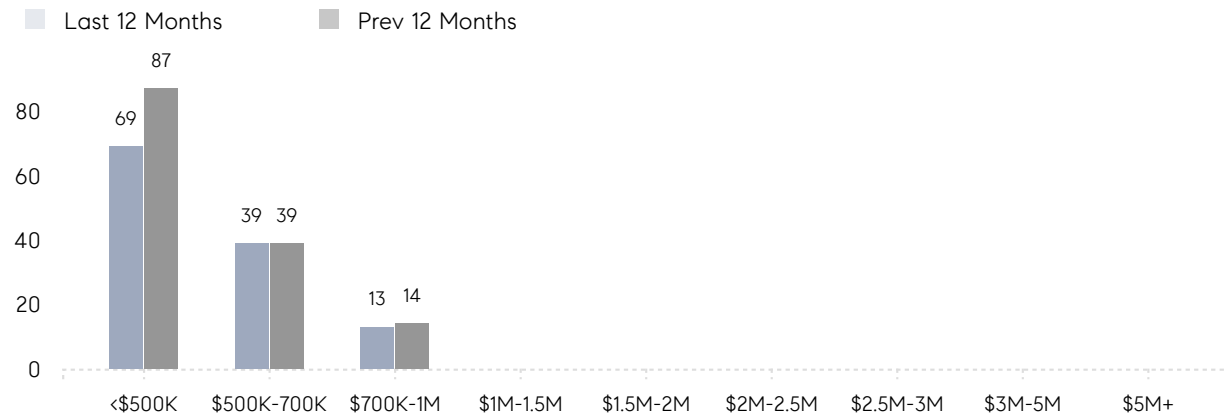
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Kinnelon Market Insights

Kinnelon

APRIL 2023

UNDER CONTRACT

15
Total
Properties

\$724K
Average
Price

\$699K
Median
Price

7%
Increase From
Apr 2022

-28%
Decrease From
Apr 2022

-14%
Decrease From
Apr 2022

UNITS SOLD

5
Total
Properties

\$632K
Average
Price

\$575K
Median
Price

-29%
Decrease From
Apr 2022

-35%
Decrease From
Apr 2022

-34%
Decrease From
Apr 2022

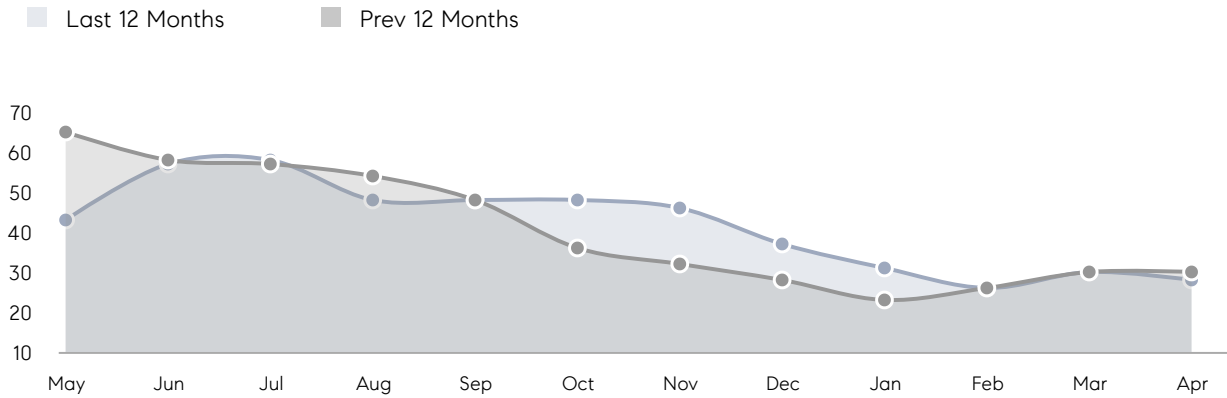
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	48	57	-16%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$632,500	\$977,857	-35.3%
	# OF CONTRACTS	15	14	7.1%
	NEW LISTINGS	18	18	0%
Houses	AVERAGE DOM	48	57	-16%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$632,500	\$977,857	-35%
	# OF CONTRACTS	15	14	7%
	NEW LISTINGS	18	18	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

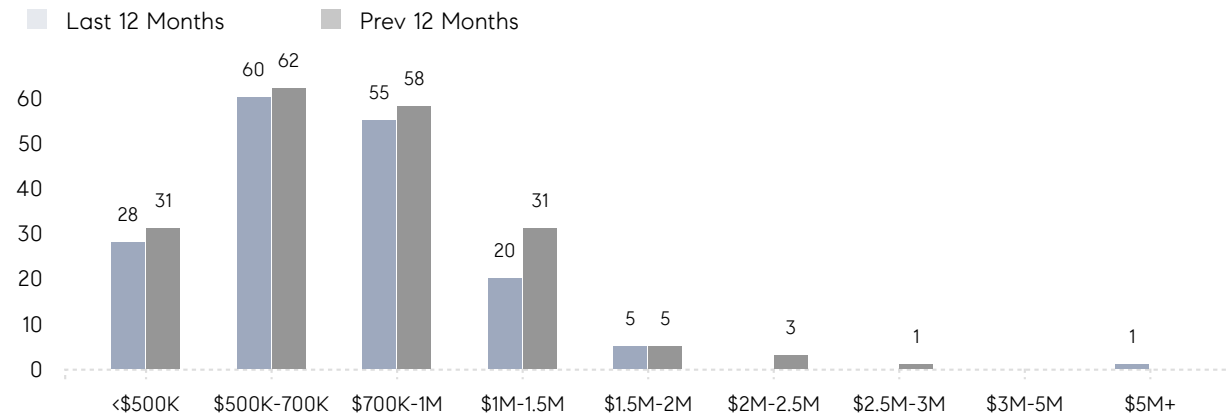
Kinnelon

APRIL 2023

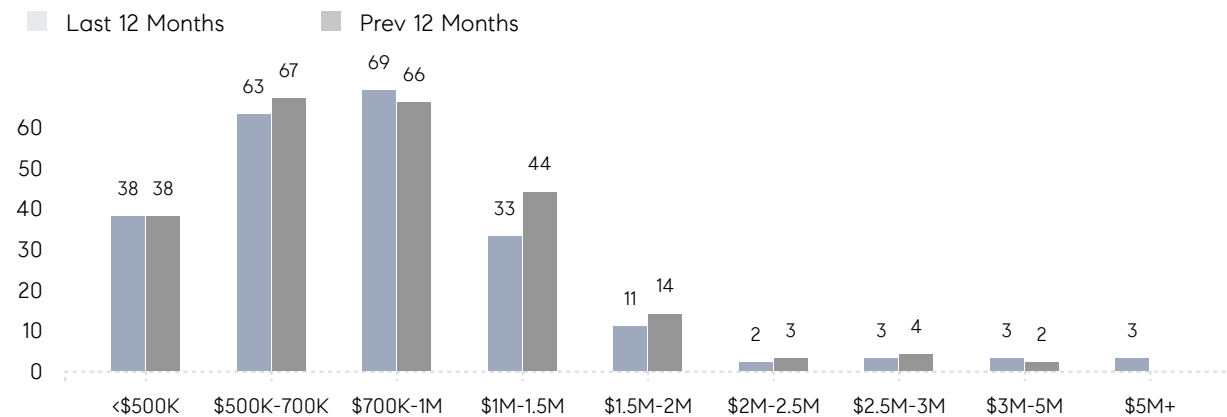
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Leonia Market Insights

Leonia

APRIL 2023

UNDER CONTRACT

5
Total
Properties

\$797K
Average
Price

\$849K
Median
Price

-29%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

16%
Increase From
Apr 2022

UNITS SOLD

2
Total
Properties

\$630K
Average
Price

\$630K
Median
Price

-50%
Decrease From
Apr 2022

-12%
Decrease From
Apr 2022

8%
Increase From
Apr 2022

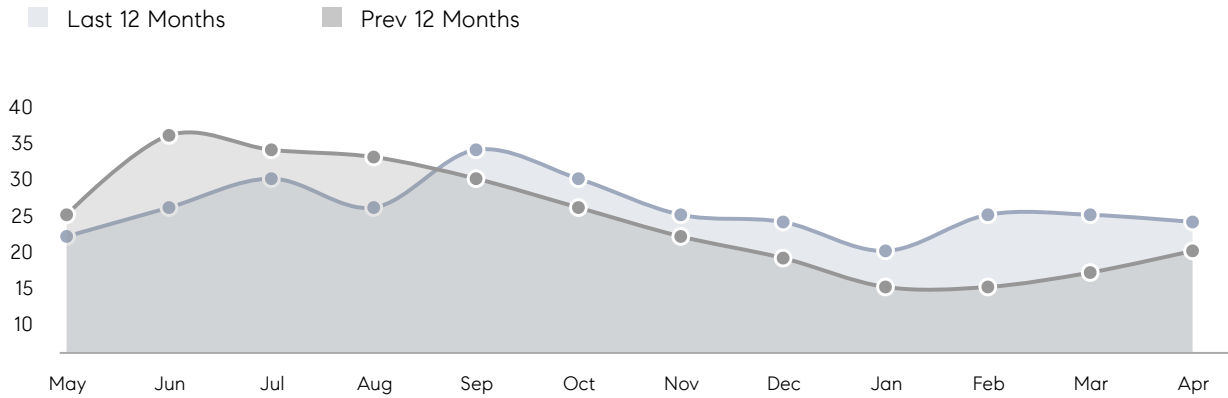
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	19	31	-39%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$630,000	\$712,750	-11.6%
	# OF CONTRACTS	5	7	-28.6%
	NEW LISTINGS	4	9	-56%
Houses	AVERAGE DOM	19	31	-39%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$630,000	\$712,750	-12%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	1	0%

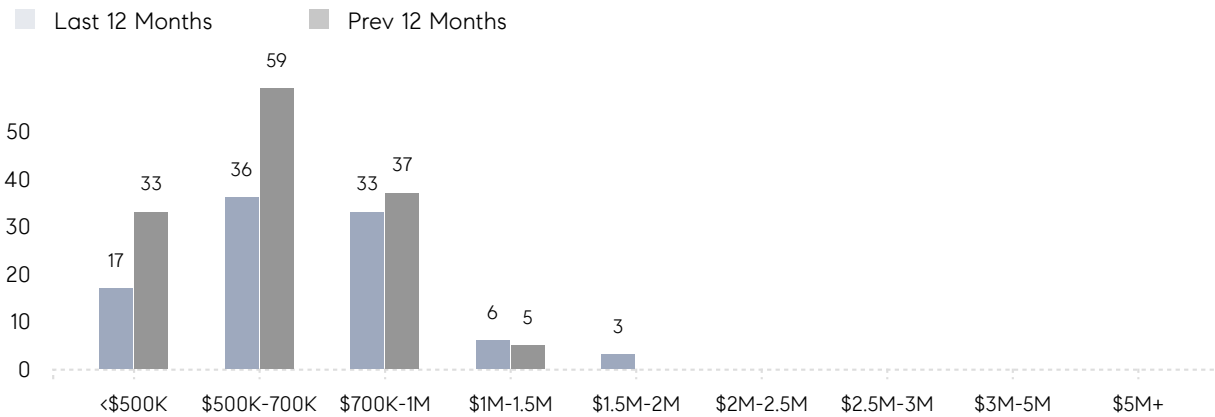
Leonia

APRIL 2023

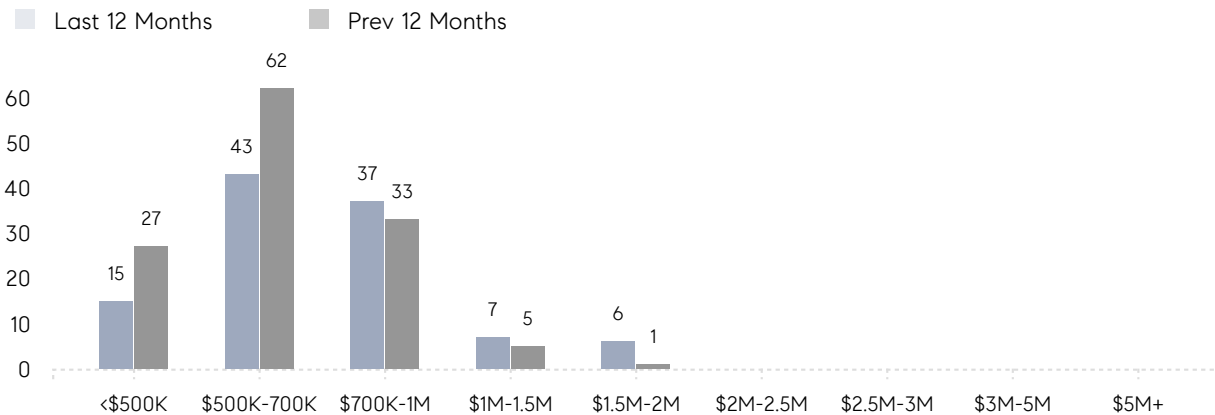
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Linden Market Insights

Linden

APRIL 2023

UNDER CONTRACT

21	\$357K	\$349K
Total Properties	Average Price	Median Price
-12%	-11%	-12%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

14	\$528K	\$547K
Total Properties	Average Price	Median Price
-42%	13%	27%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

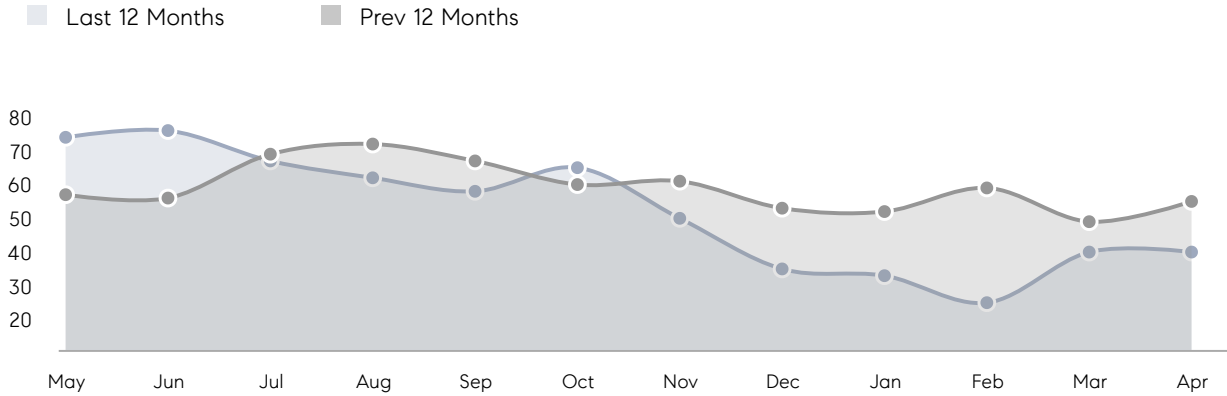
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	15	37	-59%
	% OF ASKING PRICE	107%	101%	
	AVERAGE SOLD PRICE	\$528,929	\$469,440	12.7%
	# OF CONTRACTS	21	24	-12.5%
	NEW LISTINGS	26	39	-33%
Houses	AVERAGE DOM	15	37	-59%
	% OF ASKING PRICE	107%	101%	
	AVERAGE SOLD PRICE	\$528,929	\$482,024	10%
	# OF CONTRACTS	16	23	-30%
	NEW LISTINGS	22	37	-41%
Condo/Co-op/TH	AVERAGE DOM	-	35	-
	% OF ASKING PRICE	-	106%	
	AVERAGE SOLD PRICE	-	\$180,000	-
	# OF CONTRACTS	5	1	400%
	NEW LISTINGS	4	2	100%

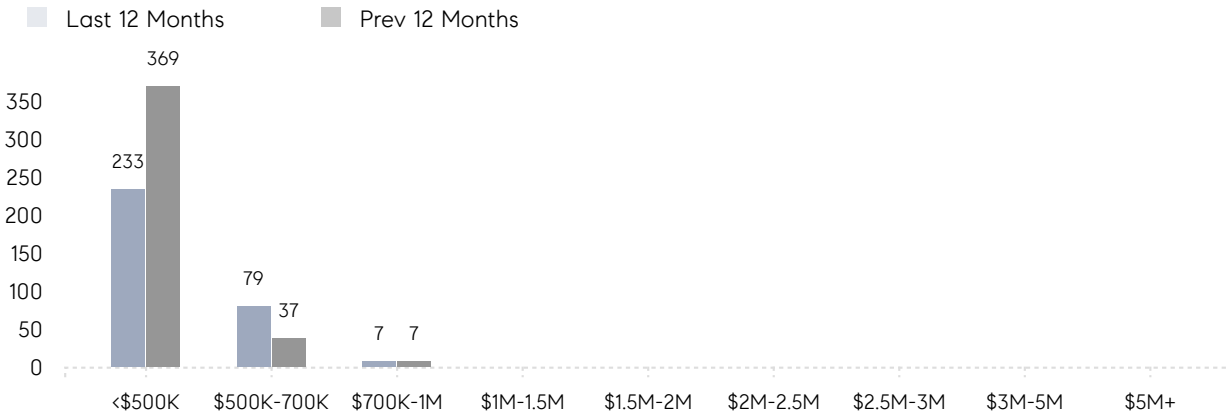
Linden

APRIL 2023

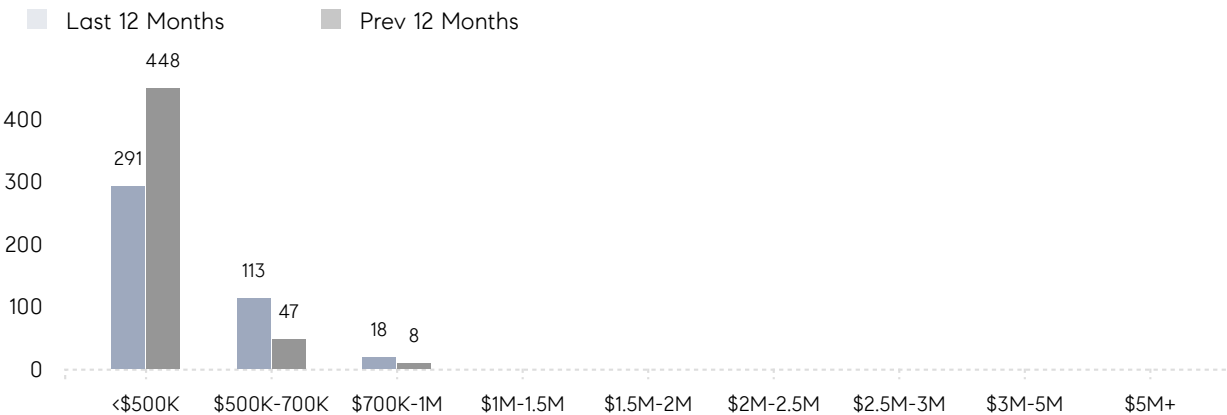
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Little Ferry Market Insights

Little Ferry

APRIL 2023

UNDER CONTRACT

8	\$405K	\$394K
Total Properties	Average Price	Median Price
-20%	-10%	-14%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

2	\$417K	\$417K
Total Properties	Average Price	Median Price
-71%	-13%	-16%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

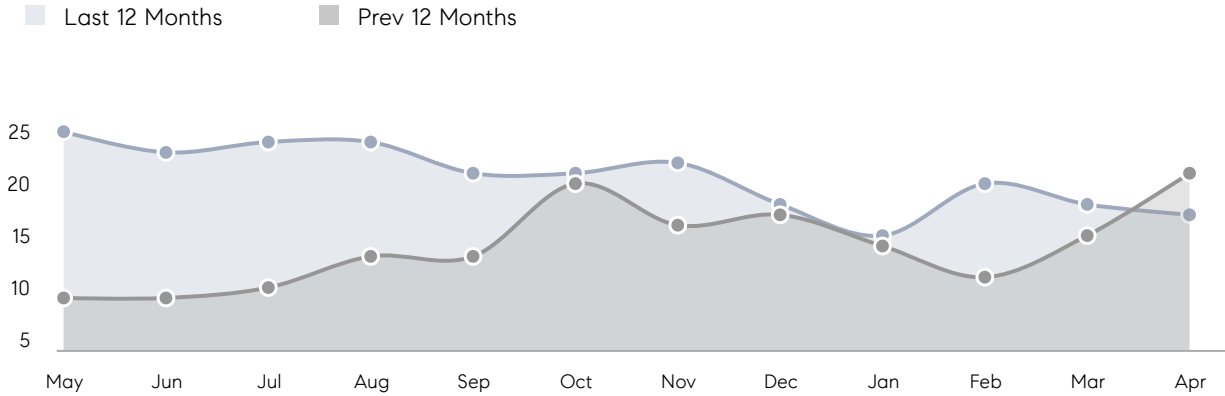
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	36	46	-22%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$417,500	\$477,986	-12.7%
	# OF CONTRACTS	8	10	-20.0%
	NEW LISTINGS	7	15	-53%
Houses	AVERAGE DOM	36	51	-29%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$417,500	\$507,667	-18%
	# OF CONTRACTS	6	8	-25%
	NEW LISTINGS	6	12	-50%
Condo/Co-op/TH	AVERAGE DOM	-	19	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$299,900	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	3	-67%

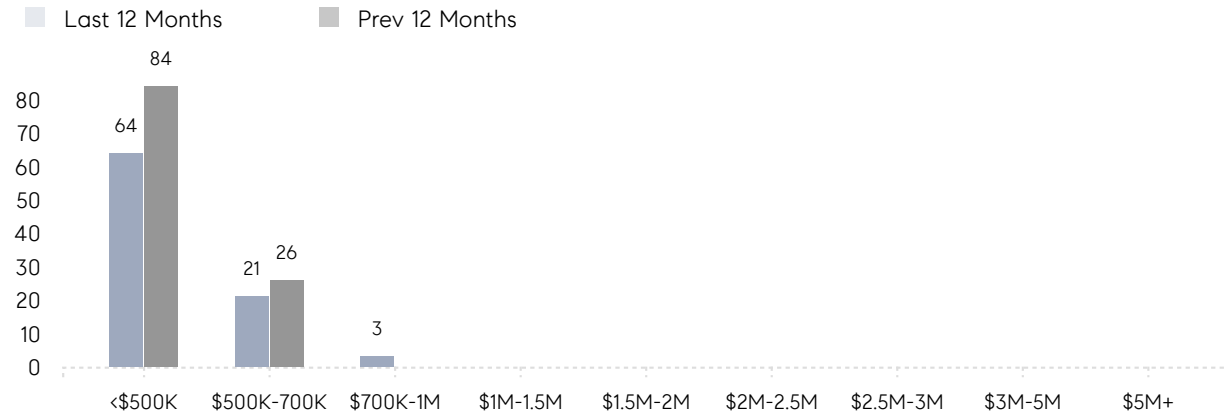
Little Ferry

APRIL 2023

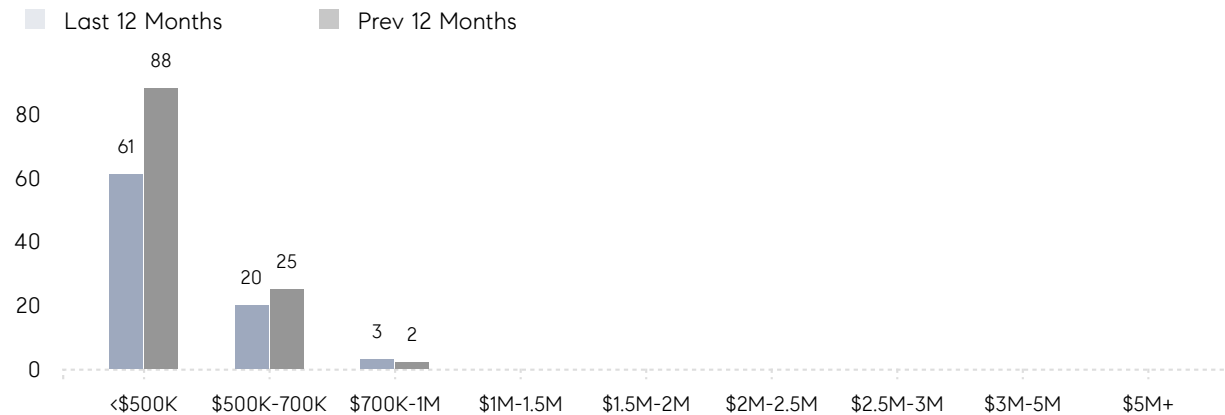
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Livingston Market Insights

Livingston

APRIL 2023

UNDER CONTRACT

30	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-33%	47%	66%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

21	\$1.0M	\$860K
Total Properties	Average Price	Median Price
-34%	25%	11%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

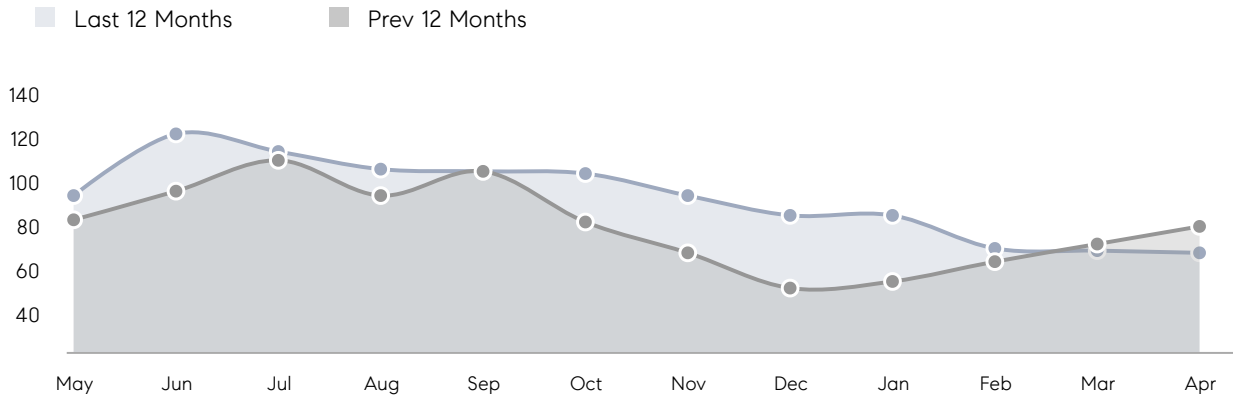
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	52	28	86%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$1,088,619	\$870,297	25.1%
	# OF CONTRACTS	30	45	-33.3%
	NEW LISTINGS	32	60	-47%
Houses	AVERAGE DOM	53	28	89%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$1,201,235	\$893,500	34%
	# OF CONTRACTS	28	38	-26%
	NEW LISTINGS	28	51	-45%
Condo/Co-op/TH	AVERAGE DOM	46	24	92%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$610,000	\$745,000	-18%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	4	9	-56%

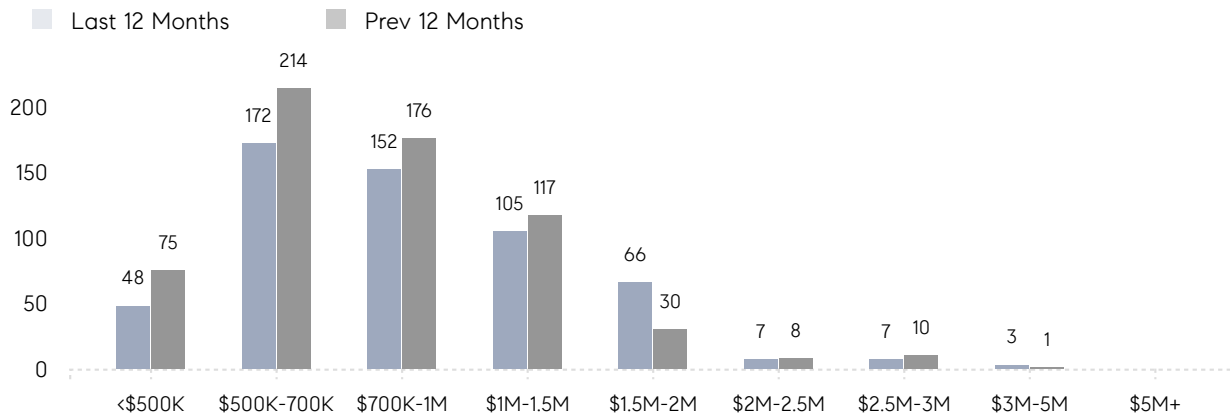
Livingston

APRIL 2023

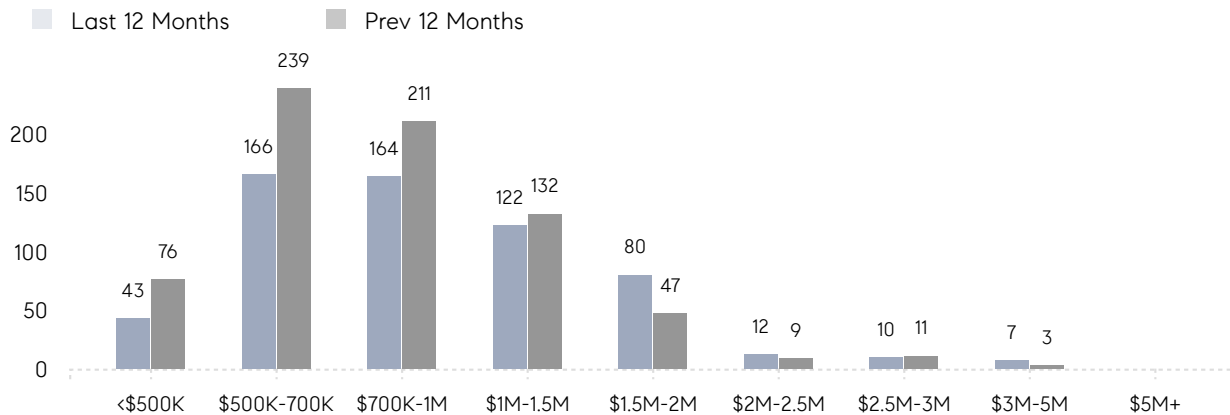
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Lodi Market Insights

Lodi

APRIL 2023

UNDER CONTRACT

7
Total
Properties

\$427K
Average
Price

\$499K
Median
Price

75%
Increase From
Apr 2022

31%
Increase From
Apr 2022

36%
Increase From
Apr 2022

UNITS SOLD

3
Total
Properties

\$403K
Average
Price

\$420K
Median
Price

-77%
Decrease From
Apr 2022

3%
Increase From
Apr 2022

-3%
Decrease From
Apr 2022

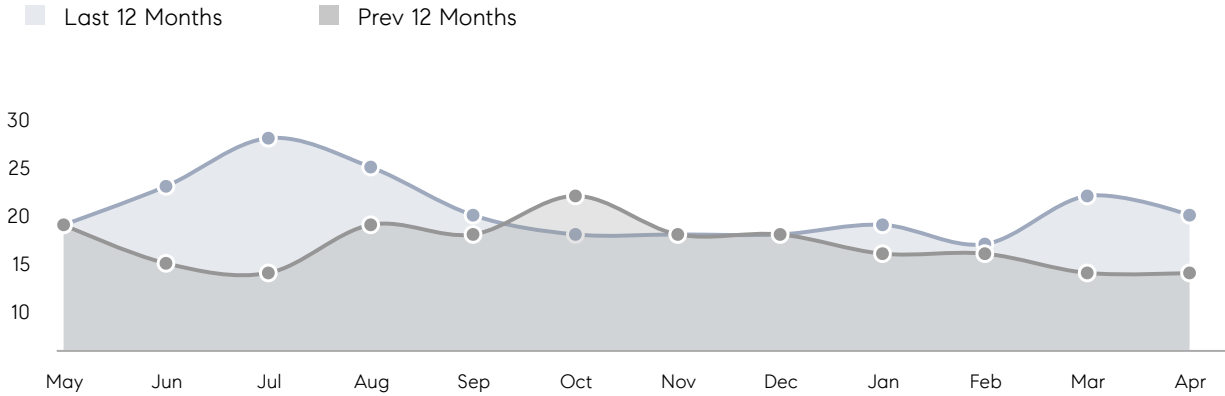
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	19	27	-30%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$403,333	\$392,192	2.8%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	6	4	50%
Houses	AVERAGE DOM	26	31	-16%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$530,000	\$449,350	18%
	# OF CONTRACTS	6	3	100%
	NEW LISTINGS	6	4	50%
Condo/Co-op/TH	AVERAGE DOM	4	14	-71%
	% OF ASKING PRICE	86%	105%	
	AVERAGE SOLD PRICE	\$150,000	\$201,667	-26%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	0	0%

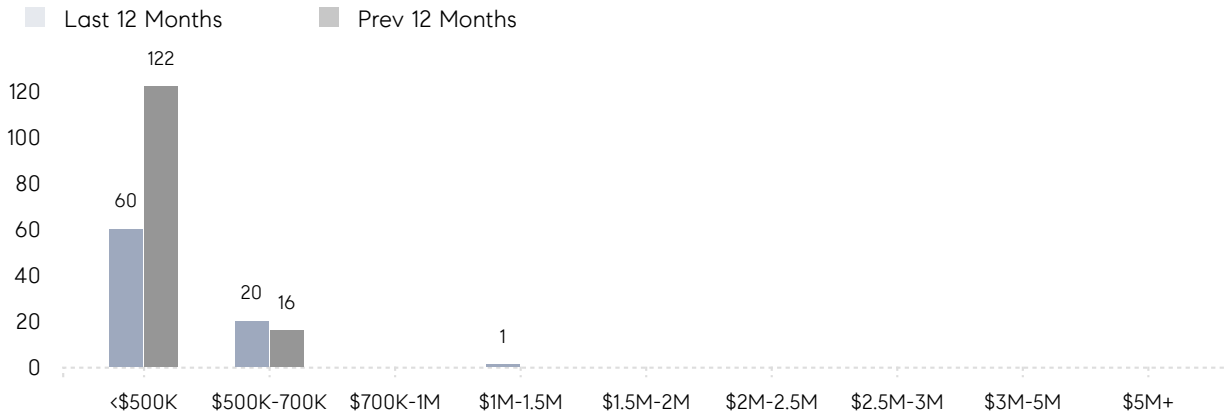
Lodi

APRIL 2023

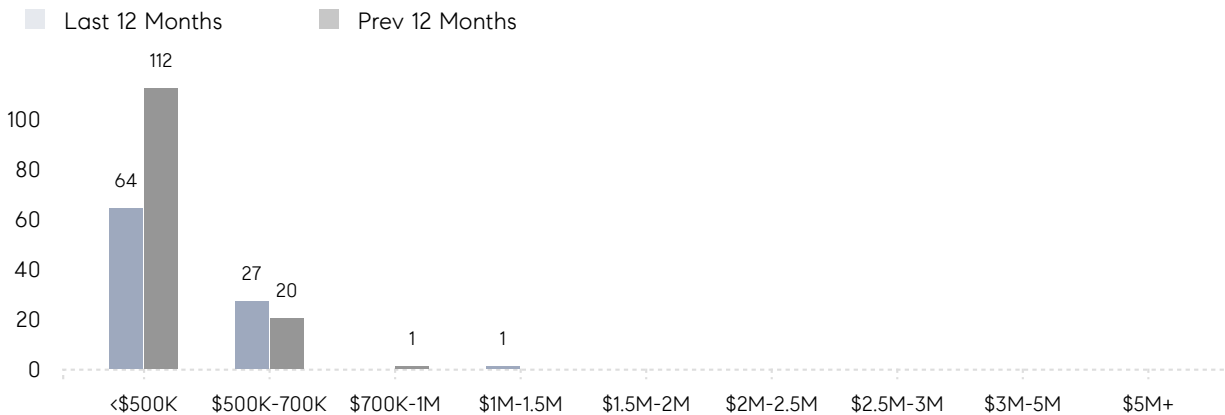
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Long Hill Market Insights

Long Hill

APRIL 2023

UNDER CONTRACT

7
Total
Properties

\$664K
Average
Price

\$699K
Median
Price

0%
Change From
Apr 2022

18%
Increase From
Apr 2022

43%
Increase From
Apr 2022

UNITS SOLD

7
Total
Properties

\$681K
Average
Price

\$689K
Median
Price

0%
Change From
Apr 2022

12%
Increase From
Apr 2022

24%
Increase From
Apr 2022

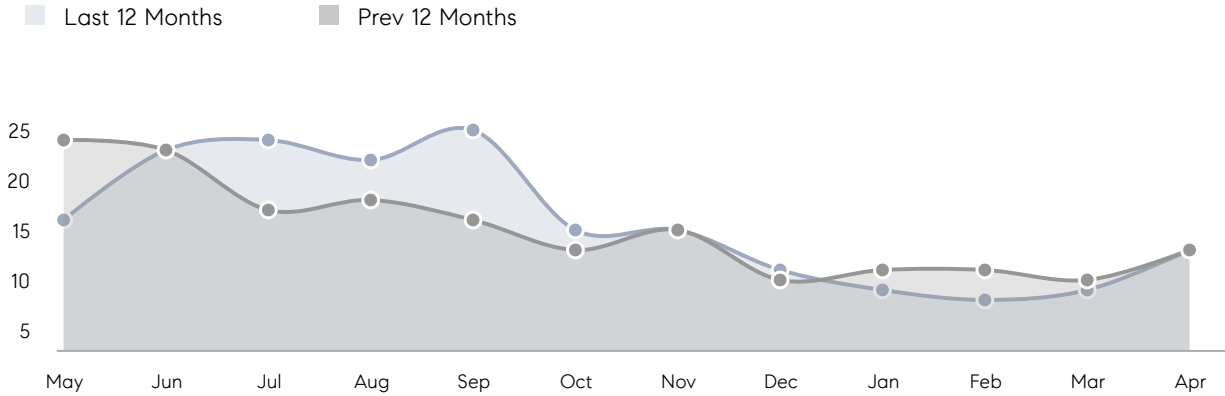
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	38	25	52%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$681,686	\$609,557	11.8%
	# OF CONTRACTS	7	7	0.0%
	NEW LISTINGS	14	11	27%
Houses	AVERAGE DOM	42	15	180%
	% OF ASKING PRICE	104%	110%	
	AVERAGE SOLD PRICE	\$719,133	\$669,380	7%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	12	10	20%
Condo/Co-op/TH	AVERAGE DOM	11	50	-78%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$457,000	\$460,000	-1%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	1	100%

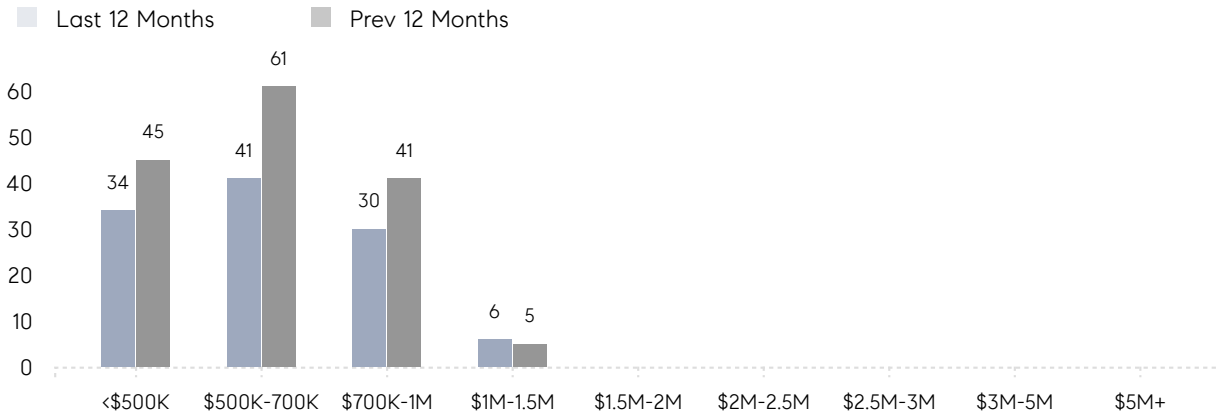
Long Hill

APRIL 2023

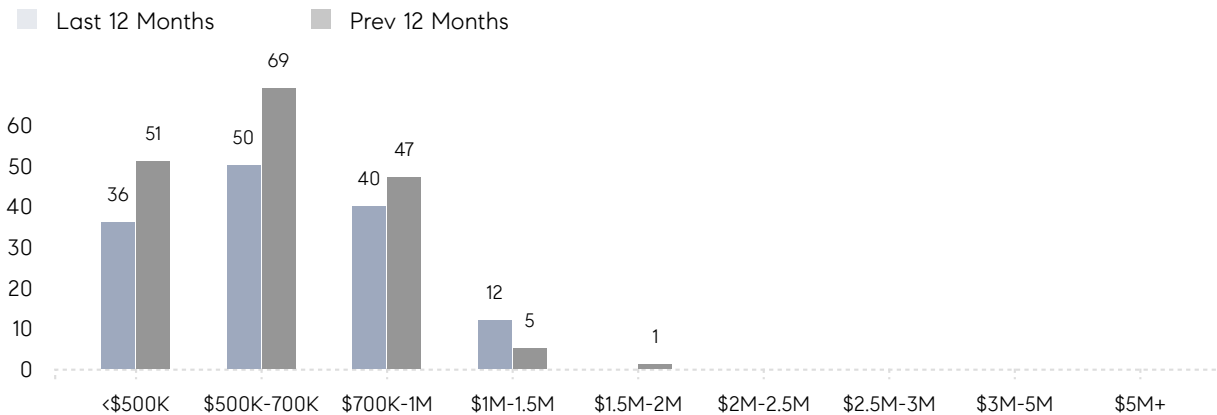
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Lyndhurst Market Insights

Lyndhurst

APRIL 2023

UNDER CONTRACT

6
Total
Properties

\$478K
Average
Price

\$444K
Median
Price

-25%
Decrease From
Apr 2022

13%
Increase From
Apr 2022

8%
Increase From
Apr 2022

UNITS SOLD

5
Total
Properties

\$578K
Average
Price

\$529K
Median
Price

-55%
Decrease From
Apr 2022

34%
Increase From
Apr 2022

32%
Increase From
Apr 2022

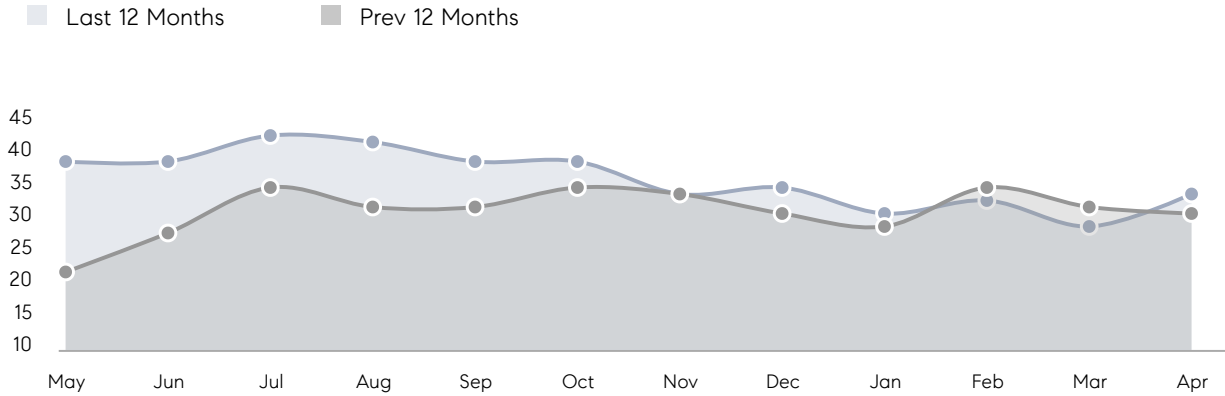
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	19	25	-24%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$578,180	\$432,917	33.6%
	# OF CONTRACTS	6	8	-25.0%
	NEW LISTINGS	14	11	27%
Houses	AVERAGE DOM	19	25	-24%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$578,180	\$443,309	30%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	11	10	10%
Condo/Co-op/TH	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$329,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	3	1	200%

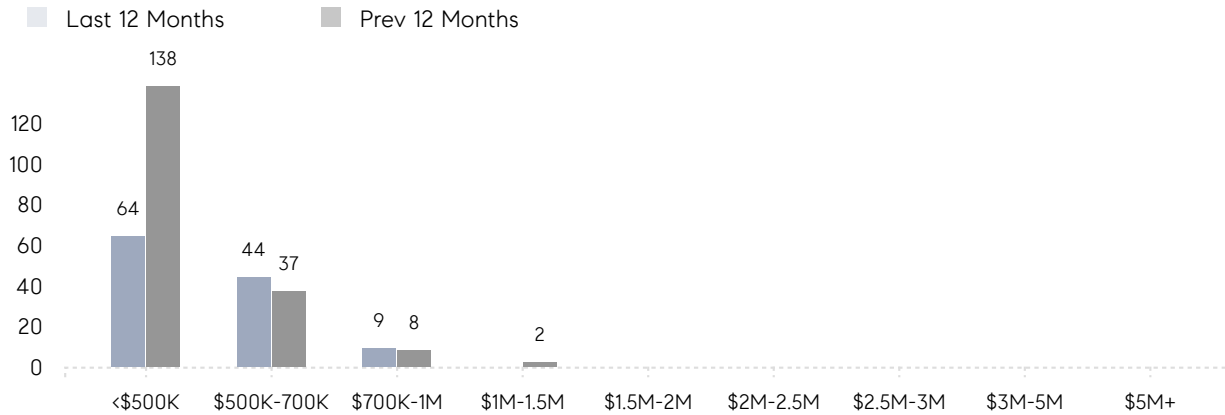
Lyndhurst

APRIL 2023

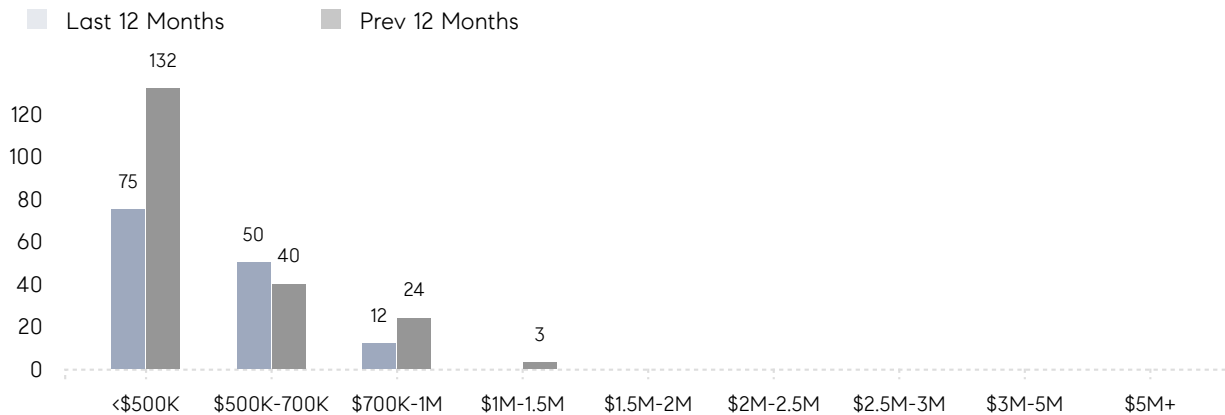
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Madison Market Insights

Madison

APRIL 2023

UNDER CONTRACT

13
Total
Properties

\$1.3M
Average
Price

\$1.2M
Median
Price

-19%
Decrease From
Apr 2022

36%
Increase From
Apr 2022

64%
Increase From
Apr 2022

UNITS SOLD

13
Total
Properties

\$861K
Average
Price

\$735K
Median
Price

-19%
Decrease From
Apr 2022

-29%
Decrease From
Apr 2022

-19%
Decrease From
Apr 2022

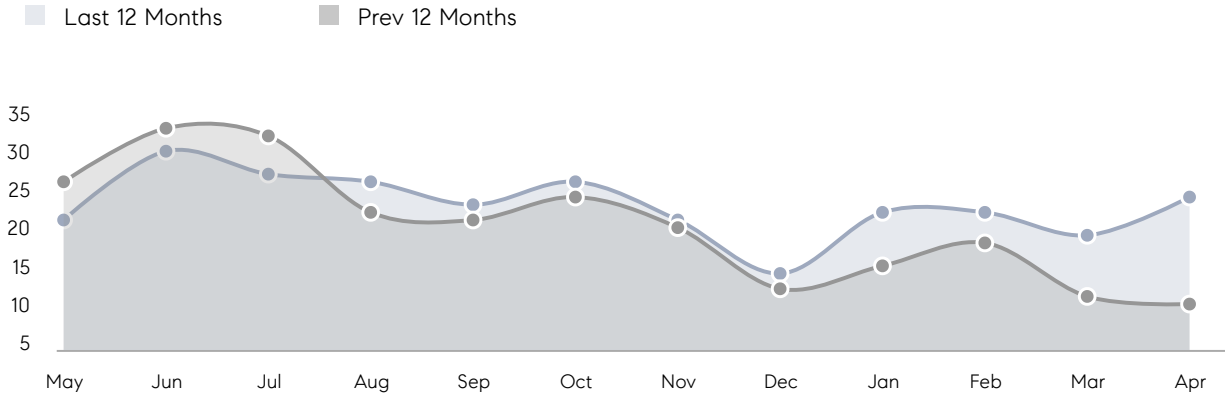
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	17	29	-41%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$861,192	\$1,216,070	-29.2%
	# OF CONTRACTS	13	16	-18.7%
	NEW LISTINGS	22	17	29%
Houses	AVERAGE DOM	17	32	-47%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$980,750	\$1,385,426	-29%
	# OF CONTRACTS	11	14	-21%
	NEW LISTINGS	18	15	20%
Condo/Co-op/TH	AVERAGE DOM	16	17	-6%
	% OF ASKING PRICE	99%	107%	
	AVERAGE SOLD PRICE	\$462,667	\$708,000	-35%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	4	2	100%

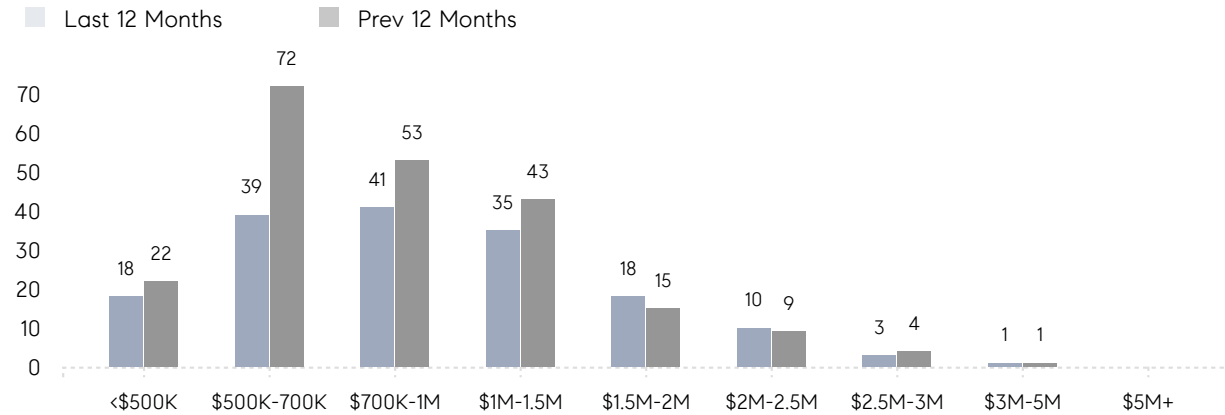
Madison

APRIL 2023

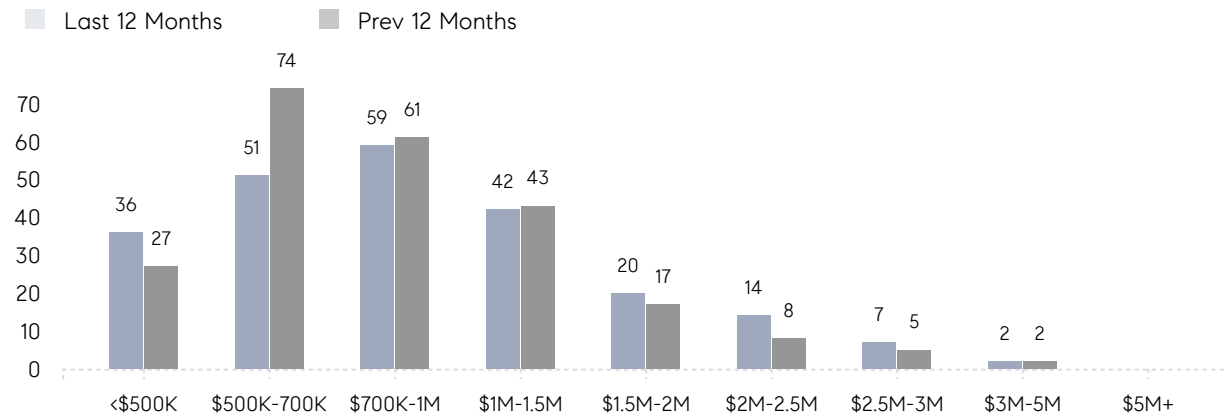
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Mahwah Market Insights

Mahwah

APRIL 2023

UNDER CONTRACT

34
Total
Properties

\$636K
Average
Price

\$649K
Median
Price

-21%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

UNITS SOLD

21
Total
Properties

\$868K
Average
Price

\$505K
Median
Price

-30%
Decrease From
Apr 2022

45%
Increase From
Apr 2022

13%
Increase From
Apr 2022

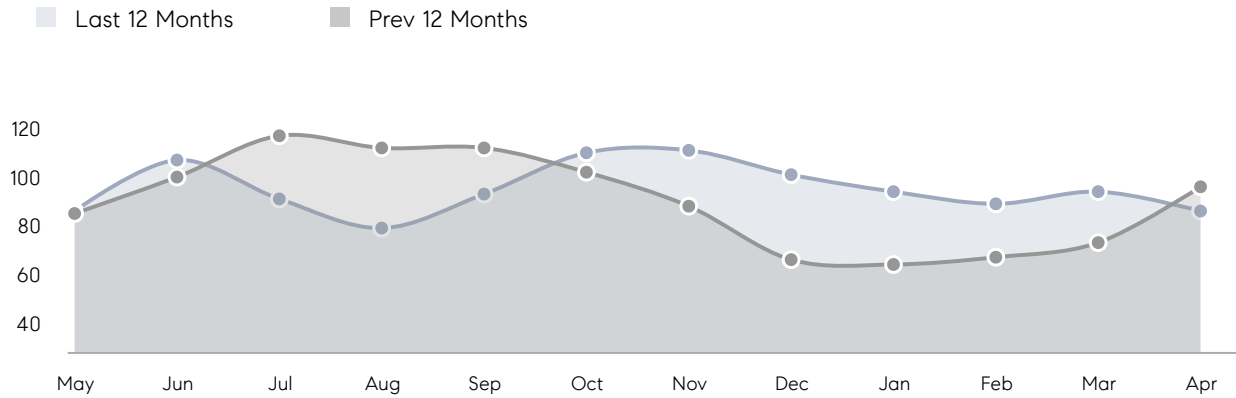
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	36	31	16%
	% OF ASKING PRICE	100%	107%	
	AVERAGE SOLD PRICE	\$868,571	\$599,260	44.9%
	# OF CONTRACTS	34	43	-20.9%
	NEW LISTINGS	23	61	-62%
Houses	AVERAGE DOM	37	45	-18%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$1,521,250	\$842,831	80%
	# OF CONTRACTS	16	21	-24%
	NEW LISTINGS	12	27	-56%
Condo/Co-op/TH	AVERAGE DOM	35	25	40%
	% OF ASKING PRICE	99%	107%	
	AVERAGE SOLD PRICE	\$466,923	\$477,475	-2%
	# OF CONTRACTS	18	22	-18%
	NEW LISTINGS	11	34	-68%

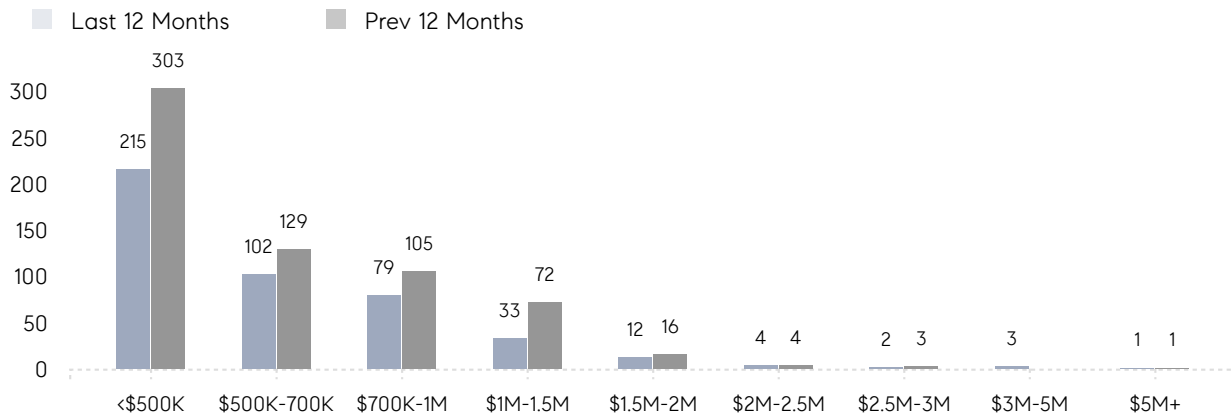
Mahwah

APRIL 2023

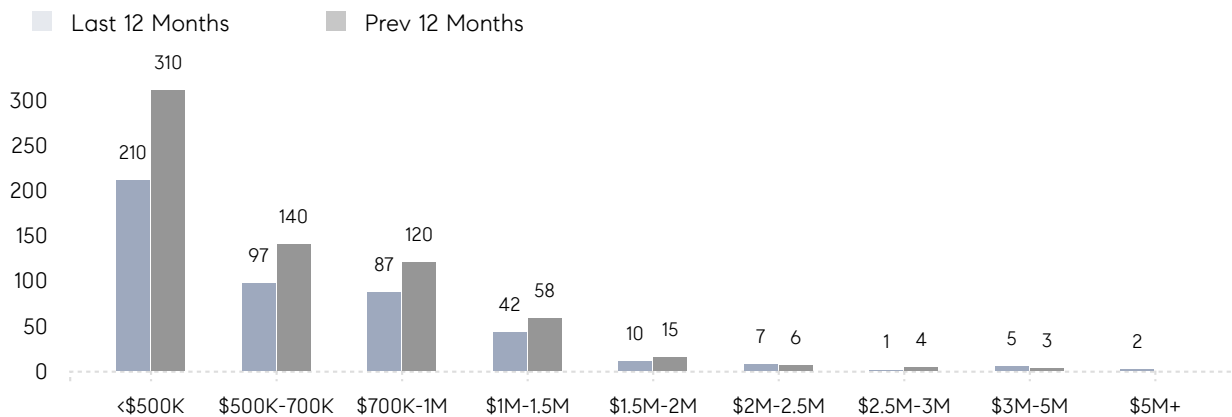
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Mantoloking Market Insights

Mantoloking

APRIL 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

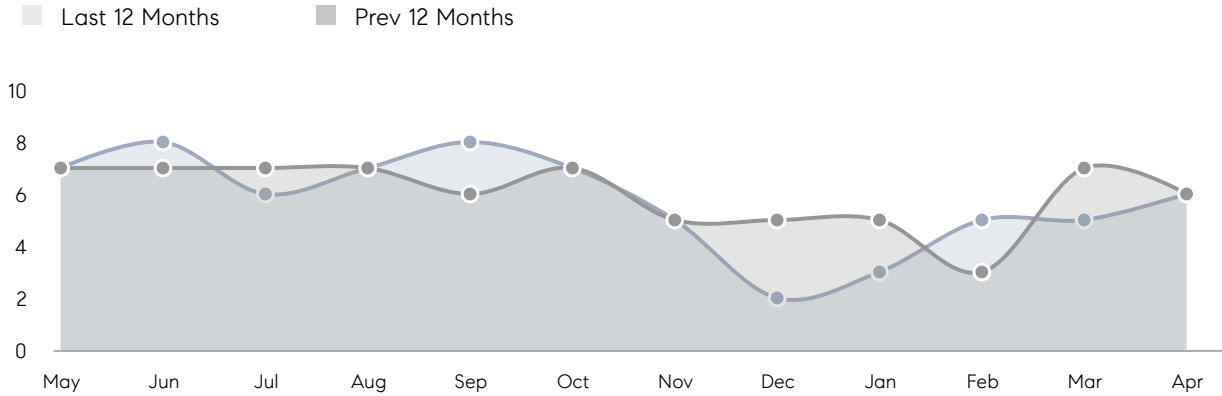
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	113%	
	AVERAGE SOLD PRICE	-	\$3,585,000	-
	# OF CONTRACTS	0	2	0.0%
	NEW LISTINGS	2	3	-33%
Houses	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	113%	
	AVERAGE SOLD PRICE	-	\$3,585,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

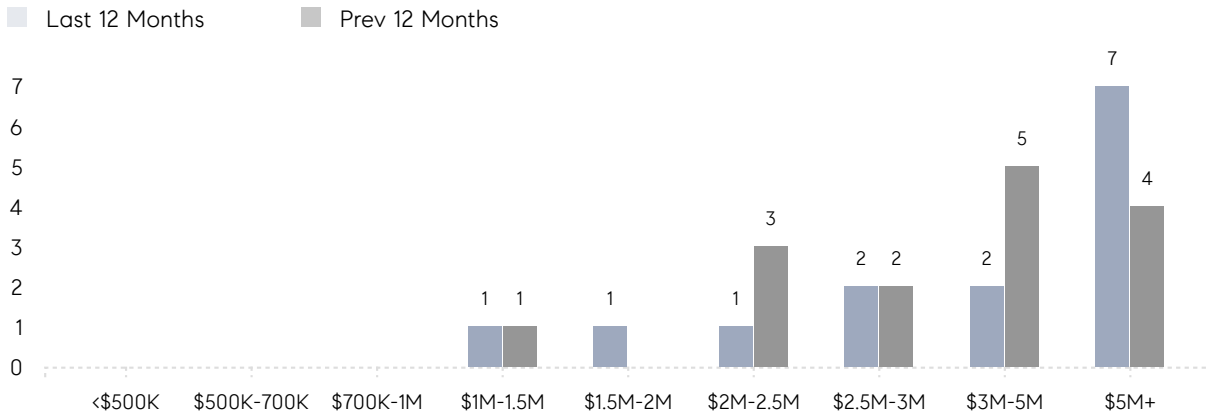
Mantoloking

APRIL 2023

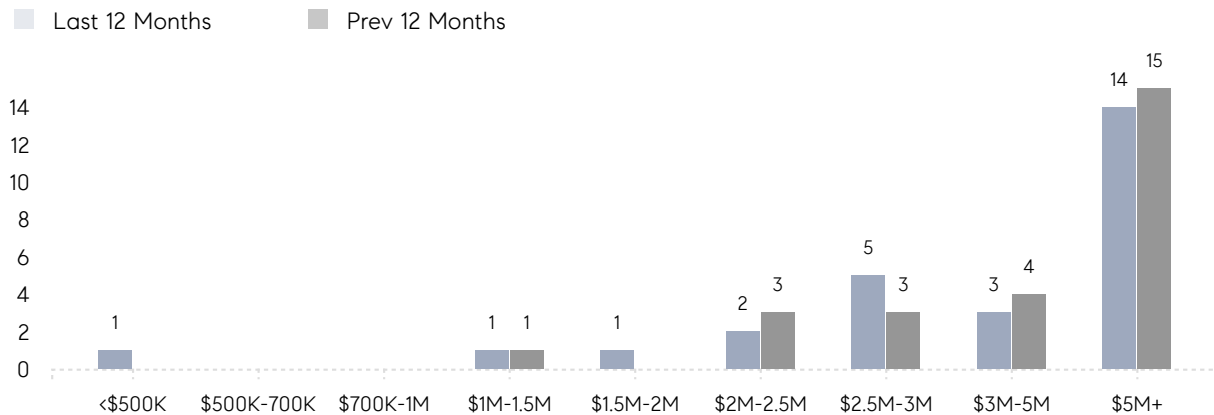
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Maplewood Market Insights

Maplewood

APRIL 2023

UNDER CONTRACT

31
Total
Properties

\$713K
Average
Price

\$725K
Median
Price

-3%
Decrease From
Apr 2022

9%
Increase From
Apr 2022

23%
Increase From
Apr 2022

UNITS SOLD

18
Total
Properties

\$896K
Average
Price

\$907K
Median
Price

-44%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

7%
Increase From
Apr 2022

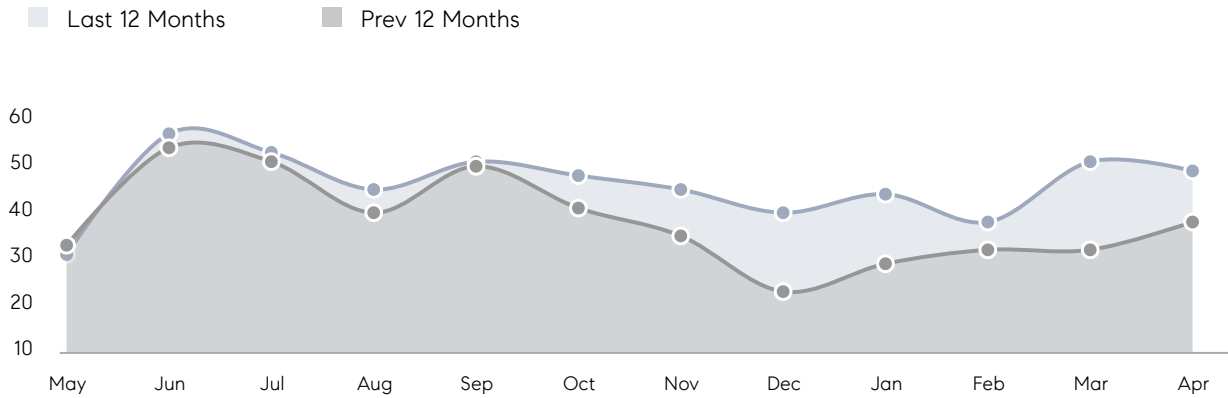
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	31	16	94%
	% OF ASKING PRICE	108%	114%	
	AVERAGE SOLD PRICE	\$896,750	\$803,175	11.7%
	# OF CONTRACTS	31	32	-3.1%
	NEW LISTINGS	32	40	-20%
Houses	AVERAGE DOM	32	12	167%
	% OF ASKING PRICE	110%	115%	
	AVERAGE SOLD PRICE	\$954,781	\$831,787	15%
	# OF CONTRACTS	25	25	0%
	NEW LISTINGS	26	34	-24%
Condo/Co-op/TH	AVERAGE DOM	18	71	-75%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$432,500	\$374,000	16%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	6	6	0%

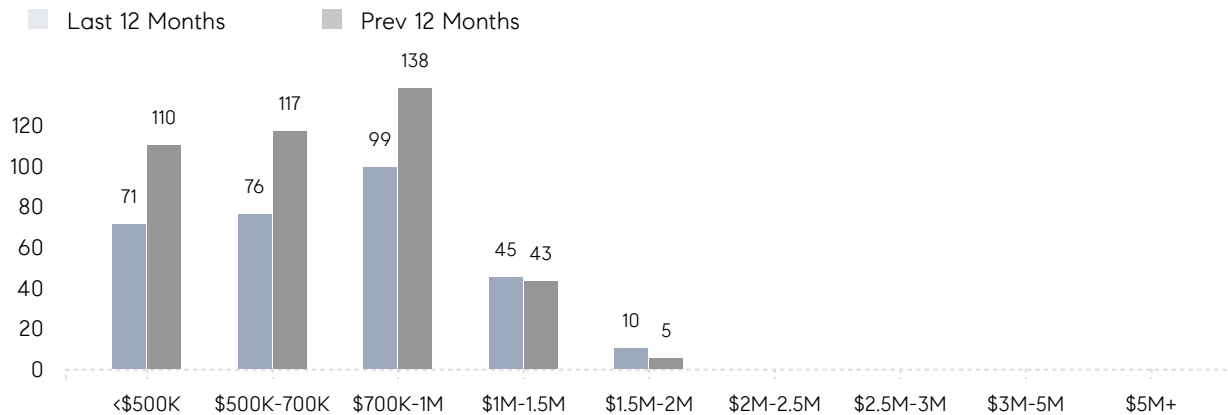
Maplewood

APRIL 2023

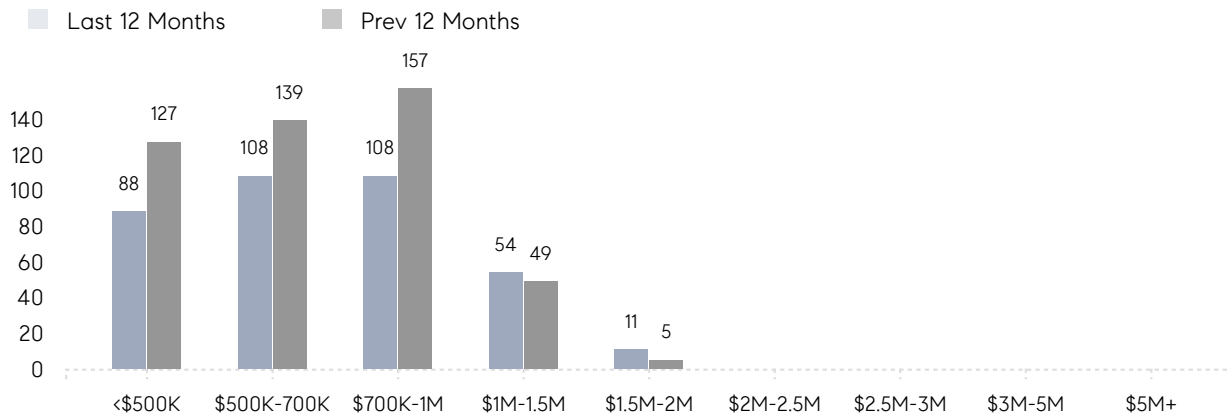
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Maywood Market Insights

Maywood

APRIL 2023

UNDER CONTRACT

7	\$493K	\$489K
Total Properties	Average Price	Median Price
-56%	-7%	-3%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$485K	\$490K
Total Properties	Average Price	Median Price
-44%	-4%	-6%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

