



COMPASS

February 2023

Allendale Market Insights

Allendale

FEBRUARY 2023

UNDER CONTRACT

6	\$1.4M	\$1.3M
Total Properties	Average Price	Median Price
-14%	60%	41%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

2	\$687K	\$687K
Total Properties	Average Price	Median Price
-50%	13%	19%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

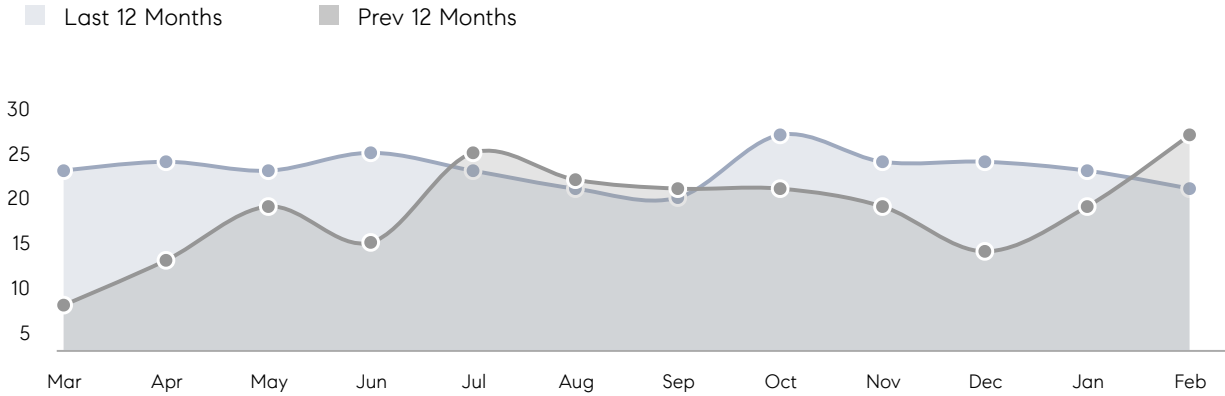
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	35	61	-43%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$687,500	\$606,972	13.3%
	# OF CONTRACTS	6	7	-14.3%
	NEW LISTINGS	3	14	-79%
Houses	AVERAGE DOM	35	79	-56%
	% OF ASKING PRICE	102%	97%	
	AVERAGE SOLD PRICE	\$687,500	\$606,296	13%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	2	13	-85%
Condo/Co-op/TH	AVERAGE DOM	-	7	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$609,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	1	0%

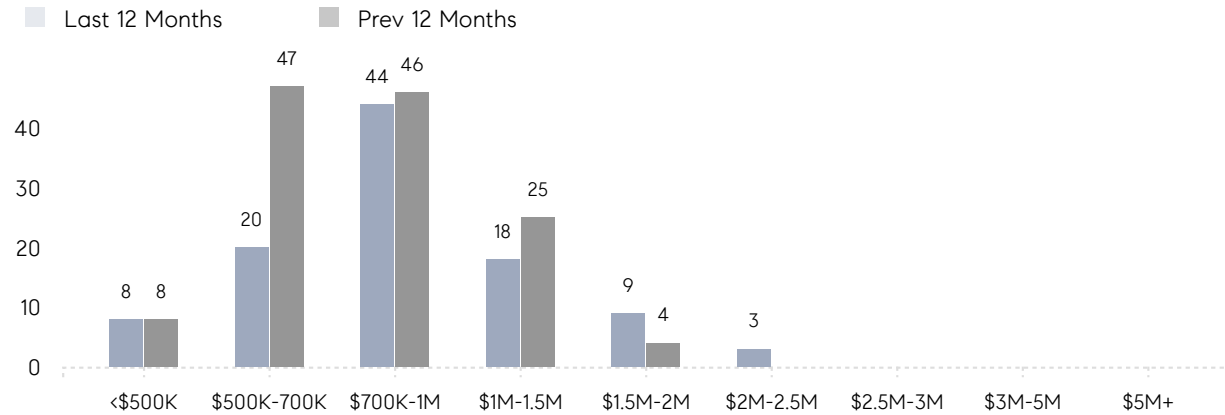
Allendale

FEBRUARY 2023

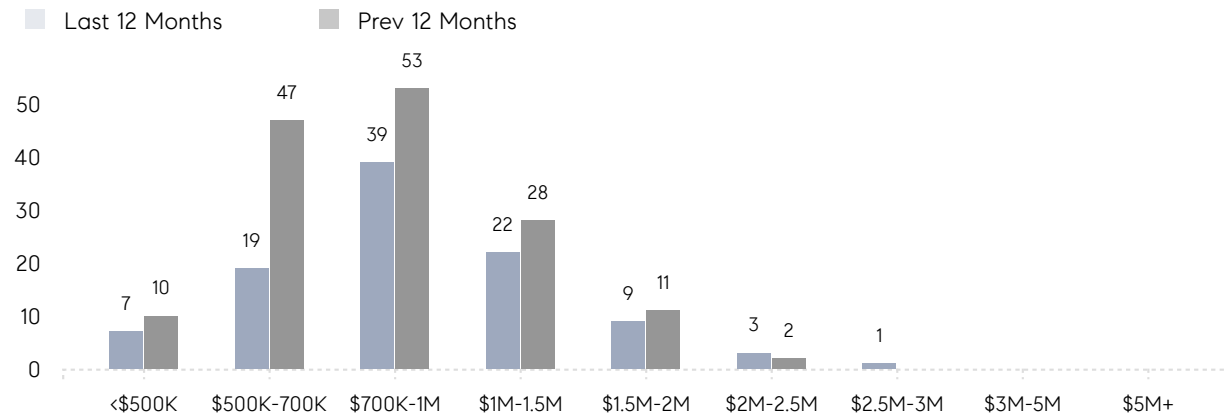
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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February 2023

Alpine Market Insights

Alpine

FEBRUARY 2023

UNDER CONTRACT

2
Total
Properties

\$4.3M
Average
Price

\$4.3M
Median
Price

0%
Change From
Feb 2022

40%
Increase From
Feb 2022

40%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$4.6M
Average
Price

\$4.2M
Median
Price

150%
Increase From
Feb 2022

328%
Increase From
Feb 2022

286%
Increase From
Feb 2022

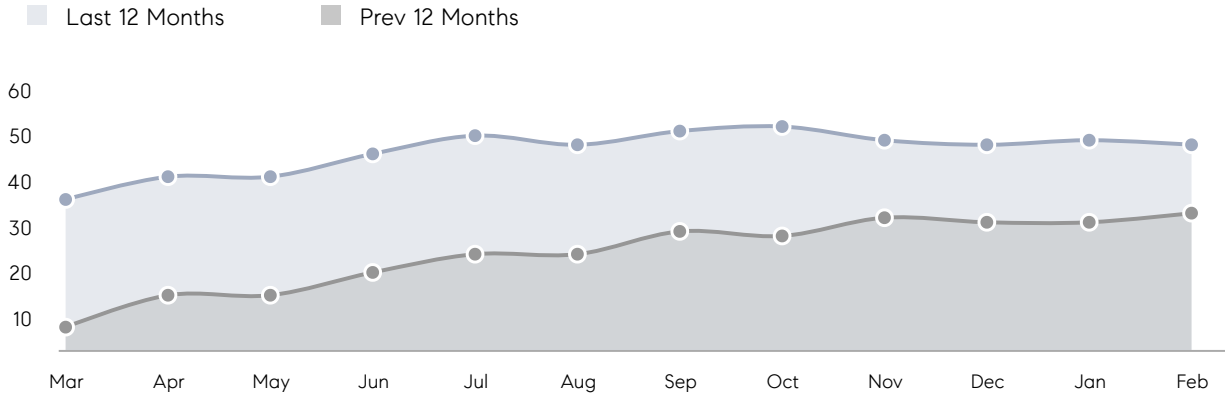
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	137	116	18%
	% OF ASKING PRICE	86%	96%	
	AVERAGE SOLD PRICE	\$4,651,500	\$1,087,500	327.7%
	# OF CONTRACTS	2	2	0.0%
	NEW LISTINGS	3	3	0%
Houses	AVERAGE DOM	137	116	18%
	% OF ASKING PRICE	86%	96%	
	AVERAGE SOLD PRICE	\$4,651,500	\$1,087,500	328%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

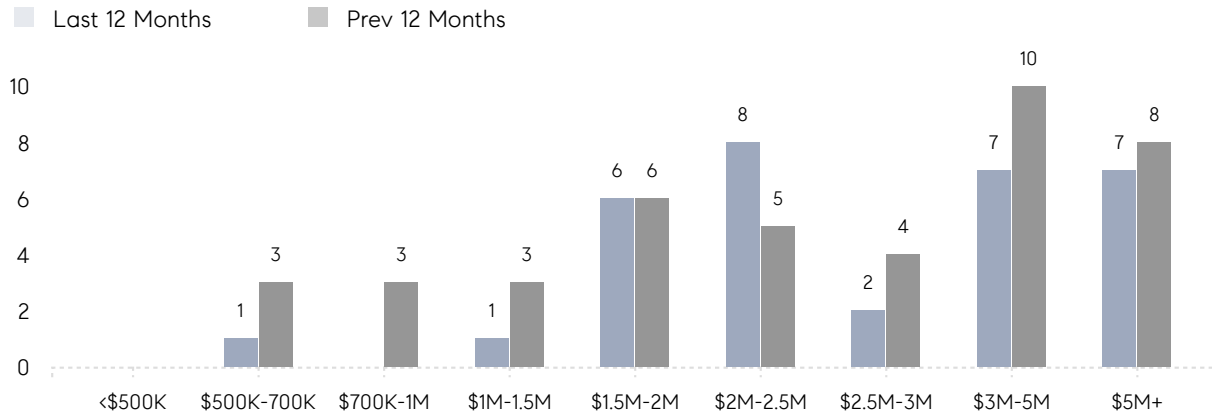
Alpine

FEBRUARY 2023

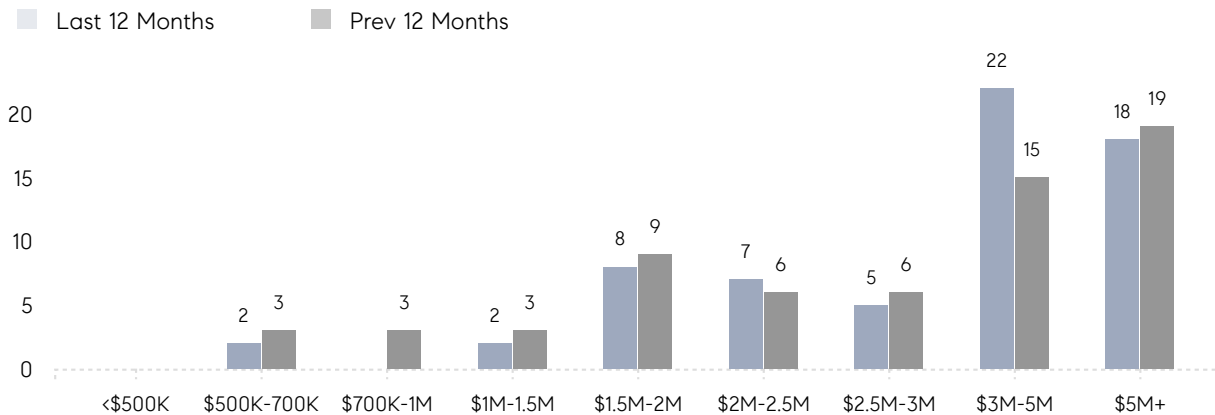
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Andover Borough Market Insights

Andover Borough

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

1	\$374K	\$374K
Total Properties	Average Price	Median Price
0%	–	–
Change From Feb 2022	Change From Feb 2022	Change From Feb 2022

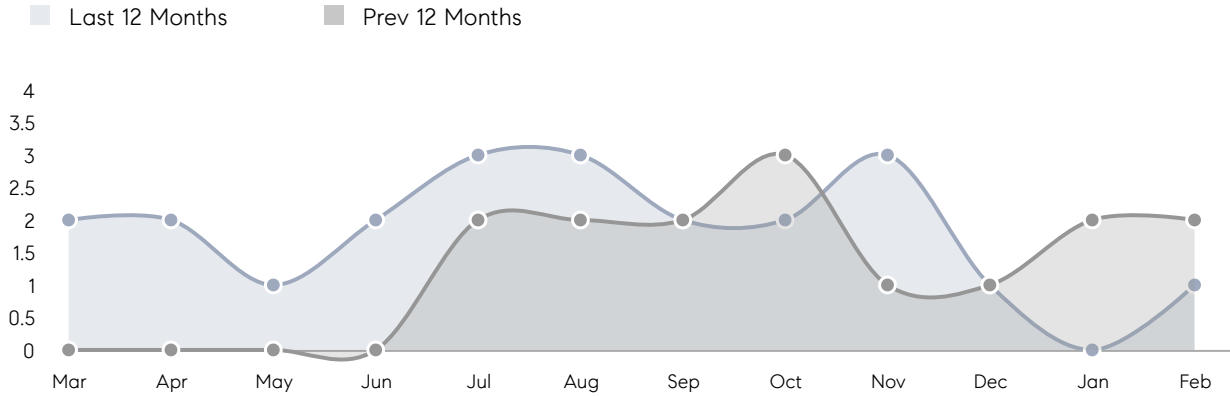
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	66	-	-
	% OF ASKING PRICE	100%	-	-
	AVERAGE SOLD PRICE	\$374,900	-	-
	# OF CONTRACTS	0	0	0.0%
	NEW LISTINGS	1	0	0%
Houses	AVERAGE DOM	66	-	-
	% OF ASKING PRICE	100%	-	-
	AVERAGE SOLD PRICE	\$374,900	-	-
	# 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	0	0%
	NEW LISTINGS	0	0	0%

Andover Borough

FEBRUARY 2023

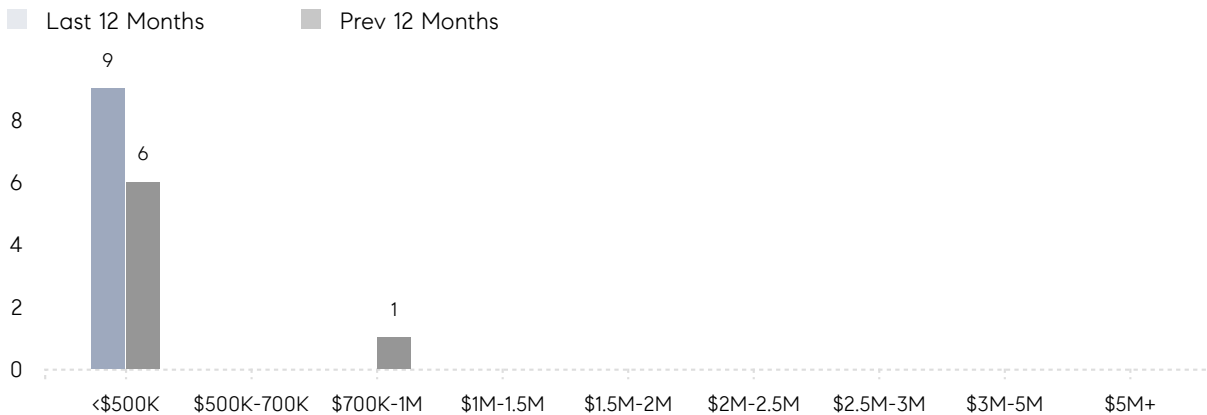
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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February 2023

Andover Township Market Insights

Andover Township

FEBRUARY 2023

UNDER CONTRACT

8	\$433K	\$427K
Total Properties	Average Price	Median Price
-11%	-20%	-22%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

6	\$239K	\$211K
Total Properties	Average Price	Median Price
100%	-37%	-46%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

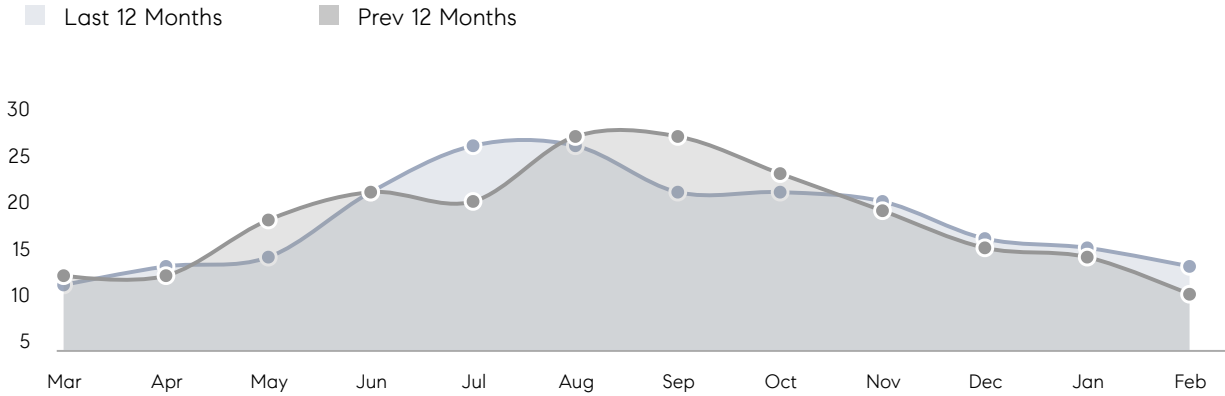
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	54	15	260%
	% OF ASKING PRICE	98%	107%	
	AVERAGE SOLD PRICE	\$239,167	\$381,667	-37.3%
	# OF CONTRACTS	8	9	-11.1%
	NEW LISTINGS	6	5	20%
Houses	AVERAGE DOM	74	18	311%
	% OF ASKING PRICE	95%	106%	
	AVERAGE SOLD PRICE	\$272,500	\$462,500	-41%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	6	4	50%
Condo/Co-op/TH	AVERAGE DOM	14	10	40%
	% OF ASKING PRICE	105%	110%	
	AVERAGE SOLD PRICE	\$172,500	\$220,000	-22%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

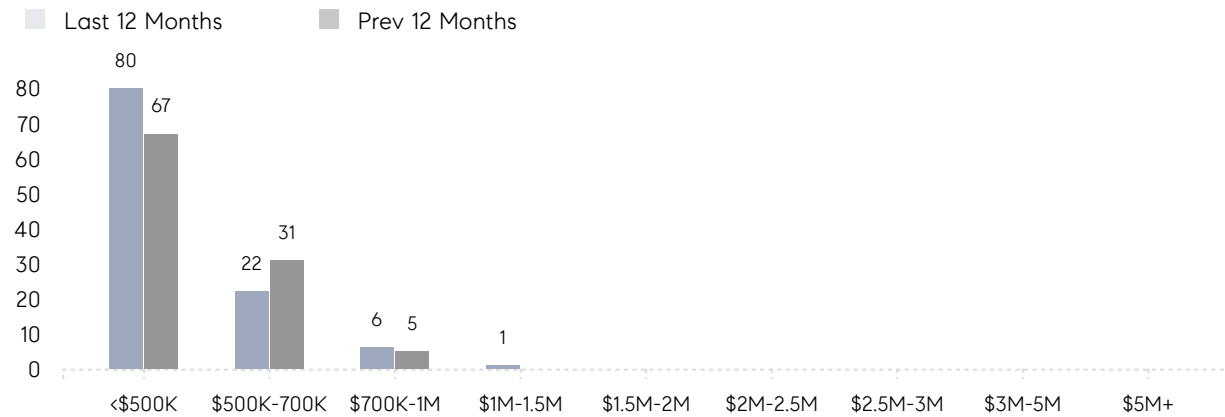
Andover Township

FEBRUARY 2023

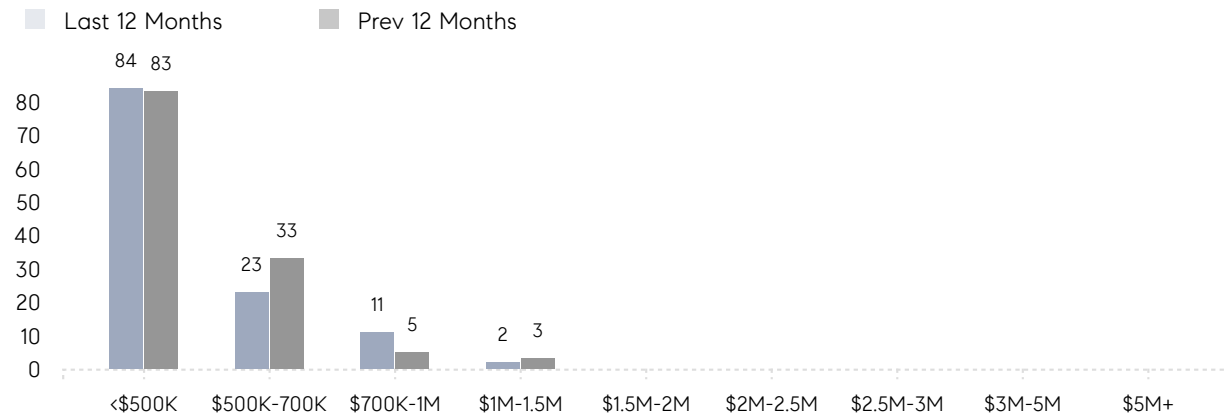
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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February 2023

Basking Ridge Market Insights

Basking Ridge

FEBRUARY 2023

UNDER CONTRACT

20	\$857K	\$719K
Total Properties	Average Price	Median Price
-23%	30%	63%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

18	\$712K	\$627K
Total Properties	Average Price	Median Price
-5%	-11%	-10%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

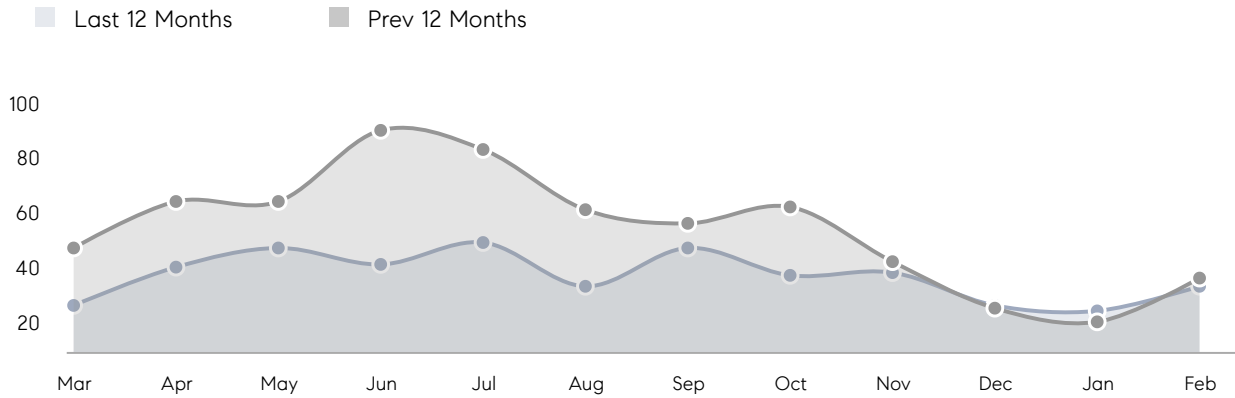
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	55	40	38%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$712,222	\$804,117	-11.4%
	# OF CONTRACTS	20	26	-23.1%
	NEW LISTINGS	32	44	-27%
Houses	AVERAGE DOM	59	37	59%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$943,300	\$1,131,569	-17%
	# OF CONTRACTS	15	11	36%
	NEW LISTINGS	16	23	-30%
Condo/Co-op/TH	AVERAGE DOM	51	43	19%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$423,375	\$509,410	-17%
	# OF CONTRACTS	5	15	-67%
	NEW LISTINGS	16	21	-24%

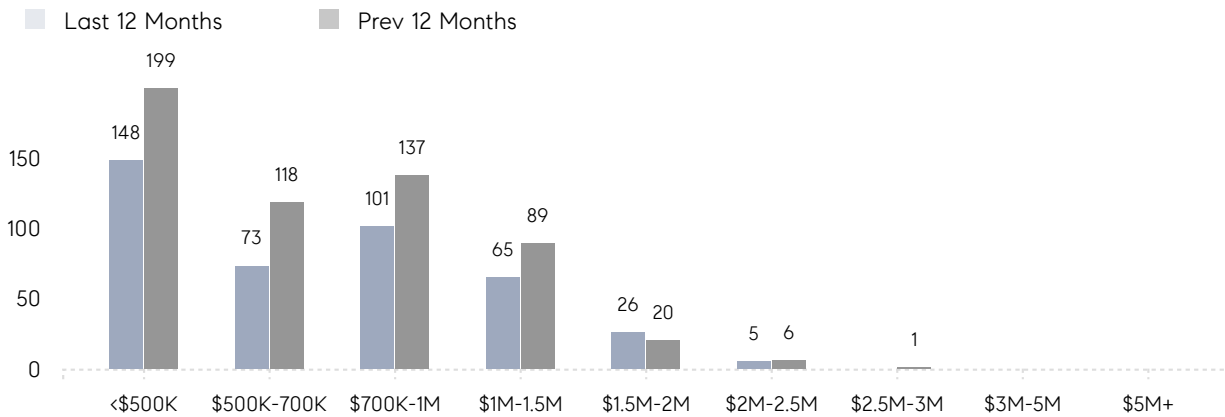
Basking Ridge

FEBRUARY 2023

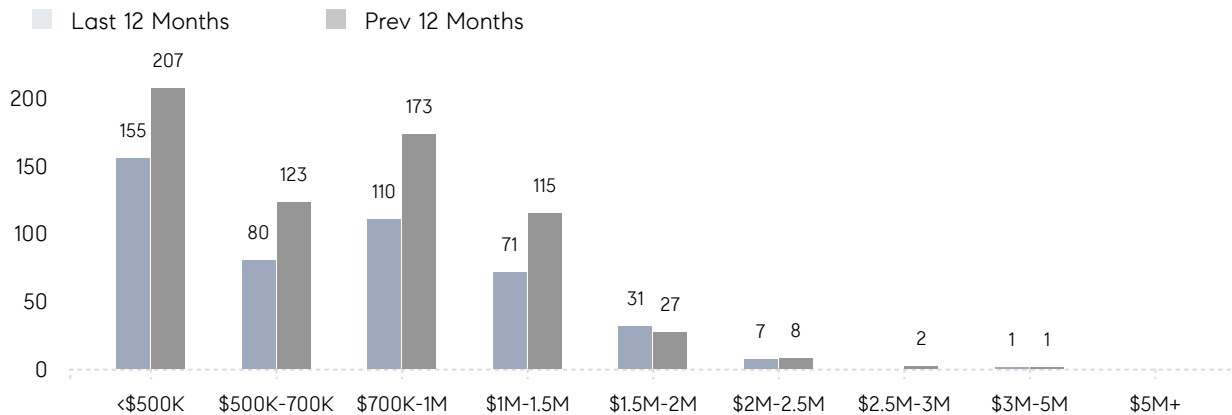
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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February 2023

Bay Head Market Insights

Bay Head

FEBRUARY 2023

UNDER CONTRACT

2	\$5.1M	\$5.1M
Total Properties	Average Price	Median Price
-50%	363%	471%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

2	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
0%	-27%	-27%
Change From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

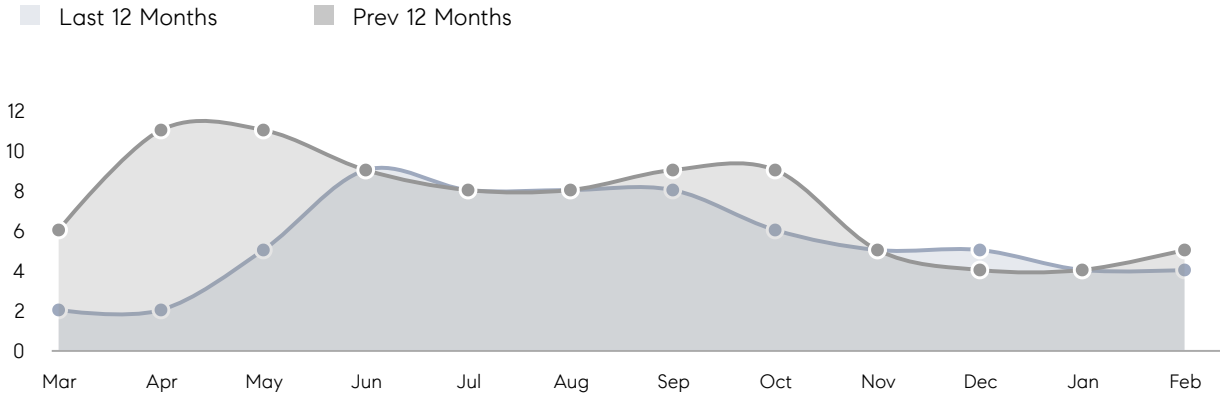
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	71	71	0%
	% OF ASKING PRICE	93%	95%	
	AVERAGE SOLD PRICE	\$1,179,500	\$1,616,250	-27.0%
	# OF CONTRACTS	2	4	-50.0%
	NEW LISTINGS	3	5	-40%
Houses	AVERAGE DOM	71	71	0%
	% OF ASKING PRICE	93%	95%	
	AVERAGE SOLD PRICE	\$1,179,500	\$1,616,250	-27%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%

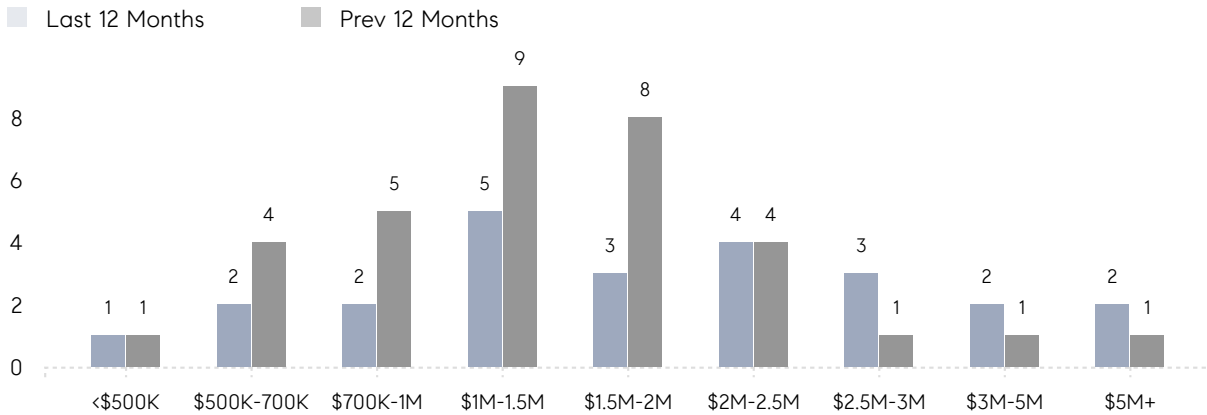
Bay Head

FEBRUARY 2023

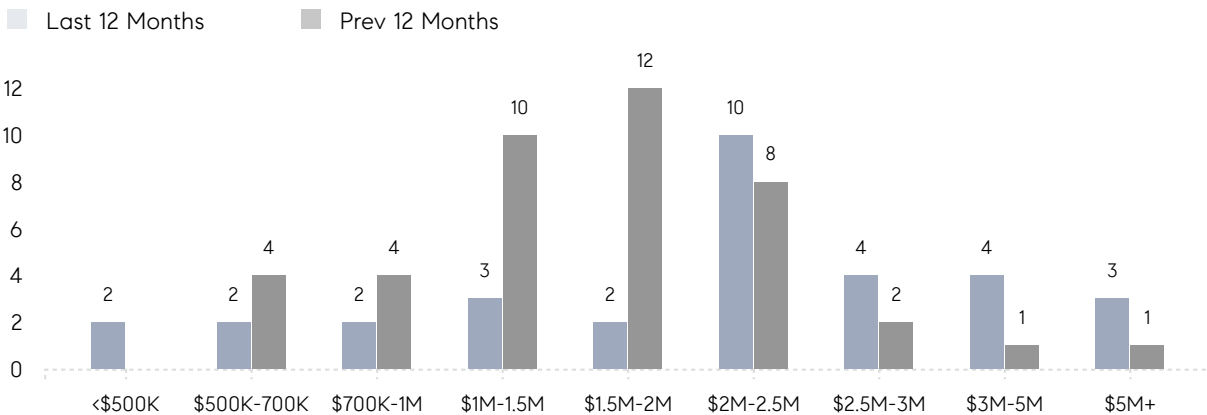
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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February 2023

Bayonne Market Insights

Bayonne

FEBRUARY 2023

UNDER CONTRACT

21
Total
Properties

\$356K
Average
Price

\$359K
Median
Price

5%
Increase From
Feb 2022

5%
Increase From
Feb 2022

7%
Increase From
Feb 2022

UNITS SOLD

10
Total
Properties

\$313K
Average
Price

\$367K
Median
Price

-44%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

-1%
Change From
Feb 2022

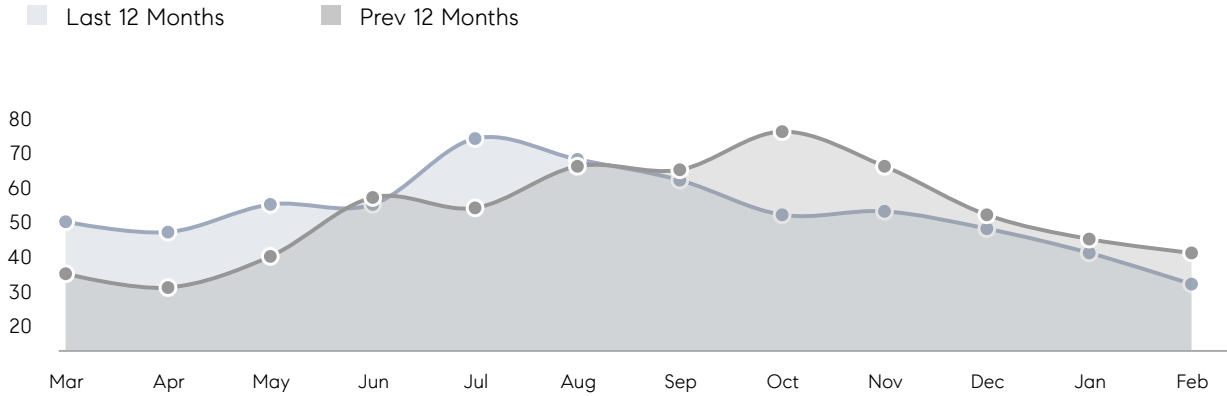
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	50	47	6%
	% OF ASKING PRICE	99%	96%	
	AVERAGE SOLD PRICE	\$313,800	\$348,328	-9.9%
	# OF CONTRACTS	21	20	5.0%
	NEW LISTINGS	21	27	-22%
Houses	AVERAGE DOM	35	54	-35%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$321,000	\$400,615	-20%
	# OF CONTRACTS	16	11	45%
	NEW LISTINGS	14	12	17%
Condo/Co-op/TH	AVERAGE DOM	110	29	279%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$285,000	\$212,380	34%
	# OF CONTRACTS	5	9	-44%
	NEW LISTINGS	7	15	-53%

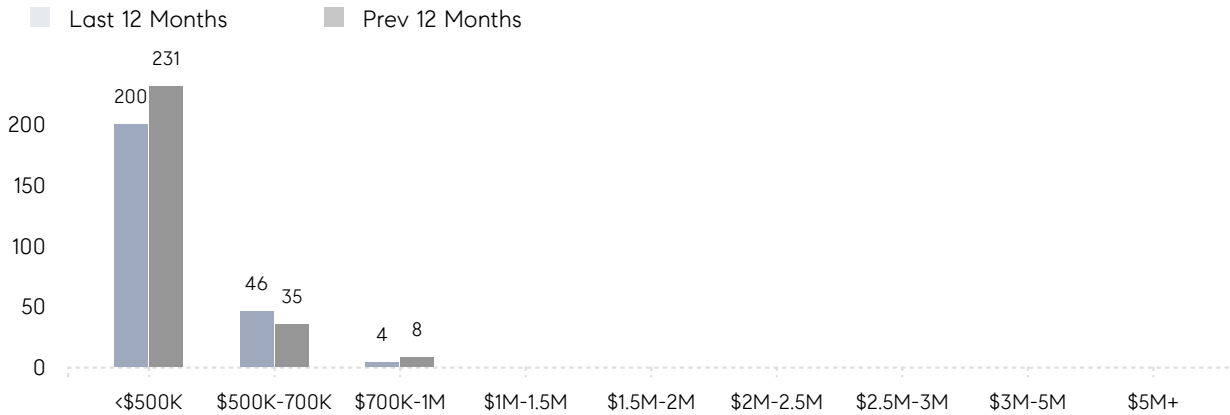
Bayonne

FEBRUARY 2023

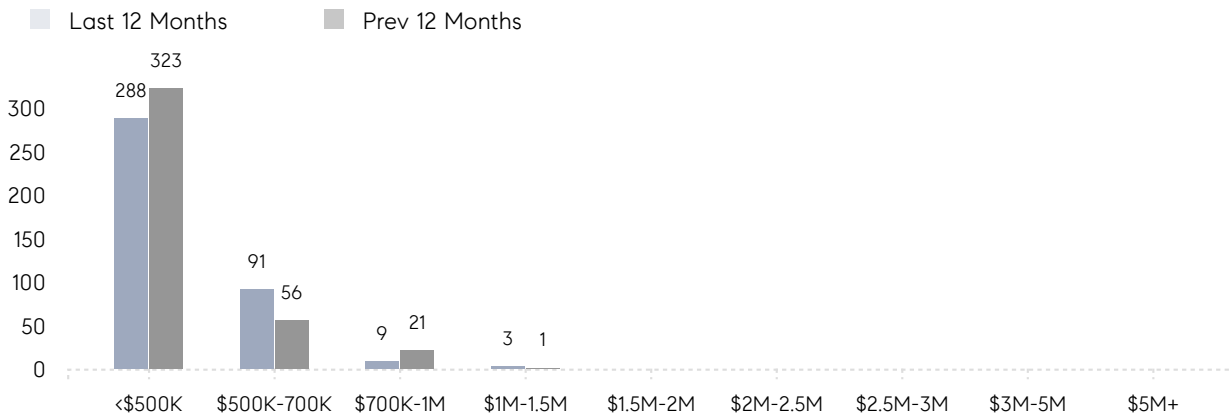
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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February 2023

Bedminster Market Insights

Bedminster

FEBRUARY 2023

UNDER CONTRACT

5
Total
Properties

\$413K
Average
Price

\$425K
Median
Price

-17%
Decrease From
Feb 2022

-54%
Decrease From
Feb 2022

9%
Increase From
Feb 2022

UNITS SOLD

8
Total
Properties

\$591K
Average
Price

\$535K
Median
Price

-20%
Decrease From
Feb 2022

-33%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

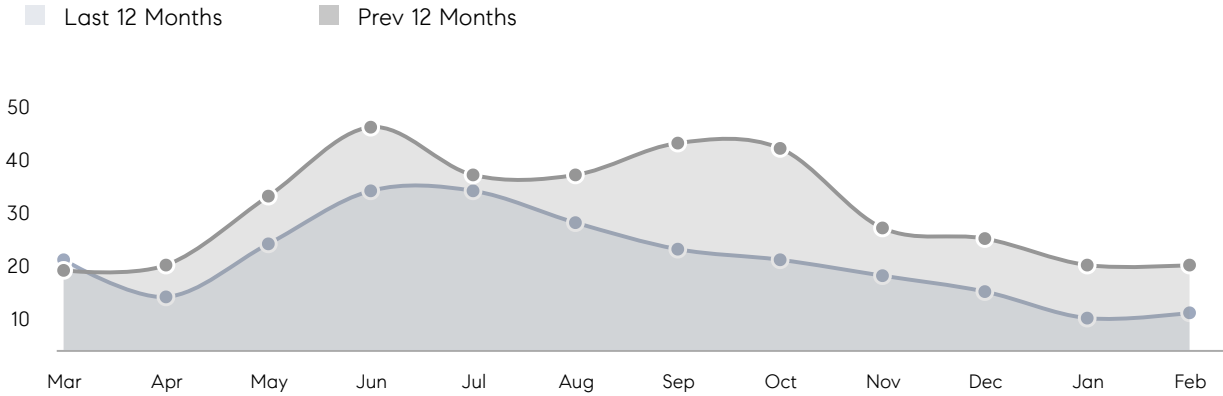
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	28	77	-64%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$591,238	\$882,650	-33.0%
	# OF CONTRACTS	5	6	-16.7%
	NEW LISTINGS	7	9	-22%
Houses	AVERAGE DOM	41	114	-64%
	% OF ASKING PRICE	97%	93%	
	AVERAGE SOLD PRICE	\$768,300	\$1,940,833	-60%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	21	61	-66%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$485,000	\$429,143	13%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	3	4	-25%

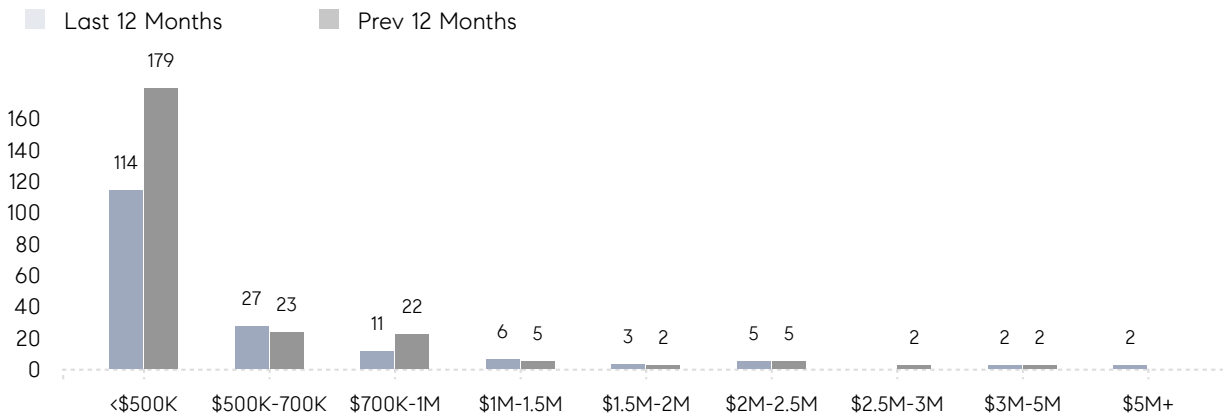
Bedminster

FEBRUARY 2023

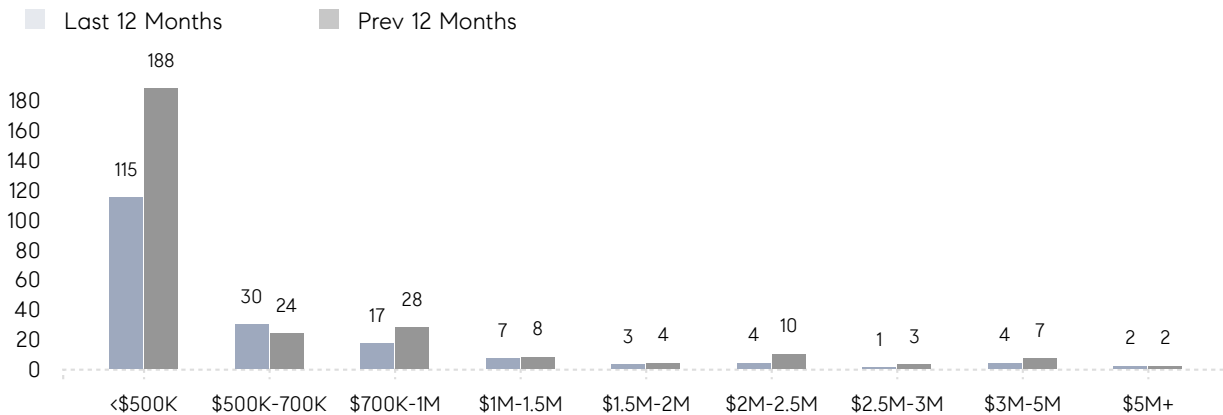
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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February 2023

Belleville Market Insights

Belleville

FEBRUARY 2023

UNDER CONTRACT

21
Total
Properties

\$326K
Average
Price

\$359K
Median
Price

-32%
Decrease From
Feb 2022

-4%
Decrease From
Feb 2022

0%
Change From
Feb 2022

UNITS SOLD

10
Total
Properties

\$430K
Average
Price

\$439K
Median
Price

-55%
Decrease From
Feb 2022

24%
Increase From
Feb 2022

22%
Increase From
Feb 2022

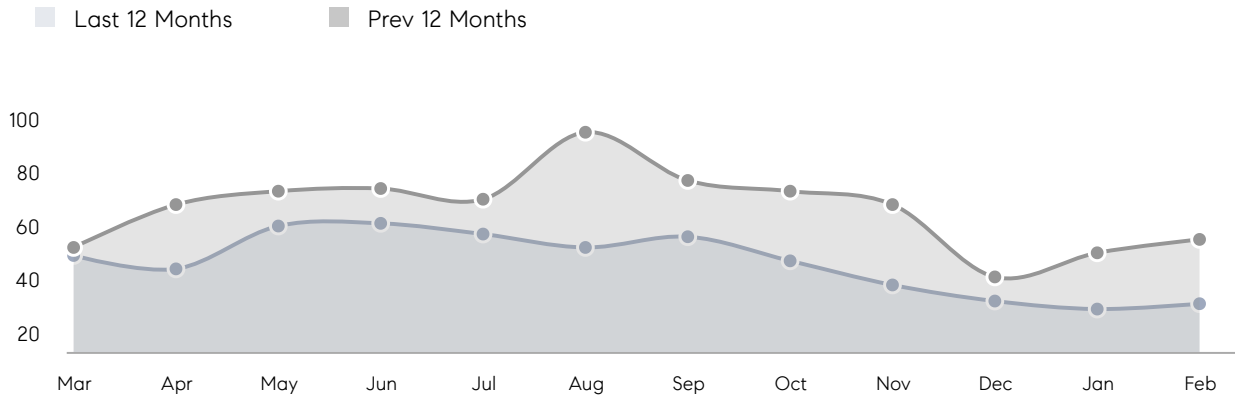
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	74	60	23%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$430,340	\$346,523	24.2%
	# OF CONTRACTS	21	31	-32.3%
	NEW LISTINGS	21	41	-49%
Houses	AVERAGE DOM	78	59	32%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$460,711	\$383,393	20%
	# OF CONTRACTS	12	18	-33%
	NEW LISTINGS	13	26	-50%
Condo/Co-op/TH	AVERAGE DOM	35	61	-43%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$157,000	\$282,000	-44%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	8	15	-47%

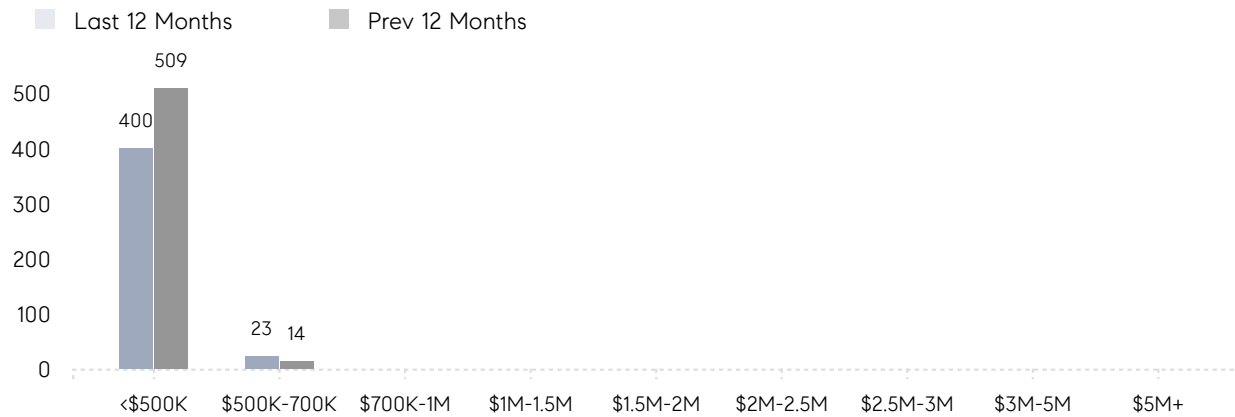
Belleville

FEBRUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Bergenfield Market Insights

Bergenfield

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$499K
Average
Price

\$524K
Median
Price

-58%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

10%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$502K
Average
Price

\$522K
Median
Price

-64%
Decrease From
Feb 2022

0%
Change From
Feb 2022

9%
Increase From
Feb 2022

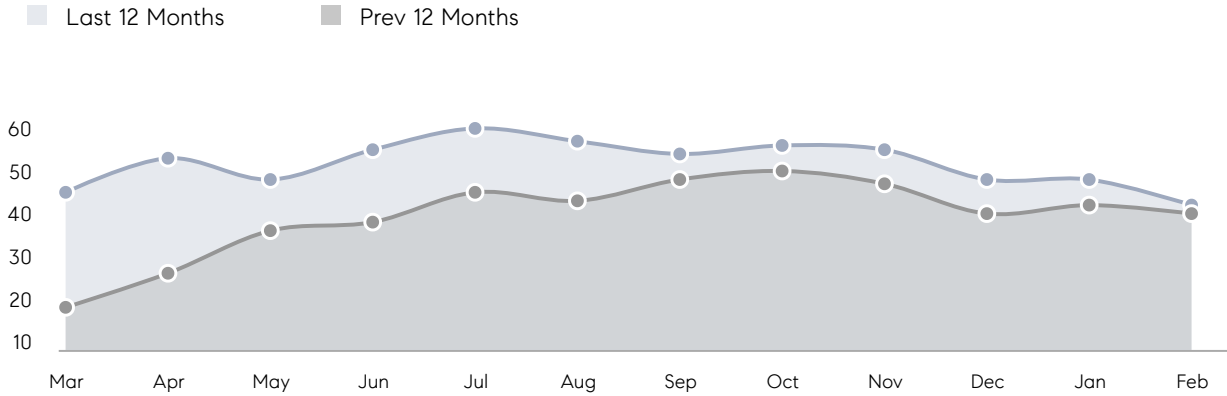
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	77	45	71%
	% OF ASKING PRICE	95%	102%	
	AVERAGE SOLD PRICE	\$502,500	\$504,091	-0.3%
	# OF CONTRACTS	11	26	-57.7%
	NEW LISTINGS	6	25	-76%
Houses	AVERAGE DOM	77	45	71%
	% OF ASKING PRICE	95%	102%	
	AVERAGE SOLD PRICE	\$502,500	\$504,091	0%
	# OF CONTRACTS	10	24	-58%
	NEW LISTINGS	6	23	-74%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	2	0%

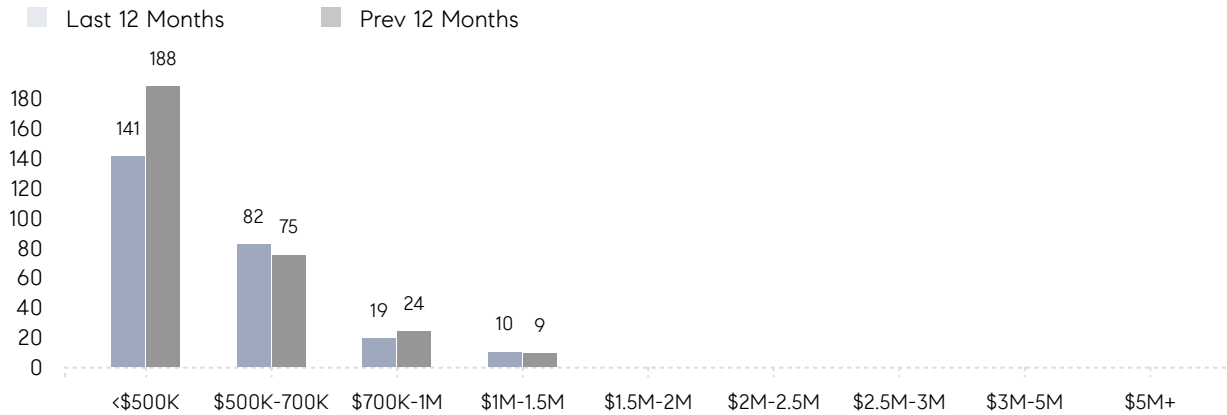
Bergenfield

FEBRUARY 2023

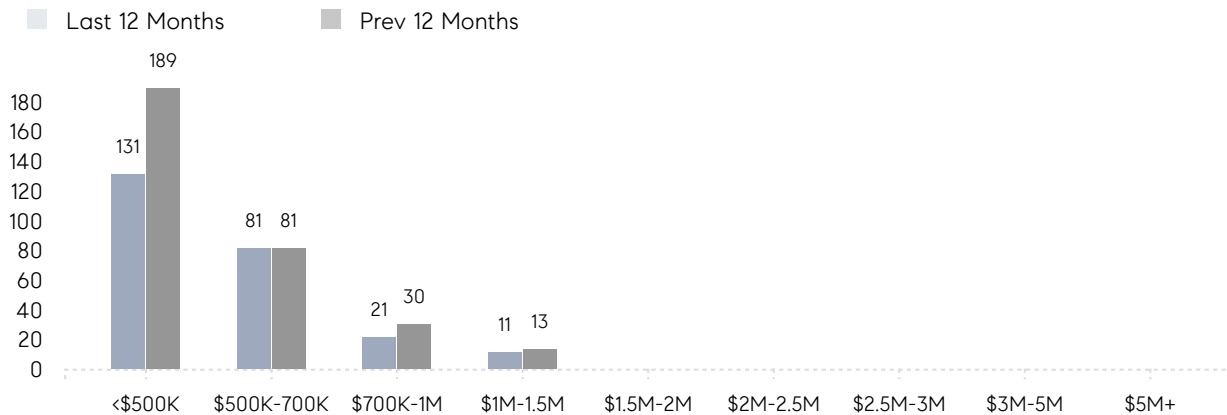
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Berkeley Heights Market Insights

Berkeley Heights

FEBRUARY 2023

UNDER CONTRACT

10	\$712K	\$682K
Total Properties	Average Price	Median Price
-33%	-13%	-2%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

8	\$716K	\$700K
Total Properties	Average Price	Median Price
-11%	8%	-1%
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

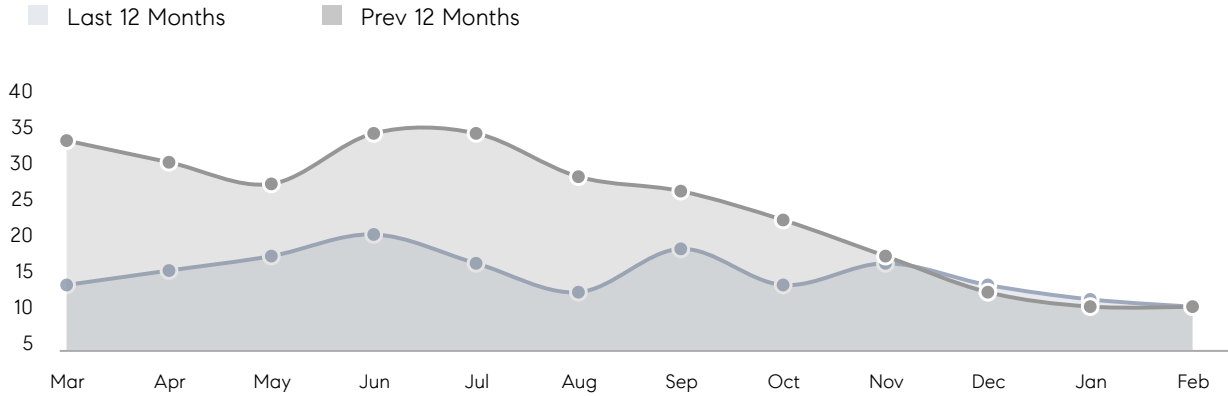
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	43	38	13%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$716,687	\$664,667	7.8%
	# OF CONTRACTS	10	15	-33.3%
	NEW LISTINGS	9	16	-44%
Houses	AVERAGE DOM	35	36	-3%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$709,750	\$732,143	-3%
	# OF CONTRACTS	4	14	-71%
	NEW LISTINGS	8	15	-47%
Condo/Co-op/TH	AVERAGE DOM	66	45	47%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$737,498	\$428,500	72%
	# OF CONTRACTS	6	1	500%
	NEW LISTINGS	1	1	0%

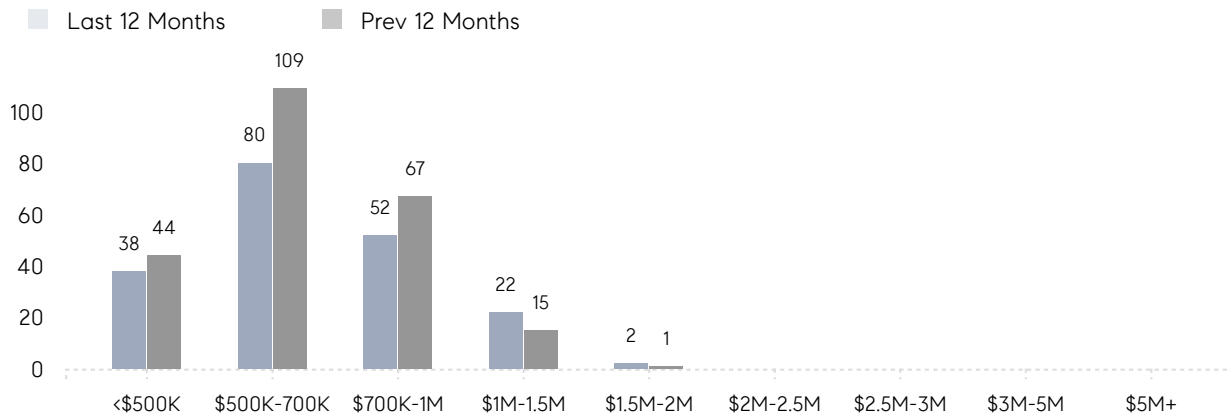
Berkeley Heights

FEBRUARY 2023

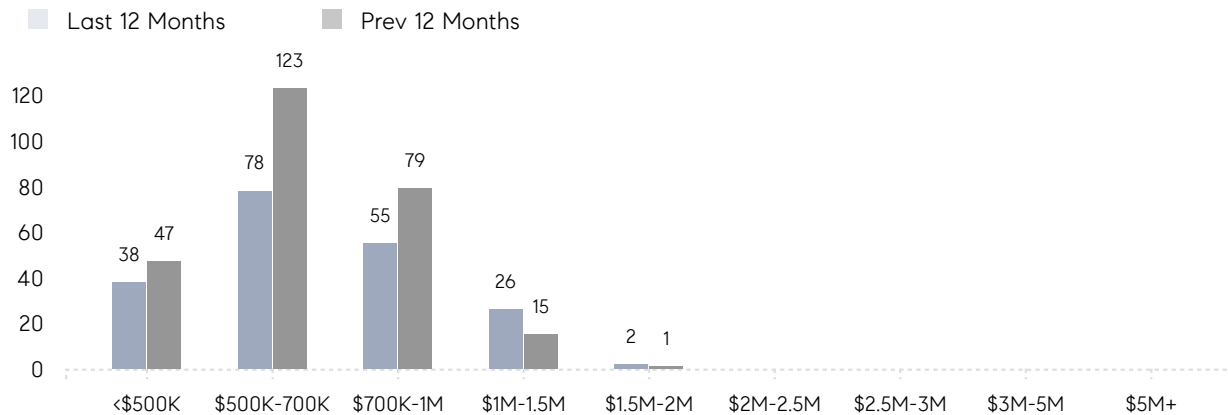
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Bernardsville Market Insights

Bernardsville

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$784K
Average
Price

\$749K
Median
Price

22%
Increase From
Feb 2022

-9%
Decrease From
Feb 2022

3%
Increase From
Feb 2022

UNITS SOLD

6
Total
Properties

\$884K
Average
Price

\$599K
Median
Price

0%
Change From
Feb 2022

-43%
Decrease From
Feb 2022

-40%
Decrease From
Feb 2022

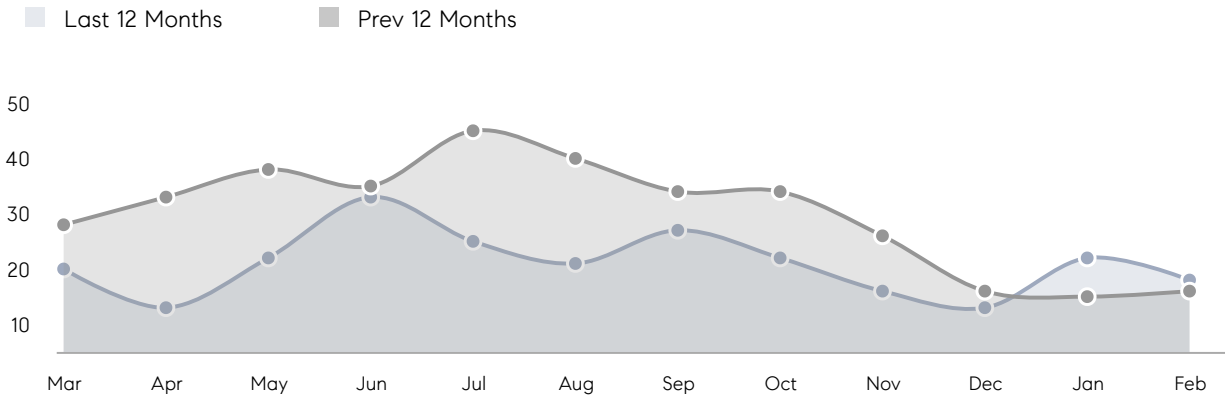
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	48	95	-49%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$884,892	\$1,563,917	-43.4%
	# OF CONTRACTS	11	9	22.2%
	NEW LISTINGS	9	11	-18%
Houses	AVERAGE DOM	48	95	-49%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$884,892	\$1,563,917	-43%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	9	11	-18%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	0	0	0%

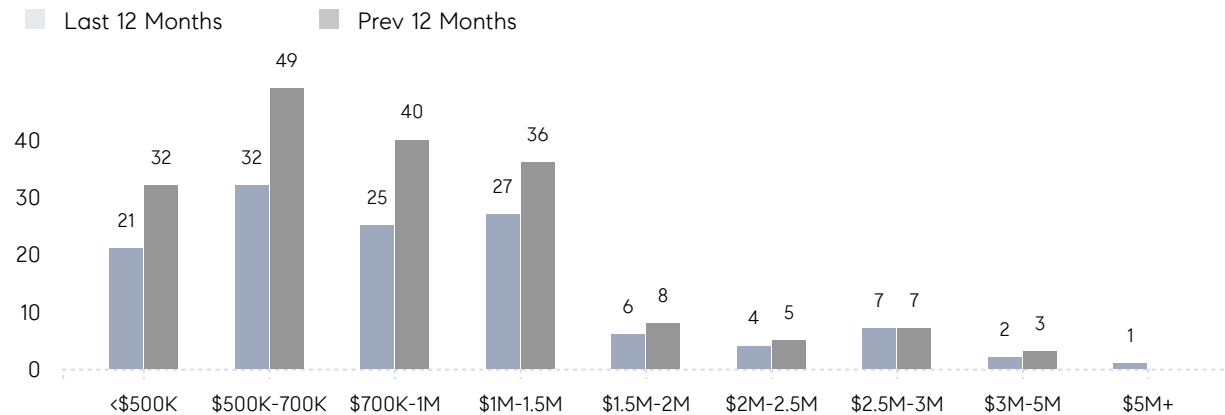
Bernardsville

FEBRUARY 2023

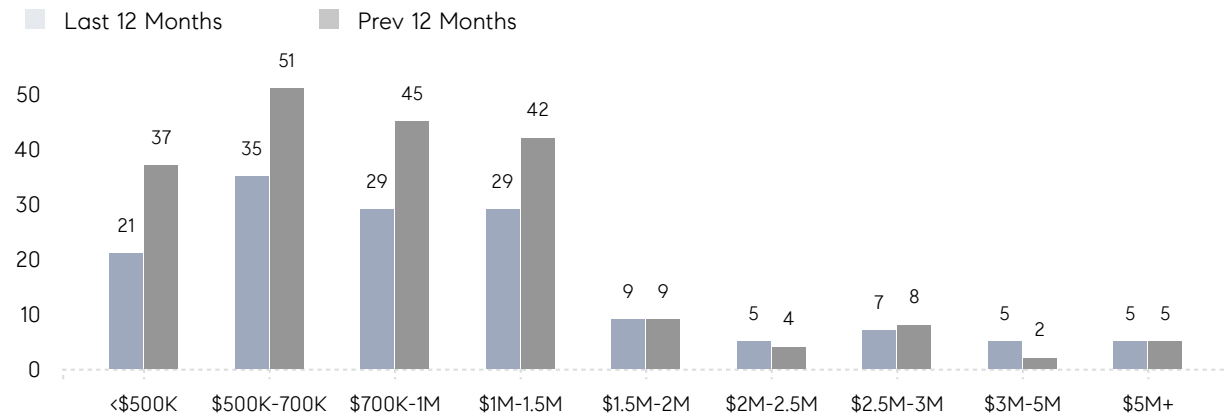
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Bloomfield Market Insights

Bloomfield

FEBRUARY 2023

UNDER CONTRACT

30
Total
Properties

\$469K
Average
Price

\$477K
Median
Price

-25%
Decrease From
Feb 2022

13%
Increase From
Feb 2022

13%
Increase From
Feb 2022

UNITS SOLD

10
Total
Properties

\$434K
Average
Price

\$447K
Median
Price

-67%
Decrease From
Feb 2022

14%
Increase From
Feb 2022

10%
Increase From
Feb 2022

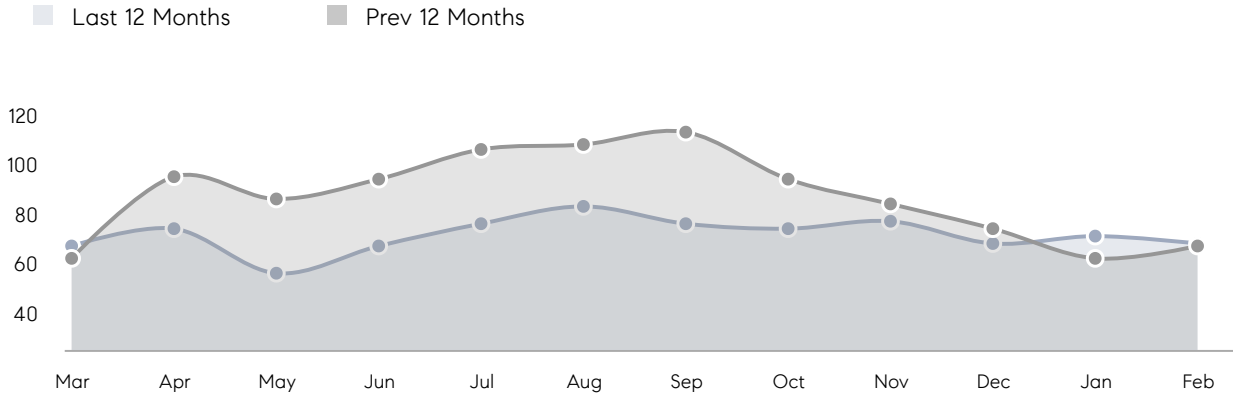
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	46	43	7%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$434,380	\$381,663	13.8%
	# OF CONTRACTS	30	40	-25.0%
	NEW LISTINGS	23	47	-51%
Houses	AVERAGE DOM	46	43	7%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$434,380	\$419,596	4%
	# OF CONTRACTS	28	35	-20%
	NEW LISTINGS	22	38	-42%
Condo/Co-op/TH	AVERAGE DOM	-	41	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$192,000	-
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	1	9	-89%

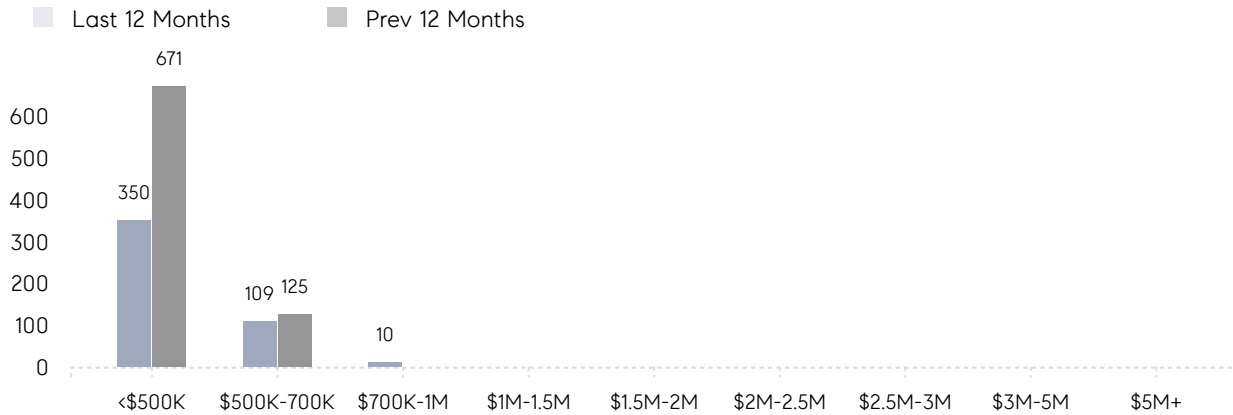
Bloomfield

FEBRUARY 2023

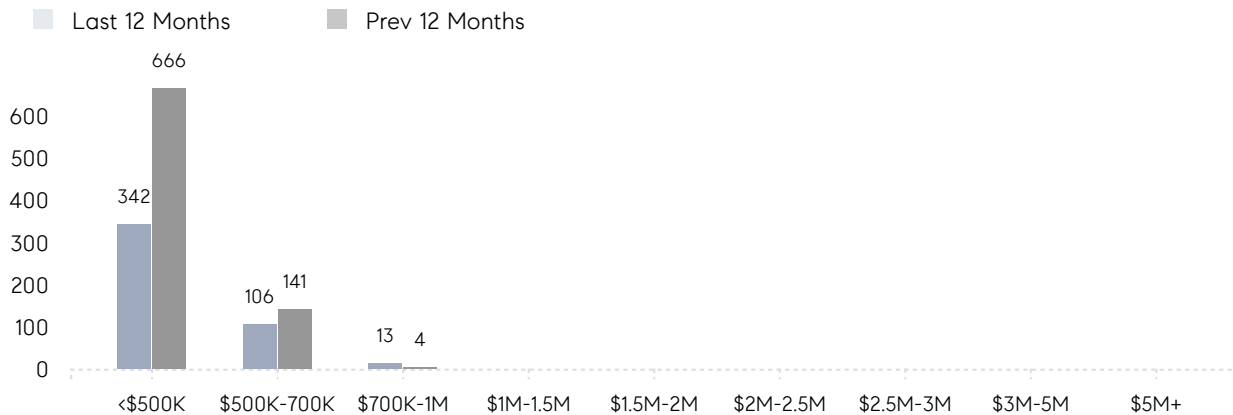
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Bogota Market Insights

Bogota

FEBRUARY 2023

UNDER CONTRACT

3
Total
Properties

\$527K
Average
Price

\$524K
Median
Price

50%
Increase From
Feb 2022

39%
Increase From
Feb 2022

38%
Increase From
Feb 2022

UNITS SOLD

1
Total
Properties

\$560K
Average
Price

\$560K
Median
Price

-83%
Decrease From
Feb 2022

23%
Increase From
Feb 2022

29%
Increase From
Feb 2022

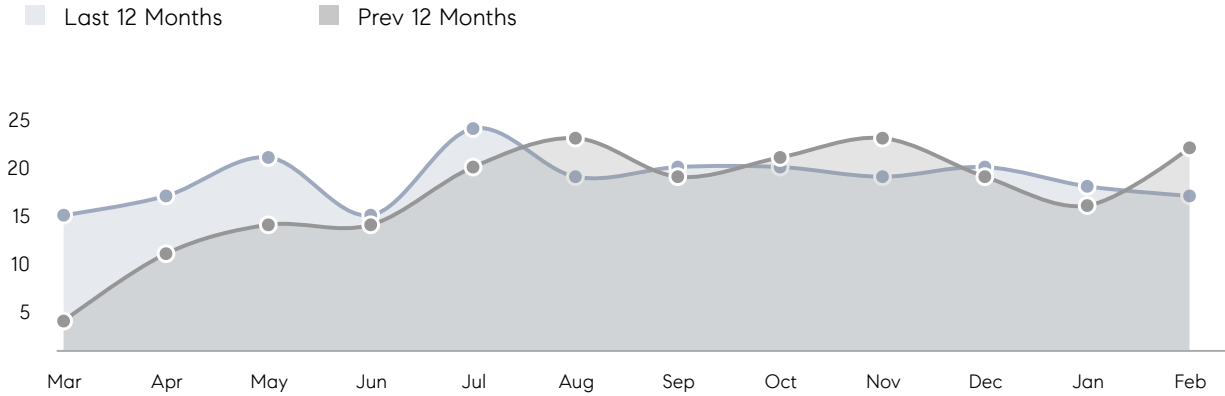
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	7	71	-90%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$560,000	\$455,296	23.0%
	# OF CONTRACTS	3	2	50.0%
	NEW LISTINGS	2	7	-71%
Houses	AVERAGE DOM	7	71	-90%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$560,000	\$455,296	23%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	2	7	-71%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Bogota

FEBRUARY 2023

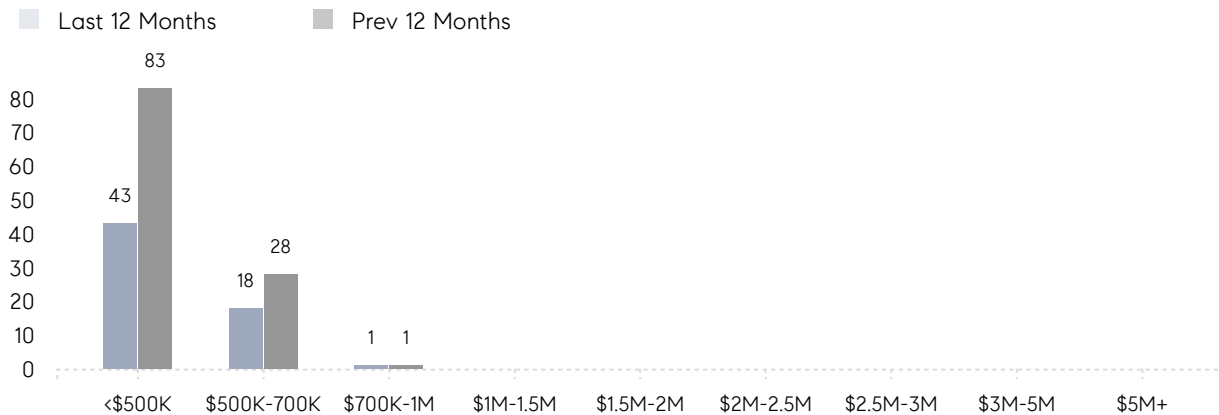
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Boonton Market Insights

Boonton

FEBRUARY 2023

UNDER CONTRACT

9
Total
Properties

\$523K
Average
Price

\$479K
Median
Price

200%
Increase From
Feb 2022

11%
Increase From
Feb 2022

7%
Increase From
Feb 2022

UNITS SOLD

2
Total
Properties

\$493K
Average
Price

\$493K
Median
Price

-50%
Decrease From
Feb 2022

18%
Increase From
Feb 2022

18%
Increase From
Feb 2022

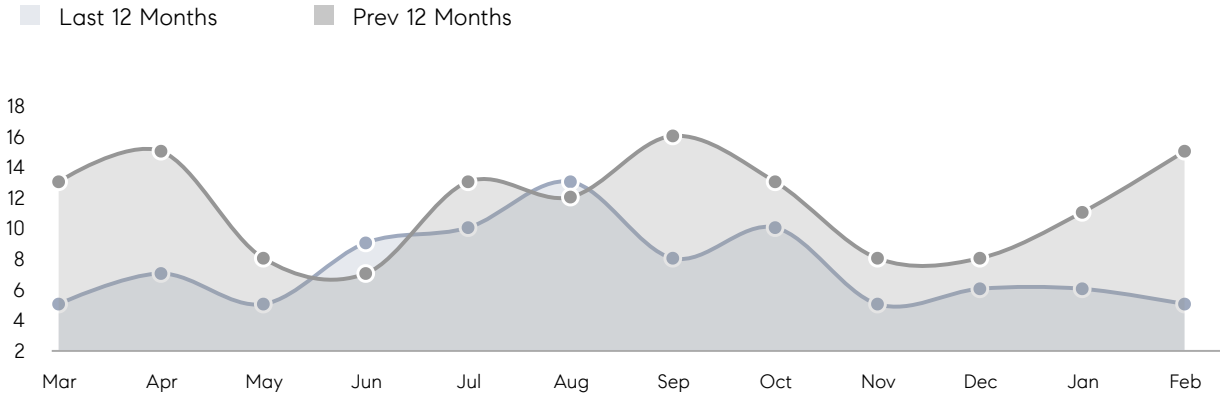
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	19	26	-27%
	% OF ASKING PRICE	100%	107%	
	AVERAGE SOLD PRICE	\$493,000	\$418,500	17.8%
	# OF CONTRACTS	9	3	200.0%
	NEW LISTINGS	6	9	-33%
Houses	AVERAGE DOM	22	26	-15%
	% OF ASKING PRICE	97%	107%	
	AVERAGE SOLD PRICE	\$535,000	\$418,500	28%
	# OF CONTRACTS	9	2	350%
	NEW LISTINGS	6	7	-14%
Condo/Co-op/TH	AVERAGE DOM	16	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$451,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

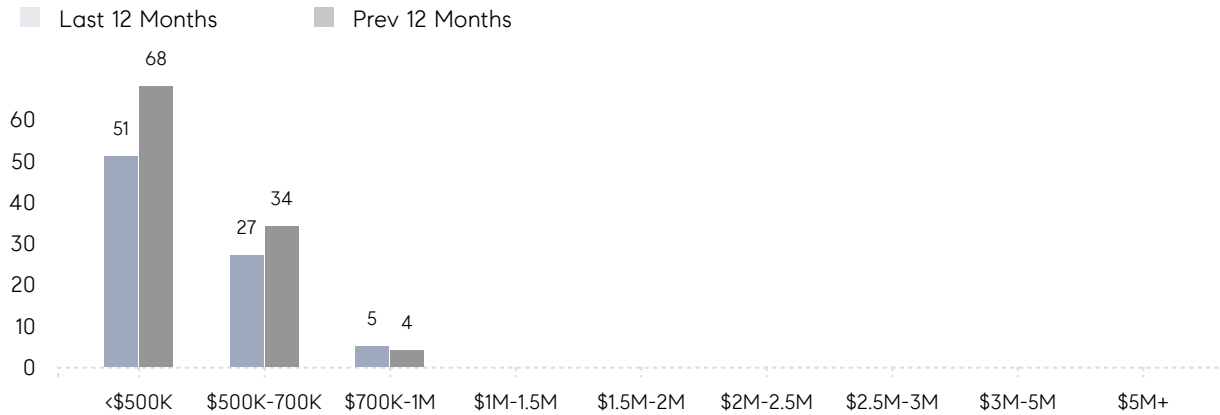
Boonton

FEBRUARY 2023

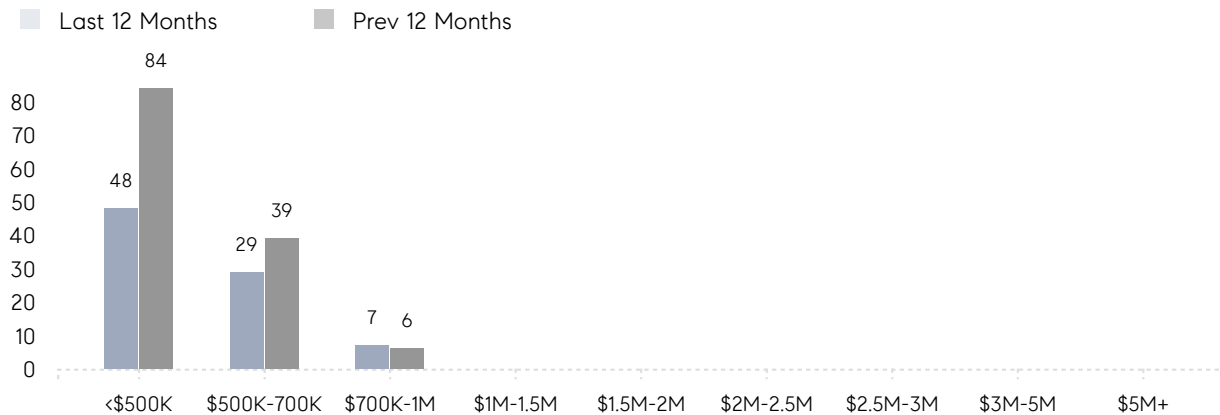
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Boonton Township Market Insights

Boonton Township

FEBRUARY 2023

UNDER CONTRACT

4
Total Properties

\$794K
Average Price

\$674K
Median Price

33%
Increase From Feb 2022

37%
Increase From Feb 2022

20%
Increase From Feb 2022

UNITS SOLD

3
Total Properties

\$556K
Average Price

\$625K
Median Price

0%
Change From Feb 2022

-38%
Decrease From Feb 2022

-39%
Decrease From Feb 2022

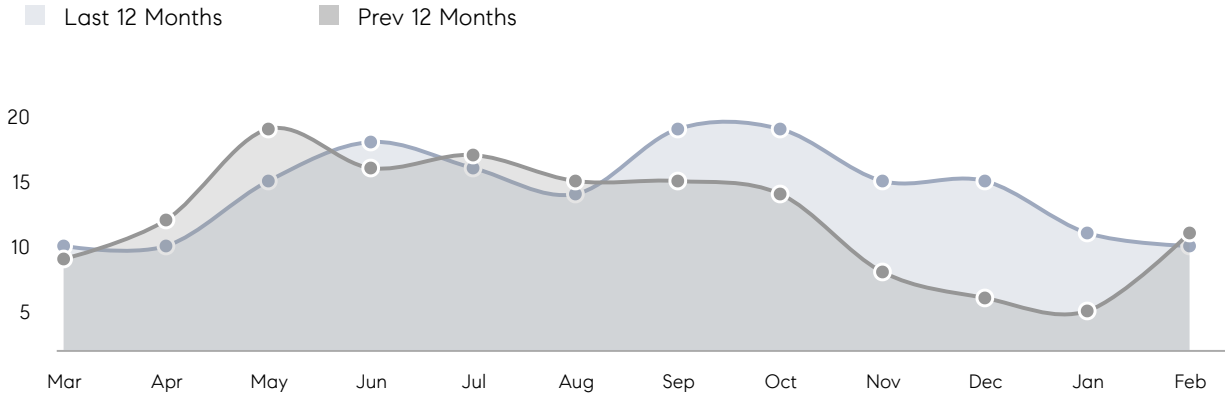
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	33	76	-57%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$556,333	\$900,926	-38.2%
	# OF CONTRACTS	4	3	33.3%
	NEW LISTINGS	3	9	-67%
Houses	AVERAGE DOM	33	76	-57%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$556,333	\$900,926	-38%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%

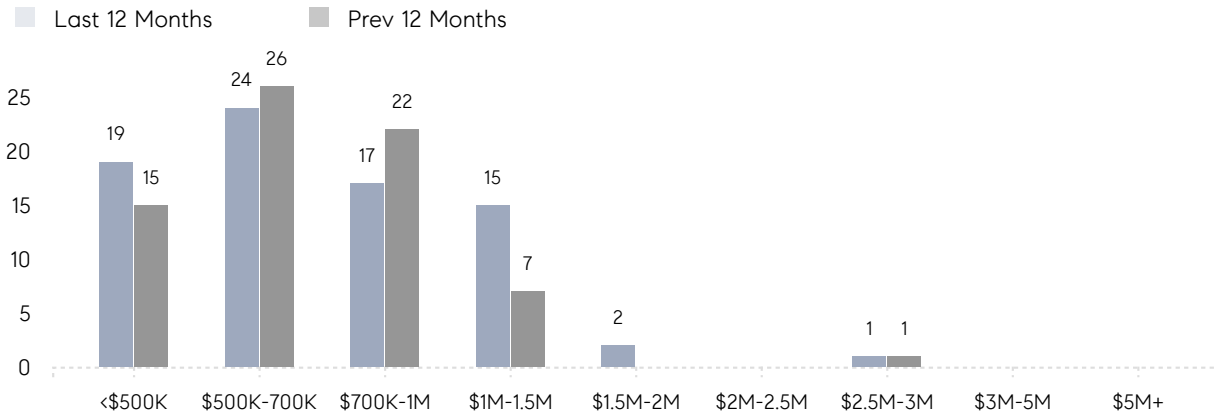
Boonton Township

FEBRUARY 2023

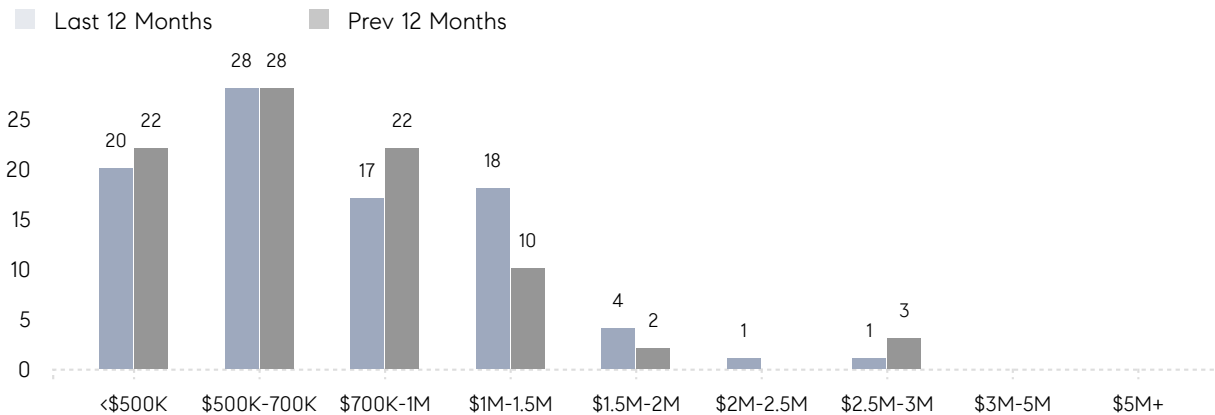
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Branchburg Market Insights

Branchburg

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$491K
Average
Price

\$495K
Median
Price

-27%
Decrease From
Feb 2022

-22%
Decrease From
Feb 2022

-1%
Change From
Feb 2022

UNITS SOLD

8
Total
Properties

\$374K
Average
Price

\$408K
Median
Price

-27%
Decrease From
Feb 2022

-30%
Decrease From
Feb 2022

-22%
Decrease From
Feb 2022

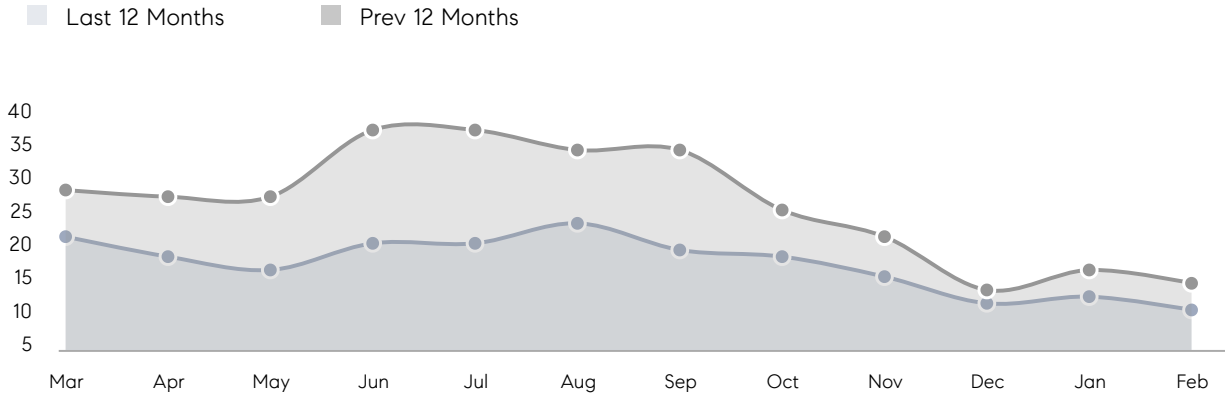
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	46	106	-57%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$374,044	\$534,045	-30.0%
	# OF CONTRACTS	11	15	-26.7%
	NEW LISTINGS	12	13	-8%
Houses	AVERAGE DOM	50	26	92%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$383,336	\$594,063	-35%
	# OF CONTRACTS	7	9	-22%
	NEW LISTINGS	10	8	25%
Condo/Co-op/TH	AVERAGE DOM	18	318	-94%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$309,000	\$374,000	-17%
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	2	5	-60%

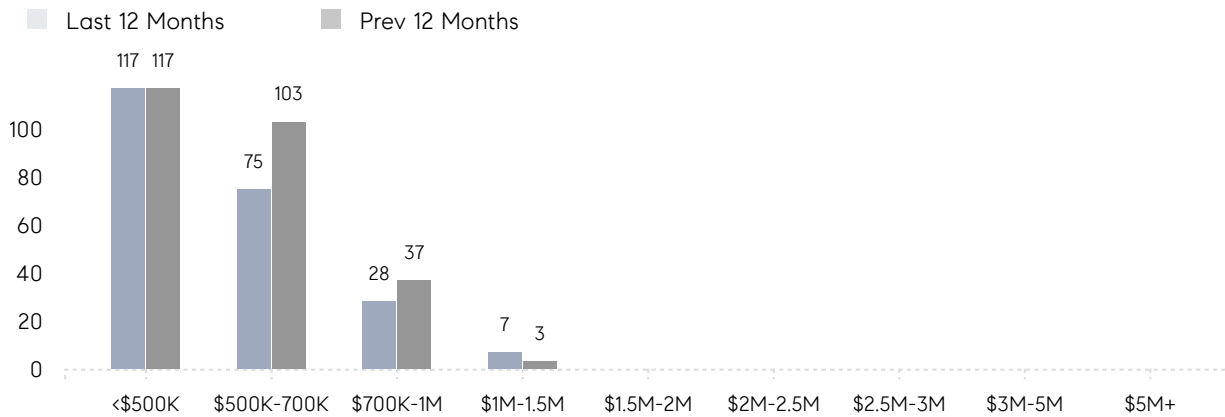
Branchburg

FEBRUARY 2023

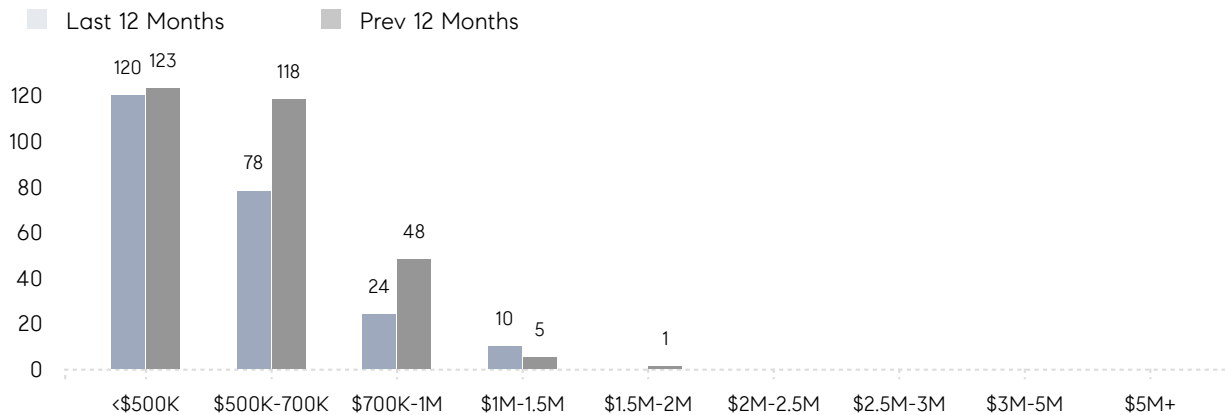
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Bridgewater Market Insights

Bridgewater

FEBRUARY 2023

UNDER CONTRACT

45
Total
Properties

\$636K
Average
Price

\$525K
Median
Price

15%
Increase From
Feb 2022

21%
Increase From
Feb 2022

-1%
Change From
Feb 2022

UNITS SOLD

15
Total
Properties

\$471K
Average
Price

\$455K
Median
Price

-50%
Decrease From
Feb 2022

-13%
Decrease From
Feb 2022

-12%
Decrease From
Feb 2022

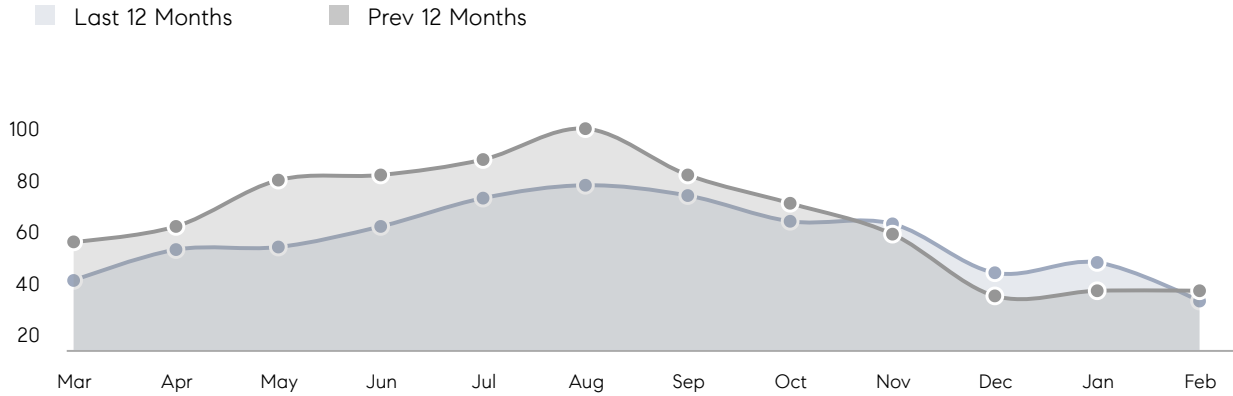
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	35	-49%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$471,600	\$540,866	-12.8%
	# OF CONTRACTS	45	39	15.4%
	NEW LISTINGS	34	42	-19%
Houses	AVERAGE DOM	19	39	-51%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$641,143	\$568,687	13%
	# OF CONTRACTS	32	28	14%
	NEW LISTINGS	24	30	-20%
Condo/Co-op/TH	AVERAGE DOM	17	18	-6%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$323,250	\$429,583	-25%
	# OF CONTRACTS	13	11	18%
	NEW LISTINGS	10	12	-17%

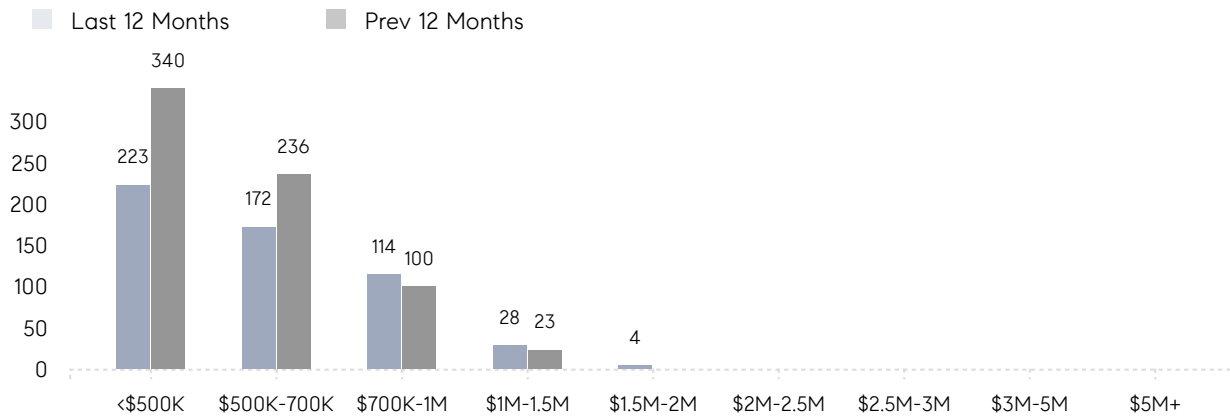
Bridgewater

FEBRUARY 2023

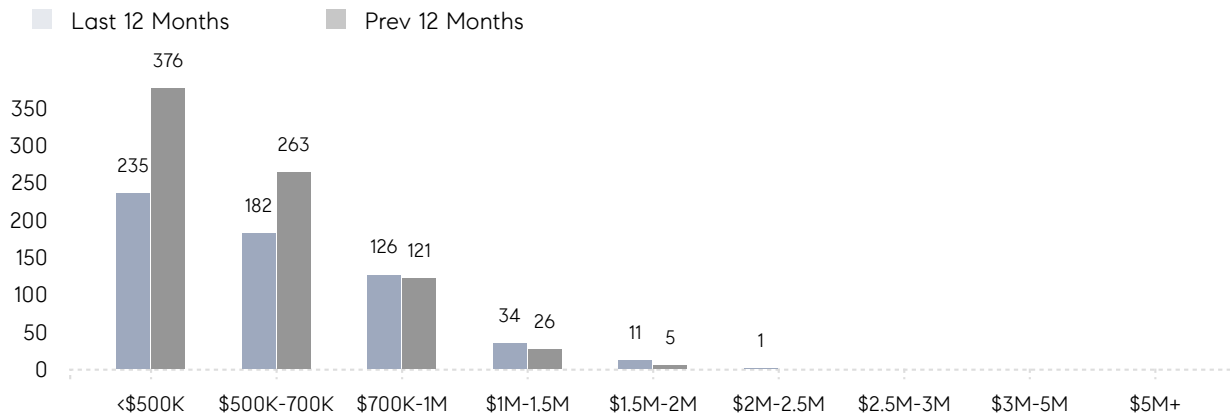
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Byram Market Insights

Byram

FEBRUARY 2023

UNDER CONTRACT

9
Total
Properties

\$595K
Average
Price

\$439K
Median
Price

0%
Change From
Feb 2022

70%
Increase From
Feb 2022

20%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$455K
Average
Price

\$405K
Median
Price

-62%
Decrease From
Feb 2022

19%
Increase From
Feb 2022

12%
Increase From
Feb 2022

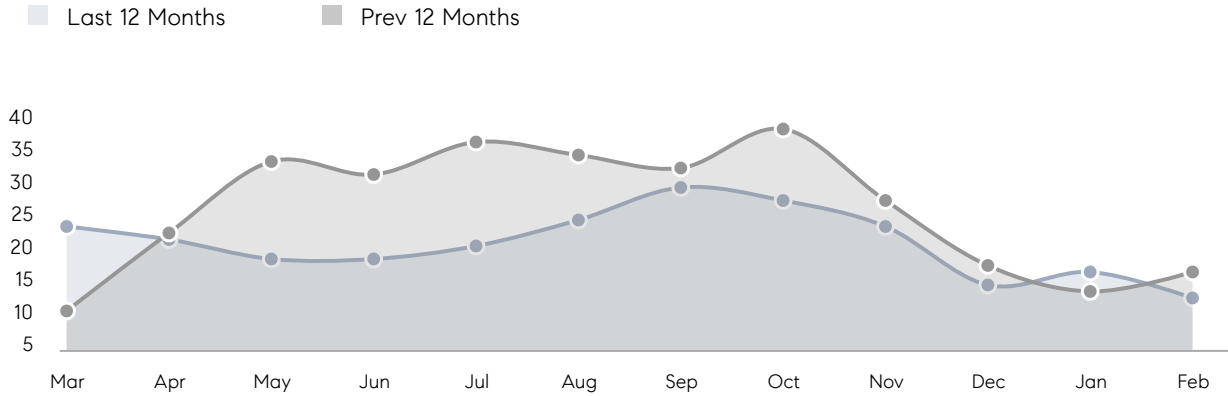
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	117	49	139%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$455,000	\$382,875	18.8%
	# OF CONTRACTS	9	9	0.0%
	NEW LISTINGS	6	14	-57%
Houses	AVERAGE DOM	117	49	139%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$455,000	\$382,875	19%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	6	14	-57%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

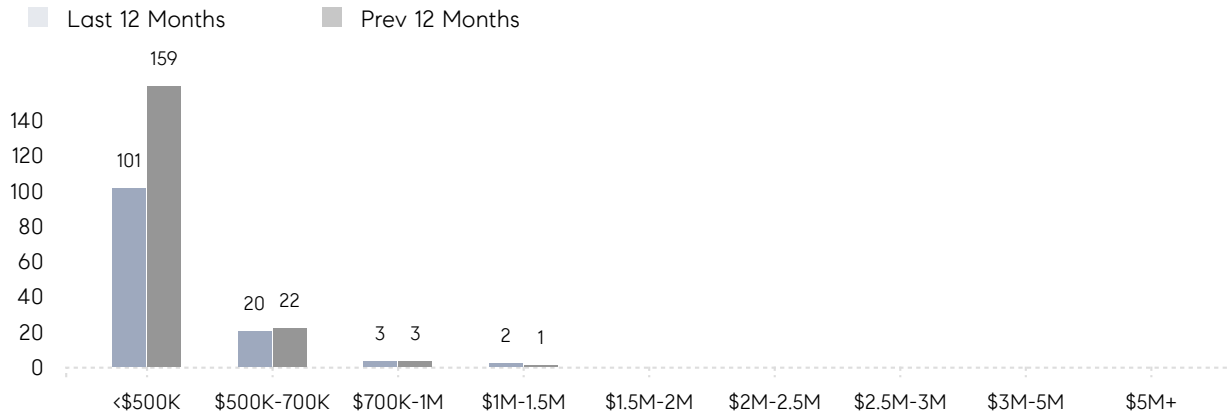
Byram

FEBRUARY 2023

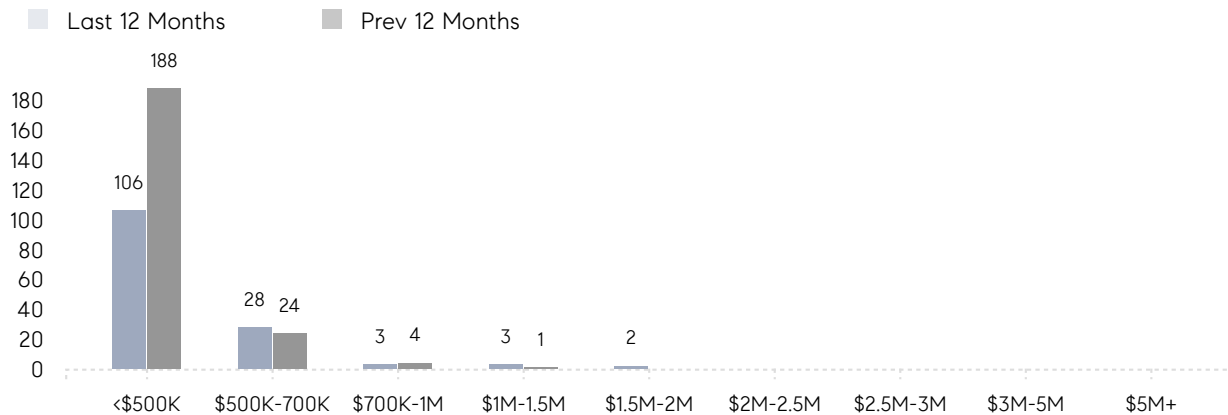
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Caldwell Market Insights

Caldwell

FEBRUARY 2023

UNDER CONTRACT

5
Total
Properties

\$545K
Average
Price

\$520K
Median
Price

67%
Increase From
Feb 2022

52%
Increase From
Feb 2022

118%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$516K
Average
Price

\$496K
Median
Price

0%
Change From
Feb 2022

0%
Change From
Feb 2022

-5%
Decrease From
Feb 2022

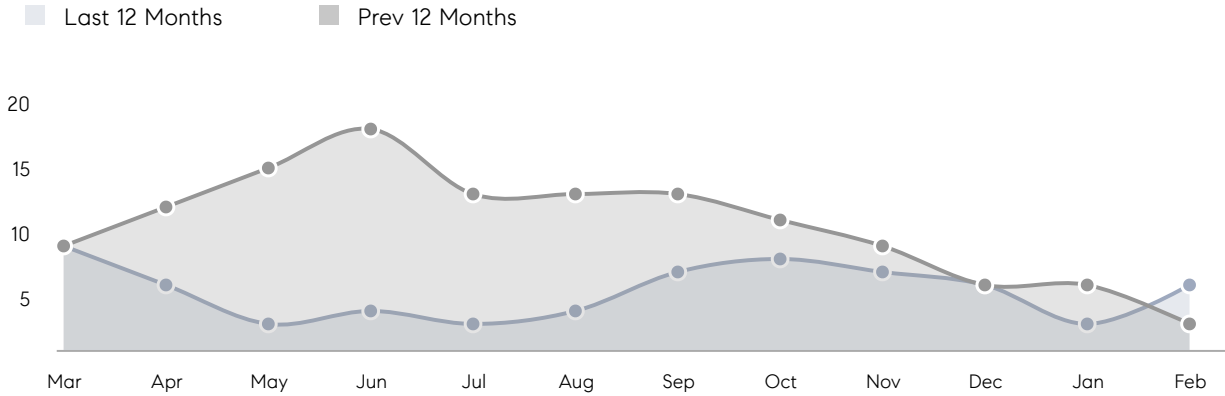
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	72	46	57%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$516,804	\$516,800	0.0%
	# OF CONTRACTS	5	3	66.7%
	NEW LISTINGS	8	1	700%
Houses	AVERAGE DOM	77	69	12%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$553,505	\$645,333	-14%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	53	12	342%
	% OF ASKING PRICE	93%	106%	
	AVERAGE SOLD PRICE	\$370,000	\$324,000	14%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	4	0	0%

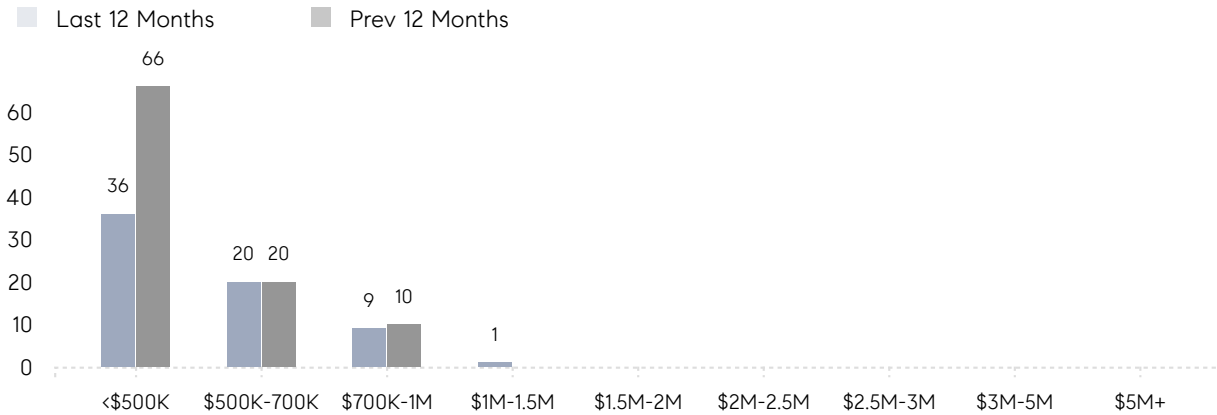
Caldwell

FEBRUARY 2023

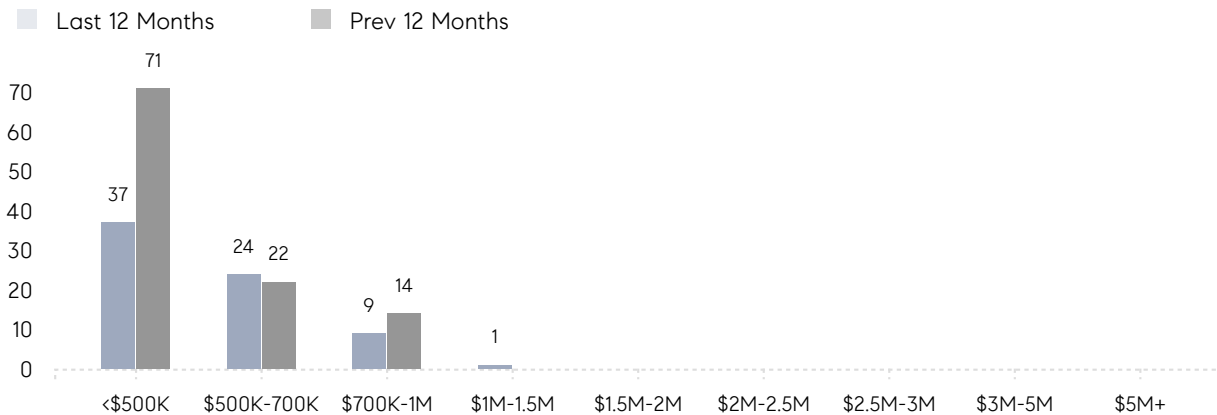
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Carlstadt Market Insights

Carlstadt

FEBRUARY 2023

UNDER CONTRACT

1	\$558K	\$558K
Total Properties	Average Price	Median Price
-50%	4%	4%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

1	\$455K	\$455K
Total Properties	Average Price	Median Price
-75%	-40%	-34%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

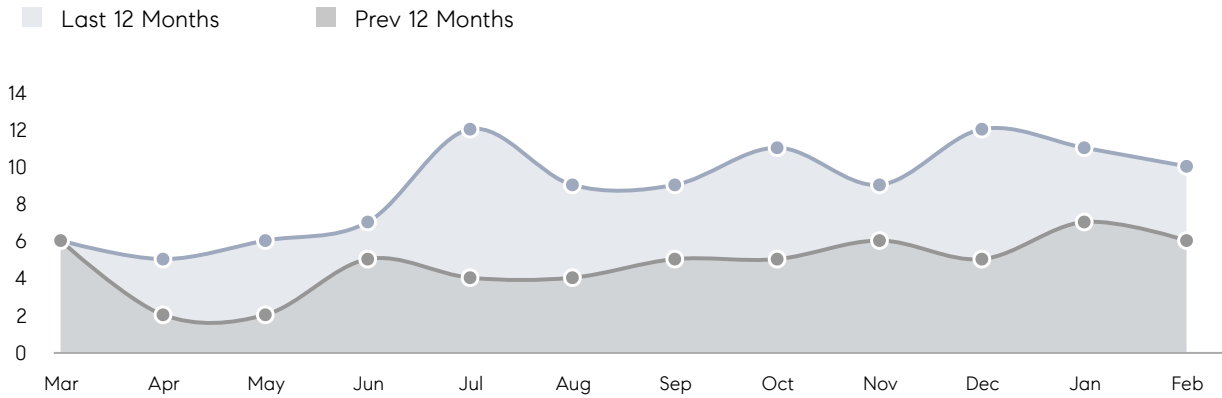
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	35	-49%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$455,000	\$763,750	-40.4%
	# OF CONTRACTS	1	2	-50.0%
	NEW LISTINGS	0	1	0%
Houses	AVERAGE DOM	18	35	-49%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$455,000	\$763,750	-40%
	# OF CONTRACTS	1	2	-50%
	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%

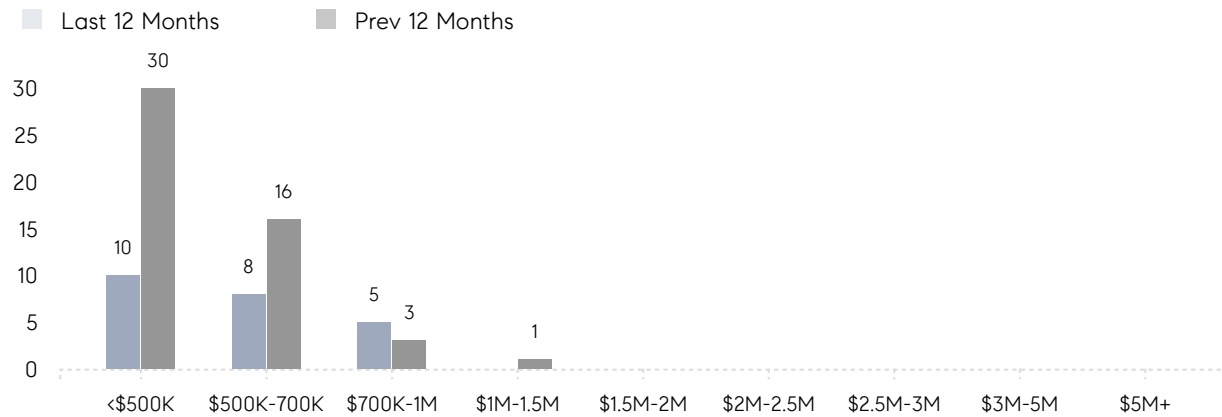
Carlstadt

FEBRUARY 2023

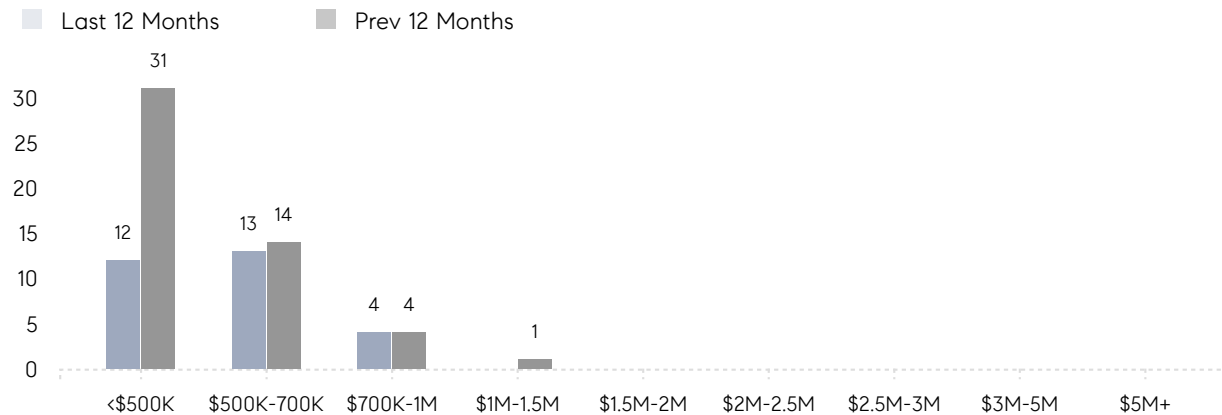
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Cedar Grove Market Insights

Cedar Grove

FEBRUARY 2023

UNDER CONTRACT

11	\$553K	\$539K
Total Properties	Average Price	Median Price
-15%	0%	-5%
Decrease From Feb 2022	Change From Feb 2022	Decrease From Feb 2022

UNITS SOLD

7	\$593K	\$662K
Total Properties	Average Price	Median Price
-30%	-21%	-7%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

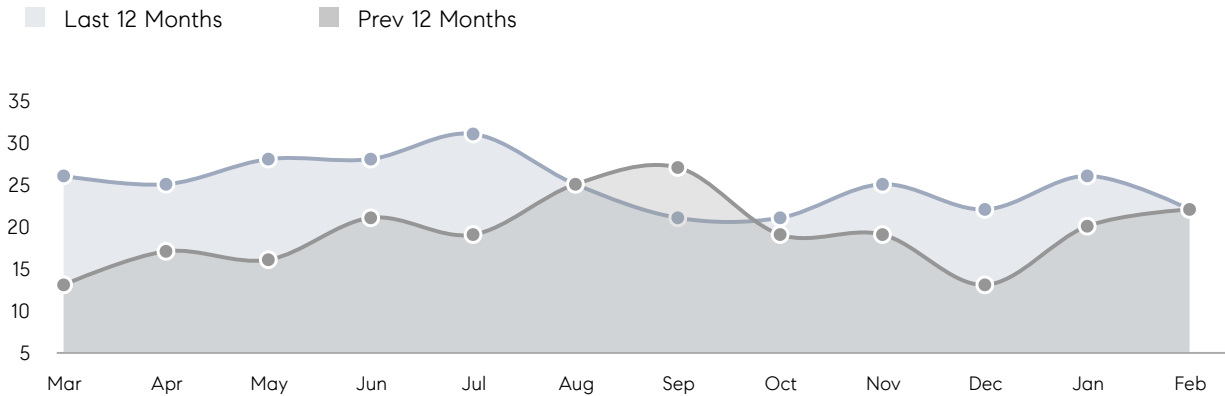
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	27	25	8%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$593,071	\$750,600	-21.0%
	# OF CONTRACTS	11	13	-15.4%
	NEW LISTINGS	8	13	-38%
Houses	AVERAGE DOM	25	27	-7%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$547,900	\$821,667	-33%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	6	12	-50%
Condo/Co-op/TH	AVERAGE DOM	34	22	55%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$706,000	\$644,000	10%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	2	1	100%

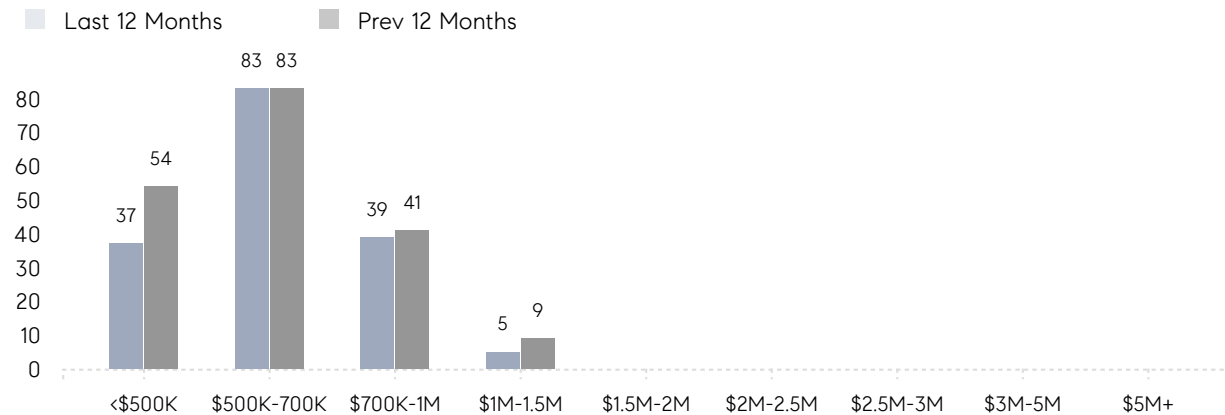
Cedar Grove

FEBRUARY 2023

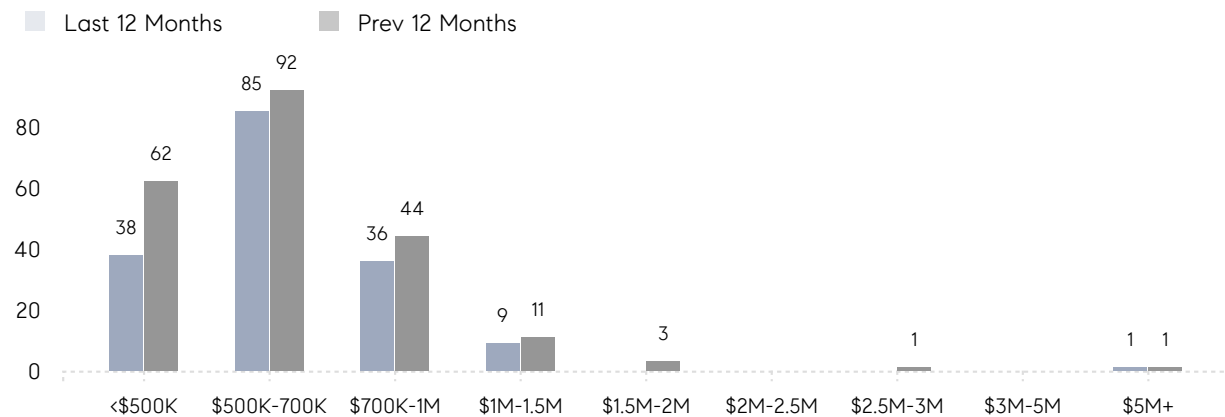
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Cedar Knolls Market Insights

Cedar Knolls

FEBRUARY 2023

UNDER CONTRACT

2
Total
Properties

\$524K
Average
Price

\$524K
Median
Price

-50%
Decrease From
Feb 2022

11%
Increase From
Feb 2022

30%
Increase From
Feb 2022

UNITS SOLD

1
Total
Properties

\$888K
Average
Price

\$888K
Median
Price

-67%
Decrease From
Feb 2022

74%
Increase From
Feb 2022

71%
Increase From
Feb 2022

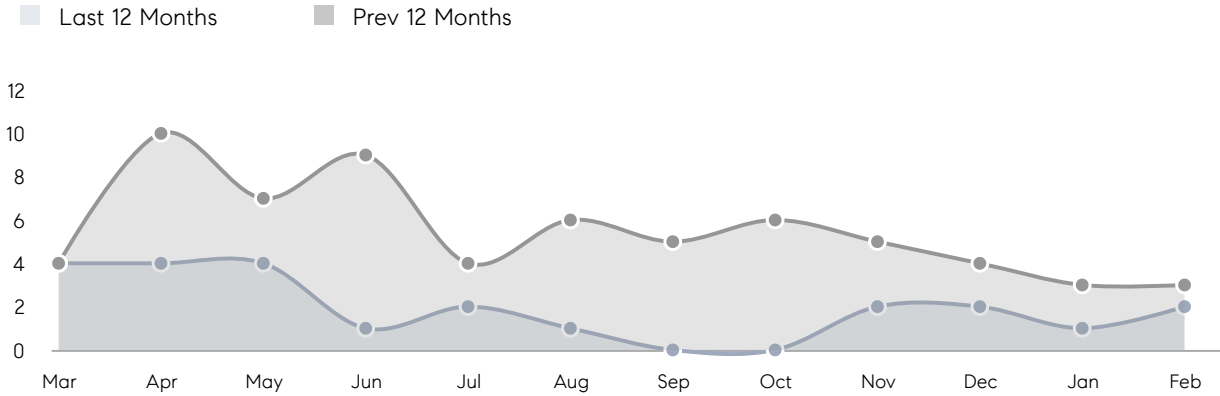
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	69	-74%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$888,000	\$511,667	73.6%
	# OF CONTRACTS	2	4	-50.0%
	NEW LISTINGS	3	4	-25%
Houses	AVERAGE DOM	18	100	-82%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$888,000	\$507,500	75%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	9	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$520,000	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	1	0%

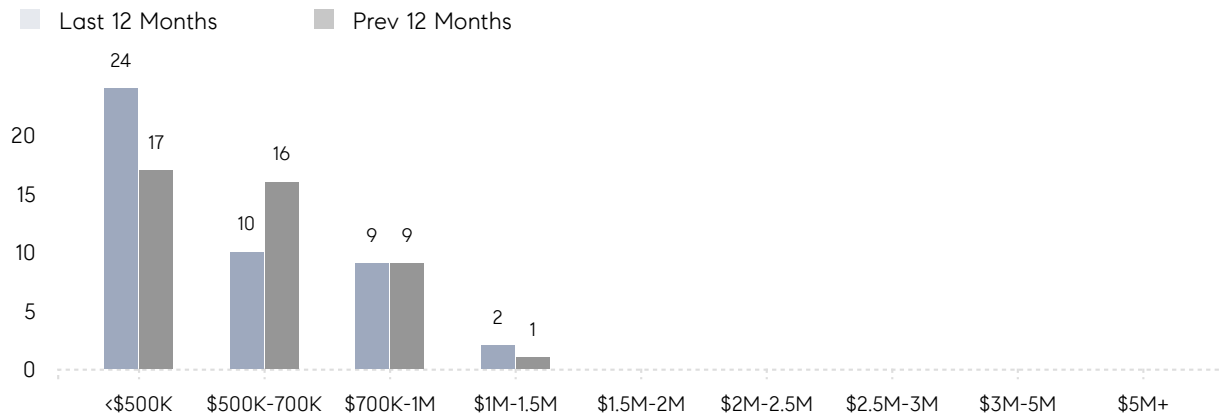
Cedar Knolls

FEBRUARY 2023

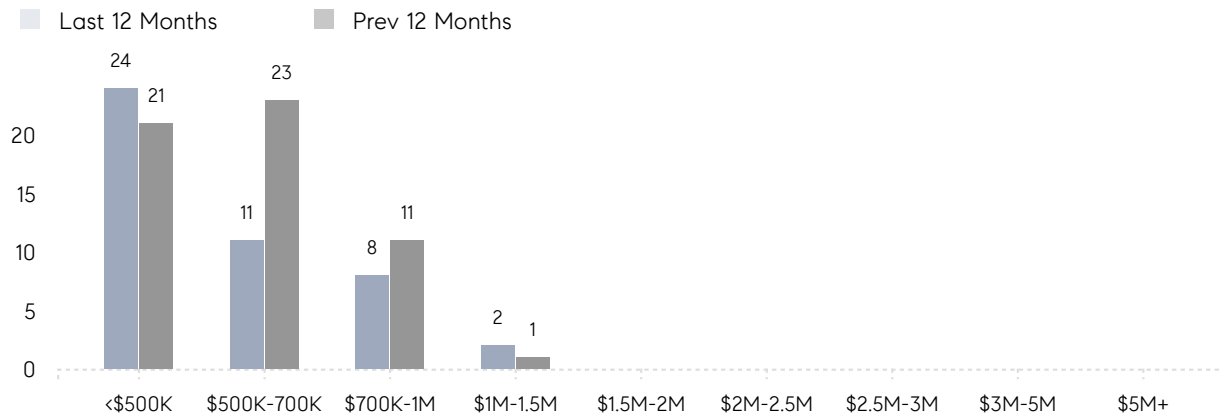
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Chatham Borough Market Insights

Chatham Borough

FEBRUARY 2023

UNDER CONTRACT

5 **\$942K** **\$869K**
 Total Average Median
 Properties Price Price

-64% **7%** **18%**
 Decrease From Increase From Increase From
 Feb 2022 Feb 2022 Feb 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 Feb 2022 Feb 2022 Feb 2022

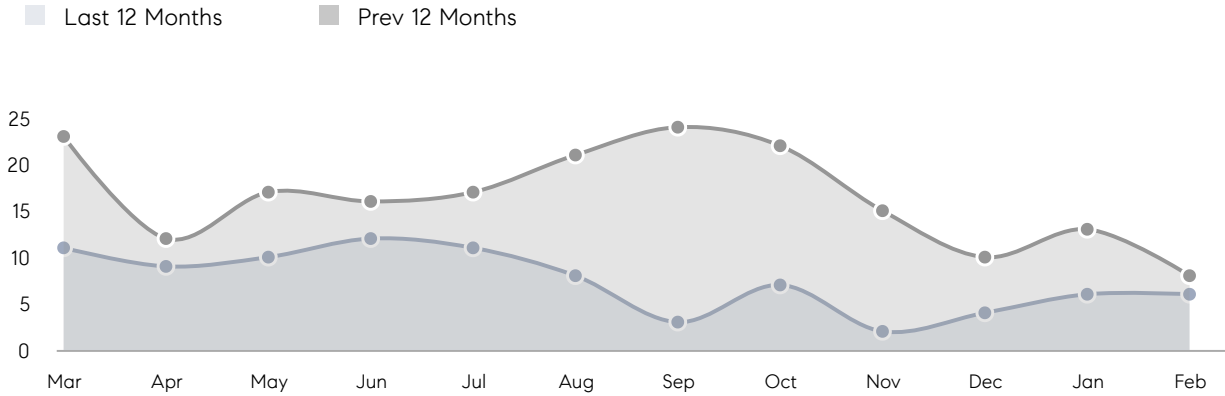
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	57	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$809,000	-
	# OF CONTRACTS	5	14	-64.3%
	NEW LISTINGS	5	10	-50%
Houses	AVERAGE DOM	-	68	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$905,200	-
	# OF CONTRACTS	5	13	-62%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$328,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

