

Q1 2023

Essex County Market Report

COMPASS

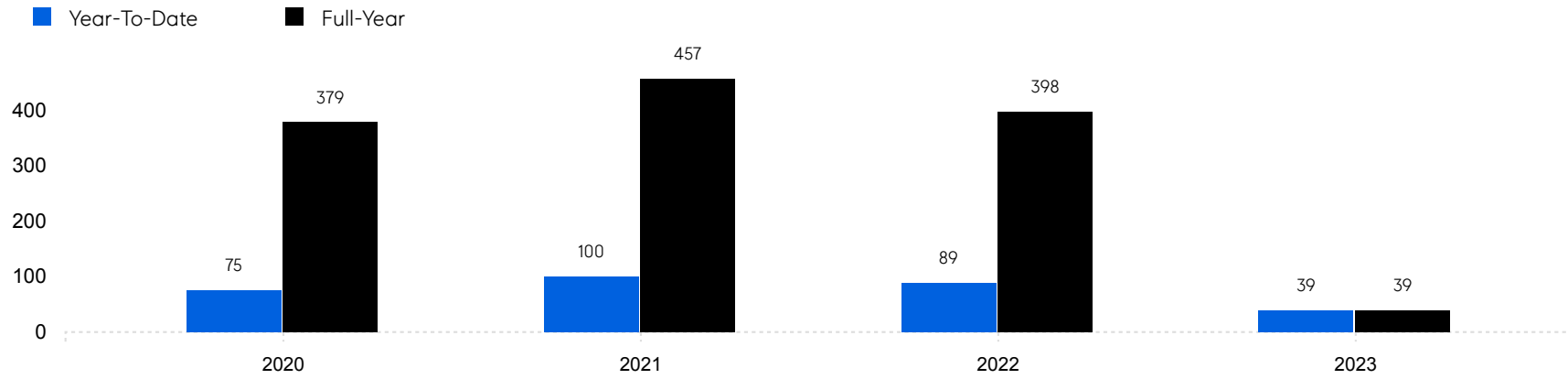


Belleville

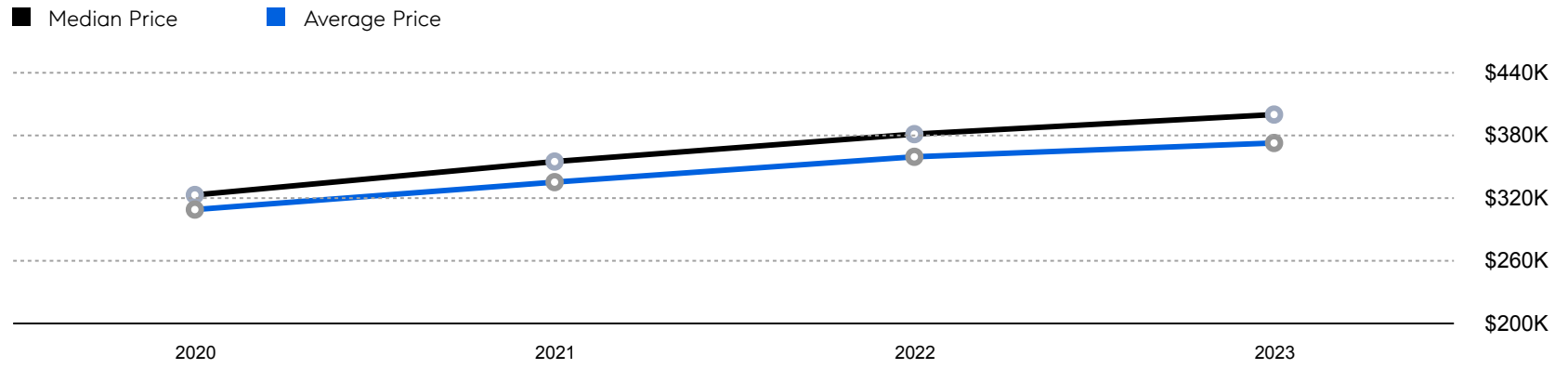
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	53	26	-50.9%
	SALES VOLUME	\$21,362,900	\$11,519,505	-46.1%
	MEDIAN PRICE	\$411,000	\$450,000	9.5%
	AVERAGE PRICE	\$403,074	\$443,058	9.9%
	AVERAGE DOM	43	59	37.2%
	# OF CONTRACTS	55	37	-32.7%
	# NEW LISTINGS	68	42	-38.2%
Condo/Co-op/Townhouse	# OF SALES	36	13	-63.9%
	SALES VOLUME	\$9,132,800	\$3,019,000	-66.9%
	MEDIAN PRICE	\$238,000	\$205,000	-13.9%
	AVERAGE PRICE	\$253,689	\$232,231	-8.5%
	AVERAGE DOM	63	65	3.2%
	# OF CONTRACTS	45	26	-42.2%
	# NEW LISTINGS	45	22	-51.1%

Belleville

Historic Sales



Historic Sales Prices

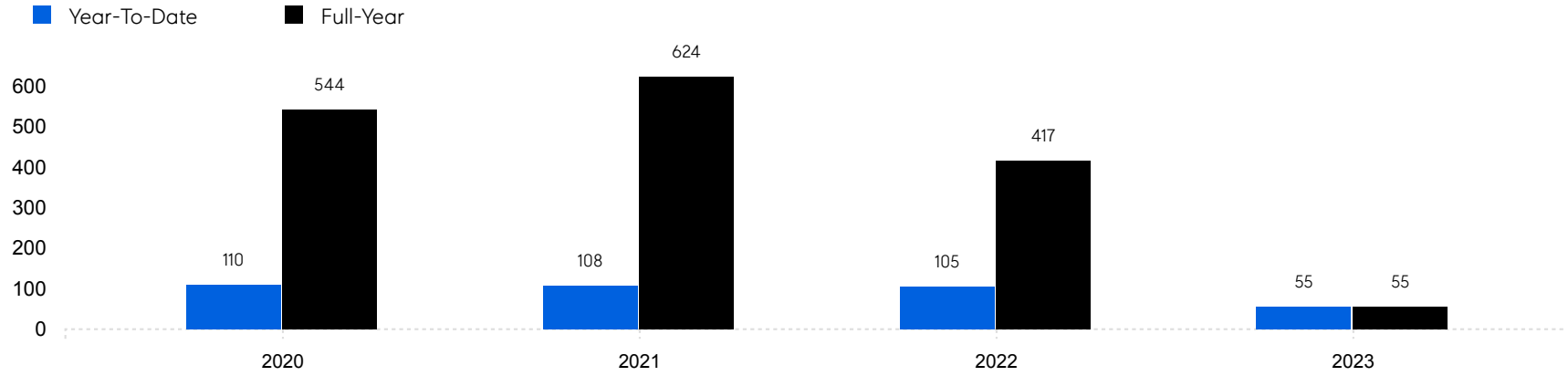


Bloomfield

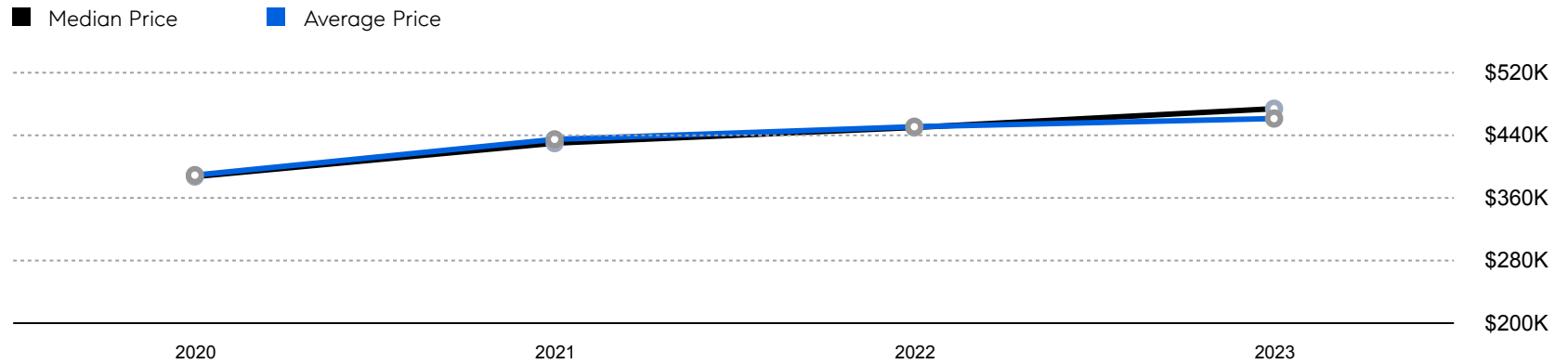
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	86	49	-43.0%
	SALES VOLUME	\$38,479,650	\$24,054,800	-37.5%
	MEDIAN PRICE	\$443,500	\$487,000	9.8%
	AVERAGE PRICE	\$447,438	\$490,914	9.7%
	AVERAGE DOM	38	39	2.6%
	# OF CONTRACTS	112	76	-32.1%
	# NEW LISTINGS	106	67	-36.8%
Condo/Co-op/Townhouse	# OF SALES	19	6	-68.4%
	SALES VOLUME	\$3,251,500	\$1,323,500	-59.3%
	MEDIAN PRICE	\$175,000	\$230,500	31.7%
	AVERAGE PRICE	\$171,132	\$220,583	28.9%
	AVERAGE DOM	48	45	-6.2%
	# OF CONTRACTS	23	4	-82.6%
	# NEW LISTINGS	25	6	-76.0%

Bloomfield

Historic Sales



Historic Sales Prices

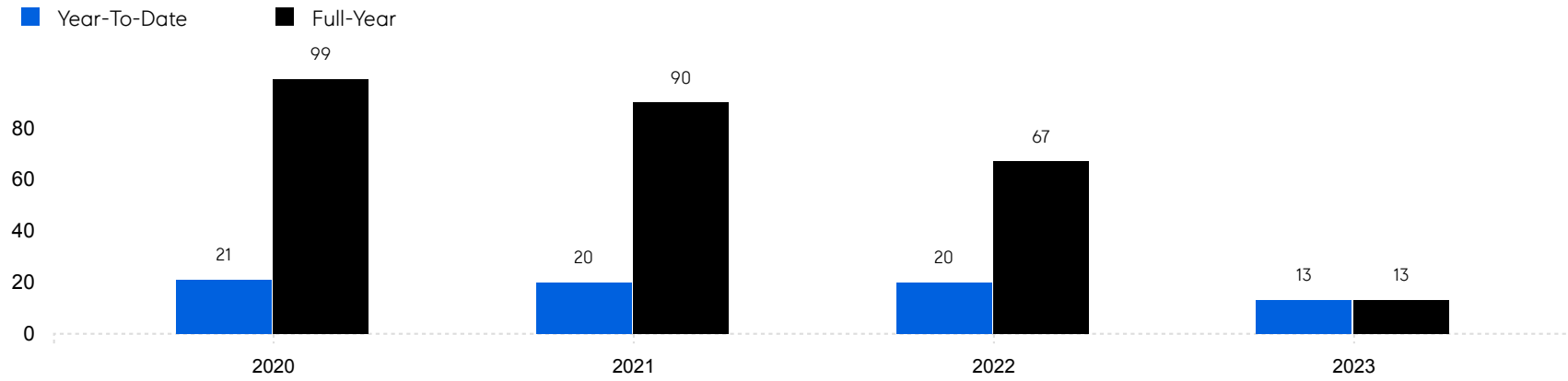


Caldwell

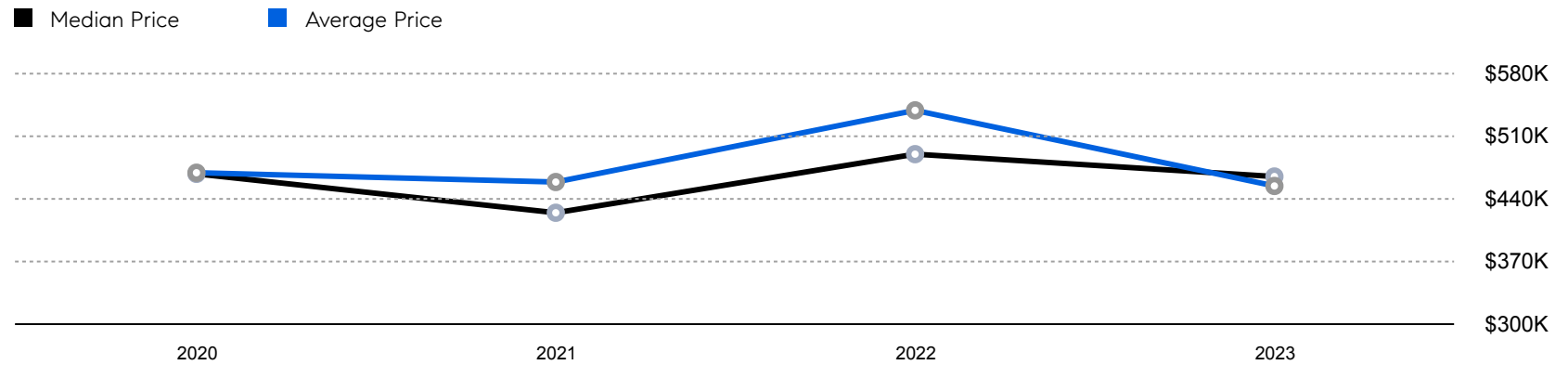
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	10	8	-20.0%
	SALES VOLUME	\$5,663,590	\$4,493,018	-20.7%
	MEDIAN PRICE	\$552,500	\$568,009	2.8%
	AVERAGE PRICE	\$566,359	\$561,627	-0.8%
	AVERAGE DOM	44	44	0.0%
	# OF CONTRACTS	7	9	28.6%
	# NEW LISTINGS	11	10	-9.1%
Condo/Co-op/Townhouse	# OF SALES	10	5	-50.0%
	SALES VOLUME	\$3,384,900	\$1,415,000	-58.2%
	MEDIAN PRICE	\$325,000	\$245,000	-24.6%
	AVERAGE PRICE	\$338,490	\$283,000	-16.4%
	AVERAGE DOM	29	62	113.8%
	# OF CONTRACTS	8	10	25.0%
	# NEW LISTINGS	10	13	30.0%