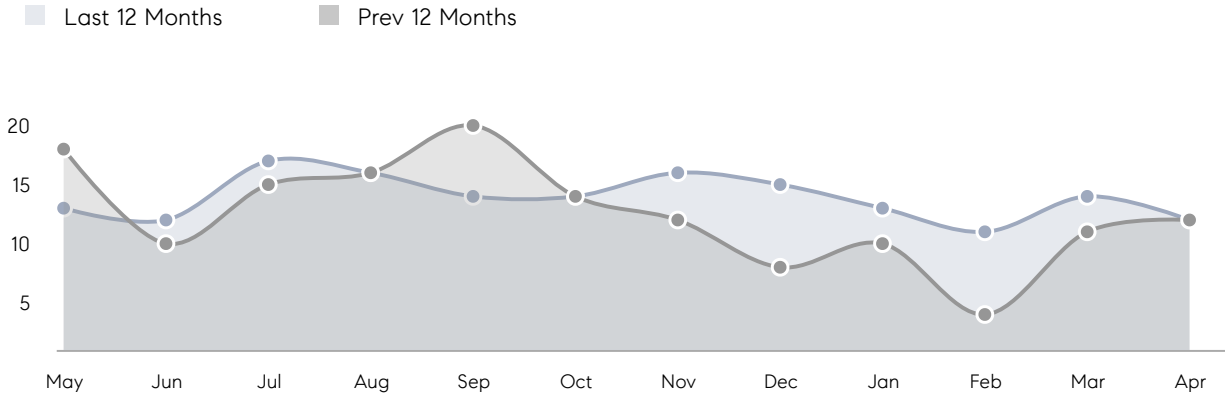
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	47	28	68%
	% OF ASKING PRICE	110%	105%	
	AVERAGE SOLD PRICE	\$485,600	\$507,111	-4.2%
	# OF CONTRACTS	7	16	-56.2%
	NEW LISTINGS	6	16	-62%
Houses	AVERAGE DOM	47	28	68%
	% OF ASKING PRICE	110%	105%	
	AVERAGE SOLD PRICE	\$485,600	\$507,111	-4%
	# OF CONTRACTS	7	16	-56%
	NEW LISTINGS	6	16	-62%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

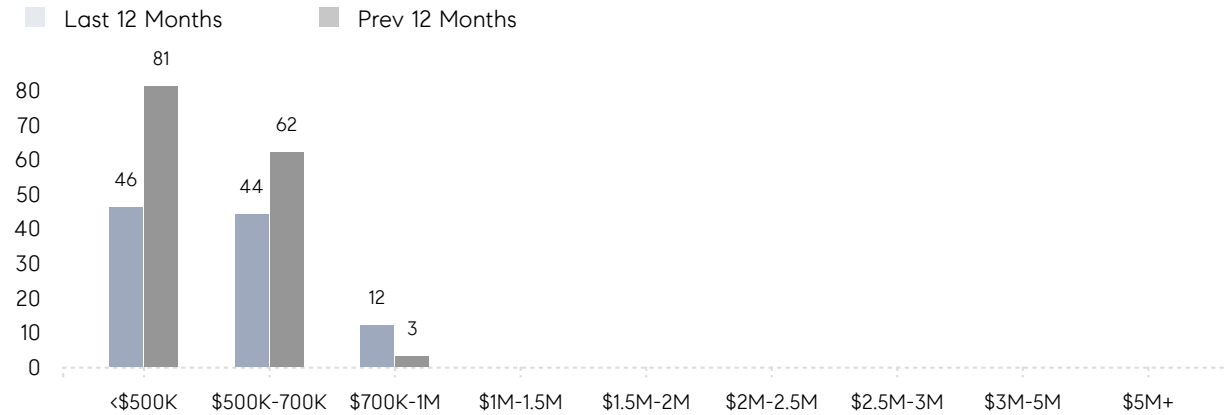
Maywood

APRIL 2023

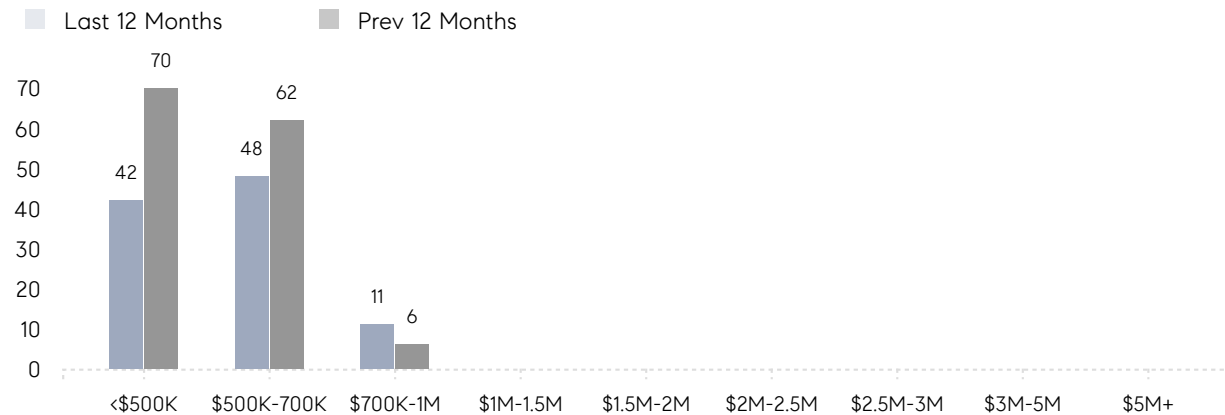
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Mendham Borough Market Insights

Mendham Borough

APRIL 2023

UNDER CONTRACT

9
Total
Properties

\$693K
Average
Price

\$589K
Median
Price

13%
Increase From
Apr 2022

-10%
Decrease From
Apr 2022

-15%
Decrease From
Apr 2022

UNITS SOLD

3
Total
Properties

\$653K
Average
Price

\$631K
Median
Price

-40%
Decrease From
Apr 2022

-26%
Decrease From
Apr 2022

-36%
Decrease From
Apr 2022

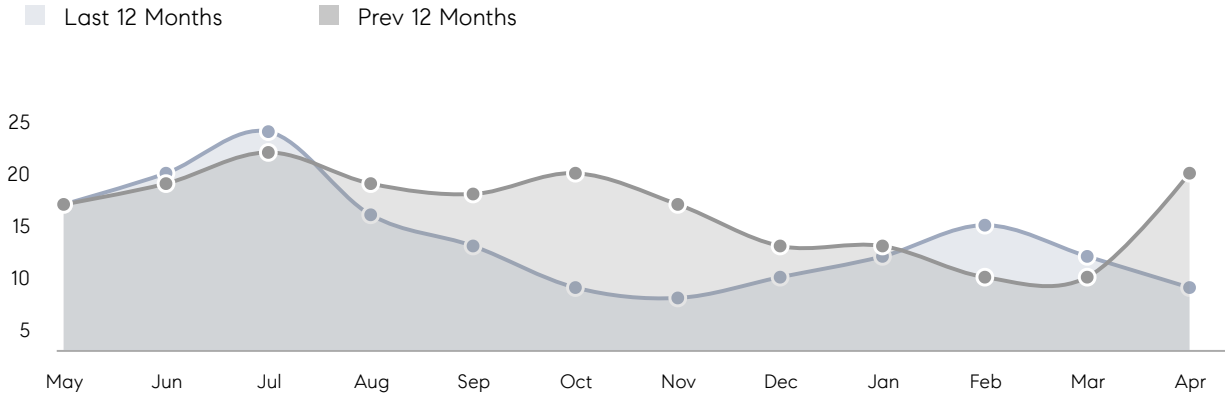
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	12	42	-71%
	% OF ASKING PRICE	104%	98%	
	AVERAGE SOLD PRICE	\$653,667	\$881,000	-25.8%
	# OF CONTRACTS	9	8	12.5%
	NEW LISTINGS	8	19	-58%
Houses	AVERAGE DOM	12	37	-68%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$810,000	\$1,130,000	-28%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	6	15	-60%
Condo/Co-op/TH	AVERAGE DOM	12	49	-76%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$575,500	\$507,500	13%
	# OF CONTRACTS	5	1	400%
	NEW LISTINGS	2	4	-50%

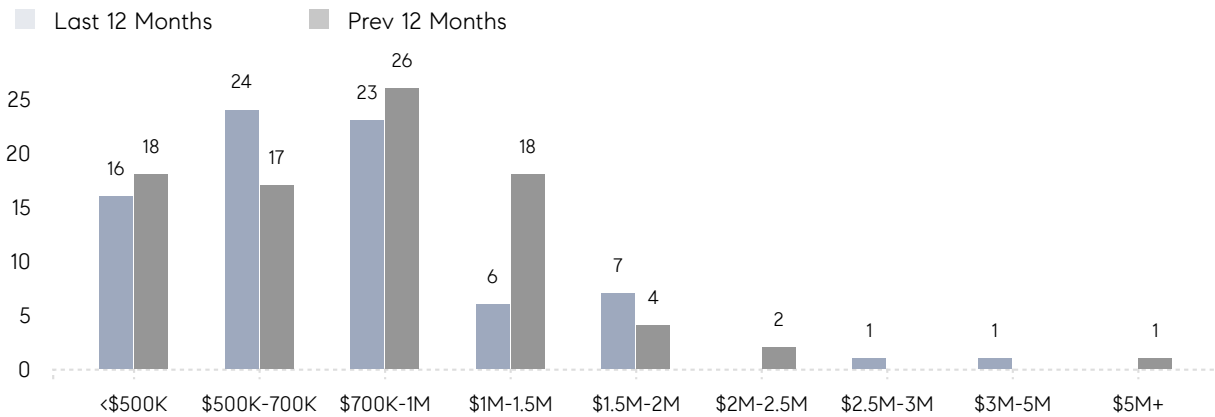
Mendham Borough

APRIL 2023

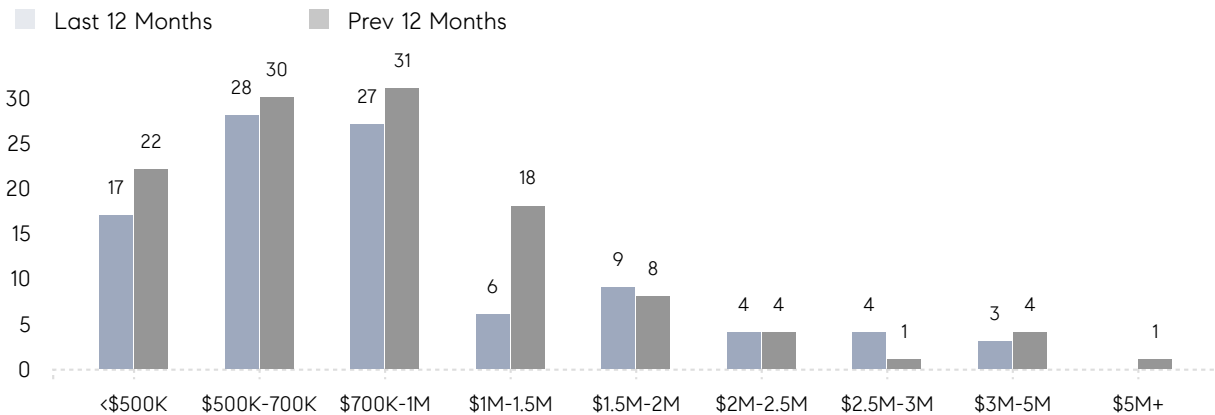
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Mendham Township Market Insights

Mendham Township

APRIL 2023

UNDER CONTRACT

9	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
13%	-13%	-14%
Increase From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

2	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
-71%	9%	-3%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

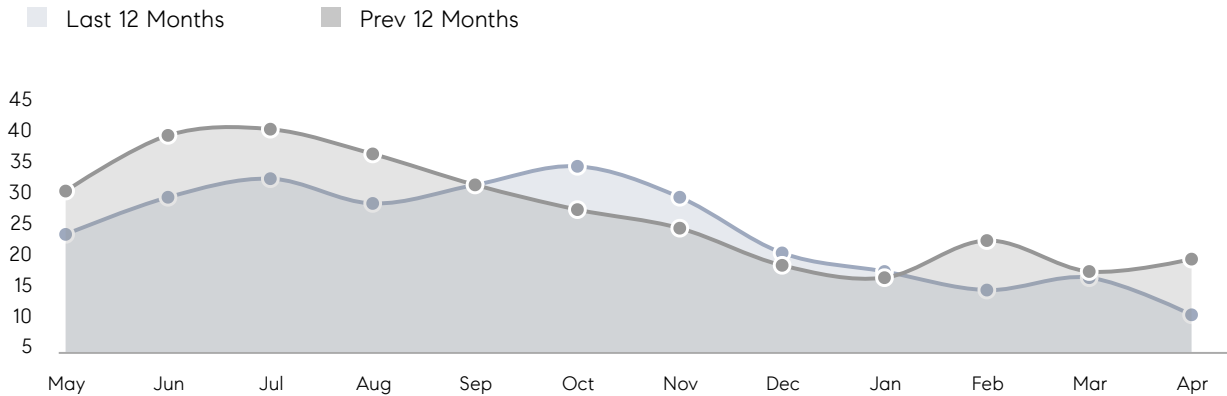
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	6	22	-73%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$1,337,000	\$1,225,000	9.1%
	# OF CONTRACTS	9	8	12.5%
	NEW LISTINGS	4	15	-73%
Houses	AVERAGE DOM	6	22	-73%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$1,337,000	\$1,225,000	9%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	4	15	-73%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	0	0%

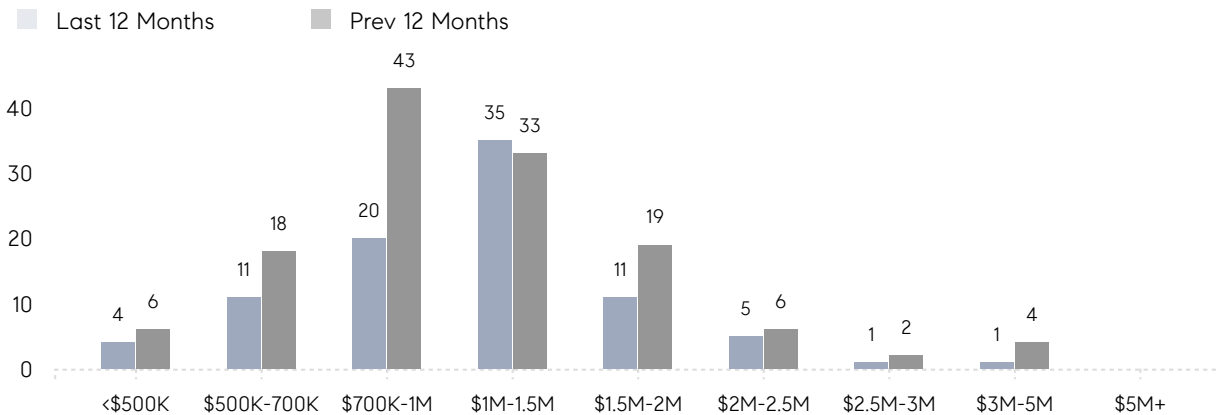
Mendham Township

APRIL 2023

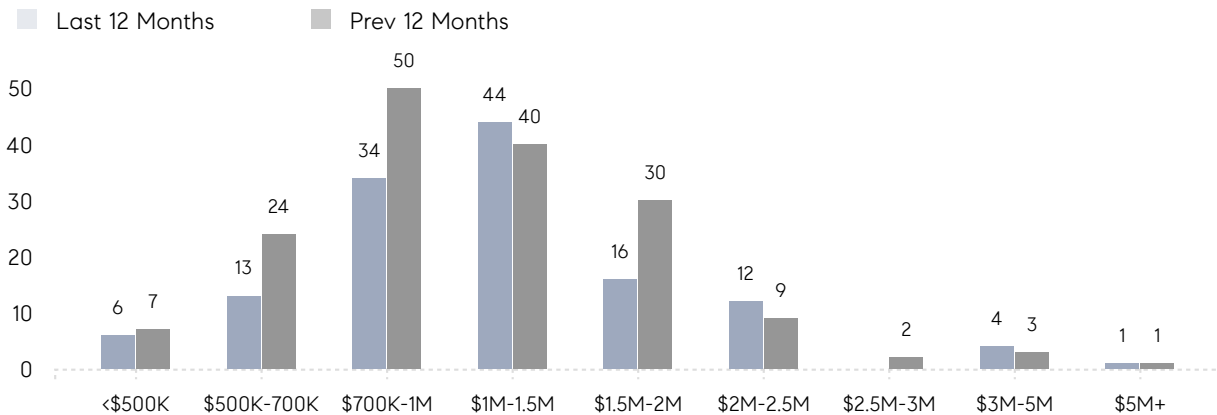
Monthly Inventory



Contracts By Price Range



Listings By Price Range

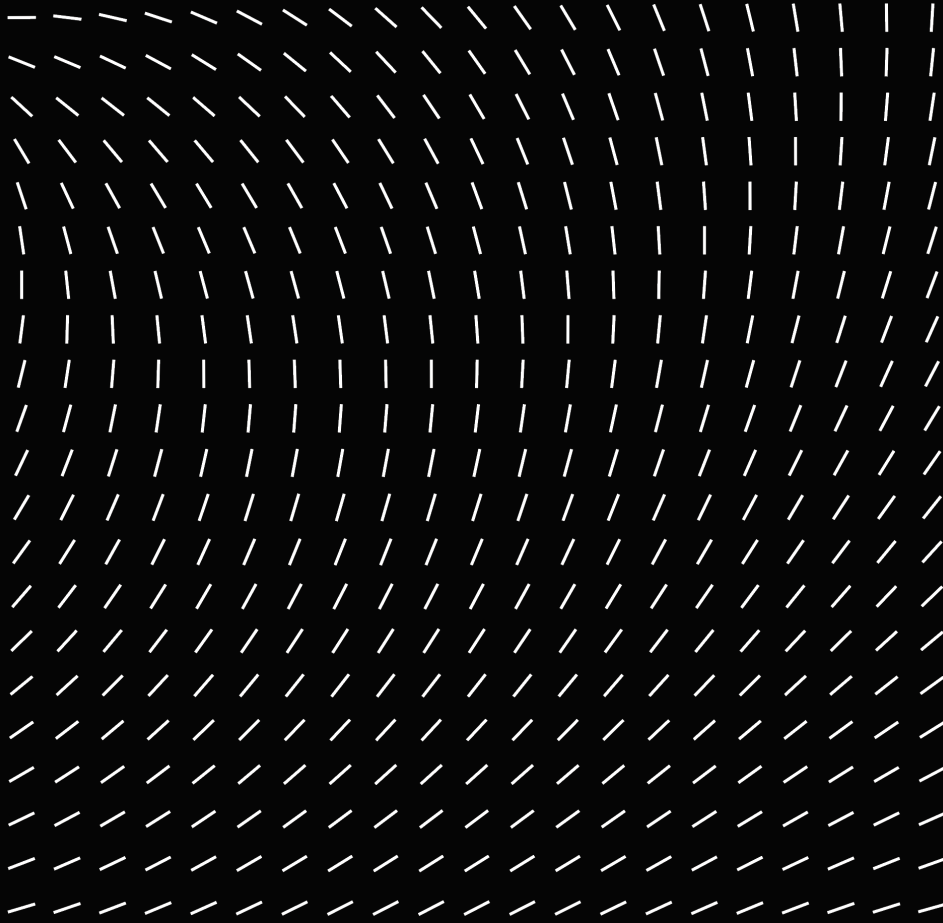




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COMPASS

April 2023

Metuchen Borough Market Insights

Metuchen Borough

APRIL 2023

UNDER CONTRACT

4	\$655K	\$592K
Total Properties	Average Price	Median Price
-50%	13%	-1%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

UNITS SOLD

3	\$517K	\$551K
Total Properties	Average Price	Median Price
-50%	-12%	2%
Decrease From Apr 2022	Decrease From Apr 2022	Increase From Apr 2022

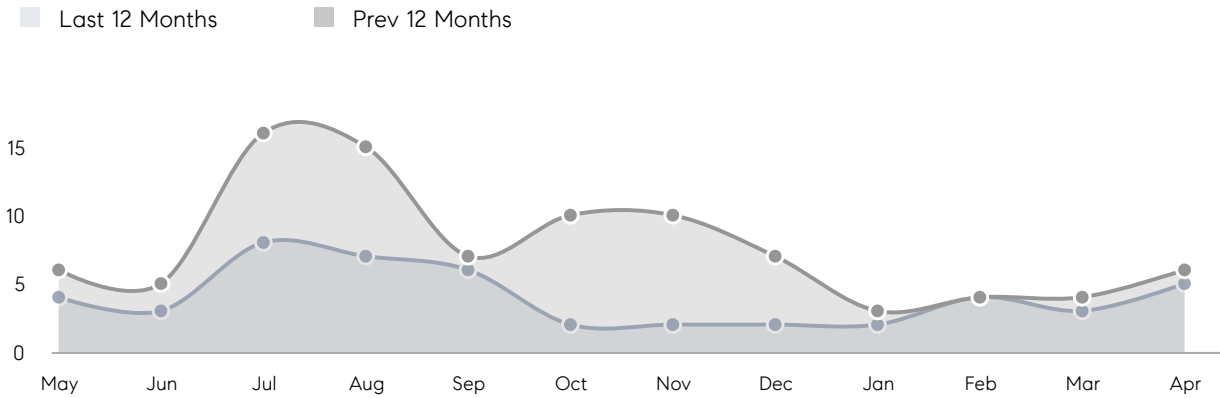
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	39	67	-42%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$517,000	\$590,750	-12.5%
	# OF CONTRACTS	4	8	-50.0%
	NEW LISTINGS	7	11	-36%
Houses	AVERAGE DOM	49	74	-34%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$500,000	\$642,900	-22%
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	6	9	-33%
Condo/Co-op/TH	AVERAGE DOM	19	34	-44%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$551,000	\$330,000	67%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	2	-50%

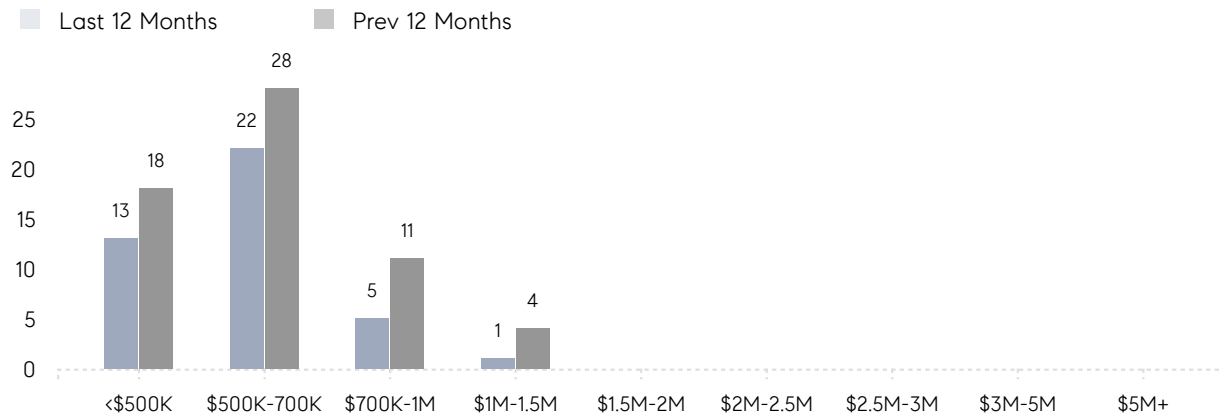
Metuchen Borough

APRIL 2023

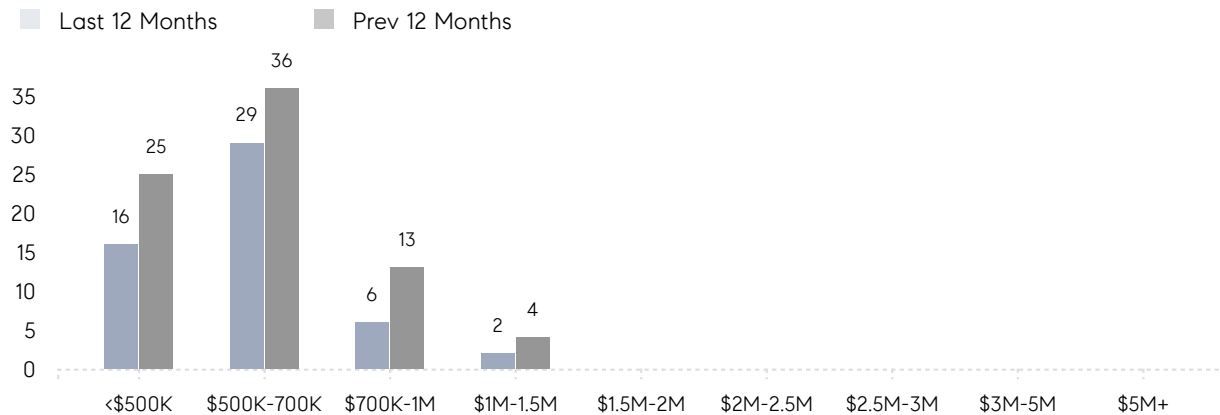
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Midland Park Market Insights

Midland Park

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$544K
Average
Price

\$487K
Median
Price

33%
Increase From
Apr 2022

-2%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

UNITS SOLD

1
Total
Properties

\$625K
Average
Price

\$625K
Median
Price

-83%
Decrease From
Apr 2022

13%
Increase From
Apr 2022

9%
Increase From
Apr 2022

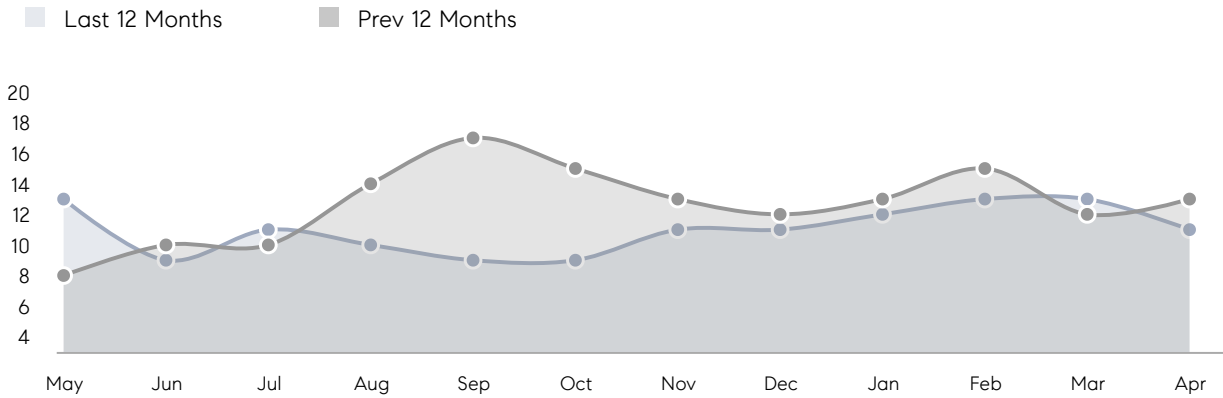
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	20	22	-9%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$625,000	\$553,059	13.0%
	# OF CONTRACTS	8	6	33.3%
	NEW LISTINGS	6	7	-14%
Houses	AVERAGE DOM	20	22	-9%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$625,000	\$553,059	13%
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

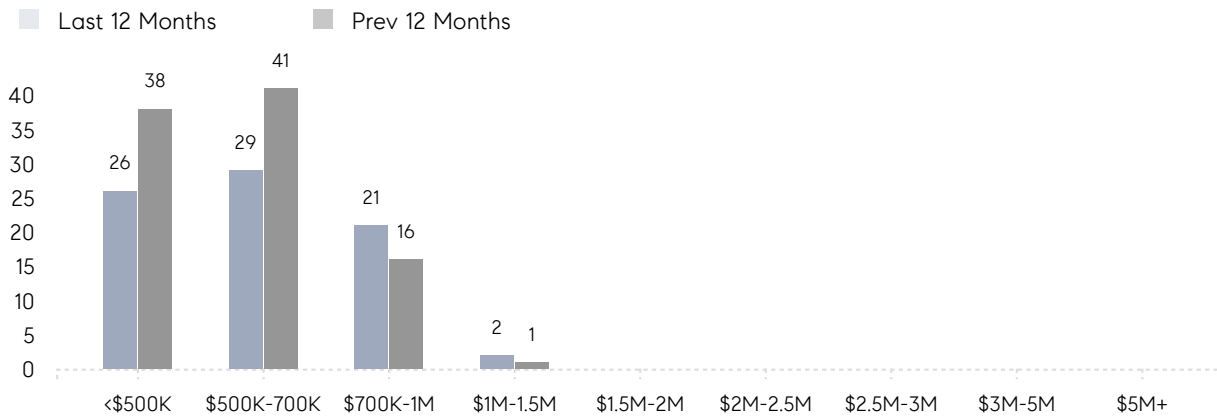
Midland Park

APRIL 2023

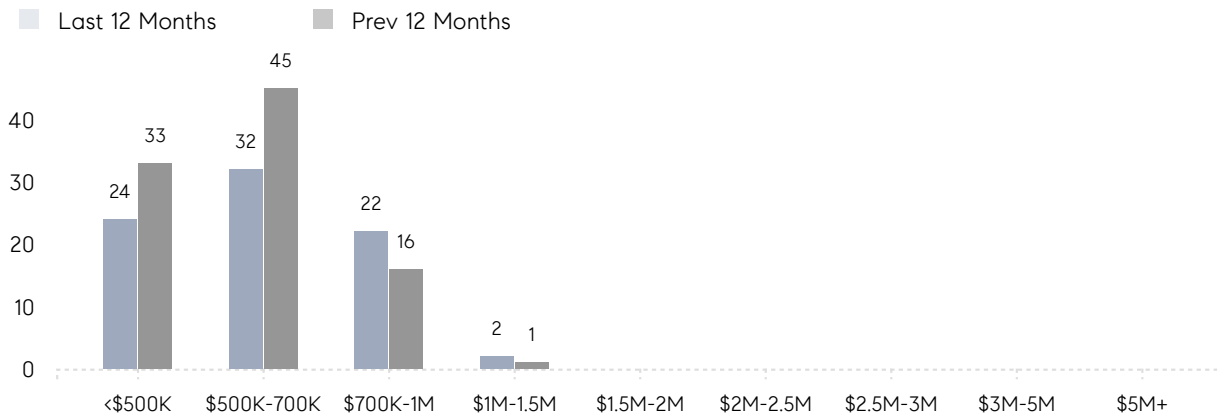
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Millburn Market Insights

Millburn

APRIL 2023

UNDER CONTRACT

8	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-47%	-6%	0%
Decrease From Apr 2022	Decrease From Apr 2022	Change From Apr 2022

UNITS SOLD

8	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
14%	-16%	-18%
Increase From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

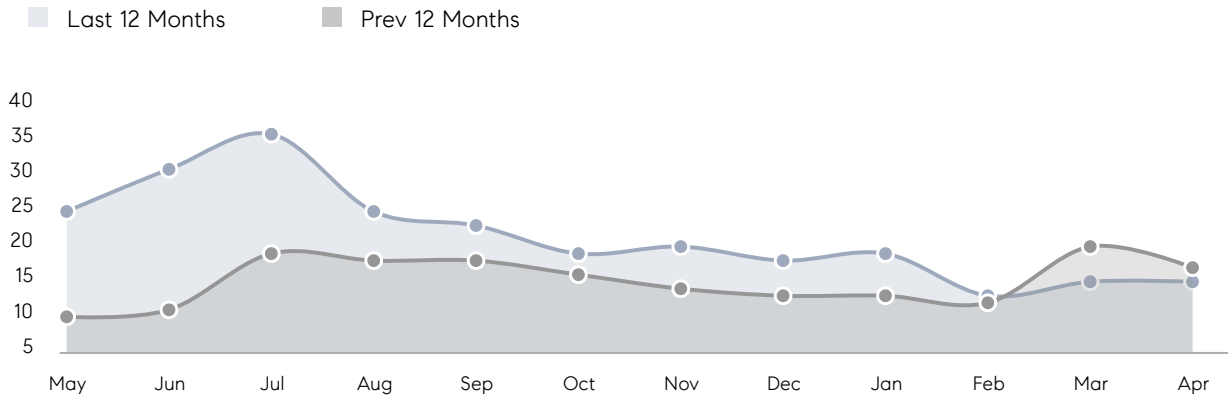
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	50	10	400%
	% OF ASKING PRICE	99%	109%	
	AVERAGE SOLD PRICE	\$1,099,750	\$1,311,755	-16.2%
	# OF CONTRACTS	8	15	-46.7%
	NEW LISTINGS	6	13	-54%
Houses	AVERAGE DOM	61	10	510%
	% OF ASKING PRICE	96%	109%	
	AVERAGE SOLD PRICE	\$1,200,167	\$1,311,755	-9%
	# OF CONTRACTS	6	14	-57%
	NEW LISTINGS	5	12	-58%
Condo/Co-op/TH	AVERAGE DOM	17	-	-
	% OF ASKING PRICE	106%	-	
	AVERAGE SOLD PRICE	\$798,500	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	1	0%

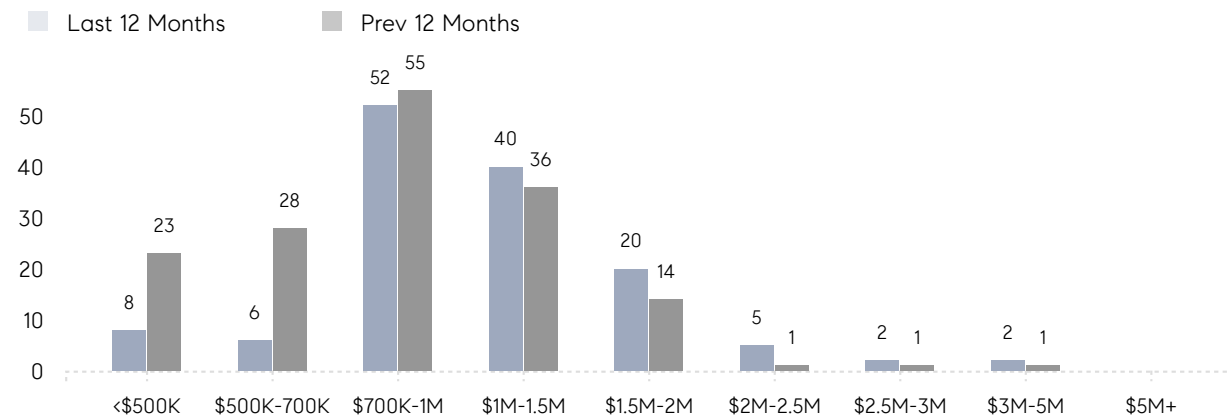
Millburn

APRIL 2023

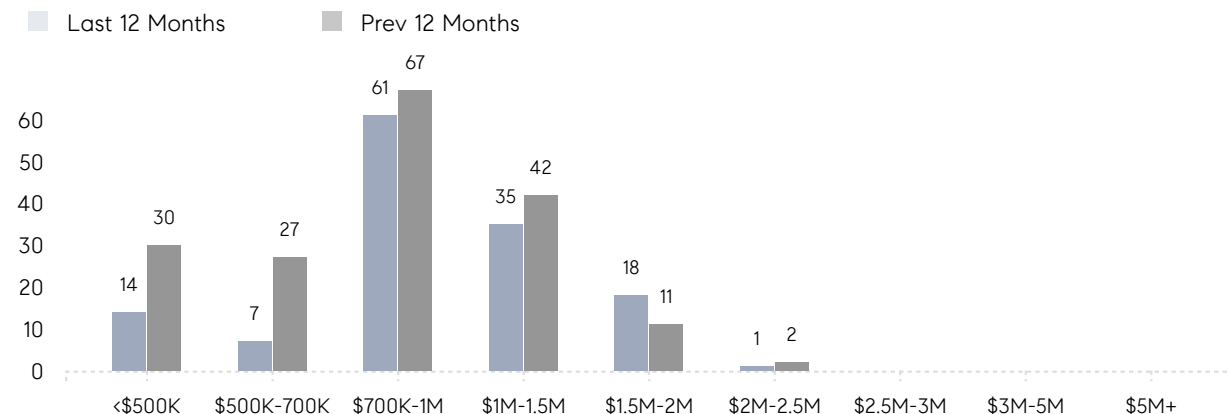
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Montclair Market Insights

Montclair

APRIL 2023

UNDER CONTRACT

44	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
-37%	44%	41%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

30	\$1.0M	\$736K
Total Properties	Average Price	Median Price
0%	-13%	-37%
Change From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

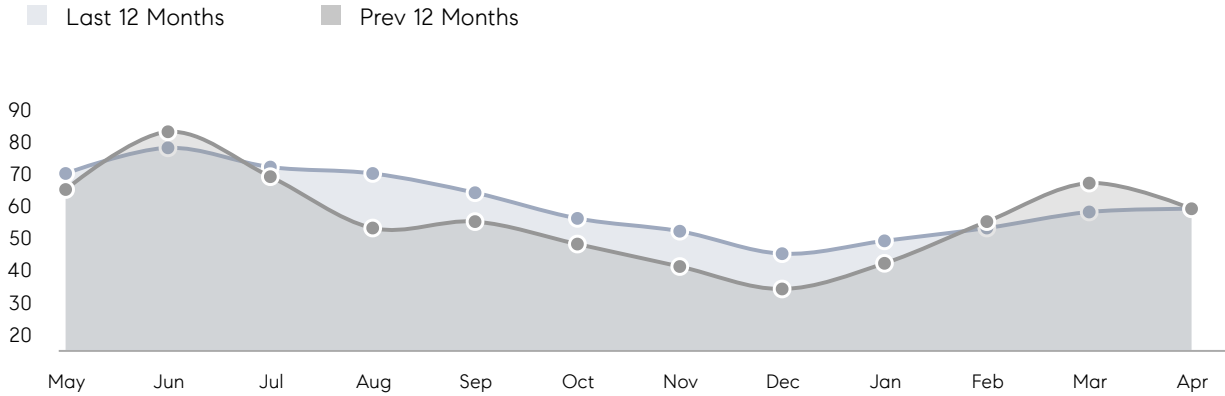
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	115%	130%	
	AVERAGE SOLD PRICE	\$1,000,992	\$1,152,672	-13.2%
	# OF CONTRACTS	44	70	-37.1%
	NEW LISTINGS	43	61	-30%
Houses	AVERAGE DOM	16	15	7%
	% OF ASKING PRICE	119%	138%	
	AVERAGE SOLD PRICE	\$1,399,210	\$1,392,050	1%
	# OF CONTRACTS	39	49	-20%
	NEW LISTINGS	41	49	-16%
Condo/Co-op/TH	AVERAGE DOM	20	17	18%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$403,667	\$366,143	10%
	# OF CONTRACTS	5	21	-76%
	NEW LISTINGS	2	12	-83%

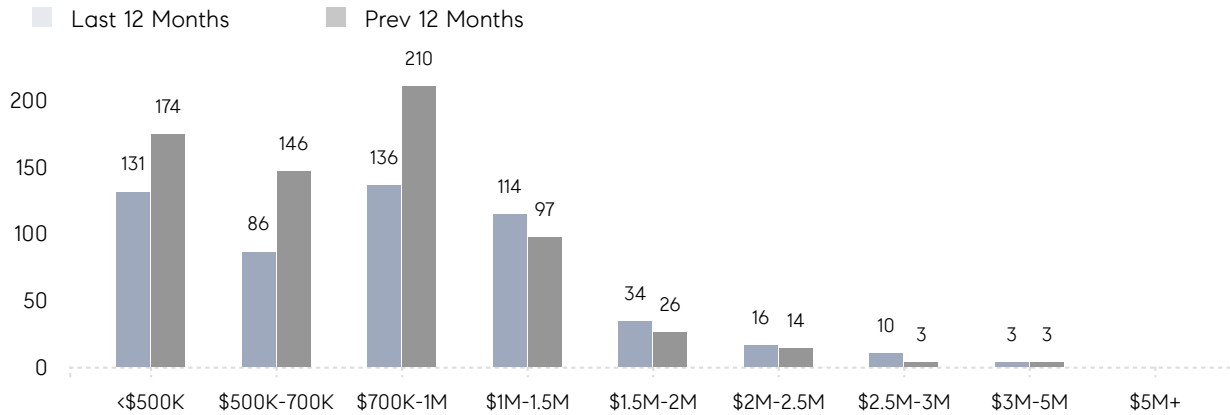
Montclair

APRIL 2023

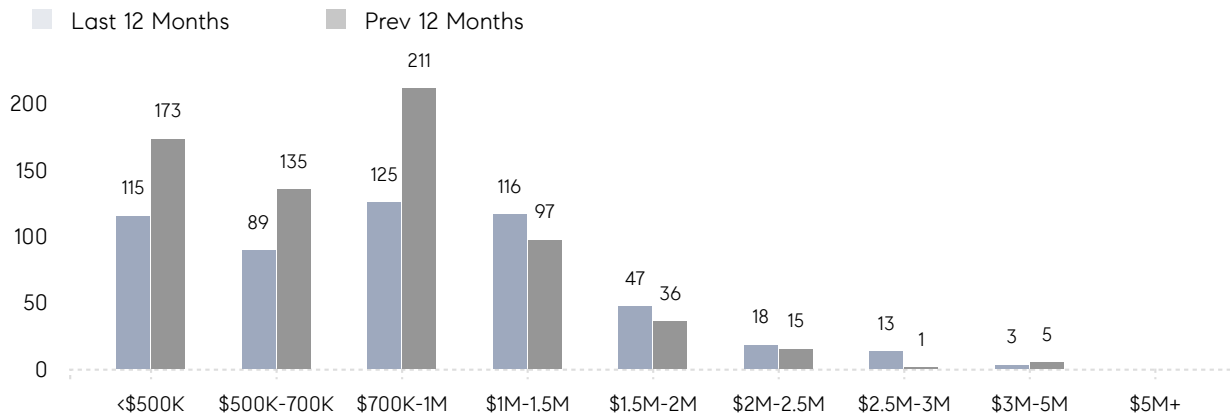
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Montvale Market Insights

Montvale

APRIL 2023

UNDER CONTRACT

9	\$915K	\$939K
Total Properties	Average Price	Median Price
-44%	12%	6%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

5	\$989K	\$999K
Total Properties	Average Price	Median Price
-37%	13%	9%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

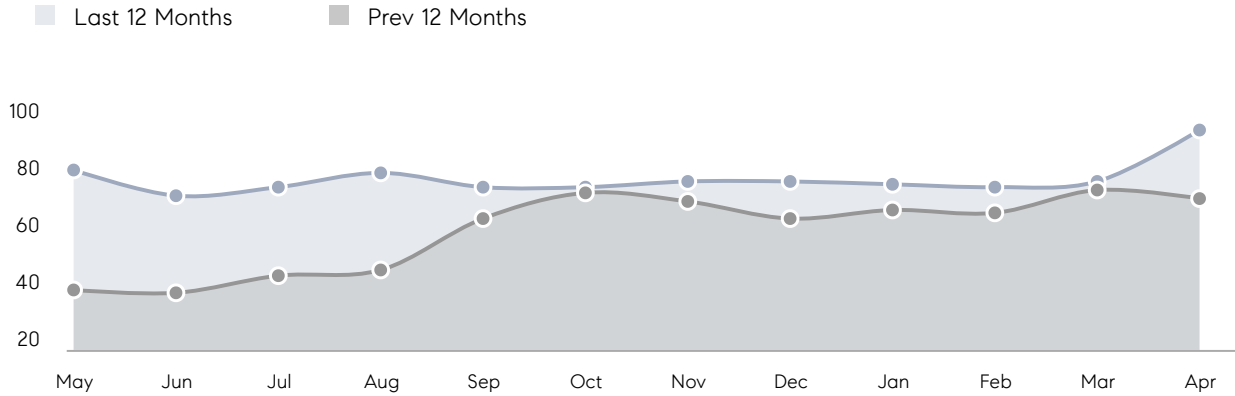
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	21	93	-77%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$989,031	\$877,938	12.7%
	# OF CONTRACTS	9	16	-43.7%
	NEW LISTINGS	31	16	94%
Houses	AVERAGE DOM	16	40	-60%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$1,168,167	\$791,333	48%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	10	12	-17%
Condo/Co-op/TH	AVERAGE DOM	29	125	-77%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$720,328	\$929,901	-23%
	# OF CONTRACTS	2	8	-75%
	NEW LISTINGS	21	4	425%

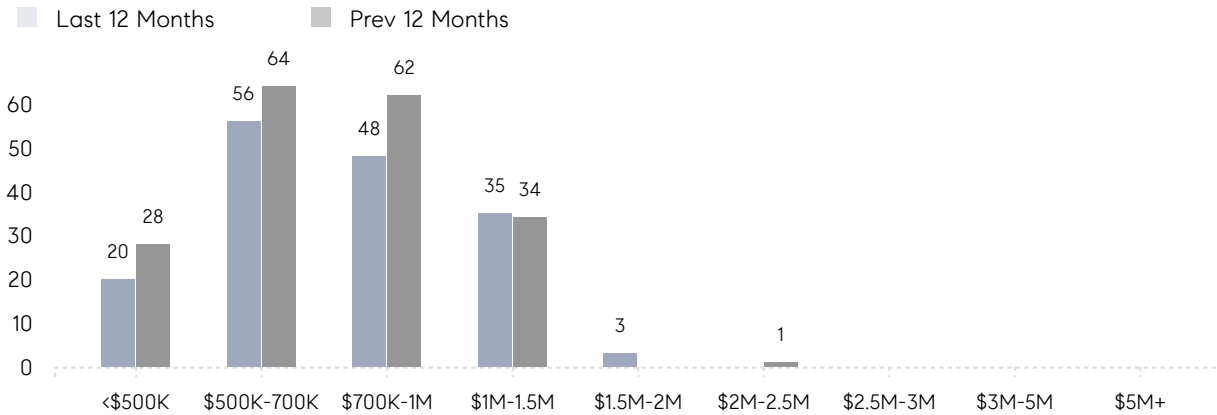
Montvale

APRIL 2023

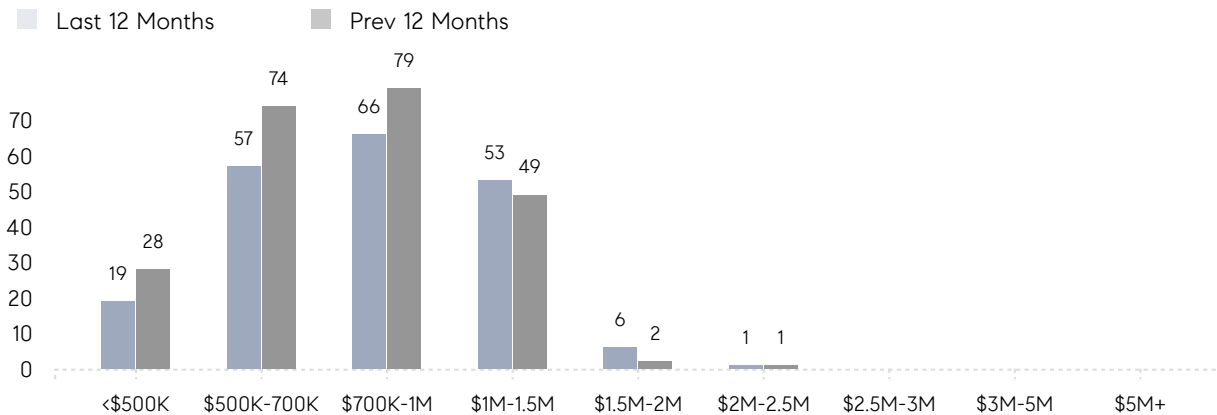
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Montville Market Insights

Montville

APRIL 2023

UNDER CONTRACT

19
Total
Properties

\$724K
Average
Price

\$699K
Median
Price

-5%
Decrease From
Apr 2022

7%
Increase From
Apr 2022

8%
Increase From
Apr 2022

UNITS SOLD

12
Total
Properties

\$736K
Average
Price

\$732K
Median
Price

-29%
Decrease From
Apr 2022

11%
Increase From
Apr 2022

16%
Increase From
Apr 2022

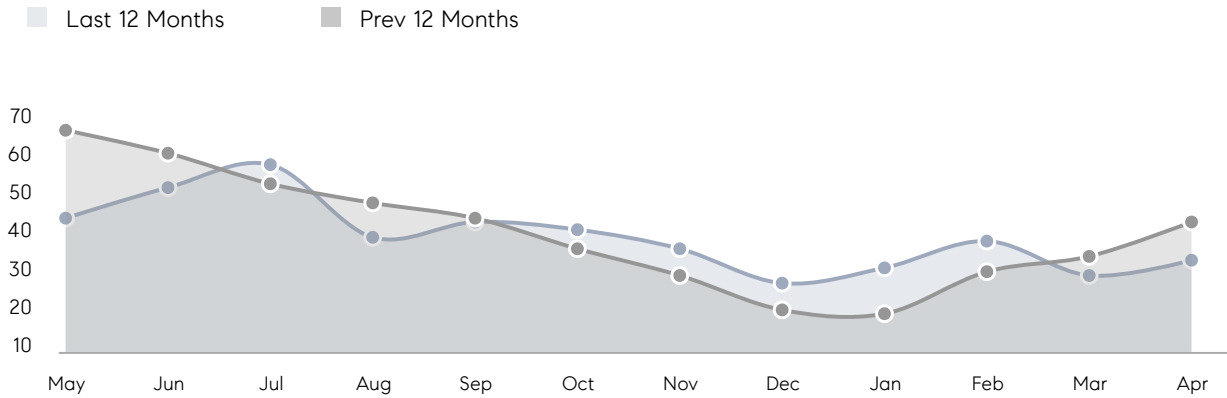
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	20	18	11%
	% OF ASKING PRICE	102%	108%	
	AVERAGE SOLD PRICE	\$736,092	\$661,576	11.3%
	# OF CONTRACTS	19	20	-5.0%
	NEW LISTINGS	27	35	-23%
Houses	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$983,143	\$715,580	37%
	# OF CONTRACTS	14	12	17%
	NEW LISTINGS	21	26	-19%
Condo/Co-op/TH	AVERAGE DOM	17	18	-6%
	% OF ASKING PRICE	102%	109%	
	AVERAGE SOLD PRICE	\$390,220	\$584,429	-33%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	6	9	-33%

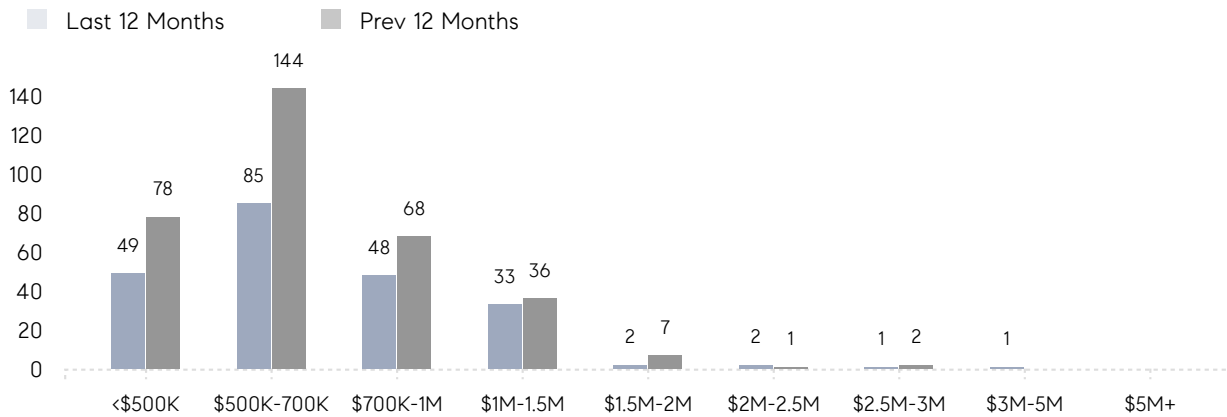
Montville

APRIL 2023

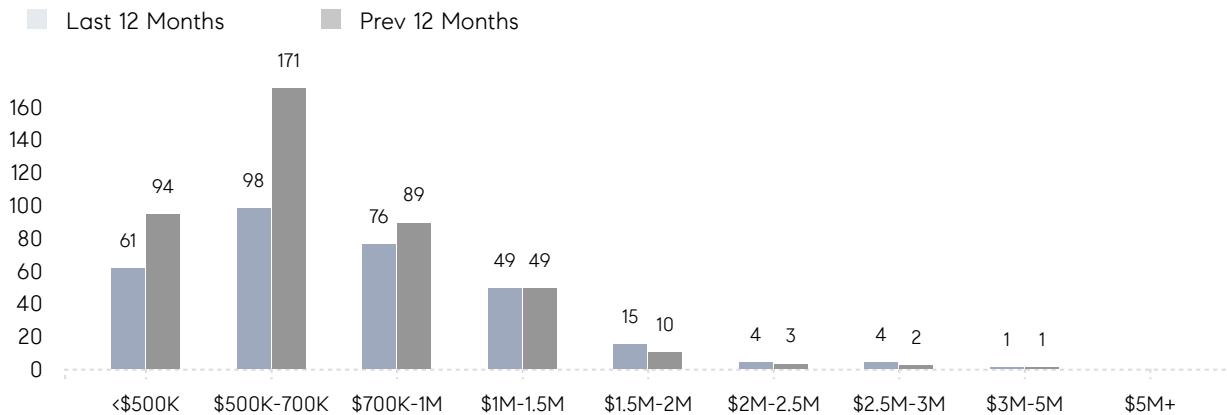
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Moonachie Market Insights

Moonachie

APRIL 2023

UNDER CONTRACT

5
Total
Properties

\$592K
Average
Price

\$559K
Median
Price

150%
Increase From
Apr 2022

524%
Increase From
Apr 2022

490%
Increase From
Apr 2022

UNITS SOLD

1
Total
Properties

\$659K
Average
Price

\$659K
Median
Price

-50%
Decrease From
Apr 2022

594%
Increase From
Apr 2022

594%
Increase From
Apr 2022

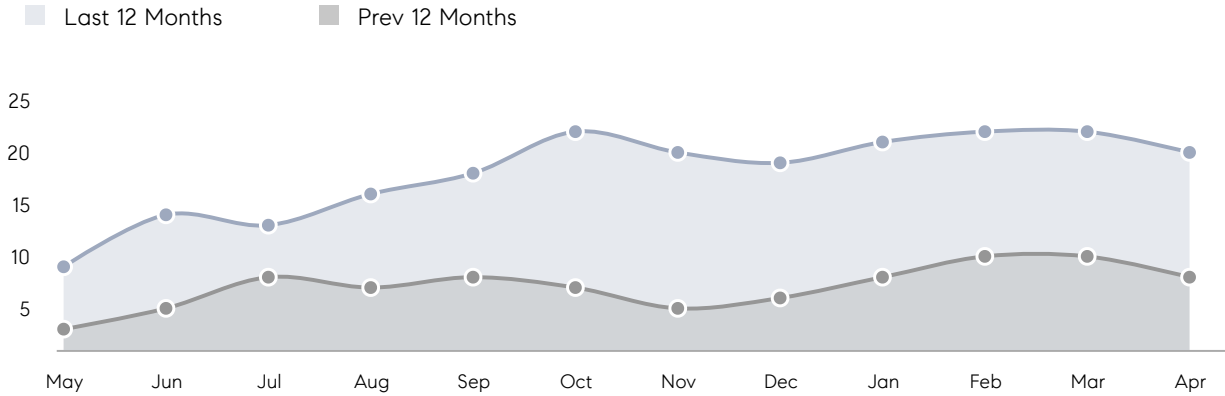
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	15	90	-83%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$659,000	\$94,950	594.0%
	# OF CONTRACTS	5	2	150.0%
	NEW LISTINGS	4	2	100%
Houses	AVERAGE DOM	15	90	-83%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$659,000	\$94,950	594%
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	4	2	100%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

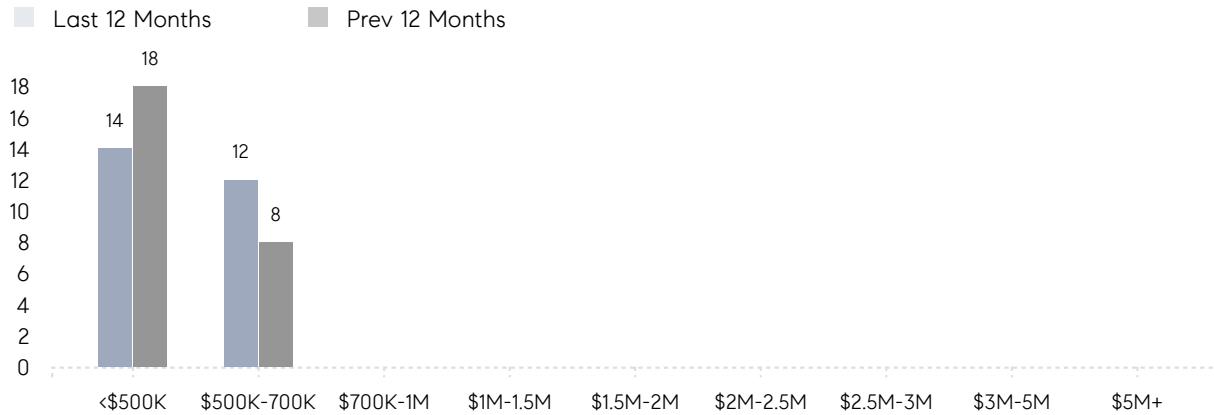
Moonachie

APRIL 2023

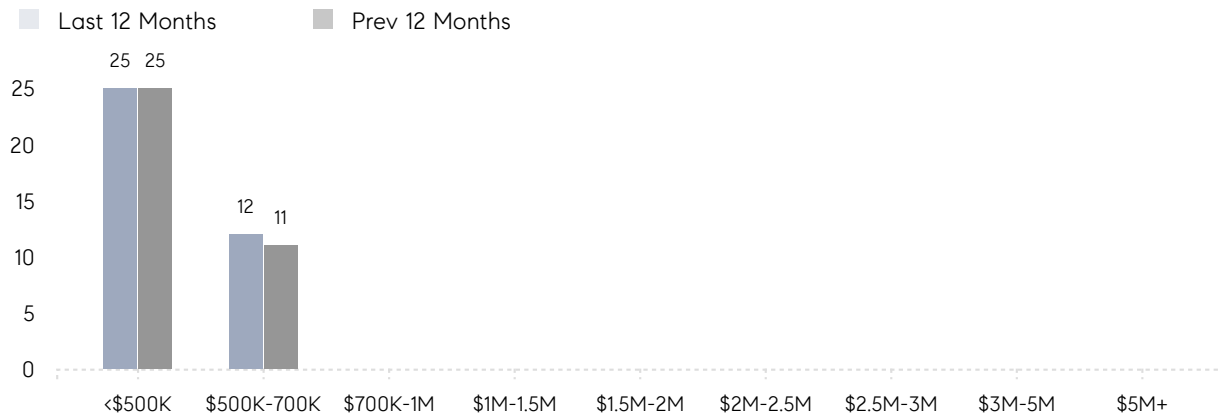
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Morris Plains Market Insights

Morris Plains

APRIL 2023

UNDER CONTRACT

16
Total
Properties

\$742K
Average
Price

\$732K
Median
Price

0%
Change From
Apr 2022

12%
Increase From
Apr 2022

12%
Increase From
Apr 2022

UNITS SOLD

5
Total
Properties

\$693K
Average
Price

\$645K
Median
Price

-44%
Decrease From
Apr 2022

0%
Change From
Apr 2022

-1%
Decrease From
Apr 2022

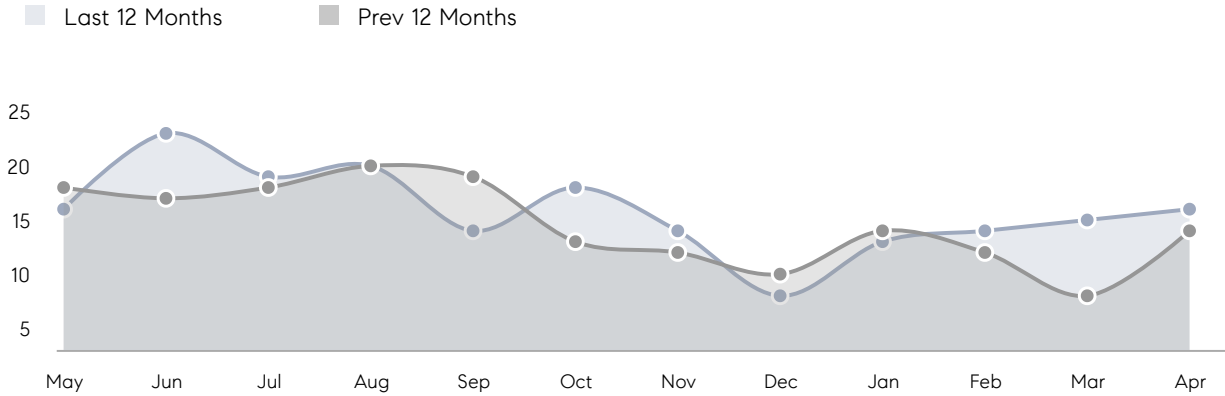
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	24	16	50%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$693,971	\$697,454	-0.5%
	# OF CONTRACTS	16	16	0.0%
	NEW LISTINGS	20	23	-13%
Houses	AVERAGE DOM	-	17	-
	% OF ASKING PRICE	-	106%	
	AVERAGE SOLD PRICE	-	\$708,250	-
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	4	11	-64%
Condo/Co-op/TH	AVERAGE DOM	24	11	118%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$693,971	\$611,090	14%
	# OF CONTRACTS	11	6	83%
	NEW LISTINGS	16	12	33%

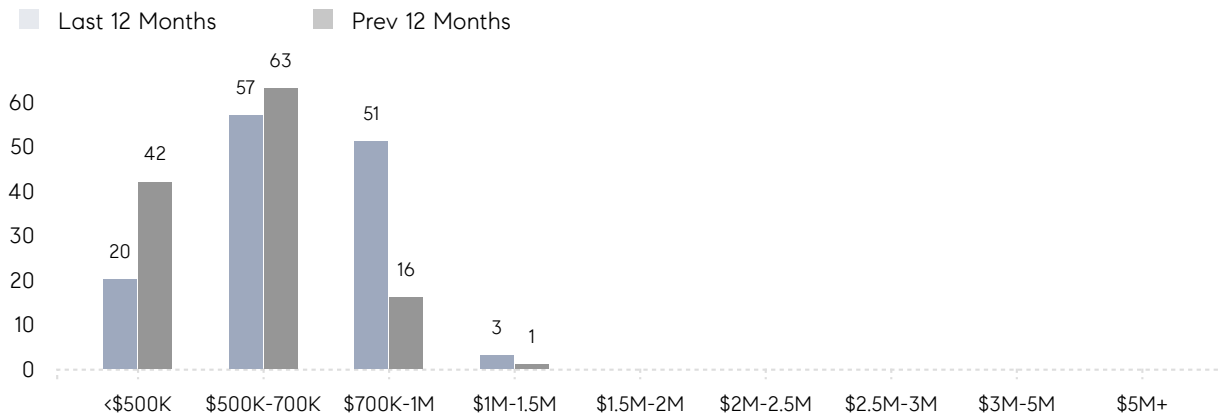
Morris Plains

APRIL 2023

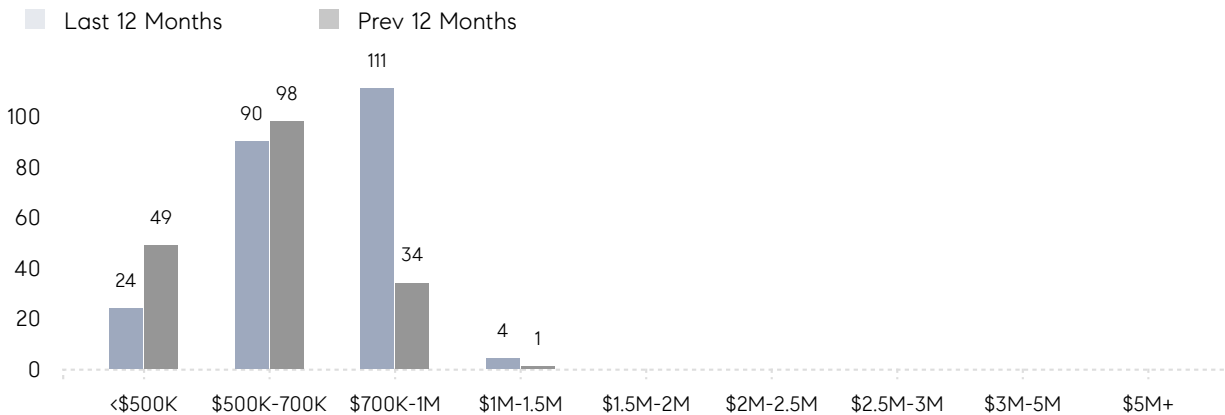
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Morris Township Market Insights

Morris Township

APRIL 2023

UNDER CONTRACT

31	\$758K	\$719K
Total Properties	Average Price	Median Price
-16%	-7%	-6%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

9	\$846K	\$801K
Total Properties	Average Price	Median Price
-64%	11%	17%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

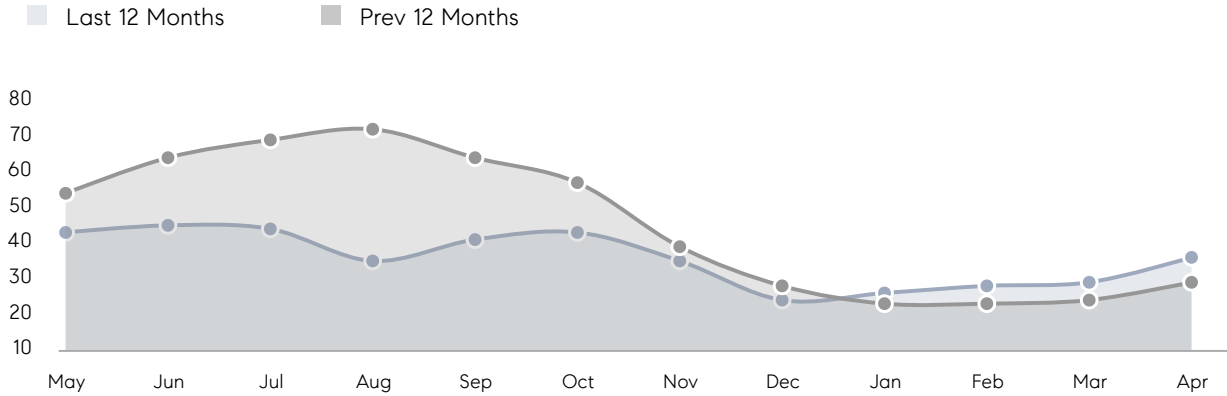
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	43	19	126%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$846,778	\$764,557	10.8%
	# OF CONTRACTS	31	37	-16.2%
	NEW LISTINGS	40	44	-9%
Houses	AVERAGE DOM	57	13	338%
	% OF ASKING PRICE	102%	109%	
	AVERAGE SOLD PRICE	\$1,063,000	\$769,708	38%
	# OF CONTRACTS	19	25	-24%
	NEW LISTINGS	31	33	-6%
Condo/Co-op/TH	AVERAGE DOM	27	35	-23%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$576,500	\$751,311	-23%
	# OF CONTRACTS	12	12	0%
	NEW LISTINGS	9	11	-18%

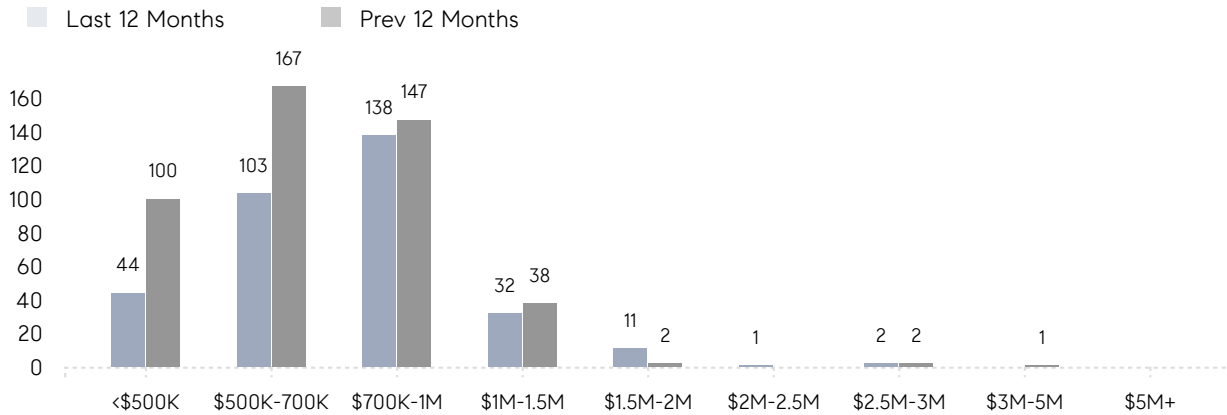
Morris Township

APRIL 2023

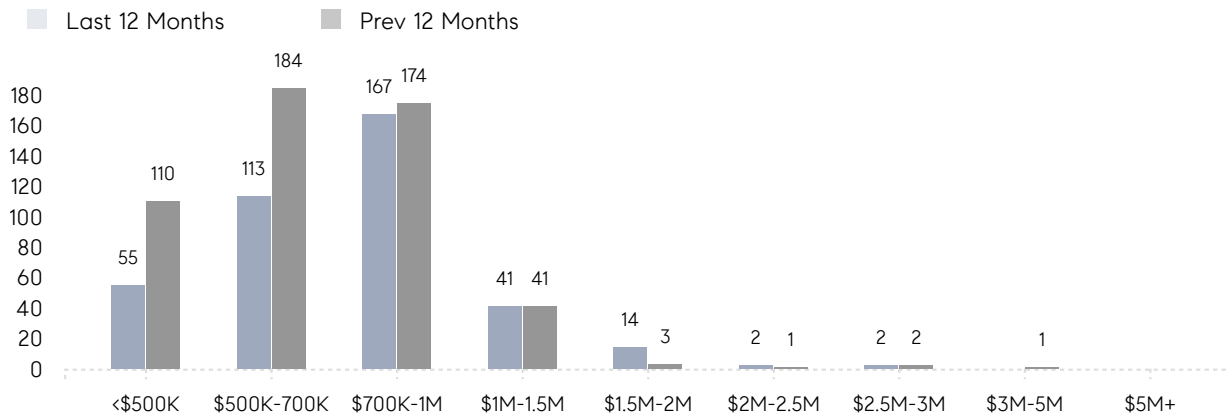
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Morristown Market Insights