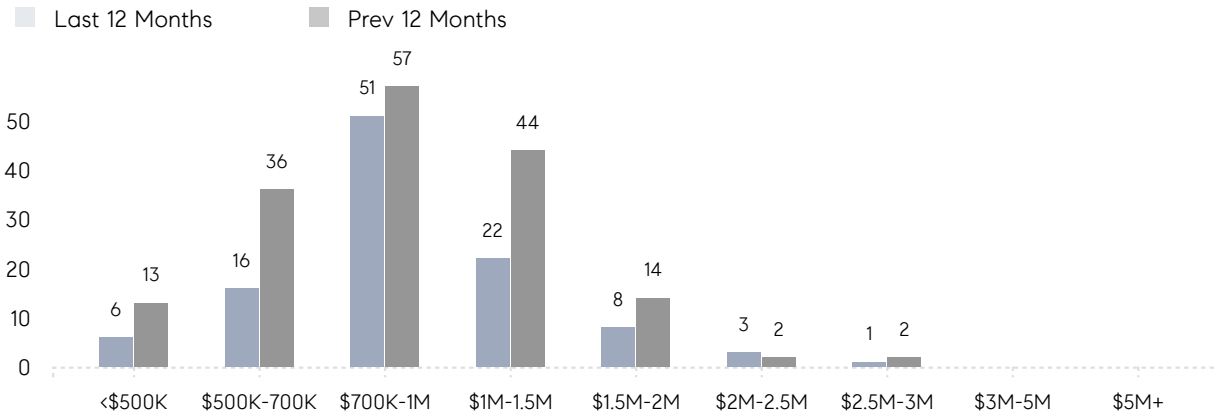
Chatham Borough

FEBRUARY 2023

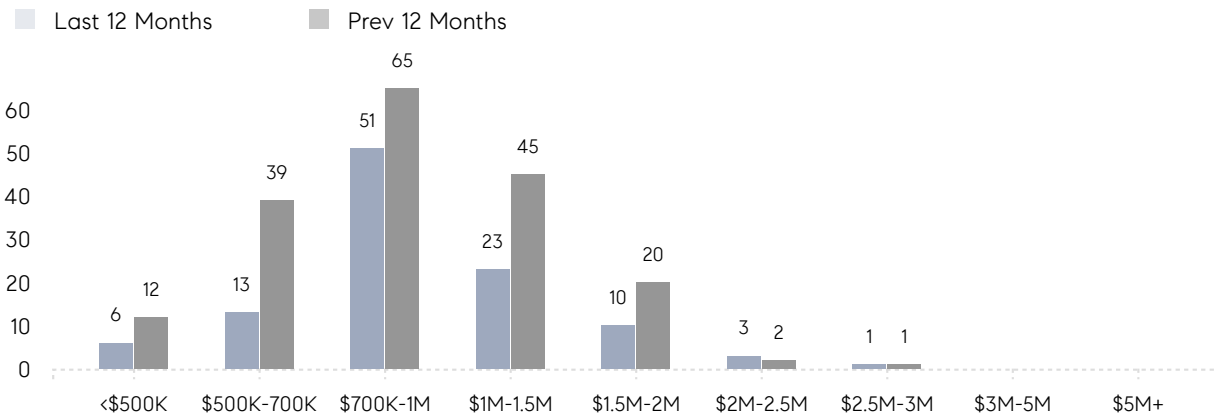
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Chatham Township Market Insights

Chatham Township

FEBRUARY 2023

UNDER CONTRACT

14
Total
Properties

\$1.7M
Average
Price

\$1.6M
Median
Price

-7%
Decrease From
Feb 2022

45%
Increase From
Feb 2022

11%
Increase From
Feb 2022

UNITS SOLD

11
Total
Properties

\$1.3M
Average
Price

\$1.5M
Median
Price

-31%
Decrease From
Feb 2022

20%
Increase From
Feb 2022

91%
Increase From
Feb 2022

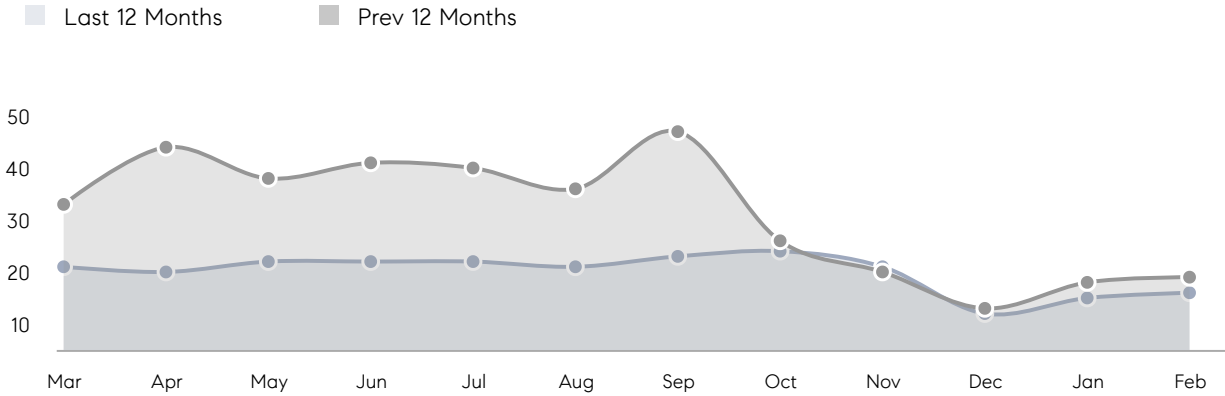
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	34	81	-58%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$1,343,001	\$1,114,761	20.5%
	# OF CONTRACTS	14	15	-6.7%
	NEW LISTINGS	16	18	-11%
Houses	AVERAGE DOM	30	97	-69%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$1,923,100	\$1,262,928	52%
	# OF CONTRACTS	11	7	57%
	NEW LISTINGS	10	9	11%
Condo/Co-op/TH	AVERAGE DOM	38	12	217%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$859,585	\$472,700	82%
	# OF CONTRACTS	3	8	-62%
	NEW LISTINGS	6	9	-33%

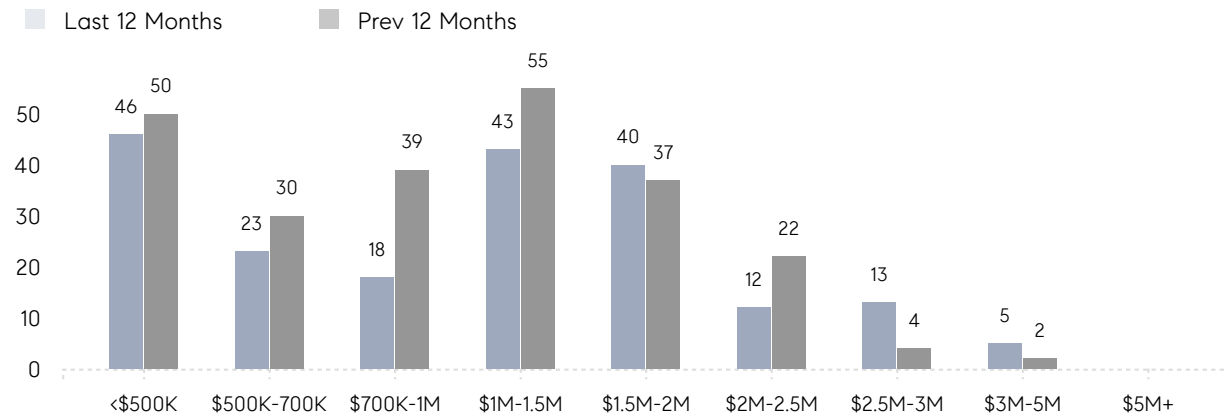
Chatham Township

FEBRUARY 2023

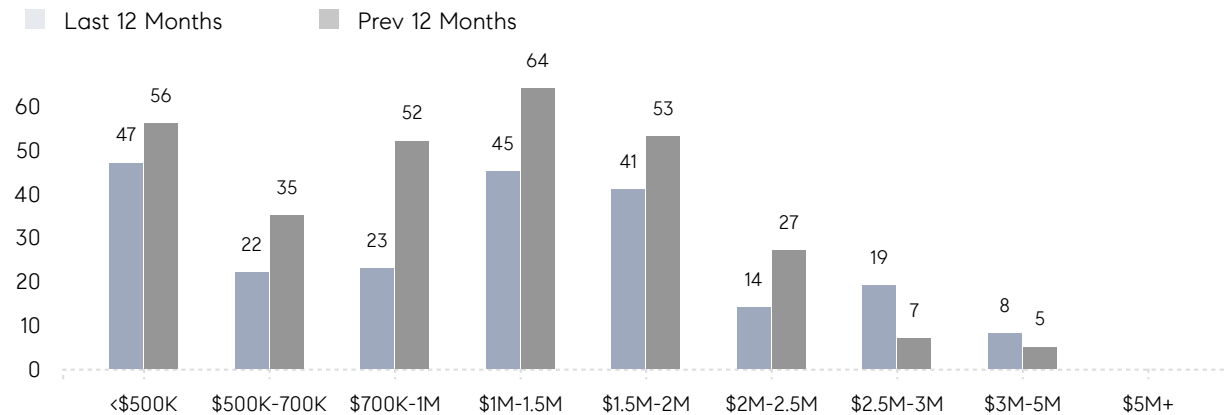
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report

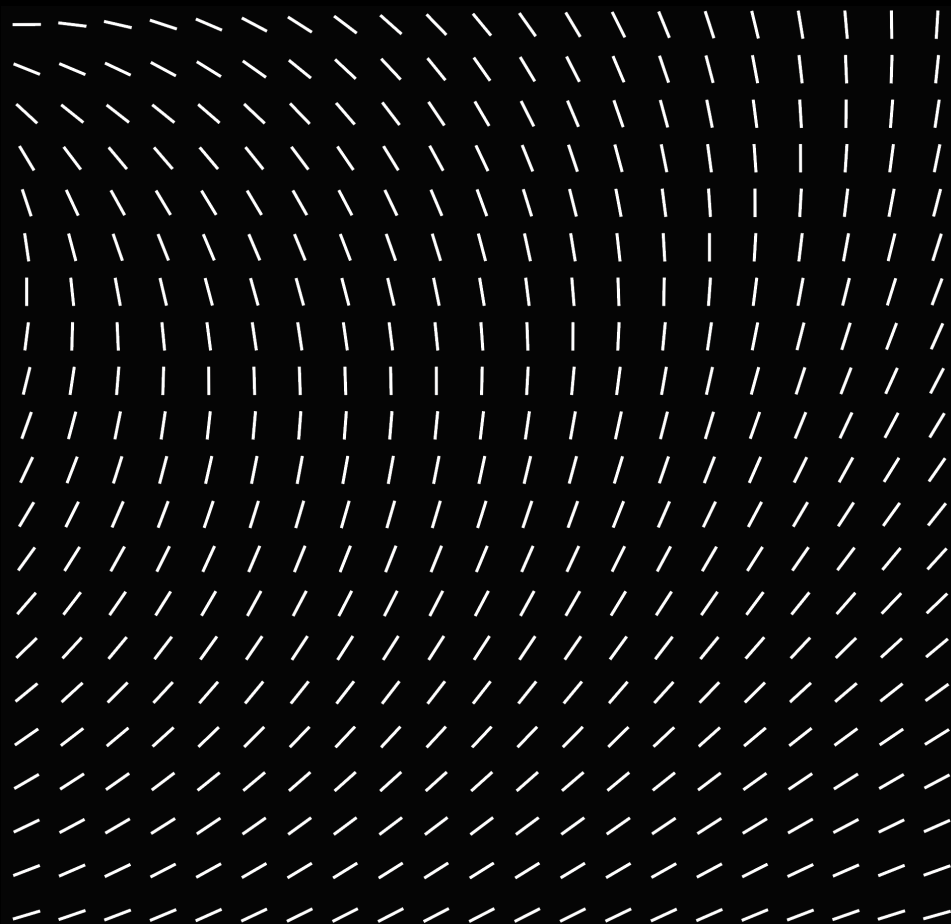
Sources: Garden State MLS, Hudson MLS, NJ MLS



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COMPASS

February 2023

Chester Borough Market Insights

Chester Borough

FEBRUARY 2023

UNDER CONTRACT

2 **\$559K** **\$559K**
 Total Average Median
 Properties Price Price

100% **-2%** **-2%**
 Increase From Decrease From Decrease From
 Feb 2022 Feb 2022 Feb 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 Feb 2022 Feb 2022 Feb 2022

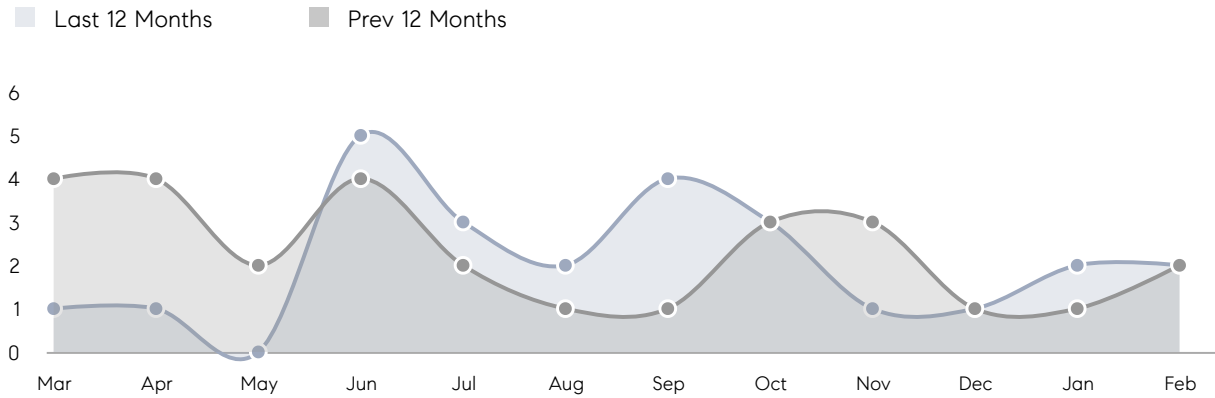
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	28	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$590,000	-
	# OF CONTRACTS	2	1	100.0%
	NEW LISTINGS	2	2	0%
Houses	AVERAGE DOM	-	28	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$590,000	-
	# OF CONTRACTS	2	1	100%
	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%

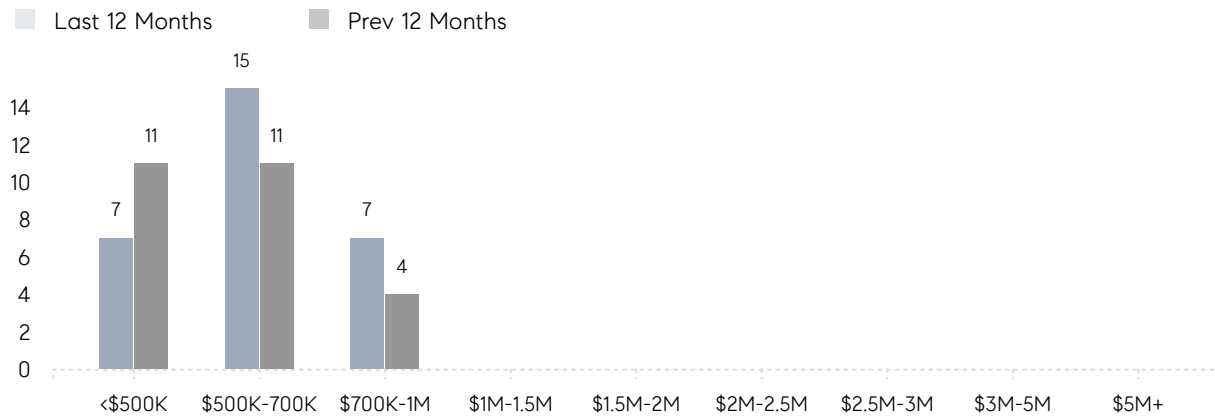
Chester Borough

FEBRUARY 2023

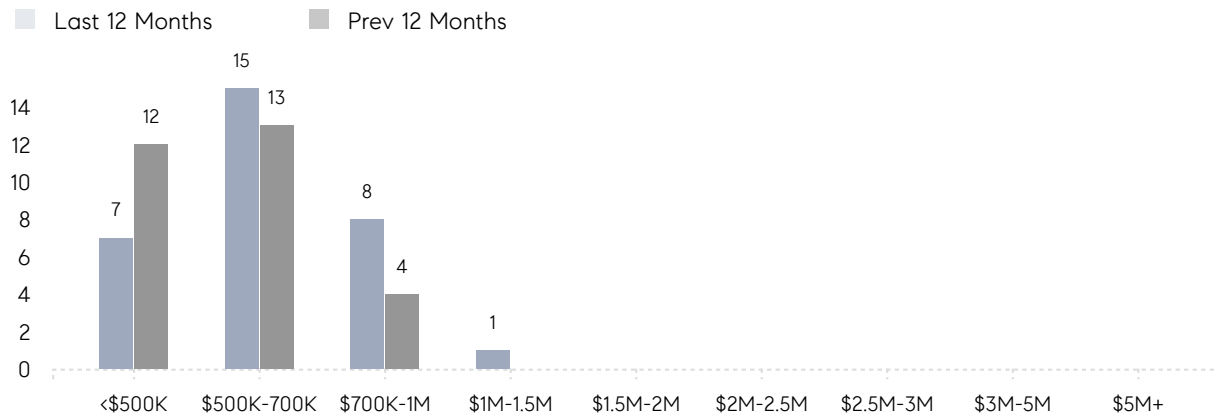
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Chester Township Market Insights

Chester Township

FEBRUARY 2023

UNDER CONTRACT

7	\$802K	\$799K
Total Properties	Average Price	Median Price
-36%	0%	14%
Decrease From Feb 2022	Change From Feb 2022	Increase From Feb 2022

UNITS SOLD

8	\$751K	\$734K
Total Properties	Average Price	Median Price
33%	-20%	-20%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

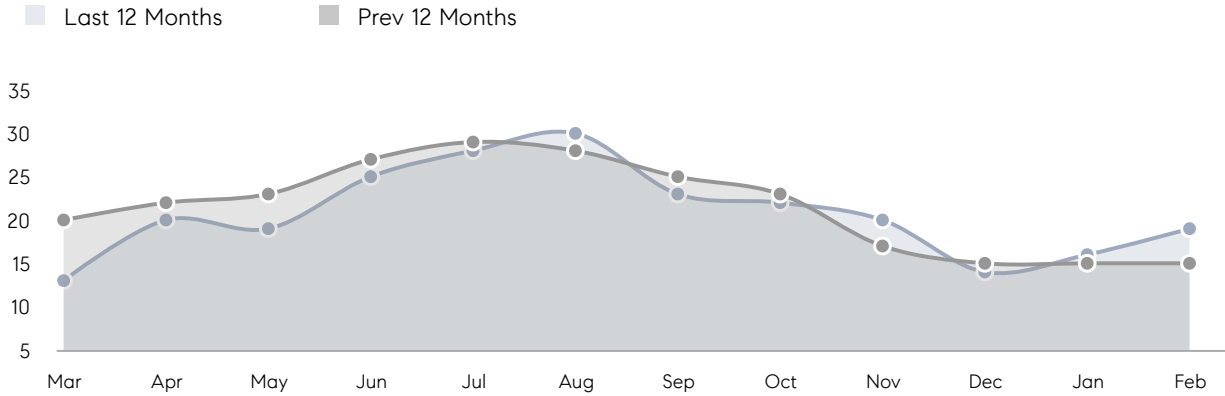
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	31	35	-11%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$751,737	\$941,833	-20.2%
	# OF CONTRACTS	7	11	-36.4%
	NEW LISTINGS	10	12	-17%
Houses	AVERAGE DOM	38	35	9%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$780,817	\$941,833	-17%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	9	12	-25%
Condo/Co-op/TH	AVERAGE DOM	11	-	-
	% OF ASKING PRICE	101%	-	
	AVERAGE SOLD PRICE	\$664,500	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	0	0%

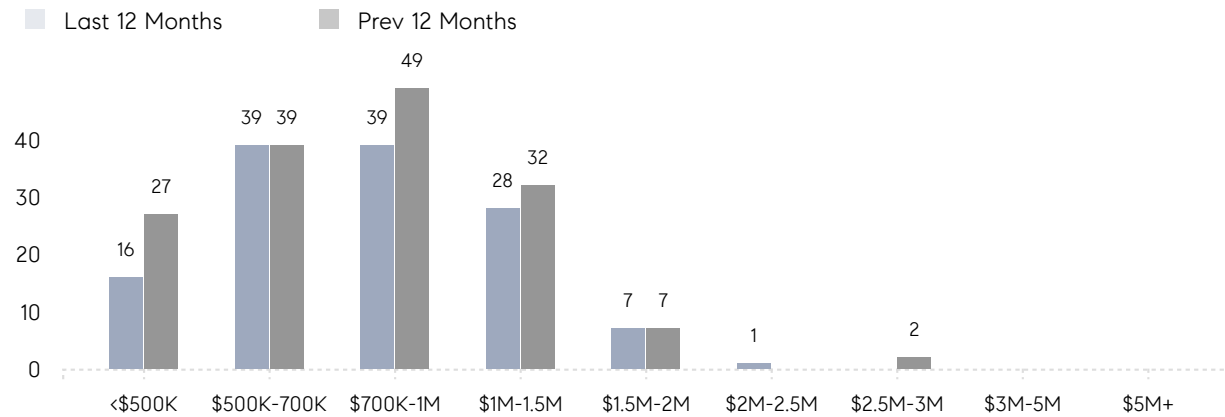
Chester Township

FEBRUARY 2023

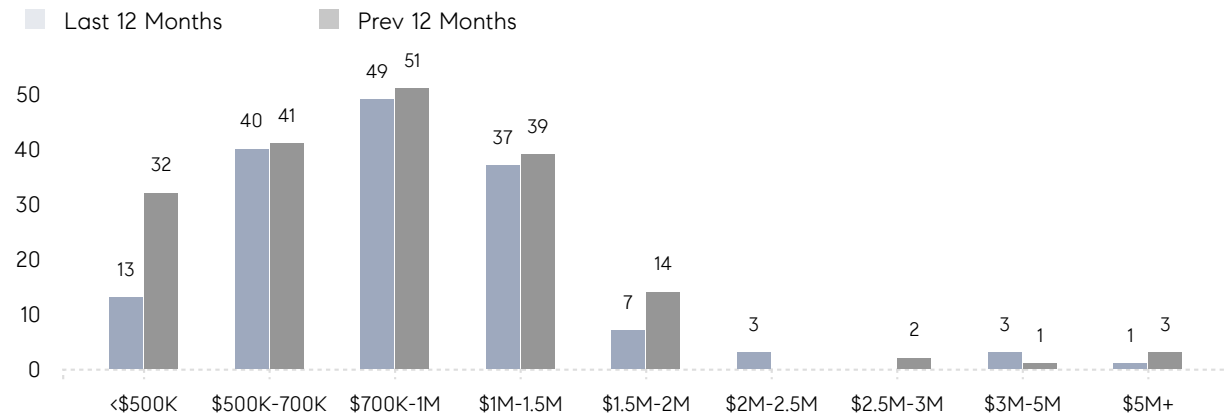
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Clark Market Insights

Clark

FEBRUARY 2023

UNDER CONTRACT

10
Total
Properties

\$673K
Average
Price

\$637K
Median
Price

-17%
Decrease From
Feb 2022

35%
Increase From
Feb 2022

34%
Increase From
Feb 2022

UNITS SOLD

8
Total
Properties

\$482K
Average
Price

\$508K
Median
Price

-20%
Decrease From
Feb 2022

-24%
Decrease From
Feb 2022

-9%
Decrease From
Feb 2022

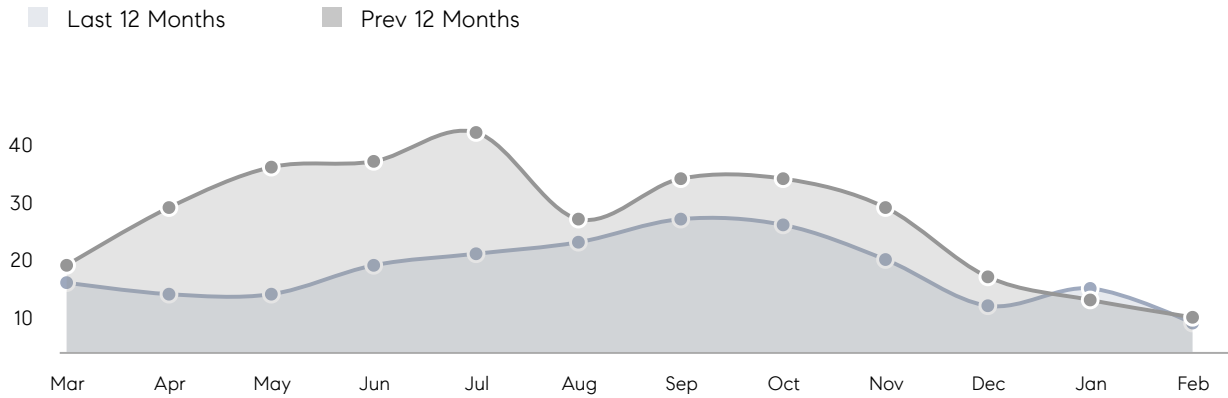
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	50	33	52%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$482,514	\$634,390	-23.9%
	# OF CONTRACTS	10	12	-16.7%
	NEW LISTINGS	4	12	-67%
Houses	AVERAGE DOM	50	34	47%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$482,514	\$658,211	-27%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	-	28	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$420,000	-
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	0	2	0%

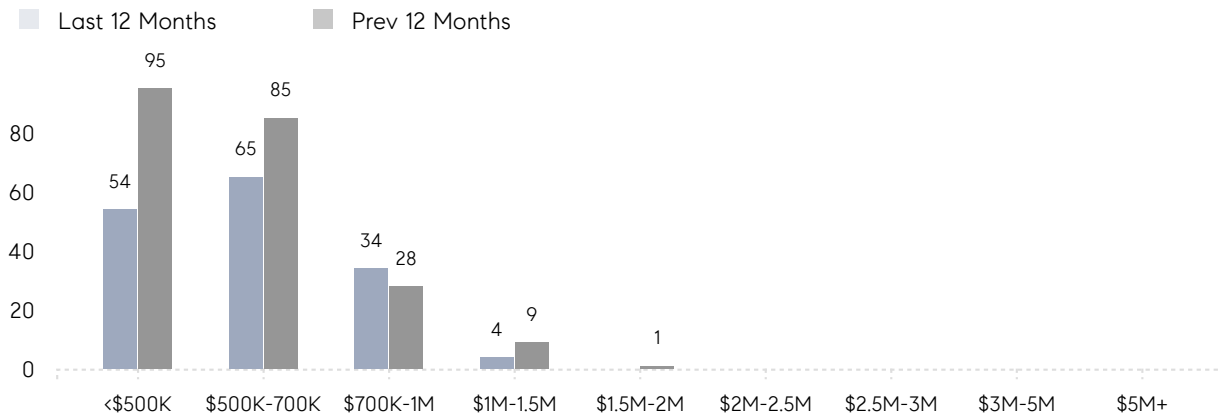
Clark

FEBRUARY 2023

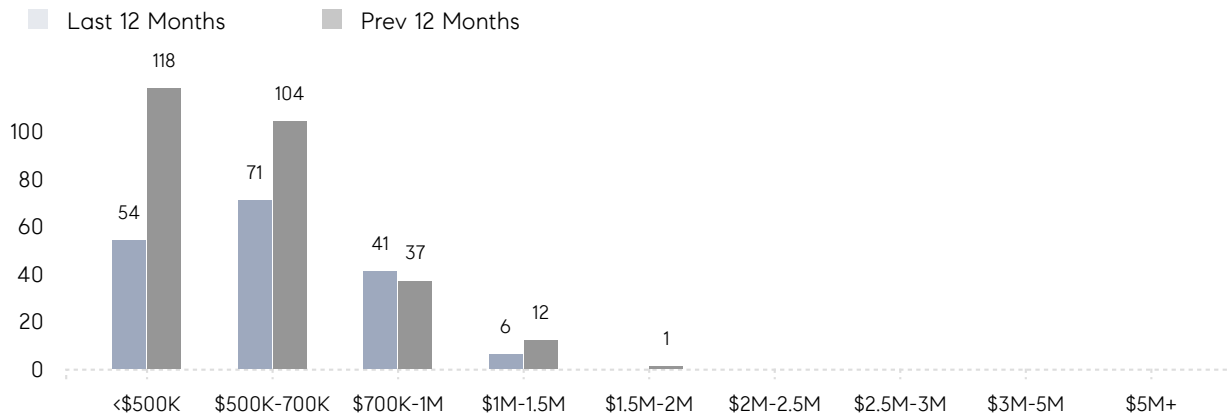
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Cliffside Park Market Insights

Cliffside Park

FEBRUARY 2023

UNDER CONTRACT

24
Total
Properties

\$634K
Average
Price

\$619K
Median
Price

-4%
Decrease From
Feb 2022

1%
Change From
Feb 2022

9%
Increase From
Feb 2022

UNITS SOLD

11
Total
Properties

\$511K
Average
Price

\$475K
Median
Price

-63%
Decrease From
Feb 2022

-12%
Decrease From
Feb 2022

1%
Increase From
Feb 2022

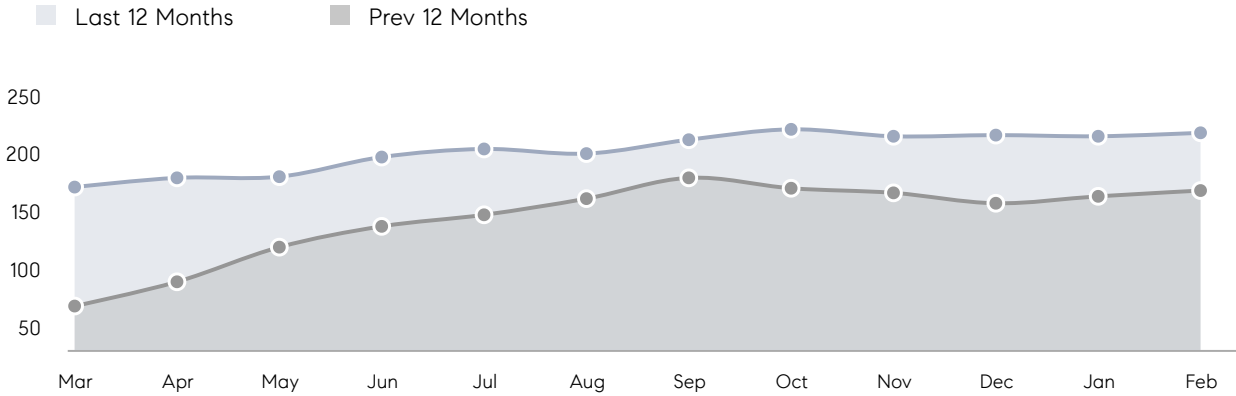
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	65	76	-14%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$511,309	\$582,050	-12.2%
	# OF CONTRACTS	24	25	-4.0%
	NEW LISTINGS	31	38	-18%
Houses	AVERAGE DOM	71	34	109%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$492,500	\$775,000	-36%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	64	80	-20%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$515,489	\$560,611	-8%
	# OF CONTRACTS	21	21	0%
	NEW LISTINGS	28	35	-20%

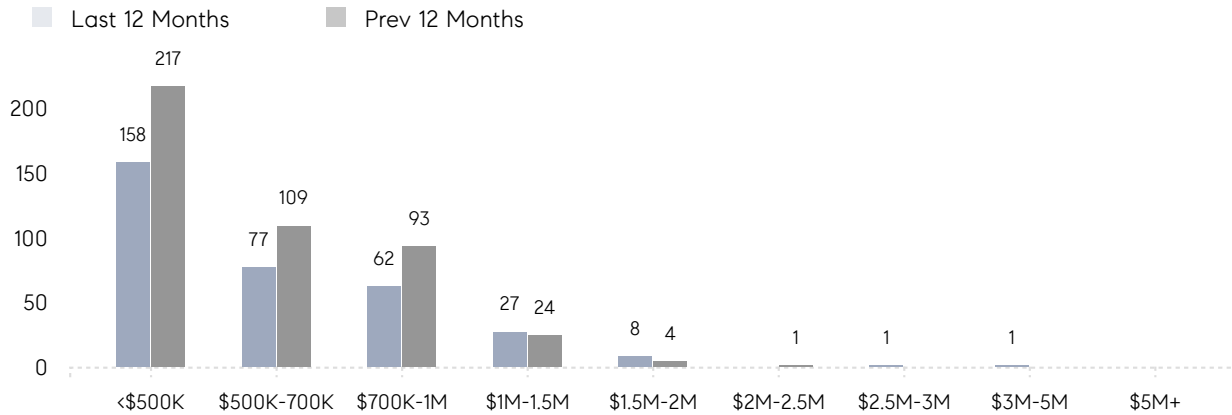
Cliffside Park

FEBRUARY 2023

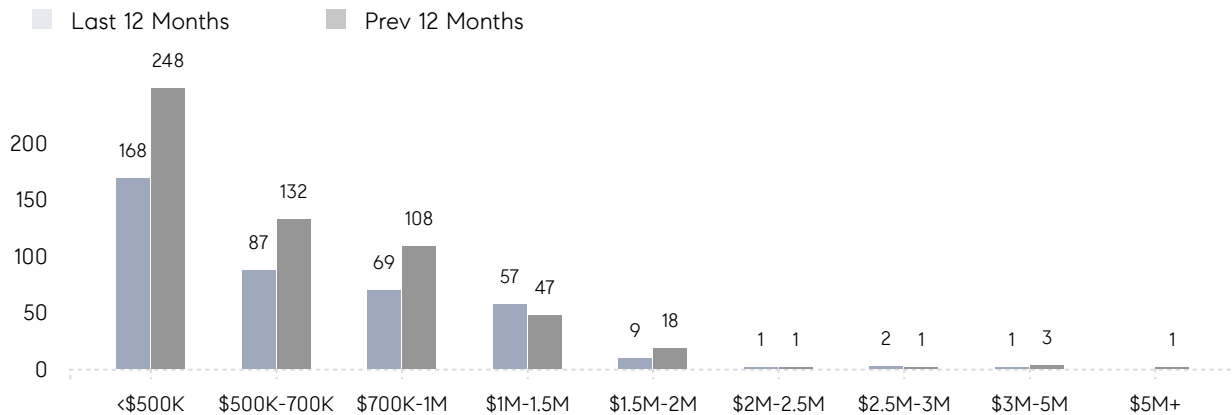
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Clifton Market Insights

Clifton

FEBRUARY 2023

UNDER CONTRACT

65	\$438K	\$435K
Total Properties	Average Price	Median Price
-17%	-17%	-3%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

30	\$425K	\$430K
Total Properties	Average Price	Median Price
-43%	-9%	-5%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

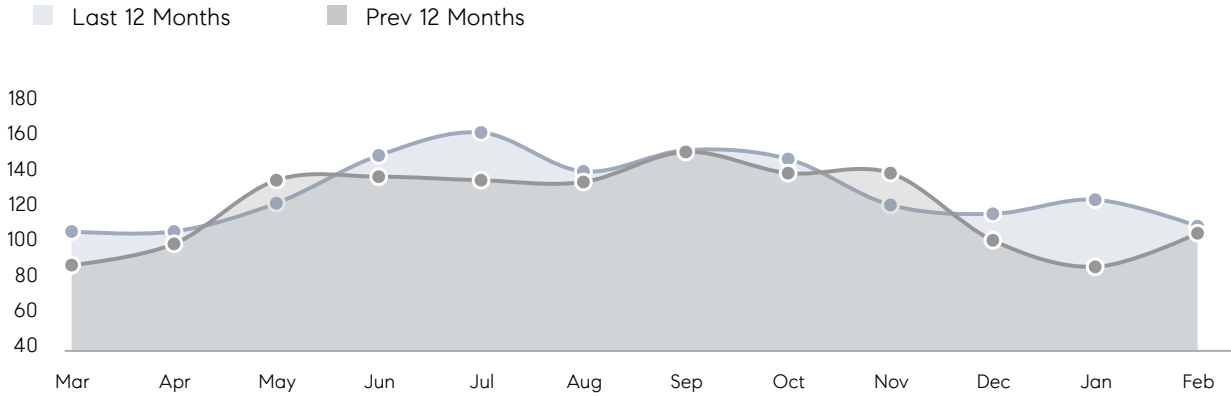
Property Statistics

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

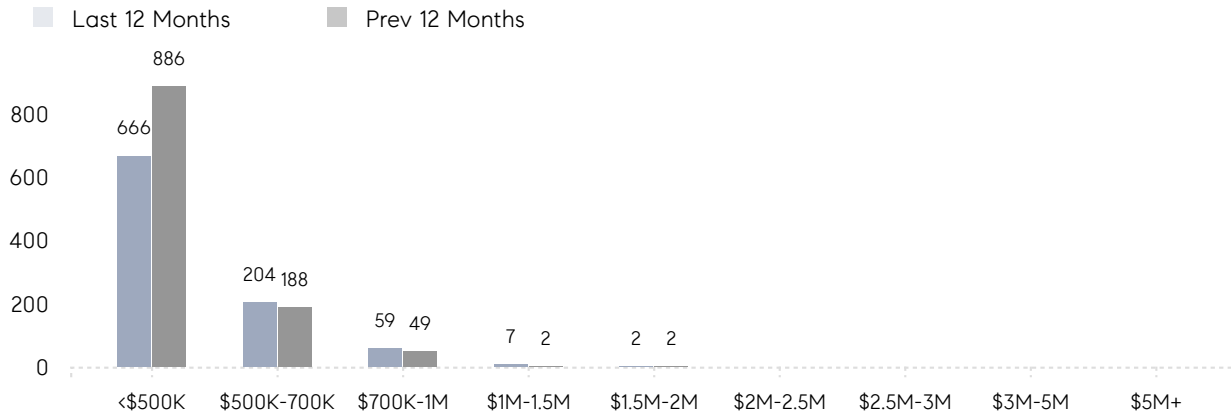
Clifton

FEBRUARY 2023

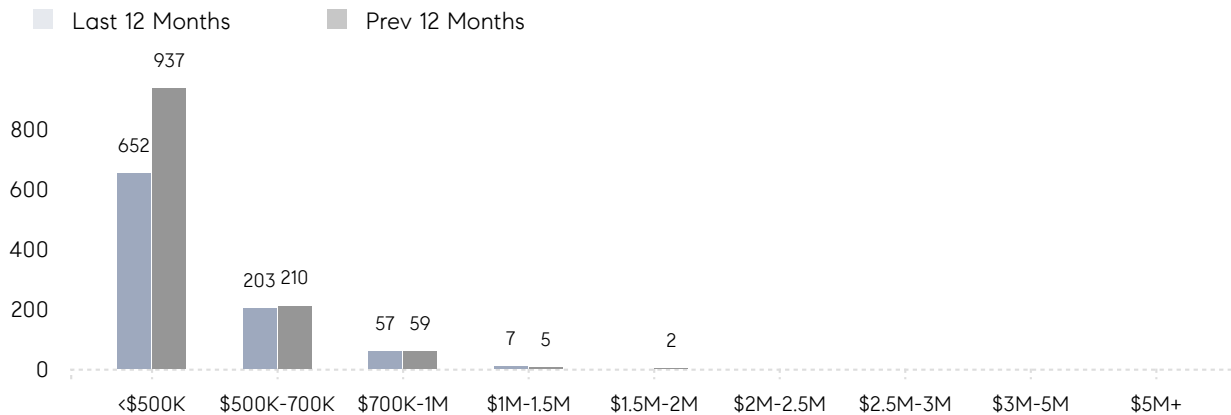
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Cluster Market Insights

Closter

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$876K
Average
Price

\$799K
Median
Price

-12%
Decrease From
Feb 2022

2%
Increase From
Feb 2022

14%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$696K
Average
Price

\$625K
Median
Price

-56%
Decrease From
Feb 2022

-26%
Decrease From
Feb 2022

-26%
Decrease From
Feb 2022

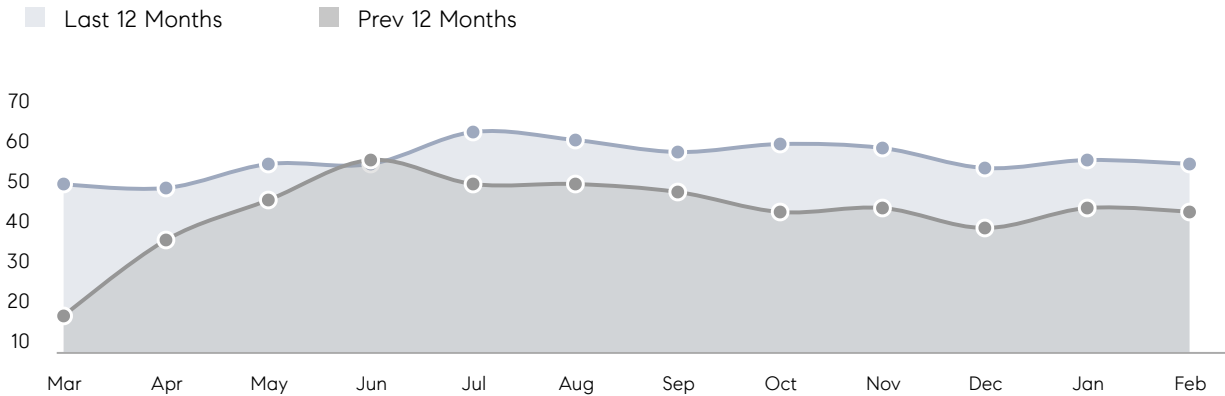
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	81	52	56%
	% OF ASKING PRICE	90%	96%	
	AVERAGE SOLD PRICE	\$696,250	\$938,667	-25.8%
	# OF CONTRACTS	7	8	-12.5%
	NEW LISTINGS	6	8	-25%
Houses	AVERAGE DOM	81	52	56%
	% OF ASKING PRICE	90%	96%	
	AVERAGE SOLD PRICE	\$696,250	\$938,667	-26%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	6	8	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

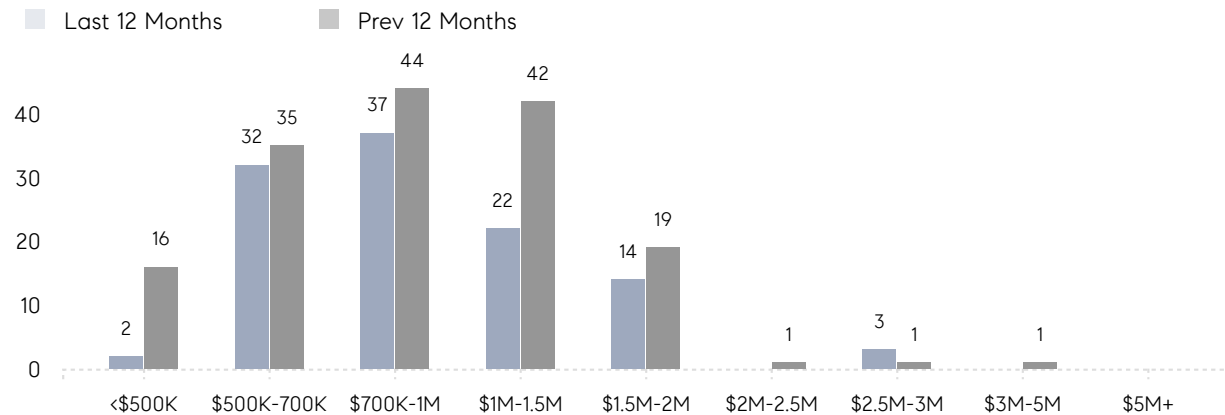
Cluster

FEBRUARY 2023

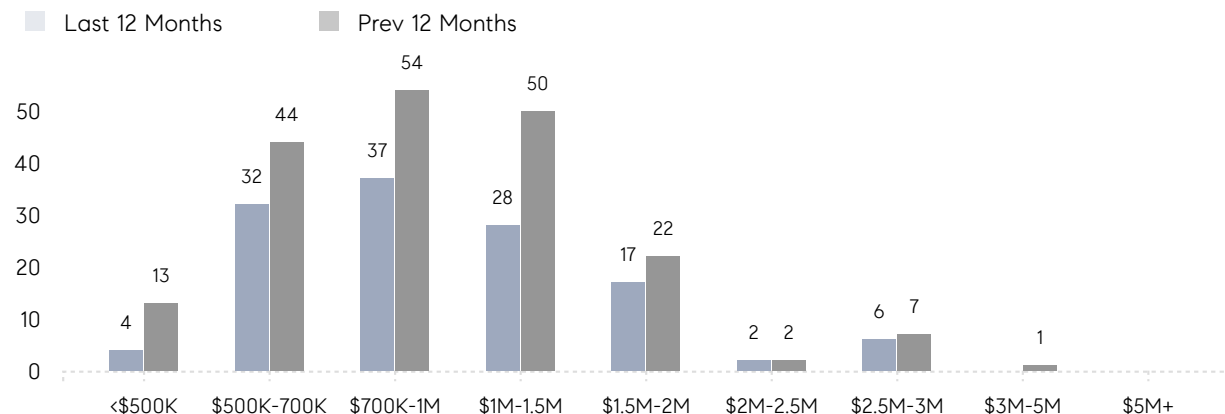
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Colonia Market Insights

Colonia

FEBRUARY 2023

UNDER CONTRACT

6	\$527K	\$512K
Total Properties	Average Price	Median Price
20%	-7%	-5%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

2	\$527K	\$527K
Total Properties	Average Price	Median Price
0%	40%	40%
Change From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

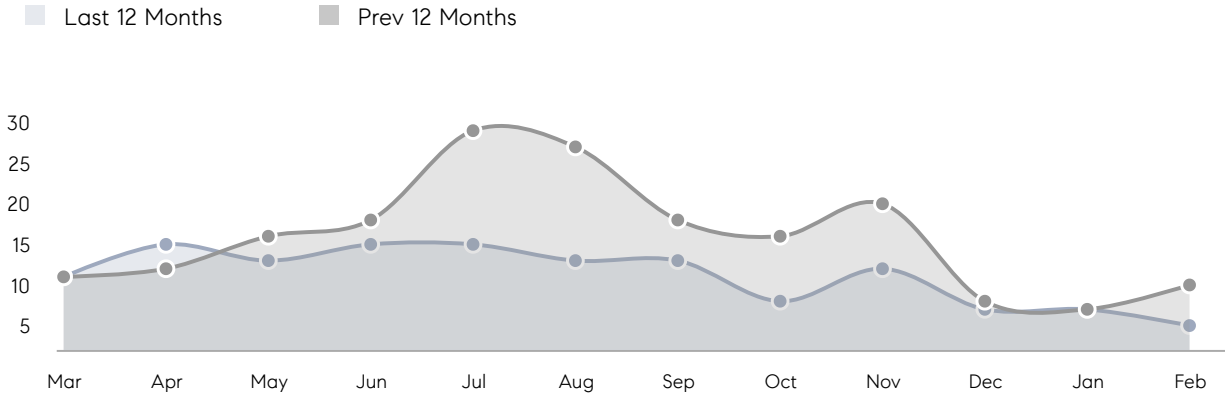
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	77	38	103%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$527,000	\$376,250	40.1%
	# OF CONTRACTS	6	5	20.0%
	NEW LISTINGS	4	8	-50%
Houses	AVERAGE DOM	77	38	103%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$527,000	\$376,250	40%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

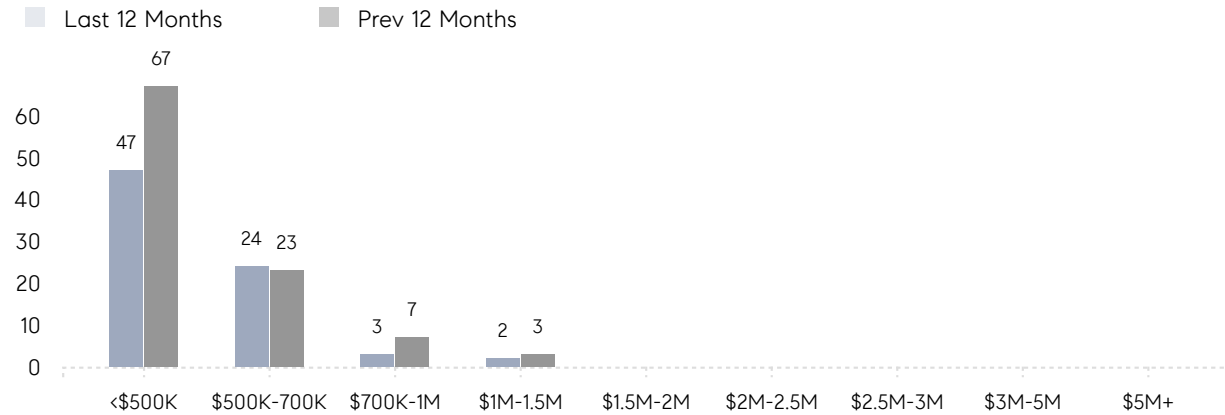
Colonia

FEBRUARY 2023

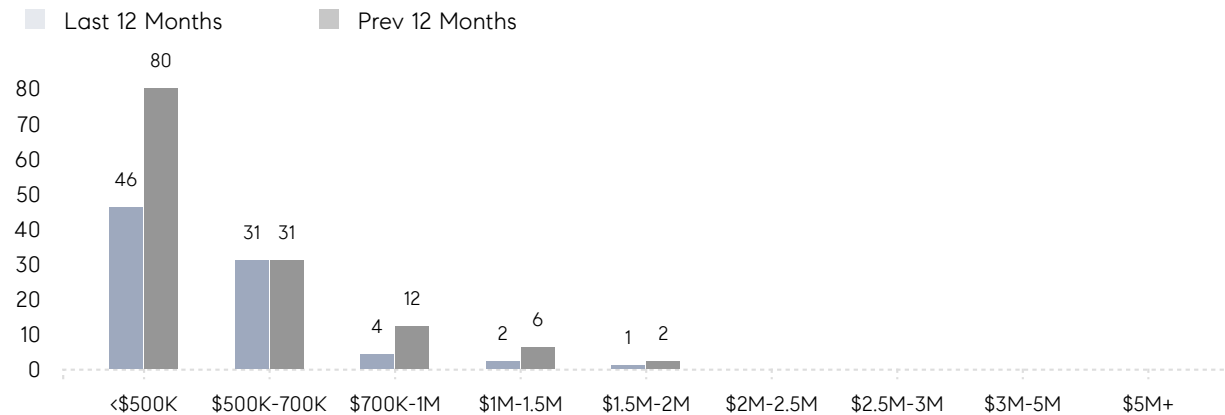
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Cranford Market Insights

Cranford

FEBRUARY 2023

UNDER CONTRACT

14
Total
Properties

\$704K
Average
Price

\$684K
Median
Price

-7%
Decrease From
Feb 2022

15%
Increase From
Feb 2022

10%
Increase From
Feb 2022

UNITS SOLD

6
Total
Properties

\$536K
Average
Price

\$494K
Median
Price

-40%
Decrease From
Feb 2022

7%
Increase From
Feb 2022

9%
Increase From
Feb 2022

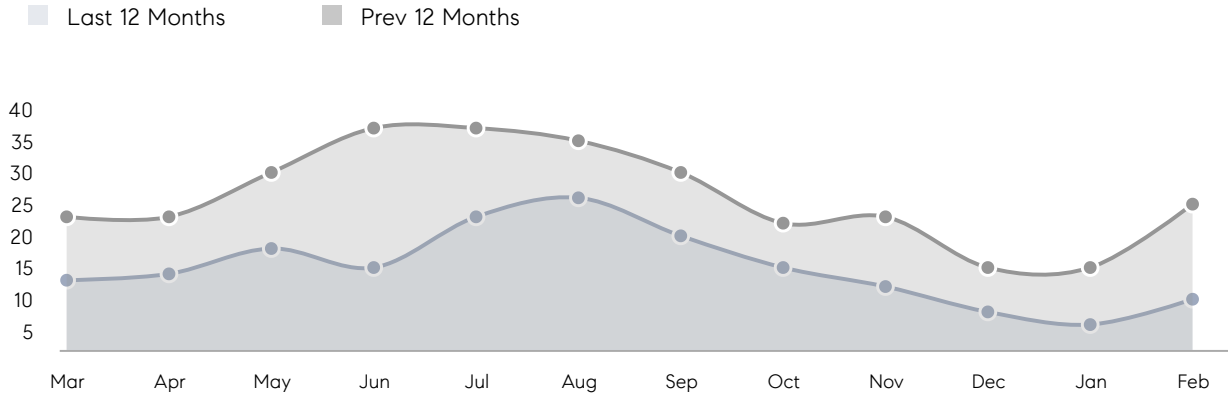
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	15	40	-62%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$536,941	\$500,240	7.3%
	# OF CONTRACTS	14	15	-6.7%
	NEW LISTINGS	18	28	-36%
Houses	AVERAGE DOM	16	47	-66%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$589,129	\$565,938	4%
	# OF CONTRACTS	14	14	0%
	NEW LISTINGS	18	26	-31%
Condo/Co-op/TH	AVERAGE DOM	8	10	-20%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$276,000	\$237,450	16%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

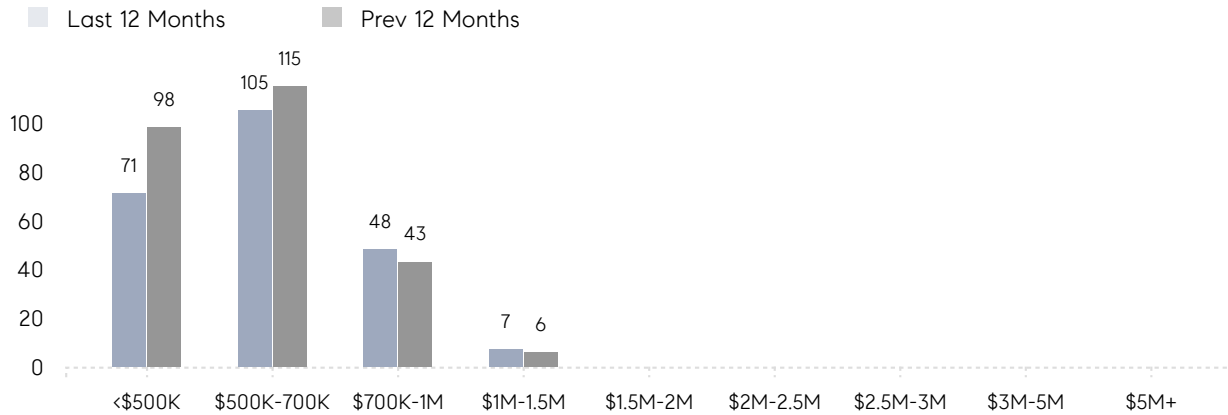
Cranford

FEBRUARY 2023

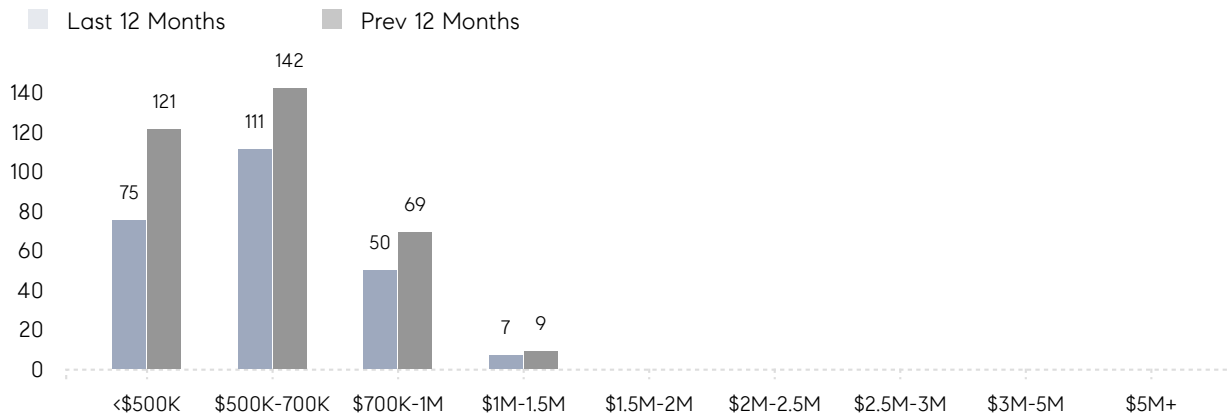
Monthly Inventory



Contracts By Price Range



Listings By Price Range

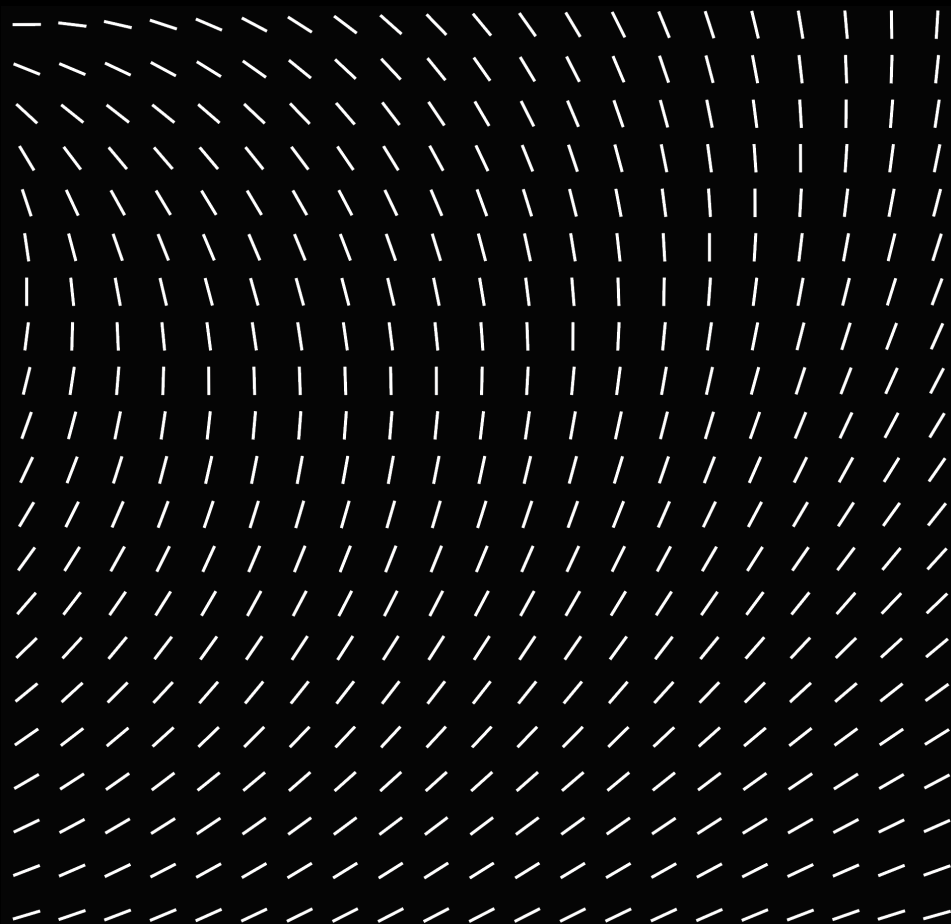




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COMPASS

February 2023

Cresskill Market Insights

Cresskill

FEBRUARY 2023

UNDER CONTRACT

5	\$1.4M	\$1.4M
Total Properties	Average Price	Median Price
-67%	57%	59%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

8	\$954K	\$515K
Total Properties	Average Price	Median Price
-27%	9%	-34%
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

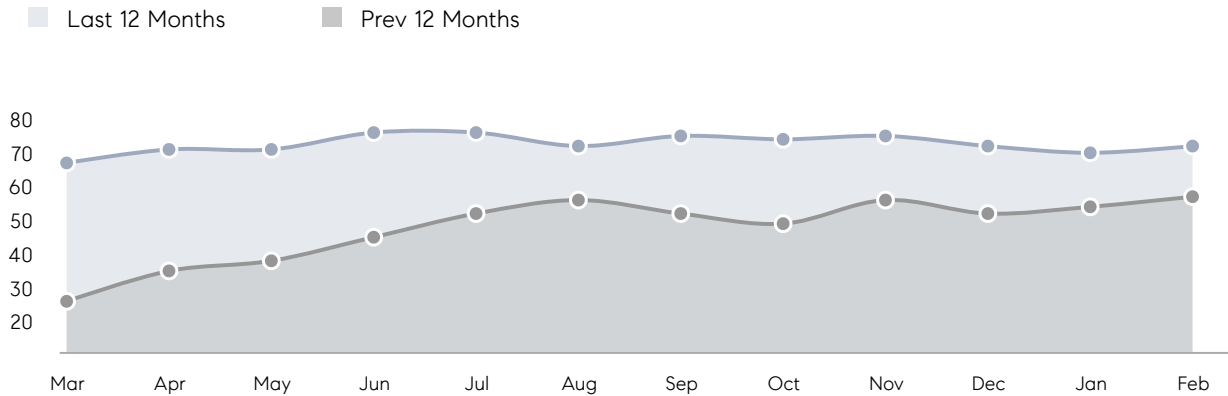
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	78	59	32%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$954,500	\$879,364	8.5%
	# OF CONTRACTS	5	15	-66.7%
	NEW LISTINGS	8	18	-56%
Houses	AVERAGE DOM	78	56	39%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$954,500	\$934,714	2%
	# OF CONTRACTS	4	15	-73%
	NEW LISTINGS	7	16	-56%
Condo/Co-op/TH	AVERAGE DOM	-	65	-
	% OF ASKING PRICE	-	94%	
	AVERAGE SOLD PRICE	-	\$782,500	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	2	-50%

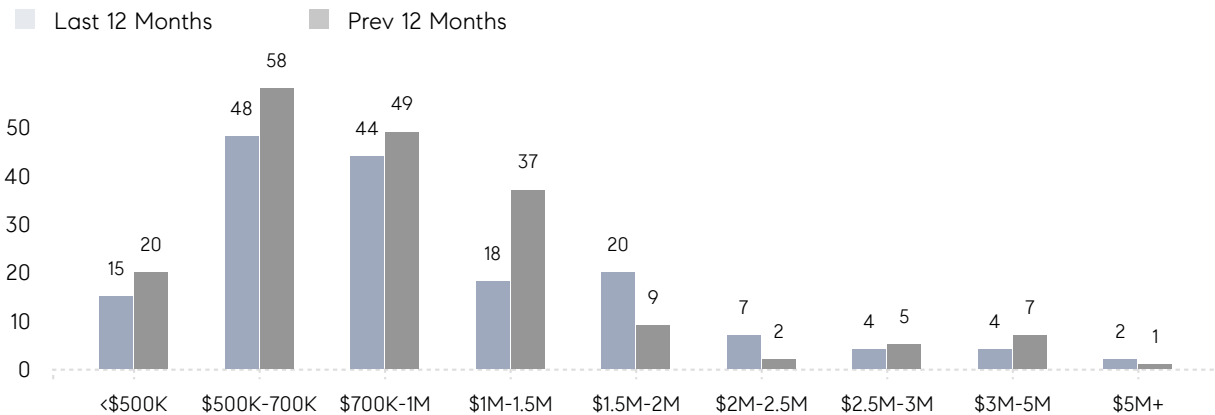
Cresskill

FEBRUARY 2023

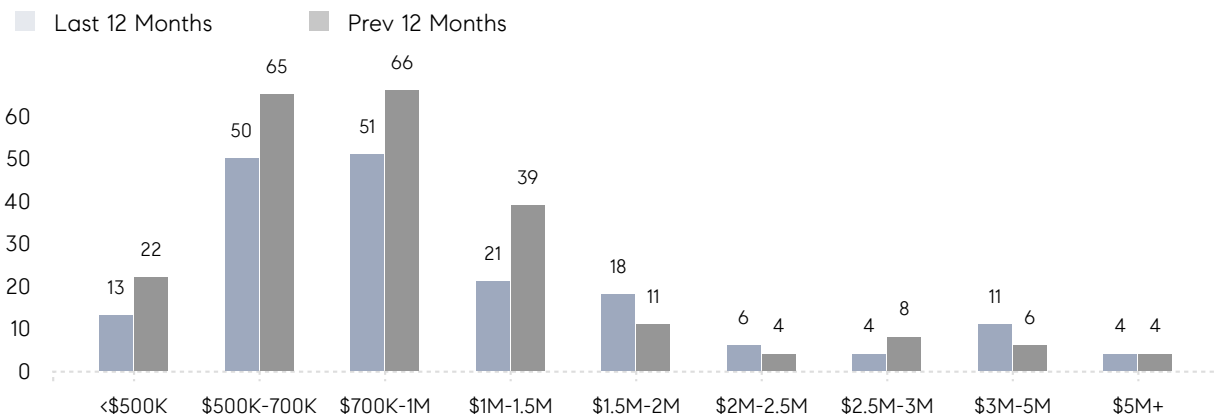
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Demarest Market Insights

Demarest

FEBRUARY 2023

UNDER CONTRACT

2	\$1.9M	\$1.9M
Total Properties	Average Price	Median Price
-60%	59%	91%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

1	\$5.2M	\$5.2M
Total Properties	Average Price	Median Price
-80%	428%	557%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

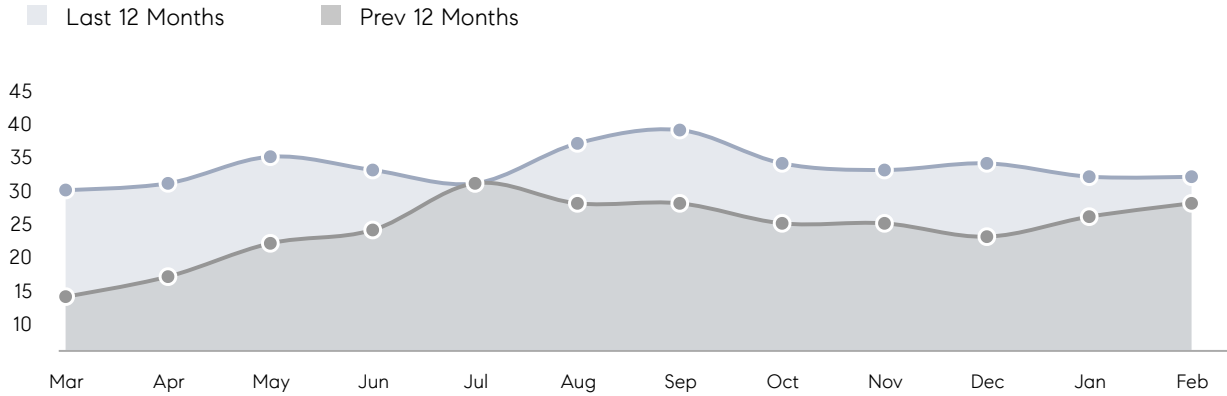
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	683	46	1,385%
	% OF ASKING PRICE	116%	100%	
	AVERAGE SOLD PRICE	\$5,220,000	\$988,400	428.1%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	1	9	-89%
Houses	AVERAGE DOM	683	46	1,385%
	% OF ASKING PRICE	116%	100%	
	AVERAGE SOLD PRICE	\$5,220,000	\$988,400	428%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	1	7	-86%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	2	0%

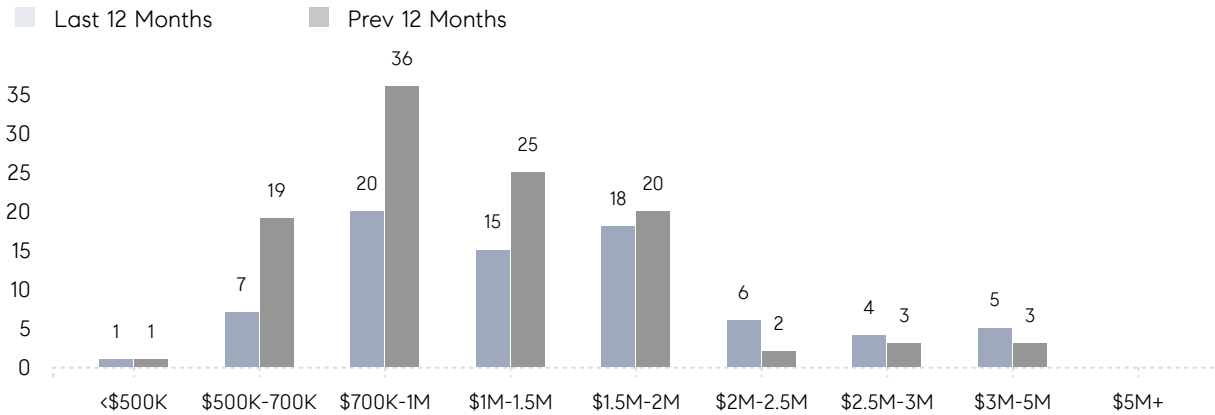
Demarest

FEBRUARY 2023

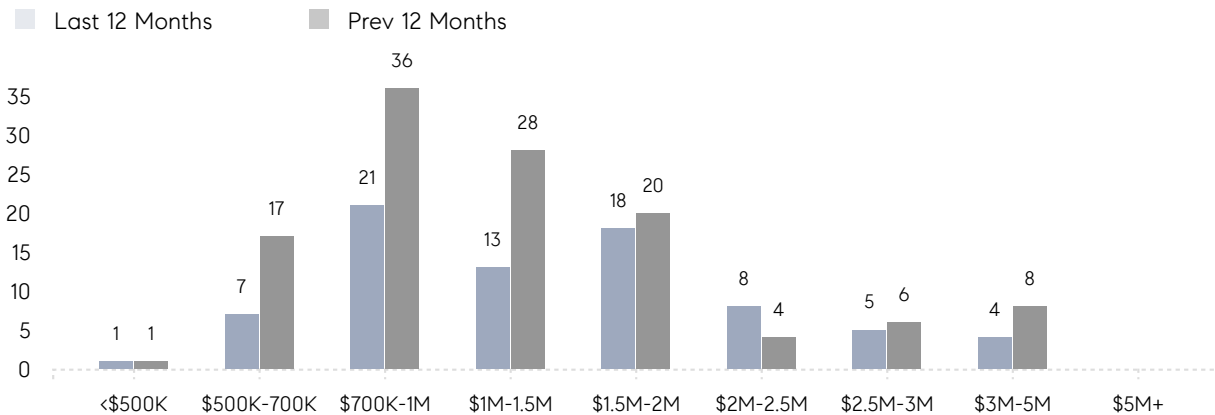
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Denville Market Insights

Denville

FEBRUARY 2023

UNDER CONTRACT

10
Total
Properties

\$629K
Average
Price

\$599K
Median
Price

-17%
Decrease From
Feb 2022

32%
Increase From
Feb 2022

43%
Increase From
Feb 2022

UNITS SOLD

8
Total
Properties

\$453K
Average
Price

\$417K
Median
Price

-43%
Decrease From
Feb 2022

-31%
Decrease From
Feb 2022

-19%
Decrease From
Feb 2022

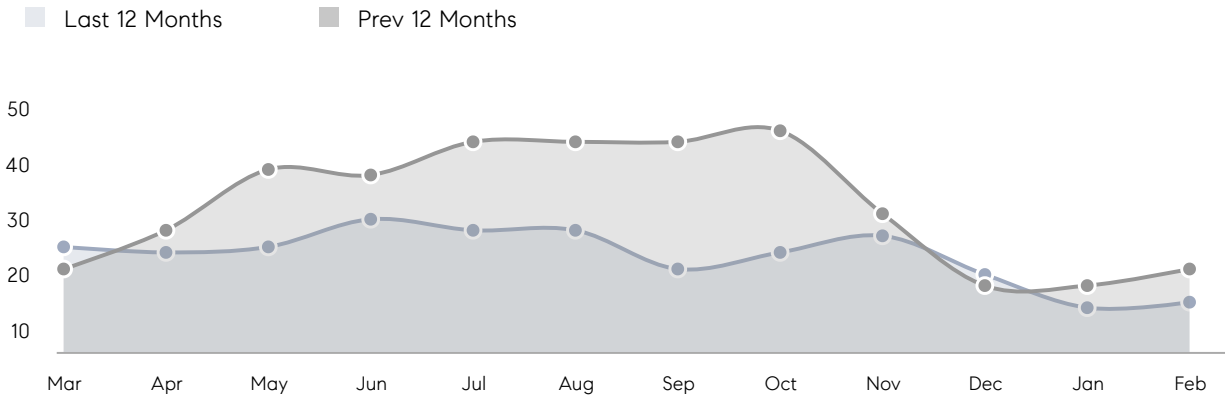
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	31	41	-24%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$453,188	\$660,179	-31.4%
	# OF CONTRACTS	10	12	-16.7%
	NEW LISTINGS	13	17	-24%
Houses	AVERAGE DOM	38	38	0%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$481,750	\$678,269	-29%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	11	14	-21%
Condo/Co-op/TH	AVERAGE DOM	10	80	-87%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$367,500	\$425,000	-14%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	2	3	-33%

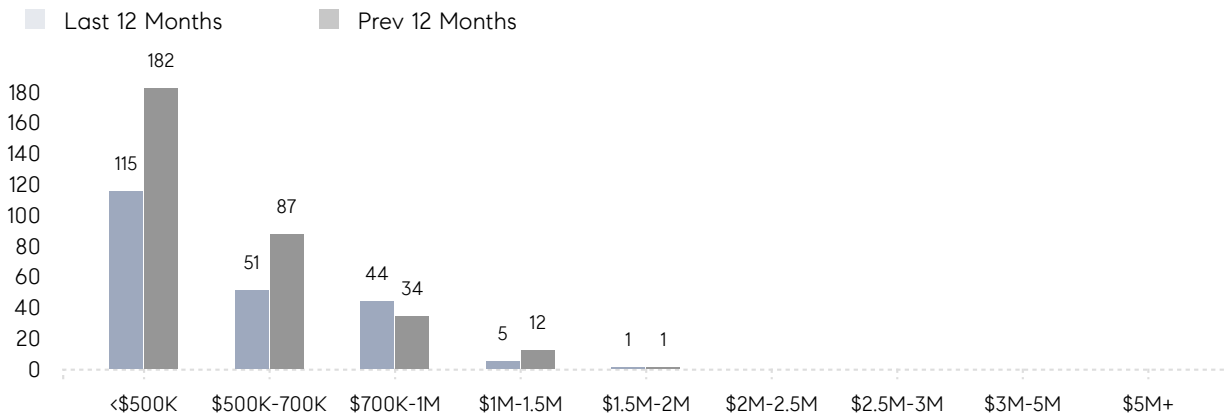
Denville

FEBRUARY 2023

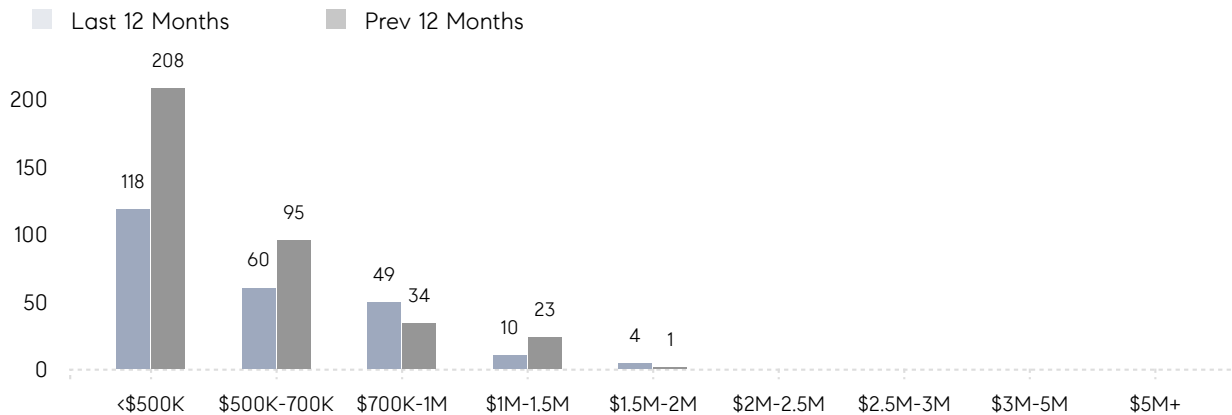
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Dumont Market Insights

Dumont

FEBRUARY 2023

UNDER CONTRACT

14
Total
Properties

\$488K
Average
Price

\$482K
Median
Price

-22%
Decrease From
Feb 2022

-2%
Decrease From
Feb 2022

4%
Increase From
Feb 2022

UNITS SOLD

6
Total
Properties

\$508K
Average
Price

\$455K
Median
Price

-14%
Decrease From
Feb 2022

3%
Increase From
Feb 2022

-4%
Decrease From
Feb 2022

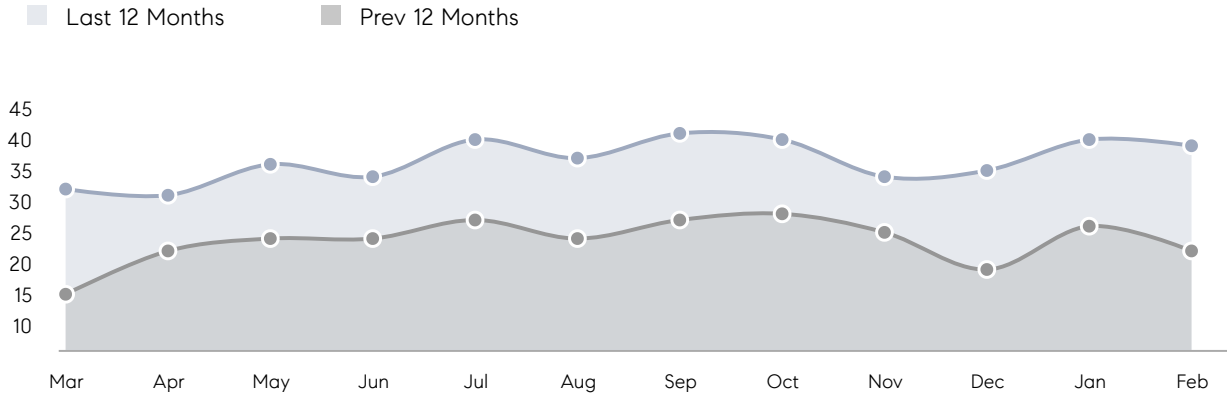
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	36	42	-14%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$508,852	\$494,786	2.8%
	# OF CONTRACTS	14	18	-22.2%
	NEW LISTINGS	11	14	-21%
Houses	AVERAGE DOM	36	42	-14%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$508,852	\$494,786	3%
	# OF CONTRACTS	14	18	-22%
	NEW LISTINGS	11	14	-21%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

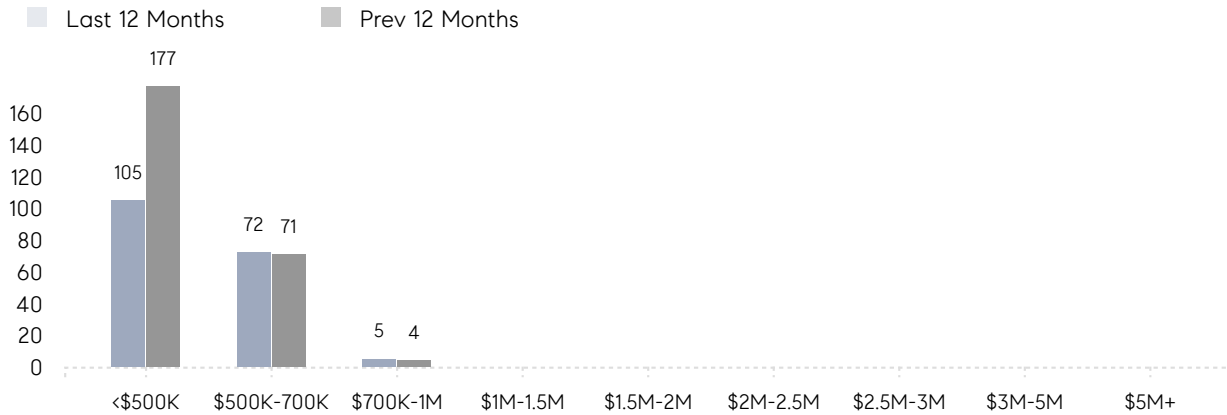
Dumont

FEBRUARY 2023

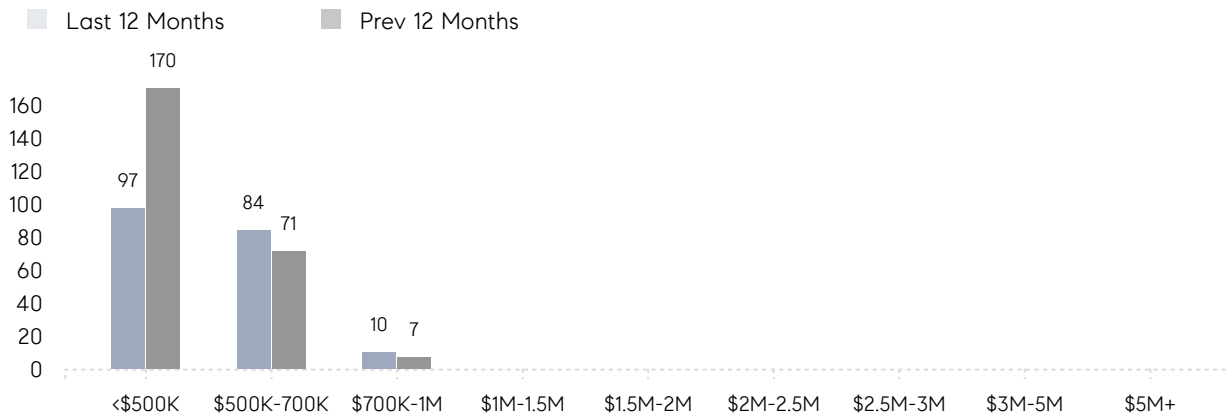
Monthly Inventory



Contracts By Price Range



Listings By Price Range

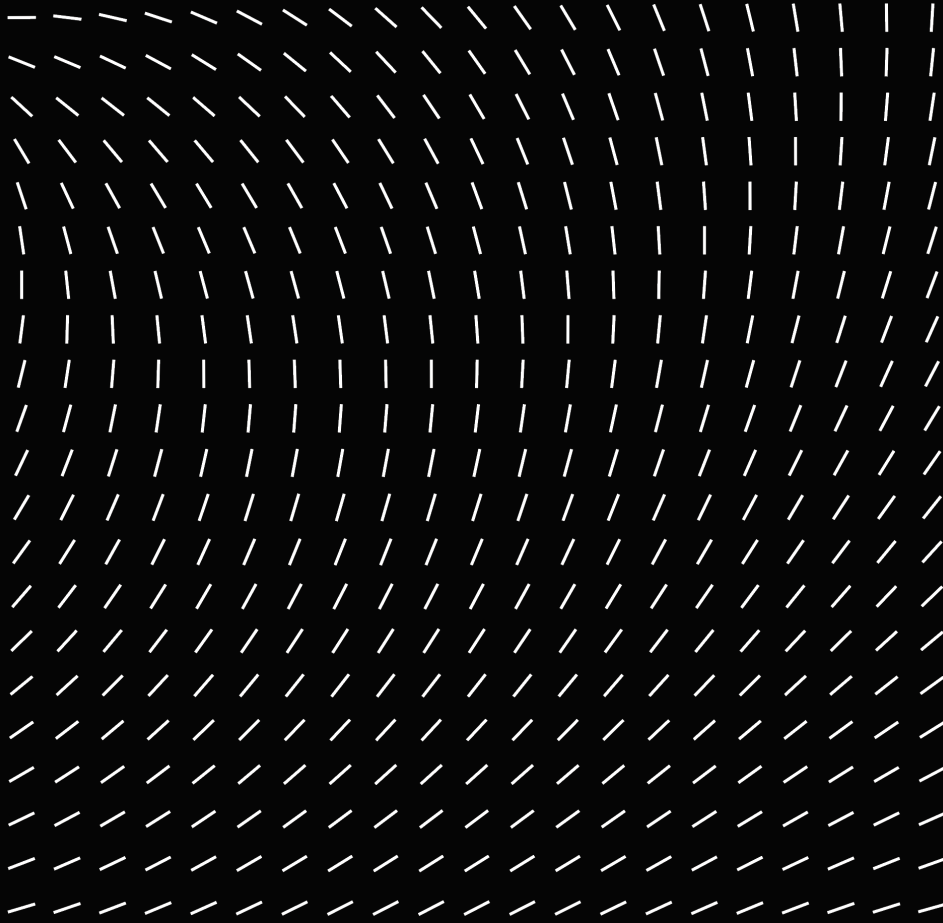




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COMPASS

February 2023

East Hanover Market Insights

East Hanover

FEBRUARY 2023

UNDER CONTRACT

5	\$620K	\$625K
Total Properties	Average Price	Median Price
-44%	-27%	-7%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

2	\$567K	\$567K
Total Properties	Average Price	Median Price
-60%	-17%	-20%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

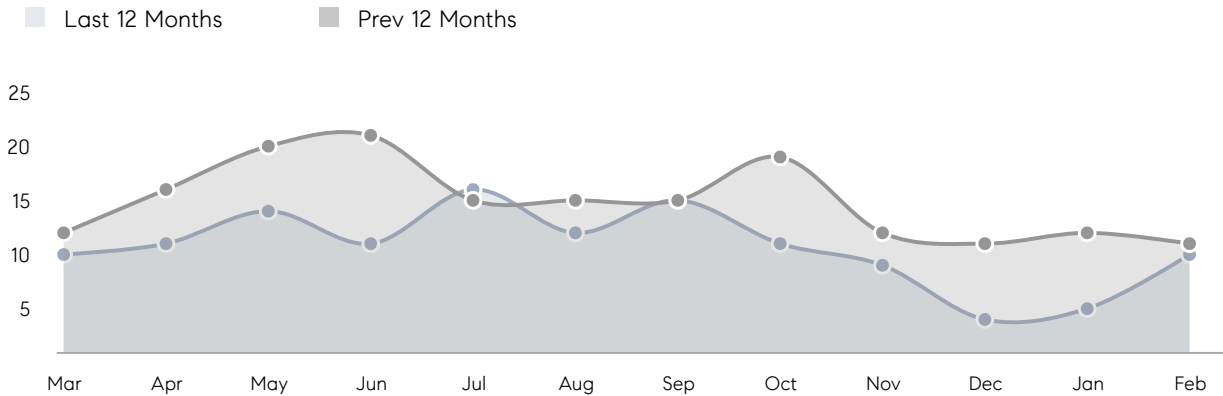
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	56	36	56%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$567,500	\$684,800	-17.1%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	11	11	0%
Houses	AVERAGE DOM	56	19	195%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$567,500	\$719,750	-21%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	8	6	33%
Condo/Co-op/TH	AVERAGE DOM	-	105	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$545,000	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	5	-40%

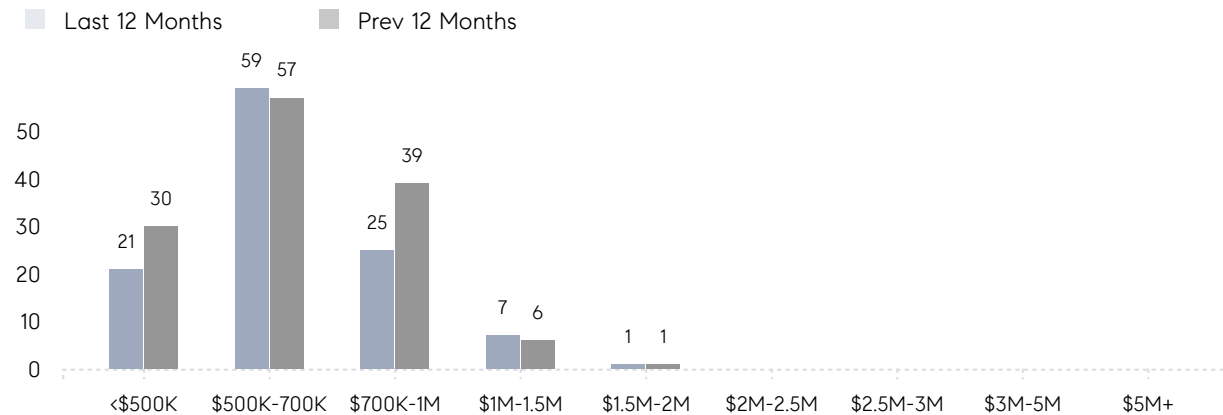
East Hanover

FEBRUARY 2023

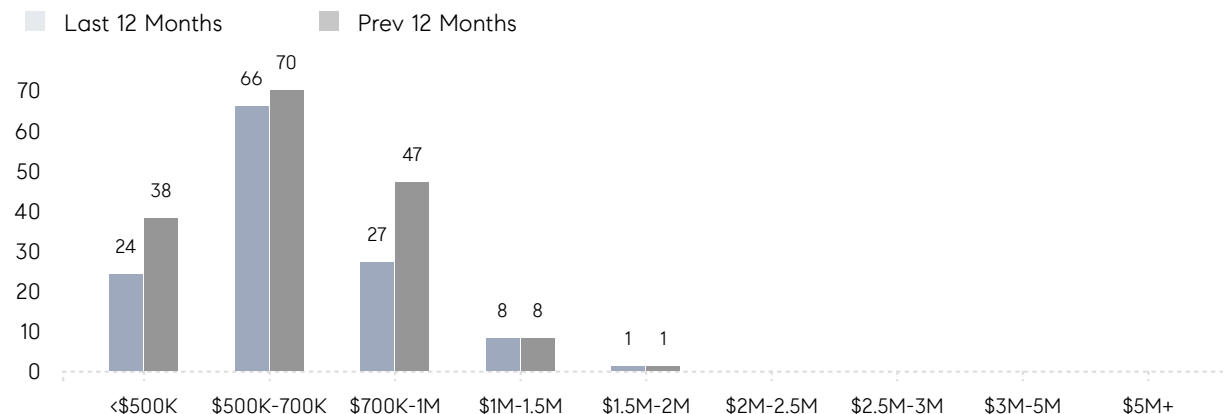
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

East Orange Market Insights

East Orange

FEBRUARY 2023

UNDER CONTRACT

23
Total
Properties

\$344K
Average
Price

\$330K
Median
Price

35%
Increase From
Feb 2022

2%
Increase From
Feb 2022

-11%
Decrease From
Feb 2022

UNITS SOLD

15
Total
Properties

\$400K
Average
Price

\$410K
Median
Price

-25%
Decrease From
Feb 2022

30%
Increase From
Feb 2022

27%
Increase From
Feb 2022

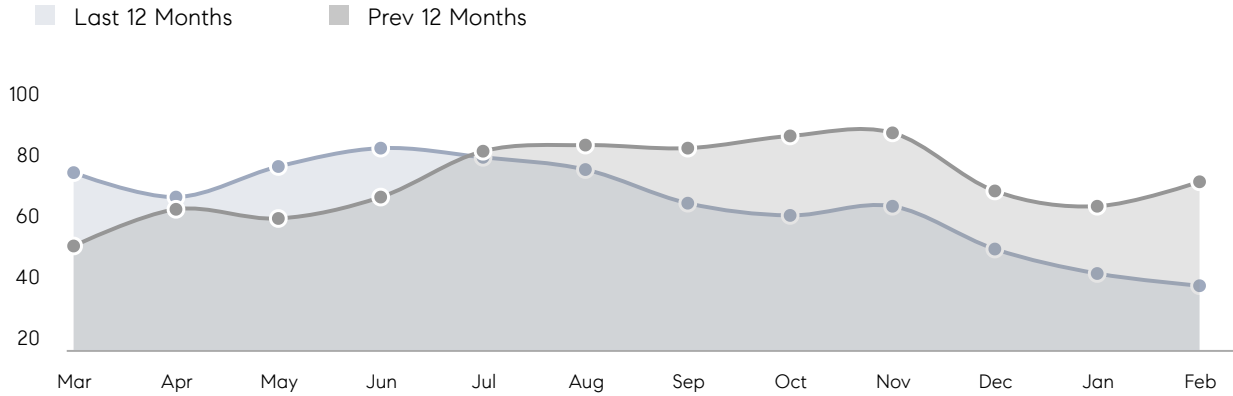
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	66	55	20%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$400,527	\$308,485	29.8%
	# OF CONTRACTS	23	17	35.3%
	NEW LISTINGS	22	36	-39%
Houses	AVERAGE DOM	70	54	30%
	% OF ASKING PRICE	102%	109%	
	AVERAGE SOLD PRICE	\$416,762	\$331,806	26%
	# OF CONTRACTS	18	14	29%
	NEW LISTINGS	17	28	-39%
Condo/Co-op/TH	AVERAGE DOM	40	63	-37%
	% OF ASKING PRICE	103%	94%	
	AVERAGE SOLD PRICE	\$295,000	\$176,333	67%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	5	8	-37%

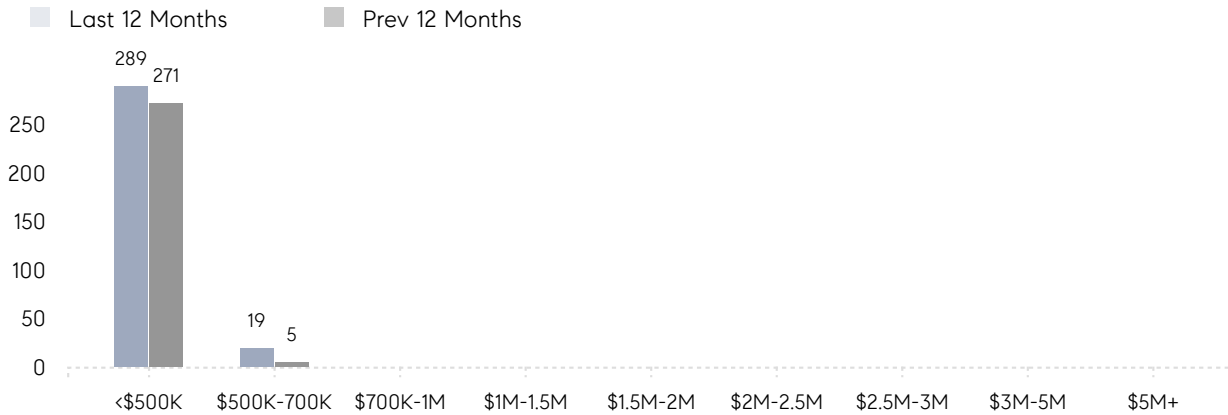
East Orange

FEBRUARY 2023

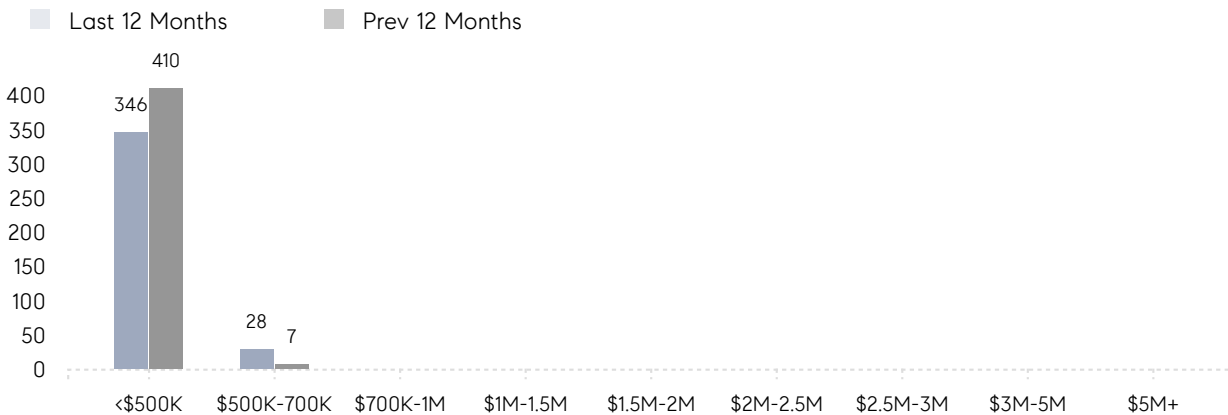
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Edgewater Market Insights

Edgewater

FEBRUARY 2023

UNDER CONTRACT

19	\$642K	\$549K
Total Properties	Average Price	Median Price
-47%	-18%	-11%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

9	\$764K	\$800K
Total Properties	Average Price	Median Price
-50%	-17%	18%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

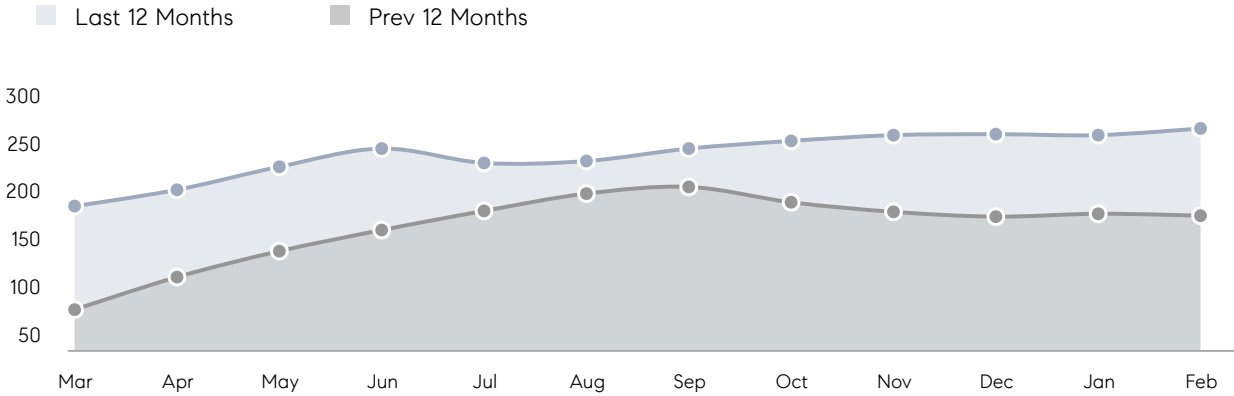
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	78	130	-40%
	% OF ASKING PRICE	95%	91%	
	AVERAGE SOLD PRICE	\$764,333	\$918,361	-16.8%
	# OF CONTRACTS	19	36	-47.2%
	NEW LISTINGS	26	34	-24%
Houses	AVERAGE DOM	-	222	-
	% OF ASKING PRICE	-	61%	
	AVERAGE SOLD PRICE	-	\$760,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	78	124	-37%
	% OF ASKING PRICE	95%	92%	
	AVERAGE SOLD PRICE	\$764,333	\$927,676	-18%
	# OF CONTRACTS	19	35	-46%
	NEW LISTINGS	24	30	-20%

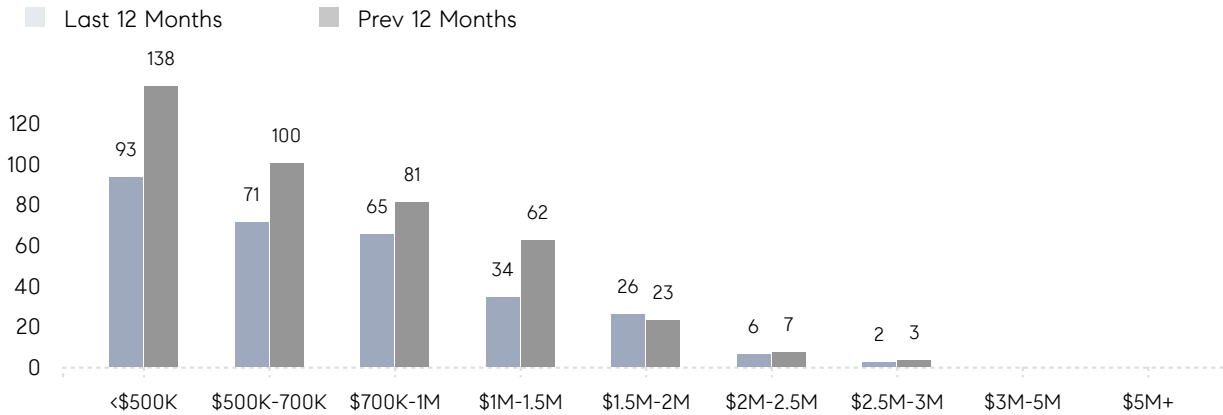
Edgewater

FEBRUARY 2023

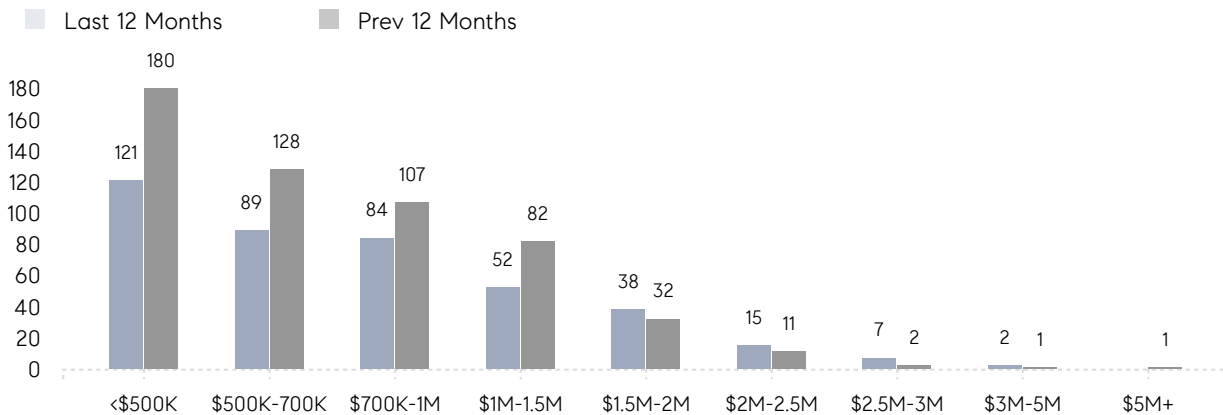
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Elizabeth Market Insights

Elizabeth

FEBRUARY 2023

UNDER CONTRACT

25
Total
Properties

\$389K
Average
Price

\$366K
Median
Price

4%
Increase From
Feb 2022

9%
Increase From
Feb 2022

5%
Increase From
Feb 2022

UNITS SOLD

18
Total
Properties

\$405K
Average
Price

\$392K
Median
Price

-31%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

2%
Increase From
Feb 2022

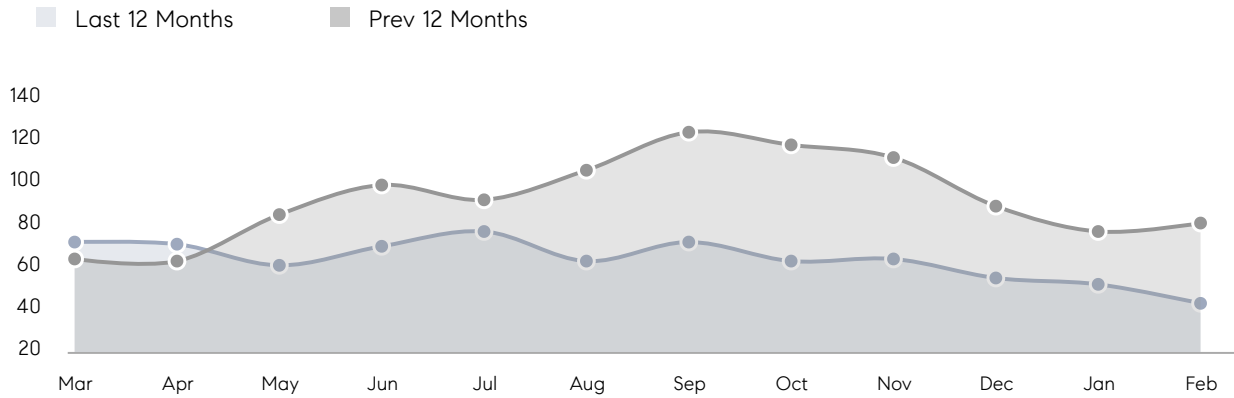
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	50	65	-23%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$405,444	\$376,936	7.6%
	# OF CONTRACTS	25	24	4.2%
	NEW LISTINGS	21	37	-43%
Houses	AVERAGE DOM	48	70	-31%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$423,625	\$421,650	0%
	# OF CONTRACTS	19	19	0%
	NEW LISTINGS	16	27	-41%
Condo/Co-op/TH	AVERAGE DOM	66	50	32%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$260,000	\$227,889	14%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	5	10	-50%

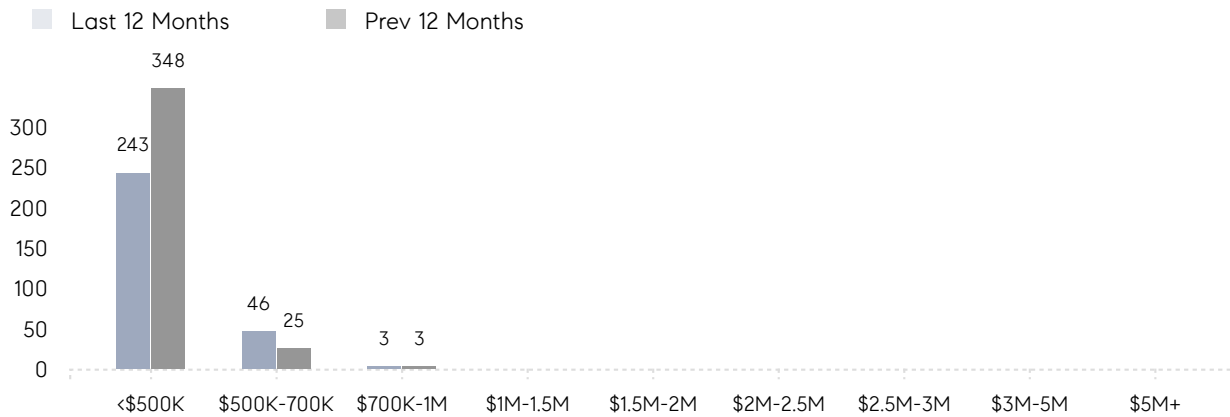
Elizabeth

FEBRUARY 2023

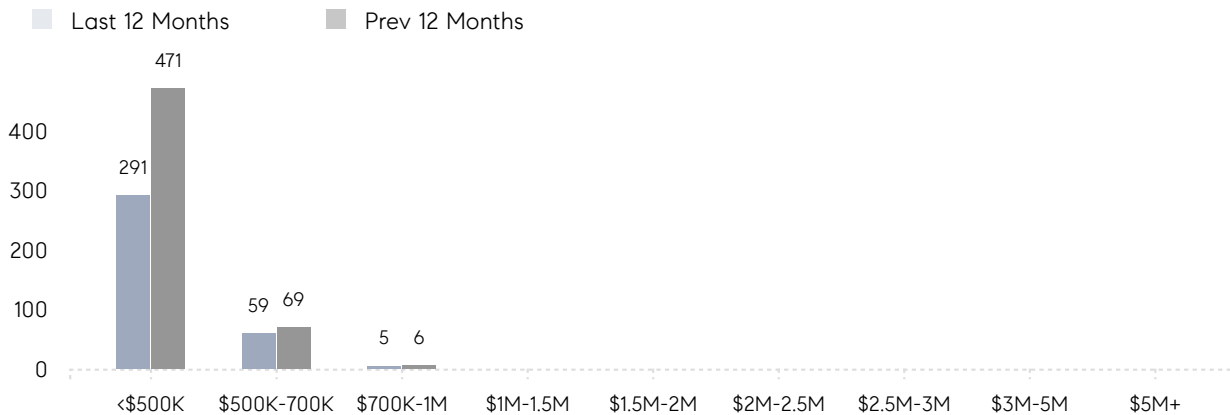
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Elmwood Park Market Insights

Elmwood Park

FEBRUARY 2023

UNDER CONTRACT

14
Total
Properties

\$450K
Average
Price

\$444K
Median
Price

8%
Increase From
Feb 2022

-3%
Decrease From
Feb 2022

-1%
Decrease From
Feb 2022

UNITS SOLD

4
Total
Properties

\$356K
Average
Price

\$395K
Median
Price

100%
Increase From
Feb 2022

-24%
Decrease From
Feb 2022

-16%
Decrease From
Feb 2022

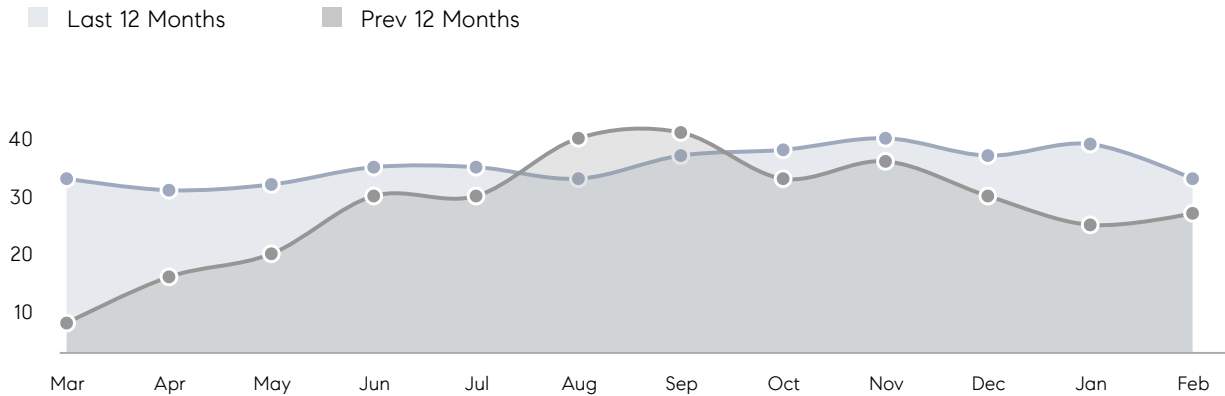
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	78	93	-16%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$356,750	\$470,000	-24.1%
	# OF CONTRACTS	14	13	7.7%
	NEW LISTINGS	6	11	-45%
Houses	AVERAGE DOM	87	93	-6%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$448,667	\$470,000	-5%
	# OF CONTRACTS	14	11	27%
	NEW LISTINGS	6	9	-33%
Condo/Co-op/TH	AVERAGE DOM	51	-	-
	% OF ASKING PRICE	116%	-	
	AVERAGE SOLD PRICE	\$81,000	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%

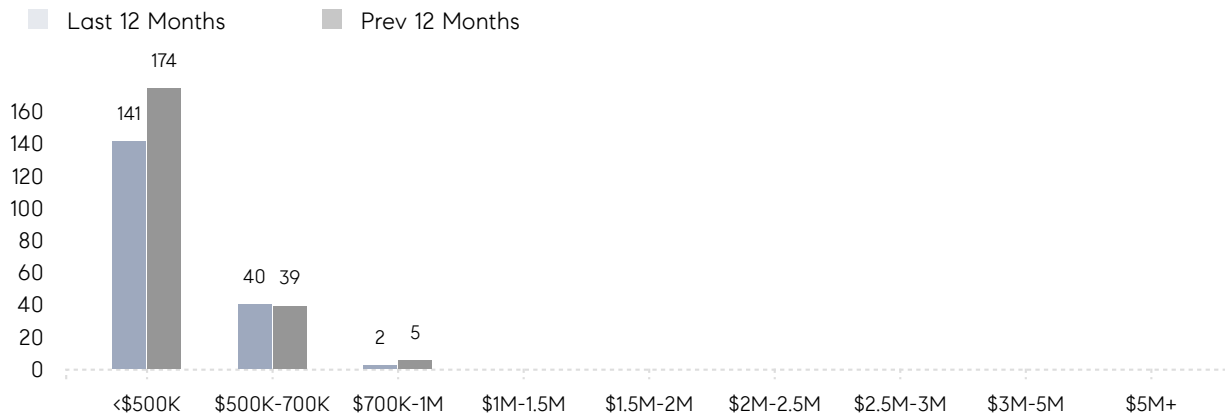
Elmwood Park

FEBRUARY 2023

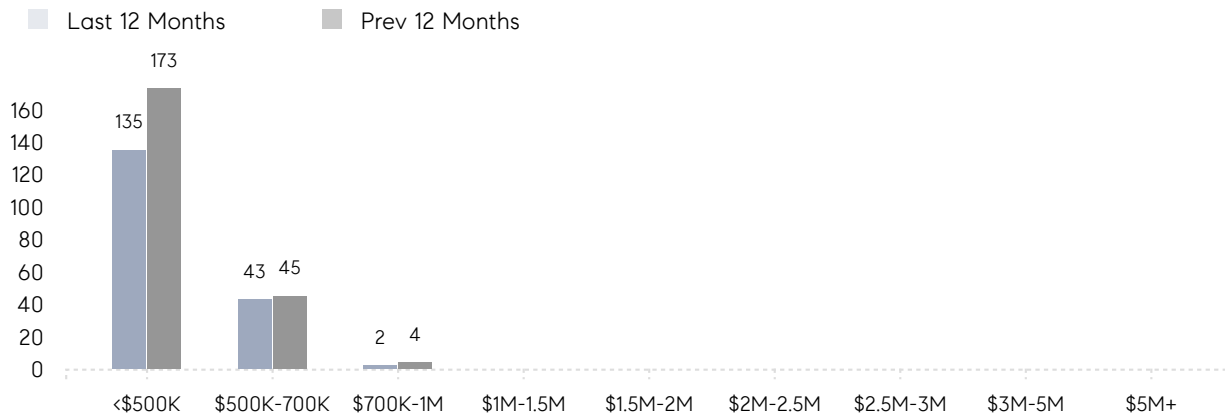
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Emerson Market Insights

Emerson

FEBRUARY 2023

UNDER CONTRACT

4
Total
Properties

\$557K
Average
Price

\$567K
Median
Price

0%
Change From
Feb 2022

25%
Increase From
Feb 2022

42%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$606K
Average
Price

\$575K
Median
Price

-25%
Decrease From
Feb 2022

35%
Increase From
Feb 2022

27%
Increase From
Feb 2022

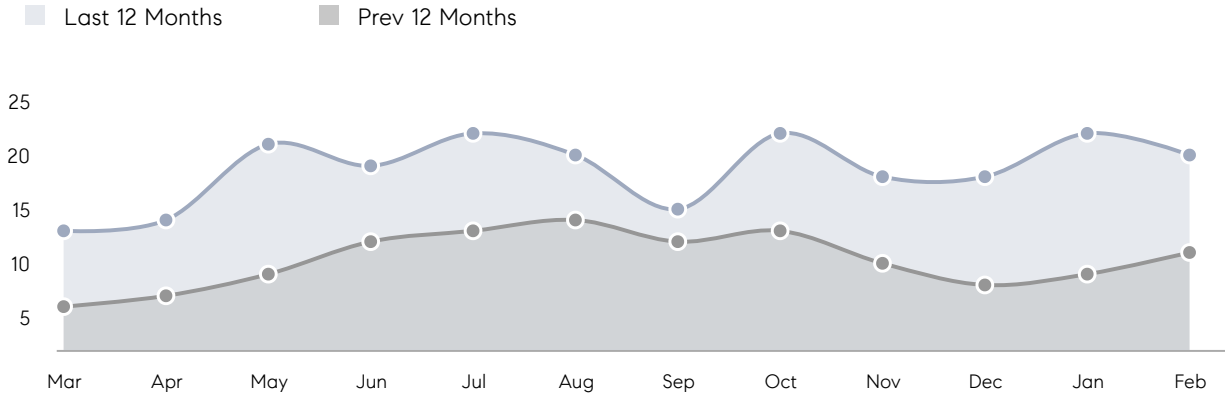
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	63	21	200%
	% OF ASKING PRICE	92%	109%	
	AVERAGE SOLD PRICE	\$606,667	\$450,500	34.7%
	# OF CONTRACTS	4	4	0.0%
	NEW LISTINGS	3	5	-40%
Houses	AVERAGE DOM	63	23	174%
	% OF ASKING PRICE	92%	112%	
	AVERAGE SOLD PRICE	\$606,667	\$489,000	24%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$335,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

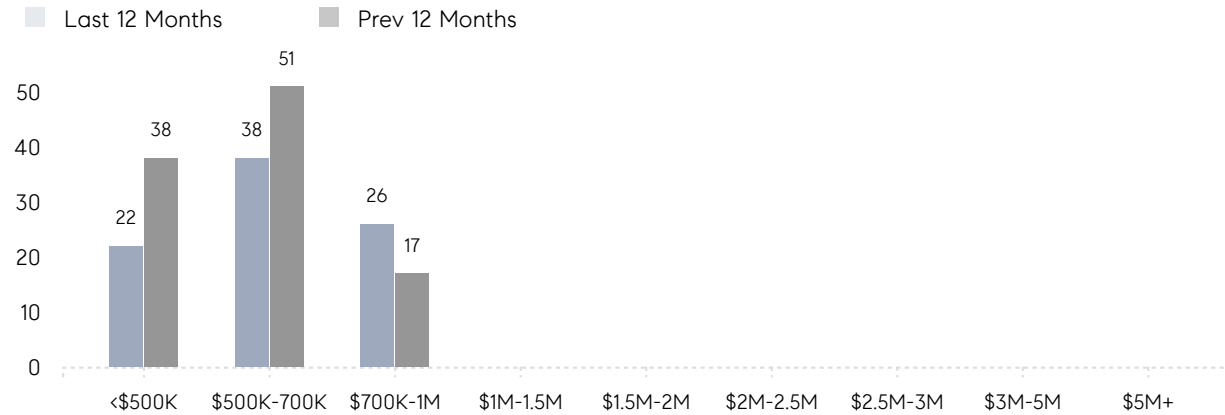
Emerson

FEBRUARY 2023

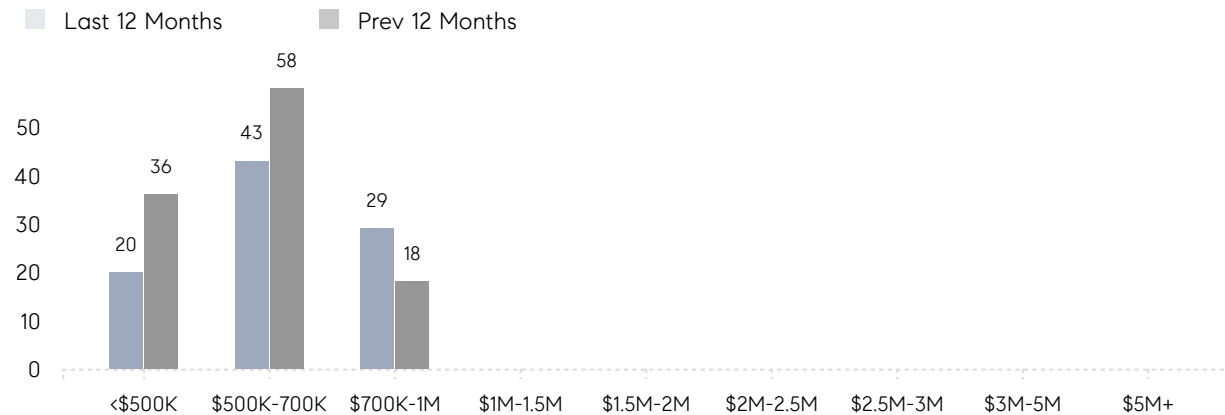
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Englewood Market Insights

Englewood

FEBRUARY 2023

UNDER CONTRACT

11	\$602K	\$439K
Total Properties	Average Price	Median Price
-63%	-33%	-10%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

15	\$555K	\$450K
Total Properties	Average Price	Median Price
-6%	-21%	-19%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

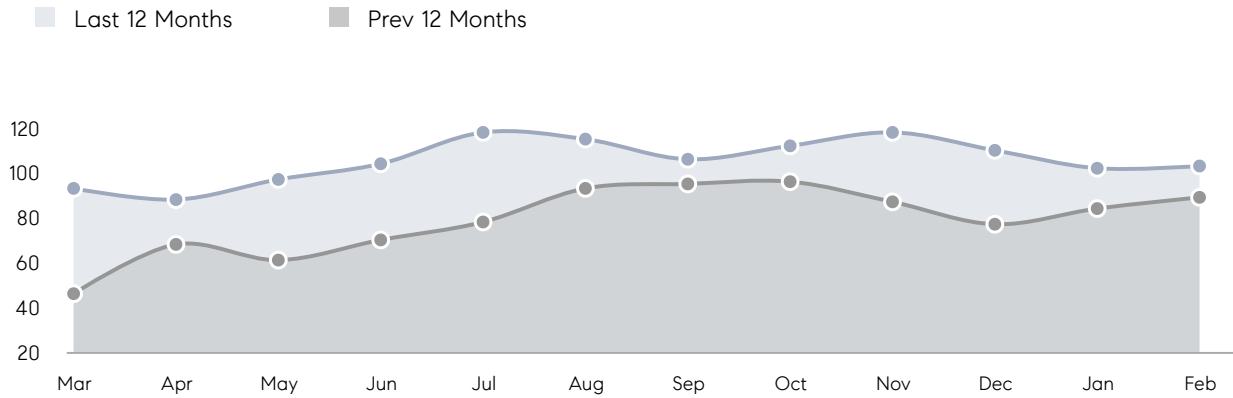
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	44	79	-44%
	% OF ASKING PRICE	97%	96%	
	AVERAGE SOLD PRICE	\$555,267	\$701,125	-20.8%
	# OF CONTRACTS	11	30	-63.3%
	NEW LISTINGS	11	37	-70%
Houses	AVERAGE DOM	45	96	-53%
	% OF ASKING PRICE	96%	95%	
	AVERAGE SOLD PRICE	\$831,667	\$859,818	-3%
	# OF CONTRACTS	8	13	-38%
	NEW LISTINGS	7	19	-63%
Condo/Co-op/TH	AVERAGE DOM	44	41	7%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$371,000	\$352,000	5%
	# OF CONTRACTS	3	17	-82%
	NEW LISTINGS	4	18	-78%

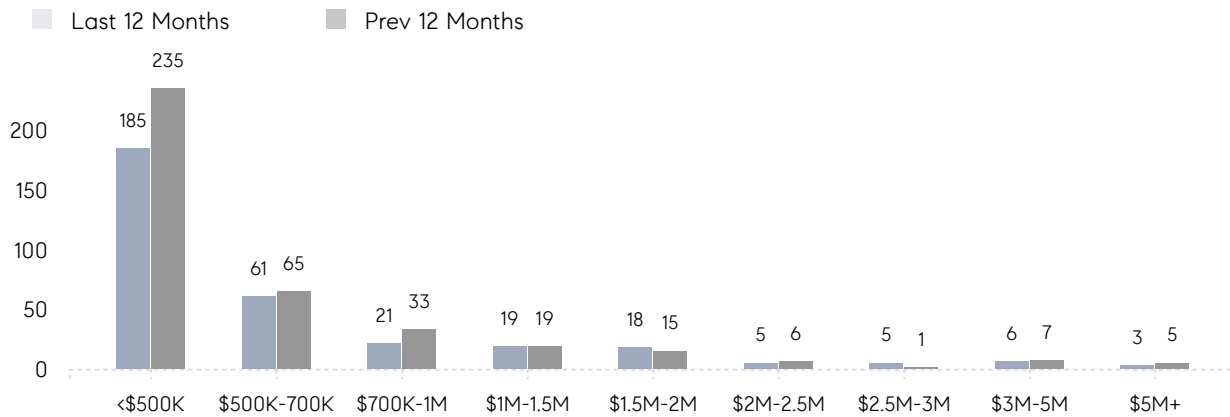
Englewood

FEBRUARY 2023

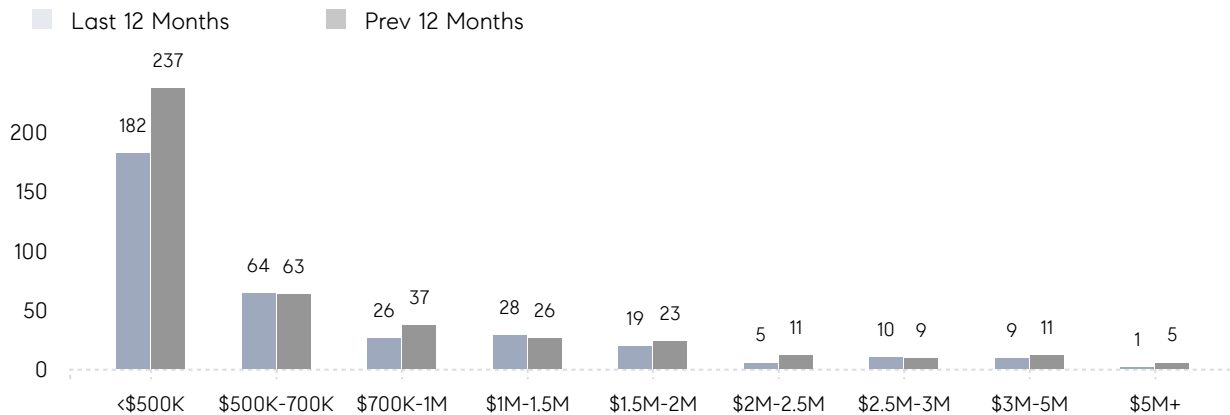
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Englewood Cliffs Market Insights

Englewood Cliffs

FEBRUARY 2023

UNDER CONTRACT

4	\$2.1M	\$1.7M
Total Properties	Average Price	Median Price
-64%	60%	58%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

7	\$1.7M	\$1.1M
Total Properties	Average Price	Median Price
-12%	10%	-13%
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

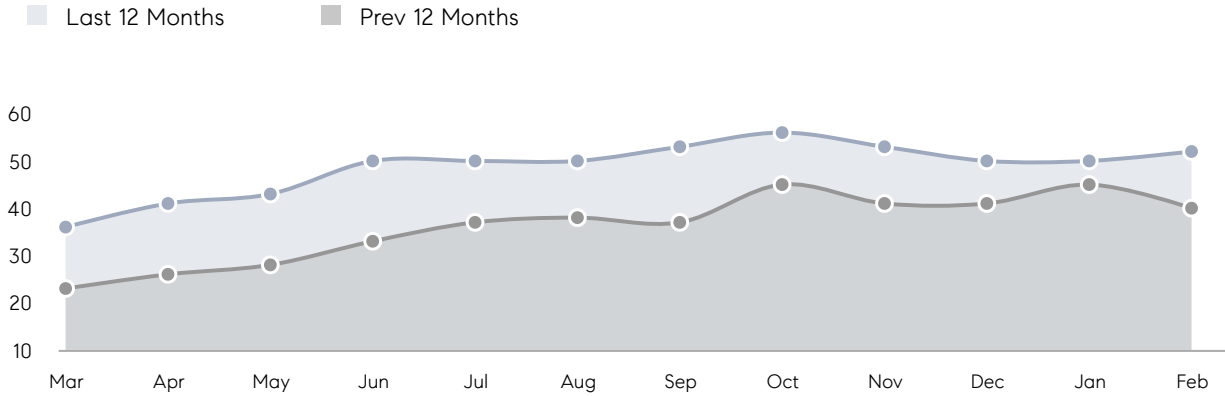
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	122	98	24%
	% OF ASKING PRICE	87%	94%	
	AVERAGE SOLD PRICE	\$1,776,000	\$1,612,125	10.2%
	# OF CONTRACTS	4	11	-63.6%
	NEW LISTINGS	9	7	29%
Houses	AVERAGE DOM	122	98	24%
	% OF ASKING PRICE	87%	94%	
	AVERAGE SOLD PRICE	\$1,776,000	\$1,612,125	10%
	# OF CONTRACTS	4	11	-64%
	NEW LISTINGS	9	7	29%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

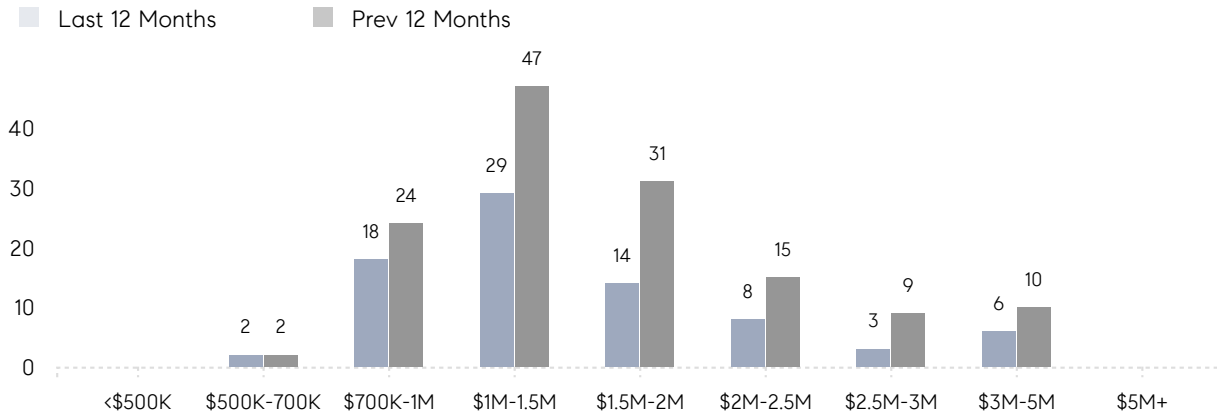
Englewood Cliffs

FEBRUARY 2023

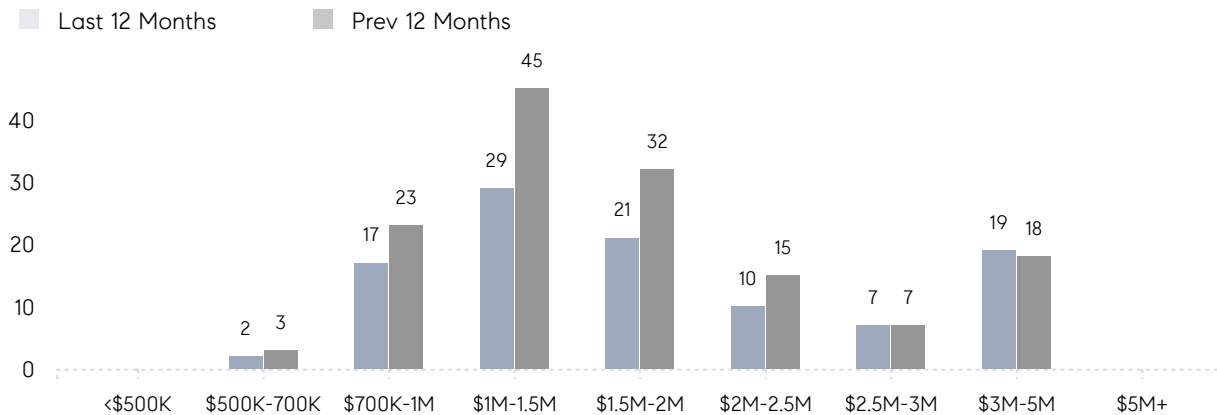
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Essex Fells Market Insights