Caldwell

Historic Sales



Historic Sales Prices

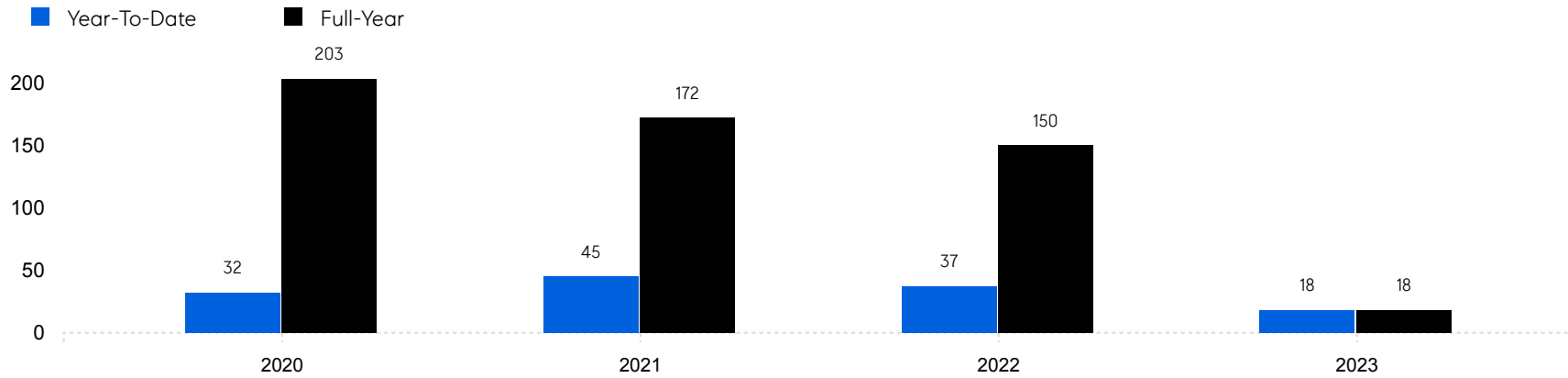


Cedar Grove

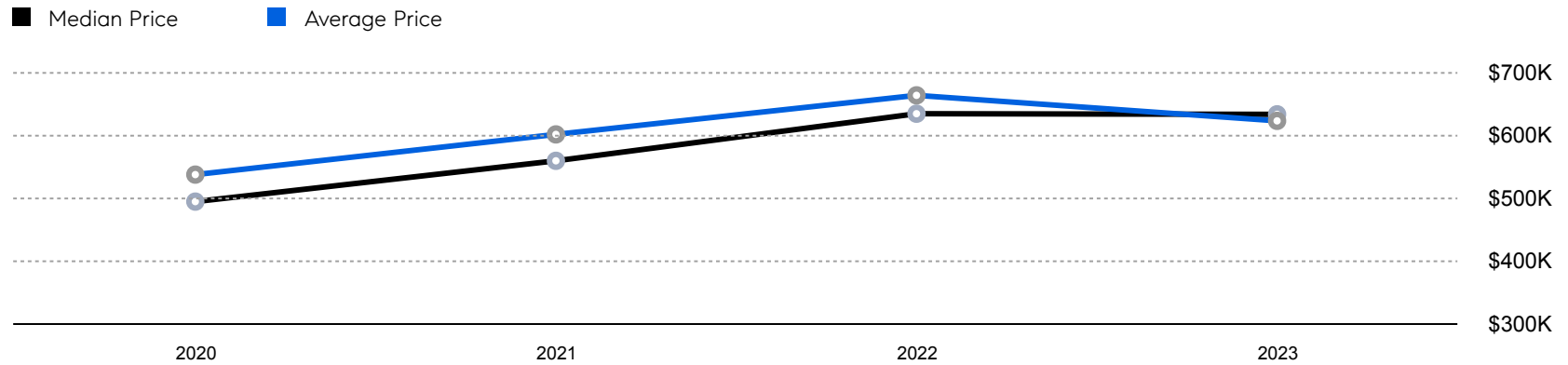
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	25	11	-56.0%
	SALES VOLUME	\$17,627,500	\$7,157,300	-59.4%
	MEDIAN PRICE	\$650,000	\$628,000	-3.4%
	AVERAGE PRICE	\$705,100	\$650,664	-7.7%
	AVERAGE DOM	26	36	38.5%
	# OF CONTRACTS	19	18	-5.3%
	# NEW LISTINGS	31	20	-35.5%
Condo/Co-op/Townhouse	# OF SALES	12	7	-41.7%
	SALES VOLUME	\$8,080,500	\$4,067,825	-49.7%
	MEDIAN PRICE	\$653,750	\$640,000	-2.1%
	AVERAGE PRICE	\$673,375	\$581,118	-13.7%
	AVERAGE DOM	29	31	6.9%
	# OF CONTRACTS	13	6	-53.8%
	# NEW LISTINGS	15	11	-26.7%

Cedar Grove

Historic Sales



Historic Sales Prices

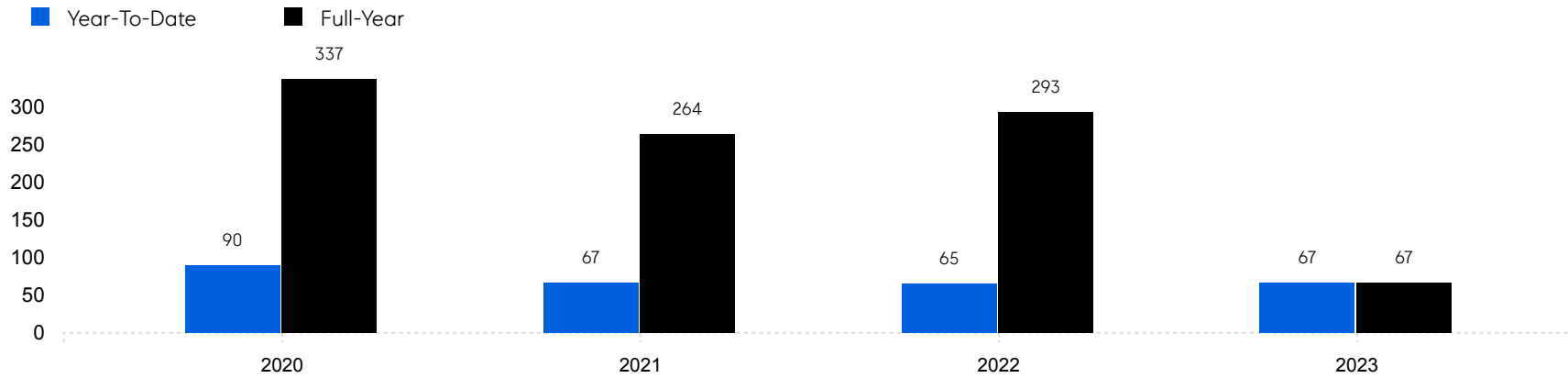


East Orange

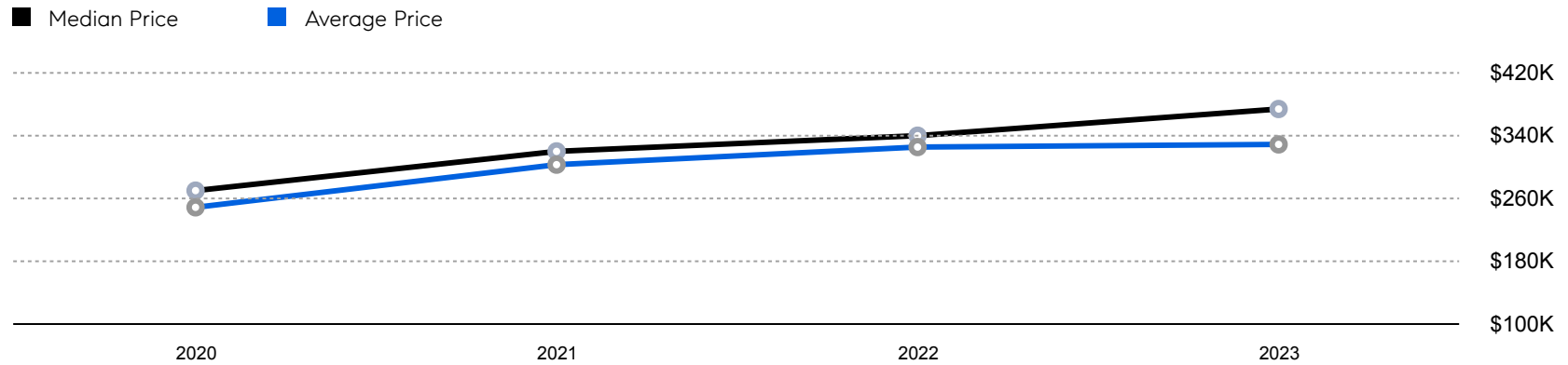
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	50	49	-2.0%
	SALES VOLUME	\$16,458,350	\$19,138,300	16.3%
	MEDIAN PRICE	\$335,500	\$399,000	18.9%
	AVERAGE PRICE	\$329,167	\$390,578	18.7%
	AVERAGE DOM	46	57	23.9%
	# OF CONTRACTS	45	63	40.0%
	# NEW LISTINGS	87	61	-29.9%
Condo/Co-op/Townhouse	# OF SALES	15	18	20.0%
	SALES VOLUME	\$2,509,000	\$2,897,250	15.5%
	MEDIAN PRICE	\$140,000	\$138,000	-1.4%
	AVERAGE PRICE	\$167,267	\$160,958	-3.8%
	AVERAGE DOM	40	31	-22.5%
	# OF CONTRACTS	15	25	66.7%
	# NEW LISTINGS	24	21	-12.5%

East Orange

Historic Sales



Historic Sales Prices

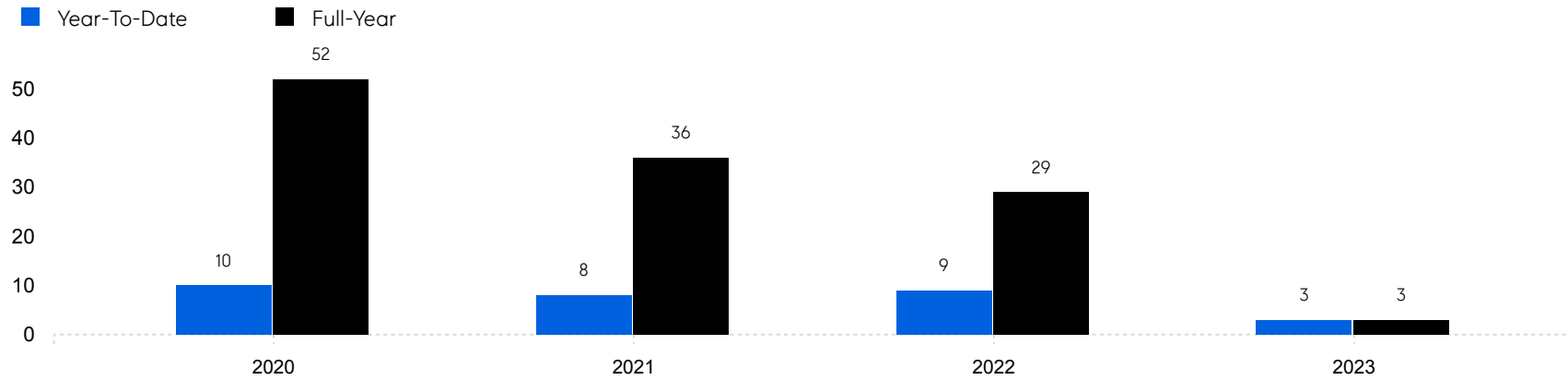


Essex Fells

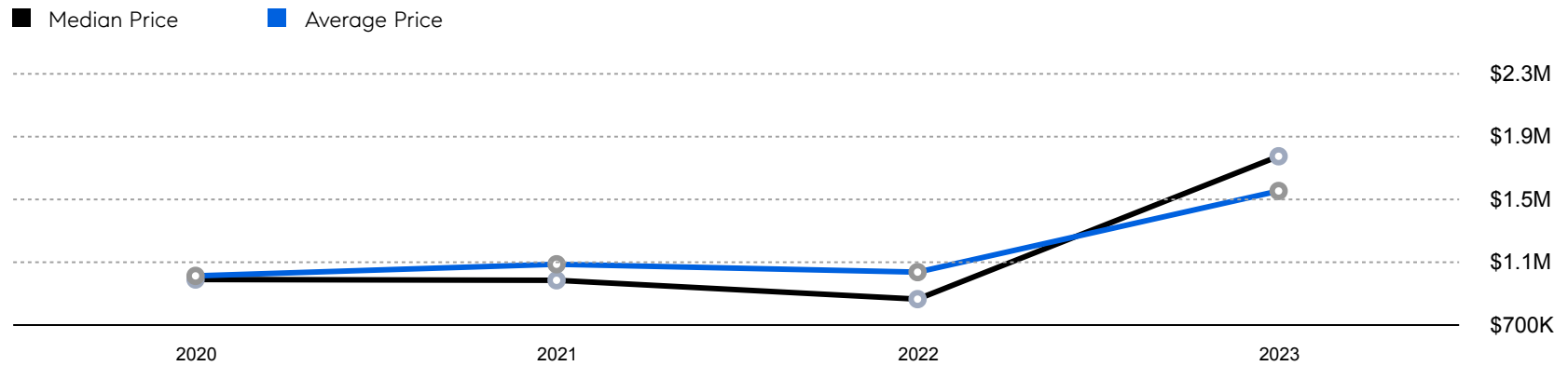
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	9	3	-66.7%
	SALES VOLUME	\$9,591,000	\$4,662,000	-51.4%
	MEDIAN PRICE	\$1,100,000	\$1,775,000	61.4%
	AVERAGE PRICE	\$1,065,667	\$1,554,000	45.8%
	AVERAGE DOM	44	58	31.8%
	# OF CONTRACTS	6	5	-16.7%
	# NEW LISTINGS	9	7	-22.2%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Essex Fells