Morristown

APRIL 2023

UNDER CONTRACT

13
Total
Properties

\$502K
Average
Price

\$485K
Median
Price

-24%
Decrease From
Apr 2022

-2%
Decrease From
Apr 2022

0%
Change From
Apr 2022

UNITS SOLD

9
Total
Properties

\$812K
Average
Price

\$787K
Median
Price

-36%
Decrease From
Apr 2022

27%
Increase From
Apr 2022

32%
Increase From
Apr 2022

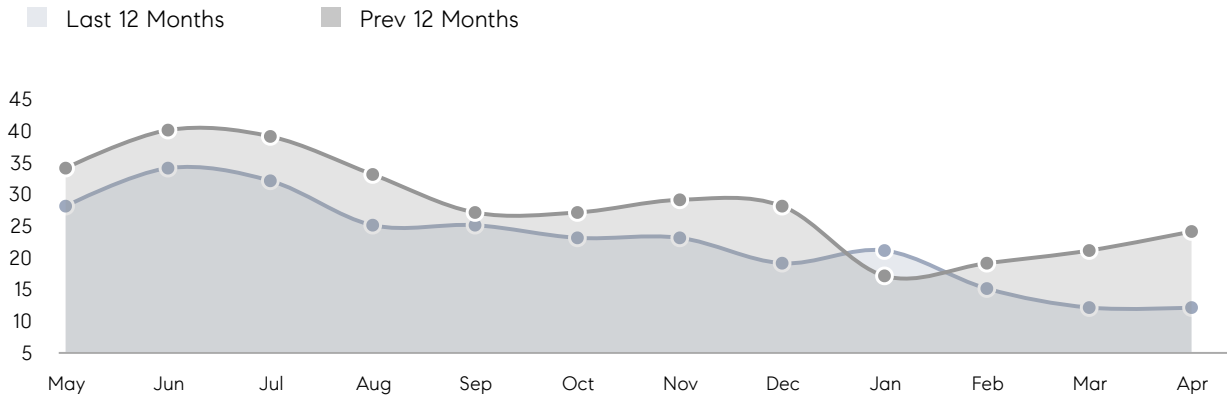
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	55	36	53%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$812,057	\$638,143	27.3%
	# OF CONTRACTS	13	17	-23.5%
	NEW LISTINGS	17	21	-19%
Houses	AVERAGE DOM	113	21	438%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$1,012,505	\$738,875	37%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	8	11	-27%
Condo/Co-op/TH	AVERAGE DOM	27	56	-52%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$711,833	\$503,833	41%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	9	10	-10%

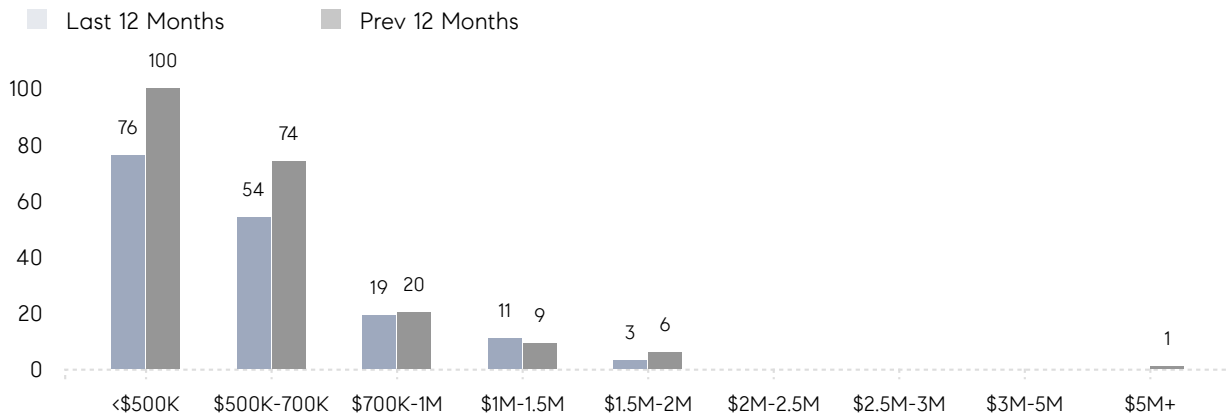
Morristown

APRIL 2023

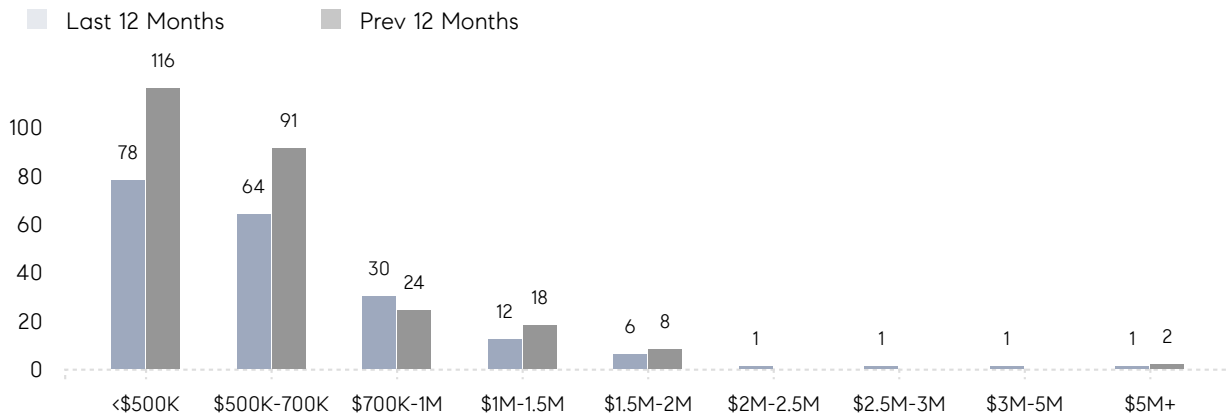
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Mount Arlington Market Insights

Mount Arlington

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$416K
Average
Price

\$399K
Median
Price

60%
Increase From
Apr 2022

10%
Increase From
Apr 2022

14%
Increase From
Apr 2022

UNITS SOLD

6
Total
Properties

\$363K
Average
Price

\$357K
Median
Price

20%
Increase From
Apr 2022

-6%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

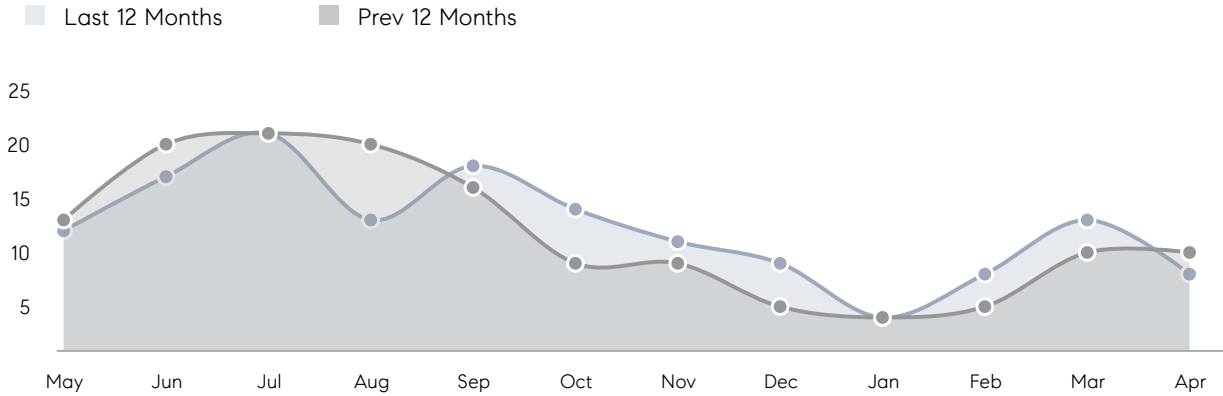
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	18	27	-33%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$363,500	\$385,300	-5.7%
	# OF CONTRACTS	8	5	60.0%
	NEW LISTINGS	4	5	-20%
Houses	AVERAGE DOM	18	30	-40%
	% OF ASKING PRICE	94%	106%	
	AVERAGE SOLD PRICE	\$320,000	\$437,167	-27%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	18	22	-18%
	% OF ASKING PRICE	109%	102%	
	AVERAGE SOLD PRICE	\$407,000	\$307,500	32%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	1	1	0%

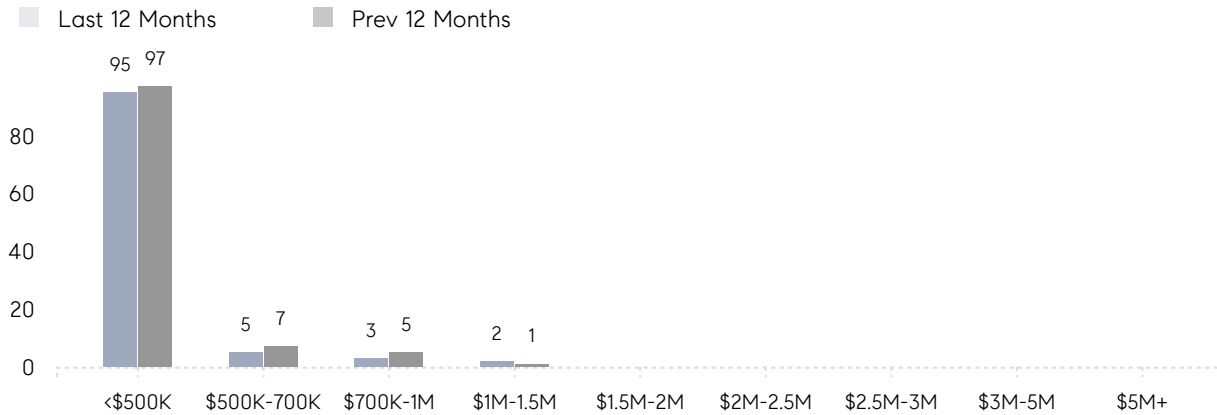
Mount Arlington

APRIL 2023

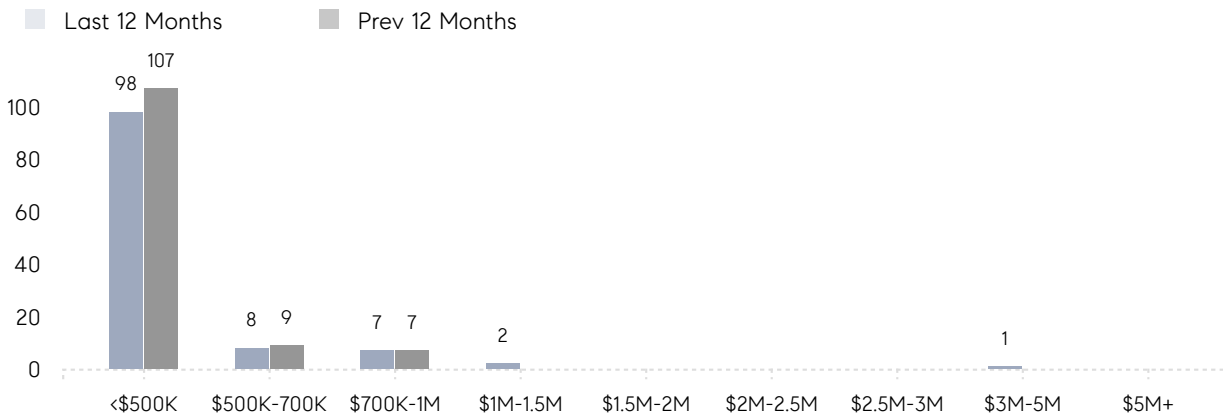
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Mountain Lakes Market Insights

Mountain Lakes

APRIL 2023

UNDER CONTRACT

4	\$766K	\$784K
Total Properties	Average Price	Median Price
-64%	-18%	-8%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

2	\$2.3M	\$2.3M
Total Properties	Average Price	Median Price
-50%	179%	176%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

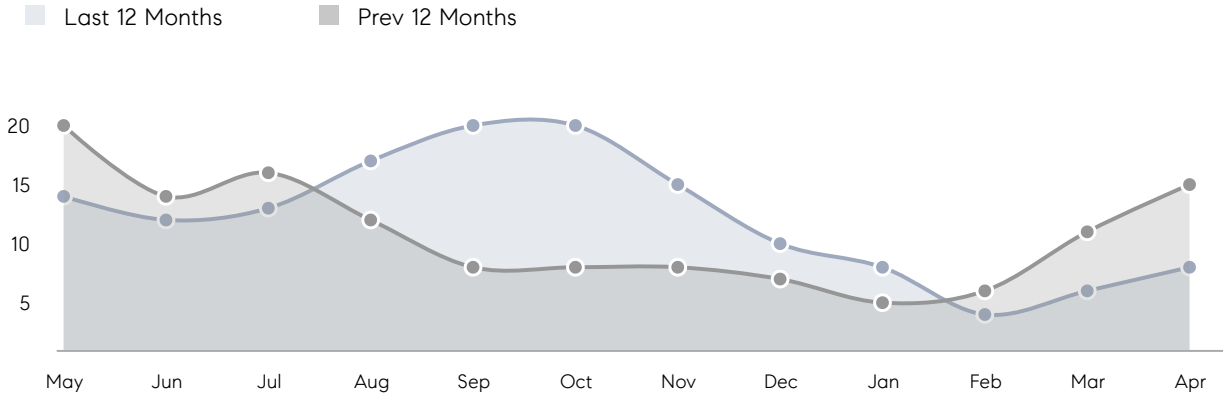
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	78	13	500%
	% OF ASKING PRICE	93%	101%	
	AVERAGE SOLD PRICE	\$2,347,500	\$841,000	179.1%
	# OF CONTRACTS	4	11	-63.6%
	NEW LISTINGS	6	20	-70%
Houses	AVERAGE DOM	147	17	765%
	% OF ASKING PRICE	84%	104%	
	AVERAGE SOLD PRICE	\$3,775,000	\$887,500	325%
	# OF CONTRACTS	2	8	-75%
	NEW LISTINGS	4	16	-75%
Condo/Co-op/TH	AVERAGE DOM	9	10	-10%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$920,000	\$794,500	16%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	2	4	-50%

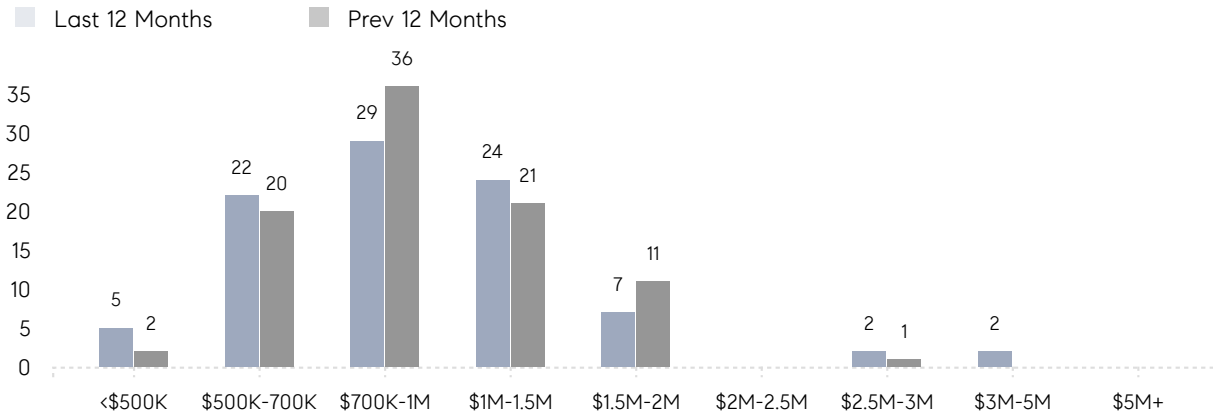
Mountain Lakes

APRIL 2023

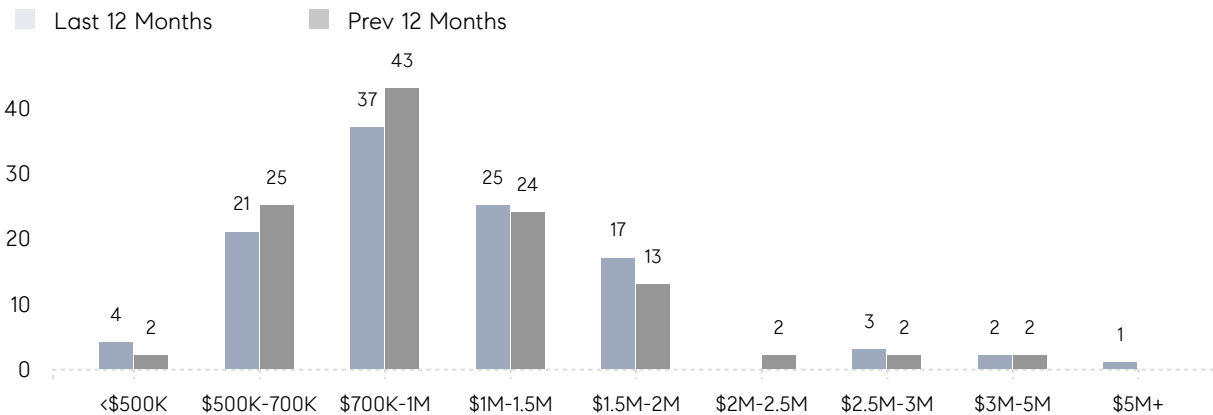
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Mountainside Market Insights

Mountainside

APRIL 2023

UNDER CONTRACT

8	\$804K	\$742K
Total Properties	Average Price	Median Price
-20%	-8%	-11%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

4	\$848K	\$761K
Total Properties	Average Price	Median Price
-64%	-6%	-10%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

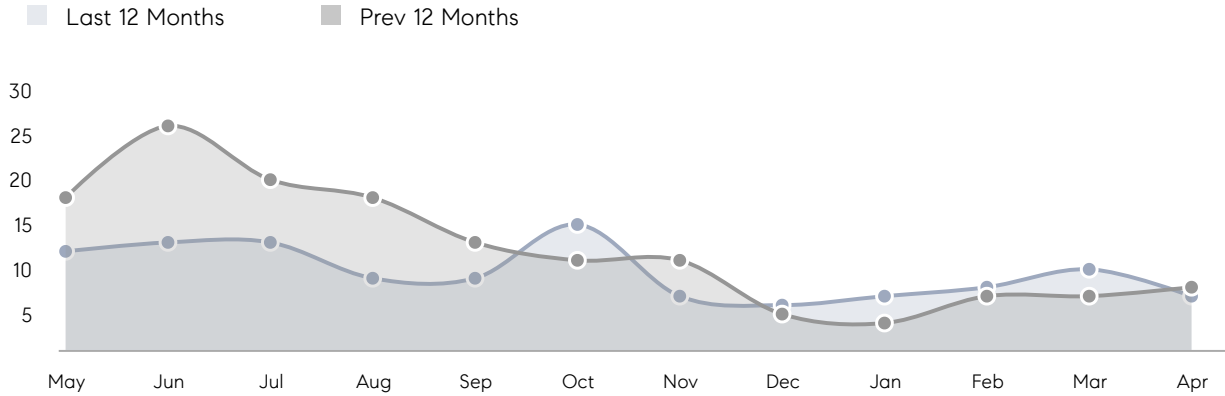
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	21	28	-25%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$848,000	\$906,930	-6.5%
	# OF CONTRACTS	8	10	-20.0%
	NEW LISTINGS	5	11	-55%
Houses	AVERAGE DOM	21	28	-25%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$848,000	\$906,930	-6%
	# OF CONTRACTS	8	9	-11%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

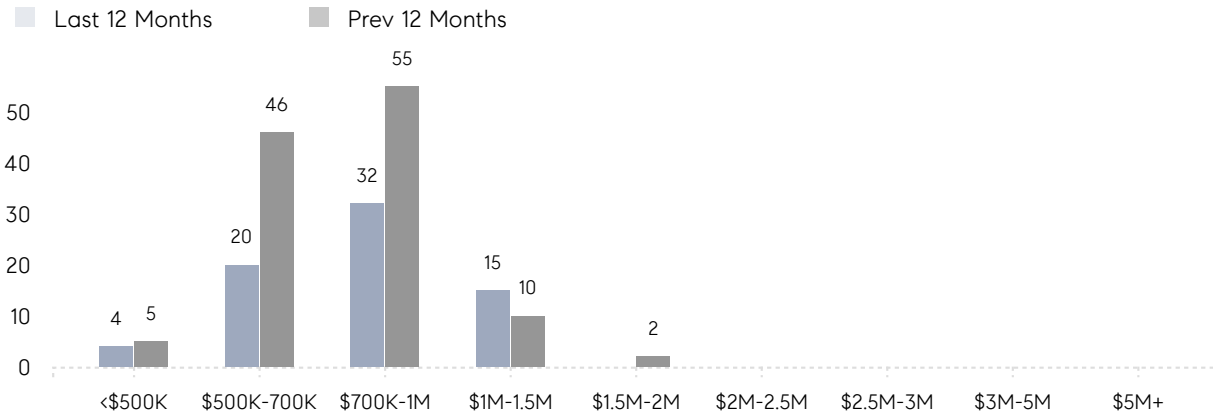
Mountainside

APRIL 2023

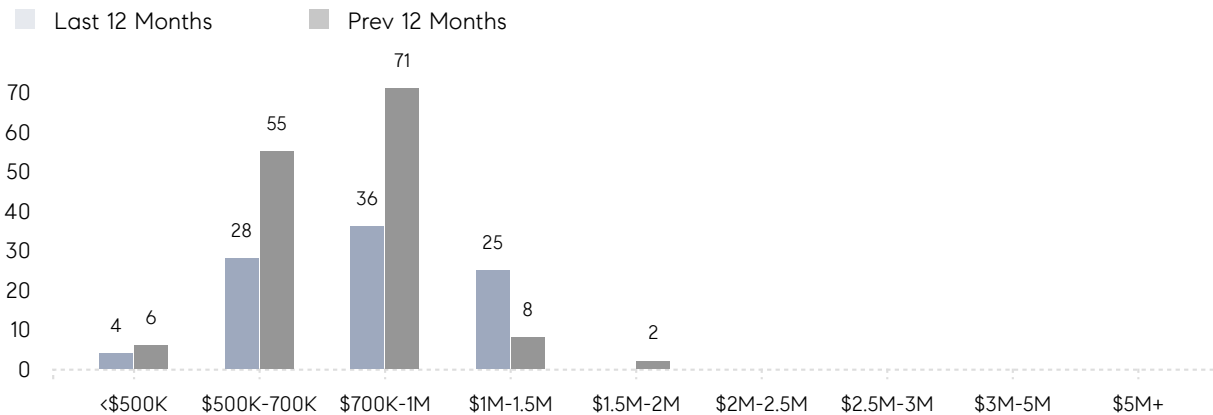
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

New Milford Market Insights

New Milford

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$568K
Average
Price

\$534K
Median
Price

-58%
Decrease From
Apr 2022

6%
Increase From
Apr 2022

10%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$610K
Average
Price

\$602K
Median
Price

-47%
Decrease From
Apr 2022

15%
Increase From
Apr 2022

4%
Increase From
Apr 2022

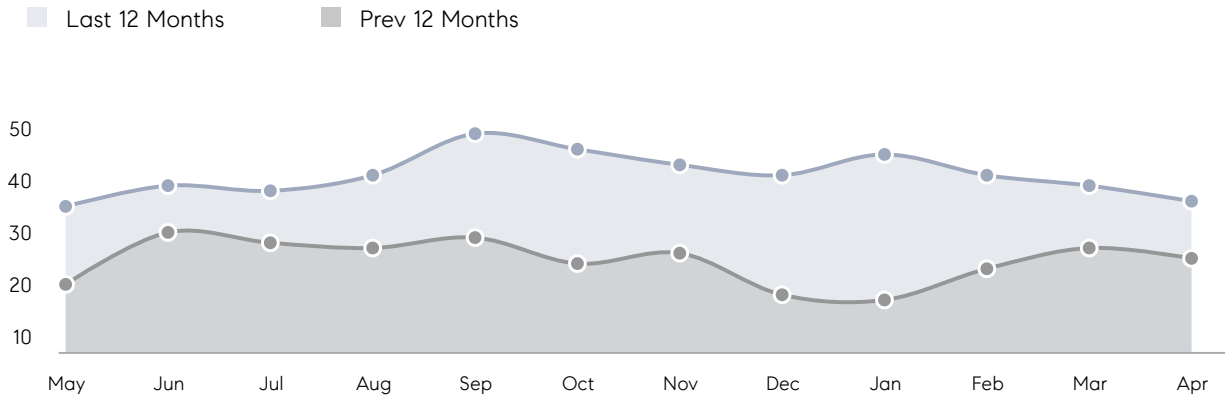
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	14	40	-65%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$610,200	\$531,653	14.8%
	# OF CONTRACTS	8	19	-57.9%
	NEW LISTINGS	7	18	-61%
Houses	AVERAGE DOM	14	34	-59%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$629,111	\$552,441	14%
	# OF CONTRACTS	7	16	-56%
	NEW LISTINGS	7	16	-56%
Condo/Co-op/TH	AVERAGE DOM	19	90	-79%
	% OF ASKING PRICE	90%	97%	
	AVERAGE SOLD PRICE	\$440,000	\$354,950	24%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	0	2	0%

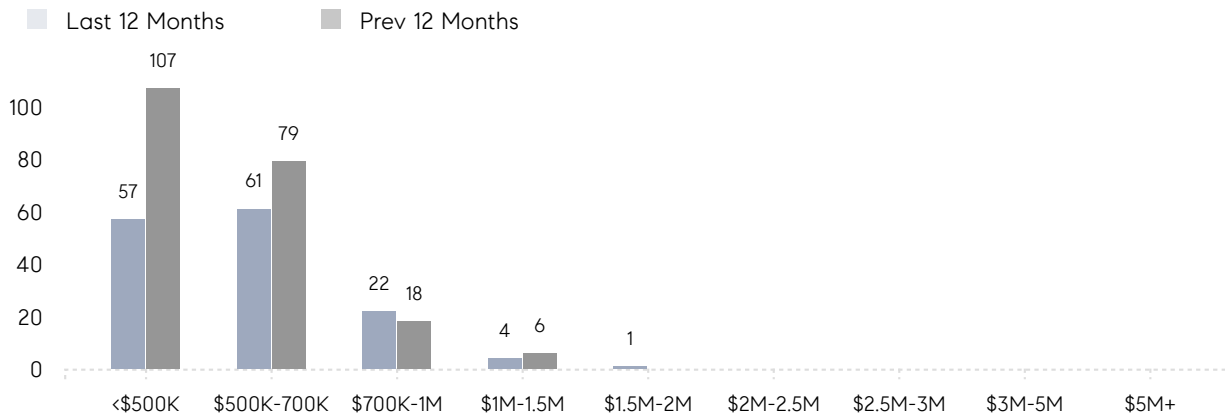
New Milford

APRIL 2023

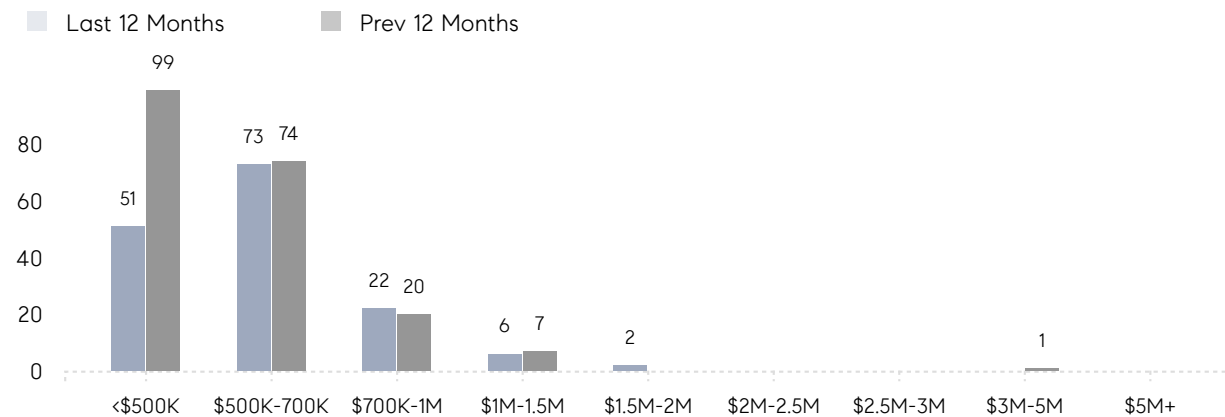
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

New Providence Market Insights

New Providence

APRIL 2023

UNDER CONTRACT

16
Total
Properties

\$975K
Average
Price

\$924K
Median
Price

23%
Increase From
Apr 2022

22%
Increase From
Apr 2022

19%
Increase From
Apr 2022

UNITS SOLD

4
Total
Properties

\$741K
Average
Price

\$697K
Median
Price

-67%
Decrease From
Apr 2022

-20%
Decrease From
Apr 2022

-25%
Decrease From
Apr 2022

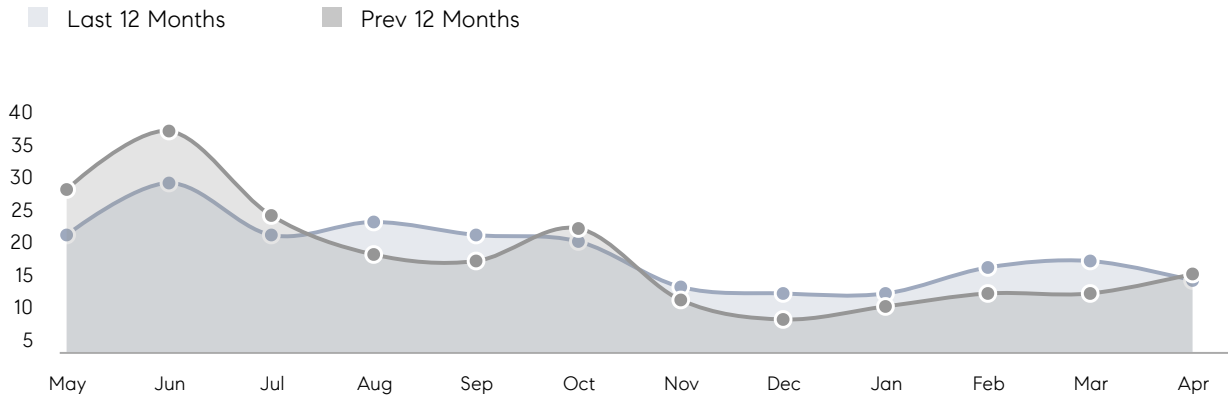
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	15	10	50%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$741,250	\$931,007	-20.4%
	# OF CONTRACTS	16	13	23.1%
	NEW LISTINGS	16	18	-11%
Houses	AVERAGE DOM	15	10	50%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$741,250	\$931,007	-20%
	# OF CONTRACTS	15	12	25%
	NEW LISTINGS	14	17	-18%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	1	100%

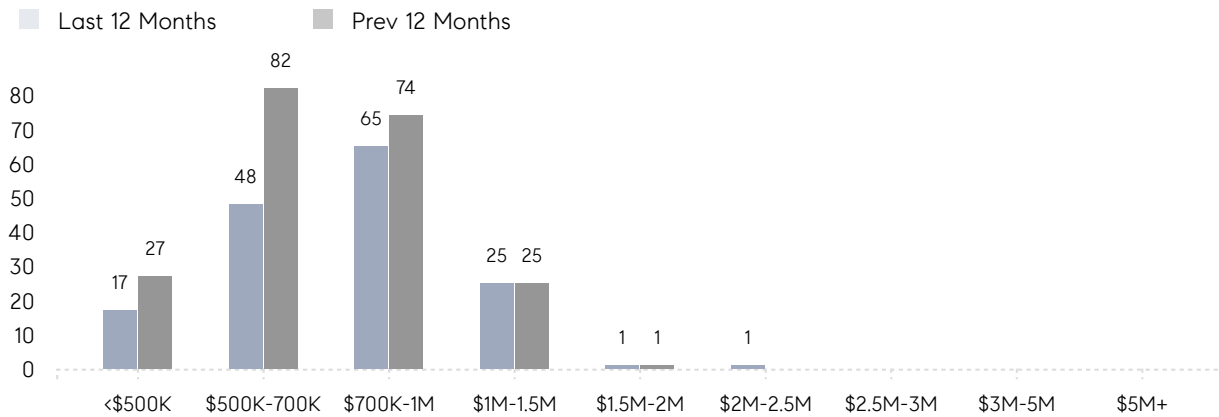
New Providence

APRIL 2023

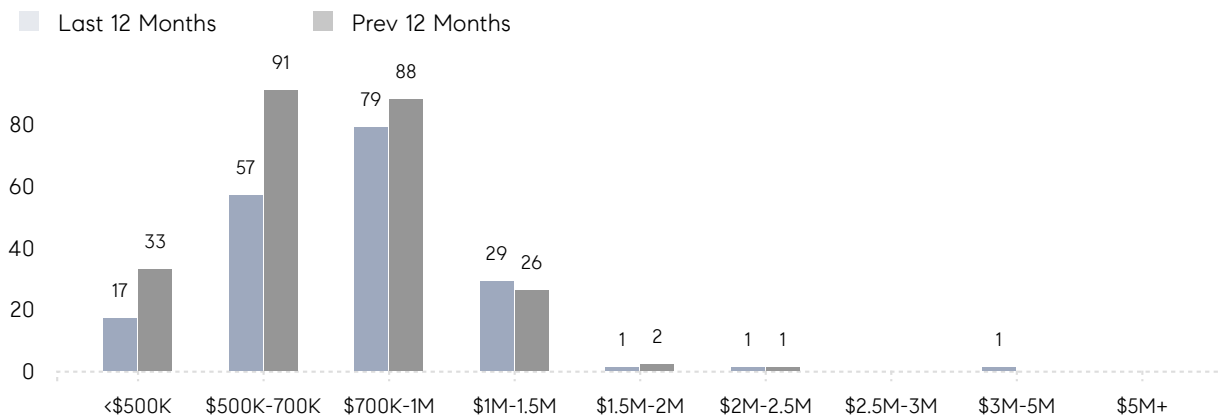
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Newark Market Insights

Newark

APRIL 2023

UNDER CONTRACT

67
Total
Properties

\$377K
Average
Price

\$359K
Median
Price

20%
Increase From
Apr 2022

14%
Increase From
Apr 2022

10%
Increase From
Apr 2022

UNITS SOLD

34
Total
Properties

\$337K
Average
Price

\$345K
Median
Price

-36%
Decrease From
Apr 2022

-1%
Change From
Apr 2022

1%
Increase From
Apr 2022

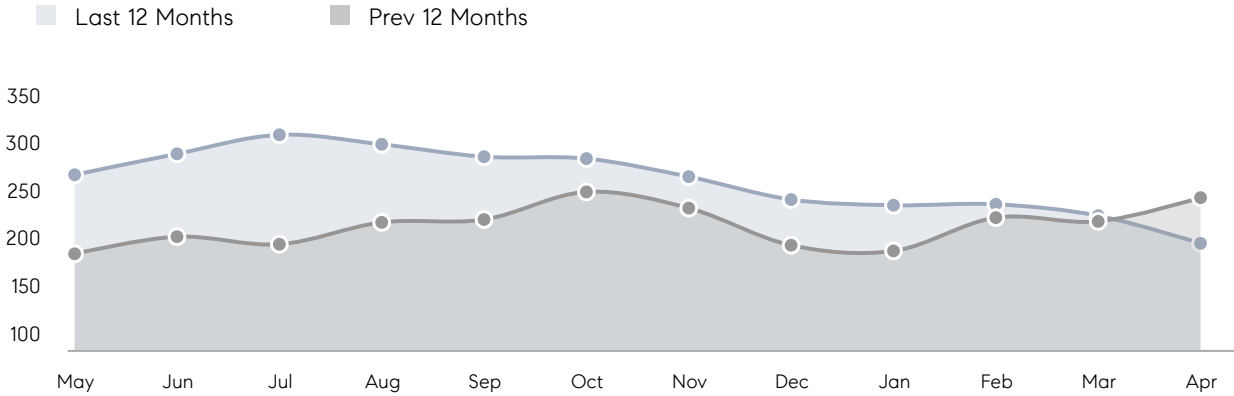
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	49	55	-11%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$337,323	\$339,315	-0.6%
	# OF CONTRACTS	67	56	19.6%
	NEW LISTINGS	56	89	-37%
Houses	AVERAGE DOM	65	61	7%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$343,978	\$355,991	-3%
	# OF CONTRACTS	54	46	17%
	NEW LISTINGS	49	69	-29%
Condo/Co-op/TH	AVERAGE DOM	15	42	-64%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$323,409	\$297,067	9%
	# OF CONTRACTS	13	10	30%
	NEW LISTINGS	7	20	-65%

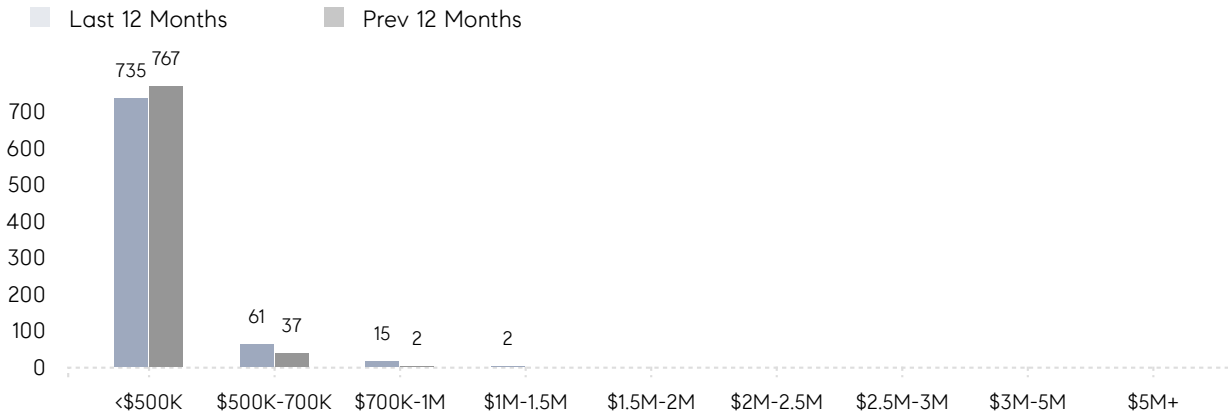
Newark

APRIL 2023

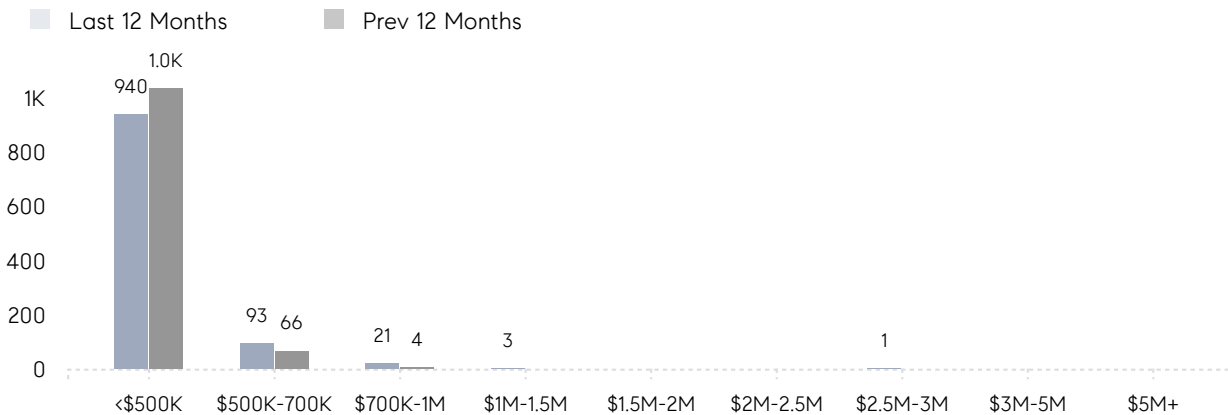
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

North Arlington Market Insights

North Arlington

APRIL 2023

UNDER CONTRACT

7
Total
Properties

\$456K
Average
Price

\$460K
Median
Price

75%
Increase From
Apr 2022

2%
Increase From
Apr 2022

3%
Increase From
Apr 2022

UNITS SOLD

3
Total
Properties

\$464K
Average
Price

\$474K
Median
Price

0%
Change From
Apr 2022

-5%
Decrease From
Apr 2022

-3%
Decrease From
Apr 2022

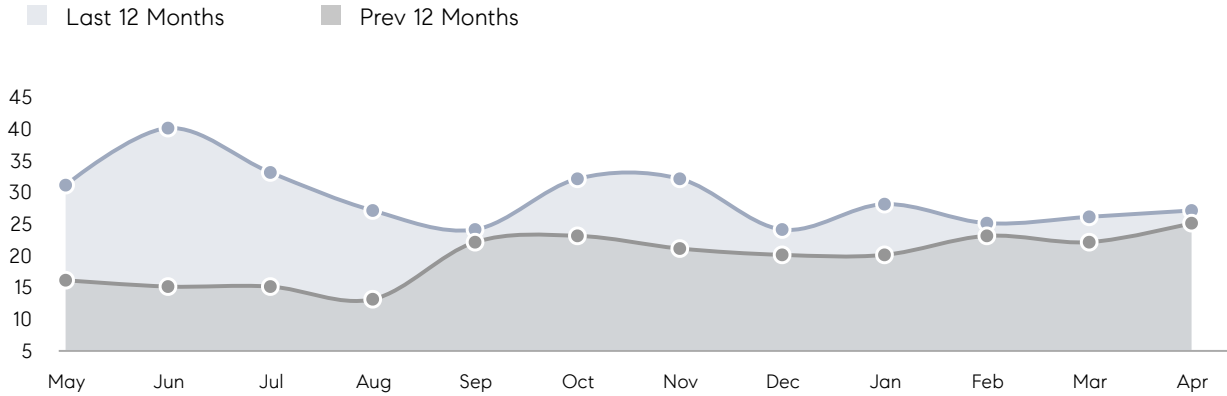
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	26	39	-33%
	% OF ASKING PRICE	100%	107%	
	AVERAGE SOLD PRICE	\$464,667	\$486,667	-4.5%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	7	7	0%
Houses	AVERAGE DOM	26	39	-33%
	% OF ASKING PRICE	100%	107%	
	AVERAGE SOLD PRICE	\$464,667	\$486,667	-5%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	7	7	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

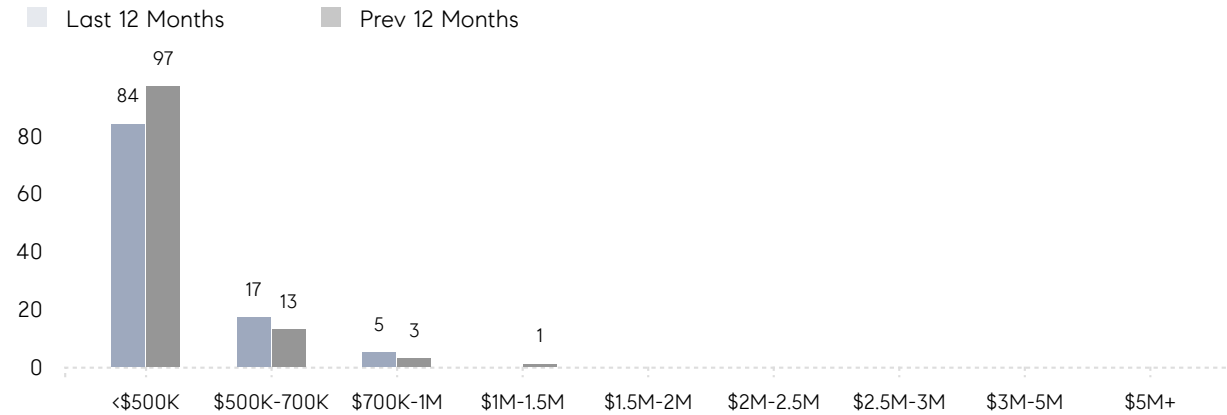
North Arlington

APRIL 2023

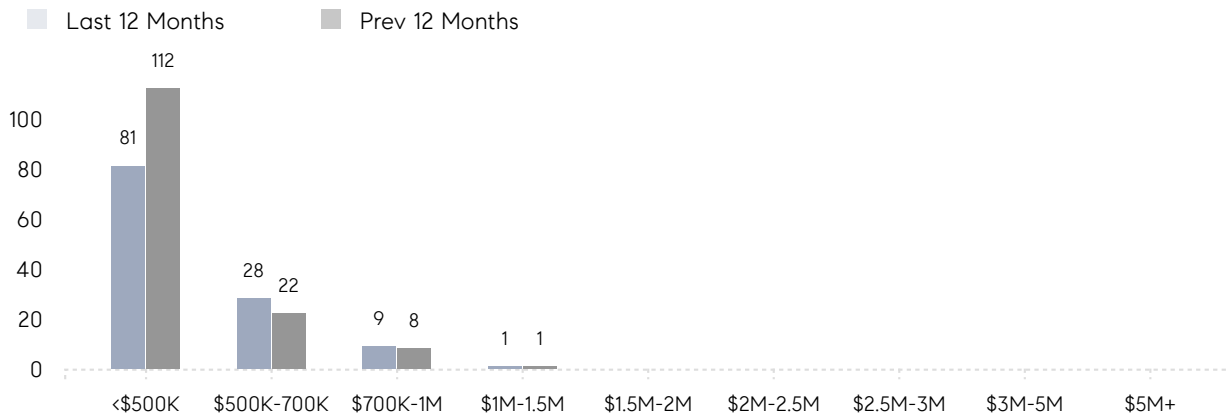
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

North Bergen Market Insights

North Bergen

APRIL 2023

UNDER CONTRACT

27
Total
Properties

\$468K
Average
Price

\$419K
Median
Price

-4%
Decrease From
Apr 2022

10%
Increase From
Apr 2022

6%
Increase From
Apr 2022

UNITS SOLD

17
Total
Properties

\$468K
Average
Price

\$309K
Median
Price

-54%
Decrease From
Apr 2022

-8%
Decrease From
Apr 2022

-37%
Decrease From
Apr 2022

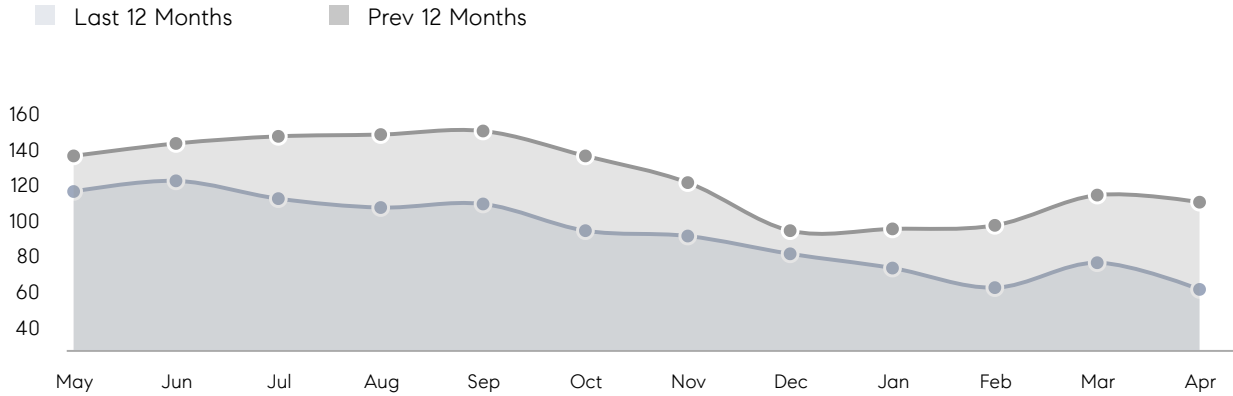
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	43	37	16%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$468,676	\$509,100	-7.9%
	# OF CONTRACTS	27	28	-3.6%
	NEW LISTINGS	36	41	-12%
Houses	AVERAGE DOM	42	36	17%
	% OF ASKING PRICE	94%	100%	
	AVERAGE SOLD PRICE	\$442,500	\$593,025	-25%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	7	8	-12%
Condo/Co-op/TH	AVERAGE DOM	43	38	13%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$476,731	\$468,816	2%
	# OF CONTRACTS	18	19	-5%
	NEW LISTINGS	29	33	-12%

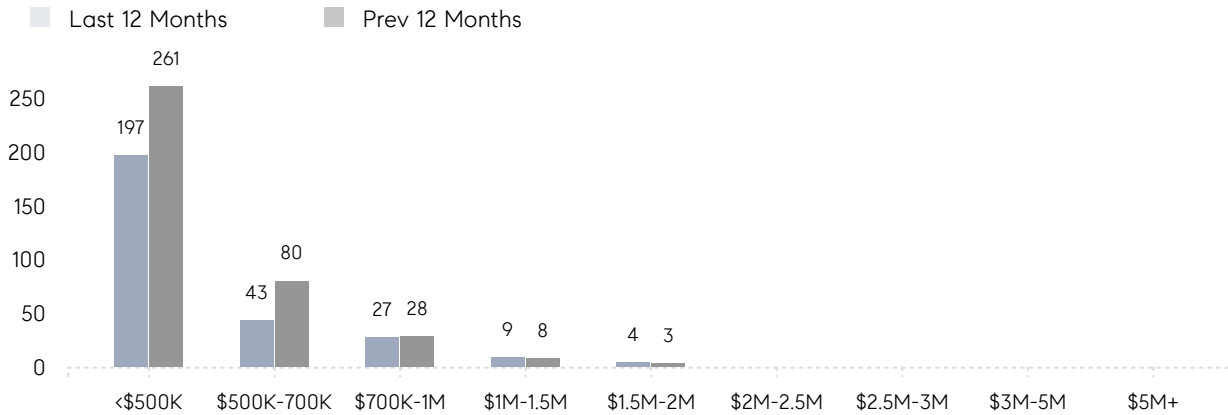
North Bergen

APRIL 2023

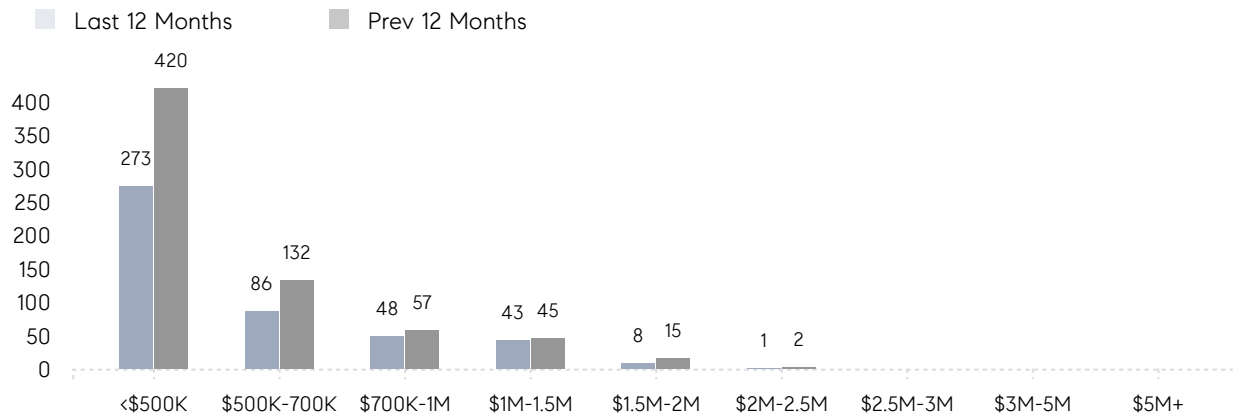
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

North Caldwell Market Insights

North Caldwell

APRIL 2023

UNDER CONTRACT

8	\$1.0M	\$869K
Total Properties	Average Price	Median Price
-11%	-10%	-3%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

6	\$942K	\$652K
Total Properties	Average Price	Median Price
100%	19%	-17%
Increase From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

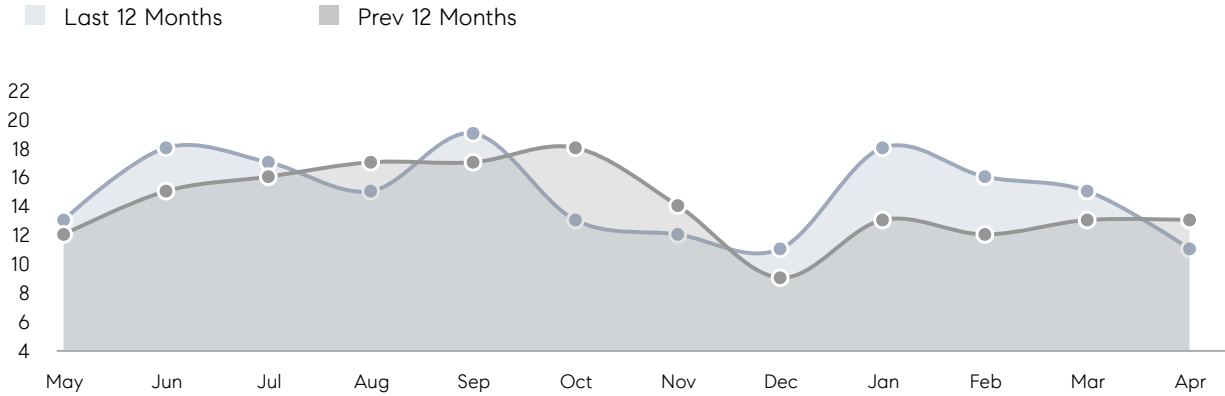
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	55	74	-26%
	% OF ASKING PRICE	100%	107%	
	AVERAGE SOLD PRICE	\$942,167	\$793,333	18.8%
	# OF CONTRACTS	8	9	-11.1%
	NEW LISTINGS	3	10	-70%
Houses	AVERAGE DOM	79	61	30%
	% OF ASKING PRICE	98%	110%	
	AVERAGE SOLD PRICE	\$1,138,500	\$815,000	40%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	8	100	-92%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$549,500	\$750,000	-27%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	3	0%

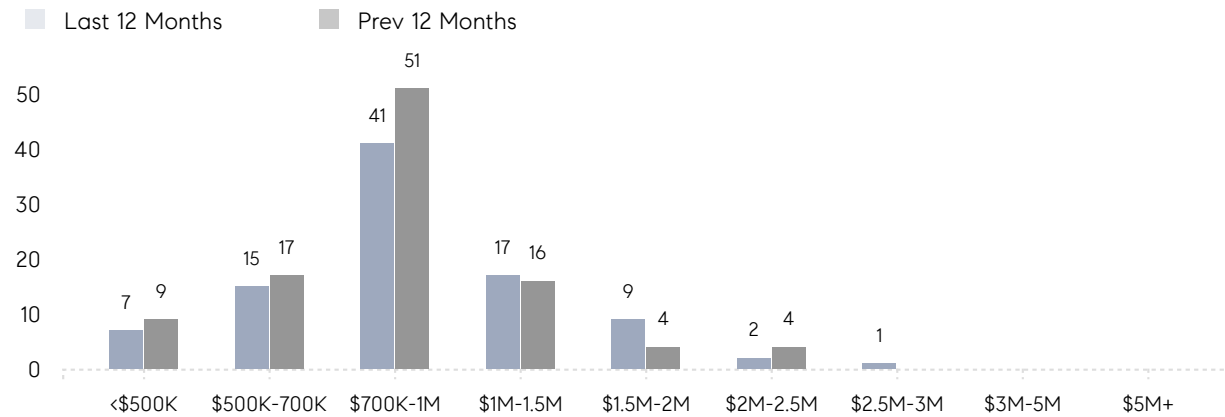
North Caldwell

APRIL 2023

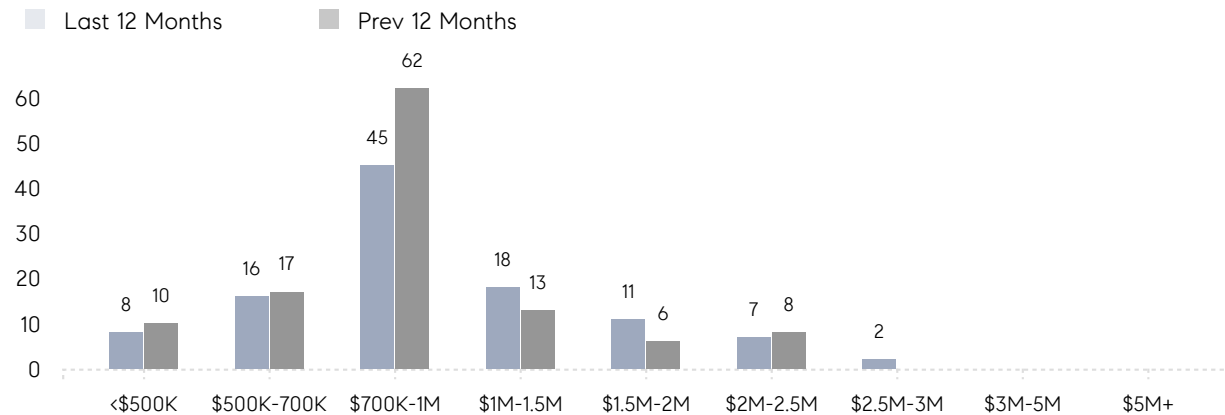
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

North Plainfield Market Insights

North Plainfield

APRIL 2023

UNDER CONTRACT

16
Total
Properties

\$408K
Average
Price

\$424K
Median
Price

100%
Increase From
Apr 2022

22%
Increase From
Apr 2022

20%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$376K
Average
Price

\$394K
Median
Price

-29%
Decrease From
Apr 2022

9%
Increase From
Apr 2022

1%
Change From
Apr 2022

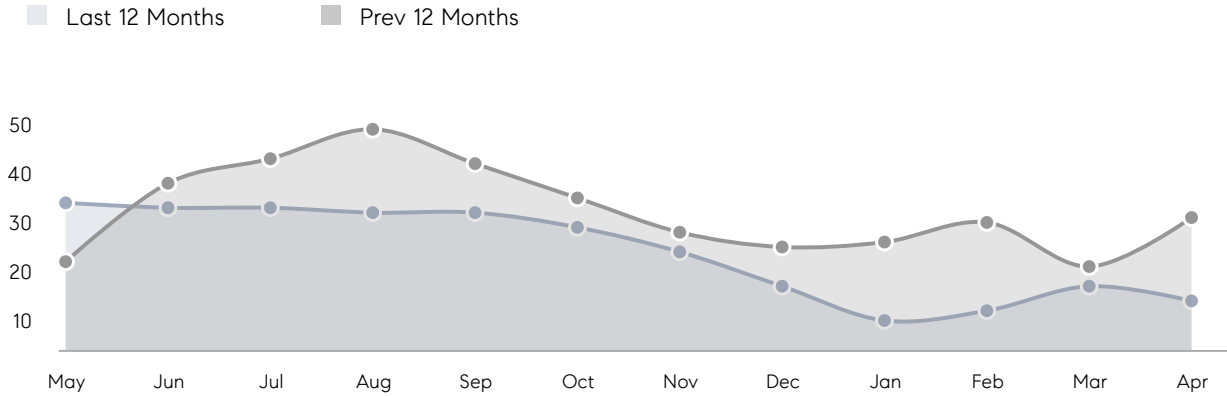
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	46	52	-12%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$376,900	\$345,679	9.0%
	# OF CONTRACTS	16	8	100.0%
	NEW LISTINGS	19	21	-10%
Houses	AVERAGE DOM	42	60	-30%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$422,375	\$406,250	4%
	# OF CONTRACTS	14	6	133%
	NEW LISTINGS	14	16	-12%
Condo/Co-op/TH	AVERAGE DOM	62	33	88%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$195,000	\$194,250	0%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	5	5	0%

North Plainfield

APRIL 2023

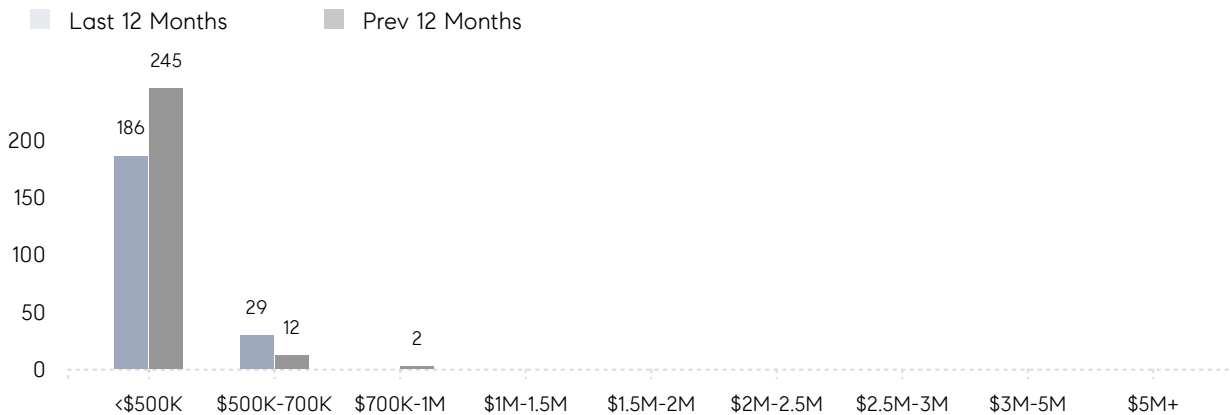
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Northvale Market Insights

Northvale

APRIL 2023

UNDER CONTRACT

3
Total
Properties

\$885K
Average
Price

\$759K
Median
Price

-77%
Decrease From
Apr 2022

53%
Increase From
Apr 2022

41%
Increase From
Apr 2022

UNITS SOLD

1
Total
Properties

\$530K
Average
Price

\$530K
Median
Price

-80%
Decrease From
Apr 2022

-18%
Decrease From
Apr 2022

-9%
Decrease From
Apr 2022

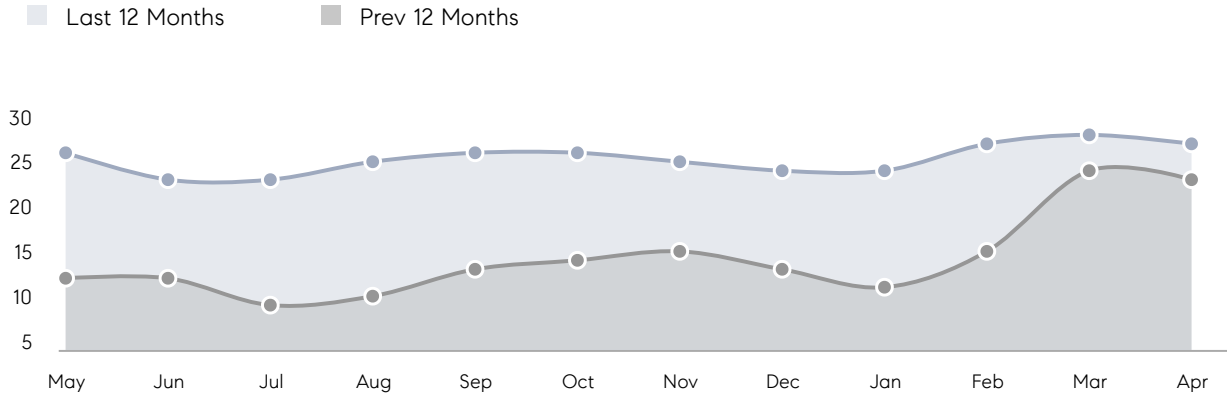
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	157	55	185%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$530,000	\$644,600	-17.8%
	# OF CONTRACTS	3	13	-76.9%
	NEW LISTINGS	1	9	-89%
Houses	AVERAGE DOM	157	55	185%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$530,000	\$644,600	-18%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	1	5	-80%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	0	4	0%

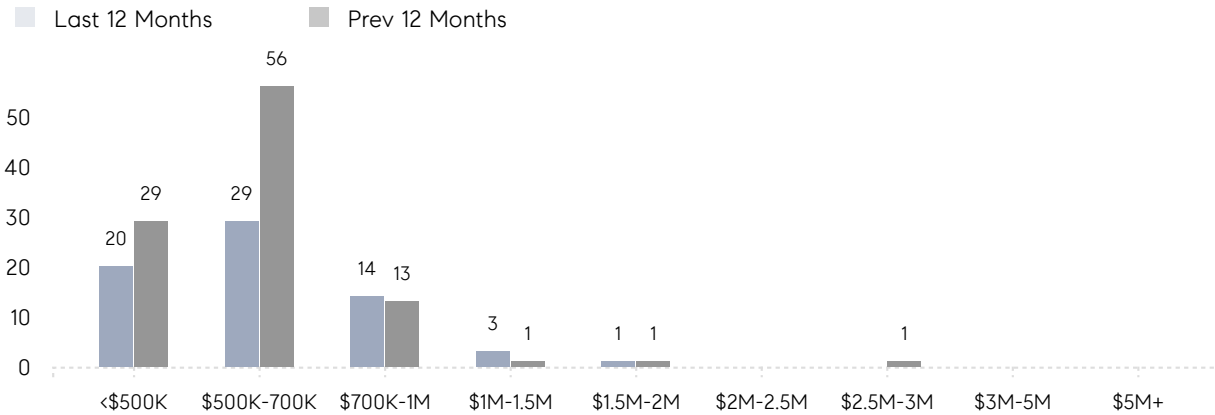
Northvale

APRIL 2023

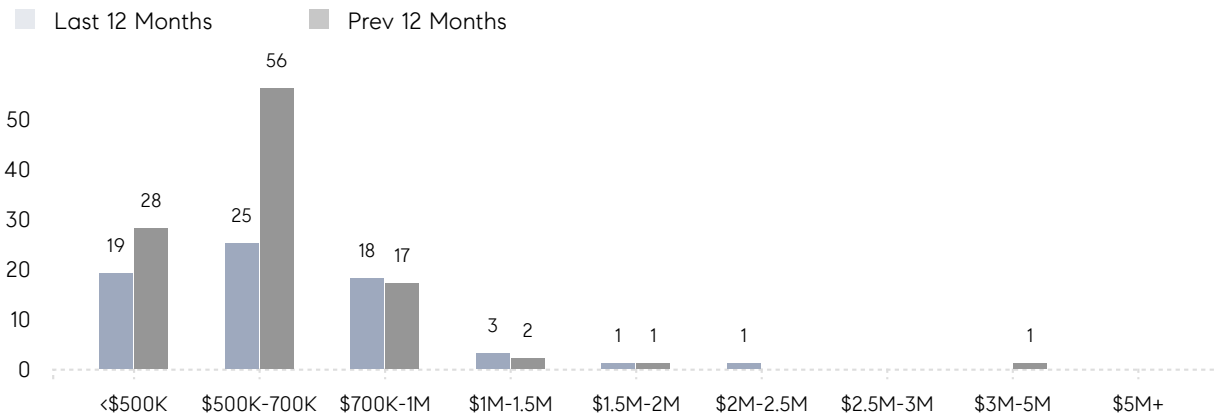
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Norwood Market Insights

Norwood

APRIL 2023

UNDER CONTRACT

5	\$759K	\$599K
Total Properties	Average Price	Median Price
-37%	0%	-24%
Decrease From Apr 2022	Change From Apr 2022	Decrease From Apr 2022

UNITS SOLD

4	\$610K	\$595K
Total Properties	Average Price	Median Price
-50%	-14%	-11%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

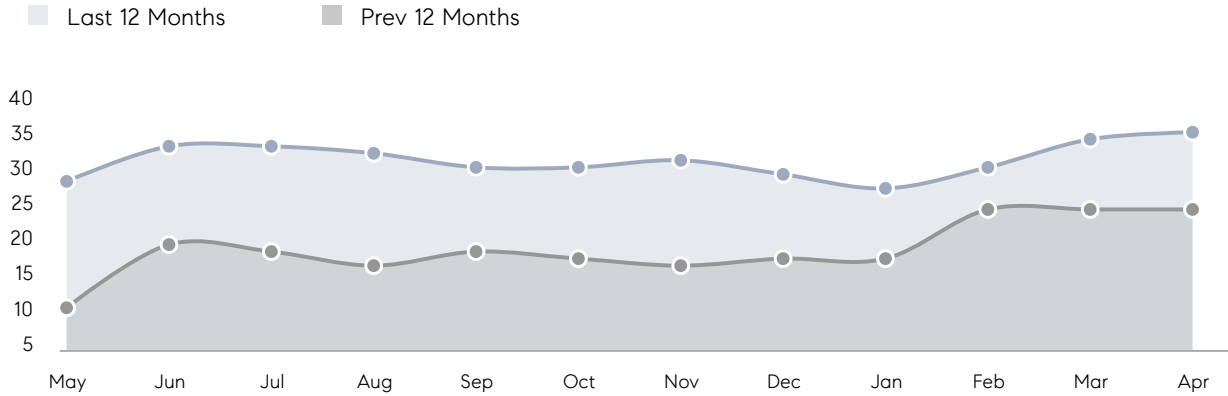
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	31	15	107%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$610,750	\$706,236	-13.5%
	# OF CONTRACTS	5	8	-37.5%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	46	15	207%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$582,000	\$689,984	-16%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	1	6	-83%
Condo/Co-op/TH	AVERAGE DOM	17	17	0%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$639,500	\$820,000	-22%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	4	2	100%

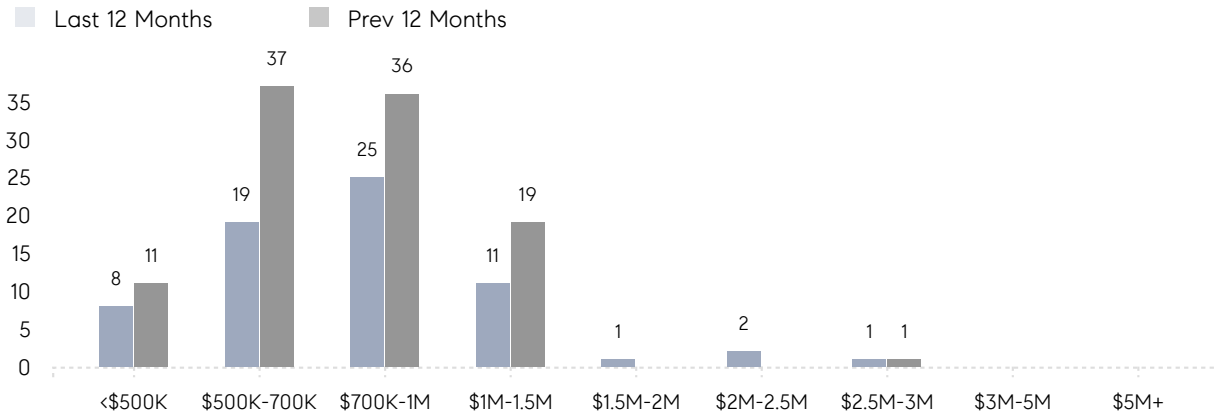
Norwood

APRIL 2023

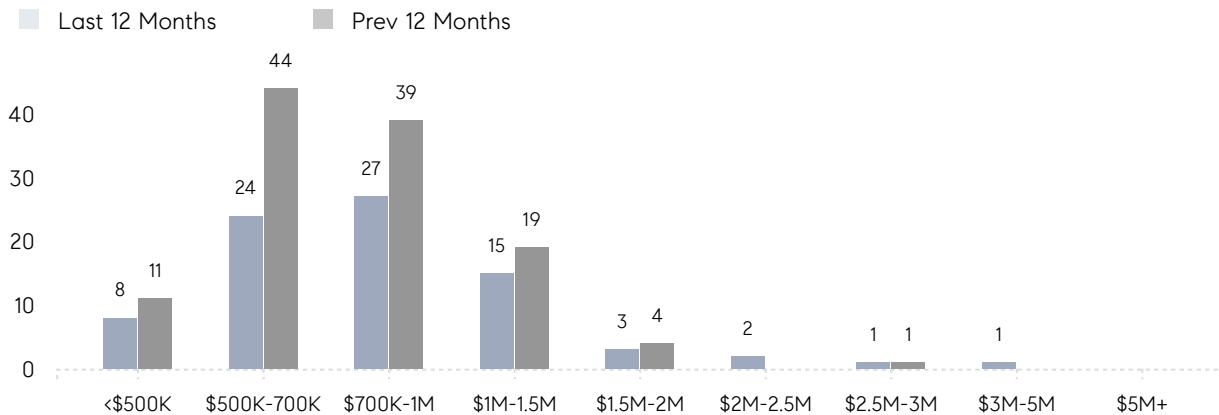
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Nutley Market Insights