Essex Fells

FEBRUARY 2023

UNDER CONTRACT

1
Total
Properties

\$959K
Average
Price

\$959K
Median
Price

0%
Change From
Feb 2022

-
Change From
Feb 2022

-
Change From
Feb 2022

UNITS SOLD

0
Total
Properties

-
Average
Price

-
Median
Price

0%
Change From
Feb 2022

-
Change From
Feb 2022

-
Change From
Feb 2022

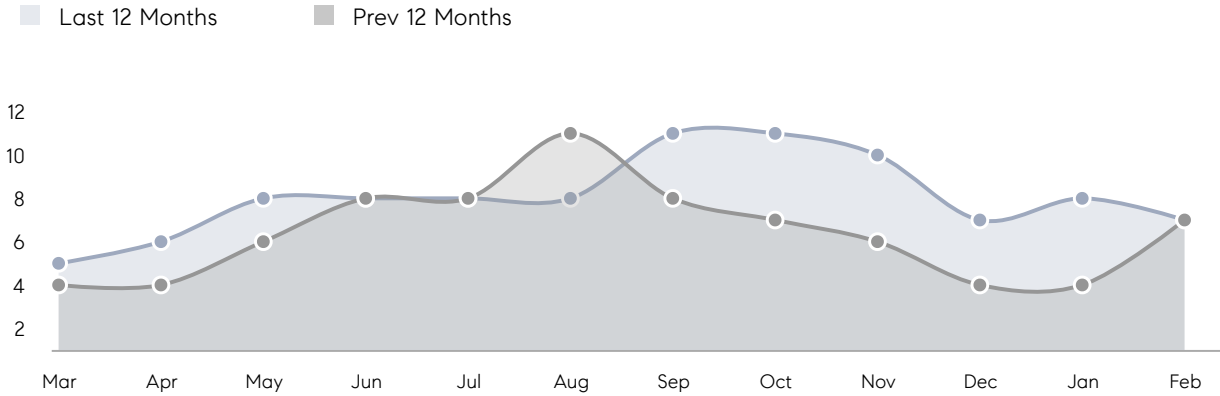
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	108	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$1,075,000	-
	# OF CONTRACTS	1	0	0.0%
	NEW LISTINGS	0	3	0%
Houses	AVERAGE DOM	-	108	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$1,075,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	3	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

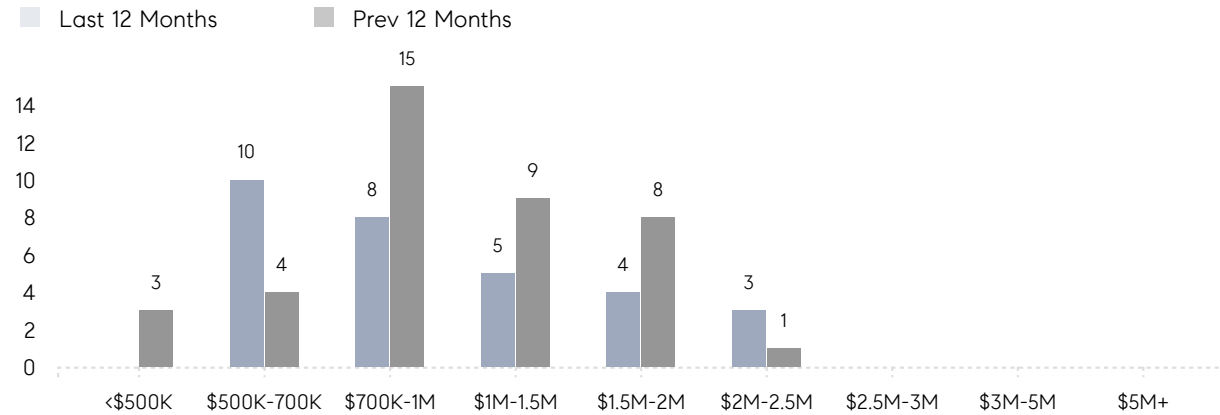
Essex Fells

FEBRUARY 2023

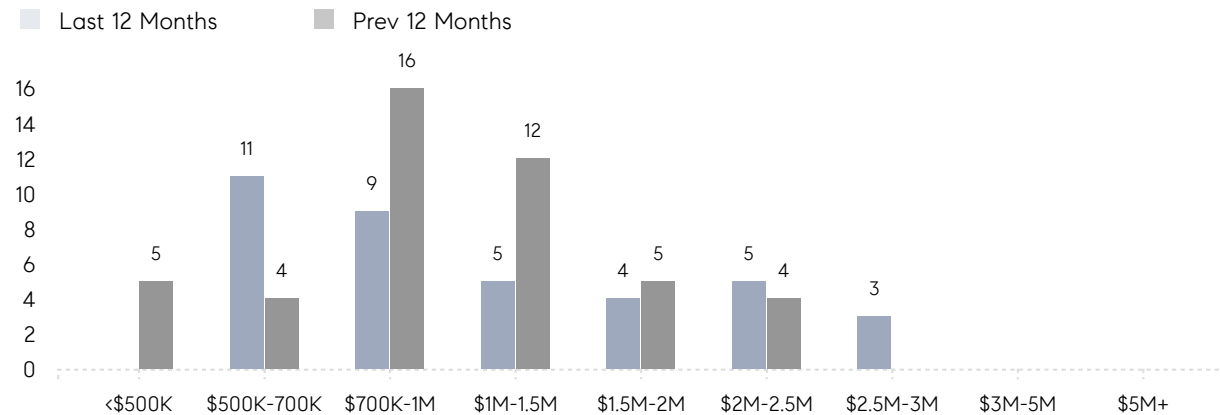
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Fair Lawn Market Insights

Fair Lawn

FEBRUARY 2023

UNDER CONTRACT

17
Total
Properties

\$609K
Average
Price

\$629K
Median
Price

-15%
Decrease From
Feb 2022

16%
Increase From
Feb 2022

30%
Increase From
Feb 2022

UNITS SOLD

15
Total
Properties

\$537K
Average
Price

\$487K
Median
Price

-42%
Decrease From
Feb 2022

-2%
Decrease From
Feb 2022

-2%
Decrease From
Feb 2022

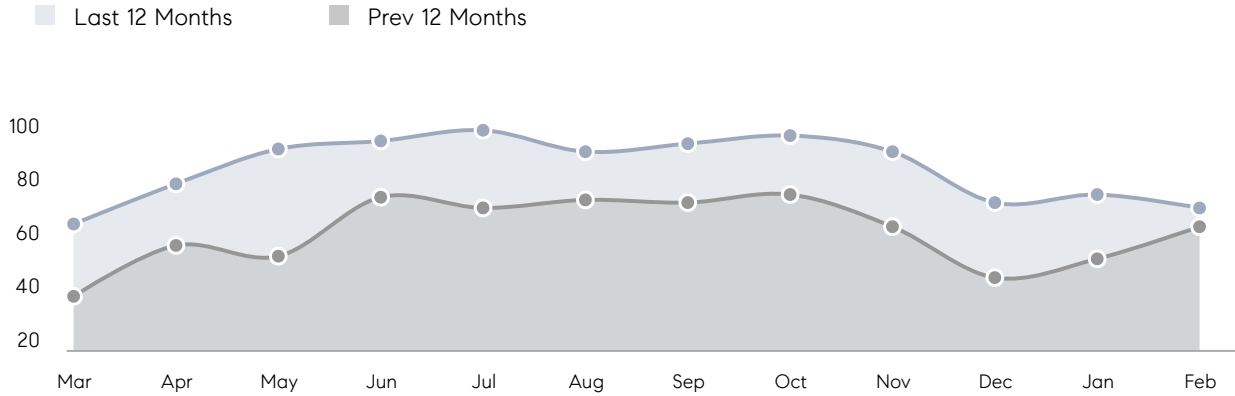
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	42	44	-5%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$537,067	\$549,962	-2.3%
	# OF CONTRACTS	17	20	-15.0%
	NEW LISTINGS	13	32	-59%
Houses	AVERAGE DOM	40	41	-2%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$547,929	\$558,217	-2%
	# OF CONTRACTS	17	20	-15%
	NEW LISTINGS	13	32	-59%
Condo/Co-op/TH	AVERAGE DOM	63	67	-6%
	% OF ASKING PRICE	94%	101%	
	AVERAGE SOLD PRICE	\$385,000	\$486,667	-21%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

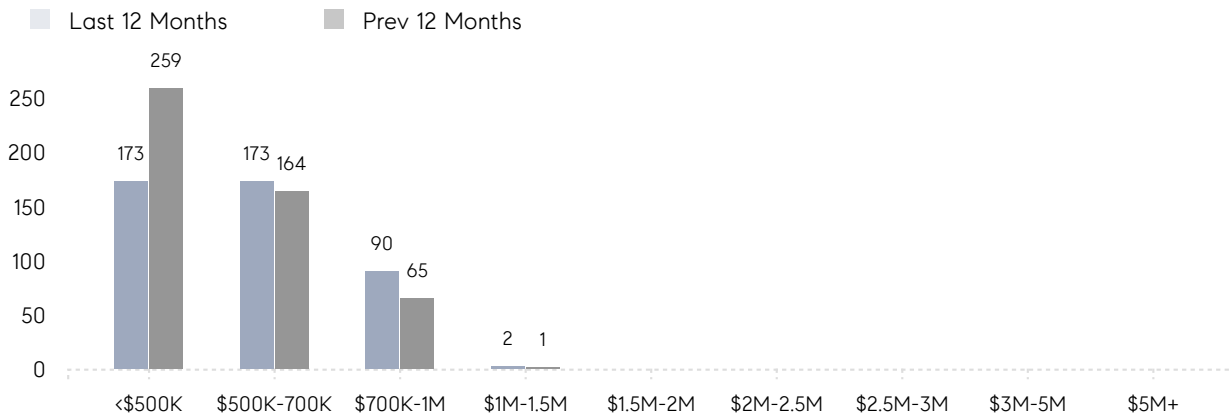
Fair Lawn

FEBRUARY 2023

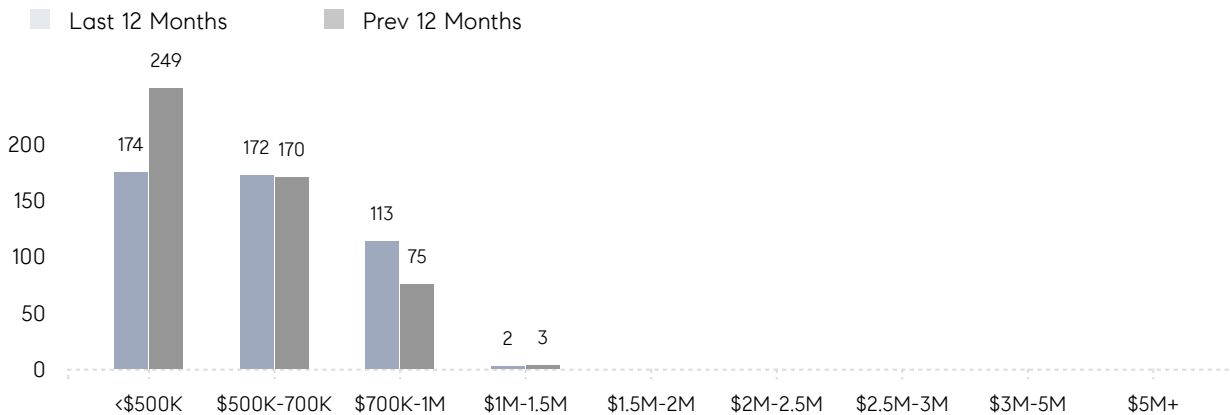
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report

Sources: Garden State MLS, Hudson MLS, NJ MLS



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COMPASS

February 2023

Fairfield Market Insights

Fairfield

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$647K
Average
Price

\$569K
Median
Price

-56%
Decrease From
Feb 2022

21%
Increase From
Feb 2022

2%
Increase From
Feb 2022

UNITS SOLD

2
Total
Properties

\$752K
Average
Price

\$752K
Median
Price

-78%
Decrease From
Feb 2022

22%
Increase From
Feb 2022

48%
Increase From
Feb 2022

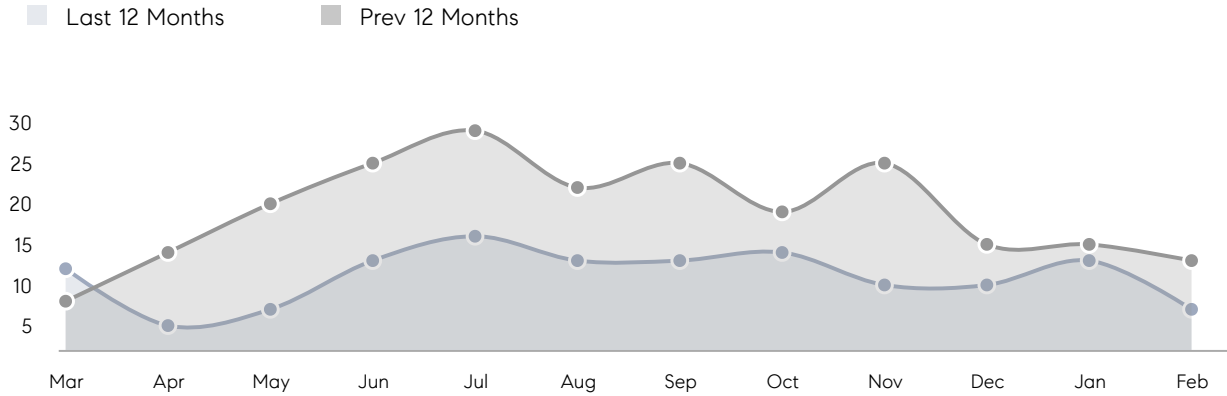
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	14	42	-67%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$752,500	\$617,167	21.9%
	# OF CONTRACTS	7	16	-56.2%
	NEW LISTINGS	3	15	-80%
Houses	AVERAGE DOM	14	42	-67%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$752,500	\$617,167	22%
	# OF CONTRACTS	7	9	-22%
	NEW LISTINGS	3	8	-62%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	7	0%
	NEW LISTINGS	0	7	0%

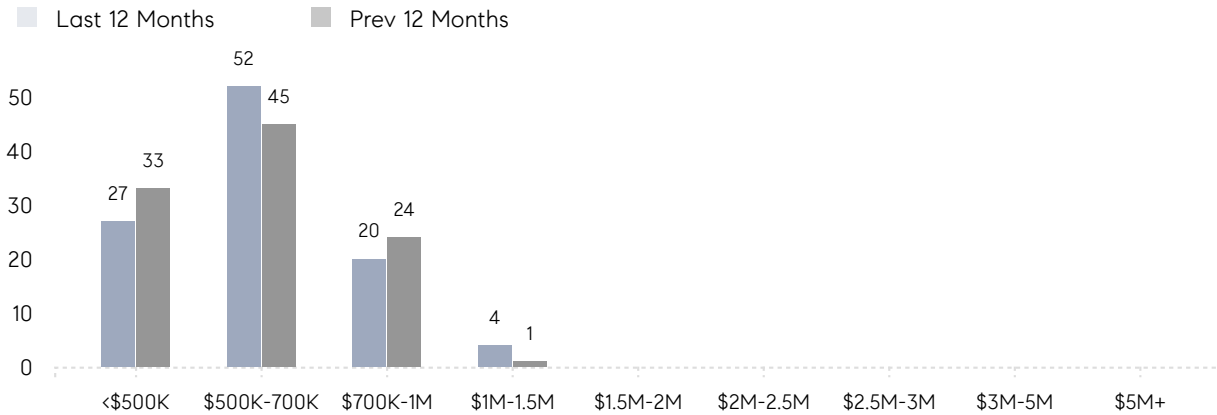
Fairfield

FEBRUARY 2023

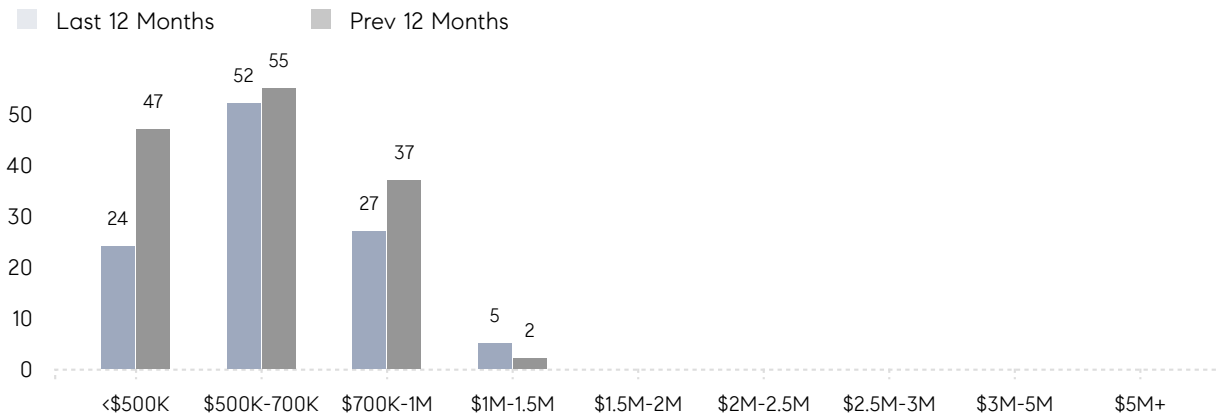
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Fairview Market Insights

Fairview

FEBRUARY 2023

UNDER CONTRACT

2
Total
Properties

\$874K
Average
Price

\$874K
Median
Price

-75%
Decrease From
Feb 2022

93%
Increase From
Feb 2022

106%
Increase From
Feb 2022

UNITS SOLD

1
Total
Properties

\$315K
Average
Price

\$315K
Median
Price

-75%
Decrease From
Feb 2022

-38%
Decrease From
Feb 2022

-40%
Decrease From
Feb 2022

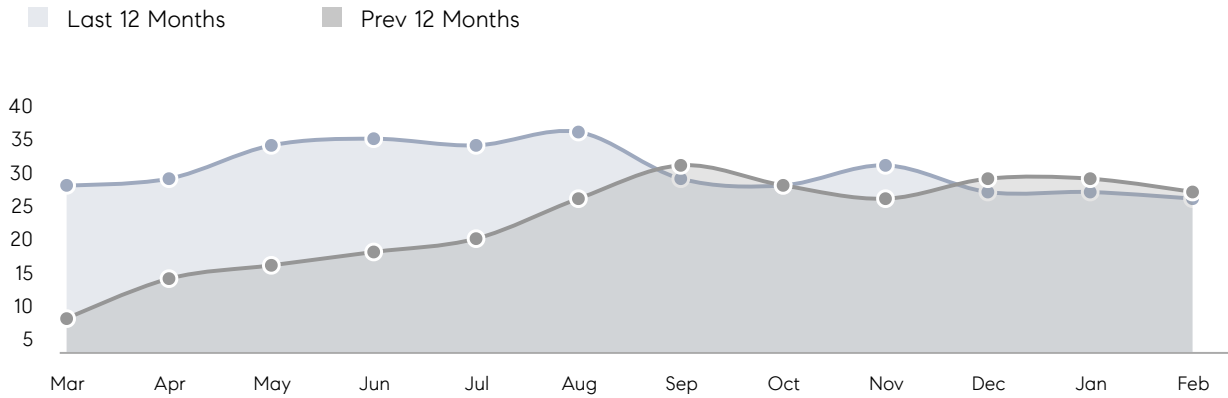
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	21	49	-57%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$315,000	\$506,250	-37.8%
	# OF CONTRACTS	2	8	-75.0%
	NEW LISTINGS	2	5	-60%
Houses	AVERAGE DOM	21	57	-63%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$315,000	\$583,333	-46%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	2	2	0%
Condo/Co-op/TH	AVERAGE DOM	-	25	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$275,000	-
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	0	3	0%

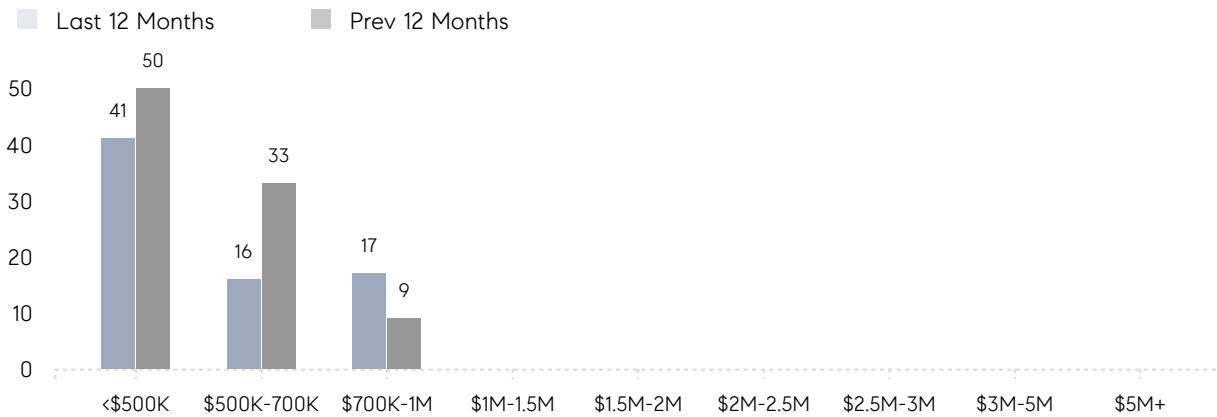
Fairview

FEBRUARY 2023

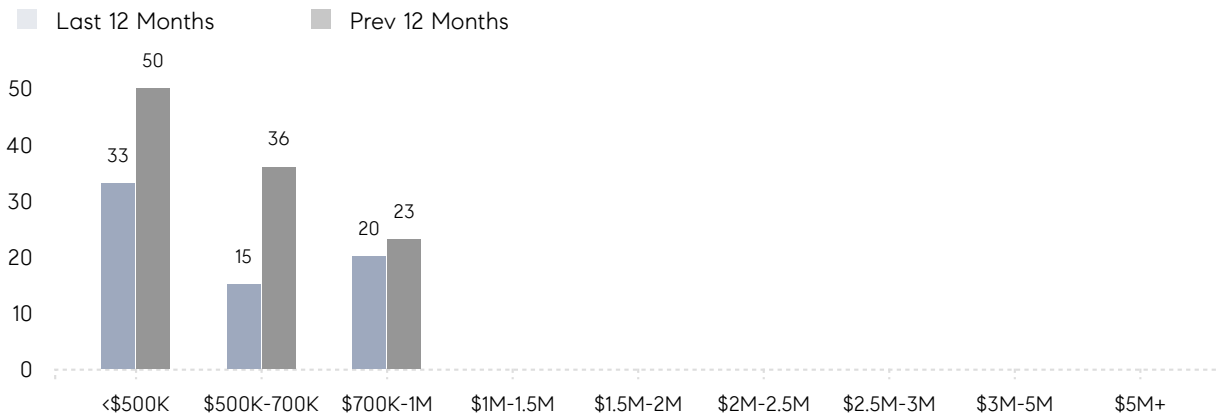
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Fanwood Market Insights

Fanwood

FEBRUARY 2023

UNDER CONTRACT

3	\$646K	\$540K
Total Properties	Average Price	Median Price
-25%	-3%	-5%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

3	\$775K	\$510K
Total Properties	Average Price	Median Price
50%	23%	-19%
Increase From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

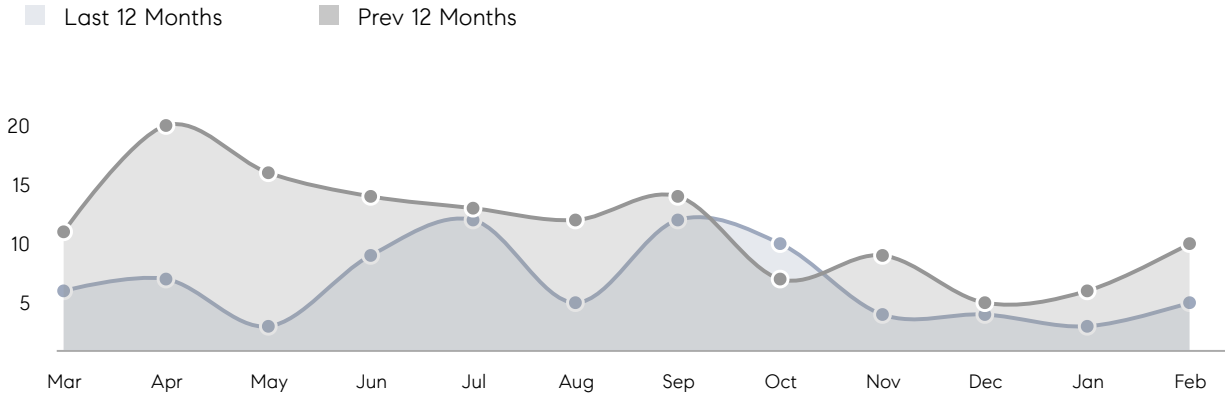
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	49	9	444%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$775,133	\$628,000	23.4%
	# OF CONTRACTS	3	4	-25.0%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	49	9	444%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$775,133	\$628,000	23%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	5	8	-37%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

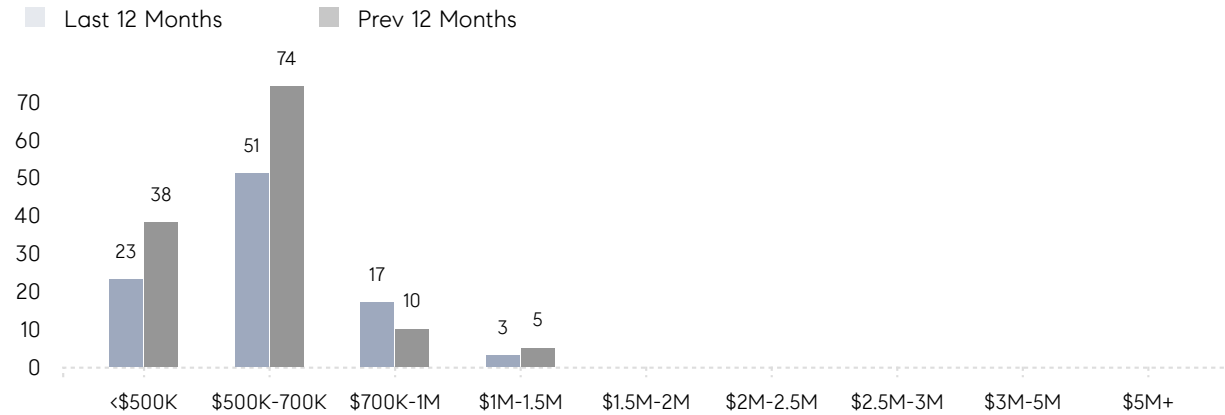
Fanwood

FEBRUARY 2023

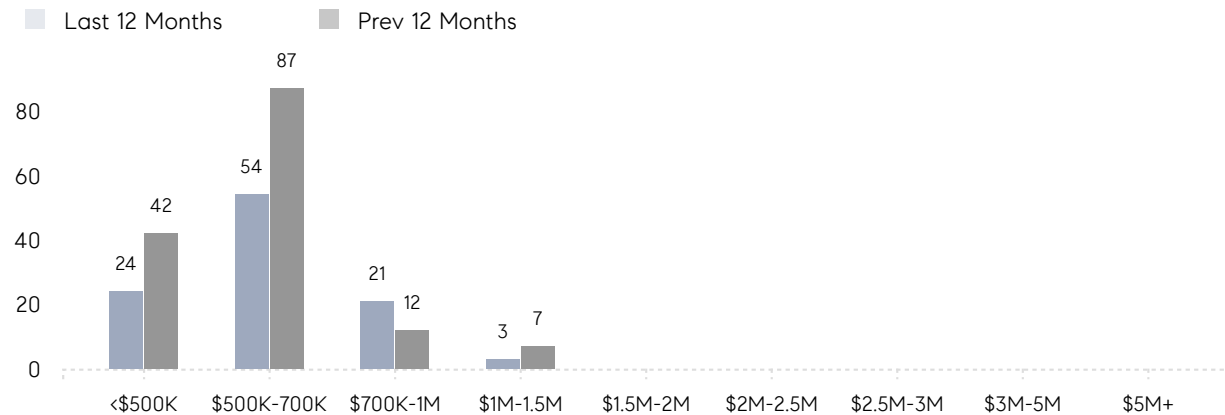
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Far Hills Market Insights

Far Hills

FEBRUARY 2023

UNDER CONTRACT

2	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-33%	-39%	31%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

UNITS SOLD

1	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-50%	-	-
Decrease From Feb 2022	Change From Feb 2022	Change From Feb 2022

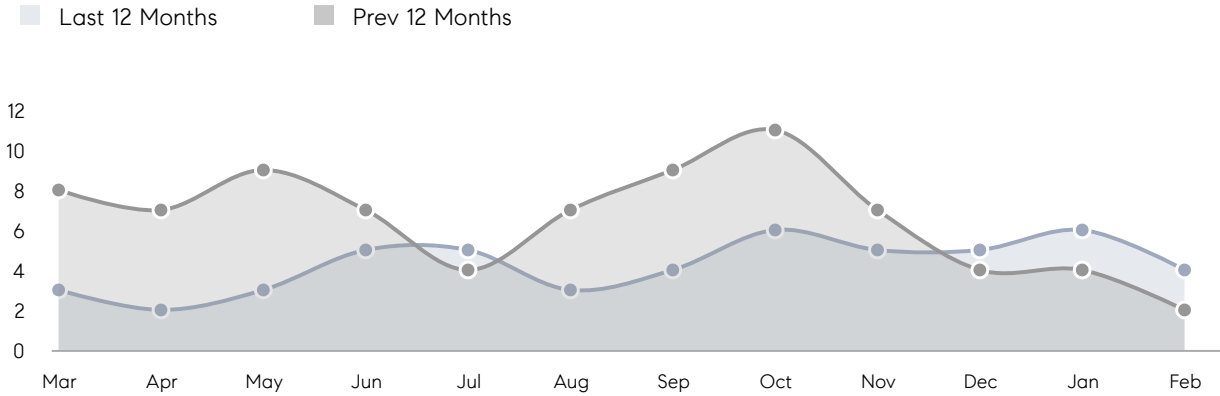
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	21	74	-72%
	% OF ASKING PRICE	98%	93%	
	AVERAGE SOLD PRICE	\$1,125,000	\$1,125,000	-
	# OF CONTRACTS	2	3	-33.3%
	NEW LISTINGS	0	1	0%
Houses	AVERAGE DOM	21	99	-79%
	% OF ASKING PRICE	98%	92%	
	AVERAGE SOLD PRICE	\$1,125,000	\$1,500,000	-25%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	48	-
	% OF ASKING PRICE	-	94%	
	AVERAGE SOLD PRICE	-	\$750,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	1	0%

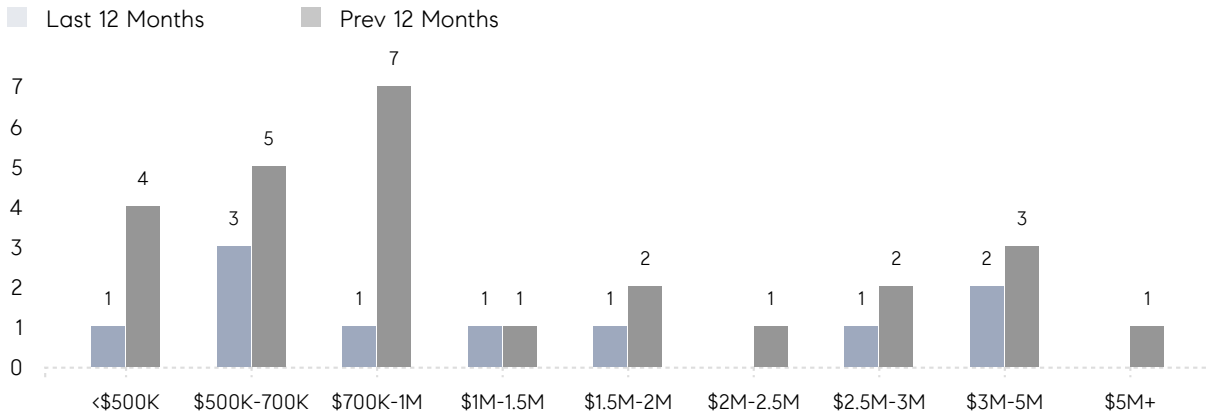
Far Hills

FEBRUARY 2023

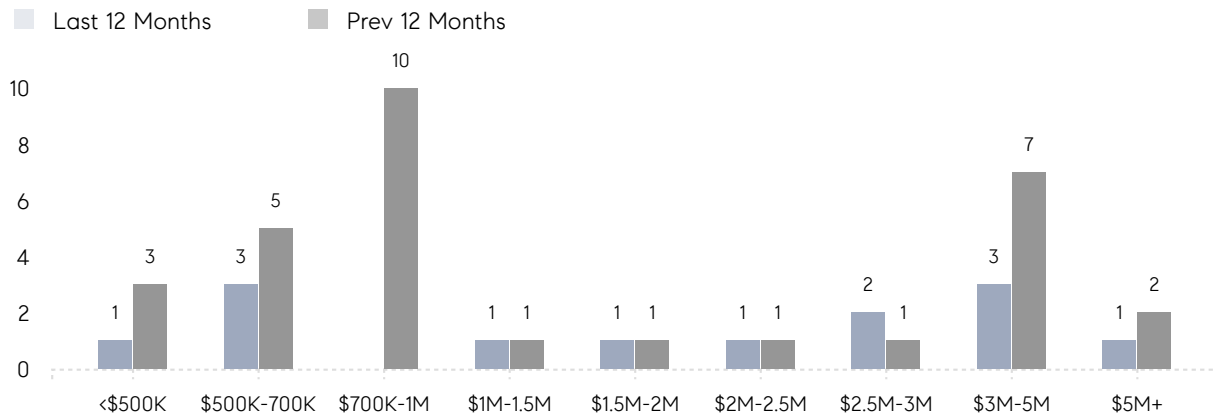
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Flemington Market Insights

Flemington

FEBRUARY 2023

UNDER CONTRACT

5
Total
Properties

\$310K
Average
Price

\$325K
Median
Price

400%
Increase From
Feb 2022

-4%
Decrease From
Feb 2022

-
Change From
Feb 2022

UNITS SOLD

1
Total
Properties

\$400K
Average
Price

\$400K
Median
Price

-50%
Decrease From
Feb 2022

-13%
Decrease From
Feb 2022

-13%
Decrease From
Feb 2022

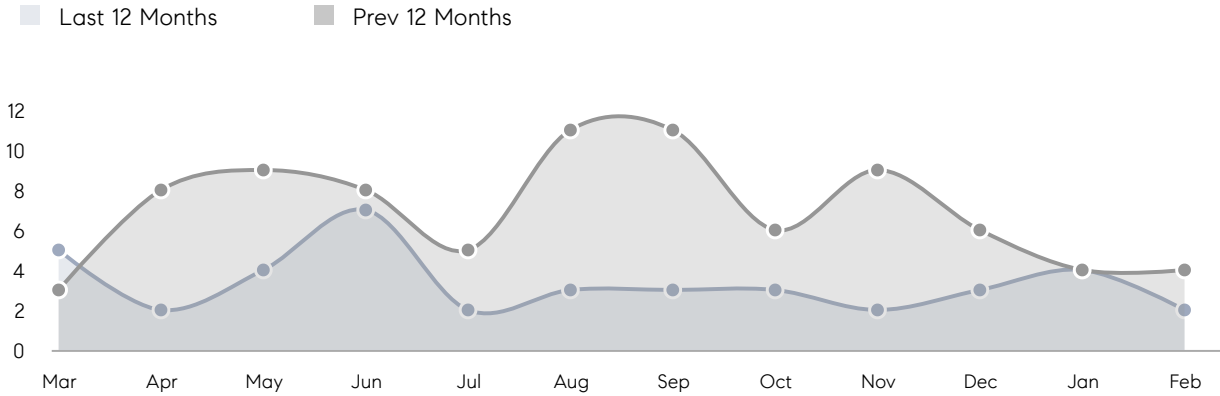
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	52	80	-35%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$400,000	\$459,500	-12.9%
	# OF CONTRACTS	5	1	400.0%
	NEW LISTINGS	3	1	200%
Houses	AVERAGE DOM	52	153	-66%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$400,000	\$570,000	-30%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	6	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$349,000	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	2	1	100%

Flemington

FEBRUARY 2023

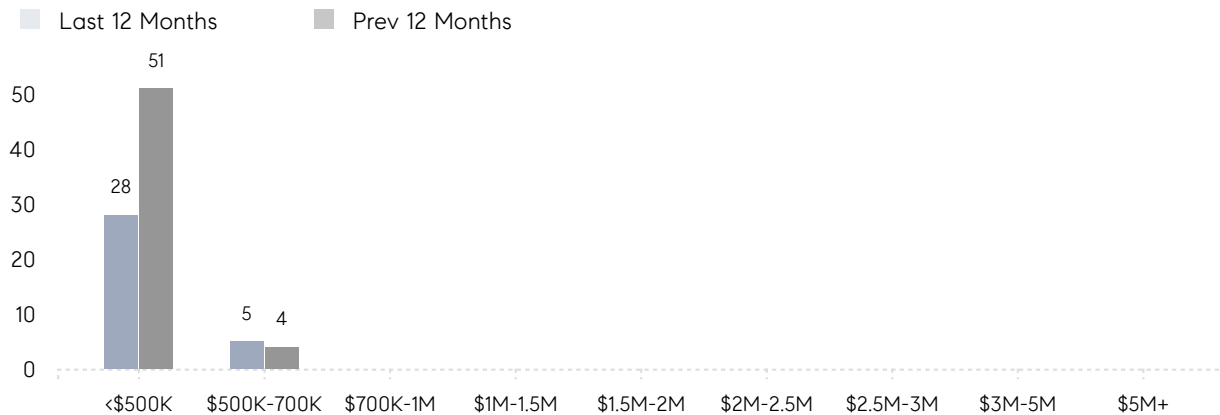
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Florham Park Market Insights

Florham Park

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$749K
Average
Price

\$850K
Median
Price

-42%
Decrease From
Feb 2022

-15%
Decrease From
Feb 2022

23%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$1.0M
Average
Price

\$727K
Median
Price

-50%
Decrease From
Feb 2022

6%
Increase From
Feb 2022

-15%
Decrease From
Feb 2022

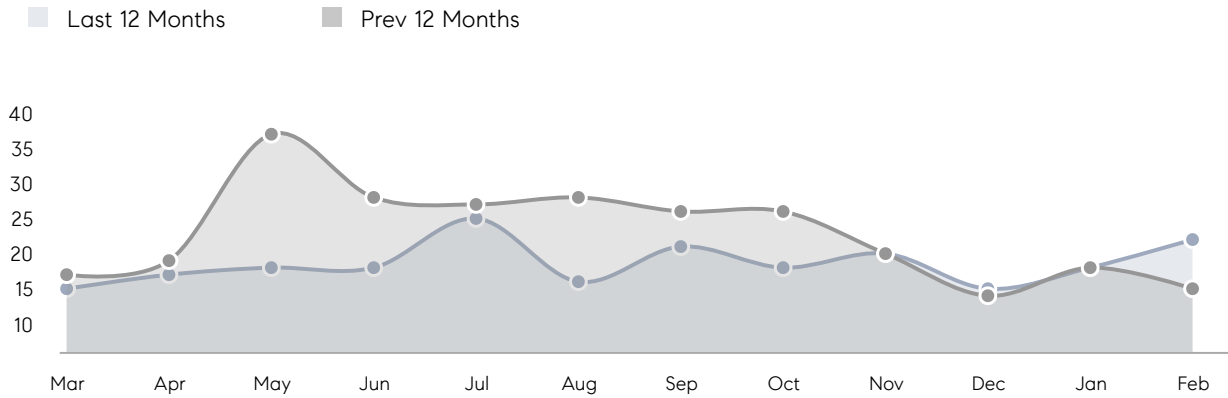
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	14	29	-52%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,032,618	\$972,939	6.1%
	# OF CONTRACTS	7	12	-41.7%
	NEW LISTINGS	11	10	10%
Houses	AVERAGE DOM	38	33	15%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$2,450,000	\$1,059,002	131%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	4	6	-33%
Condo/Co-op/TH	AVERAGE DOM	8	17	-53%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$678,273	\$772,126	-12%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	7	4	75%

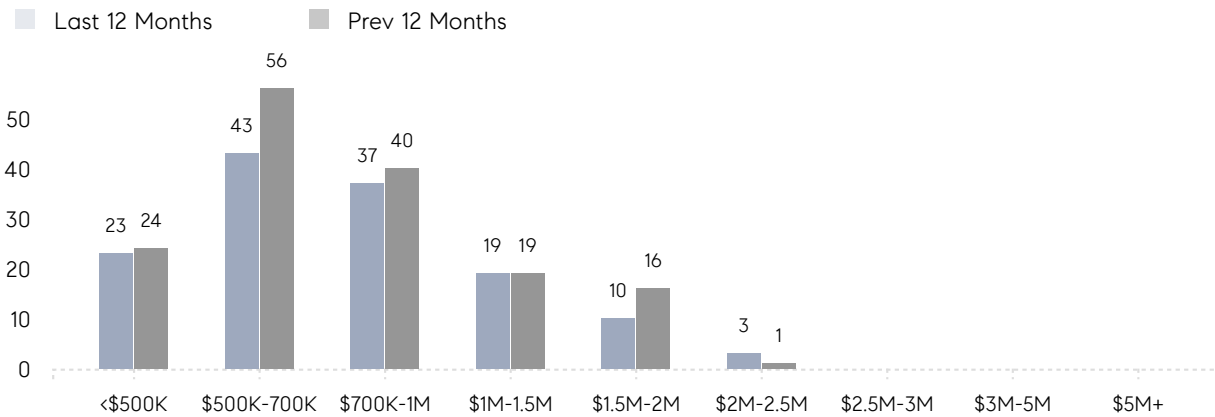
Florham Park

FEBRUARY 2023

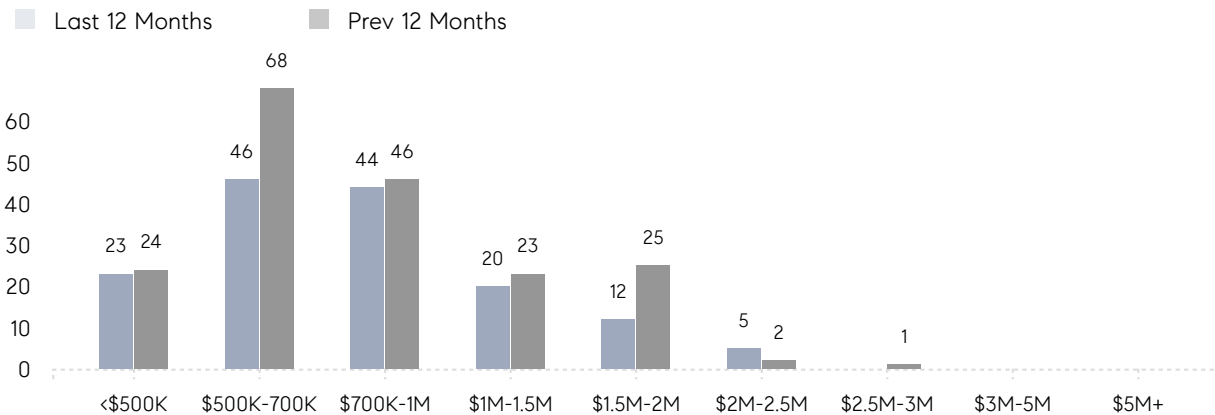
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Fort Lee Market Insights

Fort Lee

FEBRUARY 2023

UNDER CONTRACT

46
Total
Properties

\$531K
Average
Price

\$377K
Median
Price

-19%
Decrease From
Feb 2022

2%
Increase From
Feb 2022

22%
Increase From
Feb 2022

UNITS SOLD

33
Total
Properties

\$451K
Average
Price

\$325K
Median
Price

-42%
Decrease From
Feb 2022

39%
Increase From
Feb 2022

43%
Increase From
Feb 2022

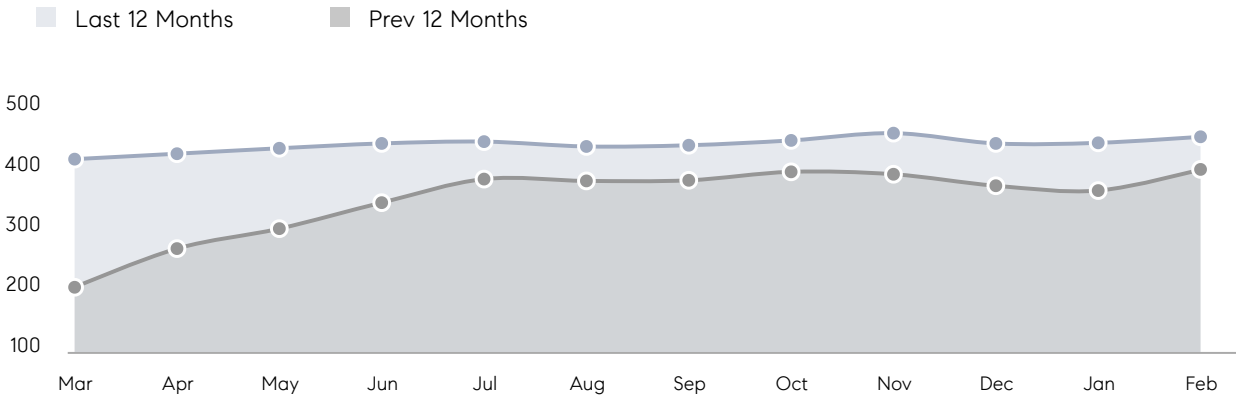
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	75	86	-13%
	% OF ASKING PRICE	94%	94%	
	AVERAGE SOLD PRICE	\$451,818	\$324,807	39.1%
	# OF CONTRACTS	46	57	-19.3%
	NEW LISTINGS	55	88	-37%
Houses	AVERAGE DOM	45	45	0%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$1,008,750	\$794,520	27%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	79	90	-12%
	% OF ASKING PRICE	94%	93%	
	AVERAGE SOLD PRICE	\$375,000	\$279,642	34%
	# OF CONTRACTS	40	53	-25%
	NEW LISTINGS	51	79	-35%

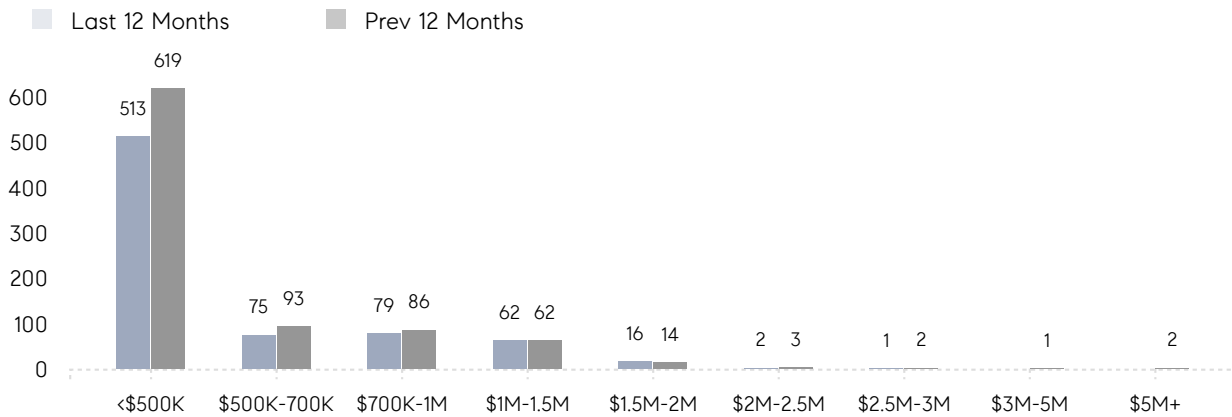
Fort Lee

FEBRUARY 2023

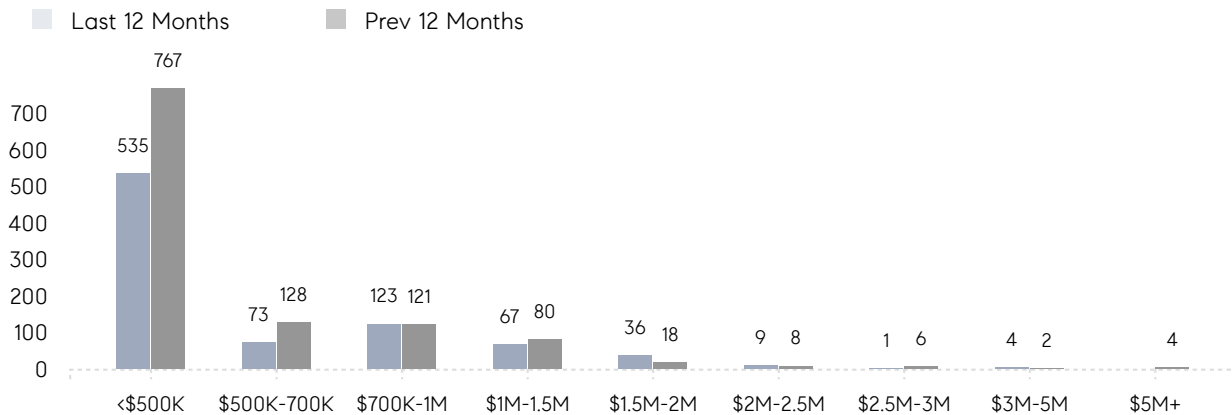
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Franklin Lakes Market Insights

Franklin Lakes

FEBRUARY 2023

UNDER CONTRACT

11	\$1.6M	\$1.5M
Total Properties	Average Price	Median Price
-31%	-11%	6%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

UNITS SOLD

5	\$1.2M	\$699K
Total Properties	Average Price	Median Price
-72%	-30%	-55%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

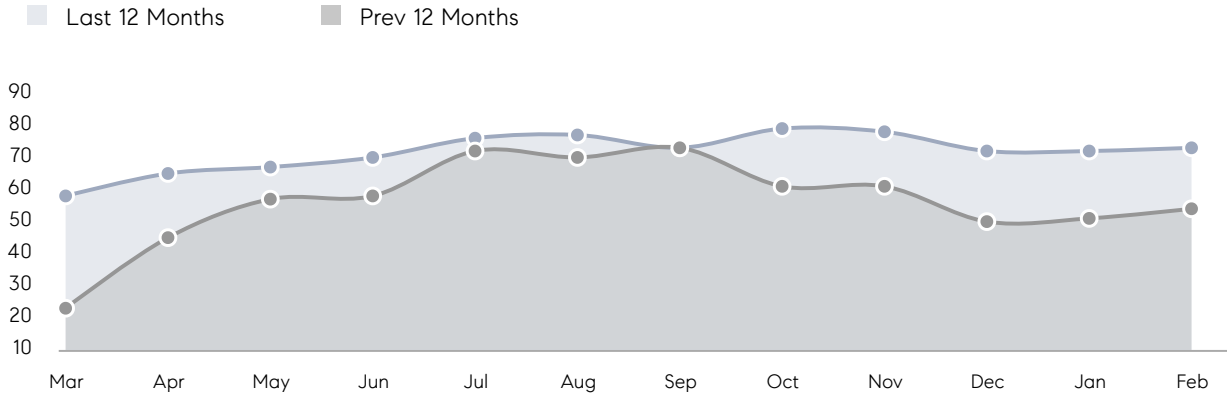
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	55	122	-55%
	% OF ASKING PRICE	94%	95%	
	AVERAGE SOLD PRICE	\$1,240,000	\$1,764,537	-29.7%
	# OF CONTRACTS	11	16	-31.2%
	NEW LISTINGS	13	19	-32%
Houses	AVERAGE DOM	67	119	-44%
	% OF ASKING PRICE	93%	94%	
	AVERAGE SOLD PRICE	\$1,375,000	\$1,805,852	-24%
	# OF CONTRACTS	8	14	-43%
	NEW LISTINGS	10	18	-44%
Condo/Co-op/TH	AVERAGE DOM	9	137	-93%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$699,999	\$1,557,963	-55%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	3	1	200%

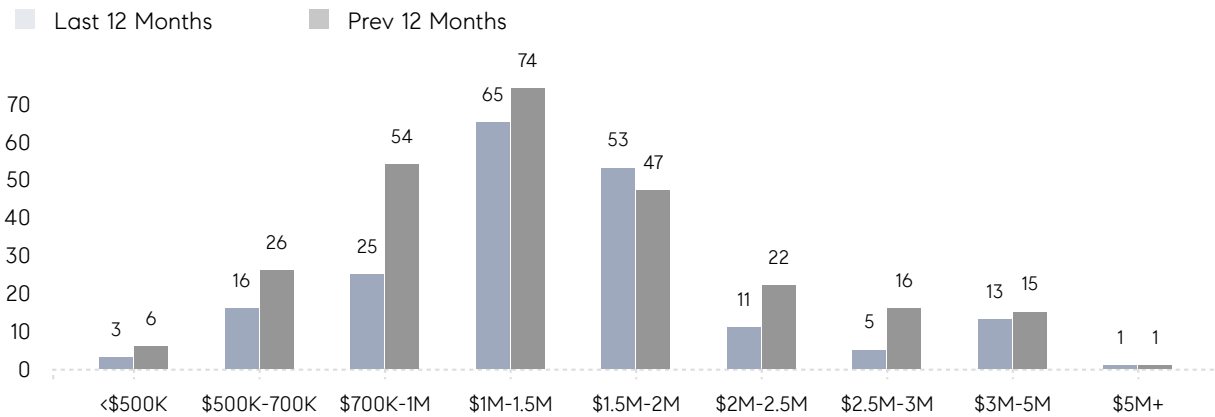
Franklin Lakes

FEBRUARY 2023

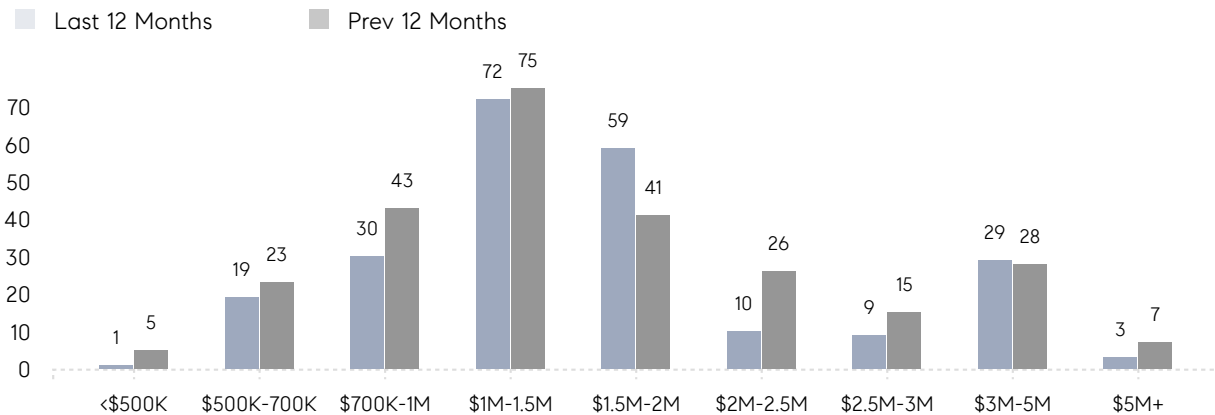
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Garfield City Market Insights

Garfield City

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$466K
Average
Price

\$479K
Median
Price

-53%
Decrease From
Feb 2022

10%
Increase From
Feb 2022

7%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$493K
Average
Price

\$490K
Median
Price

-62%
Decrease From
Feb 2022

22%
Increase From
Feb 2022

14%
Increase From
Feb 2022

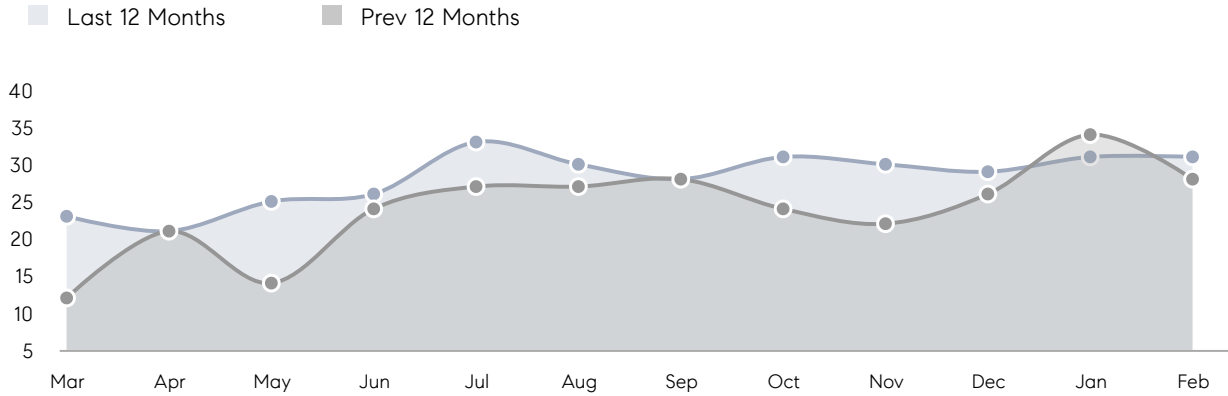
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	20	52	-62%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$493,667	\$405,500	21.7%
	# OF CONTRACTS	7	15	-53.3%
	NEW LISTINGS	7	9	-22%
Houses	AVERAGE DOM	10	48	-79%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$445,500	\$454,800	-2%
	# OF CONTRACTS	5	11	-55%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	41	59	-31%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$590,000	\$323,333	82%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	4	2	100%

Garfield City

FEBRUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report

Sources: Garden State MLS, Hudson MLS, NJ MLS



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COMPASS

February 2023

Garwood Market Insights

Garwood

FEBRUARY 2023

UNDER CONTRACT

1
Total
Properties

\$989K
Average
Price

\$989K
Median
Price

0%
Change From
Feb 2022

69%
Increase From
Feb 2022

69%
Increase From
Feb 2022

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Feb 2022

–
Change From
Feb 2022

–
Change From
Feb 2022

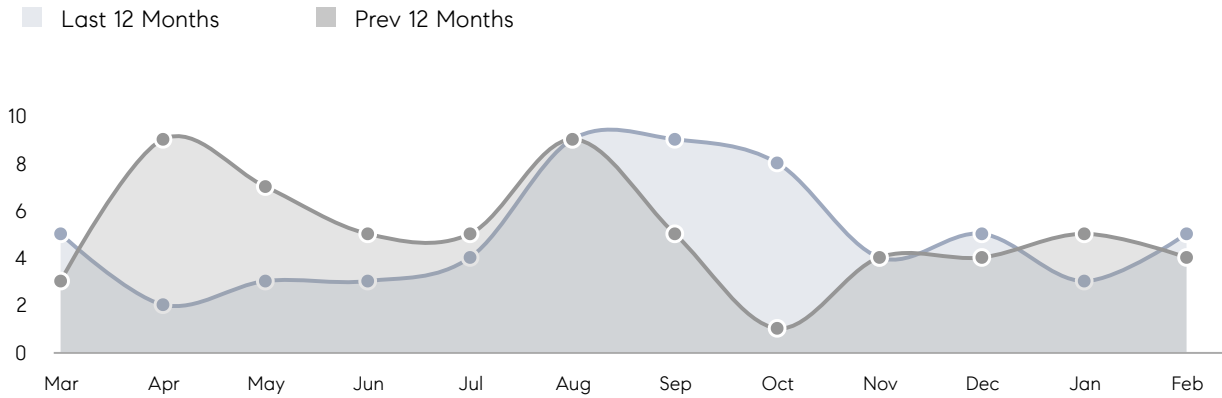
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$480,000	-
	# OF CONTRACTS	1	1	0.0%
	NEW LISTINGS	3	1	200%
Houses	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$480,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	3	1	200%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

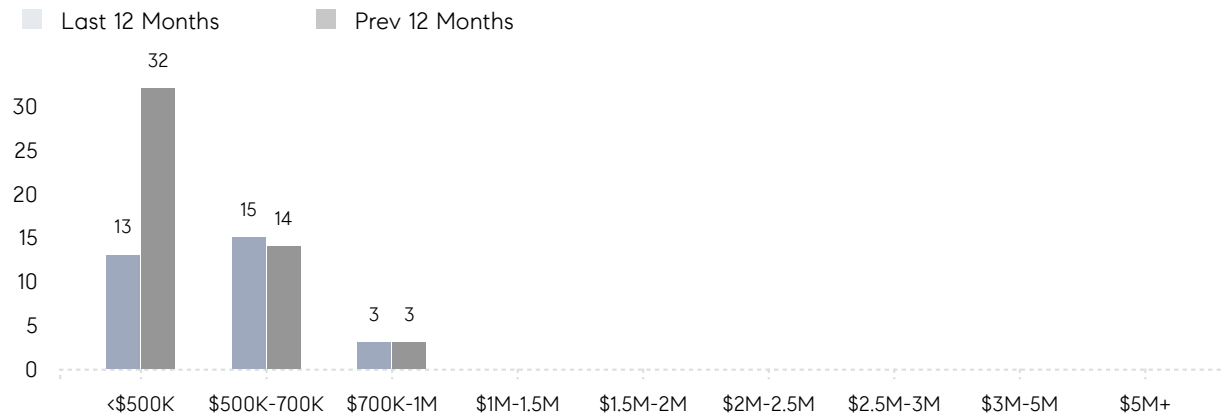
Garwood

FEBRUARY 2023

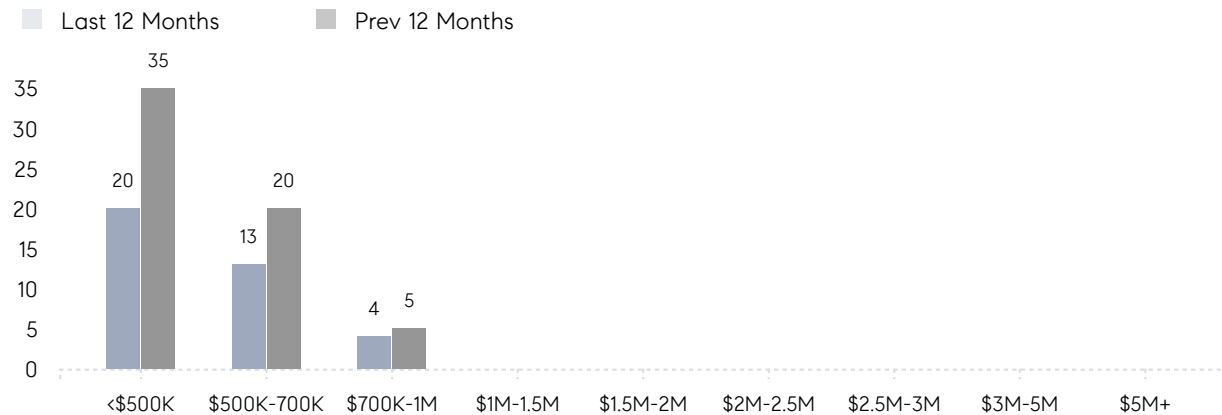
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Glen Ridge Market Insights

Glen Ridge

FEBRUARY 2023

UNDER CONTRACT

5	\$545K	\$598K
Total Properties	Average Price	Median Price
-37%	-42%	-33%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

5	\$728K	\$959K
Total Properties	Average Price	Median Price
150%	3%	36%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

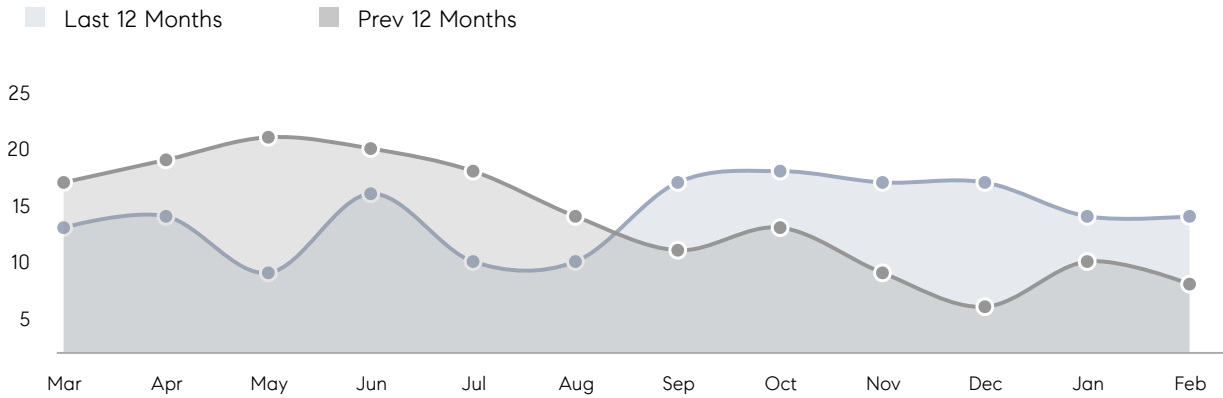
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	55	22	150%
	% OF ASKING PRICE	103%	119%	
	AVERAGE SOLD PRICE	\$728,600	\$707,500	3.0%
	# OF CONTRACTS	5	8	-37.5%
	NEW LISTINGS	4	6	-33%
Houses	AVERAGE DOM	36	22	64%
	% OF ASKING PRICE	105%	119%	
	AVERAGE SOLD PRICE	\$972,667	\$707,500	37%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	82	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$362,500	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	1	0%

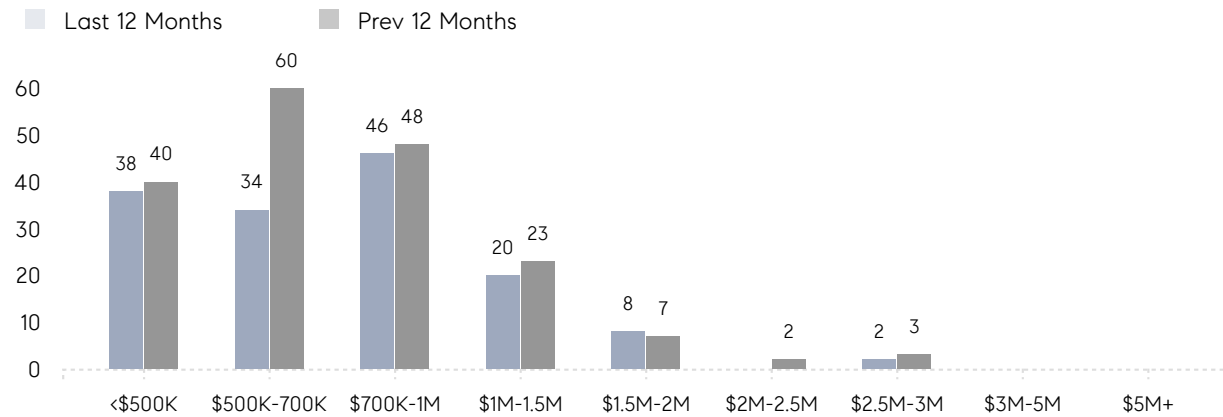
Glen Ridge

FEBRUARY 2023

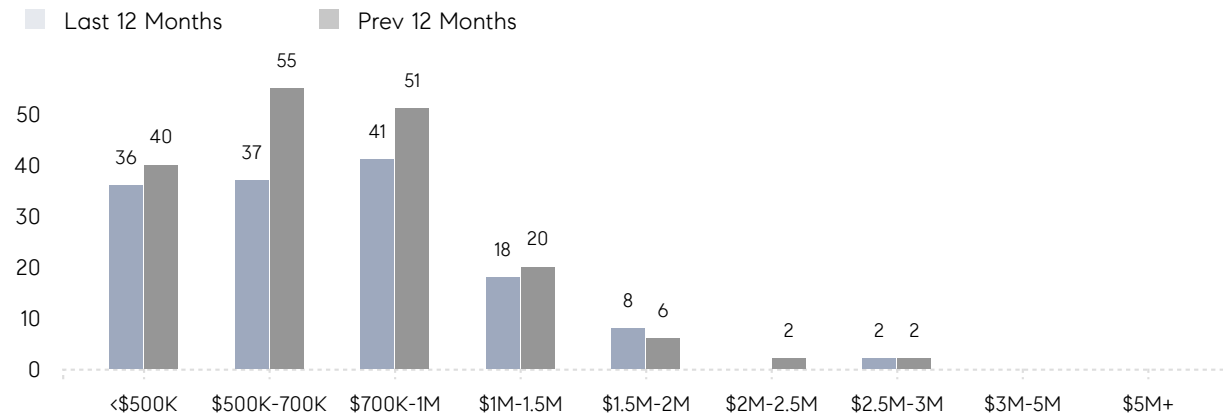
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Glen Rock Market Insights

Glen Rock

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$857K
Average
Price

\$699K
Median
Price

0%
Change From
Feb 2022

12%
Increase From
Feb 2022

-6%
Decrease From
Feb 2022

UNITS SOLD

5
Total
Properties

\$1.0M
Average
Price

\$790K
Median
Price

-55%
Decrease From
Feb 2022

23%
Increase From
Feb 2022

18%
Increase From
Feb 2022

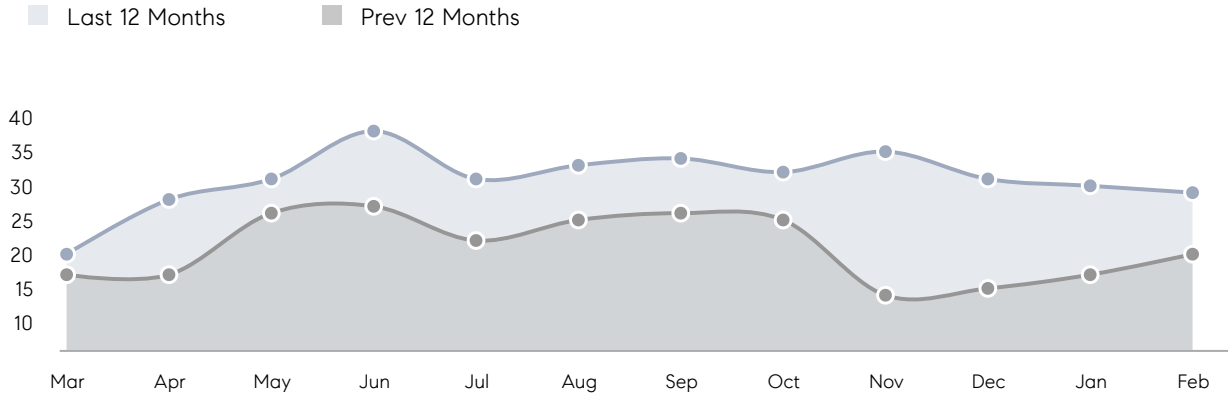
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	64	61	5%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$1,025,100	\$833,355	23.0%
	# OF CONTRACTS	11	11	0.0%
	NEW LISTINGS	11	13	-15%
Houses	AVERAGE DOM	64	61	5%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$1,025,100	\$833,355	23%
	# OF CONTRACTS	11	9	22%
	NEW LISTINGS	11	11	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%

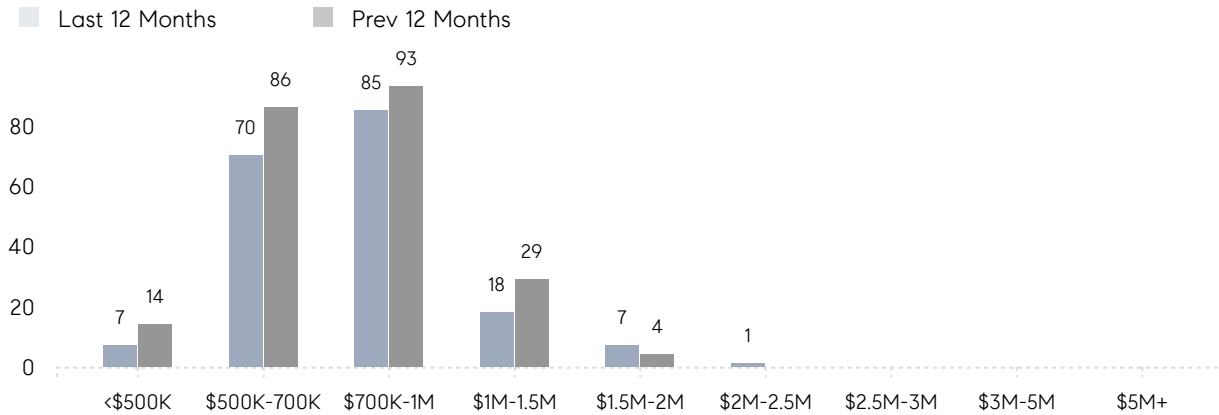
Glen Rock

FEBRUARY 2023

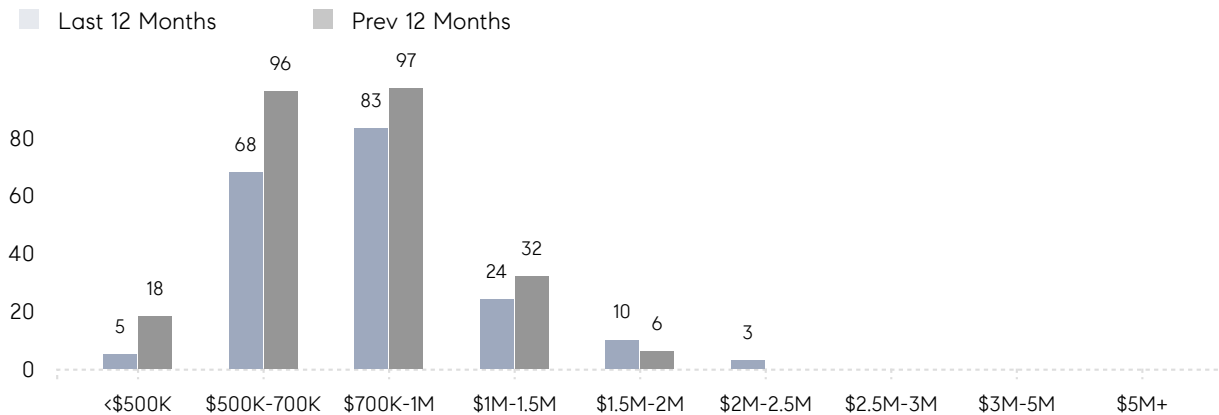
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Green Brook Market Insights

Green Brook

FEBRUARY 2023

UNDER CONTRACT

3	\$579K	\$599K
Total Properties	Average Price	Median Price
-40%	-11%	34%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

UNITS SOLD

6	\$741K	\$778K
Total Properties	Average Price	Median Price
50%	20%	76%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

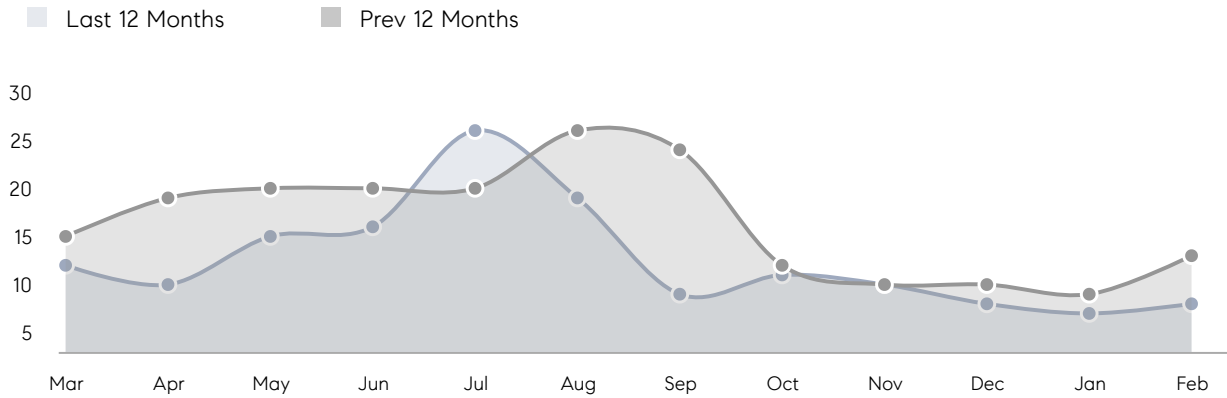
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	64	95	-33%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$741,167	\$615,225	20.5%
	# OF CONTRACTS	3	5	-40.0%
	NEW LISTINGS	4	12	-67%
Houses	AVERAGE DOM	66	119	-45%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$887,500	\$676,967	31%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	3	10	-70%
Condo/Co-op/TH	AVERAGE DOM	59	24	146%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$448,500	\$430,000	4%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	2	-50%

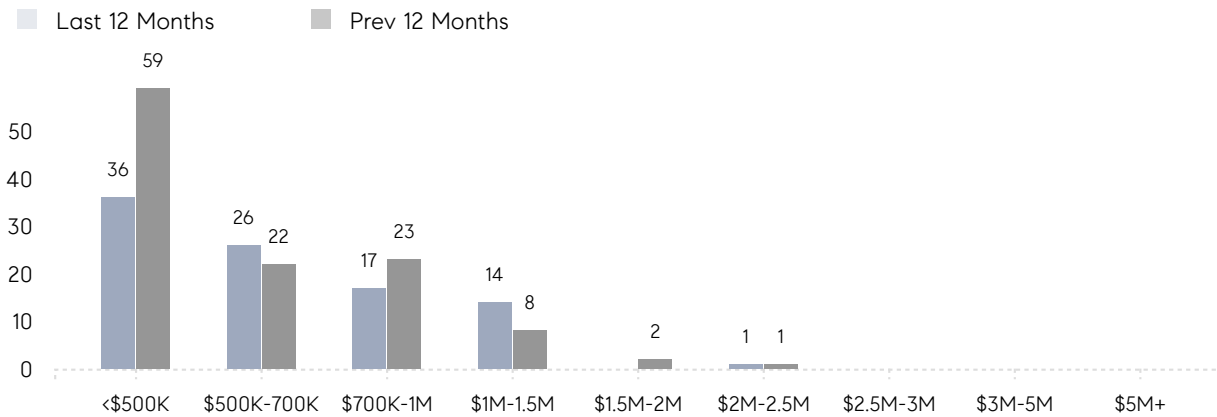
Green Brook

FEBRUARY 2023

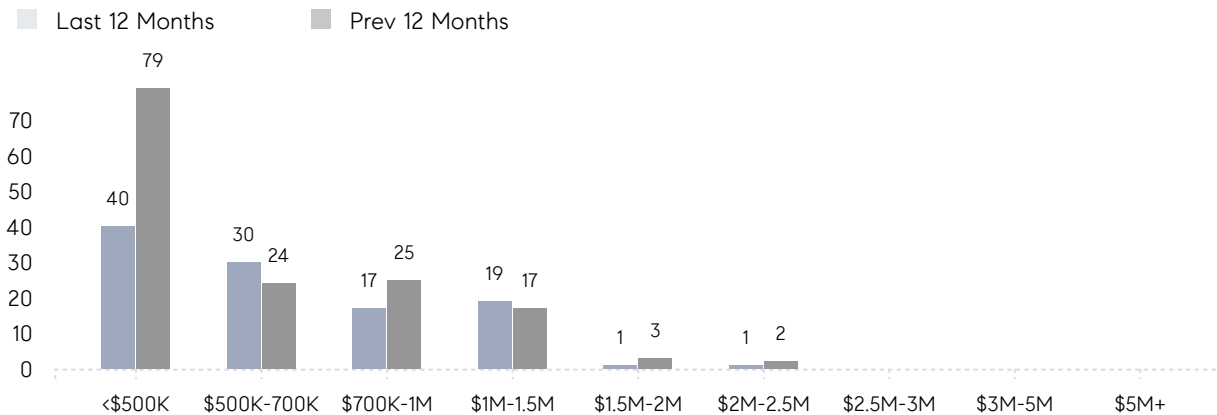
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Guttenberg Market Insights

Guttenberg

FEBRUARY 2023

UNDER CONTRACT

13
Total
Properties

\$534K
Average
Price

\$429K
Median
Price

63%
Increase From
Feb 2022

42%
Increase From
Feb 2022

33%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$330K
Average
Price

\$330K
Median
Price

-56%
Decrease From
Feb 2022

-24%
Decrease From
Feb 2022

-3%
Decrease From
Feb 2022

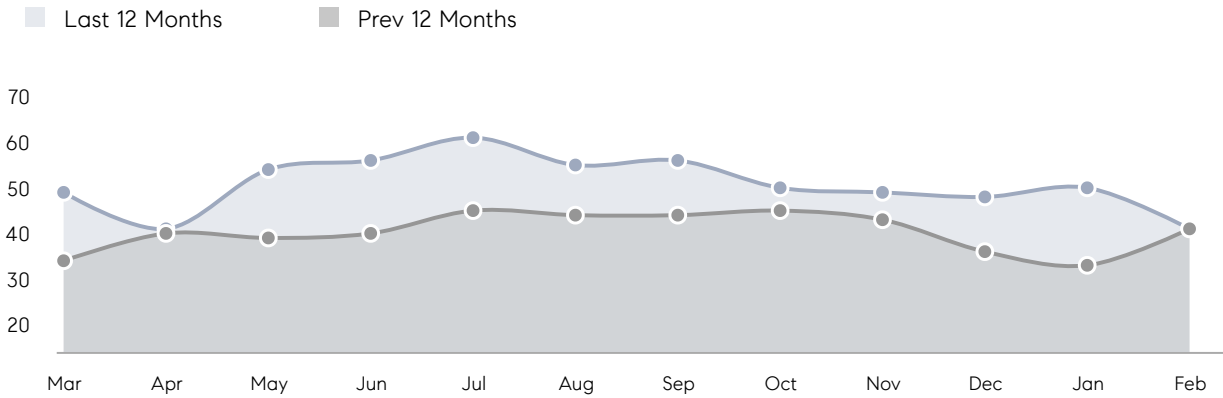
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	29	-38%
	% OF ASKING PRICE	114%	99%	
	AVERAGE SOLD PRICE	\$330,000	\$431,878	-23.6%
	# OF CONTRACTS	13	8	62.5%
	NEW LISTINGS	9	16	-44%
Houses	AVERAGE DOM	7	44	-84%
	% OF ASKING PRICE	153%	102%	
	AVERAGE SOLD PRICE	\$310,000	\$435,000	-29%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	21	27	-22%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$336,667	\$431,488	-22%
	# OF CONTRACTS	12	8	50%
	NEW LISTINGS	9	16	-44%

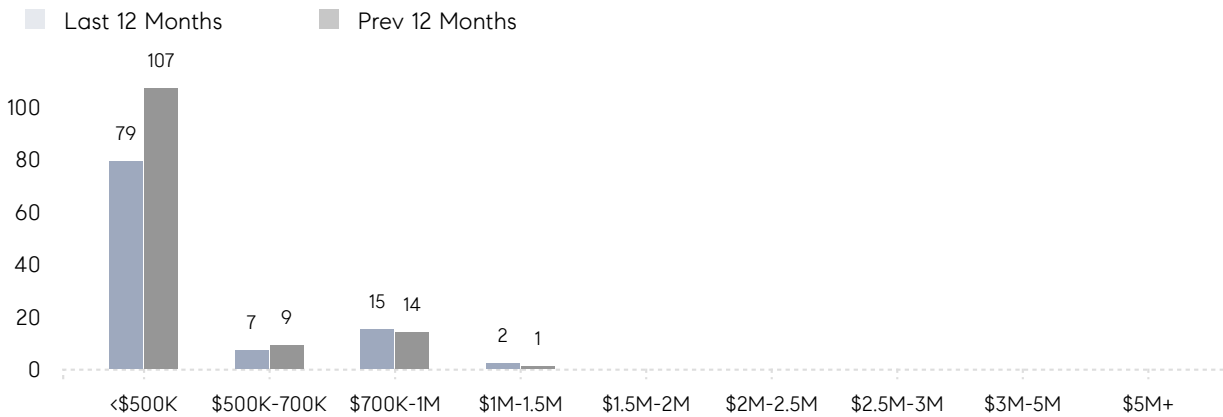
Guttenberg

FEBRUARY 2023

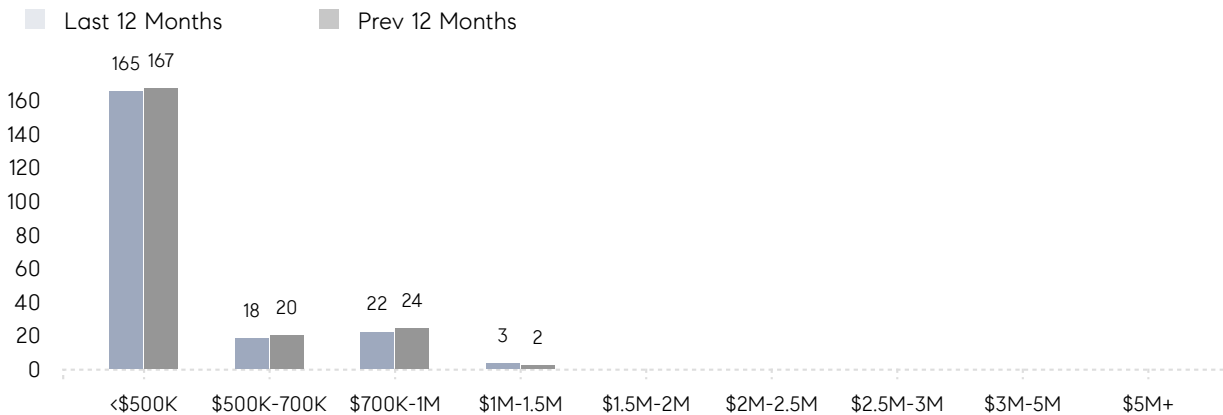
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Hackensack Market Insights

Hackensack

FEBRUARY 2023

UNDER CONTRACT

29
Total
Properties

\$404K
Average
Price

\$349K
Median
Price

-3%
Decrease From
Feb 2022

18%
Increase From
Feb 2022

6%
Increase From
Feb 2022

UNITS SOLD

18
Total
Properties

\$307K
Average
Price

\$291K
Median
Price

-31%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

-1%
Change From
Feb 2022

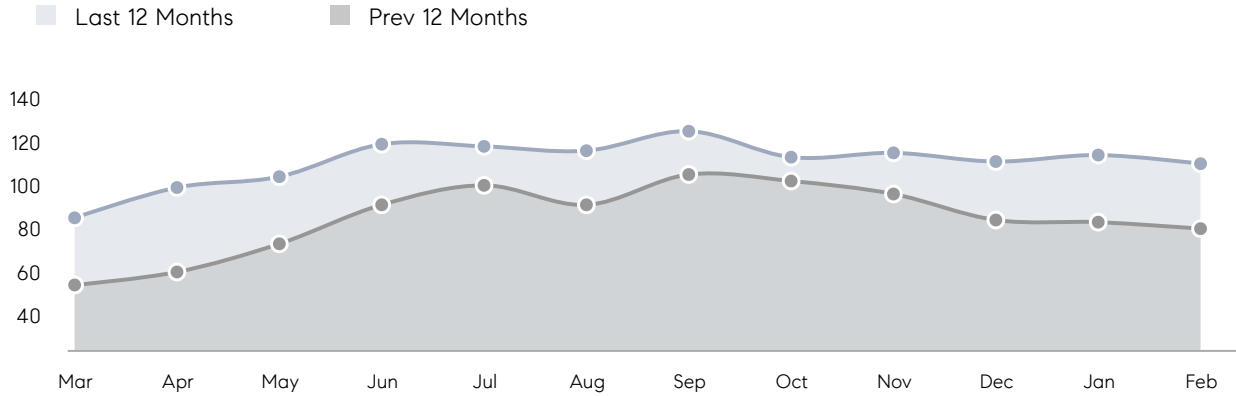
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	56	61	-8%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$307,219	\$329,070	-6.6%
	# OF CONTRACTS	29	30	-3.3%
	NEW LISTINGS	27	24	13%
Houses	AVERAGE DOM	58	113	-49%
	% OF ASKING PRICE	101%	95%	
	AVERAGE SOLD PRICE	\$507,500	\$550,618	-8%
	# OF CONTRACTS	10	10	0%
	NEW LISTINGS	13	9	44%
Condo/Co-op/TH	AVERAGE DOM	55	42	31%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$249,996	\$247,447	1%
	# OF CONTRACTS	19	20	-5%
	NEW LISTINGS	14	15	-7%

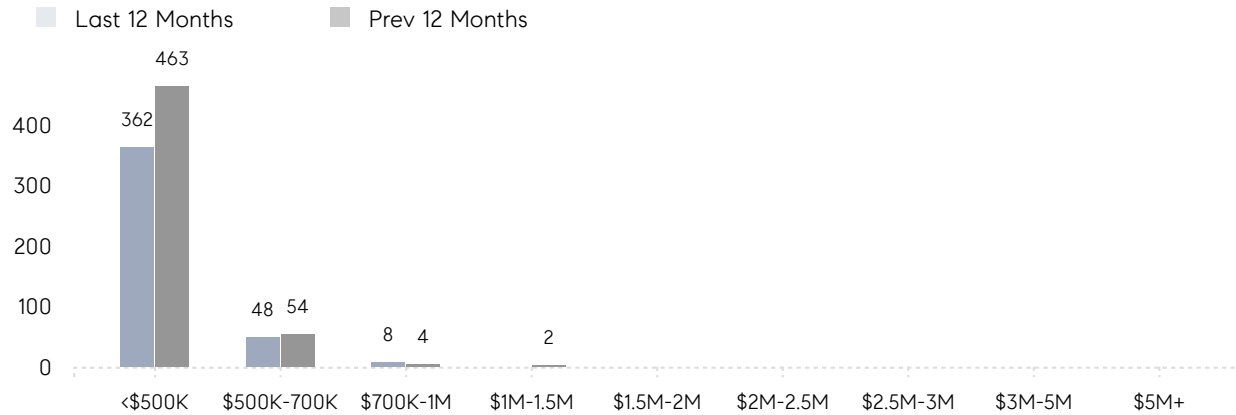
Hackensack

FEBRUARY 2023

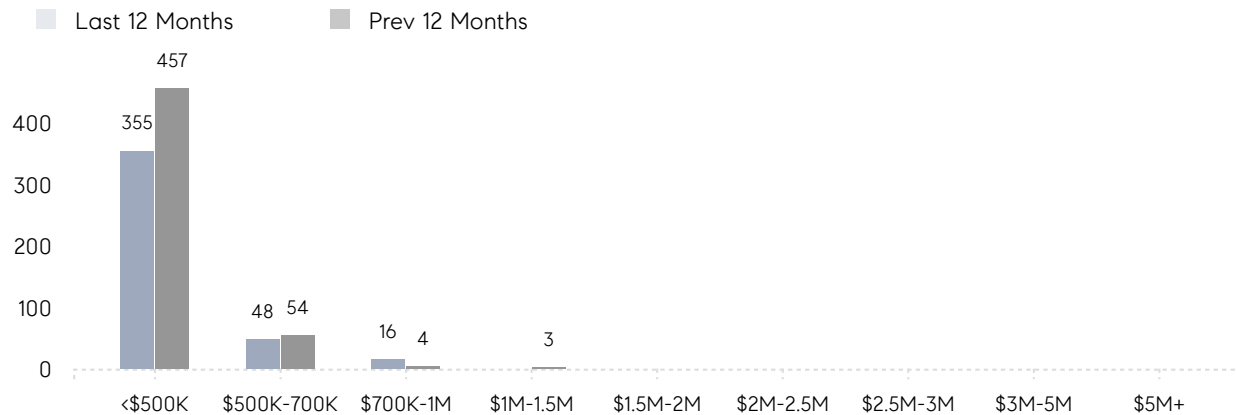
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Hanover Market Insights

Hanover

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

1	\$899K	\$899K
Total Properties	Average Price	Median Price
0%	–	–
Change From Feb 2022	Change From Feb 2022	Change From Feb 2022

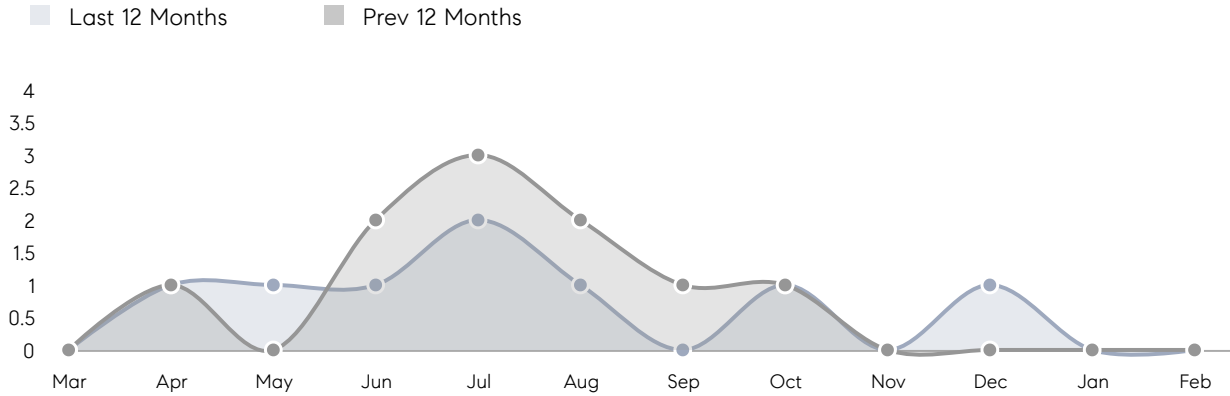
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	26	-	-
	% OF ASKING PRICE	100%	-	-
	AVERAGE SOLD PRICE	\$899,000	-	-
	# OF CONTRACTS	0	0	0.0%
	NEW LISTINGS	0	0	0%
Houses	AVERAGE DOM	26	-	-
	% OF ASKING PRICE	100%	-	-
	AVERAGE SOLD PRICE	\$899,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	-
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

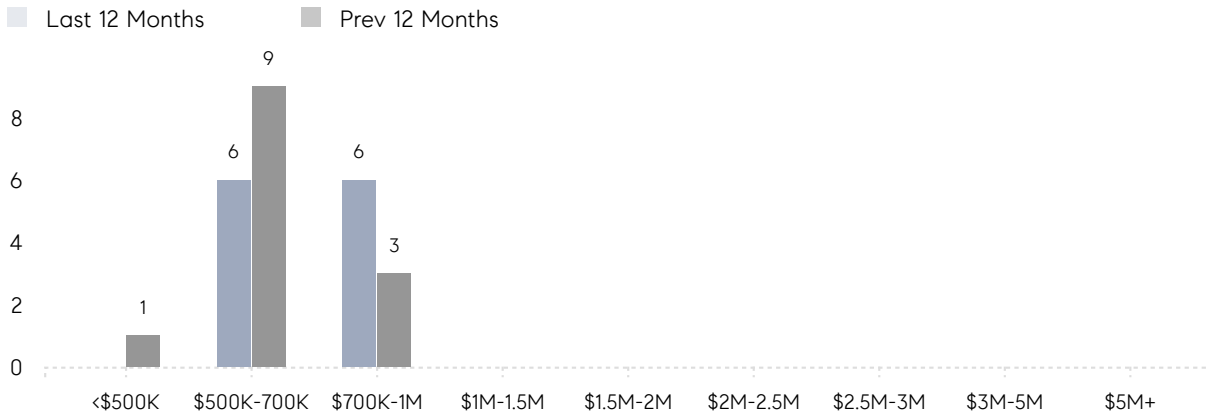
Hanover

FEBRUARY 2023

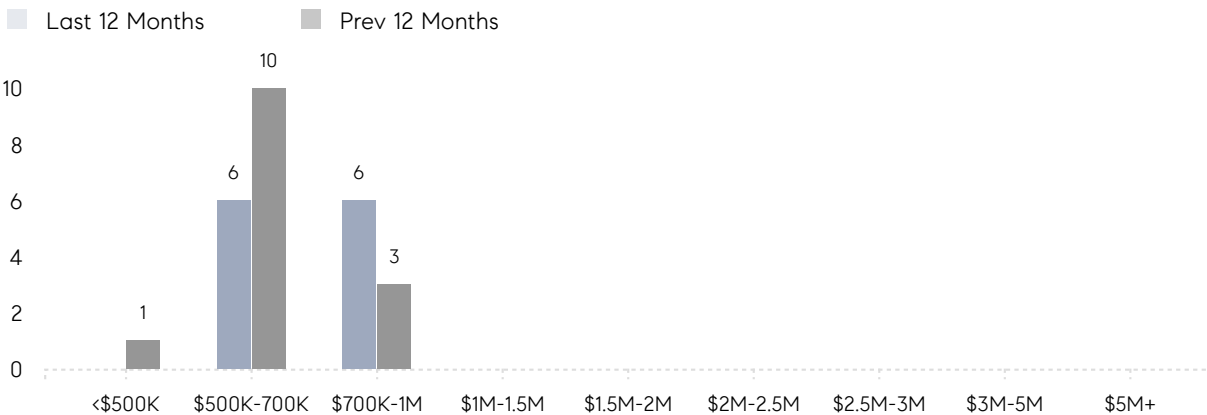
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Harding Market Insights

Harding

FEBRUARY 2023

UNDER CONTRACT

7	\$1.6M	\$1.6M
Total Properties	Average Price	Median Price
17%	-28%	-14%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

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

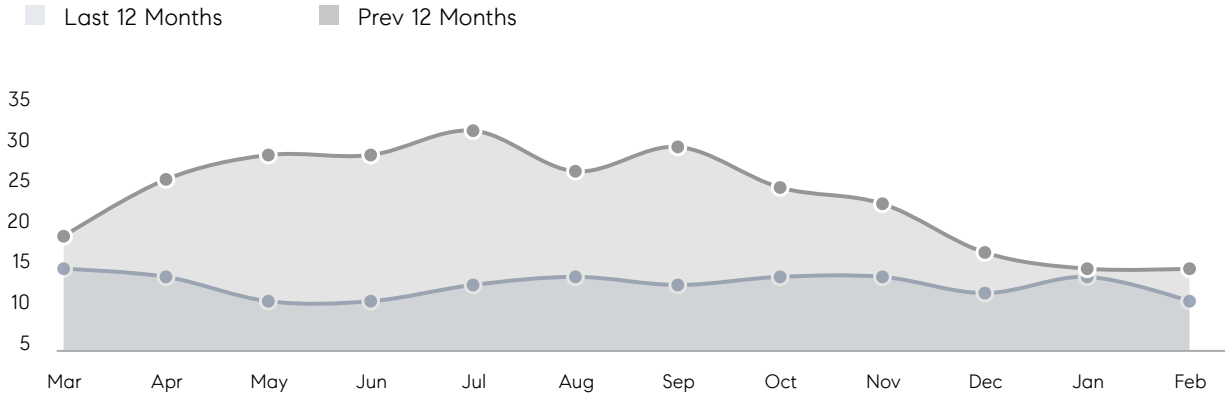
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	49	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$2,287,500	-
	# OF CONTRACTS	7	6	16.7%
	NEW LISTINGS	4	7	-43%
Houses	AVERAGE DOM	-	49	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$2,287,500	-
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	2	0%

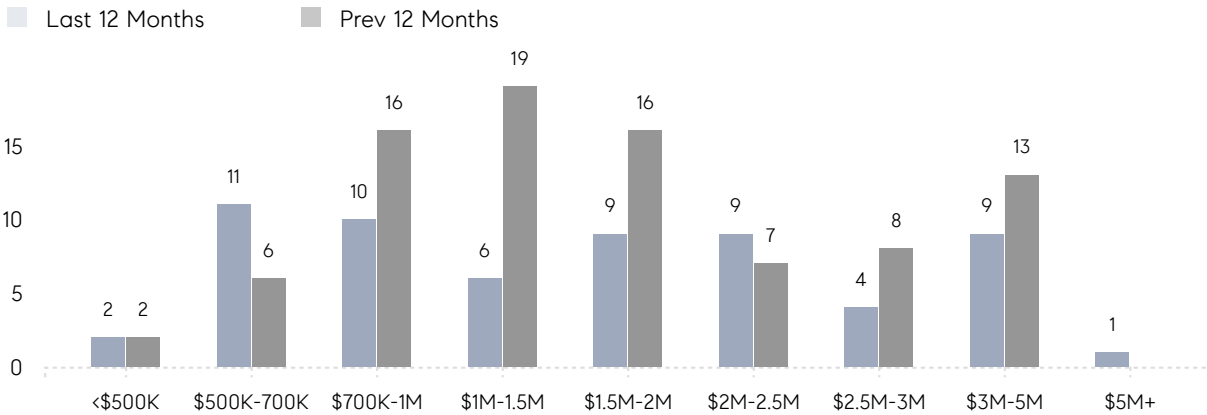
Harding

FEBRUARY 2023

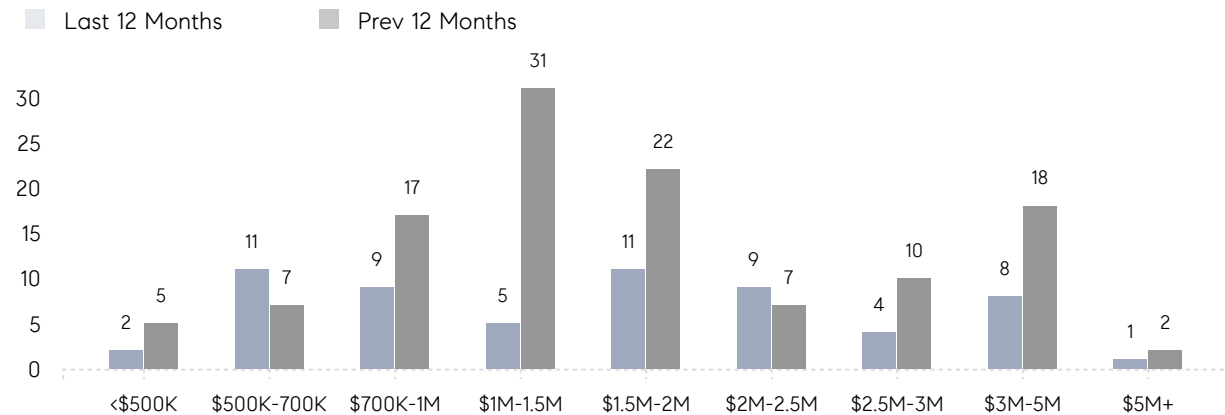
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Harrington Park Market Insights

Harrington Park

FEBRUARY 2023

UNDER CONTRACT

6
Total
Properties

\$707K
Average
Price

\$698K
Median
Price

50%
Increase From
Feb 2022

-5%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

UNITS SOLD

1
Total
Properties

\$605K
Average
Price

\$605K
Median
Price

-83%
Decrease From
Feb 2022

-22%
Decrease From
Feb 2022

-24%
Decrease From
Feb 2022

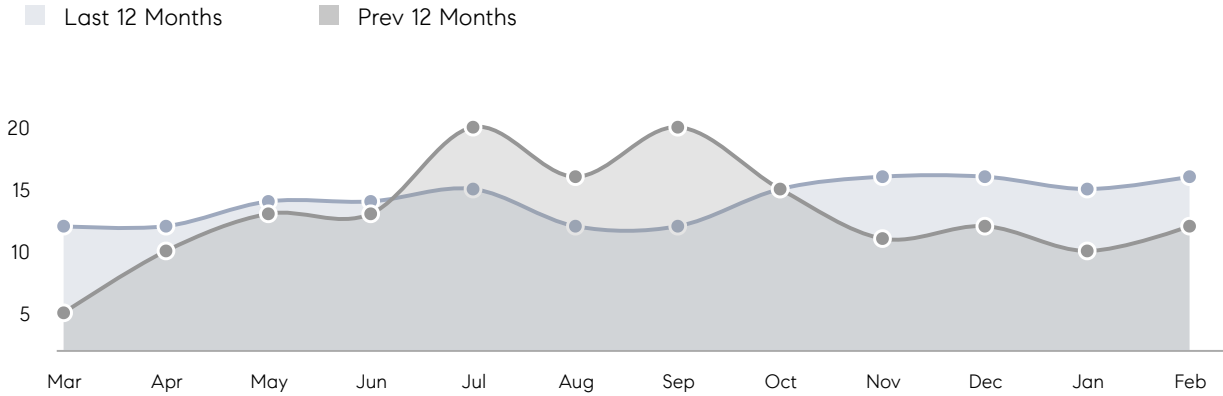
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	44	70	-37%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$605,000	\$780,500	-22.5%
	# OF CONTRACTS	6	4	50.0%
	NEW LISTINGS	6	6	0%
Houses	AVERAGE DOM	44	70	-37%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$605,000	\$780,500	-22%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	6	5	20%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

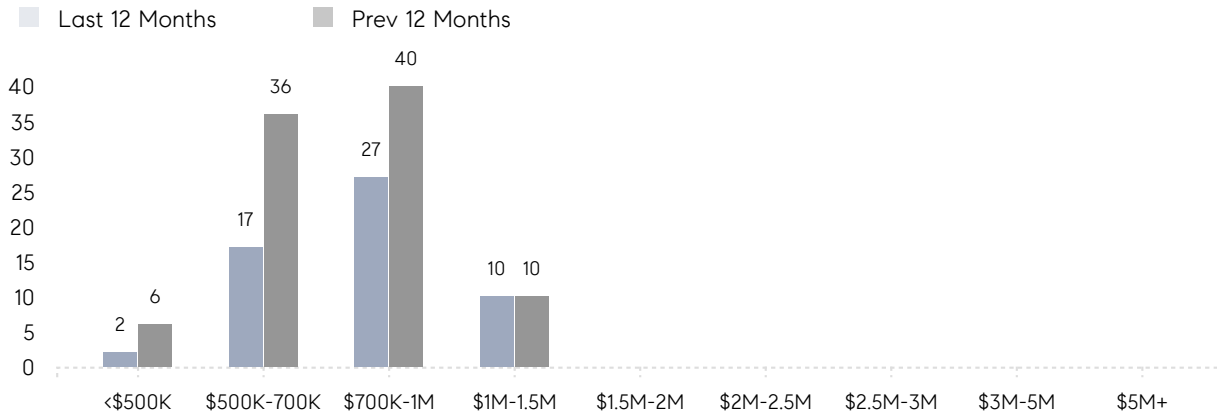
Harrington Park

FEBRUARY 2023

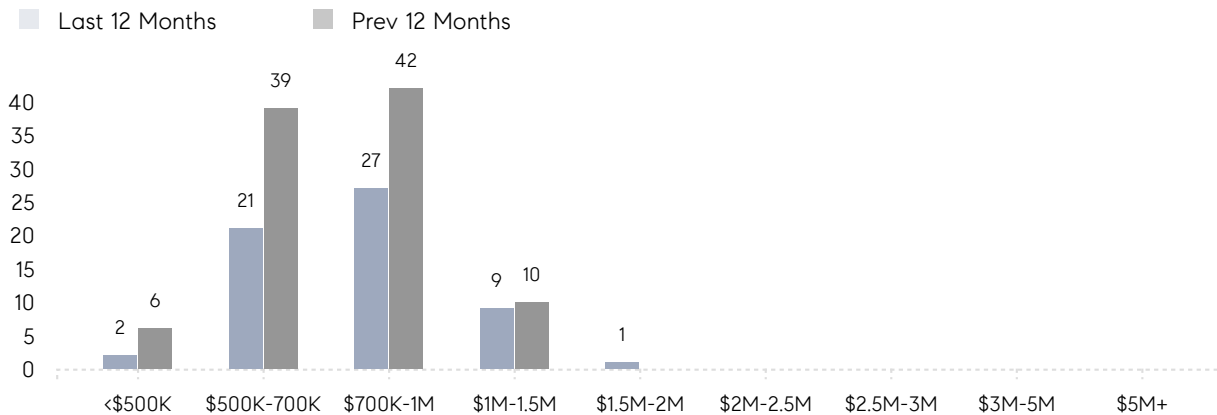
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Harrison Market Insights

Harrison

FEBRUARY 2023

UNDER CONTRACT

1
Total
Properties

\$399K
Average
Price

\$399K
Median
Price

0%
Change From
Feb 2022

–
Change From
Feb 2022

–
Change From
Feb 2022

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Feb 2022

–
Change From
Feb 2022

–
Change From
Feb 2022

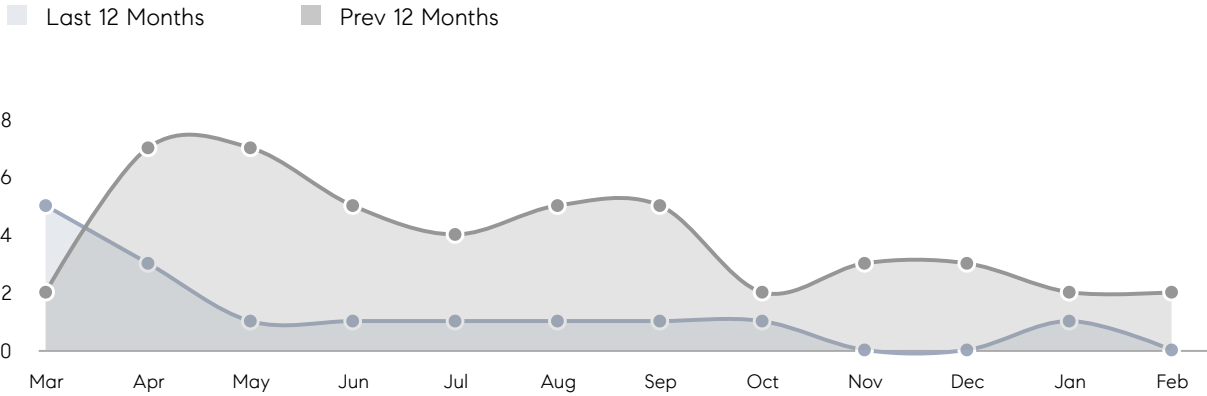
Property Statistics

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

Harrison

FEBRUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Hasbrouck Heights Market Insights

Hasbrouck Heights

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$903K
Average
Price

\$999K
Median
Price

17%
Increase From
Feb 2022

54%
Increase From
Feb 2022

65%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$559K
Average
Price

\$540K
Median
Price

-29%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

16%
Increase From
Feb 2022

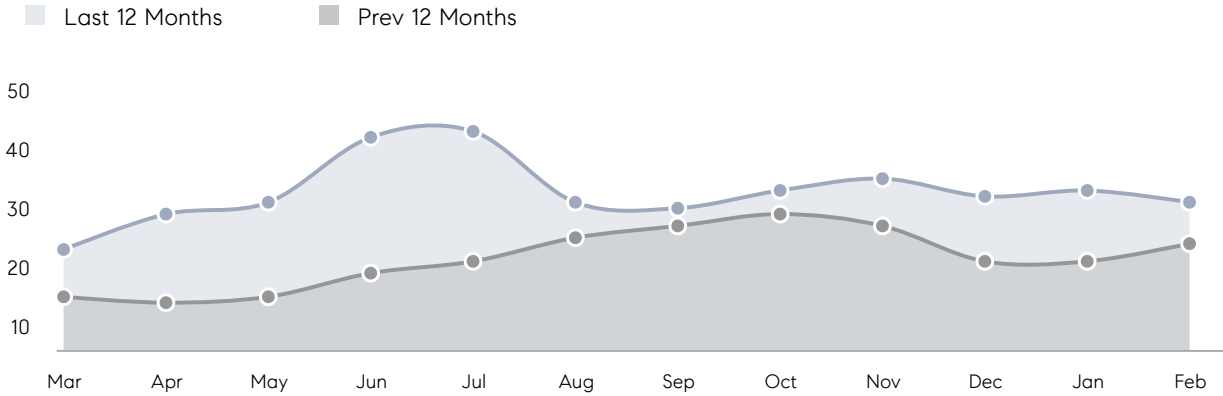
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	27	40	-32%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$559,000	\$517,857	7.9%
	# OF CONTRACTS	7	6	16.7%
	NEW LISTINGS	5	9	-44%
Houses	AVERAGE DOM	27	40	-32%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$559,000	\$530,833	5%
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	-	42	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$440,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

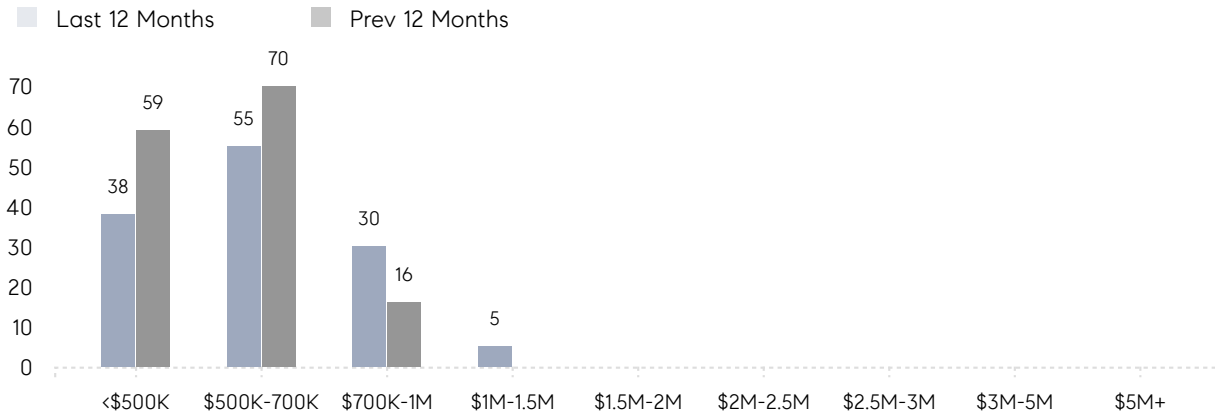
Hasbrouck Heights

FEBRUARY 2023

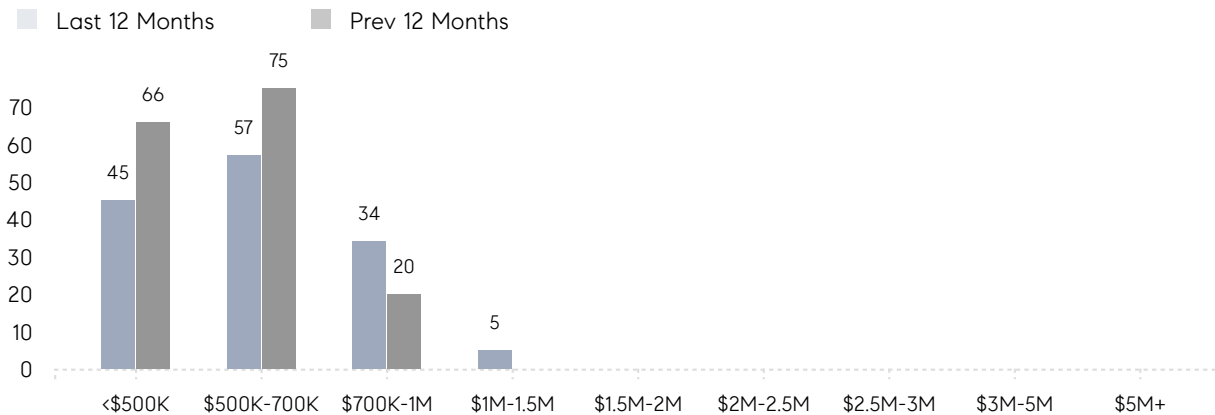
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Haworth Market Insights

Haworth

FEBRUARY 2023

UNDER CONTRACT

1	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-80%	18%	18%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

2	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-67%	1%	11%
Decrease From Feb 2022	Change From Feb 2022	Increase From Feb 2022

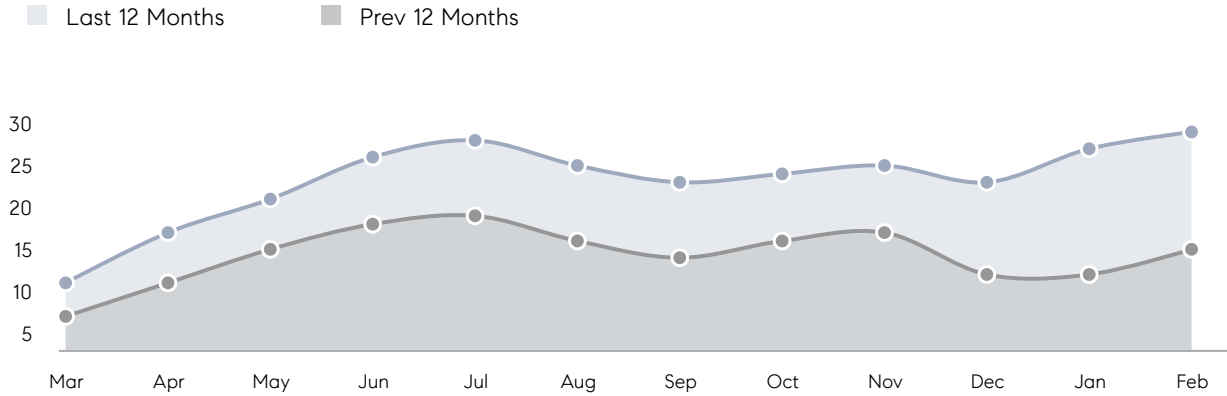
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	51	8	538%
	% OF ASKING PRICE	94%	101%	
	AVERAGE SOLD PRICE	\$1,147,500	\$1,141,667	0.5%
	# OF CONTRACTS	1	5	-80.0%
	NEW LISTINGS	2	7	-71%
Houses	AVERAGE DOM	59	8	638%
	% OF ASKING PRICE	88%	101%	
	AVERAGE SOLD PRICE	\$1,325,000	\$1,141,667	16%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	2	7	-71%
Condo/Co-op/TH	AVERAGE DOM	42	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$970,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

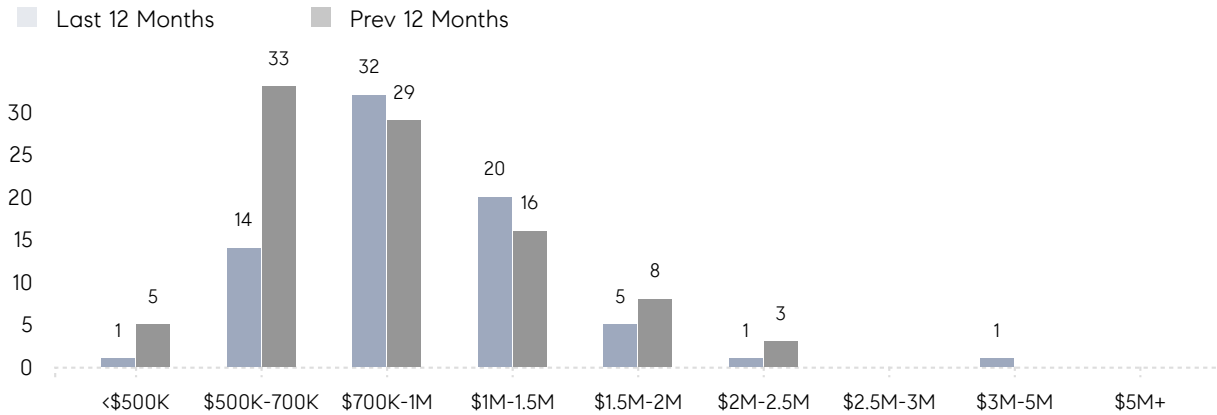
Haworth

FEBRUARY 2023

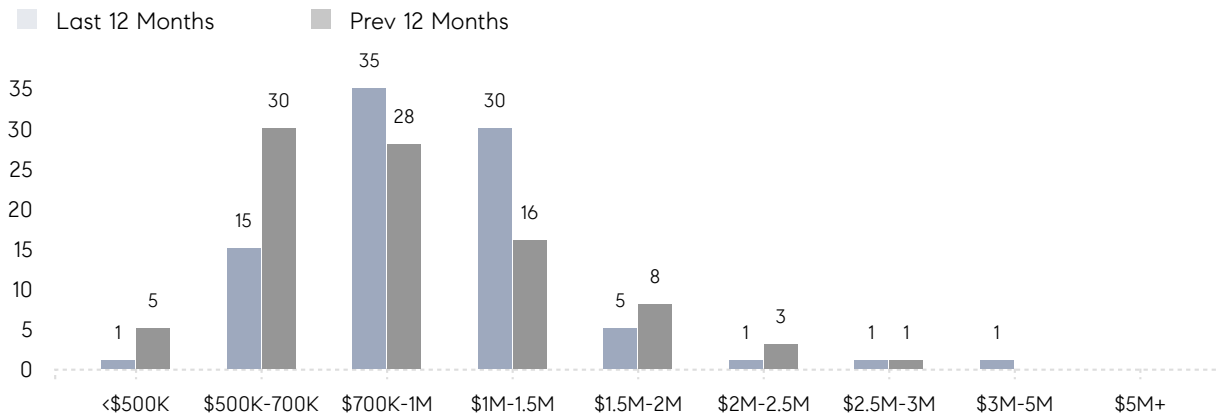
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Hillsborough Market Insights

Hillsborough

FEBRUARY 2023

UNDER CONTRACT

28
Total
Properties

\$477K
Average
Price

\$437K
Median
Price

-22%
Decrease From
Feb 2022

6%
Increase From
Feb 2022

6%
Increase From
Feb 2022

UNITS SOLD

12
Total
Properties

\$578K
Average
Price

\$585K
Median
Price

-50%
Decrease From
Feb 2022

38%
Increase From
Feb 2022

57%
Increase From
Feb 2022

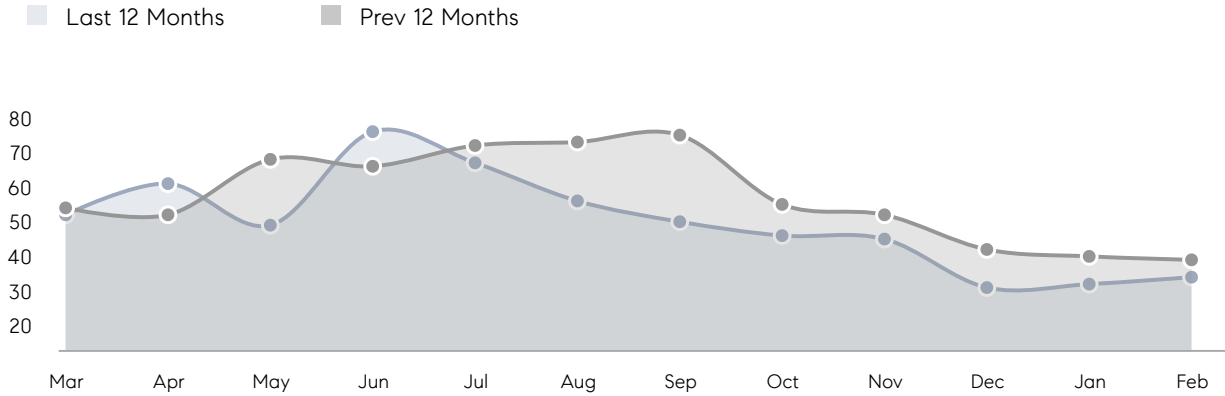
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	36	34	6%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$578,417	\$418,436	38.2%
	# OF CONTRACTS	28	36	-22.2%
	NEW LISTINGS	31	38	-18%
Houses	AVERAGE DOM	40	38	5%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$693,125	\$565,409	23%
	# OF CONTRACTS	10	20	-50%
	NEW LISTINGS	16	16	0%
Condo/Co-op/TH	AVERAGE DOM	27	31	-13%
	% OF ASKING PRICE	107%	102%	
	AVERAGE SOLD PRICE	\$349,000	\$294,073	19%
	# OF CONTRACTS	18	16	13%
	NEW LISTINGS	15	22	-32%

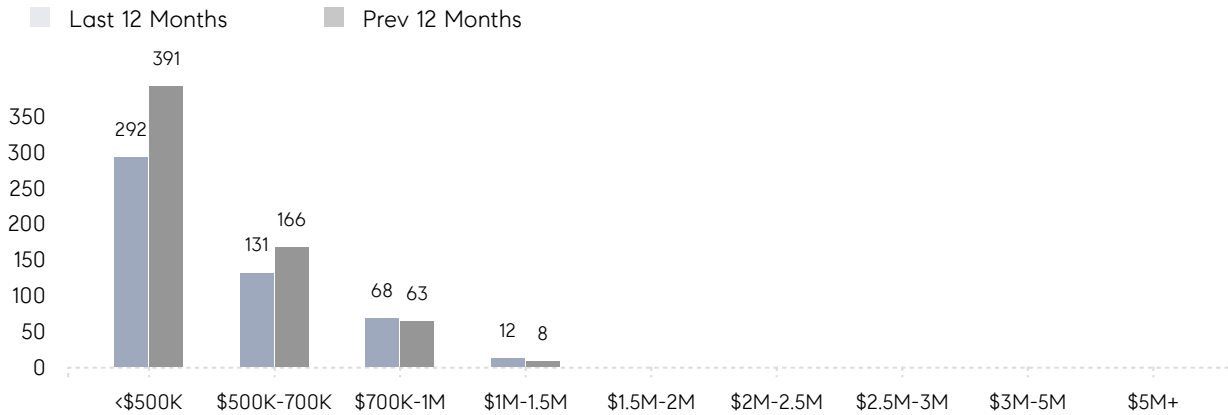
Hillsborough

FEBRUARY 2023

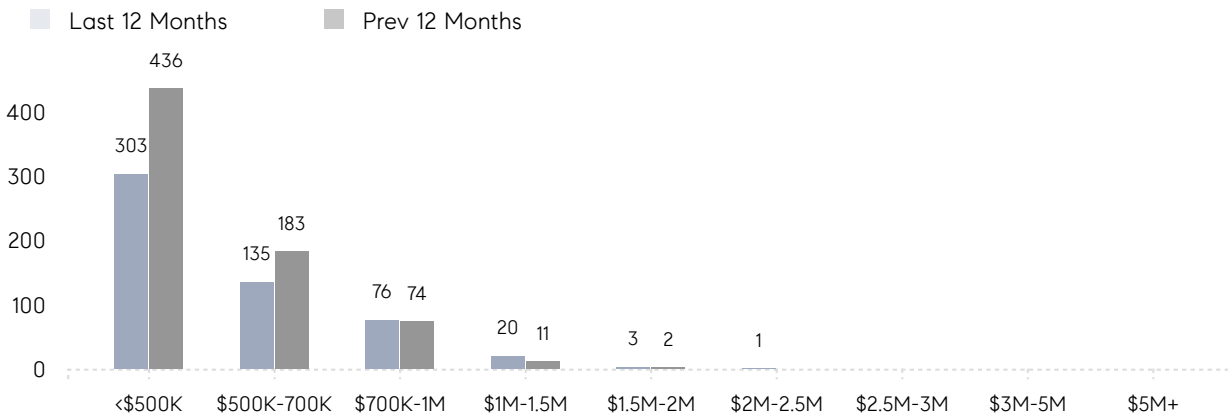
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Hillsdale Market Insights

Hillsdale

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$664K
Average
Price

\$649K
Median
Price

-22%
Decrease From
Feb 2022

-4%
Decrease From
Feb 2022

4%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$701K
Average
Price

\$595K
Median
Price

-50%
Decrease From
Feb 2022

27%
Increase From
Feb 2022

4%
Increase From
Feb 2022

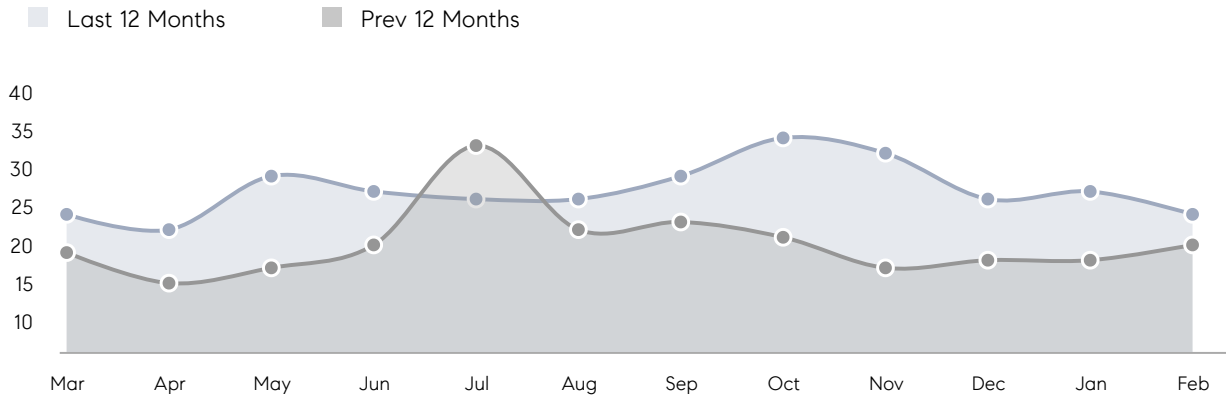
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	81	14	479%
	% OF ASKING PRICE	90%	106%	
	AVERAGE SOLD PRICE	\$701,333	\$553,500	26.7%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	3	12	-75%
Houses	AVERAGE DOM	81	14	479%
	% OF ASKING PRICE	90%	106%	
	AVERAGE SOLD PRICE	\$701,333	\$553,500	27%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	3	12	-75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