Historic Sales



Historic Sales Prices

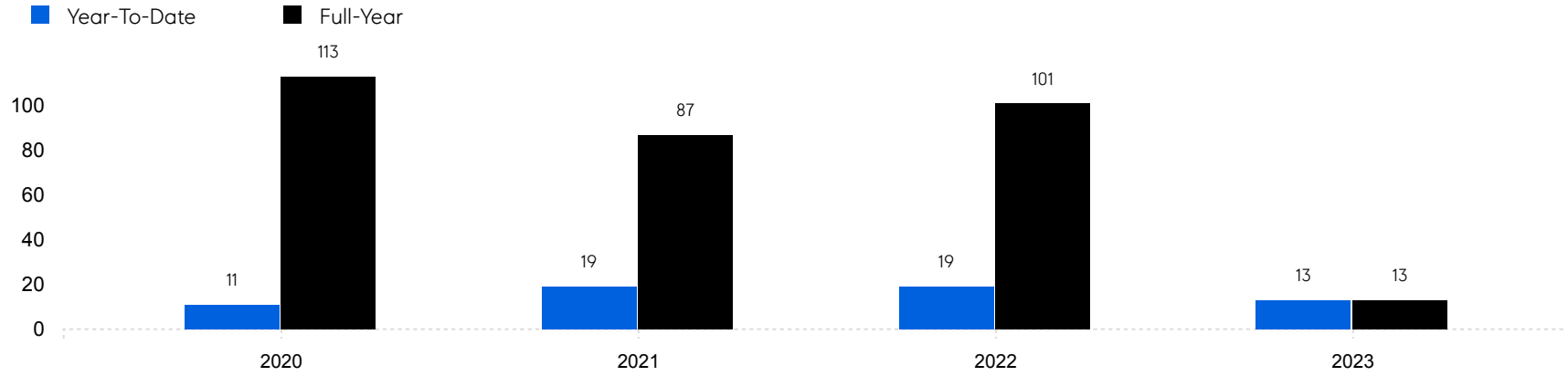


Fairfield

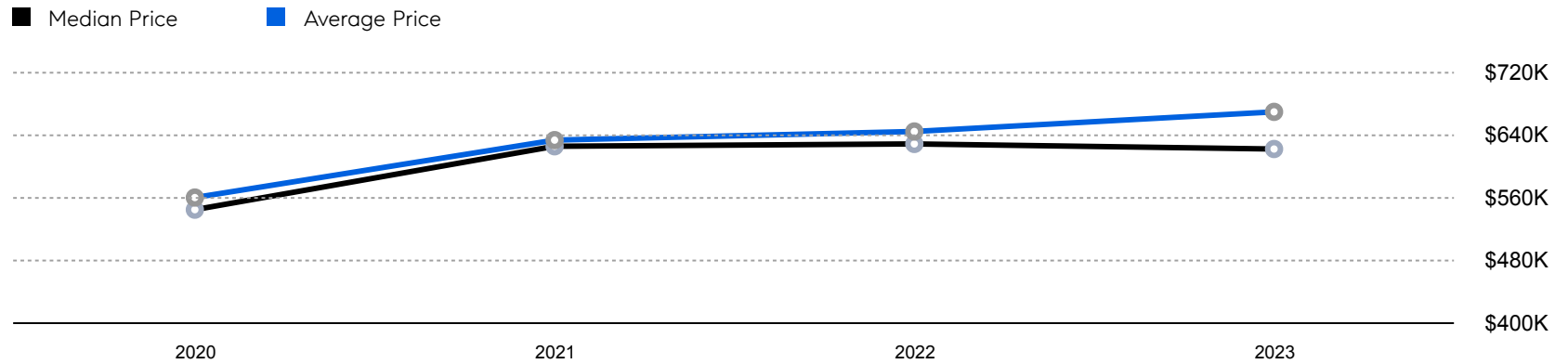
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	19	11	-42.1%
	SALES VOLUME	\$11,718,000	\$7,528,500	-35.8%
	MEDIAN PRICE	\$629,000	\$680,000	8.1%
	AVERAGE PRICE	\$616,737	\$684,409	11.0%
	AVERAGE DOM	36	21	-41.7%
	# OF CONTRACTS	21	12	-42.9%
	# NEW LISTINGS	24	14	-41.7%
Condo/Co-op/Townhouse	# OF SALES	0	2	0.0%
	SALES VOLUME	-	\$1,181,000	-
	MEDIAN PRICE	-	\$590,500	-
	AVERAGE PRICE	-	\$590,500	-
	AVERAGE DOM	-	165	-
	# OF CONTRACTS	11	3	-72.7%
	# NEW LISTINGS	13	2	-84.6%

Fairfield

Historic Sales



Historic Sales Prices

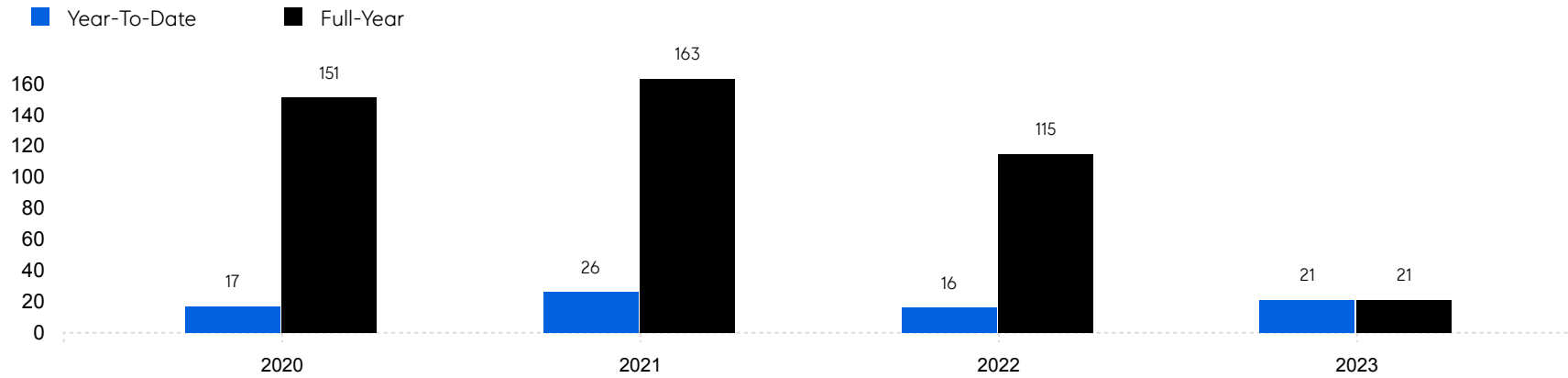


Glen Ridge

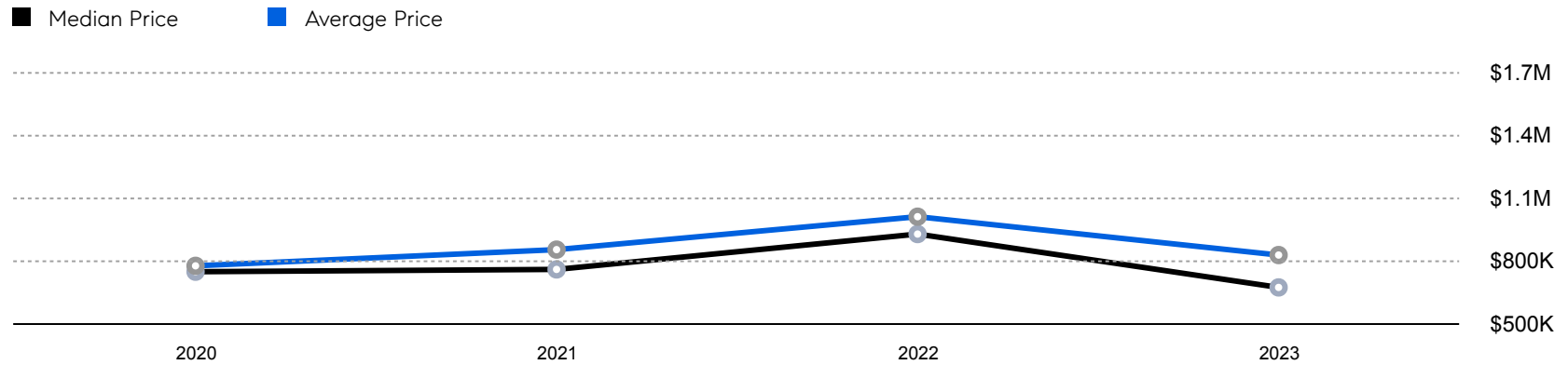
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	16	14.3%
	SALES VOLUME	\$14,668,000	\$15,844,247	8.0%
	MEDIAN PRICE	\$980,000	\$882,000	-10.0%
	AVERAGE PRICE	\$1,047,714	\$990,265	-5.5%
	AVERAGE DOM	23	20	-13.0%
	# OF CONTRACTS	24	20	-16.7%
	# NEW LISTINGS	29	16	-44.8%
Condo/Co-op/Townhouse	# OF SALES	2	5	150.0%
	SALES VOLUME	\$616,000	\$1,579,000	156.3%
	MEDIAN PRICE	\$308,000	\$222,000	-27.9%
	AVERAGE PRICE	\$308,000	\$315,800	2.5%
	AVERAGE DOM	61	57	-6.6%
	# OF CONTRACTS	3	8	166.7%
	# NEW LISTINGS	3	6	100.0%

Glen Ridge

Historic Sales



Historic Sales Prices

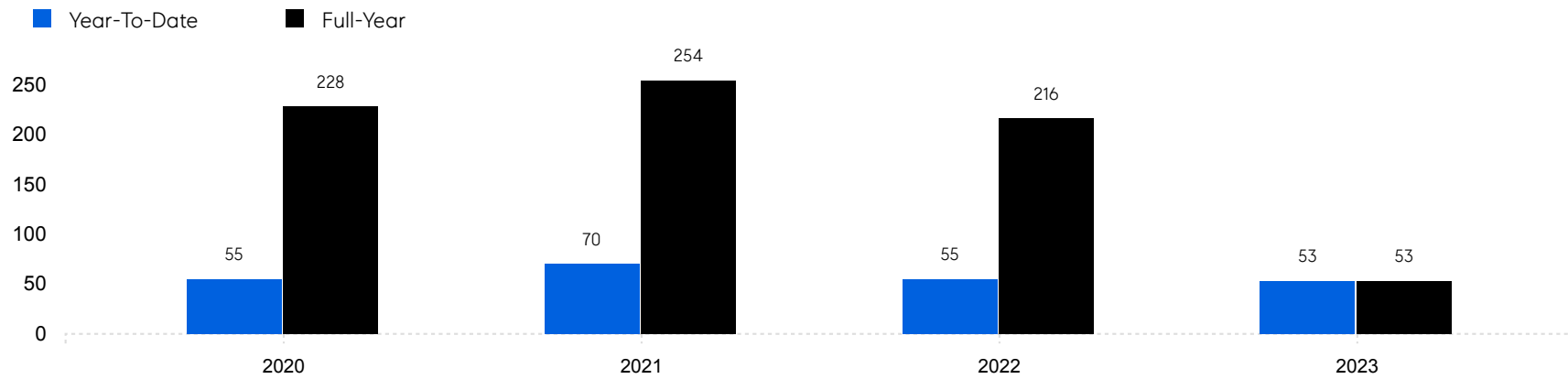


Irvington

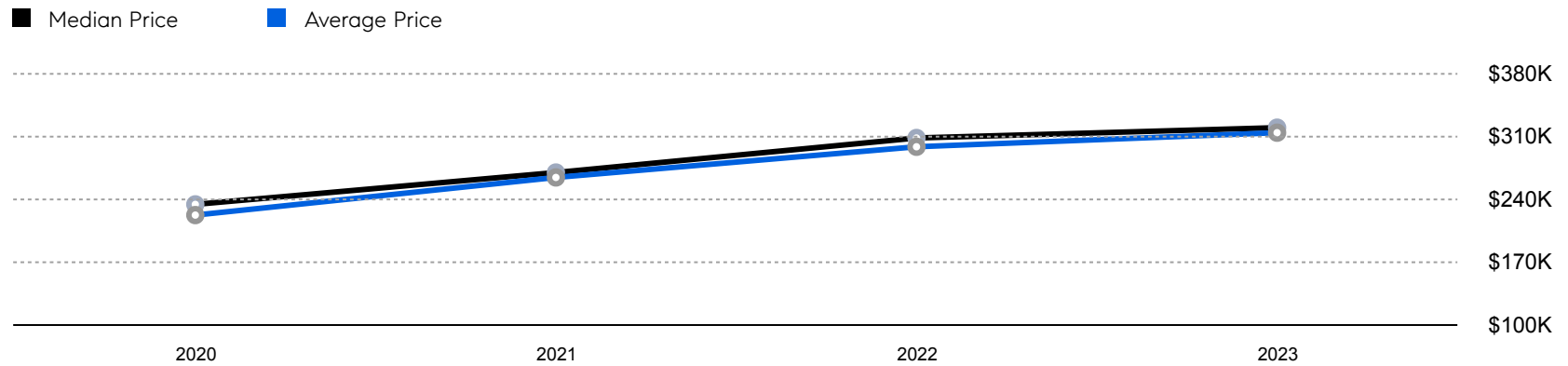
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	52	50	-3.8%
	SALES VOLUME	\$14,806,615	\$16,159,520	9.1%
	MEDIAN PRICE	\$290,000	\$322,500	11.2%
	AVERAGE PRICE	\$284,743	\$323,190	13.5%
	AVERAGE DOM	52	59	13.5%
	# OF CONTRACTS	57	78	36.8%
	# NEW LISTINGS	88	70	-20.5%
Condo/Co-op/Townhouse	# OF SALES	3	3	0.0%
	SALES VOLUME	\$532,000	\$504,000	-5.3%
	MEDIAN PRICE	\$165,000	\$209,000	26.7%
	AVERAGE PRICE	\$177,333	\$168,000	-5.3%
	AVERAGE DOM	38	109	186.8%
	# OF CONTRACTS	3	1	-66.7%
	# NEW LISTINGS	5	1	-80.0%