Nutley

APRIL 2023

UNDER CONTRACT

33
Total
Properties

\$558K
Average
Price

\$550K
Median
Price

-30%
Decrease From
Apr 2022

8%
Increase From
Apr 2022

15%
Increase From
Apr 2022

UNITS SOLD

20
Total
Properties

\$529K
Average
Price

\$515K
Median
Price

5%
Increase From
Apr 2022

4%
Increase From
Apr 2022

-2%
Decrease From
Apr 2022

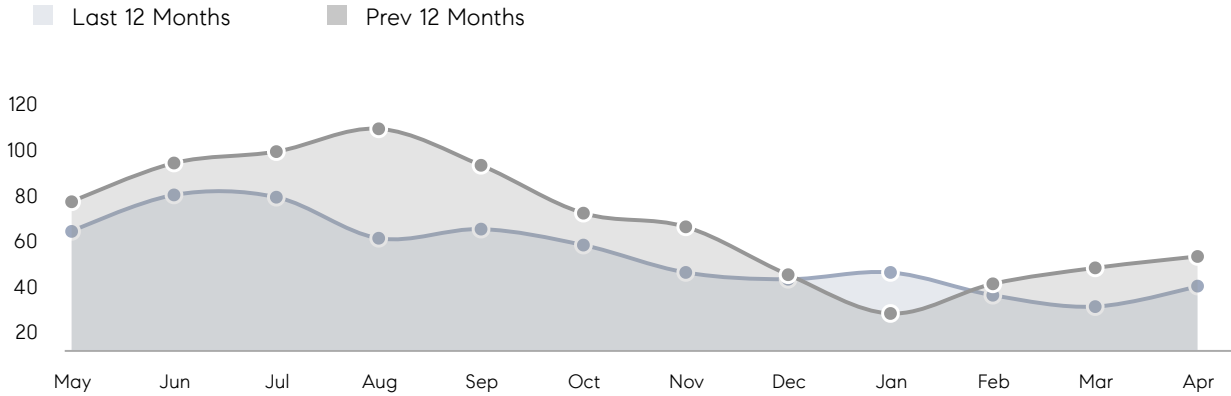
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	27	19	42%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$529,000	\$509,642	3.8%
	# OF CONTRACTS	33	47	-29.8%
	NEW LISTINGS	37	53	-30%
Houses	AVERAGE DOM	32	15	113%
	% OF ASKING PRICE	104%	109%	
	AVERAGE SOLD PRICE	\$582,133	\$556,413	5%
	# OF CONTRACTS	25	35	-29%
	NEW LISTINGS	24	39	-38%
Condo/Co-op/TH	AVERAGE DOM	12	32	-62%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$369,600	\$334,250	11%
	# OF CONTRACTS	8	12	-33%
	NEW LISTINGS	13	14	-7%

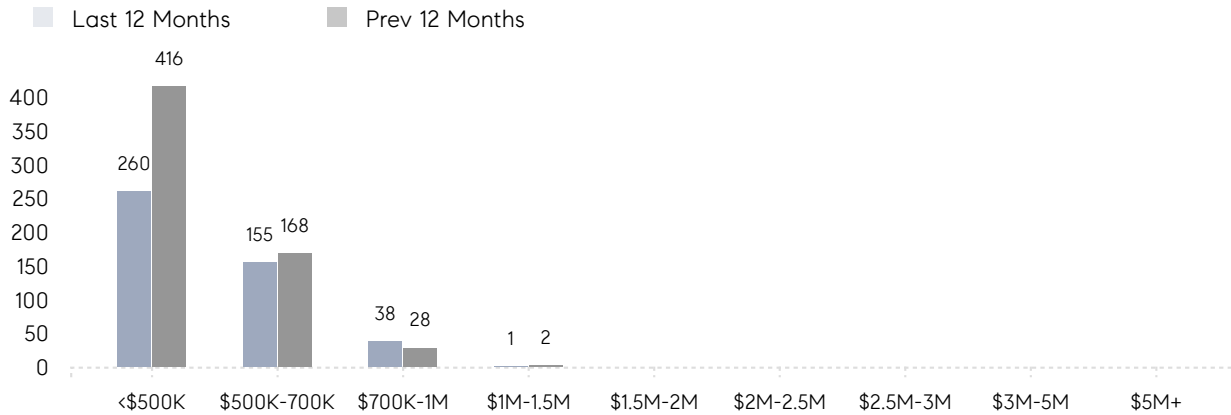
Nutley

APRIL 2023

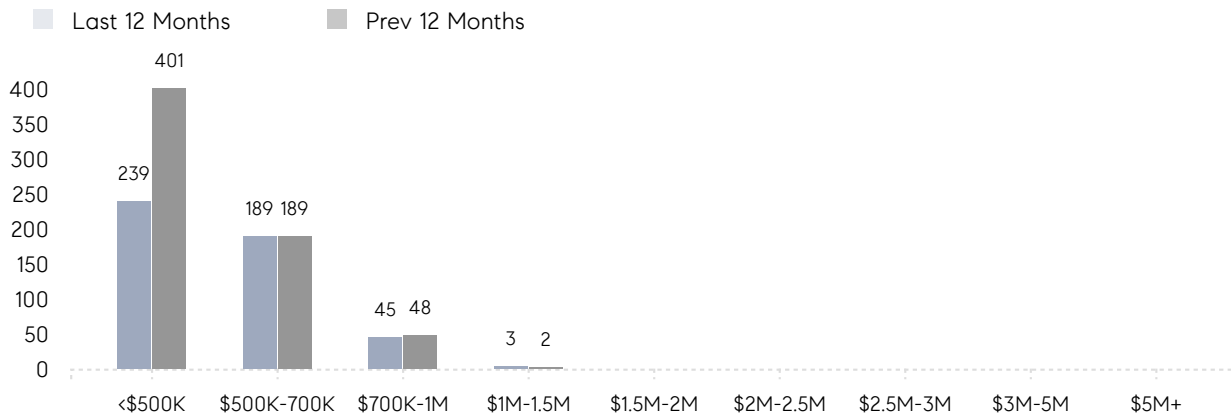
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Oakland Market Insights

Oakland

APRIL 2023

UNDER CONTRACT

17
Total
Properties

\$670K
Average
Price

\$649K
Median
Price

-29%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

18%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$680K
Average
Price

\$692K
Median
Price

11%
Increase From
Apr 2022

1%
Increase From
Apr 2022

2%
Increase From
Apr 2022

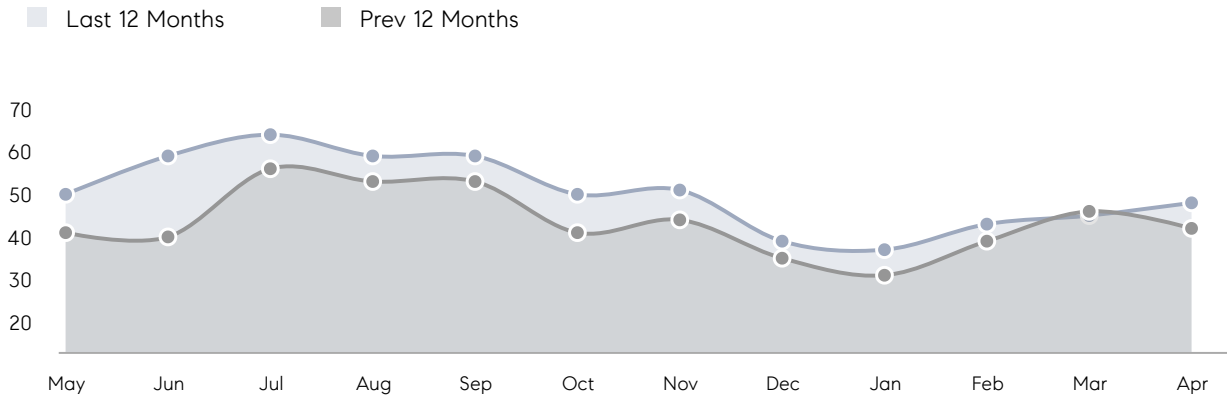
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	38	31	23%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$680,185	\$671,944	1.2%
	# OF CONTRACTS	17	24	-29.2%
	NEW LISTINGS	21	24	-12%
Houses	AVERAGE DOM	40	31	29%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$706,883	\$671,944	5%
	# OF CONTRACTS	15	24	-37%
	NEW LISTINGS	17	21	-19%
Condo/Co-op/TH	AVERAGE DOM	25	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$439,900	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	4	3	33%

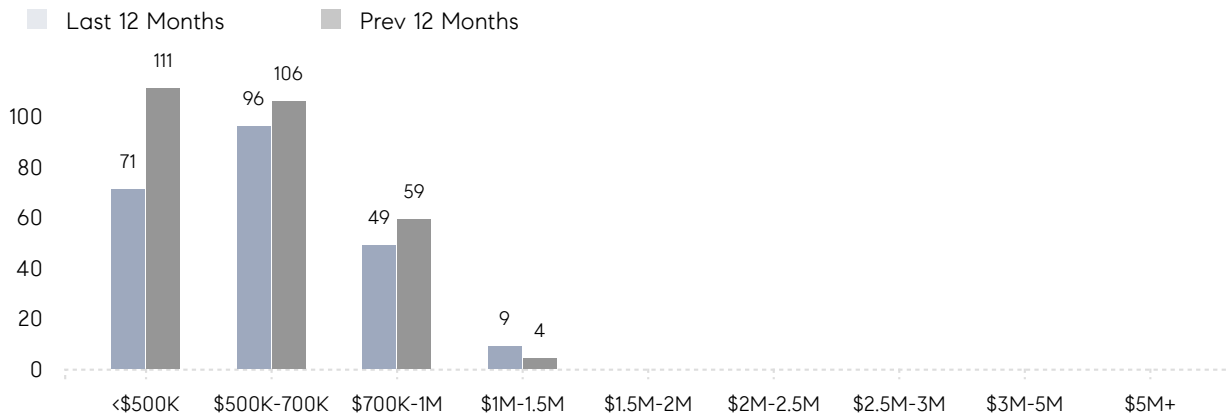
Oakland

APRIL 2023

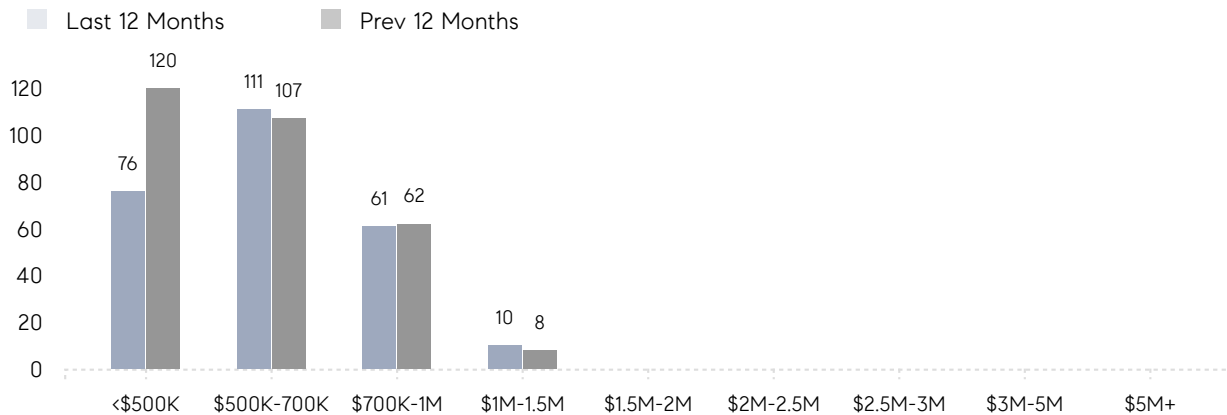
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Old Tappan Market Insights

Old Tappan

APRIL 2023

UNDER CONTRACT

9
Total
Properties

\$1.1M
Average
Price

\$899K
Median
Price

-40%
Decrease From
Apr 2022

29%
Increase From
Apr 2022

9%
Increase From
Apr 2022

UNITS SOLD

11
Total
Properties

\$1.1M
Average
Price

\$961K
Median
Price

57%
Increase From
Apr 2022

-7%
Decrease From
Apr 2022

-23%
Decrease From
Apr 2022

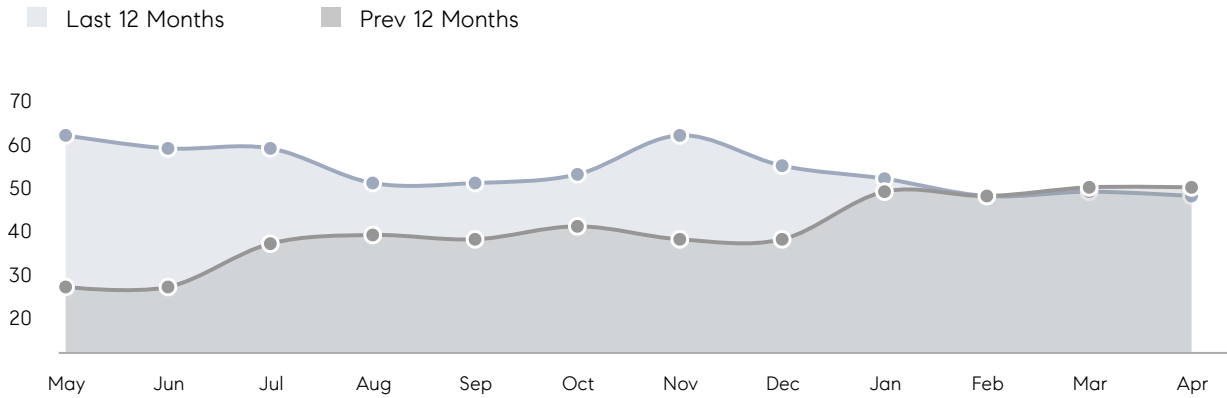
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	40	65	-38%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$1,105,916	\$1,189,429	-7.0%
	# OF CONTRACTS	9	15	-40.0%
	NEW LISTINGS	8	17	-53%
Houses	AVERAGE DOM	2	54	-96%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$2,189,000	\$1,287,667	70%
	# OF CONTRACTS	4	9	-56%
	NEW LISTINGS	7	12	-42%
Condo/Co-op/TH	AVERAGE DOM	43	131	-67%
	% OF ASKING PRICE	104%	96%	
	AVERAGE SOLD PRICE	\$997,607	\$600,000	66%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	1	5	-80%

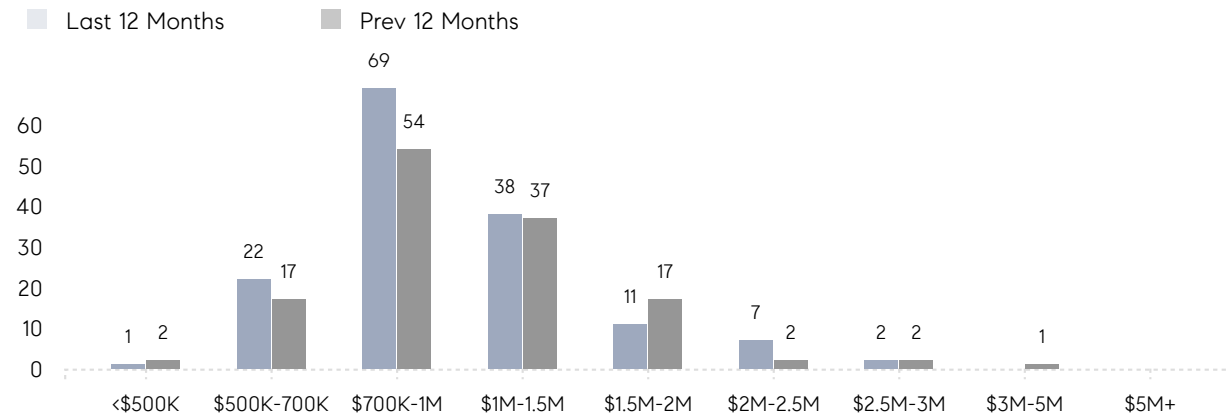
Old Tappan

APRIL 2023

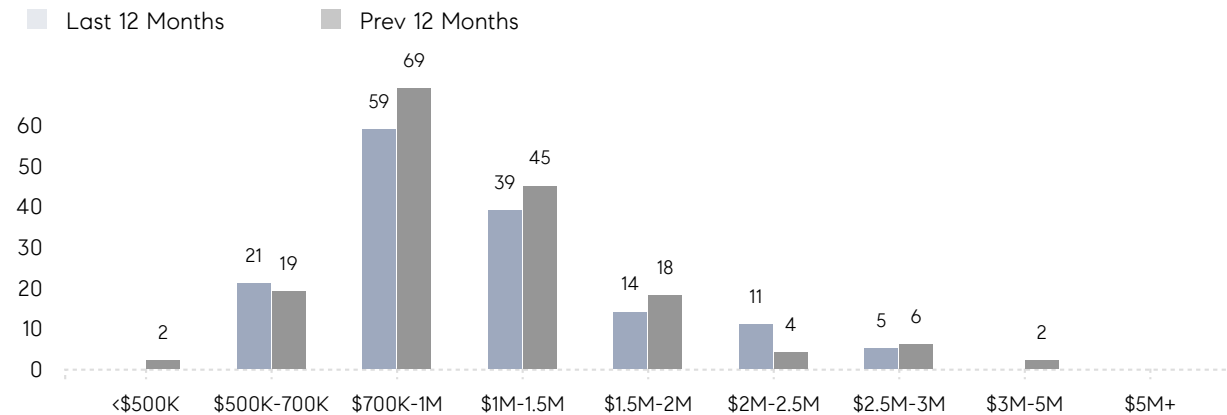
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Oradell Market Insights

Oradell

APRIL 2023

UNDER CONTRACT

6
Total
Properties

\$598K
Average
Price

\$554K
Median
Price

0%
Change From
Apr 2022

-5%
Decrease From
Apr 2022

4%
Increase From
Apr 2022

UNITS SOLD

8
Total
Properties

\$834K
Average
Price

\$732K
Median
Price

60%
Increase From
Apr 2022

7%
Increase From
Apr 2022

-5%
Decrease From
Apr 2022

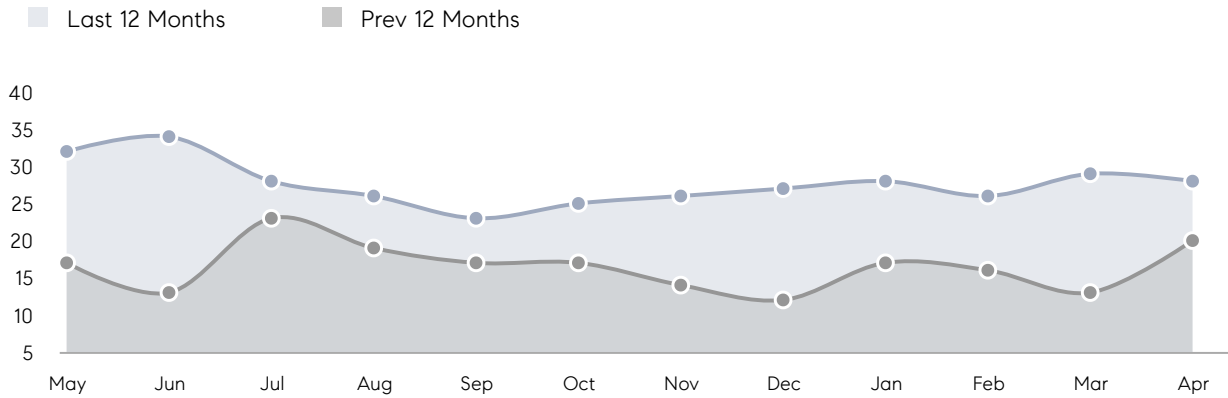
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	23	28	-18%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$834,500	\$780,400	6.9%
	# OF CONTRACTS	6	6	0.0%
	NEW LISTINGS	5	12	-58%
Houses	AVERAGE DOM	23	28	-18%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$834,500	\$780,400	7%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	5	12	-58%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

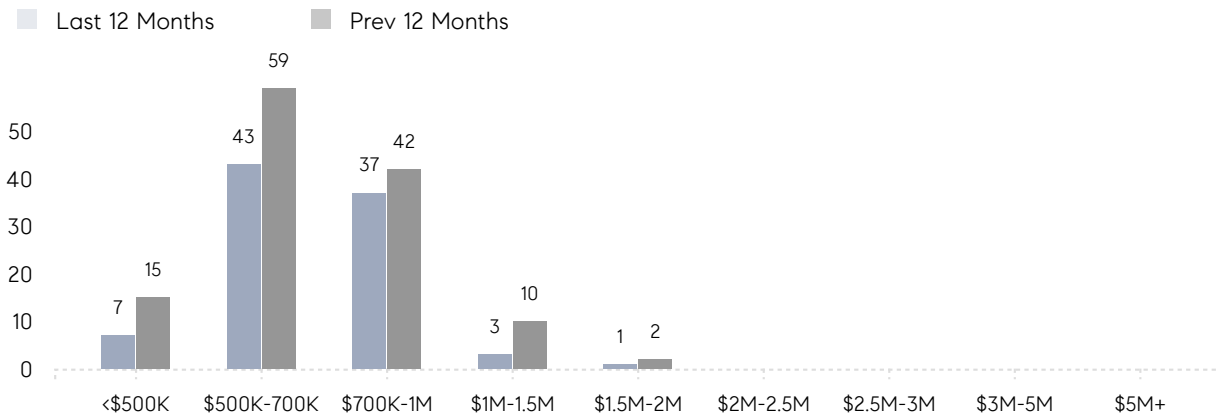
Oradell

APRIL 2023

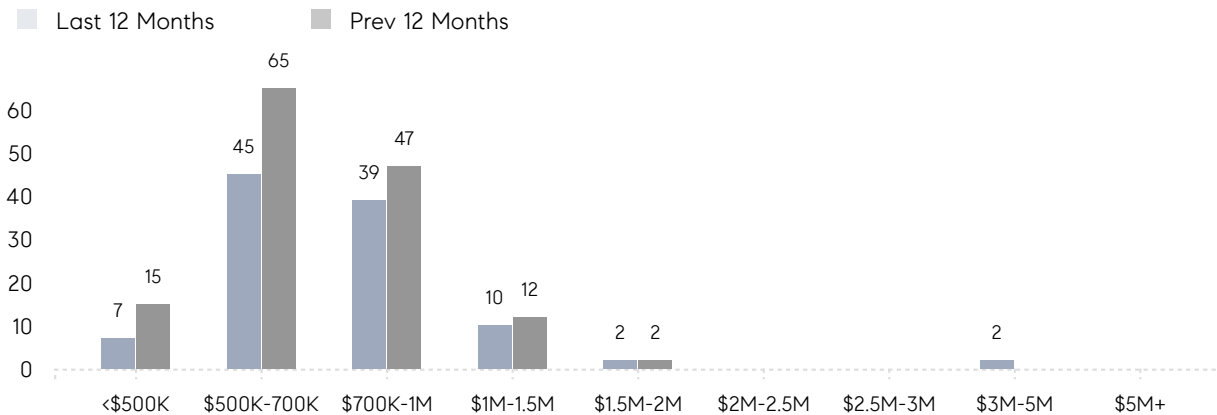
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Orange Market Insights

Orange

APRIL 2023

UNDER CONTRACT

6
Total
Properties

\$342K
Average
Price

\$374K
Median
Price

-50%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

25%
Increase From
Apr 2022

UNITS SOLD

3
Total
Properties

\$415K
Average
Price

\$510K
Median
Price

-80%
Decrease From
Apr 2022

55%
Increase From
Apr 2022

82%
Increase From
Apr 2022

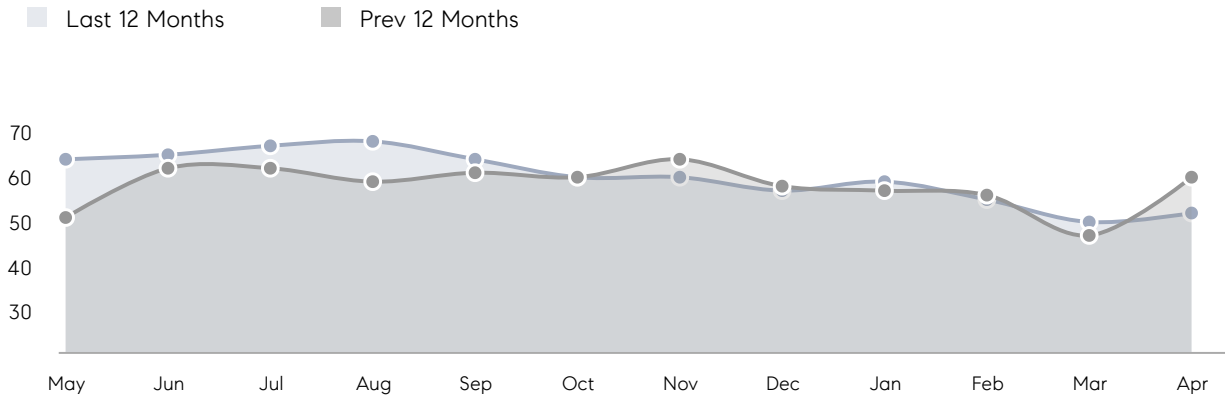
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	12	59	-80%
	% OF ASKING PRICE	109%	102%	
	AVERAGE SOLD PRICE	\$415,000	\$267,393	55.2%
	# OF CONTRACTS	6	12	-50.0%
	NEW LISTINGS	13	29	-55%
Houses	AVERAGE DOM	12	38	-68%
	% OF ASKING PRICE	109%	110%	
	AVERAGE SOLD PRICE	\$415,000	\$299,444	39%
	# OF CONTRACTS	4	10	-60%
	NEW LISTINGS	12	19	-37%
Condo/Co-op/TH	AVERAGE DOM	-	92	-
	% OF ASKING PRICE	-	89%	
	AVERAGE SOLD PRICE	-	\$219,317	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	10	-90%

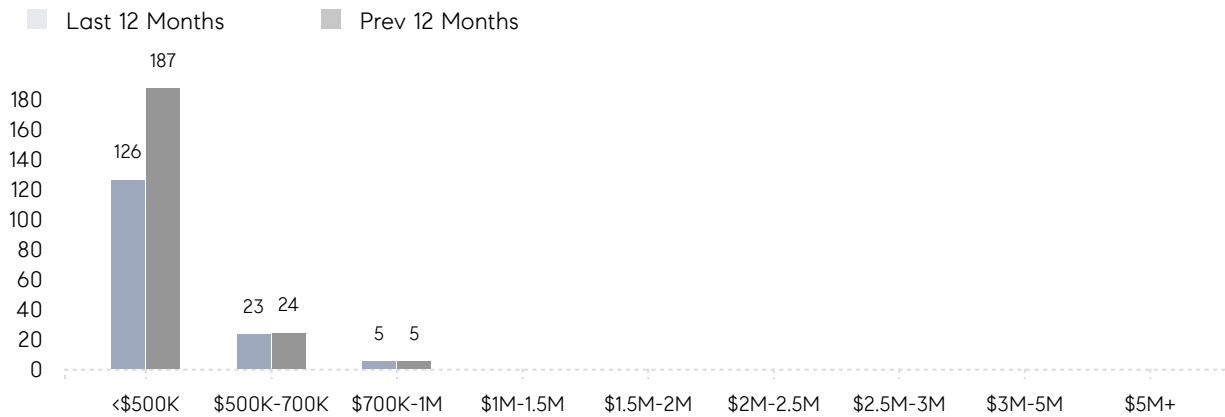
Orange

APRIL 2023

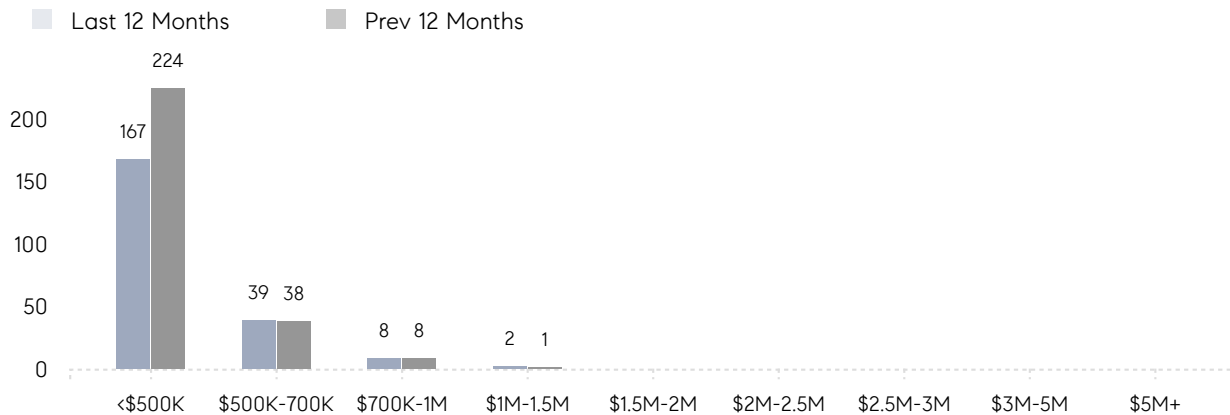
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Palisades Park Market Insights

Palisades Park

APRIL 2023

UNDER CONTRACT

13
Total
Properties

\$798K
Average
Price

\$760K
Median
Price

8%
Increase From
Apr 2022

41%
Increase From
Apr 2022

45%
Increase From
Apr 2022

UNITS SOLD

4
Total
Properties

\$864K
Average
Price

\$905K
Median
Price

-60%
Decrease From
Apr 2022

18%
Increase From
Apr 2022

9%
Increase From
Apr 2022

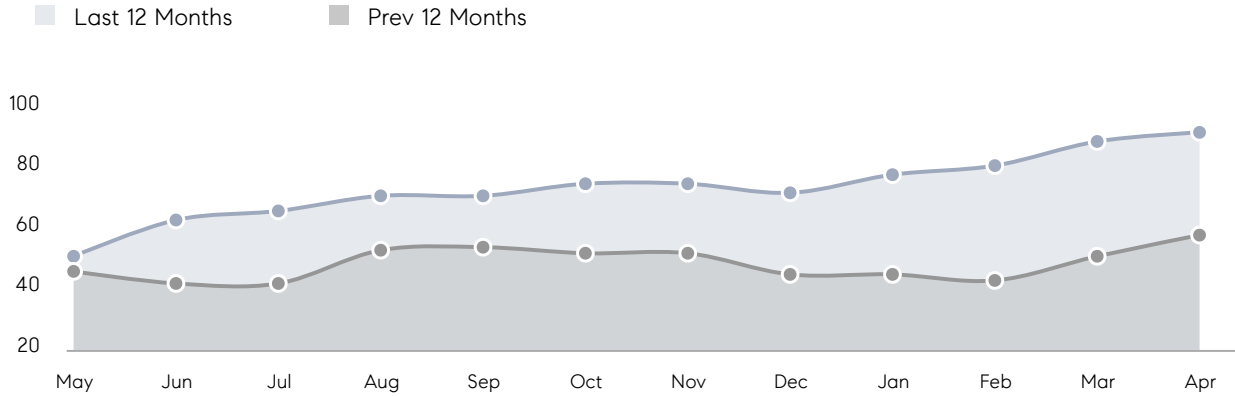
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	38	65	-42%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$864,750	\$735,000	17.7%
	# OF CONTRACTS	13	12	8.3%
	NEW LISTINGS	16	16	0%
Houses	AVERAGE DOM	57	18	217%
	% OF ASKING PRICE	94%	104%	
	AVERAGE SOLD PRICE	\$732,500	\$712,500	3%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	1	100%
Condo/Co-op/TH	AVERAGE DOM	20	77	-74%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$997,000	\$740,625	35%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	14	15	-7%

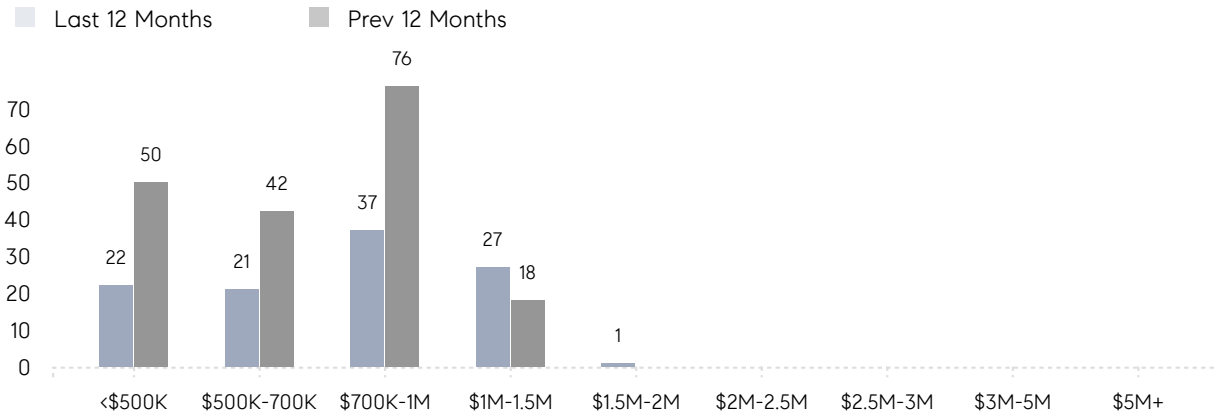
Palisades Park

APRIL 2023

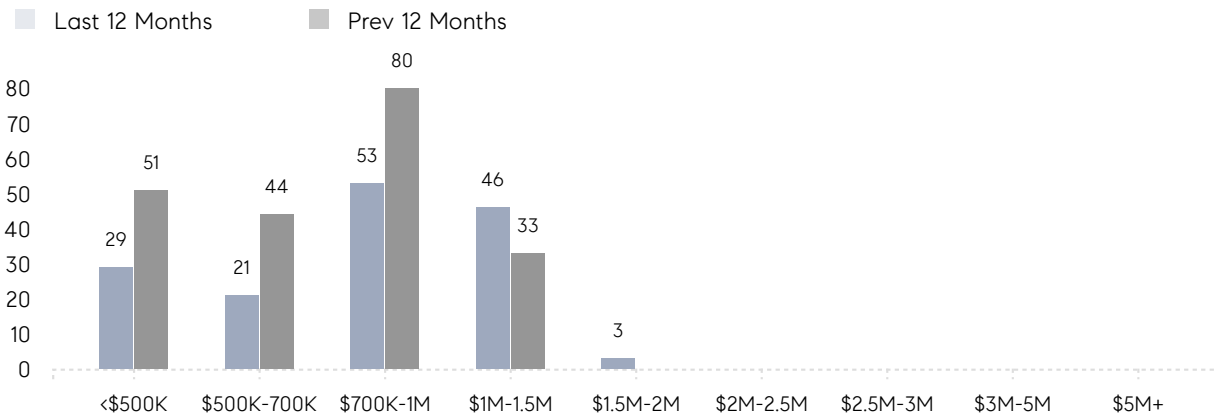
Monthly Inventory



Contracts By Price Range



Listings By Price Range

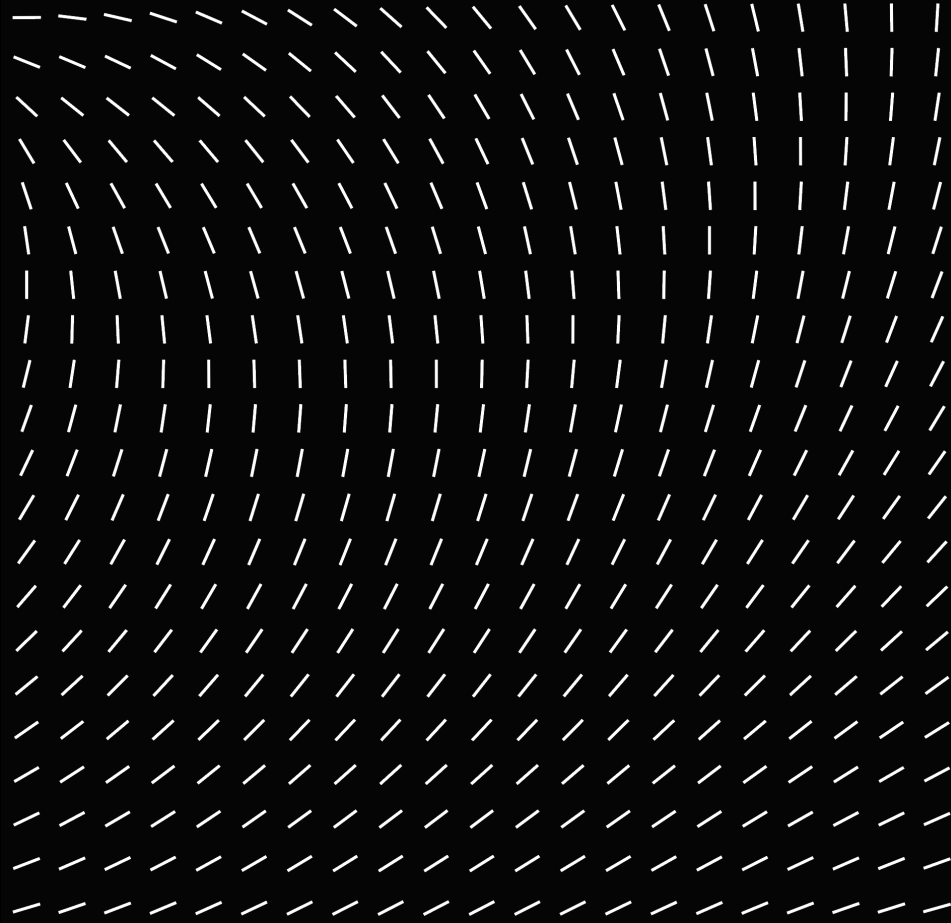




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COMPASS

April 2023

Paramus Market Insights

Paramus

APRIL 2023

UNDER CONTRACT

16	\$1.0M	\$819K
Total Properties	Average Price	Median Price
-43%	3%	-9%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

UNITS SOLD

11	\$839K	\$715K
Total Properties	Average Price	Median Price
-39%	8%	-8%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

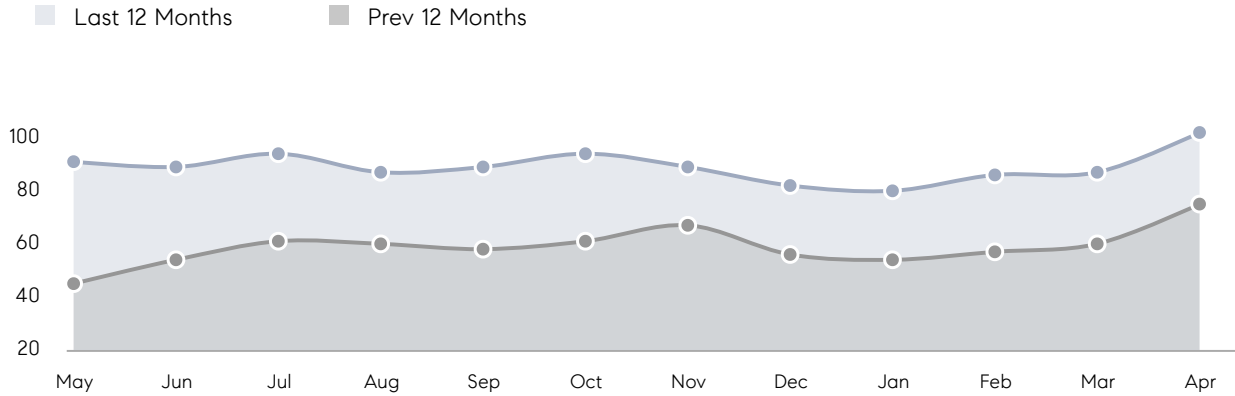
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	34	40	-15%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$839,000	\$777,361	7.9%
	# OF CONTRACTS	16	28	-42.9%
	NEW LISTINGS	29	39	-26%
Houses	AVERAGE DOM	34	35	-3%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$839,000	\$870,321	-4%
	# OF CONTRACTS	15	28	-46%
	NEW LISTINGS	28	37	-24%
Condo/Co-op/TH	AVERAGE DOM	-	57	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$452,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	2	-50%

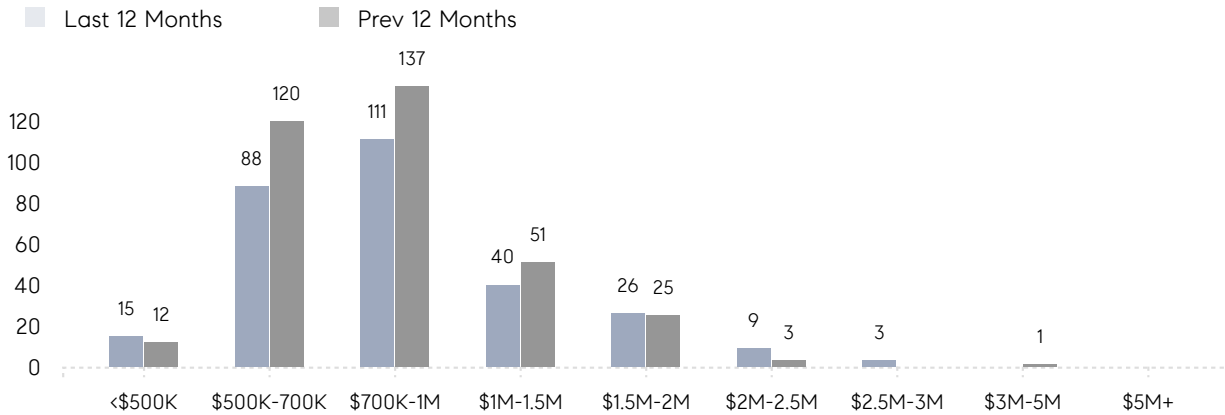
Paramus

APRIL 2023

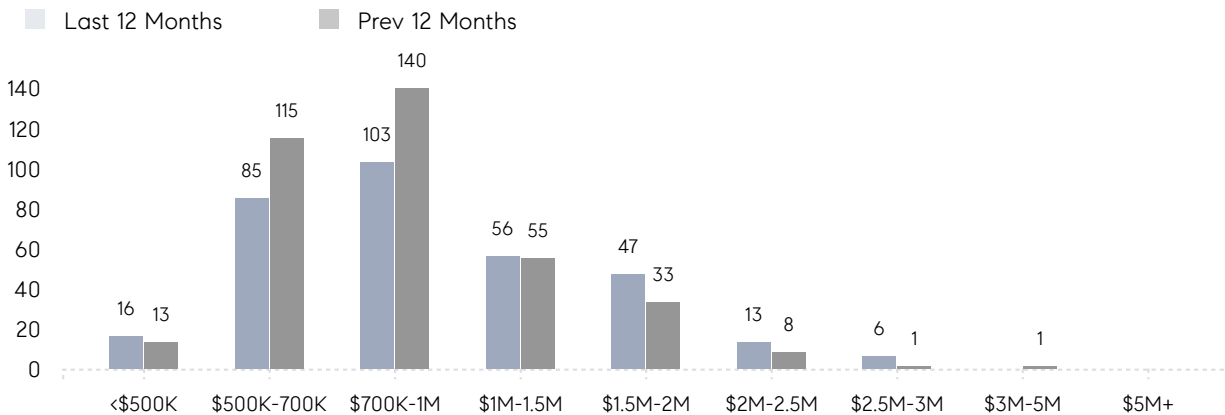
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Park Ridge Market Insights

Park Ridge

APRIL 2023

UNDER CONTRACT

9	\$675K	\$629K
Total Properties	Average Price	Median Price
-50%	-3%	-3%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

3	\$841K	\$740K
Total Properties	Average Price	Median Price
-57%	20%	41%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

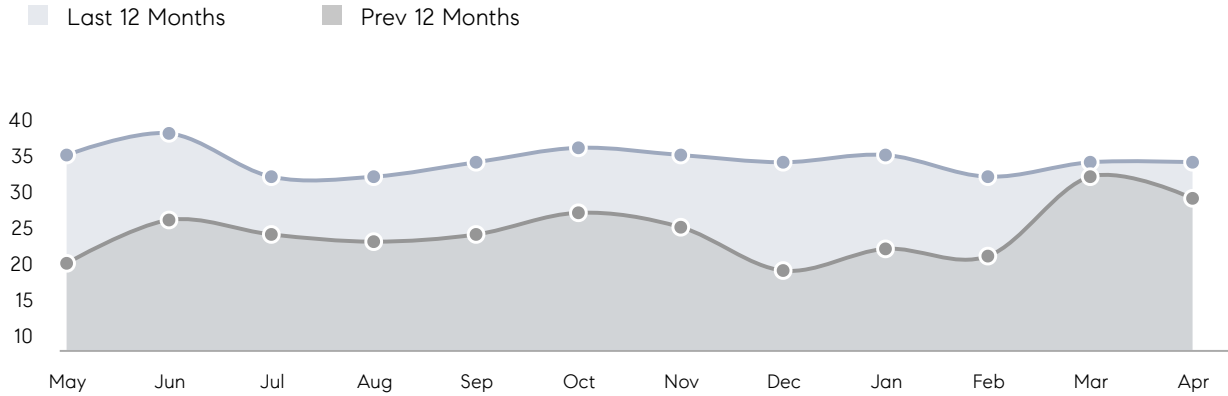
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	11	15	-27%
	% OF ASKING PRICE	111%	102%	
	AVERAGE SOLD PRICE	\$841,667	\$701,857	19.9%
	# OF CONTRACTS	9	18	-50.0%
	NEW LISTINGS	9	15	-40%
Houses	AVERAGE DOM	11	16	-31%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$1,045,000	\$873,200	20%
	# OF CONTRACTS	8	13	-38%
	NEW LISTINGS	9	11	-18%
Condo/Co-op/TH	AVERAGE DOM	11	13	-15%
	% OF ASKING PRICE	126%	103%	
	AVERAGE SOLD PRICE	\$435,000	\$273,500	59%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	0	4	0%

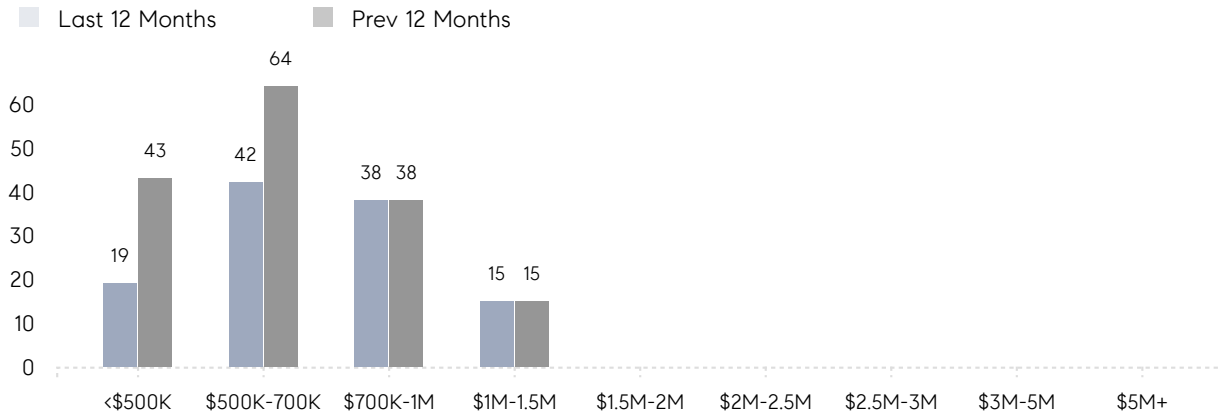
Park Ridge

APRIL 2023

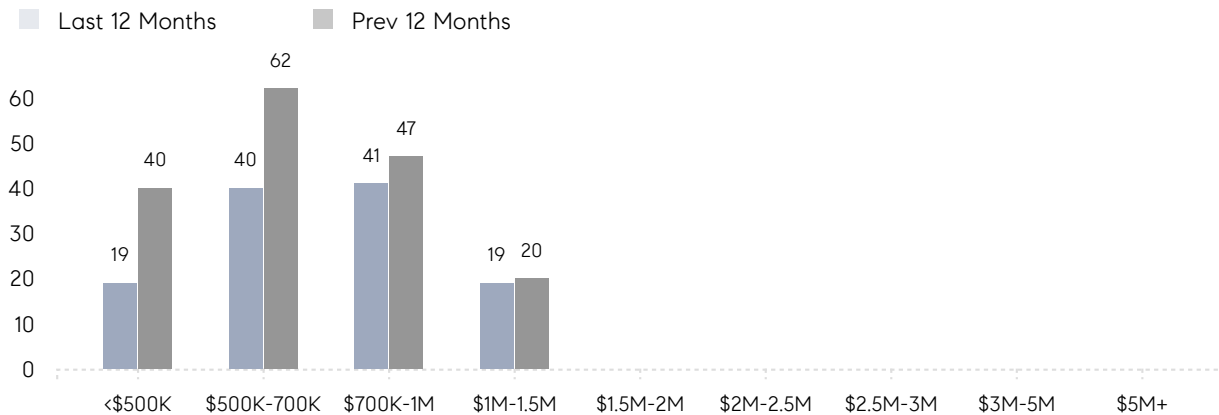
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Parsippany Market Insights

Parsippany

APRIL 2023

UNDER CONTRACT

37
Total
Properties

\$483K
Average
Price

\$499K
Median
Price

12%
Increase From
Apr 2022

3%
Increase From
Apr 2022

11%
Increase From
Apr 2022

UNITS SOLD

25
Total
Properties

\$504K
Average
Price

\$450K
Median
Price

-37%
Decrease From
Apr 2022

11%
Increase From
Apr 2022

9%
Increase From
Apr 2022

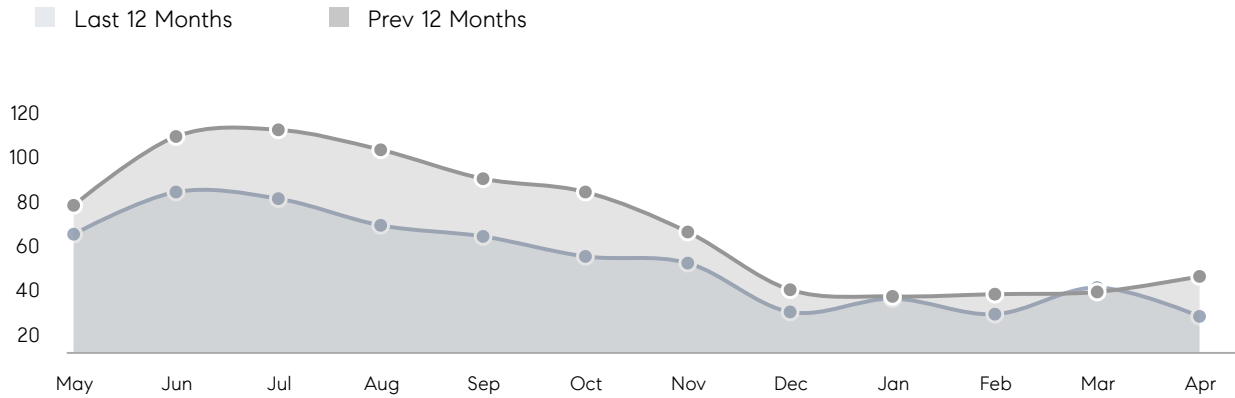
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	33	23	43%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$504,440	\$452,994	11.4%
	# OF CONTRACTS	37	33	12.1%
	NEW LISTINGS	32	46	-30%
Houses	AVERAGE DOM	34	25	36%
	% OF ASKING PRICE	103%	108%	
	AVERAGE SOLD PRICE	\$622,318	\$504,088	23%
	# OF CONTRACTS	28	22	27%
	NEW LISTINGS	26	30	-13%
Condo/Co-op/TH	AVERAGE DOM	32	16	100%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$253,950	\$277,000	-8%
	# OF CONTRACTS	9	11	-18%
	NEW LISTINGS	6	16	-62%

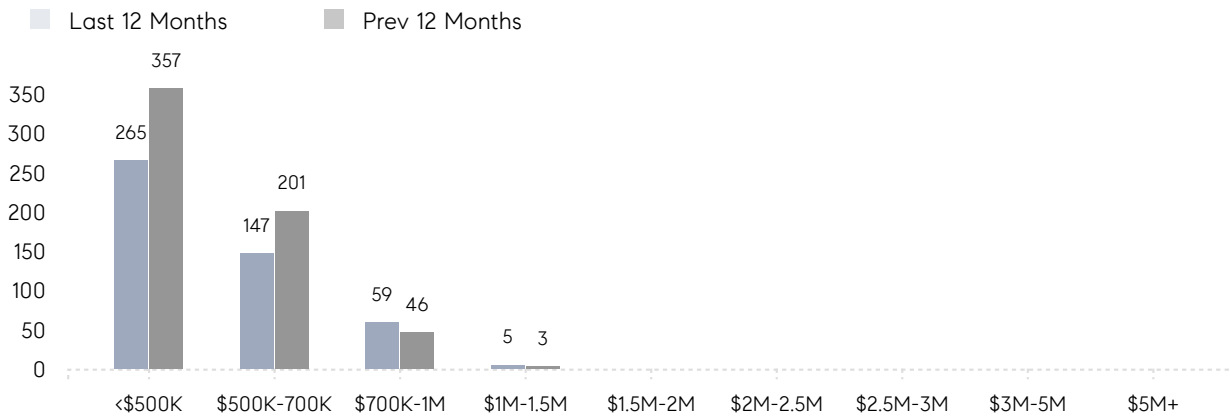
Parsippany

APRIL 2023

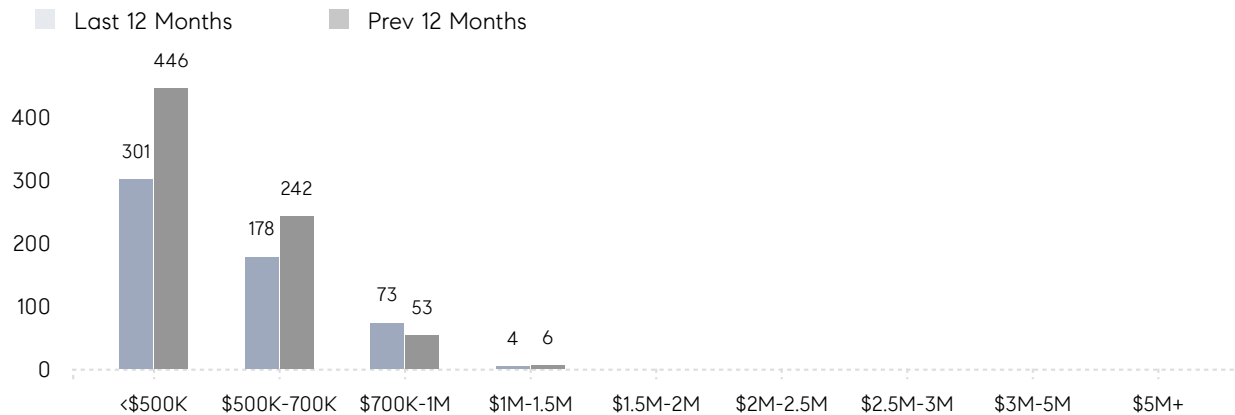
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Passaic Market Insights

Passaic

APRIL 2023

UNDER CONTRACT

10
Total
Properties

\$314K
Average
Price

\$274K
Median
Price

25%
Increase From
Apr 2022

-5%
Decrease From
Apr 2022

0%
Change From
Apr 2022

UNITS SOLD

3
Total
Properties

\$246K
Average
Price

\$230K
Median
Price

-50%
Decrease From
Apr 2022

-32%
Decrease From
Apr 2022

-27%
Decrease From
Apr 2022

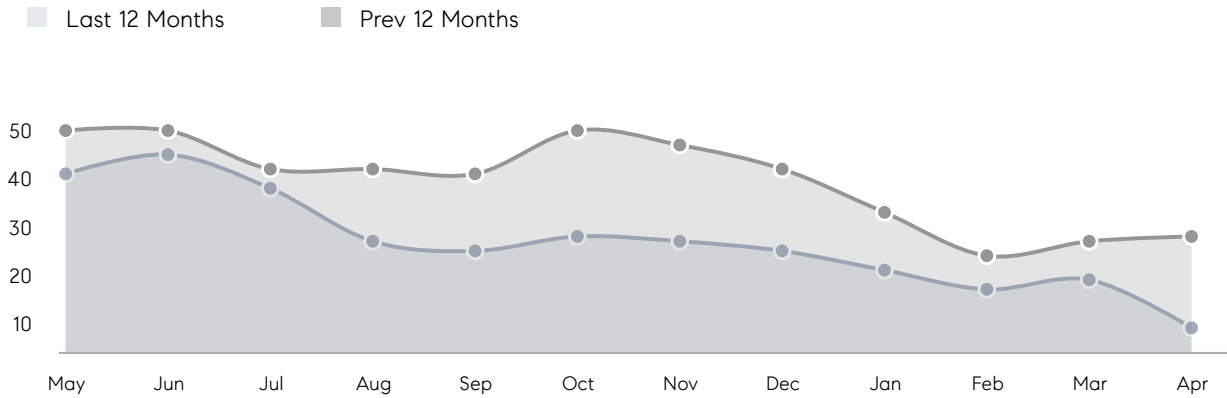
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	16	32	-50%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$246,333	\$364,333	-32.4%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	3	16	-81%
Houses	AVERAGE DOM	-	51	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$437,000	-
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	2	9	-78%
Condo/Co-op/TH	AVERAGE DOM	16	13	23%
	% OF ASKING PRICE	103%	111%	
	AVERAGE SOLD PRICE	\$246,333	\$291,667	-16%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	1	7	-86%

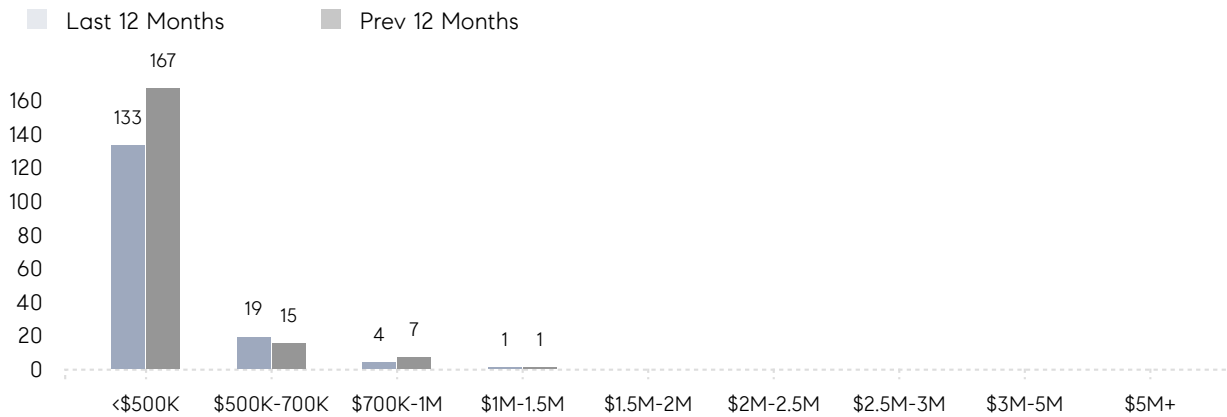
Passaic

APRIL 2023

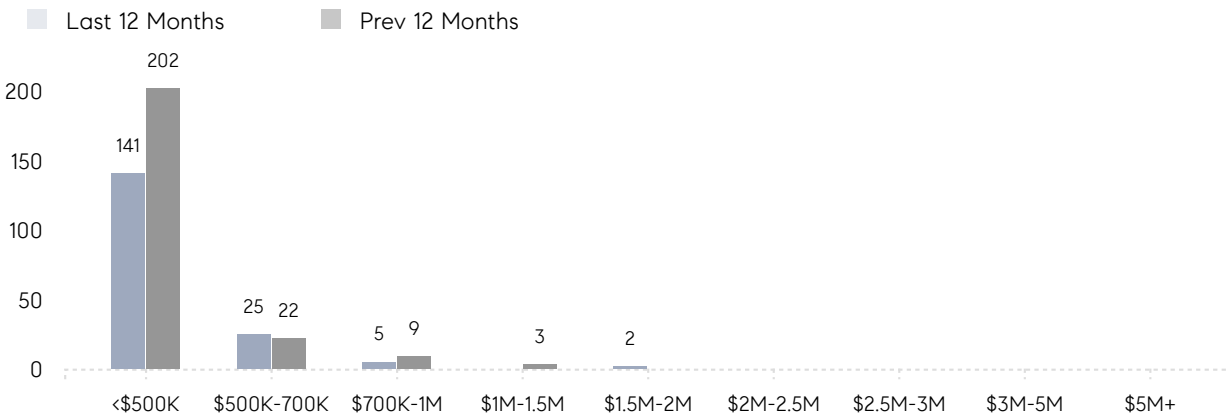
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Paterson Market Insights

Paterson

APRIL 2023

UNDER CONTRACT

28
Total
Properties

\$327K
Average
Price

\$362K
Median
Price

-39%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

4%
Increase From
Apr 2022

UNITS SOLD

18
Total
Properties

\$379K
Average
Price

\$400K
Median
Price

-58%
Decrease From
Apr 2022

3%
Increase From
Apr 2022

21%
Increase From
Apr 2022

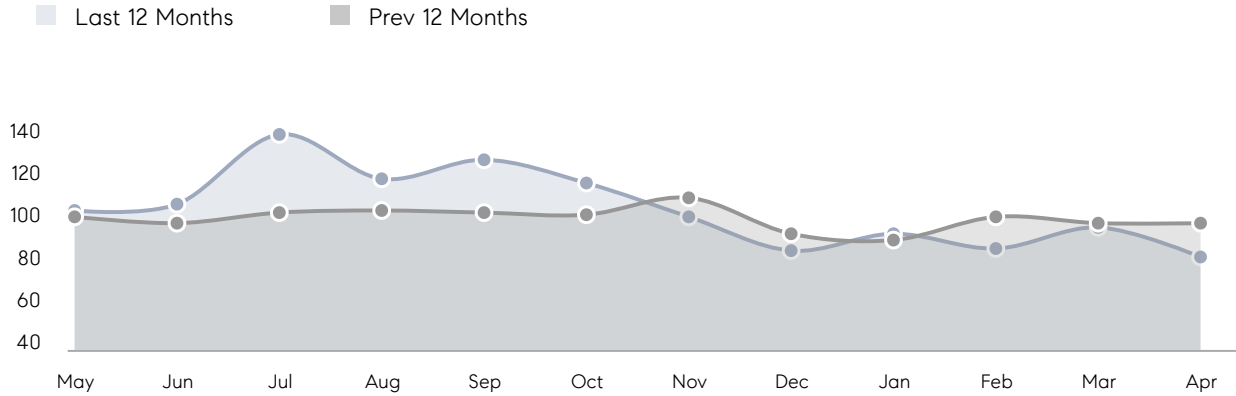
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	134	48	179%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$379,383	\$366,940	3.4%
	# OF CONTRACTS	28	46	-39.1%
	NEW LISTINGS	23	51	-55%
Houses	AVERAGE DOM	140	47	198%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$392,876	\$377,066	4%
	# OF CONTRACTS	19	36	-47%
	NEW LISTINGS	16	33	-52%
Condo/Co-op/TH	AVERAGE DOM	27	60	-55%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$150,000	\$289,980	-48%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	7	18	-61%

Paterson

APRIL 2023

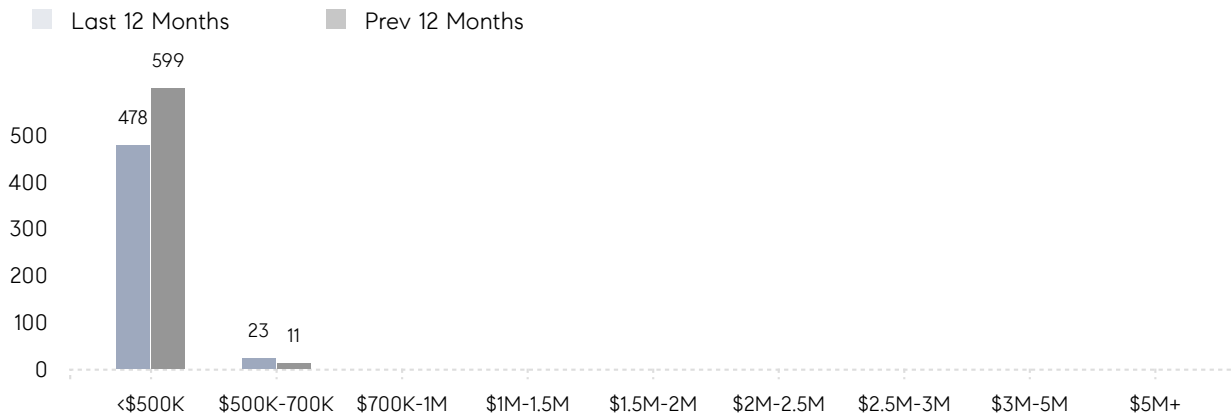
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Peapack Gladstone Market Insights

Peapack Gladstone

APRIL 2023

UNDER CONTRACT

1	\$450K	\$450K
Total Properties	Average Price	Median Price
-87%	-46%	-40%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

0	-	-
Total Properties	Average Price	Median Price
0%	-	-
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

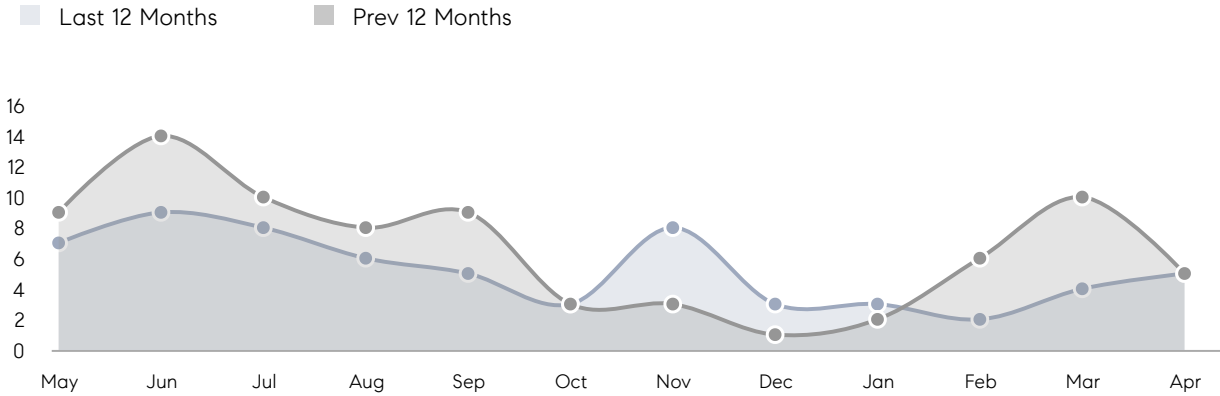
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$760,000	-
	# OF CONTRACTS	1	8	-87.5%
	NEW LISTINGS	2	4	-50%
Houses	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$760,000	-
	# OF CONTRACTS	1	8	-87%
	NEW LISTINGS	1	4	-75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

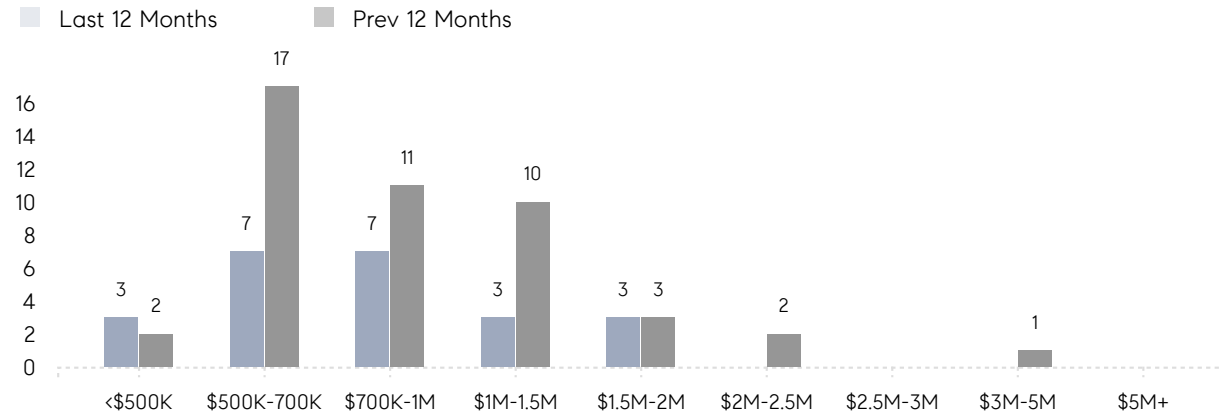
Peapack Gladstone

APRIL 2023

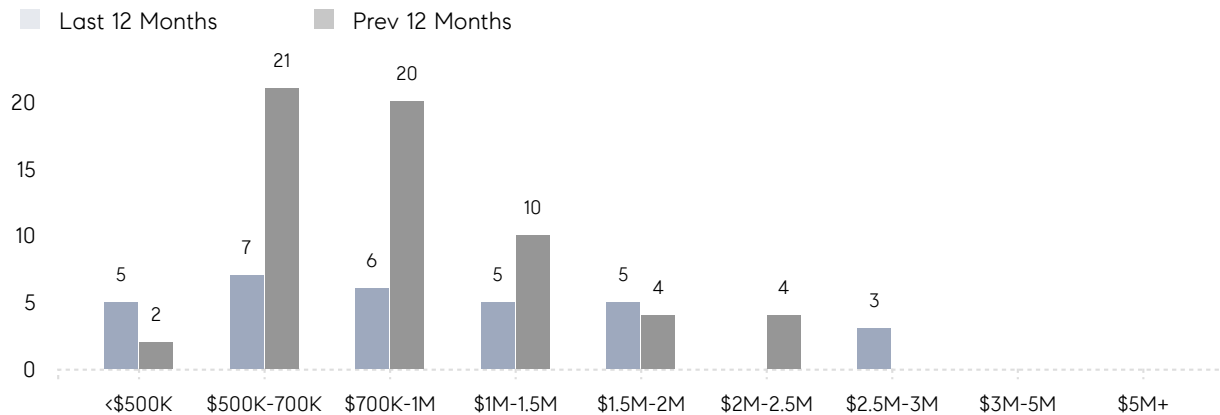
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Plainfield Market Insights