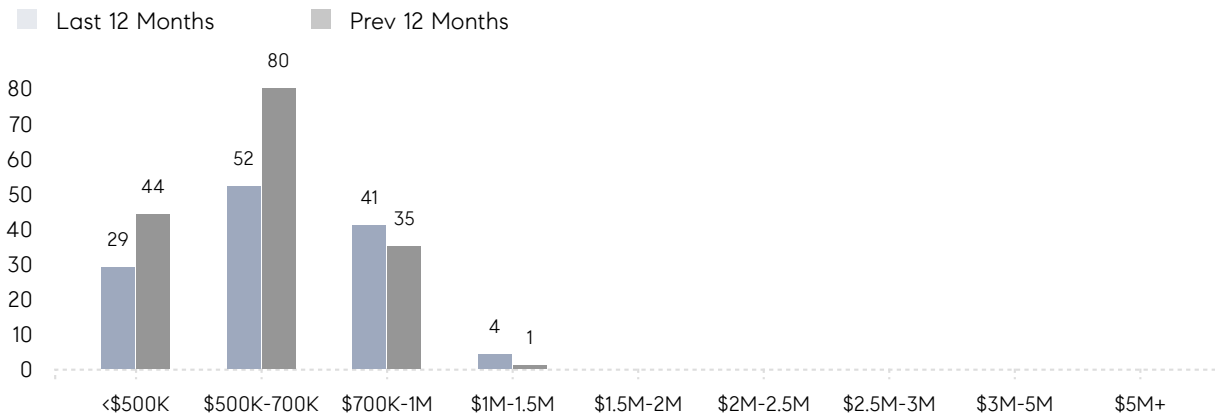
Hillsdale

FEBRUARY 2023

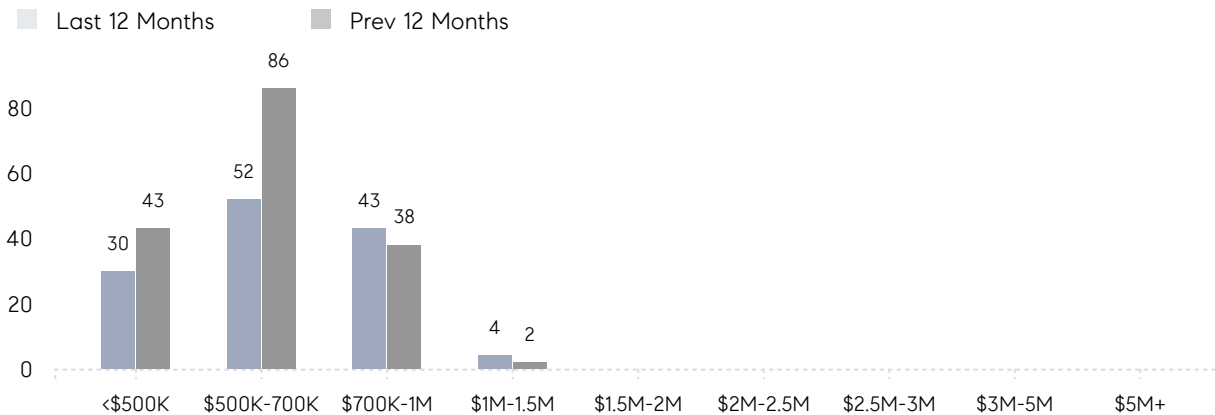
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Hillside Market Insights

Hillside

FEBRUARY 2023

UNDER CONTRACT

22
Total
Properties

\$420K
Average
Price

\$400K
Median
Price

100%
Increase From
Feb 2022

4%
Increase From
Feb 2022

3%
Increase From
Feb 2022

UNITS SOLD

11
Total
Properties

\$399K
Average
Price

\$420K
Median
Price

10%
Increase From
Feb 2022

22%
Increase From
Feb 2022

17%
Increase From
Feb 2022

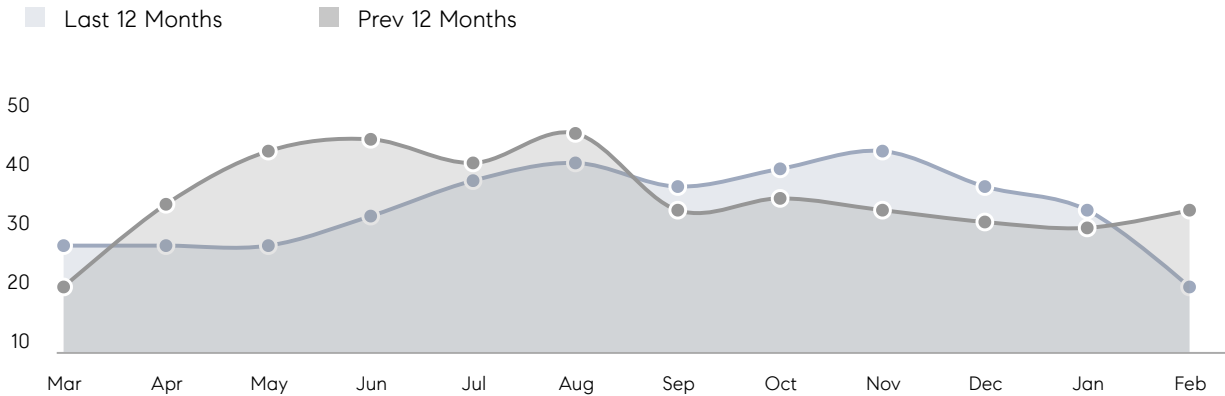
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	32	91	-65%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$399,900	\$326,690	22.4%
	# OF CONTRACTS	22	11	100.0%
	NEW LISTINGS	12	18	-33%
Houses	AVERAGE DOM	32	90	-64%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$399,900	\$329,667	21%
	# OF CONTRACTS	22	11	100%
	NEW LISTINGS	12	17	-29%
Condo/Co-op/TH	AVERAGE DOM	-	102	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$299,900	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

Hillside

FEBRUARY 2023

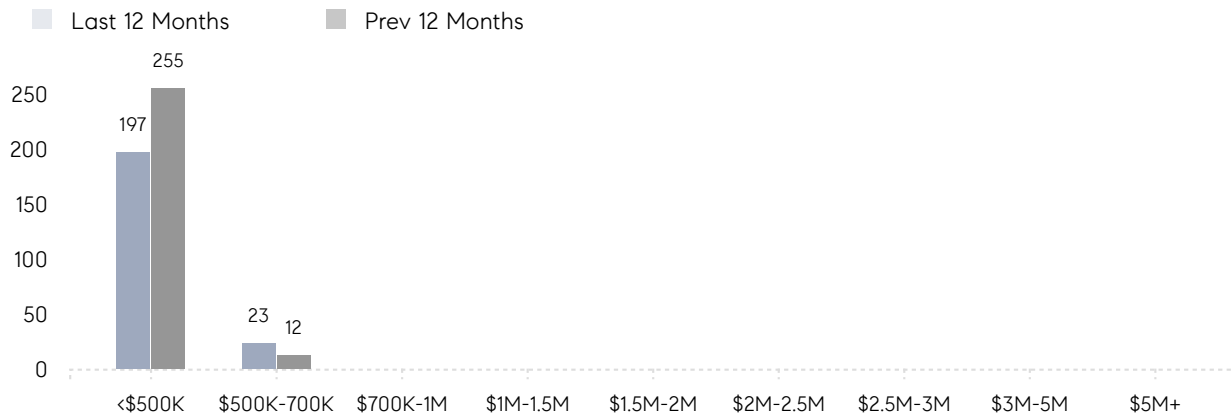
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Ho-Ho-Kus Market Insights

Ho-Ho-Kus

FEBRUARY 2023

UNDER CONTRACT

4	\$1.7M	\$1.2M
Total Properties	Average Price	Median Price
-33%	28%	22%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

4	\$2.5M	\$2.7M
Total Properties	Average Price	Median Price
300%	295%	327%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

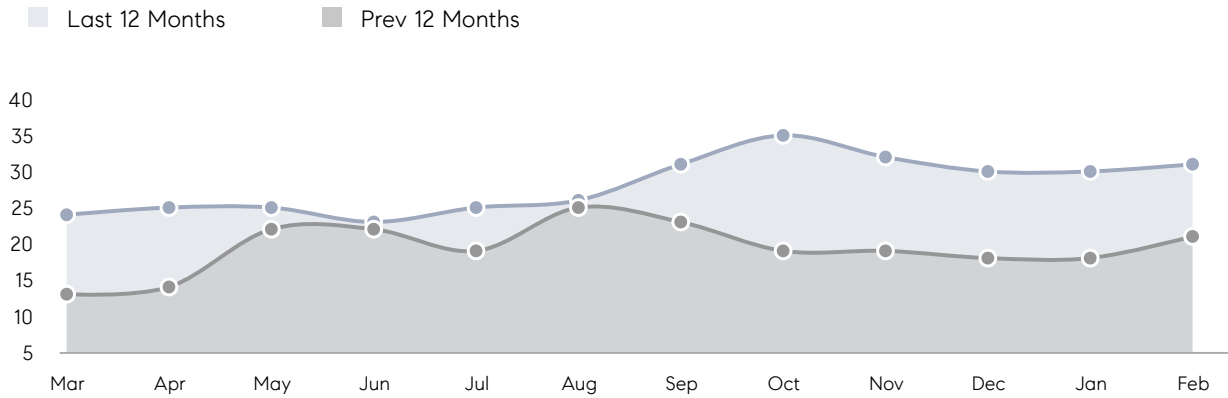
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	82	76	8%
	% OF ASKING PRICE	97%	90%	
	AVERAGE SOLD PRICE	\$2,567,500	\$650,000	295.0%
	# OF CONTRACTS	4	6	-33.3%
	NEW LISTINGS	4	10	-60%
Houses	AVERAGE DOM	82	76	8%
	% OF ASKING PRICE	97%	90%	
	AVERAGE SOLD PRICE	\$2,567,500	\$650,000	295%
	# OF CONTRACTS	4	6	-33%
	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	1	0%

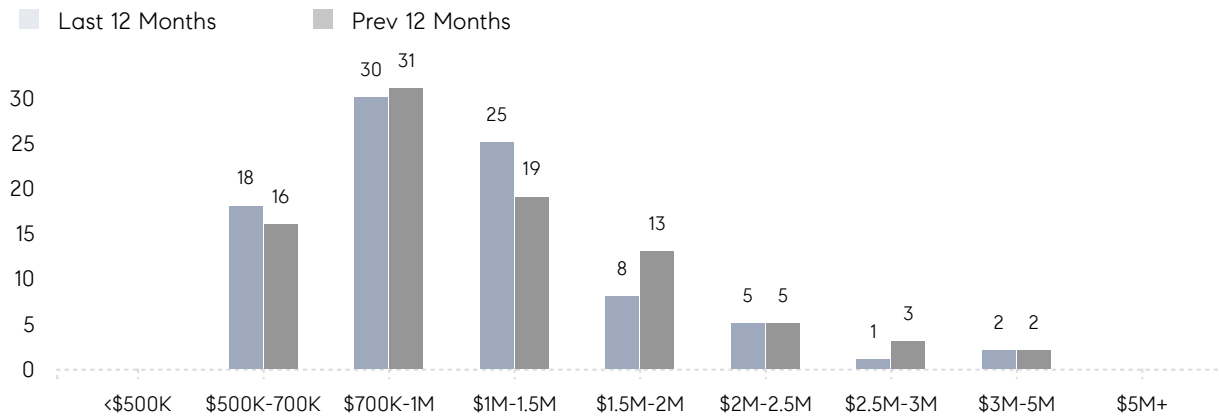
Ho-Ho-Kus

FEBRUARY 2023

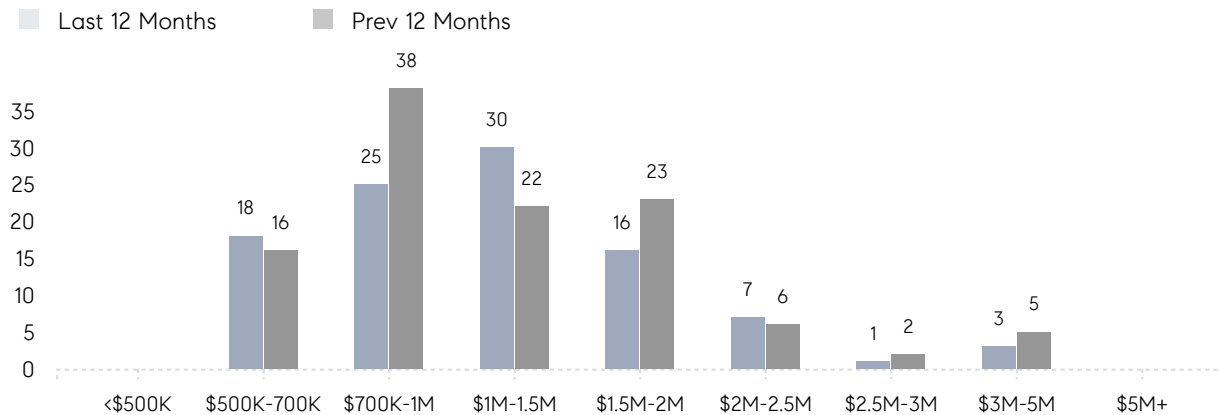
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Hoboken Market Insights

Hoboken

FEBRUARY 2023

UNDER CONTRACT

63
Total
Properties

\$962K
Average
Price

\$799K
Median
Price

-37%
Decrease From
Feb 2022

-11%
Decrease From
Feb 2022

0%
Change From
Feb 2022

UNITS SOLD

22
Total
Properties

\$996K
Average
Price

\$852K
Median
Price

-55%
Decrease From
Feb 2022

15%
Increase From
Feb 2022

28%
Increase From
Feb 2022

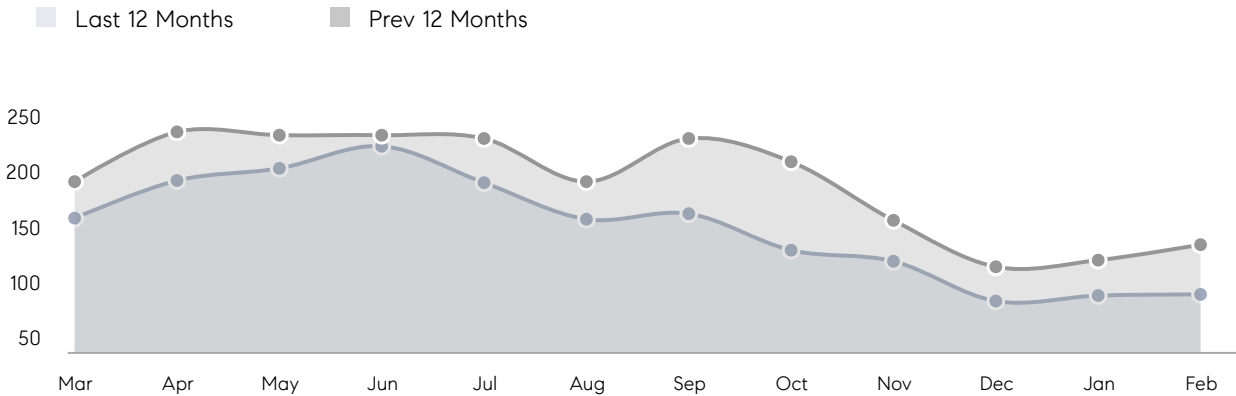
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	53	43	23%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$996,591	\$864,229	15.3%
	# OF CONTRACTS	63	100	-37.0%
	NEW LISTINGS	72	126	-43%
Houses	AVERAGE DOM	87	-	-
	% OF ASKING PRICE	96%	-	
	AVERAGE SOLD PRICE	\$2,900,000	-	-
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	5	3	67%
Condo/Co-op/TH	AVERAGE DOM	50	43	16%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$806,250	\$864,229	-7%
	# OF CONTRACTS	61	96	-36%
	NEW LISTINGS	67	123	-46%

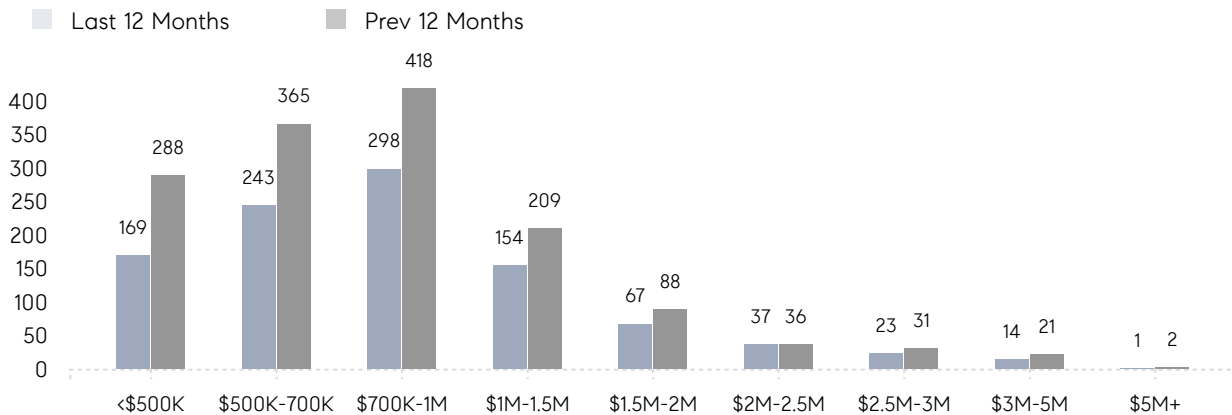
Hoboken

FEBRUARY 2023

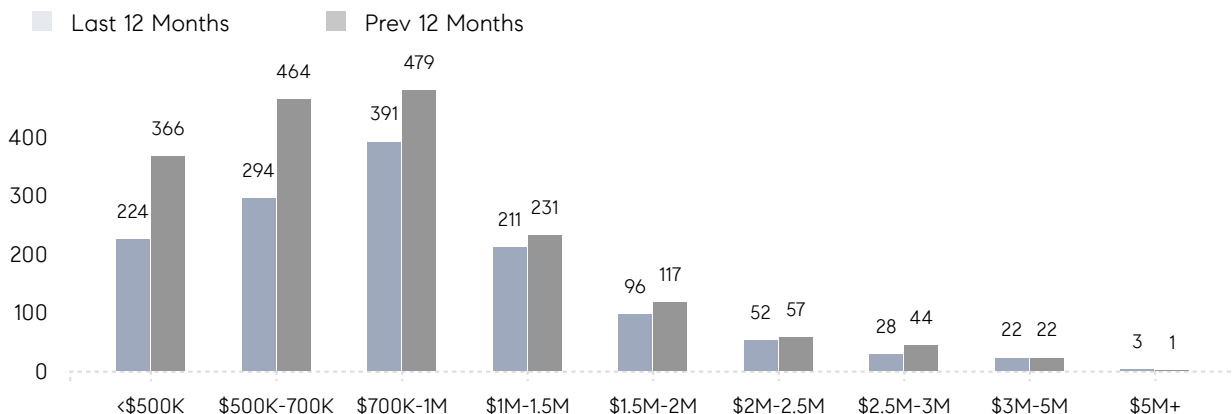
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Hopaccong Market Insights

Hopatcong

FEBRUARY 2023

UNDER CONTRACT

19
Total
Properties

\$397K
Average
Price

\$399K
Median
Price

-24%
Decrease From
Feb 2022

28%
Increase From
Feb 2022

33%
Increase From
Feb 2022

UNITS SOLD

12
Total
Properties

\$350K
Average
Price

\$351K
Median
Price

-56%
Decrease From
Feb 2022

3%
Increase From
Feb 2022

2%
Increase From
Feb 2022

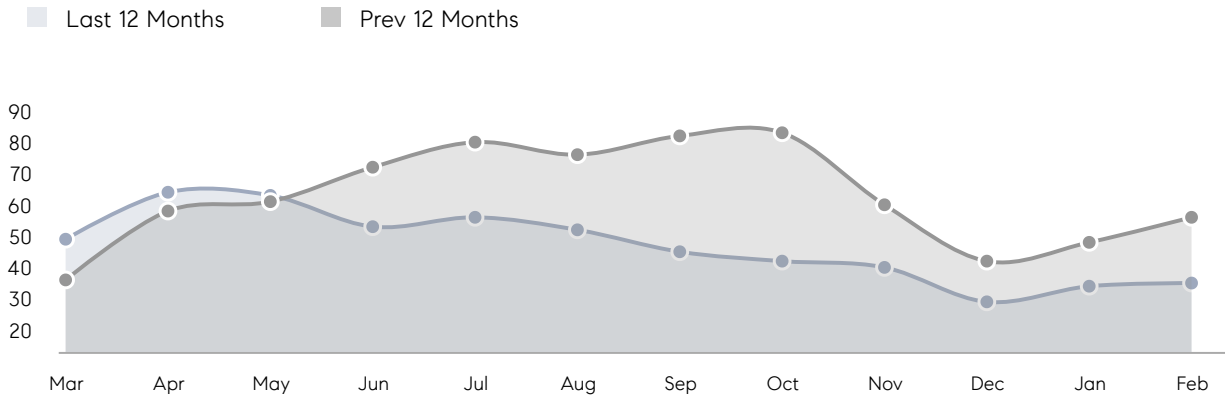
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	49	41	20%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$350,292	\$340,537	2.9%
	# OF CONTRACTS	19	25	-24.0%
	NEW LISTINGS	24	34	-29%
Houses	AVERAGE DOM	49	39	26%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$350,292	\$330,558	6%
	# OF CONTRACTS	19	25	-24%
	NEW LISTINGS	22	34	-35%
Condo/Co-op/TH	AVERAGE DOM	-	106	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$600,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%

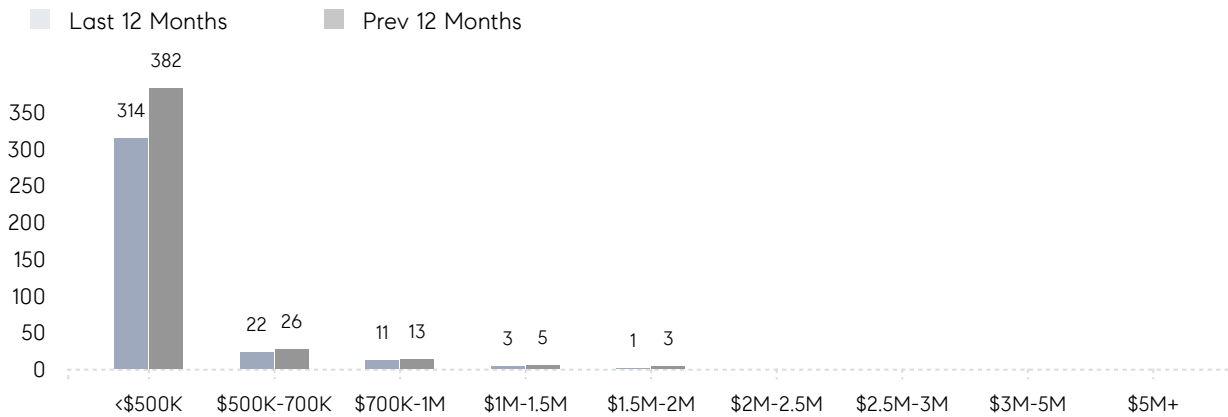
Hopatcong

FEBRUARY 2023

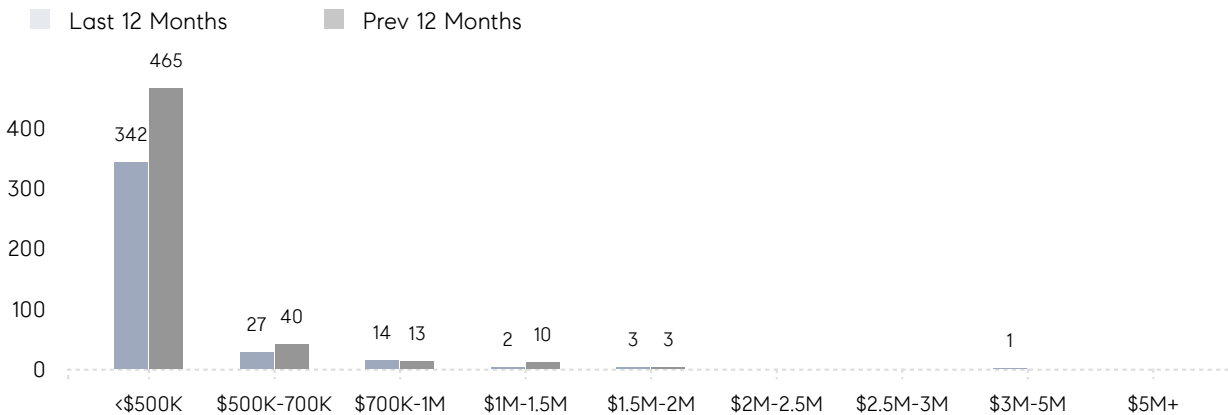
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Irvington Market Insights

Irvington

FEBRUARY 2023

UNDER CONTRACT

21
Total
Properties

\$344K
Average
Price

\$349K
Median
Price

11%
Increase From
Feb 2022

29%
Increase From
Feb 2022

34%
Increase From
Feb 2022

UNITS SOLD

12
Total
Properties

\$315K
Average
Price

\$320K
Median
Price

-45%
Decrease From
Feb 2022

26%
Increase From
Feb 2022

21%
Increase From
Feb 2022

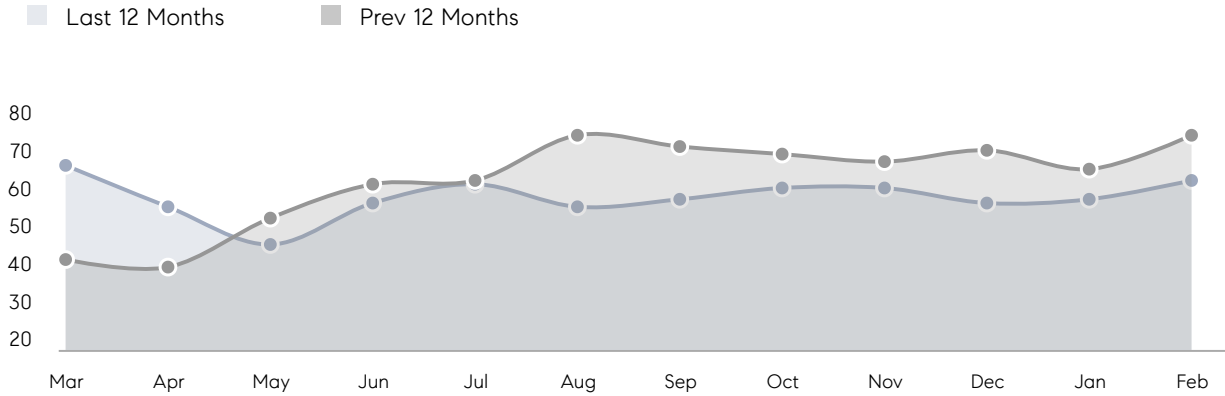
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	49	55	-11%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$315,525	\$251,342	25.5%
	# OF CONTRACTS	21	19	10.5%
	NEW LISTINGS	26	43	-40%
Houses	AVERAGE DOM	49	57	-14%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$315,525	\$257,263	23%
	# OF CONTRACTS	21	19	11%
	NEW LISTINGS	25	40	-37%
Condo/Co-op/TH	AVERAGE DOM	-	16	-
	% OF ASKING PRICE	-	127%	
	AVERAGE SOLD PRICE	-	\$127,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	3	-67%

Irvington

FEBRUARY 2023

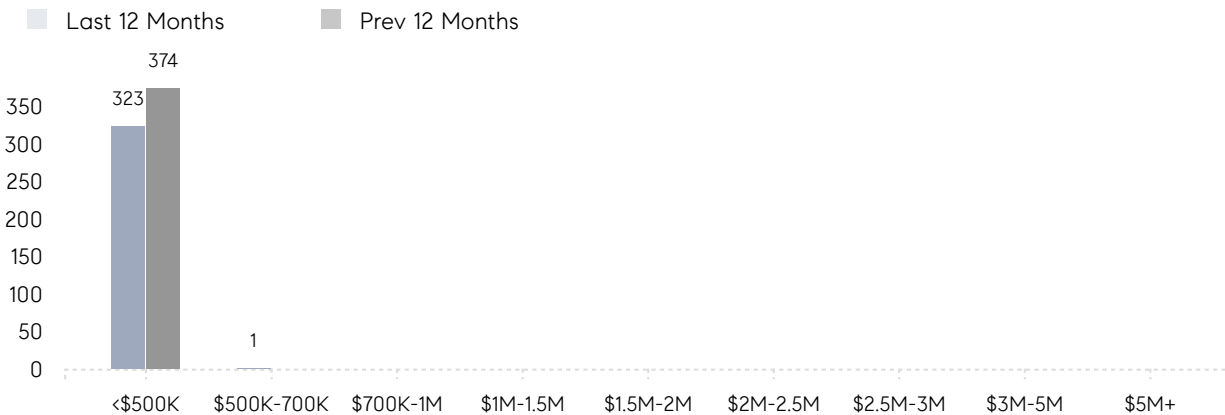
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Jersey City Market Insights

Jersey City

FEBRUARY 2023

UNDER CONTRACT

138
Total
Properties

\$643K
Average
Price

\$599K
Median
Price

-25%
Decrease From
Feb 2022

-5%
Decrease From
Feb 2022

-8%
Decrease From
Feb 2022

UNITS SOLD

73
Total
Properties

\$652K
Average
Price

\$575K
Median
Price

-33%
Decrease From
Feb 2022

2%
Increase From
Feb 2022

7%
Increase From
Feb 2022

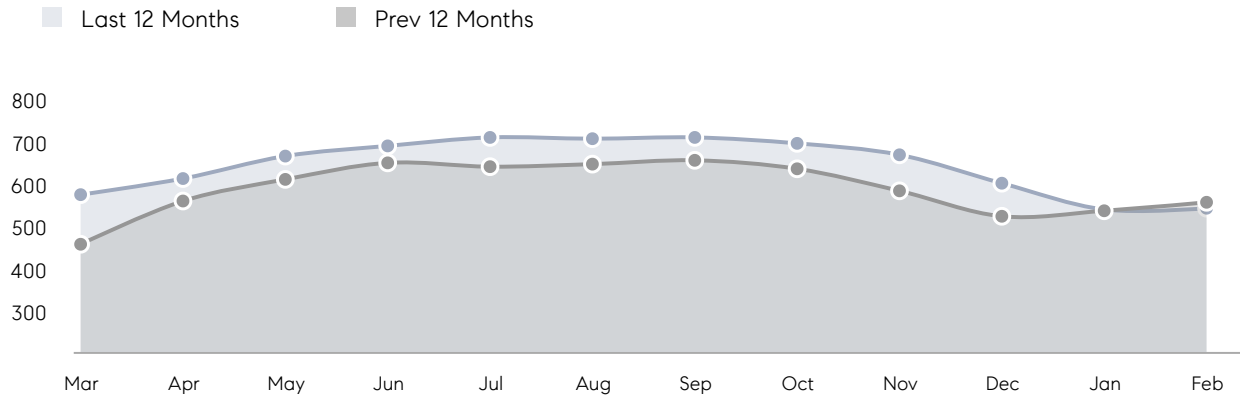
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	42	47	-11%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$652,805	\$639,458	2.1%
	# OF CONTRACTS	138	183	-24.6%
	NEW LISTINGS	195	264	-26%
Houses	AVERAGE DOM	53	52	2%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$871,444	\$634,762	37%
	# OF CONTRACTS	22	25	-12%
	NEW LISTINGS	29	31	-6%
Condo/Co-op/TH	AVERAGE DOM	40	45	-11%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$622,059	\$641,325	-3%
	# OF CONTRACTS	116	158	-27%
	NEW LISTINGS	166	233	-29%

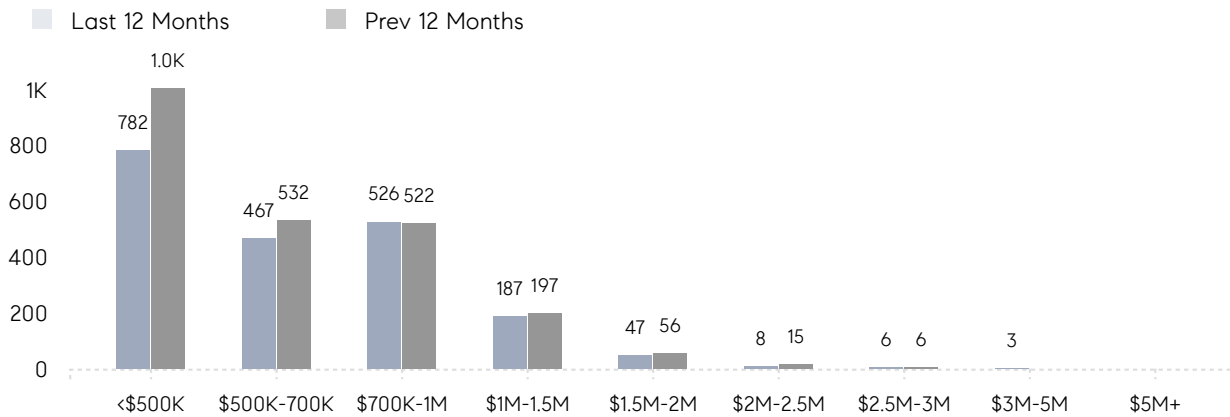
Jersey City

FEBRUARY 2023

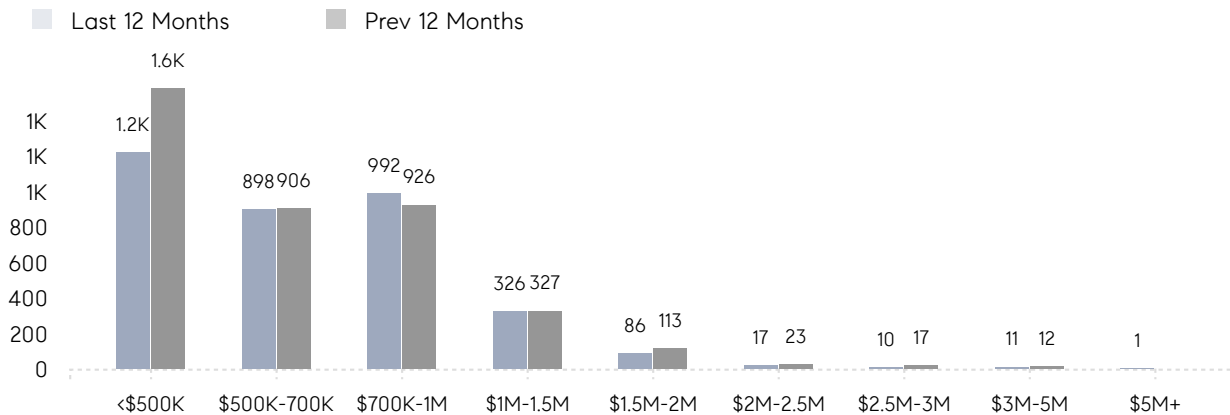
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report

Sources: Garden State MLS, Hudson MLS, NJ MLS



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COMPASS

February 2023

Kearny Market Insights

Kearny

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

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

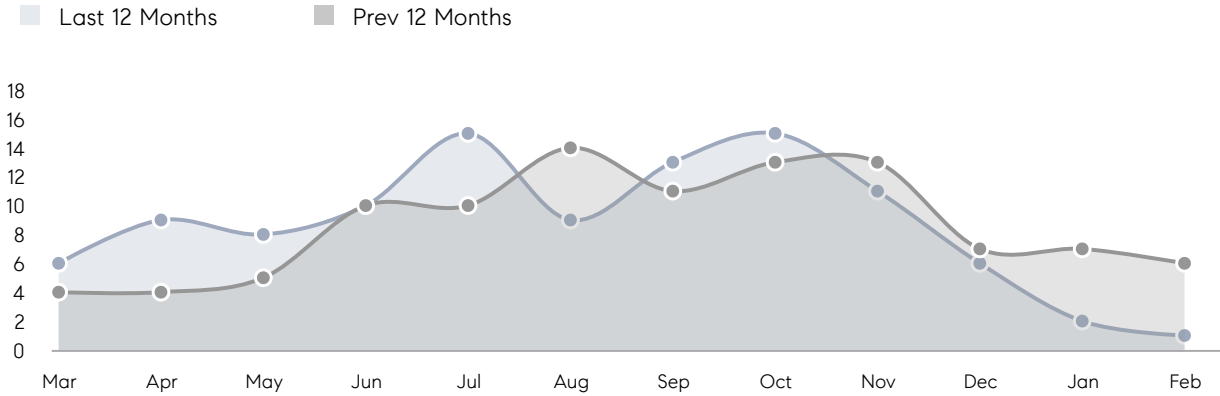
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	62	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$390,650	-
	# OF CONTRACTS	0	4	0.0%
	NEW LISTINGS	0	3	0%
Houses	AVERAGE DOM	-	73	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$482,225	-
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	0	2	0%
Condo/Co-op/TH	AVERAGE DOM	-	40	-
	% OF ASKING PRICE	-	94%	
	AVERAGE SOLD PRICE	-	\$207,500	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

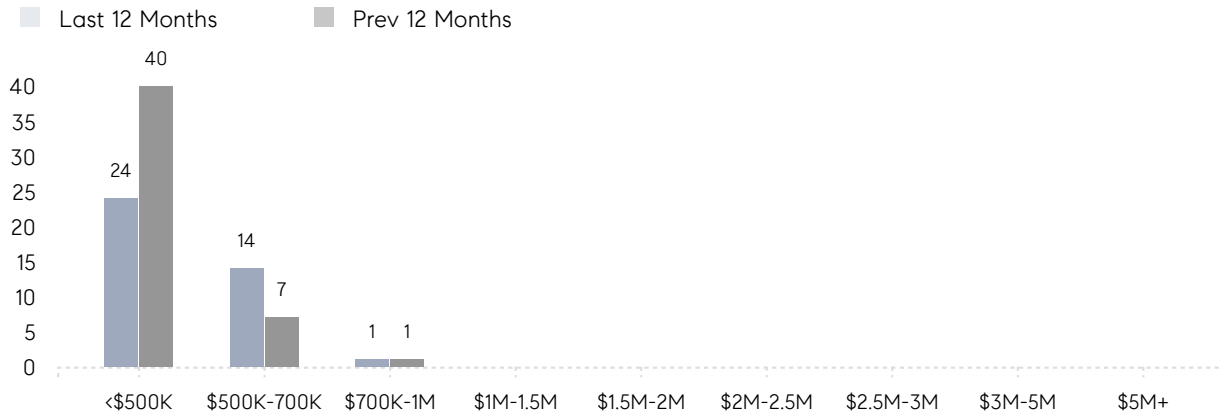
Kearny

FEBRUARY 2023

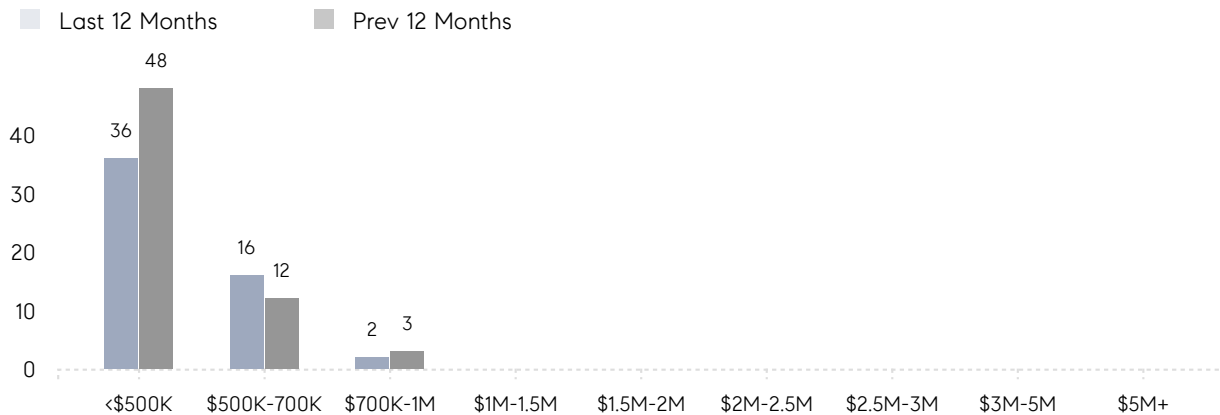
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Kenilworth Market Insights

Kenilworth

FEBRUARY 2023

UNDER CONTRACT

7	\$524K	\$485K
Total Properties	Average Price	Median Price
-12%	5%	-1%
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

UNITS SOLD

4	\$415K	\$420K
Total Properties	Average Price	Median Price
-33%	-13%	-6%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

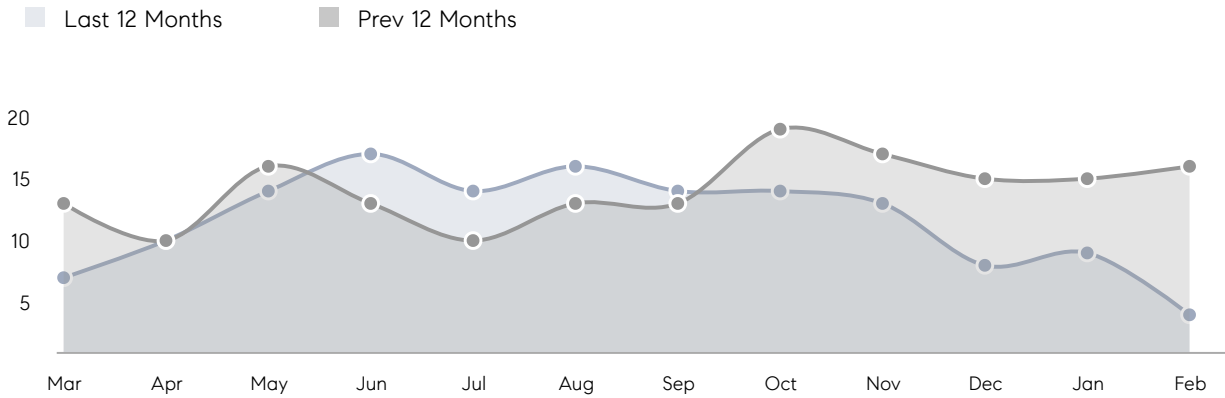
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	68	68	0%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$415,000	\$474,317	-12.5%
	# OF CONTRACTS	7	8	-12.5%
	NEW LISTINGS	2	10	-80%
Houses	AVERAGE DOM	68	68	0%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$415,000	\$474,317	-13%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	2	10	-80%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

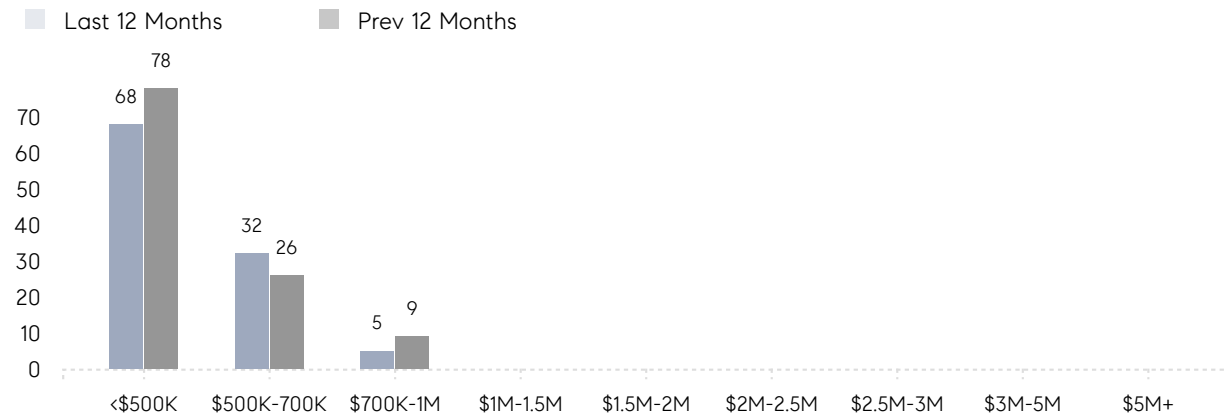
Kenilworth

FEBRUARY 2023

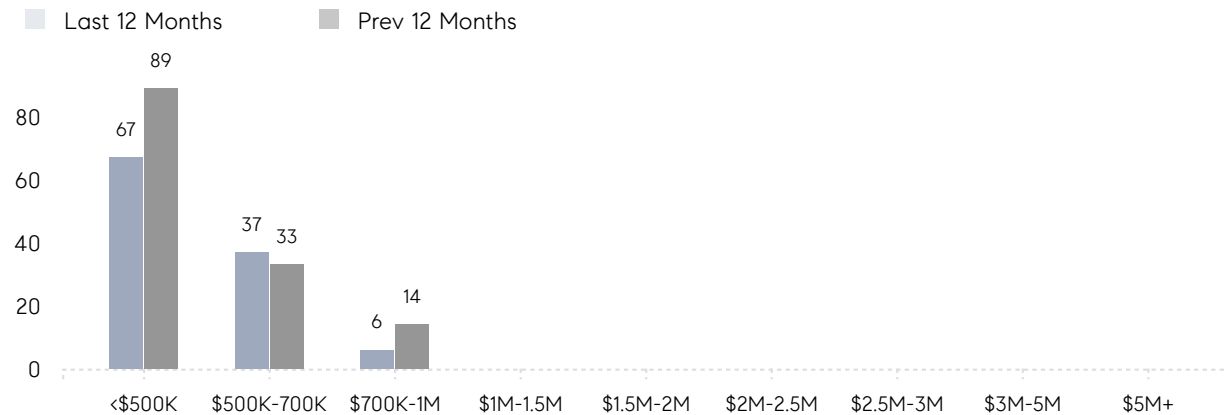
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Kinneton Market Insights

Kinnelon

FEBRUARY 2023

UNDER CONTRACT

9	\$1.3M	\$650K
Total Properties	Average Price	Median Price
29%	81%	-16%
Increase From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

UNITS SOLD

8	\$766K	\$695K
Total Properties	Average Price	Median Price
14%	-5%	23%
Increase From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

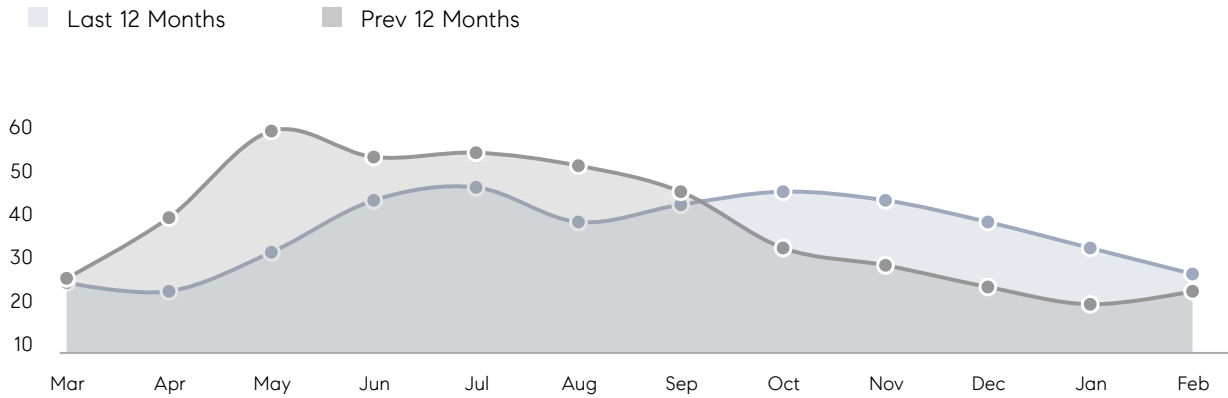
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	96	26	269%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$766,250	\$803,168	-4.6%
	# OF CONTRACTS	9	7	28.6%
	NEW LISTINGS	7	11	-36%
Houses	AVERAGE DOM	96	26	269%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$766,250	\$803,168	-5%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	6	11	-45%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

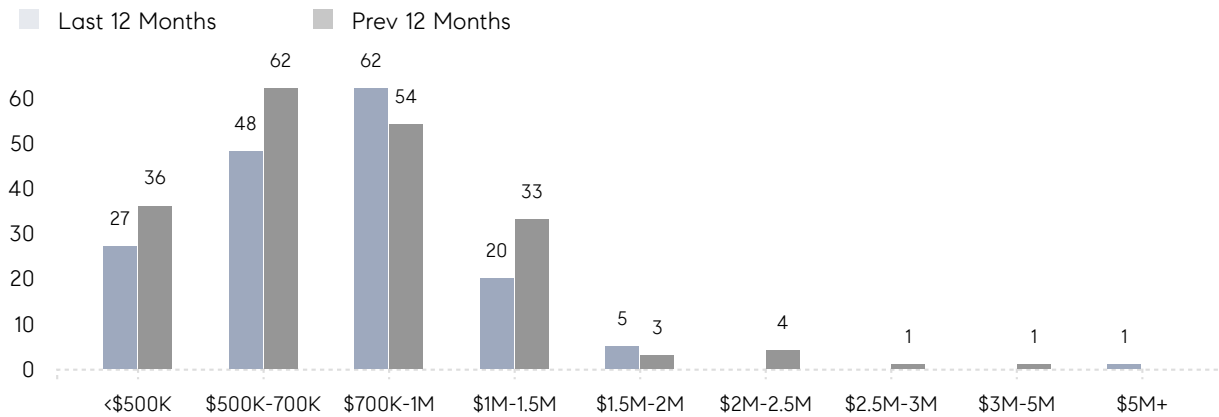
Kinnelon

FEBRUARY 2023

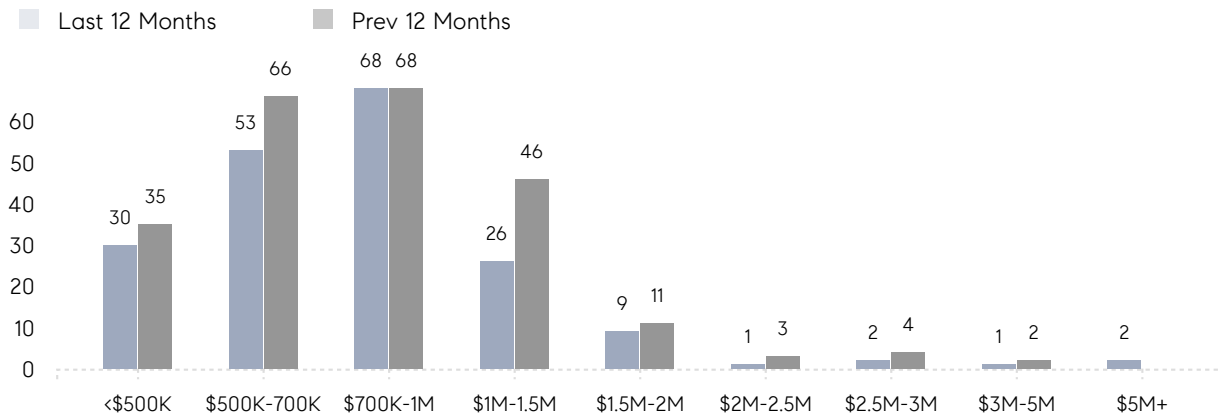
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Leonia Market Insights

Leonia

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

5	\$589K	\$690K
Total Properties	Average Price	Median Price
-29%	-12%	1%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

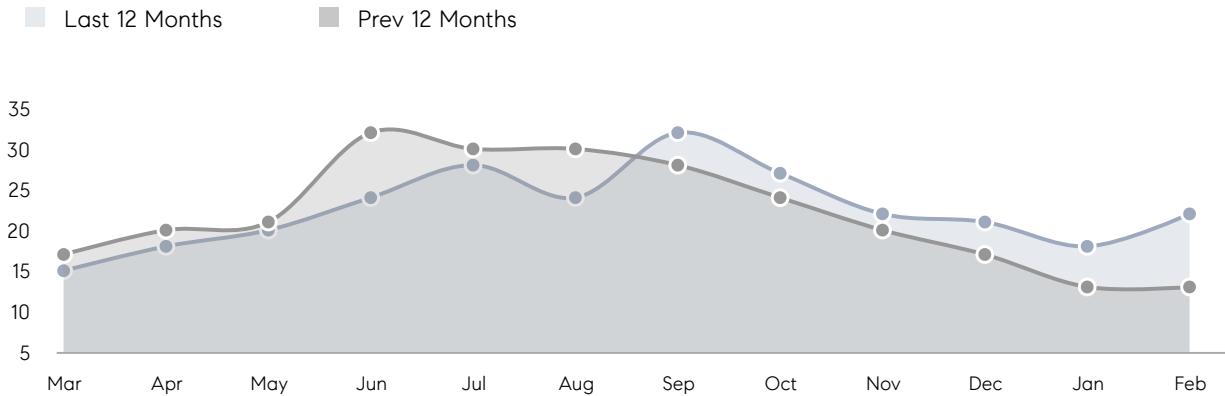
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	51	78	-35%
	% OF ASKING PRICE	94%	100%	
	AVERAGE SOLD PRICE	\$589,000	\$667,286	-11.7%
	# OF CONTRACTS	0	6	0.0%
	NEW LISTINGS	4	4	0%
Houses	AVERAGE DOM	56	78	-28%
	% OF ASKING PRICE	94%	100%	
	AVERAGE SOLD PRICE	\$661,250	\$667,286	-1%
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	30	-	-
	% OF ASKING PRICE	94%	-	
	AVERAGE SOLD PRICE	\$300,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	1	0%

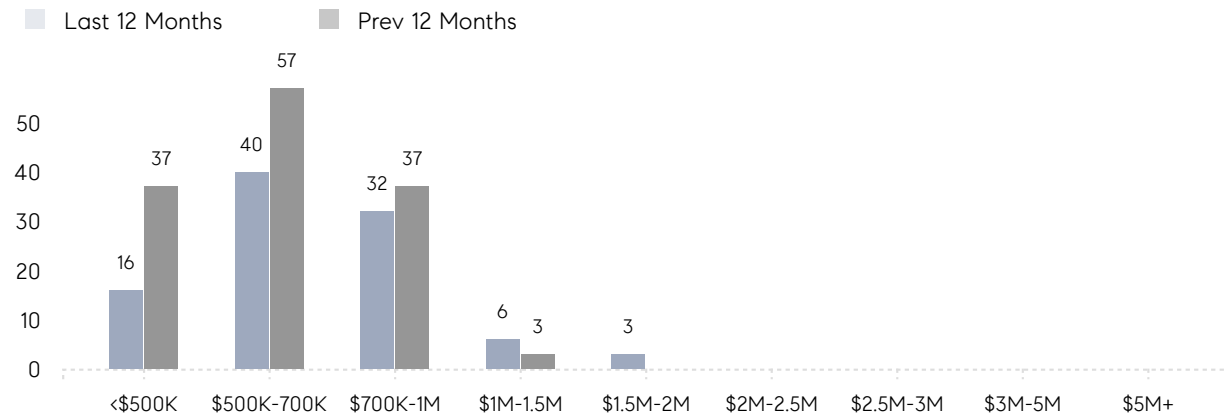
Leonia

FEBRUARY 2023

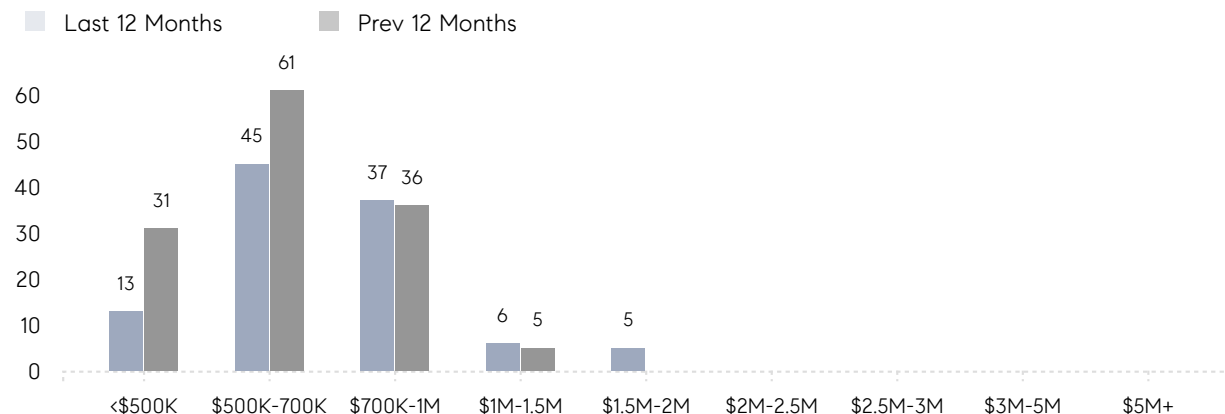
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Linden Market Insights

Linden

FEBRUARY 2023

UNDER CONTRACT

26
Total
Properties

\$478K
Average
Price

\$466K
Median
Price

63%
Increase From
Feb 2022

26%
Increase From
Feb 2022

21%
Increase From
Feb 2022

UNITS SOLD

18
Total
Properties

\$452K
Average
Price

\$404K
Median
Price

-38%
Decrease From
Feb 2022

7%
Increase From
Feb 2022

-4%
Decrease From
Feb 2022

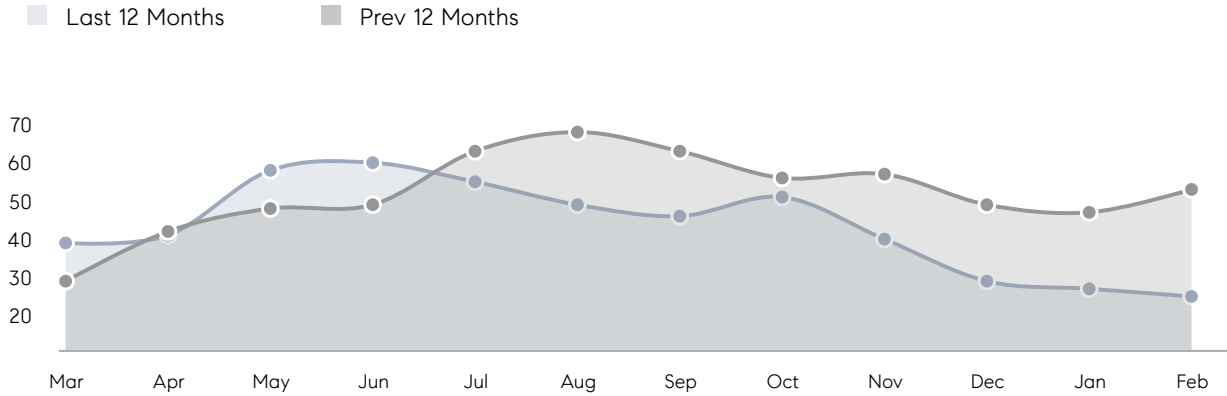
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	53	44	20%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$452,667	\$422,014	7.3%
	# OF CONTRACTS	26	16	62.5%
	NEW LISTINGS	27	27	0%
Houses	AVERAGE DOM	52	40	30%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$490,200	\$428,157	14%
	# OF CONTRACTS	26	13	100%
	NEW LISTINGS	25	24	4%
Condo/Co-op/TH	AVERAGE DOM	60	165	-64%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$265,000	\$250,000	6%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	2	3	-33%

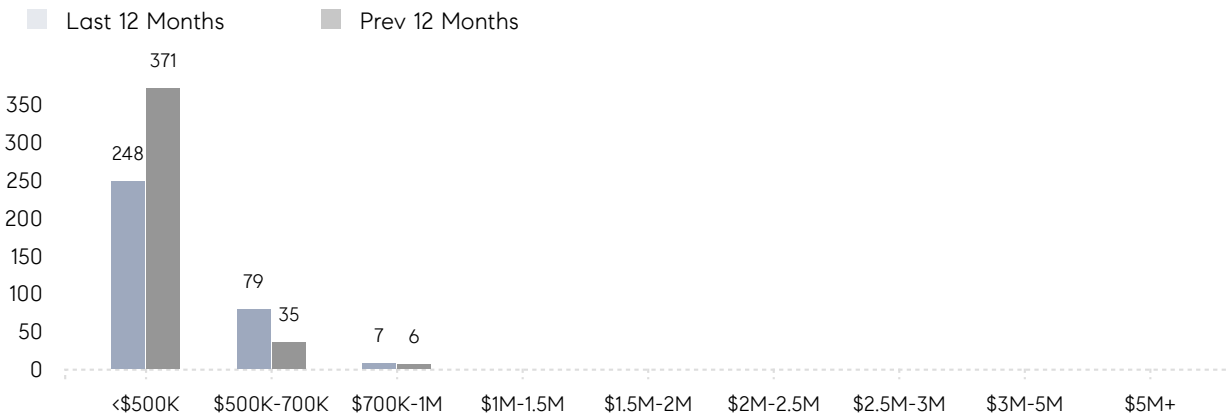
Linden

FEBRUARY 2023

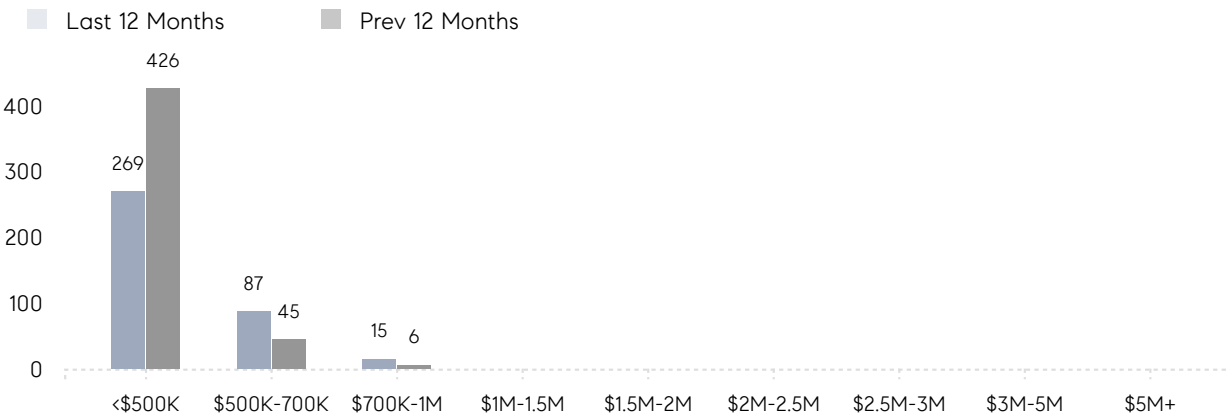
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Little Ferry Market Insights

Little Ferry

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

1	\$225K	\$225K
Total Properties	Average Price	Median Price
-75%	-43%	-44%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

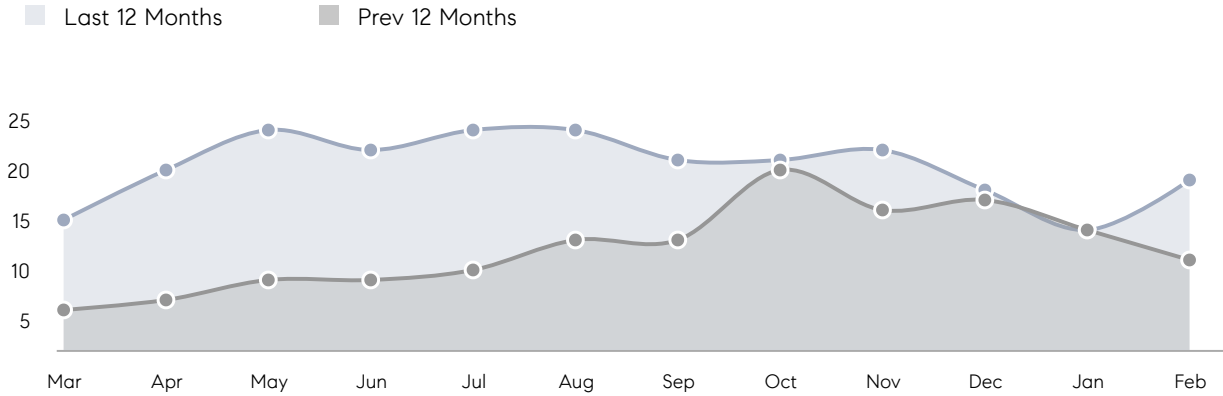
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	82	29	183%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$225,000	\$396,250	-43.2%
	# OF CONTRACTS	0	8	0.0%
	NEW LISTINGS	6	3	100%
Houses	AVERAGE DOM	-	42	-
	% OF ASKING PRICE	-	93%	
	AVERAGE SOLD PRICE	-	\$455,000	-
	# OF CONTRACTS	0	7	0%
	NEW LISTINGS	6	2	200%
Condo/Co-op/TH	AVERAGE DOM	82	17	382%
	% OF ASKING PRICE	100%	111%	
	AVERAGE SOLD PRICE	\$225,000	\$337,500	-33%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

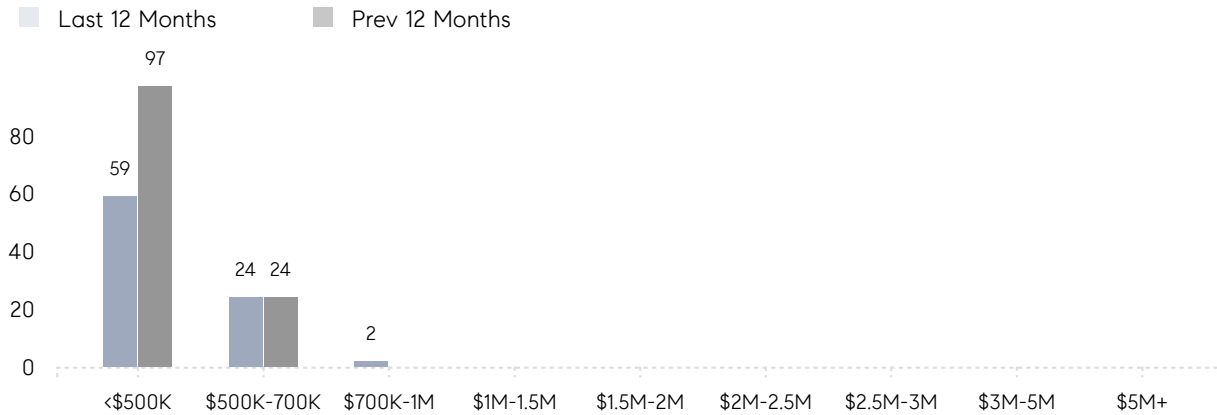
Little Ferry

FEBRUARY 2023

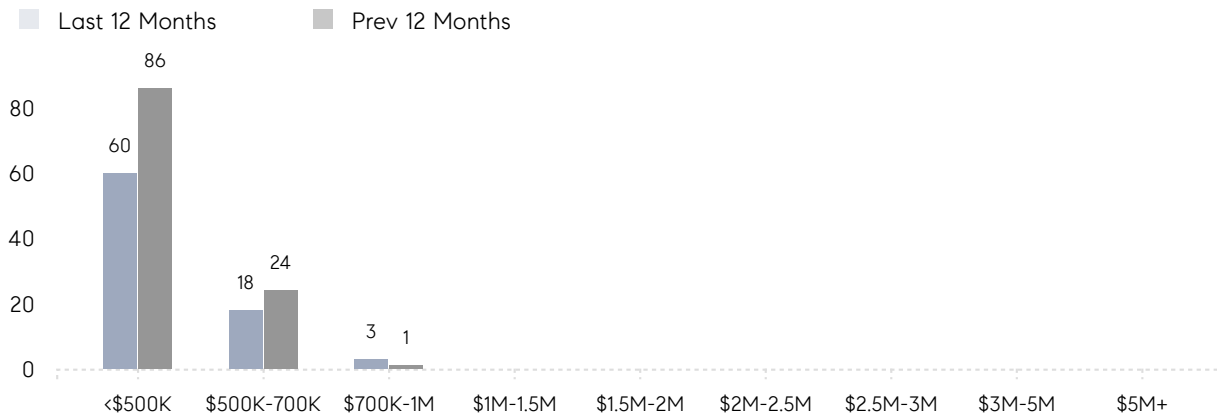
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Livingston Market Insights

Livingston

FEBRUARY 2023

UNDER CONTRACT

52
Total
Properties

\$1.0M
Average
Price

\$812K
Median
Price

37%
Increase From
Feb 2022

6%
Increase From
Feb 2022

0%
Change From
Feb 2022

UNITS SOLD

20
Total
Properties

\$1.0M
Average
Price

\$1.2M
Median
Price

-17%
Decrease From
Feb 2022

-22%
Decrease From
Feb 2022

15%
Increase From
Feb 2022

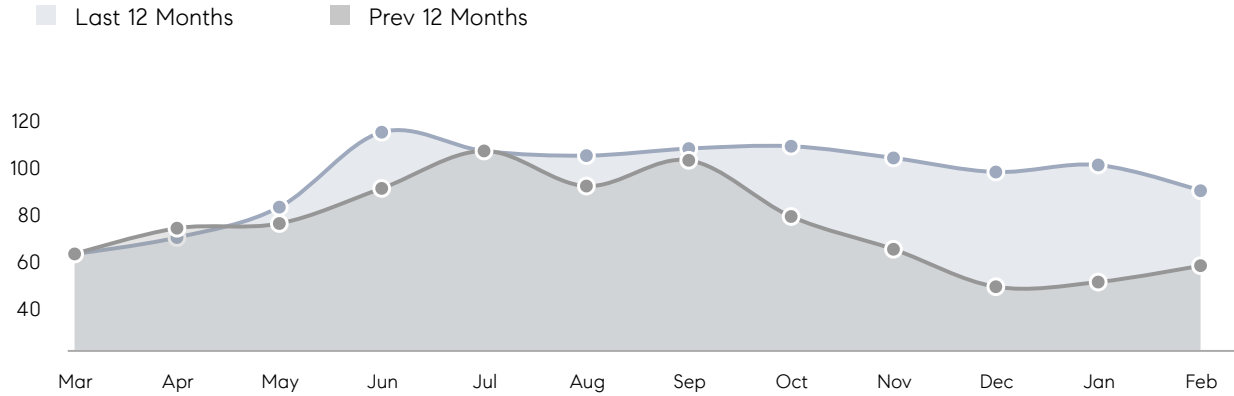
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	41	75	-45%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$1,079,450	\$1,383,378	-22.0%
	# OF CONTRACTS	52	38	36.8%
	NEW LISTINGS	33	43	-23%
Houses	AVERAGE DOM	41	75	-45%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$1,096,526	\$1,383,378	-21%
	# OF CONTRACTS	46	30	53%
	NEW LISTINGS	30	35	-14%
Condo/Co-op/TH	AVERAGE DOM	40	-	-
	% OF ASKING PRICE	97%	-	
	AVERAGE SOLD PRICE	\$755,000	-	-
	# OF CONTRACTS	6	8	-25%
	NEW LISTINGS	3	8	-62%

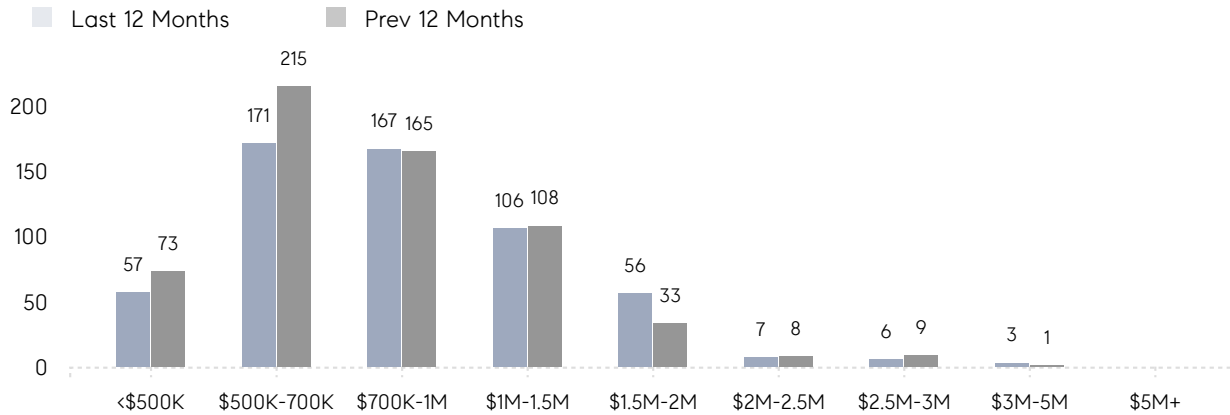
Livingston

FEBRUARY 2023

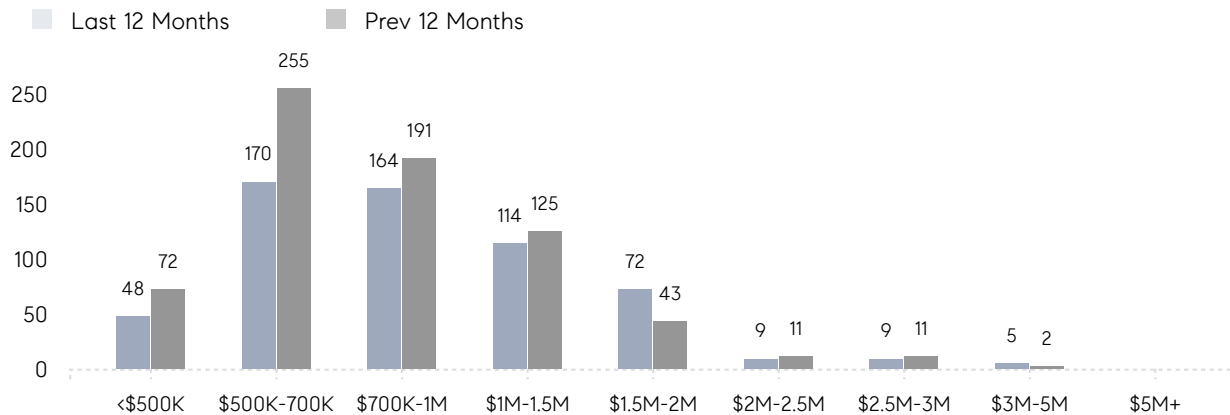
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Lodi Market Insights

Lodi

FEBRUARY 2023

UNDER CONTRACT

4	\$330K	\$355K
Total Properties	Average Price	Median Price
-43%	-24%	-21%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

3	\$386K	\$395K
Total Properties	Average Price	Median Price
-50%	16%	3%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

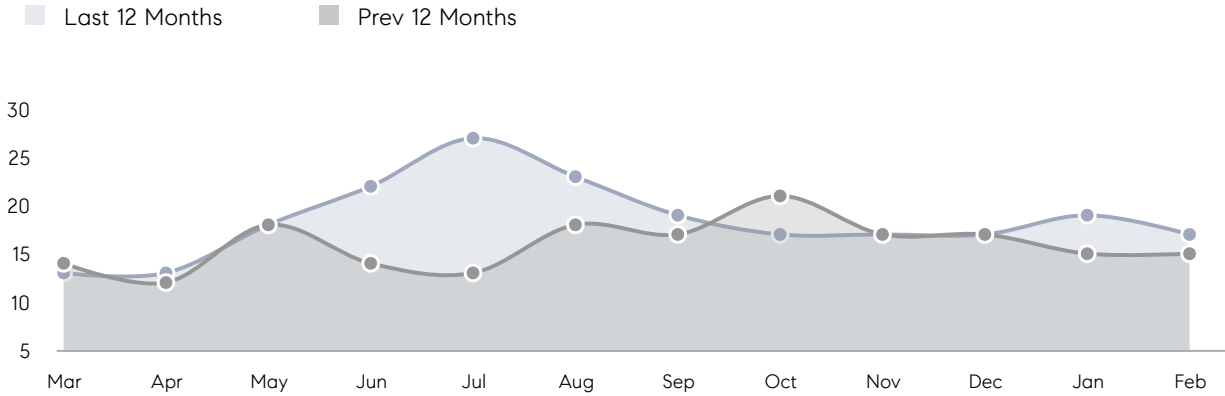
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	29	39	-26%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$386,667	\$334,196	15.7%
	# OF CONTRACTS	4	7	-42.9%
	NEW LISTINGS	2	8	-75%
Houses	AVERAGE DOM	29	43	-33%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$410,000	\$421,294	-3%
	# OF CONTRACTS	2	6	-67%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	28	30	-7%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$340,000	\$160,000	113%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	2	0%

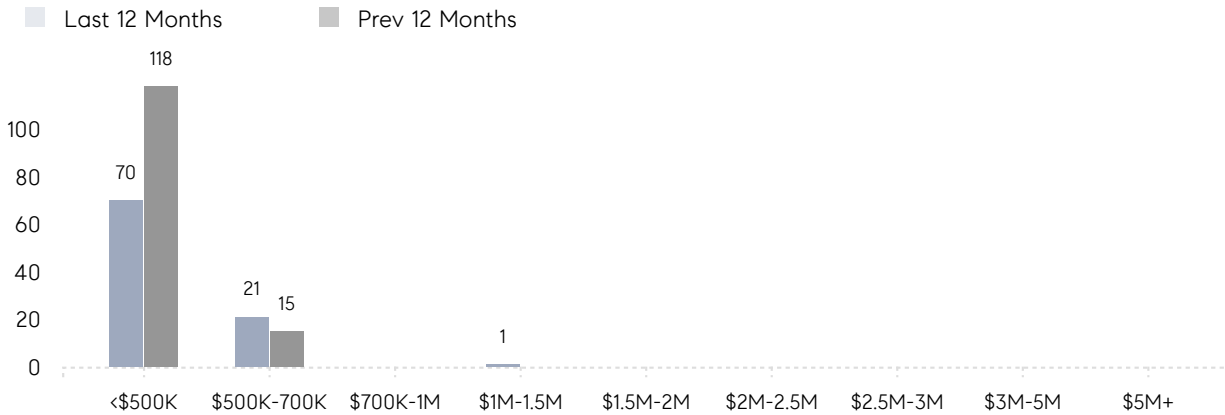
Lodi

FEBRUARY 2023

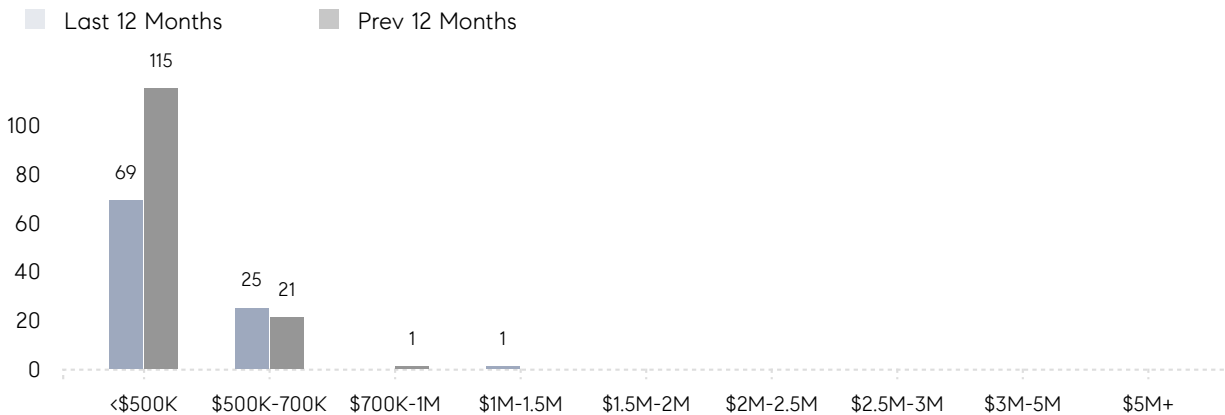
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Long Hill Market Insights

Long Hill

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$682K
Average
Price

\$599K
Median
Price

40%
Increase From
Feb 2022

-3%
Decrease From
Feb 2022

-
Change From
Feb 2022

UNITS SOLD

1
Total
Properties

\$490K
Average
Price

\$490K
Median
Price

-83%
Decrease From
Feb 2022

-9%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

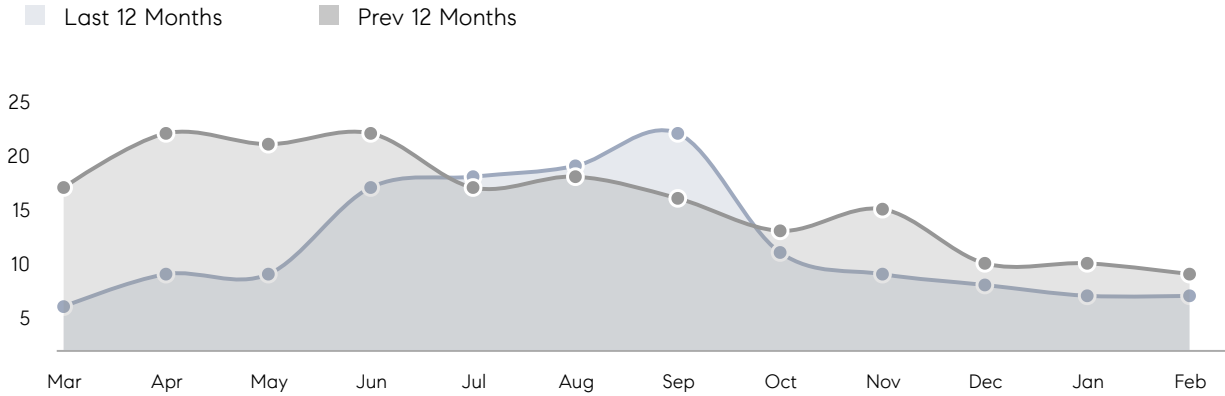
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	53	32	66%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$490,000	\$540,000	-9.3%
	# OF CONTRACTS	7	5	40.0%
	NEW LISTINGS	7	5	40%
Houses	AVERAGE DOM	53	32	66%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$490,000	\$540,000	-9%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	5	5	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	0	0%

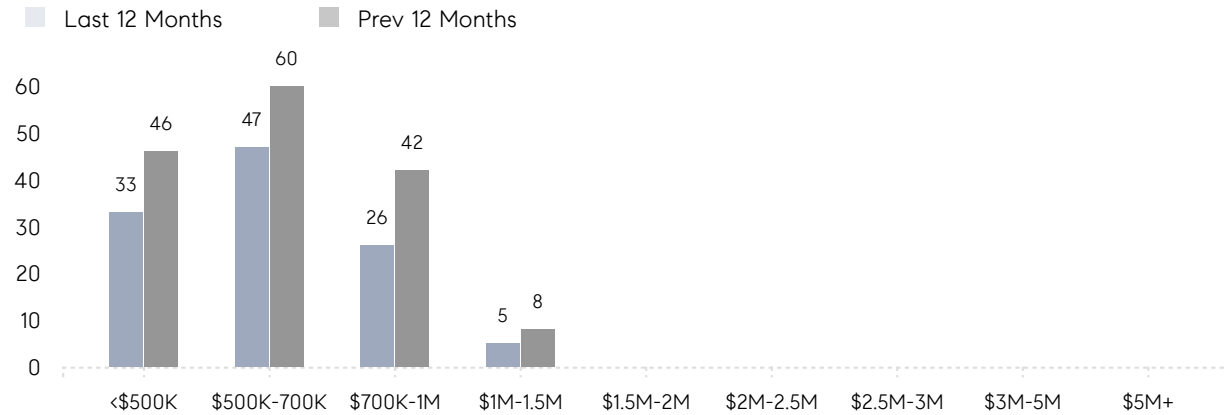
Long Hill

FEBRUARY 2023

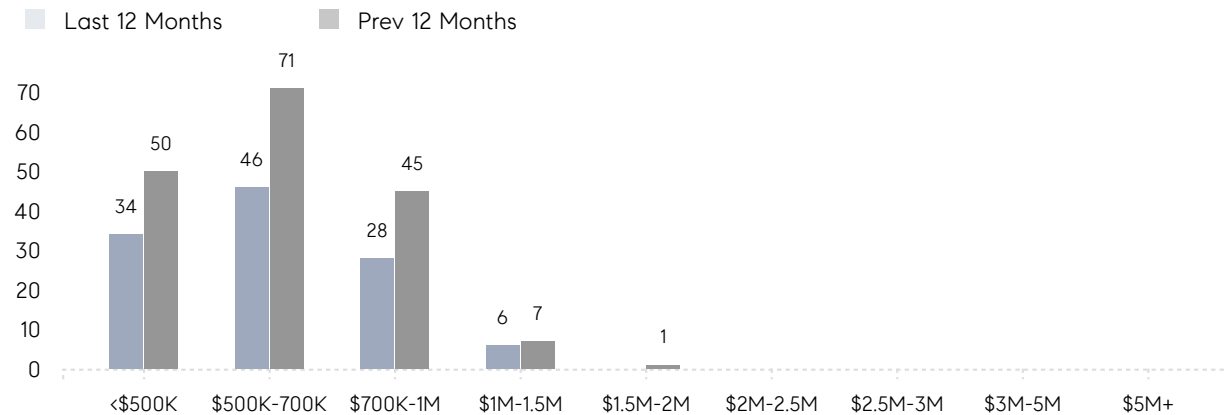
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Lyndhurst Market Insights

Lyndhurst

FEBRUARY 2023

UNDER CONTRACT

9
Total
Properties

\$506K
Average
Price

\$520K
Median
Price

-10%
Decrease From
Feb 2022

-1%
Change From
Feb 2022

25%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$516K
Average
Price

\$449K
Median
Price

-58%
Decrease From
Feb 2022

12%
Increase From
Feb 2022

6%
Increase From
Feb 2022

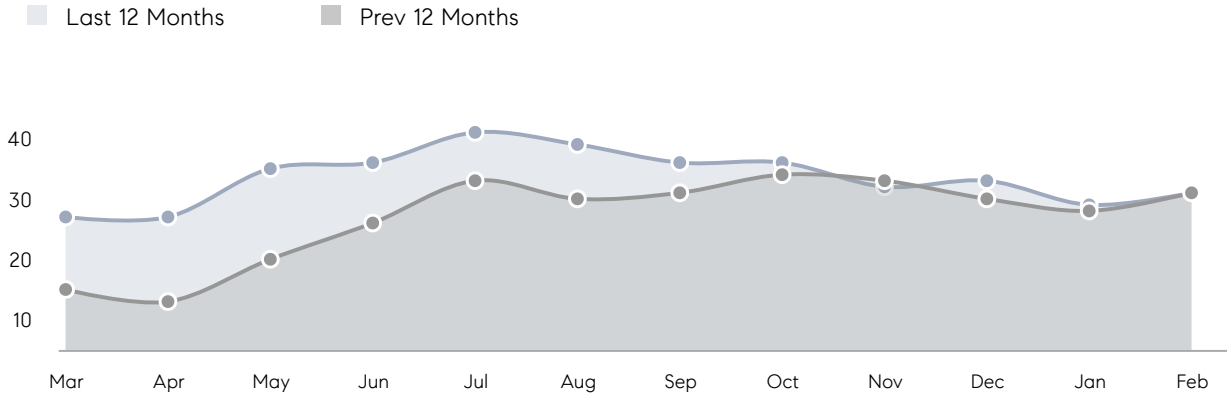
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	56	28	100%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$516,400	\$459,042	12.5%
	# OF CONTRACTS	9	10	-10.0%
	NEW LISTINGS	12	12	0%
Houses	AVERAGE DOM	59	22	168%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$526,750	\$497,350	6%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	10	10	0%
Condo/Co-op/TH	AVERAGE DOM	46	58	-21%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$475,000	\$267,500	78%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	2	0%

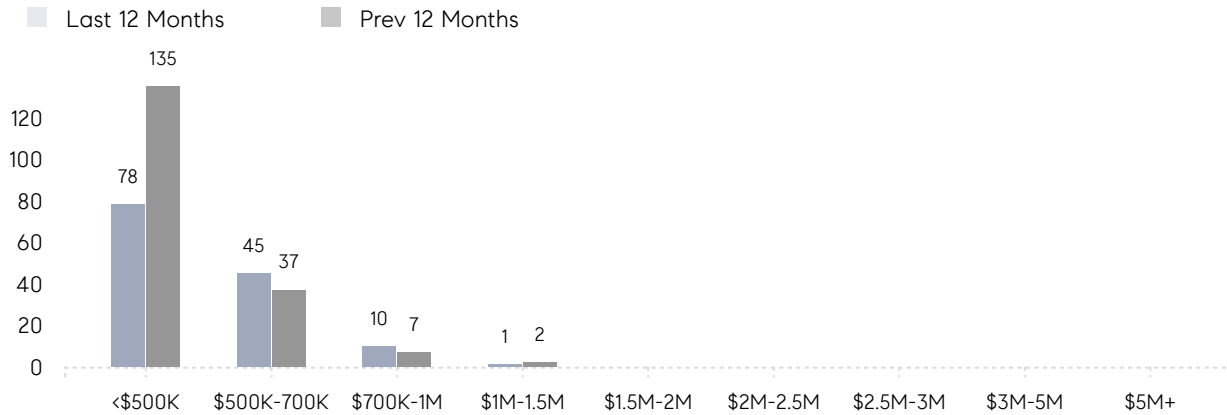
Lyndhurst

FEBRUARY 2023

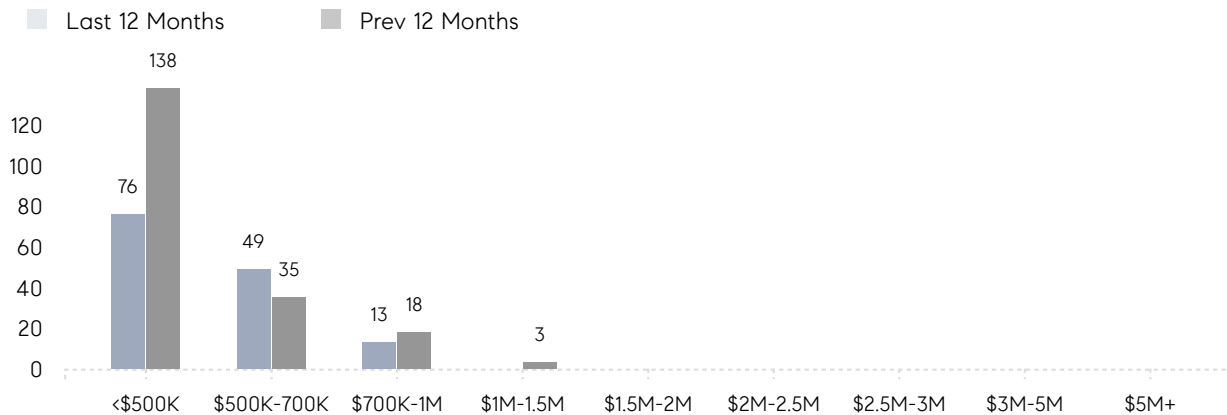
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Madison Market Insights

Madison

FEBRUARY 2023

UNDER CONTRACT

20
Total
Properties

\$995K
Average
Price

\$787K
Median
Price

25%
Increase From
Feb 2022

2%
Increase From
Feb 2022

8%
Increase From
Feb 2022

UNITS SOLD

7
Total
Properties

\$1.4M
Average
Price

\$1.2M
Median
Price

-46%
Decrease From
Feb 2022

19%
Increase From
Feb 2022

51%
Increase From
Feb 2022

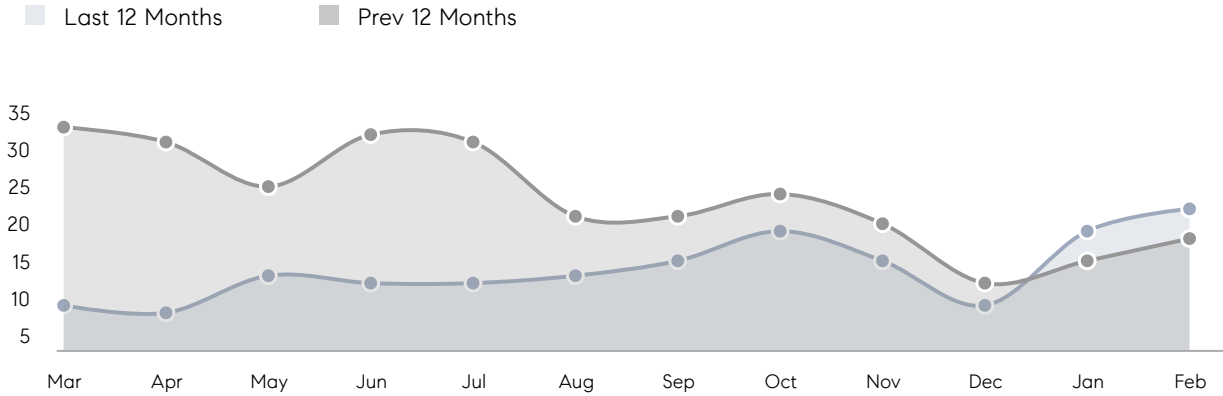
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	57	33	73%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,428,429	\$1,201,923	18.8%
	# OF CONTRACTS	20	16	25.0%
	NEW LISTINGS	24	21	14%
Houses	AVERAGE DOM	57	36	58%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,428,429	\$1,301,091	10%
	# OF CONTRACTS	12	15	-20%
	NEW LISTINGS	17	19	-11%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$656,500	-
	# OF CONTRACTS	8	1	700%
	NEW LISTINGS	7	2	250%

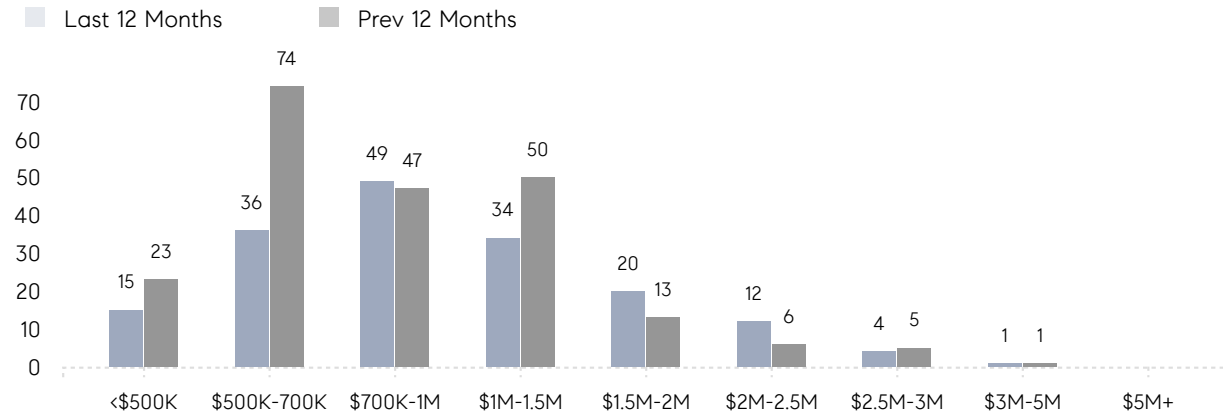
Madison

FEBRUARY 2023

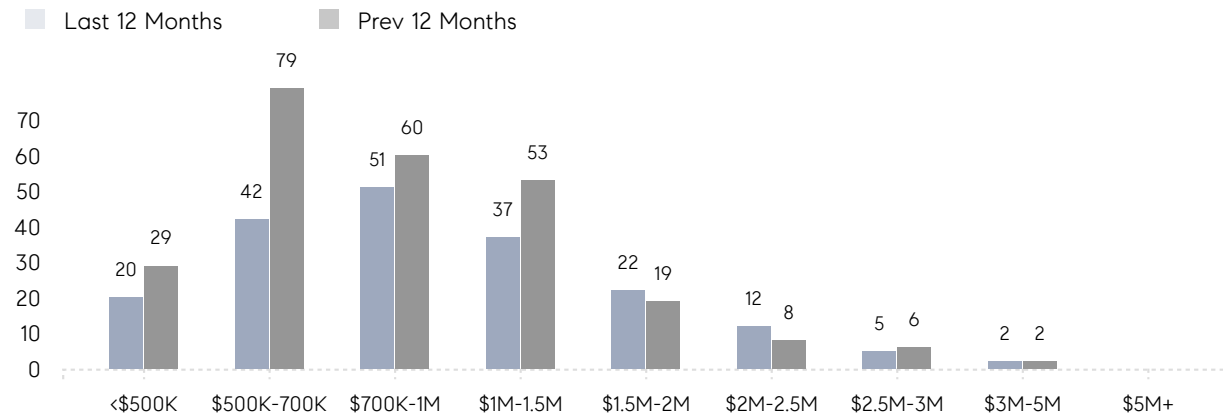
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Mahwah Market Insights

Mahwah

FEBRUARY 2023

UNDER CONTRACT

22
Total
Properties

\$692K
Average
Price

\$557K
Median
Price

-27%
Decrease From
Feb 2022

9%
Increase From
Feb 2022

43%
Increase From
Feb 2022

UNITS SOLD

20
Total
Properties

\$593K
Average
Price

\$530K
Median
Price

-20%
Decrease From
Feb 2022

-9%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

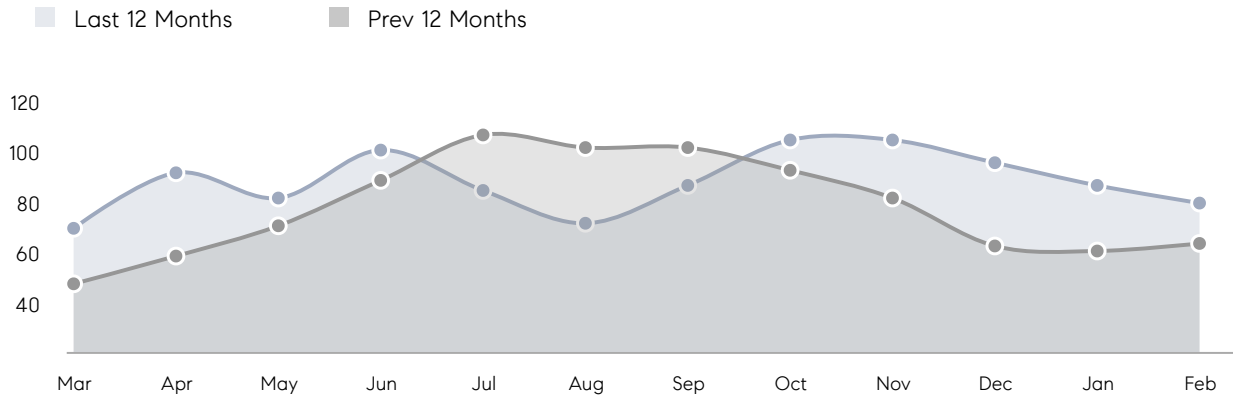
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	51	40	28%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$593,025	\$653,112	-9.2%
	# OF CONTRACTS	22	30	-26.7%
	NEW LISTINGS	20	33	-39%
Houses	AVERAGE DOM	76	88	-14%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$789,813	\$1,184,071	-33%
	# OF CONTRACTS	6	10	-40%
	NEW LISTINGS	7	13	-46%
Condo/Co-op/TH	AVERAGE DOM	35	22	59%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$461,833	\$446,628	3%
	# OF CONTRACTS	16	20	-20%
	NEW LISTINGS	13	20	-35%

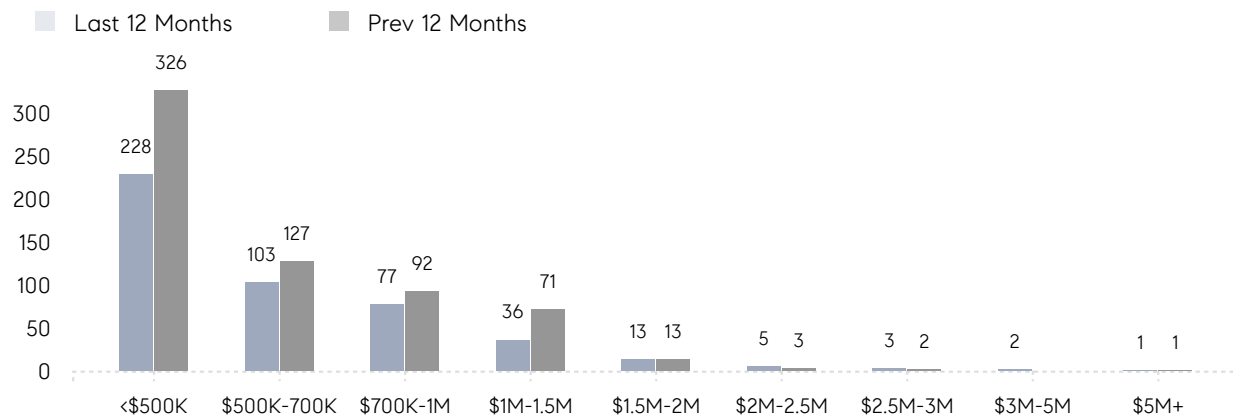
Mahwah

FEBRUARY 2023

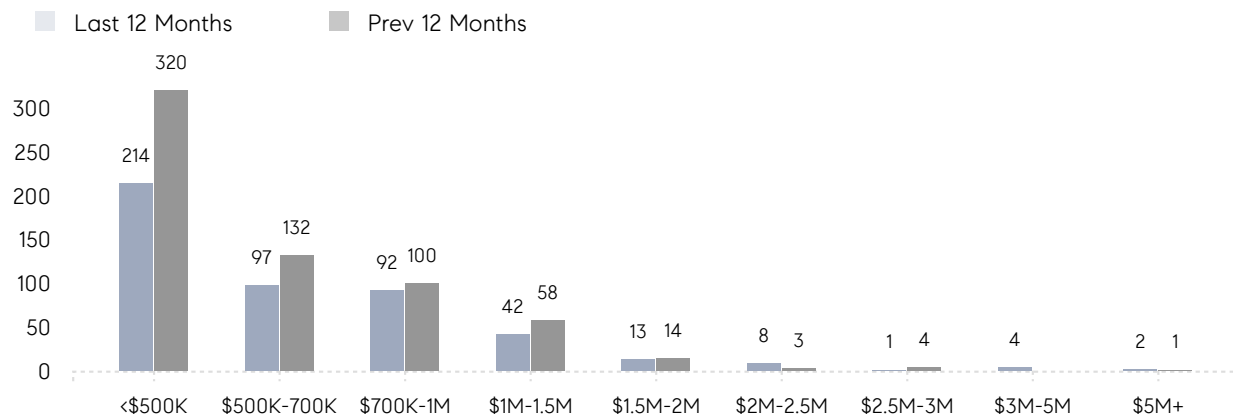
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Mantoloking Market Insights

Mantoloking

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

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

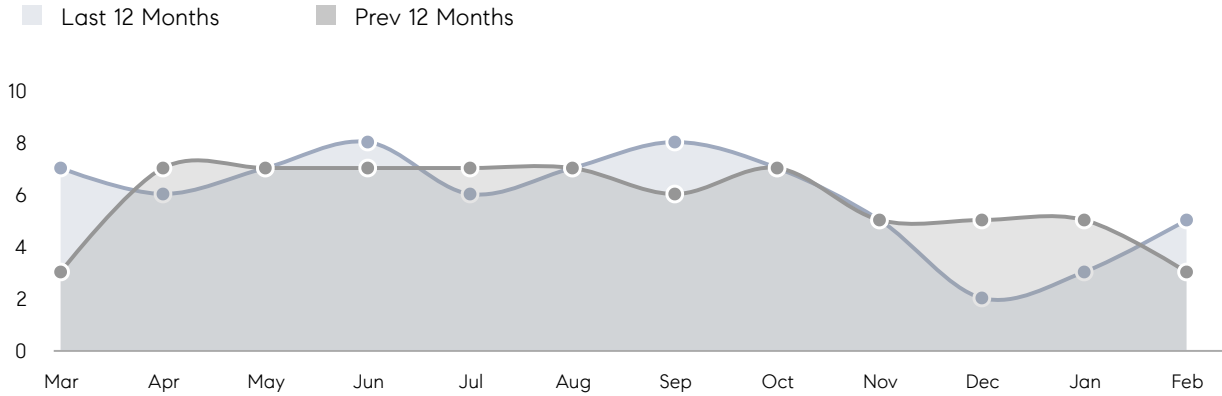
Property Statistics

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

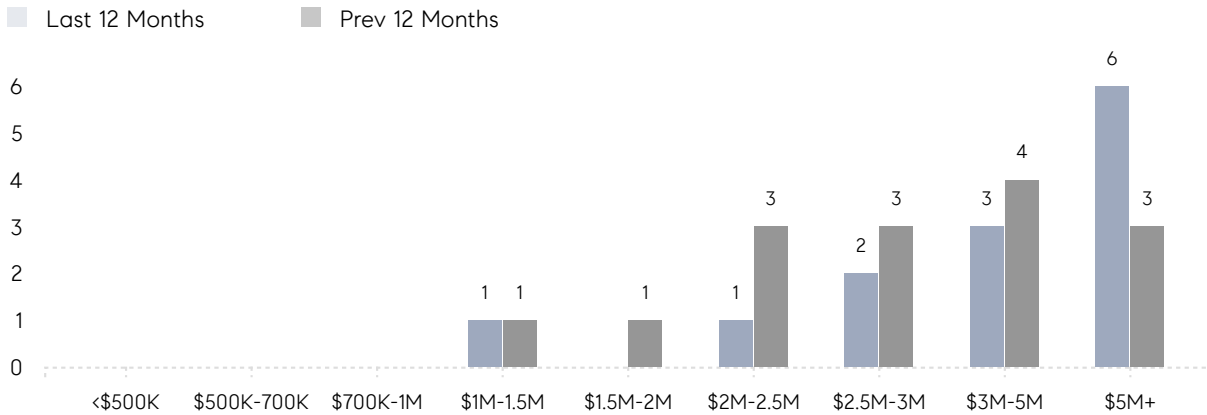
Mantoloking

FEBRUARY 2023

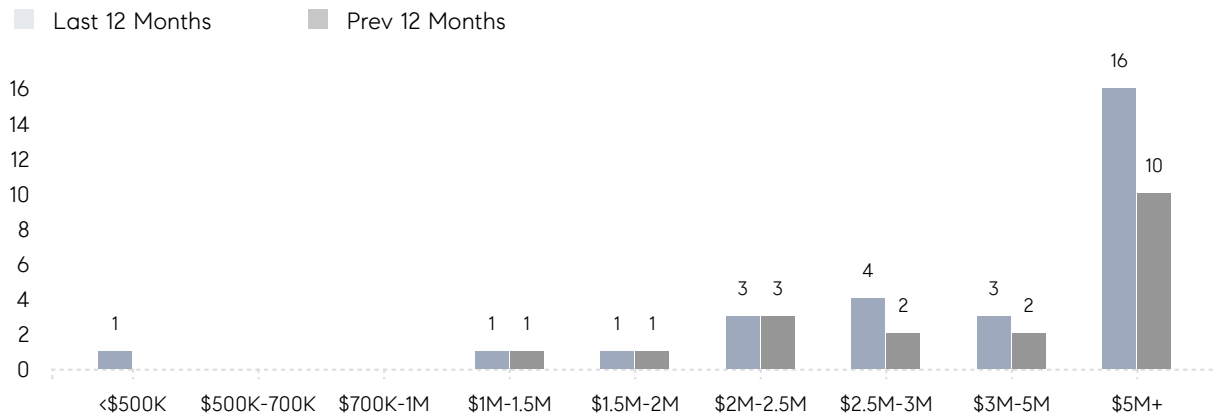
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Maplewood Market Insights

Maplewood

FEBRUARY 2023

UNDER CONTRACT

13	\$736K	\$725K
Total Properties	Average Price	Median Price
-48%	-2%	-8%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

10	\$950K	\$695K
Total Properties	Average Price	Median Price
-41%	14%	-10%
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

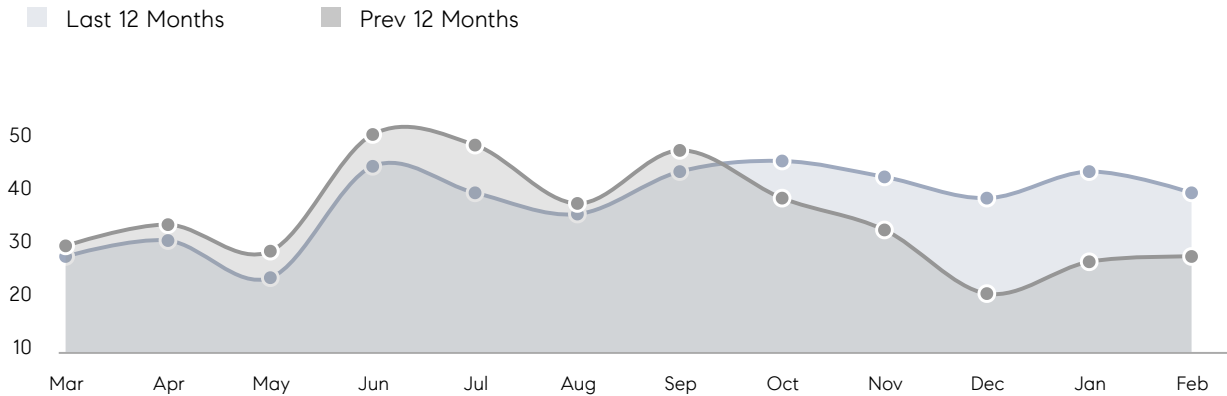
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	52	24	117%
	% OF ASKING PRICE	103%	108%	
	AVERAGE SOLD PRICE	\$950,500	\$834,947	13.8%
	# OF CONTRACTS	13	25	-48.0%
	NEW LISTINGS	11	31	-65%
Houses	AVERAGE DOM	52	22	136%
	% OF ASKING PRICE	103%	109%	
	AVERAGE SOLD PRICE	\$950,500	\$917,606	4%
	# OF CONTRACTS	13	24	-46%
	NEW LISTINGS	8	30	-73%
Condo/Co-op/TH	AVERAGE DOM	-	33	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$215,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	3	1	200%

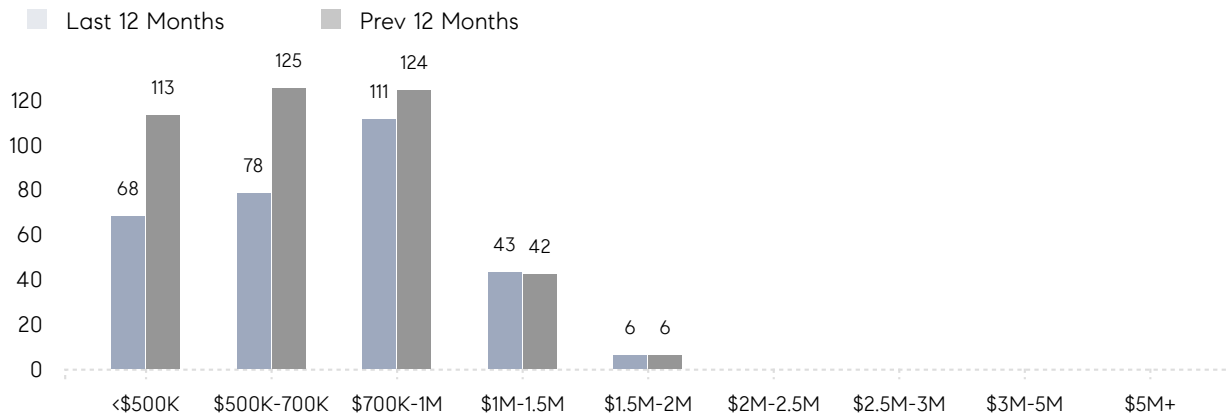
Maplewood

FEBRUARY 2023

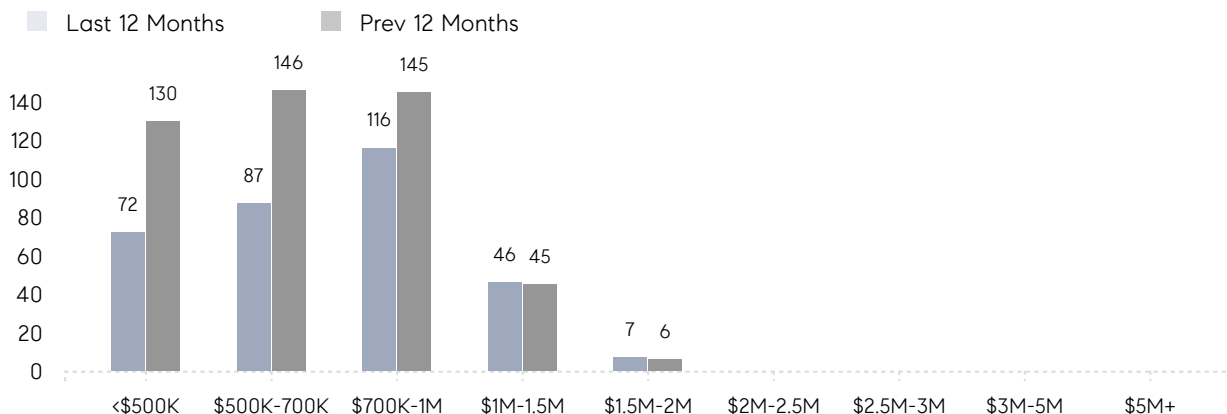
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Maywood Market Insights

Maywood

FEBRUARY 2023

UNDER CONTRACT

6	\$468K	\$478K
Total Properties	Average Price	Median Price
-45%	-15%	-10%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

3	\$521K	\$475K
Total Properties	Average Price	Median Price
-25%	11%	11%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

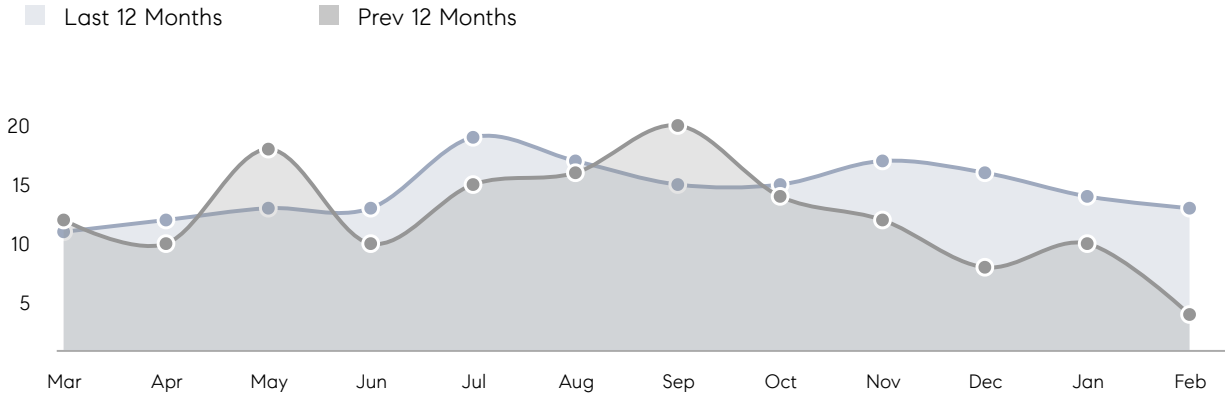
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	35	-49%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$521,633	\$469,596	11.1%
	# OF CONTRACTS	6	11	-45.5%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	18	35	-49%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$521,633	\$469,596	11%
	# OF CONTRACTS	6	11	-45%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Maywood

FEBRUARY 2023

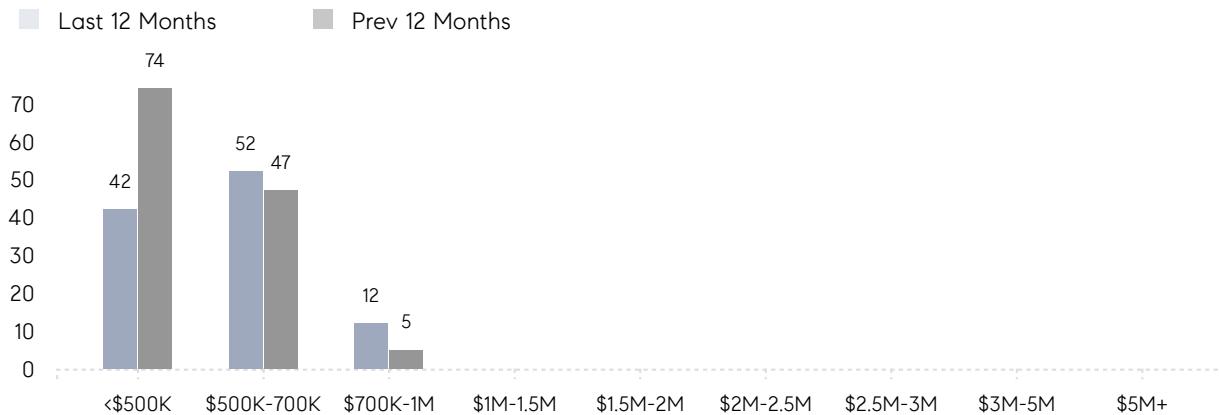
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Mendham Borough Market Insights

Mendham Borough

FEBRUARY 2023

UNDER CONTRACT

5
Total
Properties

\$694K
Average
Price

\$699K
Median
Price

0%
Change From
Feb 2022

-36%
Decrease From
Feb 2022

-22%
Decrease From
Feb 2022

UNITS SOLD

3
Total
Properties

\$526K
Average
Price

\$508K
Median
Price

-25%
Decrease From
Feb 2022

-24%
Decrease From
Feb 2022

-15%
Decrease From
Feb 2022

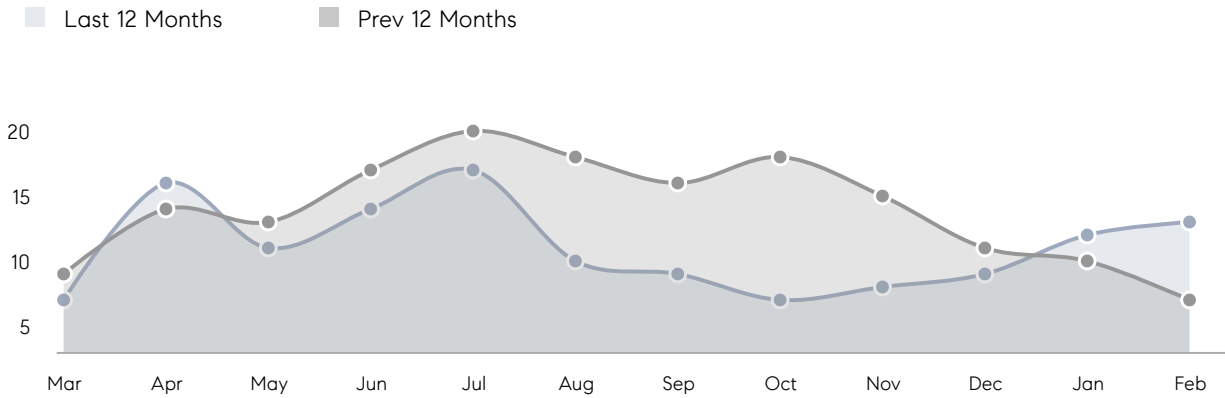
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	282	23	1,126%
	% OF ASKING PRICE	93%	102%	
	AVERAGE SOLD PRICE	\$526,667	\$690,000	-23.7%
	# OF CONTRACTS	5	5	0.0%
	NEW LISTINGS	6	4	50%
Houses	AVERAGE DOM	824	23	3,483%
	% OF ASKING PRICE	77%	102%	
	AVERAGE SOLD PRICE	\$480,000	\$690,000	-30%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	11	-	-
	% OF ASKING PRICE	101%	-	
	AVERAGE SOLD PRICE	\$550,000	-	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	0	0%

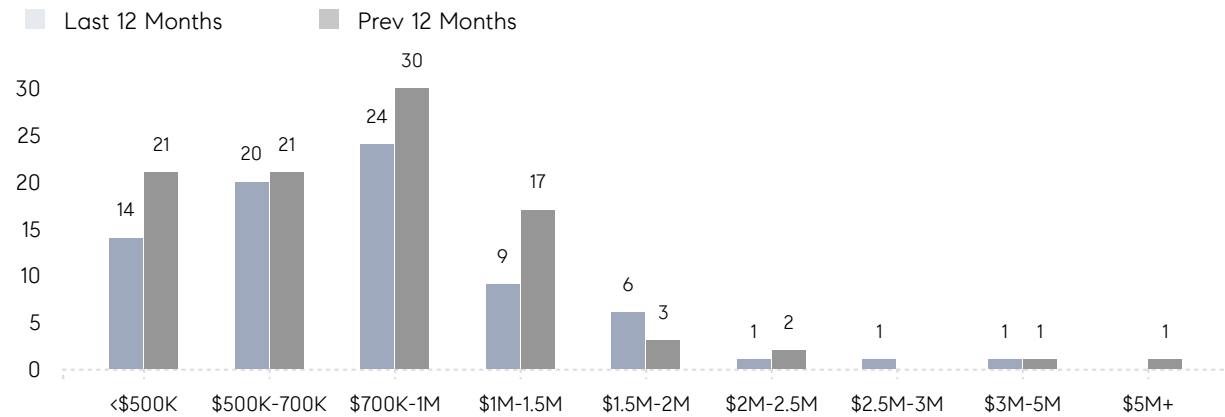
Mendham Borough

FEBRUARY 2023

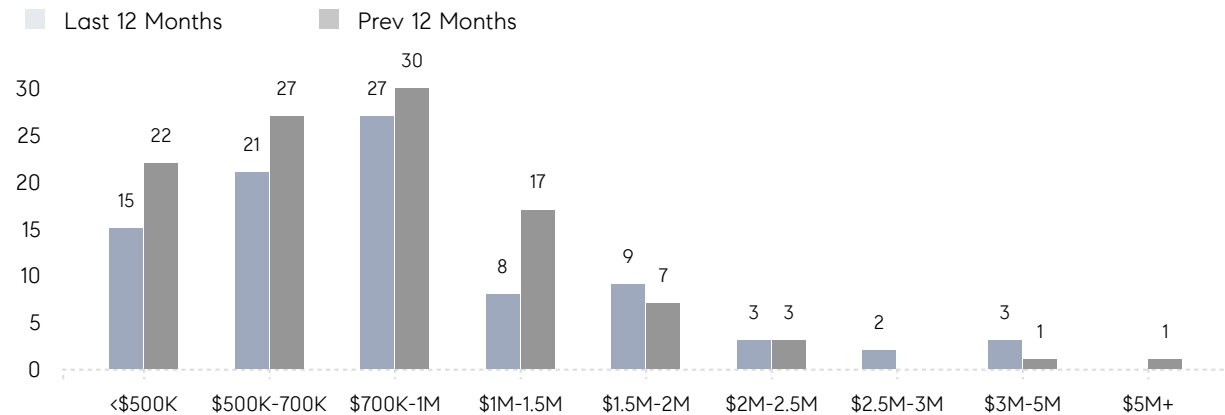
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Mendham Township Market Insights

Mendham Township

FEBRUARY 2023

UNDER CONTRACT

6
Total Properties

\$1.0M
Average Price

\$904K
Median Price

200%
Increase From Feb 2022

1%
Change From Feb 2022

-15%
Decrease From Feb 2022

UNITS SOLD

4
Total Properties

\$1.4M
Average Price

\$748K
Median Price

0%
Change From Feb 2022

-4%
Decrease From Feb 2022

-46%
Decrease From Feb 2022

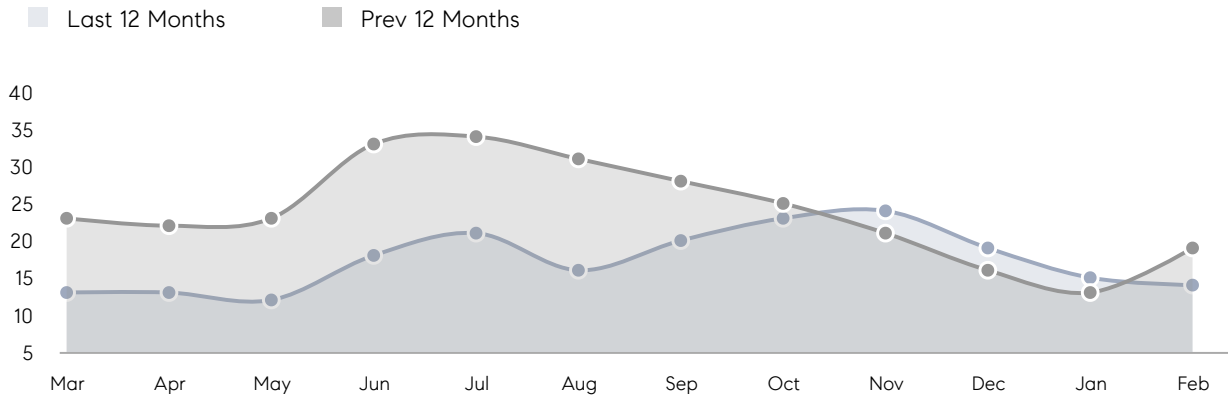
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	88	32	175%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$1,439,500	\$1,505,250	-4.4%
	# OF CONTRACTS	6	2	200.0%
	NEW LISTINGS	7	9	-22%
Houses	AVERAGE DOM	88	32	175%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$1,439,500	\$1,505,250	-4%
	# OF CONTRACTS	6	2	200%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

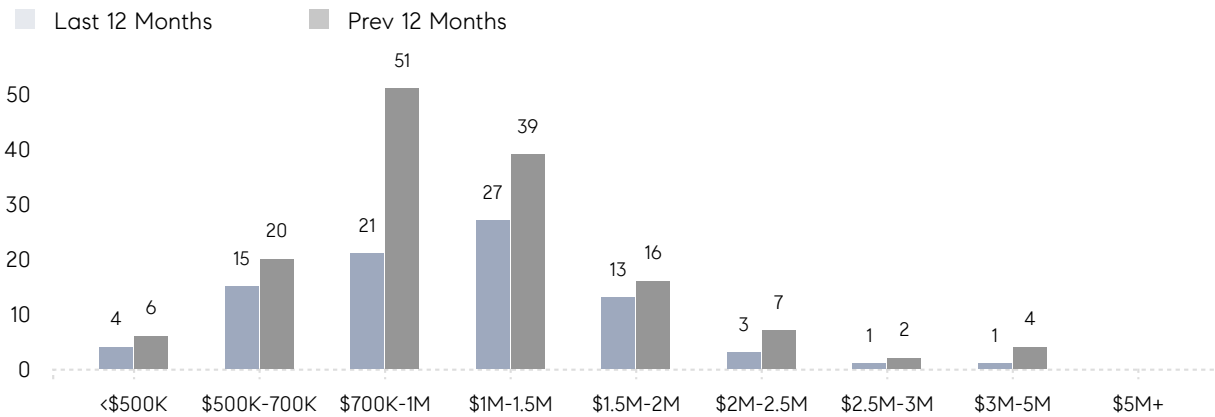
Mendham Township

FEBRUARY 2023

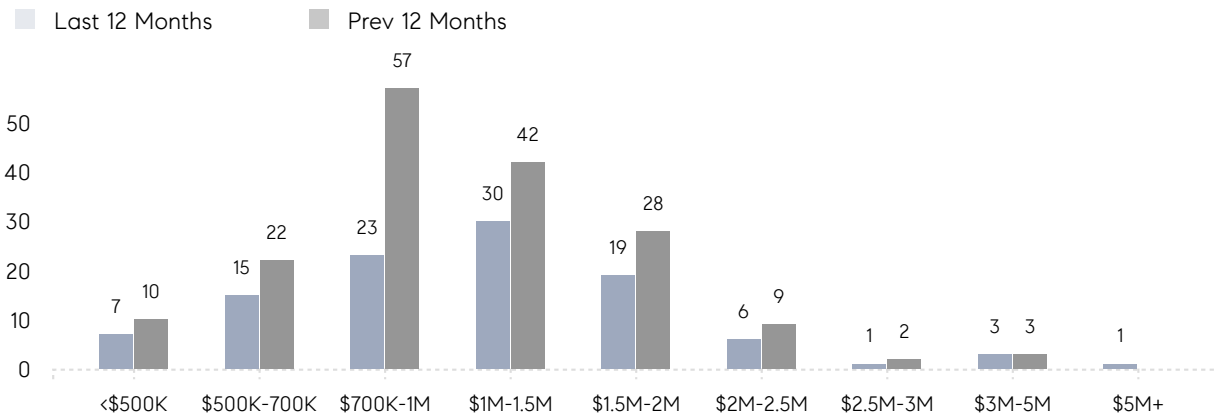
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Metuchen Borough Market Insights