Irvington

Historic Sales



Historic Sales Prices

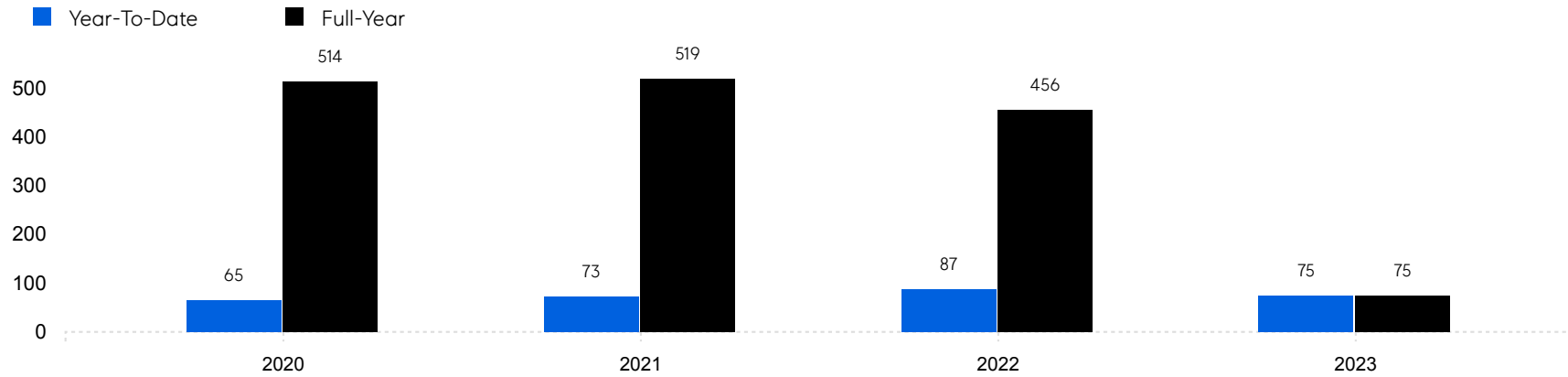


Livingston

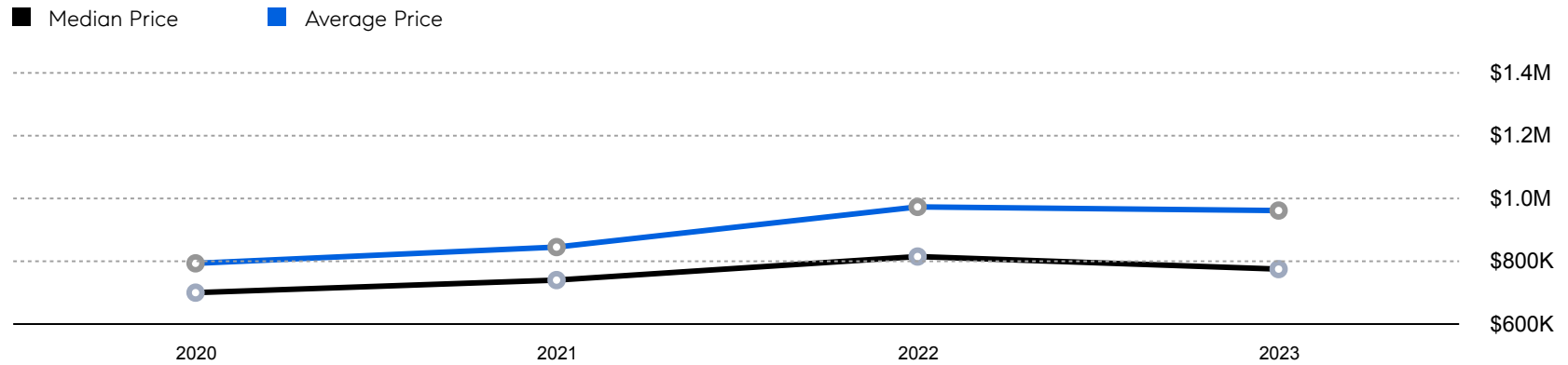
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	81	66	-18.5%
	SALES VOLUME	\$86,556,083	\$66,034,990	-23.7%
	MEDIAN PRICE	\$830,000	\$842,500	1.5%
	AVERAGE PRICE	\$1,068,594	\$1,000,530	-6.4%
	AVERAGE DOM	35	35	0.0%
	# OF CONTRACTS	98	115	17.3%
	# NEW LISTINGS	120	92	-23.3%
Condo/Co-op/Townhouse	# OF SALES	6	9	50.0%
	SALES VOLUME	\$3,818,000	\$6,081,000	59.3%
	MEDIAN PRICE	\$660,000	\$705,000	6.8%
	AVERAGE PRICE	\$636,333	\$675,667	6.2%
	AVERAGE DOM	16	21	31.3%
	# OF CONTRACTS	14	15	7.1%
	# NEW LISTINGS	21	12	-42.9%

Livingston

Historic Sales



Historic Sales Prices

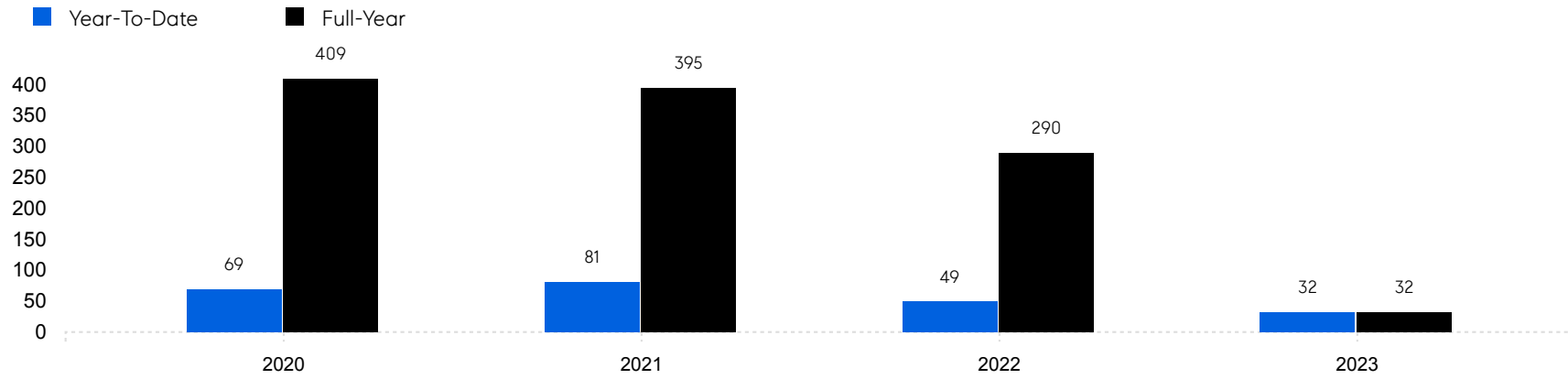


Maplewood

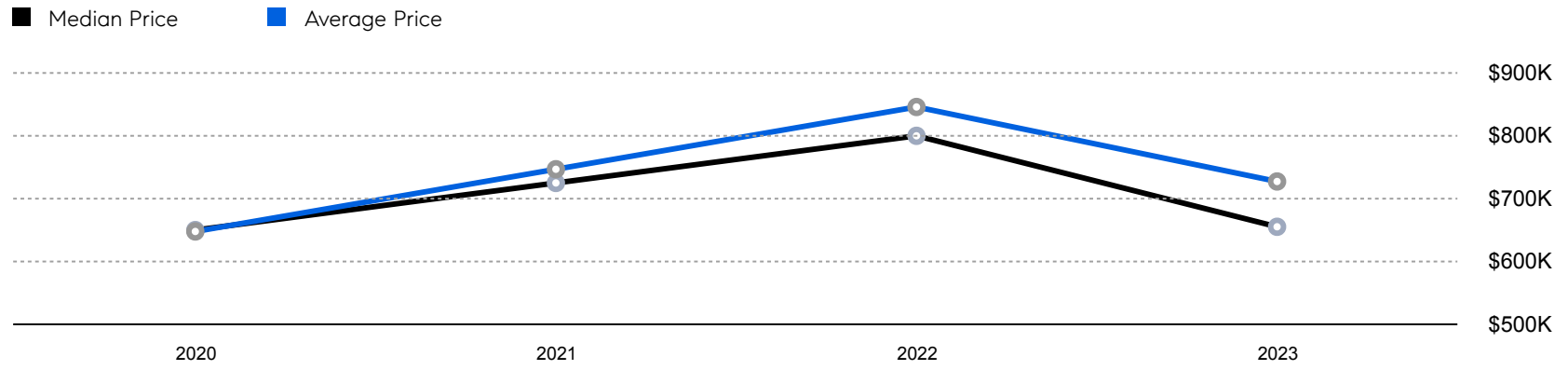
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	28	-30.0%
	SALES VOLUME	\$34,653,593	\$21,882,798	-36.9%
	MEDIAN PRICE	\$817,500	\$685,000	-16.2%
	AVERAGE PRICE	\$866,340	\$781,529	-9.8%
	AVERAGE DOM	19	36	89.5%
	# OF CONTRACTS	75	50	-33.3%
	# NEW LISTINGS	93	61	-34.4%
Condo/Co-op/Townhouse	# OF SALES	9	4	-55.6%
	SALES VOLUME	\$3,098,500	\$1,391,900	-55.1%
	MEDIAN PRICE	\$290,000	\$369,950	27.6%
	AVERAGE PRICE	\$344,278	\$347,975	1.1%
	AVERAGE DOM	96	43	-55.2%
	# OF CONTRACTS	9	3	-66.7%
	# NEW LISTINGS	9	11	22.2%