Plainfield

APRIL 2023

UNDER CONTRACT

18
Total
Properties

\$442K
Average
Price

\$424K
Median
Price

6%
Increase From
Apr 2022

4%
Increase From
Apr 2022

0%
Change From
Apr 2022

UNITS SOLD

31
Total
Properties

\$416K
Average
Price

\$400K
Median
Price

-9%
Decrease From
Apr 2022

5%
Increase From
Apr 2022

5%
Increase From
Apr 2022

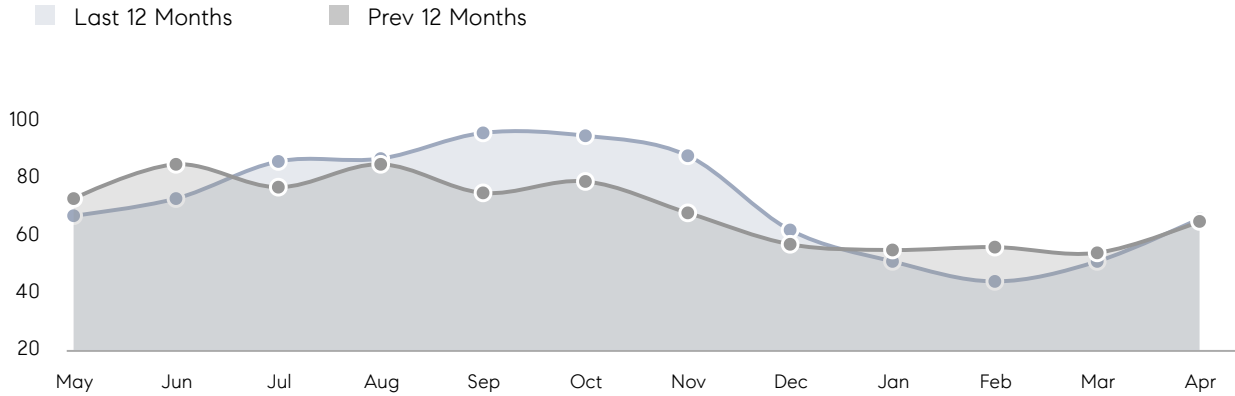
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	66	40	65%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$416,226	\$395,479	5.2%
	# OF CONTRACTS	18	17	5.9%
	NEW LISTINGS	28	36	-22%
Houses	AVERAGE DOM	67	40	68%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$417,600	\$395,479	6%
	# OF CONTRACTS	18	16	13%
	NEW LISTINGS	26	33	-21%
Condo/Co-op/TH	AVERAGE DOM	28	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$375,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	3	-33%

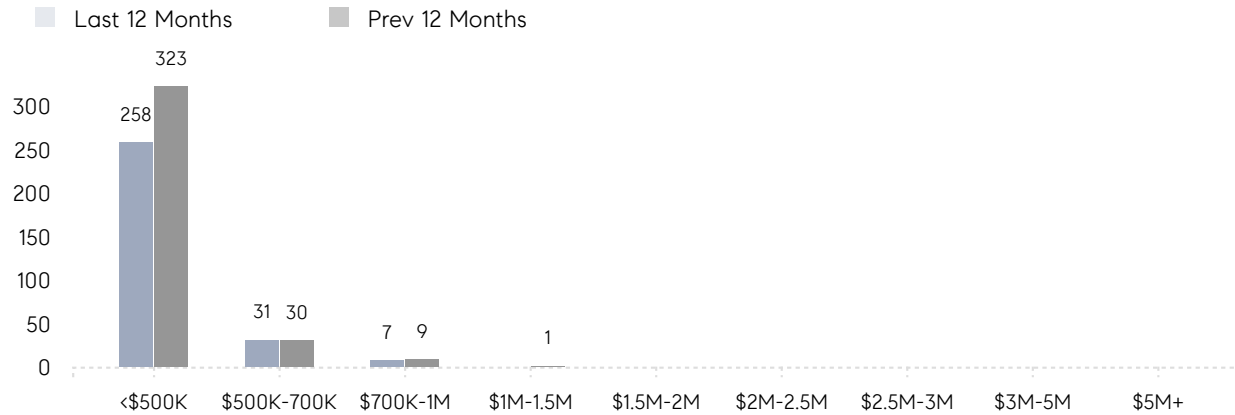
Plainfield

APRIL 2023

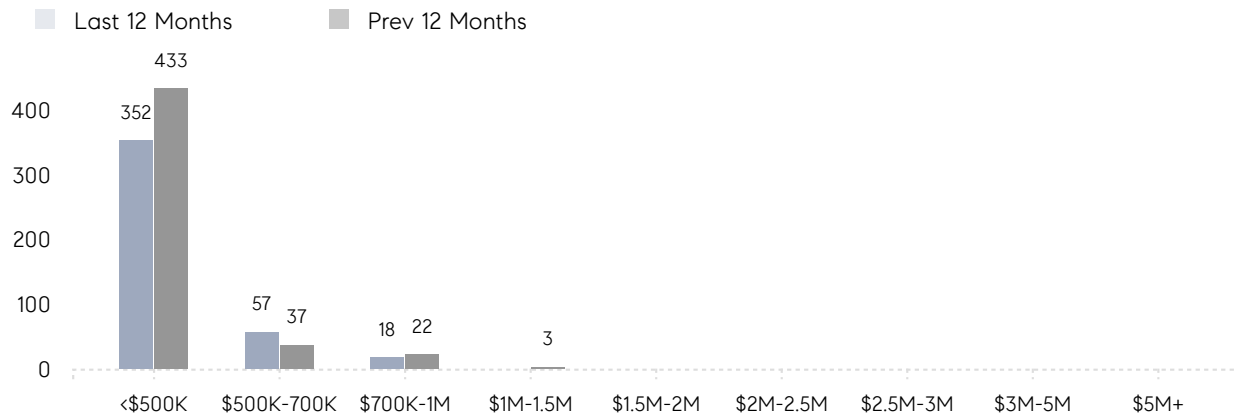
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Rahway Market Insights

Rahway

APRIL 2023

UNDER CONTRACT

28
Total
Properties

\$403K
Average
Price

\$405K
Median
Price

-24%
Decrease From
Apr 2022

5%
Increase From
Apr 2022

2%
Increase From
Apr 2022

UNITS SOLD

7
Total
Properties

\$352K
Average
Price

\$333K
Median
Price

-74%
Decrease From
Apr 2022

-14%
Decrease From
Apr 2022

-19%
Decrease From
Apr 2022

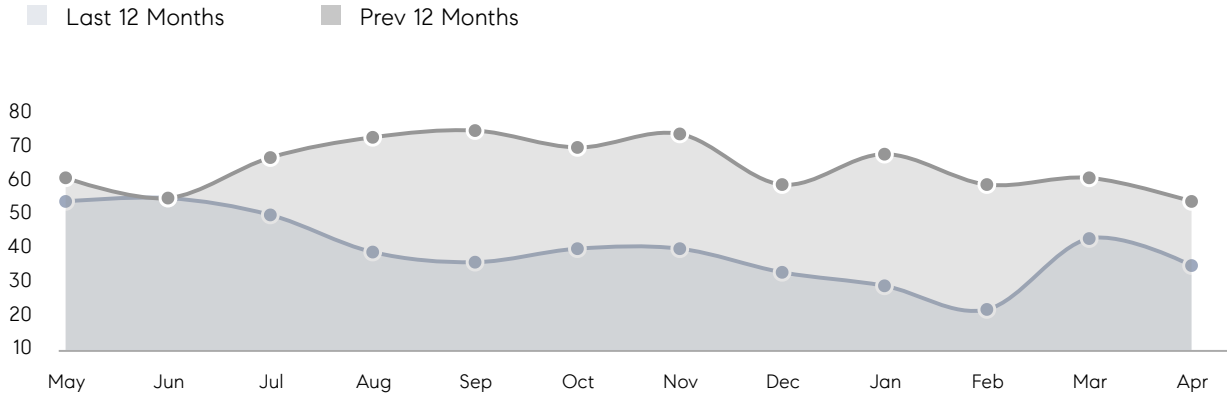
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	28	24	17%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$352,571	\$410,370	-14.1%
	# OF CONTRACTS	28	37	-24.3%
	NEW LISTINGS	20	38	-47%
Houses	AVERAGE DOM	32	24	33%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$346,600	\$415,500	-17%
	# OF CONTRACTS	25	32	-22%
	NEW LISTINGS	17	32	-47%
Condo/Co-op/TH	AVERAGE DOM	19	24	-21%
	% OF ASKING PRICE	110%	102%	
	AVERAGE SOLD PRICE	\$367,500	\$387,800	-5%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	3	6	-50%

Rahway

APRIL 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Ramsey Market Insights

Ramsey

APRIL 2023

UNDER CONTRACT

10	\$788K	\$661K
Total Properties	Average Price	Median Price
-50%	7%	-10%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

UNITS SOLD

14	\$692K	\$645K
Total Properties	Average Price	Median Price
-7%	0%	1%
Decrease From Apr 2022	Change From Apr 2022	Change From Apr 2022

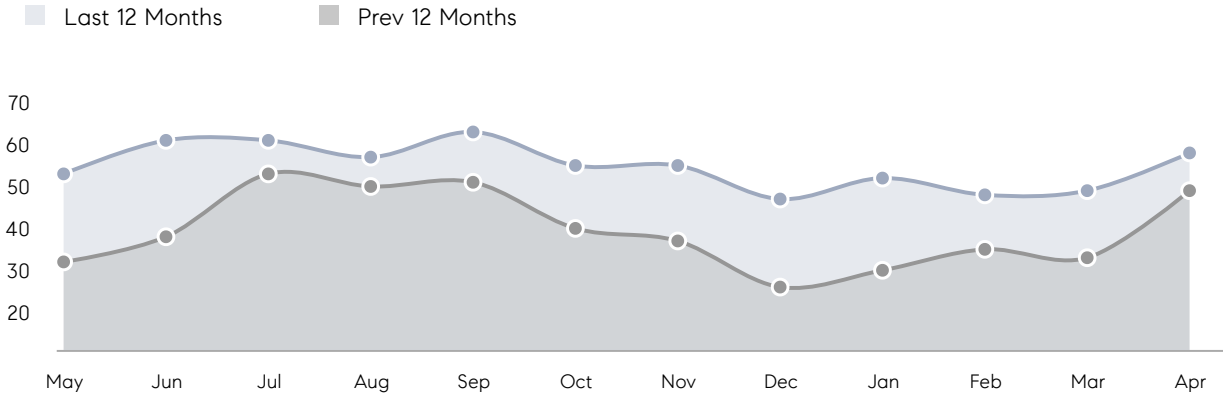
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	20	22	-9%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$692,921	\$691,103	0.3%
	# OF CONTRACTS	10	20	-50.0%
	NEW LISTINGS	20	37	-46%
Houses	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$843,999	\$862,855	-2%
	# OF CONTRACTS	7	13	-46%
	NEW LISTINGS	14	25	-44%
Condo/Co-op/TH	AVERAGE DOM	15	31	-52%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$420,980	\$347,600	21%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	6	12	-50%

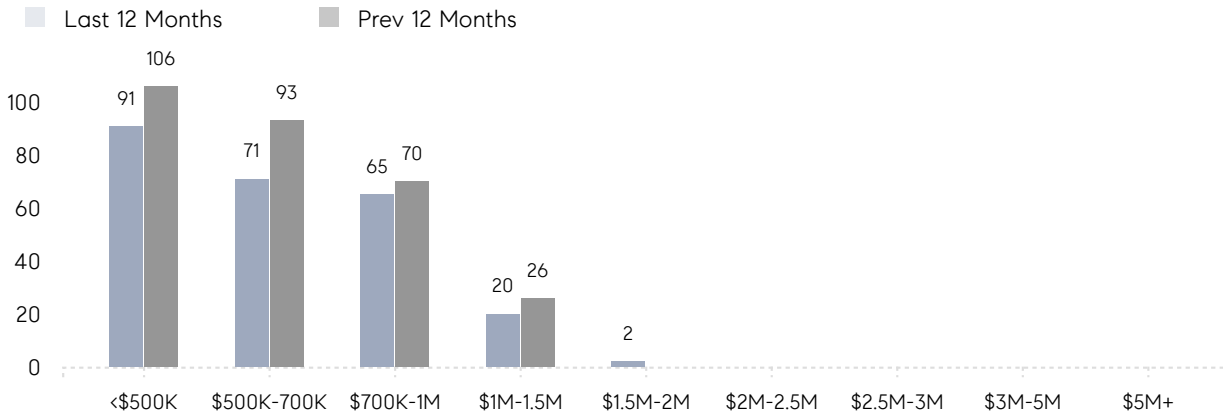
Ramsey

APRIL 2023

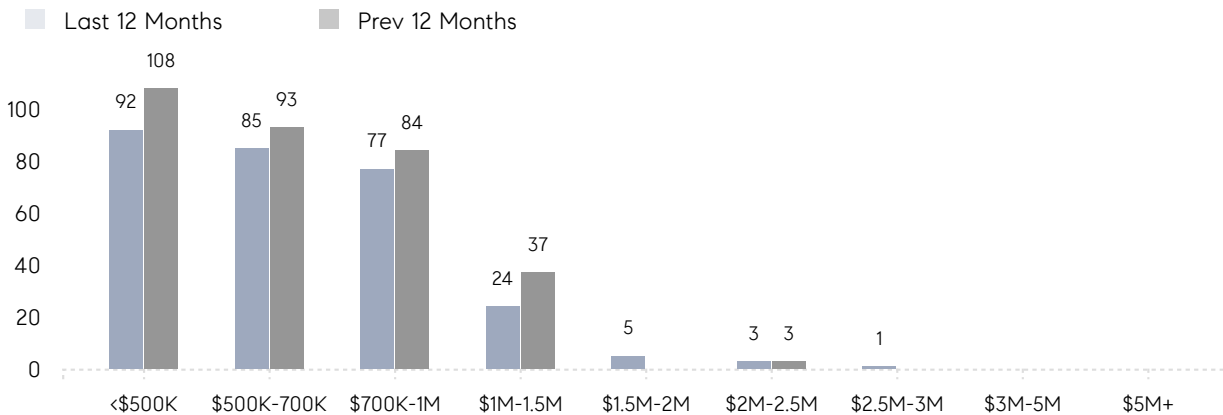
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Randolph Market Insights

Randolph

APRIL 2023

UNDER CONTRACT

29
Total
Properties

\$629K
Average
Price

\$599K
Median
Price

-6%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

-4%
Decrease From
Apr 2022

UNITS SOLD

14
Total
Properties

\$690K
Average
Price

\$748K
Median
Price

-33%
Decrease From
Apr 2022

0%
Change From
Apr 2022

11%
Increase From
Apr 2022

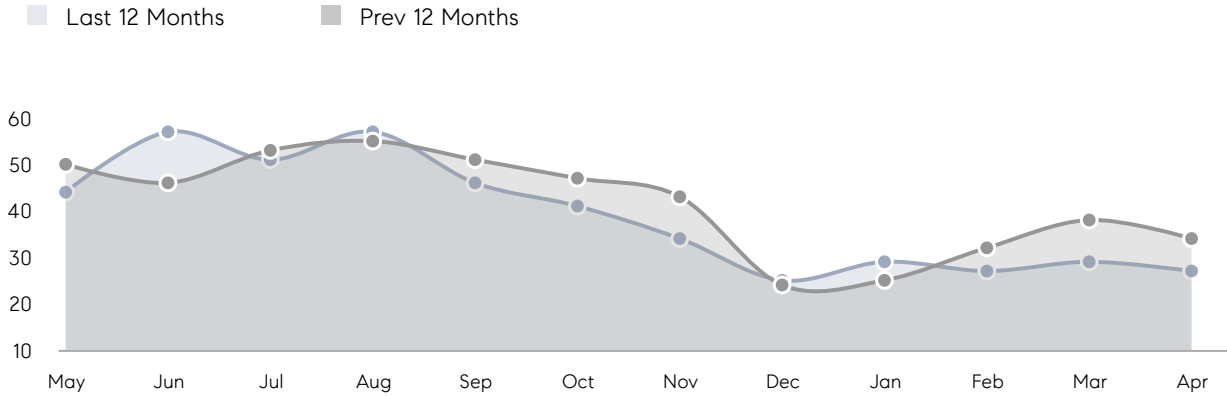
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	16	19	-16%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$690,571	\$690,267	0.0%
	# OF CONTRACTS	29	31	-6.5%
	NEW LISTINGS	36	33	9%
Houses	AVERAGE DOM	12	17	-29%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$695,250	\$735,167	-5%
	# OF CONTRACTS	24	28	-14%
	NEW LISTINGS	31	27	15%
Condo/Co-op/TH	AVERAGE DOM	36	34	6%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$662,500	\$420,867	57%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	5	6	-17%

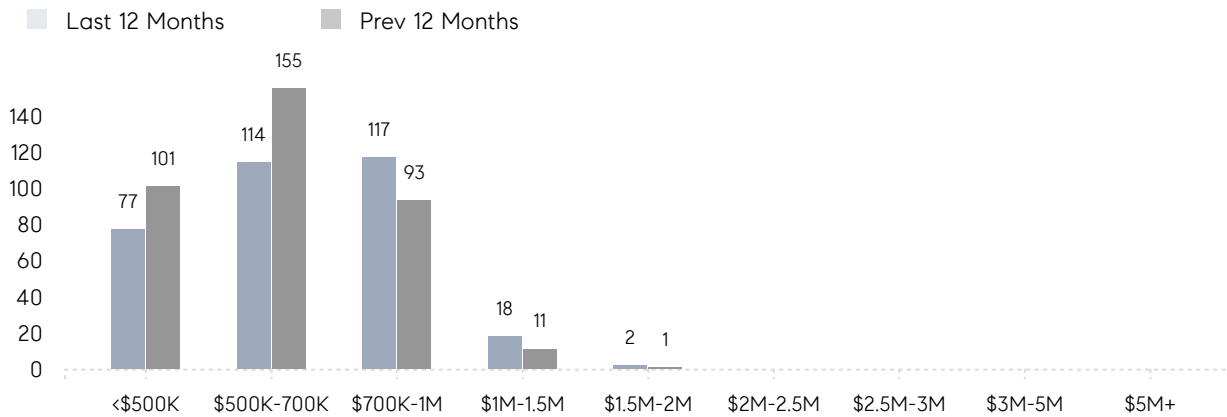
Randolph

APRIL 2023

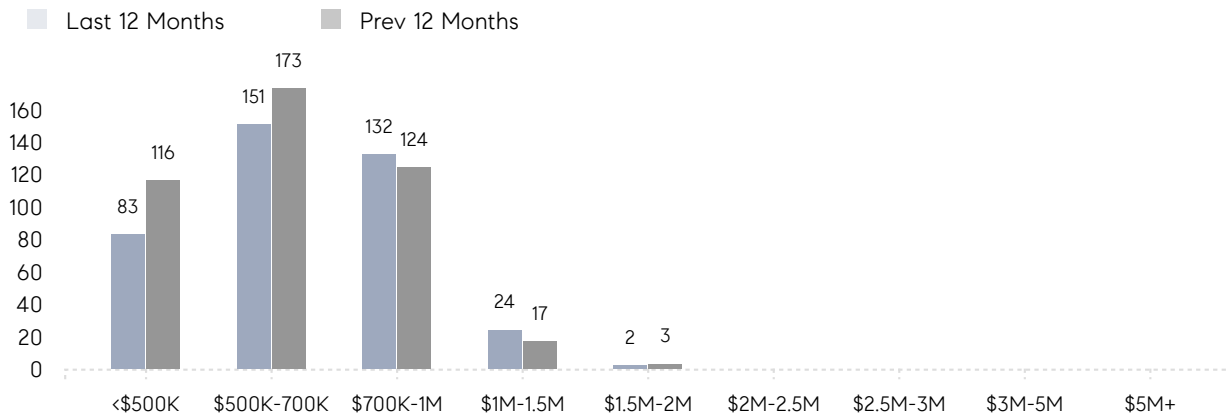
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Raritan Township Market Insights

Raritan Township

APRIL 2023

UNDER CONTRACT

10
Total
Properties

\$514K
Average
Price

\$444K
Median
Price

-70%
Decrease From
Apr 2022

4%
Increase From
Apr 2022

-15%
Decrease From
Apr 2022

UNITS SOLD

9
Total
Properties

\$448K
Average
Price

\$440K
Median
Price

-76%
Decrease From
Apr 2022

-16%
Decrease From
Apr 2022

-14%
Decrease From
Apr 2022

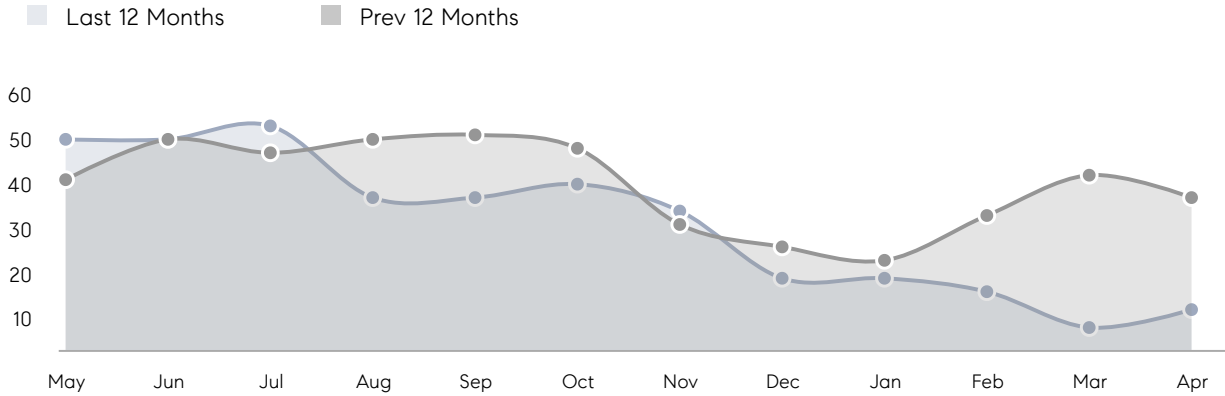
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	16	19	-16%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$448,667	\$535,108	-16.2%
	# OF CONTRACTS	10	33	-69.7%
	NEW LISTINGS	14	31	-55%
Houses	AVERAGE DOM	10	23	-57%
	% OF ASKING PRICE	112%	106%	
	AVERAGE SOLD PRICE	\$623,333	\$688,316	-9%
	# OF CONTRACTS	6	20	-70%
	NEW LISTINGS	8	25	-68%
Condo/Co-op/TH	AVERAGE DOM	19	15	27%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$361,333	\$373,389	-3%
	# OF CONTRACTS	4	13	-69%
	NEW LISTINGS	6	6	0%

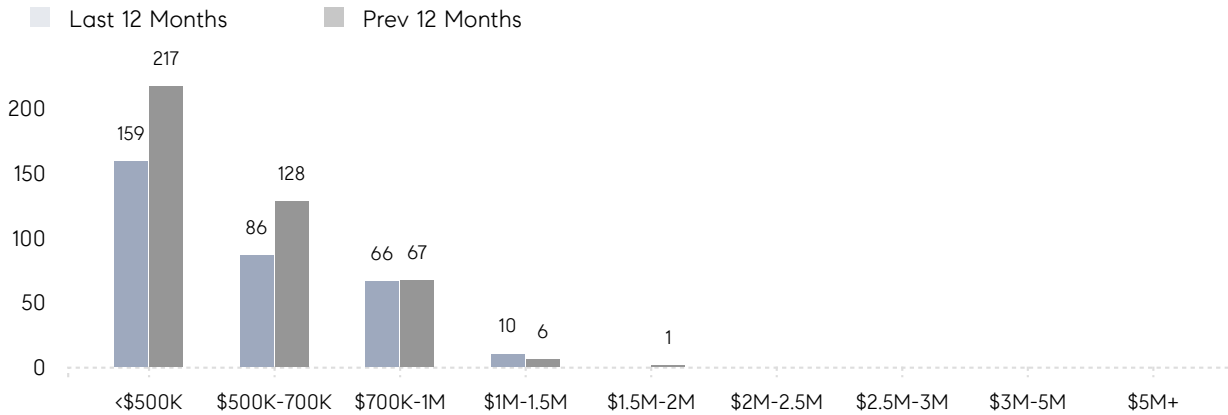
Raritan Township

APRIL 2023

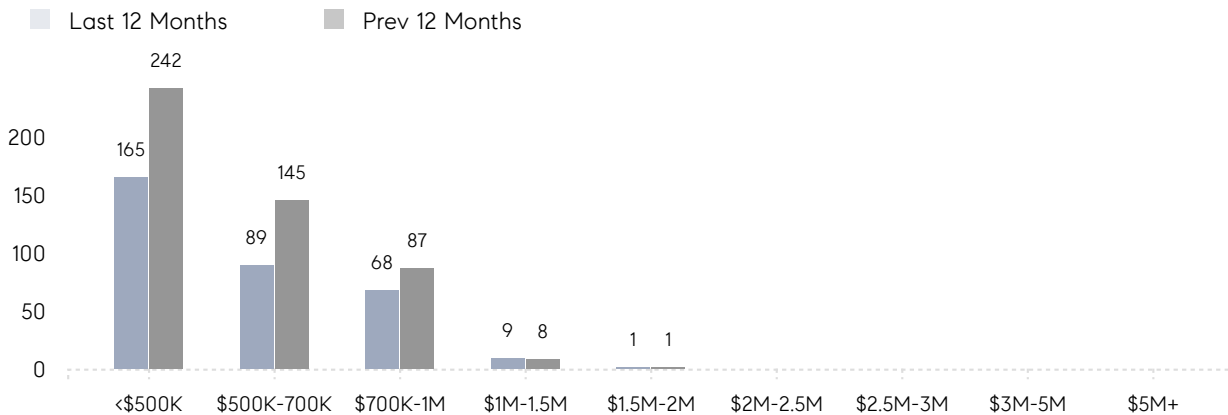
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report



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COMPASS

April 2023

Ridgefield Market Insights

Ridgefield

APRIL 2023

UNDER CONTRACT

4	\$787K	\$824K
Total Properties	Average Price	Median Price
-56%	26%	56%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

1	\$580K	\$580K
Total Properties	Average Price	Median Price
-91%	-6%	-6%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

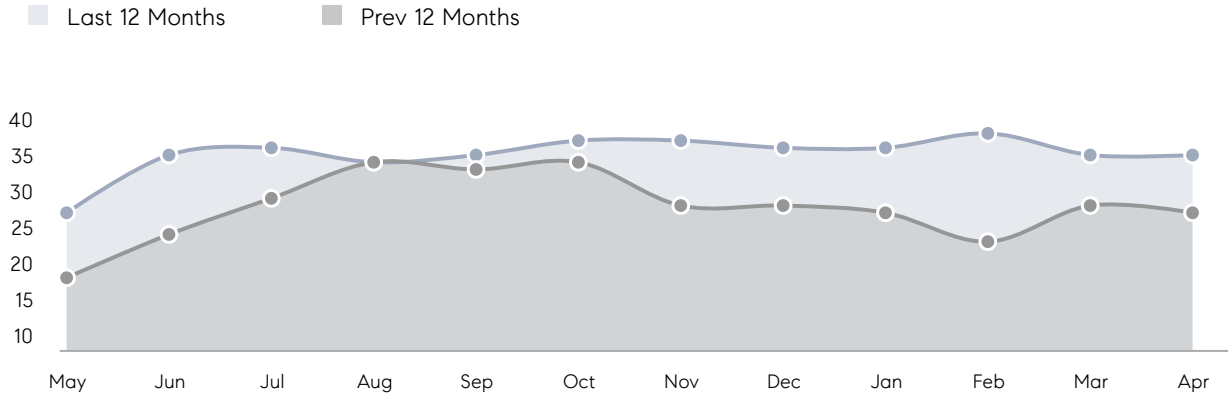
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	11	63	-83%
	% OF ASKING PRICE	127%	103%	
	AVERAGE SOLD PRICE	\$580,000	\$619,091	-6.3%
	# OF CONTRACTS	4	9	-55.6%
	NEW LISTINGS	4	7	-43%
Houses	AVERAGE DOM	11	63	-83%
	% OF ASKING PRICE	127%	103%	
	AVERAGE SOLD PRICE	\$580,000	\$619,091	-6%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

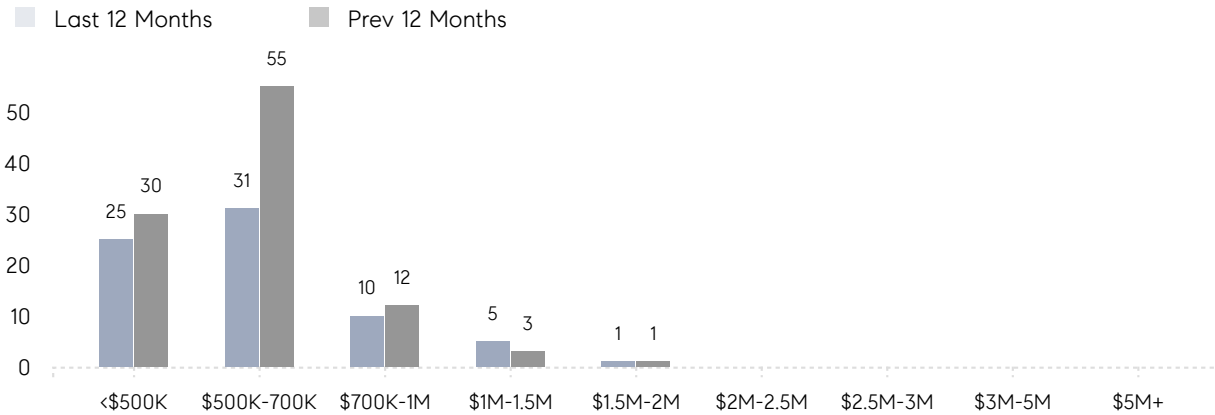
Ridgefield

APRIL 2023

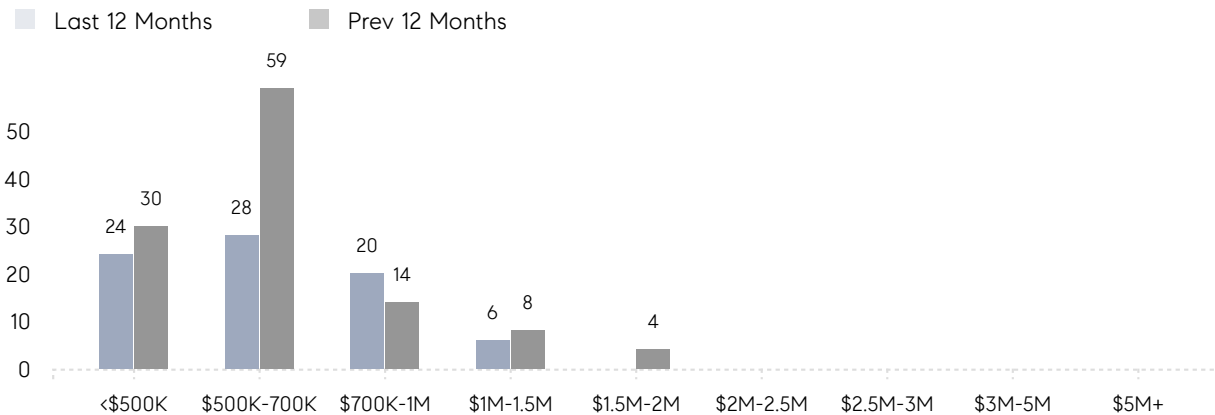
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Ridgefield Park Market Insights

Ridgefield Park

APRIL 2023

UNDER CONTRACT

7	\$394K	\$410K
Total Properties	Average Price	Median Price
-42%	-2%	-6%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$498K	\$476K
Total Properties	Average Price	Median Price
0%	13%	-6%
Change From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

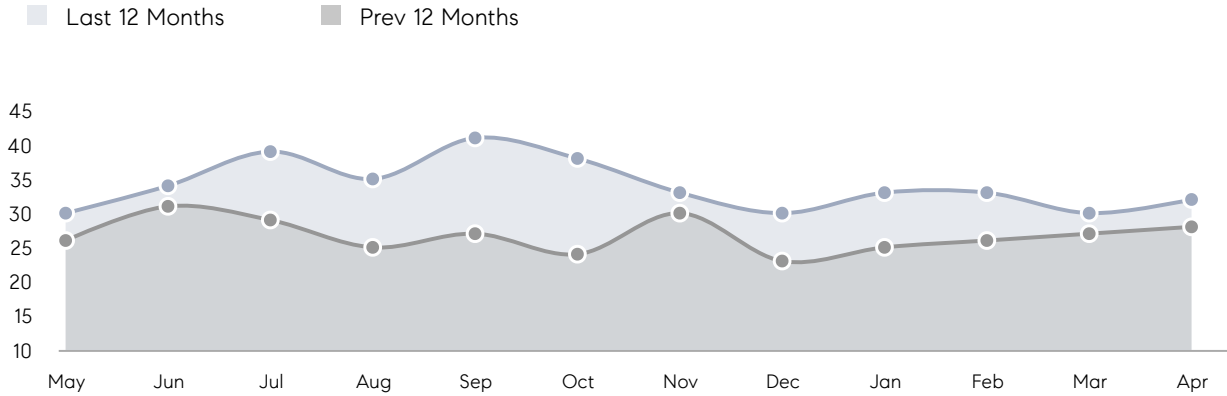
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	52	11	373%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$498,400	\$441,600	12.9%
	# OF CONTRACTS	7	12	-41.7%
	NEW LISTINGS	8	13	-38%
Houses	AVERAGE DOM	65	13	400%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$503,500	\$499,500	1%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	43	4	975%
	% OF ASKING PRICE	97%	106%	
	AVERAGE SOLD PRICE	\$495,000	\$210,000	136%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	4	3	33%

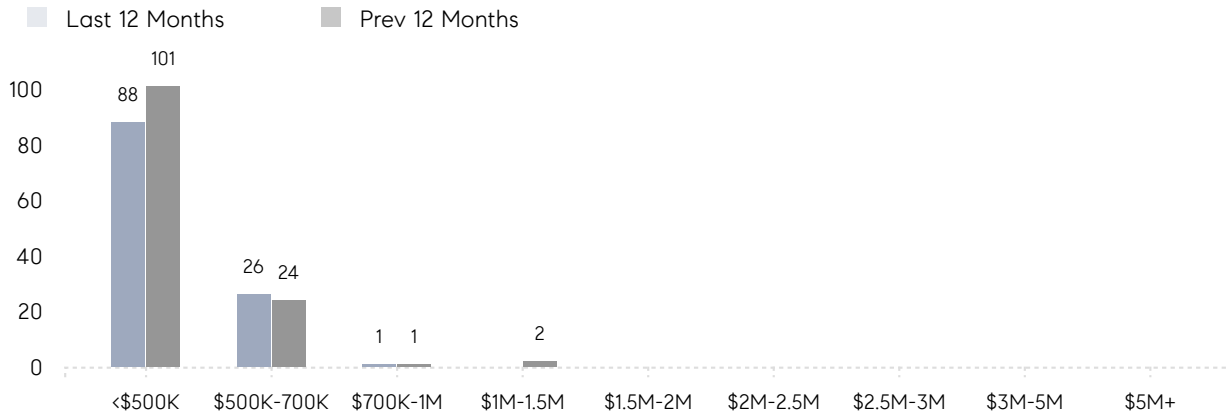
Ridgefield Park

APRIL 2023

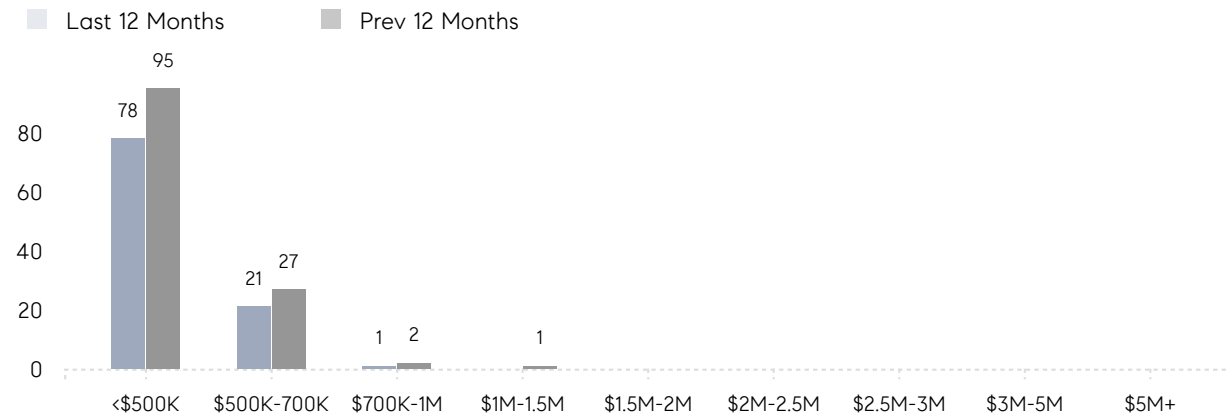
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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April 2023

Ridgewood Market Insights

Ridgewood

APRIL 2023

UNDER CONTRACT

18
Total
Properties

\$1.0M
Average
Price

\$975K
Median
Price

-40%
Decrease From
Apr 2022

-8%
Decrease From
Apr 2022

0%
Change From
Apr 2022

UNITS SOLD

16
Total
Properties

\$1.3M
Average
Price

\$1.1M
Median
Price

7%
Increase From
Apr 2022

0%
Change From
Apr 2022

-8%
Decrease From
Apr 2022

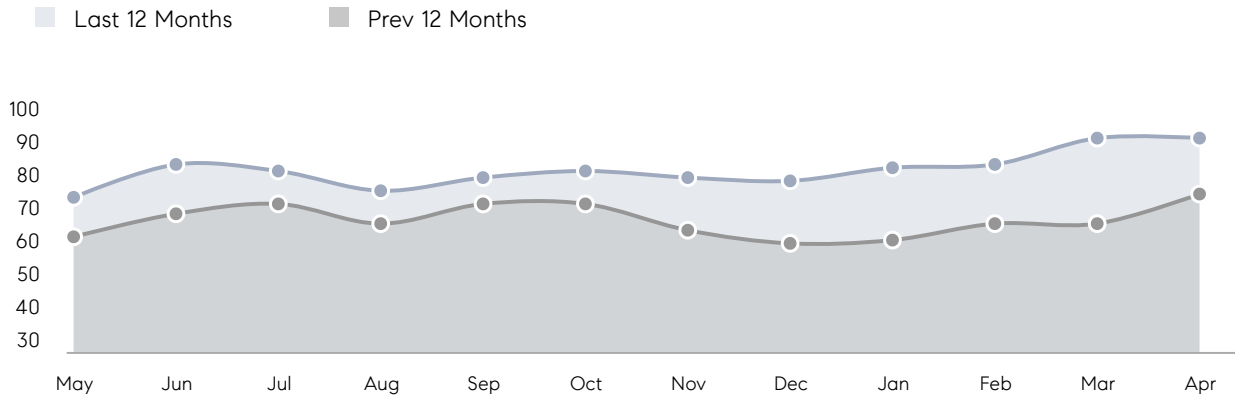
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	17	36	-53%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$1,349,688	\$1,353,867	-0.3%
	# OF CONTRACTS	18	30	-40.0%
	NEW LISTINGS	20	33	-39%
Houses	AVERAGE DOM	17	36	-53%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$1,349,688	\$1,353,867	0%
	# OF CONTRACTS	18	29	-38%
	NEW LISTINGS	19	31	-39%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	2	-50%

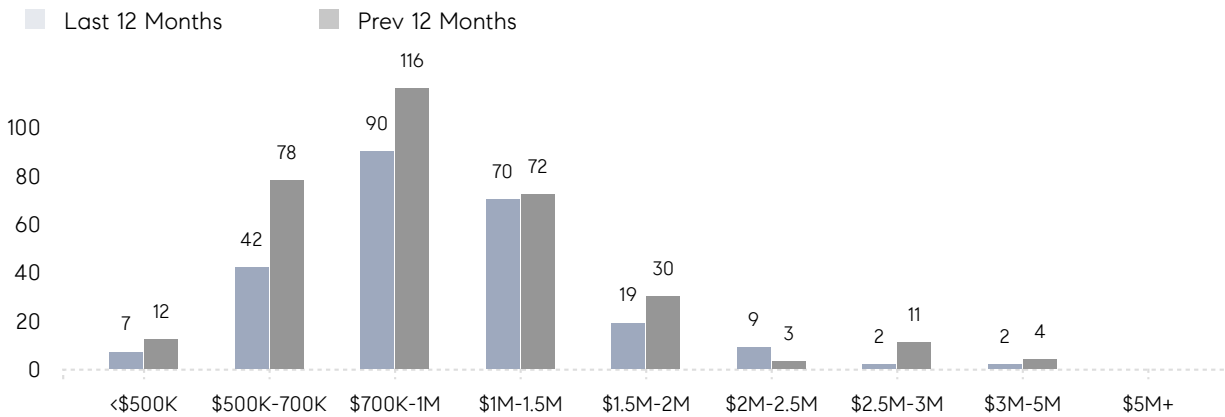
Ridgewood

APRIL 2023

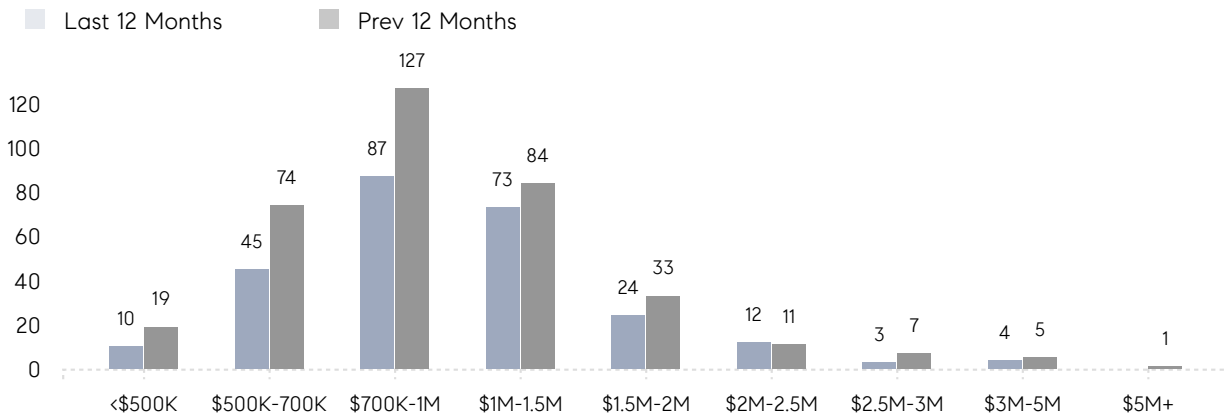
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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River Edge Market Insights

River Edge

APRIL 2023

UNDER CONTRACT

7	\$719K	\$699K
Total Properties	Average Price	Median Price
-50%	-9%	-7%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

4	\$726K	\$530K
Total Properties	Average Price	Median Price
-43%	12%	-15%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

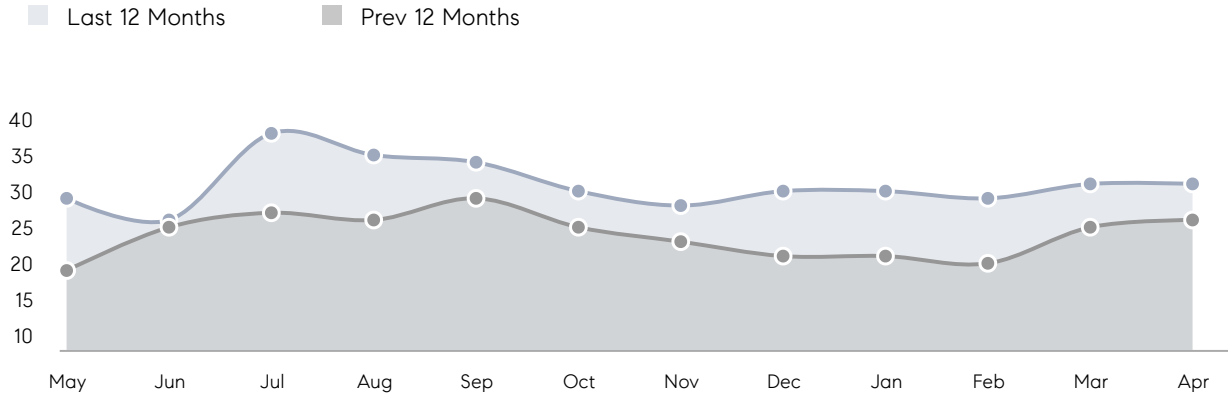
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	13	51	-75%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$726,750	\$649,571	11.9%
	# OF CONTRACTS	7	14	-50.0%
	NEW LISTINGS	8	15	-47%
Houses	AVERAGE DOM	13	59	-78%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$726,750	\$744,300	-2%
	# OF CONTRACTS	7	13	-46%
	NEW LISTINGS	8	14	-43%
Condo/Co-op/TH	AVERAGE DOM	-	33	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$412,750	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

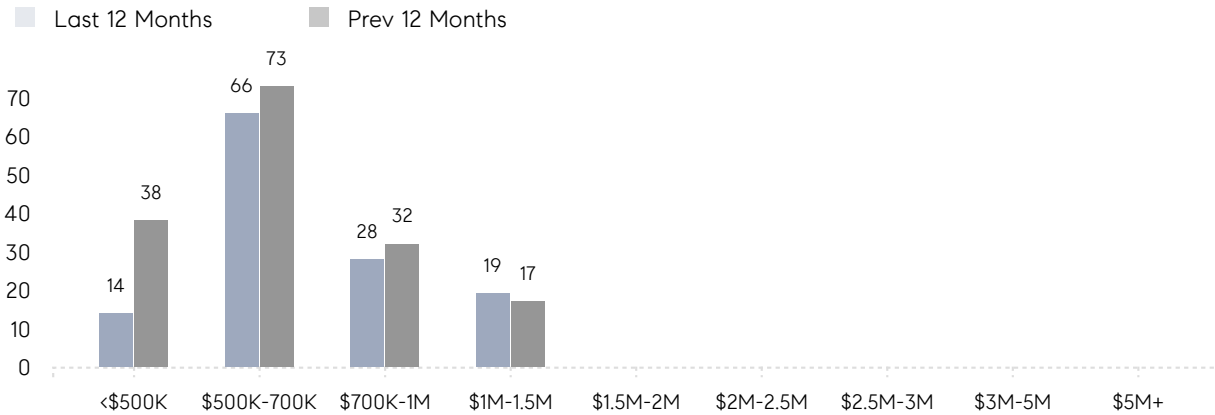
River Edge

APRIL 2023

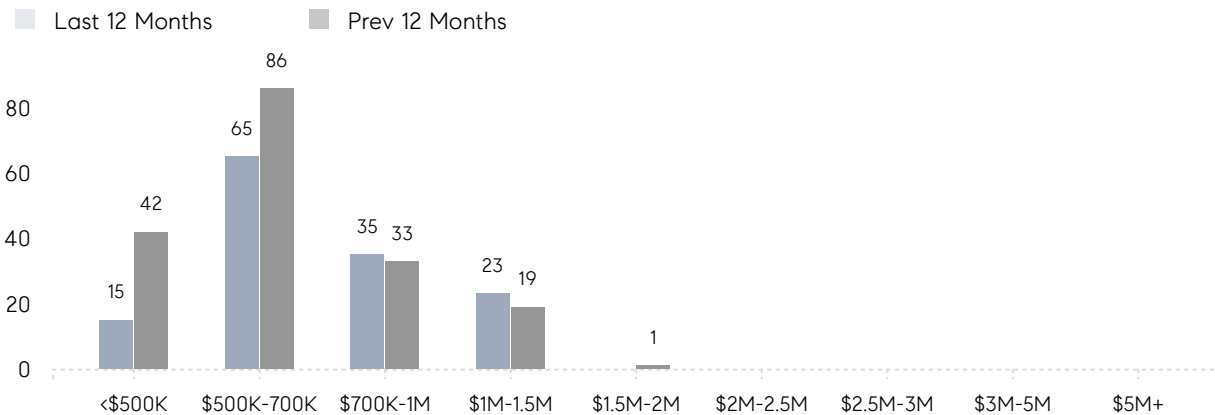
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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April 2023

River Vale Market Insights

River Vale

APRIL 2023

UNDER CONTRACT

13
Total
Properties

\$826K
Average
Price

\$839K
Median
Price

-7%
Decrease From
Apr 2022

25%
Increase From
Apr 2022

22%
Increase From
Apr 2022

UNITS SOLD

7
Total
Properties

\$727K
Average
Price

\$885K
Median
Price

-36%
Decrease From
Apr 2022

13%
Increase From
Apr 2022

51%
Increase From
Apr 2022

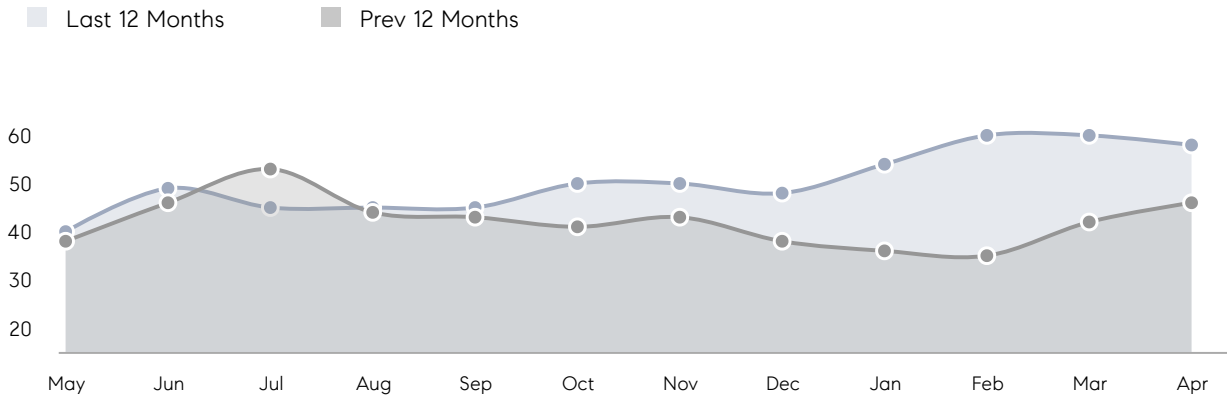
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	40	26	54%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$727,857	\$645,991	12.7%
	# OF CONTRACTS	13	14	-7.1%
	NEW LISTINGS	12	17	-29%
Houses	AVERAGE DOM	21	25	-16%
	% OF ASKING PRICE	108%	101%	
	AVERAGE SOLD PRICE	\$702,750	\$683,090	3%
	# OF CONTRACTS	11	12	-8%
	NEW LISTINGS	6	12	-50%
Condo/Co-op/TH	AVERAGE DOM	65	35	86%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$761,333	\$275,000	177%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	6	5	20%

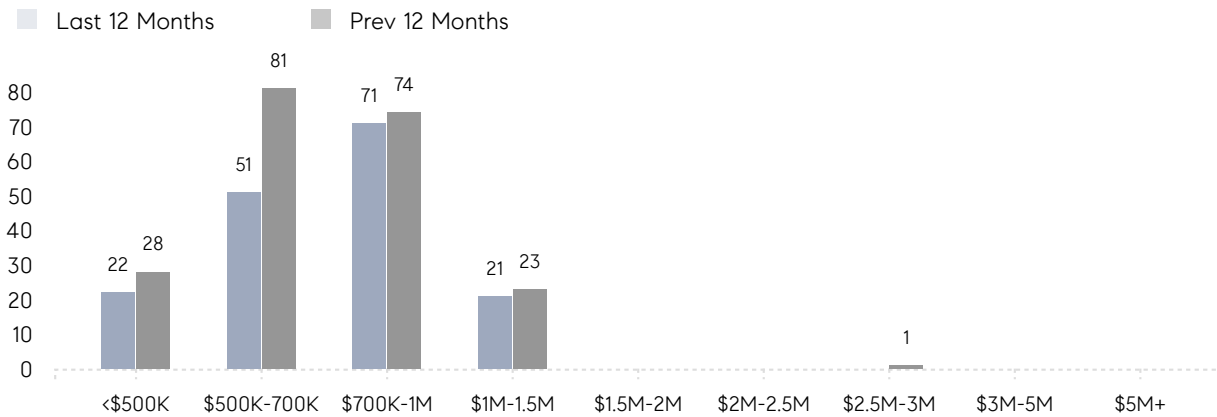
River Vale

APRIL 2023

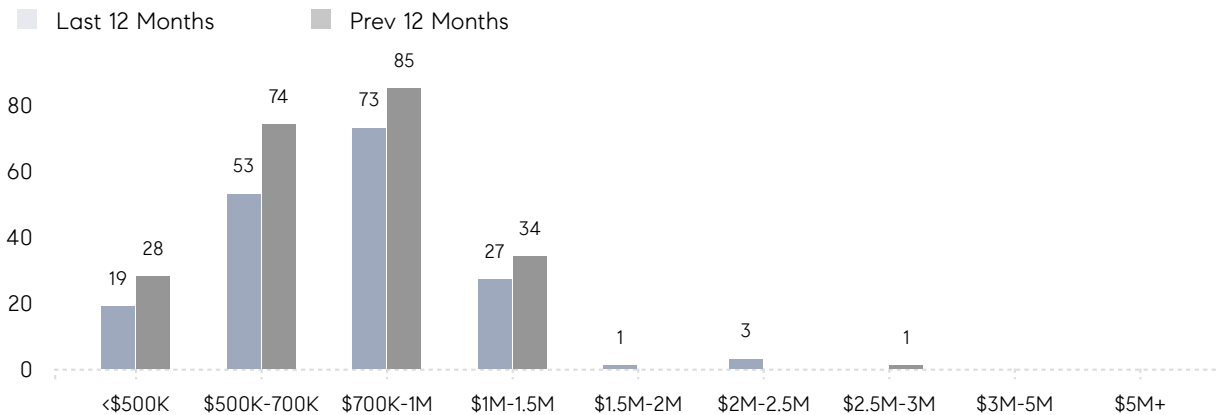
Monthly Inventory



Contracts By Price Range



Listings By Price Range

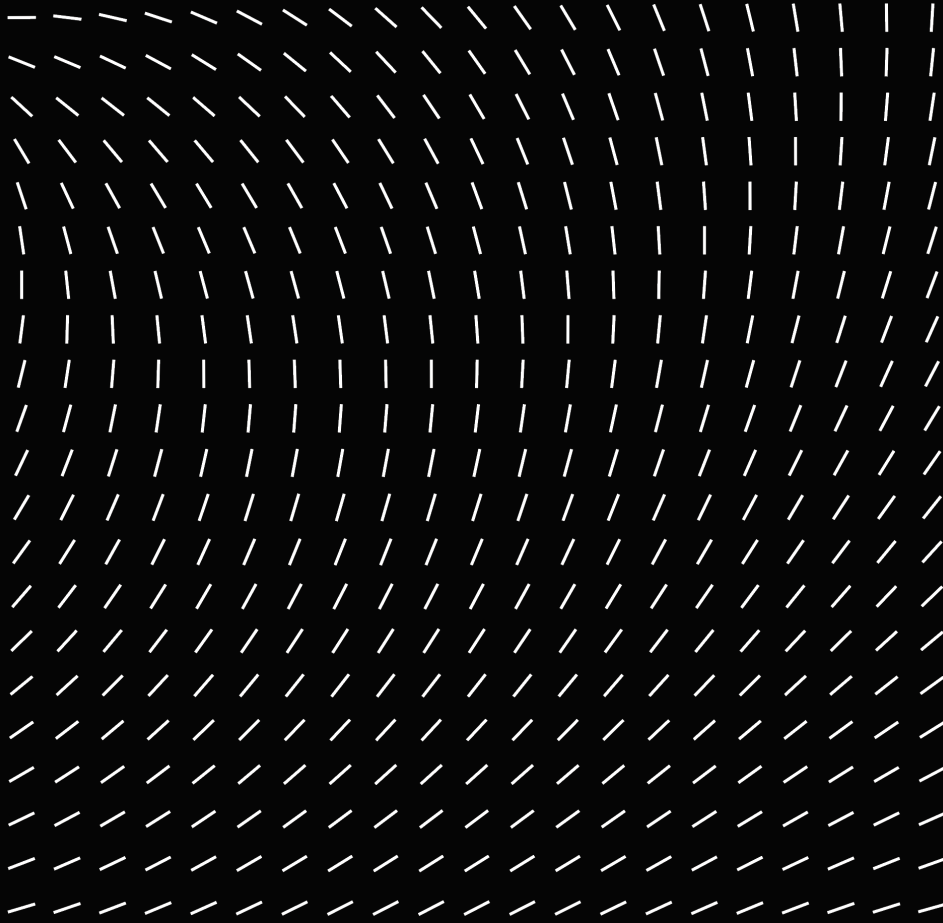




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April 2023

Rochelle Park Market Insights

Rochelle Park

APRIL 2023

UNDER CONTRACT

4
Total
Properties

\$534K
Average
Price

\$534K
Median
Price

-69%
Decrease From
Apr 2022

6%
Increase From
Apr 2022

10%
Increase From
Apr 2022

UNITS SOLD

5
Total
Properties

\$521K
Average
Price

\$480K
Median
Price

-44%
Decrease From
Apr 2022

5%
Increase From
Apr 2022

-4%
Decrease From
Apr 2022

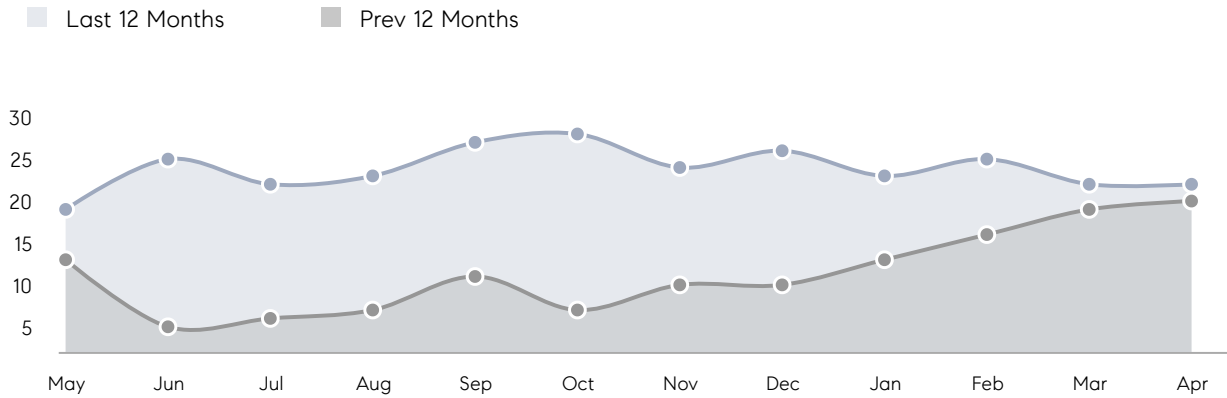
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	52	34	53%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$521,700	\$495,000	5.4%
	# OF CONTRACTS	4	13	-69.2%
	NEW LISTINGS	5	11	-55%
Houses	AVERAGE DOM	63	34	85%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$567,125	\$511,750	11%
	# OF CONTRACTS	4	11	-64%
	NEW LISTINGS	5	10	-50%
Condo/Co-op/TH	AVERAGE DOM	8	31	-74%
	% OF ASKING PRICE	101%	96%	
	AVERAGE SOLD PRICE	\$340,000	\$361,000	-6%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	1	0%

Rochelle Park

APRIL 2023

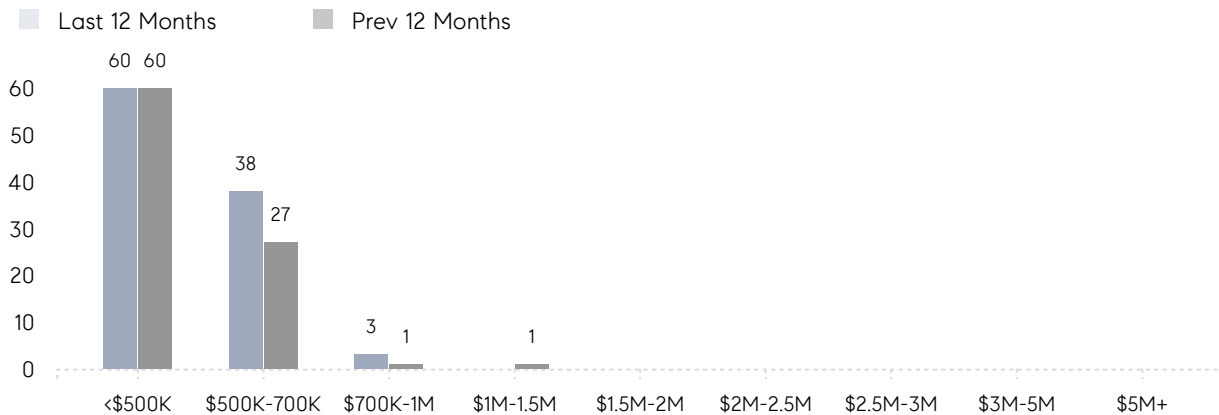
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Rockaway Market Insights

Rockaway

APRIL 2023

UNDER CONTRACT

24
Total
Properties

\$455K
Average
Price

\$437K
Median
Price

-31%
Decrease From
Apr 2022

0%
Change From
Apr 2022

4%
Increase From
Apr 2022

UNITS SOLD

22
Total
Properties

\$465K
Average
Price

\$430K
Median
Price

-33%
Decrease From
Apr 2022

1%
Increase From
Apr 2022

7%
Increase From
Apr 2022

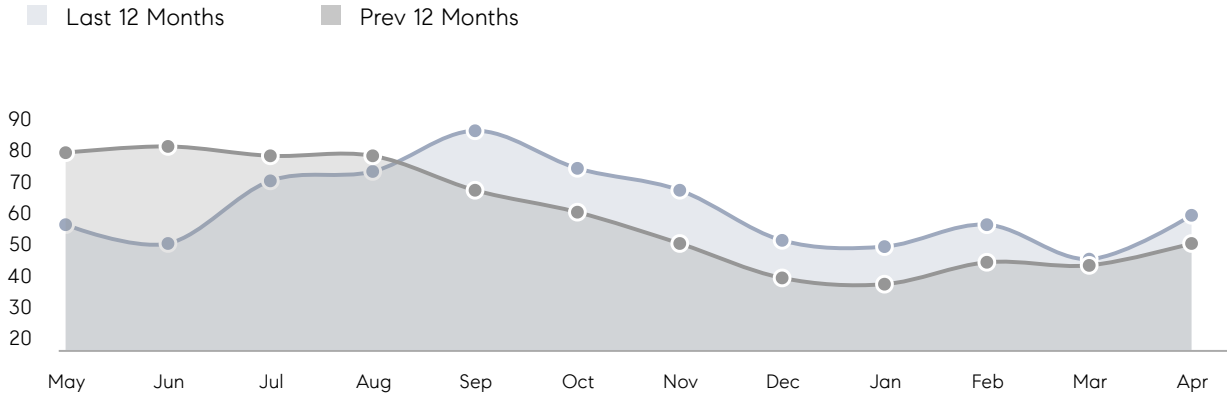
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	30	28	7%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$465,359	\$459,952	1.2%
	# OF CONTRACTS	24	35	-31.4%
	NEW LISTINGS	43	48	-10%
Houses	AVERAGE DOM	35	30	17%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$527,590	\$501,400	5%
	# OF CONTRACTS	19	25	-24%
	NEW LISTINGS	27	31	-13%
Condo/Co-op/TH	AVERAGE DOM	27	22	23%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$413,500	\$330,426	25%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	16	17	-6%

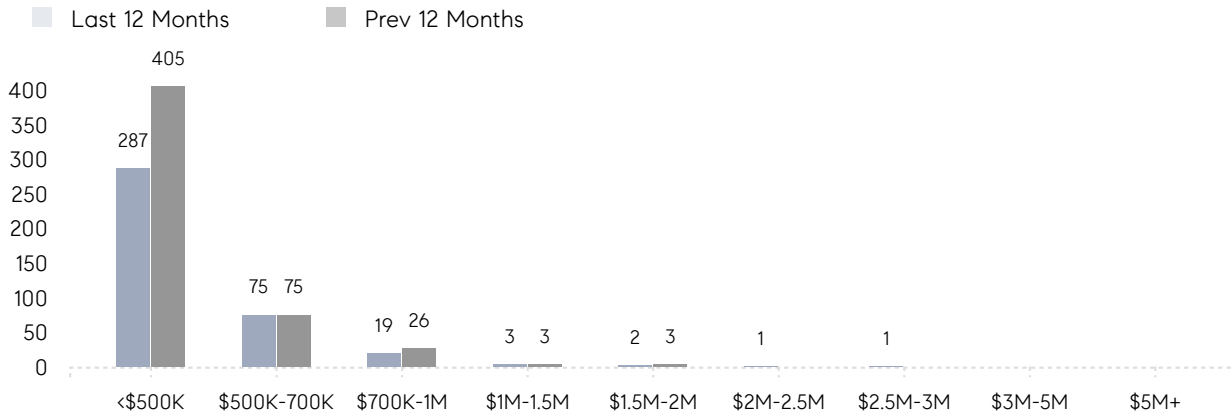
Rockaway

APRIL 2023

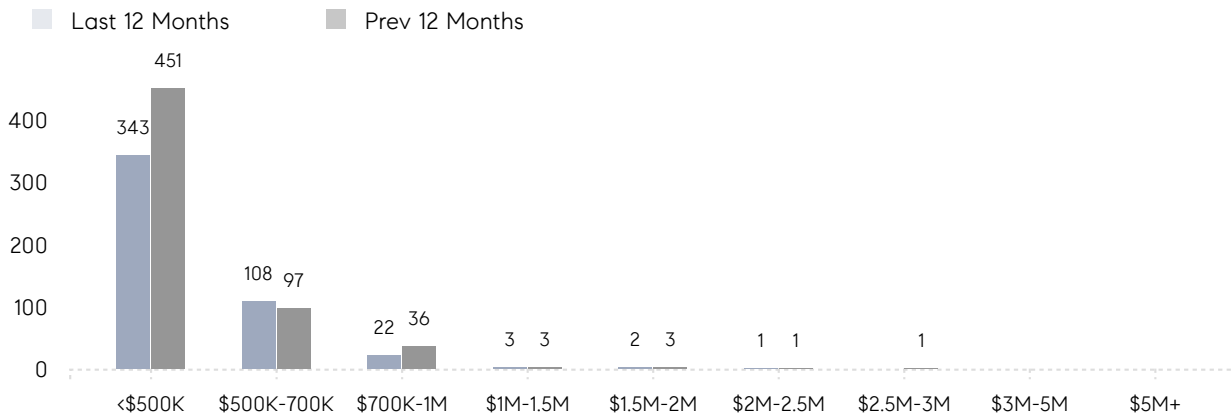
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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April 2023

Roseland Market Insights

Roseland

APRIL 2023

UNDER CONTRACT

6
Total
Properties

\$646K
Average
Price

\$667K
Median
Price

20%
Increase From
Apr 2022

12%
Increase From
Apr 2022

11%
Increase From
Apr 2022

UNITS SOLD

3
Total
Properties

\$620K
Average
Price

\$510K
Median
Price

-25%
Decrease From
Apr 2022

-40%
Decrease From
Apr 2022

-53%
Decrease From
Apr 2022

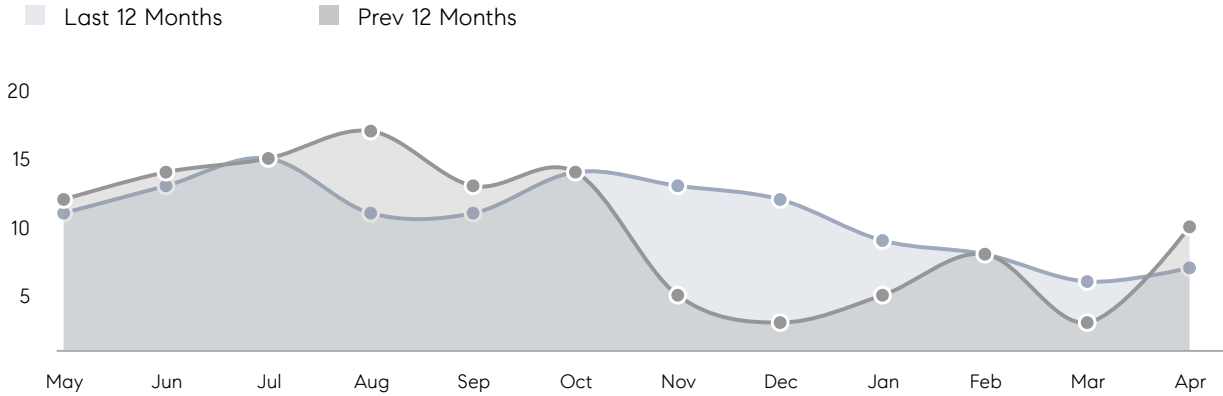
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	46	11	318%
	% OF ASKING PRICE	107%	112%	
	AVERAGE SOLD PRICE	\$620,000	\$1,030,125	-39.8%
	# OF CONTRACTS	6	5	20.0%
	NEW LISTINGS	7	12	-42%
Houses	AVERAGE DOM	121	10	1,110%
	% OF ASKING PRICE	94%	116%	
	AVERAGE SOLD PRICE	\$840,000	\$1,210,833	-31%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	6	10	-40%
Condo/Co-op/TH	AVERAGE DOM	8	12	-33%
	% OF ASKING PRICE	114%	102%	
	AVERAGE SOLD PRICE	\$510,000	\$488,000	5%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	2	-50%

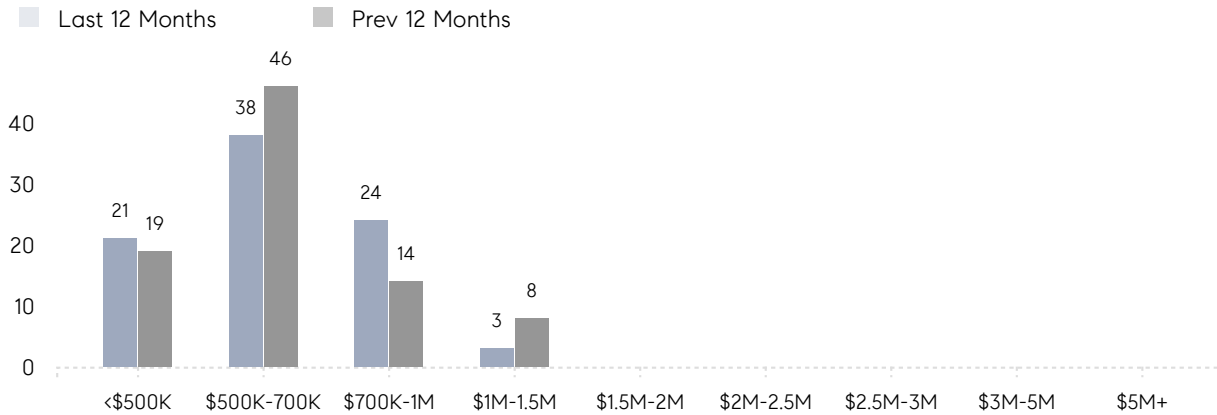
Roseland

APRIL 2023

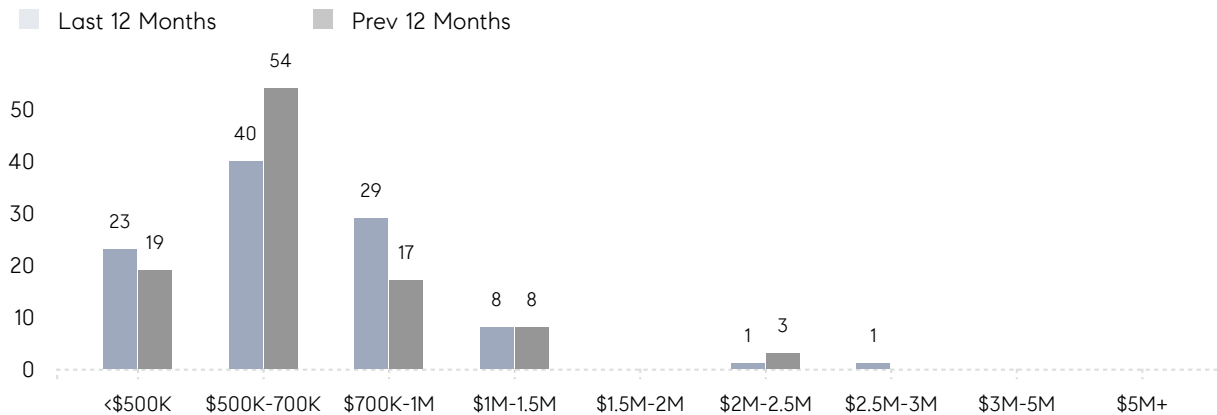
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Roselle Market Insights

