

Q3 2022

# Essex Fells Market Report

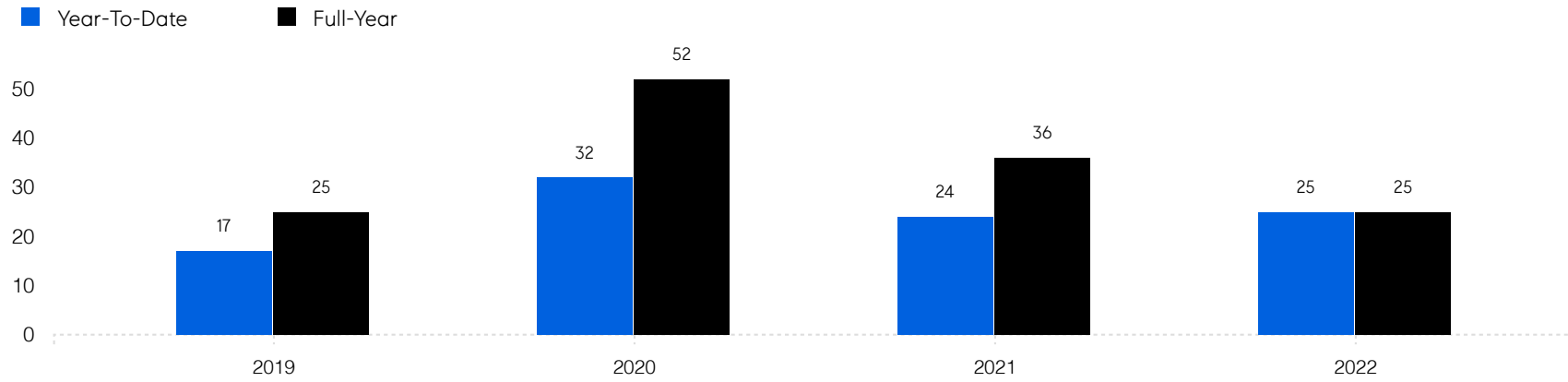
COMPASS

# Essex Fells

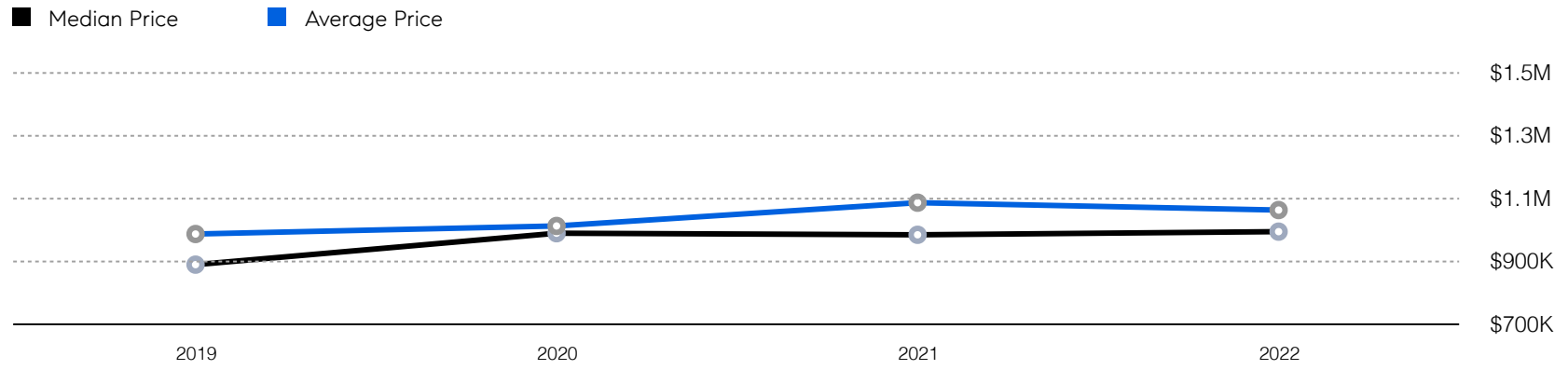
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	22	24	9.1%
	SALES VOLUME	\$23,595,521	\$26,047,998	10.4%
	MEDIAN PRICE	\$957,500	\$997,500	4.2%
	AVERAGE PRICE	\$1,072,524	\$1,085,333	1.2%
	AVERAGE DOM	56	27	-51.8%
	# OF CONTRACTS	30	26	-13.3%
	# NEW LISTINGS	33	33	0.0%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$965,000	\$545,000	-43.5%
	MEDIAN PRICE	\$482,500	\$545,000	13.0%
	AVERAGE PRICE	\$482,500	\$545,000	13.0%
	AVERAGE DOM	15	14	-6.7%
	# OF CONTRACTS	3	1	-66.7%
	# NEW LISTINGS	5	1	-80.0%

# Essex Fells

## Historic Sales



## Historic Sales Prices



# COMPASS

Source: Garden State MLS, 01/01/2020 to 09/30/2022  
Source: NJMLS, 01/01/2020 to 09/30/2022  
Source: Hudson MLS, 01/01/2020 to 09/30/2022

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