Maplewood

Historic Sales



Historic Sales Prices

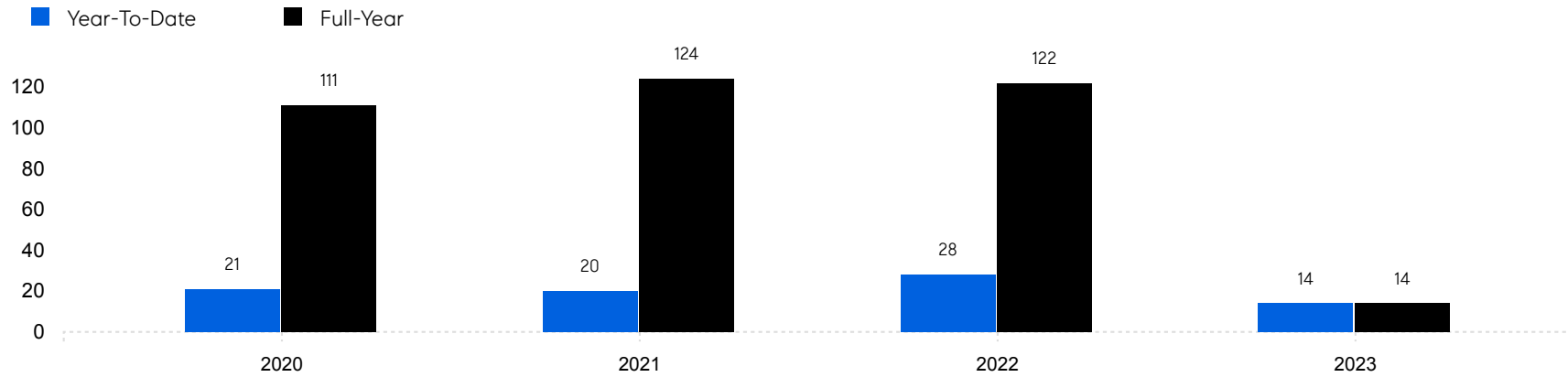


Millburn

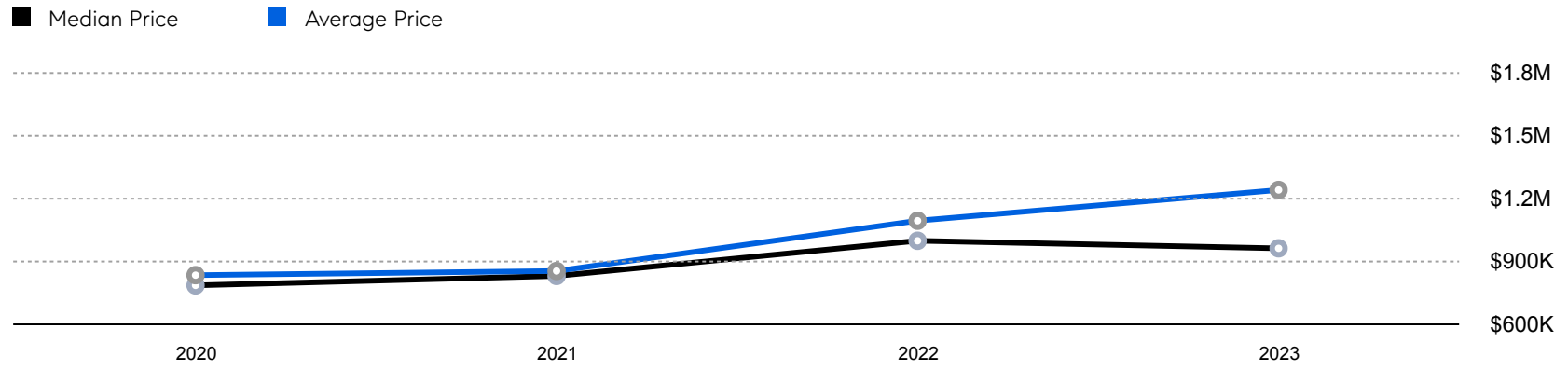
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	24	13	-45.8%
	SALES VOLUME	\$26,144,500	\$15,886,277	-39.2%
	MEDIAN PRICE	\$972,500	\$931,000	-4.3%
	AVERAGE PRICE	\$1,089,354	\$1,222,021	12.2%
	AVERAGE DOM	24	32	33.3%
	# OF CONTRACTS	29	23	-20.7%
	# NEW LISTINGS	37	14	-62.2%
Condo/Co-op/Townhouse	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$2,732,500	\$1,495,000	-45.3%
	MEDIAN PRICE	\$636,250	\$1,495,000	135.0%
	AVERAGE PRICE	\$683,125	\$1,495,000	118.8%
	AVERAGE DOM	32	0	-
	# OF CONTRACTS	5	3	-40.0%
	# NEW LISTINGS	5	5	0.0%

Millburn

Historic Sales



Historic Sales Prices

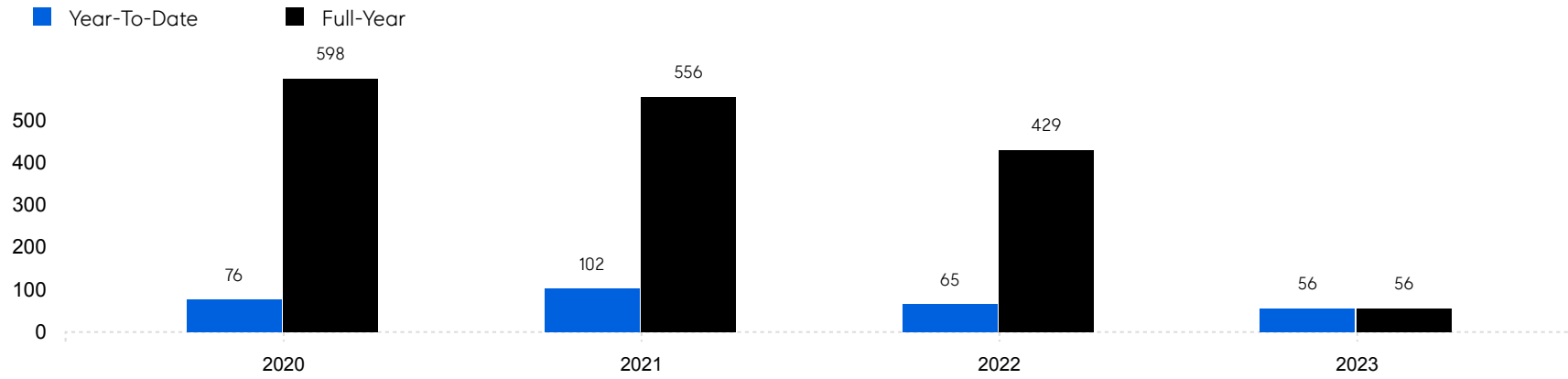


Montclair

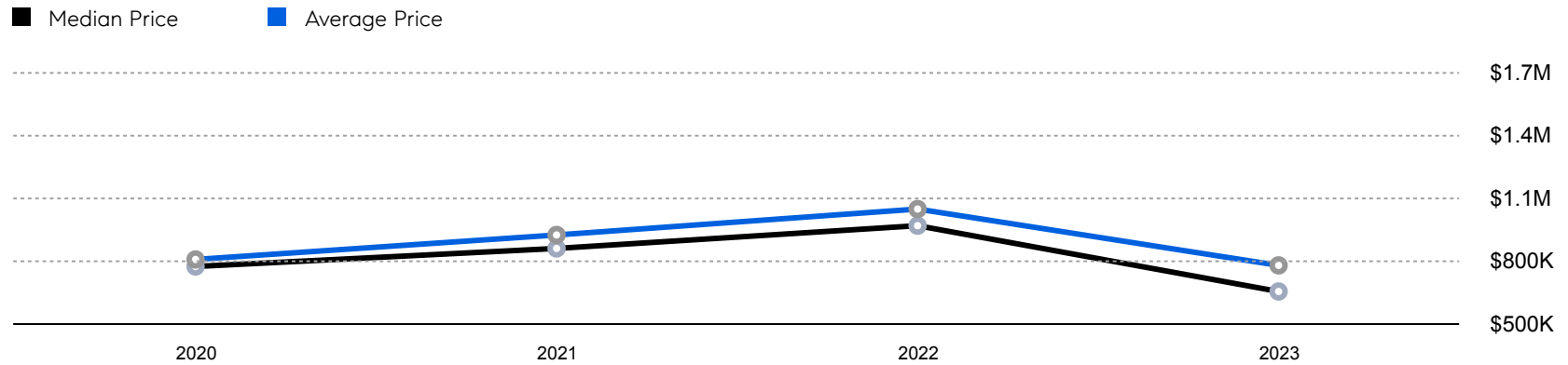
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	41	32	-22.0%
	SALES VOLUME	\$45,714,118	\$34,650,241	-24.2%
	MEDIAN PRICE	\$1,050,000	\$921,000	-12.3%
	AVERAGE PRICE	\$1,114,978	\$1,082,820	-2.9%
	AVERAGE DOM	30	36	20.0%
	# OF CONTRACTS	90	62	-31.1%
	# NEW LISTINGS	108	79	-26.9%
Condo/Co-op/Townhouse	# OF SALES	24	24	0.0%
	SALES VOLUME	\$7,907,000	\$9,047,427	14.4%
	MEDIAN PRICE	\$290,000	\$317,000	9.3%
	AVERAGE PRICE	\$329,458	\$376,976	14.4%
	AVERAGE DOM	39	31	-20.5%
	# OF CONTRACTS	31	33	6.5%
	# NEW LISTINGS	37	31	-16.2%

Montclair

Historic Sales



Historic Sales Prices

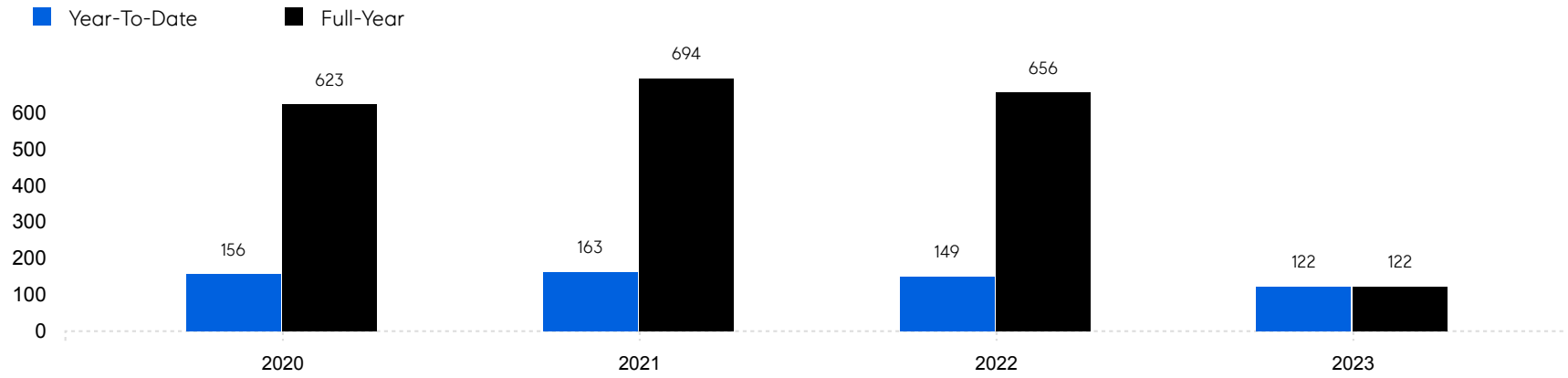


Newark

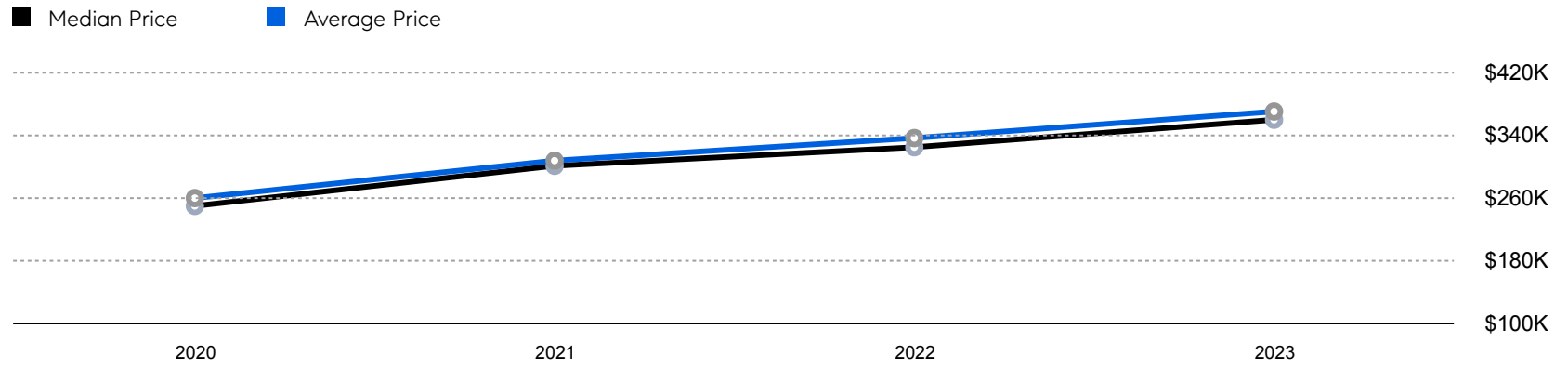
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	110	102	-7.3%
	SALES VOLUME	\$36,475,100	\$38,154,845	4.6%
	MEDIAN PRICE	\$335,000	\$360,000	7.5%
	AVERAGE PRICE	\$331,592	\$374,067	12.8%
	AVERAGE DOM	59	65	10.2%
	# OF CONTRACTS	133	136	2.3%
	# NEW LISTINGS	197	158	-19.8%
Condo/Co-op/Townhouse	# OF SALES	39	20	-48.7%
	SALES VOLUME	\$10,240,300	\$7,047,500	-31.2%
	MEDIAN PRICE	\$259,000	\$320,000	23.6%
	AVERAGE PRICE	\$262,572	\$352,375	34.2%
	AVERAGE DOM	58	75	29.3%
	# OF CONTRACTS	36	38	5.6%
	# NEW LISTINGS	48	49	2.1%