Roselle

APRIL 2023

UNDER CONTRACT

15
Total
Properties

\$427K
Average
Price

\$449K
Median
Price

-29%
Decrease From
Apr 2022

17%
Increase From
Apr 2022

19%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$467K
Average
Price

\$465K
Median
Price

-50%
Decrease From
Apr 2022

33%
Increase From
Apr 2022

22%
Increase From
Apr 2022

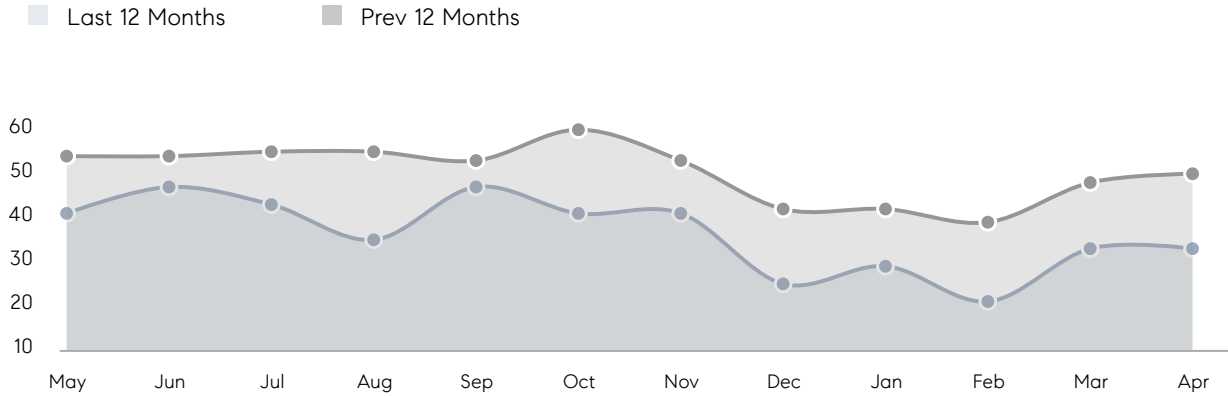
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	28	47	-40%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$467,090	\$351,375	32.9%
	# OF CONTRACTS	15	21	-28.6%
	NEW LISTINGS	19	29	-34%
Houses	AVERAGE DOM	28	47	-40%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$467,090	\$400,406	17%
	# OF CONTRACTS	14	19	-26%
	NEW LISTINGS	18	26	-31%
Condo/Co-op/TH	AVERAGE DOM	-	48	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$155,250	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	3	-67%

Roselle

APRIL 2023

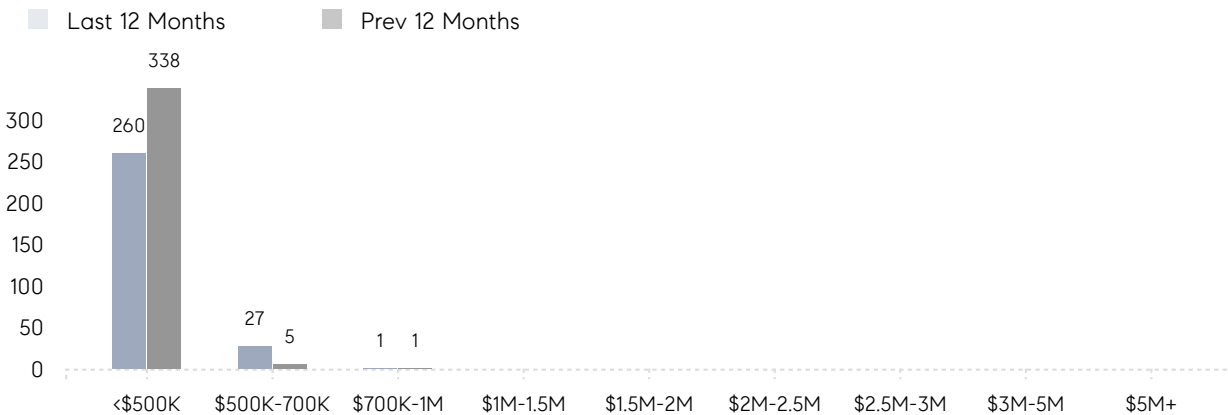
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Roselle Park Market Insights

Roselle Park

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$567K
Average
Price

\$482K
Median
Price

-11%
Decrease From
Apr 2022

37%
Increase From
Apr 2022

15%
Increase From
Apr 2022

UNITS SOLD

5
Total
Properties

\$506K
Average
Price

\$515K
Median
Price

-62%
Decrease From
Apr 2022

24%
Increase From
Apr 2022

21%
Increase From
Apr 2022

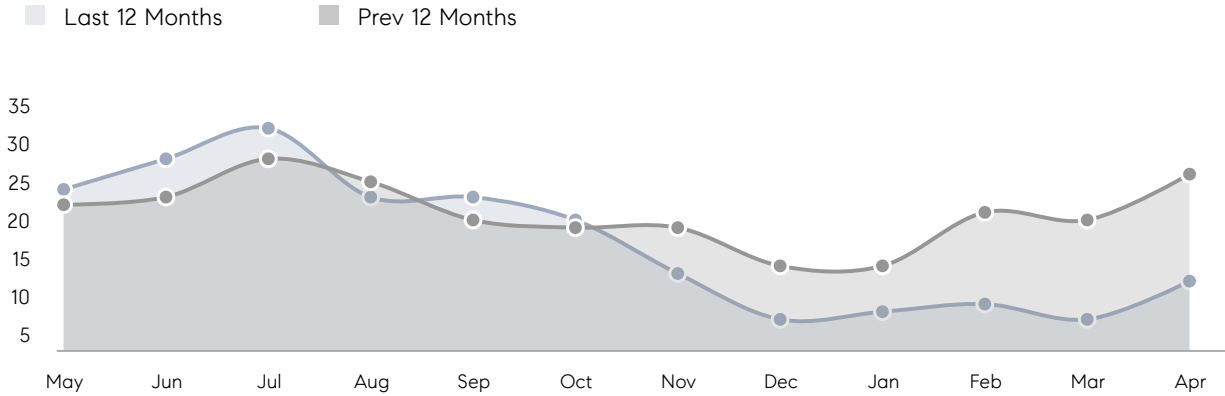
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	16	39	-59%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$506,350	\$409,615	23.6%
	# OF CONTRACTS	8	9	-11.1%
	NEW LISTINGS	13	16	-19%
Houses	AVERAGE DOM	16	27	-41%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$506,350	\$445,909	14%
	# OF CONTRACTS	8	9	-11%
	NEW LISTINGS	13	16	-19%
Condo/Co-op/TH	AVERAGE DOM	-	105	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$210,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

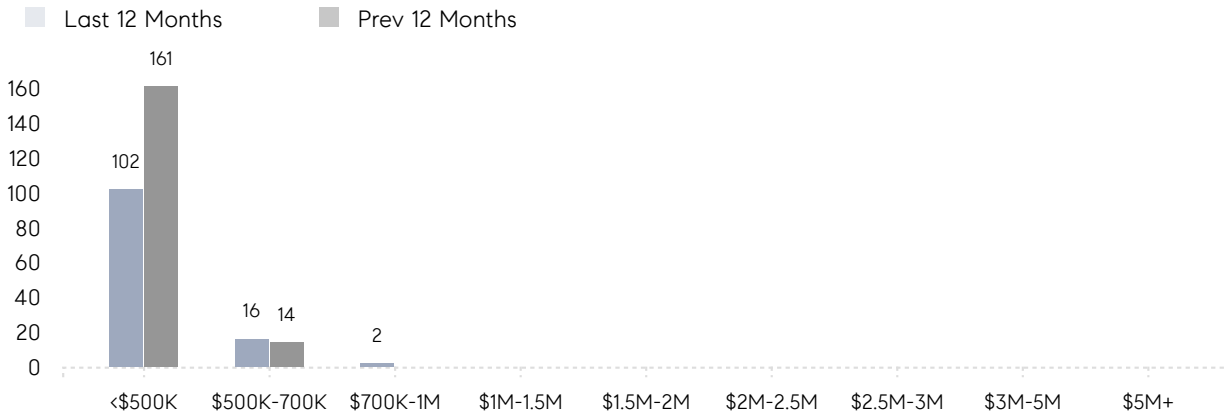
Roselle Park

APRIL 2023

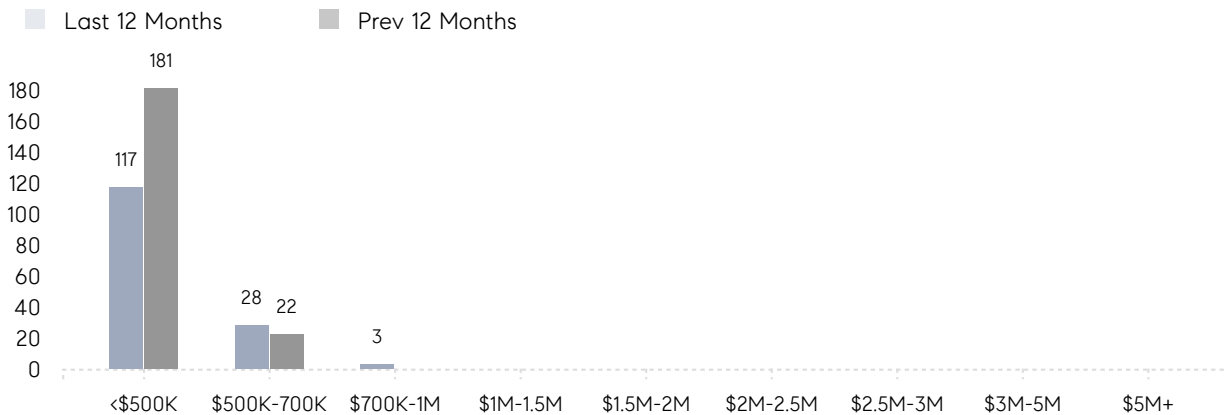
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Rutherford Market Insights

Rutherford

APRIL 2023

UNDER CONTRACT

10	\$387K	\$346K
Total Properties	Average Price	Median Price
-72%	-34%	-33%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

14	\$531K	\$535K
Total Properties	Average Price	Median Price
-22%	-9%	0%
Decrease From Apr 2022	Decrease From Apr 2022	Change From Apr 2022

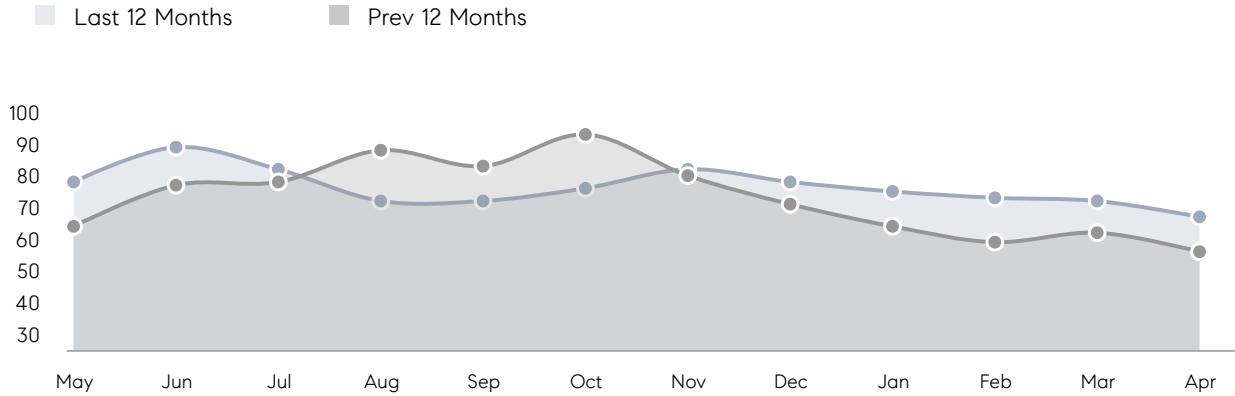
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	34	53	-36%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$531,714	\$584,629	-9.1%
	# OF CONTRACTS	10	36	-72.2%
	NEW LISTINGS	10	26	-62%
Houses	AVERAGE DOM	38	55	-31%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$610,545	\$690,162	-12%
	# OF CONTRACTS	3	28	-89%
	NEW LISTINGS	7	19	-63%
Condo/Co-op/TH	AVERAGE DOM	20	49	-59%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$242,667	\$310,244	-22%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	3	7	-57%

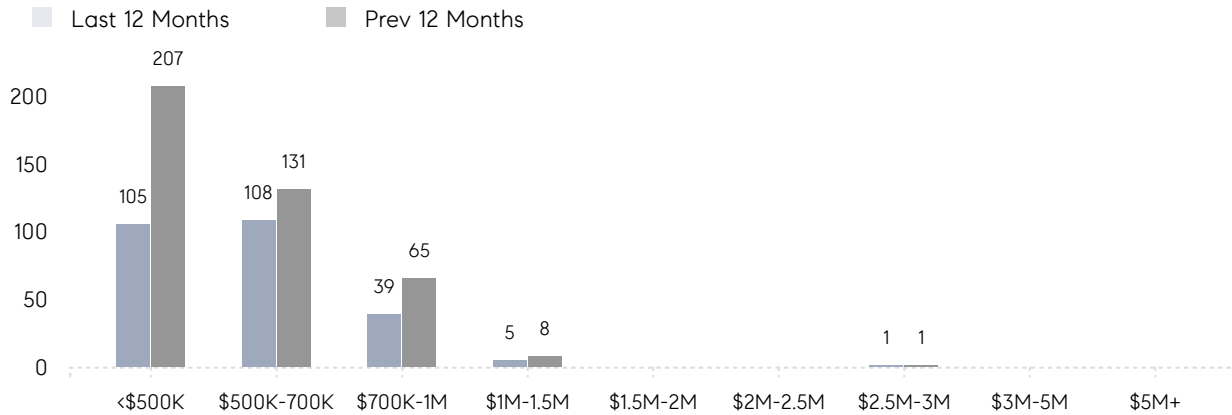
Rutherford

APRIL 2023

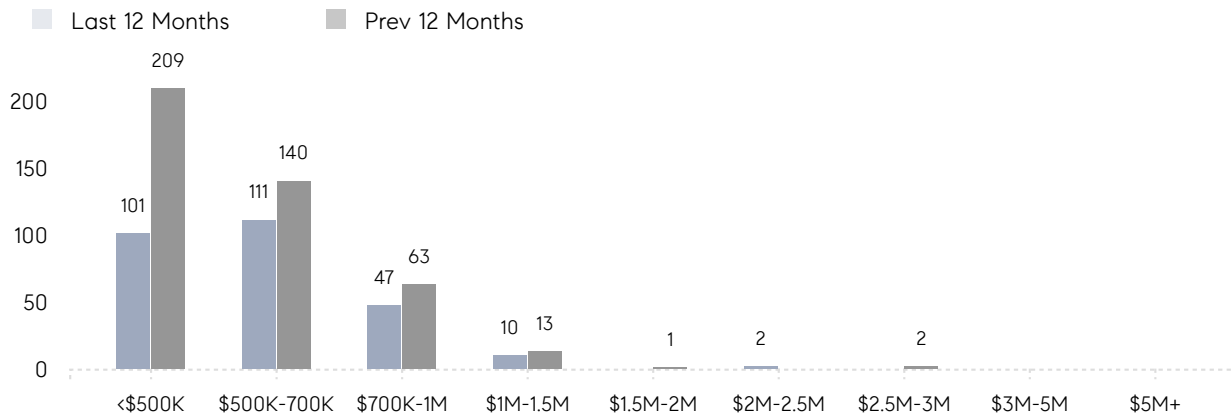
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Saddle Brook Market Insights

Saddle Brook

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$470K
Average
Price

\$494K
Median
Price

-43%
Decrease From
Apr 2022

7%
Increase From
Apr 2022

11%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$501K
Average
Price

\$447K
Median
Price

67%
Increase From
Apr 2022

-1%
Change From
Apr 2022

-10%
Decrease From
Apr 2022

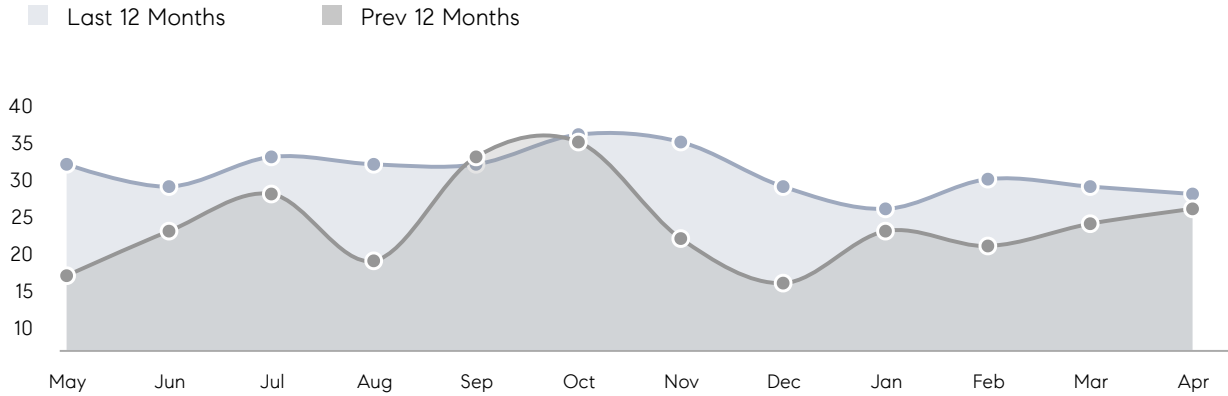
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	22	34	-35%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$501,200	\$505,167	-0.8%
	# OF CONTRACTS	8	14	-42.9%
	NEW LISTINGS	9	16	-44%
Houses	AVERAGE DOM	23	38	-39%
	% OF ASKING PRICE	108%	108%	
	AVERAGE SOLD PRICE	\$514,625	\$537,750	-4%
	# OF CONTRACTS	7	13	-46%
	NEW LISTINGS	5	16	-69%
Condo/Co-op/TH	AVERAGE DOM	16	26	-38%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$447,500	\$440,000	2%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	4	0	0%

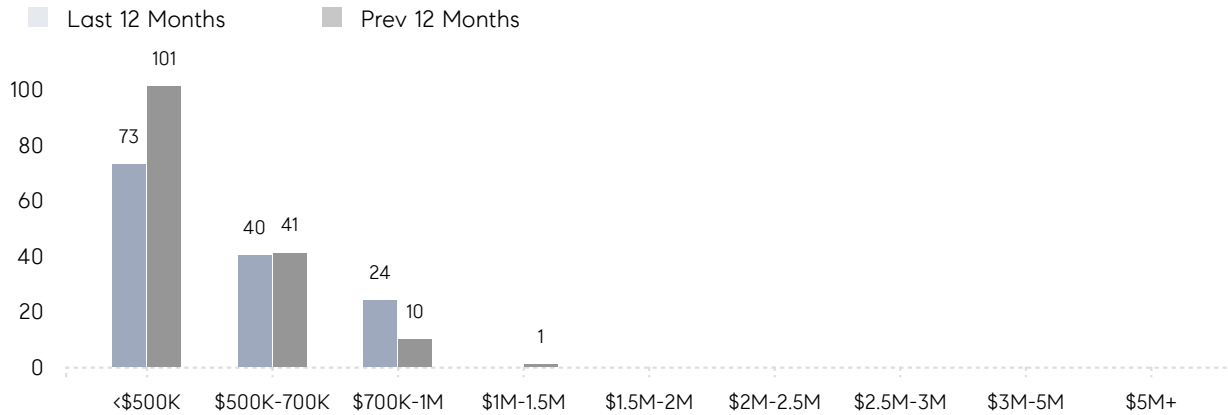
Saddle Brook

APRIL 2023

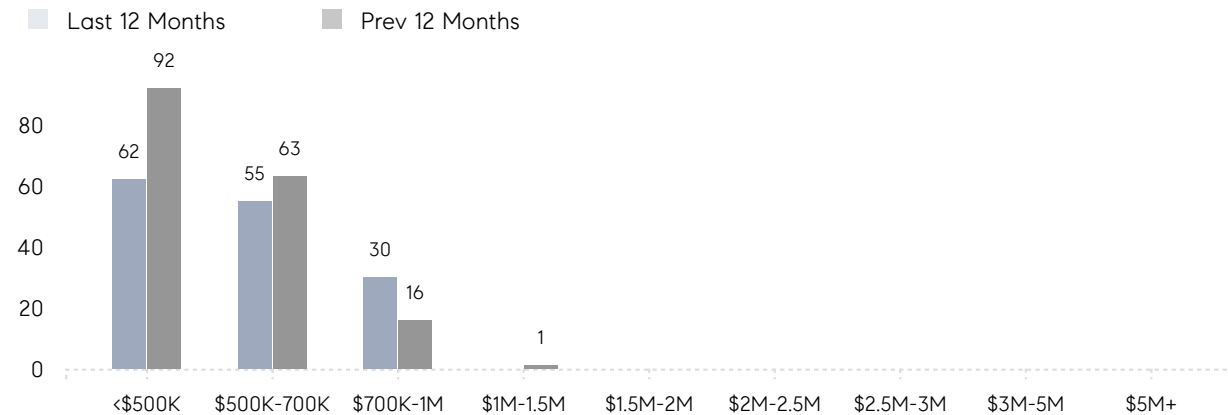
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Saddle River Market Insights

Saddle River

APRIL 2023

UNDER CONTRACT

5
Total
Properties

\$2.9M
Average
Price

\$2.8M
Median
Price

-17%
Decrease From
Apr 2022

5%
Increase From
Apr 2022

37%
Increase From
Apr 2022

UNITS SOLD

2
Total
Properties

\$1.7M
Average
Price

\$1.7M
Median
Price

-67%
Decrease From
Apr 2022

-46%
Decrease From
Apr 2022

-43%
Decrease From
Apr 2022

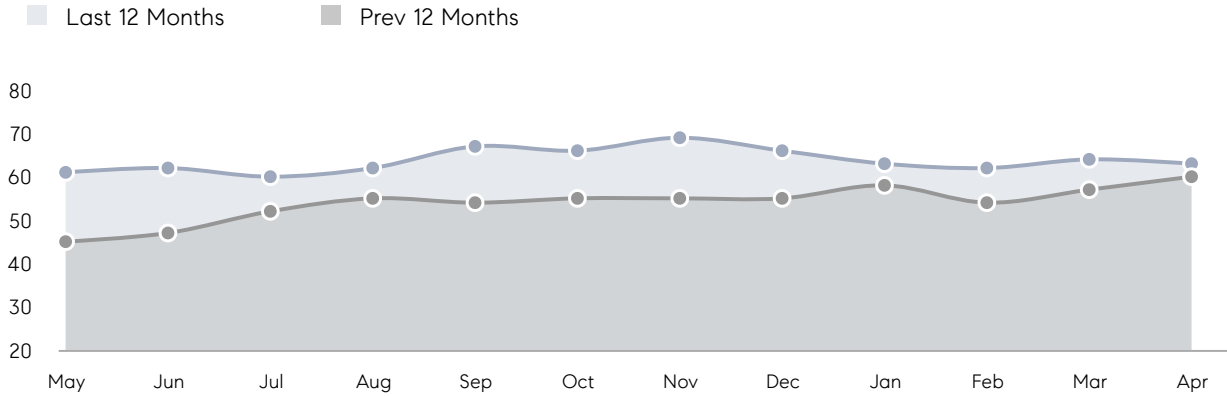
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	91	85	7%
	% OF ASKING PRICE	90%	95%	
	AVERAGE SOLD PRICE	\$1,738,000	\$3,237,500	-46.3%
	# OF CONTRACTS	5	6	-16.7%
	NEW LISTINGS	8	10	-20%
Houses	AVERAGE DOM	91	85	7%
	% OF ASKING PRICE	90%	95%	
	AVERAGE SOLD PRICE	\$1,738,000	\$3,237,500	-46%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	8	9	-11%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

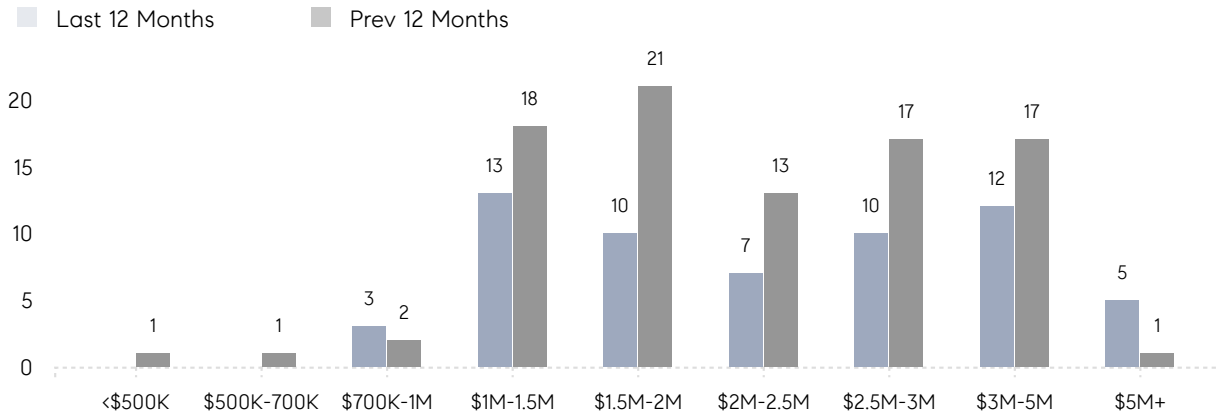
Saddle River

APRIL 2023

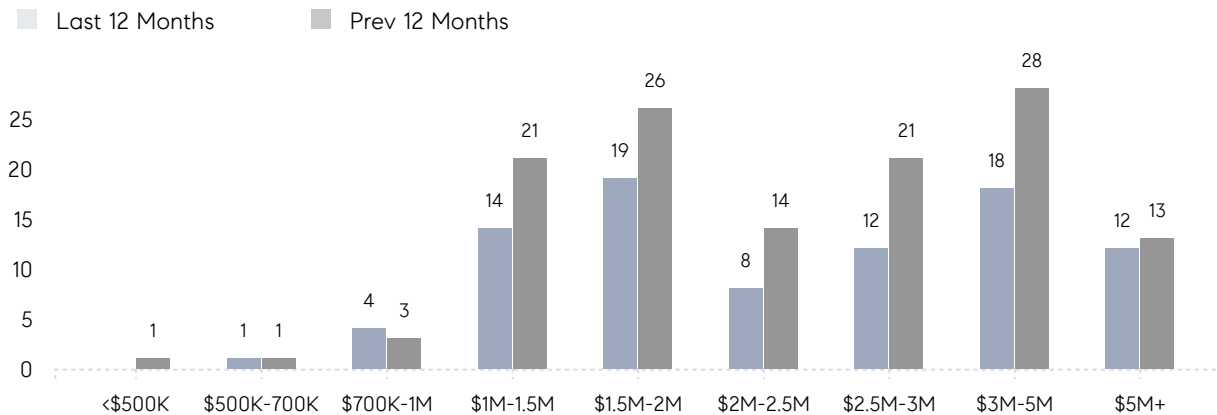
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Scotch Plains Market Insights

Scotch Plains

APRIL 2023

UNDER CONTRACT

24
Total
Properties

\$743K
Average
Price

\$662K
Median
Price

-25%
Decrease From
Apr 2022

-4%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

UNITS SOLD

22
Total
Properties

\$884K
Average
Price

\$847K
Median
Price

22%
Increase From
Apr 2022

17%
Increase From
Apr 2022

16%
Increase From
Apr 2022

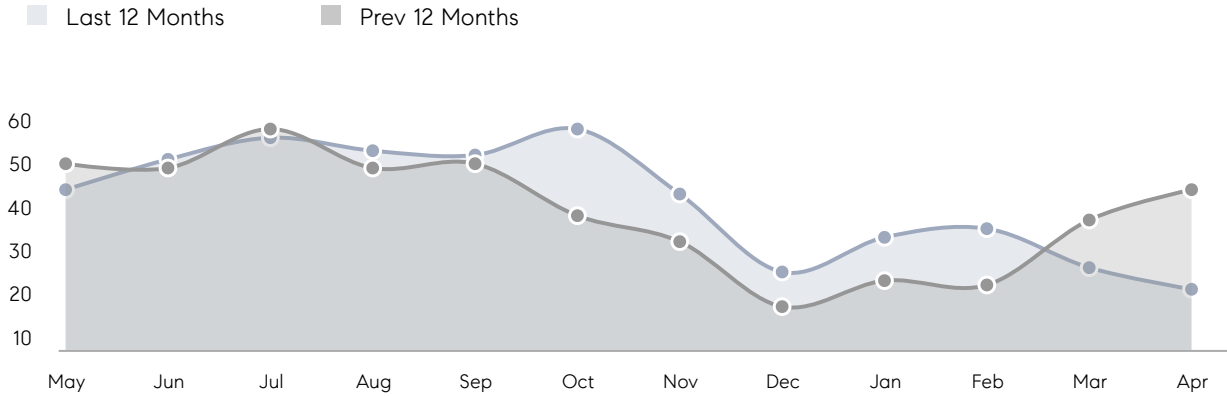
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	17	35	-51%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$884,091	\$758,711	16.5%
	# OF CONTRACTS	24	32	-25.0%
	NEW LISTINGS	28	40	-30%
Houses	AVERAGE DOM	17	39	-56%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$857,143	\$819,175	5%
	# OF CONTRACTS	22	31	-29%
	NEW LISTINGS	26	36	-28%
Condo/Co-op/TH	AVERAGE DOM	15	4	275%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$1,450,000	\$275,000	427%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	4	-50%

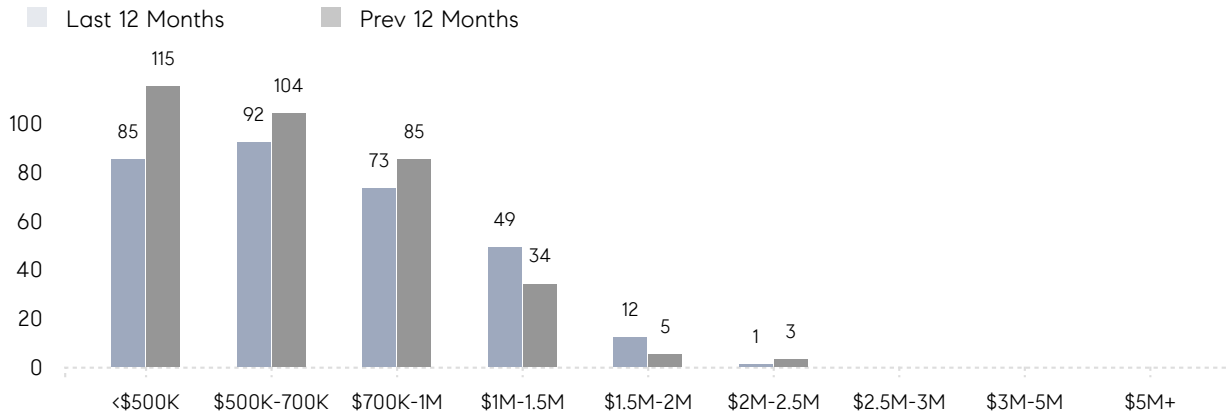
Scotch Plains

APRIL 2023

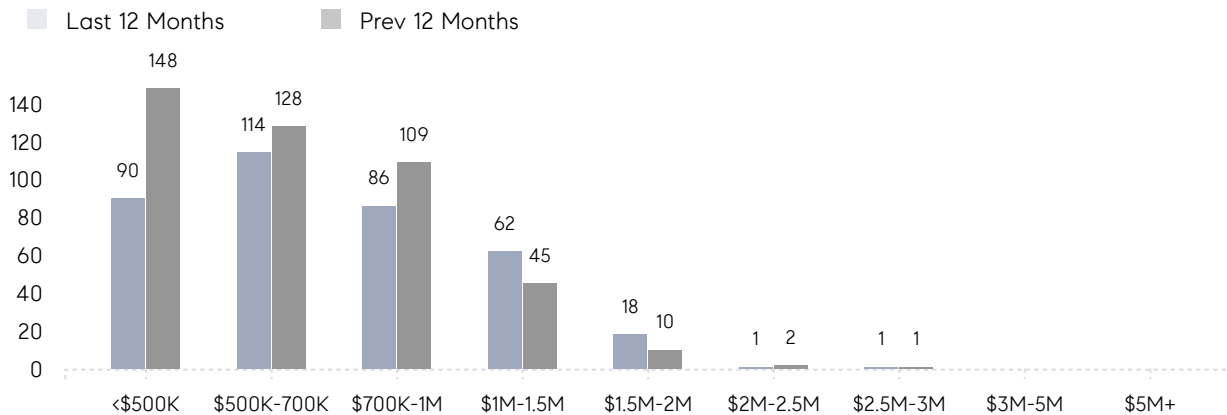
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Secaucus Market Insights

Secaucus

APRIL 2023

UNDER CONTRACT

17
Total
Properties

\$541K
Average
Price

\$529K
Median
Price

-15%
Decrease From
Apr 2022

5%
Increase From
Apr 2022

6%
Increase From
Apr 2022

UNITS SOLD

11
Total
Properties

\$481K
Average
Price

\$440K
Median
Price

-27%
Decrease From
Apr 2022

-13%
Decrease From
Apr 2022

-11%
Decrease From
Apr 2022

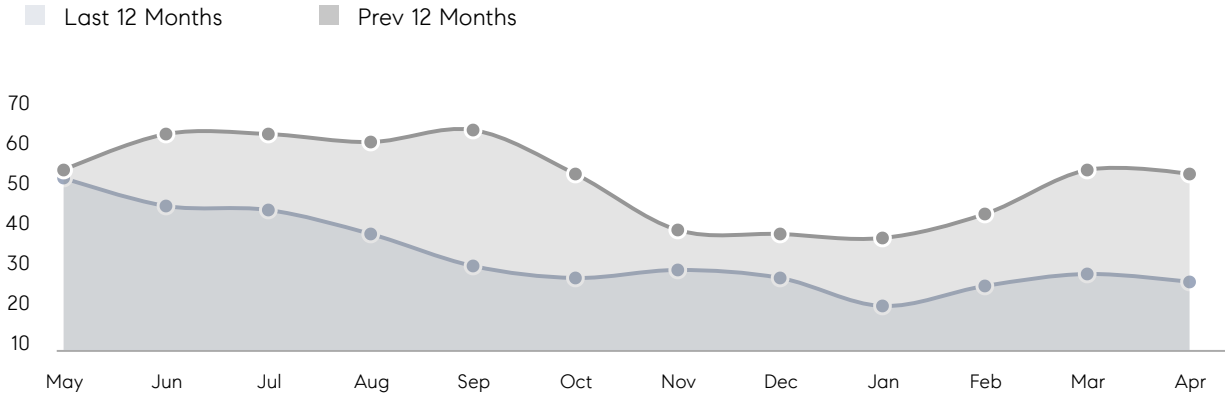
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	44	30	47%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$481,718	\$556,600	-13.5%
	# OF CONTRACTS	17	20	-15.0%
	NEW LISTINGS	20	29	-31%
Houses	AVERAGE DOM	57	59	-3%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$626,980	\$820,000	-24%
	# OF CONTRACTS	7	2	250%
	NEW LISTINGS	7	3	133%
Condo/Co-op/TH	AVERAGE DOM	34	19	79%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$360,667	\$460,818	-22%
	# OF CONTRACTS	10	18	-44%
	NEW LISTINGS	13	26	-50%

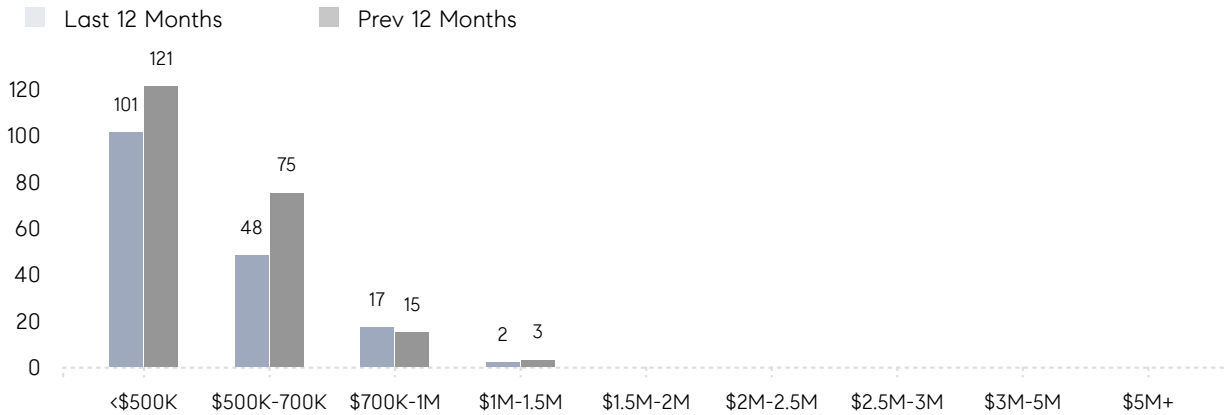
Secaucus

APRIL 2023

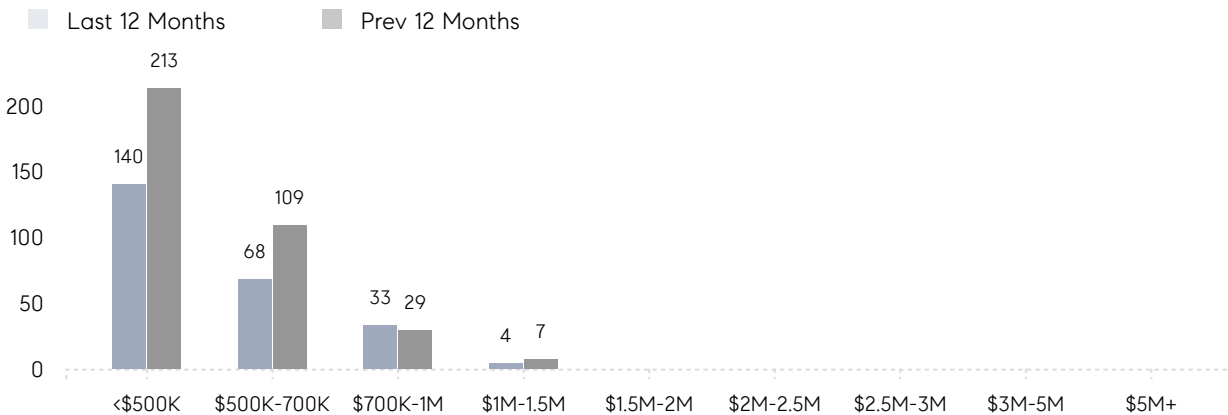
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Short Hills Market Insights

Short Hills

APRIL 2023

UNDER CONTRACT

18
Total
Properties

\$2.0M
Average
Price

\$2.0M
Median
Price

-38%
Decrease From
Apr 2022

4%
Increase From
Apr 2022

14%
Increase From
Apr 2022

UNITS SOLD

12
Total
Properties

\$1.8M
Average
Price

\$1.8M
Median
Price

-40%
Decrease From
Apr 2022

-15%
Decrease From
Apr 2022

-17%
Decrease From
Apr 2022

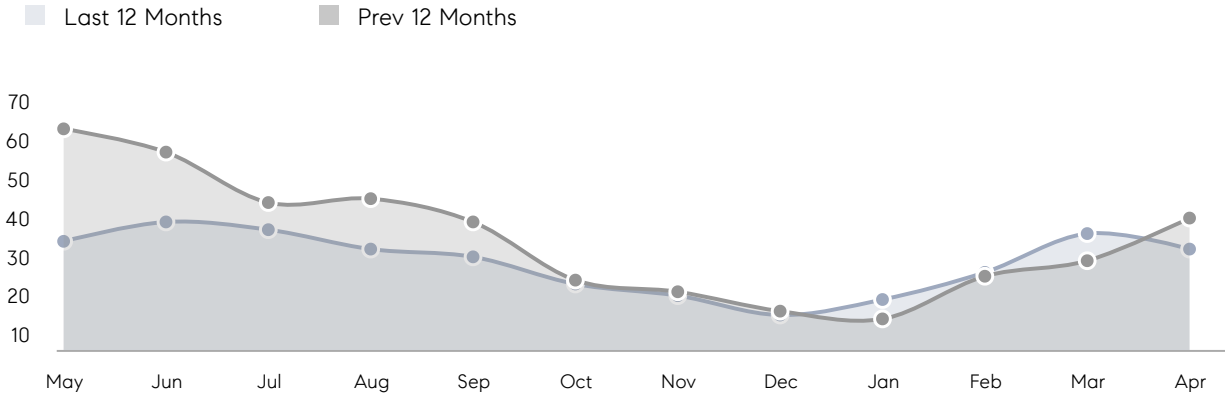
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	24	9	167%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$1,852,750	\$2,172,360	-14.7%
	# OF CONTRACTS	18	29	-37.9%
	NEW LISTINGS	23	42	-45%
Houses	AVERAGE DOM	24	9	167%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$1,852,750	\$2,172,360	-15%
	# OF CONTRACTS	18	29	-38%
	NEW LISTINGS	23	41	-44%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

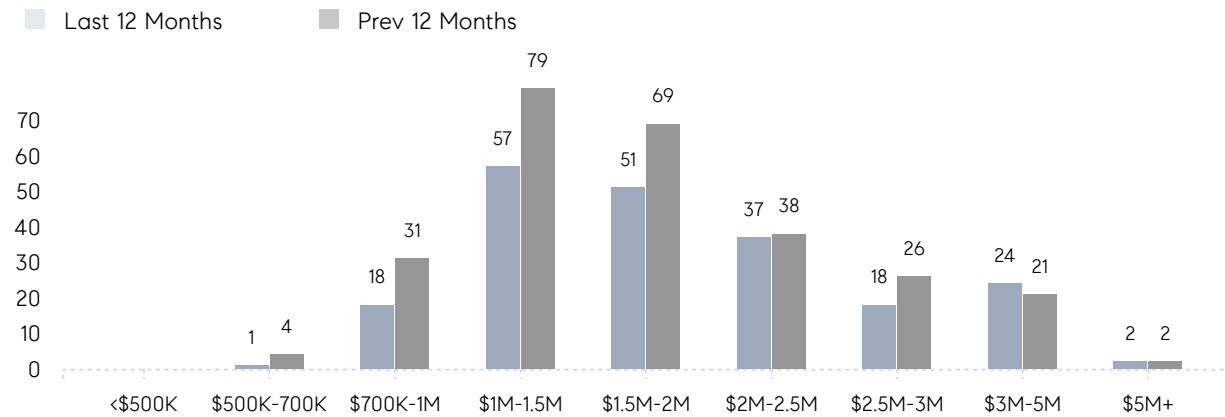
Short Hills

APRIL 2023

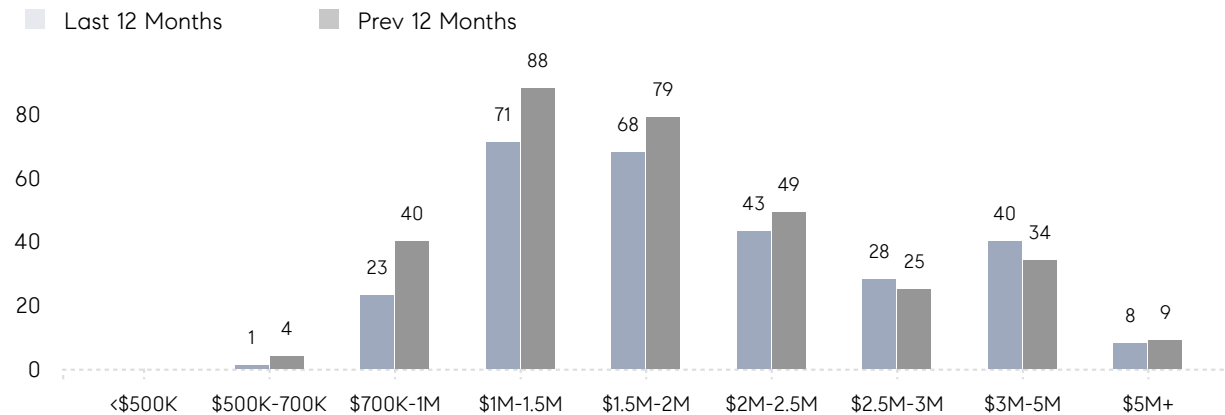
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Somerville Market Insights

Somerville

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$593K
Average
Price

\$563K
Median
Price

0%
Change From
Apr 2022

66%
Increase From
Apr 2022

59%
Increase From
Apr 2022

UNITS SOLD

6
Total
Properties

\$596K
Average
Price

\$574K
Median
Price

-14%
Decrease From
Apr 2022

35%
Increase From
Apr 2022

36%
Increase From
Apr 2022

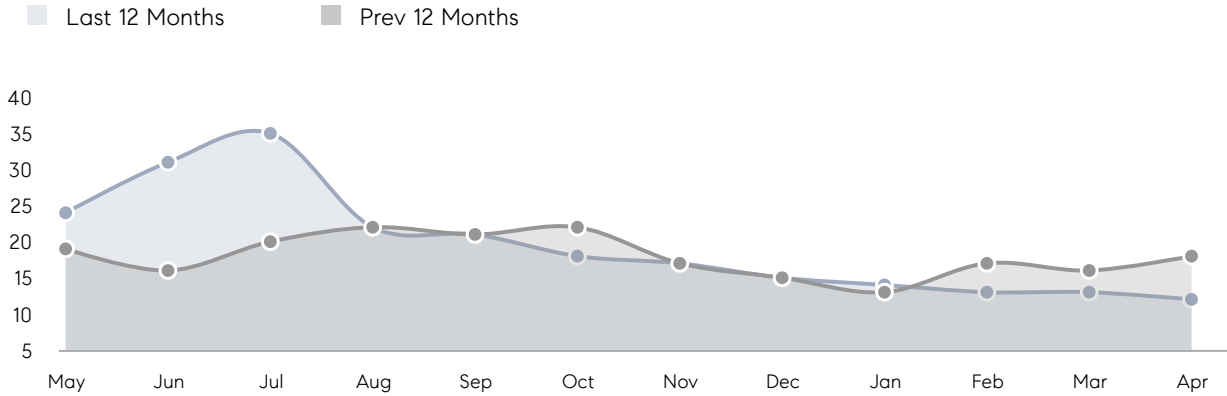
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	21	33	-36%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$596,750	\$442,870	34.7%
	# OF CONTRACTS	8	8	0.0%
	NEW LISTINGS	9	12	-25%
Houses	AVERAGE DOM	15	36	-58%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$586,500	\$464,181	26%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	8	11	-27%
Condo/Co-op/TH	AVERAGE DOM	53	14	279%
	% OF ASKING PRICE	98%	113%	
	AVERAGE SOLD PRICE	\$648,000	\$315,000	106%
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	1	1	0%

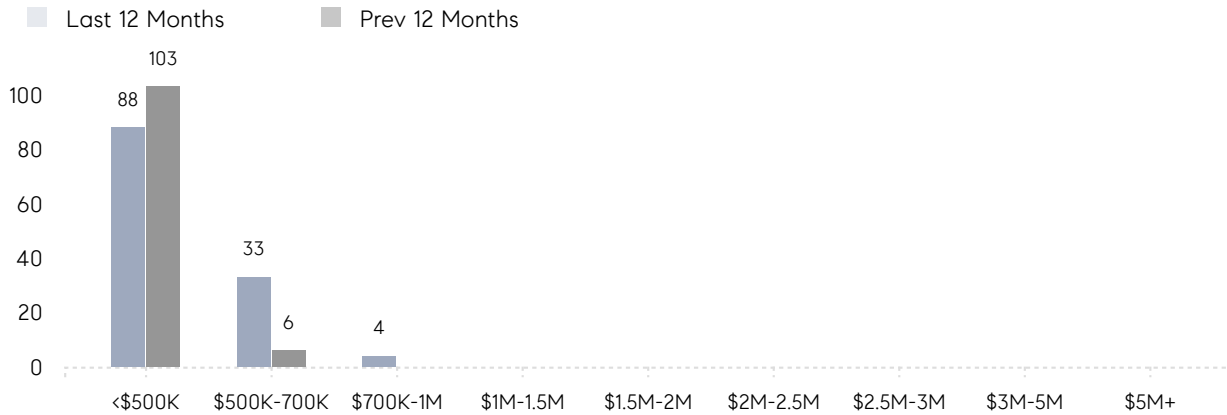
Somerville

APRIL 2023

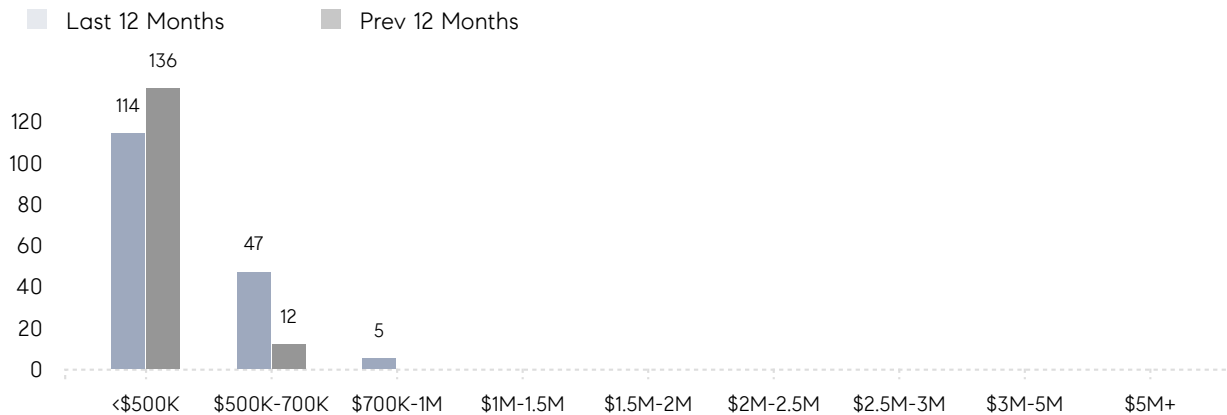
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

South Orange Market Insights

South Orange

APRIL 2023

UNDER CONTRACT

16
Total
Properties

\$998K
Average
Price

\$842K
Median
Price

-11%
Decrease From
Apr 2022

25%
Increase From
Apr 2022

9%
Increase From
Apr 2022

UNITS SOLD

9
Total
Properties

\$797K
Average
Price

\$700K
Median
Price

-44%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

-17%
Decrease From
Apr 2022

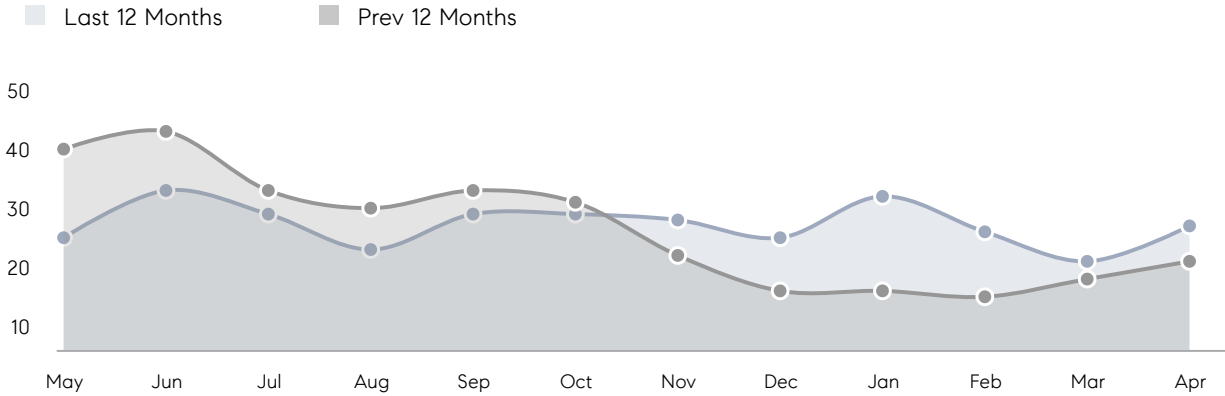
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	41	24	71%
	% OF ASKING PRICE	105%	117%	
	AVERAGE SOLD PRICE	\$797,444	\$885,131	-9.9%
	# OF CONTRACTS	16	18	-11.1%
	NEW LISTINGS	28	22	27%
Houses	AVERAGE DOM	41	20	105%
	% OF ASKING PRICE	105%	120%	
	AVERAGE SOLD PRICE	\$797,444	\$969,436	-18%
	# OF CONTRACTS	14	16	-12%
	NEW LISTINGS	25	20	25%
Condo/Co-op/TH	AVERAGE DOM	-	50	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$295,000	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	2	50%

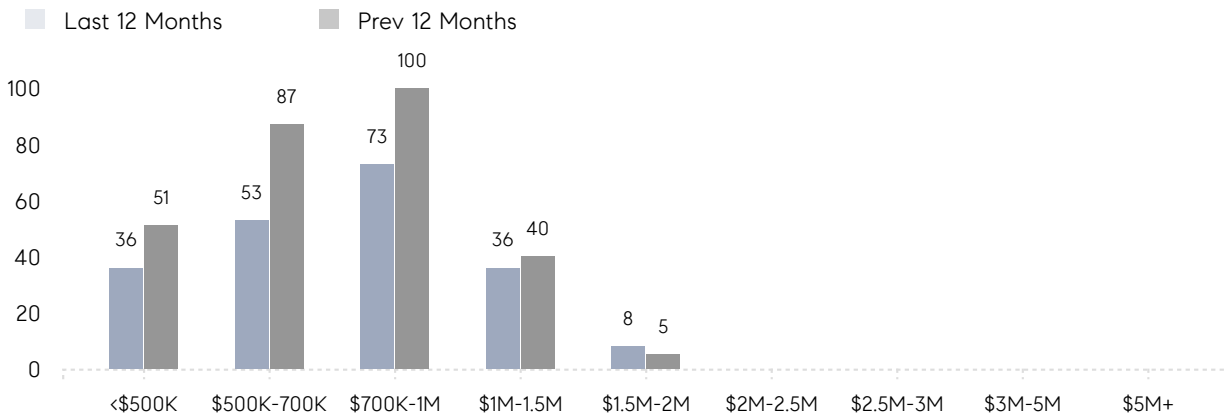
South Orange

APRIL 2023

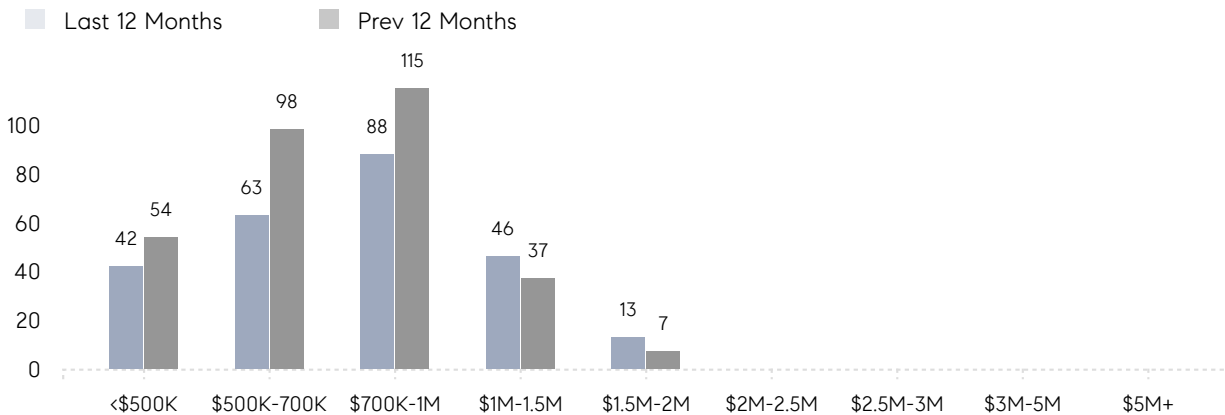
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Springfield Market Insights

Springfield

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$623K
Average
Price

\$624K
Median
Price

-50%
Decrease From
Apr 2022

11%
Increase From
Apr 2022

14%
Increase From
Apr 2022

UNITS SOLD

5
Total
Properties

\$731K
Average
Price

\$670K
Median
Price

-67%
Decrease From
Apr 2022

34%
Increase From
Apr 2022

20%
Increase From
Apr 2022

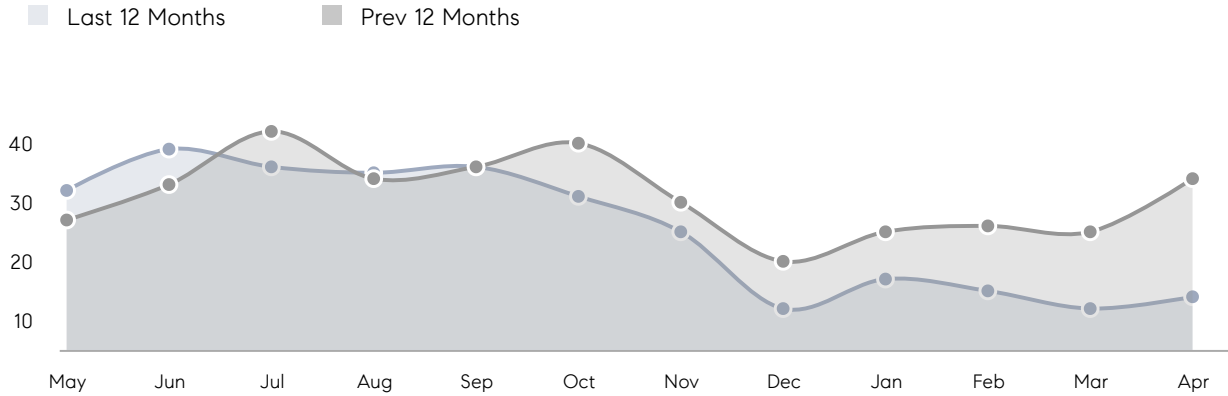
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	44	32	38%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$731,000	\$543,513	34.5%
	# OF CONTRACTS	8	16	-50.0%
	NEW LISTINGS	12	27	-56%
Houses	AVERAGE DOM	44	36	22%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$731,000	\$570,992	28%
	# OF CONTRACTS	6	13	-54%
	NEW LISTINGS	10	24	-58%
Condo/Co-op/TH	AVERAGE DOM	-	6	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$364,900	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	2	3	-33%

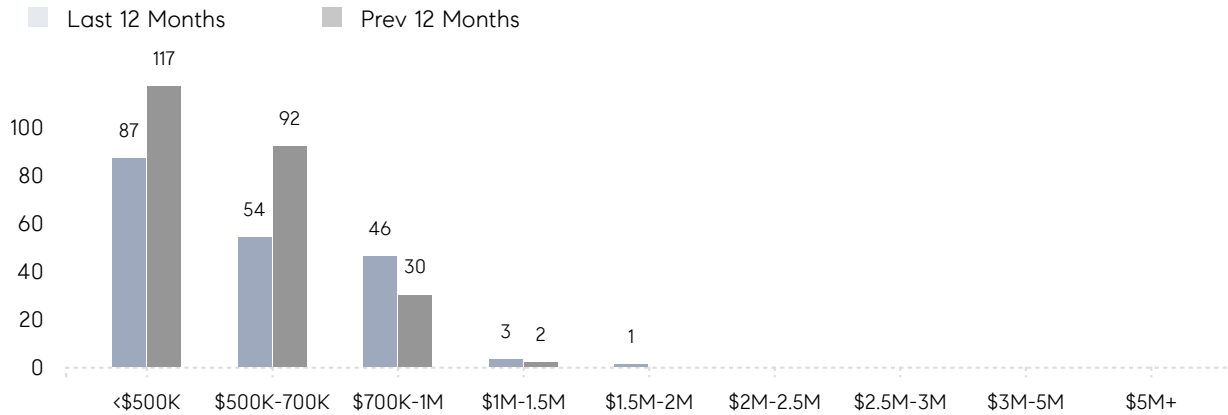
Springfield

APRIL 2023

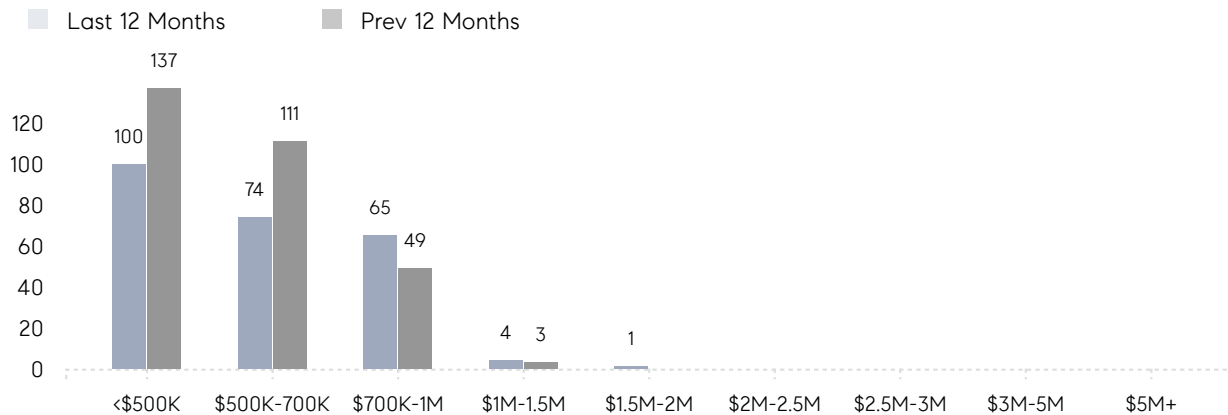
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Summit Market Insights

Summit

APRIL 2023

UNDER CONTRACT

28	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-3%	-13%	-23%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

24	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
-23%	13%	13%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

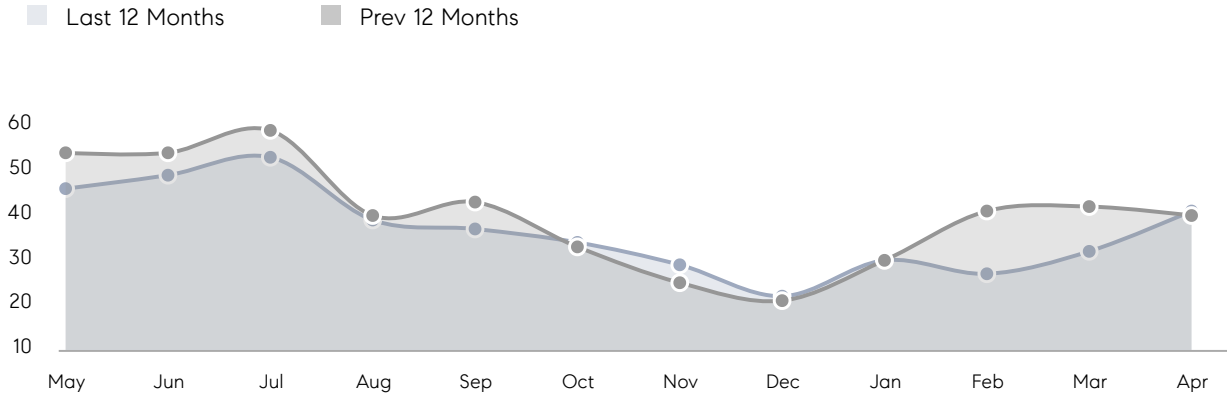
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	26	23	13%
	% OF ASKING PRICE	107%	110%	
	AVERAGE SOLD PRICE	\$1,373,104	\$1,215,581	13.0%
	# OF CONTRACTS	28	29	-3.4%
	NEW LISTINGS	38	35	9%
Houses	AVERAGE DOM	18	21	-14%
	% OF ASKING PRICE	108%	111%	
	AVERAGE SOLD PRICE	\$1,442,429	\$1,380,458	4%
	# OF CONTRACTS	25	28	-11%
	NEW LISTINGS	33	30	10%
Condo/Co-op/TH	AVERAGE DOM	79	31	155%
	% OF ASKING PRICE	97%	104%	
	AVERAGE SOLD PRICE	\$887,833	\$650,286	37%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	5	5	0%

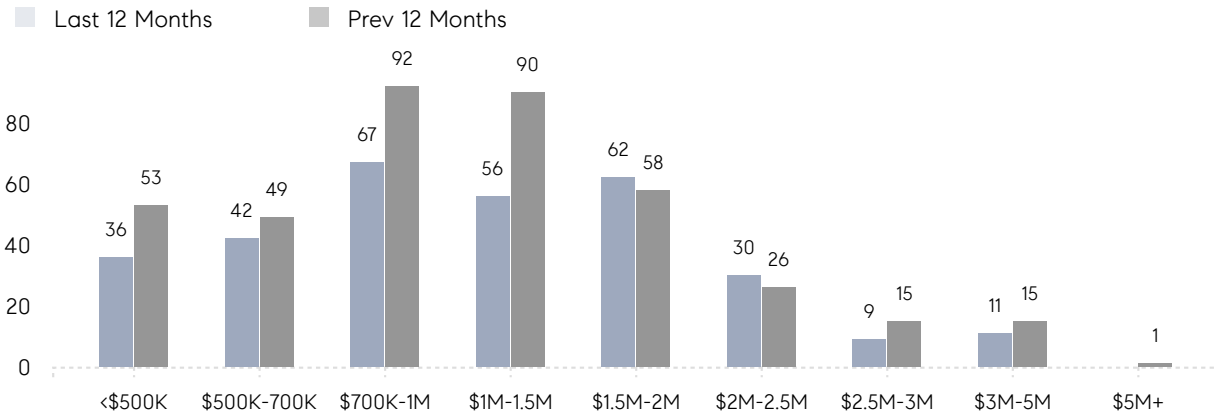
Summit

APRIL 2023

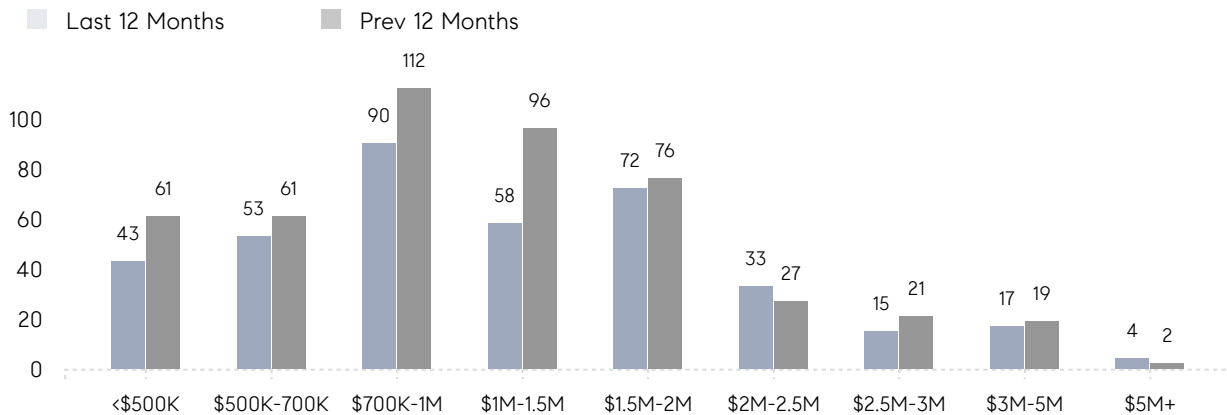
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Teaneck Market Insights

Teaneck

APRIL 2023

UNDER CONTRACT

27
Total
Properties

\$508K
Average
Price

\$519K
Median
Price

-27%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

0%
Change From
Apr 2022

UNITS SOLD

16
Total
Properties

\$537K
Average
Price

\$497K
Median
Price

-48%
Decrease From
Apr 2022

4%
Increase From
Apr 2022

-3%
Decrease From
Apr 2022

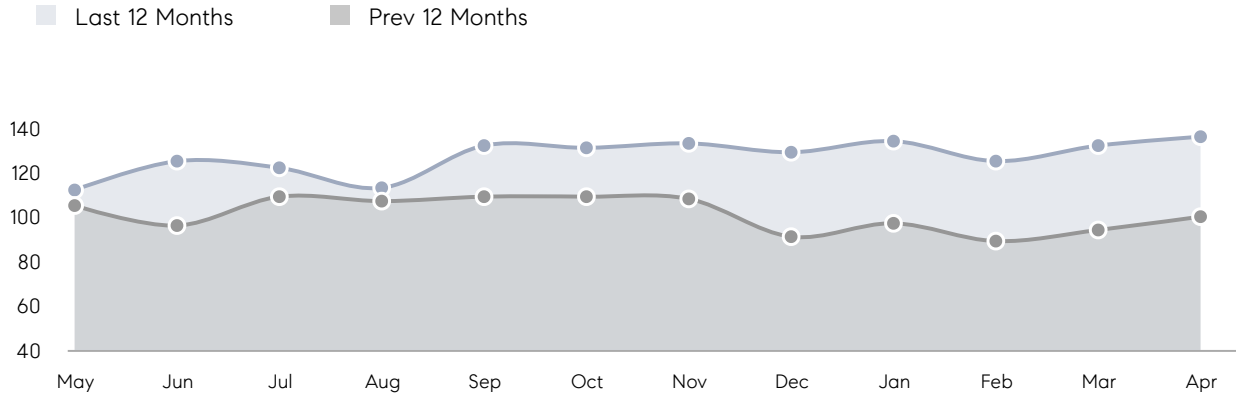
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	30	53	-43%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$537,813	\$514,939	4.4%
	# OF CONTRACTS	27	37	-27.0%
	NEW LISTINGS	27	44	-39%
Houses	AVERAGE DOM	33	36	-8%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$572,214	\$572,044	0%
	# OF CONTRACTS	22	31	-29%
	NEW LISTINGS	23	35	-34%
Condo/Co-op/TH	AVERAGE DOM	10	125	-92%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$297,000	\$277,000	7%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	4	9	-56%