Metuchen Borough

FEBRUARY 2023

UNDER CONTRACT

1
Total
Properties

\$520K
Average
Price

\$520K
Median
Price

-80%
Decrease From
Feb 2022

12%
Increase From
Feb 2022

16%
Increase From
Feb 2022

UNITS SOLD

1
Total
Properties

\$635K
Average
Price

\$635K
Median
Price

-50%
Decrease From
Feb 2022

-11%
Decrease From
Feb 2022

-11%
Decrease From
Feb 2022

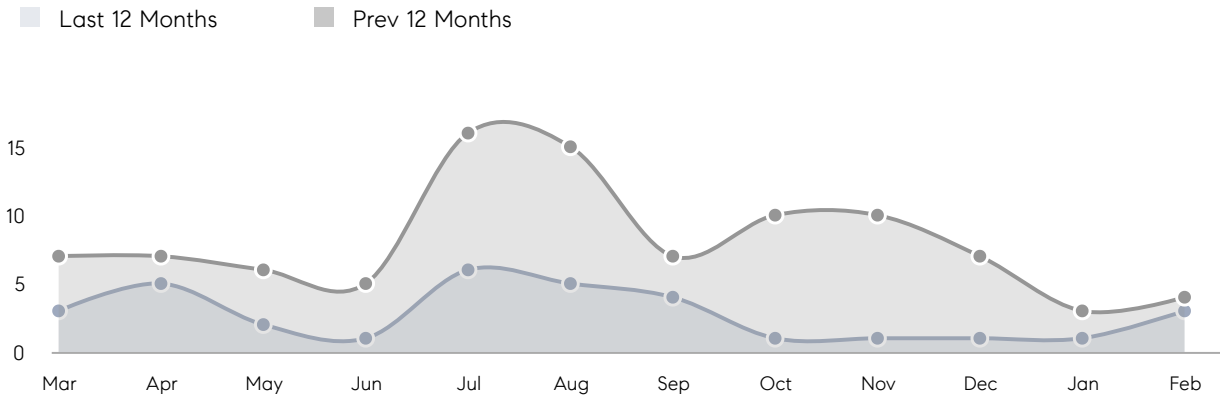
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	16	12	33%
	% OF ASKING PRICE	118%	104%	
	AVERAGE SOLD PRICE	\$635,000	\$712,500	-10.9%
	# OF CONTRACTS	1	5	-80.0%
	NEW LISTINGS	3	5	-40%
Houses	AVERAGE DOM	-	12	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$712,500	-
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	16	-	-
	% OF ASKING PRICE	118%	-	
	AVERAGE SOLD PRICE	\$635,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

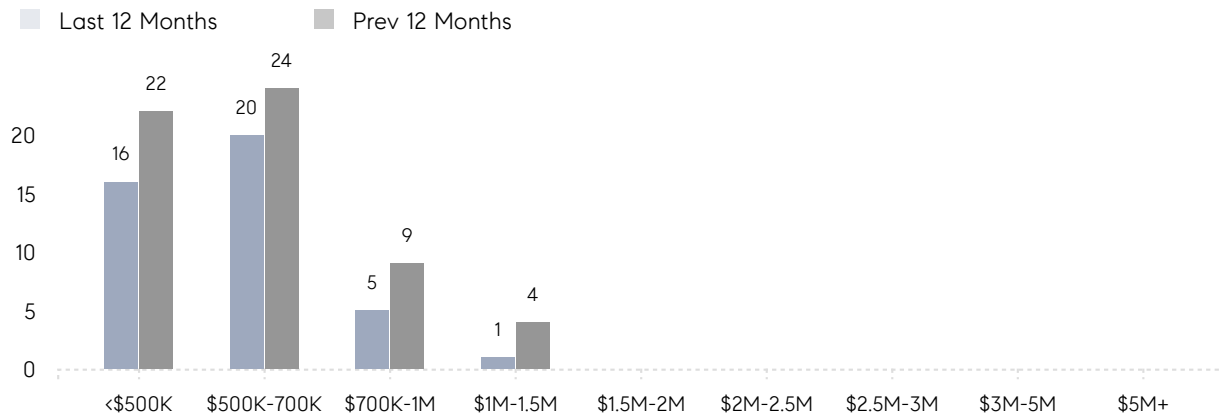
Metuchen Borough

FEBRUARY 2023

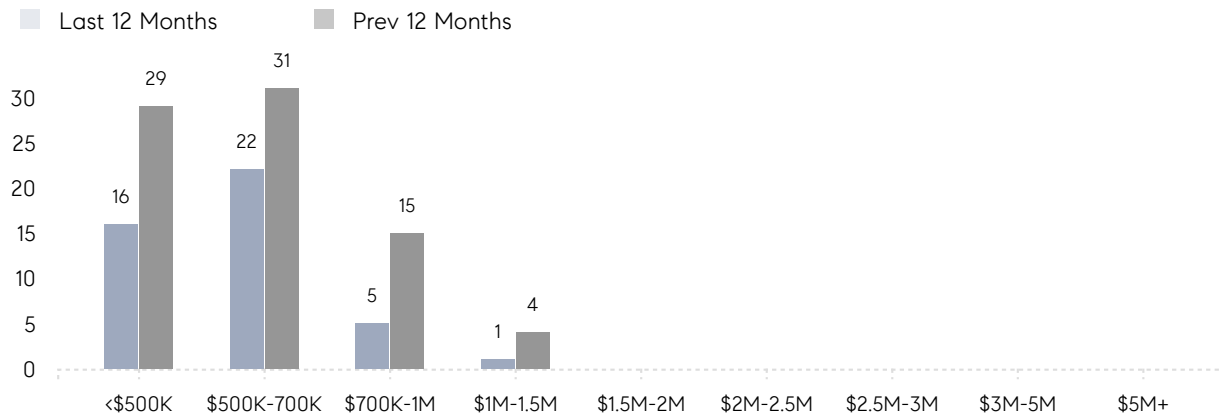
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Midland Park Market Insights

Midland Park

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$580K
Average
Price

\$574K
Median
Price

17%
Increase From
Feb 2022

-24%
Decrease From
Feb 2022

-23%
Decrease From
Feb 2022

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Feb 2022

–
Change From
Feb 2022

–
Change From
Feb 2022

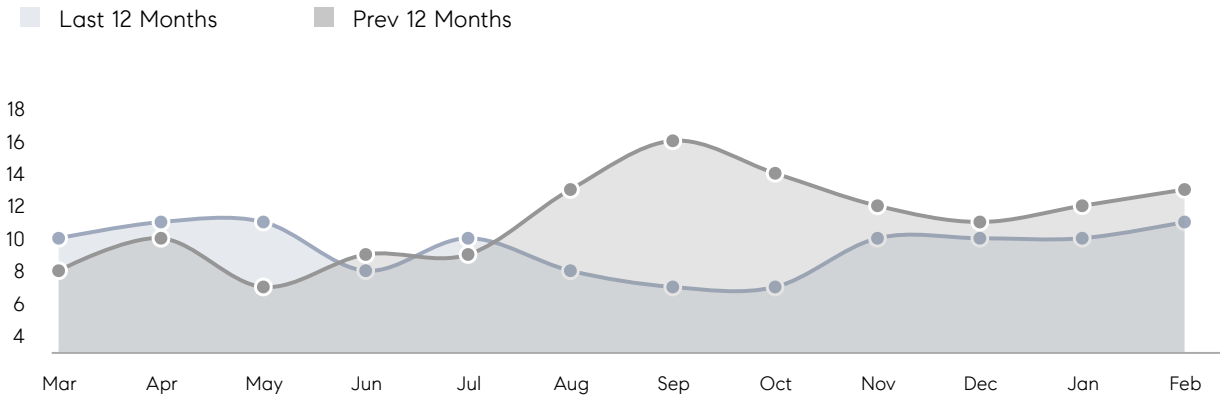
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	20	-
	% OF ASKING PRICE	-	109%	
	AVERAGE SOLD PRICE	-	\$540,000	-
	# OF CONTRACTS	7	6	16.7%
	NEW LISTINGS	7	6	17%
Houses	AVERAGE DOM	-	20	-
	% OF ASKING PRICE	-	109%	
	AVERAGE SOLD PRICE	-	\$540,000	-
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	7	4	75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	2	0%

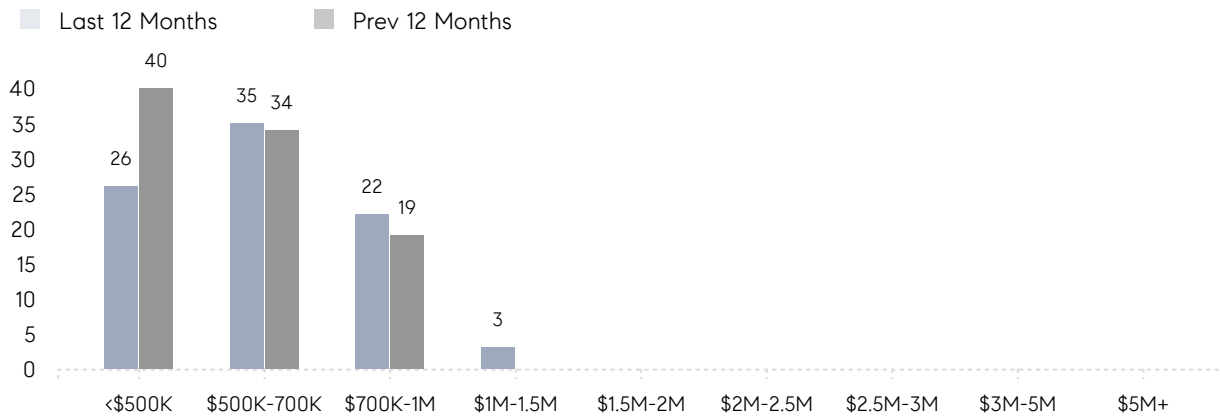
Midland Park

FEBRUARY 2023

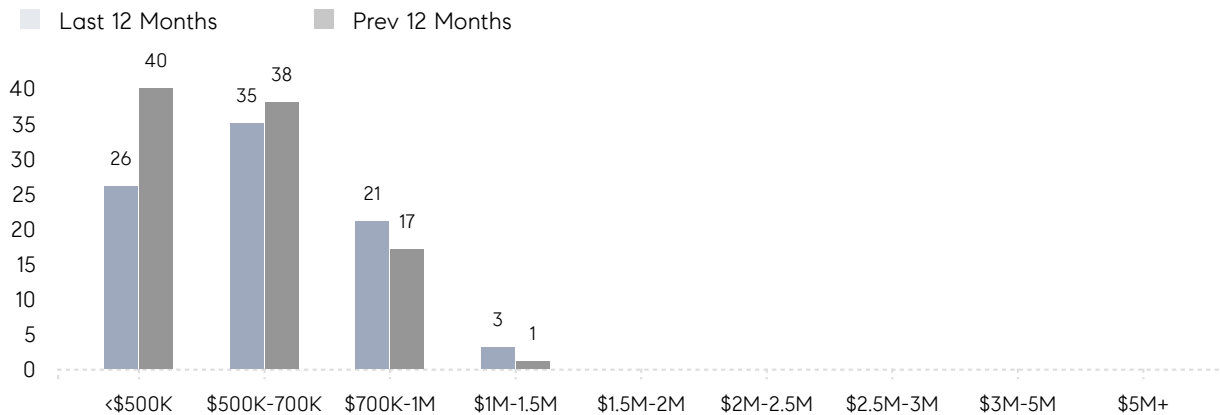
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Millburn Market Insights

Millburn

FEBRUARY 2023

UNDER CONTRACT

14
Total
Properties

\$1.3M
Average
Price

\$1.3M
Median
Price

75%
Increase From
Feb 2022

13%
Increase From
Feb 2022

7%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$1.4M
Average
Price

\$1.6M
Median
Price

-29%
Decrease From
Feb 2022

80%
Increase From
Feb 2022

89%
Increase From
Feb 2022

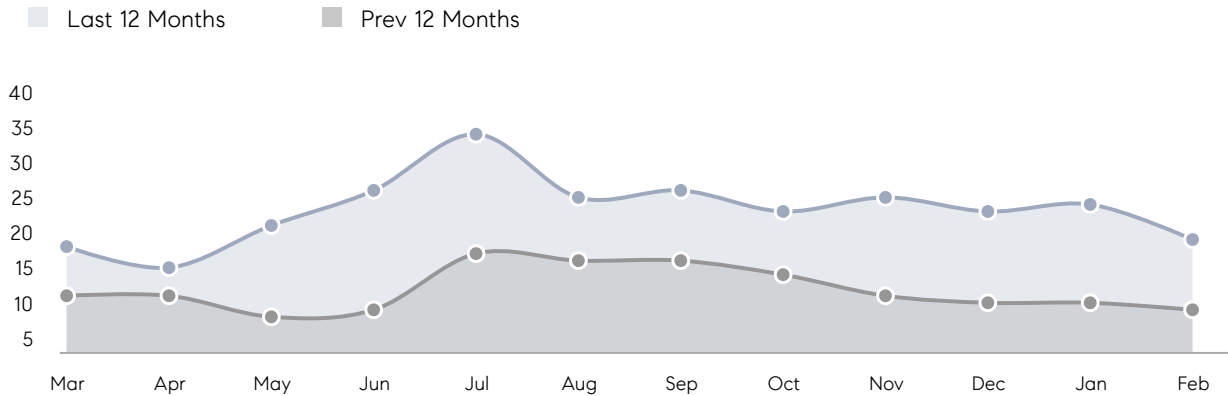
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	32	22	45%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$1,487,390	\$824,857	80.3%
	# OF CONTRACTS	14	8	75.0%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	32	15	113%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,487,390	\$923,167	61%
	# OF CONTRACTS	13	8	63%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	-	69	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$235,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	2	1	100%

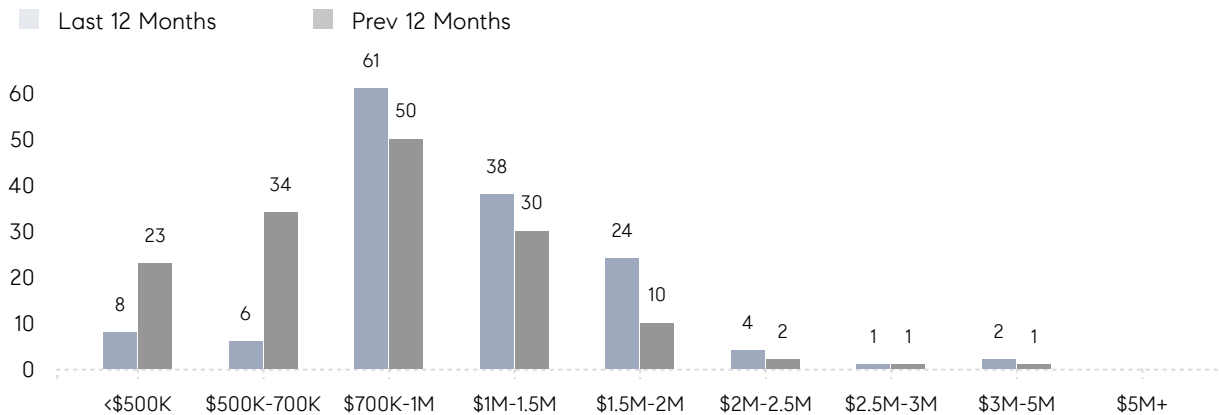
Millburn

FEBRUARY 2023

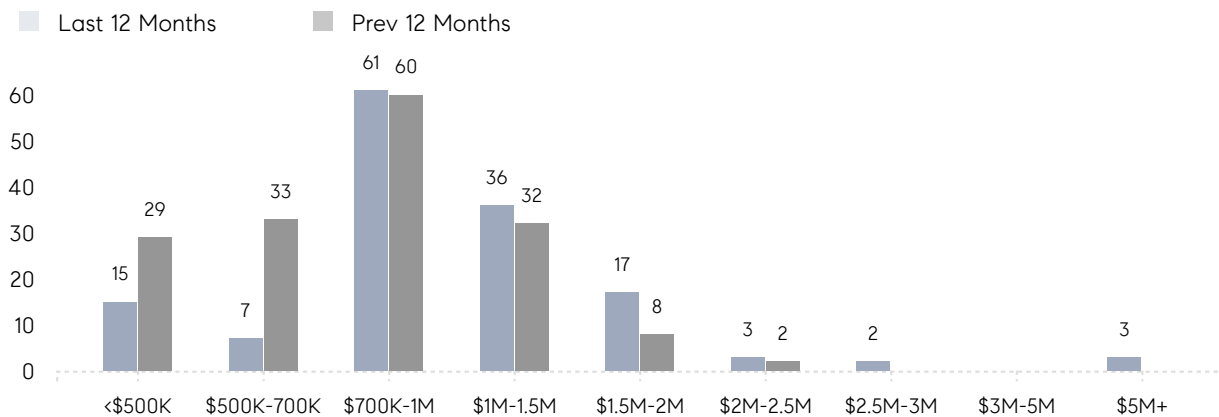
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Montclair Market Insights

Montclair

FEBRUARY 2023

UNDER CONTRACT

32
Total
Properties

\$834K
Average
Price

\$644K
Median
Price

-11%
Decrease From
Feb 2022

25%
Increase From
Feb 2022

8%
Increase From
Feb 2022

UNITS SOLD

24
Total
Properties

\$813K
Average
Price

\$595K
Median
Price

71%
Increase From
Feb 2022

0%
Change From
Feb 2022

-7%
Decrease From
Feb 2022

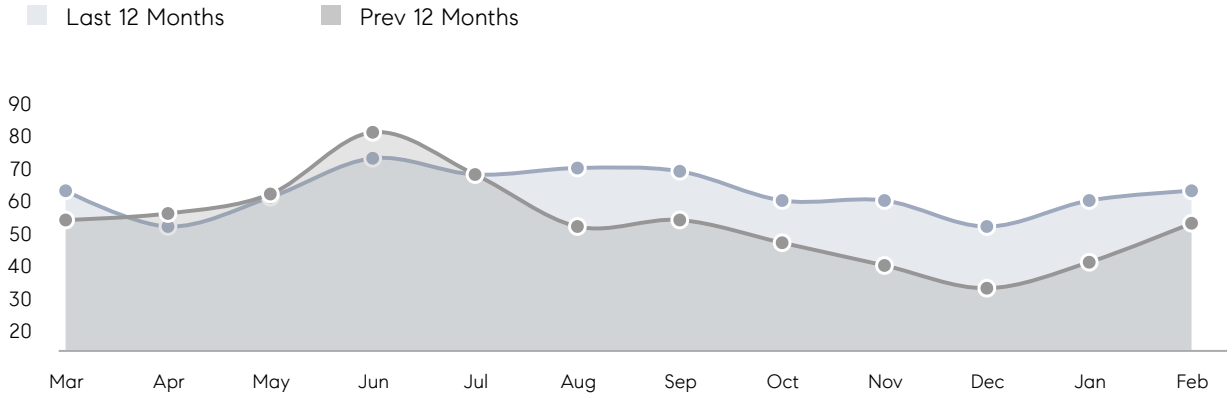
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	33	47	-30%
	% OF ASKING PRICE	108%	120%	
	AVERAGE SOLD PRICE	\$813,917	\$810,643	0.4%
	# OF CONTRACTS	32	36	-11.1%
	NEW LISTINGS	33	45	-27%
Houses	AVERAGE DOM	39	37	5%
	% OF ASKING PRICE	111%	126%	
	AVERAGE SOLD PRICE	\$1,066,563	\$1,015,900	5%
	# OF CONTRACTS	16	24	-33%
	NEW LISTINGS	21	35	-40%
Condo/Co-op/TH	AVERAGE DOM	21	71	-70%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$308,625	\$297,500	4%
	# OF CONTRACTS	16	12	33%
	NEW LISTINGS	12	10	20%

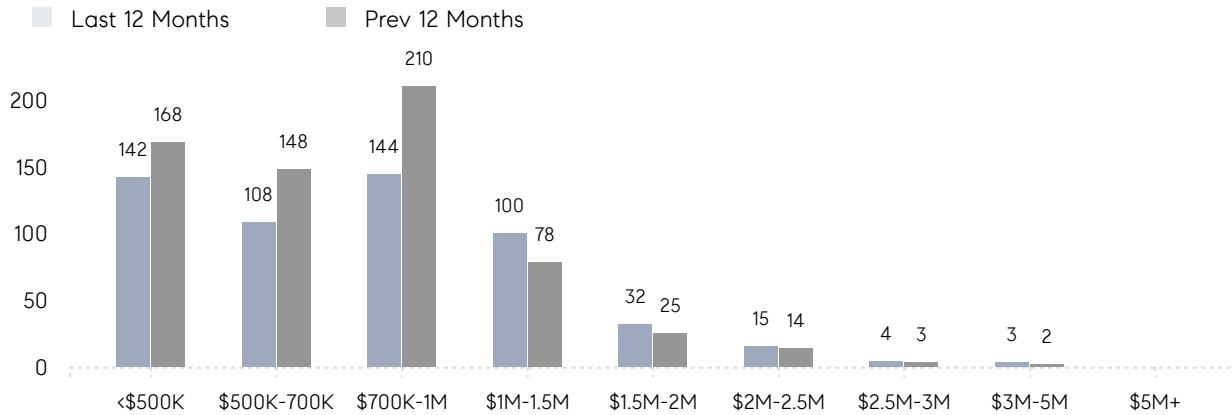
Montclair

FEBRUARY 2023

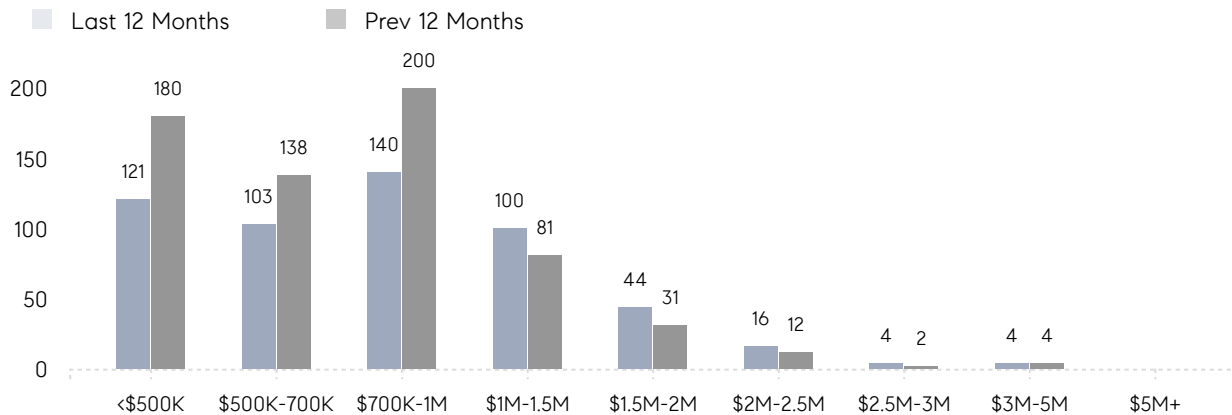
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Montvale Market Insights

Montvale

FEBRUARY 2023

UNDER CONTRACT

10	\$716K	\$619K
Total Properties	Average Price	Median Price
-29%	-23%	-24%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

8	\$851K	\$930K
Total Properties	Average Price	Median Price
14%	4%	-4%
Increase From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

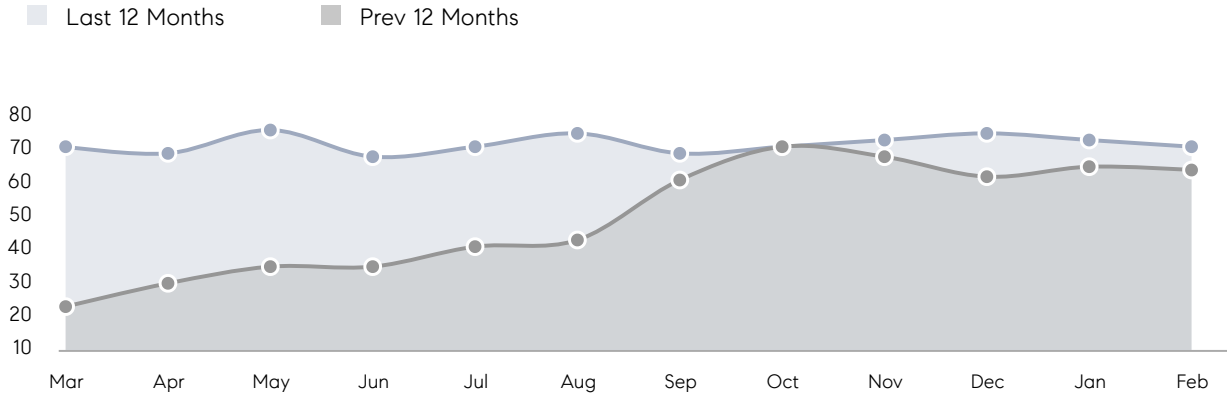
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	76	69	10%
	% OF ASKING PRICE	93%	101%	
	AVERAGE SOLD PRICE	\$851,493	\$820,898	3.7%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	9	14	-36%
Houses	AVERAGE DOM	69	68	1%
	% OF ASKING PRICE	89%	101%	
	AVERAGE SOLD PRICE	\$726,500	\$907,480	-20%
	# OF CONTRACTS	3	9	-67%
	NEW LISTINGS	3	8	-62%
Condo/Co-op/TH	AVERAGE DOM	78	74	5%
	% OF ASKING PRICE	95%	101%	
	AVERAGE SOLD PRICE	\$893,157	\$604,444	48%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	6	6	0%

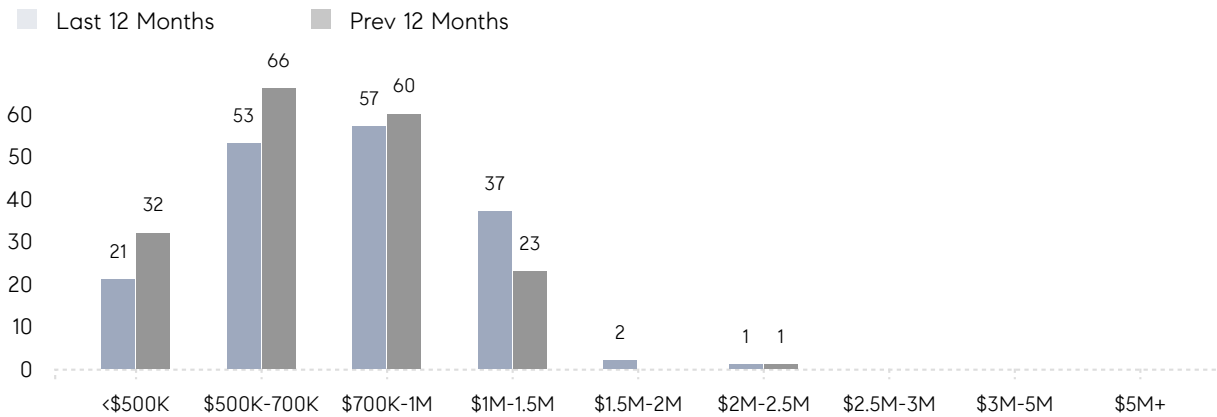
Montvale

FEBRUARY 2023

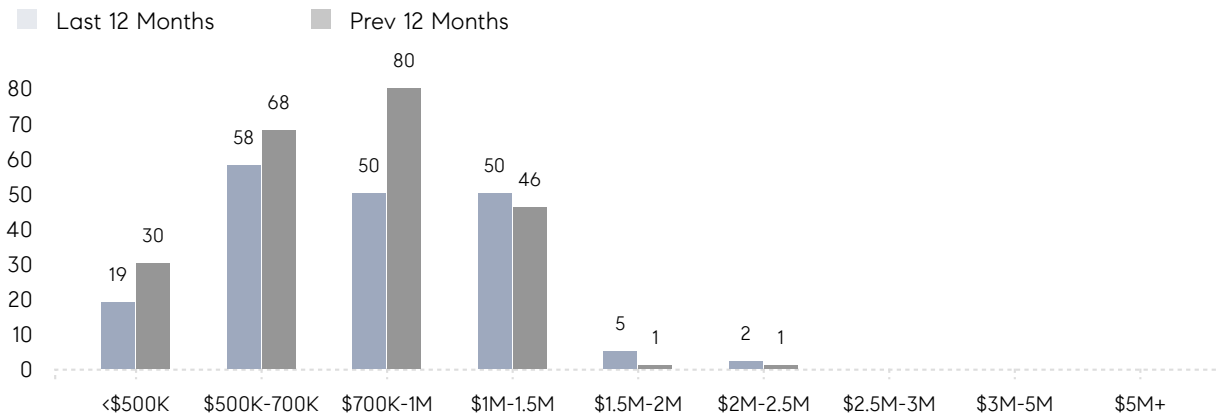
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Montville Market Insights

Montville

FEBRUARY 2023

UNDER CONTRACT

12
Total
Properties

\$800K
Average
Price

\$649K
Median
Price

50%
Increase From
Feb 2022

7%
Increase From
Feb 2022

-6%
Decrease From
Feb 2022

UNITS SOLD

9
Total
Properties

\$774K
Average
Price

\$815K
Median
Price

-36%
Decrease From
Feb 2022

-9%
Decrease From
Feb 2022

27%
Increase From
Feb 2022

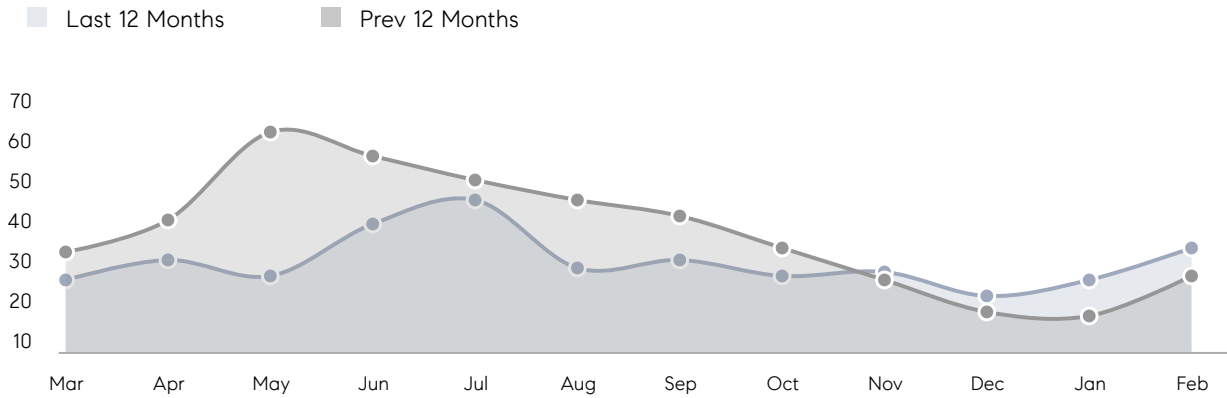
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	28	33	-15%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$774,056	\$848,976	-8.8%
	# OF CONTRACTS	12	8	50.0%
	NEW LISTINGS	21	23	-9%
Houses	AVERAGE DOM	31	37	-16%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$786,438	\$932,061	-16%
	# OF CONTRACTS	10	5	100%
	NEW LISTINGS	16	14	14%
Condo/Co-op/TH	AVERAGE DOM	6	15	-60%
	% OF ASKING PRICE	97%	104%	
	AVERAGE SOLD PRICE	\$675,000	\$544,333	24%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	5	9	-44%

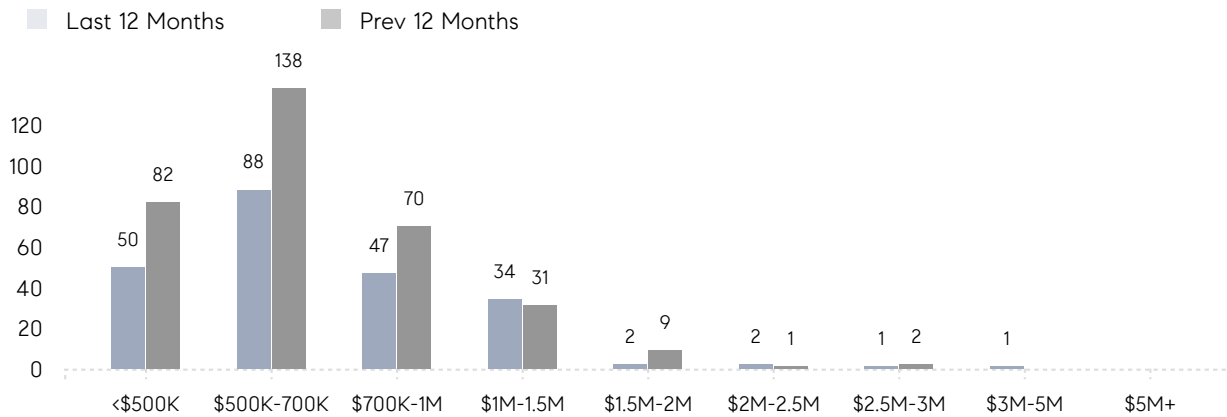
Montville

FEBRUARY 2023

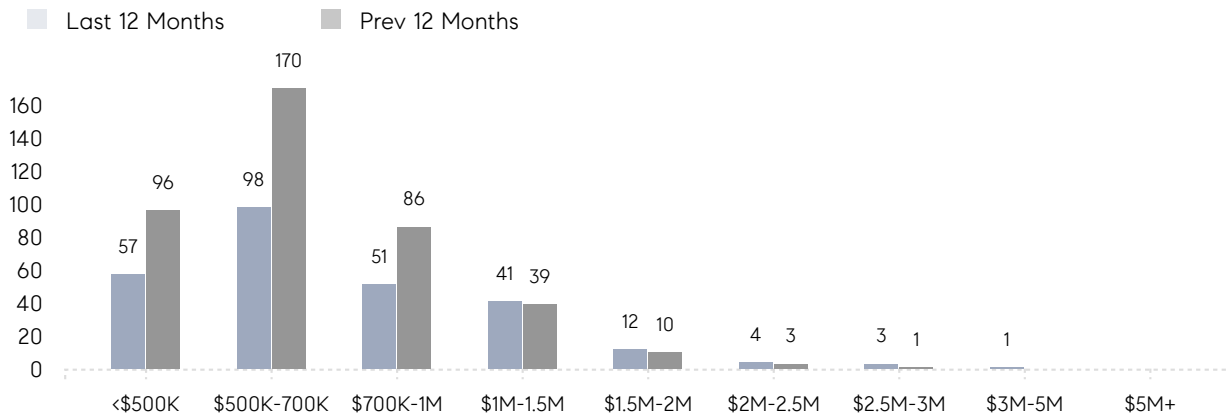
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Moonachie Market Insights

Moonachie

FEBRUARY 2023

UNDER CONTRACT

3
Total
Properties

\$162K
Average
Price

\$89.9K
Median
Price

50%
Increase From
Feb 2022

-25%
Decrease From
Feb 2022

-58%
Decrease From
Feb 2022

UNITS SOLD

2
Total
Properties

\$505K
Average
Price

\$505K
Median
Price

100%
Increase From
Feb 2022

501%
Increase From
Feb 2022

501%
Increase From
Feb 2022

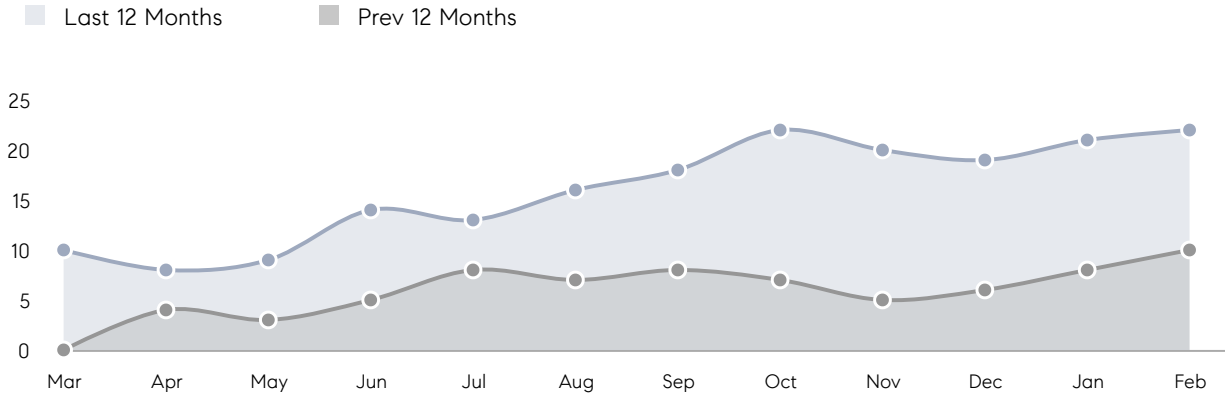
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	127	9	1,311%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$505,000	\$84,000	501.2%
	# OF CONTRACTS	3	2	50.0%
	NEW LISTINGS	5	3	67%
Houses	AVERAGE DOM	127	9	1,311%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$505,000	\$84,000	501%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	5	3	67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

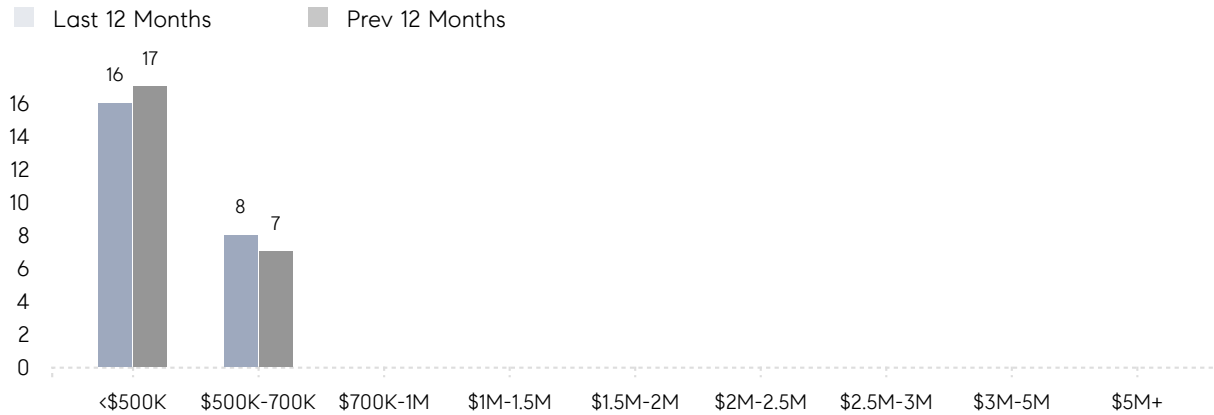
Moonachie

FEBRUARY 2023

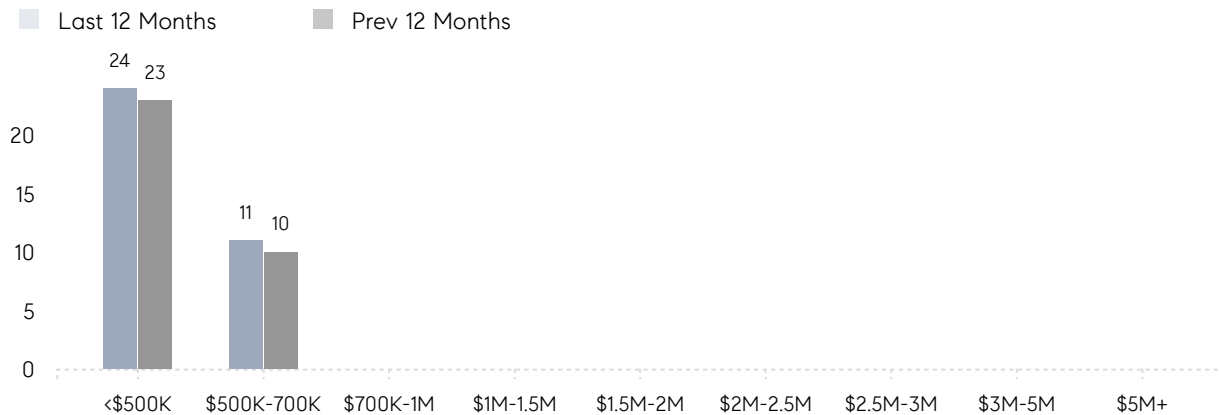
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Morris Plains Market Insights

Morris Plains

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$563K
Average
Price

\$599K
Median
Price

-22%
Decrease From
Feb 2022

-4%
Decrease From
Feb 2022

6%
Increase From
Feb 2022

UNITS SOLD

9
Total
Properties

\$664K
Average
Price

\$610K
Median
Price

80%
Increase From
Feb 2022

22%
Increase From
Feb 2022

7%
Increase From
Feb 2022

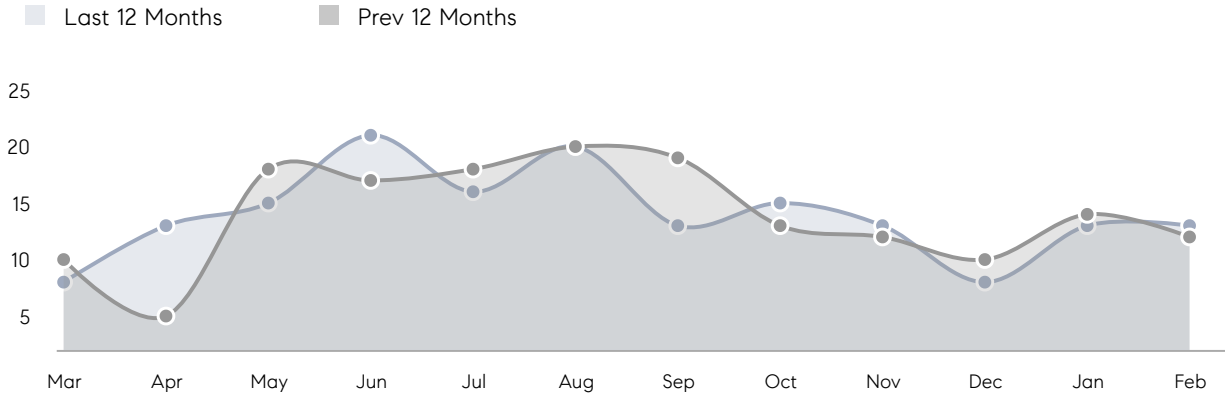
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	21	18	17%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$664,328	\$546,198	21.6%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	13	11	18%
Houses	AVERAGE DOM	-	16	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$533,000	-
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	2	5	-60%
Condo/Co-op/TH	AVERAGE DOM	21	22	-5%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$664,328	\$565,995	17%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	11	6	83%

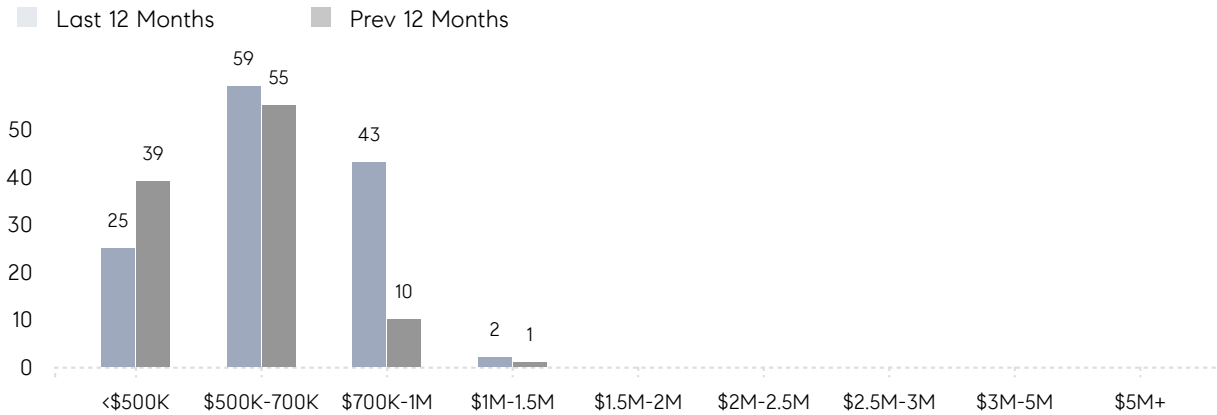
Morris Plains

FEBRUARY 2023

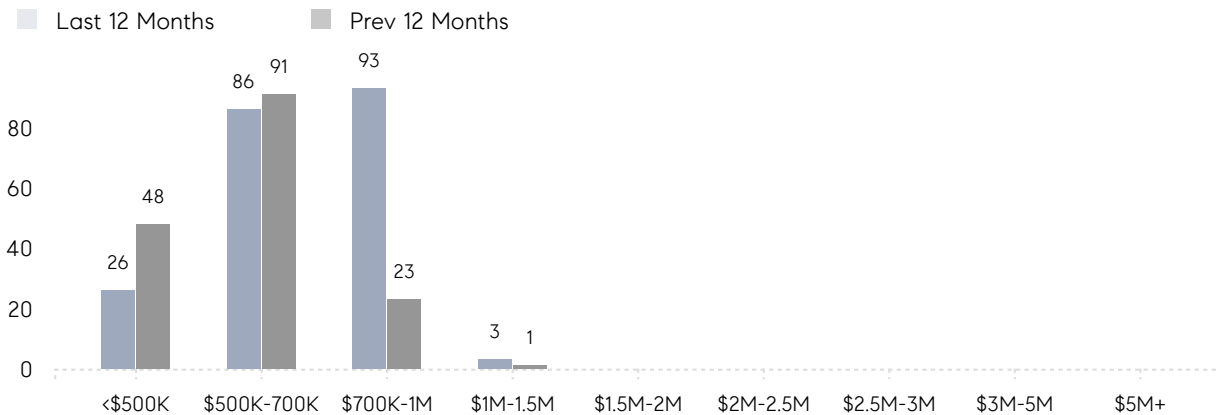
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Morris Township Market Insights

Morris Township

FEBRUARY 2023

UNDER CONTRACT

10
Total
Properties

\$943K
Average
Price

\$669K
Median
Price

-67%
Decrease From
Feb 2022

28%
Increase From
Feb 2022

3%
Increase From
Feb 2022

UNITS SOLD

21
Total
Properties

\$853K
Average
Price

\$780K
Median
Price

5%
Increase From
Feb 2022

16%
Increase From
Feb 2022

7%
Increase From
Feb 2022

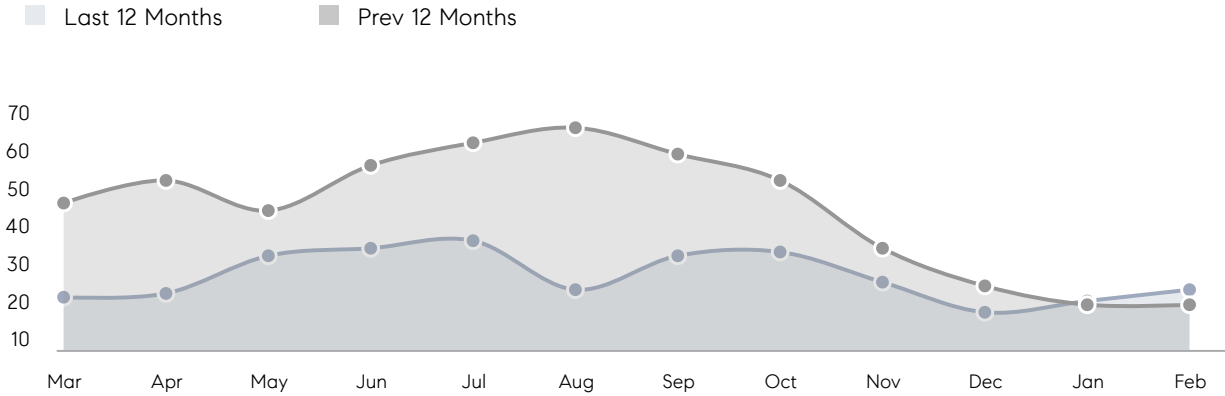
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	34	40	-15%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$853,571	\$738,328	15.6%
	# OF CONTRACTS	10	30	-66.7%
	NEW LISTINGS	13	32	-59%
Houses	AVERAGE DOM	32	44	-27%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$870,625	\$775,137	12%
	# OF CONTRACTS	6	19	-68%
	NEW LISTINGS	8	20	-60%
Condo/Co-op/TH	AVERAGE DOM	41	29	41%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$799,000	\$652,440	22%
	# OF CONTRACTS	4	11	-64%
	NEW LISTINGS	5	12	-58%

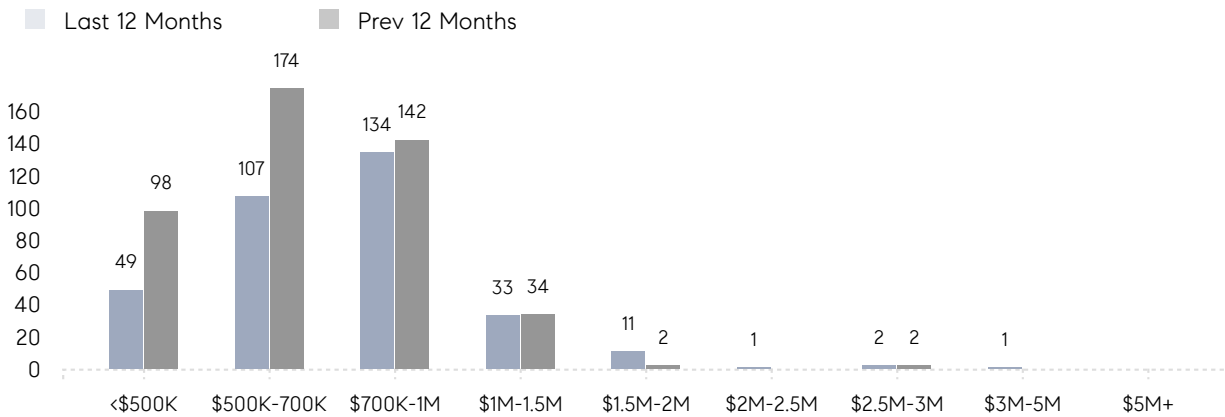
Morris Township

FEBRUARY 2023

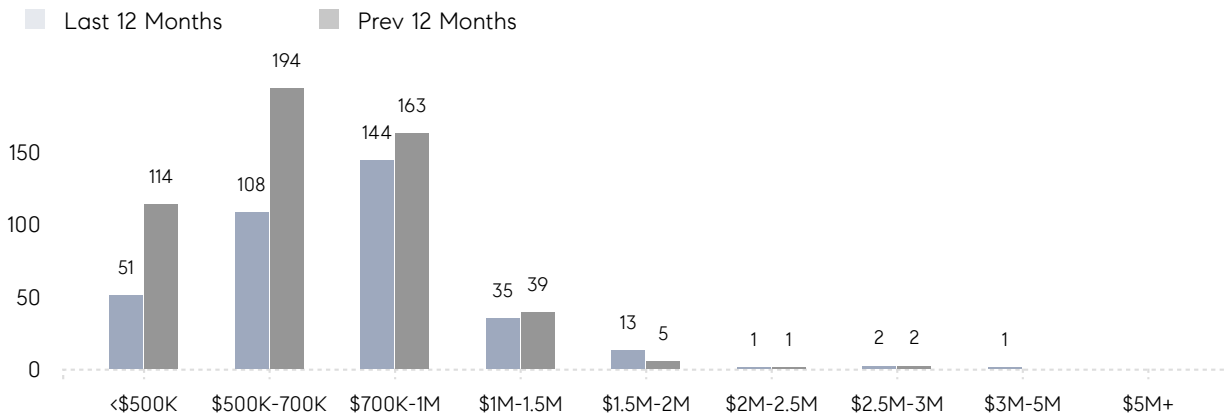
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Morristown Market Insights

Morristown

FEBRUARY 2023

UNDER CONTRACT

12
Total
Properties

\$528K
Average
Price

\$396K
Median
Price

9%
Increase From
Feb 2022

-17%
Decrease From
Feb 2022

-31%
Decrease From
Feb 2022

UNITS SOLD

5
Total
Properties

\$605K
Average
Price

\$625K
Median
Price

-64%
Decrease From
Feb 2022

16%
Increase From
Feb 2022

39%
Increase From
Feb 2022

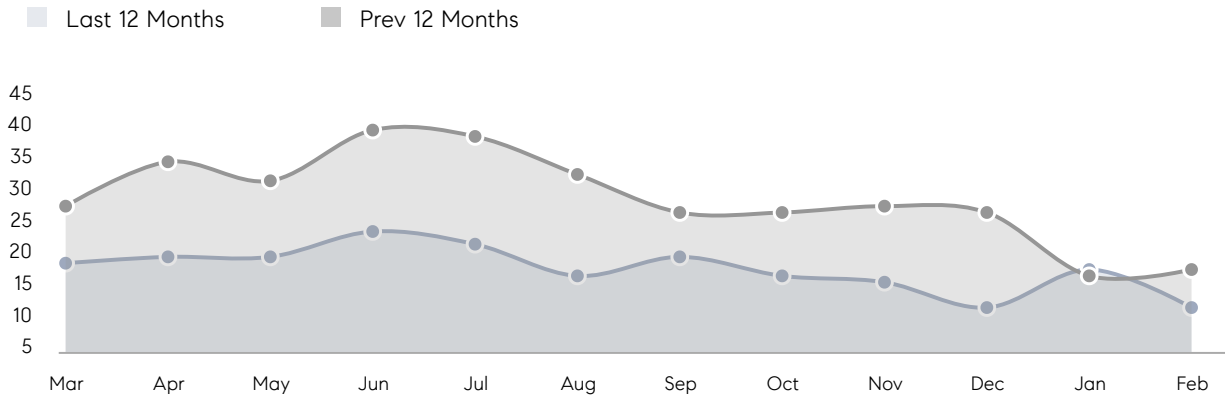
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	20	43	-53%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$605,600	\$522,786	15.8%
	# OF CONTRACTS	12	11	9.1%
	NEW LISTINGS	6	13	-54%
Houses	AVERAGE DOM	28	47	-40%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$683,000	\$600,000	14%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	8	41	-80%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$489,500	\$491,900	0%
	# OF CONTRACTS	9	6	50%
	NEW LISTINGS	4	5	-20%

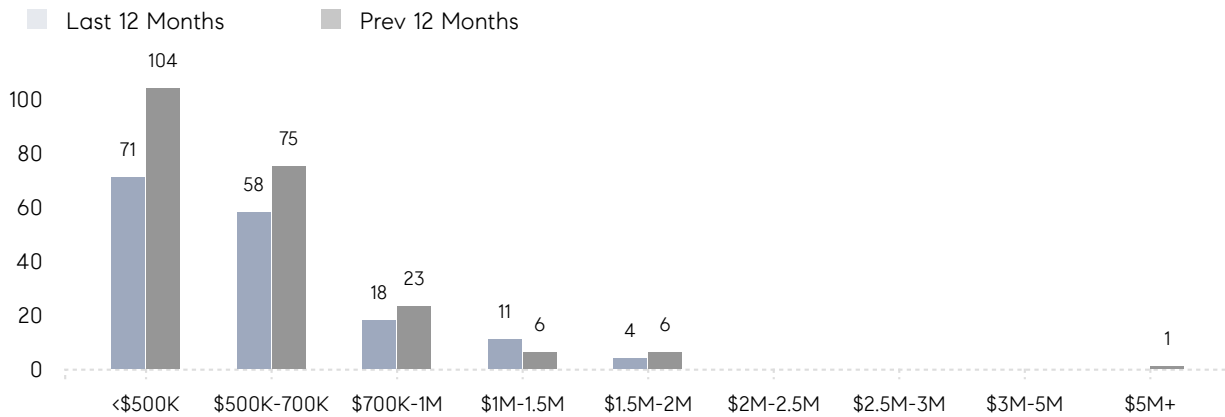
Morristown

FEBRUARY 2023

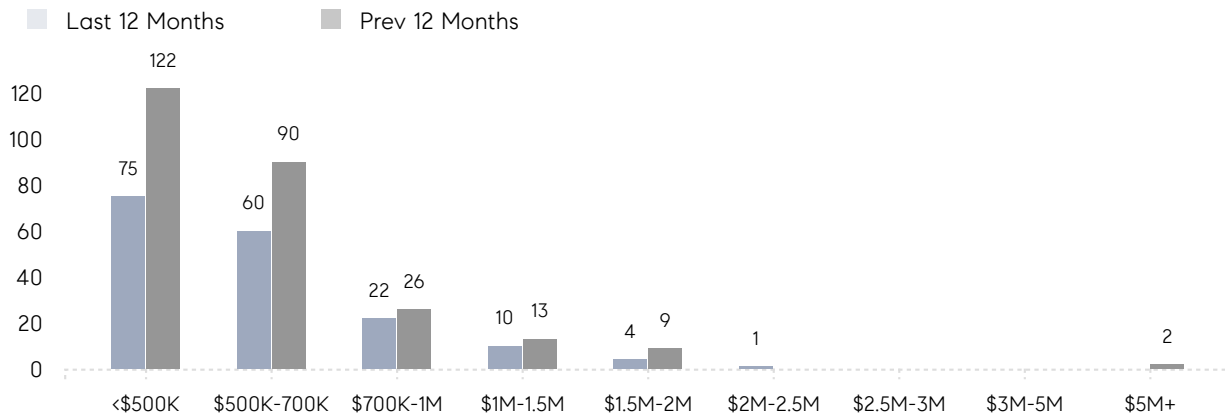
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Mount Arlington Market Insights

Mount Arlington

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

4	\$339K	\$355K
Total Properties	Average Price	Median Price
33%	-1%	11%
Increase From Feb 2022	Change From Feb 2022	Increase From Feb 2022

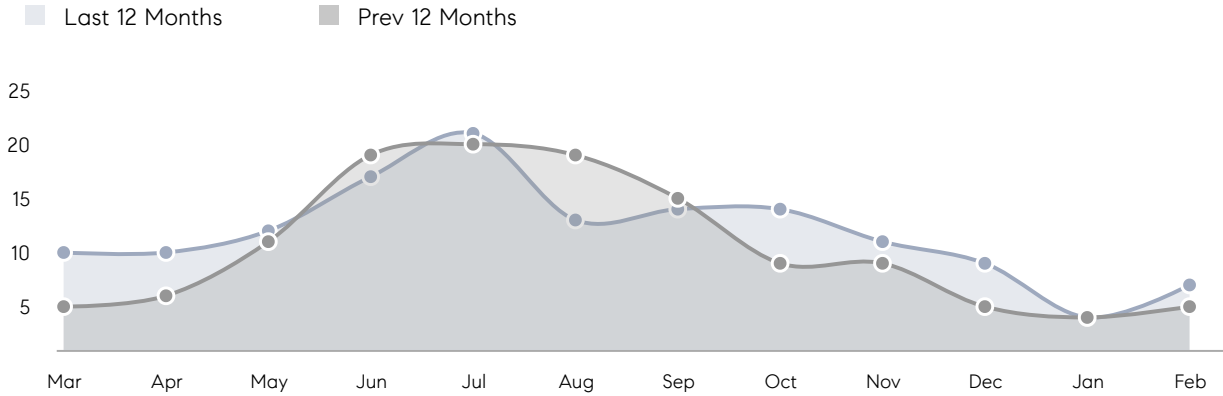
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	45	38	18%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$339,275	\$341,333	-0.6%
	# OF CONTRACTS	0	4	0.0%
	NEW LISTINGS	4	5	-20%
Houses	AVERAGE DOM	-	69	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$318,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	45	23	96%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$339,275	\$353,000	-4%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	3	2	50%

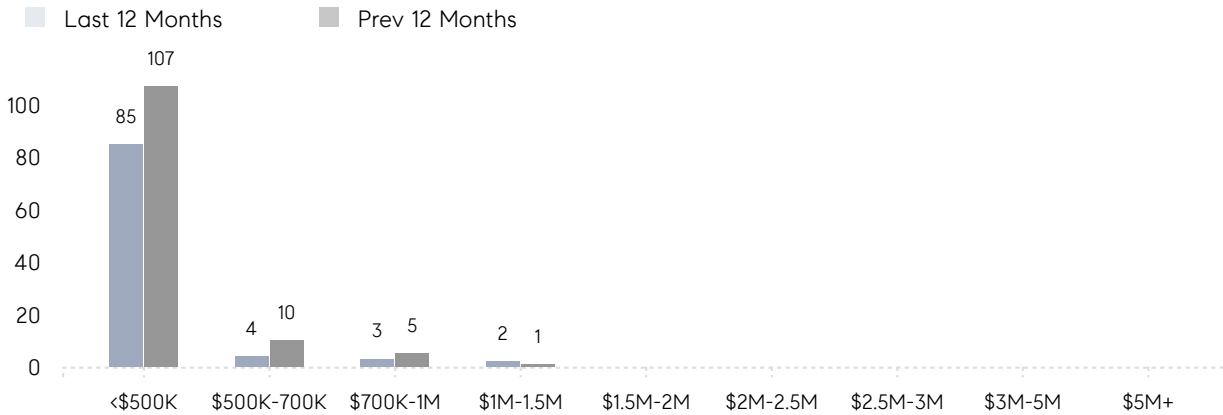
Mount Arlington

FEBRUARY 2023

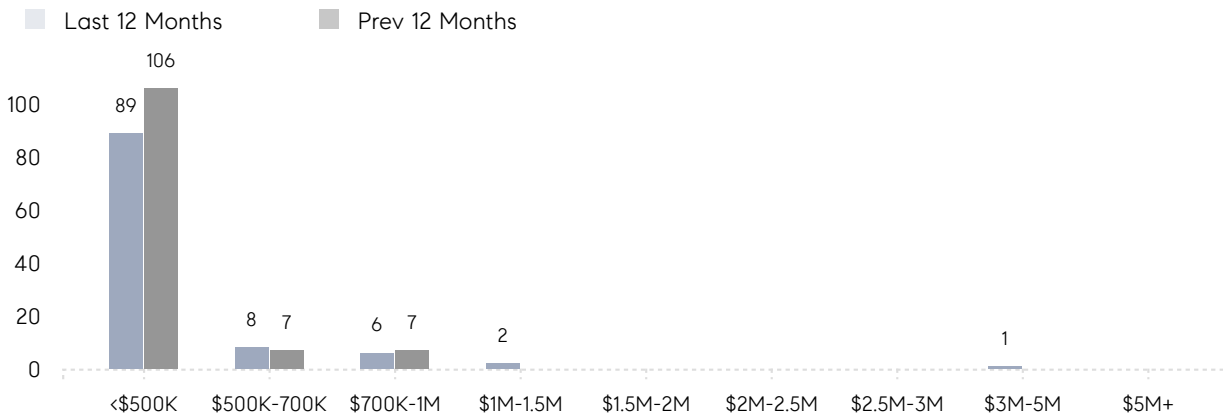
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Mountain Lakes Market Insights

Mountain Lakes

FEBRUARY 2023

UNDER CONTRACT

3	\$2.2M	\$1.4M
Total Properties	Average Price	Median Price
-25%	192%	88%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

7	\$953K	\$890K
Total Properties	Average Price	Median Price
250%	59%	48%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

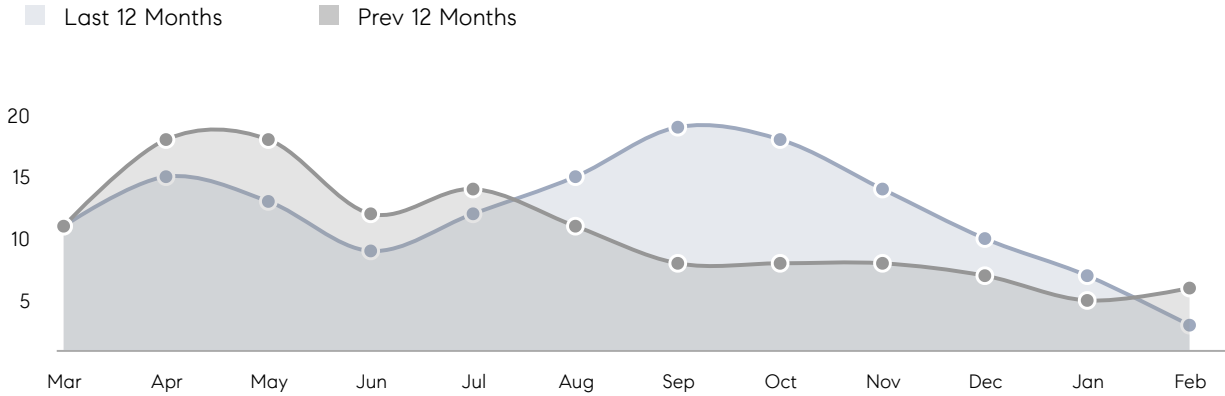
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	55	77	-29%
	% OF ASKING PRICE	100%	95%	
	AVERAGE SOLD PRICE	\$953,214	\$600,000	58.9%
	# OF CONTRACTS	3	4	-25.0%
	NEW LISTINGS	0	6	0%
Houses	AVERAGE DOM	63	101	-38%
	% OF ASKING PRICE	98%	93%	
	AVERAGE SOLD PRICE	\$1,032,500	\$325,000	218%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	0	4	0%
Condo/Co-op/TH	AVERAGE DOM	36	52	-31%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$755,000	\$875,000	-14%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	2	0%

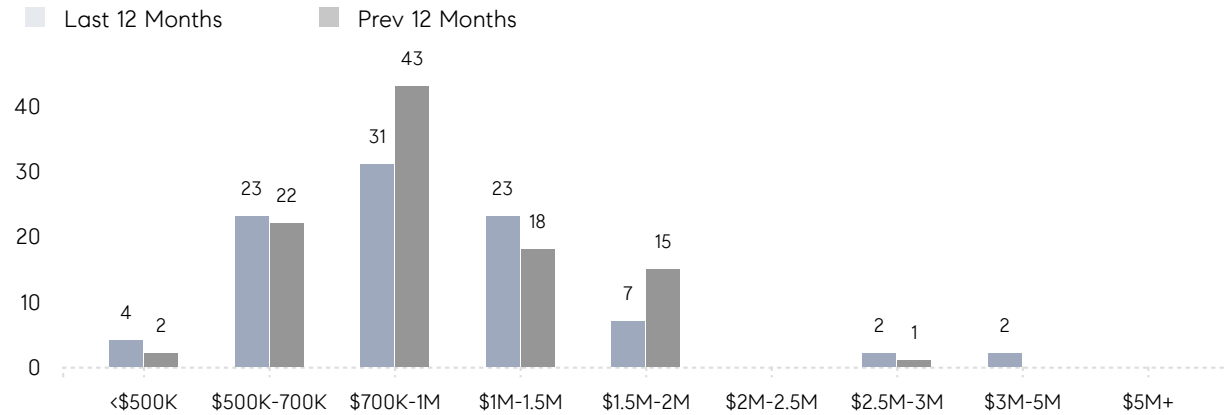
Mountain Lakes

FEBRUARY 2023

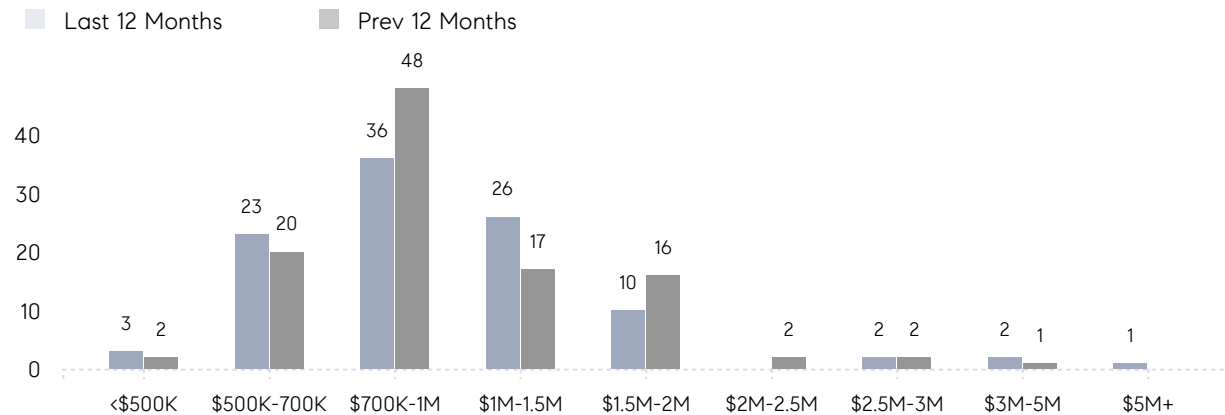
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Mountainside Market Insights

Mountainside

FEBRUARY 2023

UNDER CONTRACT

2 **\$947K** **\$947K**
 Total Average Median
 Properties Price Price

-60% **14%** **19%**
 Decrease From Increase From Increase From
 Feb 2022 Feb 2022 Feb 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 Feb 2022 Feb 2022 Feb 2022

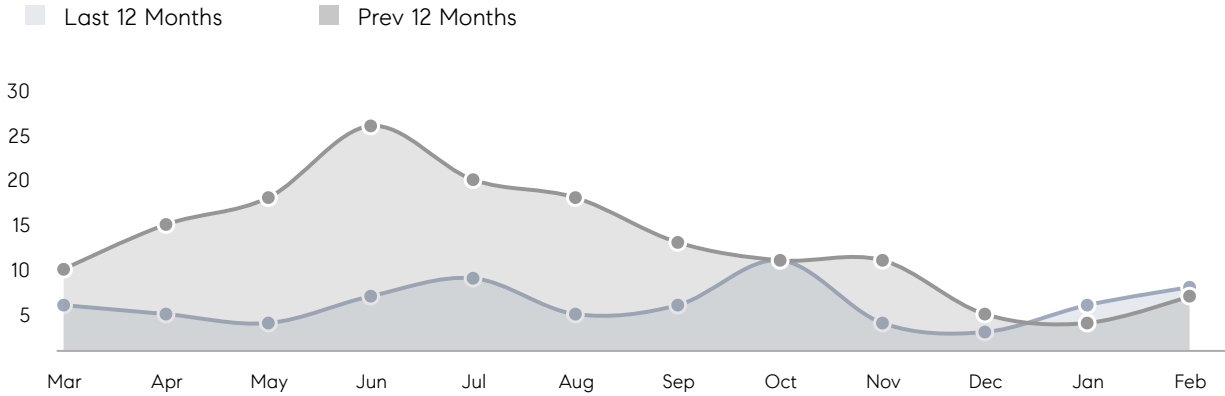
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	70	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$787,714	-
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	4	8	-50%
Houses	AVERAGE DOM	-	70	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$787,714	-
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	3	8	-62%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

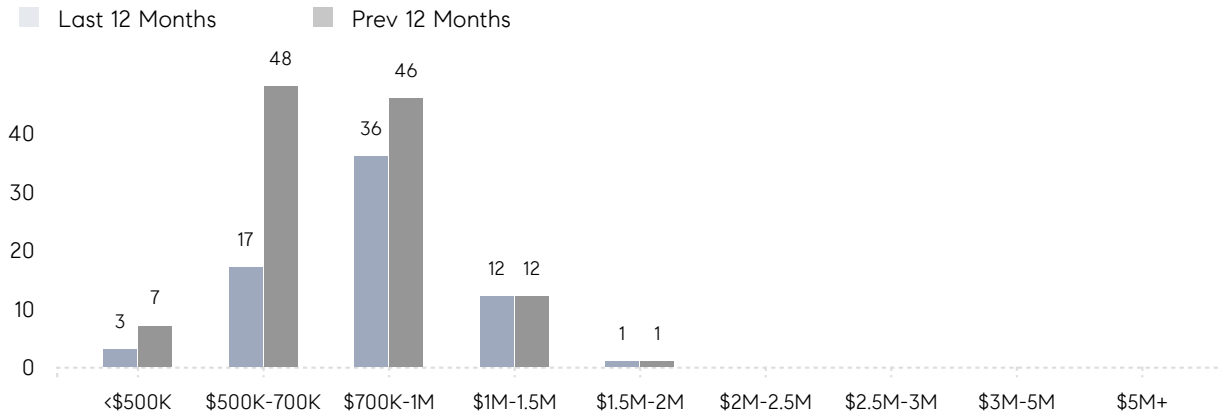
Mountainside

FEBRUARY 2023

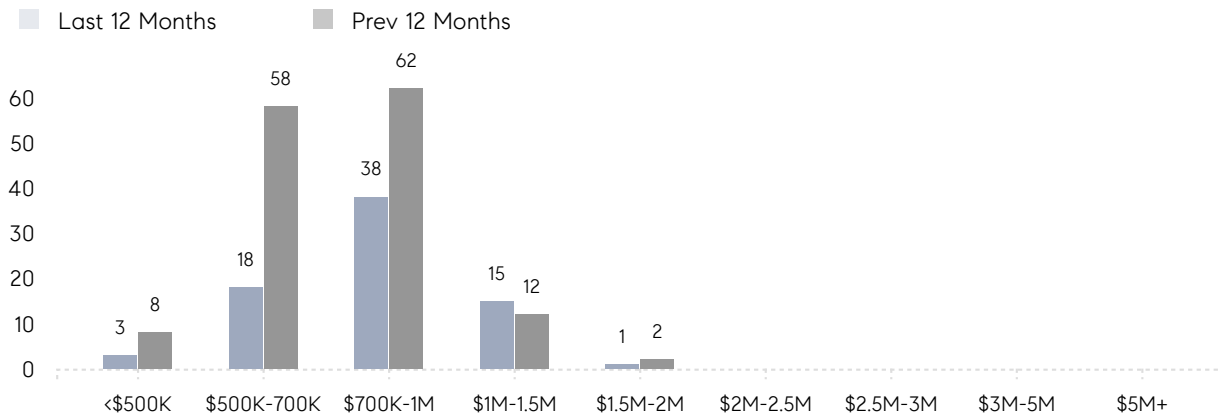
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

New Milford Market Insights

New Milford

FEBRUARY 2023

UNDER CONTRACT

11
Total Properties

\$538K
Average Price

\$489K
Median Price

22%
Increase From Feb 2022

1%
Change From Feb 2022

-15%
Decrease From Feb 2022

UNITS SOLD

5
Total Properties

\$645K
Average Price

\$615K
Median Price

25%
Increase From Feb 2022

46%
Increase From Feb 2022

44%
Increase From Feb 2022

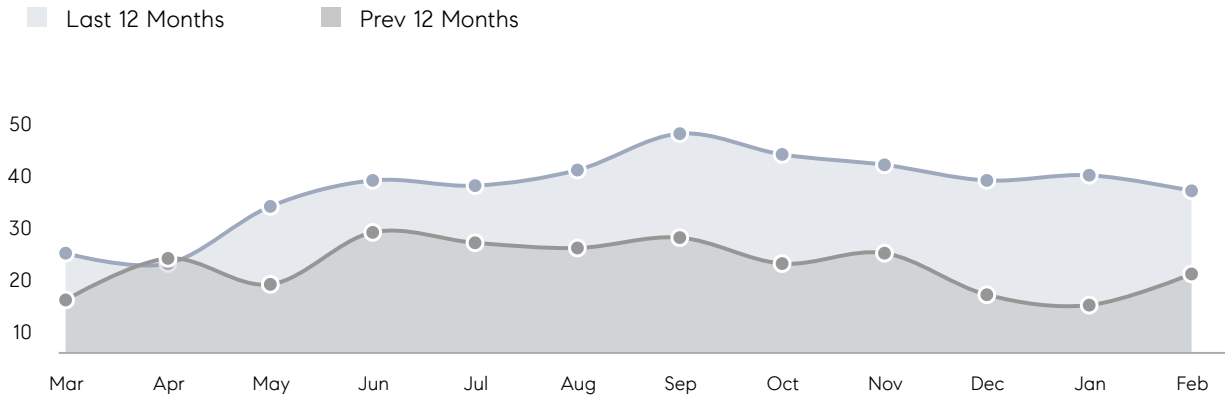
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	92	56	64%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$645,080	\$440,375	46.5%
	# OF CONTRACTS	11	9	22.2%
	NEW LISTINGS	7	14	-50%
Houses	AVERAGE DOM	92	29	217%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$645,080	\$502,167	28%
	# OF CONTRACTS	11	8	38%
	NEW LISTINGS	5	14	-64%
Condo/Co-op/TH	AVERAGE DOM	-	137	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$255,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	0	0%

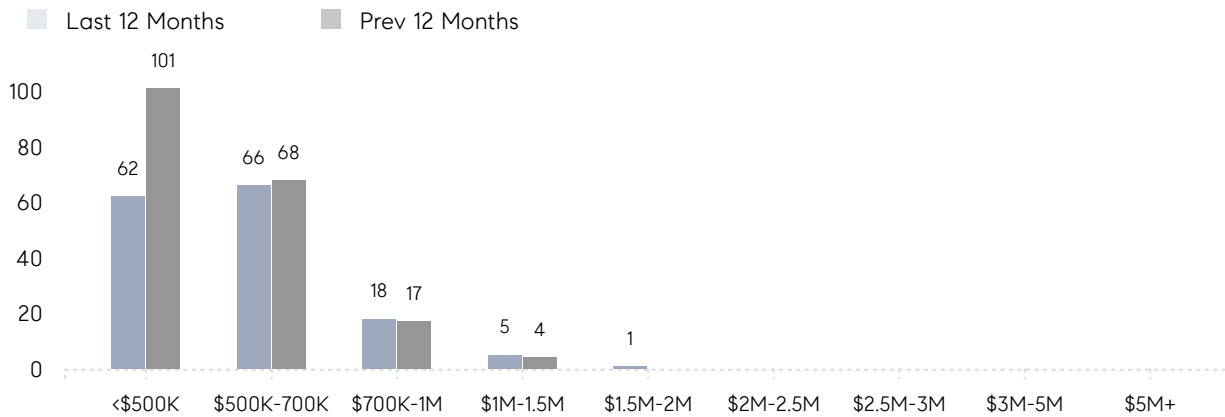
New Milford

FEBRUARY 2023

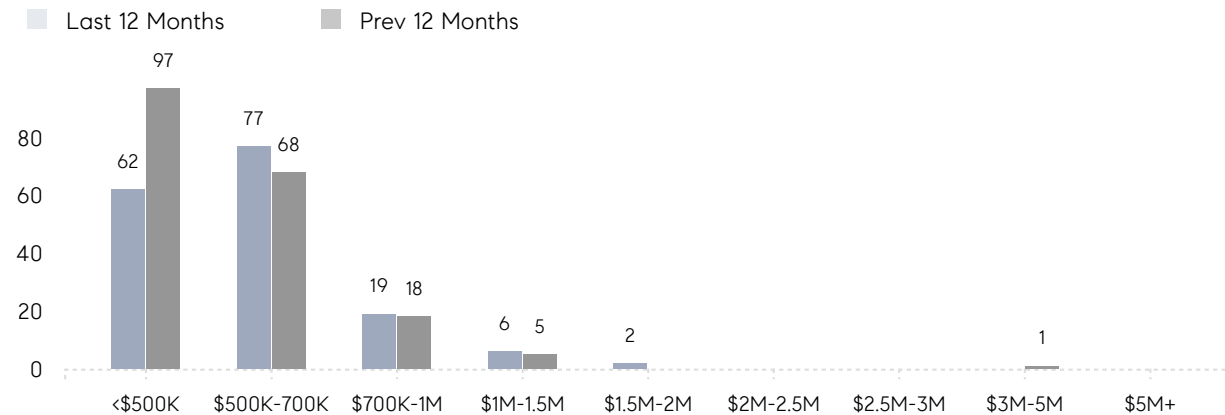
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

New Providence Market Insights

New Providence

FEBRUARY 2023

UNDER CONTRACT

9
Total
Properties

\$862K
Average
Price

\$949K
Median
Price

-47%
Decrease From
Feb 2022

-1%
Decrease From
Feb 2022

12%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$701K
Average
Price

\$665K
Median
Price

-58%
Decrease From
Feb 2022

1%
Increase From
Feb 2022

6%
Increase From
Feb 2022

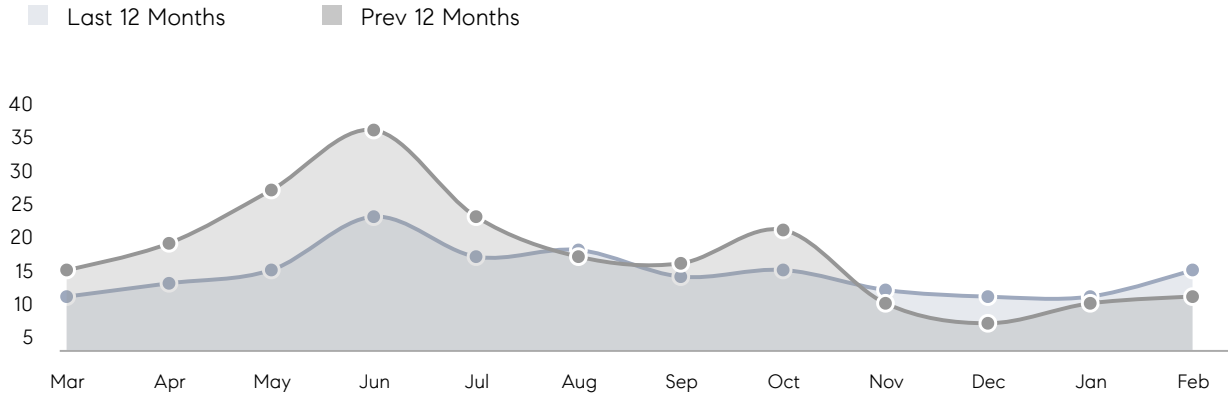
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	138	39	254%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$701,200	\$691,338	1.4%
	# OF CONTRACTS	9	17	-47.1%
	NEW LISTINGS	13	18	-28%
Houses	AVERAGE DOM	59	16	269%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$729,000	\$696,460	5%
	# OF CONTRACTS	5	17	-71%
	NEW LISTINGS	7	17	-59%
Condo/Co-op/TH	AVERAGE DOM	455	286	59%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$590,000	\$635,000	-7%
	# OF CONTRACTS	4	0	0%
	NEW LISTINGS	6	1	500%

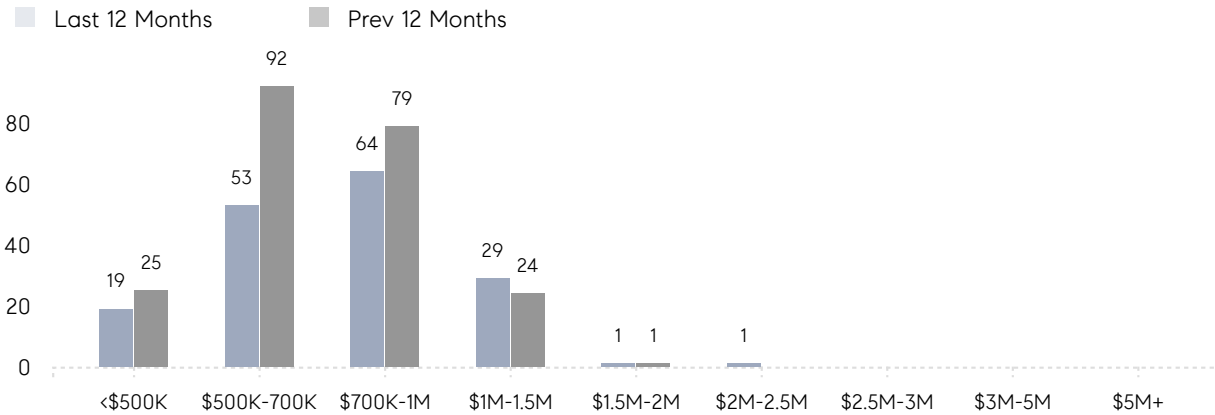
New Providence

FEBRUARY 2023

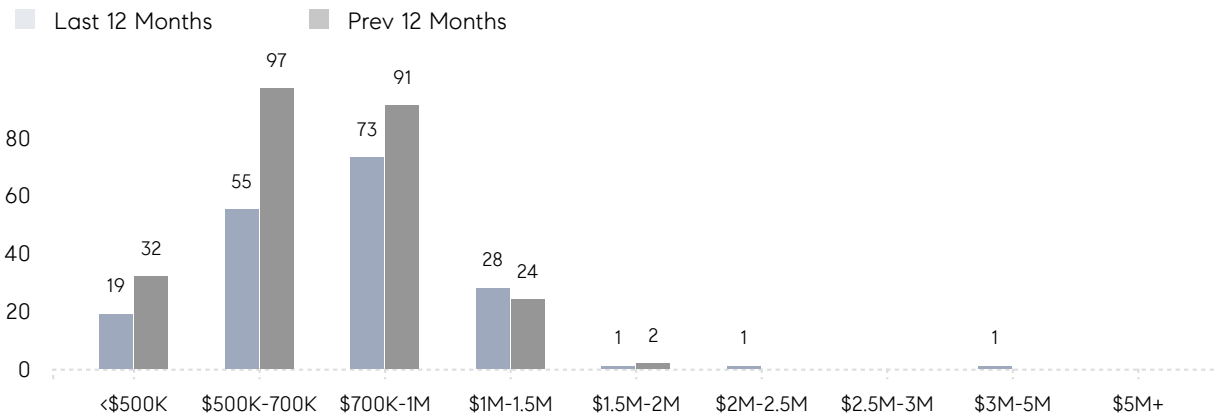
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Newark Market Insights

Newark

FEBRUARY 2023

UNDER CONTRACT

45
Total
Properties

\$363K
Average
Price

\$390K
Median
Price

18%
Increase From
Feb 2022

17%
Increase From
Feb 2022

30%
Increase From
Feb 2022

UNITS SOLD

30
Total
Properties

\$425K
Average
Price

\$410K
Median
Price

-41%
Decrease From
Feb 2022

39%
Increase From
Feb 2022

34%
Increase From
Feb 2022

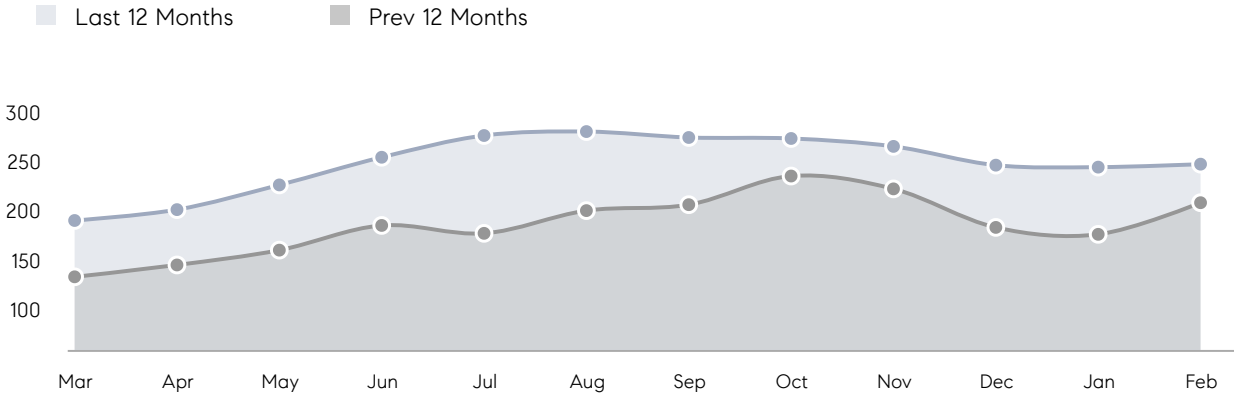
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	73	58	26%
	% OF ASKING PRICE	94%	103%	
	AVERAGE SOLD PRICE	\$425,830	\$306,755	38.8%
	# OF CONTRACTS	45	38	18.4%
	NEW LISTINGS	61	87	-30%
Houses	AVERAGE DOM	65	53	23%
	% OF ASKING PRICE	92%	105%	
	AVERAGE SOLD PRICE	\$424,177	\$327,271	30%
	# OF CONTRACTS	36	30	20%
	NEW LISTINGS	48	71	-32%
Condo/Co-op/TH	AVERAGE DOM	93	68	37%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$430,375	\$265,724	62%
	# OF CONTRACTS	9	8	13%
	NEW LISTINGS	13	16	-19%

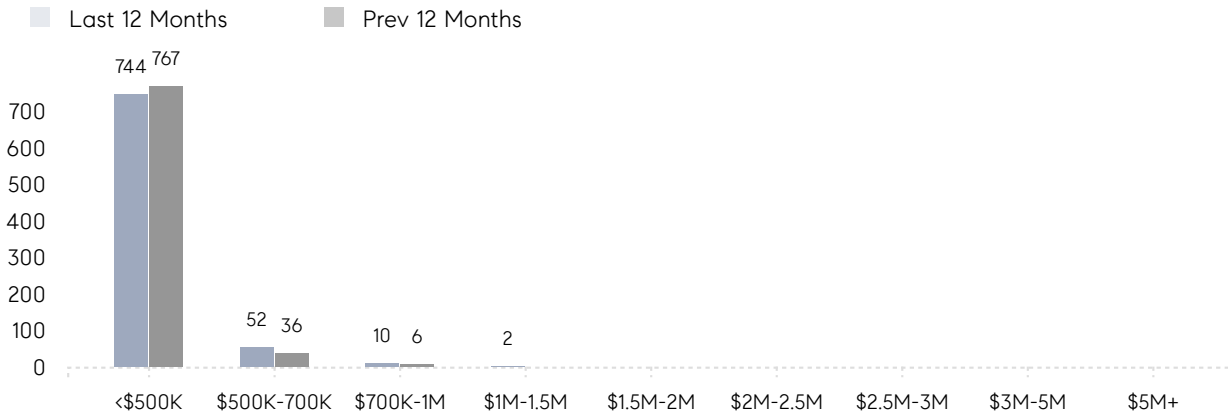
Newark

FEBRUARY 2023

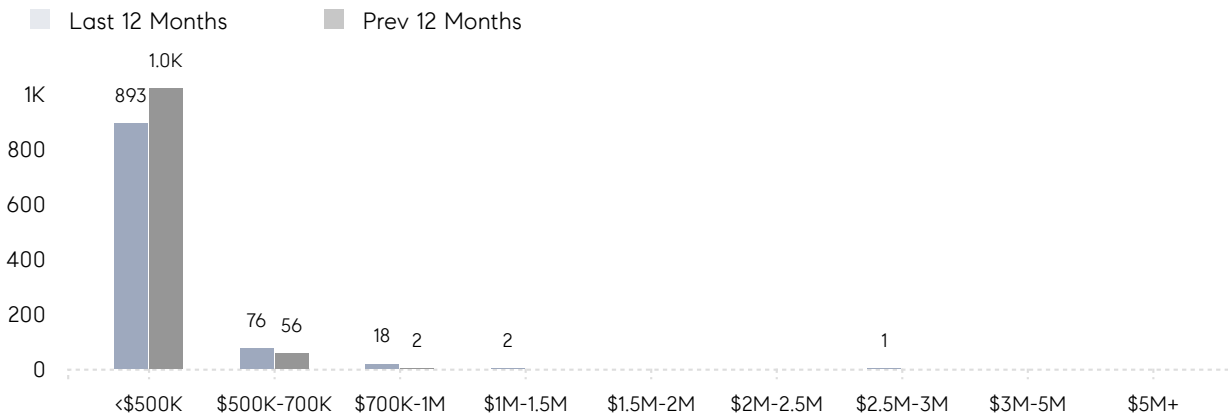
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

North Arlington Market Insights

North Arlington

FEBRUARY 2023

UNDER CONTRACT

8
Total
Properties

\$423K
Average
Price

\$432K
Median
Price

100%
Increase From
Feb 2022

-16%
Decrease From
Feb 2022

-16%
Decrease From
Feb 2022

UNITS SOLD

8
Total
Properties

\$503K
Average
Price

\$479K
Median
Price

33%
Increase From
Feb 2022

17%
Increase From
Feb 2022

13%
Increase From
Feb 2022

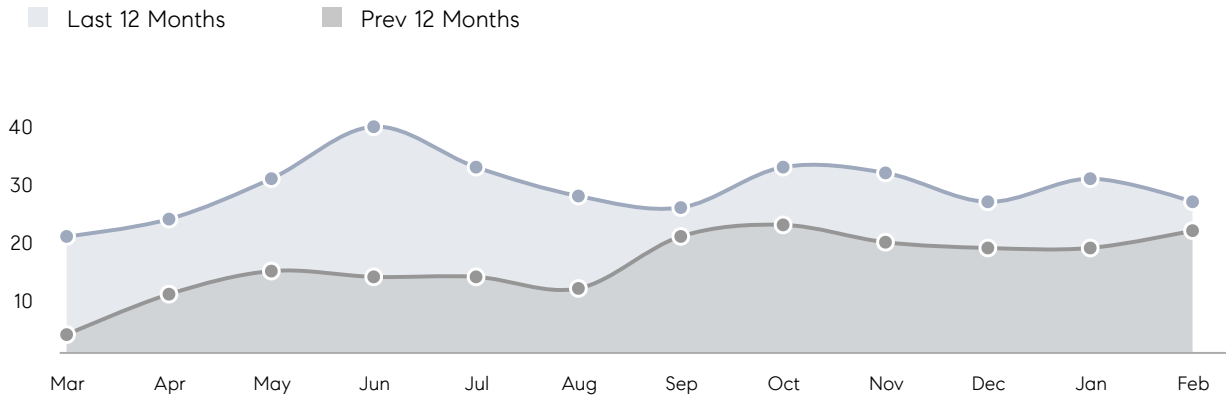
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	51	90	-43%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$503,701	\$431,667	16.7%
	# OF CONTRACTS	8	4	100.0%
	NEW LISTINGS	3	8	-62%
Houses	AVERAGE DOM	51	90	-43%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$503,701	\$431,667	17%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	2	0%

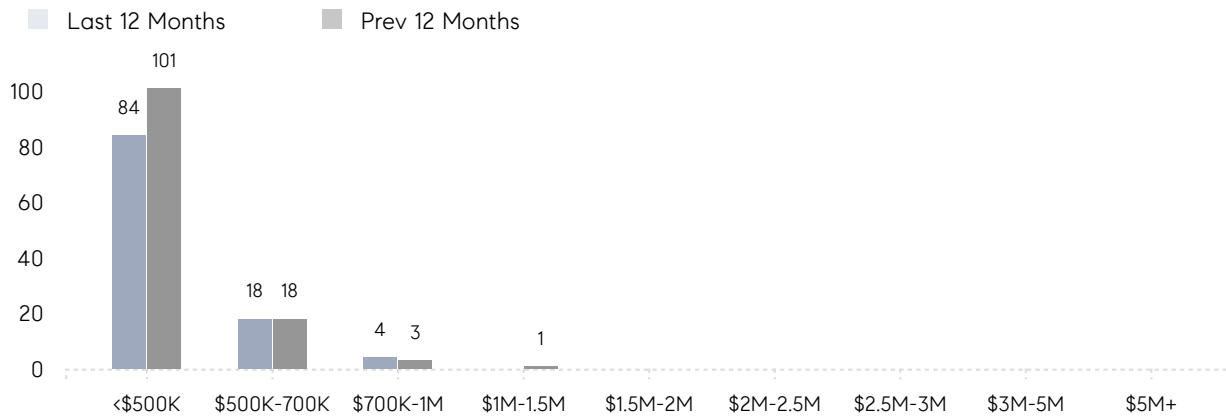
North Arlington

FEBRUARY 2023

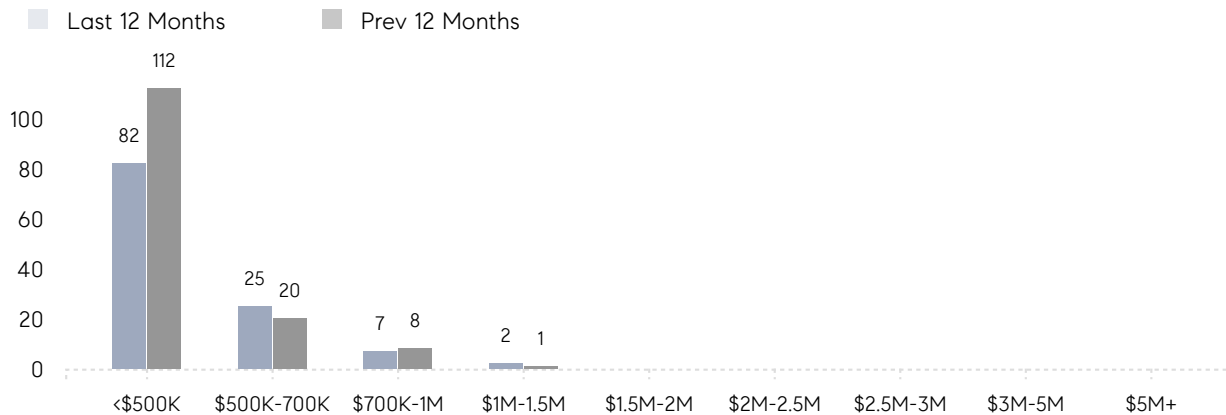
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

North Bergen Market Insights

North Bergen

FEBRUARY 2023

UNDER CONTRACT

29	\$500K	\$310K
Total Properties	Average Price	Median Price
-17%	-3%	-38%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

7	\$731K	\$607K
Total Properties	Average Price	Median Price
-79%	101%	93%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

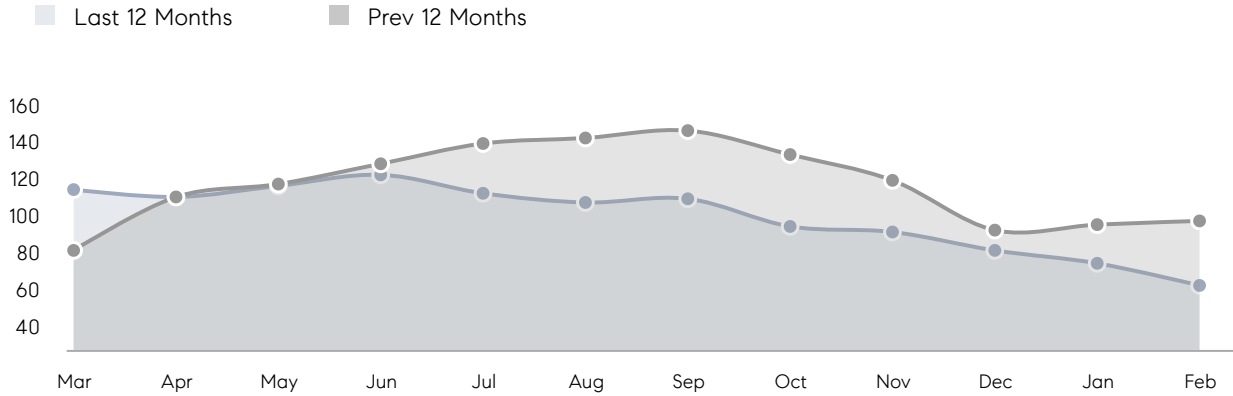
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	13	60	-78%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$731,071	\$364,038	100.8%
	# OF CONTRACTS	29	35	-17.1%
	NEW LISTINGS	25	51	-51%
Houses	AVERAGE DOM	9	31	-71%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$496,250	\$500,030	-1%
	# OF CONTRACTS	5	11	-55%
	NEW LISTINGS	6	11	-45%
Condo/Co-op/TH	AVERAGE DOM	17	77	-78%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$1,044,167	\$286,329	265%
	# OF CONTRACTS	24	24	0%
	NEW LISTINGS	19	40	-52%

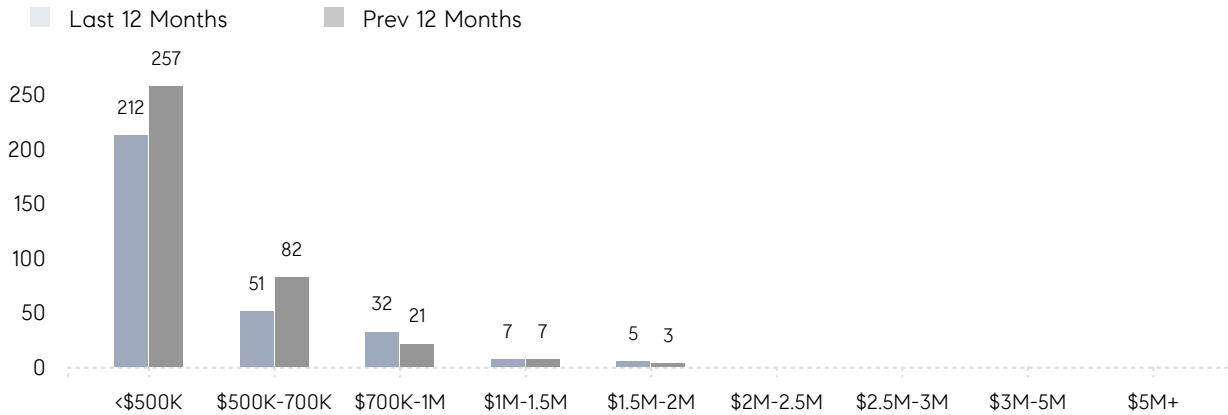
North Bergen

FEBRUARY 2023

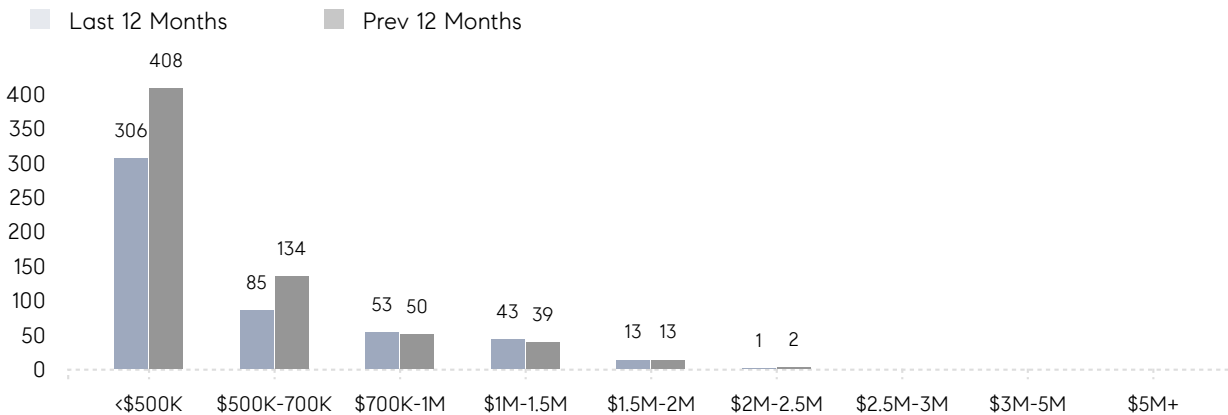
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

North Caldwell Market Insights

North Caldwell

FEBRUARY 2023

UNDER CONTRACT

8	\$930K	\$799K
Total Properties	Average Price	Median Price
0%	-20%	-9%
Change From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

3	\$1.4M	\$1.2M
Total Properties	Average Price	Median Price
200%	35%	14%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

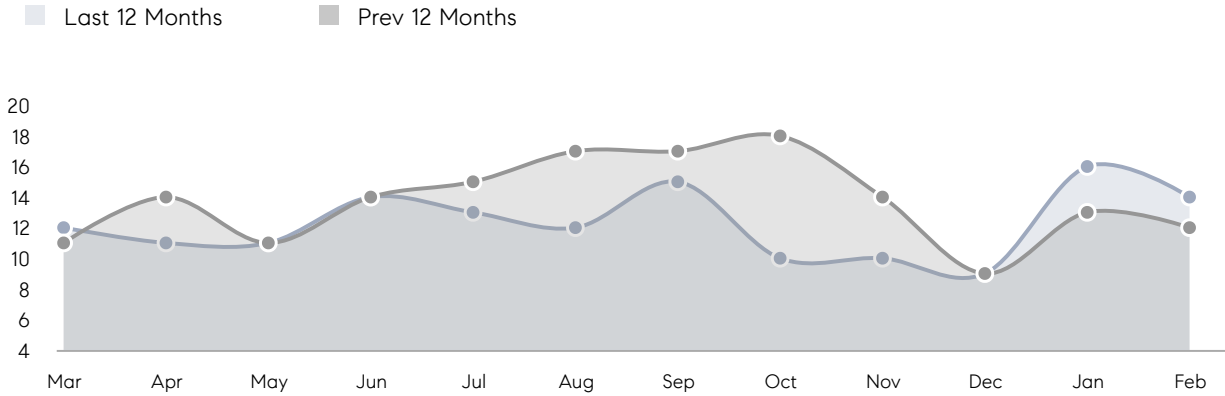
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	33	7	371%
	% OF ASKING PRICE	105%	117%	
	AVERAGE SOLD PRICE	\$1,416,667	\$1,050,000	34.9%
	# OF CONTRACTS	8	8	0.0%
	NEW LISTINGS	6	7	-14%
Houses	AVERAGE DOM	46	7	557%
	% OF ASKING PRICE	102%	117%	
	AVERAGE SOLD PRICE	\$1,850,000	\$1,050,000	76%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	8	-	-
	% OF ASKING PRICE	110%	-	
	AVERAGE SOLD PRICE	\$550,000	-	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	3	0	0%

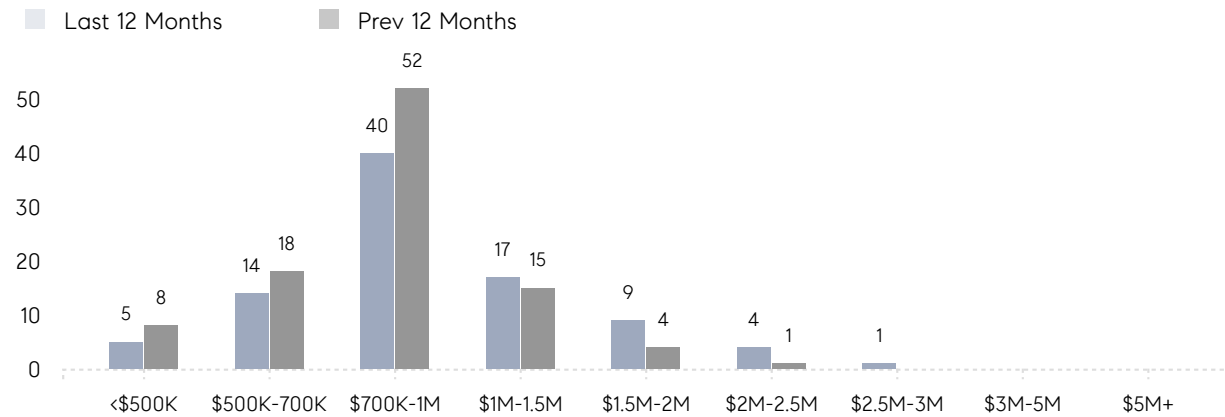
North Caldwell

FEBRUARY 2023

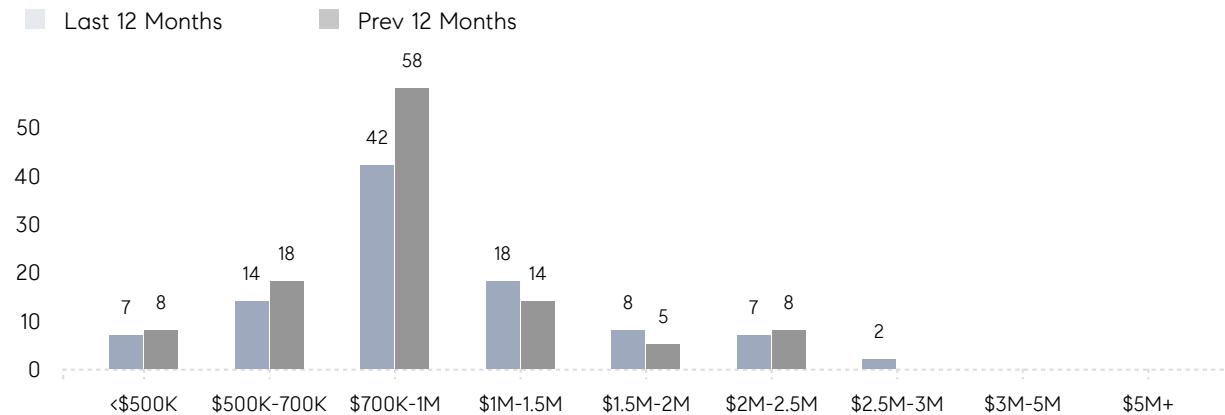
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

North Plainfield Market Insights

North Plainfield

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$363K
Average
Price

\$399K
Median
Price

-59%
Decrease From
Feb 2022

-2%
Decrease From
Feb 2022

5%
Increase From
Feb 2022

UNITS SOLD

7
Total
Properties

\$415K
Average
Price

\$380K
Median
Price

-36%
Decrease From
Feb 2022

29%
Increase From
Feb 2022

7%
Increase From
Feb 2022

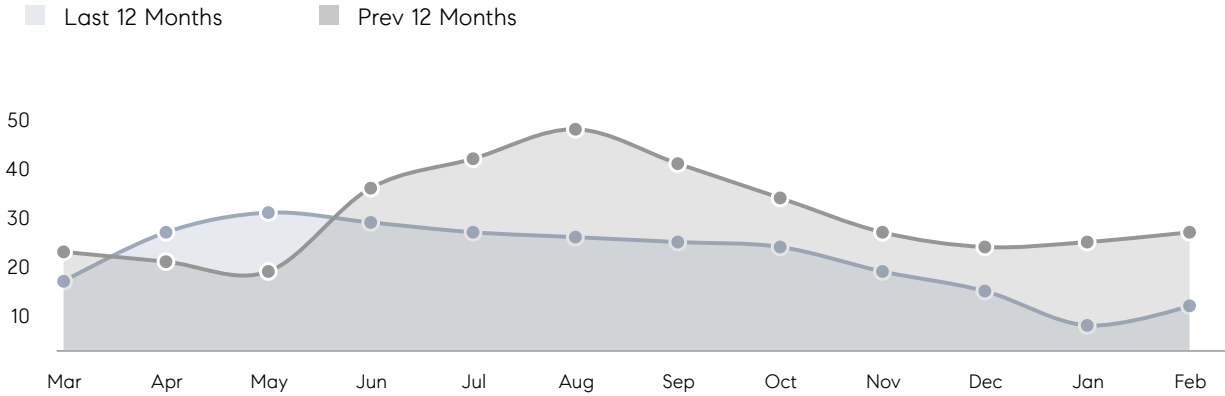
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	61	36	69%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$415,571	\$321,364	29.3%
	# OF CONTRACTS	7	17	-58.8%
	NEW LISTINGS	10	20	-50%
Houses	AVERAGE DOM	61	36	69%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$415,571	\$357,778	16%
	# OF CONTRACTS	5	14	-64%
	NEW LISTINGS	7	18	-61%
Condo/Co-op/TH	AVERAGE DOM	-	34	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$157,500	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	3	2	50%

North Plainfield

FEBRUARY 2023

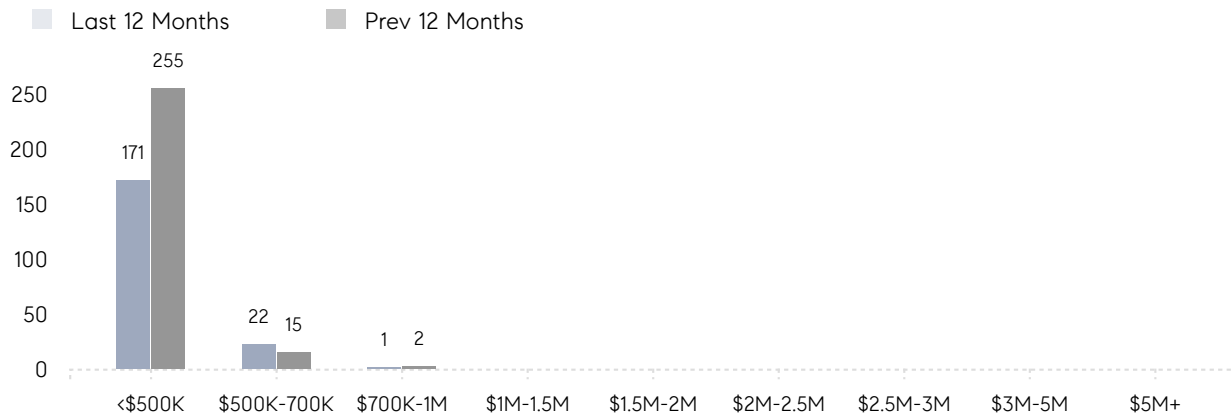
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Northvale Market Insights

Northvale

FEBRUARY 2023

UNDER CONTRACT

1
Total
Properties

\$558K
Average
Price

\$558K
Median
Price

0%
Change From
Feb 2022

5%
Increase From
Feb 2022

5%
Increase From
Feb 2022

UNITS SOLD

2
Total
Properties

\$452K
Average
Price

\$452K
Median
Price

-33%
Decrease From
Feb 2022

-4%
Decrease From
Feb 2022

6%
Increase From
Feb 2022

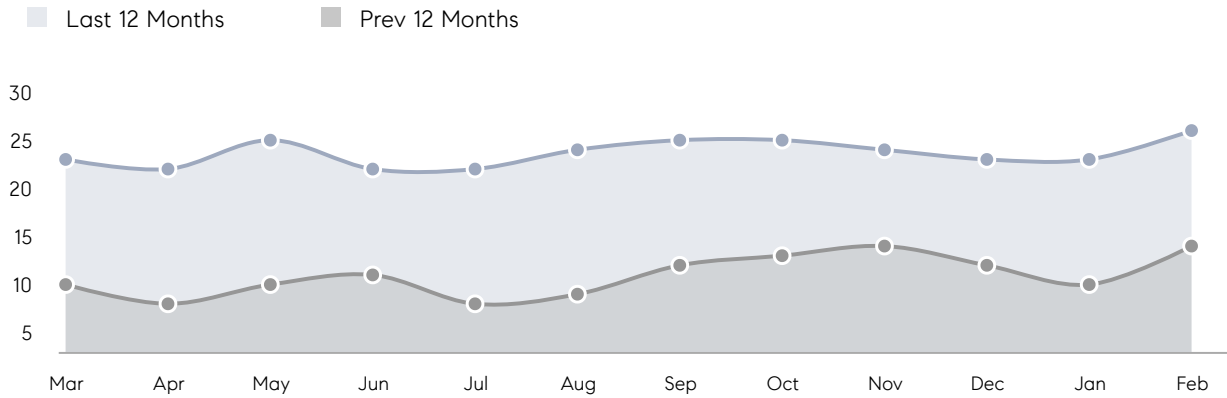
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	20	44	-55%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$452,000	\$470,000	-3.8%
	# OF CONTRACTS	1	1	0.0%
	NEW LISTINGS	4	5	-20%
Houses	AVERAGE DOM	20	44	-55%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$452,000	\$470,000	-4%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	5	-60%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%

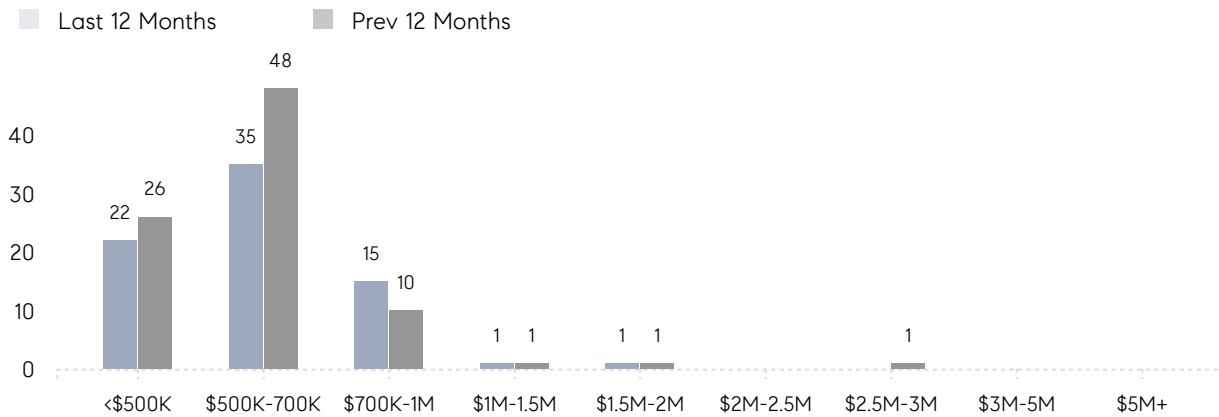
Northvale

FEBRUARY 2023

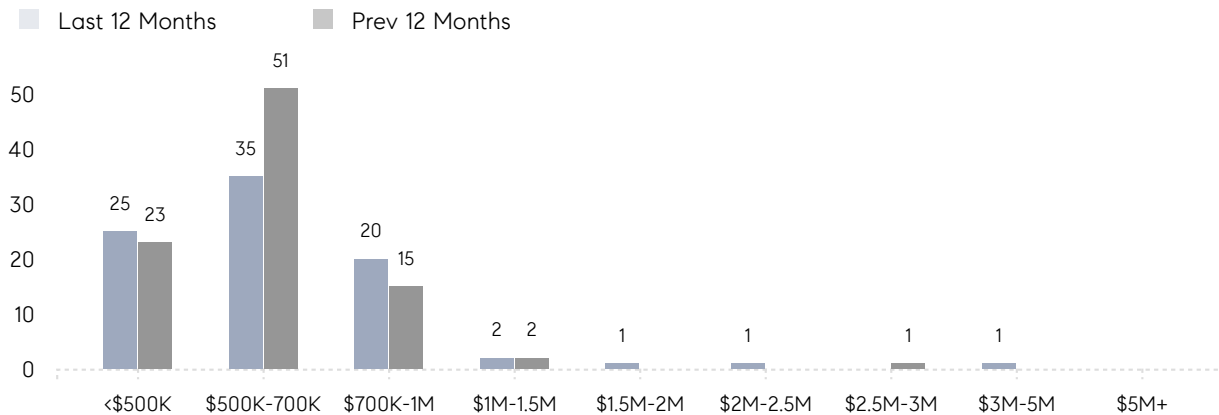
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Norwood Market Insights

Norwood

FEBRUARY 2023

UNDER CONTRACT

1	\$2.3M	\$2.3M
Total Properties	Average Price	Median Price
-75%	228%	255%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

3	\$703K	\$800K
Total Properties	Average Price	Median Price
-25%	-14%	13%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

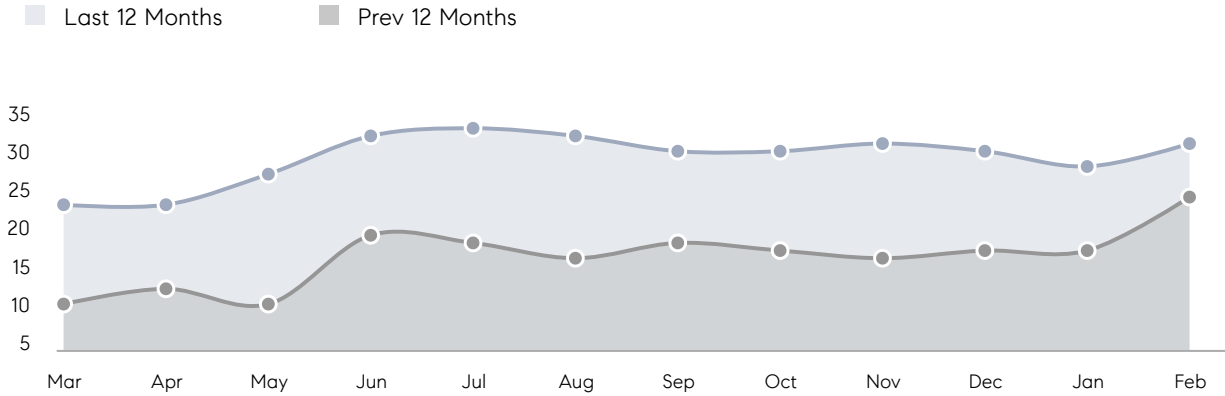
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	43	28	54%
	% OF ASKING PRICE	95%	100%	
	AVERAGE SOLD PRICE	\$703,531	\$815,695	-13.8%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	4	13	-69%
Houses	AVERAGE DOM	75	28	168%
	% OF ASKING PRICE	87%	100%	
	AVERAGE SOLD PRICE	\$950,000	\$815,695	16%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	27	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$580,297	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	5	-60%

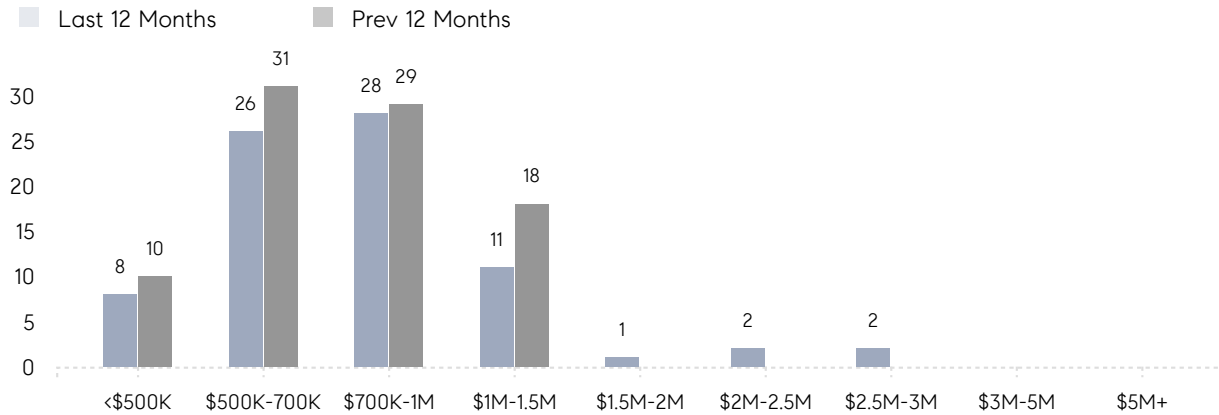
Norwood

FEBRUARY 2023

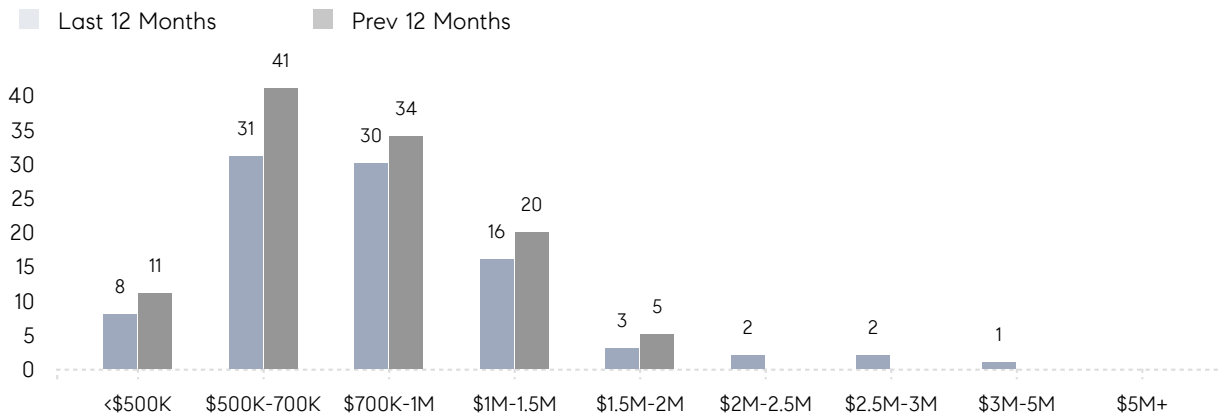
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Nutley Market Insights

Nutley

FEBRUARY 2023

UNDER CONTRACT

28
Total
Properties

\$415K
Average
Price

\$406K
Median
Price

22%
Increase From
Feb 2022

-9%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

UNITS SOLD

19
Total
Properties

\$526K
Average
Price

\$500K
Median
Price

-17%
Decrease From
Feb 2022

23%
Increase From
Feb 2022

6%
Increase From
Feb 2022

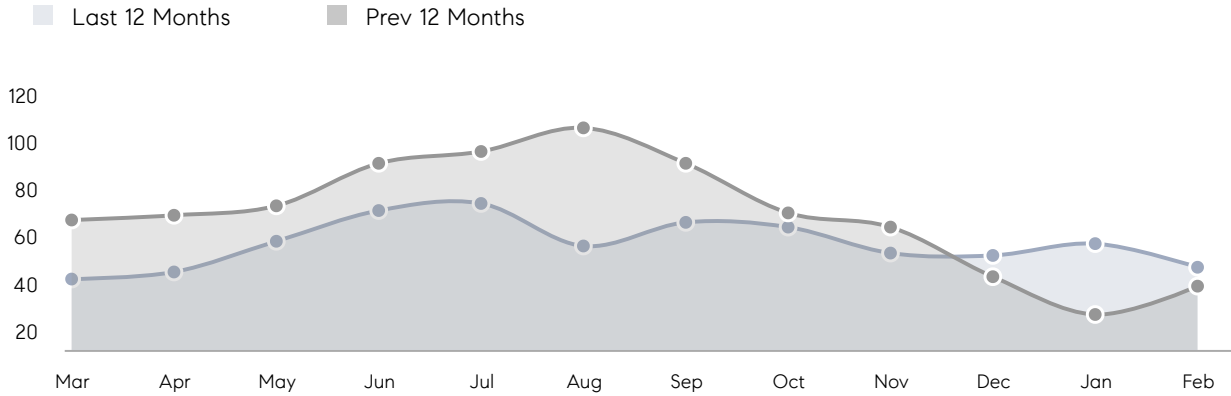
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	42	64	-34%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$526,721	\$429,717	22.6%
	# OF CONTRACTS	28	23	21.7%
	NEW LISTINGS	20	34	-41%
Houses	AVERAGE DOM	45	63	-29%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$601,667	\$560,033	7%
	# OF CONTRACTS	13	15	-13%
	NEW LISTINGS	12	20	-40%
Condo/Co-op/TH	AVERAGE DOM	36	65	-45%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$398,243	\$185,375	115%
	# OF CONTRACTS	15	8	88%
	NEW LISTINGS	8	14	-43%

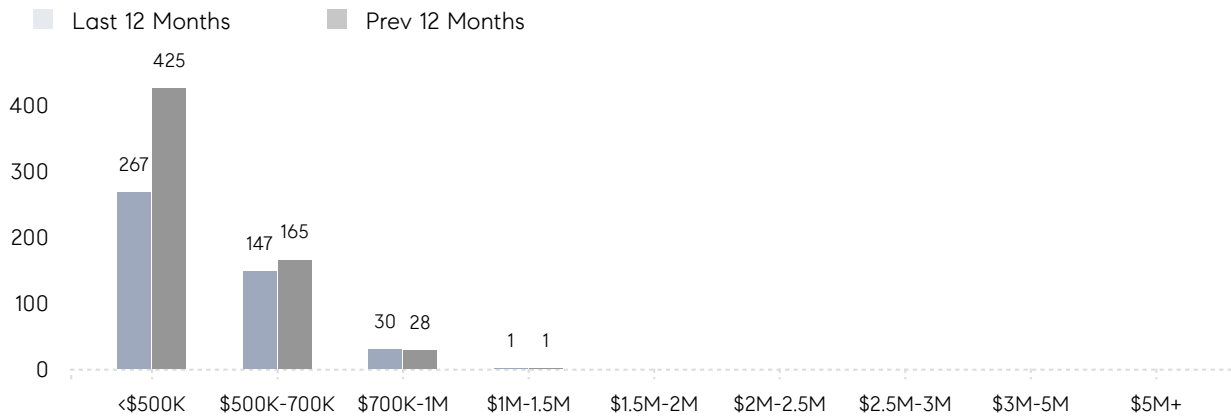
Nutley

FEBRUARY 2023

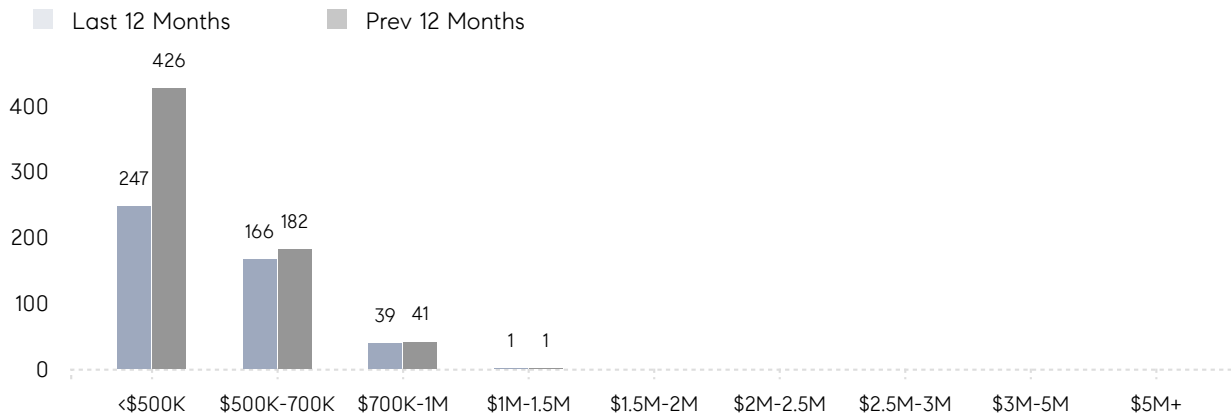
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Oakland Market Insights

