

Q2 2023

Essex Fells Market Report

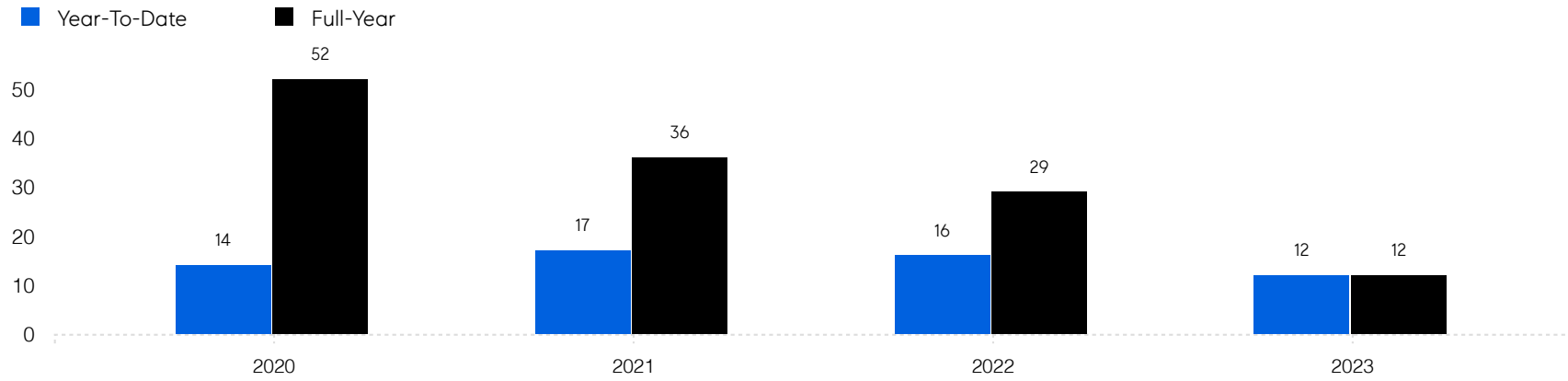
COMPASS

Essex Fells

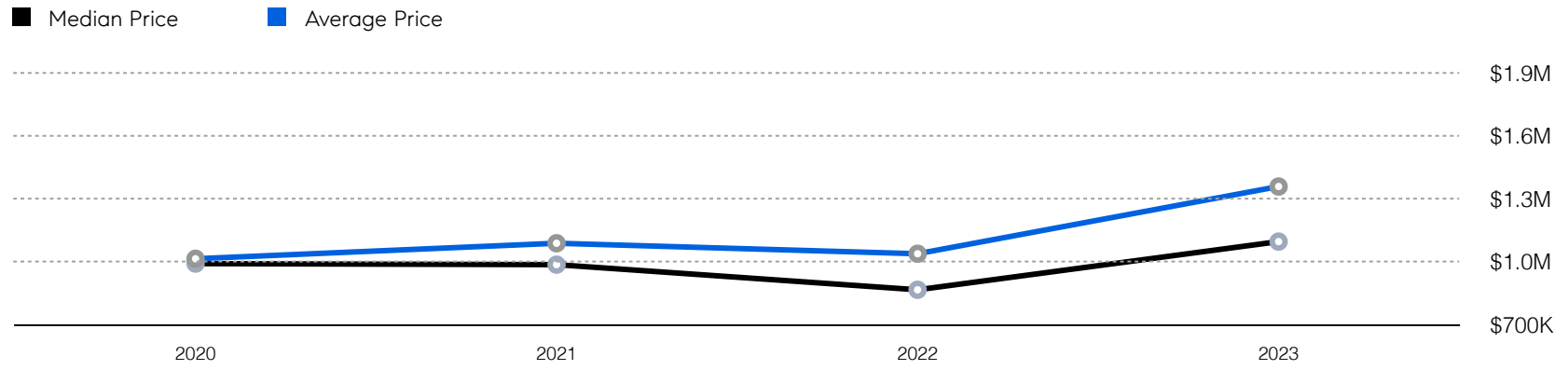
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	15	12	-20.0%
	SALES VOLUME	\$16,202,999	\$16,295,000	0.6%
	MEDIAN PRICE	\$999,999	\$1,095,000	9.5%
	AVERAGE PRICE	\$1,080,200	\$1,357,917	25.7%
	AVERAGE DOM	32	51	59.4%
	# OF CONTRACTS	17	18	5.9%
	# NEW LISTINGS	26	19	-26.9%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$545,000	-	-
	MEDIAN PRICE	\$545,000	-	-
	AVERAGE PRICE	\$545,000	-	-
	AVERAGE DOM	14	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	1	1	0.0%

Essex Fells

Historic Sales



Historic Sales Prices



COMPASS

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

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