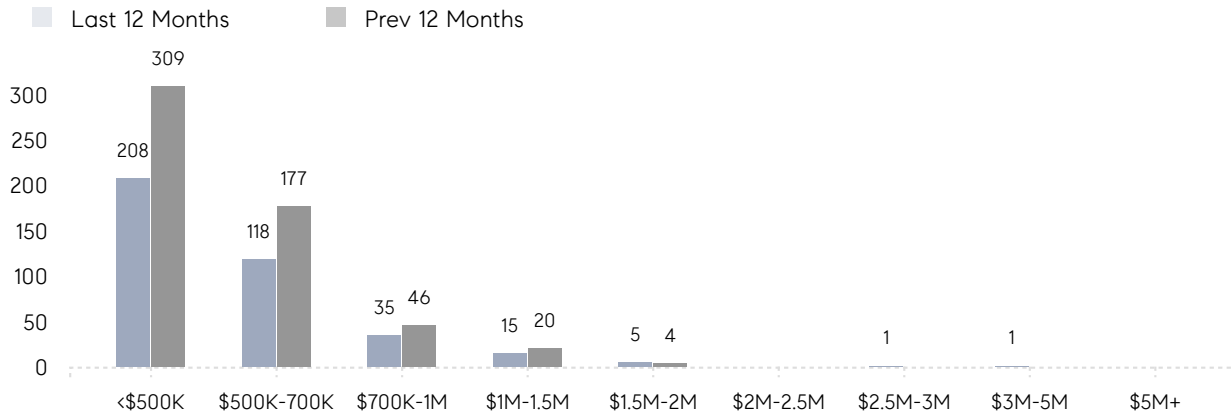
Teaneck

APRIL 2023

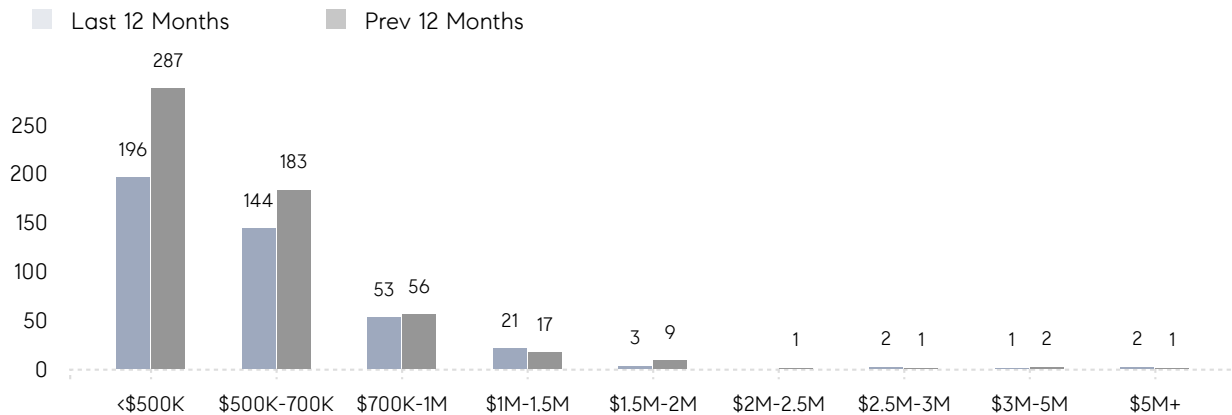
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Tenaflly Market Insights

Tenafly

APRIL 2023

UNDER CONTRACT

23
Total
Properties

\$1.3M
Average
Price

\$1.3M
Median
Price

15%
Increase From
Apr 2022

37%
Increase From
Apr 2022

45%
Increase From
Apr 2022

UNITS SOLD

8
Total
Properties

\$1.6M
Average
Price

\$1.4M
Median
Price

-33%
Decrease From
Apr 2022

37%
Increase From
Apr 2022

21%
Increase From
Apr 2022

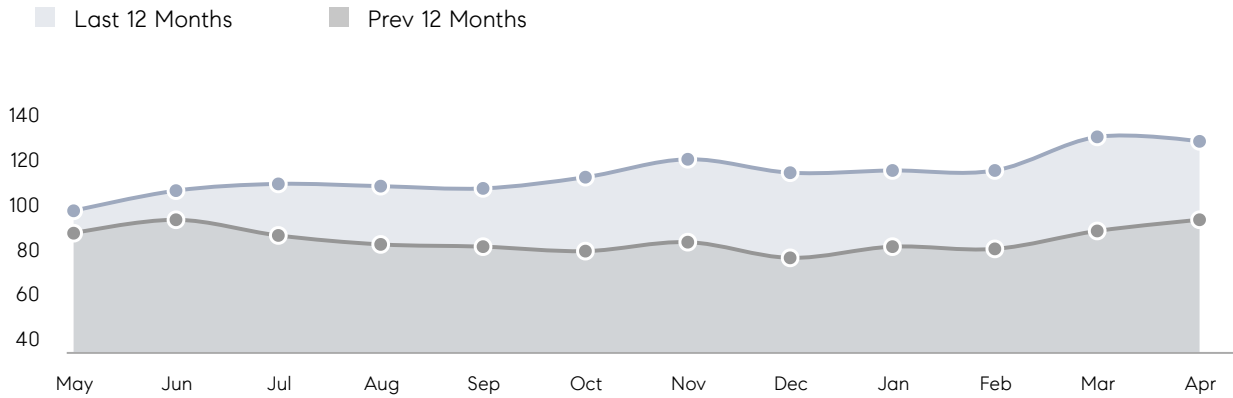
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	64	20	220%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$1,699,625	\$1,243,667	36.7%
	# OF CONTRACTS	23	20	15.0%
	NEW LISTINGS	21	28	-25%
Houses	AVERAGE DOM	69	21	229%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$1,910,286	\$1,295,818	47%
	# OF CONTRACTS	19	15	27%
	NEW LISTINGS	18	25	-28%
Condo/Co-op/TH	AVERAGE DOM	24	4	500%
	% OF ASKING PRICE	96%	101%	
	AVERAGE SOLD PRICE	\$225,000	\$670,000	-66%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	3	3	0%

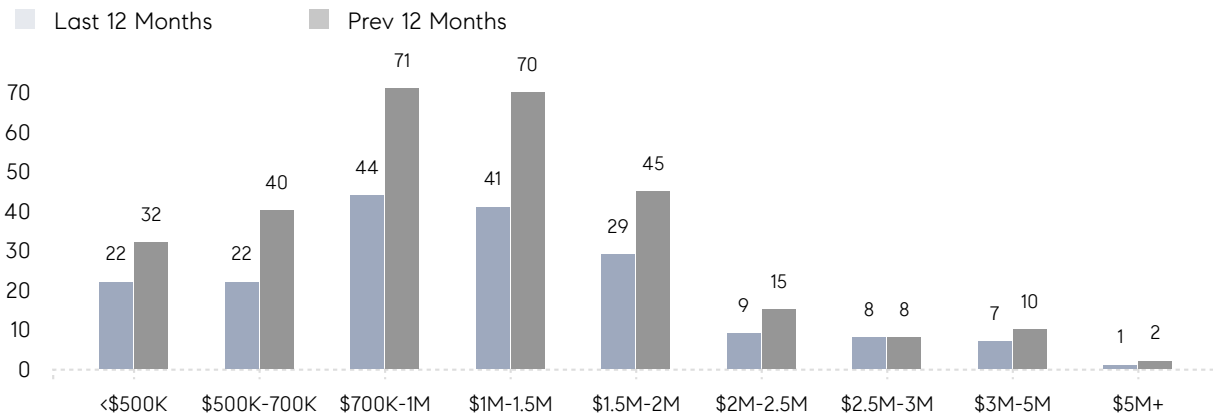
Tenaflly

APRIL 2023

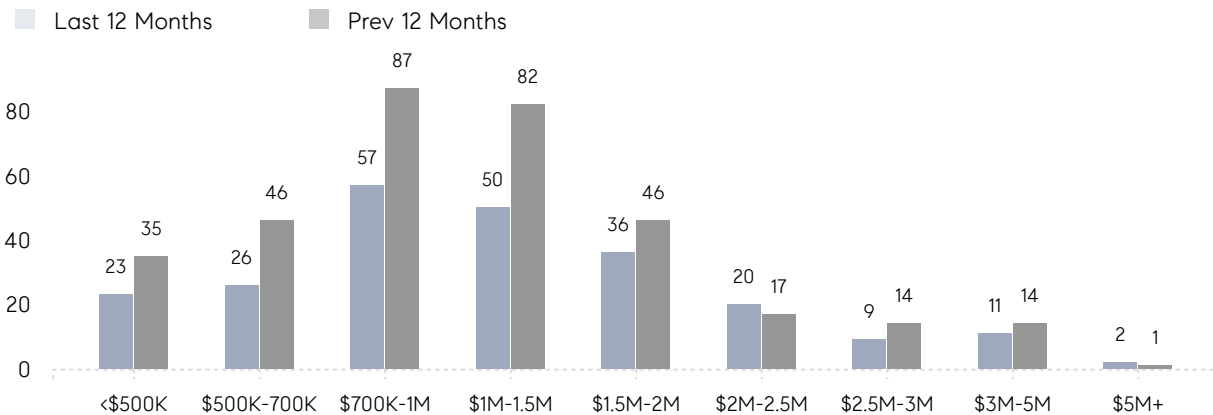
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Tewksbury Township Market Insights

Tewksbury Township

APRIL 2023

UNDER CONTRACT

10	\$909K	\$739K
Total Properties	Average Price	Median Price
25%	-15%	-26%
Increase From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

3	\$793K	\$869K
Total Properties	Average Price	Median Price
-57%	8%	22%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

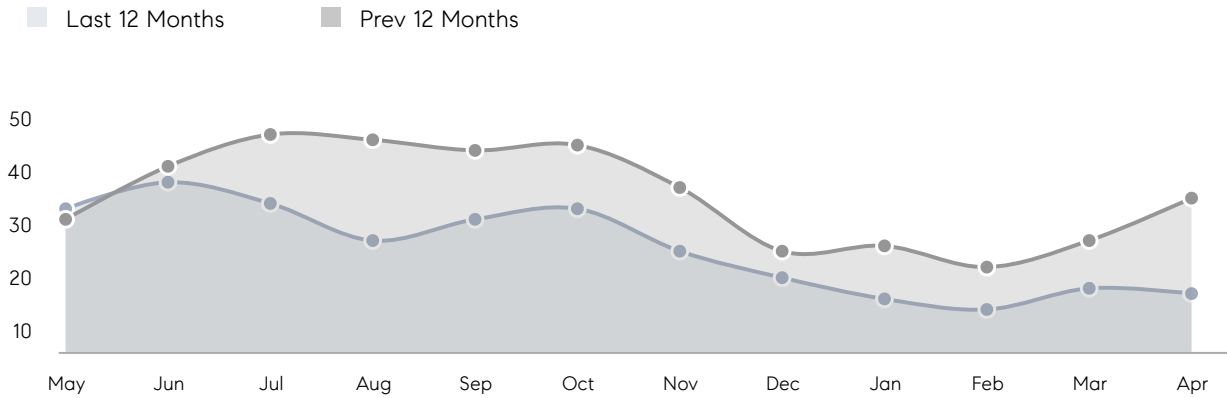
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	44	63	-30%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$793,300	\$733,386	8.2%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	13	21	-38%
Houses	AVERAGE DOM	44	70	-37%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$793,300	\$770,617	3%
	# OF CONTRACTS	10	8	25%
	NEW LISTINGS	12	18	-33%
Condo/Co-op/TH	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$510,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	3	-67%

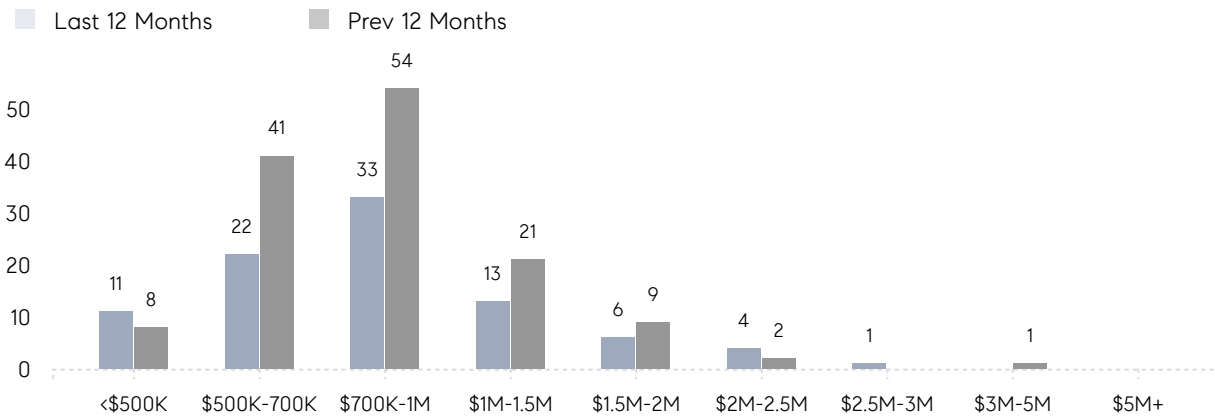
Tewksbury Township

APRIL 2023

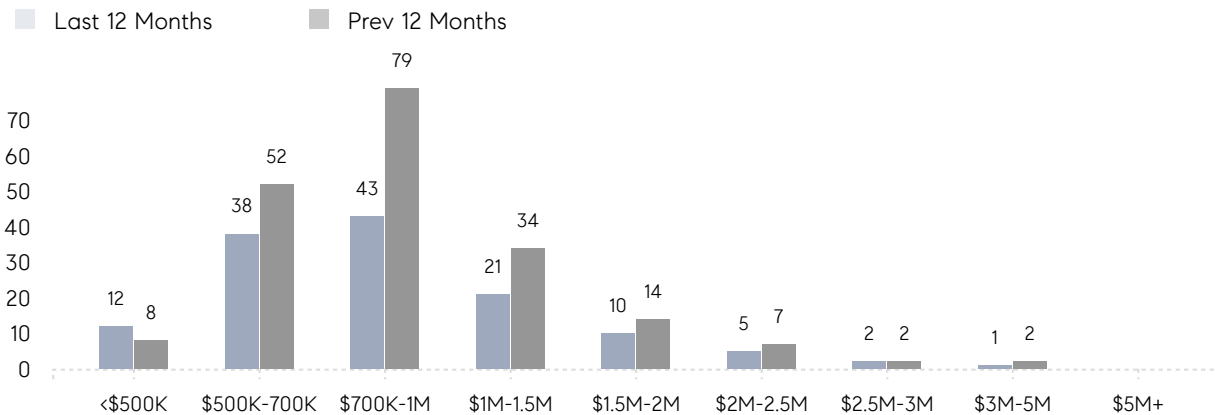
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Union Market Insights

Union

APRIL 2023

UNDER CONTRACT

55
Total
Properties

\$482K
Average
Price

\$490K
Median
Price

-8%
Decrease From
Apr 2022

13%
Increase From
Apr 2022

12%
Increase From
Apr 2022

UNITS SOLD

34
Total
Properties

\$493K
Average
Price

\$509K
Median
Price

-38%
Decrease From
Apr 2022

7%
Increase From
Apr 2022

6%
Increase From
Apr 2022

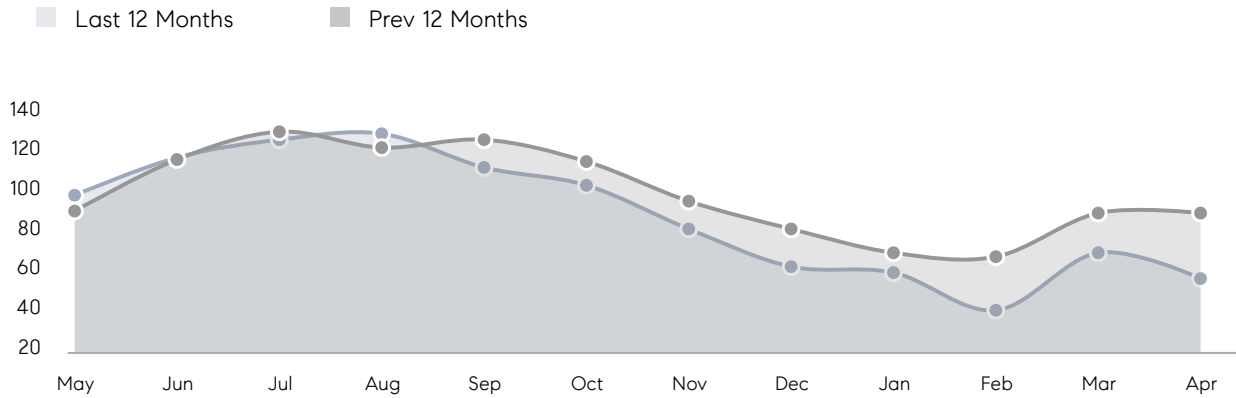
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	33	35	-6%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$493,762	\$462,878	6.7%
	# OF CONTRACTS	55	60	-8.3%
	NEW LISTINGS	38	70	-46%
Houses	AVERAGE DOM	33	35	-6%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$500,239	\$478,692	5%
	# OF CONTRACTS	49	54	-9%
	NEW LISTINGS	35	62	-44%
Condo/Co-op/TH	AVERAGE DOM	15	28	-46%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$280,000	\$261,250	7%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	3	8	-62%

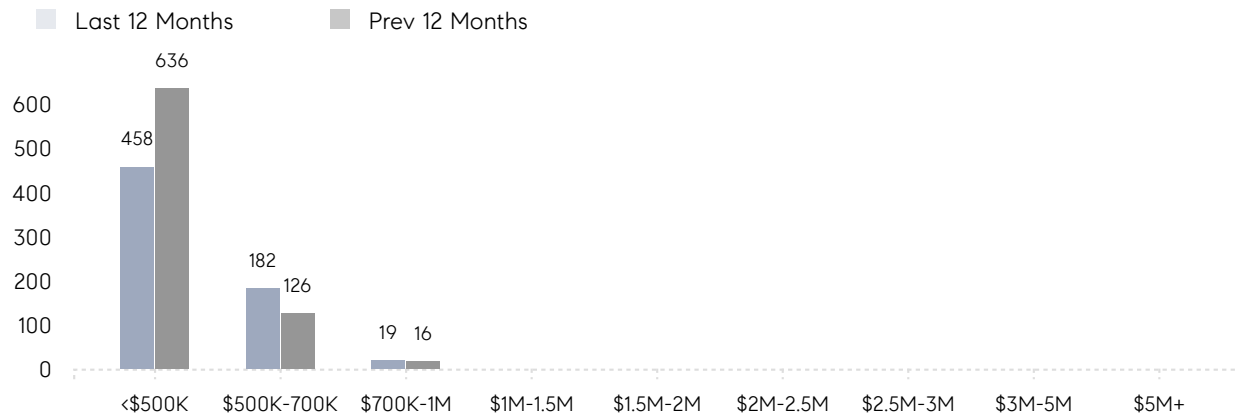
Union

APRIL 2023

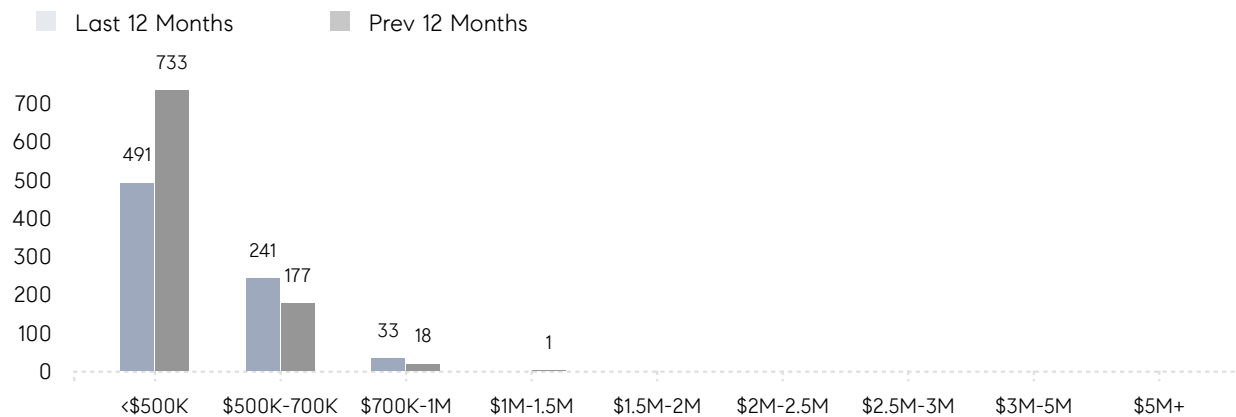
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Union City Market Insights

Union City

APRIL 2023

UNDER CONTRACT

16	\$381K	\$362K
Total Properties	Average Price	Median Price
-43%	-5%	-15%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

18	\$412K	\$405K
Total Properties	Average Price	Median Price
-33%	13%	40%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

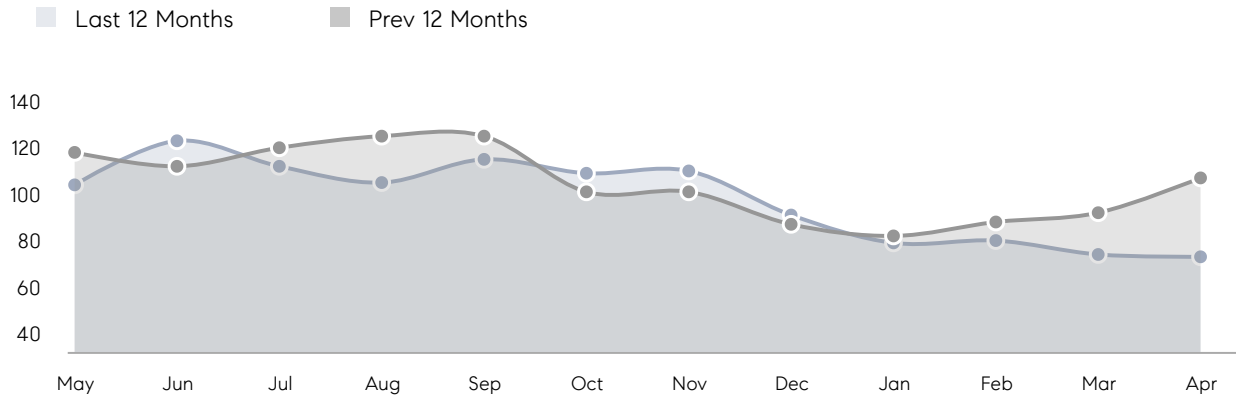
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	46	47	-2%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$412,272	\$364,830	13.0%
	# OF CONTRACTS	16	28	-42.9%
	NEW LISTINGS	18	48	-62%
Houses	AVERAGE DOM	-	11	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$958,250	-
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	2	1	100%
Condo/Co-op/TH	AVERAGE DOM	46	49	-6%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$412,272	\$317,356	30%
	# OF CONTRACTS	13	28	-54%
	NEW LISTINGS	16	47	-66%

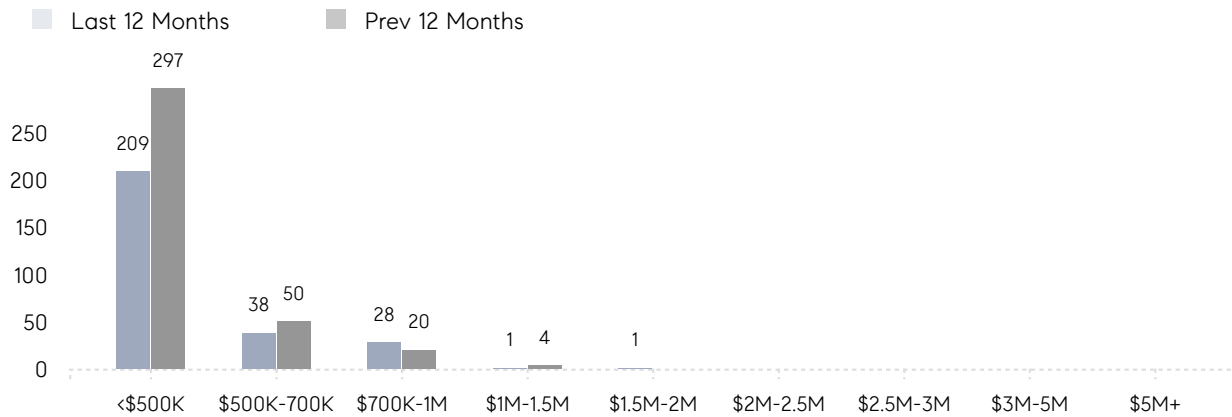
Union City

APRIL 2023

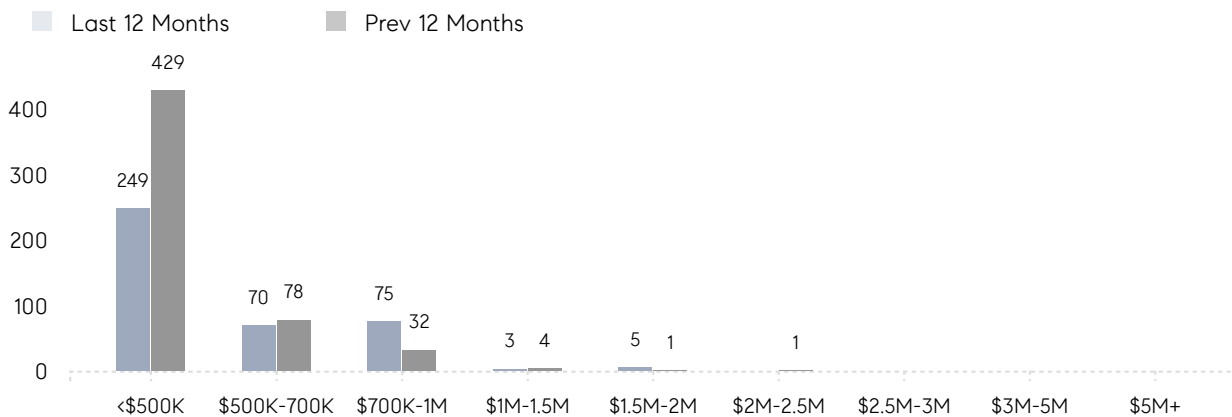
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Upper Saddle River Market Insights

Upper Saddle River

APRIL 2023

UNDER CONTRACT

17	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
31%	8%	17%
Increase From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

11	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-8%	25%	27%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

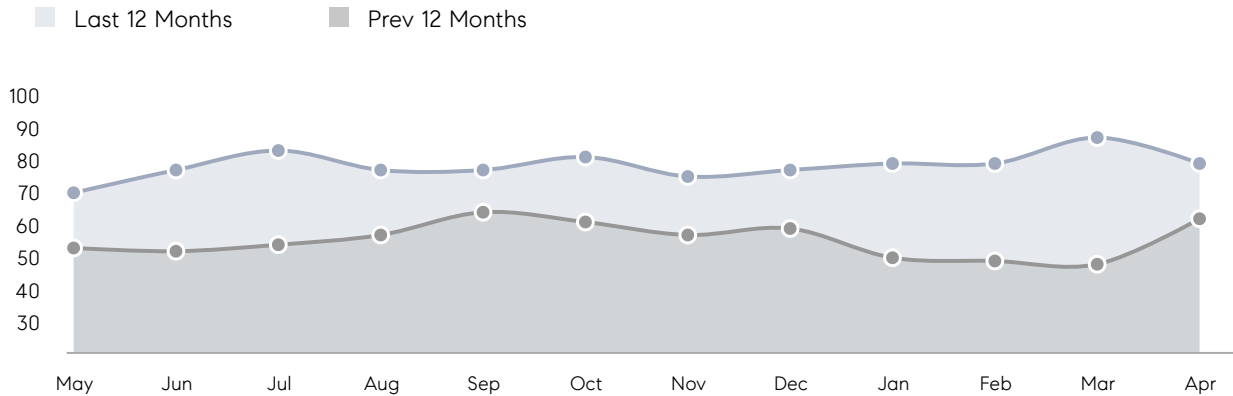
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	48	24	100%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$1,287,796	\$1,029,511	25.1%
	# OF CONTRACTS	17	13	30.8%
	NEW LISTINGS	7	26	-73%
Houses	AVERAGE DOM	54	31	74%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$1,421,028	\$1,095,013	30%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	6	19	-68%
Condo/Co-op/TH	AVERAGE DOM	37	10	270%
	% OF ASKING PRICE	109%	100%	
	AVERAGE SOLD PRICE	\$1,054,641	\$898,506	17%
	# OF CONTRACTS	6	2	200%
	NEW LISTINGS	1	7	-86%

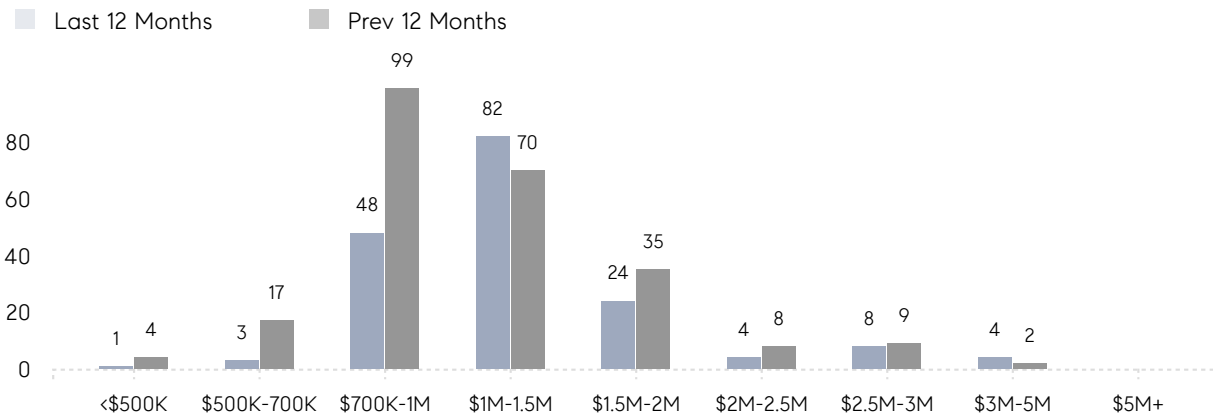
Upper Saddle River

APRIL 2023

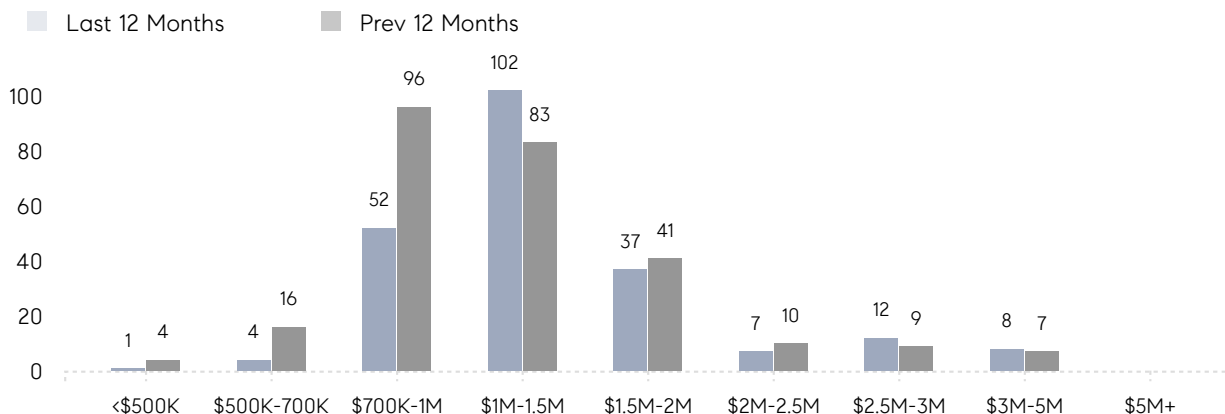
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Verona Market Insights

Verona

APRIL 2023

UNDER CONTRACT

17
Total
Properties

\$605K
Average
Price

\$559K
Median
Price

-32%
Decrease From
Apr 2022

10%
Increase From
Apr 2022

4%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$666K
Average
Price

\$621K
Median
Price

-37%
Decrease From
Apr 2022

11%
Increase From
Apr 2022

2%
Increase From
Apr 2022

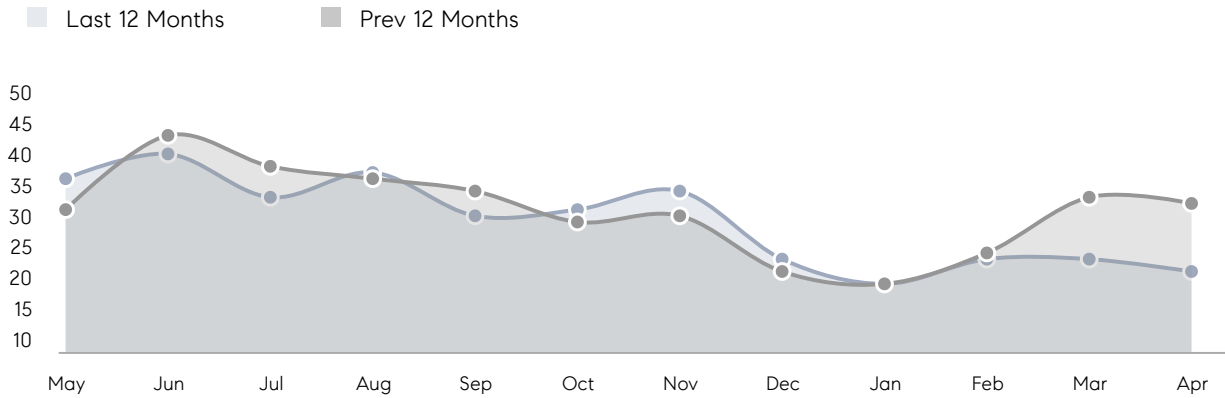
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	22	52	-58%
	% OF ASKING PRICE	111%	112%	
	AVERAGE SOLD PRICE	\$666,273	\$599,656	11.1%
	# OF CONTRACTS	17	25	-32.0%
	NEW LISTINGS	19	28	-32%
Houses	AVERAGE DOM	22	14	57%
	% OF ASKING PRICE	111%	114%	
	AVERAGE SOLD PRICE	\$666,273	\$715,864	-7%
	# OF CONTRACTS	13	17	-24%
	NEW LISTINGS	17	19	-11%
Condo/Co-op/TH	AVERAGE DOM	-	137	-
	% OF ASKING PRICE	-	108%	
	AVERAGE SOLD PRICE	-	\$344,000	-
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	2	9	-78%

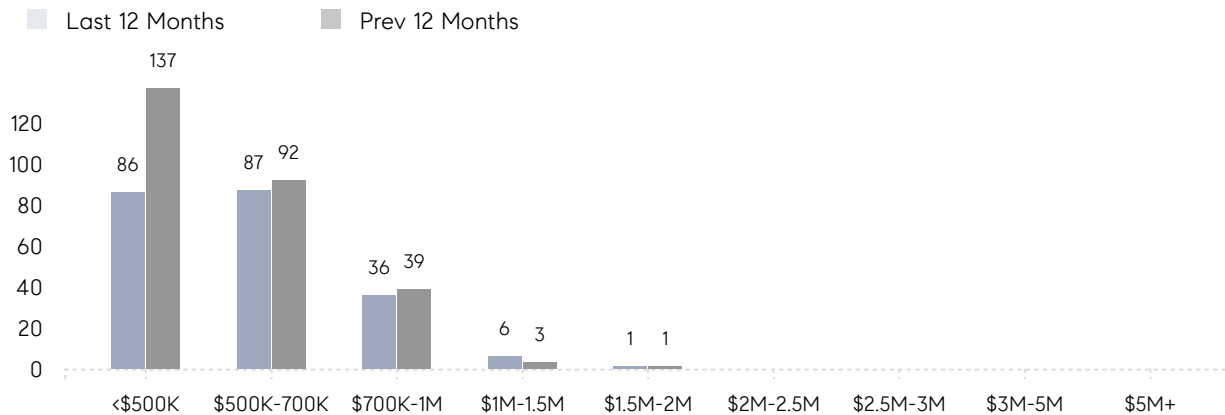
Verona

APRIL 2023

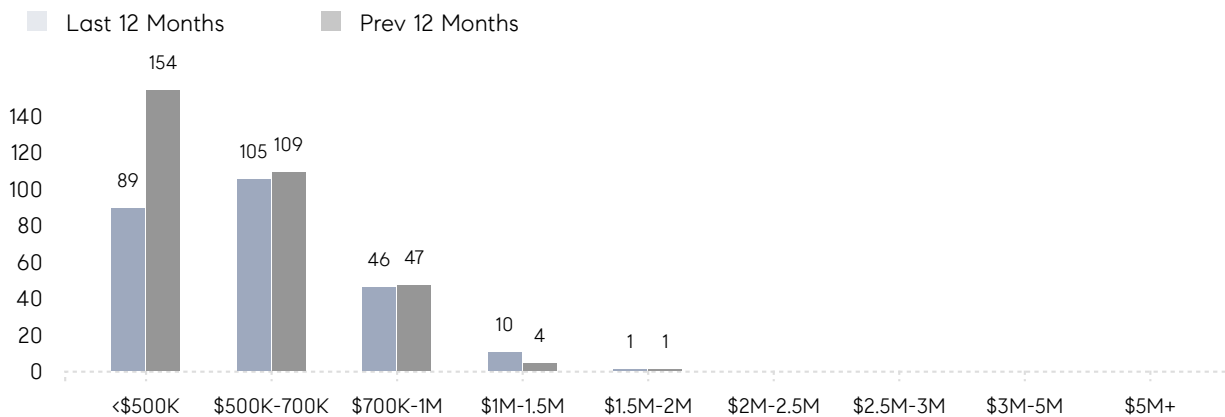
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Waldwick Market Insights

Waldwick

APRIL 2023

UNDER CONTRACT

10
Total
Properties

\$555K
Average
Price

\$504K
Median
Price

-23%
Decrease From
Apr 2022

4%
Increase From
Apr 2022

-10%
Decrease From
Apr 2022

UNITS SOLD

12
Total
Properties

\$545K
Average
Price

\$533K
Median
Price

33%
Increase From
Apr 2022

-14%
Decrease From
Apr 2022

-7%
Decrease From
Apr 2022

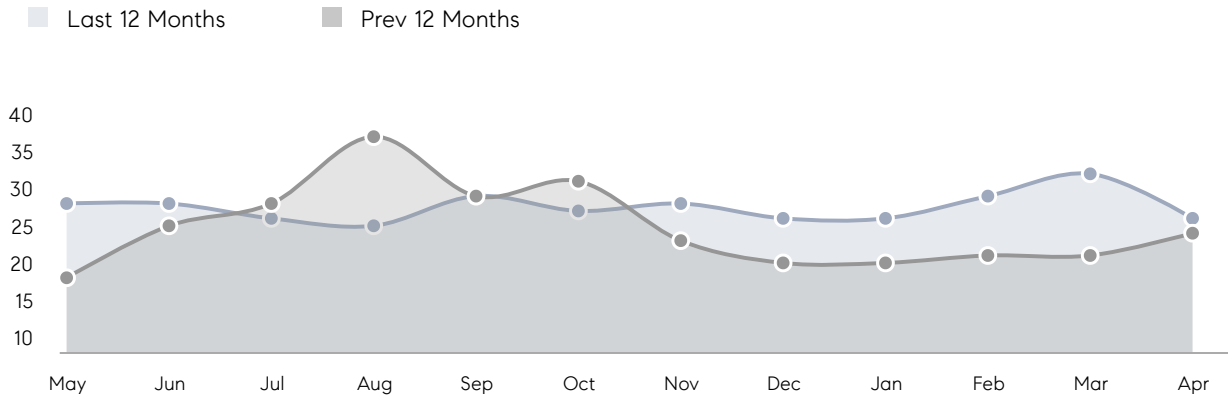
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	36	16	125%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$545,350	\$634,000	-14.0%
	# OF CONTRACTS	10	13	-23.1%
	NEW LISTINGS	8	17	-53%
Houses	AVERAGE DOM	48	16	200%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$538,775	\$634,000	-15%
	# OF CONTRACTS	9	11	-18%
	NEW LISTINGS	8	12	-33%
Condo/Co-op/TH	AVERAGE DOM	12	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$558,500	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	5	0%

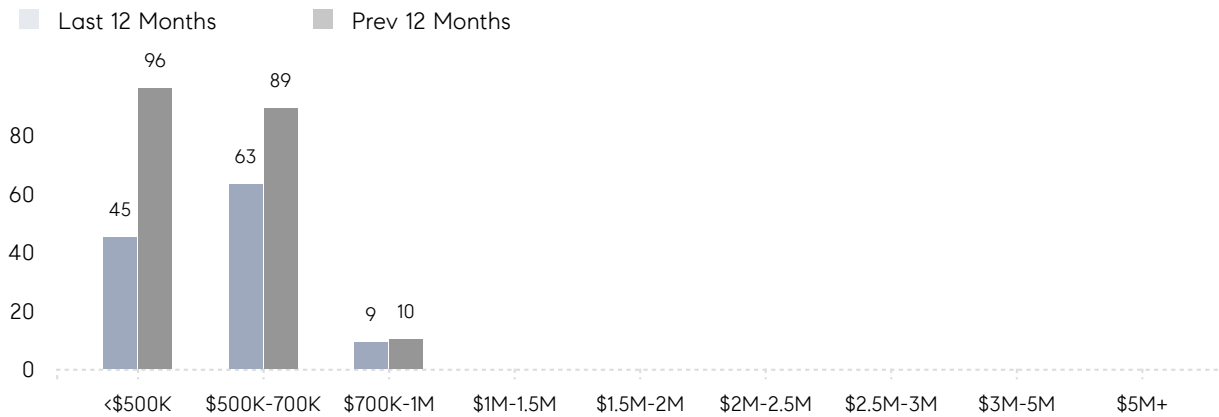
Waldwick

APRIL 2023

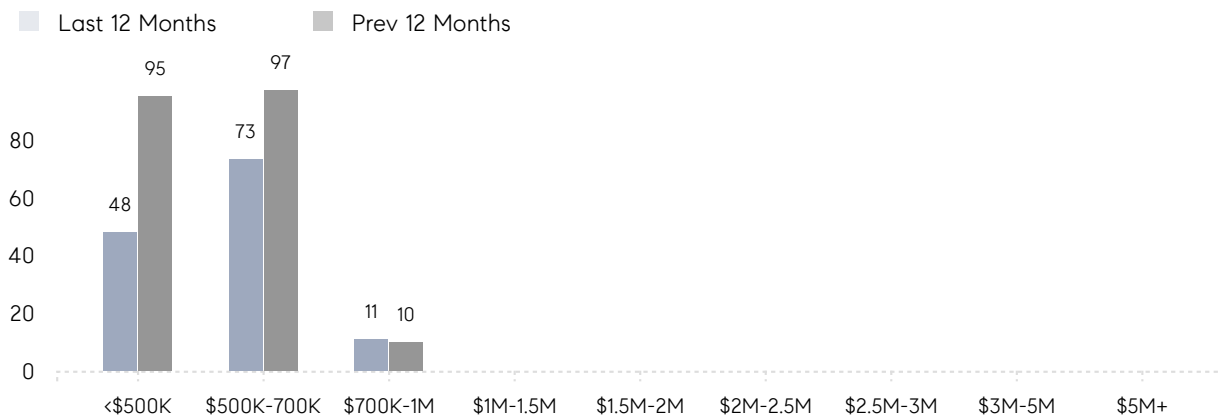
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Wallington Market Insights

Wallington

APRIL 2023

UNDER CONTRACT

3
Total
Properties

\$719K
Average
Price

\$729K
Median
Price

0%
Change From
Apr 2022

52%
Increase From
Apr 2022

117%
Increase From
Apr 2022

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Apr 2022

–
Change From
Apr 2022

–
Change From
Apr 2022

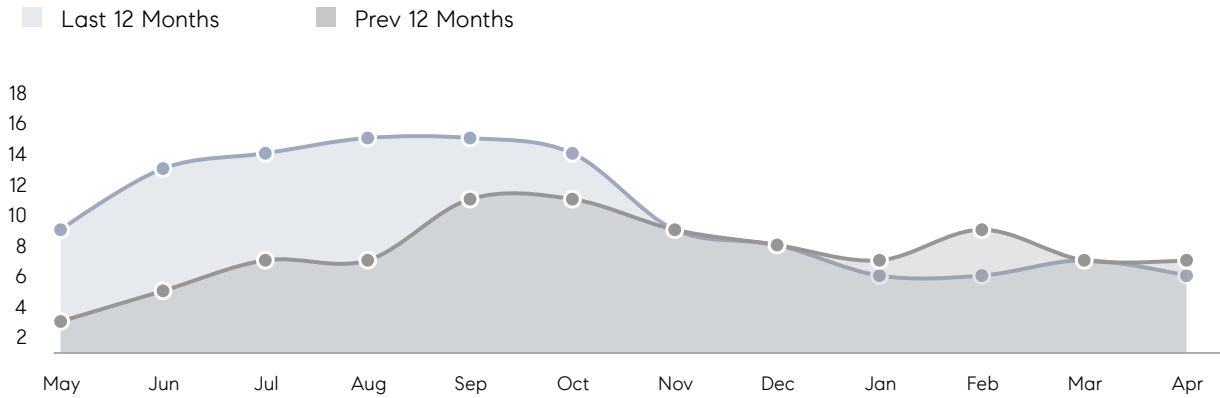
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	32	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$660,960	-
	# OF CONTRACTS	3	3	0.0%
	NEW LISTINGS	2	3	-33%
Houses	AVERAGE DOM	-	32	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$660,960	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

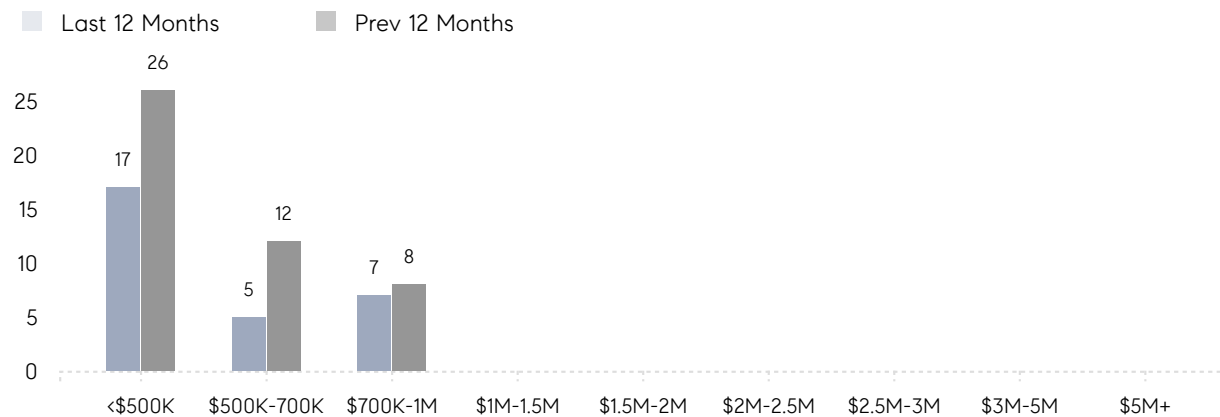
Wallington

APRIL 2023

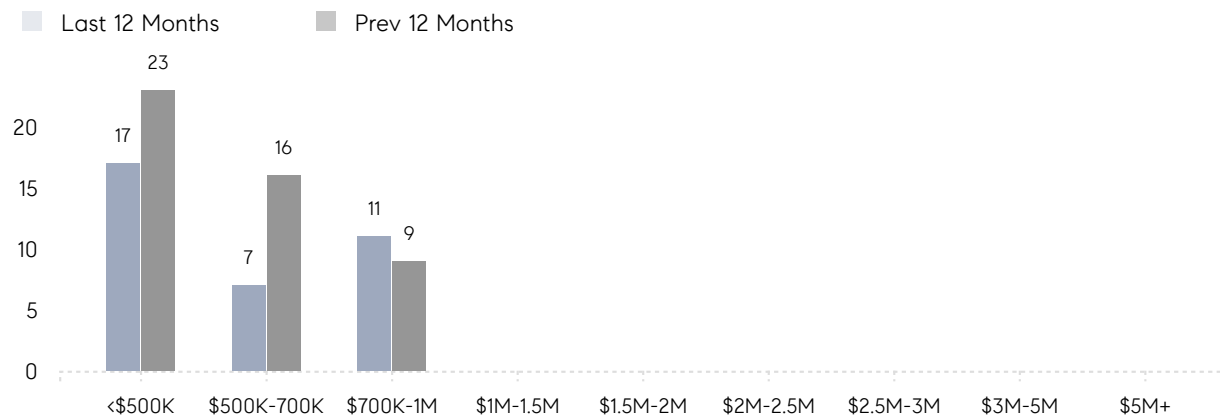
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Warren Market Insights

Warren

APRIL 2023

UNDER CONTRACT

22
Total
Properties

\$1.1M
Average
Price

\$970K
Median
Price

22%
Increase From
Apr 2022

-2%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

UNITS SOLD

9
Total
Properties

\$1.0M
Average
Price

\$999K
Median
Price

-40%
Decrease From
Apr 2022

6%
Increase From
Apr 2022

11%
Increase From
Apr 2022

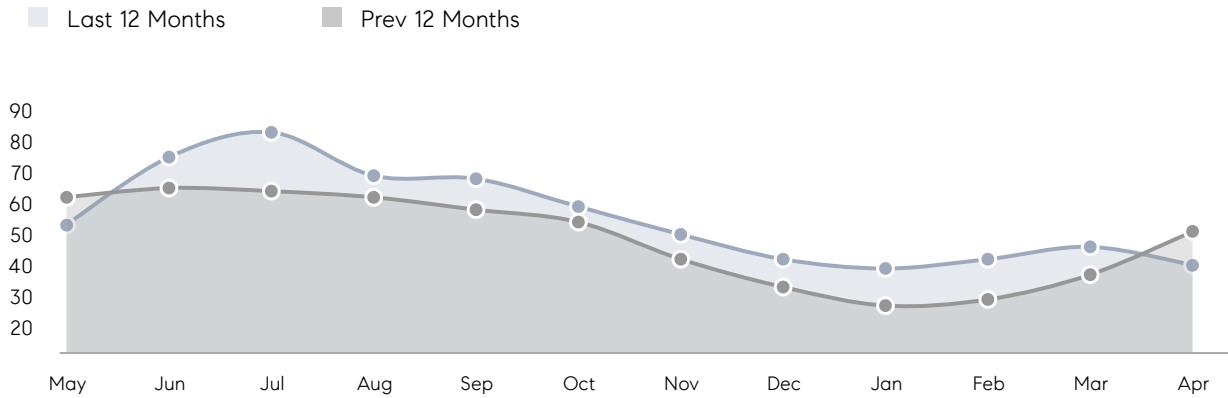
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	30	35	-14%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$1,021,818	\$964,426	6.0%
	# OF CONTRACTS	22	18	22.2%
	NEW LISTINGS	22	32	-31%
Houses	AVERAGE DOM	25	27	-7%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$1,095,000	\$906,073	21%
	# OF CONTRACTS	18	16	13%
	NEW LISTINGS	22	25	-12%
Condo/Co-op/TH	AVERAGE DOM	39	68	-43%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$875,455	\$1,197,838	-27%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	0	7	0%

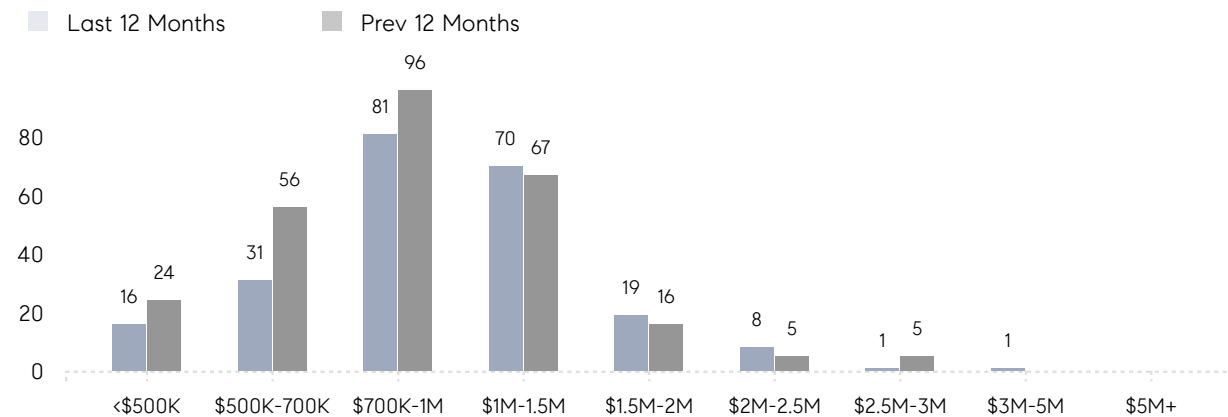
Warren

APRIL 2023

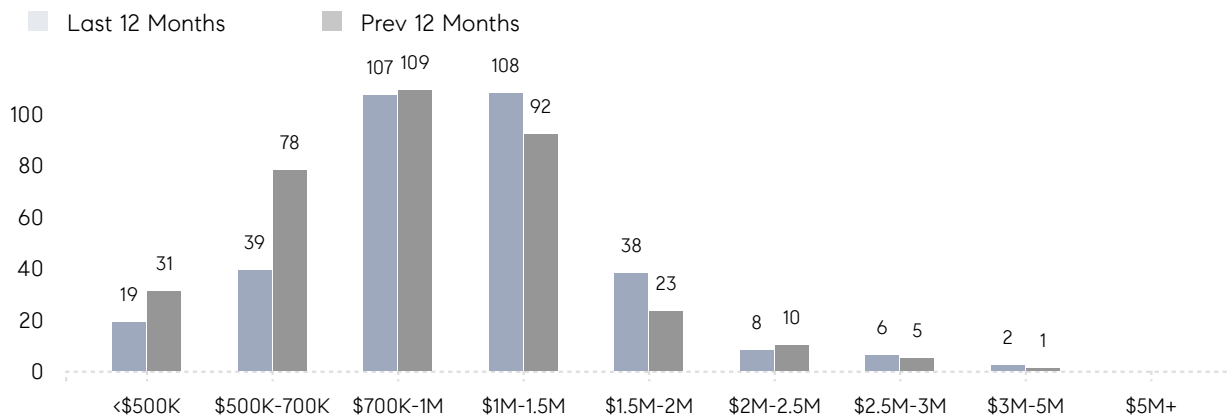
Monthly Inventory



Contracts By Price Range



Listings By Price Range

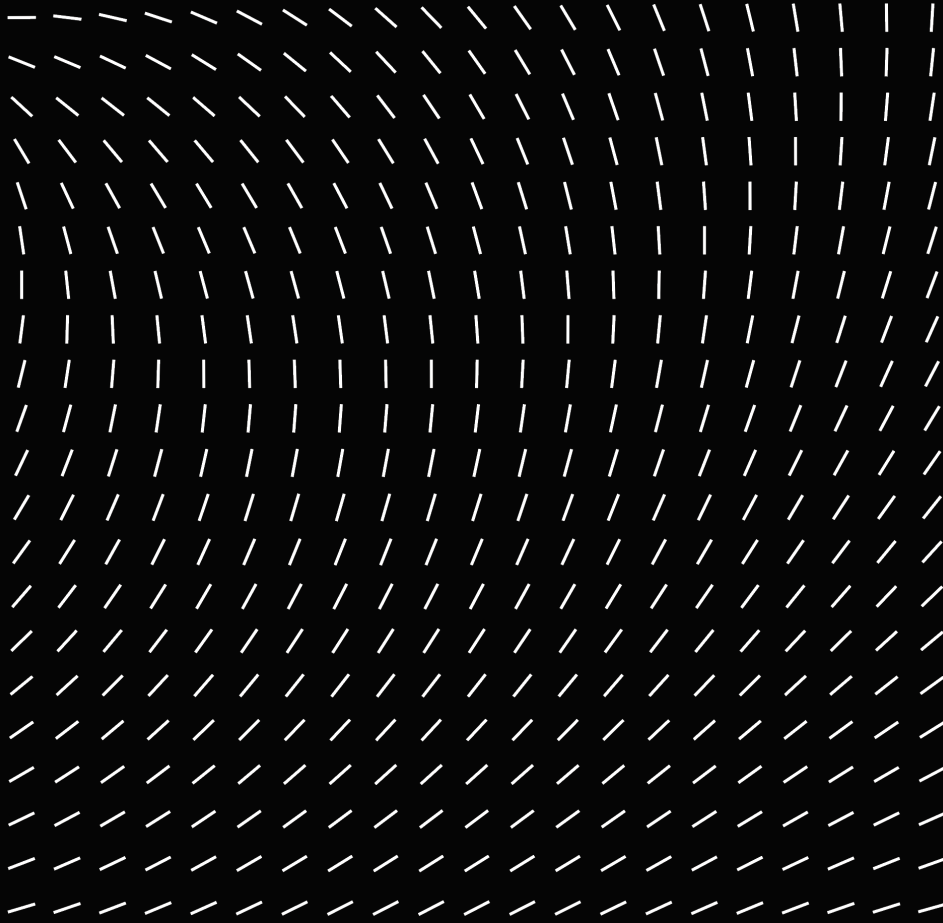




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COMPASS

April 2023

Washington Township Market Insights

Washington Township

APRIL 2023

UNDER CONTRACT

16
Total
Properties

\$593K
Average
Price

\$549K
Median
Price

23%
Increase From
Apr 2022

-6%
Decrease From
Apr 2022

-6%
Decrease From
Apr 2022

UNITS SOLD

6
Total
Properties

\$622K
Average
Price

\$622K
Median
Price

-40%
Decrease From
Apr 2022

0%
Change From
Apr 2022

8%
Increase From
Apr 2022

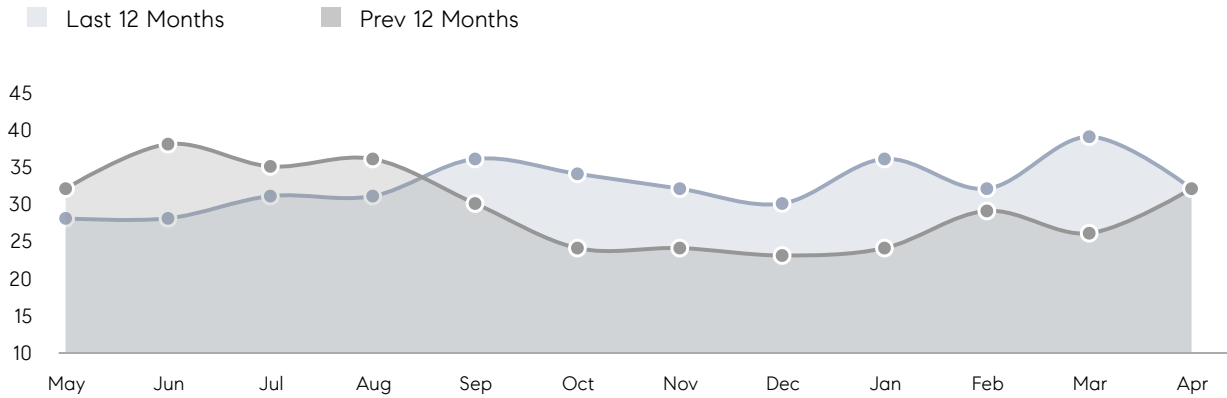
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	17	18	-6%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$622,500	\$624,200	-0.3%
	# OF CONTRACTS	16	13	23.1%
	NEW LISTINGS	8	20	-60%
Houses	AVERAGE DOM	17	20	-15%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$622,500	\$664,571	-6%
	# OF CONTRACTS	10	7	43%
	NEW LISTINGS	5	14	-64%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$530,000	-
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	3	6	-50%

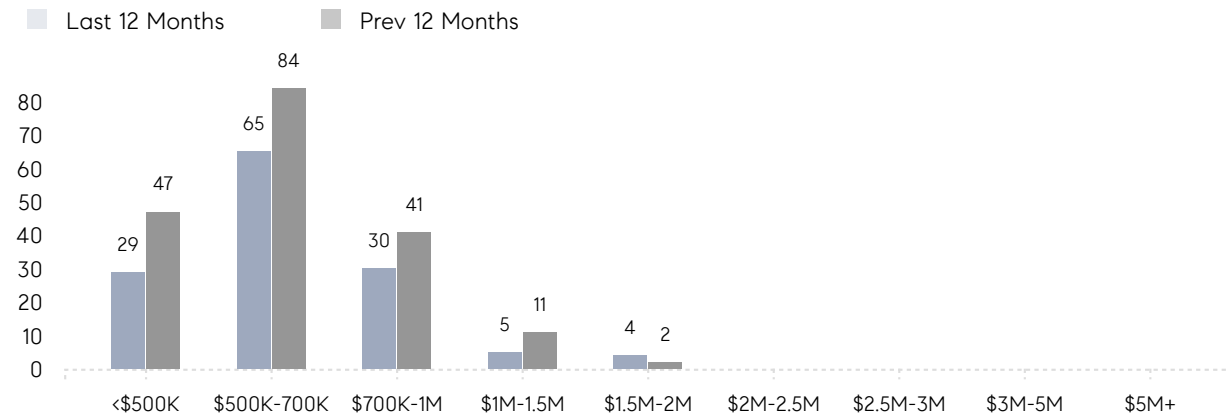
Washington Township

APRIL 2023

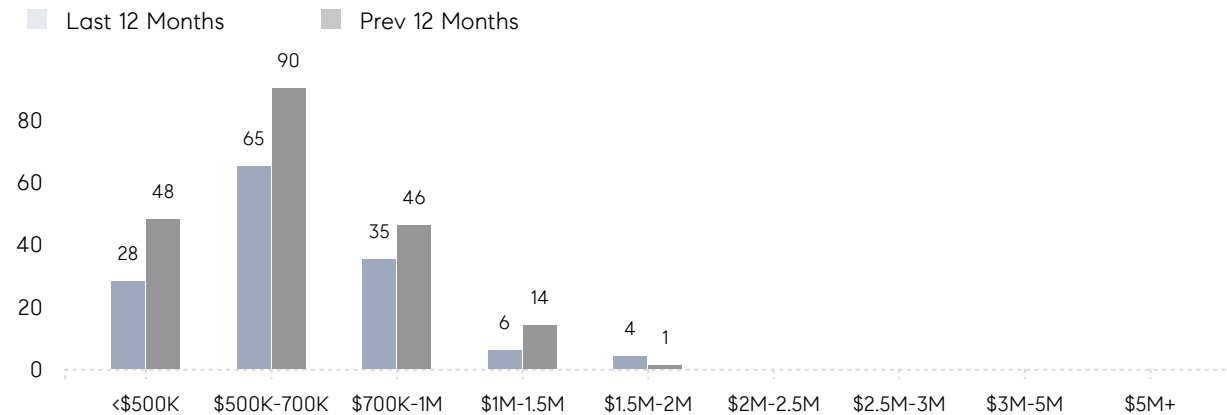
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Watchung Market Insights

Watchung

APRIL 2023

UNDER CONTRACT

6	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
-45%	58%	64%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

6	\$1.1M	\$957K
Total Properties	Average Price	Median Price
-33%	16%	-3%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

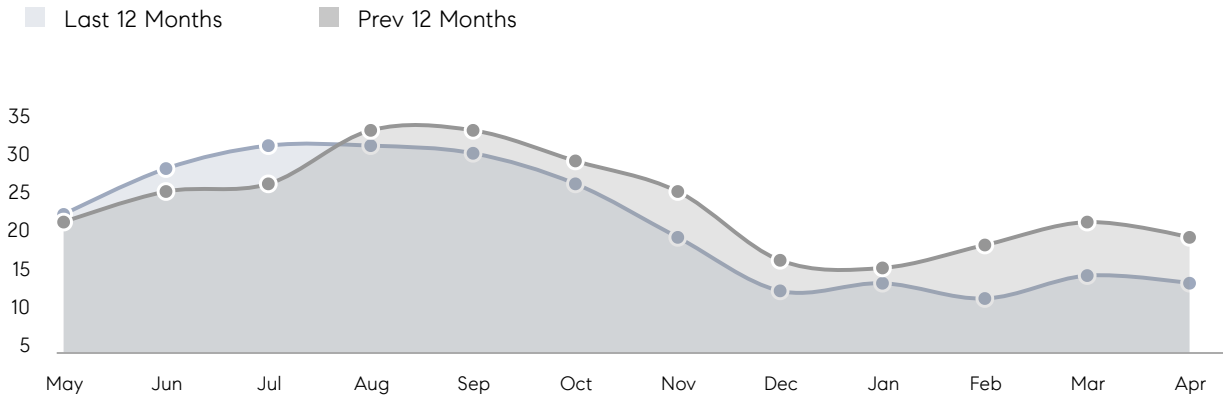
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	16	73	-78%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,127,167	\$975,322	15.6%
	# OF CONTRACTS	6	11	-45.5%
	NEW LISTINGS	6	11	-45%
Houses	AVERAGE DOM	16	56	-71%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,127,167	\$973,550	16%
	# OF CONTRACTS	6	11	-45%
	NEW LISTINGS	6	11	-45%
Condo/Co-op/TH	AVERAGE DOM	-	209	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$989,500	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

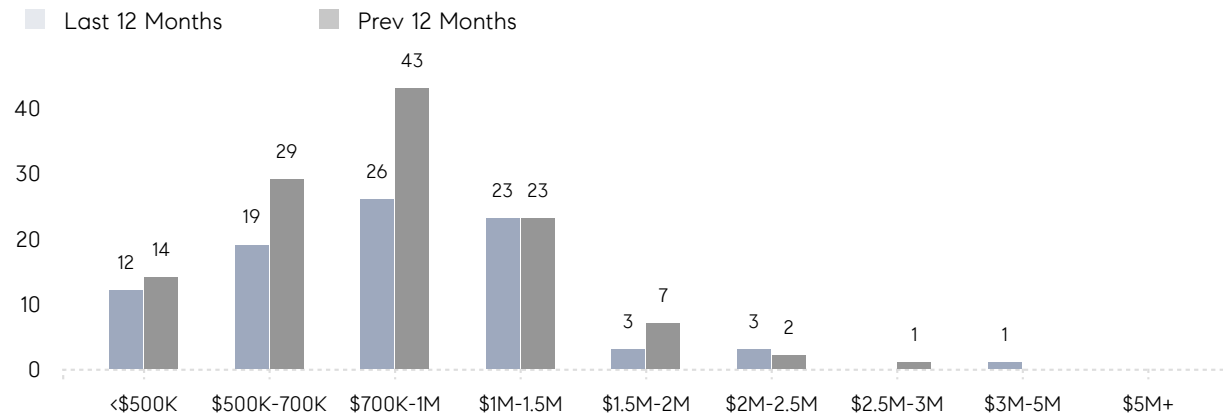
Watchung

APRIL 2023

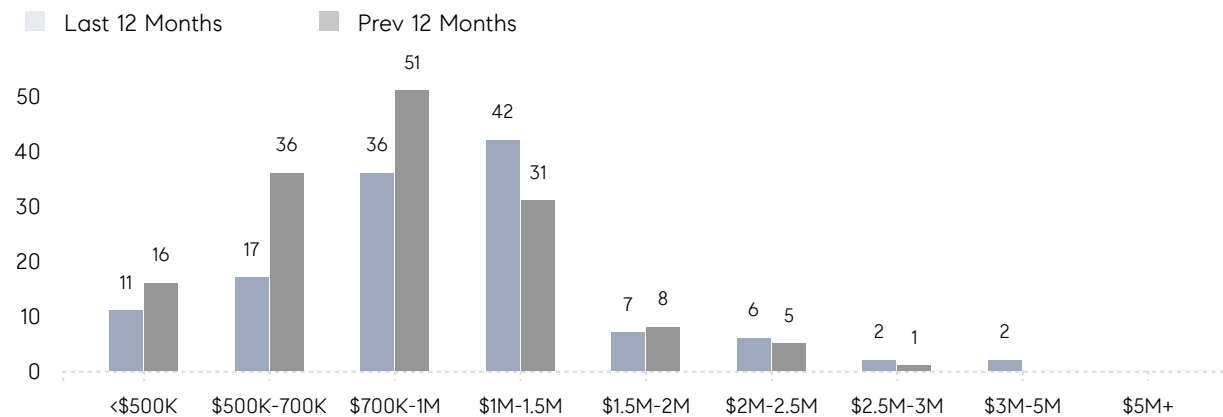
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Wayne Market Insights

Wayne

APRIL 2023

UNDER CONTRACT

58
Total
Properties

\$596K
Average
Price

\$598K
Median
Price

-12%
Decrease From
Apr 2022

6%
Increase From
Apr 2022

9%
Increase From
Apr 2022

UNITS SOLD

29
Total
Properties

\$611K
Average
Price

\$636K
Median
Price

-41%
Decrease From
Apr 2022

0%
Change From
Apr 2022

1%
Increase From
Apr 2022

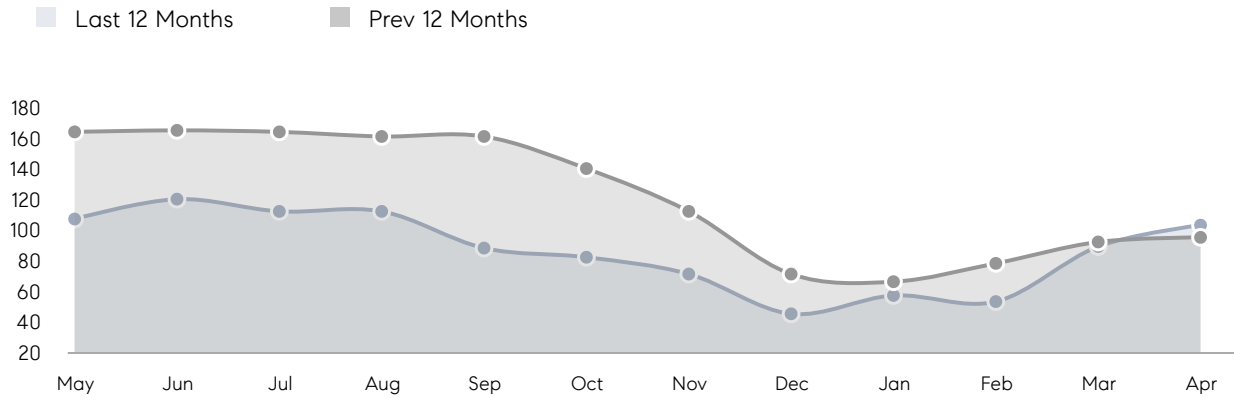
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	33	34	-3%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$611,338	\$609,731	0.3%
	# OF CONTRACTS	58	66	-12.1%
	NEW LISTINGS	66	80	-17%
Houses	AVERAGE DOM	38	38	0%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$685,450	\$661,158	4%
	# OF CONTRACTS	40	45	-11%
	NEW LISTINGS	46	61	-25%
Condo/Co-op/TH	AVERAGE DOM	6	14	-57%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$255,600	\$381,167	-33%
	# OF CONTRACTS	18	21	-14%
	NEW LISTINGS	20	19	5%