Newark

Historic Sales



Historic Sales Prices

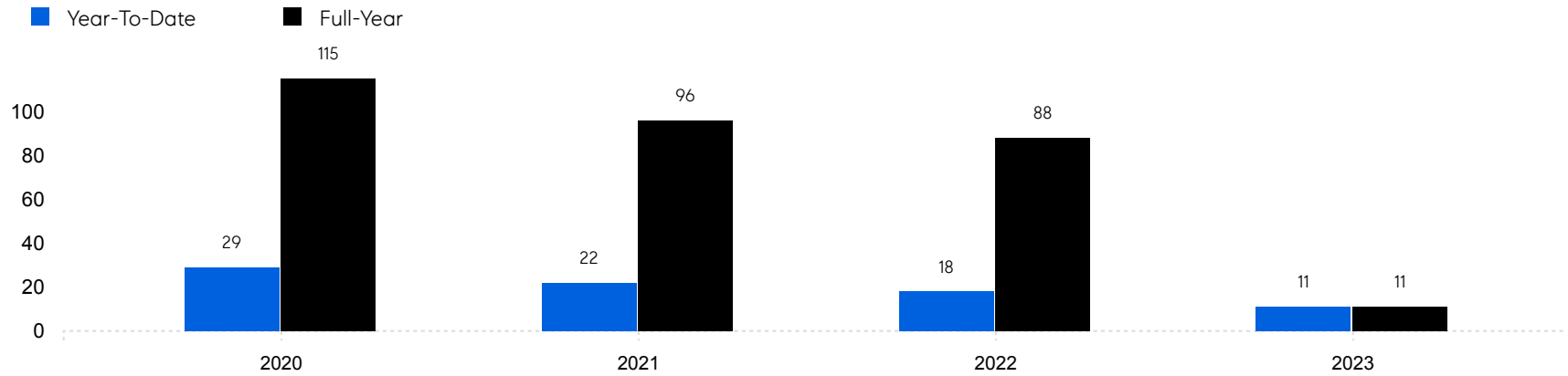


North Caldwell

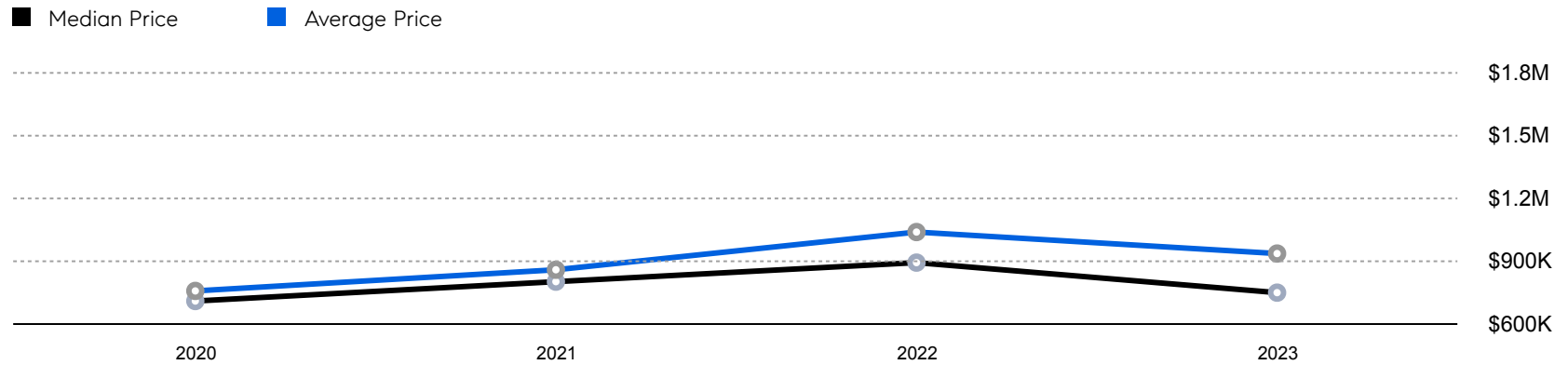
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	6	-60.0%
	SALES VOLUME	\$13,996,115	\$7,333,000	-47.6%
	MEDIAN PRICE	\$776,000	\$1,044,000	34.5%
	AVERAGE PRICE	\$933,074	\$1,222,167	31.0%
	AVERAGE DOM	22	50	127.3%
	# OF CONTRACTS	18	9	-50.0%
	# NEW LISTINGS	26	18	-30.8%
Condo/Co-op/Townhouse	# OF SALES	3	5	66.7%
	SALES VOLUME	\$2,505,000	\$2,972,000	18.6%
	MEDIAN PRICE	\$830,000	\$550,000	-33.7%
	AVERAGE PRICE	\$835,000	\$594,400	-28.8%
	AVERAGE DOM	77	23	-70.1%
	# OF CONTRACTS	3	12	300.0%
	# NEW LISTINGS	1	12	1,100.0%

North Caldwell

Historic Sales



Historic Sales Prices

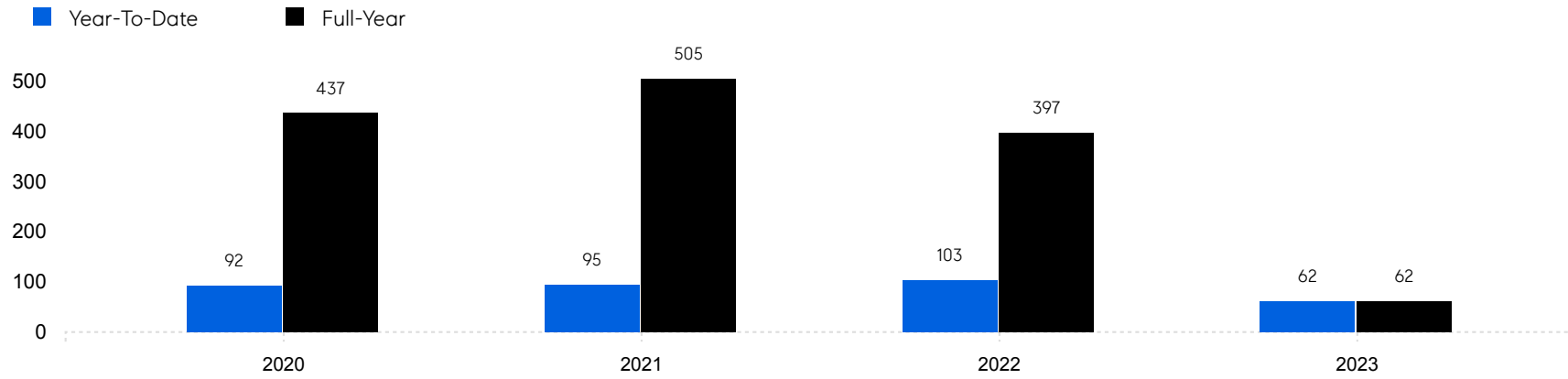


Nutley

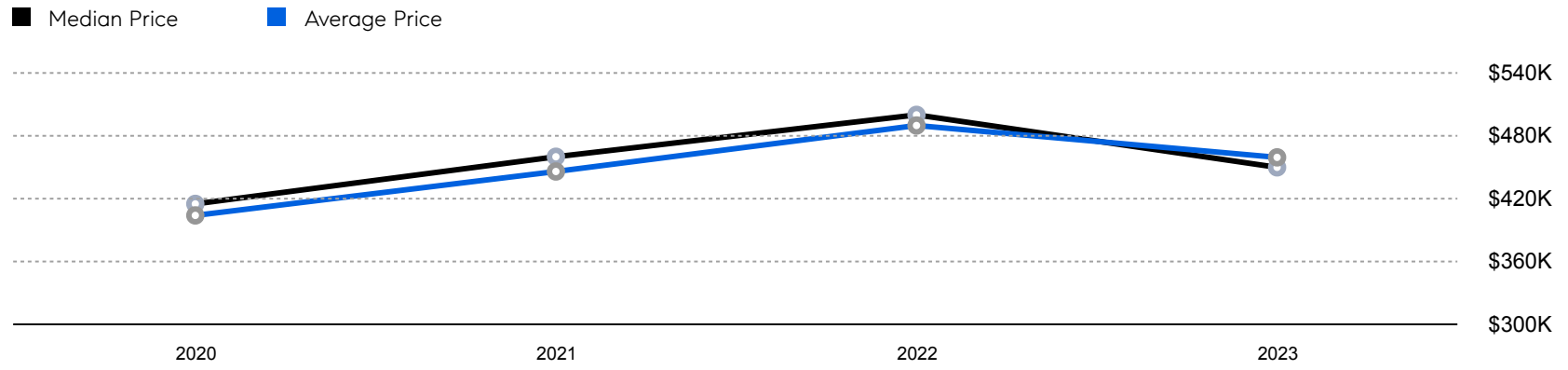
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	61	35	-42.6%
	SALES VOLUME	\$31,747,227	\$18,649,400	-41.3%
	MEDIAN PRICE	\$490,000	\$505,000	3.1%
	AVERAGE PRICE	\$520,446	\$532,840	2.4%
	AVERAGE DOM	51	51	0.0%
	# OF CONTRACTS	64	64	0.0%
	# NEW LISTINGS	76	58	-23.7%
Condo/Co-op/Townhouse	# OF SALES	42	27	-35.7%
	SALES VOLUME	\$13,069,000	\$9,835,200	-24.7%
	MEDIAN PRICE	\$273,000	\$350,000	28.2%
	AVERAGE PRICE	\$311,167	\$364,267	17.1%
	AVERAGE DOM	30	24	-20.0%
	# OF CONTRACTS	34	26	-23.5%
	# NEW LISTINGS	31	28	-9.7%

Nutley

Historic Sales



Historic Sales Prices

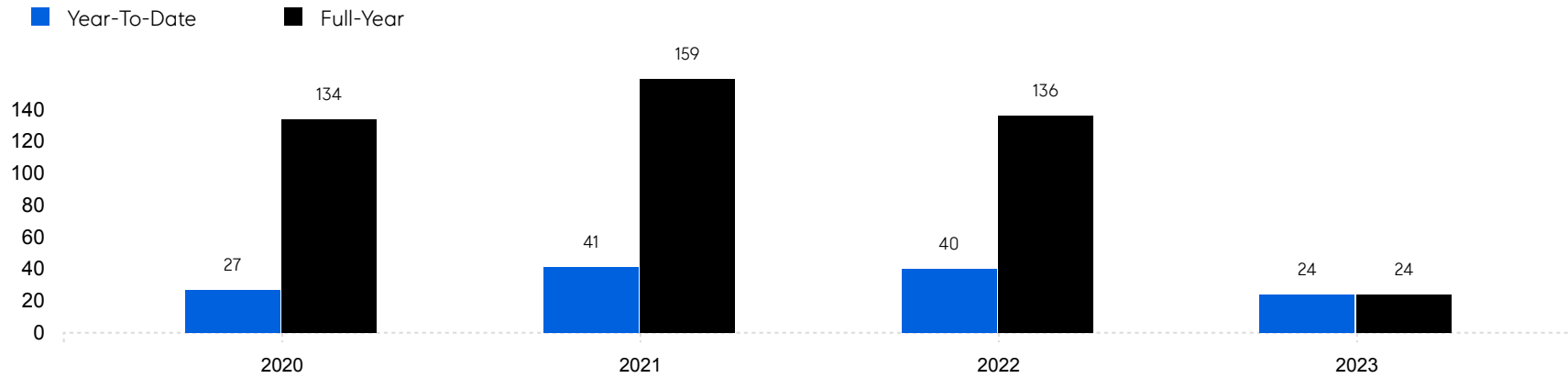


Orange

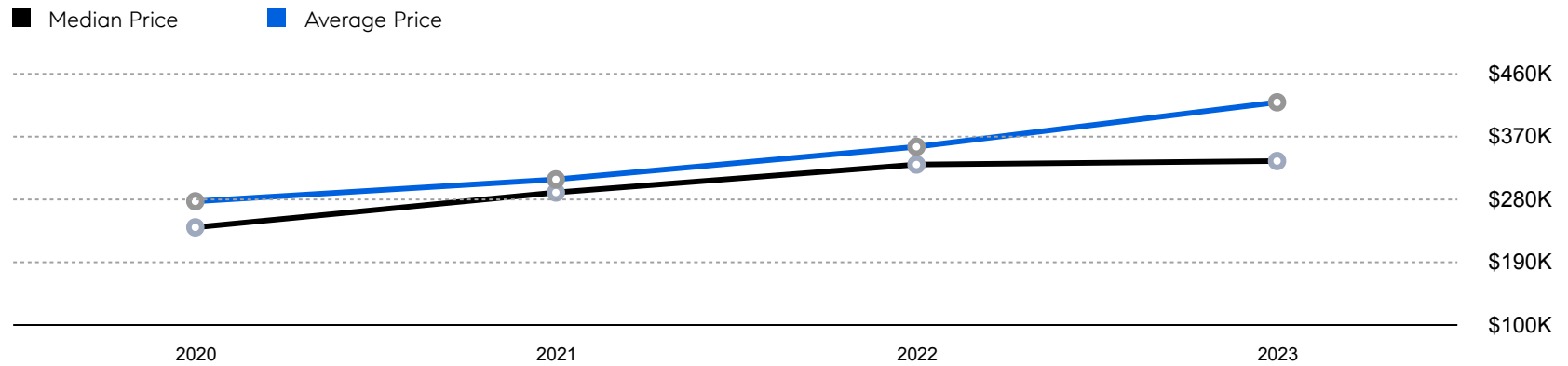
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	32	20	-37.5%
	SALES VOLUME	\$12,209,050	\$9,017,000	-26.1%
	MEDIAN PRICE	\$341,000	\$387,500	13.6%
	AVERAGE PRICE	\$381,533	\$450,850	18.2%
	AVERAGE DOM	66	55	-16.7%
	# OF CONTRACTS	38	35	-7.9%
	# NEW LISTINGS	42	36	-14.3%
Condo/Co-op/Townhouse	# OF SALES	8	4	-50.0%
	SALES VOLUME	\$2,331,000	\$1,045,000	-55.2%
	MEDIAN PRICE	\$326,000	\$235,000	-27.9%
	AVERAGE PRICE	\$291,375	\$261,250	-10.3%
	AVERAGE DOM	66	85	28.8%
	# OF CONTRACTS	12	4	-66.7%
	# NEW LISTINGS	6	7	16.7%