Oakland

FEBRUARY 2023

UNDER CONTRACT

8
Total Properties

\$655K
Average Price

\$584K
Median Price

-20%
Decrease From Feb 2022

12%
Increase From Feb 2022

3%
Increase From Feb 2022

UNITS SOLD

5
Total Properties

\$435K
Average Price

\$440K
Median Price

-74%
Decrease From Feb 2022

-21%
Decrease From Feb 2022

-24%
Decrease From Feb 2022

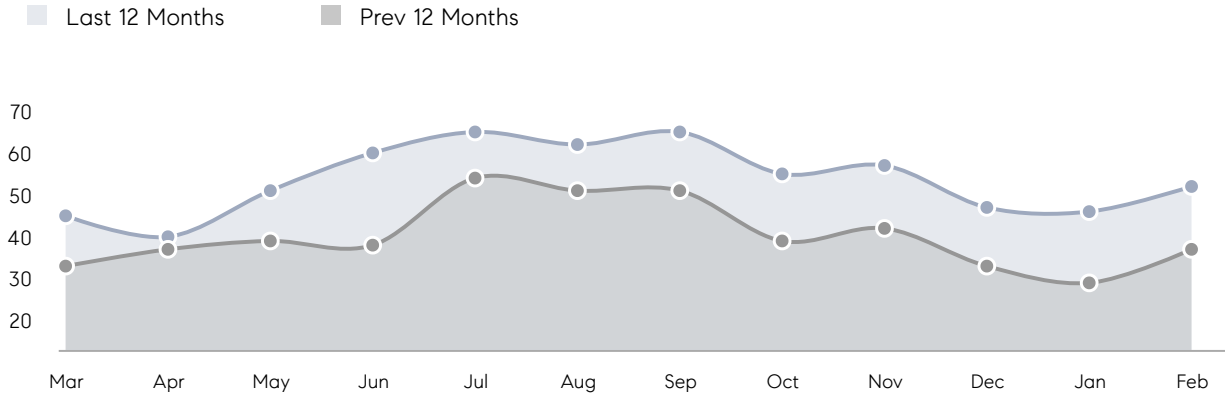
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	71	29	145%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$435,300	\$553,068	-21.3%
	# OF CONTRACTS	8	10	-20.0%
	NEW LISTINGS	14	15	-7%
Houses	AVERAGE DOM	76	29	162%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$434,125	\$553,068	-22%
	# OF CONTRACTS	8	10	-20%
	NEW LISTINGS	13	15	-13%
Condo/Co-op/TH	AVERAGE DOM	50	-	-
	% OF ASKING PRICE	94%	-	
	AVERAGE SOLD PRICE	\$440,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

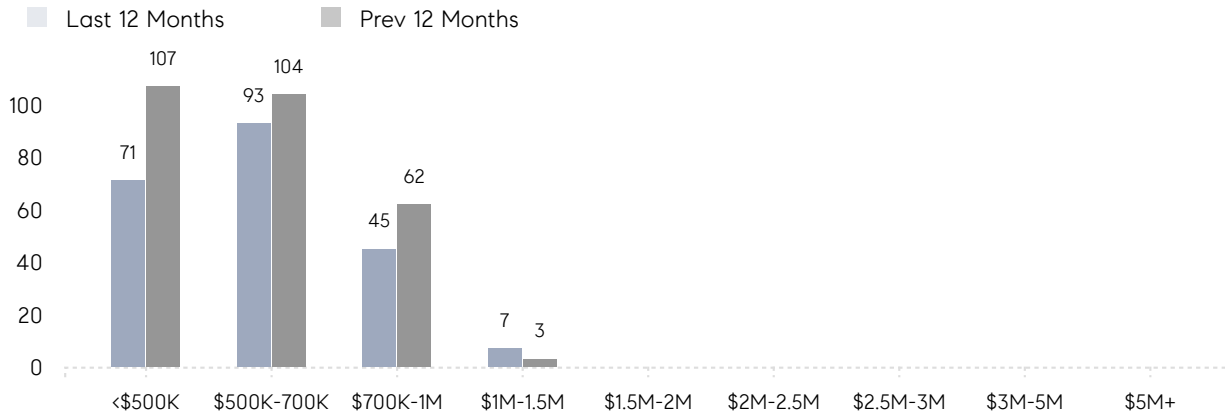
Oakland

FEBRUARY 2023

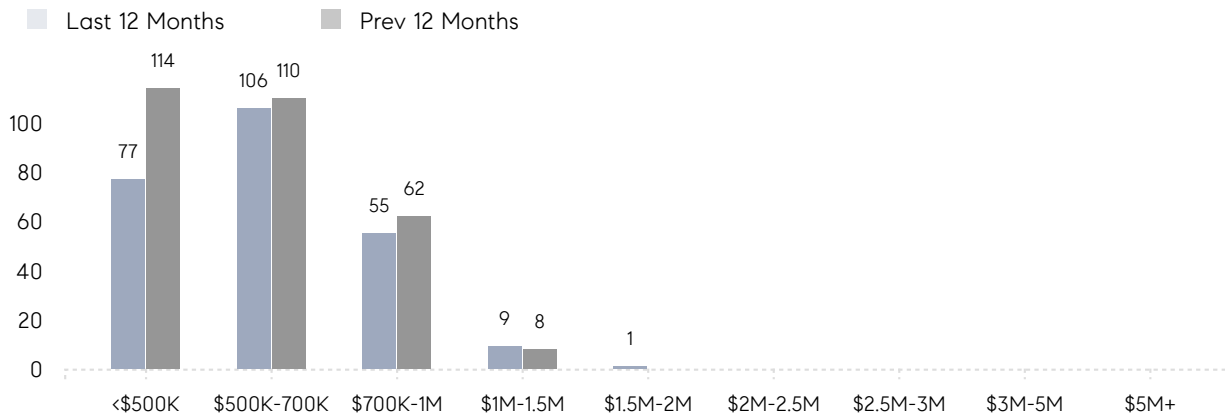
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Old Tappan Market Insights

Old Tappan

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$1.1M
Average
Price

\$900K
Median
Price

-27%
Decrease From
Feb 2022

6%
Increase From
Feb 2022

-8%
Decrease From
Feb 2022

UNITS SOLD

11
Total
Properties

\$1.0M
Average
Price

\$1.1M
Median
Price

267%
Increase From
Feb 2022

-7%
Decrease From
Feb 2022

20%
Increase From
Feb 2022

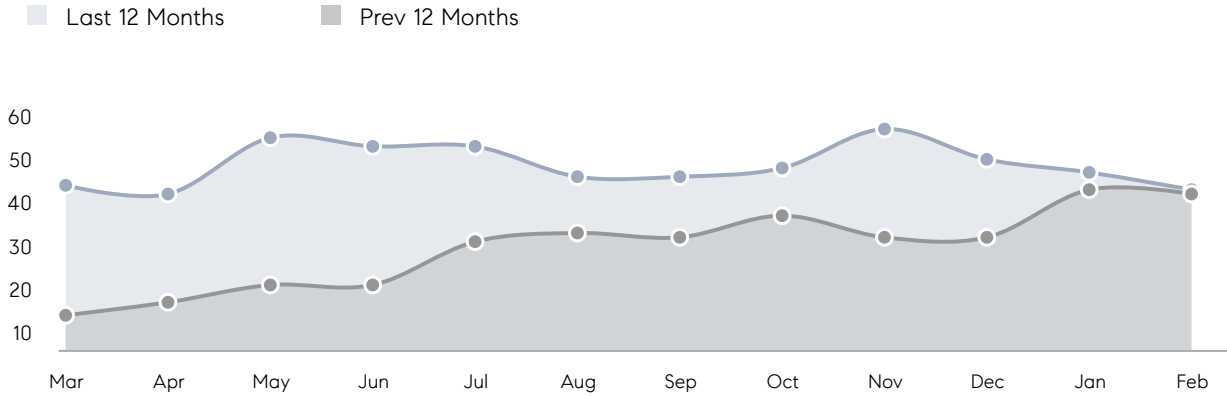
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	39	40	-2%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$1,096,787	\$1,182,927	-7.3%
	# OF CONTRACTS	11	15	-26.7%
	NEW LISTINGS	7	17	-59%
Houses	AVERAGE DOM	43	40	8%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$1,301,889	\$1,182,927	10%
	# OF CONTRACTS	4	9	-56%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	39	-	-
	% OF ASKING PRICE	108%	-	
	AVERAGE SOLD PRICE	\$1,051,208	-	-
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	3	9	-67%

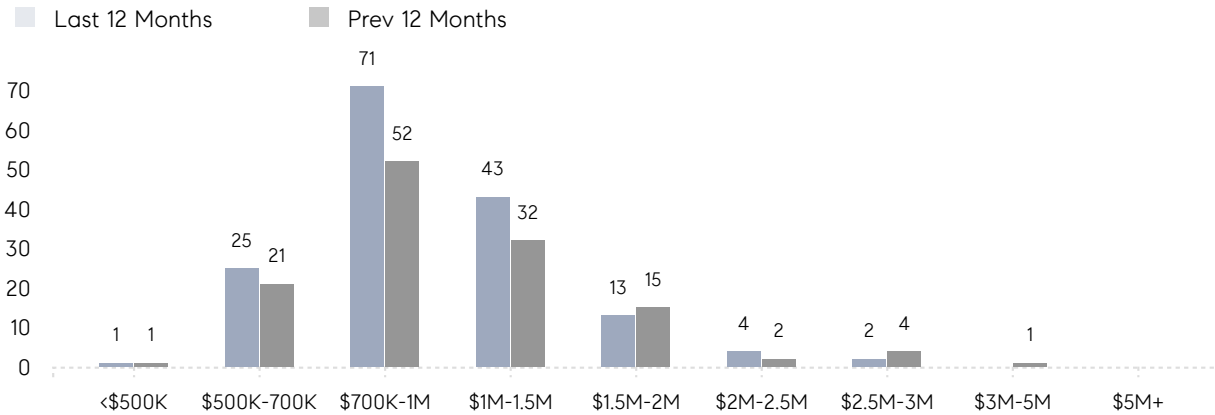
Old Tappan

FEBRUARY 2023

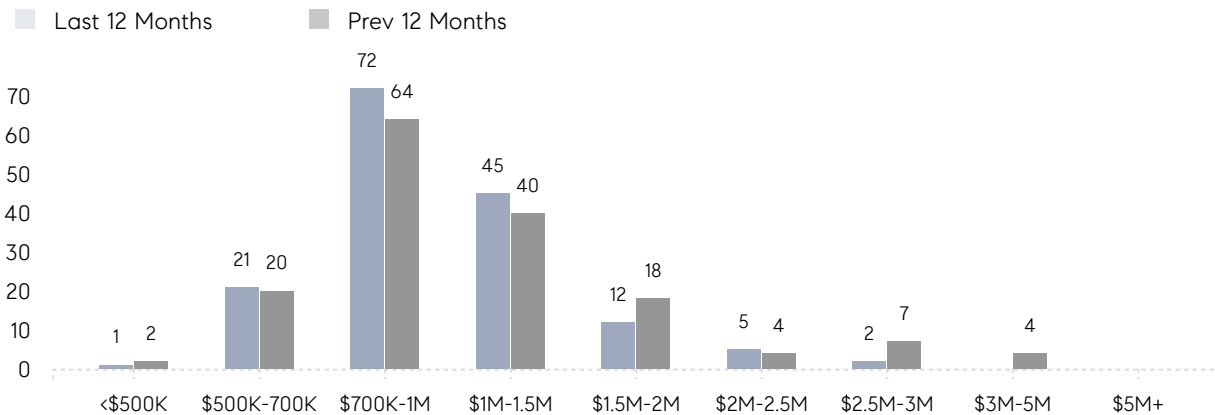
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Oradell Market Insights

Oradell

FEBRUARY 2023

UNDER CONTRACT

7	\$715K	\$734K
Total Properties	Average Price	Median Price
40%	-21%	-14%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

1	\$709K	\$709K
Total Properties	Average Price	Median Price
-80%	-22%	-14%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

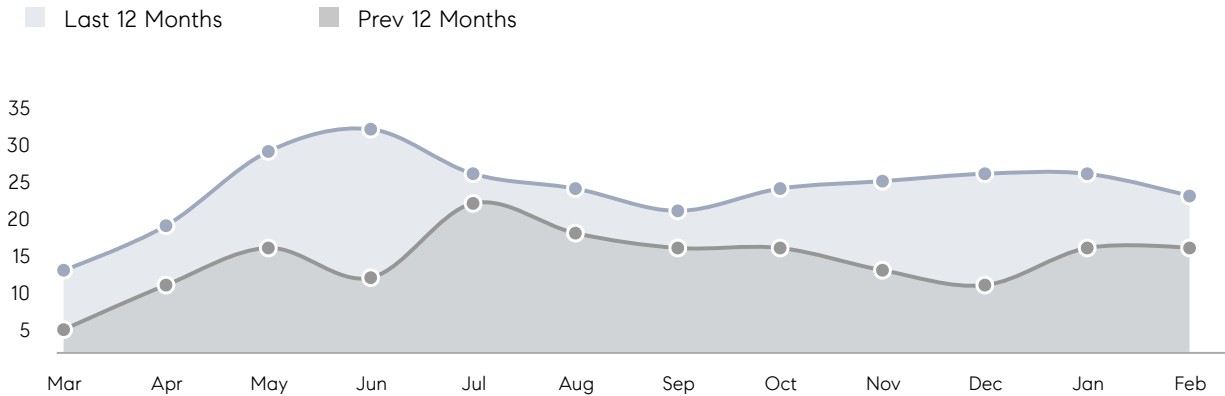
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	11	12	-8%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$709,000	\$911,800	-22.2%
	# OF CONTRACTS	7	5	40.0%
	NEW LISTINGS	4	6	-33%
Houses	AVERAGE DOM	11	12	-8%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$709,000	\$911,800	-22%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	4	6	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

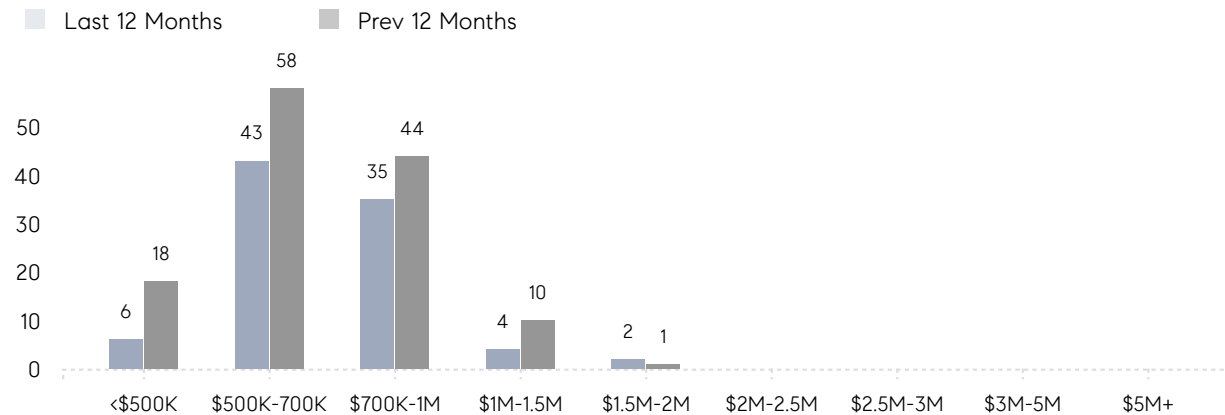
Oradell

FEBRUARY 2023

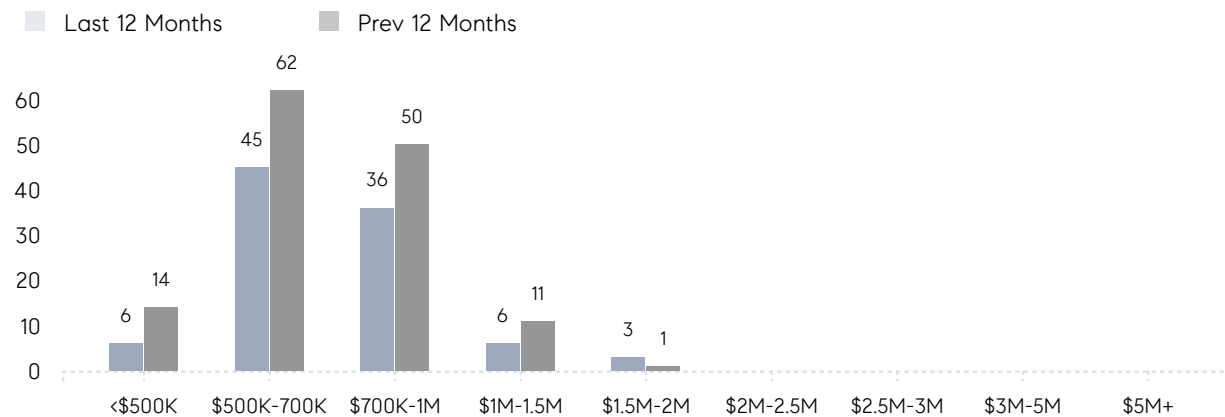
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Orange Market Insights

Orange

FEBRUARY 2023

UNDER CONTRACT

9
Total
Properties

\$444K
Average
Price

\$449K
Median
Price

-44%
Decrease From
Feb 2022

34%
Increase From
Feb 2022

44%
Increase From
Feb 2022

UNITS SOLD

9
Total
Properties

\$524K
Average
Price

\$523K
Median
Price

125%
Increase From
Feb 2022

71%
Increase From
Feb 2022

81%
Increase From
Feb 2022

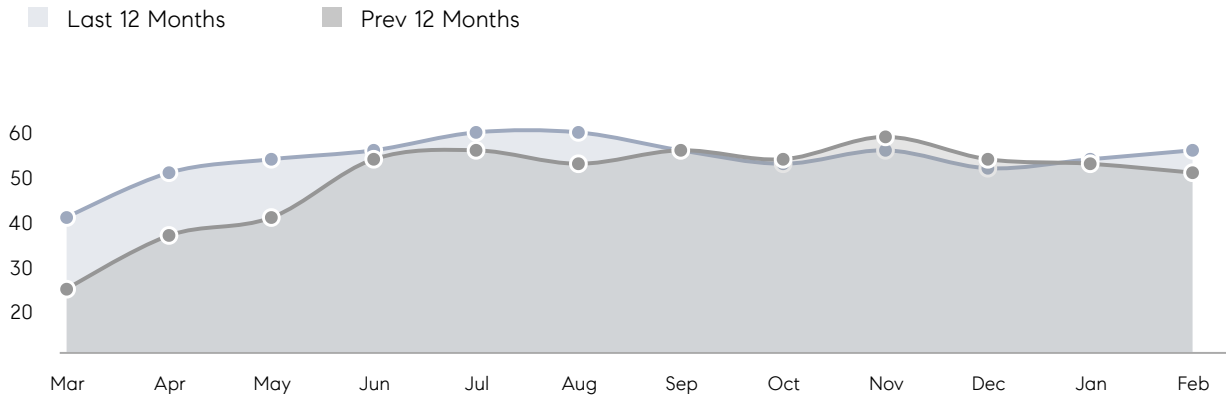
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	57	61	-7%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$524,222	\$306,000	71.3%
	# OF CONTRACTS	9	16	-43.7%
	NEW LISTINGS	15	15	0%
Houses	AVERAGE DOM	51	11	364%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$566,000	\$295,667	91%
	# OF CONTRACTS	9	11	-18%
	NEW LISTINGS	11	12	-8%
Condo/Co-op/TH	AVERAGE DOM	103	212	-51%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$190,000	\$337,000	-44%
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	4	3	33%

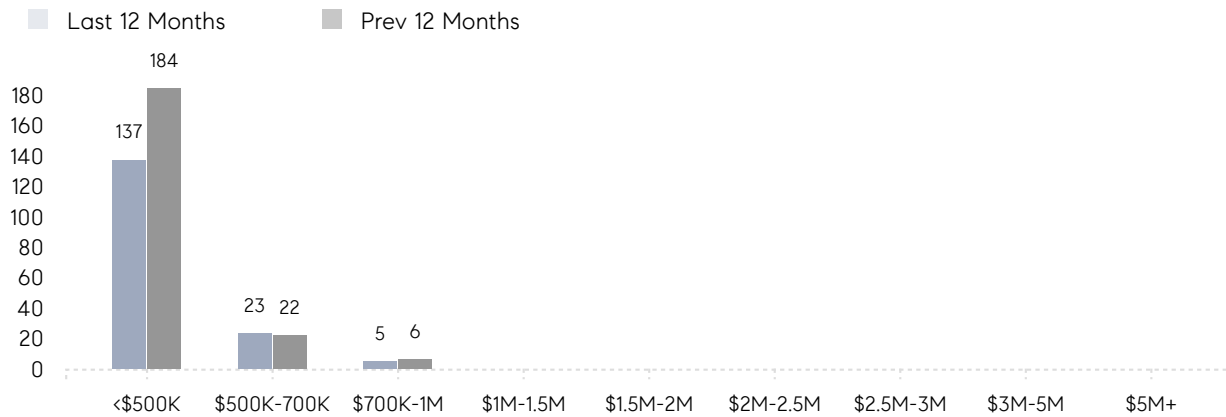
Orange

FEBRUARY 2023

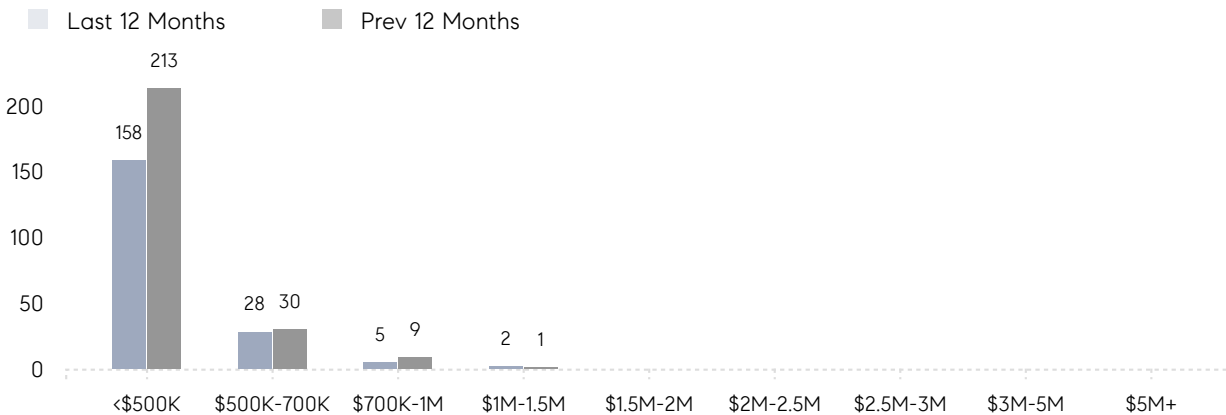
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Palisades Park Market Insights

Palisades Park

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$672K
Average
Price

\$699K
Median
Price

0%
Change From
Feb 2022

-7%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

UNITS SOLD

4
Total
Properties

\$913K
Average
Price

\$881K
Median
Price

-50%
Decrease From
Feb 2022

35%
Increase From
Feb 2022

23%
Increase From
Feb 2022

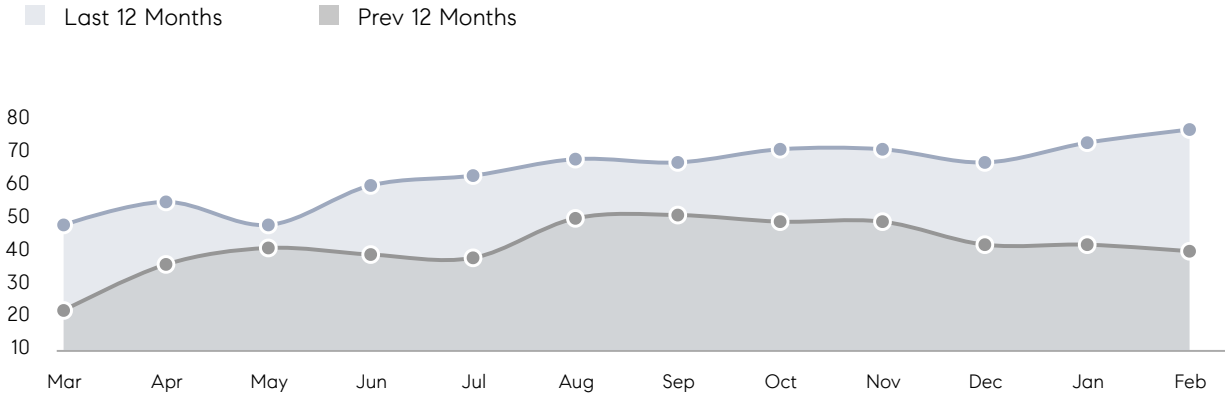
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	64	51	25%
	% OF ASKING PRICE	93%	95%	
	AVERAGE SOLD PRICE	\$913,145	\$676,063	35.1%
	# OF CONTRACTS	7	7	0.0%
	NEW LISTINGS	13	5	160%
Houses	AVERAGE DOM	73	48	52%
	% OF ASKING PRICE	97%	83%	
	AVERAGE SOLD PRICE	\$610,000	\$999,500	-39%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	61	51	20%
	% OF ASKING PRICE	91%	97%	
	AVERAGE SOLD PRICE	\$1,014,193	\$629,857	61%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	12	5	140%

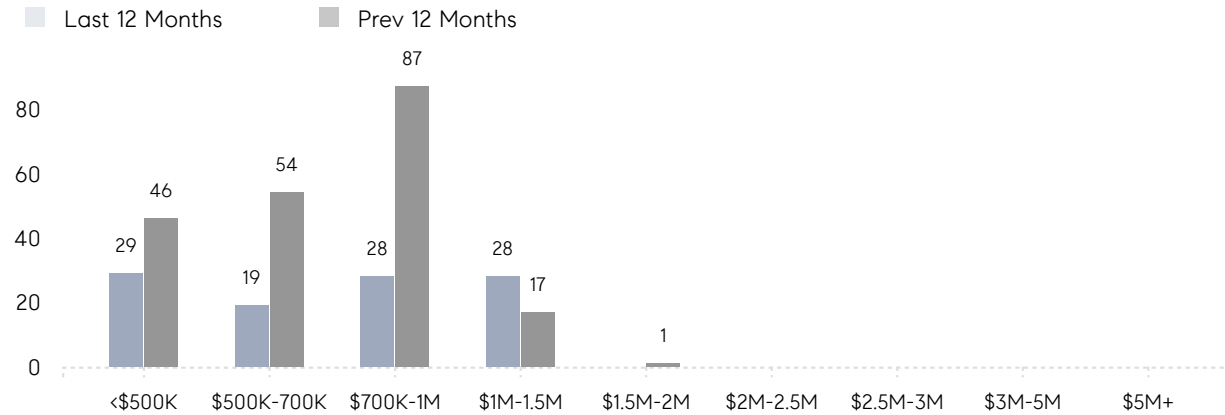
Palisades Park

FEBRUARY 2023

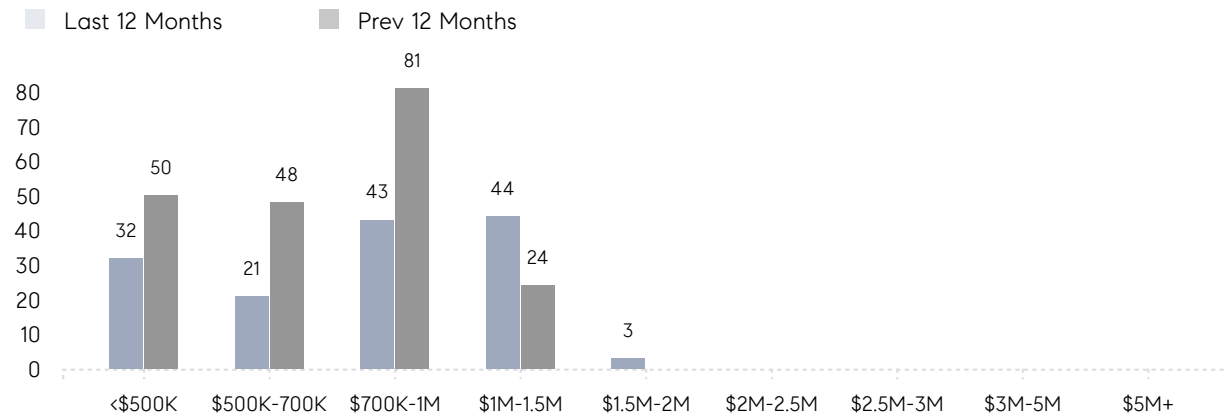
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Paramus Market Insights

Paramus

FEBRUARY 2023

UNDER CONTRACT

16
Total
Properties

\$1.1M
Average
Price

\$877K
Median
Price

-30%
Decrease From
Feb 2022

16%
Increase From
Feb 2022

3%
Increase From
Feb 2022

UNITS SOLD

8
Total
Properties

\$942K
Average
Price

\$812K
Median
Price

-20%
Decrease From
Feb 2022

4%
Increase From
Feb 2022

0%
Change From
Feb 2022

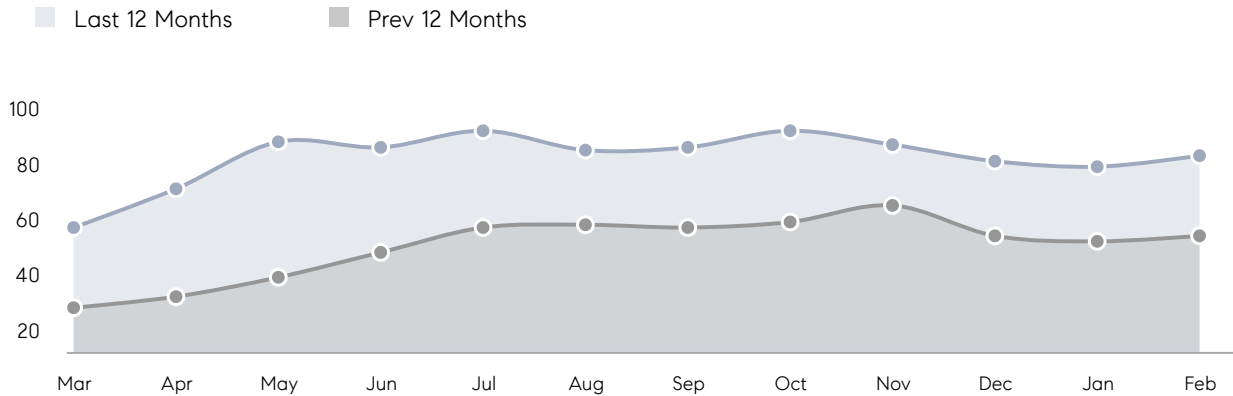
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	93	40	133%
	% OF ASKING PRICE	94%	104%	
	AVERAGE SOLD PRICE	\$942,625	\$904,900	4.2%
	# OF CONTRACTS	16	23	-30.4%
	NEW LISTINGS	14	26	-46%
Houses	AVERAGE DOM	93	40	133%
	% OF ASKING PRICE	94%	104%	
	AVERAGE SOLD PRICE	\$942,625	\$904,900	4%
	# OF CONTRACTS	16	20	-20%
	NEW LISTINGS	14	25	-44%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	0	1	0%

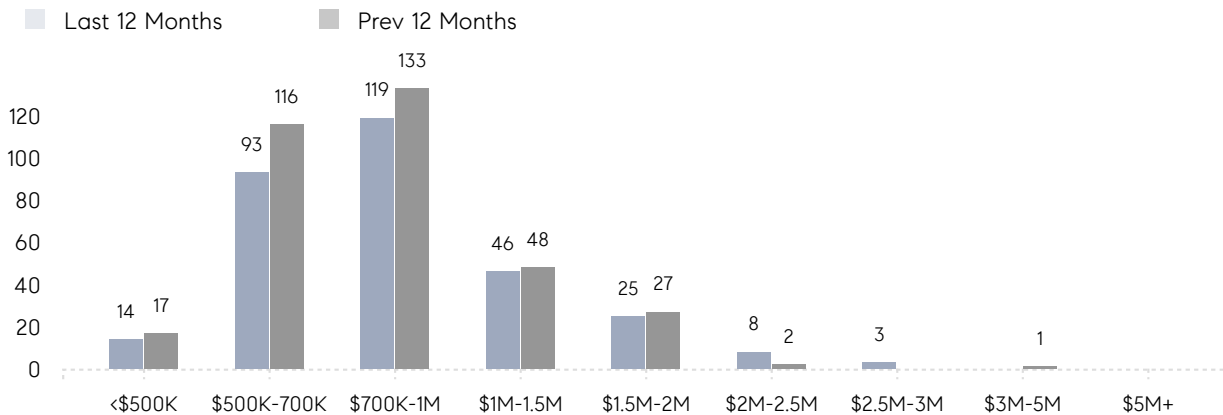
Paramus

FEBRUARY 2023

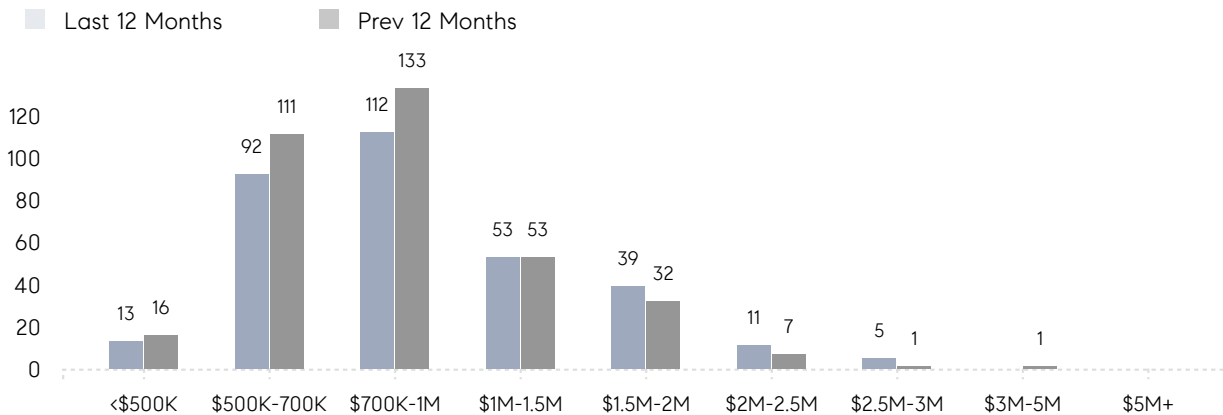
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Park Ridge Market Insights

Park Ridge

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$695K
Average
Price

\$599K
Median
Price

-22%
Decrease From
Feb 2022

-2%
Decrease From
Feb 2022

20%
Increase From
Feb 2022

UNITS SOLD

6
Total
Properties

\$757K
Average
Price

\$652K
Median
Price

50%
Increase From
Feb 2022

6%
Increase From
Feb 2022

-11%
Decrease From
Feb 2022

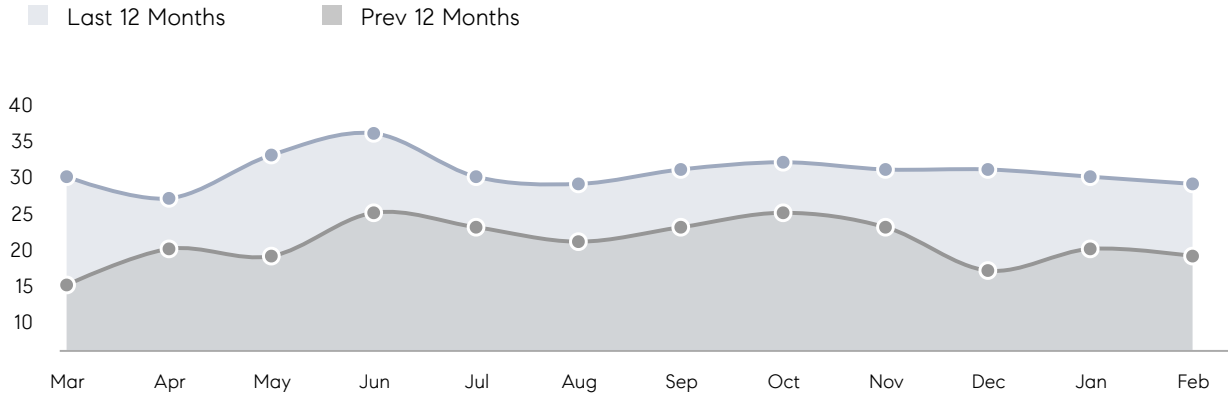
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	36	60	-40%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$757,250	\$712,250	6.3%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	36	60	-40%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$832,400	\$712,250	17%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	37	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$381,500	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

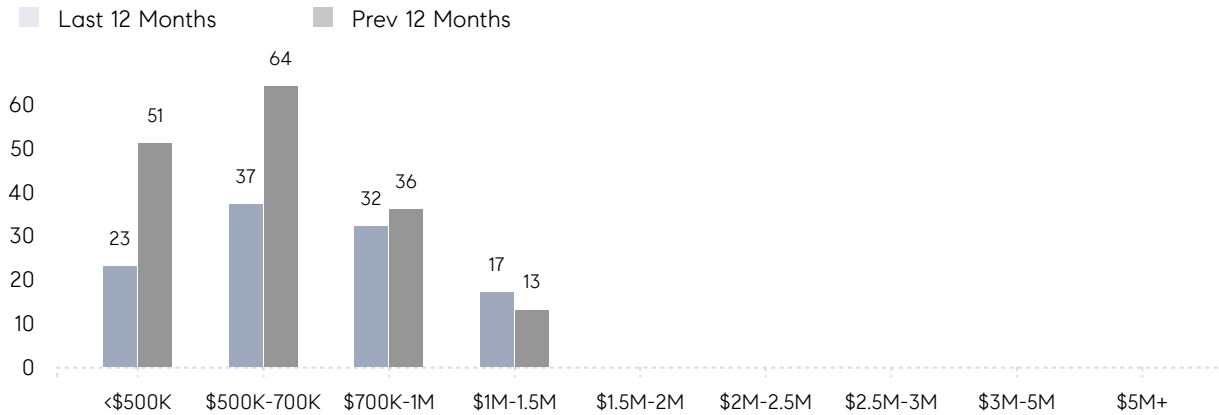
Park Ridge

FEBRUARY 2023

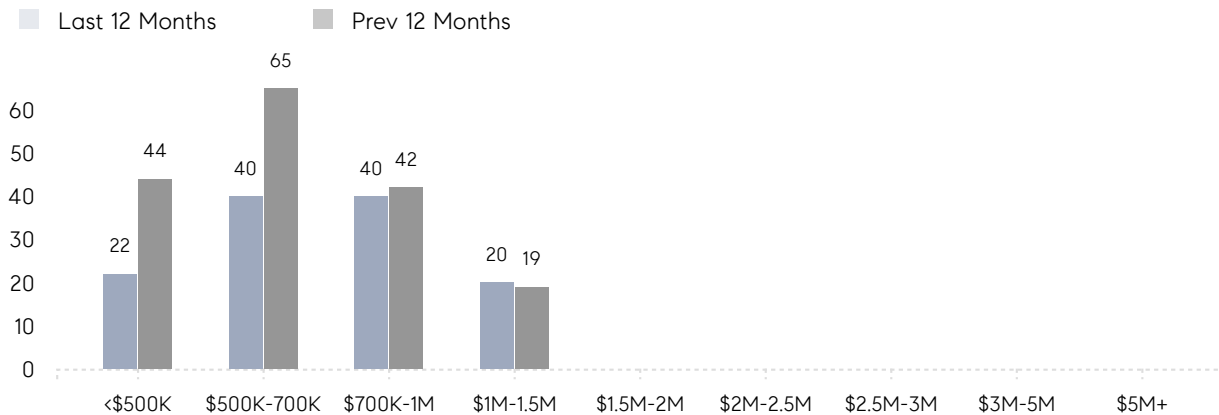
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Parsippany Market Insights

Parsippany

FEBRUARY 2023

UNDER CONTRACT

23
Total
Properties

\$454K
Average
Price

\$449K
Median
Price

-18%
Decrease From
Feb 2022

-3%
Decrease From
Feb 2022

0%
Change From
Feb 2022

UNITS SOLD

13
Total
Properties

\$564K
Average
Price

\$575K
Median
Price

-58%
Decrease From
Feb 2022

26%
Increase From
Feb 2022

26%
Increase From
Feb 2022

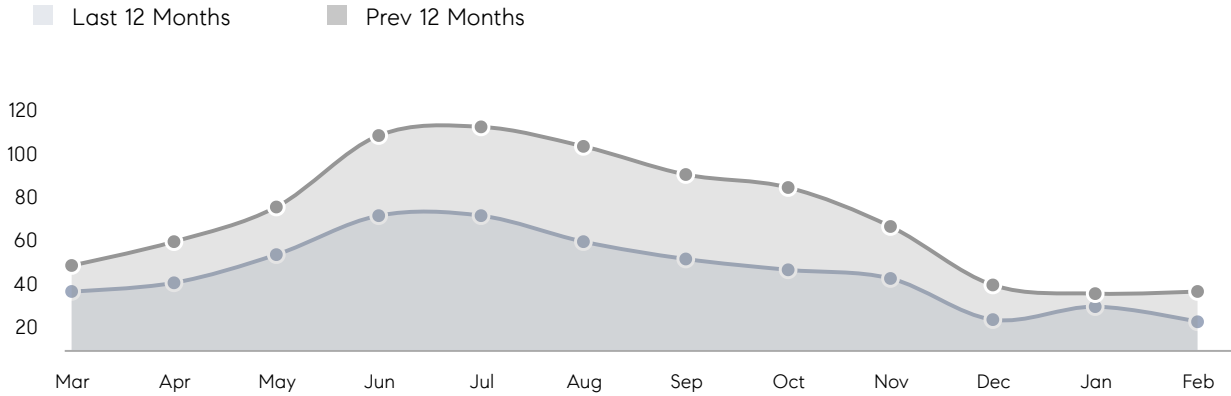
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	32	42	-24%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$564,029	\$447,077	26.2%
	# OF CONTRACTS	23	28	-17.9%
	NEW LISTINGS	20	35	-43%
Houses	AVERAGE DOM	41	46	-11%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$552,235	\$519,018	6%
	# OF CONTRACTS	17	21	-19%
	NEW LISTINGS	17	24	-29%
Condo/Co-op/TH	AVERAGE DOM	17	34	-50%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$582,900	\$271,222	115%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	3	11	-73%

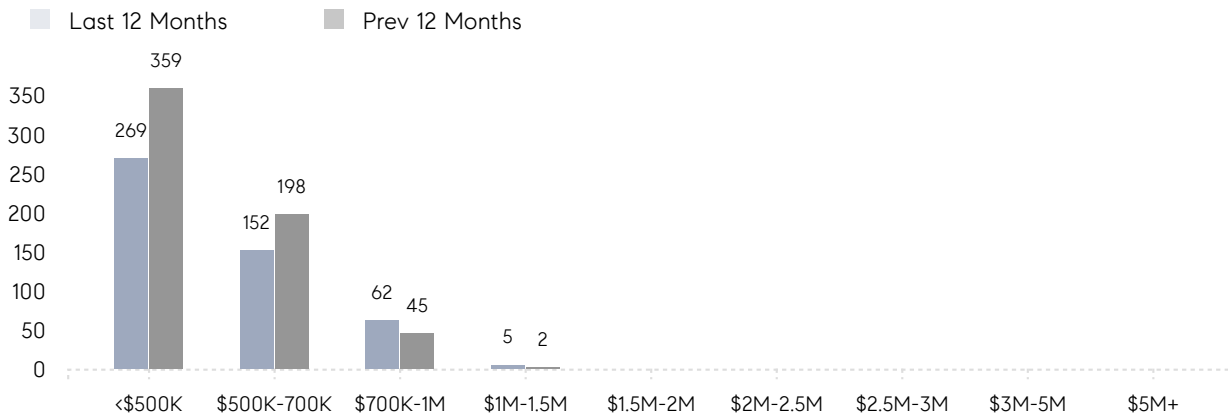
Parsippany

FEBRUARY 2023

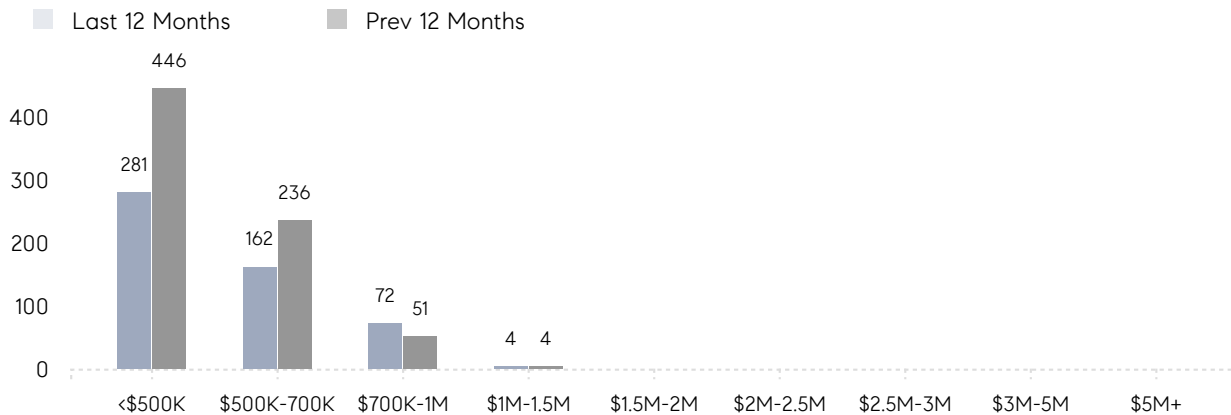
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Passaic Market Insights

Passaic

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$297K
Average
Price

\$299K
Median
Price

-42%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

15%
Increase From
Feb 2022

UNITS SOLD

8
Total
Properties

\$280K
Average
Price

\$255K
Median
Price

-38%
Decrease From
Feb 2022

-17%
Decrease From
Feb 2022

9%
Increase From
Feb 2022

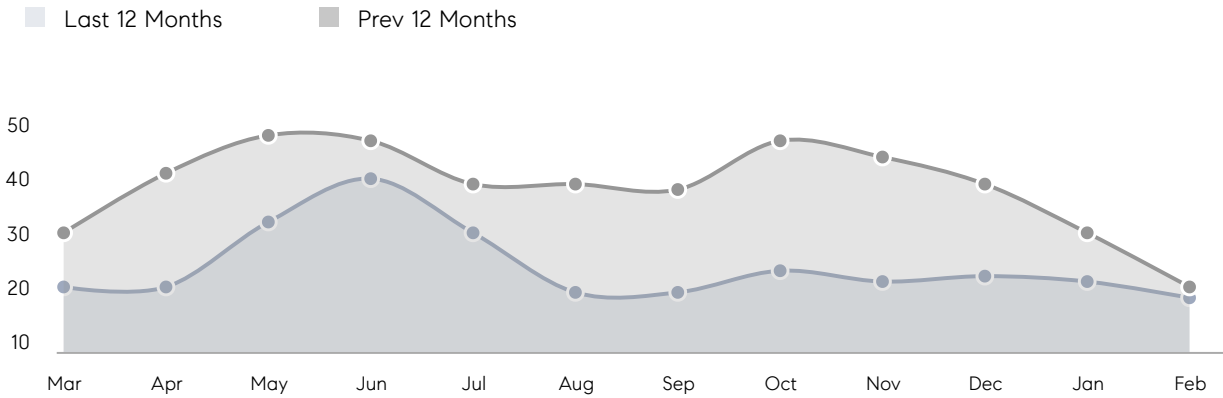
Property Statistics

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

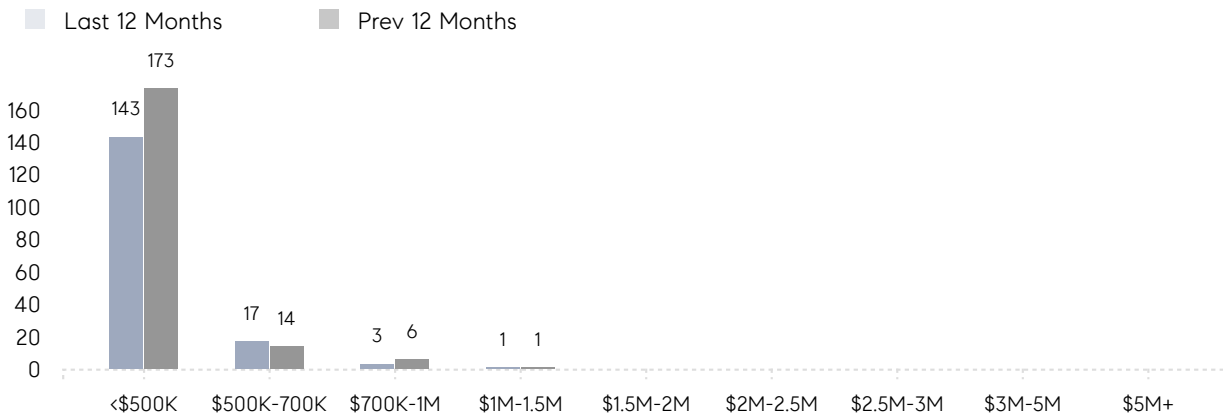
Passaic

FEBRUARY 2023

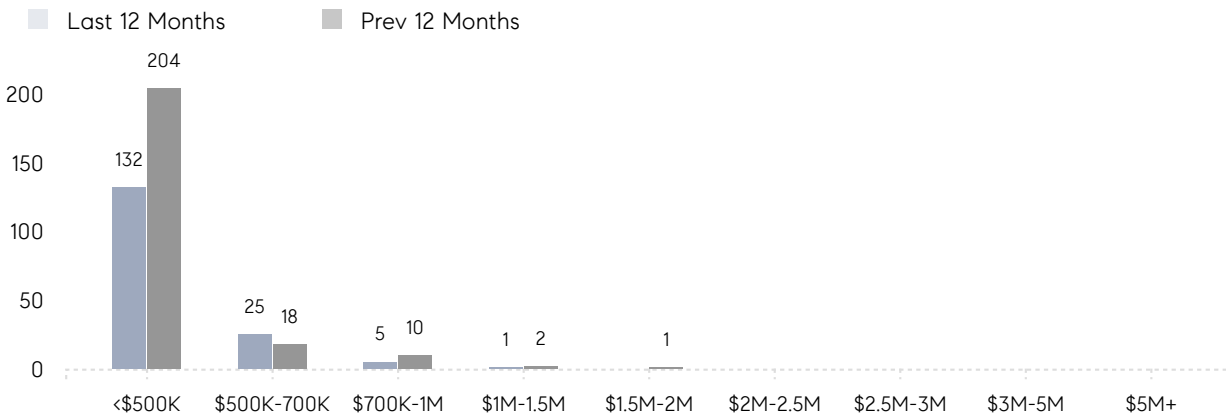
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Paterson Market Insights

Paterson

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

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

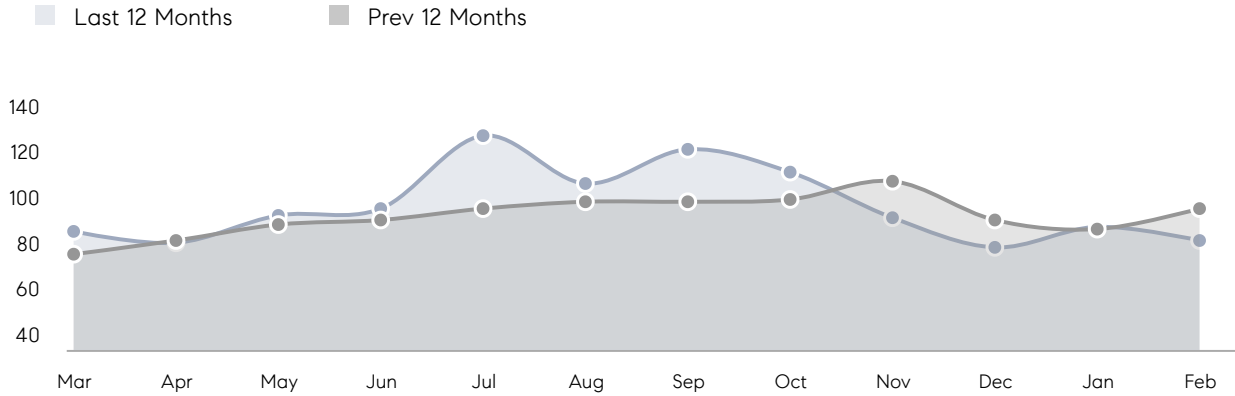
Property Statistics

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

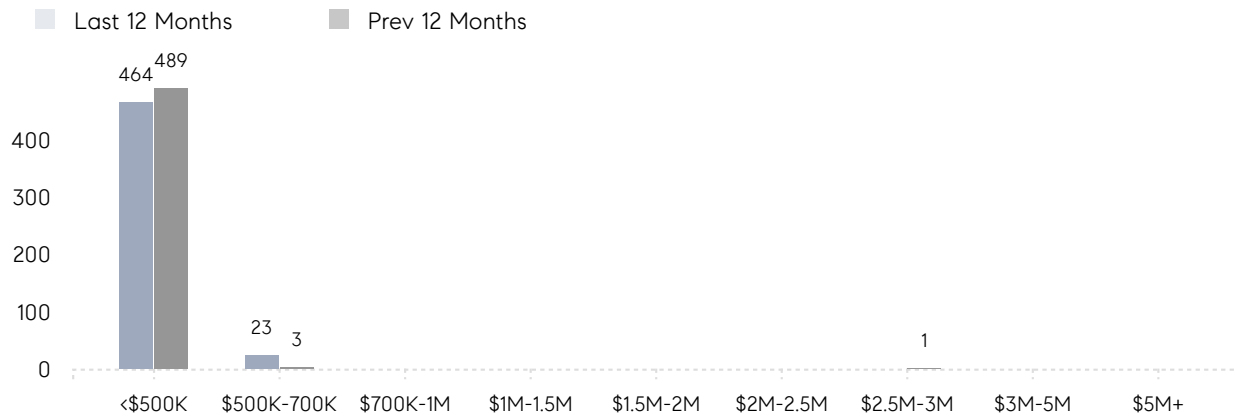
Paterson

FEBRUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range

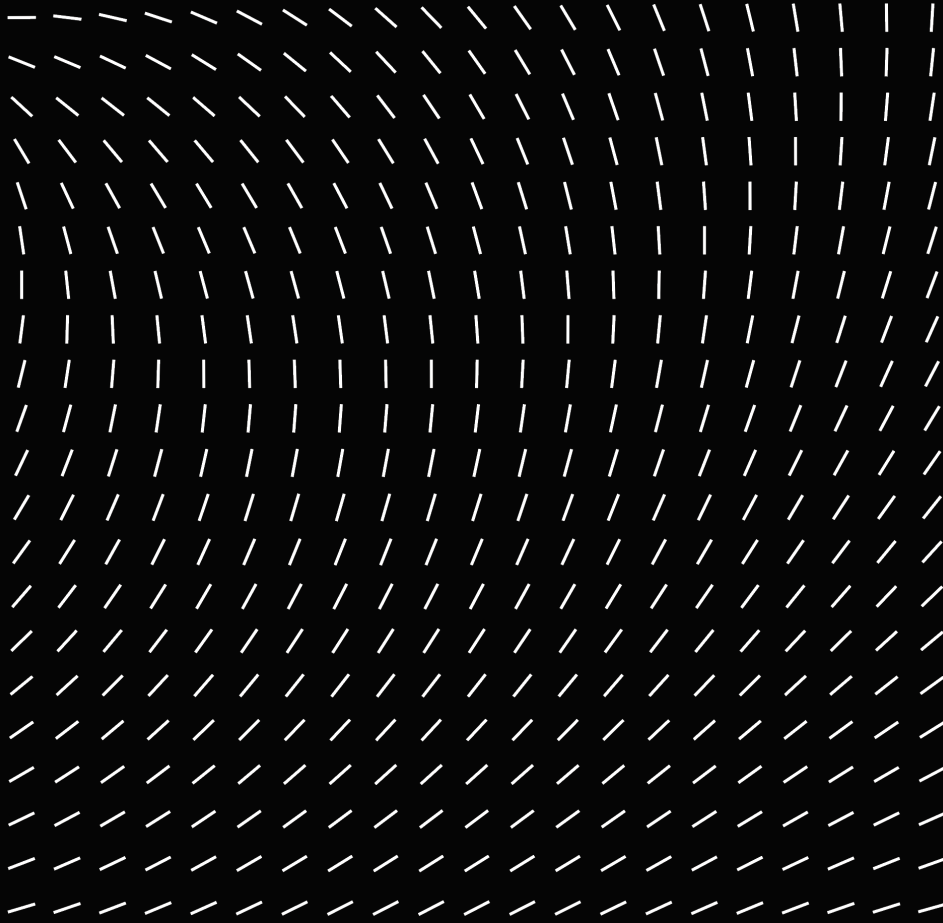




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COMPASS

February 2023

Peapack Gladstone Market Insights

Peapack Gladstone

FEBRUARY 2023

UNDER CONTRACT

1	\$204K	\$204K
Total Properties	Average Price	Median Price
-67%	-89%	-90%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

1	\$600K	\$600K
Total Properties	Average Price	Median Price
0%	-16%	-16%
Change From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

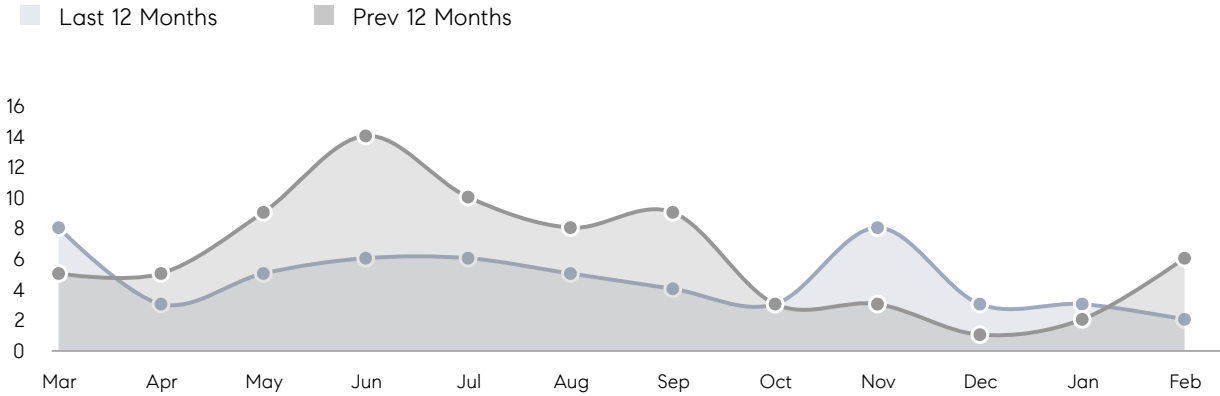
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	108	11	882%
	% OF ASKING PRICE	100%	108%	
	AVERAGE SOLD PRICE	\$600,000	\$711,850	-15.7%
	# OF CONTRACTS	1	3	-66.7%
	NEW LISTINGS	0	7	0%
Houses	AVERAGE DOM	108	11	882%
	% OF ASKING PRICE	100%	108%	
	AVERAGE SOLD PRICE	\$600,000	\$711,850	-16%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	0	7	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

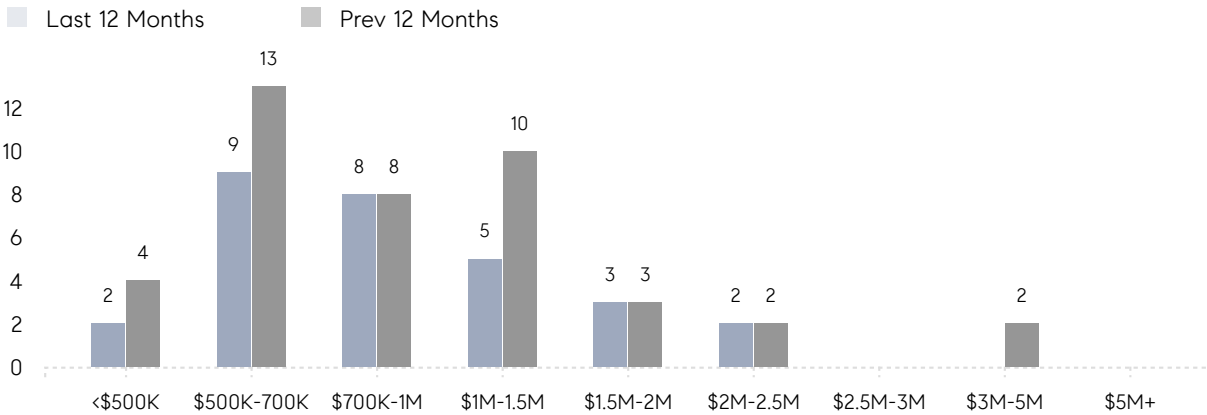
Peapack Gladstone

FEBRUARY 2023

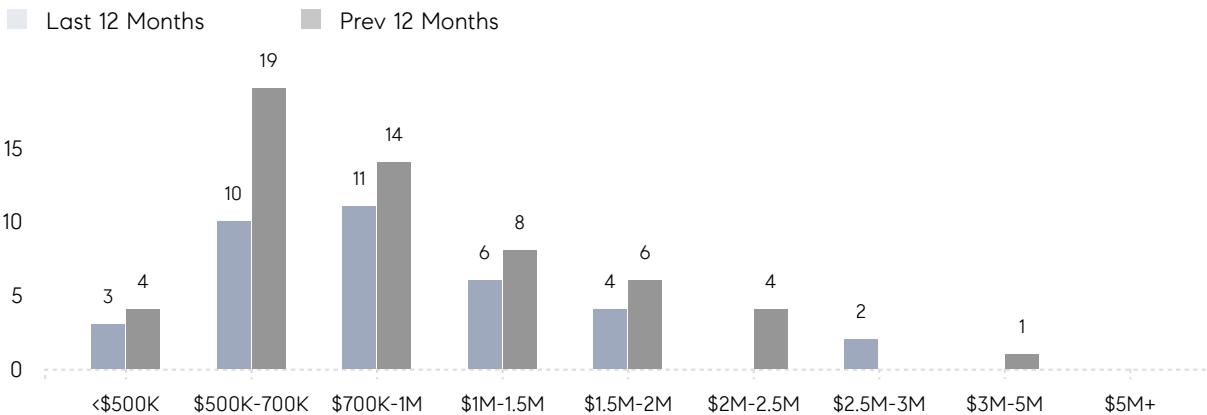
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report



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COMPASS

February 2023

Plainfield Market Insights

Plainfield

FEBRUARY 2023

UNDER CONTRACT

24
Total
Properties

\$394K
Average
Price

\$379K
Median
Price

-20%
Decrease From
Feb 2022

10%
Increase From
Feb 2022

3%
Increase From
Feb 2022

UNITS SOLD

21
Total
Properties

\$371K
Average
Price

\$365K
Median
Price

-9%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

-9%
Decrease From
Feb 2022

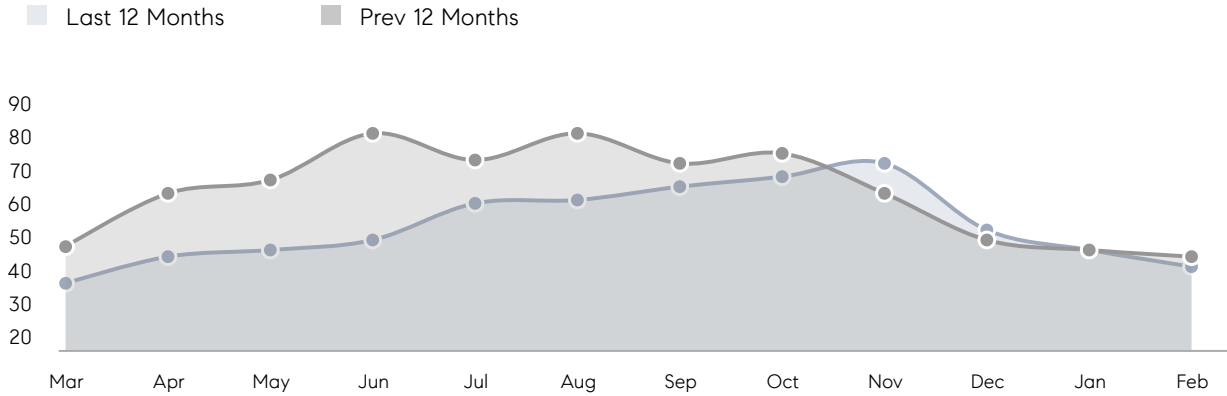
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	44	50	-12%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$371,476	\$399,290	-7.0%
	# OF CONTRACTS	24	30	-20.0%
	NEW LISTINGS	29	33	-12%
Houses	AVERAGE DOM	44	49	-10%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$371,476	\$408,461	-9%
	# OF CONTRACTS	23	28	-18%
	NEW LISTINGS	28	31	-10%
Condo/Co-op/TH	AVERAGE DOM	-	63	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$303,000	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	2	-50%

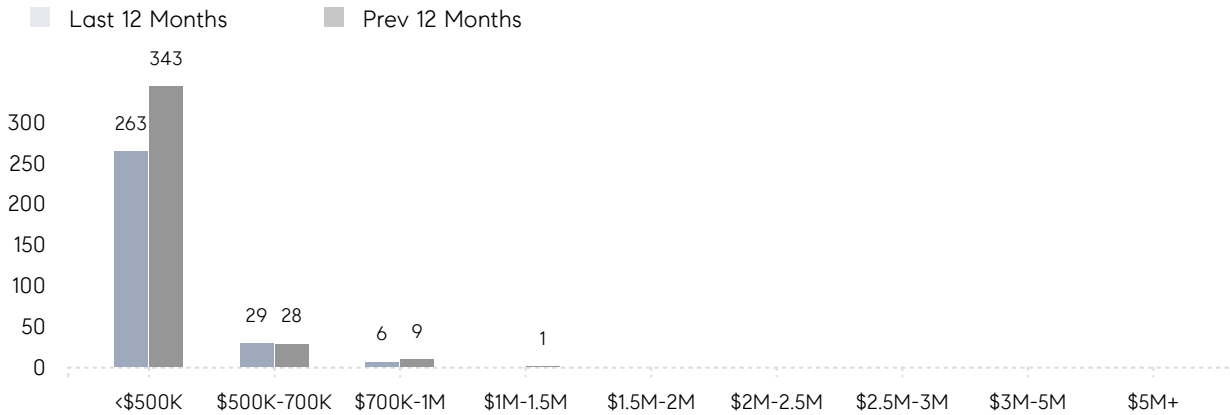
Plainfield

FEBRUARY 2023

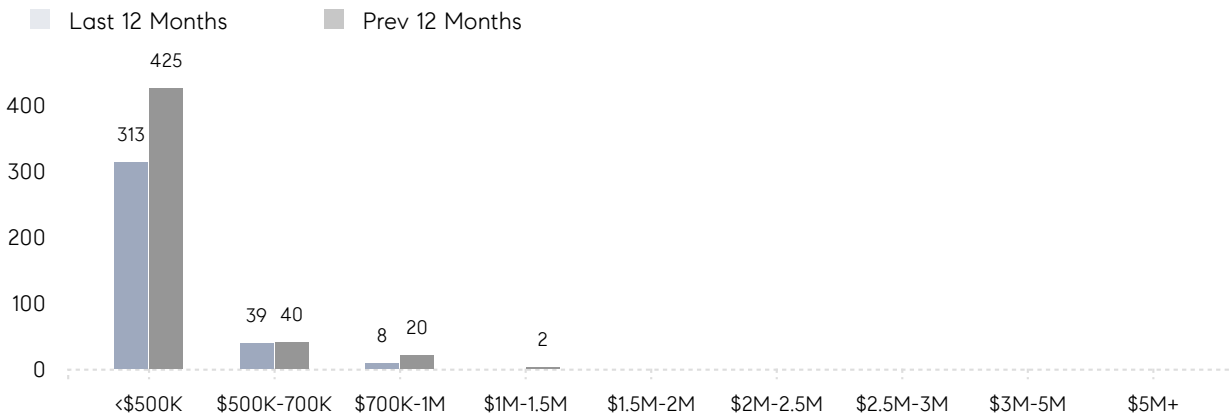
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Rahway Market Insights

Rahway

FEBRUARY 2023

UNDER CONTRACT

14	\$394K	\$384K
Total Properties	Average Price	Median Price
-53%	1%	-4%
Decrease From Feb 2022	Change From Feb 2022	Decrease From Feb 2022

UNITS SOLD

16	\$431K	\$440K
Total Properties	Average Price	Median Price
-16%	16%	17%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

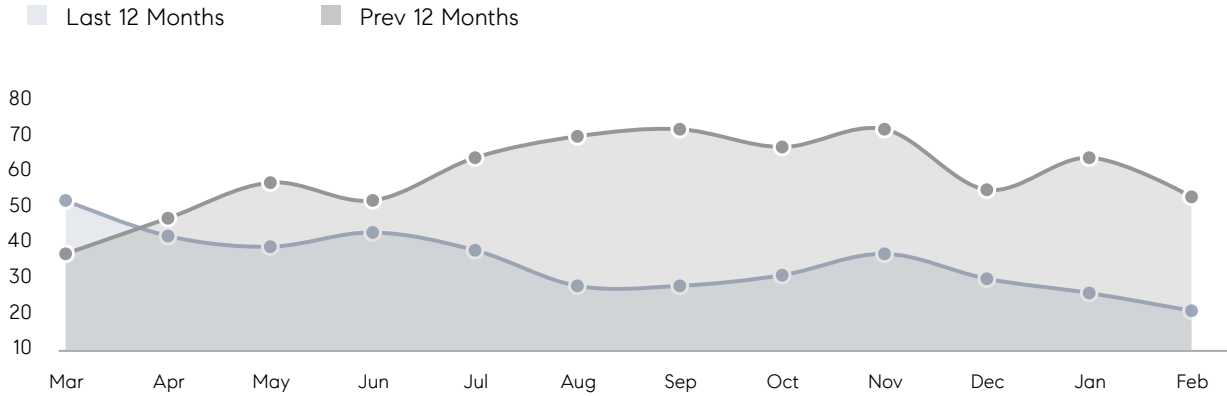
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	34	35	-3%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$431,438	\$373,258	15.6%
	# OF CONTRACTS	14	30	-53.3%
	NEW LISTINGS	13	28	-54%
Houses	AVERAGE DOM	34	27	26%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$431,438	\$388,681	11%
	# OF CONTRACTS	11	28	-61%
	NEW LISTINGS	9	24	-62%
Condo/Co-op/TH	AVERAGE DOM	-	77	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$291,000	-
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	4	4	0%

Rahway

FEBRUARY 2023

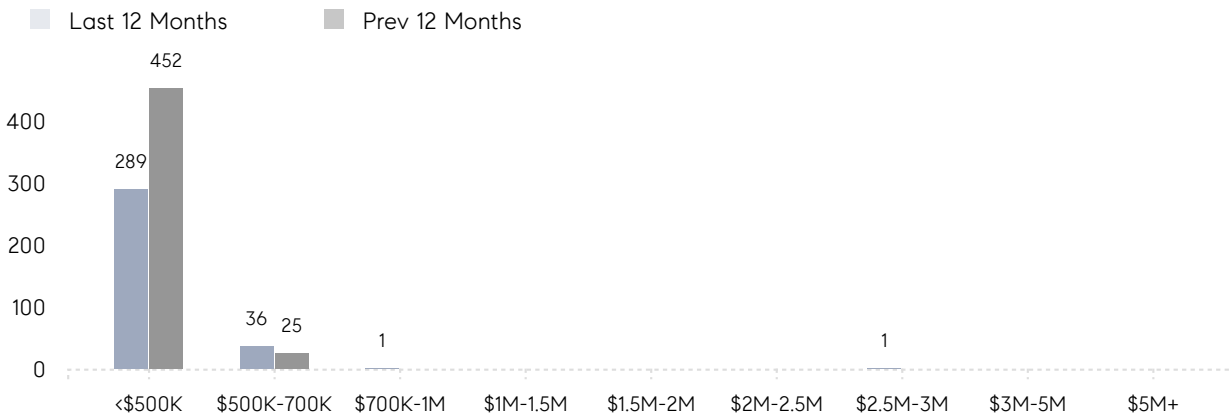
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Ramsey Market Insights

Ramsey

FEBRUARY 2023

UNDER CONTRACT

21
Total
Properties

\$680K
Average
Price

\$639K
Median
Price

31%
Increase From
Feb 2022

5%
Increase From
Feb 2022

-3%
Decrease From
Feb 2022

UNITS SOLD

9
Total
Properties

\$376K
Average
Price

\$410K
Median
Price

-18%
Decrease From
Feb 2022

-42%
Decrease From
Feb 2022

-27%
Decrease From
Feb 2022

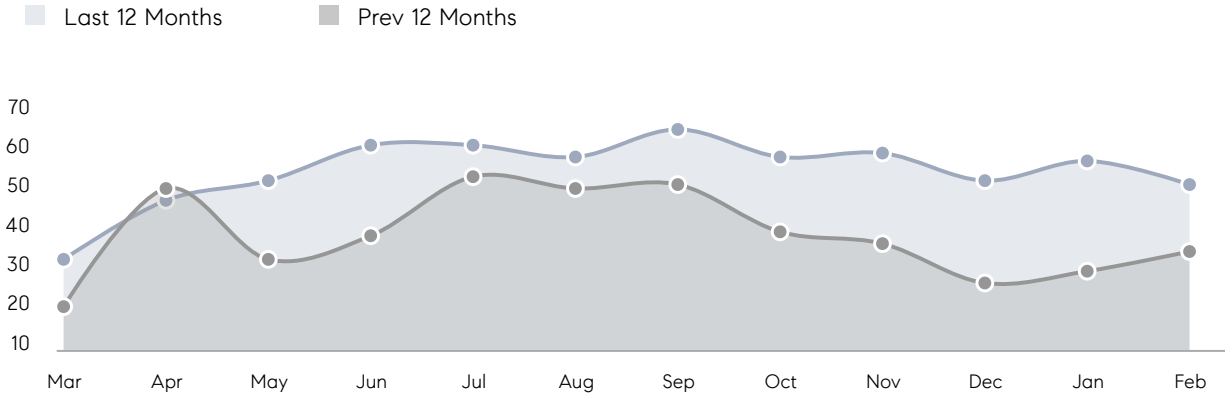
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	45	48	-6%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$376,333	\$650,227	-42.1%
	# OF CONTRACTS	21	16	31.3%
	NEW LISTINGS	12	19	-37%
Houses	AVERAGE DOM	62	59	5%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$562,000	\$691,250	-19%
	# OF CONTRACTS	13	12	8%
	NEW LISTINGS	10	15	-33%
Condo/Co-op/TH	AVERAGE DOM	40	19	111%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$323,286	\$540,833	-40%
	# OF CONTRACTS	8	4	100%
	NEW LISTINGS	2	4	-50%

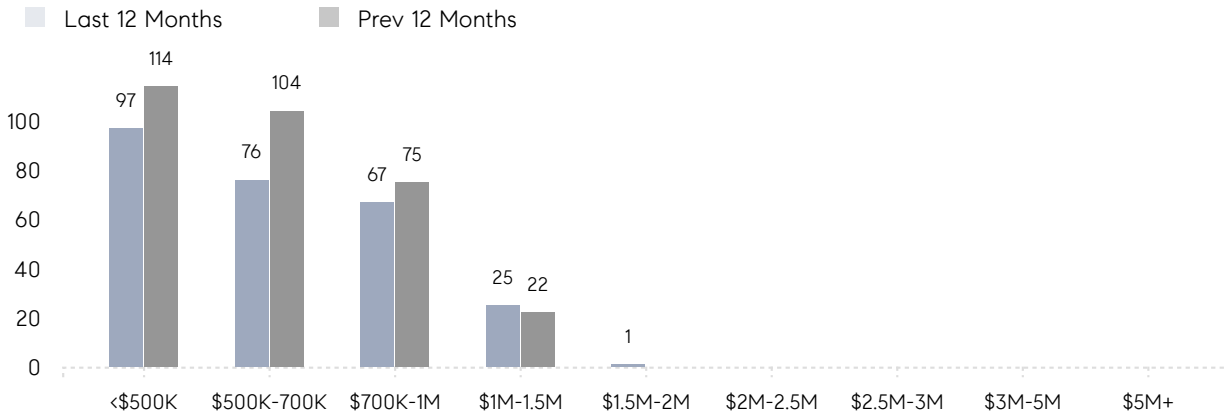
Ramsey

FEBRUARY 2023

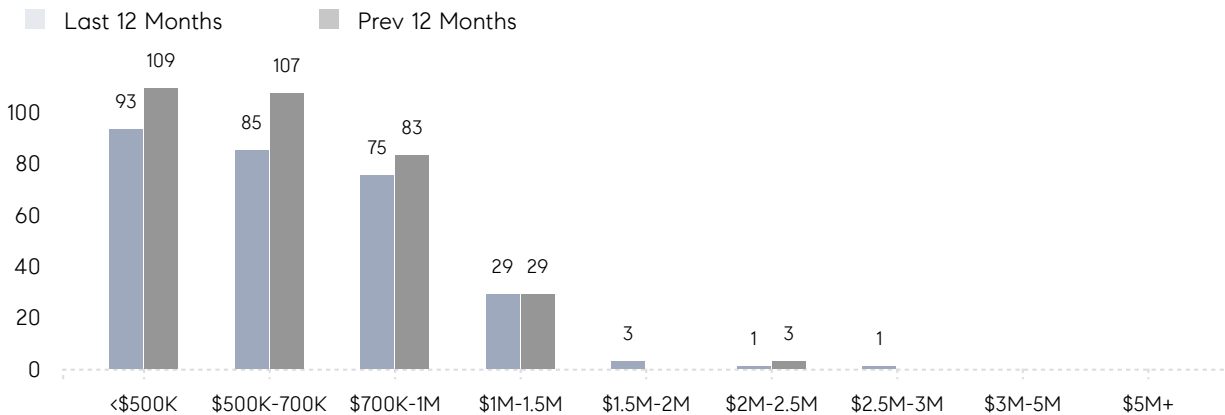
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Randolph Market Insights

Randolph

FEBRUARY 2023

UNDER CONTRACT

17
Total
Properties

\$644K
Average
Price

\$689K
Median
Price

0%
Change From
Feb 2022

-6%
Decrease From
Feb 2022

5%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$776K
Average
Price

\$500K
Median
Price

-67%
Decrease From
Feb 2022

9%
Increase From
Feb 2022

-25%
Decrease From
Feb 2022

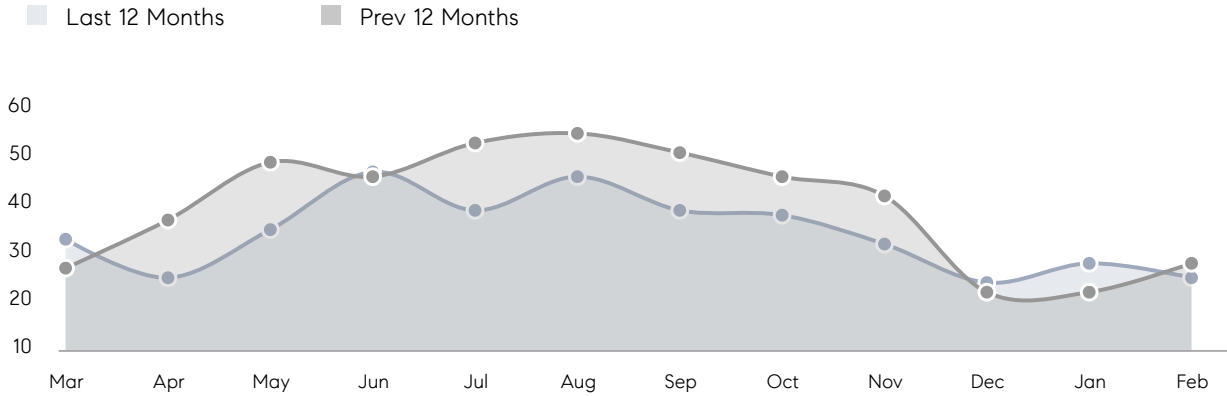
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	48	27	78%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$776,980	\$710,133	9.4%
	# OF CONTRACTS	17	17	0.0%
	NEW LISTINGS	16	25	-36%
Houses	AVERAGE DOM	64	25	156%
	% OF ASKING PRICE	95%	101%	
	AVERAGE SOLD PRICE	\$973,300	\$719,429	35%
	# OF CONTRACTS	16	16	0%
	NEW LISTINGS	14	23	-39%
Condo/Co-op/TH	AVERAGE DOM	24	52	-54%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$482,500	\$580,000	-17%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	2	0%

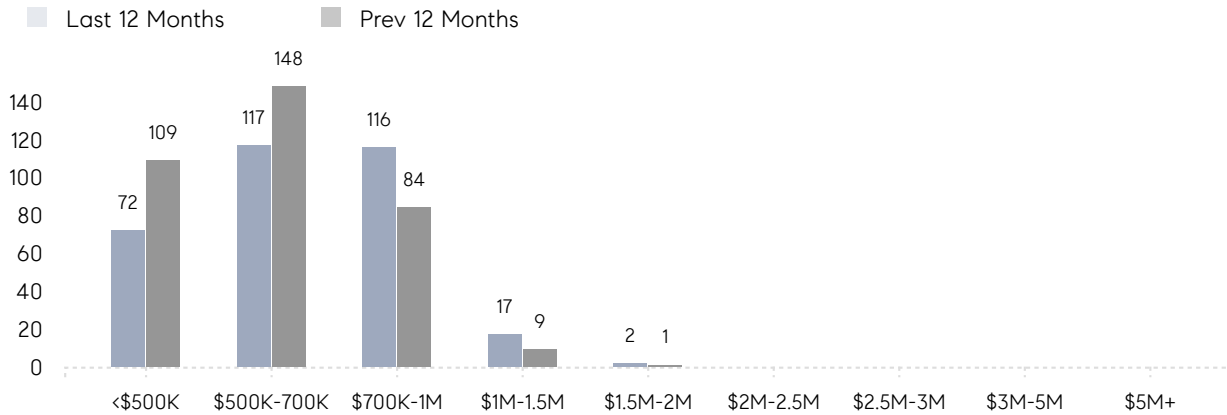
Randolph

FEBRUARY 2023

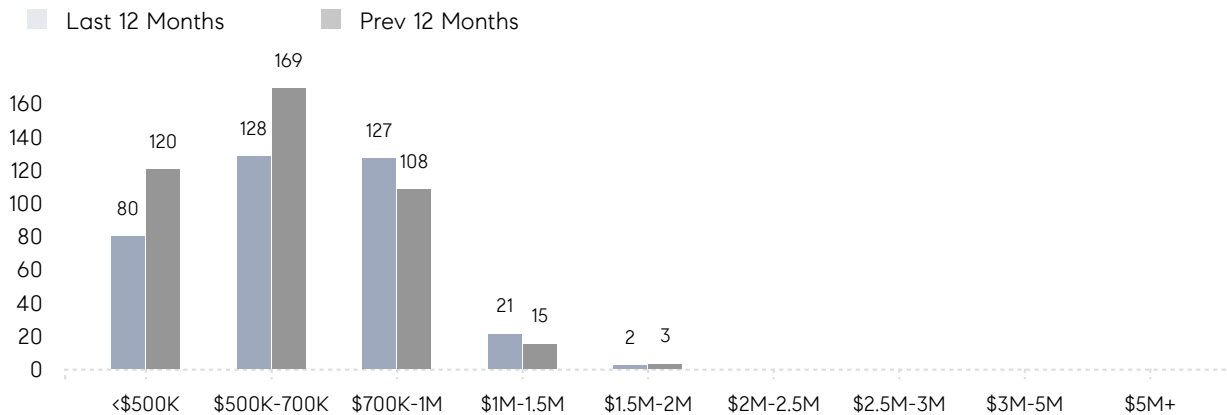
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Raritan Township Market Insights

Raritan Township

FEBRUARY 2023

UNDER CONTRACT

13
Total
Properties

\$542K
Average
Price

\$509K
Median
Price

-55%
Decrease From
Feb 2022

-6%
Decrease From
Feb 2022

17%
Increase From
Feb 2022

UNITS SOLD

8
Total
Properties

\$437K
Average
Price

\$312K
Median
Price

-65%
Decrease From
Feb 2022

5%
Increase From
Feb 2022

-18%
Decrease From
Feb 2022

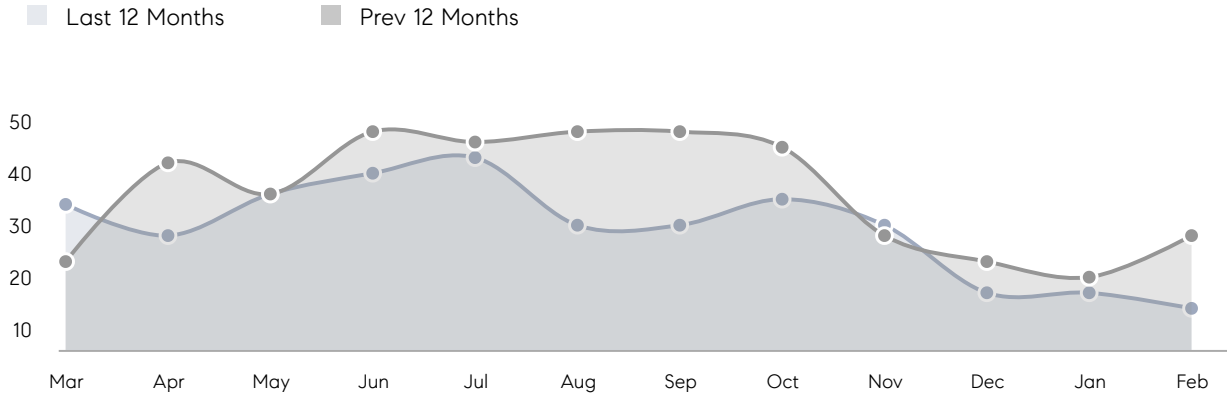
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	26	30	-13%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$437,988	\$418,170	4.7%
	# OF CONTRACTS	13	29	-55.2%
	NEW LISTINGS	14	42	-67%
Houses	AVERAGE DOM	24	35	-31%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$706,300	\$533,455	32%
	# OF CONTRACTS	10	20	-50%
	NEW LISTINGS	7	22	-68%
Condo/Co-op/TH	AVERAGE DOM	28	25	12%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$277,000	\$312,492	-11%
	# OF CONTRACTS	3	9	-67%
	NEW LISTINGS	7	20	-65%

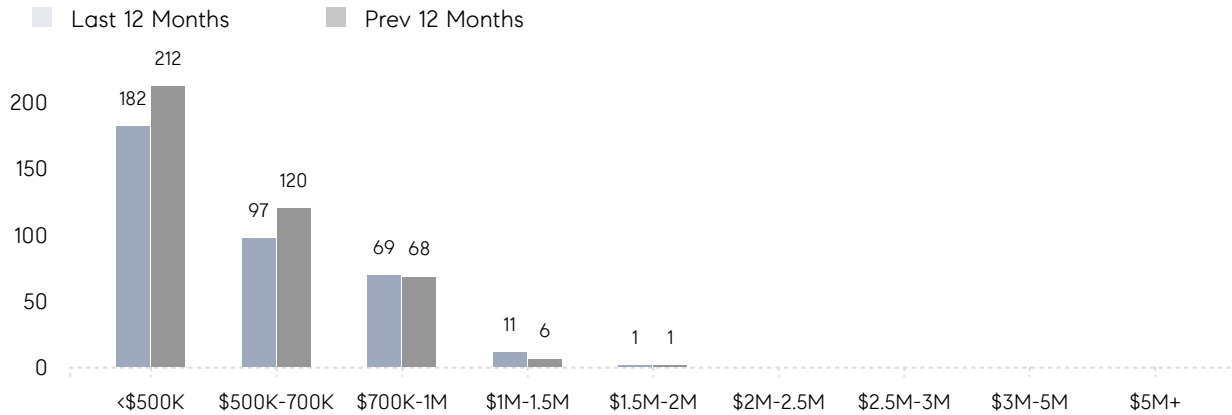
Raritan Township

FEBRUARY 2023

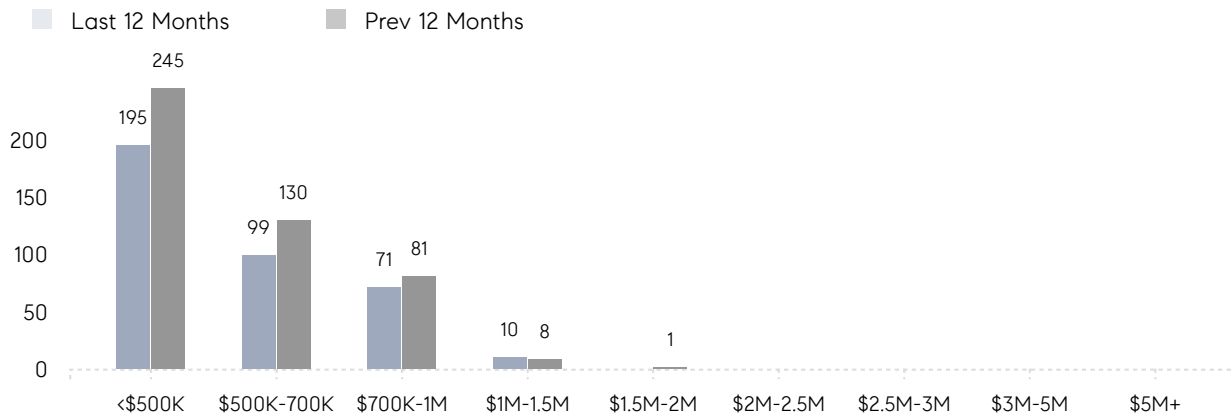
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Ridgefield Market Insights

Ridgefield

FEBRUARY 2023

UNDER CONTRACT

4	\$611K	\$553K
Total Properties	Average Price	Median Price
-73%	12%	-5%
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

UNITS SOLD

2	\$535K	\$535K
Total Properties	Average Price	Median Price
-50%	-27%	-15%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

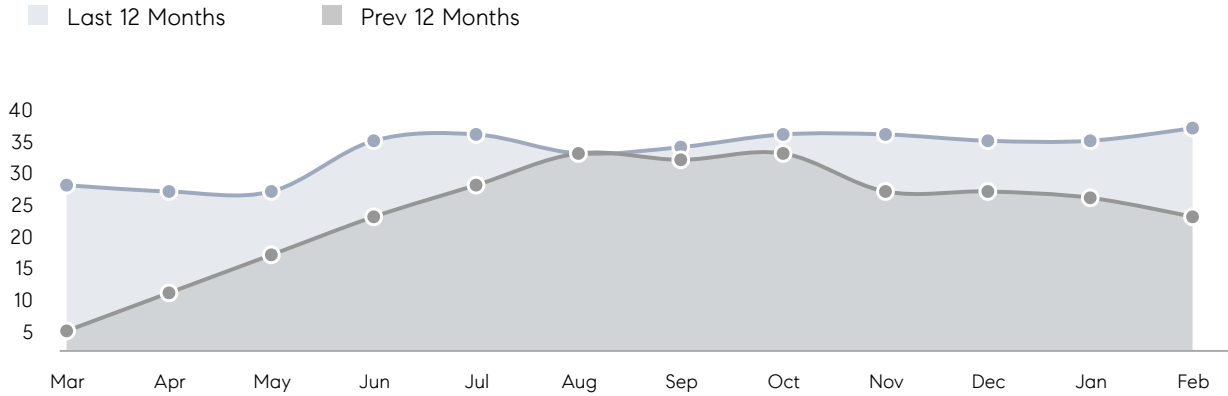
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	66	53	25%
	% OF ASKING PRICE	94%	97%	
	AVERAGE SOLD PRICE	\$535,000	\$737,725	-27.5%
	# OF CONTRACTS	4	15	-73.3%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	66	53	25%
	% OF ASKING PRICE	94%	97%	
	AVERAGE SOLD PRICE	\$535,000	\$737,725	-27%
	# OF CONTRACTS	3	13	-77%
	NEW LISTINGS	3	8	-62%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	2	0	0%

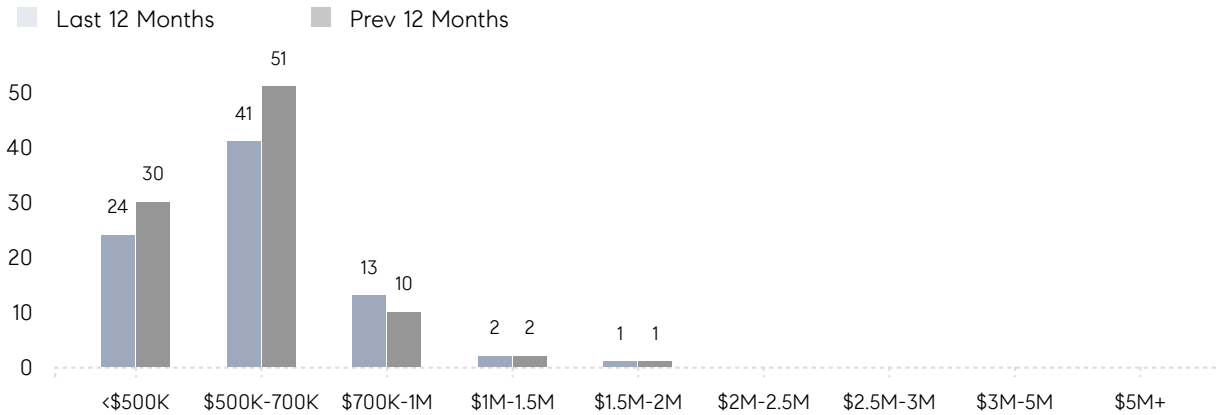
Ridgefield

FEBRUARY 2023

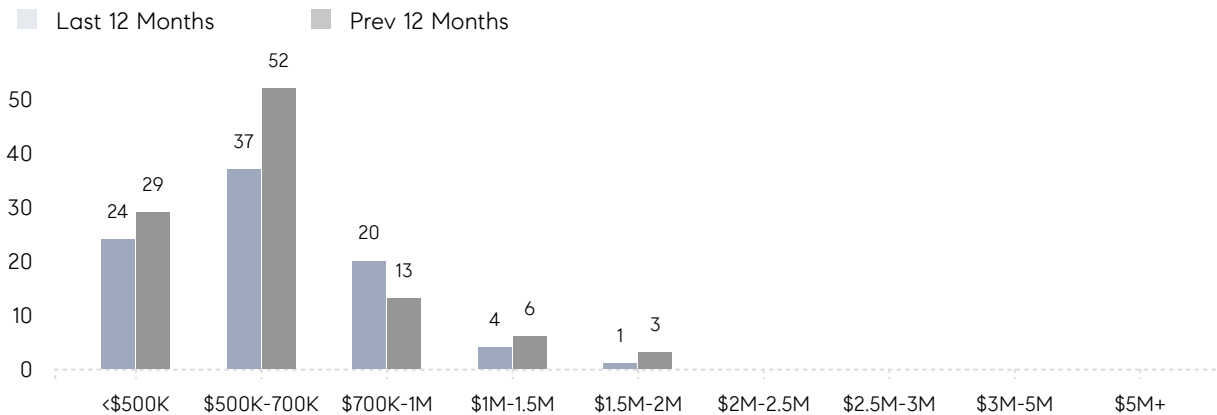
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Ridgefield Park Market Insights

Ridgefield Park

FEBRUARY 2023

UNDER CONTRACT

4	\$413K	\$439K
Total Properties	Average Price	Median Price
-50%	-7%	-11%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

3	\$241K	\$199K
Total Properties	Average Price	Median Price
-50%	-47%	-55%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

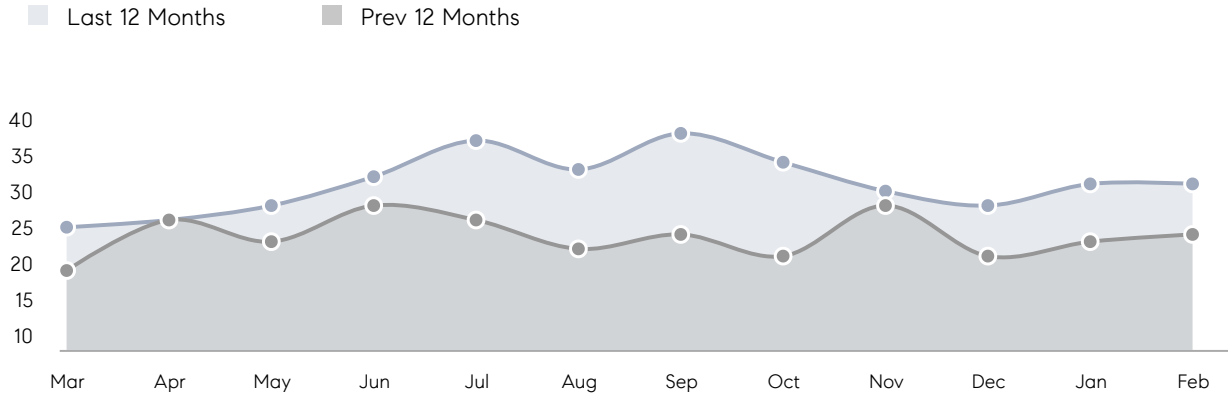
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	98	64	53%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$241,600	\$453,333	-46.7%
	# OF CONTRACTS	4	8	-50.0%
	NEW LISTINGS	3	8	-62%
Houses	AVERAGE DOM	64	64	0%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$355,000	\$453,333	-22%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	115	-	-
	% OF ASKING PRICE	93%	-	
	AVERAGE SOLD PRICE	\$184,900	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	3	0%

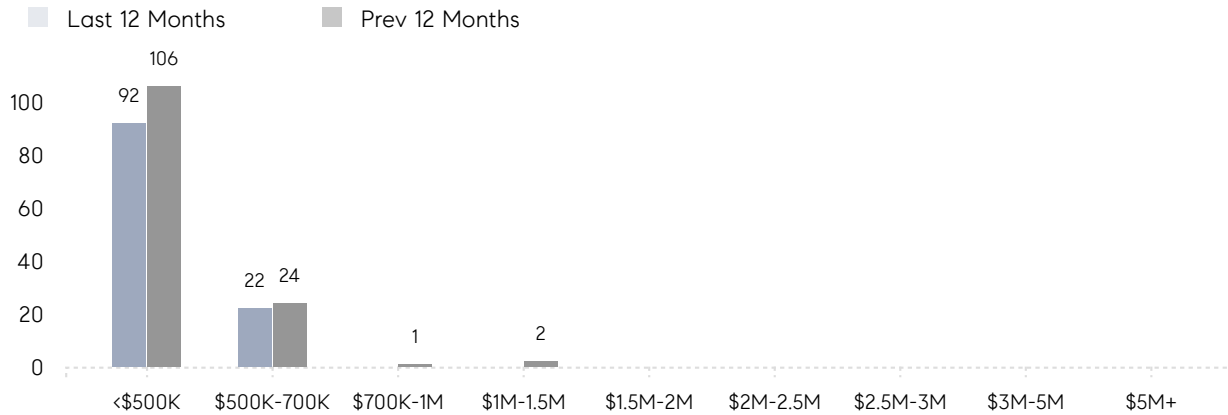
Ridgefield Park

FEBRUARY 2023

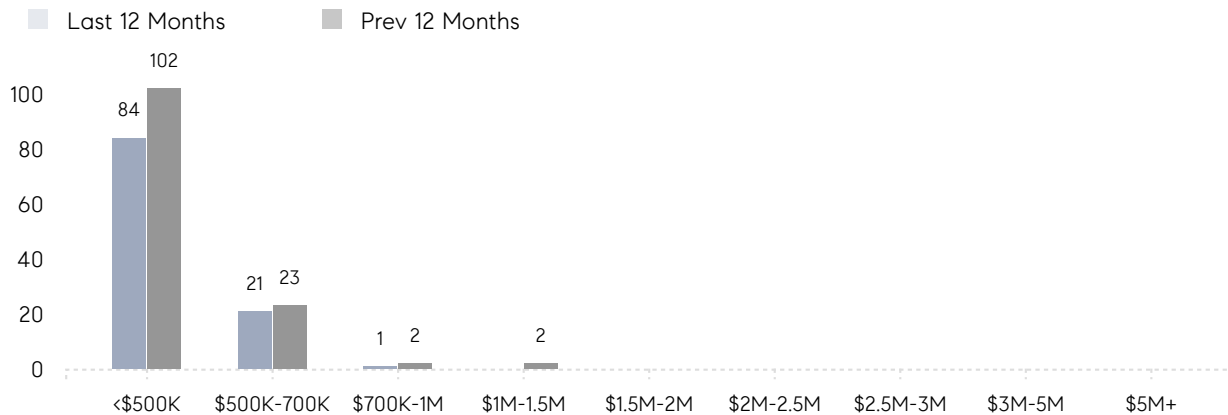
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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February 2023

Ridgewood Market Insights

Ridgewood

FEBRUARY 2023

UNDER CONTRACT

18	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
20%	-7%	-1%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

5	\$1.4M	\$1.6M
Total Properties	Average Price	Median Price
-29%	43%	78%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

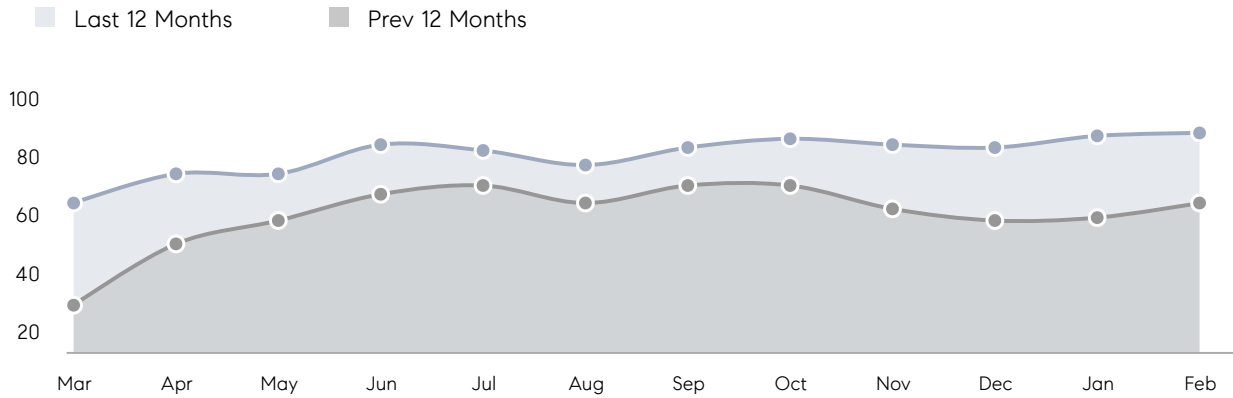
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	32	24	33%
	% OF ASKING PRICE	95%	102%	
	AVERAGE SOLD PRICE	\$1,484,200	\$1,038,714	42.9%
	# OF CONTRACTS	18	15	20.0%
	NEW LISTINGS	22	18	22%
Houses	AVERAGE DOM	32	28	14%
	% OF ASKING PRICE	95%	102%	
	AVERAGE SOLD PRICE	\$1,484,200	\$1,138,333	30%
	# OF CONTRACTS	18	15	20%
	NEW LISTINGS	22	18	22%
Condo/Co-op/TH	AVERAGE DOM	-	5	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$441,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

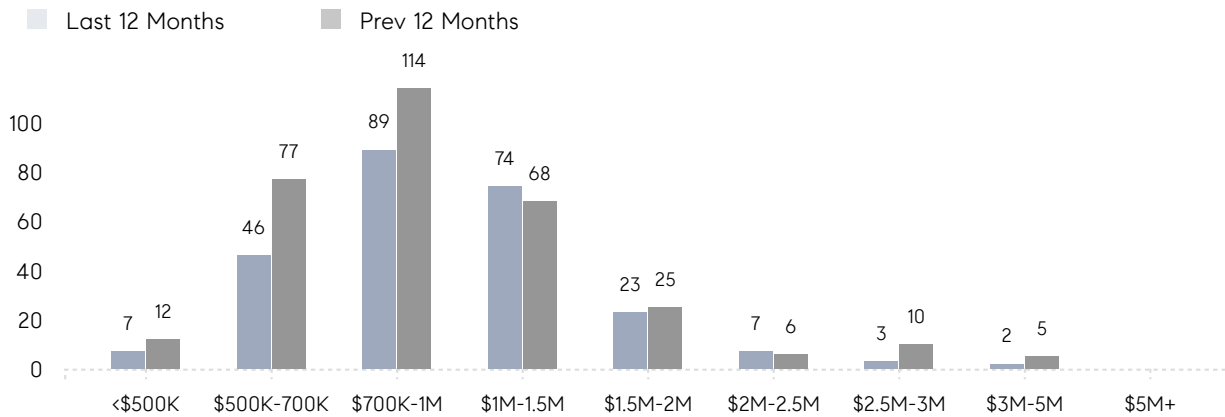
Ridgewood

FEBRUARY 2023

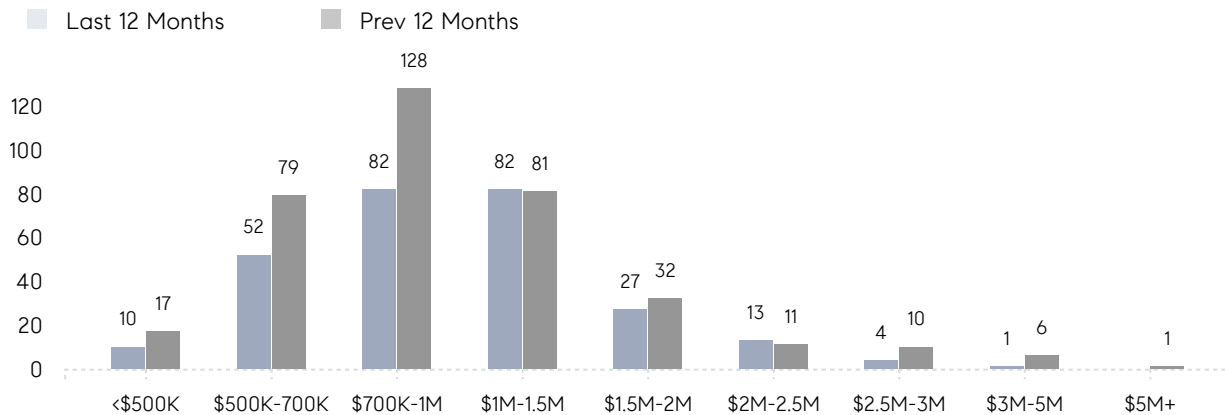
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

River Edge Market Insights

River Edge

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$835K
Average
Price

\$765K
Median
Price

17%
Increase From
Feb 2022

26%
Increase From
Feb 2022

46%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$548K
Average
Price

\$550K
Median
Price

-73%
Decrease From
Feb 2022

-19%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

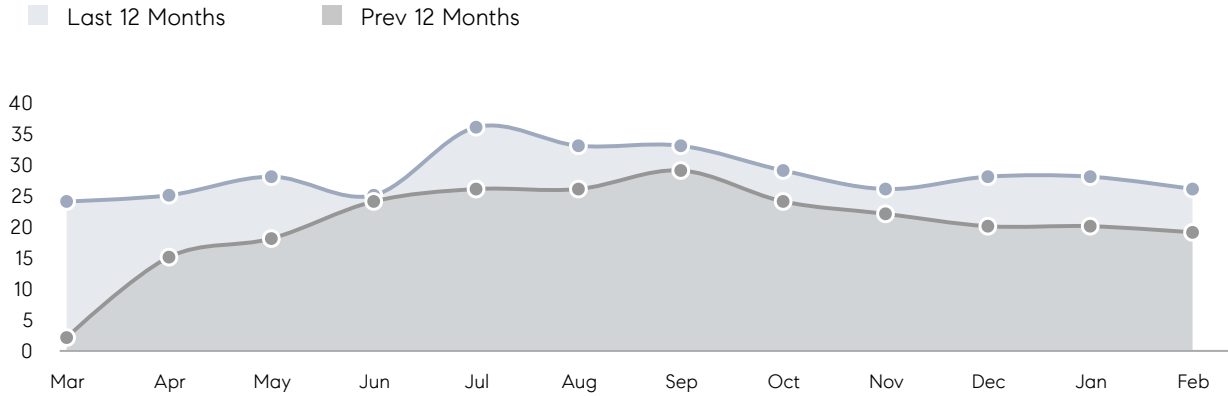
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	16	31	-48%
	% OF ASKING PRICE	97%	104%	
	AVERAGE SOLD PRICE	\$548,333	\$678,354	-19.2%
	# OF CONTRACTS	7	6	16.7%
	NEW LISTINGS	4	5	-20%
Houses	AVERAGE DOM	22	31	-29%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$555,000	\$678,354	-18%
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	5	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$535,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

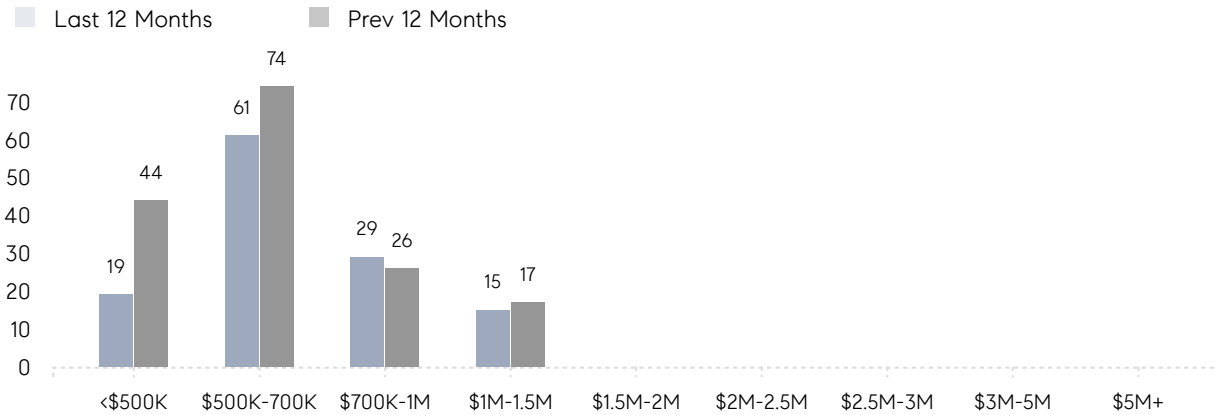
River Edge

FEBRUARY 2023

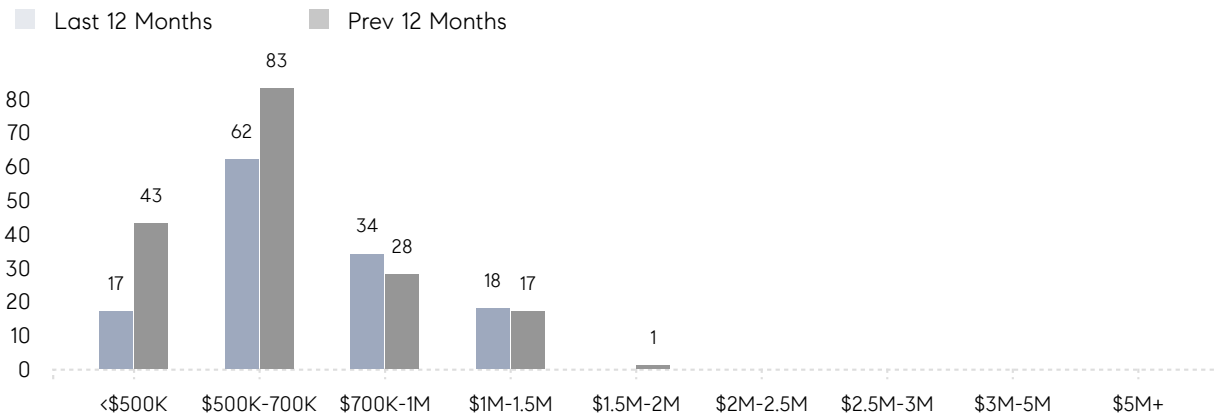
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

River Vale Market Insights

River Vale

FEBRUARY 2023

UNDER CONTRACT

8	\$771K	\$787K
Total Properties	Average Price	Median Price
-20%	-22%	-10%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

10	\$767K	\$775K
Total Properties	Average Price	Median Price
233%	-8%	9%
Increase From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

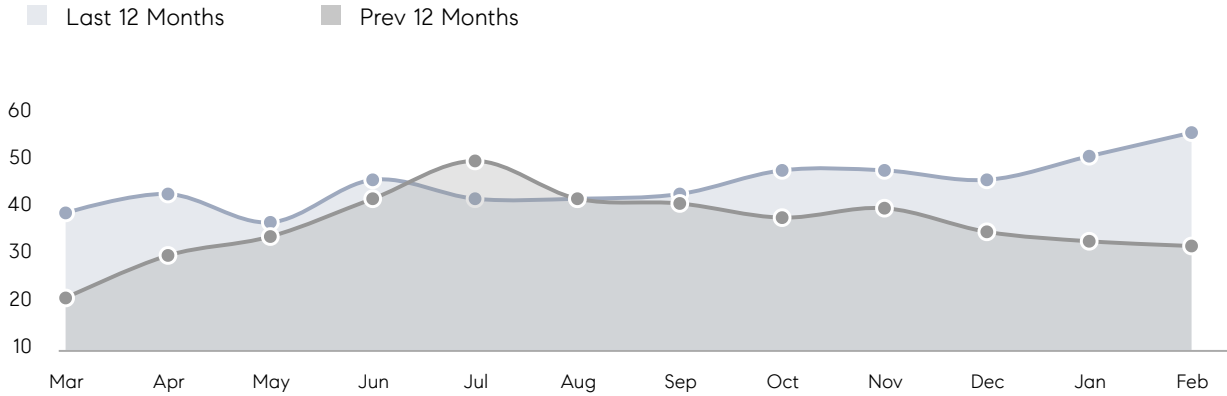
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	57	31	84%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$767,856	\$835,000	-8.0%
	# OF CONTRACTS	8	10	-20.0%
	NEW LISTINGS	13	7	86%
Houses	AVERAGE DOM	29	31	-6%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$752,157	\$835,000	-10%
	# OF CONTRACTS	5	9	-44%
	NEW LISTINGS	11	6	83%
Condo/Co-op/TH	AVERAGE DOM	121	-	-
	% OF ASKING PRICE	107%	-	
	AVERAGE SOLD PRICE	\$804,486	-	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	2	1	100%

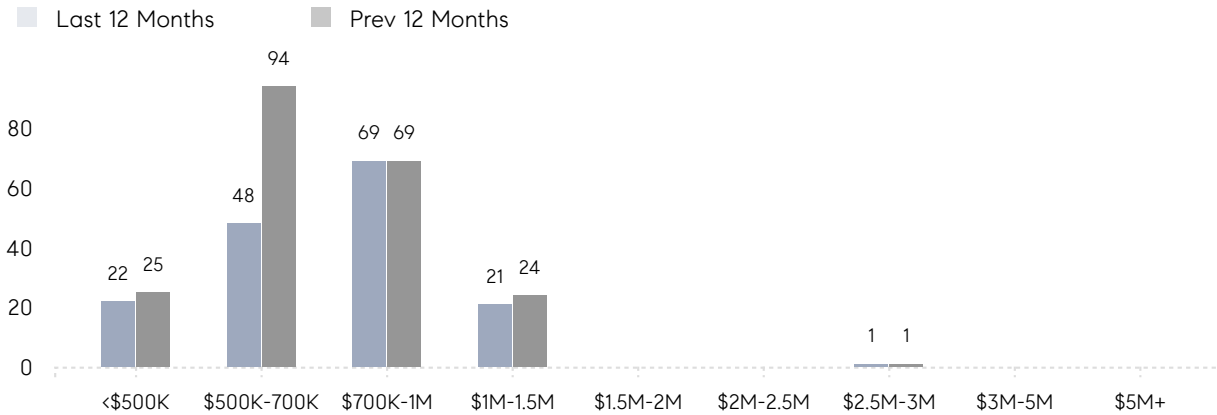
River Vale

FEBRUARY 2023

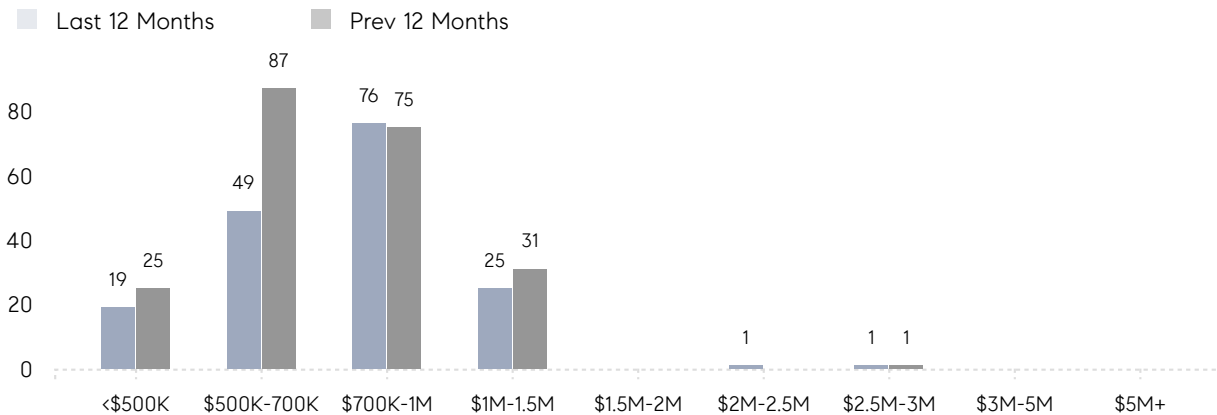
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Rochelle Park Market Insights

Rochelle Park

FEBRUARY 2023

UNDER CONTRACT

4
Total
Properties

\$443K
Average
Price

\$412K
Median
Price

0%
Change From
Feb 2022

-9%
Decrease From
Feb 2022

-14%
Decrease From
Feb 2022

UNITS SOLD

3
Total
Properties

\$394K
Average
Price

\$340K
Median
Price

50%
Increase From
Feb 2022

-36%
Decrease From
Feb 2022

-45%
Decrease From
Feb 2022

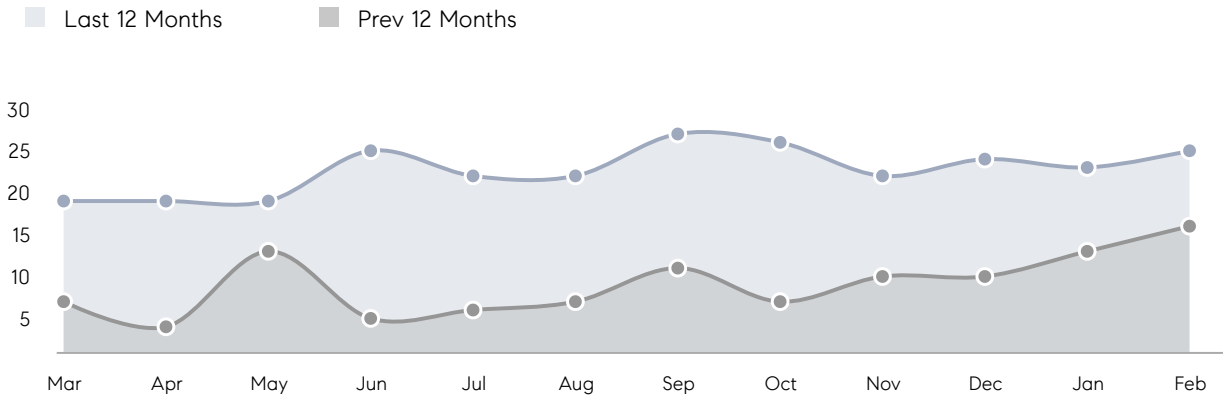
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	57	14	307%
	% OF ASKING PRICE	99%	109%	
	AVERAGE SOLD PRICE	\$394,333	\$613,000	-35.7%
	# OF CONTRACTS	4	4	0.0%
	NEW LISTINGS	5	7	-29%
Houses	AVERAGE DOM	12	14	-14%
	% OF ASKING PRICE	100%	109%	
	AVERAGE SOLD PRICE	\$538,000	\$613,000	-12%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	5	6	-17%
Condo/Co-op/TH	AVERAGE DOM	79	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$322,500	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	1	0%

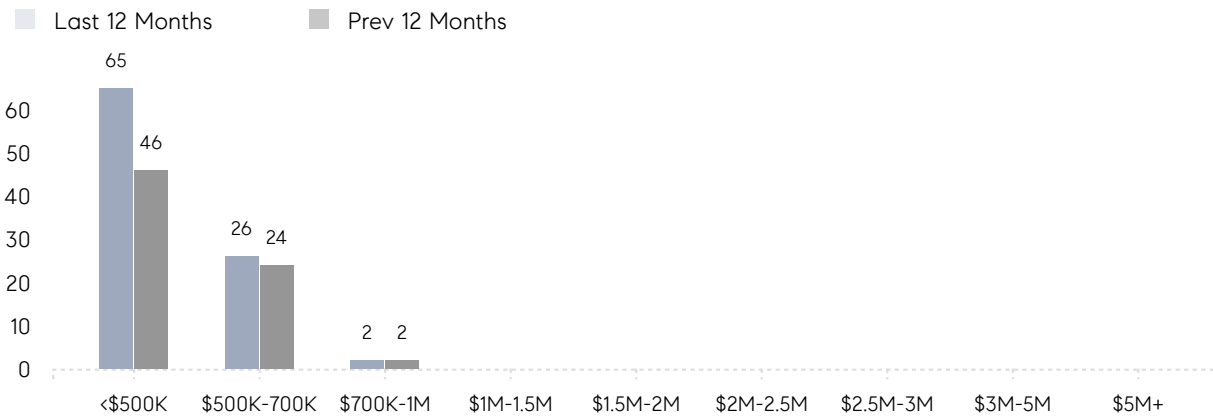
Rochelle Park

FEBRUARY 2023

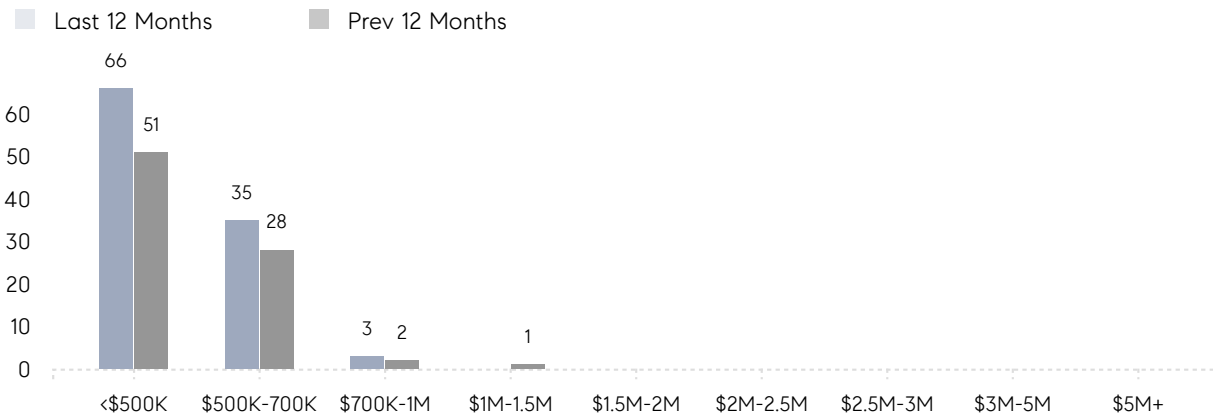
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Rockaway Market Insights

Rockaway

FEBRUARY 2023

UNDER CONTRACT

15
Total
Properties

\$389K
Average
Price

\$395K
Median
Price

-52%
Decrease From
Feb 2022

-13%
Decrease From
Feb 2022

10%
Increase From
Feb 2022

UNITS SOLD

19
Total
Properties

\$425K
Average
Price

\$395K
Median
Price

-17%
Decrease From
Feb 2022

1%
Increase From
Feb 2022

-1%
Decrease From
Feb 2022

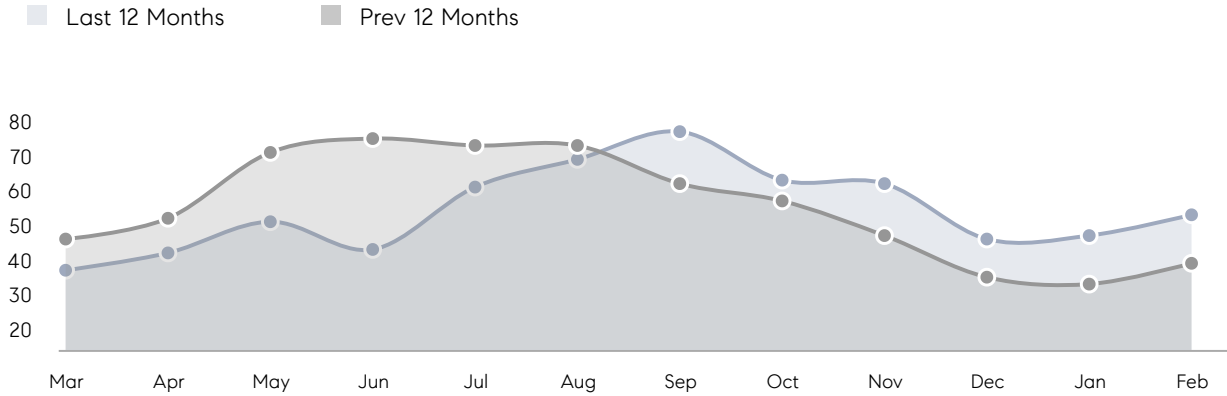
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	69	43	60%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$425,343	\$420,413	1.2%
	# OF CONTRACTS	15	31	-51.6%
	NEW LISTINGS	23	37	-38%
Houses	AVERAGE DOM	67	49	37%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$466,550	\$470,100	-1%
	# OF CONTRACTS	8	20	-60%
	NEW LISTINGS	11	26	-58%
Condo/Co-op/TH	AVERAGE DOM	71	33	115%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$379,558	\$327,250	16%
	# OF CONTRACTS	7	11	-36%
	NEW LISTINGS	12	11	9%

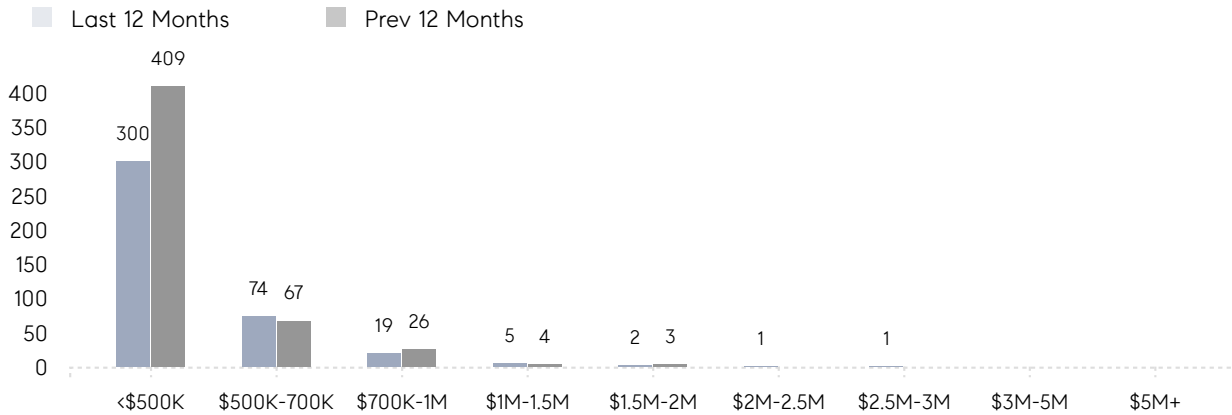
Rockaway

FEBRUARY 2023

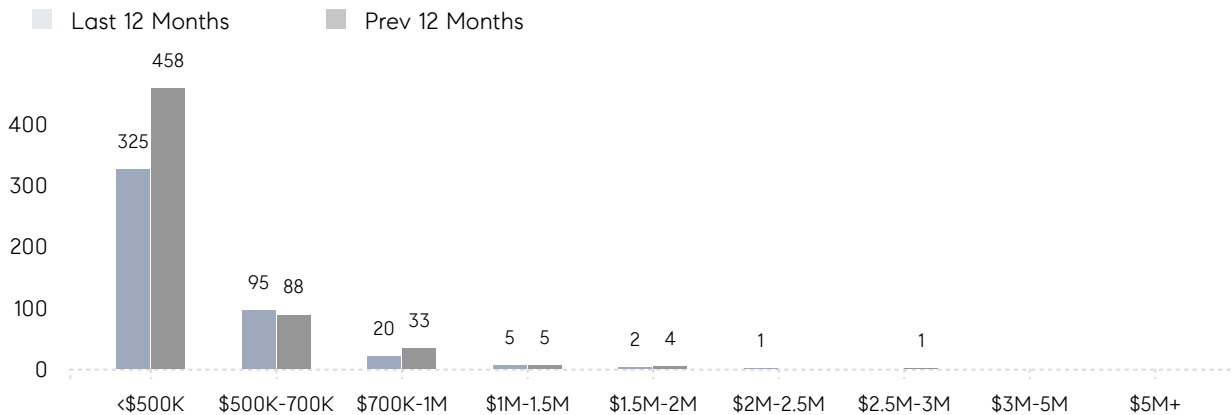
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Roseland Market Insights

