

Q4 2022

Essex Fells Market Report

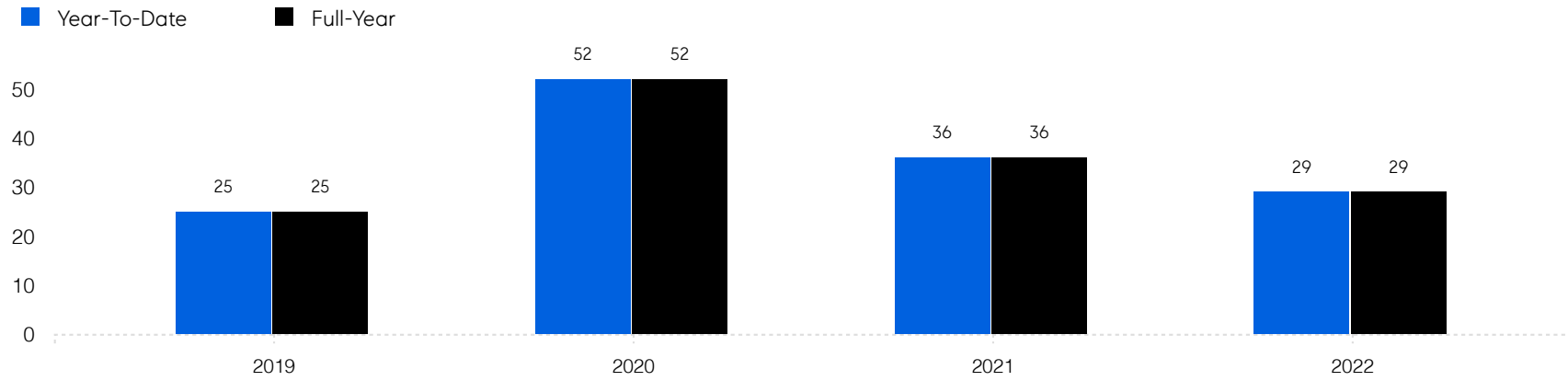
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Essex Fells

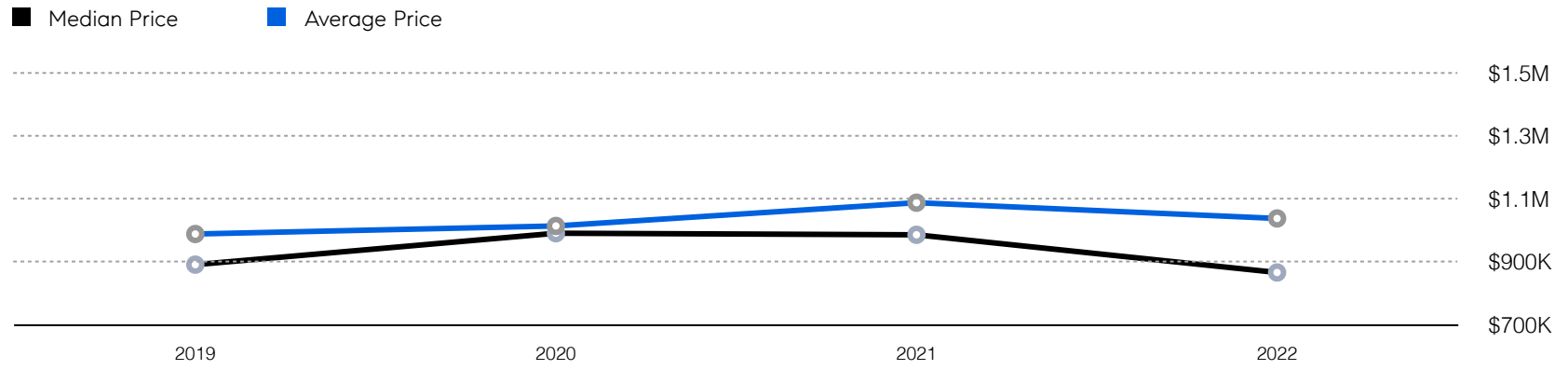
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	34	28	-17.6%
	SALES VOLUME	\$38,172,521	\$29,527,998	-22.6%
	MEDIAN PRICE	\$987,500	\$930,000	-5.8%
	AVERAGE PRICE	\$1,122,721	\$1,054,571	-6.1%
	AVERAGE DOM	57	35	-38.6%
	# OF CONTRACTS	39	30	-23.1%
	# NEW LISTINGS	39	39	0.0%
Condo/Co-op/Townhouse	# 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



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Source: Garden State MLS, 01/01/2020 to 12/31/2022
Source: NJMLS, 01/01/2020 to 12/31/2022
Source: Hudson MLS, 01/01/2020 to 12/31/2022

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