Orange

Historic Sales



Historic Sales Prices

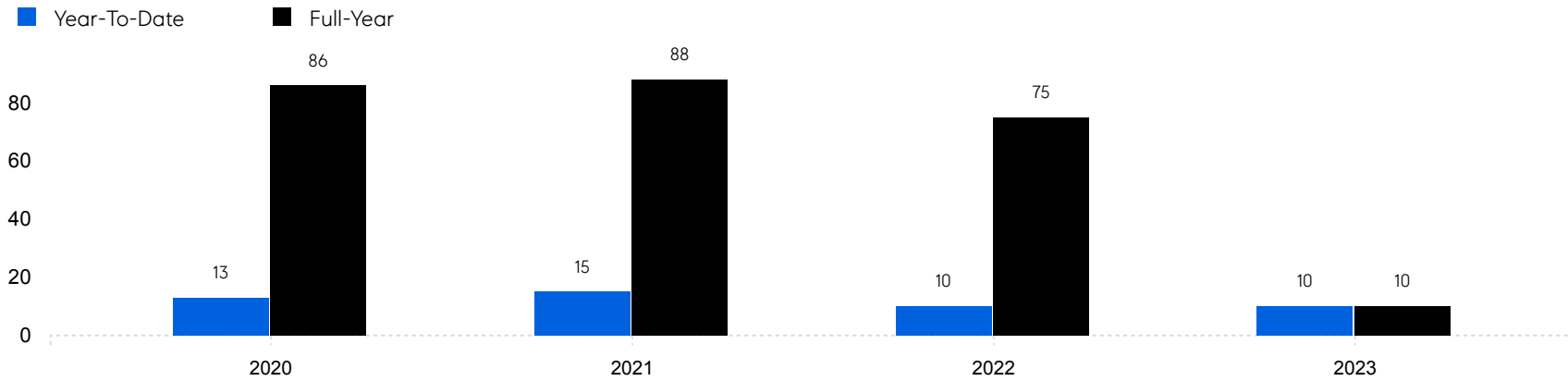


Roseland

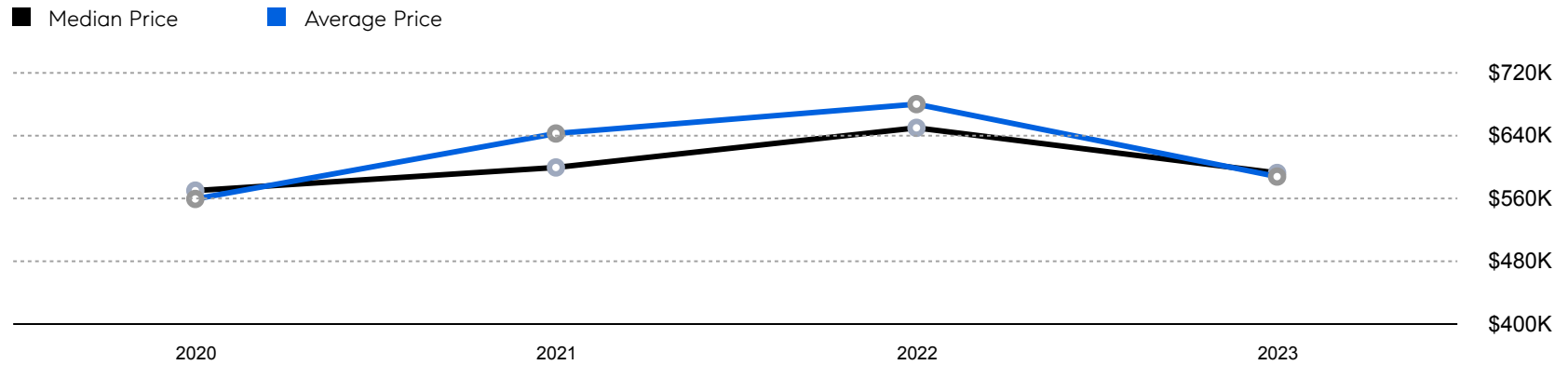
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	9	8	-11.1%
	SALES VOLUME	\$5,602,400	\$4,694,000	-16.2%
	MEDIAN PRICE	\$625,000	\$579,500	-7.3%
	AVERAGE PRICE	\$622,489	\$586,750	-5.7%
	AVERAGE DOM	24	31	29.2%
	# OF CONTRACTS	11	12	9.1%
	# NEW LISTINGS	12	9	-25.0%
Condo/Co-op/Townhouse	# OF SALES	1	2	100.0%
	SALES VOLUME	\$661,000	\$1,185,000	79.3%
	MEDIAN PRICE	\$661,000	\$592,500	-10.4%
	AVERAGE PRICE	\$661,000	\$592,500	-10.4%
	AVERAGE DOM	14	29	107.1%
	# OF CONTRACTS	5	6	20.0%
	# NEW LISTINGS	5	6	20.0%

Roseland

Historic Sales



Historic Sales Prices

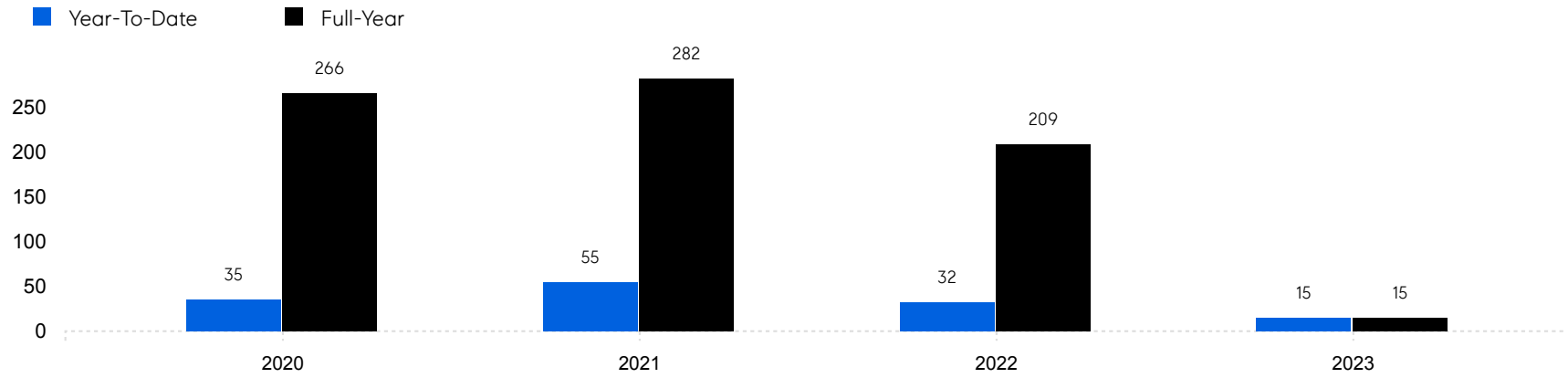


Short Hills

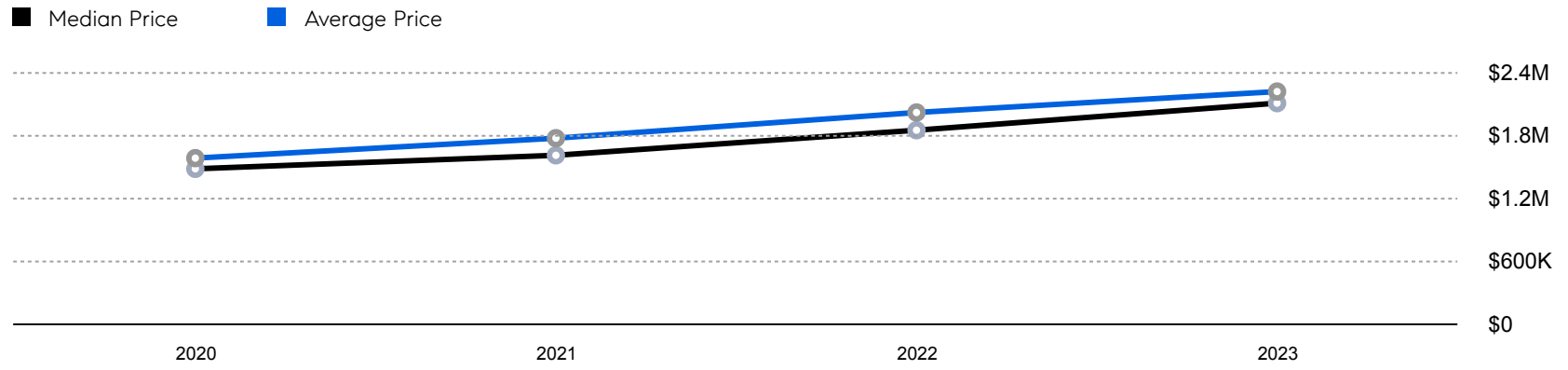
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	32	15	-53.1%
	SALES VOLUME	\$60,077,508	\$33,337,900	-44.5%
	MEDIAN PRICE	\$1,625,500	\$2,112,000	29.9%
	AVERAGE PRICE	\$1,877,422	\$2,222,527	18.4%
	AVERAGE DOM	44	15	-65.9%
	# OF CONTRACTS	45	41	-8.9%
	# NEW LISTINGS	66	74	12.1%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Short Hills

Historic Sales



Historic Sales Prices

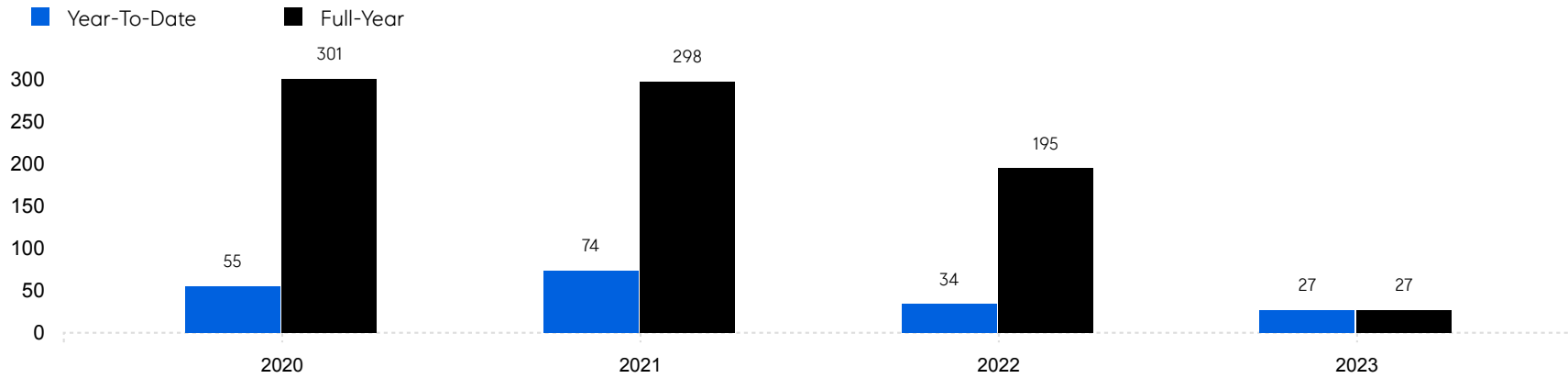


South Orange

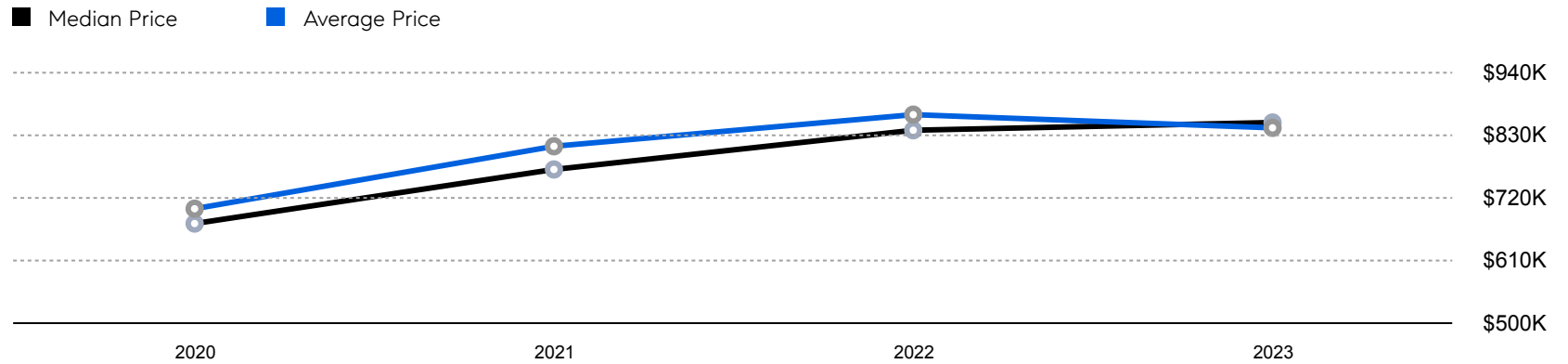
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	25	25	0.0%
	SALES VOLUME	\$22,008,387	\$22,282,498	1.2%
	MEDIAN PRICE	\$850,000	\$900,000	5.9%
	AVERAGE PRICE	\$880,335	\$891,300	1.2%
	AVERAGE DOM	17	35	105.9%
	# OF CONTRACTS	46	38	-17.4%
	# NEW LISTINGS	47	42	-10.6%
Condo/Co-op/Townhouse	# OF SALES	9	2	-77.8%
	SALES VOLUME	\$3,811,000	\$482,000	-87.4%
	MEDIAN PRICE	\$345,000	\$241,000	-30.1%
	AVERAGE PRICE	\$423,444	\$241,000	-43.1%
	AVERAGE DOM	33	52	57.6%
	# OF CONTRACTS	9	4	-55.6%
	# NEW LISTINGS	10	8	-20.0%