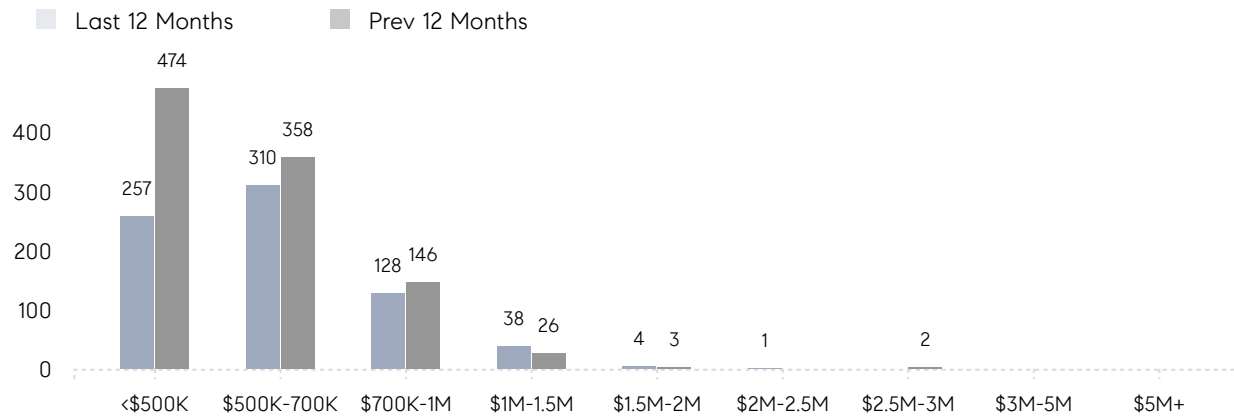
Wayne

APRIL 2023

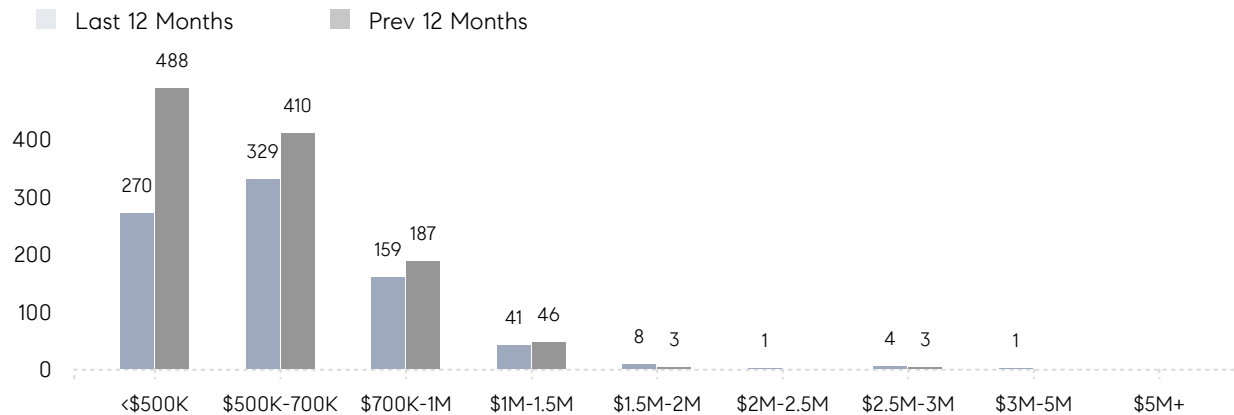
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Weehawken Market Insights

Weehawken

APRIL 2023

UNDER CONTRACT

13	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-57%	63%	80%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

7	\$960K	\$920K
Total Properties	Average Price	Median Price
-46%	11%	31%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

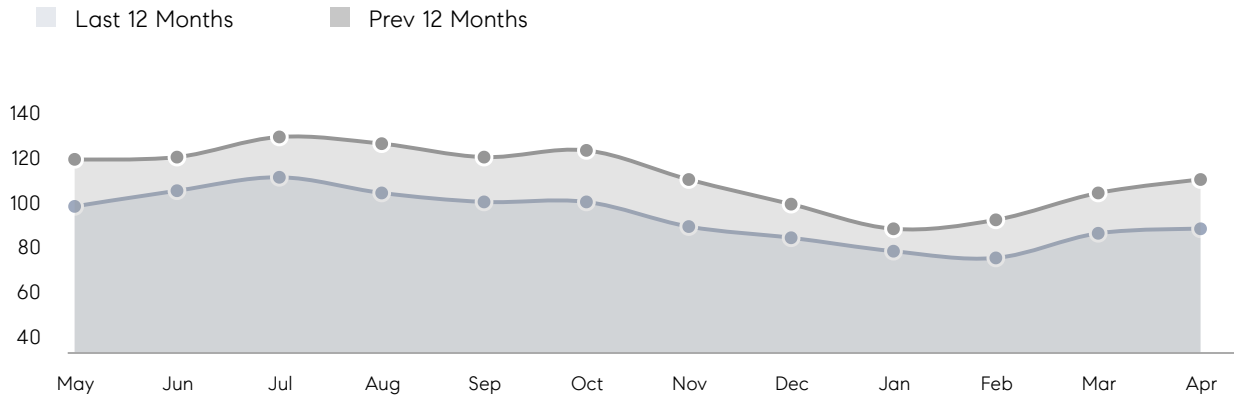
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	43	28	54%
	% OF ASKING PRICE	93%	93%	
	AVERAGE SOLD PRICE	\$960,357	\$862,731	11.3%
	# OF CONTRACTS	13	30	-56.7%
	NEW LISTINGS	22	46	-52%
Houses	AVERAGE DOM	65	26	150%
	% OF ASKING PRICE	89%	100%	
	AVERAGE SOLD PRICE	\$823,333	\$1,325,500	-38%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	5	10	-50%
Condo/Co-op/TH	AVERAGE DOM	26	28	-7%
	% OF ASKING PRICE	96%	91%	
	AVERAGE SOLD PRICE	\$1,063,125	\$778,591	37%
	# OF CONTRACTS	6	26	-77%
	NEW LISTINGS	17	36	-53%

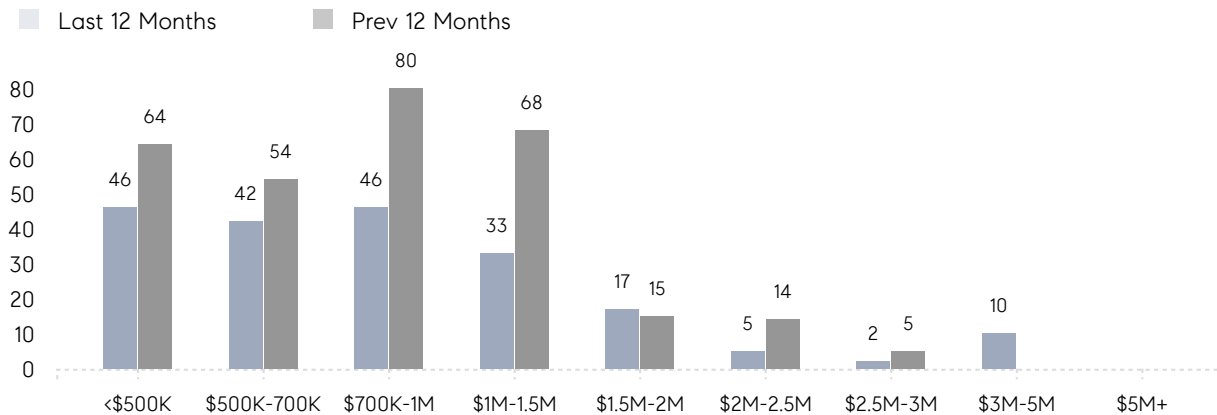
Weehawken

APRIL 2023

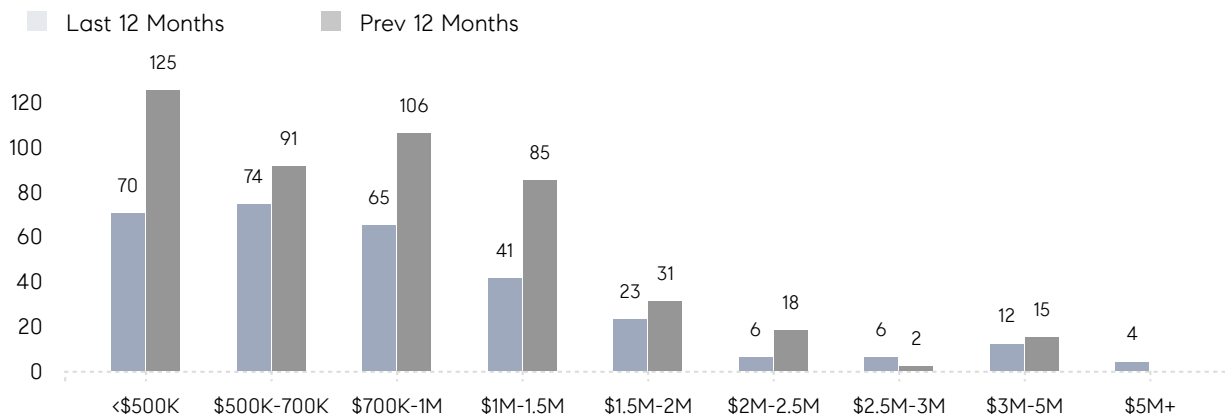
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

West Caldwell Market Insights

West Caldwell

APRIL 2023

UNDER CONTRACT

11
Total
Properties

\$578K
Average
Price

\$519K
Median
Price

22%
Increase From
Apr 2022

3%
Increase From
Apr 2022

-4%
Decrease From
Apr 2022

UNITS SOLD

6
Total
Properties

\$564K
Average
Price

\$528K
Median
Price

-33%
Decrease From
Apr 2022

9%
Increase From
Apr 2022

-11%
Decrease From
Apr 2022

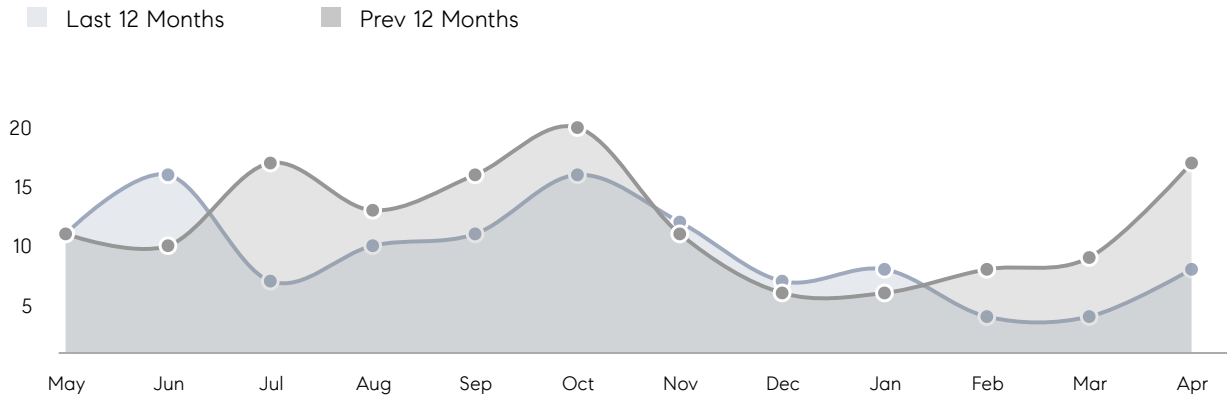
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	26	26	0%
	% OF ASKING PRICE	106%	110%	
	AVERAGE SOLD PRICE	\$564,417	\$516,389	9.3%
	# OF CONTRACTS	11	9	22.2%
	NEW LISTINGS	14	17	-18%
Houses	AVERAGE DOM	26	14	86%
	% OF ASKING PRICE	106%	110%	
	AVERAGE SOLD PRICE	\$564,417	\$561,786	0%
	# OF CONTRACTS	11	8	38%
	NEW LISTINGS	14	16	-12%
Condo/Co-op/TH	AVERAGE DOM	-	67	-
	% OF ASKING PRICE	-	110%	
	AVERAGE SOLD PRICE	-	\$357,500	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

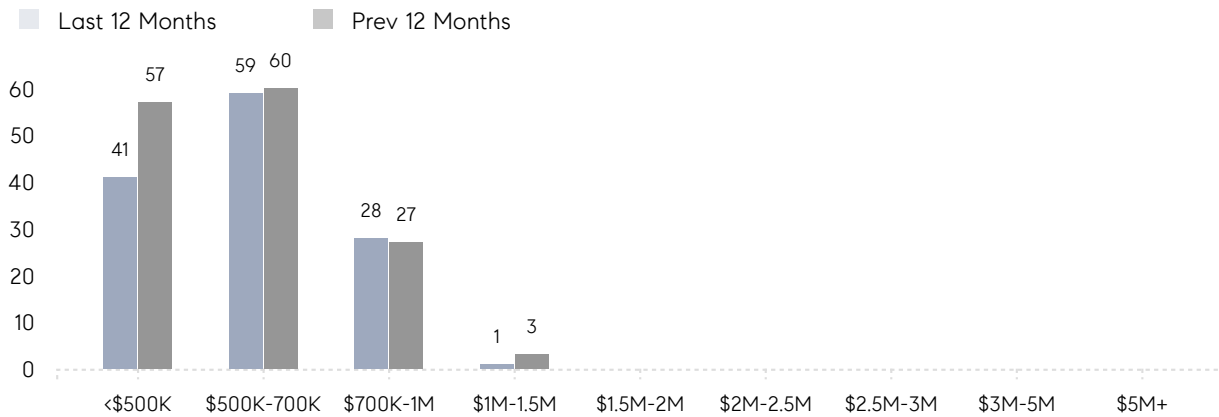
West Caldwell

APRIL 2023

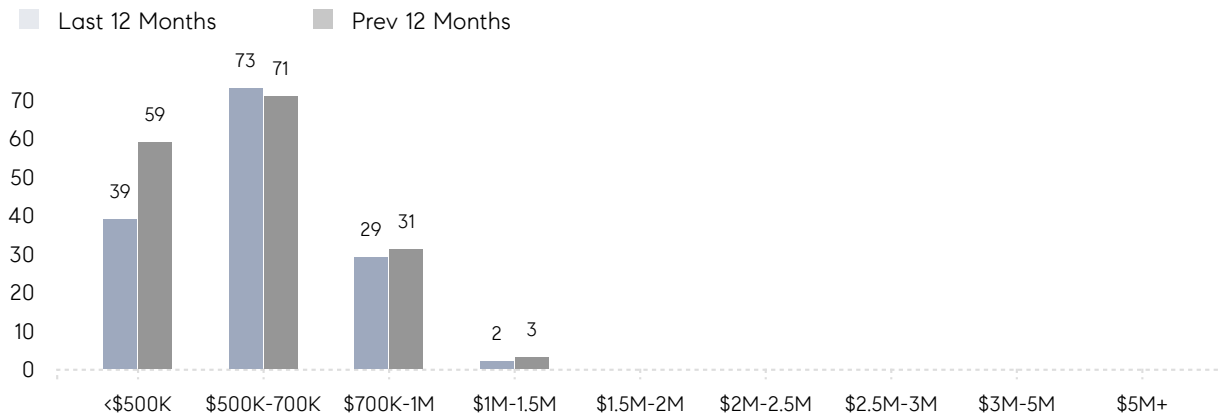
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

West Milford Market Insights

West Milford

APRIL 2023

UNDER CONTRACT

30
Total
Properties

\$386K
Average
Price

\$393K
Median
Price

-36%
Decrease From
Apr 2022

3%
Increase From
Apr 2022

6%
Increase From
Apr 2022

UNITS SOLD

29
Total
Properties

\$360K
Average
Price

\$350K
Median
Price

-9%
Decrease From
Apr 2022

-3%
Decrease From
Apr 2022

-11%
Decrease From
Apr 2022

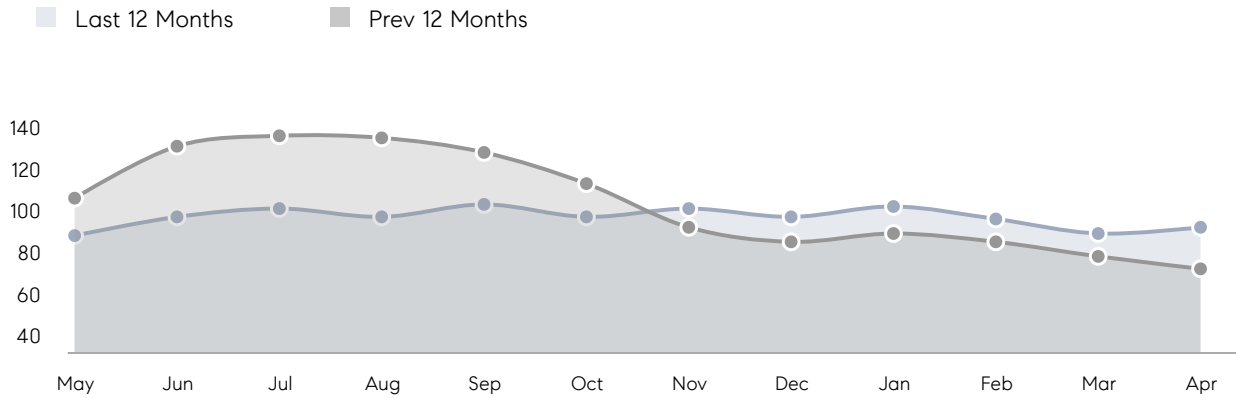
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	60	56	7%
	% OF ASKING PRICE	101%	110%	
	AVERAGE SOLD PRICE	\$360,576	\$370,569	-2.7%
	# OF CONTRACTS	30	47	-36.2%
	NEW LISTINGS	42	50	-16%
Houses	AVERAGE DOM	60	64	-6%
	% OF ASKING PRICE	102%	111%	
	AVERAGE SOLD PRICE	\$380,741	\$392,526	-3%
	# OF CONTRACTS	27	43	-37%
	NEW LISTINGS	36	44	-18%
Condo/Co-op/TH	AVERAGE DOM	59	15	293%
	% OF ASKING PRICE	98%	108%	
	AVERAGE SOLD PRICE	\$297,200	\$252,000	18%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	6	6	0%

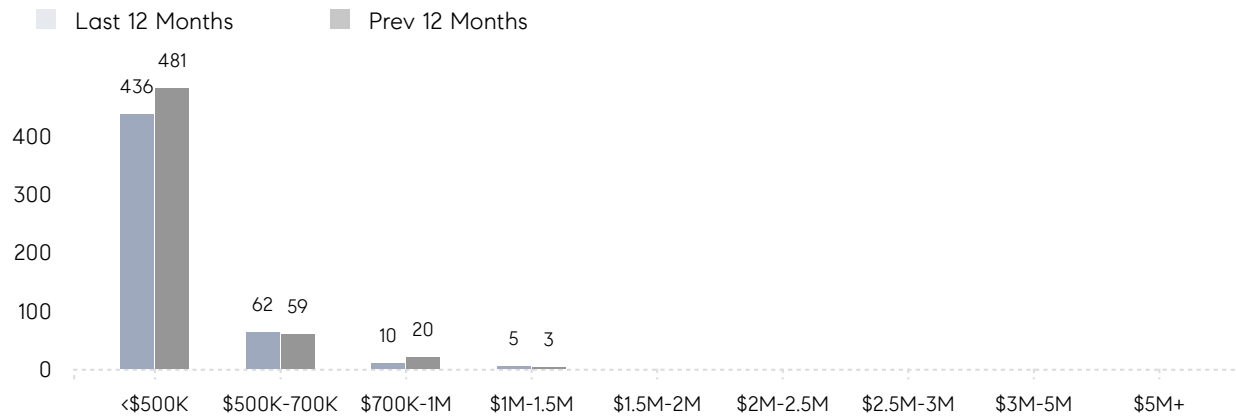
West Milford

APRIL 2023

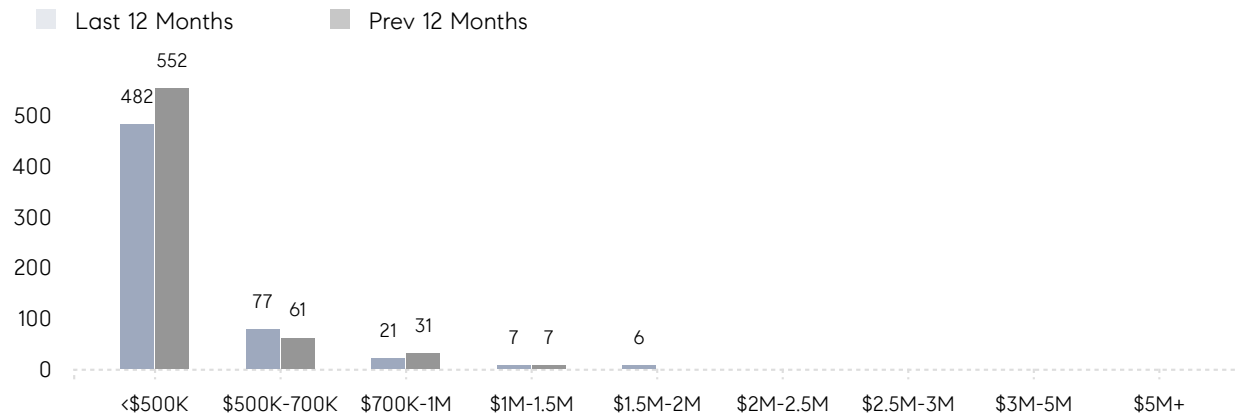
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

West New York Market Insights

West New York

APRIL 2023

UNDER CONTRACT

11
Total
Properties

\$470K
Average
Price

\$465K
Median
Price

-48%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

3%
Increase From
Apr 2022

UNITS SOLD

19
Total
Properties

\$503K
Average
Price

\$422K
Median
Price

-10%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

6%
Increase From
Apr 2022

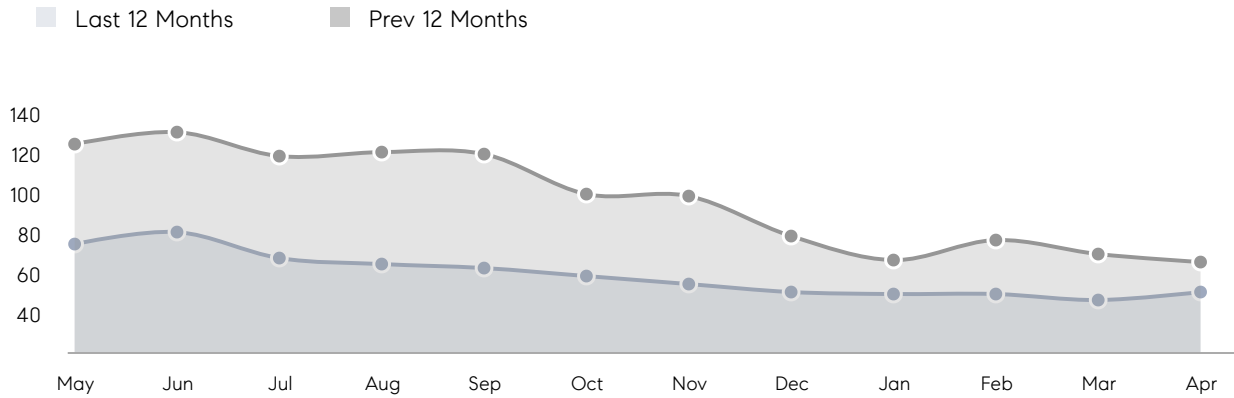
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	37	68	-46%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$503,632	\$492,405	2.3%
	# OF CONTRACTS	11	21	-47.6%
	NEW LISTINGS	23	31	-26%
Houses	AVERAGE DOM	138	75	84%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$551,000	\$645,000	-15%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	25	67	-63%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$498,059	\$466,972	7%
	# OF CONTRACTS	11	18	-39%
	NEW LISTINGS	22	28	-21%

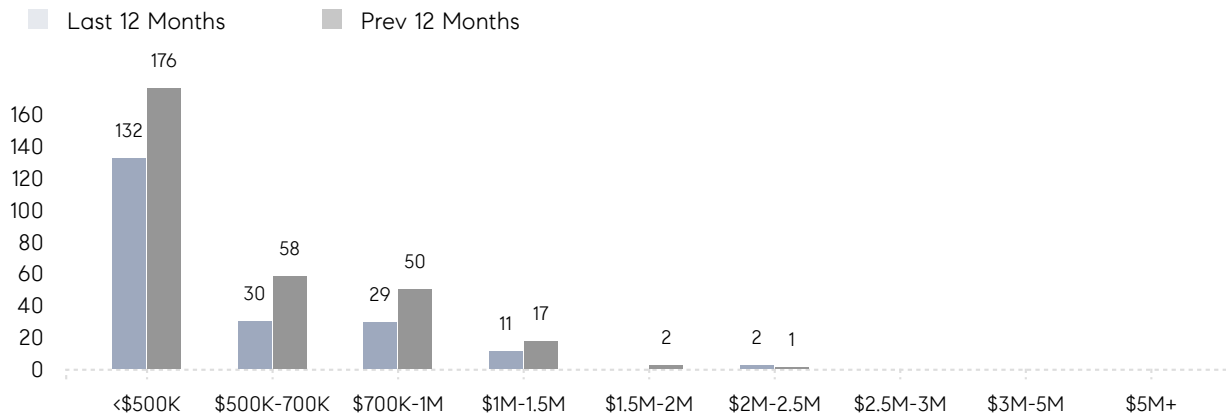
West New York

APRIL 2023

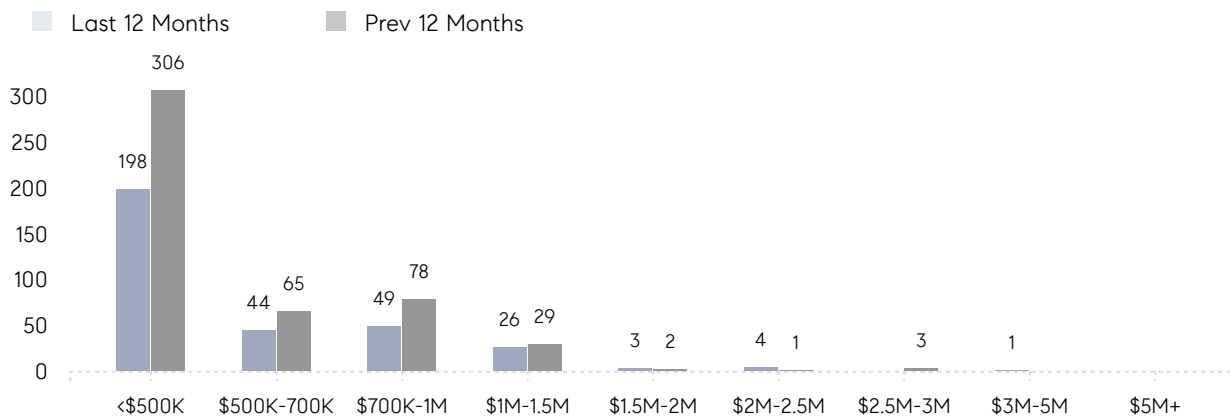
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

West Orange Market Insights

West Orange

APRIL 2023

UNDER CONTRACT

55
Total
Properties

\$561K
Average
Price

\$519K
Median
Price

-19%
Decrease From
Apr 2022

-7%
Decrease From
Apr 2022

-8%
Decrease From
Apr 2022

UNITS SOLD

39
Total
Properties

\$574K
Average
Price

\$560K
Median
Price

-7%
Decrease From
Apr 2022

-2%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

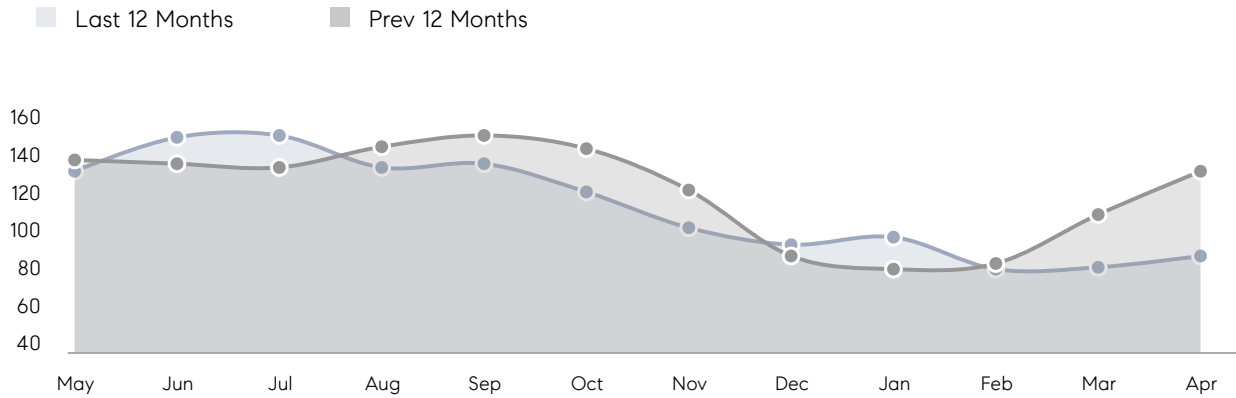
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	30	20	50%
	% OF ASKING PRICE	107%	111%	
	AVERAGE SOLD PRICE	\$574,482	\$588,981	-2.5%
	# OF CONTRACTS	55	68	-19.1%
	NEW LISTINGS	68	88	-23%
Houses	AVERAGE DOM	26	22	18%
	% OF ASKING PRICE	108%	113%	
	AVERAGE SOLD PRICE	\$653,492	\$650,256	0%
	# OF CONTRACTS	42	47	-11%
	NEW LISTINGS	50	68	-26%
Condo/Co-op/TH	AVERAGE DOM	39	11	255%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$416,462	\$392,900	6%
	# OF CONTRACTS	13	21	-38%
	NEW LISTINGS	18	20	-10%

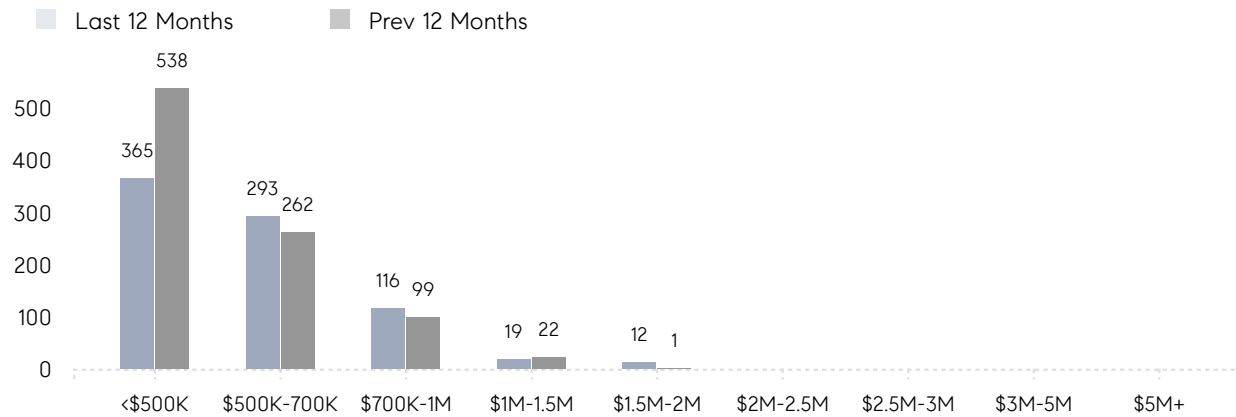
West Orange

APRIL 2023

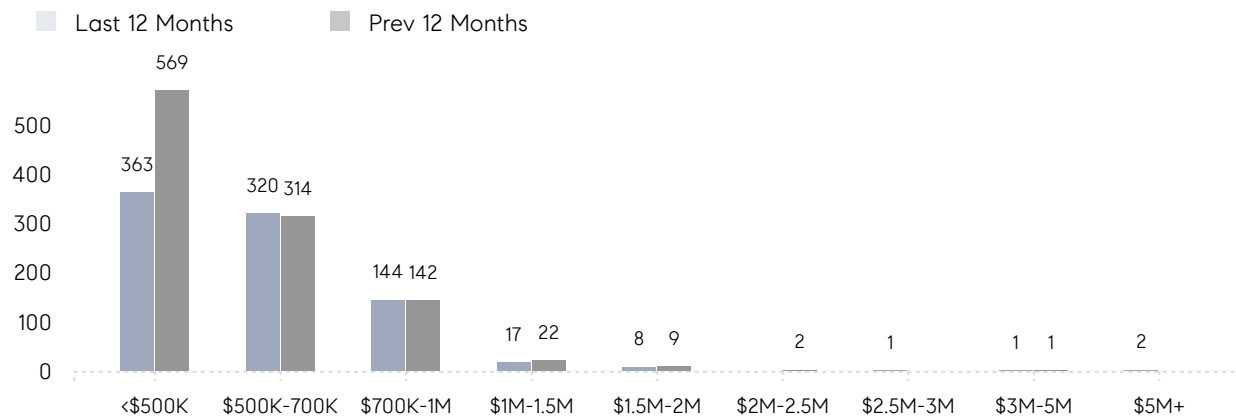
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Westfield Market Insights

Westfield

APRIL 2023

UNDER CONTRACT

37
Total
Properties

\$1.2M
Average
Price

\$1.2M
Median
Price

0%
Change From
Apr 2022

10%
Increase From
Apr 2022

20%
Increase From
Apr 2022

UNITS SOLD

22
Total
Properties

\$1.0M
Average
Price

\$890K
Median
Price

-29%
Decrease From
Apr 2022

11%
Increase From
Apr 2022

6%
Increase From
Apr 2022

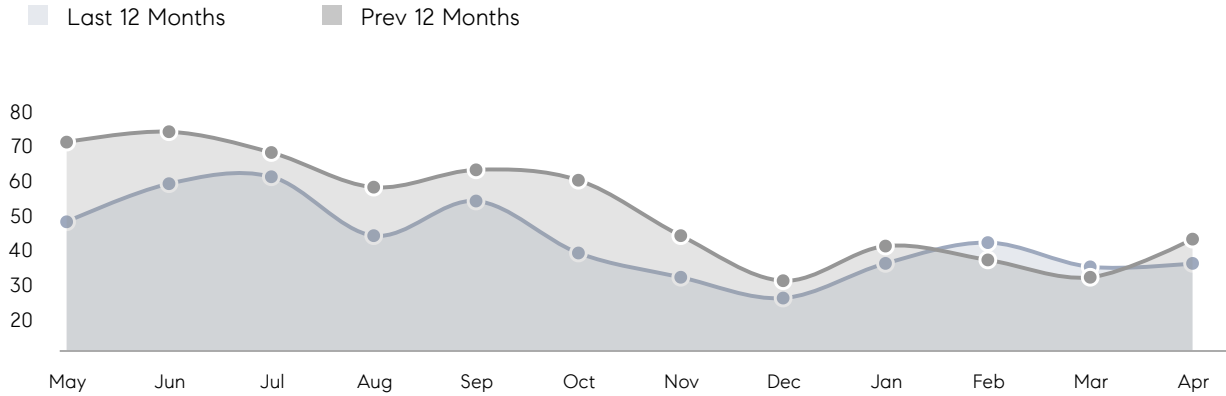
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	13	23	-43%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$1,049,727	\$948,807	10.6%
	# OF CONTRACTS	37	37	0.0%
	NEW LISTINGS	40	53	-25%
Houses	AVERAGE DOM	13	23	-43%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$1,049,727	\$973,867	8%
	# OF CONTRACTS	36	37	-3%
	NEW LISTINGS	36	51	-29%
Condo/Co-op/TH	AVERAGE DOM	-	15	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$197,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	4	2	100%

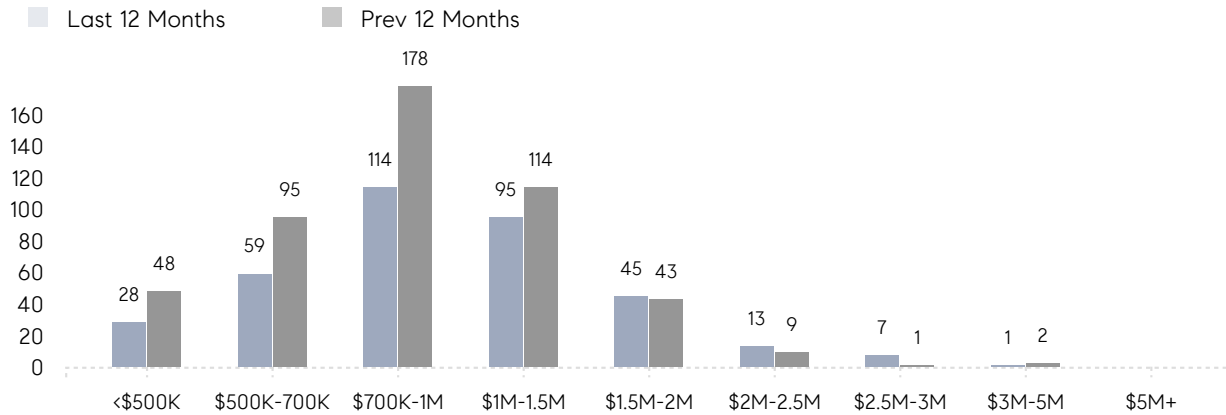
Westfield

APRIL 2023

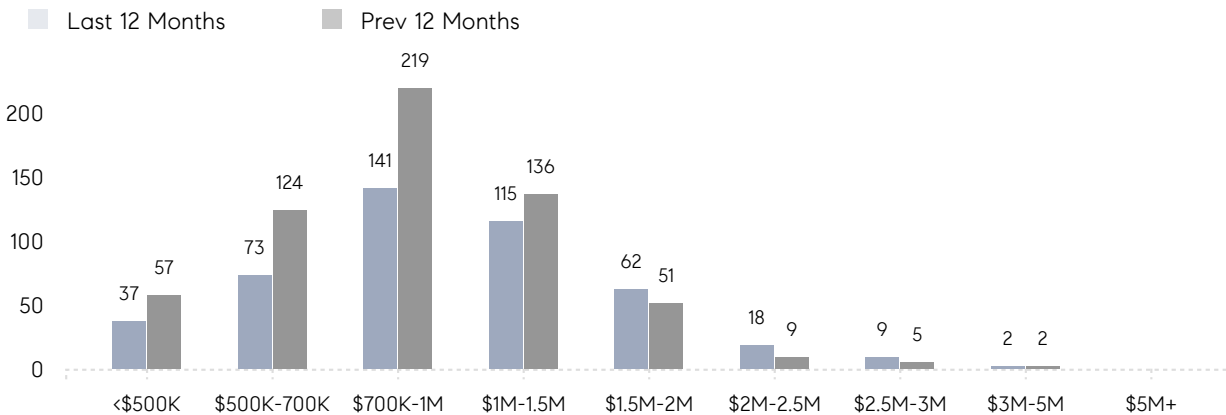
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Westwood Market Insights

Westwood

APRIL 2023

UNDER CONTRACT

8	\$581K	\$599K
Total Properties	Average Price	Median Price
-20%	-18%	-8%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$660K	\$575K
Total Properties	Average Price	Median Price
-55%	43%	8%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

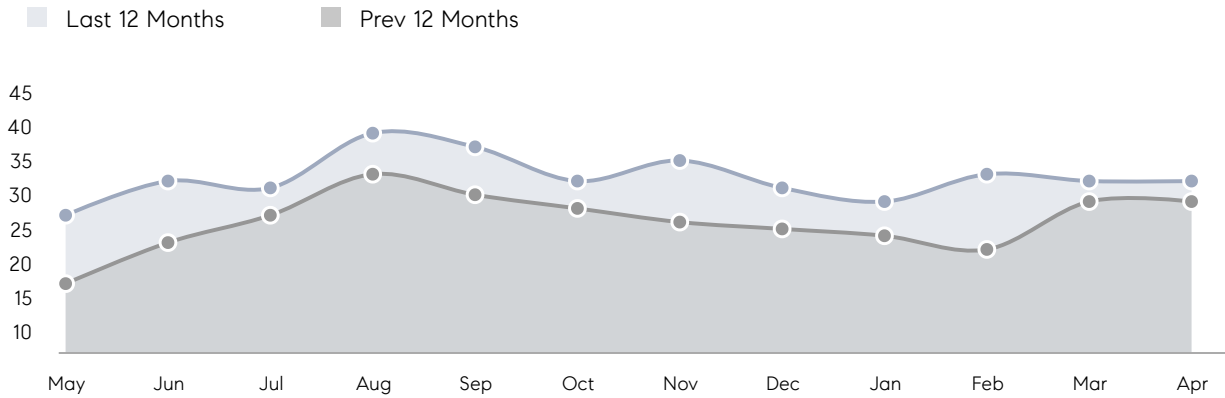
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	50	41	22%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$660,000	\$462,686	42.6%
	# OF CONTRACTS	8	10	-20.0%
	NEW LISTINGS	10	11	-9%
Houses	AVERAGE DOM	55	25	120%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$760,500	\$519,367	46%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	8	11	-27%
Condo/Co-op/TH	AVERAGE DOM	29	111	-74%
	% OF ASKING PRICE	103%	90%	
	AVERAGE SOLD PRICE	\$258,000	\$207,625	24%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	2	0	0%

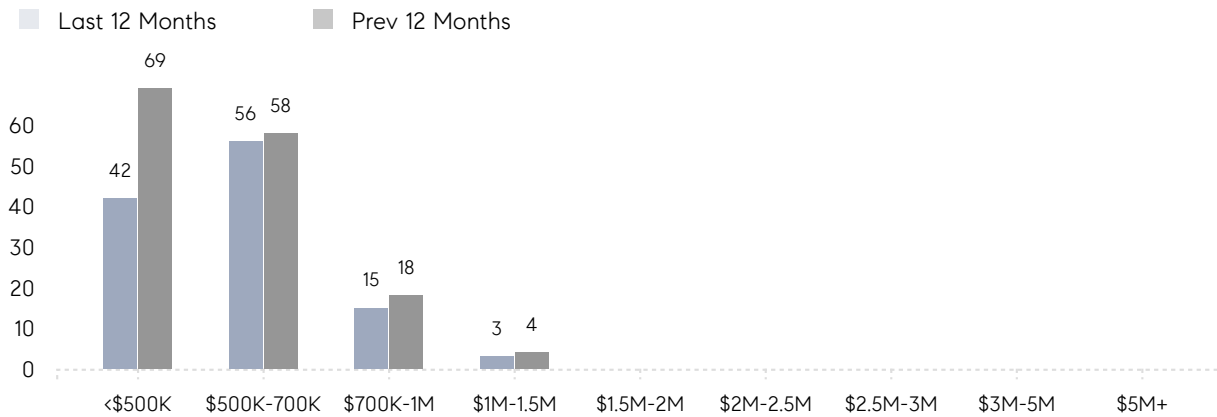
Westwood

APRIL 2023

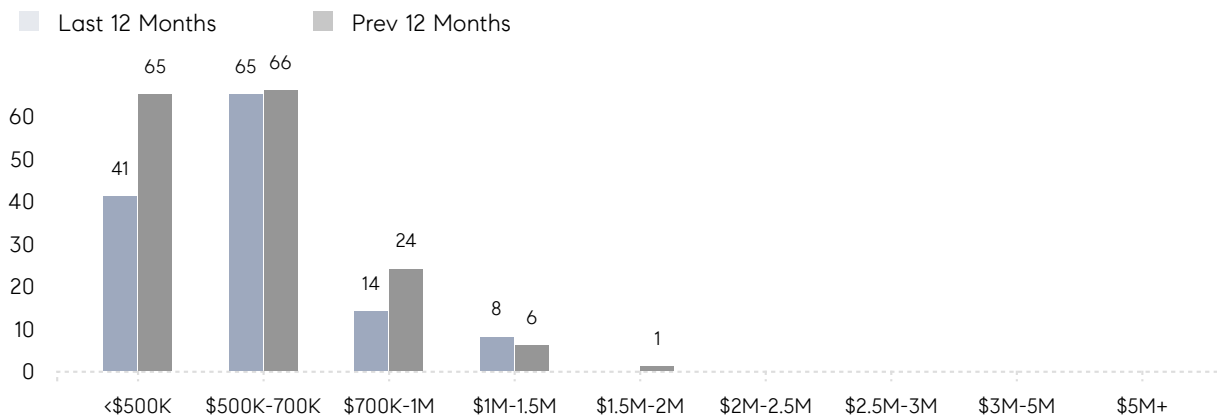
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Whippany Market Insights

Whippany

APRIL 2023

UNDER CONTRACT

2
Total
Properties

\$724K
Average
Price

\$724K
Median
Price

-67%
Decrease From
Apr 2022

50%
Increase From
Apr 2022

53%
Increase From
Apr 2022

UNITS SOLD

5
Total
Properties

\$746K
Average
Price

\$660K
Median
Price

-29%
Decrease From
Apr 2022

50%
Increase From
Apr 2022

42%
Increase From
Apr 2022

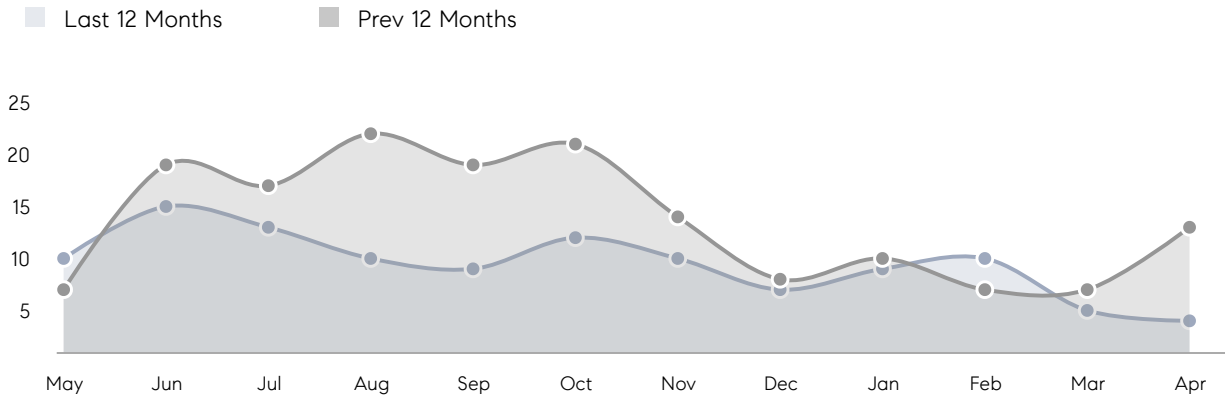
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	75	27	178%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$746,400	\$496,714	50.3%
	# OF CONTRACTS	2	6	-66.7%
	NEW LISTINGS	2	12	-83%
Houses	AVERAGE DOM	75	20	275%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$746,400	\$630,000	18%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	9	-89%
Condo/Co-op/TH	AVERAGE DOM	-	30	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$443,400	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	3	-67%

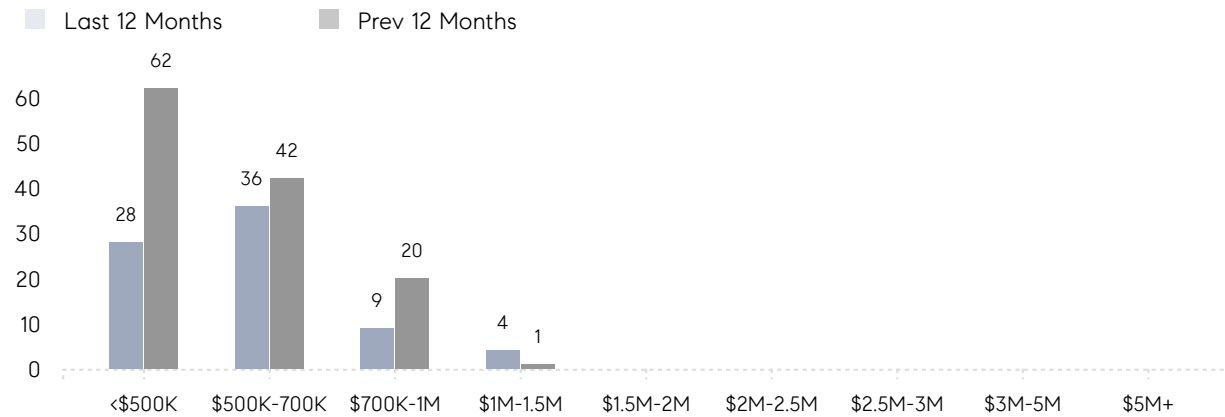
Whippany

APRIL 2023

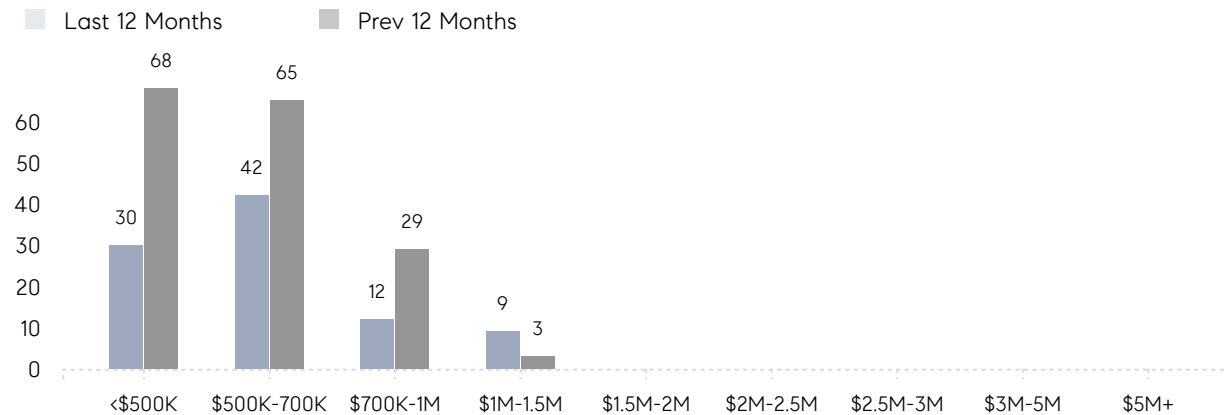
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Wood-Ridge Market Insights

Wood-Ridge

APRIL 2023

UNDER CONTRACT

3	\$439K	\$435K
Total Properties	Average Price	Median Price
-82%	-24%	-24%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$554K	\$510K
Total Properties	Average Price	Median Price
-72%	-6%	-7%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

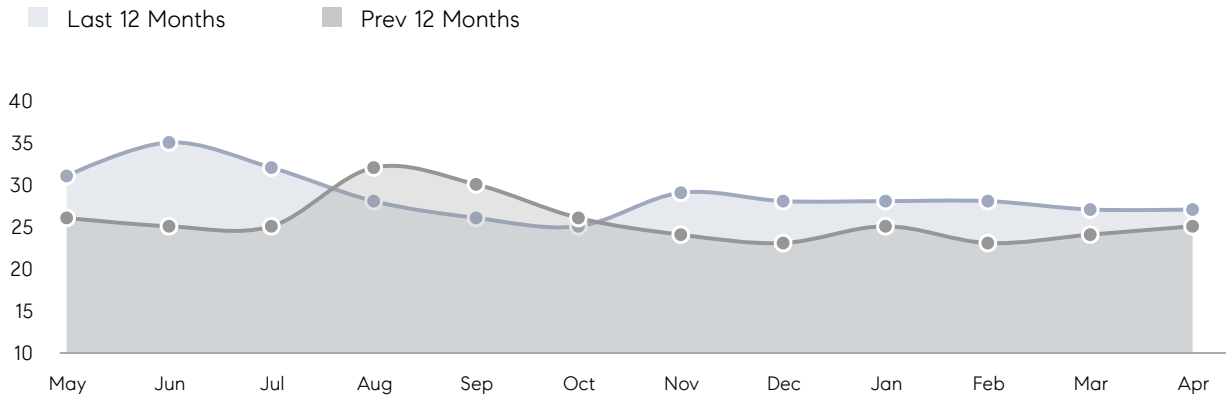
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	38	24	58%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$554,000	\$591,202	-6.3%
	# OF CONTRACTS	3	17	-82.4%
	NEW LISTINGS	5	20	-75%
Houses	AVERAGE DOM	38	28	36%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$554,000	\$580,273	-5%
	# OF CONTRACTS	1	8	-87%
	NEW LISTINGS	2	11	-82%
Condo/Co-op/TH	AVERAGE DOM	-	17	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$608,378	-
	# OF CONTRACTS	2	9	-78%
	NEW LISTINGS	3	9	-67%

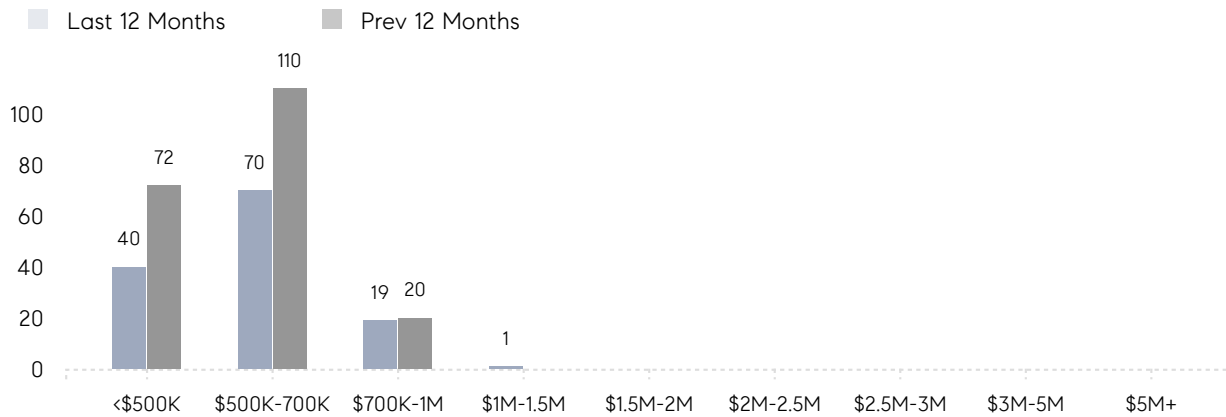
Wood-Ridge

APRIL 2023

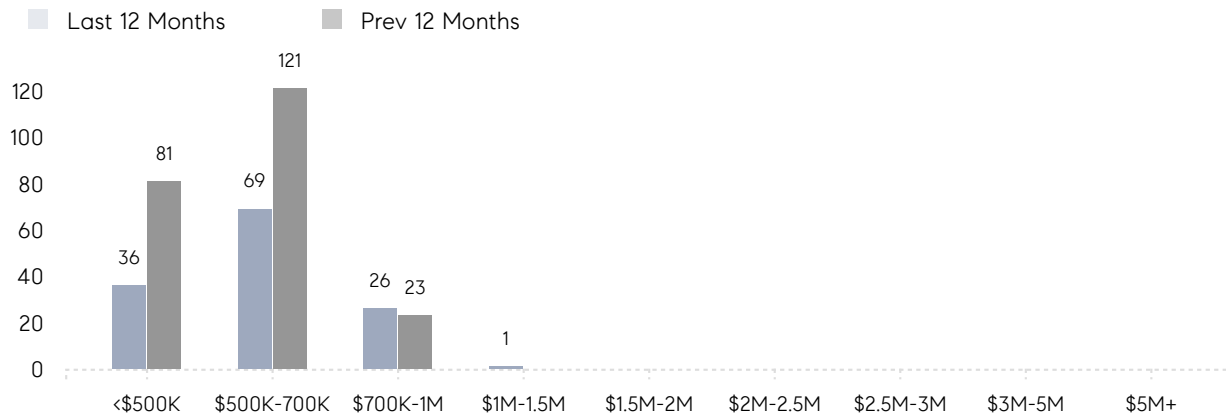
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Woodbridge Township Market Insights

Woodbridge Township

APRIL 2023

UNDER CONTRACT

15
Total
Properties

\$421K
Average
Price

\$399K
Median
Price

15%
Increase From
Apr 2022

5%
Increase From
Apr 2022

-2%
Decrease From
Apr 2022

UNITS SOLD

7
Total
Properties

\$387K
Average
Price

\$385K
Median
Price

-56%
Decrease From
Apr 2022

-4%
Decrease From
Apr 2022

-7%
Decrease From
Apr 2022

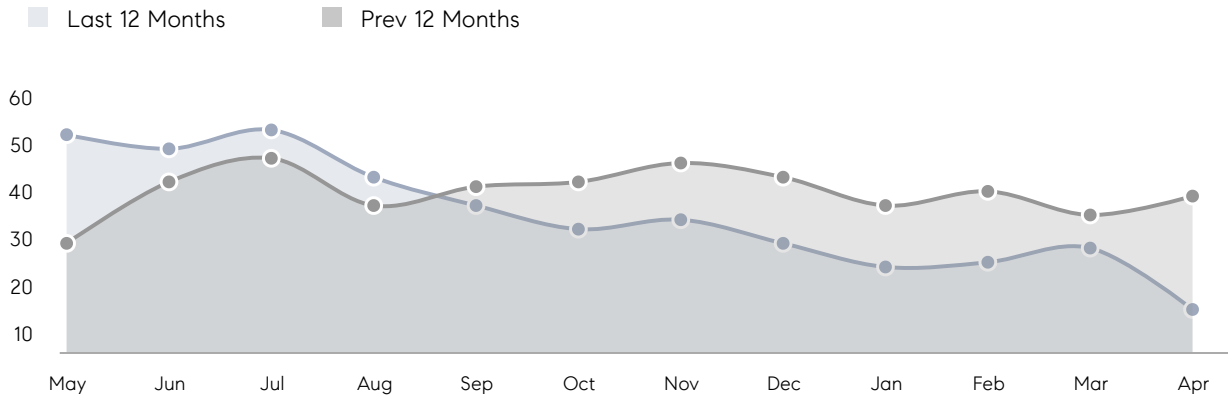
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	28	37	-24%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$387,286	\$403,125	-3.9%
	# OF CONTRACTS	15	13	15.4%
	NEW LISTINGS	10	23	-57%
Houses	AVERAGE DOM	23	41	-44%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$431,200	\$424,643	2%
	# OF CONTRACTS	13	9	44%
	NEW LISTINGS	10	18	-44%
Condo/Co-op/TH	AVERAGE DOM	39	8	388%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$277,500	\$252,500	10%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	0	5	0%

Woodbridge Township

APRIL 2023

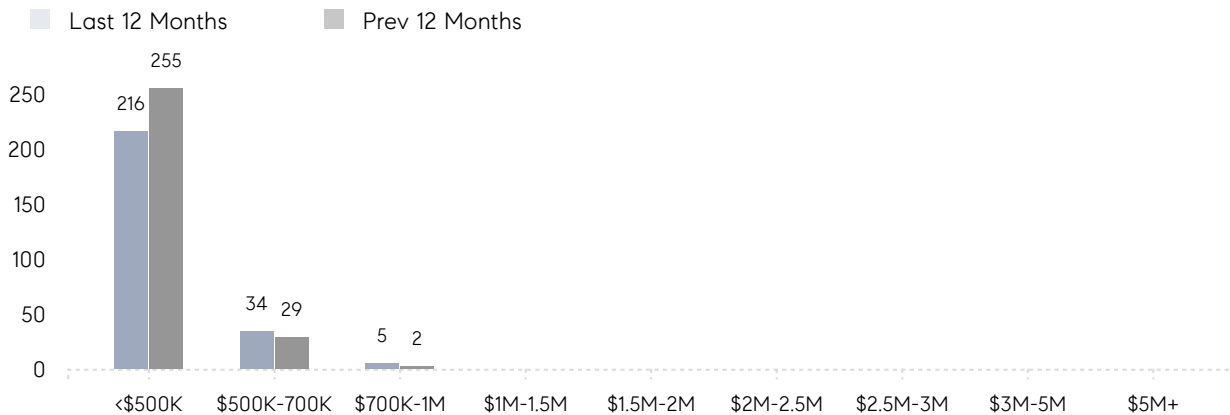
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Woodcliff Lake Market Insights

Woodcliff Lake

APRIL 2023

UNDER CONTRACT

4	\$1.4M	\$1.6M
Total Properties	Average Price	Median Price
-56%	53%	85%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

2	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-82%	5%	6%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

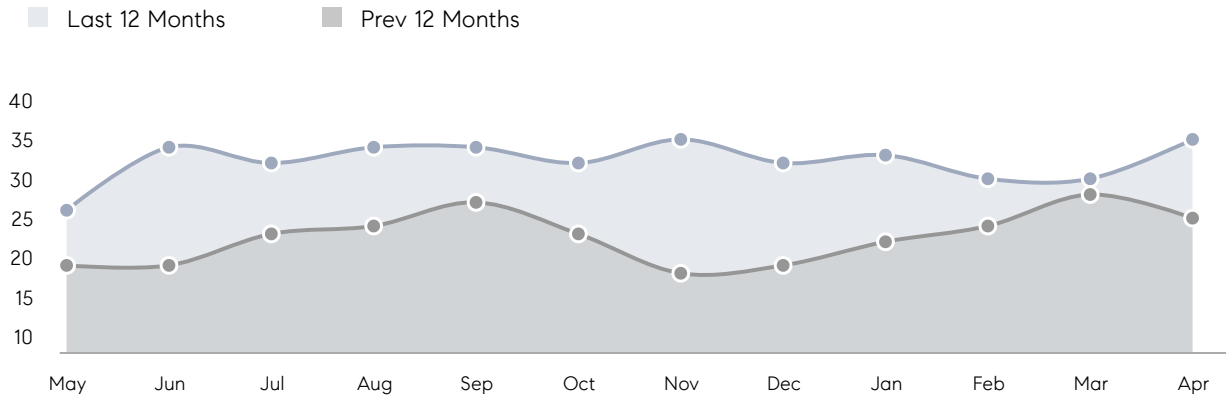
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	12	18	-33%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$1,272,500	\$1,209,182	5.2%
	# OF CONTRACTS	4	9	-55.6%
	NEW LISTINGS	8	7	14%
Houses	AVERAGE DOM	12	18	-33%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$1,272,500	\$1,250,000	2%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	8	6	33%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$801,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

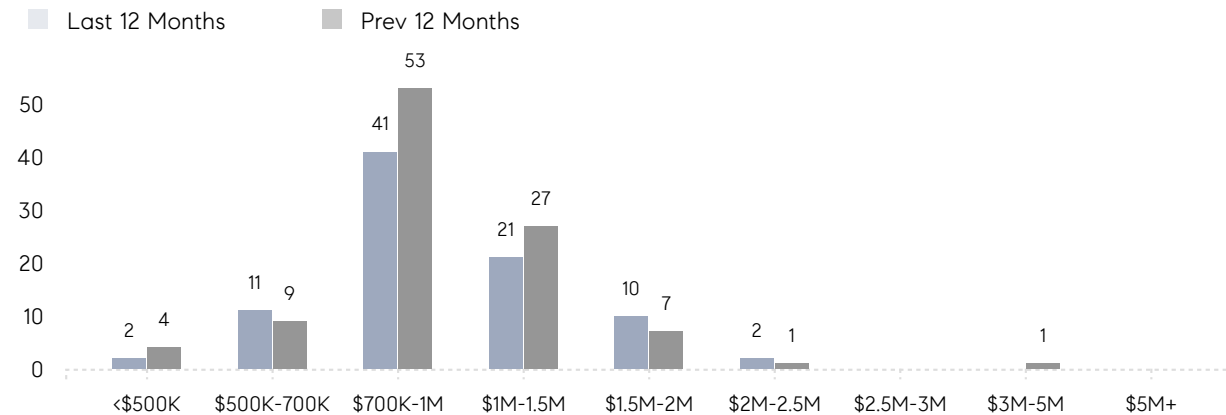
Woodcliff Lake

APRIL 2023

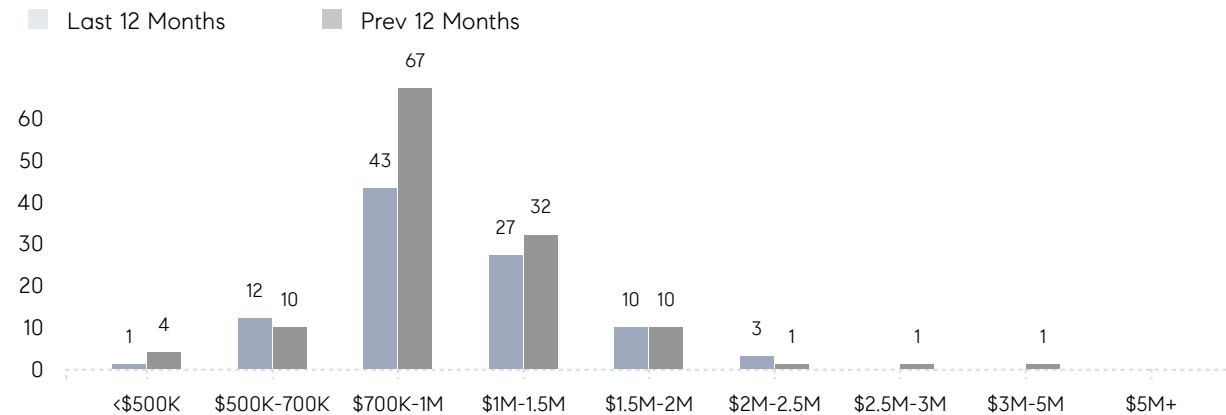
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

April 2023

Wyckoff Market Insights

Wyckoff

APRIL 2023

UNDER CONTRACT

10	\$1.4M	\$1.0M
Total Properties	Average Price	Median Price
-70%	41%	23%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

10	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-23%	-8%	-5%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

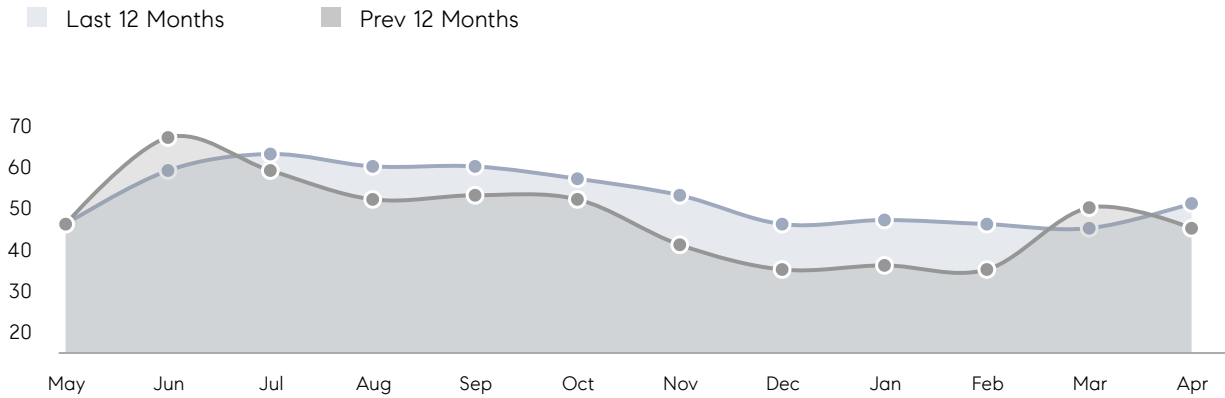
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	22	41	-46%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$1,031,500	\$1,123,168	-8.2%
	# OF CONTRACTS	10	33	-69.7%
	NEW LISTINGS	16	25	-36%
Houses	AVERAGE DOM	22	41	-46%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$1,073,889	\$1,123,168	-4%
	# OF CONTRACTS	9	30	-70%
	NEW LISTINGS	15	22	-32%
Condo/Co-op/TH	AVERAGE DOM	29	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$650,000	-	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	3	-67%

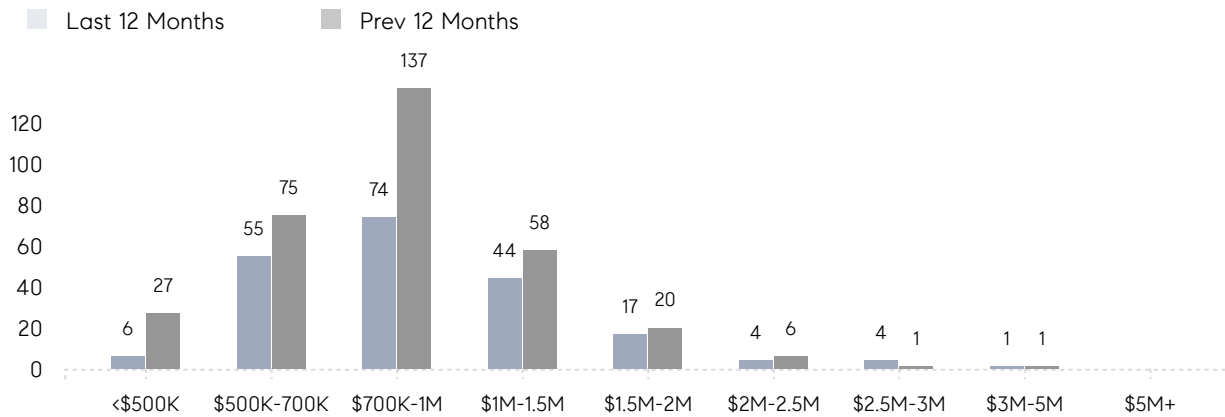
Wyckoff

APRIL 2023

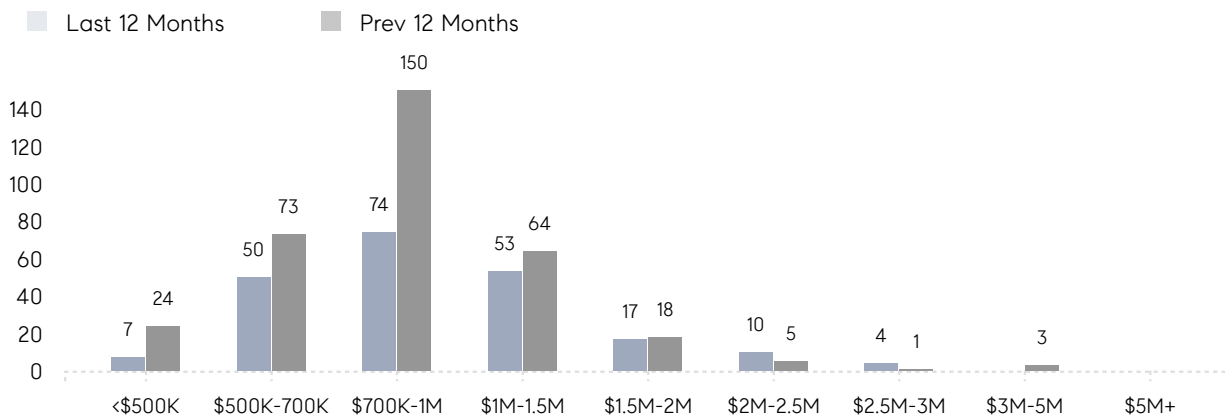
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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