Roseland

FEBRUARY 2023

UNDER CONTRACT

4	\$600K	\$587K
Total Properties	Average Price	Median Price
33%	-44%	-48%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

5	\$666K	\$665K
Total Properties	Average Price	Median Price
400%	7%	6%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

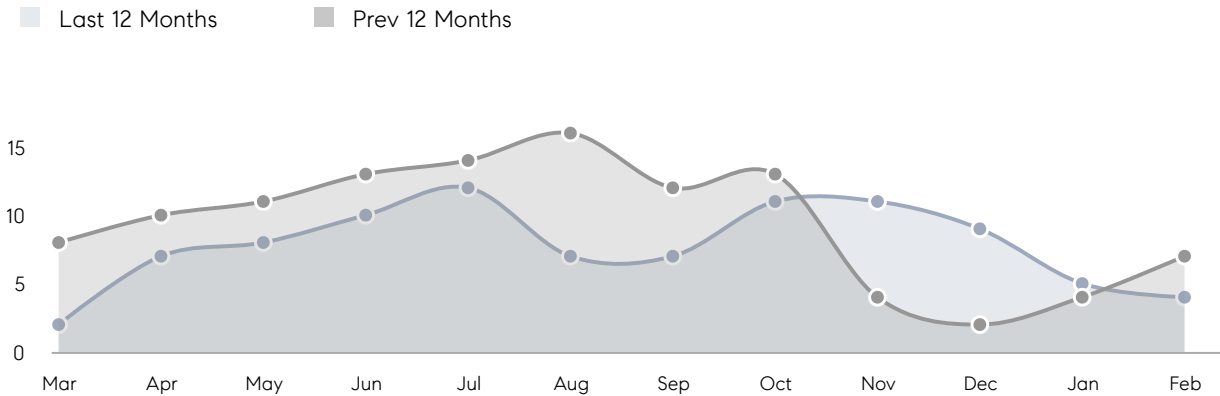
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	42	10	320%
	% OF ASKING PRICE	96%	105%	
	AVERAGE SOLD PRICE	\$666,000	\$625,000	6.6%
	# OF CONTRACTS	4	3	33.3%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	42	10	320%
	% OF ASKING PRICE	96%	105%	
	AVERAGE SOLD PRICE	\$666,000	\$625,000	7%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	3	-67%

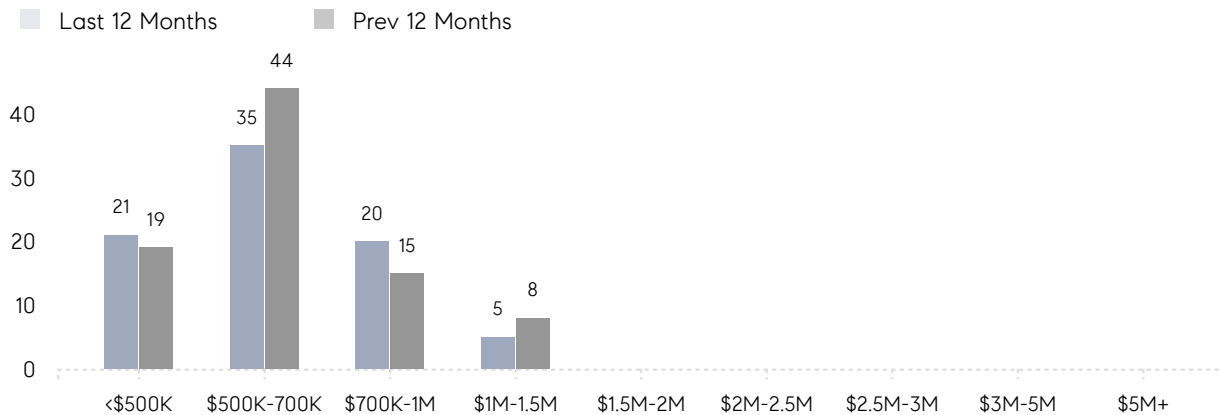
Roseland

FEBRUARY 2023

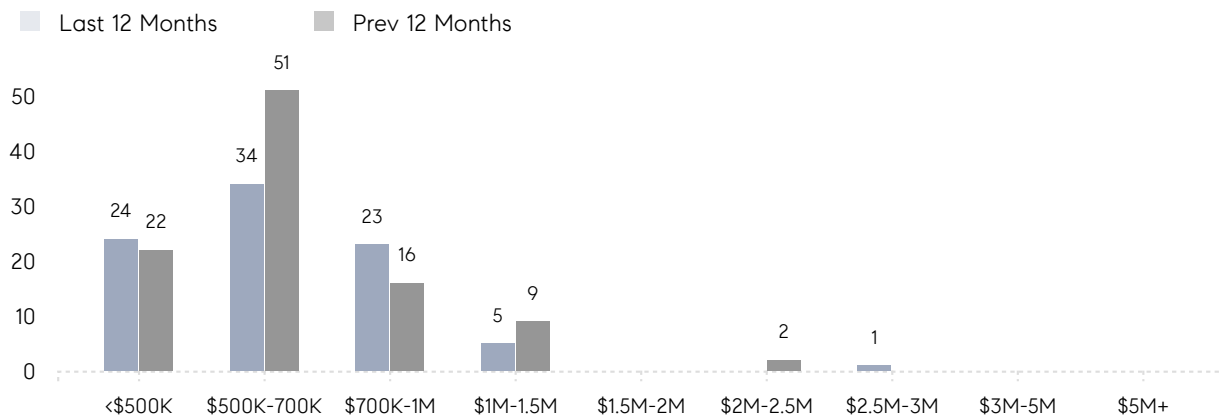
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Roselle Market Insights

Roselle

FEBRUARY 2023

UNDER CONTRACT

20
Total
Properties

\$410K
Average
Price

\$434K
Median
Price

5%
Increase From
Feb 2022

26%
Increase From
Feb 2022

24%
Increase From
Feb 2022

UNITS SOLD

13
Total
Properties

\$431K
Average
Price

\$430K
Median
Price

-46%
Decrease From
Feb 2022

10%
Increase From
Feb 2022

4%
Increase From
Feb 2022

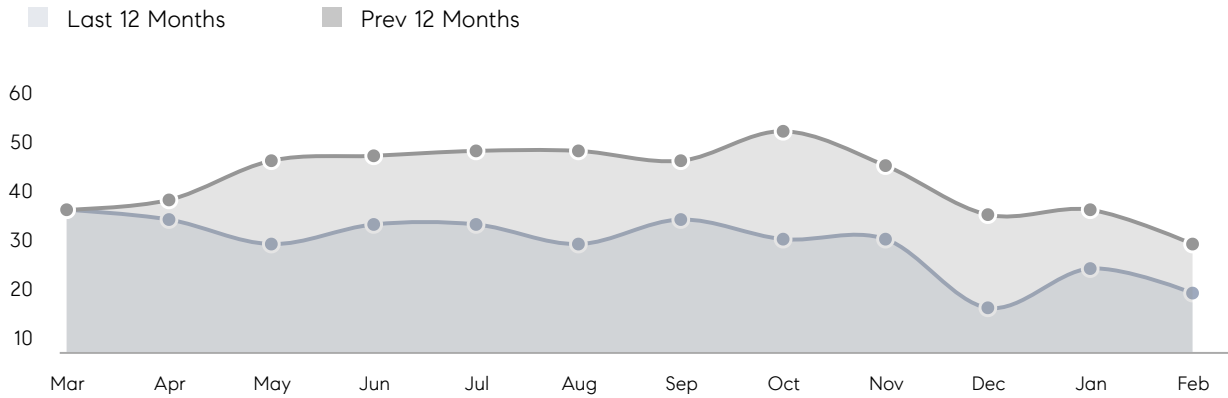
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	43	37	16%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$431,692	\$393,354	9.7%
	# OF CONTRACTS	20	19	5.3%
	NEW LISTINGS	18	16	13%
Houses	AVERAGE DOM	43	37	16%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$431,692	\$411,091	5%
	# OF CONTRACTS	17	15	13%
	NEW LISTINGS	15	11	36%
Condo/Co-op/TH	AVERAGE DOM	-	36	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$198,250	-
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	3	5	-40%

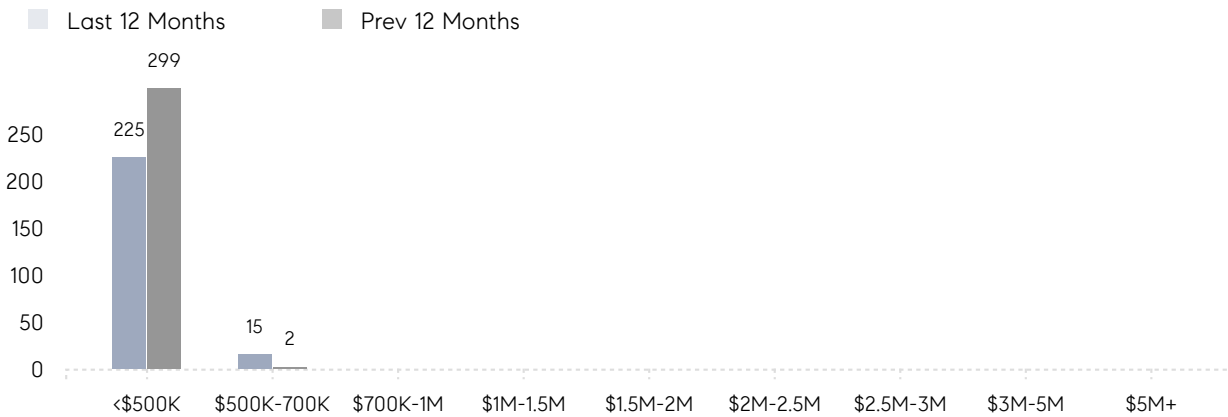
Roselle

FEBRUARY 2023

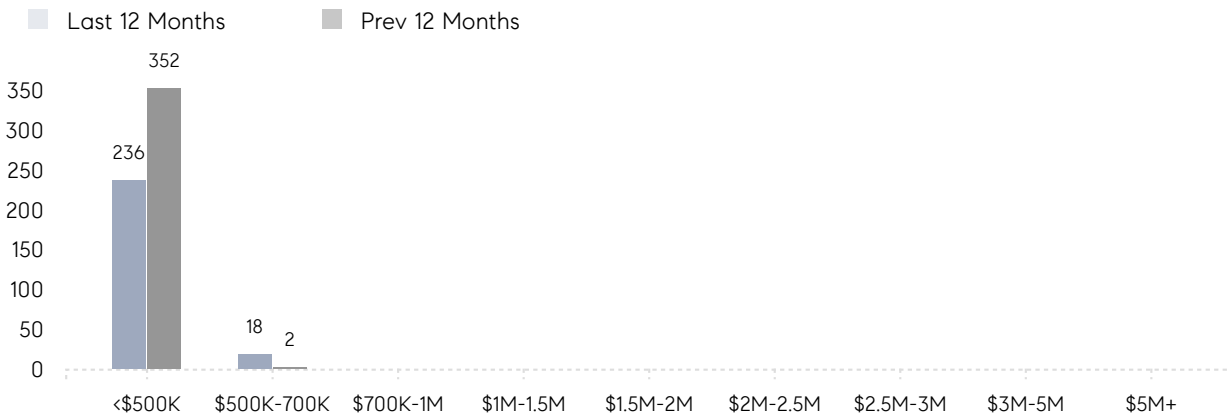
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Roselle Park Market Insights

Roselle Park

FEBRUARY 2023

UNDER CONTRACT

8
Total
Properties

\$449K
Average
Price

\$444K
Median
Price

167%
Increase From
Feb 2022

6%
Increase From
Feb 2022

4%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$447K
Average
Price

\$472K
Median
Price

-67%
Decrease From
Feb 2022

3%
Increase From
Feb 2022

7%
Increase From
Feb 2022

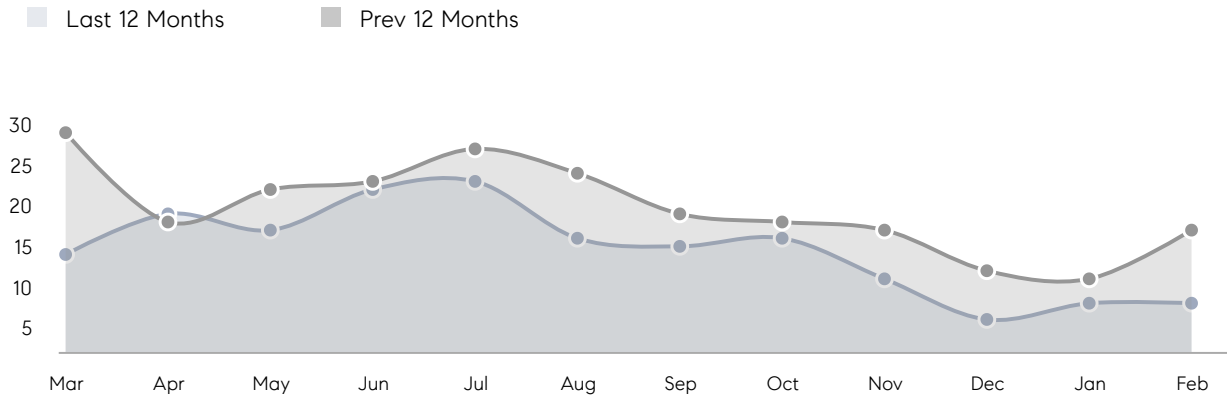
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	82	19	332%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$447,339	\$435,833	2.6%
	# OF CONTRACTS	8	3	166.7%
	NEW LISTINGS	9	10	-10%
Houses	AVERAGE DOM	82	20	310%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$447,339	\$460,000	-3%
	# OF CONTRACTS	8	3	167%
	NEW LISTINGS	8	10	-20%
Condo/Co-op/TH	AVERAGE DOM	-	9	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$170,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

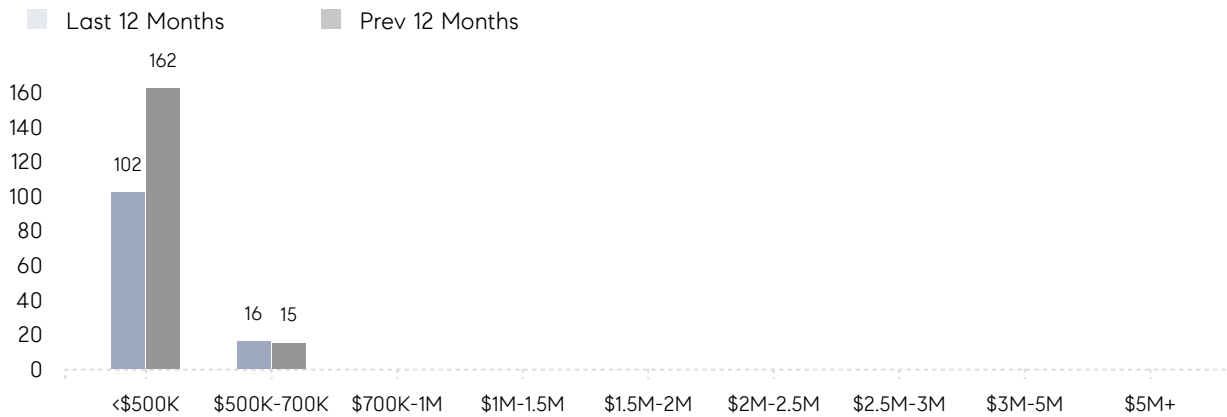
Roselle Park

FEBRUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

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Rutherford Market Insights

Rutherford

FEBRUARY 2023

UNDER CONTRACT

17
Total
Properties

\$457K
Average
Price

\$460K
Median
Price

-26%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

-19%
Decrease From
Feb 2022

UNITS SOLD

13
Total
Properties

\$484K
Average
Price

\$499K
Median
Price

-19%
Decrease From
Feb 2022

9%
Increase From
Feb 2022

-1%
Decrease From
Feb 2022

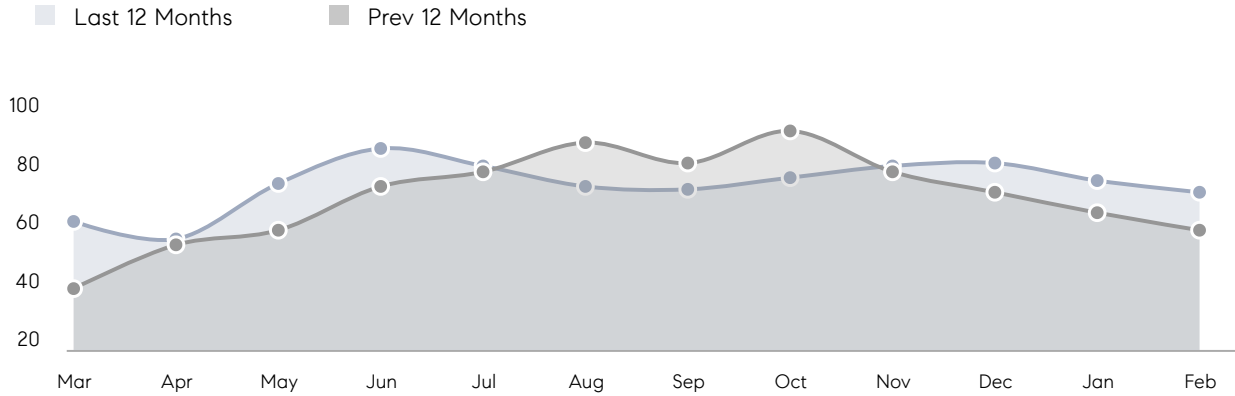
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	47	66	-29%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$484,808	\$446,250	8.6%
	# OF CONTRACTS	17	23	-26.1%
	NEW LISTINGS	13	18	-28%
Houses	AVERAGE DOM	42	63	-33%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$572,222	\$551,000	4%
	# OF CONTRACTS	12	15	-20%
	NEW LISTINGS	9	13	-31%
Condo/Co-op/TH	AVERAGE DOM	57	69	-17%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$288,125	\$311,571	-8%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	4	5	-20%

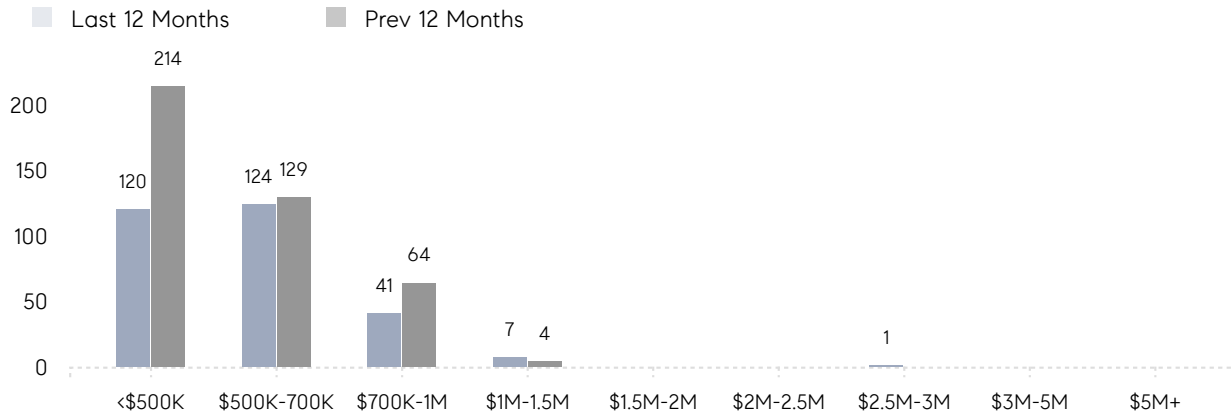
Rutherford

FEBRUARY 2023

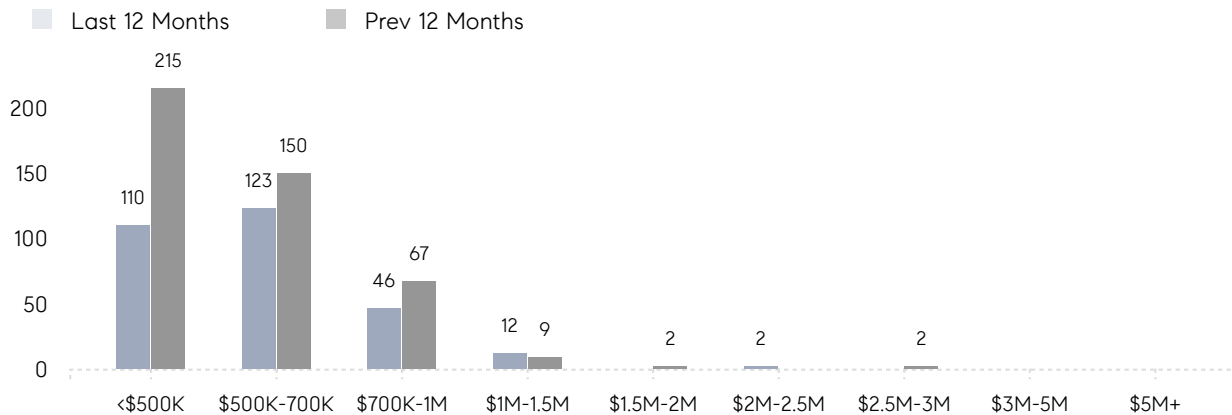
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Saddle Brook Market Insights

Saddle Brook

FEBRUARY 2023

UNDER CONTRACT

10
Total
Properties

\$480K
Average
Price

\$460K
Median
Price

25%
Increase From
Feb 2022

9%
Increase From
Feb 2022

-1%
Change From
Feb 2022

UNITS SOLD

7
Total
Properties

\$592K
Average
Price

\$560K
Median
Price

-30%
Decrease From
Feb 2022

-4%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

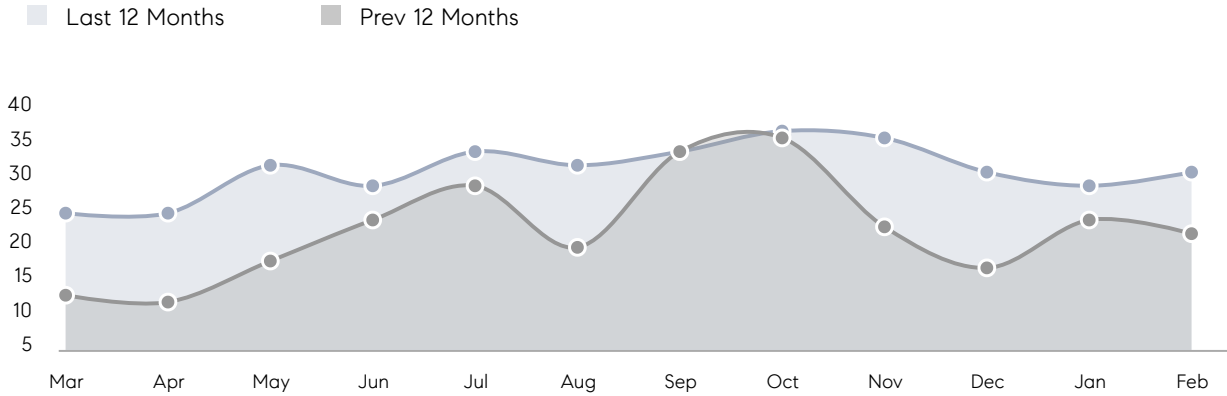
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	71	58	22%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$592,143	\$616,700	-4.0%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	9	6	50%
Houses	AVERAGE DOM	82	64	28%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$639,167	\$663,556	-4%
	# OF CONTRACTS	10	5	100%
	NEW LISTINGS	6	5	20%
Condo/Co-op/TH	AVERAGE DOM	6	1	500%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$310,000	\$195,000	59%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	3	1	200%

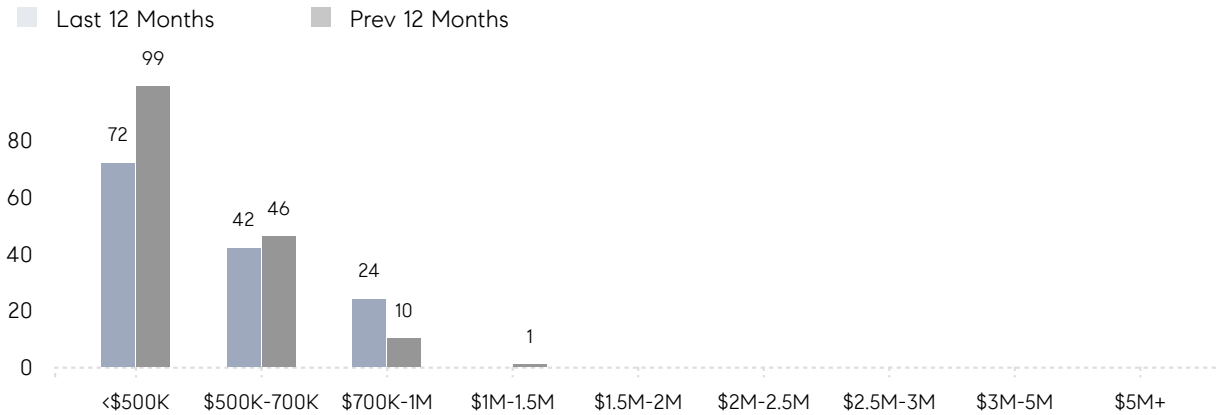
Saddle Brook

FEBRUARY 2023

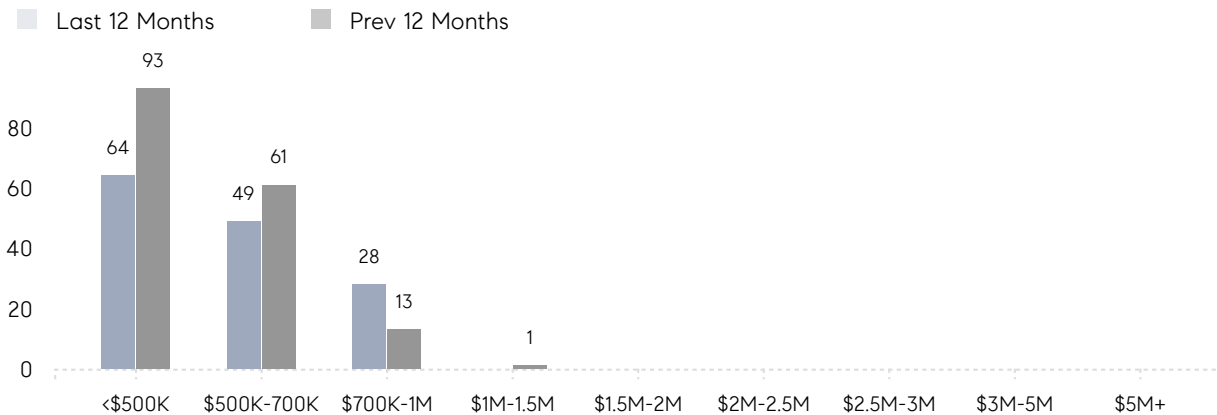
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Saddle River Market Insights

Saddle River

FEBRUARY 2023

UNDER CONTRACT

4	\$1.5M	\$1.3M
Total Properties	Average Price	Median Price
-64%	-52%	-42%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

2	\$2.2M	\$2.2M
Total Properties	Average Price	Median Price
100%	-35%	-35%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

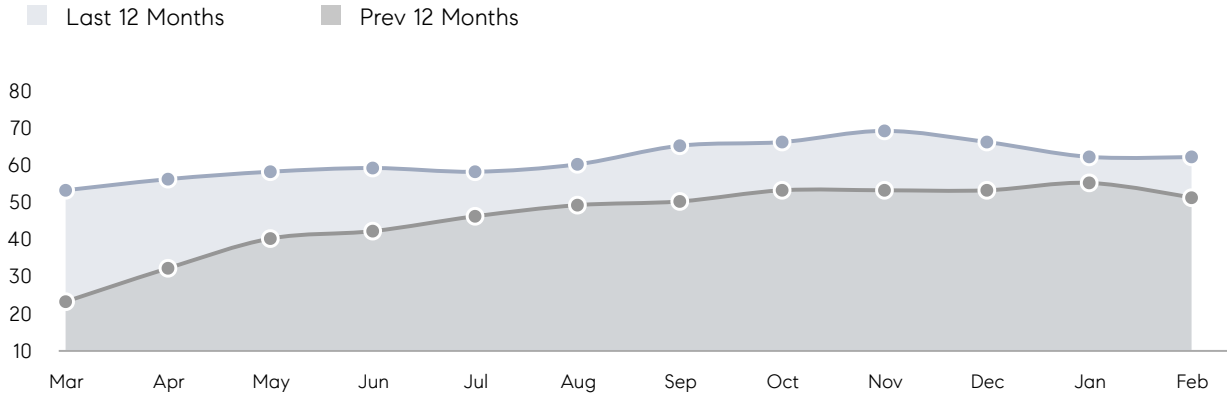
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	160	120	33%
	% OF ASKING PRICE	78%	95%	
	AVERAGE SOLD PRICE	\$2,287,500	\$3,500,000	-34.6%
	# OF CONTRACTS	4	11	-63.6%
	NEW LISTINGS	4	6	-33%
Houses	AVERAGE DOM	160	120	33%
	% OF ASKING PRICE	78%	95%	
	AVERAGE SOLD PRICE	\$2,287,500	\$3,500,000	-35%
	# OF CONTRACTS	4	11	-64%
	NEW LISTINGS	4	6	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

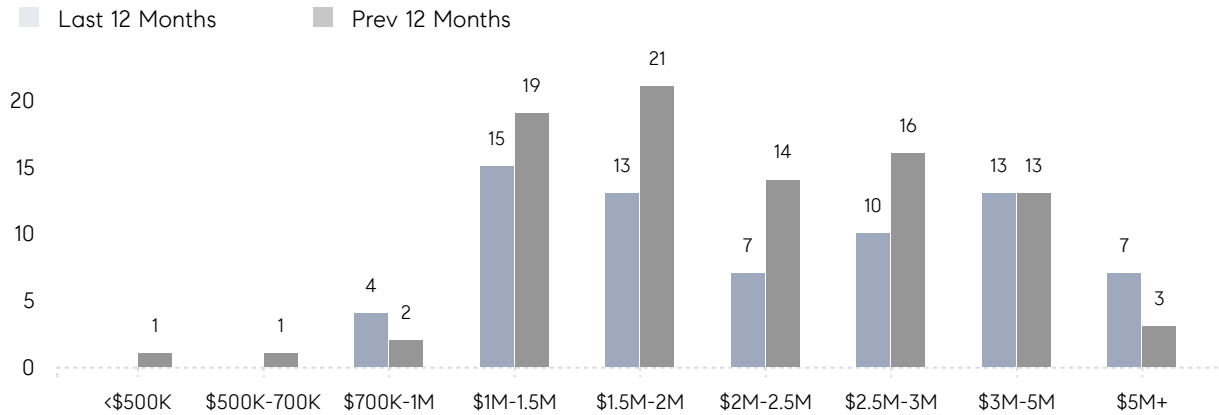
Saddle River

FEBRUARY 2023

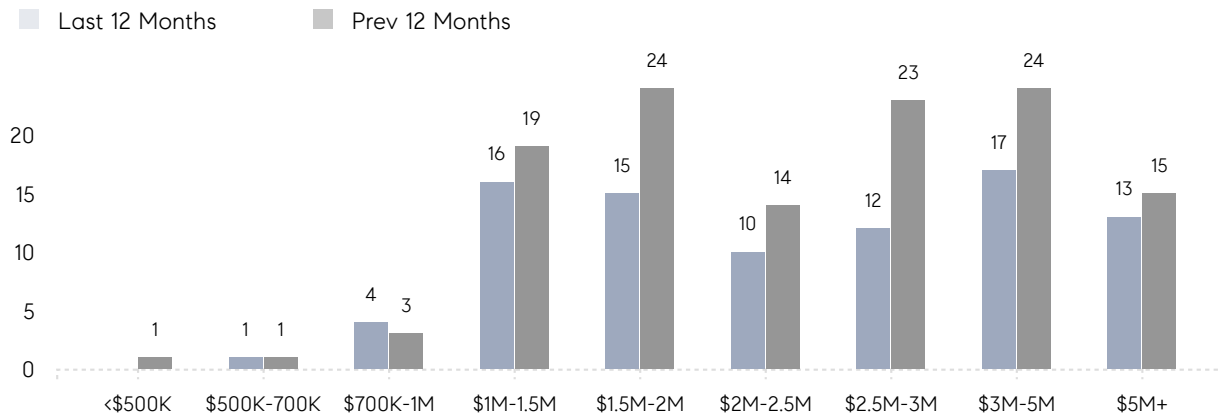
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Scotch Plains Market Insights

Scotch Plains

FEBRUARY 2023

UNDER CONTRACT

21
Total
Properties

\$776K
Average
Price

\$699K
Median
Price

17%
Increase From
Feb 2022

12%
Increase From
Feb 2022

38%
Increase From
Feb 2022

UNITS SOLD

18
Total
Properties

\$643K
Average
Price

\$605K
Median
Price

13%
Increase From
Feb 2022

4%
Increase From
Feb 2022

0%
Change From
Feb 2022

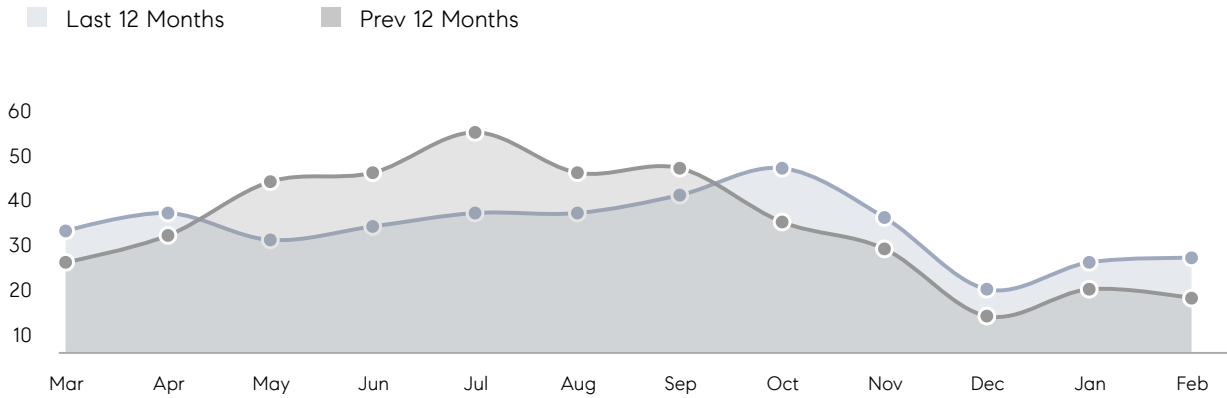
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	38	21	81%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$643,667	\$620,109	3.8%
	# OF CONTRACTS	21	18	16.7%
	NEW LISTINGS	24	20	20%
Houses	AVERAGE DOM	42	21	100%
	% OF ASKING PRICE	99%	106%	
	AVERAGE SOLD PRICE	\$705,667	\$636,200	11%
	# OF CONTRACTS	18	16	13%
	NEW LISTINGS	21	20	5%
Condo/Co-op/TH	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$333,667	\$378,750	-12%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	3	0	0%

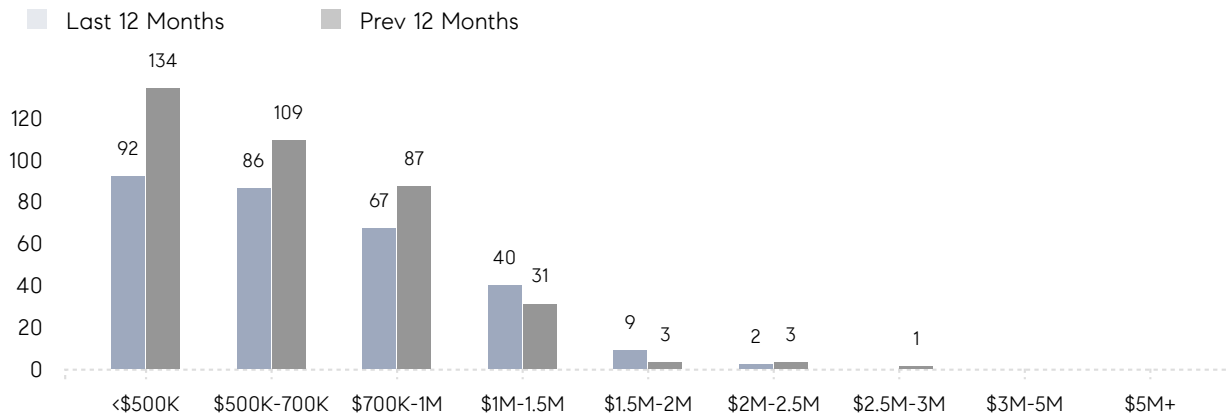
Scotch Plains

FEBRUARY 2023

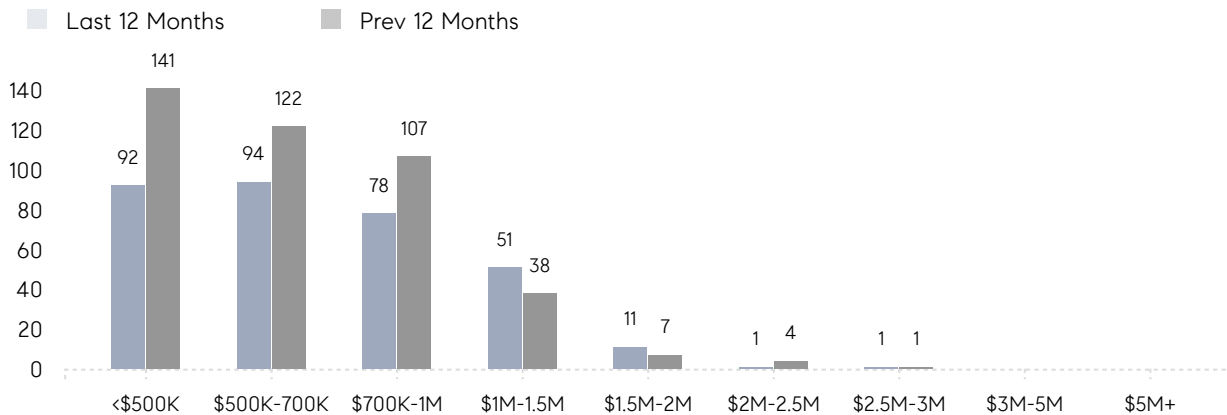
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Secaucus Market Insights

Secaucus

FEBRUARY 2023

UNDER CONTRACT

13
Total
Properties

\$508K
Average
Price

\$525K
Median
Price

-7%
Decrease From
Feb 2022

0%
Change From
Feb 2022

13%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$384K
Average
Price

\$405K
Median
Price

-29%
Decrease From
Feb 2022

-22%
Decrease From
Feb 2022

-21%
Decrease From
Feb 2022

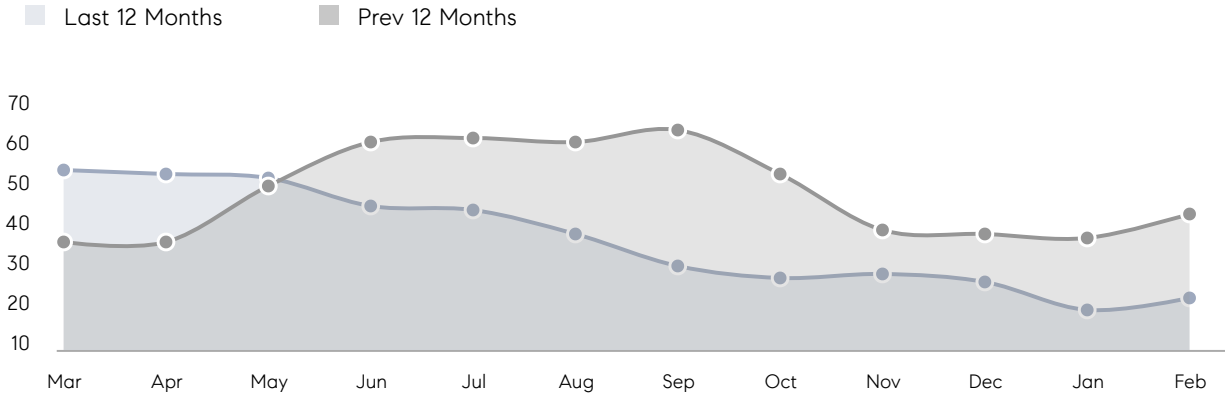
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	32	52	-38%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$384,480	\$492,286	-21.9%
	# OF CONTRACTS	13	14	-7.1%
	NEW LISTINGS	18	31	-42%
Houses	AVERAGE DOM	-	62	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$672,500	-
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	5	12	-58%
Condo/Co-op/TH	AVERAGE DOM	32	48	-33%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$384,480	\$420,200	-9%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	13	19	-32%

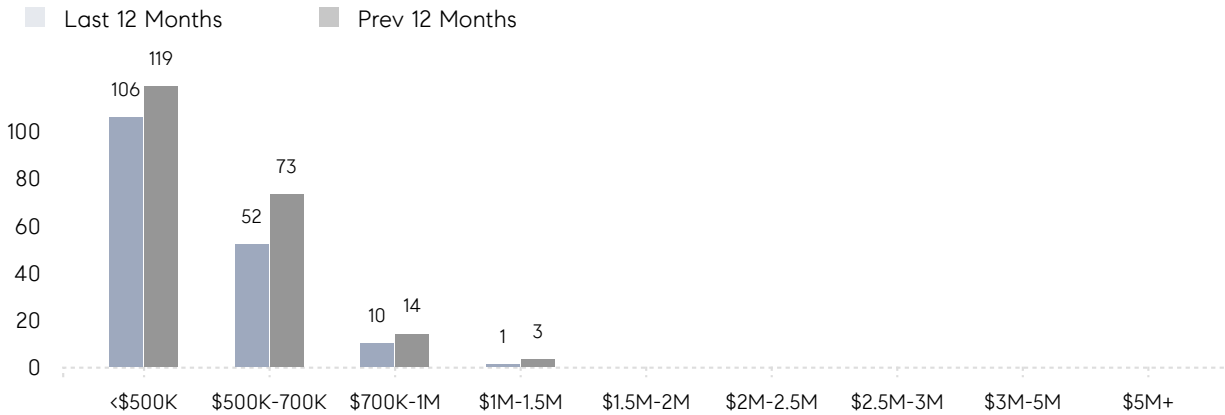
Secaucus

FEBRUARY 2023

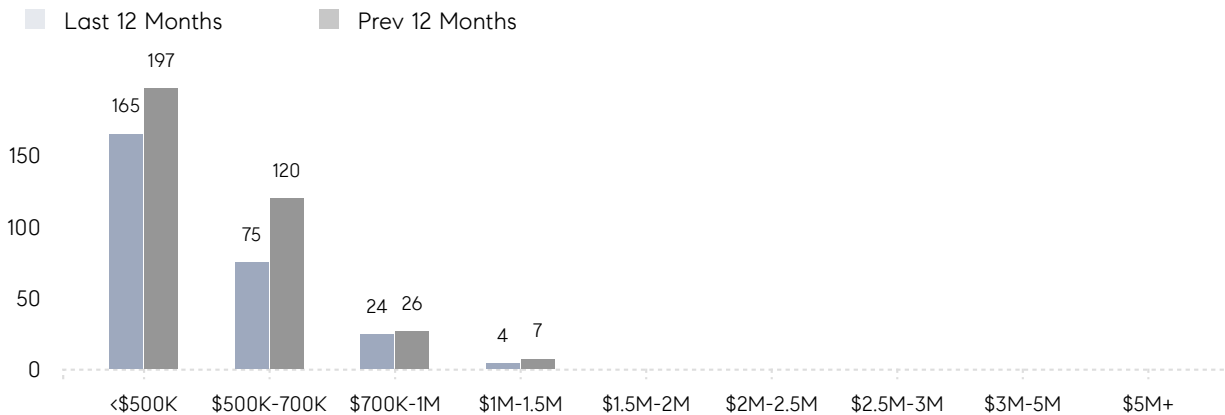
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Short Hills Market Insights

Short Hills

FEBRUARY 2023

UNDER CONTRACT

19	\$1.8M	\$1.8M
Total Properties	Average Price	Median Price
27%	-1%	-9%
Increase From Feb 2022	Change From Feb 2022	Decrease From Feb 2022

UNITS SOLD

1	\$4.2M	\$4.2M
Total Properties	Average Price	Median Price
-83%	132%	171%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

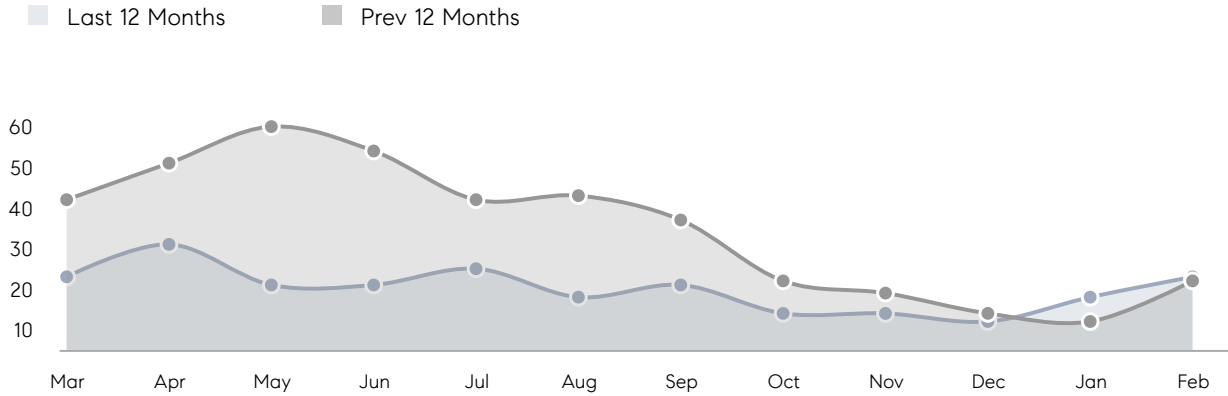
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	58	55	5%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$4,285,000	\$1,845,833	132.1%
	# OF CONTRACTS	19	15	26.7%
	NEW LISTINGS	26	29	-10%
Houses	AVERAGE DOM	58	55	5%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$4,285,000	\$1,845,833	132%
	# OF CONTRACTS	19	15	27%
	NEW LISTINGS	26	29	-10%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

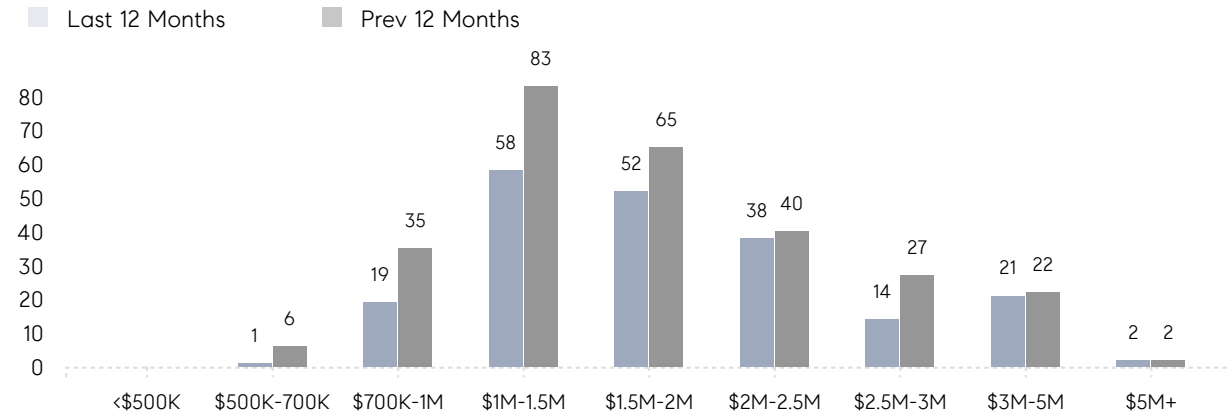
Short Hills

FEBRUARY 2023

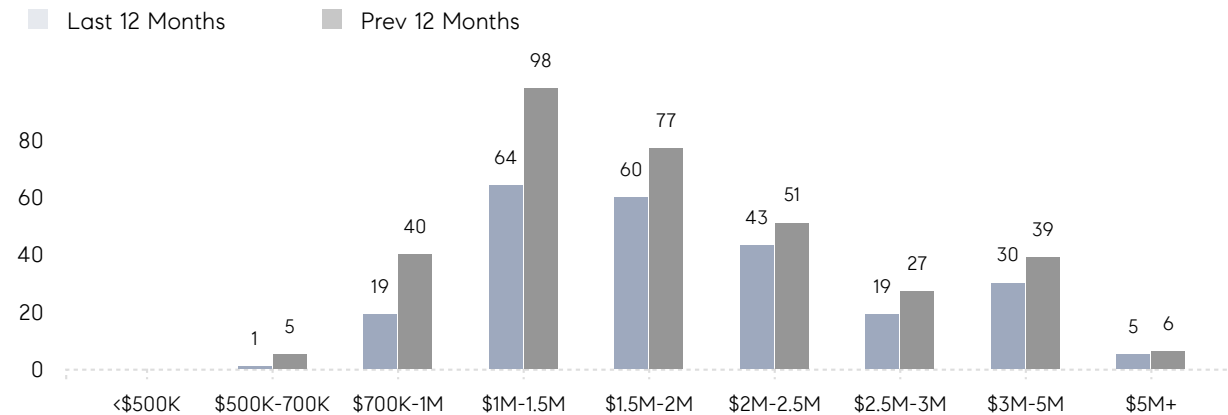
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Somerville Market Insights

Somerville

FEBRUARY 2023

UNDER CONTRACT

9
Total
Properties

\$567K
Average
Price

\$585K
Median
Price

0%
Change From
Feb 2022

29%
Increase From
Feb 2022

50%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$509K
Average
Price

\$515K
Median
Price

0%
Change From
Feb 2022

10%
Increase From
Feb 2022

3%
Increase From
Feb 2022

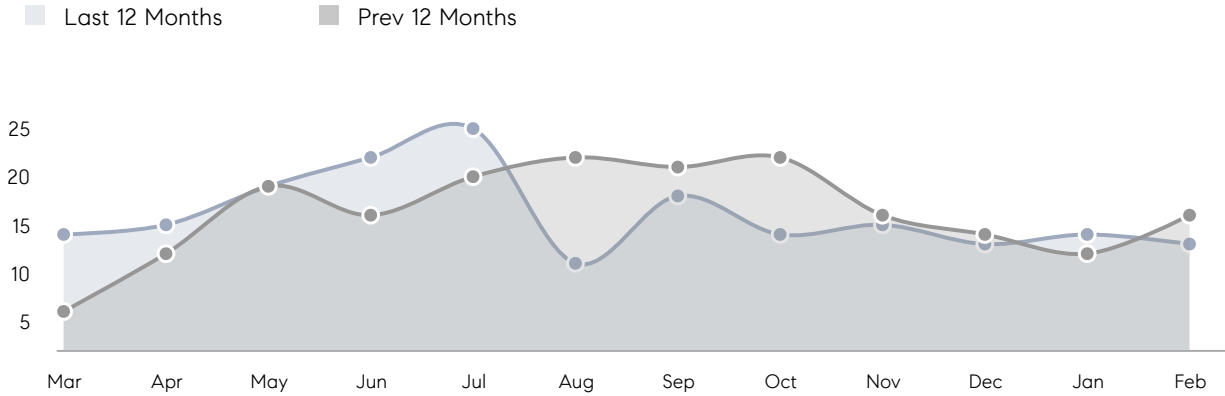
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	58	56	4%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$509,167	\$464,000	9.7%
	# OF CONTRACTS	9	9	0.0%
	NEW LISTINGS	11	14	-21%
Houses	AVERAGE DOM	58	56	4%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$509,167	\$464,000	10%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	9	13	-31%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	2	1	100%

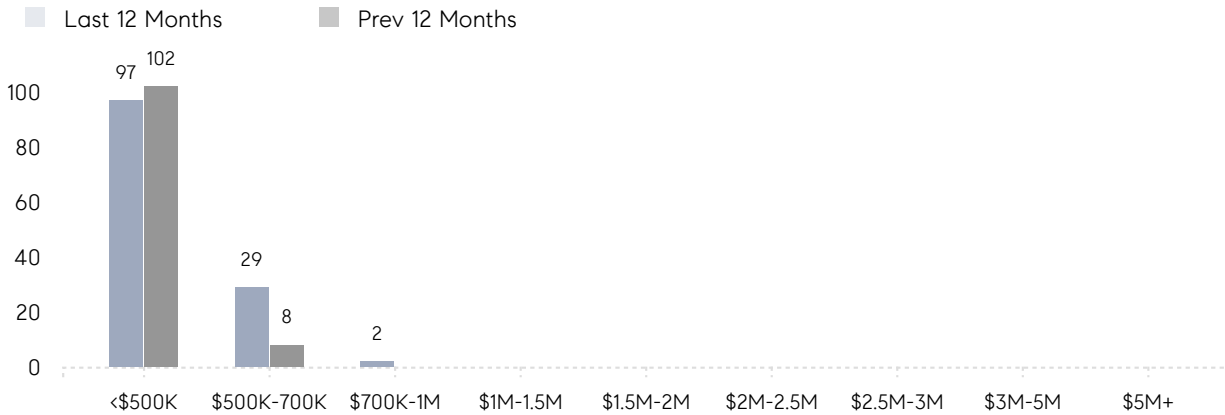
Somerville

FEBRUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

South Orange Market Insights

South Orange

FEBRUARY 2023

UNDER CONTRACT

15
Total
Properties

\$866K
Average
Price

\$789K
Median
Price

-17%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

17%
Increase From
Feb 2022

UNITS SOLD

7
Total
Properties

\$948K
Average
Price

\$1.1M
Median
Price

-30%
Decrease From
Feb 2022

43%
Increase From
Feb 2022

99%
Increase From
Feb 2022

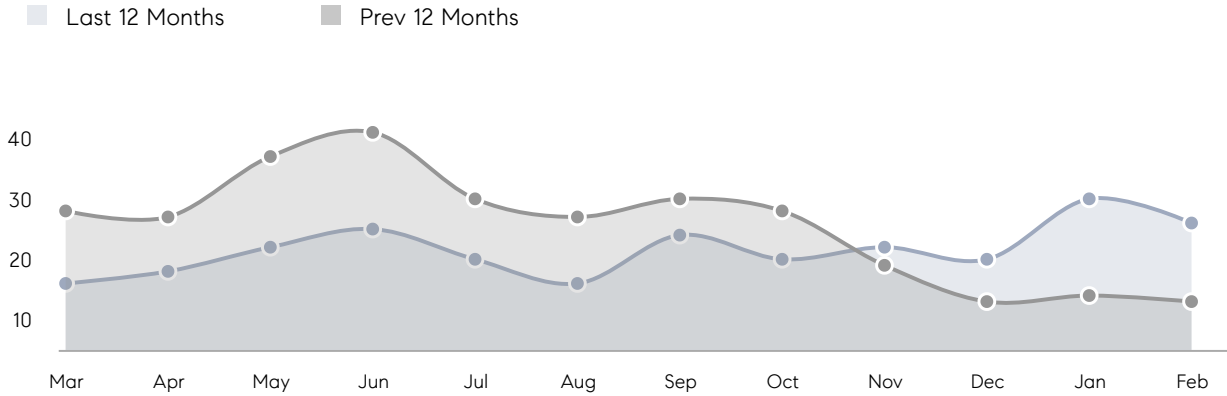
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	43	24	79%
	% OF ASKING PRICE	106%	110%	
	AVERAGE SOLD PRICE	\$948,229	\$664,890	42.6%
	# OF CONTRACTS	15	18	-16.7%
	NEW LISTINGS	11	15	-27%
Houses	AVERAGE DOM	43	22	95%
	% OF ASKING PRICE	106%	113%	
	AVERAGE SOLD PRICE	\$948,229	\$748,113	27%
	# OF CONTRACTS	15	15	0%
	NEW LISTINGS	9	14	-36%
Condo/Co-op/TH	AVERAGE DOM	-	30	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$332,000	-
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	2	1	100%

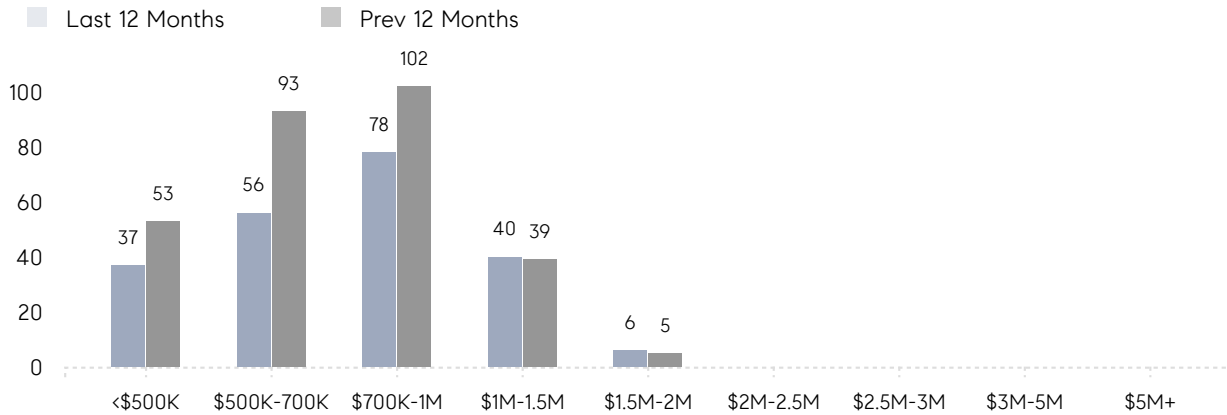
South Orange

FEBRUARY 2023

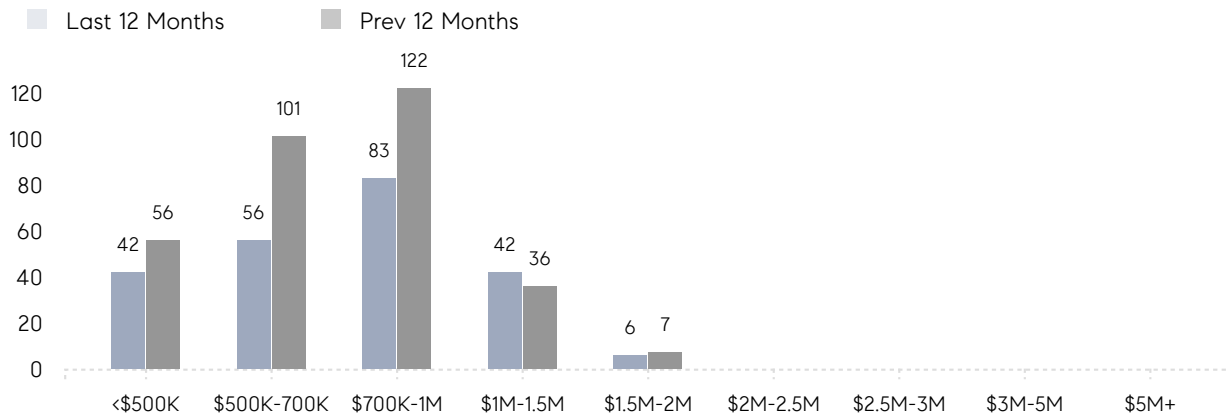
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Springfield Market Insights

Springfield

FEBRUARY 2023

UNDER CONTRACT

8
Total
Properties

\$539K
Average
Price

\$492K
Median
Price

-56%
Decrease From
Feb 2022

18%
Increase From
Feb 2022

17%
Increase From
Feb 2022

UNITS SOLD

9
Total
Properties

\$582K
Average
Price

\$570K
Median
Price

-10%
Decrease From
Feb 2022

34%
Increase From
Feb 2022

18%
Increase From
Feb 2022

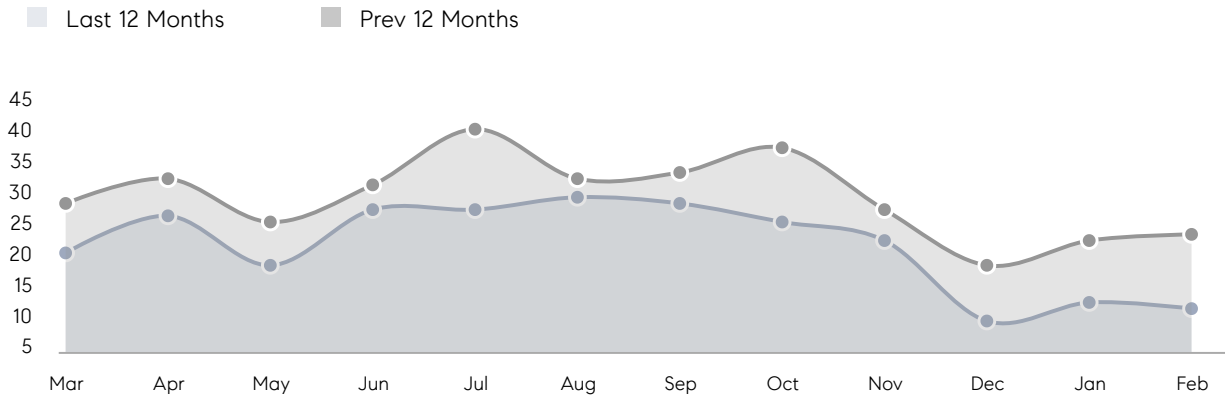
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	42	39	8%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$582,444	\$434,150	34.2%
	# OF CONTRACTS	8	18	-55.6%
	NEW LISTINGS	9	22	-59%
Houses	AVERAGE DOM	46	31	48%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$622,750	\$519,357	20%
	# OF CONTRACTS	6	11	-45%
	NEW LISTINGS	7	19	-63%
Condo/Co-op/TH	AVERAGE DOM	8	59	-86%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$260,000	\$235,333	10%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	2	3	-33%

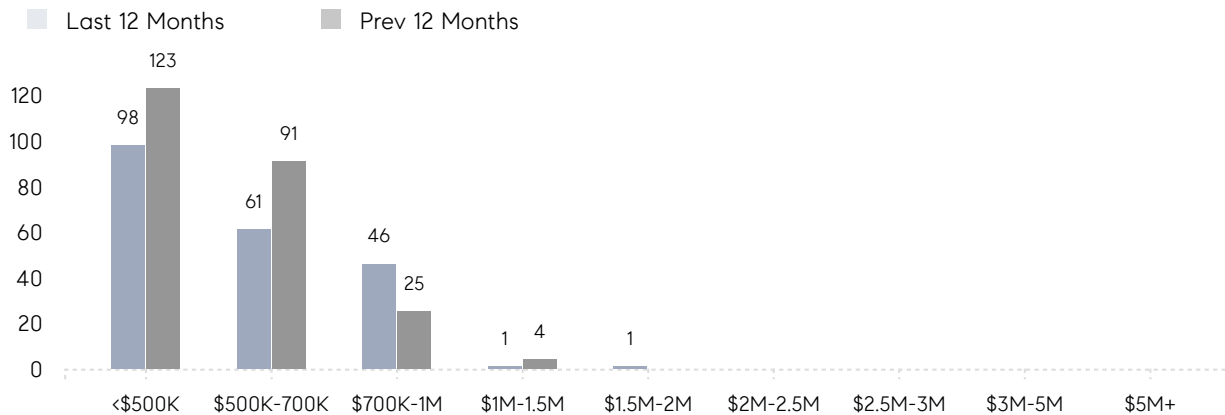
Springfield

FEBRUARY 2023

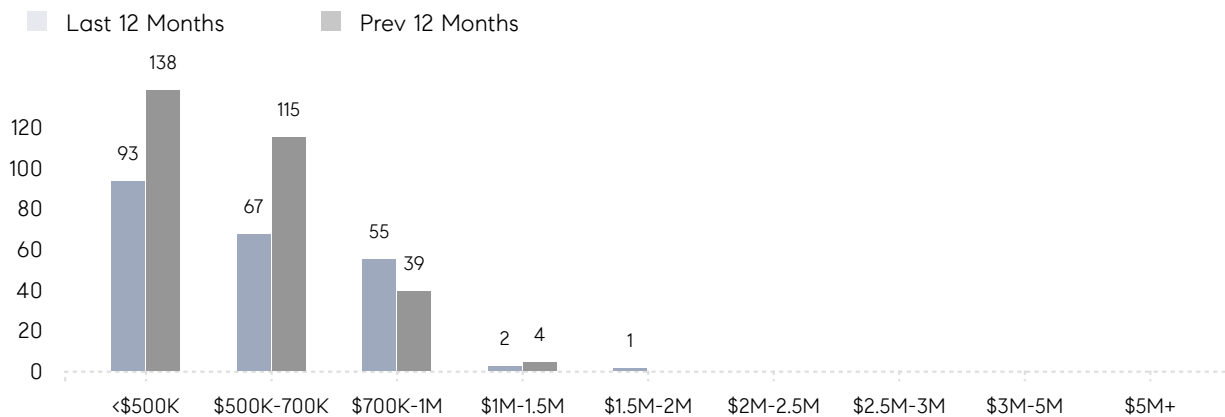
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Summit Market Insights

Summit

FEBRUARY 2023

UNDER CONTRACT

26	\$1.3M	\$1.2M
Total Properties	Average Price	Median Price
0%	-4%	23%
Change From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

UNITS SOLD

11	\$1.1M	\$980K
Total Properties	Average Price	Median Price
-21%	18%	13%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

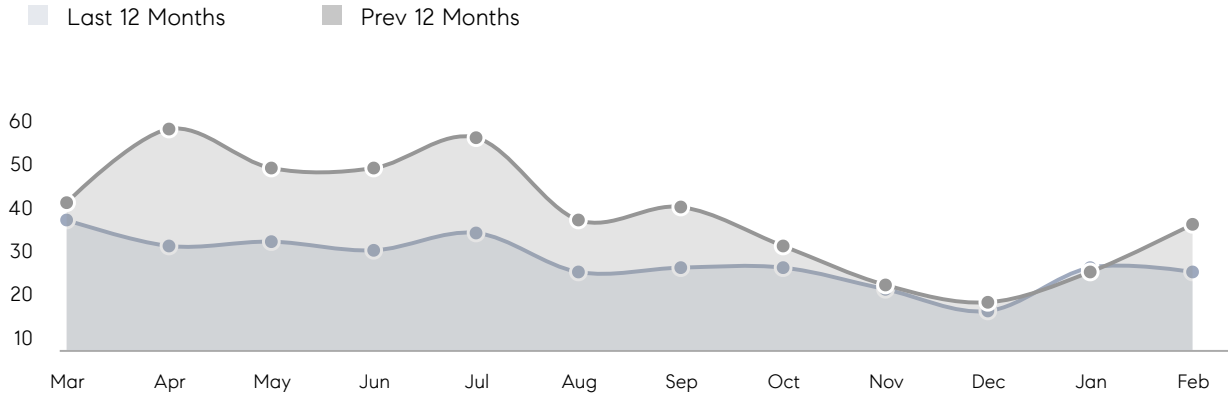
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	43	31	39%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$1,145,334	\$971,107	17.9%
	# OF CONTRACTS	26	26	0.0%
	NEW LISTINGS	25	38	-34%
Houses	AVERAGE DOM	50	17	194%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$1,290,833	\$1,201,650	7%
	# OF CONTRACTS	23	23	0%
	NEW LISTINGS	22	32	-31%
Condo/Co-op/TH	AVERAGE DOM	35	68	-49%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$970,735	\$394,750	146%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	3	6	-50%

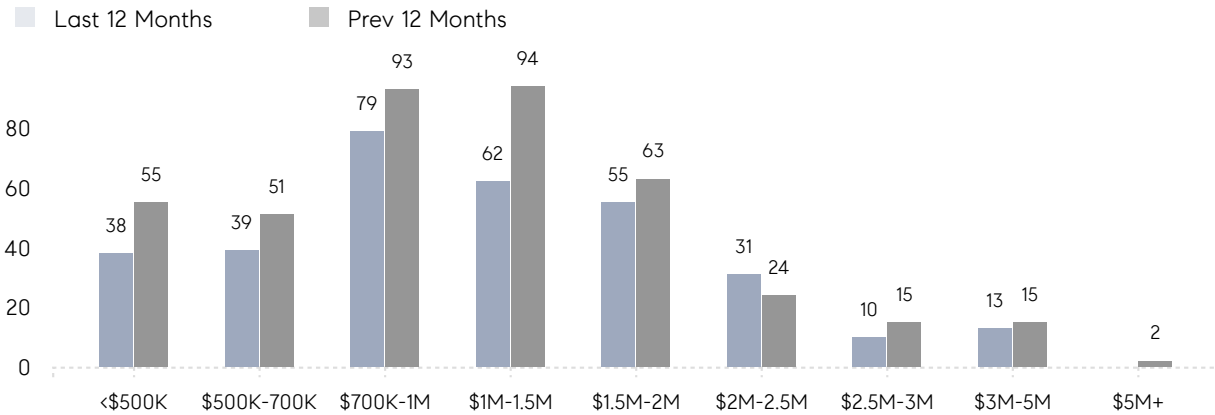
Summit

FEBRUARY 2023

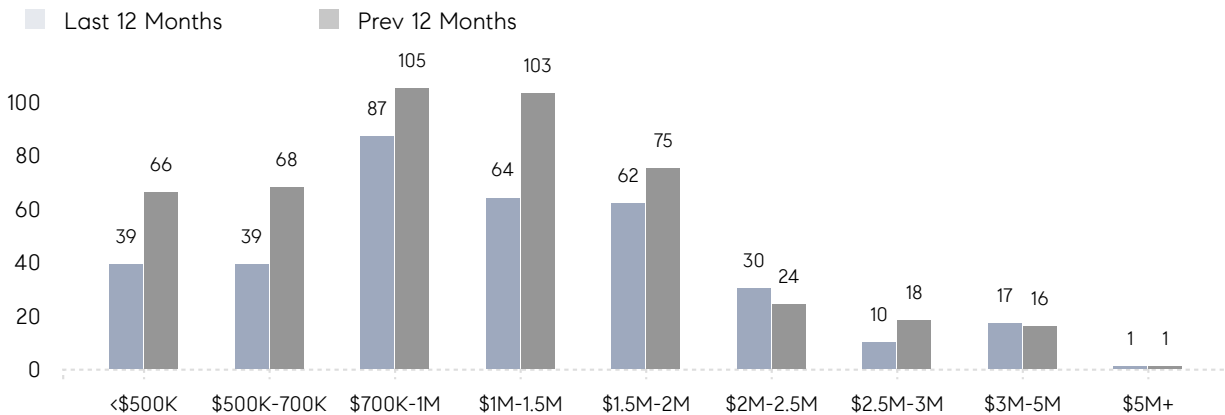
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Teaneck Market Insights

Teaneck

FEBRUARY 2023

UNDER CONTRACT

27
Total
Properties

\$623K
Average
Price

\$525K
Median
Price

-32%
Decrease From
Feb 2022

22%
Increase From
Feb 2022

8%
Increase From
Feb 2022

UNITS SOLD

15
Total
Properties

\$684K
Average
Price

\$510K
Median
Price

-32%
Decrease From
Feb 2022

7%
Increase From
Feb 2022

-9%
Decrease From
Feb 2022

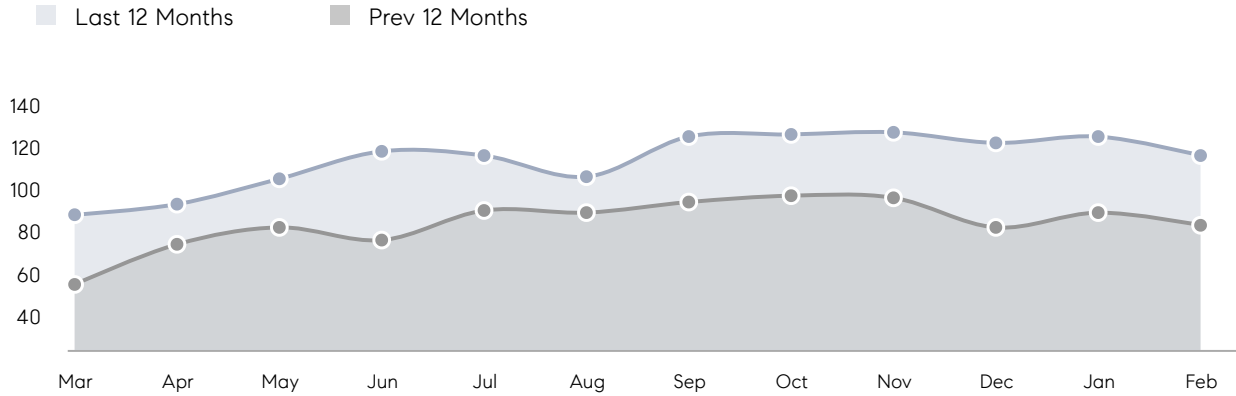
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	49	74	-34%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$684,067	\$639,659	6.9%
	# OF CONTRACTS	27	40	-32.5%
	NEW LISTINGS	19	26	-27%
Houses	AVERAGE DOM	49	87	-44%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$751,846	\$705,722	7%
	# OF CONTRACTS	26	31	-16%
	NEW LISTINGS	16	26	-38%
Condo/Co-op/TH	AVERAGE DOM	50	17	194%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$243,500	\$342,375	-29%
	# OF CONTRACTS	1	9	-89%
	NEW LISTINGS	3	0	0%

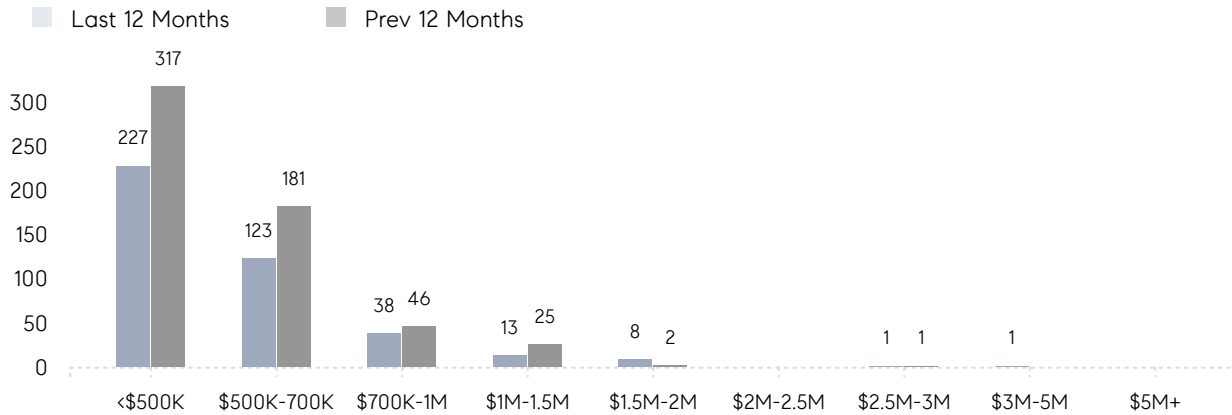
Teaneck

FEBRUARY 2023

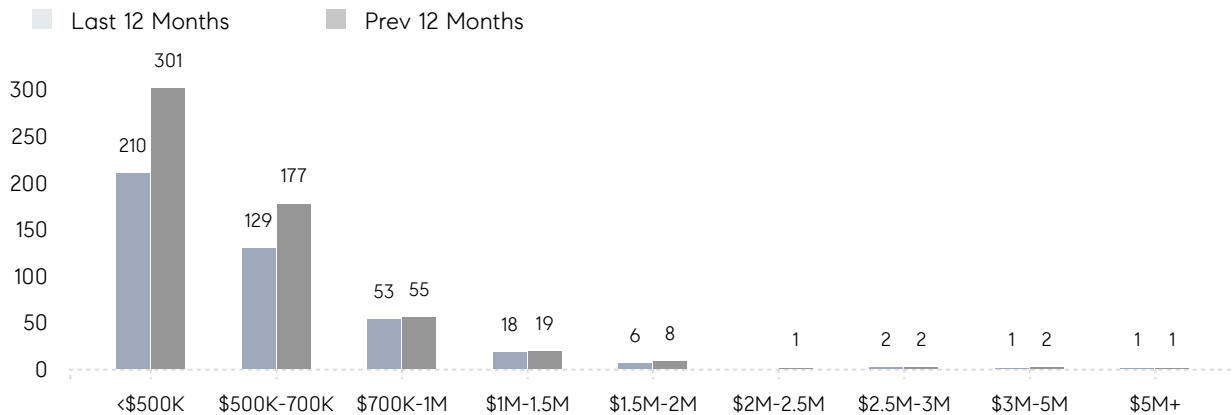
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Tenaflly Market Insights

Tenafly

FEBRUARY 2023

UNDER CONTRACT

10	\$1.6M	\$1.2M
Total Properties	Average Price	Median Price
-47%	36%	12%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

5	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
-50%	1%	-13%
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

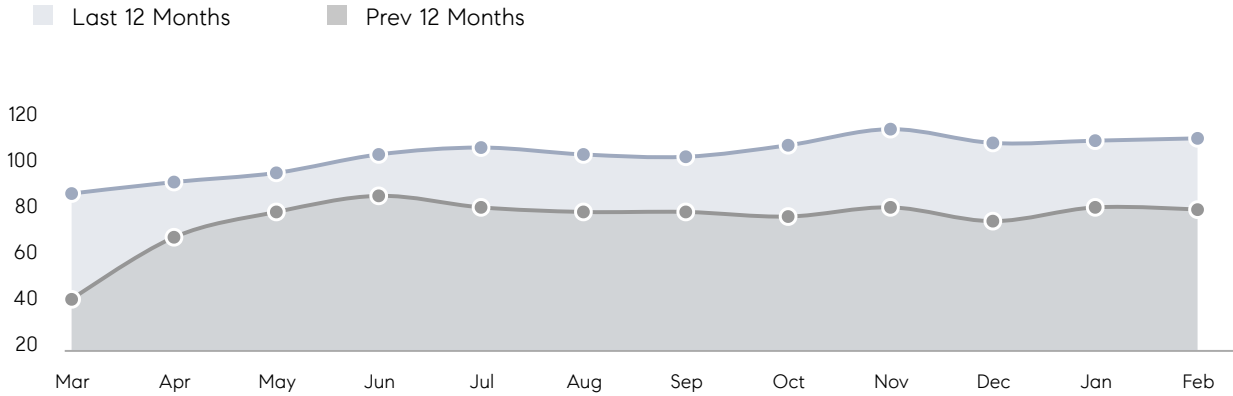
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	95	63	51%
	% OF ASKING PRICE	95%	100%	
	AVERAGE SOLD PRICE	\$1,304,500	\$1,290,000	1.1%
	# OF CONTRACTS	10	19	-47.4%
	NEW LISTINGS	10	17	-41%
Houses	AVERAGE DOM	95	51	86%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$1,304,500	\$1,547,375	-16%
	# OF CONTRACTS	8	18	-56%
	NEW LISTINGS	8	14	-43%
Condo/Co-op/TH	AVERAGE DOM	-	108	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$260,500	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	3	-33%

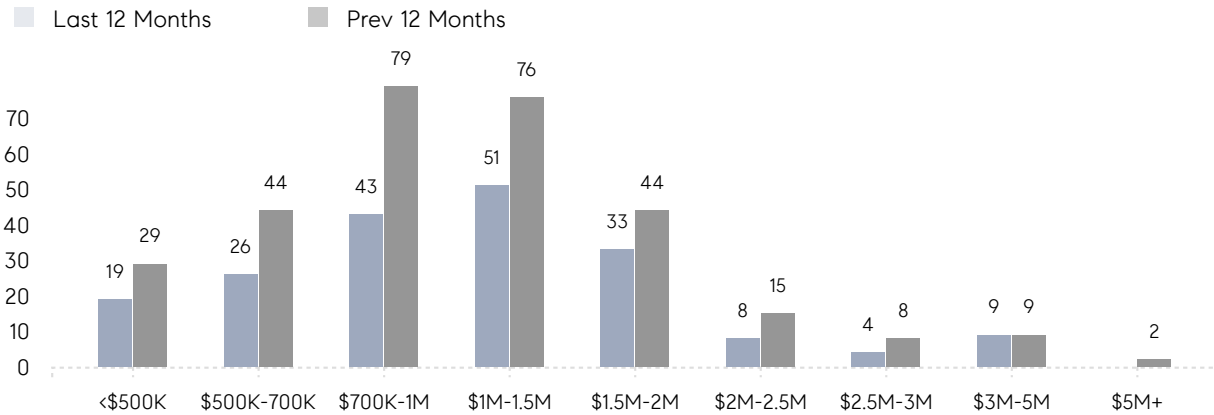
Tenaflly

FEBRUARY 2023

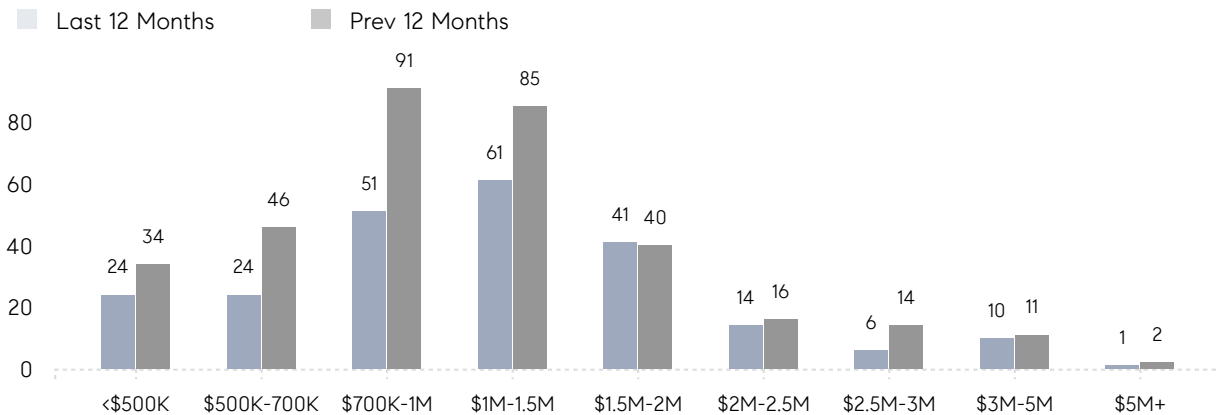
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Tewksbury Township Market Insights

Tewksbury Township

FEBRUARY 2023

UNDER CONTRACT

5	\$849K	\$775K
Total Properties	Average Price	Median Price
-55%	-9%	-3%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

4	\$793K	\$721K
Total Properties	Average Price	Median Price
-20%	-16%	-15%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

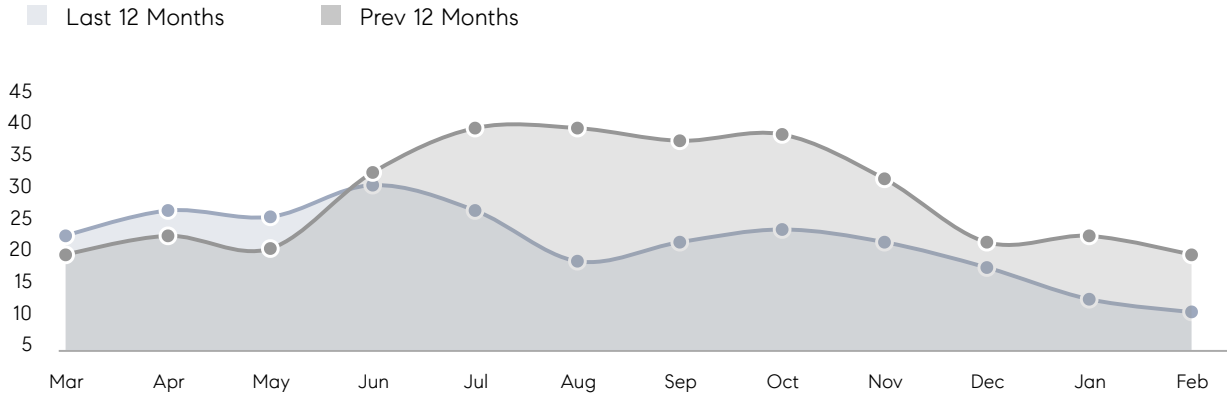
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	83	131	-37%
	% OF ASKING PRICE	95%	97%	
	AVERAGE SOLD PRICE	\$793,125	\$948,200	-16.4%
	# OF CONTRACTS	5	11	-54.5%
	NEW LISTINGS	5	9	-44%
Houses	AVERAGE DOM	83	131	-37%
	% OF ASKING PRICE	95%	97%	
	AVERAGE SOLD PRICE	\$793,125	\$948,200	-16%
	# OF CONTRACTS	3	10	-70%
	NEW LISTINGS	5	8	-37%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	1	0%

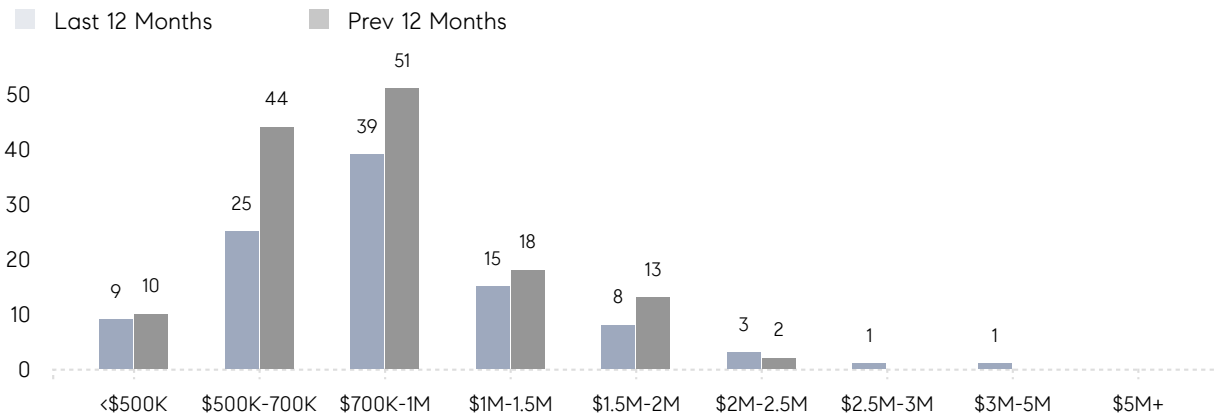
Tewksbury Township

FEBRUARY 2023

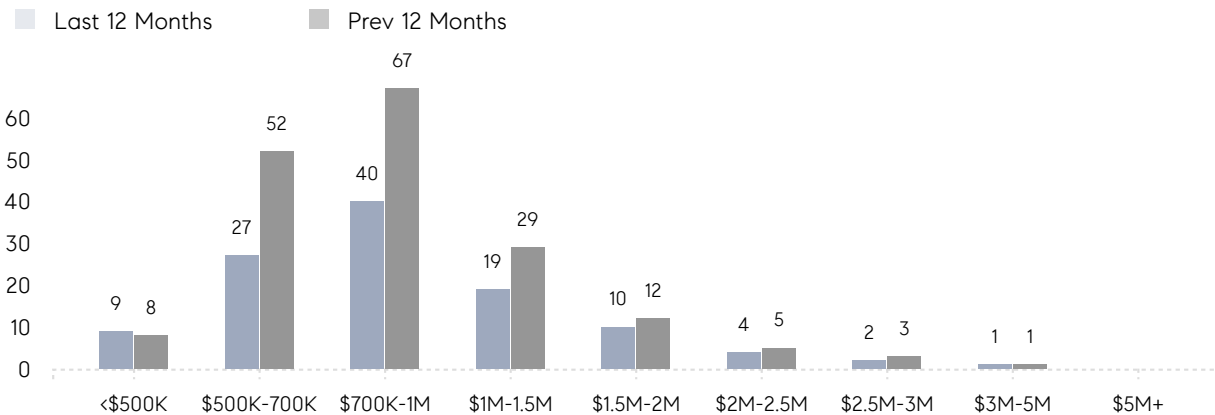
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Union Market Insights

Union

FEBRUARY 2023

UNDER CONTRACT

45
Total
Properties

\$468K
Average
Price

\$496K
Median
Price

0%
Change From
Feb 2022

6%
Increase From
Feb 2022

9%
Increase From
Feb 2022

UNITS SOLD

30
Total
Properties

\$506K
Average
Price

\$525K
Median
Price

-36%
Decrease From
Feb 2022

17%
Increase From
Feb 2022

17%
Increase From
Feb 2022

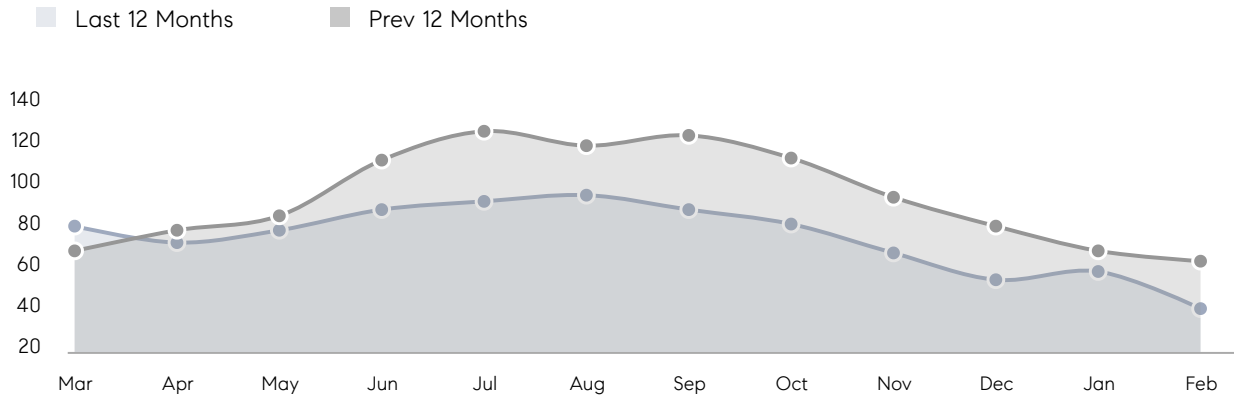
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	61	44	39%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$506,333	\$433,041	16.9%
	# OF CONTRACTS	45	45	0.0%
	NEW LISTINGS	30	46	-35%
Houses	AVERAGE DOM	66	43	53%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$520,833	\$448,522	16%
	# OF CONTRACTS	42	41	2%
	NEW LISTINGS	27	41	-34%
Condo/Co-op/TH	AVERAGE DOM	11	54	-80%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$375,833	\$206,000	82%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	3	5	-40%

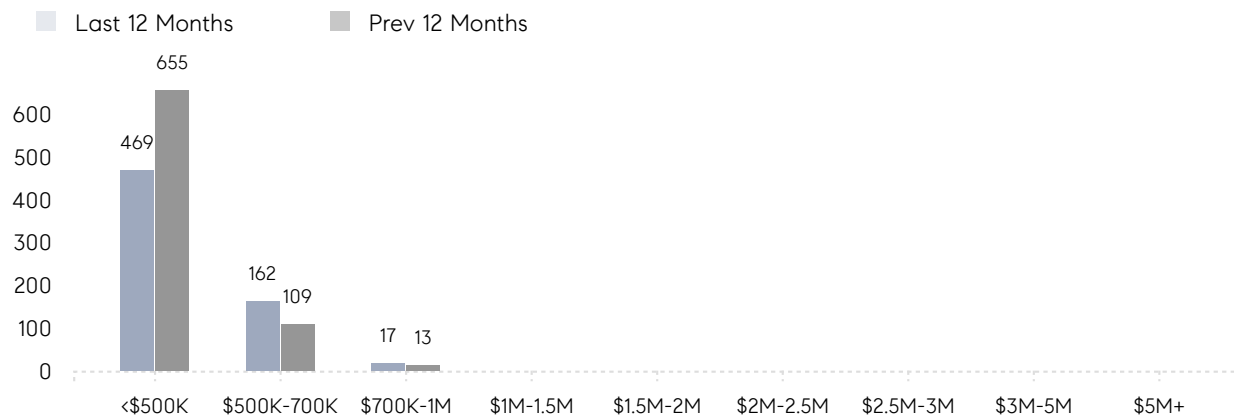
Union

FEBRUARY 2023

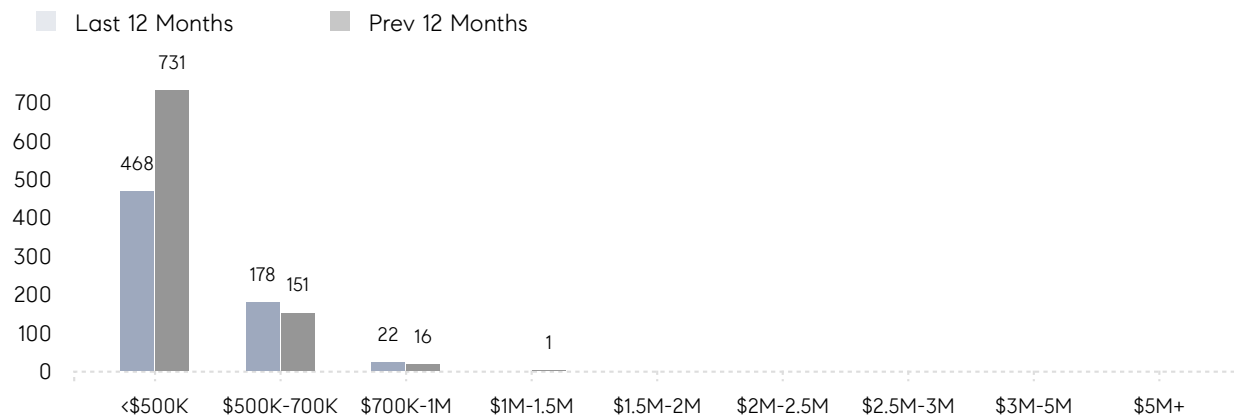
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Union City Market Insights

Union City

FEBRUARY 2023

UNDER CONTRACT

16
Total
Properties

\$442K
Average
Price

\$399K
Median
Price

-33%
Decrease From
Feb 2022

22%
Increase From
Feb 2022

33%
Increase From
Feb 2022

UNITS SOLD

15
Total
Properties

\$503K
Average
Price

\$500K
Median
Price

-6%
Decrease From
Feb 2022

10%
Increase From
Feb 2022

5%
Increase From
Feb 2022

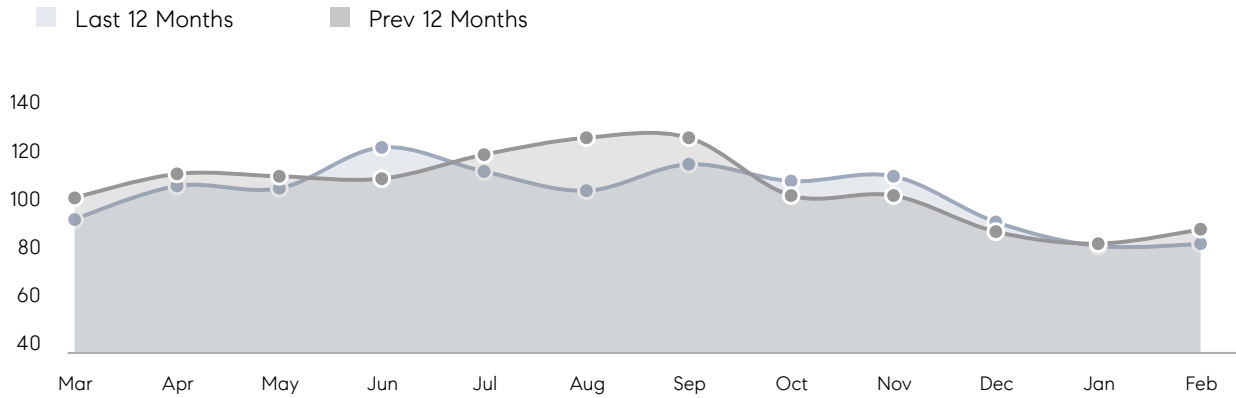
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	79	43	84%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$503,142	\$458,500	9.7%
	# OF CONTRACTS	16	24	-33.3%
	NEW LISTINGS	22	40	-45%
Houses	AVERAGE DOM	90	52	73%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$729,408	\$631,800	15%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	75	40	88%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$420,864	\$379,727	11%
	# OF CONTRACTS	13	20	-35%
	NEW LISTINGS	18	32	-44%

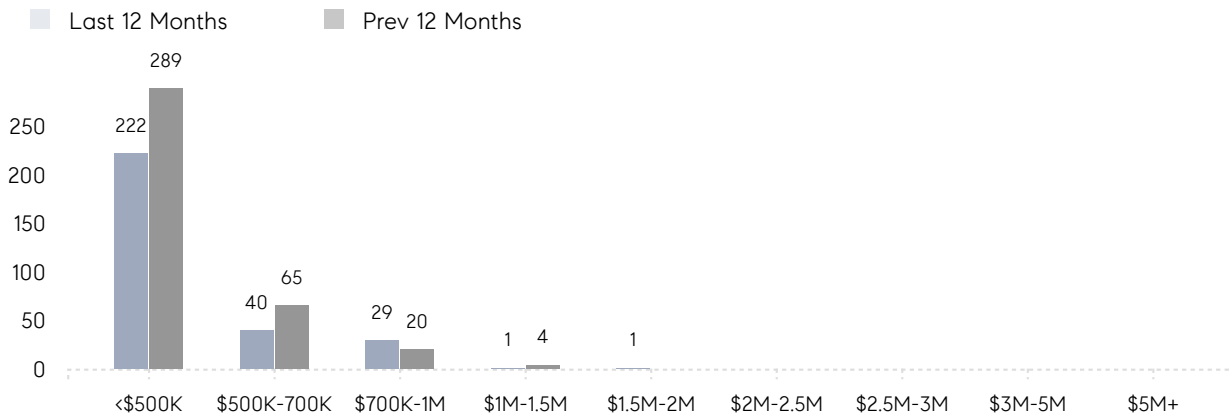
Union City

FEBRUARY 2023

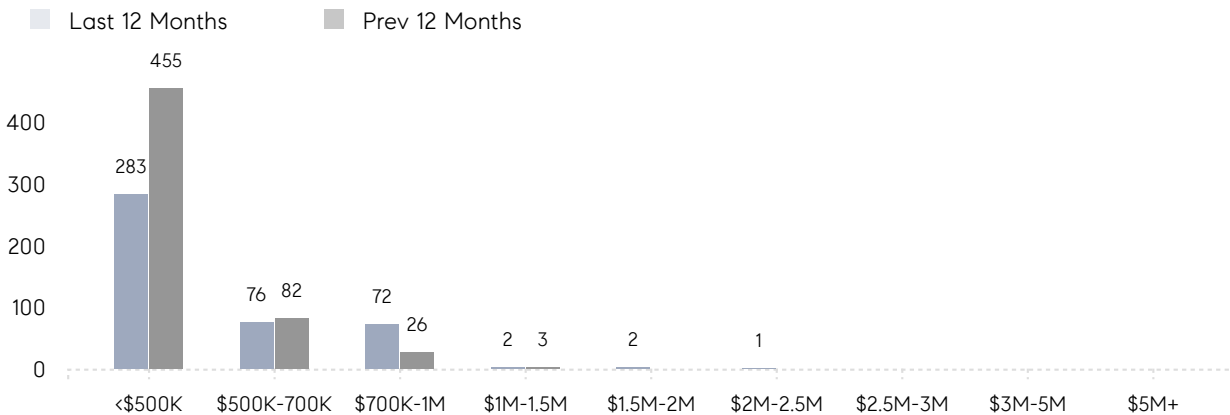
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Upper Saddle River Market Insights

Upper Saddle River

FEBRUARY 2023

UNDER CONTRACT

14
Total
Properties

\$1.3M
Average
Price

\$1.2M
Median
Price

8%
Increase From
Feb 2022

9%
Increase From
Feb 2022

11%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$833K
Average
Price

\$827K
Median
Price

-60%
Decrease From
Feb 2022

-28%
Decrease From
Feb 2022

-17%
Decrease From
Feb 2022

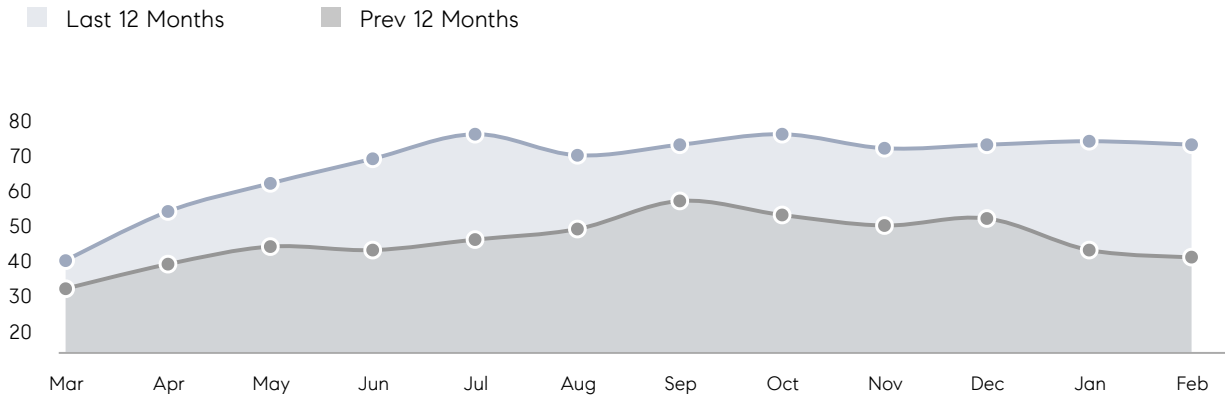
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	54	-67%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$833,500	\$1,151,393	-27.6%
	# OF CONTRACTS	14	13	7.7%
	NEW LISTINGS	18	11	64%
Houses	AVERAGE DOM	18	55	-67%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$833,500	\$1,224,000	-32%
	# OF CONTRACTS	11	10	10%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	-	51	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$981,978	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	13	2	550%

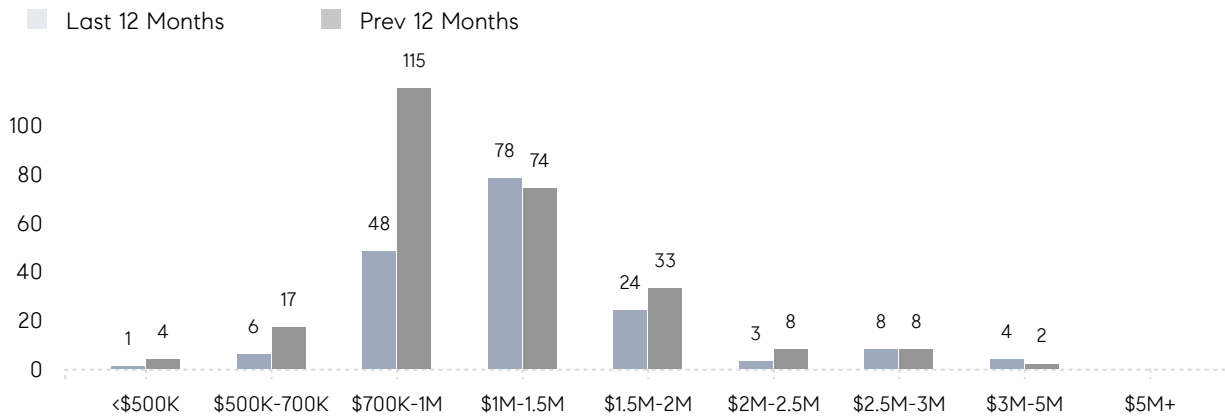
Upper Saddle River

FEBRUARY 2023

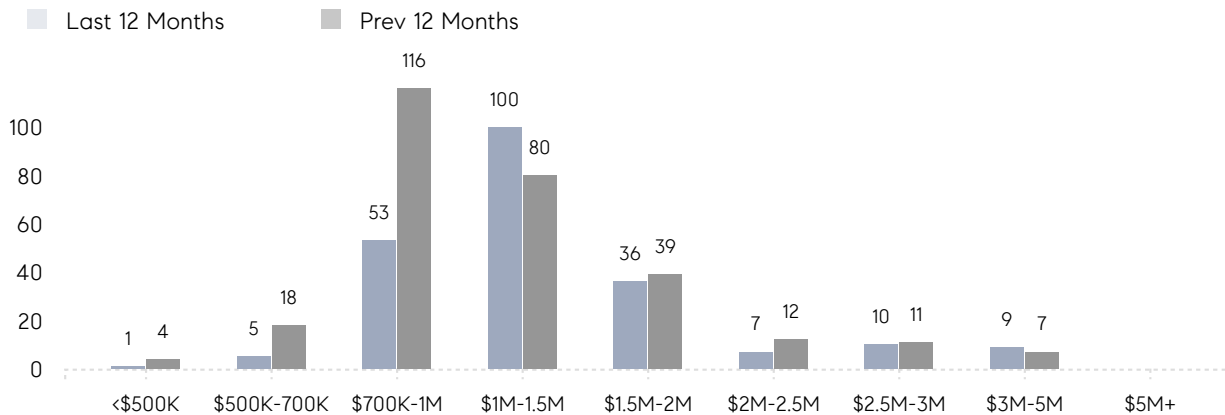
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Verona Market Insights

Verona

FEBRUARY 2023

UNDER CONTRACT

15
Total
Properties

\$463K
Average
Price

\$519K
Median
Price

25%
Increase From
Feb 2022

-13%
Decrease From
Feb 2022

-11%
Decrease From
Feb 2022

UNITS SOLD

10
Total
Properties

\$363K
Average
Price

\$365K
Median
Price

-29%
Decrease From
Feb 2022

-39%
Decrease From
Feb 2022

-35%
Decrease From
Feb 2022

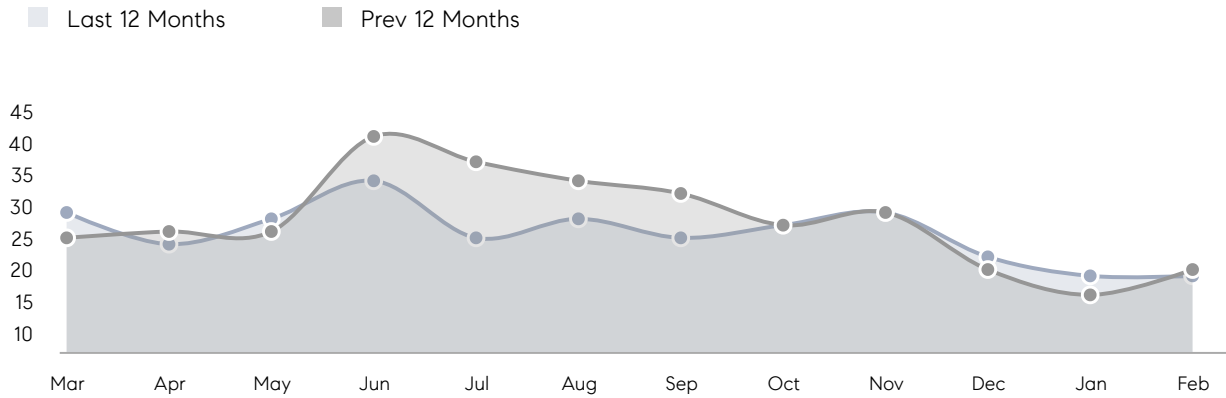
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	45	25	80%
	% OF ASKING PRICE	99%	106%	
	AVERAGE SOLD PRICE	\$363,300	\$591,786	-38.6%
	# OF CONTRACTS	15	12	25.0%
	NEW LISTINGS	16	17	-6%
Houses	AVERAGE DOM	60	21	186%
	% OF ASKING PRICE	92%	107%	
	AVERAGE SOLD PRICE	\$476,000	\$642,273	-26%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	13	10	30%
Condo/Co-op/TH	AVERAGE DOM	42	36	17%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$335,125	\$406,667	-18%
	# OF CONTRACTS	6	3	100%
	NEW LISTINGS	3	7	-57%

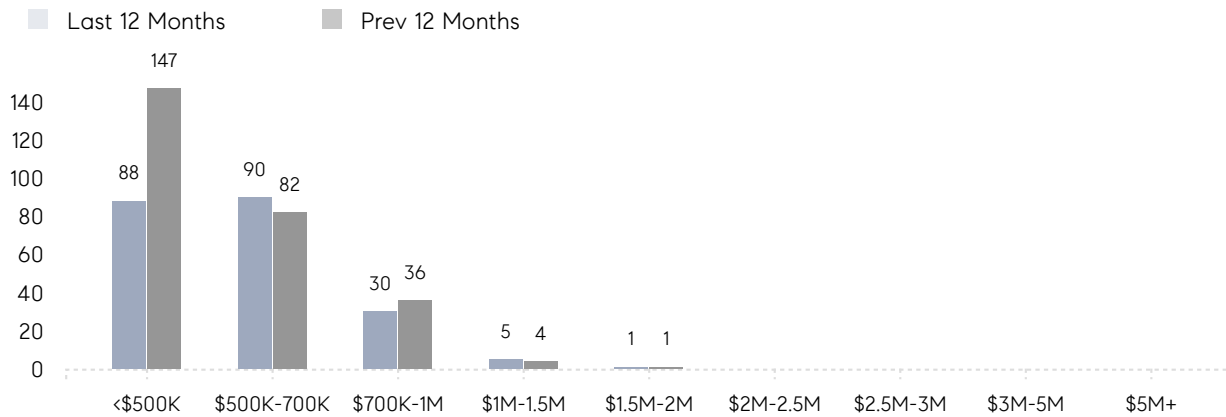
Verona

FEBRUARY 2023

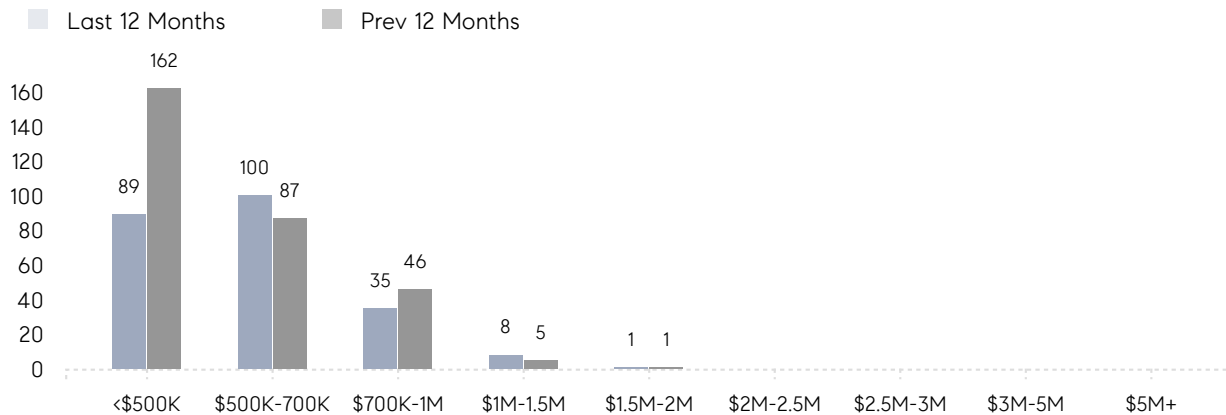
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Waldwick Market Insights

Waldwick

FEBRUARY 2023

UNDER CONTRACT

8
Total
Properties

\$542K
Average
Price

\$550K
Median
Price

0%
Change From
Feb 2022

-4%
Decrease From
Feb 2022

-4%
Decrease From
Feb 2022

UNITS SOLD

3
Total
Properties

\$525K
Average
Price

\$535K
Median
Price

-73%
Decrease From
Feb 2022

2%
Increase From
Feb 2022

2%
Increase From
Feb 2022

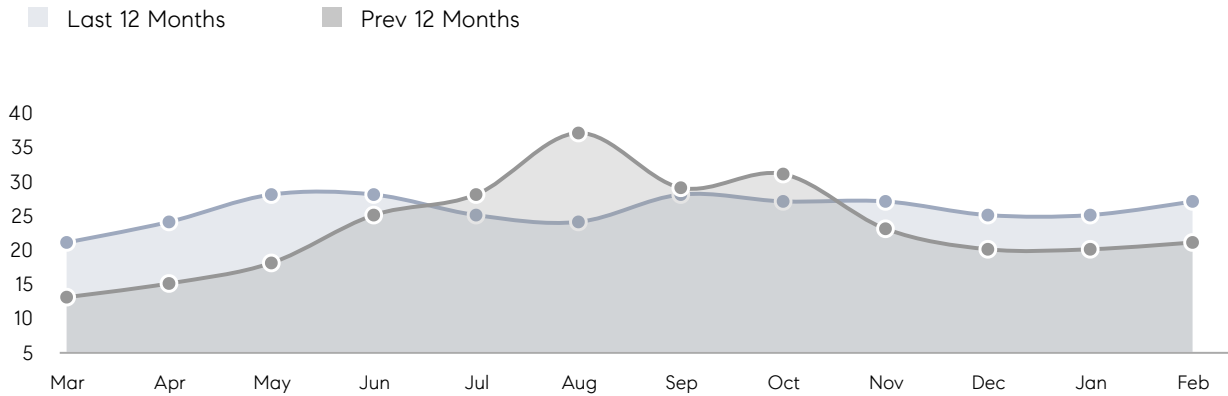
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	28	-36%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$525,667	\$514,091	2.3%
	# OF CONTRACTS	8	8	0.0%
	NEW LISTINGS	10	9	11%
Houses	AVERAGE DOM	18	33	-45%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$525,667	\$546,889	-4%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	6	8	-25%
Condo/Co-op/TH	AVERAGE DOM	-	6	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$366,500	-
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	4	1	300%

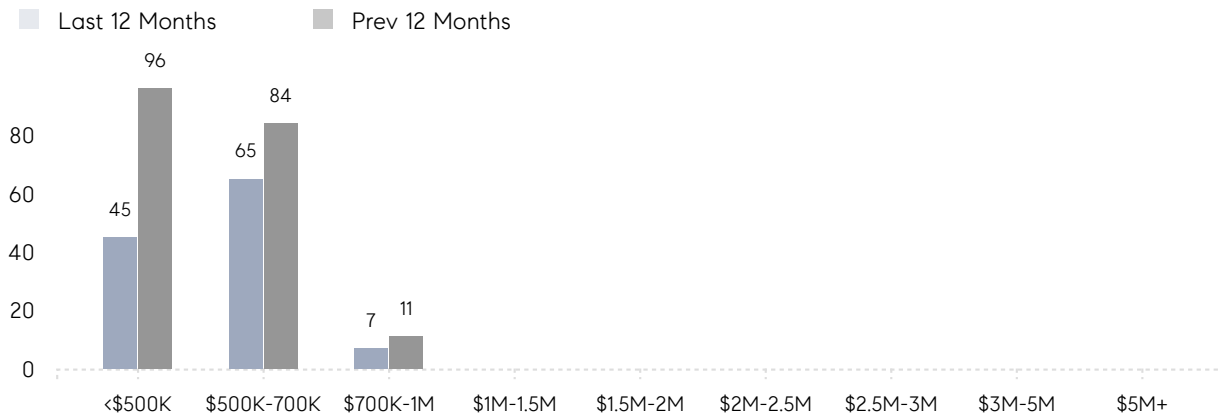
Waldwick

FEBRUARY 2023

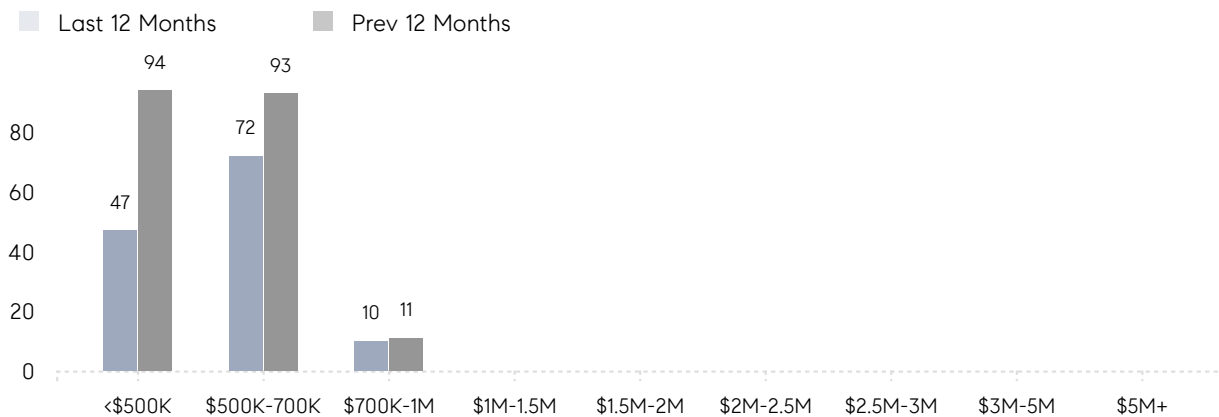
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Wallington Market Insights

Wallington

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

2	\$420K	\$420K
Total Properties	Average Price	Median Price
100%	-54%	-54%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

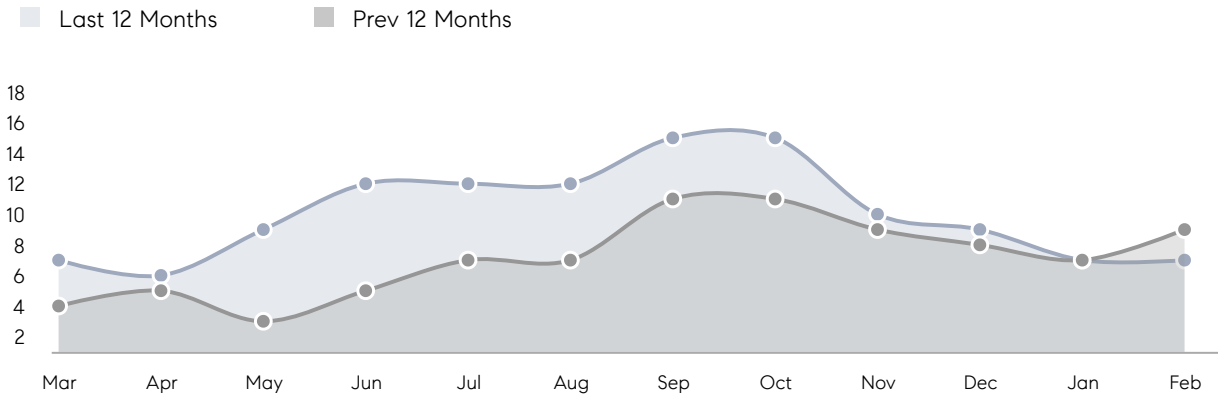
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	94	102	-8%
	% OF ASKING PRICE	103%	94%	
	AVERAGE SOLD PRICE	\$420,000	\$915,000	-54.1%
	# OF CONTRACTS	0	2	0.0%
	NEW LISTINGS	0	4	0%
Houses	AVERAGE DOM	178	102	75%
	% OF ASKING PRICE	100%	94%	
	AVERAGE SOLD PRICE	\$420,000	\$915,000	-54%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	4	0%
Condo/Co-op/TH	AVERAGE DOM	10	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$420,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

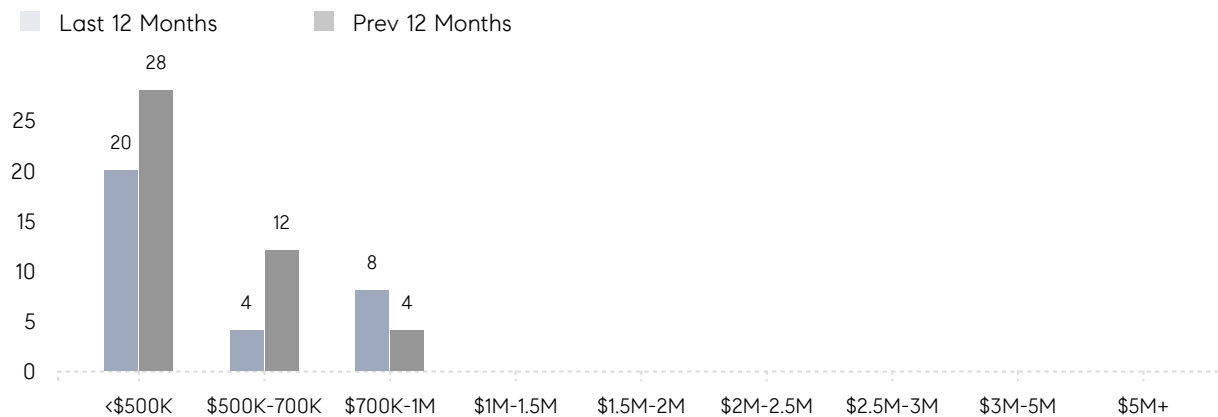
Wallington

FEBRUARY 2023

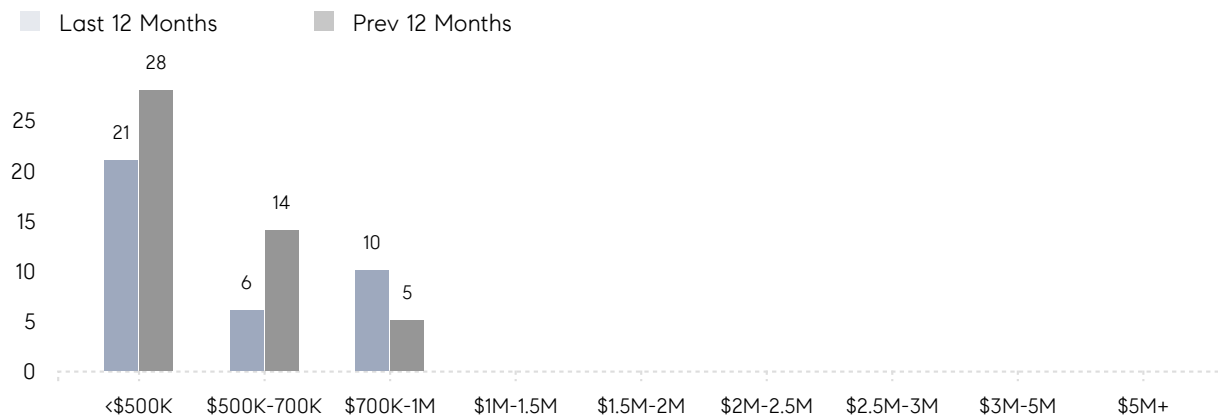
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Warren Market Insights

Warren

FEBRUARY 2023

UNDER CONTRACT

10	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
-29%	47%	31%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

8	\$874K	\$835K
Total Properties	Average Price	Median Price
-47%	-9%	3%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

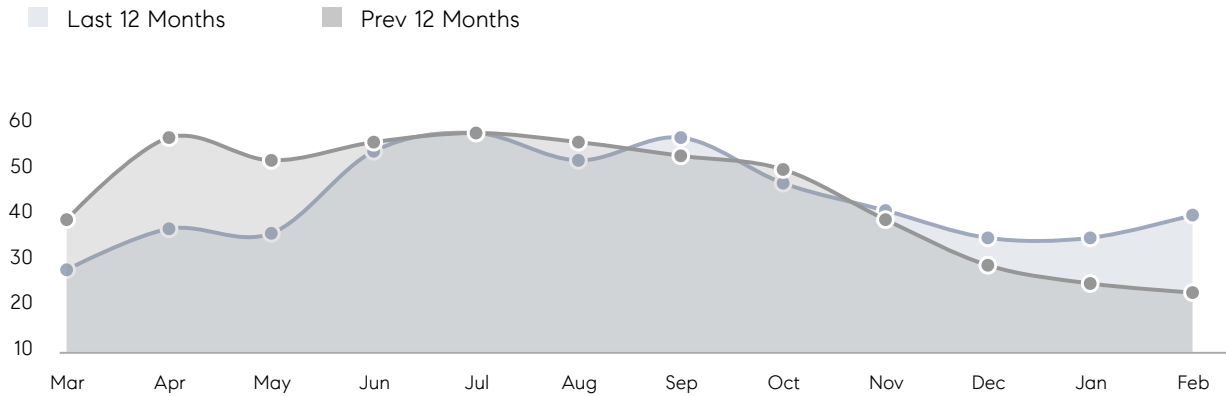
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	34	73	-53%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$874,625	\$965,900	-9.4%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	18	18	0%
Houses	AVERAGE DOM	29	73	-60%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$990,000	\$965,900	2%
	# OF CONTRACTS	8	9	-11%
	NEW LISTINGS	14	15	-7%
Condo/Co-op/TH	AVERAGE DOM	50	-	-
	% OF ASKING PRICE	101%	-	
	AVERAGE SOLD PRICE	\$528,500	-	-
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	4	3	33%

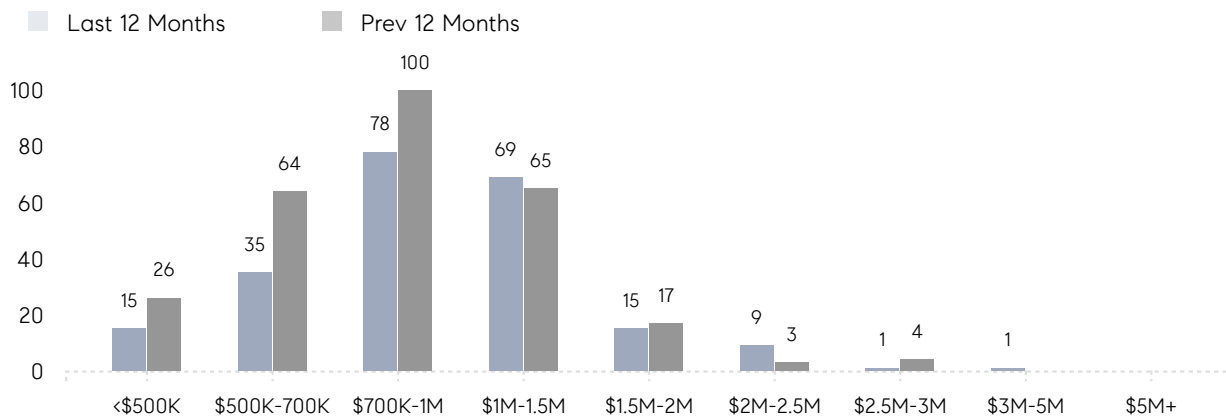
Warren

FEBRUARY 2023

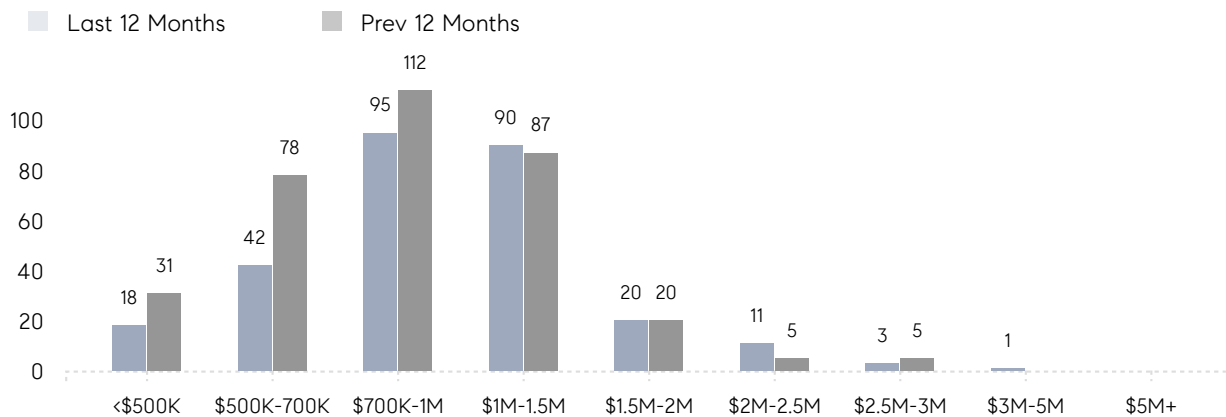
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Washington Township Market Insights

Washington Township

FEBRUARY 2023

UNDER CONTRACT

21	\$538K	\$559K
Total Properties	Average Price	Median Price
-38%	-13%	-4%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

12	\$611K	\$545K
Total Properties	Average Price	Median Price
20%	6%	7%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