South Orange

Historic Sales



Historic Sales Prices

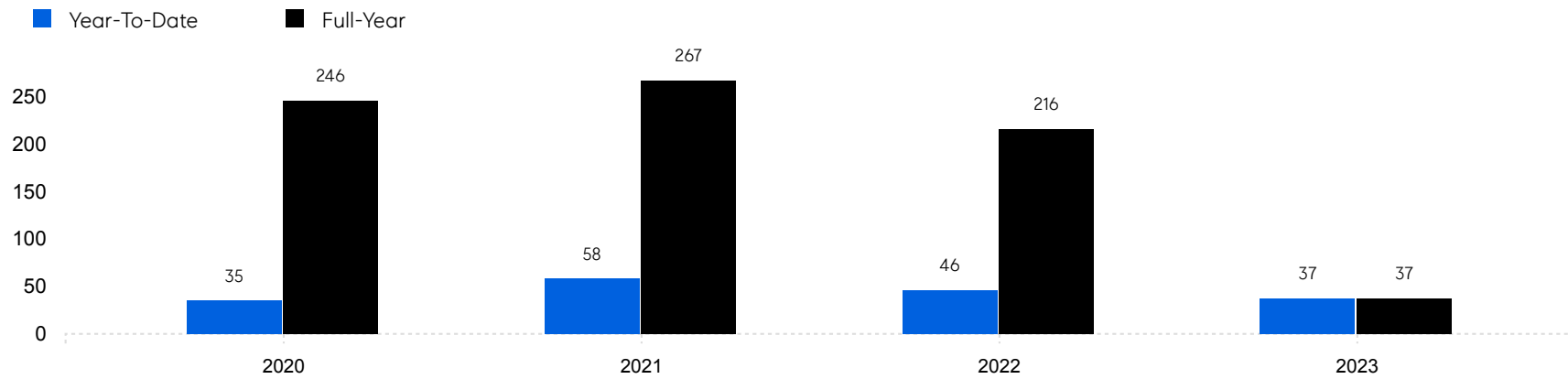


Verona

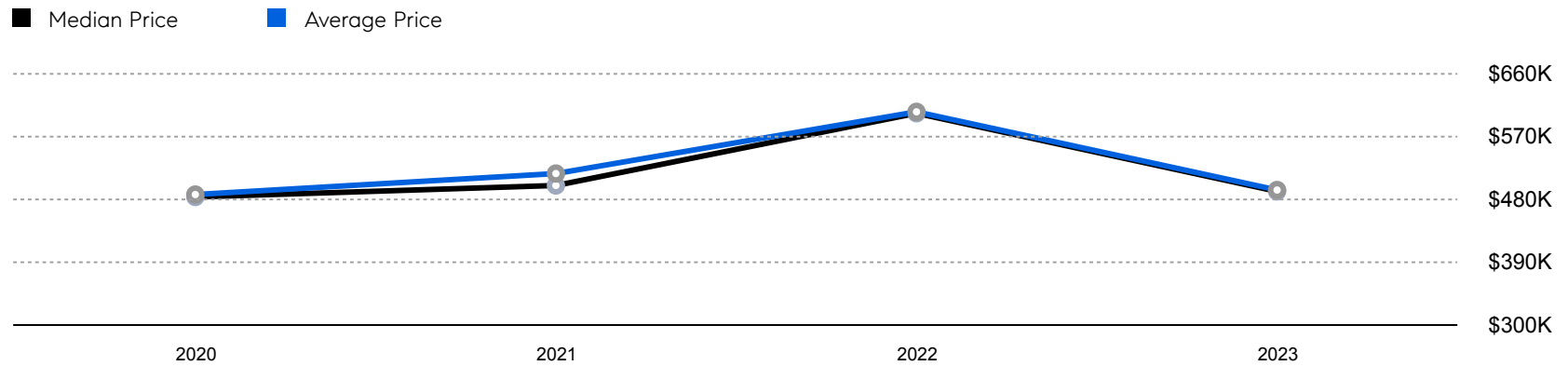
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	29	17	-41.4%
	SALES VOLUME	\$19,998,415	\$11,571,400	-42.1%
	MEDIAN PRICE	\$645,000	\$615,000	-4.7%
	AVERAGE PRICE	\$689,601	\$680,671	-1.3%
	AVERAGE DOM	23	44	91.3%
	# OF CONTRACTS	31	25	-19.4%
	# NEW LISTINGS	45	32	-28.9%
Condo/Co-op/Townhouse	# OF SALES	17	20	17.6%
	SALES VOLUME	\$7,238,000	\$6,687,900	-7.6%
	MEDIAN PRICE	\$298,000	\$265,000	-11.1%
	AVERAGE PRICE	\$425,765	\$334,395	-21.5%
	AVERAGE DOM	51	51	0.0%
	# OF CONTRACTS	15	17	13.3%
	# NEW LISTINGS	21	14	-33.3%

Verona

Historic Sales



Historic Sales Prices

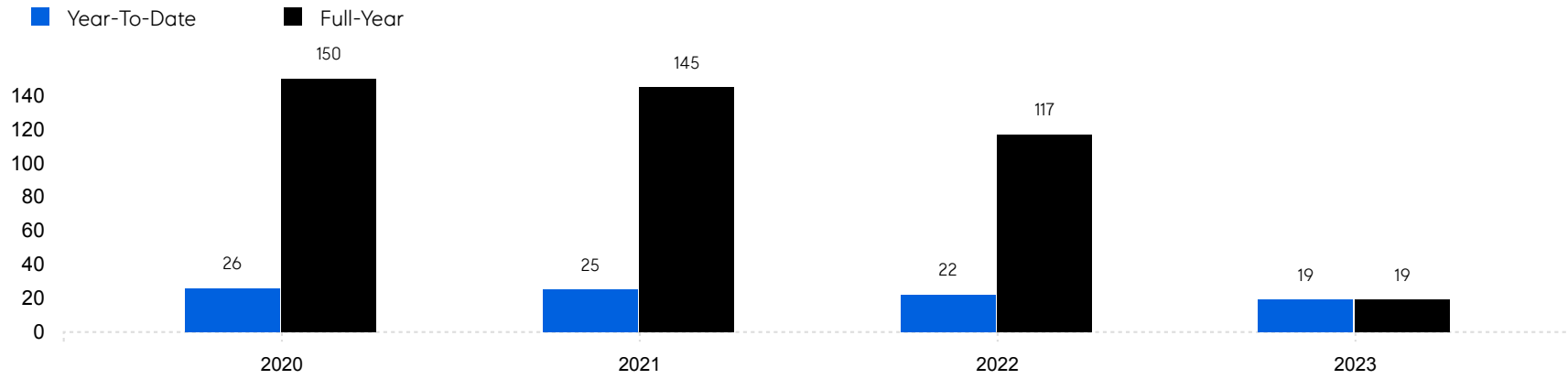


West Caldwell

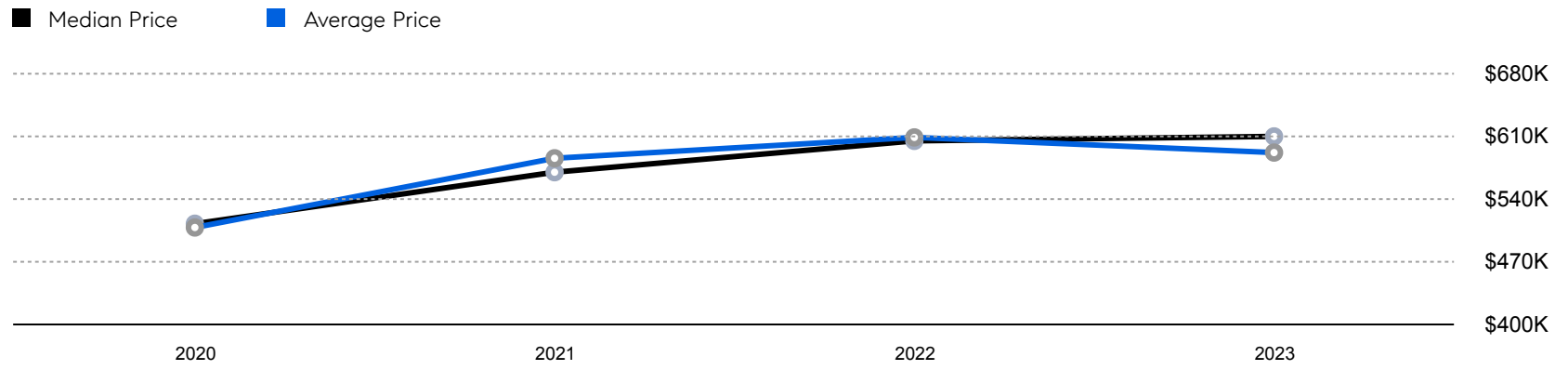
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	21	19	-9.5%
	SALES VOLUME	\$12,716,446	\$11,247,000	-11.6%
	MEDIAN PRICE	\$579,900	\$610,000	5.2%
	AVERAGE PRICE	\$605,545	\$591,947	-2.2%
	AVERAGE DOM	46	31	-32.6%
	# OF CONTRACTS	18	26	44.4%
	# NEW LISTINGS	22	20	-9.1%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$380,000	-	-
	MEDIAN PRICE	\$380,000	-	-
	AVERAGE PRICE	\$380,000	-	-
	AVERAGE DOM	33	-	-
	# OF CONTRACTS	2	0	0.0%
	# NEW LISTINGS	2	0	0.0%

West Caldwell

Historic Sales



Historic Sales Prices

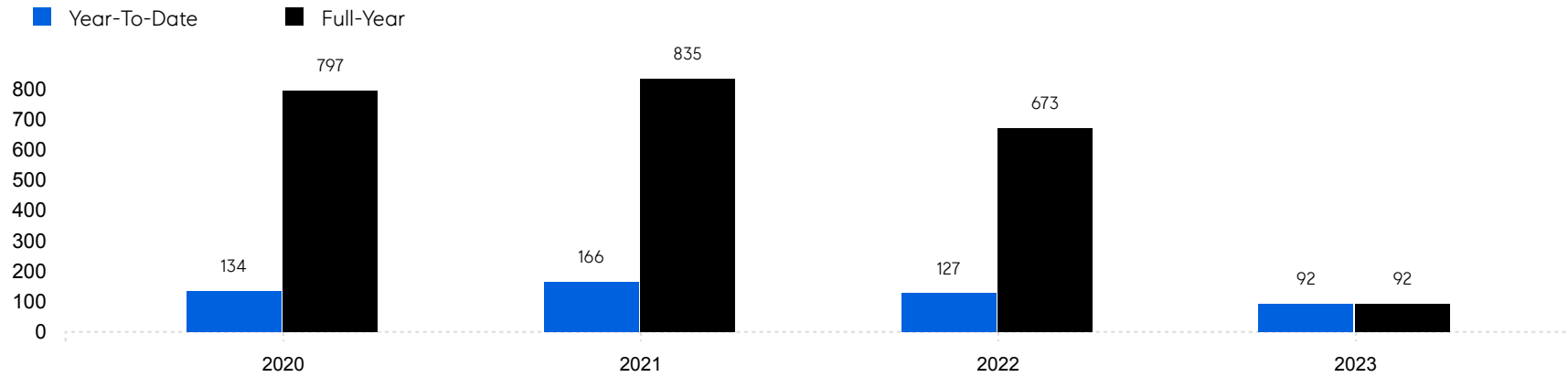


West Orange

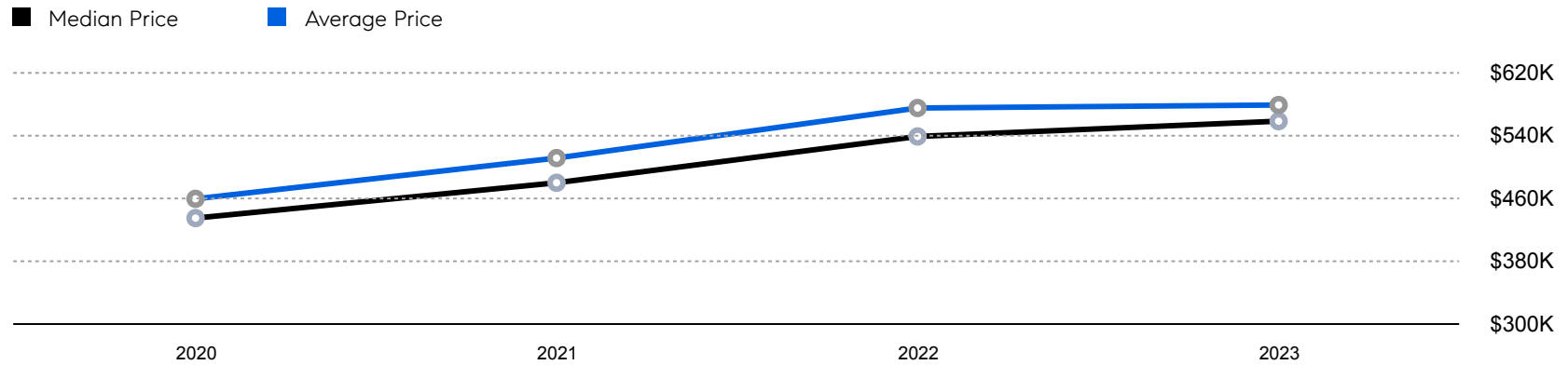
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	93	74	-20.4%
	SALES VOLUME	\$53,830,498	\$44,842,211	-16.7%
	MEDIAN PRICE	\$521,000	\$587,275	12.7%
	AVERAGE PRICE	\$578,823	\$605,976	4.7%
	AVERAGE DOM	50	34	-32.0%
	# OF CONTRACTS	118	120	1.7%
	# NEW LISTINGS	146	112	-23.3%
Condo/Co-op/Townhouse	# OF SALES	34	18	-47.1%
	SALES VOLUME	\$15,036,500	\$8,432,888	-43.9%
	MEDIAN PRICE	\$442,500	\$472,500	6.8%
	AVERAGE PRICE	\$442,250	\$468,494	5.9%
	AVERAGE DOM	34	53	55.9%
	# OF CONTRACTS	43	33	-23.3%
	# NEW LISTINGS	47	37	-21.3%

West Orange

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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