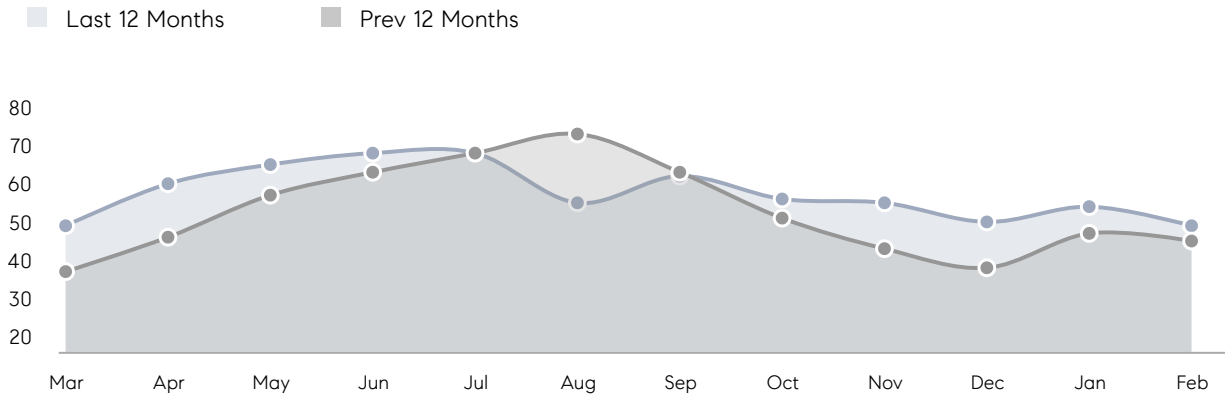
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	42	46	-9%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$611,333	\$578,340	5.7%
	# OF CONTRACTS	21	34	-38.2%
	NEW LISTINGS	17	32	-47%
Houses	AVERAGE DOM	52	50	4%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$653,333	\$589,822	11%
	# OF CONTRACTS	16	28	-43%
	NEW LISTINGS	14	28	-50%
Condo/Co-op/TH	AVERAGE DOM	11	10	10%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$485,333	\$475,000	2%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	3	4	-25%

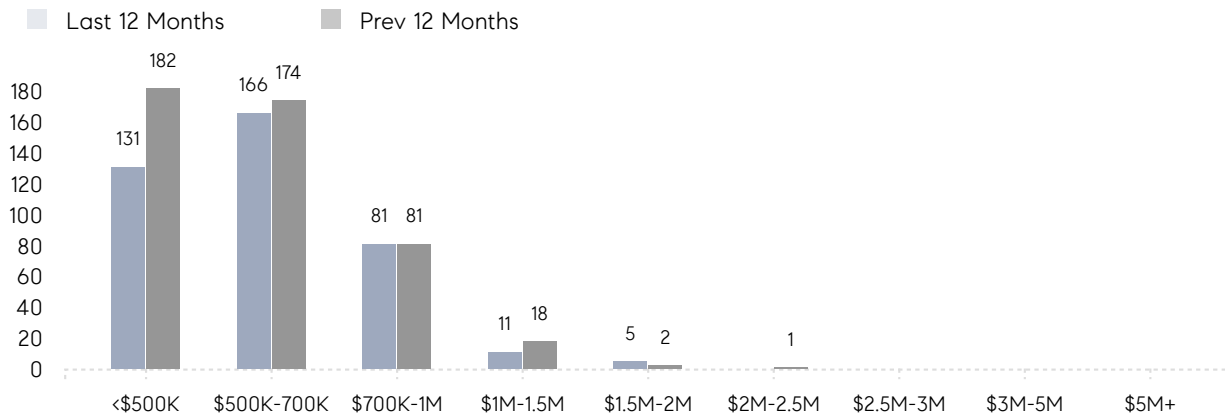
Washington Township

FEBRUARY 2023

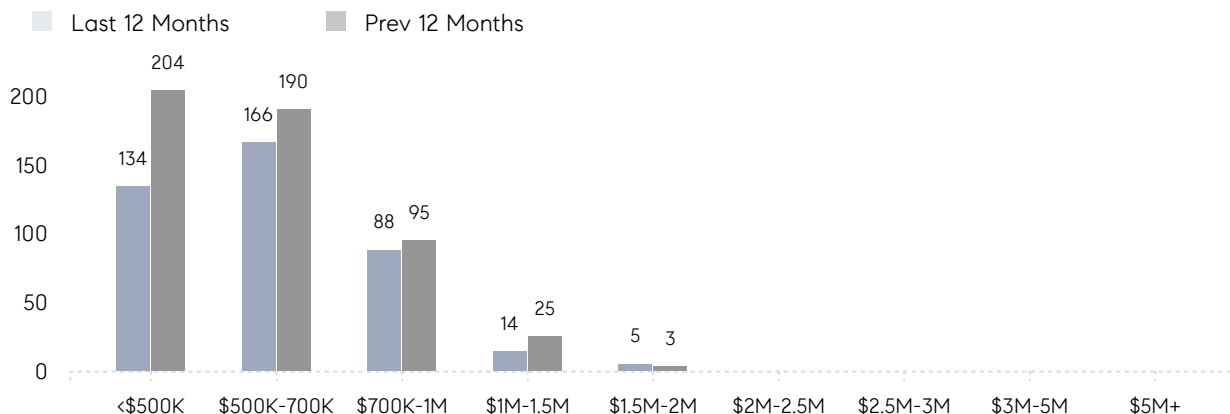
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report

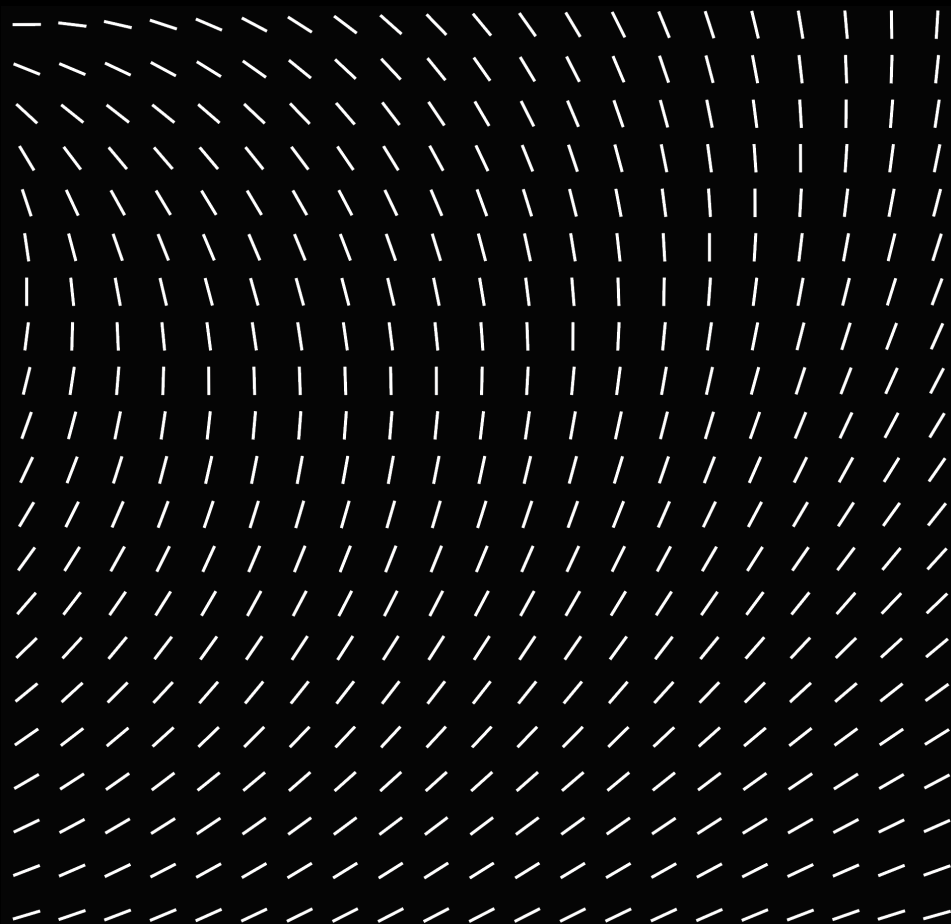
Sources: Garden State MLS, Hudson MLS, NJ MLS



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COMPASS

February 2023

Watchung Market Insights

Watchung

FEBRUARY 2023

UNDER CONTRACT

4
Total
Properties

\$717K
Average
Price

\$605K
Median
Price

-64%
Decrease From
Feb 2022

-30%
Decrease From
Feb 2022

-33%
Decrease From
Feb 2022

UNITS SOLD

1
Total
Properties

\$420K
Average
Price

\$420K
Median
Price

-83%
Decrease From
Feb 2022

-55%
Decrease From
Feb 2022

-34%
Decrease From
Feb 2022

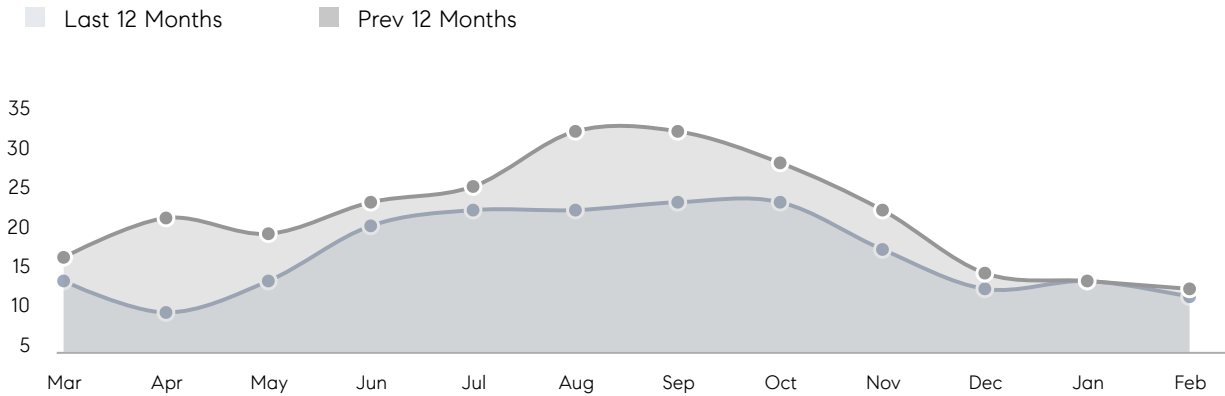
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	17	78	-78%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$420,000	\$940,833	-55.4%
	# OF CONTRACTS	4	11	-63.6%
	NEW LISTINGS	4	11	-64%
Houses	AVERAGE DOM	17	89	-81%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$420,000	\$1,007,000	-58%
	# OF CONTRACTS	4	11	-64%
	NEW LISTINGS	3	9	-67%
Condo/Co-op/TH	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$610,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	2	-50%

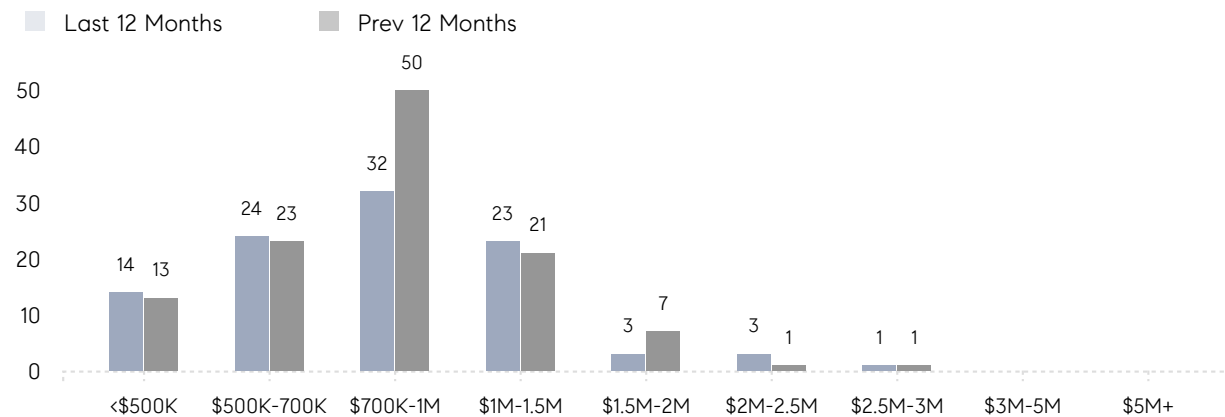
Watchung

FEBRUARY 2023

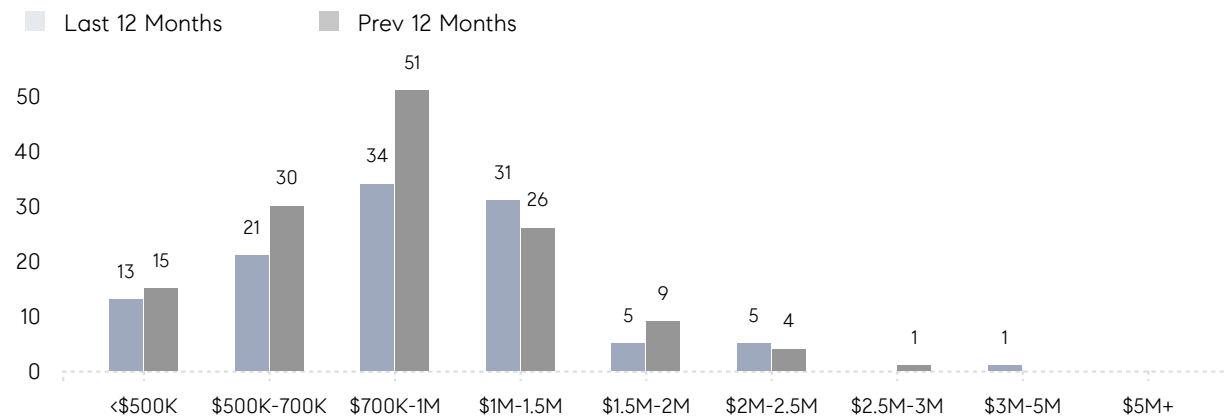
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Wayne Market Insights

Wayne

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

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

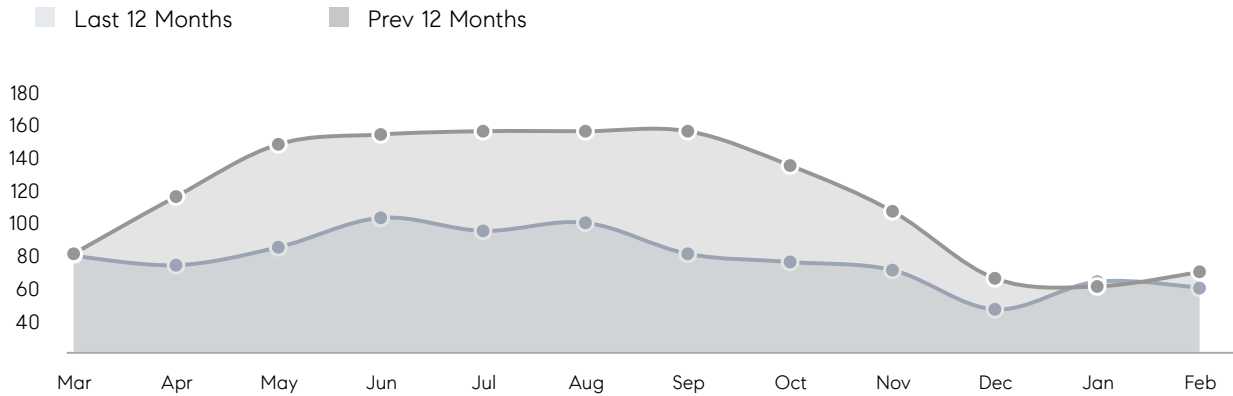
Property Statistics

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

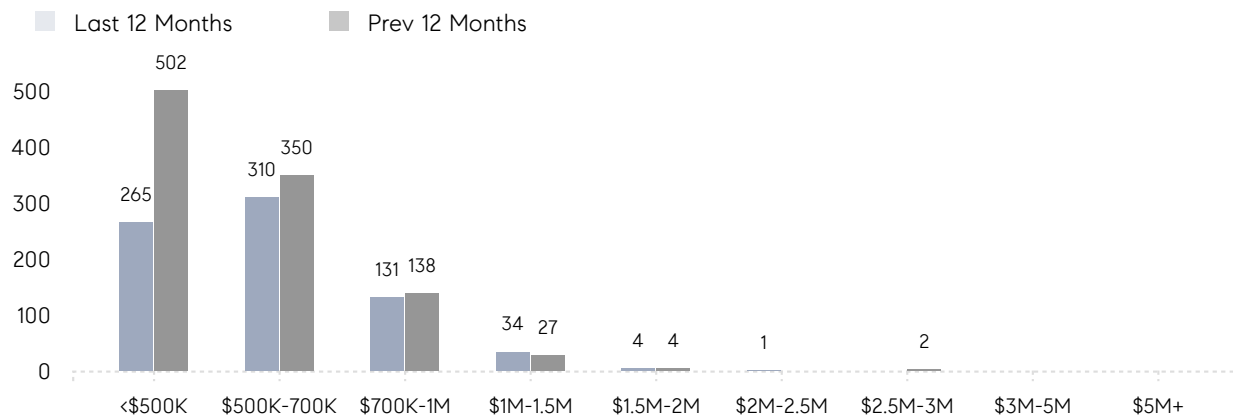
Wayne

FEBRUARY 2023

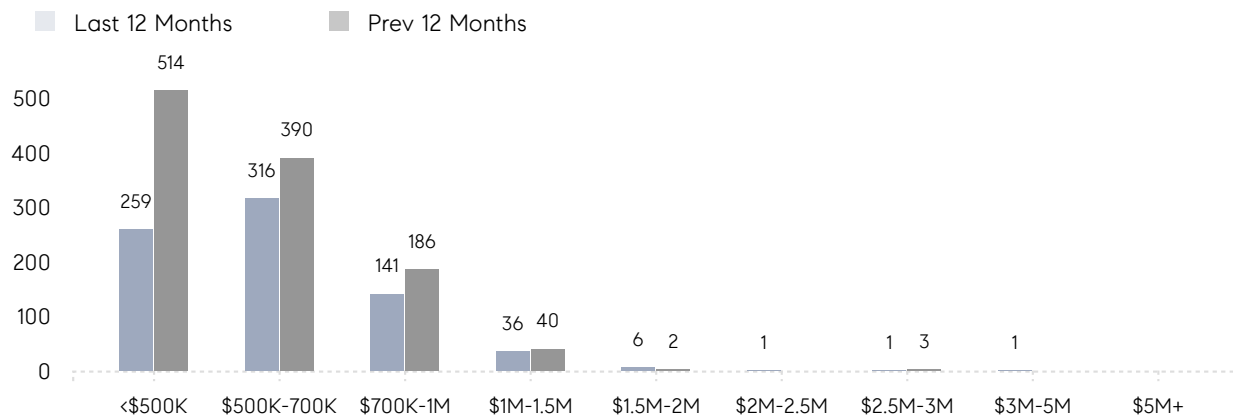
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Weehawken Market Insights

Weehawken

FEBRUARY 2023

UNDER CONTRACT

18 **\$784K** **\$899K**
 Total Average Median
 Properties Price Price

-31% **-14%** **9%**
 Decrease From Decrease From Increase From
 Feb 2022 Feb 2022 Feb 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 Feb 2022 Feb 2022 Feb 2022

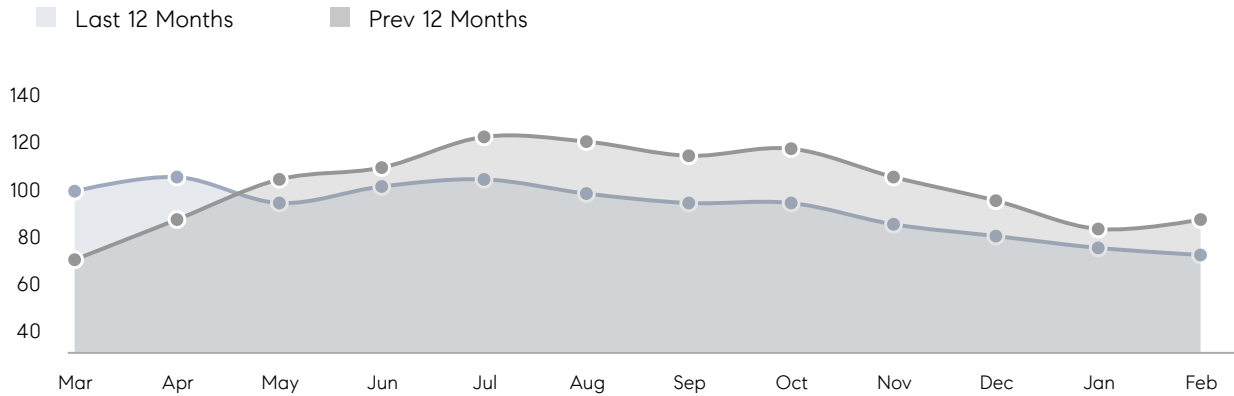
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	92	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$818,895	-
	# OF CONTRACTS	18	26	-30.8%
	NEW LISTINGS	14	35	-60%
Houses	AVERAGE DOM	-	170	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$1,351,666	-
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	-	78	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$719,000	-
	# OF CONTRACTS	13	21	-38%
	NEW LISTINGS	12	29	-59%

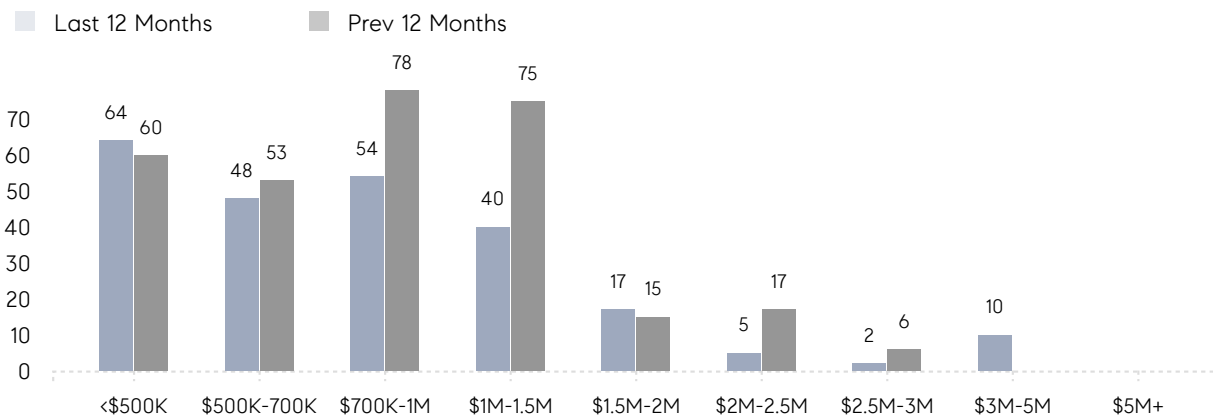
Weehawken

FEBRUARY 2023

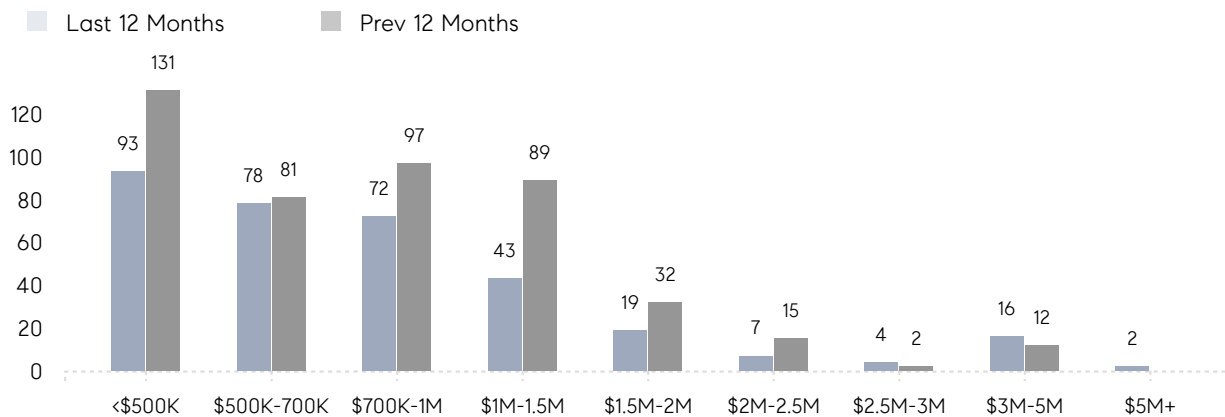
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

West Caldwell Market Insights

West Caldwell

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$633K
Average
Price

\$599K
Median
Price

0%
Change From
Feb 2022

31%
Increase From
Feb 2022

20%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$663K
Average
Price

\$680K
Median
Price

-20%
Decrease From
Feb 2022

16%
Increase From
Feb 2022

8%
Increase From
Feb 2022

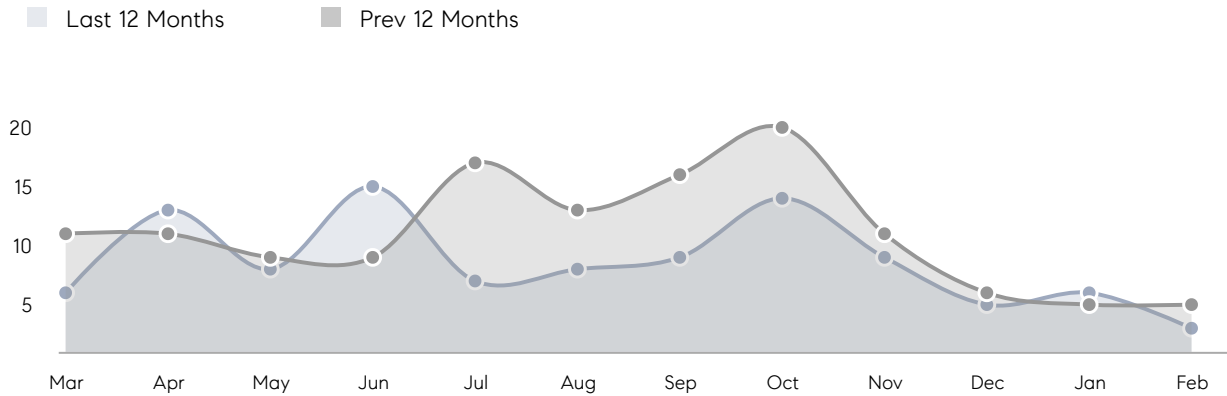
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	62	75	-17%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$663,750	\$569,800	16.5%
	# OF CONTRACTS	7	7	0.0%
	NEW LISTINGS	4	8	-50%
Houses	AVERAGE DOM	62	75	-17%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$663,750	\$569,800	16%
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	4	6	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

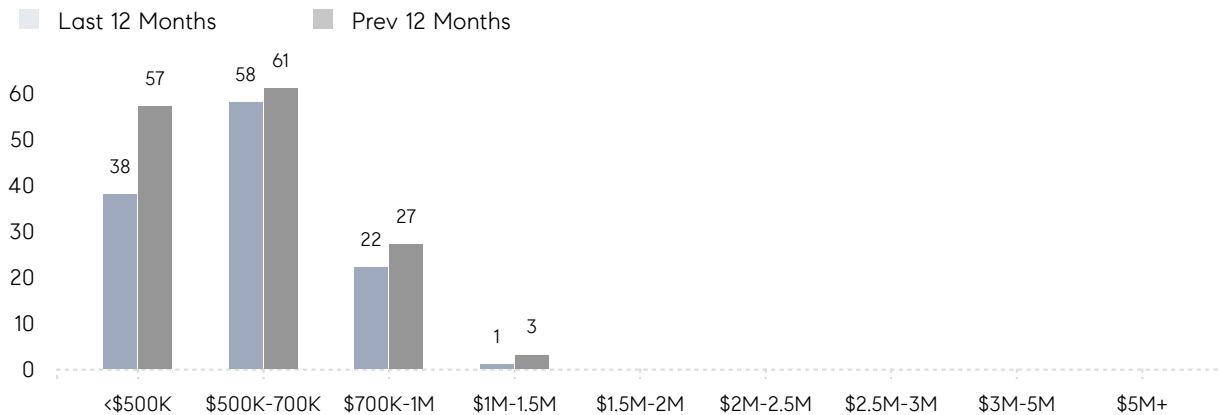
West Caldwell

FEBRUARY 2023

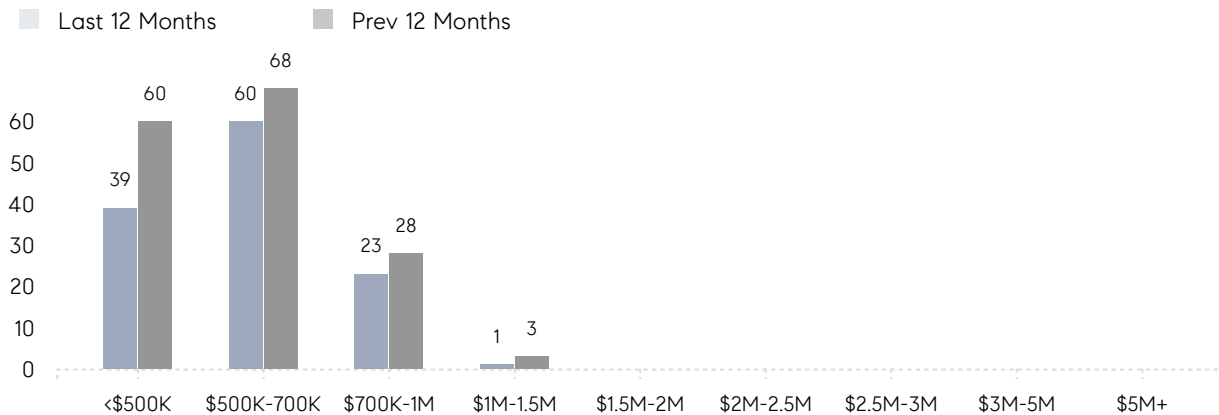
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

West Milford Market Insights

West Milford

FEBRUARY 2023

UNDER CONTRACT

21
Total
Properties

\$368K
Average
Price

\$324K
Median
Price

-19%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

-5%
Decrease From
Feb 2022

UNITS SOLD

20
Total
Properties

\$354K
Average
Price

\$339K
Median
Price

-35%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

-3%
Decrease From
Feb 2022

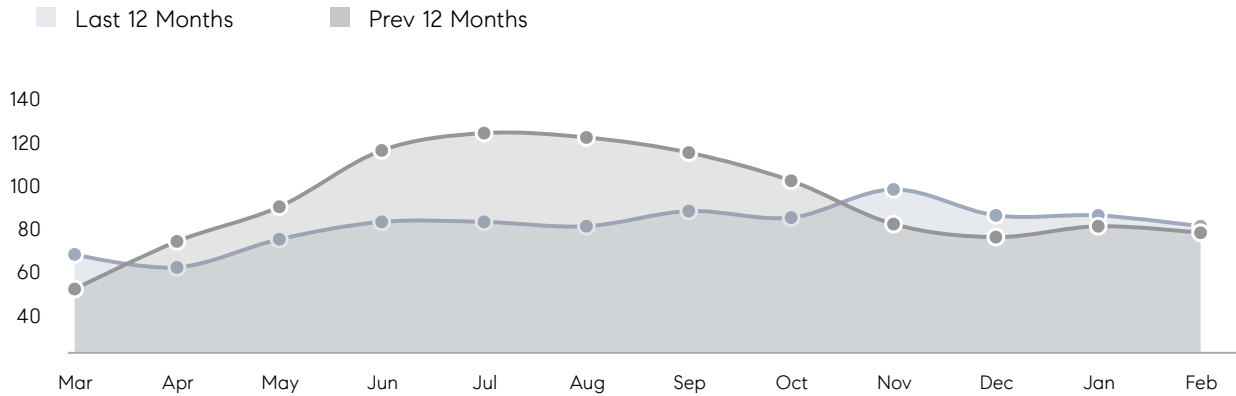
Property Statistics

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

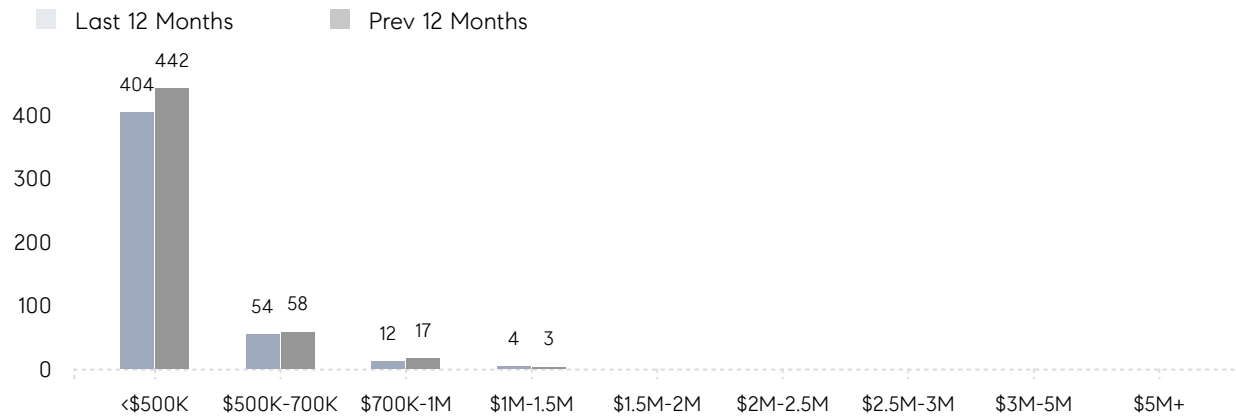
West Milford

FEBRUARY 2023

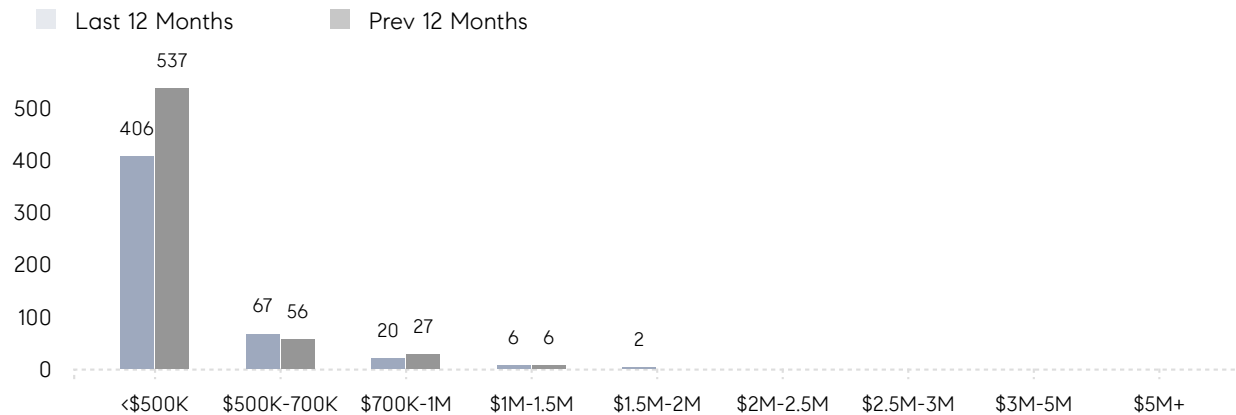
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

West New York Market Insights

West New York

FEBRUARY 2023

UNDER CONTRACT

18
Total
Properties

\$545K
Average
Price

\$409K
Median
Price

13%
Increase From
Feb 2022

-9%
Decrease From
Feb 2022

-35%
Decrease From
Feb 2022

UNITS SOLD

10
Total
Properties

\$418K
Average
Price

\$255K
Median
Price

-58%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

-25%
Decrease From
Feb 2022

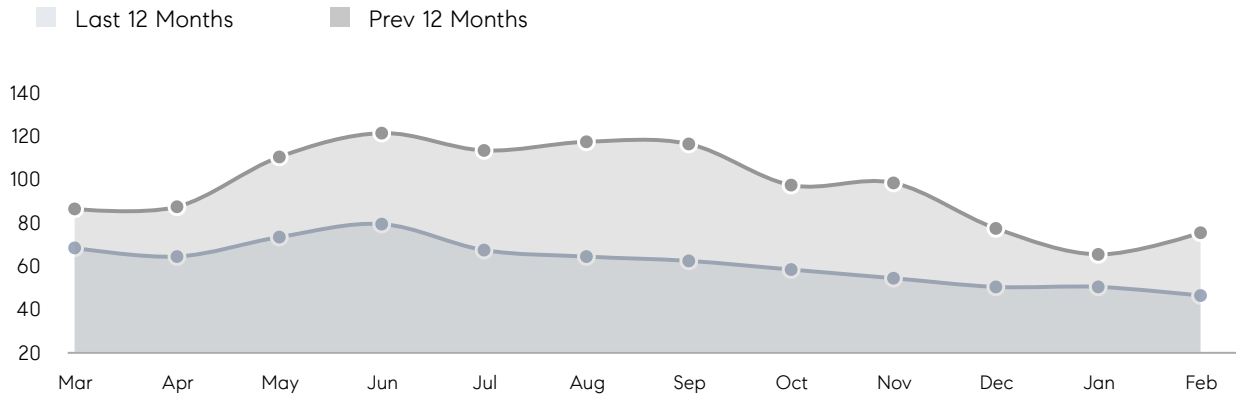
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	34	61	-44%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$418,550	\$467,083	-10.4%
	# OF CONTRACTS	18	16	12.5%
	NEW LISTINGS	21	37	-43%
Houses	AVERAGE DOM	-	44	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$359,667	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	2	-50%
Condo/Co-op/TH	AVERAGE DOM	34	63	-46%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$418,550	\$482,429	-13%
	# OF CONTRACTS	16	14	14%
	NEW LISTINGS	20	35	-43%

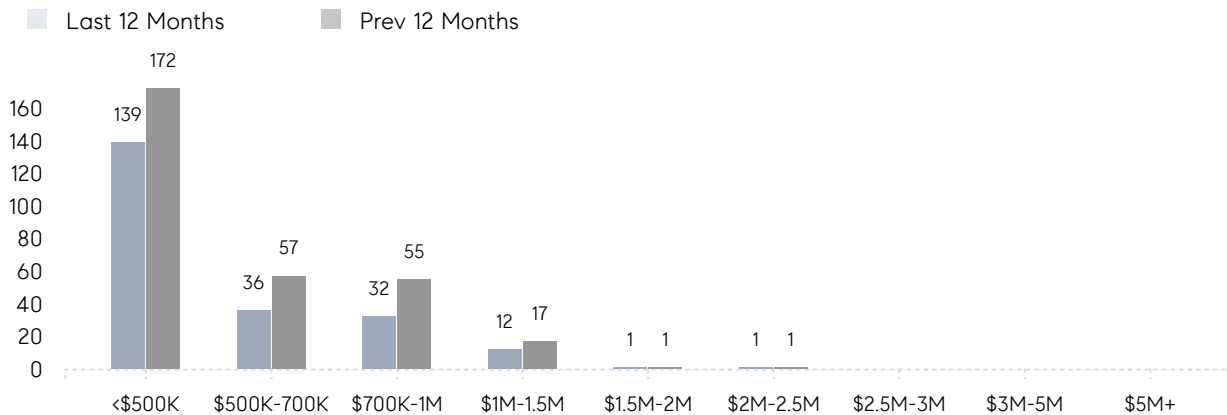
West New York

FEBRUARY 2023

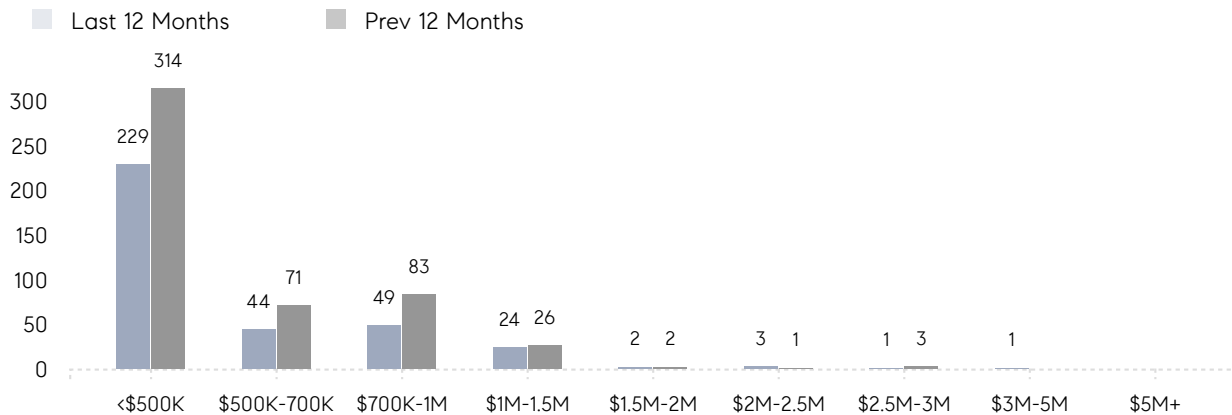
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

West Orange Market Insights

West Orange

FEBRUARY 2023

UNDER CONTRACT

55
Total
Properties

\$589K
Average
Price

\$549K
Median
Price

10%
Increase From
Feb 2022

6%
Increase From
Feb 2022

7%
Increase From
Feb 2022

UNITS SOLD

20
Total
Properties

\$647K
Average
Price

\$662K
Median
Price

-44%
Decrease From
Feb 2022

32%
Increase From
Feb 2022

42%
Increase From
Feb 2022

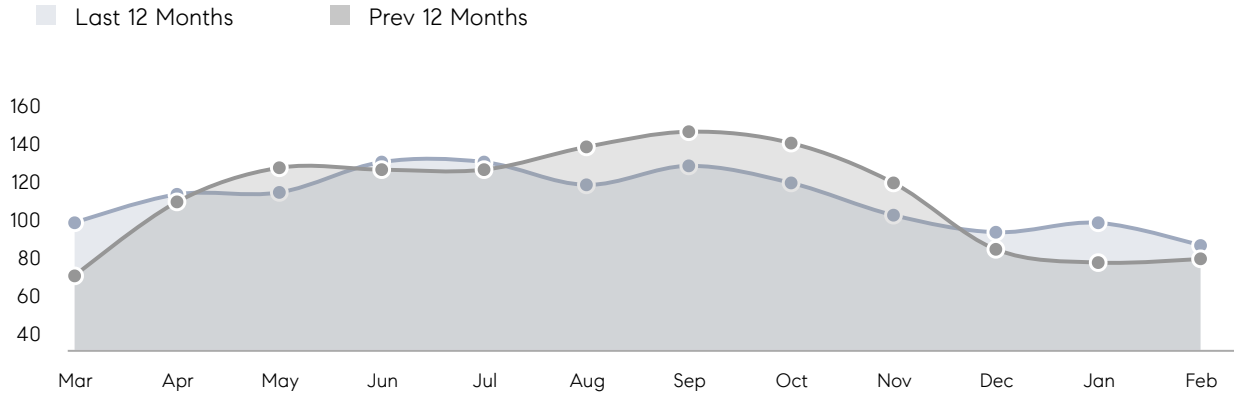
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	35	53	-34%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$647,075	\$490,472	31.9%
	# OF CONTRACTS	55	50	10.0%
	NEW LISTINGS	42	52	-19%
Houses	AVERAGE DOM	34	58	-41%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$668,969	\$521,034	28%
	# OF CONTRACTS	40	34	18%
	NEW LISTINGS	29	38	-24%
Condo/Co-op/TH	AVERAGE DOM	38	34	12%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$559,500	\$363,857	54%
	# OF CONTRACTS	15	16	-6%
	NEW LISTINGS	13	14	-7%

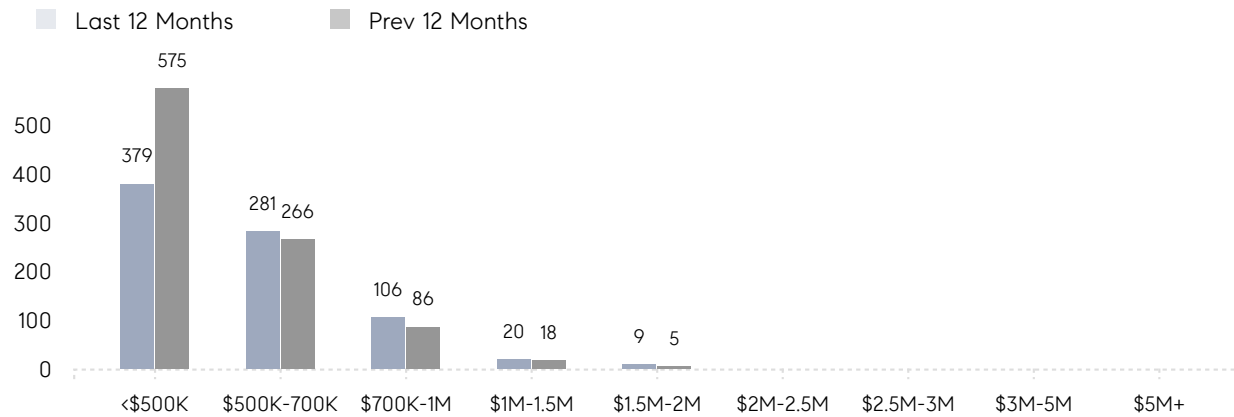
West Orange

FEBRUARY 2023

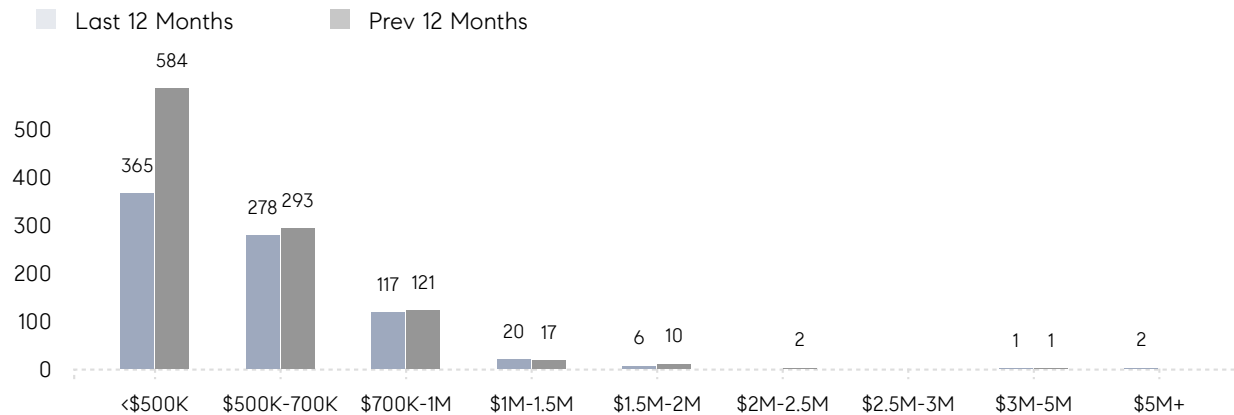
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Westfield Market Insights

Westfield

FEBRUARY 2023

UNDER CONTRACT

17
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

-62%
Decrease From
Feb 2022

15%
Increase From
Feb 2022

22%
Increase From
Feb 2022

UNITS SOLD

10
Total
Properties

\$1.2M
Average
Price

\$1.3M
Median
Price

-47%
Decrease From
Feb 2022

26%
Increase From
Feb 2022

53%
Increase From
Feb 2022

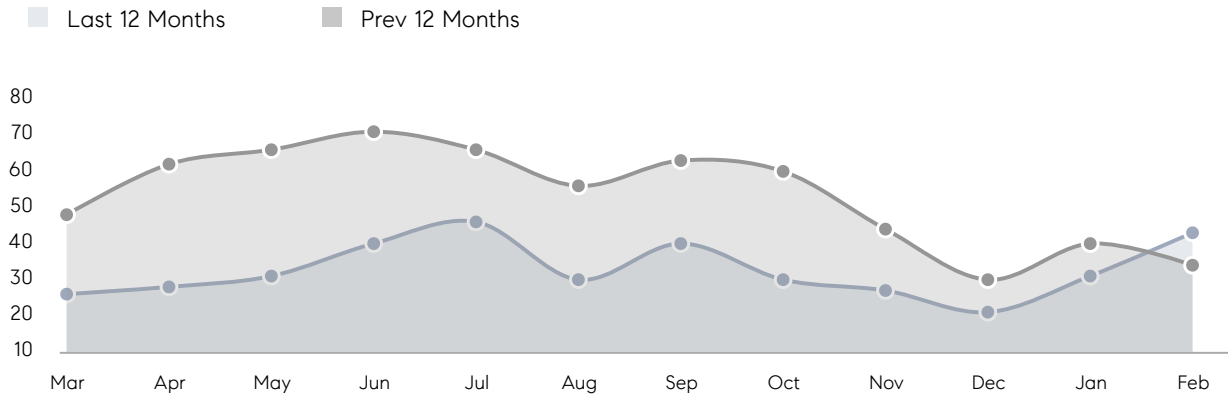
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	46	40	15%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$1,258,000	\$998,832	25.9%
	# OF CONTRACTS	17	45	-62.2%
	NEW LISTINGS	29	45	-36%
Houses	AVERAGE DOM	46	39	18%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$1,258,000	\$1,070,941	17%
	# OF CONTRACTS	17	41	-59%
	NEW LISTINGS	28	44	-36%
Condo/Co-op/TH	AVERAGE DOM	-	48	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$385,913	-
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	1	1	0%

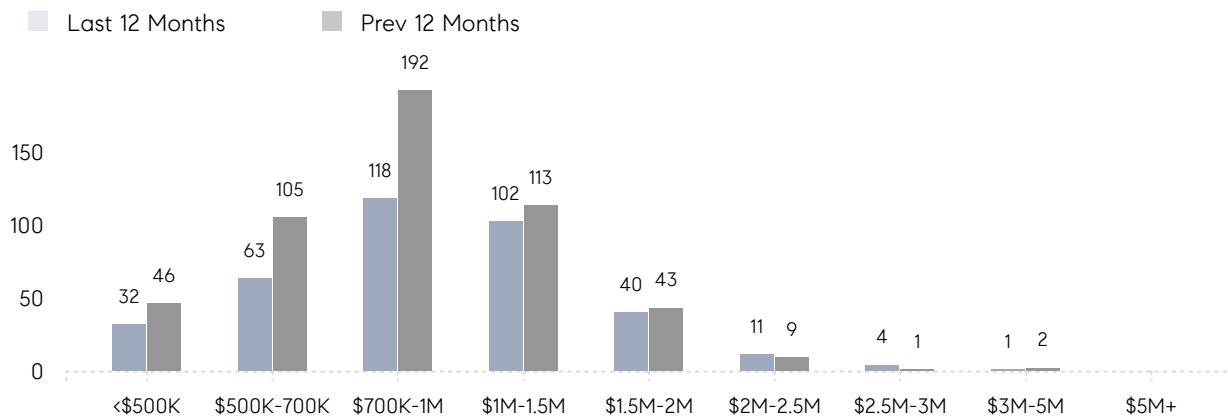
Westfield

FEBRUARY 2023

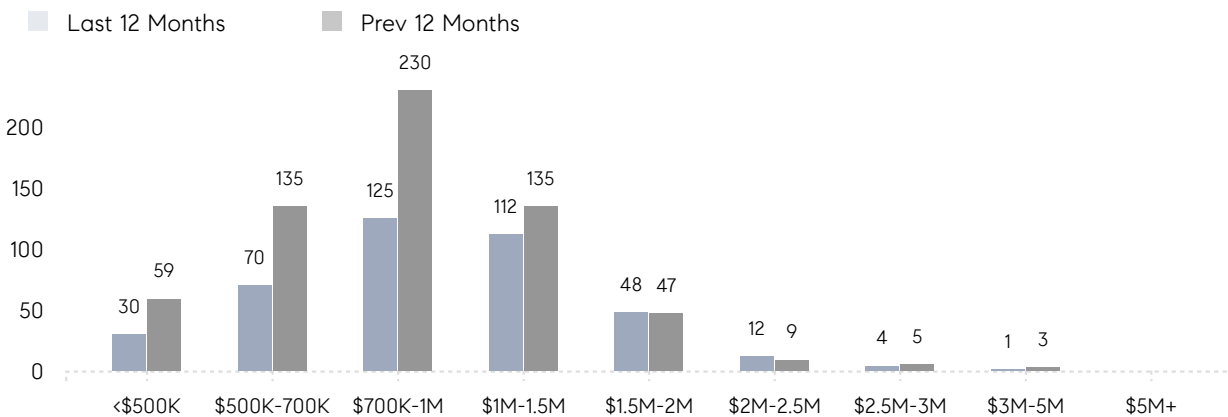
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Westwood Market Insights

Westwood

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$618K
Average
Price

\$575K
Median
Price

-22%
Decrease From
Feb 2022

50%
Increase From
Feb 2022

18%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$560K
Average
Price

\$558K
Median
Price

-43%
Decrease From
Feb 2022

-12%
Decrease From
Feb 2022

-9%
Decrease From
Feb 2022

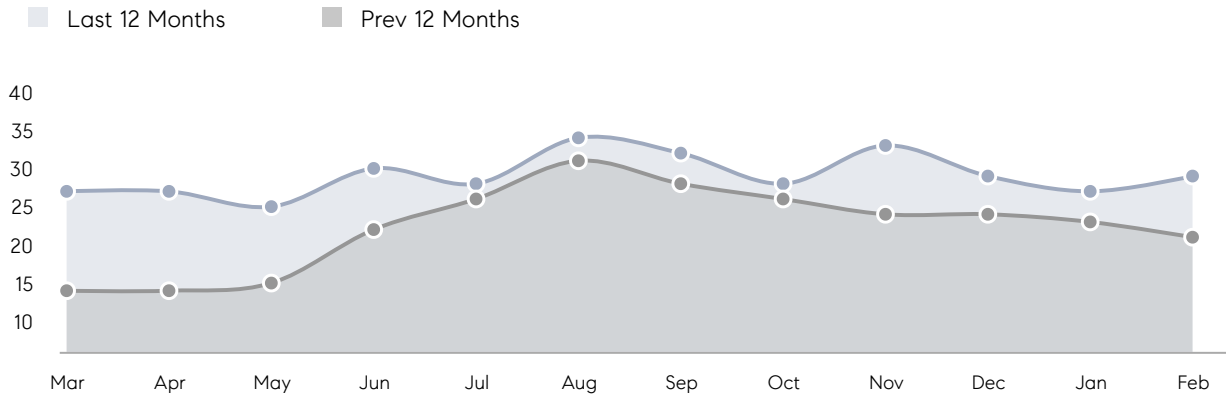
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	79	88	-10%
	% OF ASKING PRICE	88%	97%	
	AVERAGE SOLD PRICE	\$560,750	\$637,143	-12.0%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	9	8	13%
Houses	AVERAGE DOM	79	88	-10%
	% OF ASKING PRICE	88%	97%	
	AVERAGE SOLD PRICE	\$560,750	\$637,143	-12%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	8	6	33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	2	-50%

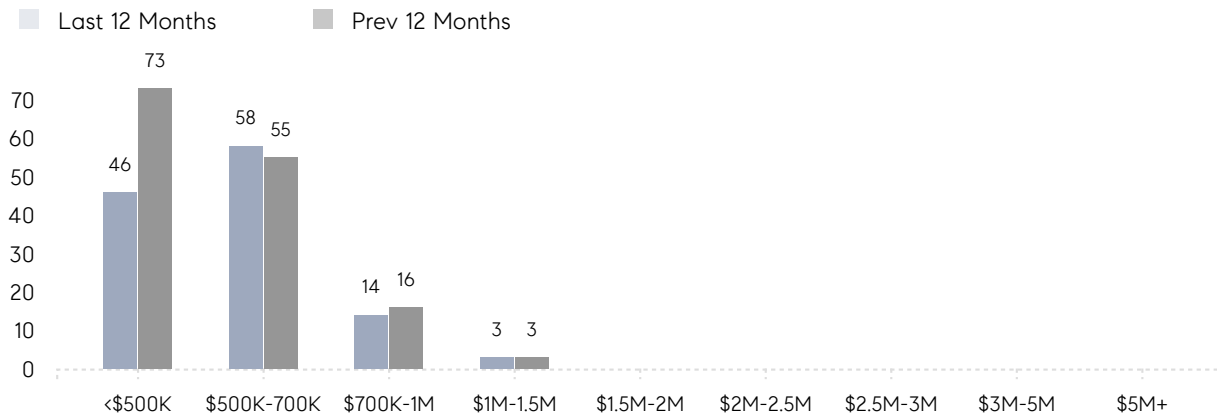
Westwood

FEBRUARY 2023

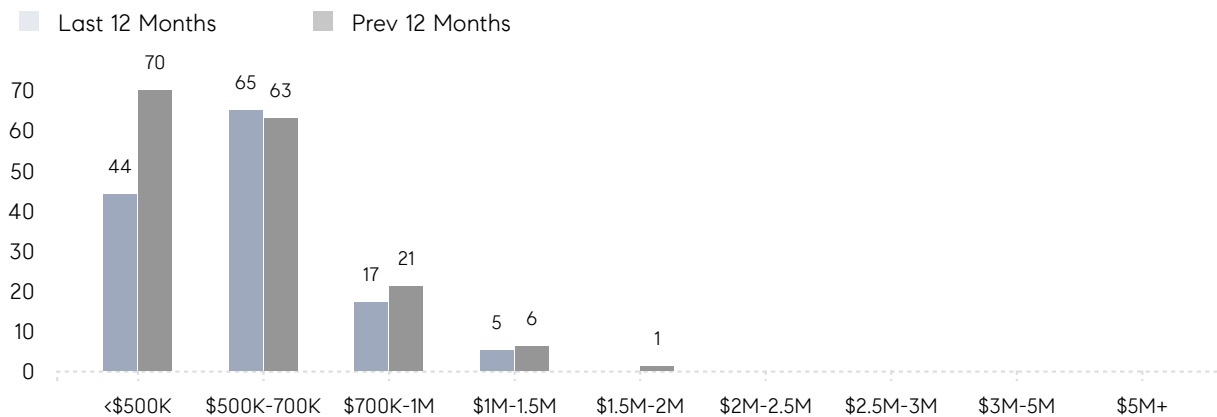
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Whippany Market Insights

Whippany

FEBRUARY 2023

UNDER CONTRACT

5
Total
Properties

\$640K
Average
Price

\$549K
Median
Price

-44%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

2%
Increase From
Feb 2022

UNITS SOLD

1
Total
Properties

\$461K
Average
Price

\$461K
Median
Price

-89%
Decrease From
Feb 2022

-16%
Decrease From
Feb 2022

-13%
Decrease From
Feb 2022

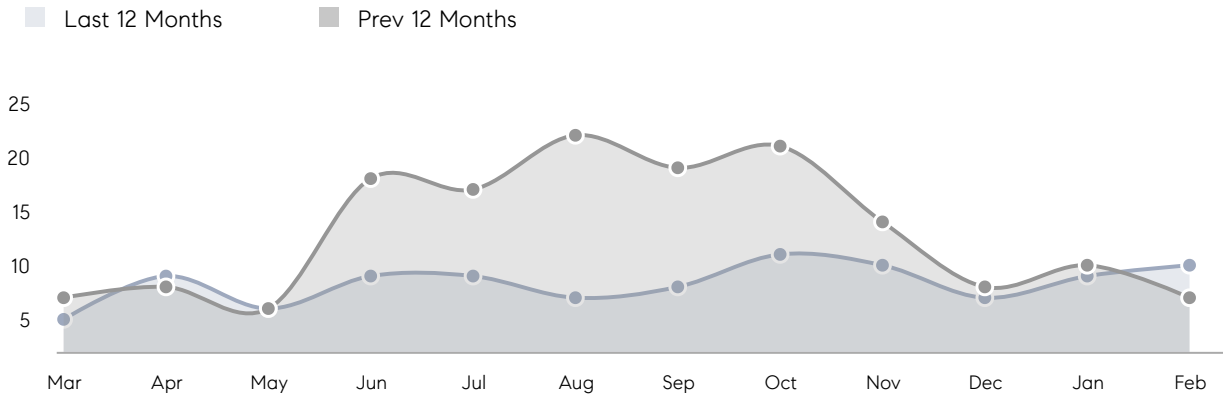
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	8	24	-67%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$461,000	\$546,556	-15.7%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	6	8	-25%
Houses	AVERAGE DOM	-	31	-
	% OF ASKING PRICE	-	107%	
	AVERAGE SOLD PRICE	-	\$585,000	-
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	5	4	25%
Condo/Co-op/TH	AVERAGE DOM	8	14	-43%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$461,000	\$498,500	-8%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	1	4	-75%

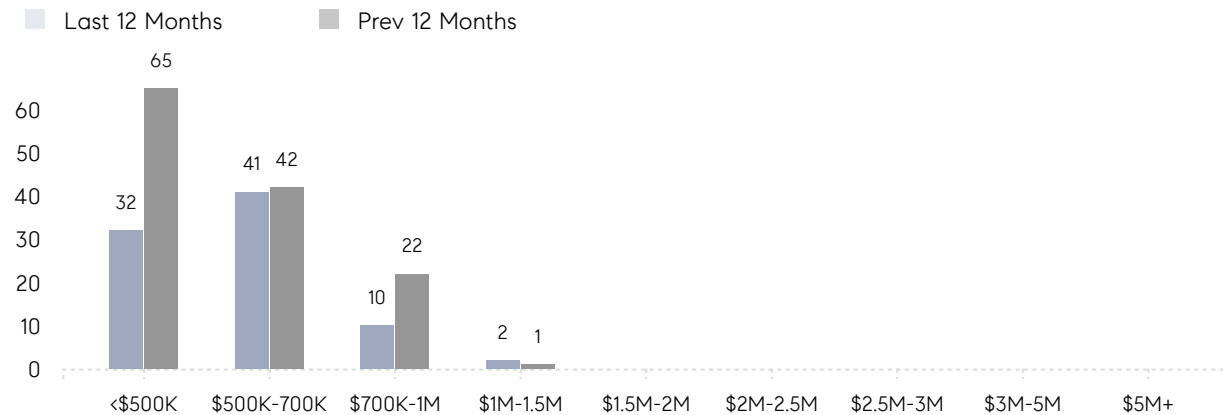
Whippany

FEBRUARY 2023

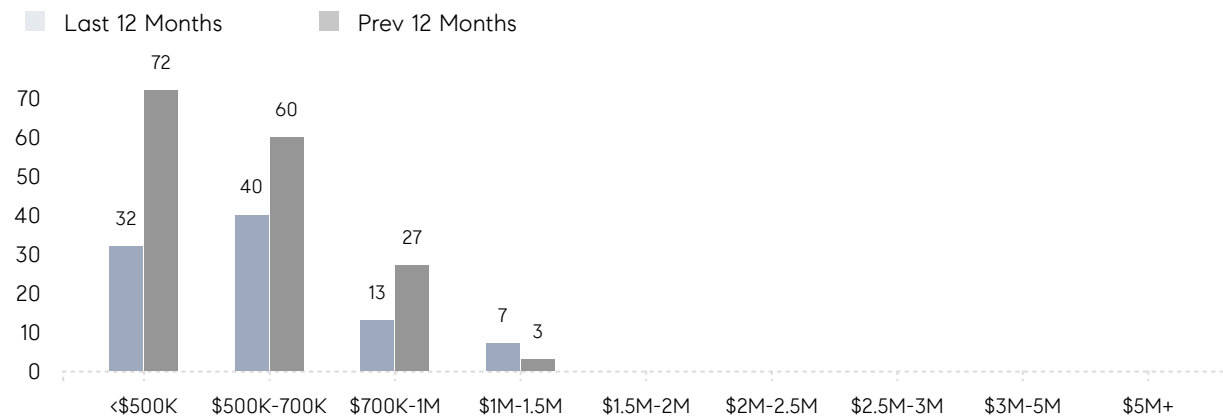
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Wood-Ridge Market Insights

Wood-Ridge

FEBRUARY 2023

UNDER CONTRACT

5
Total
Properties

\$665K
Average
Price

\$595K
Median
Price

-71%
Decrease From
Feb 2022

13%
Increase From
Feb 2022

7%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$531K
Average
Price

\$495K
Median
Price

-29%
Decrease From
Feb 2022

10%
Increase From
Feb 2022

8%
Increase From
Feb 2022

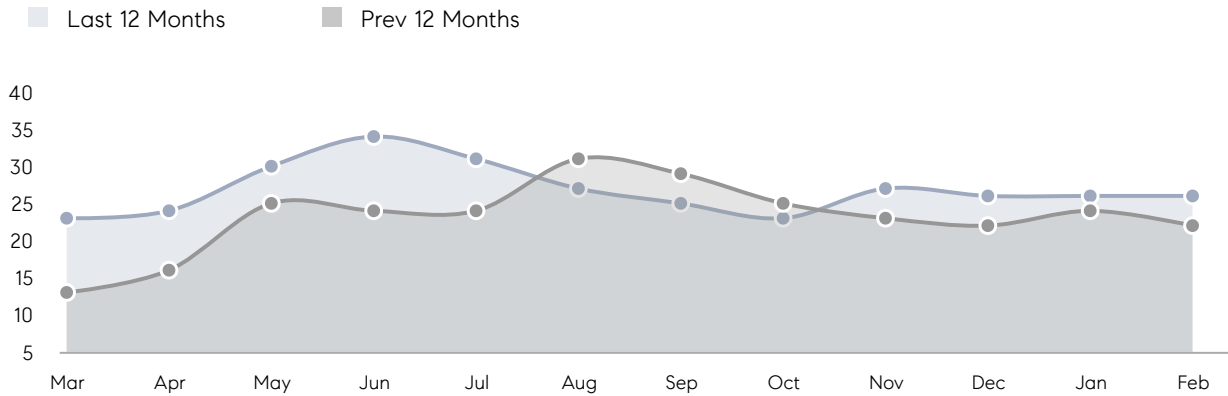
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	29	10	190%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$531,570	\$481,317	10.4%
	# OF CONTRACTS	5	17	-70.6%
	NEW LISTINGS	5	15	-67%
Houses	AVERAGE DOM	19	13	46%
	% OF ASKING PRICE	94%	101%	
	AVERAGE SOLD PRICE	\$485,000	\$388,750	25%
	# OF CONTRACTS	4	13	-69%
	NEW LISTINGS	4	11	-64%
Condo/Co-op/TH	AVERAGE DOM	32	6	433%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$543,213	\$604,740	-10%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	1	4	-75%

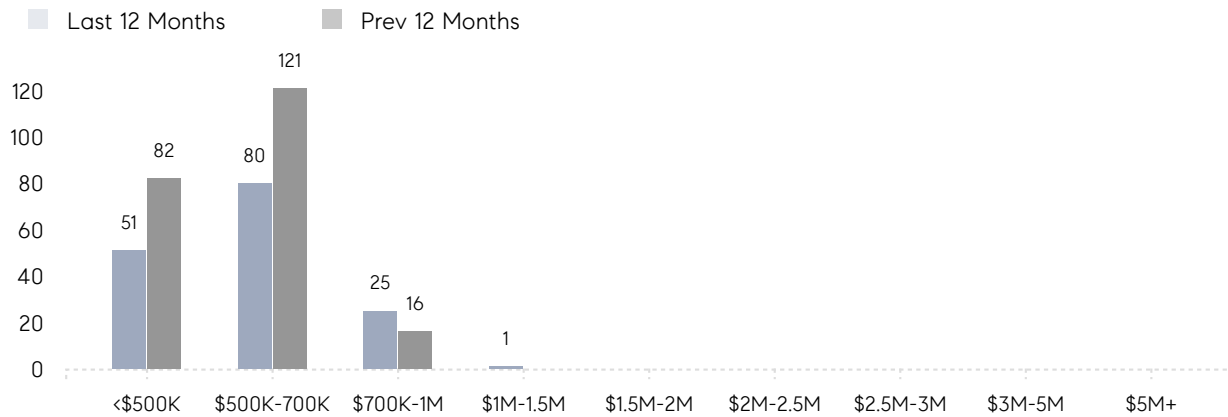
Wood-Ridge

FEBRUARY 2023

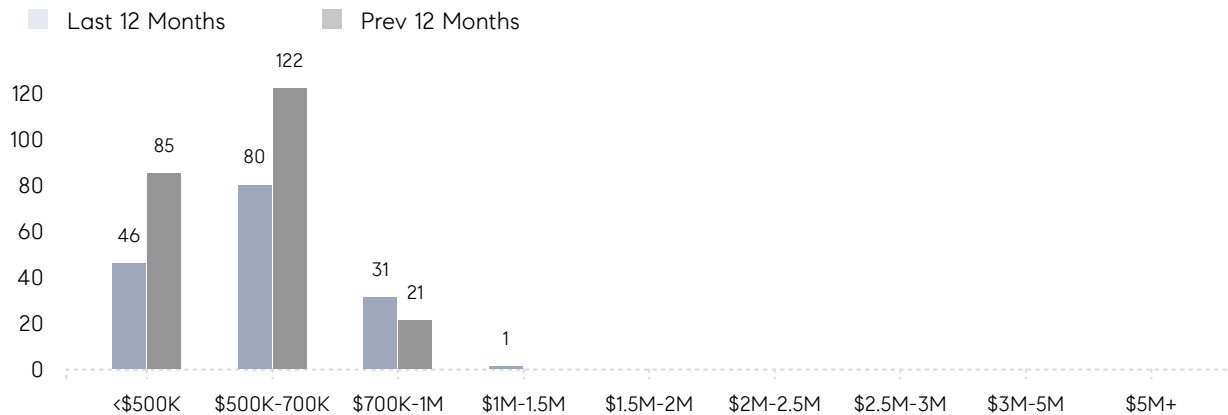
Monthly Inventory



Contracts By Price Range



Listings By Price Range





COMPASS

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COMPASS

February 2023

Woodbridge Township Market Insights

Woodbridge Township

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$413K
Average
Price

\$390K
Median
Price

-35%
Decrease From
Feb 2022

7%
Increase From
Feb 2022

3%
Increase From
Feb 2022

UNITS SOLD

18
Total
Properties

\$397K
Average
Price

\$395K
Median
Price

80%
Increase From
Feb 2022

9%
Increase From
Feb 2022

16%
Increase From
Feb 2022

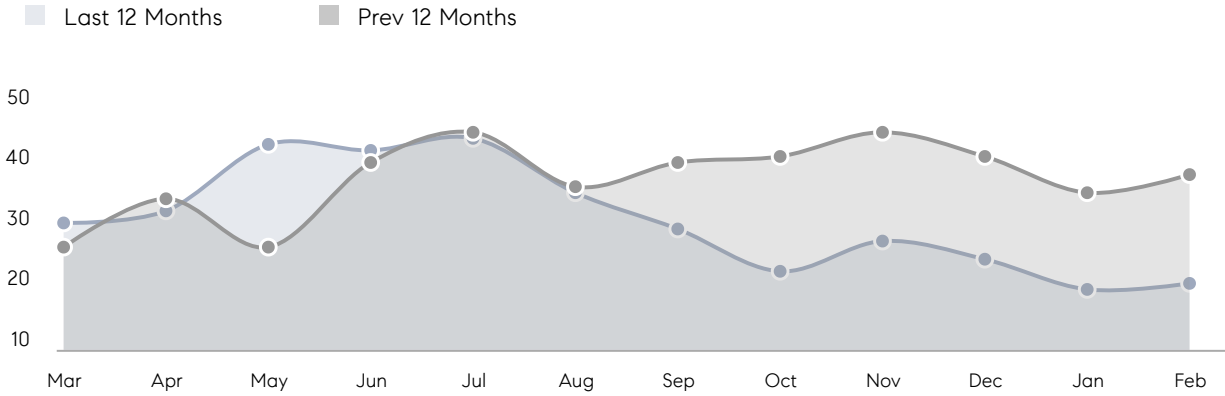
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	35	55	-36%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$397,322	\$365,500	8.7%
	# OF CONTRACTS	11	17	-35.3%
	NEW LISTINGS	12	21	-43%
Houses	AVERAGE DOM	33	64	-48%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$426,636	\$389,125	10%
	# OF CONTRACTS	9	15	-40%
	NEW LISTINGS	9	18	-50%
Condo/Co-op/TH	AVERAGE DOM	42	20	110%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$294,725	\$271,000	9%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	3	0%

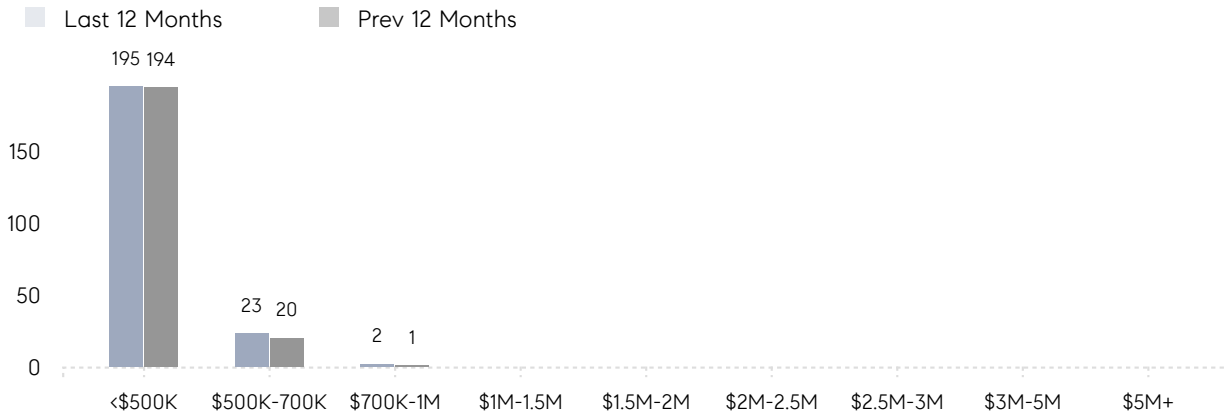
Woodbridge Township

FEBRUARY 2023

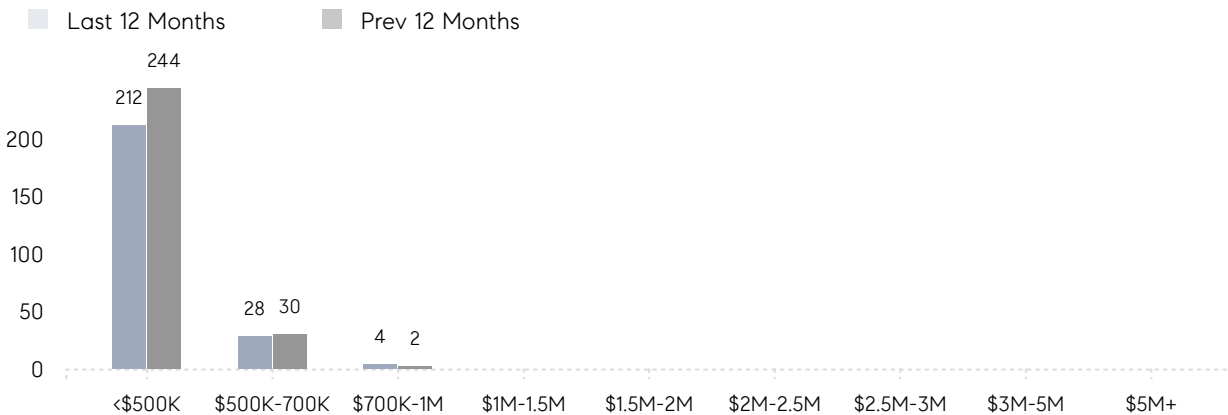
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Woodcliff Lake Market Insights

Woodcliff Lake

FEBRUARY 2023

UNDER CONTRACT

8
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

-11%
Decrease From
Feb 2022

2%
Increase From
Feb 2022

7%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$775K
Average
Price

\$815K
Median
Price

200%
Increase From
Feb 2022

-20%
Decrease From
Feb 2022

-16%
Decrease From
Feb 2022

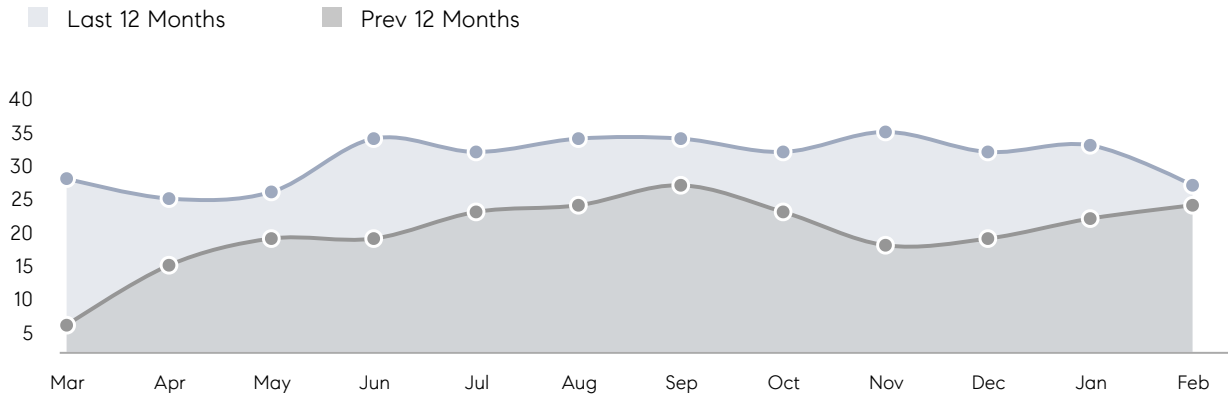
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	24	13	85%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$775,000	\$970,000	-20.1%
	# OF CONTRACTS	8	9	-11.1%
	NEW LISTINGS	1	12	-92%
Houses	AVERAGE DOM	24	13	85%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$775,000	\$970,000	-20%
	# OF CONTRACTS	8	9	-11%
	NEW LISTINGS	1	11	-91%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

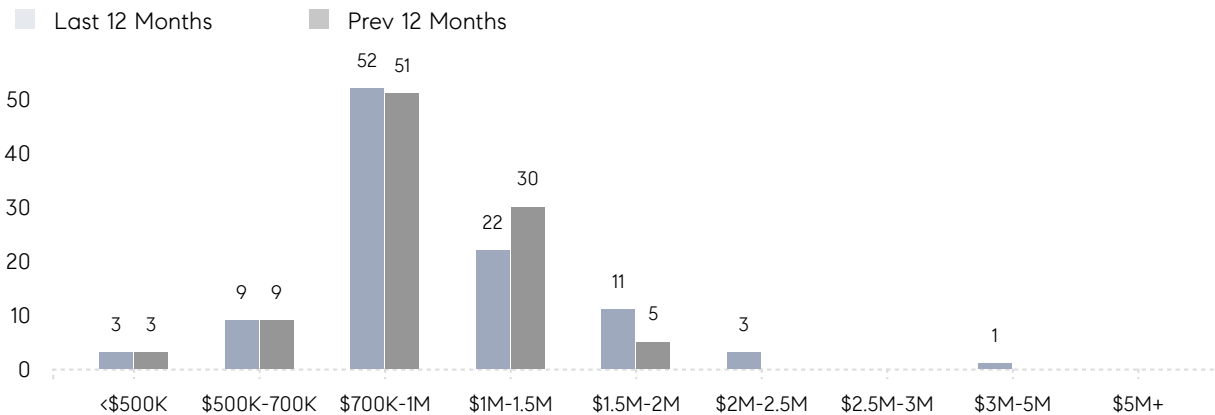
Woodcliff Lake

FEBRUARY 2023

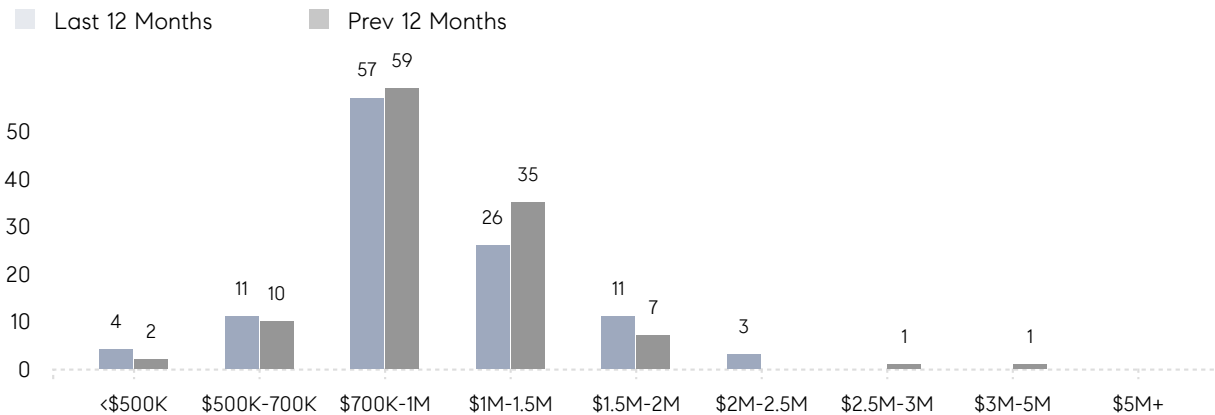
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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COMPASS

February 2023

Wyckoff Market Insights

Wyckoff

FEBRUARY 2023

UNDER CONTRACT

10	\$909K	\$819K
Total Properties	Average Price	Median Price
-29%	-17%	-12%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

6	\$825K	\$935K
Total Properties	Average Price	Median Price
-65%	-4%	15%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

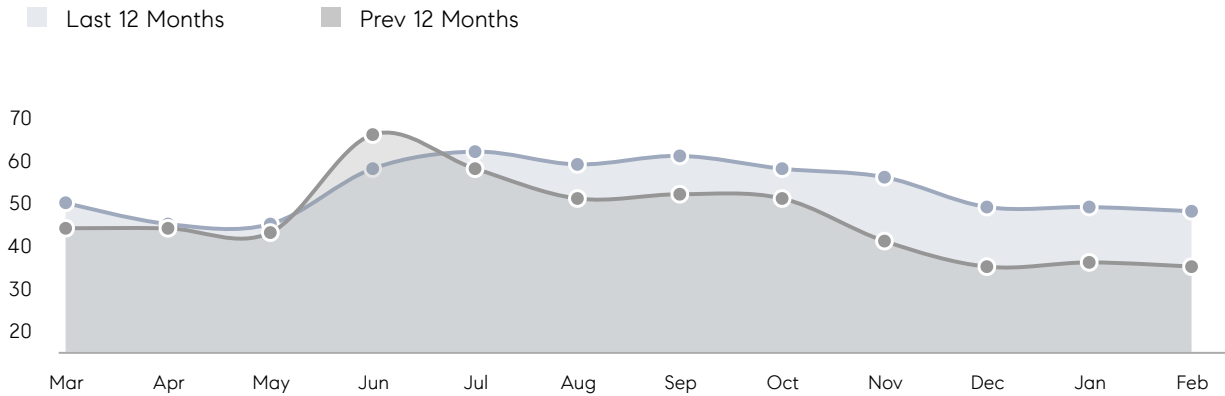
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	38	30	27%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$825,667	\$858,544	-3.8%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	9	15	-40%
Houses	AVERAGE DOM	38	31	23%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$825,667	\$869,391	-5%
	# OF CONTRACTS	8	14	-43%
	NEW LISTINGS	9	15	-40%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$685,000	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	0	0%

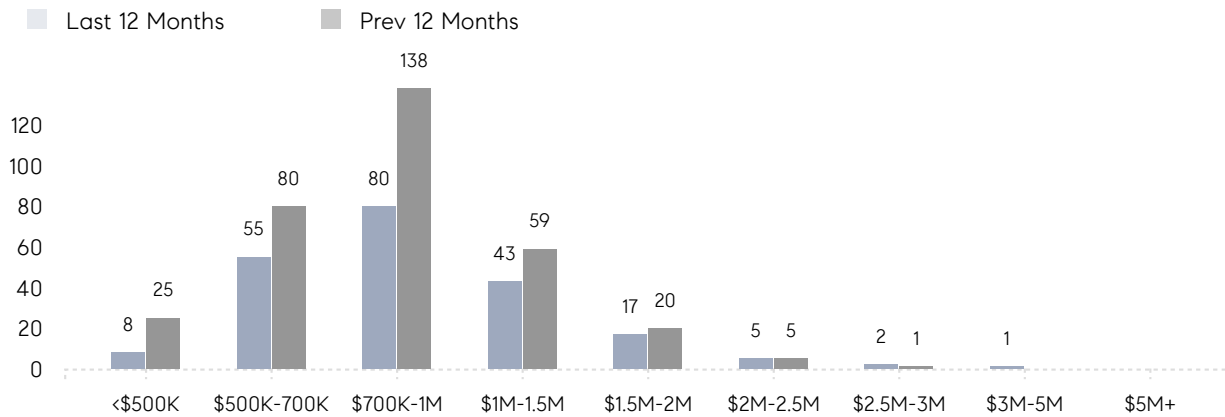
Wyckoff

FEBRUARY 2023

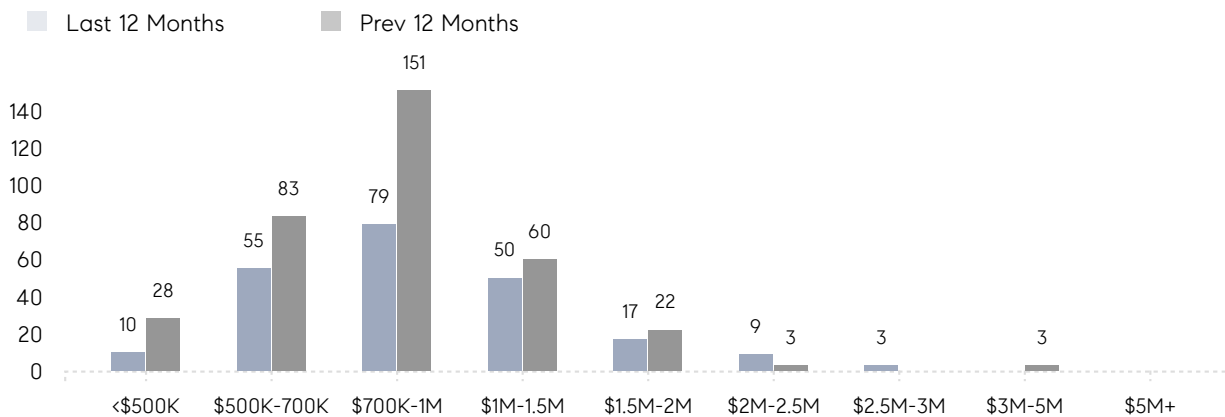
Monthly Inventory



Contracts By Price Range



Listings By Price Range





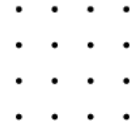
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Greater Connecticut Market Insights

FEBRUARY 2023



—

Average
Sales Price

—

- In Sales
From Feb 2022

—

Median
Sales Price

—

- In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

- In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Allendale

FEBRUARY 2023



\$687K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$687K

Median
Sales Price

-14%

Decrease In Contracts
From Feb 2022

102%

Average %
Of Asking Price

-43%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Alpine

FEBRUARY 2023



\$4.6M

Average
Sales Price

150%

Increase In Sales
From Feb 2022

\$4.2M

Median
Sales Price

0%

Change In Contracts
From Feb 2022

86%

Average %
Of Asking Price

18%

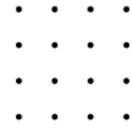
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Andover Borough

FEBRUARY 2023



\$374K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$374K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

100%

Average %
Of Asking Price

—

Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Andover Township

FEBRUARY 2023



\$239K

Average
Sales Price

100%

Increase In Sales
From Feb 2022

\$211K

Median
Sales Price

-11%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

260%

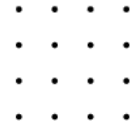
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Basking Ridge

FEBRUARY 2023



\$712K

Average
Sales Price

-5%

Decrease In Sales
From Feb 2022

\$627K

Median
Sales Price

-23%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

38%

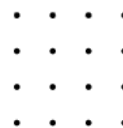
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bay Head

FEBRUARY 2023



\$1.1M

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-50%

Decrease In Contracts
From Feb 2022

93%

Average %
Of Asking Price

0%

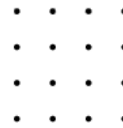
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bayonne

FEBRUARY 2023



\$313K

Average
Sales Price

-44%

Decrease In Sales
From Feb 2022

\$367K

Median
Sales Price

5%

Increase In Contracts
From Feb 2022

99%

Average %
Of Asking Price

6%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bedminster

FEBRUARY 2023



\$591K

Average
Sales Price

-20%

Decrease In Sales
From Feb 2022

\$535K

Median
Sales Price

-17%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

-64%

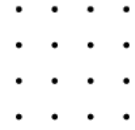
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Belleville

FEBRUARY 2023



\$430K

Average
Sales Price

-55%

Decrease In Sales
From Feb 2022

\$439K

Median
Sales Price

-32%

Decrease In Contracts
From Feb 2022

103%

Average %
Of Asking Price

23%

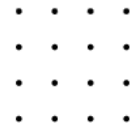
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bergenfield

FEBRUARY 2023



\$502K

Average
Sales Price

-64%

Decrease In Sales
From Feb 2022

\$522K

Median
Sales Price

-58%

Decrease In Contracts
From Feb 2022

95%

Average %
Of Asking Price

71%

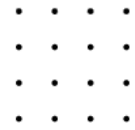
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Berkeley Heights

FEBRUARY 2023



\$716K

Average
Sales Price

-11%

Decrease In Sales
From Feb 2022

\$700K

Median
Sales Price

-33%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

13%

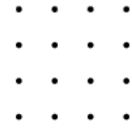
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bernardsville

FEBRUARY 2023



\$884K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$599K

Median
Sales Price

22%

Increase In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-49%

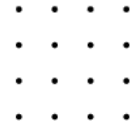
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bloomfield

FEBRUARY 2023



\$434K

Average
Sales Price

-67%

Decrease In Sales
From Feb 2022

\$447K

Median
Sales Price

-25%

Decrease In Contracts
From Feb 2022

104%

Average %
Of Asking Price

7%

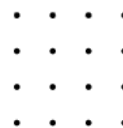
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bogota

FEBRUARY 2023



\$560K

Average
Sales Price

-83%

Decrease In Sales
From Feb 2022

\$560K

Median
Sales Price

50%

Increase In Contracts
From Feb 2022

102%

Average %
Of Asking Price

-90%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Boonton

FEBRUARY 2023



\$493K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$493K

Median
Sales Price

200%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-27%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Boonton Township

FEBRUARY 2023



\$556K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$625K

Median
Sales Price

33%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-57%

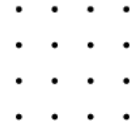
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Branchburg

FEBRUARY 2023



\$374K

Average
Sales Price

-27%

Decrease In Sales
From Feb 2022

\$408K

Median
Sales Price

-27%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-57%

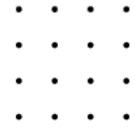
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bridgewater

FEBRUARY 2023



\$471K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$455K

Median
Sales Price

15%

Increase In Contracts
From Feb 2022

103%

Average %
Of Asking Price

-49%

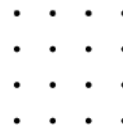
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Byram

FEBRUARY 2023



\$455K

Average
Sales Price

-62%

Decrease In Sales
From Feb 2022

\$405K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

100%

Average %
Of Asking Price

139%

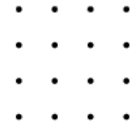
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Caldwell

FEBRUARY 2023



\$516K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$496K

Median
Sales Price

67%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

57%

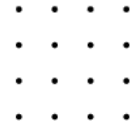
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Carlstadt

FEBRUARY 2023



\$455K

Average
Sales Price

-75%

Decrease In Sales
From Feb 2022

\$455K

Median
Sales Price

-50%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-49%

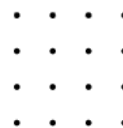
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cedar Grove

FEBRUARY 2023



\$593K

Average
Sales Price

-30%

Decrease In Sales
From Feb 2022

\$662K

Median
Sales Price

-15%

Decrease In Contracts
From Feb 2022

104%

Average %
Of Asking Price

8%

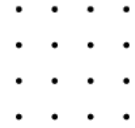
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cedar Knolls

FEBRUARY 2023



\$888K

Average
Sales Price

-67%

Decrease In Sales
From Feb 2022

\$888K

Median
Sales Price

-50%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-74%

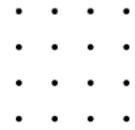
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Chatham Borough

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

-64%

Decrease In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

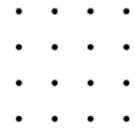
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Chatham Township

FEBRUARY 2023



\$1.3M

Average
Sales Price

-31%

Decrease In Sales
From Feb 2022

\$1.5M

Median
Sales Price

-7%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-58%

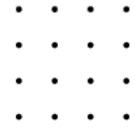
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Chester Borough

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

100%

Increase In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

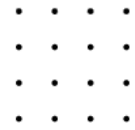
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Chester Township

FEBRUARY 2023



\$751K

Average
Sales Price

33%

Increase In Sales
From Feb 2022

\$734K

Median
Sales Price

-36%

Decrease In Contracts
From Feb 2022

102%

Average %
Of Asking Price

-11%

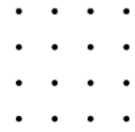
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Clark

FEBRUARY 2023



\$482K

Average
Sales Price

-20%

Decrease In Sales
From Feb 2022

\$508K

Median
Sales Price

-17%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

52%

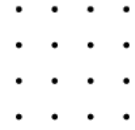
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cliffside Park

FEBRUARY 2023



\$511K

Average
Sales Price

-63%

Decrease In Sales
From Feb 2022

\$475K

Median
Sales Price

-4%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-14%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Clifton

FEBRUARY 2023



\$425K

Average
Sales Price

-43%

Decrease In Sales
From Feb 2022

\$430K

Median
Sales Price

-17%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

-2%

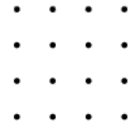
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Closter

FEBRUARY 2023



\$696K

Average
Sales Price

-56%

Decrease In Sales
From Feb 2022

\$625K

Median
Sales Price

-12%

Decrease In Contracts
From Feb 2022

90%

Average %
Of Asking Price

56%

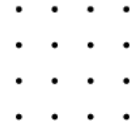
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Colonia

FEBRUARY 2023



\$527K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$527K

Median
Sales Price

20%

Increase In Contracts
From Feb 2022

96%

Average %
Of Asking Price

103%

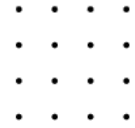
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cranford

FEBRUARY 2023



\$536K

Average
Sales Price

-40%

Decrease In Sales
From Feb 2022

\$494K

Median
Sales Price

-7%

Decrease In Contracts
From Feb 2022

102%

Average %
Of Asking Price

-62%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cresskill

FEBRUARY 2023



\$954K

Average
Sales Price

-27%

Decrease In Sales
From Feb 2022

\$515K

Median
Sales Price

-67%

Decrease In Contracts
From Feb 2022

96%

Average %
Of Asking Price

32%

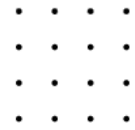
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Demarest

FEBRUARY 2023



\$5.2M

Average
Sales Price

-80%

Decrease In Sales
From Feb 2022

\$5.2M

Median
Sales Price

-60%

Decrease In Contracts
From Feb 2022

116%

Average %
Of Asking Price

1,385%

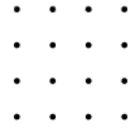
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Denville

FEBRUARY 2023



\$453K

Average
Sales Price

-43%

Decrease In Sales
From Feb 2022

\$417K

Median
Sales Price

-17%

Decrease In Contracts
From Feb 2022

104%

Average %
Of Asking Price

-24%

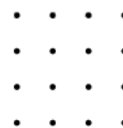
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Dumont

FEBRUARY 2023



\$508K

Average
Sales Price

-14%

Decrease In Sales
From Feb 2022

\$455K

Median
Sales Price

-22%

Decrease In Contracts
From Feb 2022

104%

Average %
Of Asking Price

-14%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

East Hanover

FEBRUARY 2023



\$567K

Average
Sales Price

-60%

Decrease In Sales
From Feb 2022

\$567K

Median
Sales Price

-44%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

56%

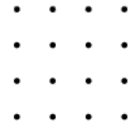
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

East Orange

FEBRUARY 2023



\$400K

Average
Sales Price

-25%

Decrease In Sales
From Feb 2022

\$410K

Median
Sales Price

35%

Increase In Contracts
From Feb 2022

102%

Average %
Of Asking Price

20%

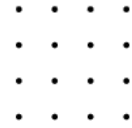
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Edgewater

FEBRUARY 2023



\$764K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$800K

Median
Sales Price

-47%

Decrease In Contracts
From Feb 2022

95%

Average %
Of Asking Price

-40%

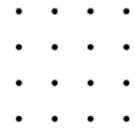
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Elizabeth

FEBRUARY 2023



\$405K

Average
Sales Price

-31%

Decrease In Sales
From Feb 2022

\$392K

Median
Sales Price

4%

Increase In Contracts
From Feb 2022

103%

Average %
Of Asking Price

-23%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Elmwood Park

FEBRUARY 2023



\$356K

Average
Sales Price

100%

Increase In Sales
From Feb 2022

\$395K

Median
Sales Price

8%

Increase In Contracts
From Feb 2022

101%

Average %
Of Asking Price

-16%

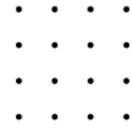
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Emerson

FEBRUARY 2023



\$606K

Average
Sales Price

-25%

Decrease In Sales
From Feb 2022

\$575K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

92%

Average %
Of Asking Price

200%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Englewood

FEBRUARY 2023



\$555K

Average
Sales Price

-6%

Decrease In Sales
From Feb 2022

\$450K

Median
Sales Price

-63%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-44%

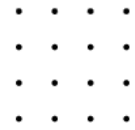
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Englewood Cliffs

FEBRUARY 2023



\$1.7M

Average
Sales Price

-12%

Decrease In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-64%

Decrease In Contracts
From Feb 2022

87%

Average %
Of Asking Price

24%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Essex Fells

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

0%

Change In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

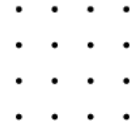
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fair Lawn

FEBRUARY 2023



\$537K

Average
Sales Price

-42%

Decrease In Sales
From Feb 2022

\$487K

Median
Sales Price

-15%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-5%

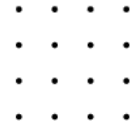
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fairfield

FEBRUARY 2023



\$752K

Average
Sales Price

-78%

Decrease In Sales
From Feb 2022

\$752K

Median
Sales Price

-56%

Decrease In Contracts
From Feb 2022

105%

Average %
Of Asking Price

-67%

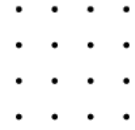
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fairview

FEBRUARY 2023



\$315K

Average
Sales Price

-75%

Decrease In Sales
From Feb 2022

\$315K

Median
Sales Price

-75%

Decrease In Contracts
From Feb 2022

103%

Average %
Of Asking Price

-57%

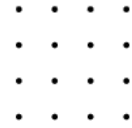
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fanwood

FEBRUARY 2023



\$775K

Average
Sales Price

50%

Increase In Sales
From Feb 2022

\$510K

Median
Sales Price

-25%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

444%

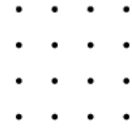
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Far Hills

FEBRUARY 2023



\$1.1M

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-33%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-72%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Flemington

FEBRUARY 2023



\$400K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$400K

Median
Sales Price

400%

Increase In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-35%

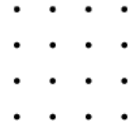
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Florham Park

FEBRUARY 2023



\$1.0M

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$727K

Median
Sales Price

-42%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

-52%

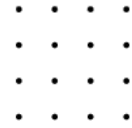
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fort Lee

FEBRUARY 2023



\$451K

Average
Sales Price

-42%

Decrease In Sales
From Feb 2022

\$325K

Median
Sales Price

-19%

Decrease In Contracts
From Feb 2022

94%

Average %
Of Asking Price

-13%

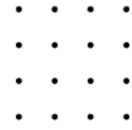
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Franklin Lakes

FEBRUARY 2023



\$1.2M

Average
Sales Price

-72%

Decrease In Sales
From Feb 2022

\$699K

Median
Sales Price

-31%

Decrease In Contracts
From Feb 2022

94%

Average %
Of Asking Price

-55%

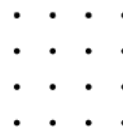
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Garfield City

FEBRUARY 2023



\$493K

Average
Sales Price

-62%

Decrease In Sales
From Feb 2022

\$490K

Median
Sales Price

-53%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

-62%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Garwood

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

0%

Change In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

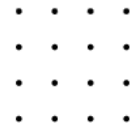
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Glen Ridge

FEBRUARY 2023



\$728K

Average
Sales Price

150%

Increase In Sales
From Feb 2022

\$959K

Median
Sales Price

-37%

Decrease In Contracts
From Feb 2022

103%

Average %
Of Asking Price

150%

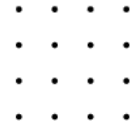
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Glen Rock

FEBRUARY 2023



\$1.0M

Average
Sales Price

-55%

Decrease In Sales
From Feb 2022

\$790K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

101%

Average %
Of Asking Price

5%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Green Brook

FEBRUARY 2023



\$741K

Average
Sales Price

50%

Increase In Sales
From Feb 2022

\$778K

Median
Sales Price

-40%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-33%

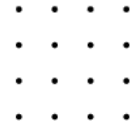
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Guttenberg

FEBRUARY 2023



\$330K

Average
Sales Price

-56%

Decrease In Sales
From Feb 2022

\$330K

Median
Sales Price

63%

Increase In Contracts
From Feb 2022

114%

Average %
Of Asking Price

-38%

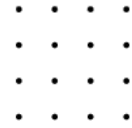
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hackensack

FEBRUARY 2023



\$307K

Average
Sales Price

-31%

Decrease In Sales
From Feb 2022

\$291K

Median
Sales Price

-3%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-8%

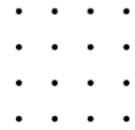
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hanover

FEBRUARY 2023



\$899K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$899K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

100%

Average %
Of Asking Price

—

Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harding

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

17%

Increase In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

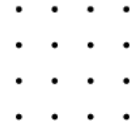
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrington Park

FEBRUARY 2023



\$605K

Average
Sales Price

-83%

Decrease In Sales
From Feb 2022

\$605K

Median
Sales Price

50%

Increase In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-37%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrison

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

0%

Change In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

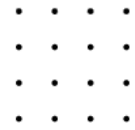
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hasbrouck Heights

FEBRUARY 2023



\$559K

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$540K

Median
Sales Price

17%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-32%

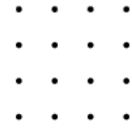
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Haworth

FEBRUARY 2023



\$1.1M

Average
Sales Price

-67%

Decrease In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-80%

Decrease In Contracts
From Feb 2022

94%

Average %
Of Asking Price

538%

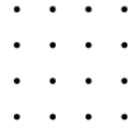
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillsborough

FEBRUARY 2023



\$578K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$585K

Median
Sales Price

-22%

Decrease In Contracts
From Feb 2022

102%

Average %
Of Asking Price

6%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillsdale

FEBRUARY 2023



\$701K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$595K

Median
Sales Price

-22%

Decrease In Contracts
From Feb 2022

90%

Average %
Of Asking Price

479%

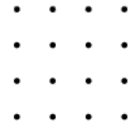
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillside

FEBRUARY 2023



\$399K

Average
Sales Price

10%

Increase In Sales
From Feb 2022

\$420K

Median
Sales Price

100%

Increase In Contracts
From Feb 2022

104%

Average %
Of Asking Price

-65%

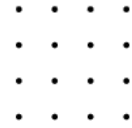
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ho-Ho-Kus

FEBRUARY 2023



\$2.5M

Average
Sales Price

300%

Increase In Sales
From Feb 2022

\$2.7M

Median
Sales Price

-33%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

8%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hoboken

FEBRUARY 2023



\$996K

Average
Sales Price

-55%

Decrease In Sales
From Feb 2022

\$852K

Median
Sales Price

-37%

Decrease In Contracts
From Feb 2022

99%

Average %
Of Asking Price

23%

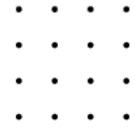
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hopatcong

FEBRUARY 2023



\$350K

Average
Sales Price

-56%

Decrease In Sales
From Feb 2022

\$351K

Median
Sales Price

-24%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

20%

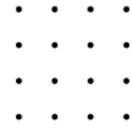
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Irvington

FEBRUARY 2023



\$315K

Average
Sales Price

-45%

Decrease In Sales
From Feb 2022

\$320K

Median
Sales Price

11%

Increase In Contracts
From Feb 2022

108%

Average %
Of Asking Price

-11%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Jersey City

FEBRUARY 2023



\$652K

Average
Sales Price

-33%

Decrease In Sales
From Feb 2022

\$575K

Median
Sales Price

-25%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-11%

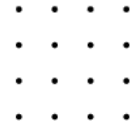
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kearny

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

0%

Change In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kenilworth

FEBRUARY 2023



\$415K

Average
Sales Price

-33%

Decrease In Sales
From Feb 2022

\$420K

Median
Sales Price

-12%

Decrease In Contracts
From Feb 2022

99%

Average %
Of Asking Price

0%

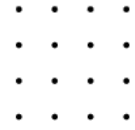
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kinnelon

FEBRUARY 2023



\$766K

Average
Sales Price

14%

Increase In Sales
From Feb 2022

\$695K

Median
Sales Price

29%

Increase In Contracts
From Feb 2022

99%

Average %
Of Asking Price

269%

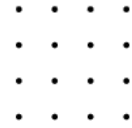
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Leonia

FEBRUARY 2023



\$589K

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$690K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

94%

Average %
Of Asking Price

-35%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Linden

FEBRUARY 2023



\$452K

Average
Sales Price

-38%

Decrease In Sales
From Feb 2022

\$404K

Median
Sales Price

63%

Increase In Contracts
From Feb 2022

102%

Average %
Of Asking Price

20%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Little Ferry

FEBRUARY 2023



\$225K

Average
Sales Price

-75%

Decrease In Sales
From Feb 2022

\$225K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

100%

Average %
Of Asking Price

183%

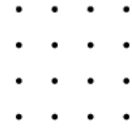
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Livingston

FEBRUARY 2023



\$1.0M

Average
Sales Price

-17%

Decrease In Sales
From Feb 2022

\$1.2M

Median
Sales Price

37%

Increase In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-45%

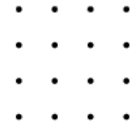
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Lodi

FEBRUARY 2023



\$386K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$395K

Median
Sales Price

-43%

Decrease In Contracts
From Feb 2022

106%

Average %
Of Asking Price

-26%

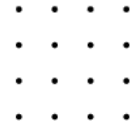
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Long Hill

FEBRUARY 2023



\$490K

Average
Sales Price

-83%

Decrease In Sales
From Feb 2022

\$490K

Median
Sales Price

40%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

66%

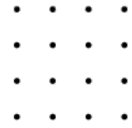
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Lyndhurst

FEBRUARY 2023



\$516K

Average
Sales Price

-58%

Decrease In Sales
From Feb 2022

\$449K

Median
Sales Price

-10%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

100%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Madison

FEBRUARY 2023



\$1.4M

Average
Sales Price

-46%

Decrease In Sales
From Feb 2022

\$1.2M

Median
Sales Price

25%

Increase In Contracts
From Feb 2022

102%

Average %
Of Asking Price

73%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mahwah

FEBRUARY 2023



\$593K

Average
Sales Price

-20%

Decrease In Sales
From Feb 2022

\$530K

Median
Sales Price

-27%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

28%

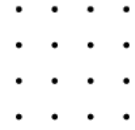
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mantoloking

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

0%

Change In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Maplewood

FEBRUARY 2023



\$950K

Average
Sales Price

-41%

Decrease In Sales
From Feb 2022

\$695K

Median
Sales Price

-48%

Decrease In Contracts
From Feb 2022

103%

Average %
Of Asking Price

117%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Maywood

FEBRUARY 2023



\$521K

Average
Sales Price

-25%

Decrease In Sales
From Feb 2022

\$475K

Median
Sales Price

-45%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-49%

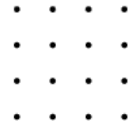
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mendham Borough

FEBRUARY 2023



\$526K

Average
Sales Price

-25%

Decrease In Sales
From Feb 2022

\$508K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

93%

Average %
Of Asking Price

1,126%

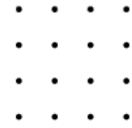
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mendham Township

FEBRUARY 2023



\$1.4M

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$748K

Median
Sales Price

200%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

175%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Metuchen Borough

FEBRUARY 2023



\$635K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$635K

Median
Sales Price

-80%

Decrease In Contracts
From Feb 2022

118%

Average %
Of Asking Price

33%

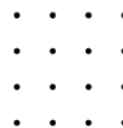
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Midland Park

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

17%

Increase In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

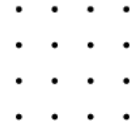
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Millburn

FEBRUARY 2023



\$1.4M

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$1.6M

Median
Sales Price

75%

Increase In Contracts
From Feb 2022

102%

Average %
Of Asking Price

45%

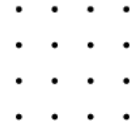
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montclair

FEBRUARY 2023



\$813K

Average
Sales Price

71%

Increase In Sales
From Feb 2022

\$595K

Median
Sales Price

-11%

Decrease In Contracts
From Feb 2022

108%

Average %
Of Asking Price

-30%

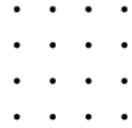
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montvale

FEBRUARY 2023



\$851K

Average
Sales Price

14%

Increase In Sales
From Feb 2022

\$930K

Median
Sales Price

-29%

Decrease In Contracts
From Feb 2022

93%

Average %
Of Asking Price

10%

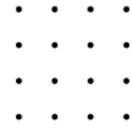
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montville

FEBRUARY 2023



\$774K

Average
Sales Price

-36%

Decrease In Sales
From Feb 2022

\$815K

Median
Sales Price

50%

Increase In Contracts
From Feb 2022

99%

Average %
Of Asking Price

-15%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Moonachie

FEBRUARY 2023



\$505K

Average
Sales Price

100%

Increase In Sales
From Feb 2022

\$505K

Median
Sales Price

50%

Increase In Contracts
From Feb 2022

98%

Average %
Of Asking Price

1,311%

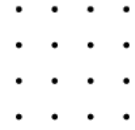
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Morris Plains

FEBRUARY 2023



\$664K

Average
Sales Price

80%

Increase In Sales
From Feb 2022

\$610K

Median
Sales Price

-22%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

17%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Morris Township

FEBRUARY 2023



\$853K

Average
Sales Price

5%

Increase In Sales
From Feb 2022

\$780K

Median
Sales Price

-67%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-15%

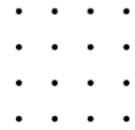
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Morristown

FEBRUARY 2023



\$605K

Average
Sales Price

-64%

Decrease In Sales
From Feb 2022

\$625K

Median
Sales Price

9%

Increase In Contracts
From Feb 2022

105%

Average %
Of Asking Price

-53%

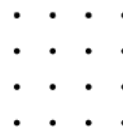
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mount Arlington

FEBRUARY 2023



\$339K

Average
Sales Price

33%

Increase In Sales
From Feb 2022

\$355K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

104%

Average %
Of Asking Price

18%

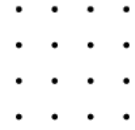
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mountain Lakes

FEBRUARY 2023



\$953K

Average
Sales Price

250%

Increase In Sales
From Feb 2022

\$890K

Median
Sales Price

-25%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-29%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mountainside

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

-60%

Decrease In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

New Milford

FEBRUARY 2023



\$645K

Average
Sales Price

25%

Increase In Sales
From Feb 2022

\$615K

Median
Sales Price

22%

Increase In Contracts
From Feb 2022

96%

Average %
Of Asking Price

64%

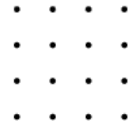
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

New Providence

FEBRUARY 2023



\$701K

Average
Sales Price

-58%

Decrease In Sales
From Feb 2022

\$665K

Median
Sales Price

-47%

Decrease In Contracts
From Feb 2022

99%

Average %
Of Asking Price

254%

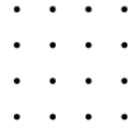
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Newark

FEBRUARY 2023



\$425K

Average
Sales Price

-41%

Decrease In Sales
From Feb 2022

\$410K

Median
Sales Price

18%

Increase In Contracts
From Feb 2022

94%

Average %
Of Asking Price

26%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Arlington

FEBRUARY 2023



\$503K

Average
Sales Price

33%

Increase In Sales
From Feb 2022

\$479K

Median
Sales Price

100%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-43%

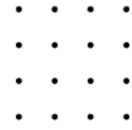
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Bergen

FEBRUARY 2023



\$731K

Average
Sales Price

-79%

Decrease In Sales
From Feb 2022

\$607K

Median
Sales Price

-17%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-78%

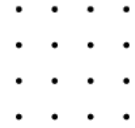
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Caldwell

FEBRUARY 2023



\$1.4M

Average
Sales Price

200%

Increase In Sales
From Feb 2022

\$1.2M

Median
Sales Price

0%

Change In Contracts
From Feb 2022

105%

Average %
Of Asking Price

371%

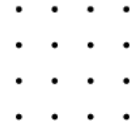
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Plainfield

FEBRUARY 2023



\$415K

Average
Sales Price

-36%

Decrease In Sales
From Feb 2022

\$380K

Median
Sales Price

-59%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

69%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Northvale

FEBRUARY 2023



\$452K

Average
Sales Price

-33%

Decrease In Sales
From Feb 2022

\$452K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

99%

Average %
Of Asking Price

-55%

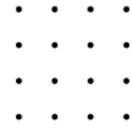
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Norwood

FEBRUARY 2023



\$703K

Average
Sales Price

-25%

Decrease In Sales
From Feb 2022

\$800K

Median
Sales Price

-75%

Decrease In Contracts
From Feb 2022

95%

Average %
Of Asking Price

54%

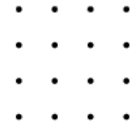
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Nutley

FEBRUARY 2023



\$526K

Average
Sales Price

-17%

Decrease In Sales
From Feb 2022

\$500K

Median
Sales Price

22%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-34%

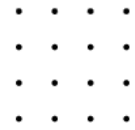
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Oakland

FEBRUARY 2023



\$435K

Average
Sales Price

-74%

Decrease In Sales
From Feb 2022

\$440K

Median
Sales Price

-20%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

145%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Old Tappan

FEBRUARY 2023



\$1.0M

Average
Sales Price

267%

Increase In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-27%

Decrease In Contracts
From Feb 2022

106%

Average %
Of Asking Price

-2%

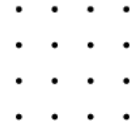
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Oradell

FEBRUARY 2023



\$709K

Average
Sales Price

-80%

Decrease In Sales
From Feb 2022

\$709K

Median
Sales Price

40%

Increase In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-8%

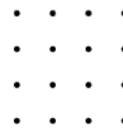
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Orange

FEBRUARY 2023



\$524K

Average
Sales Price

125%

Increase In Sales
From Feb 2022

\$523K

Median
Sales Price

-44%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-7%

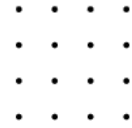
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Palisades Park

FEBRUARY 2023



\$913K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$881K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

93%

Average %
Of Asking Price

25%

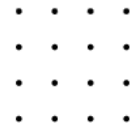
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Paramus

FEBRUARY 2023



\$942K

Average
Sales Price

-20%

Decrease In Sales
From Feb 2022

\$812K

Median
Sales Price

-30%

Decrease In Contracts
From Feb 2022

94%

Average %
Of Asking Price

133%

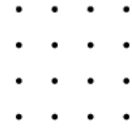
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Park Ridge

FEBRUARY 2023



\$757K

Average
Sales Price

50%

Increase In Sales
From Feb 2022

\$652K

Median
Sales Price

-22%

Decrease In Contracts
From Feb 2022

99%

Average %
Of Asking Price

-40%

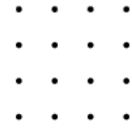
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Parsippany

FEBRUARY 2023



\$564K

Average
Sales Price

-58%

Decrease In Sales
From Feb 2022

\$575K

Median
Sales Price

-18%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-24%

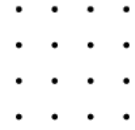
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Passaic

FEBRUARY 2023



\$280K

Average
Sales Price

-38%

Decrease In Sales
From Feb 2022

\$255K

Median
Sales Price

-42%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

5%

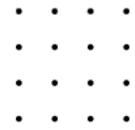
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Paterson

FEBRUARY 2023



\$418K

Average
Sales Price

-57%

Decrease In Sales
From Feb 2022

\$380K

Median
Sales Price

-53%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

12%

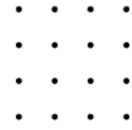
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Peapack Gladstone

FEBRUARY 2023



\$600K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$600K

Median
Sales Price

-67%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

882%

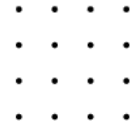
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Plainfield

FEBRUARY 2023



\$371K

Average
Sales Price

-9%

Decrease In Sales
From Feb 2022

\$365K

Median
Sales Price

-20%

Decrease In Contracts
From Feb 2022

103%

Average %
Of Asking Price

-12%

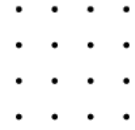
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rahway

FEBRUARY 2023



\$431K

Average
Sales Price

-16%

Decrease In Sales
From Feb 2022

\$440K

Median
Sales Price

-53%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

-3%

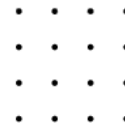
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ramsey

FEBRUARY 2023



\$376K

Average
Sales Price

-18%

Decrease In Sales
From Feb 2022

\$410K

Median
Sales Price

31%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-6%

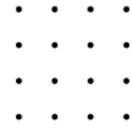
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Randolph

FEBRUARY 2023



\$776K

Average
Sales Price

-67%

Decrease In Sales
From Feb 2022

\$500K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

97%

Average %
Of Asking Price

78%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Raritan Township

FEBRUARY 2023



\$437K

Average
Sales Price

-65%

Decrease In Sales
From Feb 2022

\$312K

Median
Sales Price

-55%

Decrease In Contracts
From Feb 2022

99%

Average %
Of Asking Price

-13%

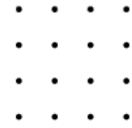
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgefield

FEBRUARY 2023



\$535K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$535K

Median
Sales Price

-73%

Decrease In Contracts
From Feb 2022

94%

Average %
Of Asking Price

25%

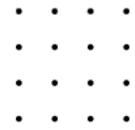
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgefield Park

FEBRUARY 2023



\$241K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$199K

Median
Sales Price

-50%

Decrease In Contracts
From Feb 2022

96%

Average %
Of Asking Price

53%

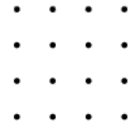
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgewood

FEBRUARY 2023



\$1.4M

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$1.6M

Median
Sales Price

20%

Increase In Contracts
From Feb 2022

95%

Average %
Of Asking Price

33%

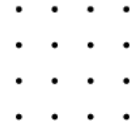
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

River Edge

FEBRUARY 2023



\$548K

Average
Sales Price

-73%

Decrease In Sales
From Feb 2022

\$550K

Median
Sales Price

17%

Increase In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-48%

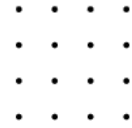
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

River Vale

FEBRUARY 2023



\$767K

Average
Sales Price

233%

Increase In Sales
From Feb 2022

\$775K

Median
Sales Price

-20%

Decrease In Contracts
From Feb 2022

102%

Average %
Of Asking Price

84%

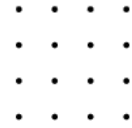
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rochelle Park

FEBRUARY 2023



\$394K

Average
Sales Price

50%

Increase In Sales
From Feb 2022

\$340K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

99%

Average %
Of Asking Price

307%

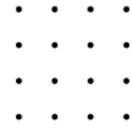
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rockaway

FEBRUARY 2023



\$425K

Average
Sales Price

-17%

Decrease In Sales
From Feb 2022

\$395K

Median
Sales Price

-52%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

60%

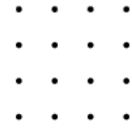
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roseland

FEBRUARY 2023



\$666K

Average
Sales Price

400%

Increase In Sales
From Feb 2022

\$665K

Median
Sales Price

33%

Increase In Contracts
From Feb 2022

96%

Average %
Of Asking Price

320%

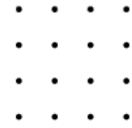
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roselle

FEBRUARY 2023



\$431K

Average
Sales Price

-46%

Decrease In Sales
From Feb 2022

\$430K

Median
Sales Price

5%

Increase In Contracts
From Feb 2022

102%

Average %
Of Asking Price

16%

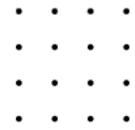
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roselle Park

FEBRUARY 2023



\$447K

Average
Sales Price

-67%

Decrease In Sales
From Feb 2022

\$472K

Median
Sales Price

167%

Increase In Contracts
From Feb 2022

99%

Average %
Of Asking Price

332%

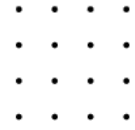
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rutherford

FEBRUARY 2023



\$484K

Average
Sales Price

-19%

Decrease In Sales
From Feb 2022

\$499K

Median
Sales Price

-26%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-29%

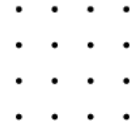
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Saddle Brook

FEBRUARY 2023



\$592K

Average
Sales Price

-30%

Decrease In Sales
From Feb 2022

\$560K

Median
Sales Price

25%

Increase In Contracts
From Feb 2022

97%

Average %
Of Asking Price

22%

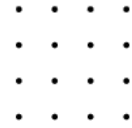
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Saddle River

FEBRUARY 2023



\$2.2M

Average
Sales Price

100%

Increase In Sales
From Feb 2022

\$2.2M

Median
Sales Price

-64%

Decrease In Contracts
From Feb 2022

78%

Average %
Of Asking Price

33%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Scotch Plains

FEBRUARY 2023



\$643K

Average
Sales Price

13%

Increase In Sales
From Feb 2022

\$605K

Median
Sales Price

17%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

81%

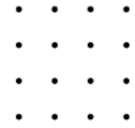
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Secaucus

FEBRUARY 2023



\$384K

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$405K

Median
Sales Price

-7%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-38%

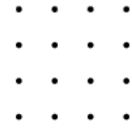
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Short Hills

FEBRUARY 2023



\$4.2M

Average
Sales Price

-83%

Decrease In Sales
From Feb 2022

\$4.2M

Median
Sales Price

27%

Increase In Contracts
From Feb 2022

102%

Average %
Of Asking Price

5%

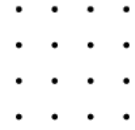
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Somerville

FEBRUARY 2023



\$509K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$515K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

102%

Average %
Of Asking Price

4%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

South Orange

FEBRUARY 2023



\$948K

Average
Sales Price

-30%

Decrease In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-17%

Decrease In Contracts
From Feb 2022

106%

Average %
Of Asking Price

79%

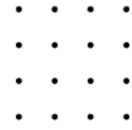
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Springfield

FEBRUARY 2023



\$582K

Average
Sales Price

-10%

Decrease In Sales
From Feb 2022

\$570K

Median
Sales Price

-56%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

8%

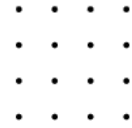
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Summit

FEBRUARY 2023



\$1.1M

Average
Sales Price

-21%

Decrease In Sales
From Feb 2022

\$980K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

101%

Average %
Of Asking Price

39%

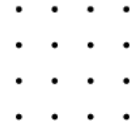
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Teaneck

FEBRUARY 2023



\$684K

Average
Sales Price

-32%

Decrease In Sales
From Feb 2022

\$510K

Median
Sales Price

-32%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-34%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Tenafly

FEBRUARY 2023



\$1.3M

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-47%

Decrease In Contracts
From Feb 2022

95%

Average %
Of Asking Price

51%

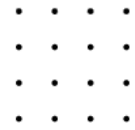
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Tewksbury Township

FEBRUARY 2023



\$793K

Average
Sales Price

-20%

Decrease In Sales
From Feb 2022

\$721K

Median
Sales Price

-55%

Decrease In Contracts
From Feb 2022

95%

Average %
Of Asking Price

-37%

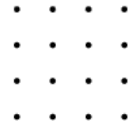
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Union

FEBRUARY 2023



\$506K

Average
Sales Price

-36%

Decrease In Sales
From Feb 2022

\$525K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

100%

Average %
Of Asking Price

39%

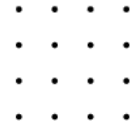
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Union City

FEBRUARY 2023



\$503K

Average
Sales Price

-6%

Decrease In Sales
From Feb 2022

\$500K

Median
Sales Price

-33%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

84%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Upper Saddle River

FEBRUARY 2023



\$833K

Average
Sales Price

-60%

Decrease In Sales
From Feb 2022

\$827K

Median
Sales Price

8%

Increase In Contracts
From Feb 2022

103%

Average %
Of Asking Price

-67%

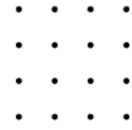
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Verona

FEBRUARY 2023



\$363K

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$365K

Median
Sales Price

25%

Increase In Contracts
From Feb 2022

99%

Average %
Of Asking Price

80%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Waldwick

FEBRUARY 2023



\$525K

Average
Sales Price

-73%

Decrease In Sales
From Feb 2022

\$535K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

102%

Average %
Of Asking Price

-36%

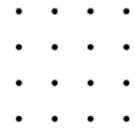
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wallington

FEBRUARY 2023



\$420K

Average
Sales Price

100%

Increase In Sales
From Feb 2022

\$420K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

103%

Average %
Of Asking Price

-8%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Warren

FEBRUARY 2023



\$874K

Average
Sales Price

-47%

Decrease In Sales
From Feb 2022

\$835K

Median
Sales Price

-29%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-53%

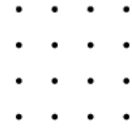
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Washington Township

FEBRUARY 2023



\$611K

Average
Sales Price

20%

Increase In Sales
From Feb 2022

\$545K

Median
Sales Price

-38%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

-9%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Watchung

FEBRUARY 2023



\$420K

Average
Sales Price

-83%

Decrease In Sales
From Feb 2022

\$420K

Median
Sales Price

-64%

Decrease In Contracts
From Feb 2022

105%

Average %
Of Asking Price

-78%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wayne

FEBRUARY 2023



\$563K

Average
Sales Price

-42%

Decrease In Sales
From Feb 2022

\$537K

Median
Sales Price

-26%

Decrease In Contracts
From Feb 2022

104%

Average %
Of Asking Price

-32%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Weehawken

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

-31%

Decrease In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Caldwell

FEBRUARY 2023



\$663K

Average
Sales Price

-20%

Decrease In Sales
From Feb 2022

\$680K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

103%

Average %
Of Asking Price

-17%

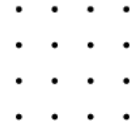
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Milford

FEBRUARY 2023



\$354K

Average
Sales Price

-35%

Decrease In Sales
From Feb 2022

\$339K

Median
Sales Price

-19%

Decrease In Contracts
From Feb 2022

96%

Average %
Of Asking Price

-19%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West New York

FEBRUARY 2023



\$418K

Average
Sales Price

-58%

Decrease In Sales
From Feb 2022

\$255K

Median
Sales Price

13%

Increase In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-44%

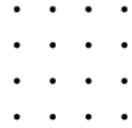
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West Orange

FEBRUARY 2023



\$647K

Average
Sales Price

-44%

Decrease In Sales
From Feb 2022

\$662K

Median
Sales Price

10%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-34%

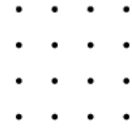
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Westfield

FEBRUARY 2023



\$1.2M

Average
Sales Price

-47%

Decrease In Sales
From Feb 2022

\$1.3M

Median
Sales Price

-62%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

15%

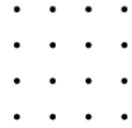
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Westwood

FEBRUARY 2023



\$560K

Average
Sales Price

-43%

Decrease In Sales
From Feb 2022

\$558K

Median
Sales Price

-22%

Decrease In Contracts
From Feb 2022

88%

Average %
Of Asking Price

-10%

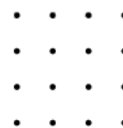
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Whippany

FEBRUARY 2023



\$461K

Average
Sales Price

-89%

Decrease In Sales
From Feb 2022

\$461K

Median
Sales Price

-44%

Decrease In Contracts
From Feb 2022

108%

Average %
Of Asking Price

-67%

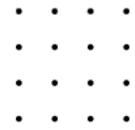
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wood-Ridge

FEBRUARY 2023



\$531K

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$495K

Median
Sales Price

-71%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

190%

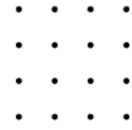
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Woodbridge Township

FEBRUARY 2023



\$397K

Average
Sales Price

80%

Increase In Sales
From Feb 2022

\$395K

Median
Sales Price

-35%

Decrease In Contracts
From Feb 2022

99%

Average %
Of Asking Price

-36%

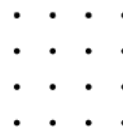
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Woodcliff Lake

FEBRUARY 2023



\$775K

Average
Sales Price

200%

Increase In Sales
From Feb 2022

\$815K

Median
Sales Price

-11%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

85%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wyckoff

FEBRUARY 2023



\$825K

Average
Sales Price

-65%

Decrease In Sales
From Feb 2022

\$935K

Median
Sales Price

-29%

Decrease In Contracts
From Feb 2022

96%

Average %
Of Asking Price

27%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS