



February 2026

# Essex County Market Report

COMPASS

# Essex County Overview

Year-To-Date Sales

**687**

-5.2% Year-To-Date  
-30.0% Month-Over-Month

Year-To-Date Contracts

**773**

-8.6% Year-To-Date  
61.1% Month-Over-Month

Single-Family  
Average Sale Price

**\$909K**

3.4% Year-To-Date  
6.7% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$484K**

17.5% Year-To-Date  
0.8% Month-Over-Month

Average Days On Market

**36**

0.0% Year-To-Date  
0.0% Month-Over-Month

Active Listings

**874**

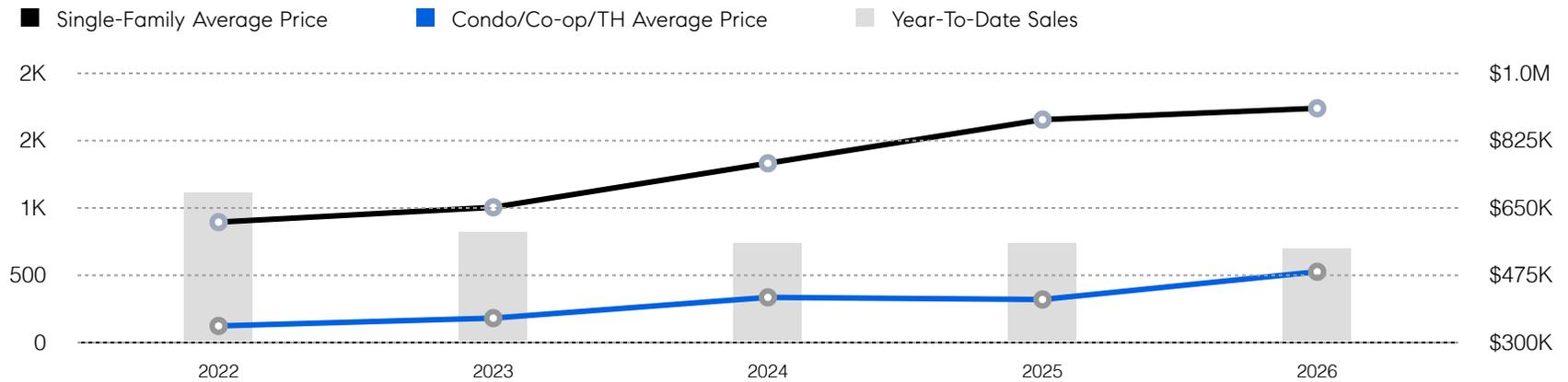
-31.5% Year-Over-Year  
-18.9% Month-Over-Month



# Essex County Overview

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	654	603	-7.8%	358	366	2.2%
	ACTIVE LISTINGS	1,000	689	-31.1%	1,000	689	-31.1%
	# OF SALES	570	552	-3.2%	254	238	-6.3%
	SALES VOLUME	\$501,373,892	\$501,847,005	0.1%	\$215,728,212	\$224,404,600	4.0%
	MEDIAN PRICE	\$649,998	\$670,000	3.1%	\$638,000	\$700,000	9.7%
	AVERAGE PRICE	\$879,603	\$909,143	3.4%	\$849,324	\$942,876	11.0%
	AVERAGE DOM	43	40	-7.0%	47	38	-19.1%
Condo/Co-op/TH	CONTRACTS SIGNED	192	170	-11.5%	110	111	0.9%
	ACTIVE LISTINGS	275	185	-32.7%	275	185	-32.7%
	# OF SALES	155	135	-12.9%	69	45	-34.8%
	SALES VOLUME	\$63,877,508	\$65,362,798	2.3%	\$26,942,508	\$21,905,000	-18.7%
	MEDIAN PRICE	\$350,000	\$395,000	12.9%	\$340,000	\$390,000	14.7%
	AVERAGE PRICE	\$412,113	\$484,169	17.5%	\$390,471	\$486,778	24.7%
	AVERAGE DOM	43	42	-2.3%	39	41	5.1%

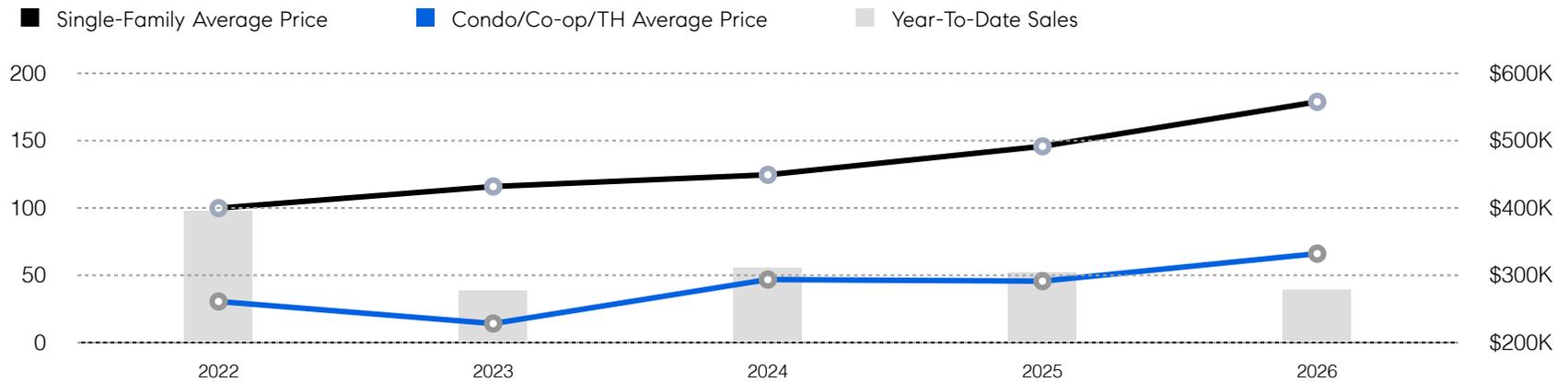
## Historic Sales Trends



# Belleville

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	42	18	-57.1%	25	8	-68.0%
	ACTIVE LISTINGS	49	48	-2.0%	49	48	-2.0%
	# OF SALES	30	28	-6.7%	9	13	44.4%
	SALES VOLUME	\$14,747,600	\$15,614,000	5.9%	\$4,667,000	\$7,193,000	54.1%
	MEDIAN PRICE	\$492,500	\$545,000	10.7%	\$500,000	\$553,000	10.6%
	AVERAGE PRICE	\$491,587	\$557,643	13.4%	\$518,556	\$553,308	6.7%
	AVERAGE DOM	53	49	-7.5%	64	31	-51.6%
Condo/Co-op/TH	CONTRACTS SIGNED	14	12	-14.3%	10	8	-20.0%
	ACTIVE LISTINGS	14	16	14.3%	14	16	14.3%
	# OF SALES	21	10	-52.4%	7	5	-28.6%
	SALES VOLUME	\$6,118,000	\$3,322,000	-45.7%	\$1,959,000	\$1,565,000	-20.1%
	MEDIAN PRICE	\$290,000	\$335,000	15.5%	\$320,000	\$325,000	1.6%
	AVERAGE PRICE	\$291,333	\$332,200	14.0%	\$279,857	\$313,000	11.8%
	AVERAGE DOM	51	39	-23.5%	41	48	17.1%

## Historic Sales Trends

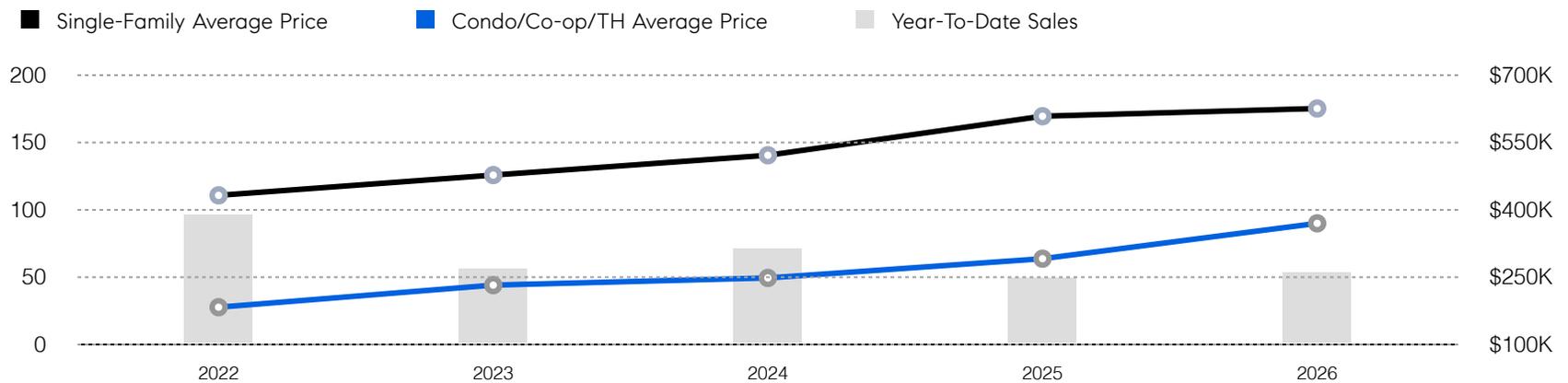


\* Line graphs may be hidden due to limited sales data

# Bloomfield

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	39	50	28.2%	19	30	57.9%
	ACTIVE LISTINGS	62	41	-33.9%	62	41	-33.9%
	# OF SALES	39	47	20.5%	14	18	28.6%
	SALES VOLUME	\$23,735,800	\$29,411,776	23.9%	\$8,119,000	\$11,867,740	46.2%
	MEDIAN PRICE	\$599,000	\$615,000	2.7%	\$559,500	\$630,500	12.7%
	AVERAGE PRICE	\$608,610	\$625,782	2.8%	\$579,929	\$659,319	13.7%
	AVERAGE DOM	38	46	21.1%	39	63	61.5%
Condo/Co-op/TH	CONTRACTS SIGNED	6	13	116.7%	4	9	125.0%
	ACTIVE LISTINGS	29	9	-69.0%	29	9	-69.0%
	# OF SALES	9	5	-44.4%	6	0	0.0%
	SALES VOLUME	\$2,621,000	\$1,849,998	-29.4%	\$1,670,000	-	-
	MEDIAN PRICE	\$288,000	\$339,999	18.1%	\$265,000	-	-
	AVERAGE PRICE	\$291,222	\$370,000	27.1%	\$278,333	-	-
	AVERAGE DOM	29	58	100.0%	34	-	-

## Historic Sales Trends

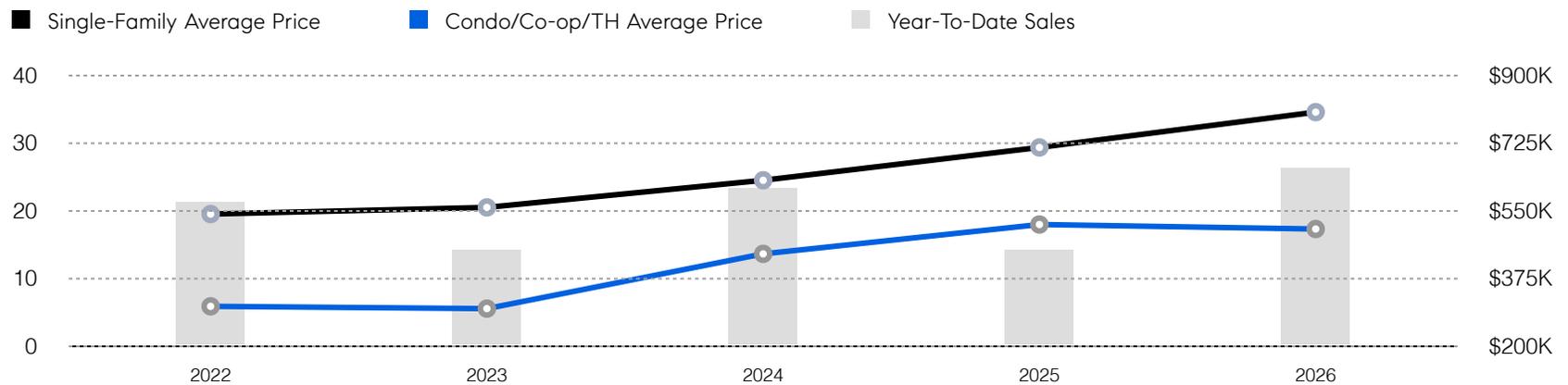


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# Caldwell

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	12	10	-16.7%	6	7	16.7%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	12	12	0.0%	9	5	-44.4%
	SALES VOLUME	\$8,570,000	\$9,666,000	12.8%	\$6,440,000	\$3,810,000	-40.8%
	MEDIAN PRICE	\$722,500	\$785,000	8.7%	\$760,000	\$700,000	-7.9%
	AVERAGE PRICE	\$714,167	\$805,500	12.8%	\$715,556	\$762,000	6.5%
	AVERAGE DOM	59	24	-59.3%	62	15	-75.8%
Condo/Co-op/TH	CONTRACTS SIGNED	7	5	-28.6%	2	4	100.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	2	14	600.0%	2	7	250.0%
	SALES VOLUME	\$1,030,000	\$7,047,000	584.2%	\$1,030,000	\$3,424,000	232.4%
	MEDIAN PRICE	\$515,000	\$469,500	-8.8%	\$515,000	\$435,000	-15.5%
	AVERAGE PRICE	\$515,000	\$503,357	-2.3%	\$515,000	\$489,143	-5.0%
	AVERAGE DOM	42	32	-23.8%	42	41	-2.4%

## Historic Sales Trends

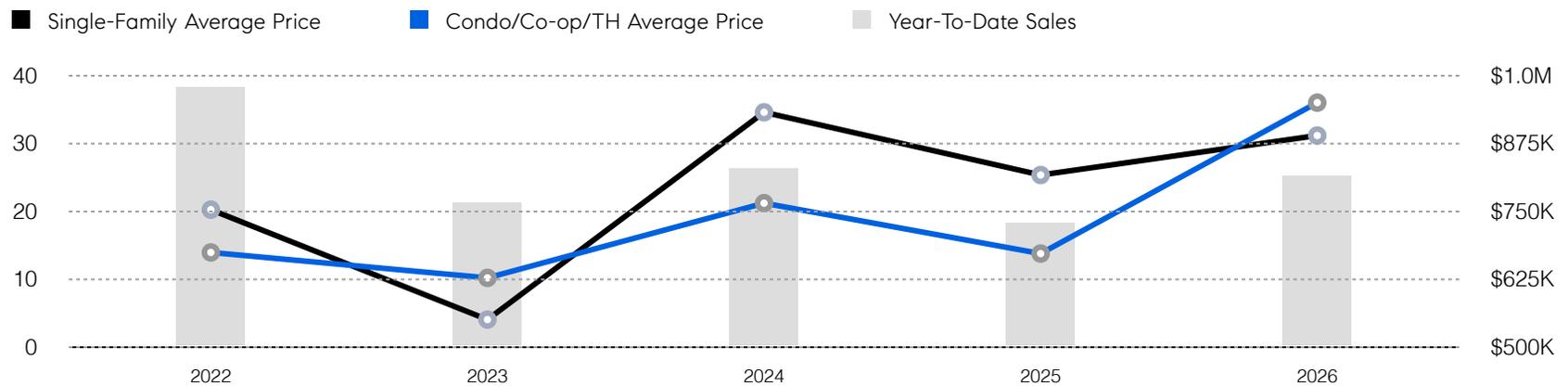


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# Cedar Grove

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	13	17	30.8%	4	12	200.0%
	ACTIVE LISTINGS	19	8	-57.9%	19	8	-57.9%
	# OF SALES	14	15	7.1%	6	8	33.3%
	SALES VOLUME	\$11,441,000	\$13,349,000	16.7%	\$5,568,000	\$8,119,000	45.8%
	MEDIAN PRICE	\$737,500	\$825,000	11.9%	\$899,000	\$977,500	8.7%
	AVERAGE PRICE	\$817,214	\$889,933	8.9%	\$928,000	\$1,014,875	9.4%
	AVERAGE DOM	45	25	-44.4%	68	17	-75.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	7	0.0%	4	3	-25.0%
	ACTIVE LISTINGS	10	5	-50.0%	10	5	-50.0%
	# OF SALES	4	10	150.0%	2	5	150.0%
	SALES VOLUME	\$2,690,000	\$9,505,000	253.3%	\$620,000	\$5,365,000	765.3%
	MEDIAN PRICE	\$672,500	\$870,000	29.4%	\$310,000	\$870,000	180.6%
	AVERAGE PRICE	\$672,500	\$950,500	41.3%	\$310,000	\$1,073,000	246.1%
	AVERAGE DOM	16	36	125.0%	15	38	153.3%

## Historic Sales Trends

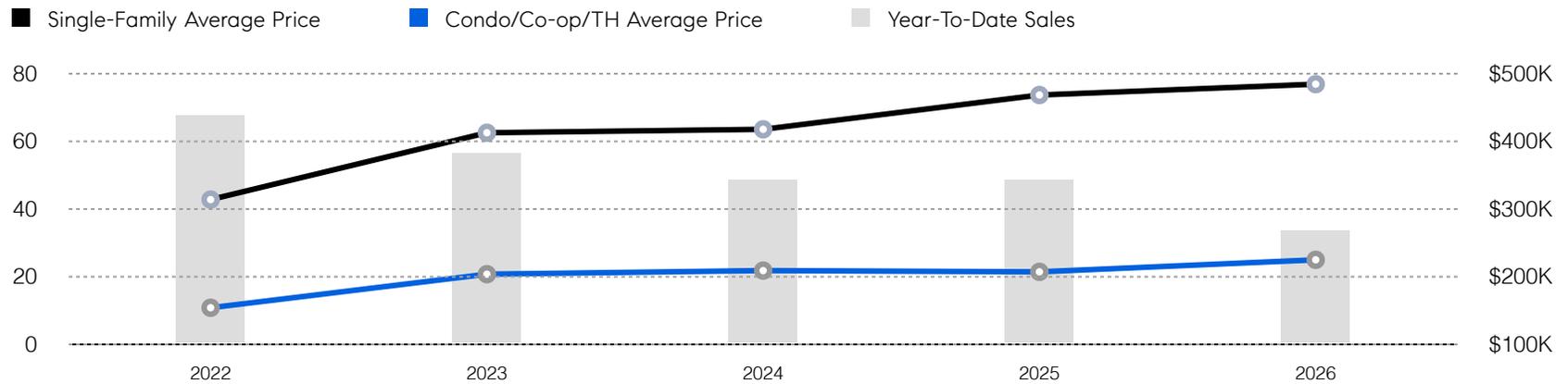


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# East Orange

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	48	41	-14.6%	29	21	-27.6%
	ACTIVE LISTINGS	77	64	-16.9%	77	64	-16.9%
	# OF SALES	39	31	-20.5%	19	20	5.3%
	SALES VOLUME	\$18,273,000	\$15,021,500	-17.8%	\$8,575,000	\$9,395,500	9.6%
	MEDIAN PRICE	\$489,000	\$490,000	0.2%	\$475,000	\$468,000	-1.5%
	AVERAGE PRICE	\$468,538	\$484,565	3.4%	\$451,316	\$469,775	4.1%
	AVERAGE DOM	58	35	-39.7%	78	41	-47.4%
Condo/Co-op/TH	CONTRACTS SIGNED	13	10	-23.1%	7	8	14.3%
	ACTIVE LISTINGS	25	15	-40.0%	25	15	-40.0%
	# OF SALES	9	2	-77.8%	7	2	-71.4%
	SALES VOLUME	\$1,865,248	\$450,000	-75.9%	\$1,135,248	\$450,000	-60.4%
	MEDIAN PRICE	\$140,000	\$225,000	60.7%	\$140,000	\$225,000	60.7%
	AVERAGE PRICE	\$207,250	\$225,000	8.6%	\$162,178	\$225,000	38.7%
	AVERAGE DOM	57	14	-75.4%	53	14	-73.6%

## Historic Sales Trends

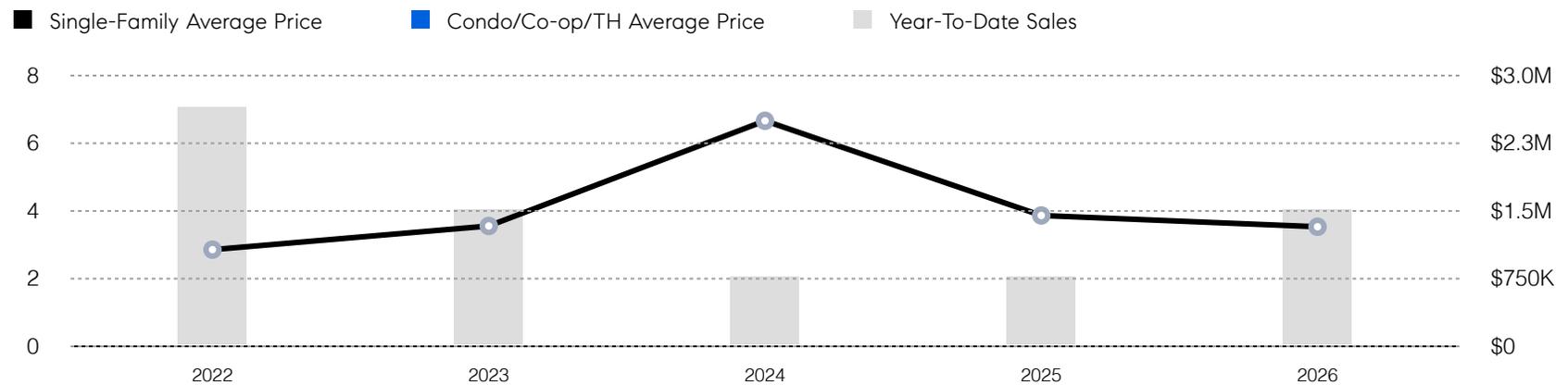


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# Essex Fells

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	4	3	-25.0%	2	2	0.0%
	ACTIVE LISTINGS	14	11	-21.4%	14	11	-21.4%
	# OF SALES	2	4	100.0%	2	0	0.0%
	SALES VOLUME	\$2,900,000	\$5,300,000	82.8%	\$2,900,000	-	-
	MEDIAN PRICE	\$1,450,000	\$1,325,000	-8.6%	\$1,450,000	-	-
	AVERAGE PRICE	\$1,450,000	\$1,325,000	-8.6%	\$1,450,000	-	-
	AVERAGE DOM	22	64	190.9%	22	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

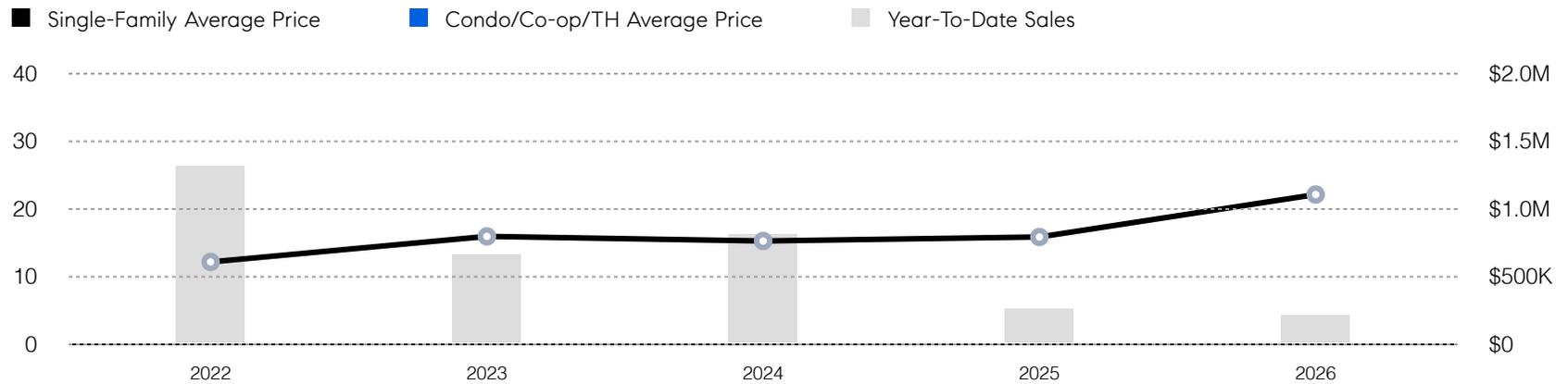


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# Fairfield

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	6	10	66.7%	2	8	300.0%
	ACTIVE LISTINGS	11	4	-63.6%	11	4	-63.6%
	# OF SALES	5	4	-20.0%	2	0	0.0%
	SALES VOLUME	\$3,970,000	\$4,429,000	11.6%	\$1,560,000	-	-
	MEDIAN PRICE	\$660,000	\$1,194,500	81.0%	\$780,000	-	-
	AVERAGE PRICE	\$794,000	\$1,107,250	39.5%	\$780,000	-	-
	AVERAGE DOM	23	30	30.4%	34	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

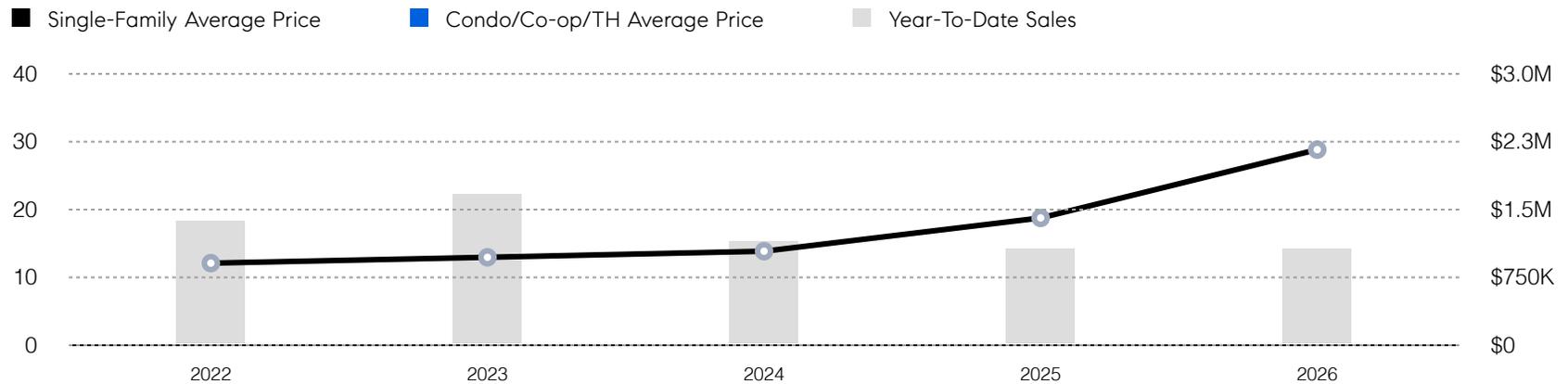


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# Glen Ridge

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	20	22	10.0%	13	16	23.1%
	ACTIVE LISTINGS	22	6	-72.7%	22	6	-72.7%
	# OF SALES	10	12	20.0%	6	6	0.0%
	SALES VOLUME	\$14,076,000	\$25,950,370	84.4%	\$6,776,000	\$17,118,370	152.6%
	MEDIAN PRICE	\$1,150,000	\$1,691,500	47.1%	\$880,000	\$3,710,000	321.6%
	AVERAGE PRICE	\$1,407,600	\$2,162,531	53.6%	\$1,129,333	\$2,853,062	152.6%
	AVERAGE DOM	17	11	-35.3%	21	10	-52.4%
Condo/Co-op/TH	CONTRACTS SIGNED	8	4	-50.0%	4	2	-50.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	4	2	-50.0%	4	0	0.0%
	SALES VOLUME	\$1,068,000	\$800,000	-25.1%	\$1,068,000	-	-
	MEDIAN PRICE	\$267,000	\$400,000	49.8%	\$267,000	-	-
	AVERAGE PRICE	\$267,000	\$400,000	49.8%	\$267,000	-	-
	AVERAGE DOM	31	23	-25.8%	31	-	-

## Historic Sales Trends

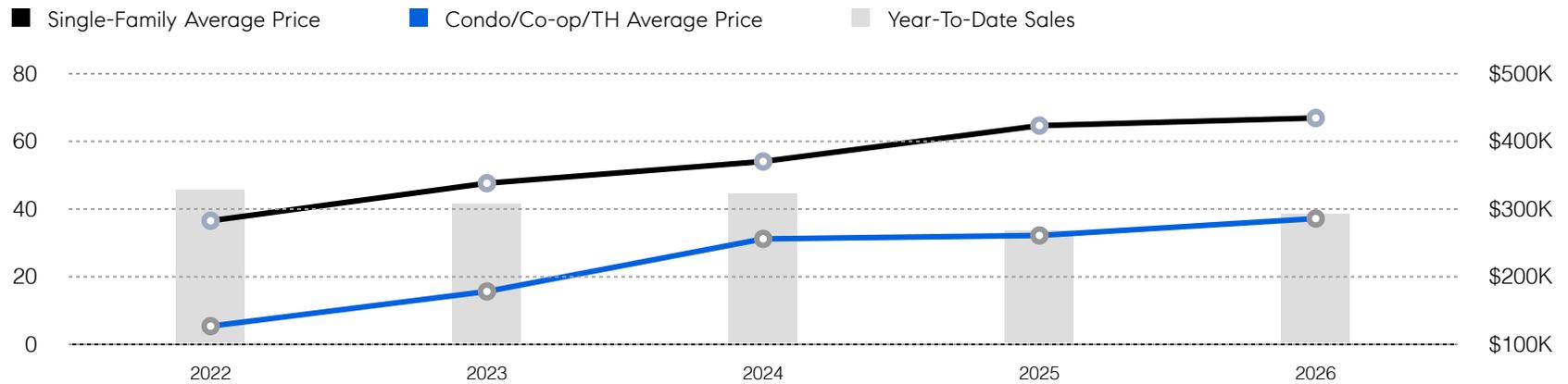


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# Irvington

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	42	35	-16.7%	22	23	4.5%
	ACTIVE LISTINGS	60	55	-8.3%	60	55	-8.3%
	# OF SALES	30	36	20.0%	10	15	50.0%
	SALES VOLUME	\$12,698,720	\$15,643,000	23.2%	\$3,873,720	\$6,844,000	76.7%
	MEDIAN PRICE	\$410,000	\$440,000	7.3%	\$395,000	\$470,000	19.0%
	AVERAGE PRICE	\$423,291	\$434,528	2.7%	\$387,372	\$456,267	17.8%
	AVERAGE DOM	47	47	0.0%	67	44	-34.3%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	3	2	-33.3%	0	0	0.0%
	SALES VOLUME	\$783,000	\$572,000	-26.9%	-	-	-
	MEDIAN PRICE	\$259,000	\$286,000	10.4%	-	-	-
	AVERAGE PRICE	\$261,000	\$286,000	9.6%	-	-	-
	AVERAGE DOM	44	19	-56.8%	-	-	-

## Historic Sales Trends

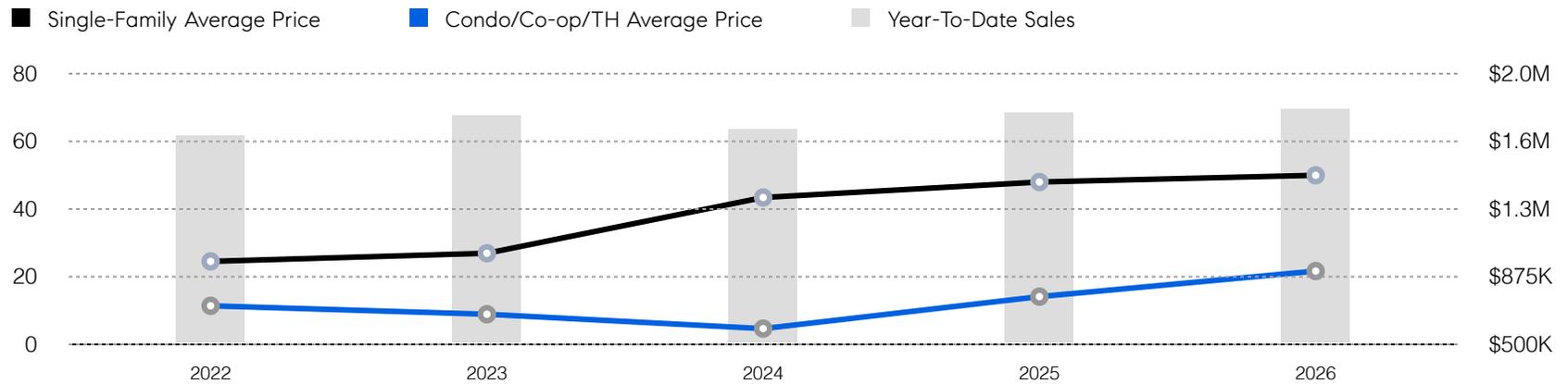


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# Livingston

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	71	50	-29.6%	35	28	-20.0%
	ACTIVE LISTINGS	112	48	-57.1%	112	48	-57.1%
	# OF SALES	61	65	6.6%	31	30	-3.2%
	SALES VOLUME	\$85,390,998	\$93,411,778	9.4%	\$41,865,498	\$46,577,774	11.3%
	MEDIAN PRICE	\$1,230,000	\$1,115,000	-9.3%	\$1,050,000	\$1,555,000	48.1%
	AVERAGE PRICE	\$1,399,852	\$1,437,104	2.7%	\$1,350,500	\$1,552,592	15.0%
	AVERAGE DOM	32	37	15.6%	33	29	-12.1%
Condo/Co-op/TH	CONTRACTS SIGNED	13	6	-53.8%	10	5	-50.0%
	ACTIVE LISTINGS	16	5	-68.7%	16	5	-68.7%
	# OF SALES	7	4	-42.9%	5	2	-60.0%
	SALES VOLUME	\$5,354,000	\$3,626,000	-32.3%	\$3,956,000	\$1,716,000	-56.6%
	MEDIAN PRICE	\$699,000	\$906,500	29.7%	\$873,000	\$858,000	-1.7%
	AVERAGE PRICE	\$764,857	\$906,500	18.5%	\$791,200	\$858,000	8.4%
	AVERAGE DOM	24	56	133.3%	29	103	255.2%

## Historic Sales Trends

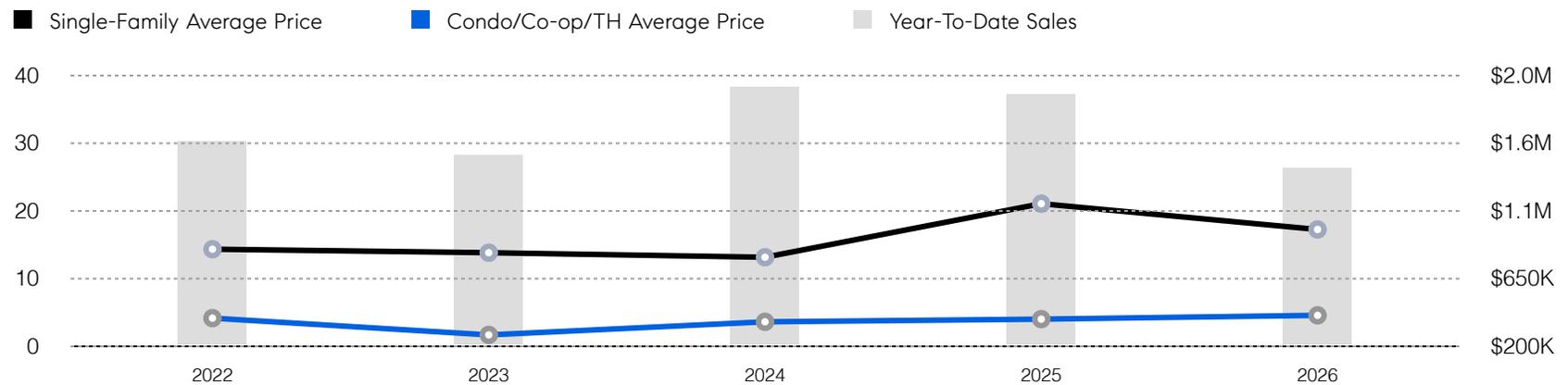


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# Maplewood

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	35	30	-14.3%	20	10	-50.0%
	ACTIVE LISTINGS	28	11	-60.7%	28	11	-60.7%
	# OF SALES	26	24	-7.7%	13	8	-38.5%
	SALES VOLUME	\$29,856,030	\$23,444,468	-21.5%	\$14,846,000	\$7,076,000	-52.3%
	MEDIAN PRICE	\$1,175,000	\$701,000	-40.3%	\$1,075,000	\$701,000	-34.8%
	AVERAGE PRICE	\$1,148,309	\$976,853	-14.9%	\$1,142,000	\$884,500	-22.5%
	AVERAGE DOM	24	33	37.5%	24	34	41.7%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	1	3	200.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	11	2	-81.8%	1	1	0.0%
	SALES VOLUME	\$4,188,000	\$812,000	-80.6%	\$739,000	\$200,000	-72.9%
	MEDIAN PRICE	\$322,000	\$406,000	26.1%	\$739,000	\$200,000	-72.9%
	AVERAGE PRICE	\$380,727	\$406,000	6.6%	\$739,000	\$200,000	-72.9%
	AVERAGE DOM	49	27	-44.9%	49	28	-42.9%

## Historic Sales Trends

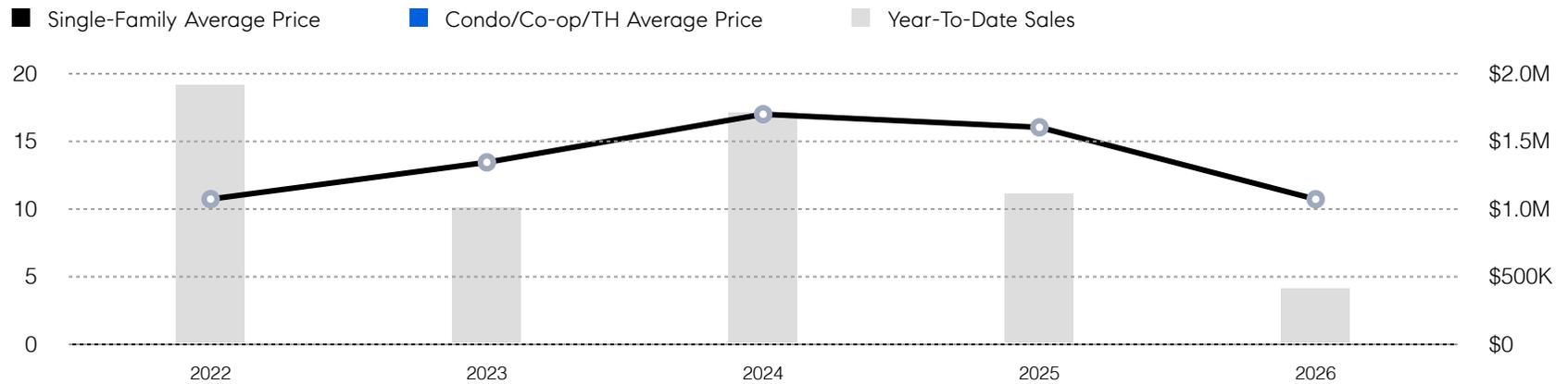


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# Millburn

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	6	8	33.3%	4	5	25.0%
	ACTIVE LISTINGS	20	19	-5.0%	20	19	-5.0%
	# OF SALES	6	2	-66.7%	4	1	-75.0%
	SALES VOLUME	\$9,624,000	\$2,145,000	-77.7%	\$7,073,000	\$1,805,000	-74.5%
	MEDIAN PRICE	\$1,465,000	\$1,072,500	-26.8%	\$2,025,000	\$1,805,000	-10.9%
	AVERAGE PRICE	\$1,604,000	\$1,072,500	-33.1%	\$1,768,250	\$1,805,000	2.1%
	AVERAGE DOM	62	20	-67.7%	75	9	-88.0%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	2	1	-50.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	5	2	-60.0%	1	0	0.0%
	SALES VOLUME	\$3,820,000	\$743,000	-80.5%	\$400,000	-	-
	MEDIAN PRICE	\$850,000	\$371,500	-56.3%	\$400,000	-	-
	AVERAGE PRICE	\$764,000	\$371,500	-51.4%	\$400,000	-	-
	AVERAGE DOM	52	40	-23.1%	49	-	-

## Historic Sales Trends

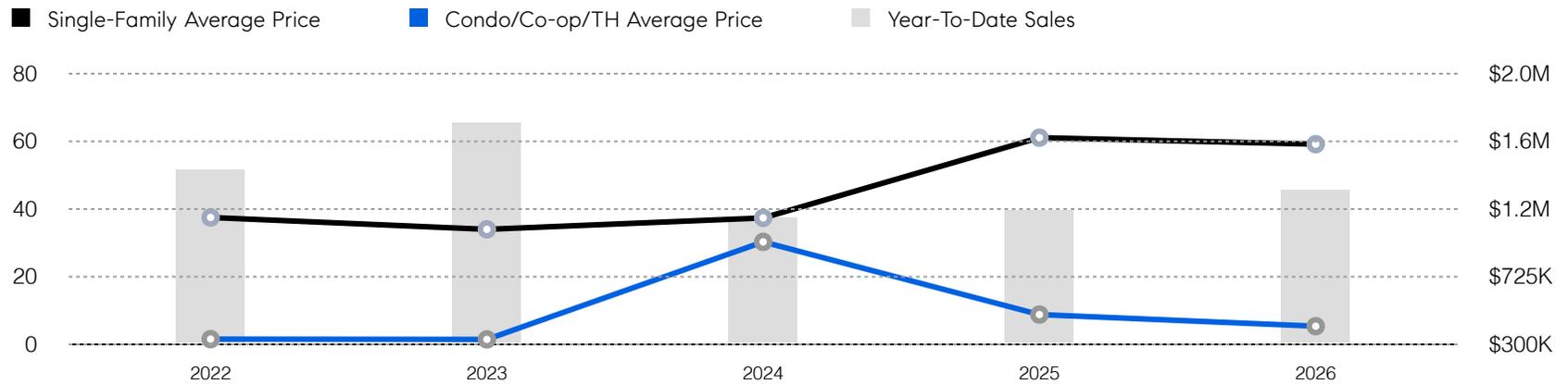


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# Montclair

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	41	46	12.2%	20	32	60.0%
	ACTIVE LISTINGS	54	21	-61.1%	54	21	-61.1%
	# OF SALES	32	36	12.5%	8	11	37.5%
	SALES VOLUME	\$51,147,598	\$56,067,998	9.6%	\$9,479,598	\$19,417,998	104.8%
	MEDIAN PRICE	\$1,364,500	\$1,075,000	-21.2%	\$1,054,900	\$2,000,000	89.6%
	AVERAGE PRICE	\$1,598,362	\$1,557,444	-2.6%	\$1,184,950	\$1,765,273	49.0%
	AVERAGE DOM	42	24	-42.9%	13	16	23.1%
Condo/Co-op/TH	CONTRACTS SIGNED	17	17	0.0%	10	9	-10.0%
	ACTIVE LISTINGS	11	10	-9.1%	11	10	-9.1%
	# OF SALES	7	9	28.6%	1	2	100.0%
	SALES VOLUME	\$3,411,300	\$3,730,000	9.3%	\$600,300	\$500,000	-16.7%
	MEDIAN PRICE	\$415,000	\$335,000	-19.3%	\$600,300	\$250,000	-58.4%
	AVERAGE PRICE	\$487,329	\$414,444	-15.0%	\$600,300	\$250,000	-58.4%
	AVERAGE DOM	37	42	13.5%	18	45	150.0%

## Historic Sales Trends

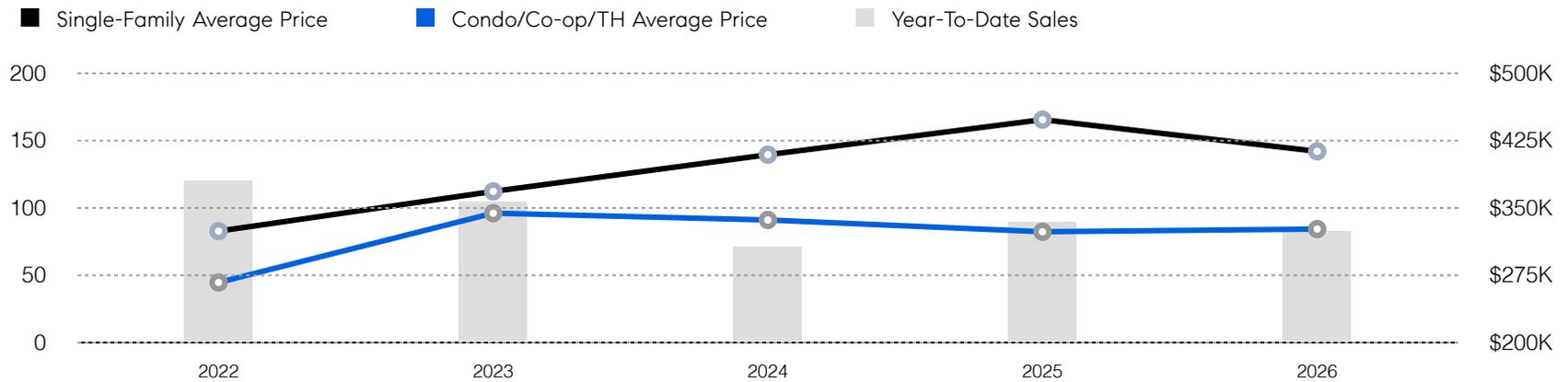


\* Line graphs may be hidden due to limited sales data

# Newark

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	60	70	16.7%	36	49	36.1%
	ACTIVE LISTINGS	193	145	-24.9%	193	145	-24.9%
	# OF SALES	65	58	-10.8%	34	29	-14.7%
	SALES VOLUME	\$29,145,000	\$23,959,500	-17.8%	\$16,056,000	\$11,654,000	-27.4%
	MEDIAN PRICE	\$435,000	\$405,000	-6.9%	\$455,000	\$389,000	-14.5%
	AVERAGE PRICE	\$448,385	\$413,095	-7.9%	\$472,235	\$401,862	-14.9%
	AVERAGE DOM	56	57	1.8%	59	52	-11.9%
Condo/Co-op/TH	CONTRACTS SIGNED	29	28	-3.4%	12	15	25.0%
	ACTIVE LISTINGS	54	46	-14.8%	54	46	-14.8%
	# OF SALES	23	23	0.0%	9	9	0.0%
	SALES VOLUME	\$7,441,500	\$7,510,000	0.9%	\$3,025,500	\$2,615,000	-13.6%
	MEDIAN PRICE	\$325,000	\$355,000	9.2%	\$310,000	\$355,000	14.5%
	AVERAGE PRICE	\$323,543	\$326,522	0.9%	\$336,167	\$290,556	-13.6%
	AVERAGE DOM	39	59	51.3%	23	42	82.6%

## Historic Sales Trends

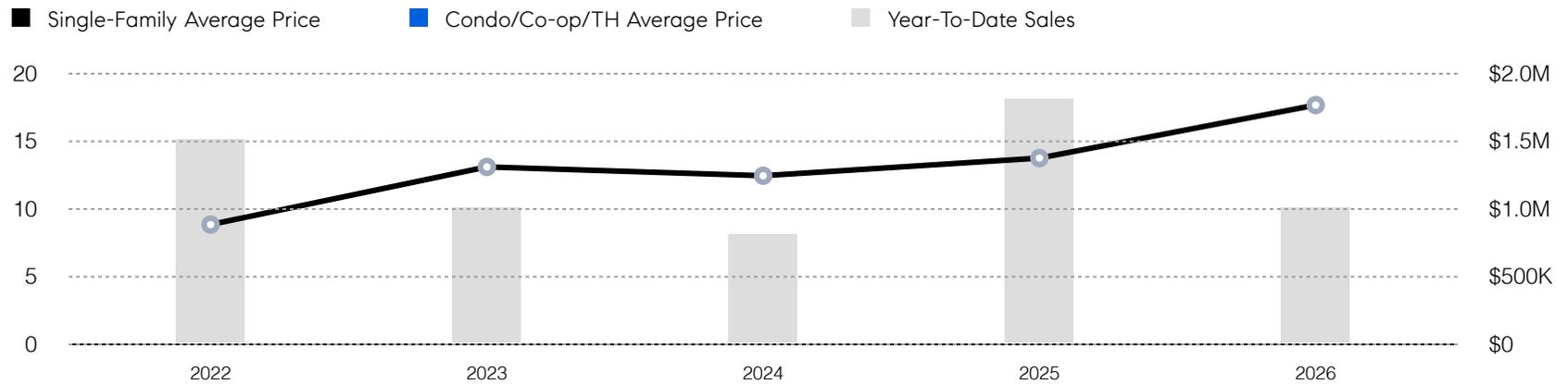


\* Line graphs may be hidden due to limited sales data

# North Caldwell

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	12	7	-41.7%	4	4	0.0%
	ACTIVE LISTINGS	20	11	-45.0%	20	11	-45.0%
	# OF SALES	16	9	-43.7%	11	2	-81.8%
	SALES VOLUME	\$22,025,000	\$15,915,000	-27.7%	\$14,950,000	\$5,700,000	-61.9%
	MEDIAN PRICE	\$1,292,500	\$1,350,000	4.4%	\$1,025,000	\$2,850,000	178.0%
	AVERAGE PRICE	\$1,376,563	\$1,768,333	28.5%	\$1,359,091	\$2,850,000	109.7%
	AVERAGE DOM	19	50	163.2%	17	116	582.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	1	-50.0%	0	0	0.0%
	SALES VOLUME	\$1,360,000	\$670,000	-50.7%	-	-	-
	MEDIAN PRICE	\$680,000	\$670,000	-1.5%	-	-	-
	AVERAGE PRICE	\$680,000	\$670,000	-1.5%	-	-	-
	AVERAGE DOM	11	54	390.9%	-	-	-

## Historic Sales Trends

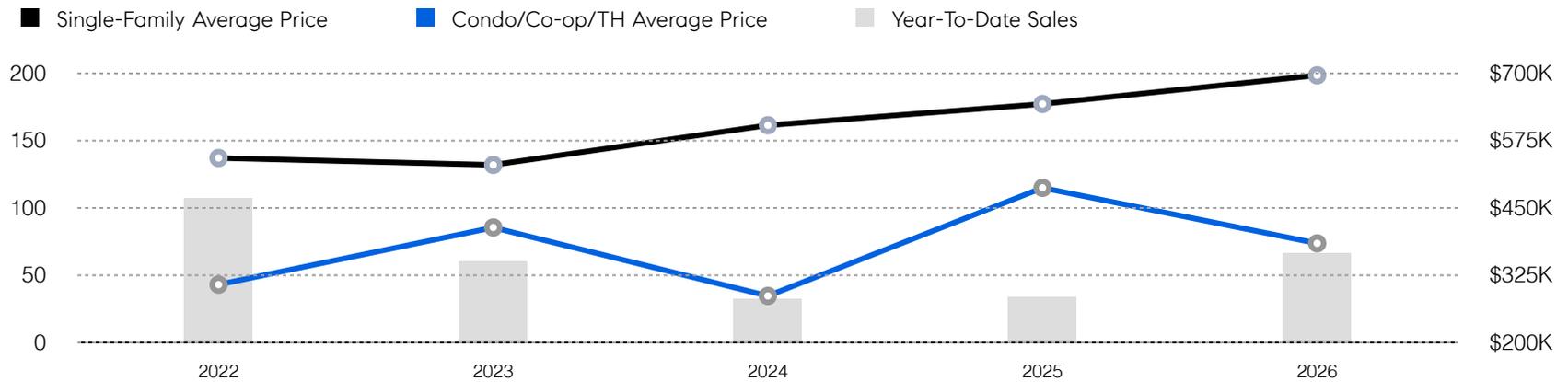


\* Line graphs may be hidden due to limited sales data

# Nutley

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	41	34	-17.1%	25	14	-44.0%
	ACTIVE LISTINGS	43	30	-30.2%	43	30	-30.2%
	# OF SALES	25	50	100.0%	9	22	144.4%
	SALES VOLUME	\$16,077,600	\$34,817,000	116.6%	\$6,283,300	\$15,434,000	145.6%
	MEDIAN PRICE	\$585,000	\$717,500	22.6%	\$650,000	\$730,000	12.3%
	AVERAGE PRICE	\$643,104	\$696,340	8.3%	\$698,144	\$701,545	0.5%
	AVERAGE DOM	43	32	-25.6%	21	27	28.6%
Condo/Co-op/TH	CONTRACTS SIGNED	13	15	15.4%	12	7	-41.7%
	ACTIVE LISTINGS	15	11	-26.7%	15	11	-26.7%
	# OF SALES	7	15	114.3%	3	7	133.3%
	SALES VOLUME	\$3,412,000	\$5,765,000	69.0%	\$870,000	\$2,730,000	213.8%
	MEDIAN PRICE	\$620,000	\$290,000	-53.2%	\$295,000	\$350,000	18.6%
	AVERAGE PRICE	\$487,429	\$384,333	-21.2%	\$290,000	\$390,000	34.5%
	AVERAGE DOM	15	29	93.3%	24	25	4.2%

## Historic Sales Trends

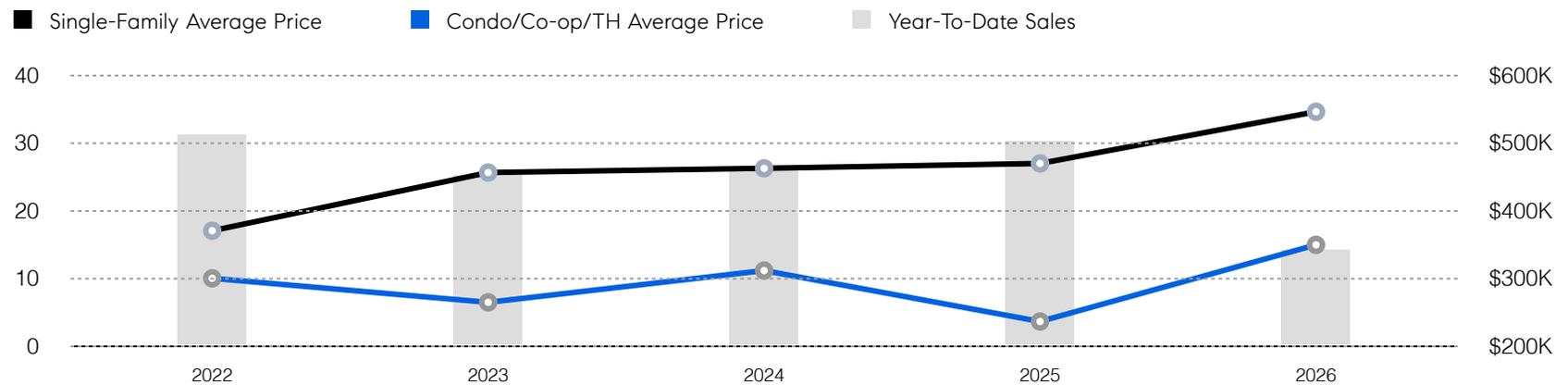


\* Line graphs may be hidden due to limited sales data

# Orange

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	12	24	100.0%	6	16	166.7%
	ACTIVE LISTINGS	35	30	-14.3%	35	30	-14.3%
	# OF SALES	24	12	-50.0%	16	2	-87.5%
	SALES VOLUME	\$11,283,000	\$6,558,900	-41.9%	\$6,585,000	\$1,130,000	-82.8%
	MEDIAN PRICE	\$475,000	\$525,000	10.5%	\$410,000	\$565,000	37.8%
	AVERAGE PRICE	\$470,125	\$546,575	16.3%	\$411,563	\$565,000	37.3%
	AVERAGE DOM	81	88	8.6%	90	152	68.9%
Condo/Co-op/TH	CONTRACTS SIGNED	5	1	-80.0%	3	1	-66.7%
	ACTIVE LISTINGS	23	4	-82.6%	23	4	-82.6%
	# OF SALES	6	2	-66.7%	2	0	0.0%
	SALES VOLUME	\$1,420,000	\$700,000	-50.7%	\$480,000	-	-
	MEDIAN PRICE	\$240,000	\$350,000	45.8%	\$240,000	-	-
	AVERAGE PRICE	\$236,667	\$350,000	47.9%	\$240,000	-	-
	AVERAGE DOM	95	93	-2.1%	31	-	-

## Historic Sales Trends

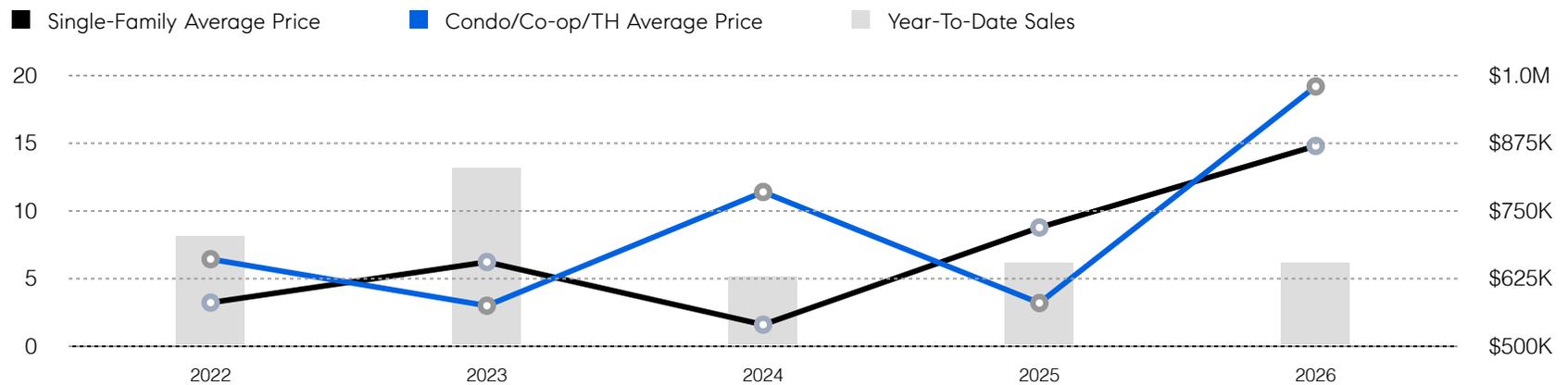


\* Line graphs may be hidden due to limited sales data

# Roseland

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	5	10	100.0%	4	10	150.0%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	4	4	0.0%	1	1	0.0%
	SALES VOLUME	\$2,878,000	\$3,480,000	20.9%	\$860,000	\$1,075,000	25.0%
	MEDIAN PRICE	\$684,000	\$815,000	19.2%	\$860,000	\$1,075,000	25.0%
	AVERAGE PRICE	\$719,500	\$870,000	20.9%	\$860,000	\$1,075,000	25.0%
	AVERAGE DOM	23	58	152.2%	9	13	44.4%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	2	2	0.0%	0	0	0.0%
	SALES VOLUME	\$1,160,000	\$1,960,000	69.0%	-	-	-
	MEDIAN PRICE	\$580,000	\$980,000	69.0%	-	-	-
	AVERAGE PRICE	\$580,000	\$980,000	69.0%	-	-	-
	AVERAGE DOM	18	54	200.0%	-	-	-

## Historic Sales Trends

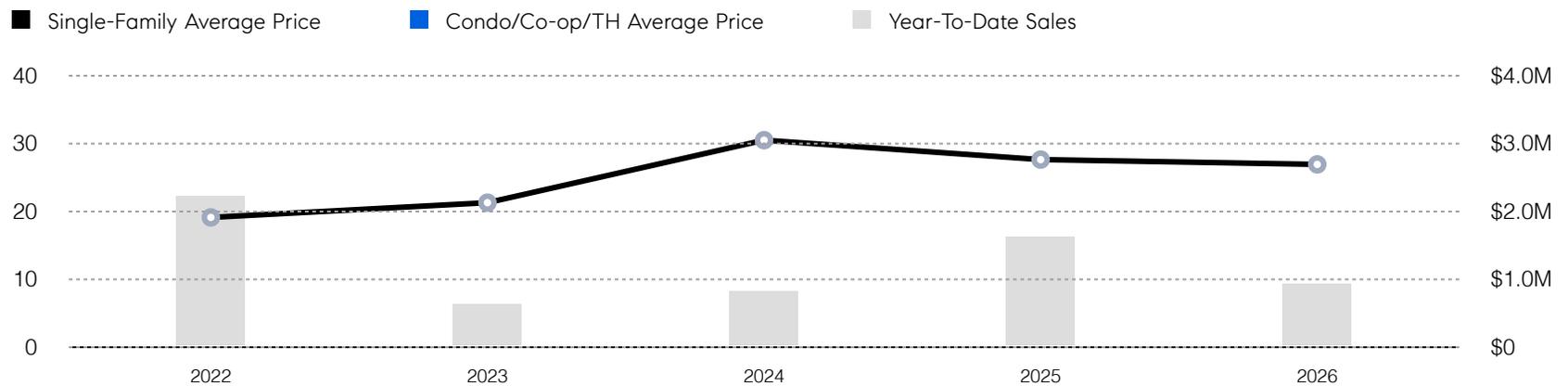


\* Line graphs may be hidden due to limited sales data

# Short Hills

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	18	17	-5.6%	11	14	27.3%
	ACTIVE LISTINGS	19	21	10.5%	19	21	10.5%
	# OF SALES	16	9	-43.7%	6	6	0.0%
	SALES VOLUME	\$44,236,500	\$24,247,020	-45.2%	\$15,937,500	\$11,872,020	-25.5%
	MEDIAN PRICE	\$2,482,500	\$1,975,000	-20.4%	\$2,480,000	\$1,632,500	-34.2%
	AVERAGE PRICE	\$2,764,781	\$2,694,113	-2.6%	\$2,656,250	\$1,978,670	-25.5%
	AVERAGE DOM	34	13	-61.8%	36	15	-58.3%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

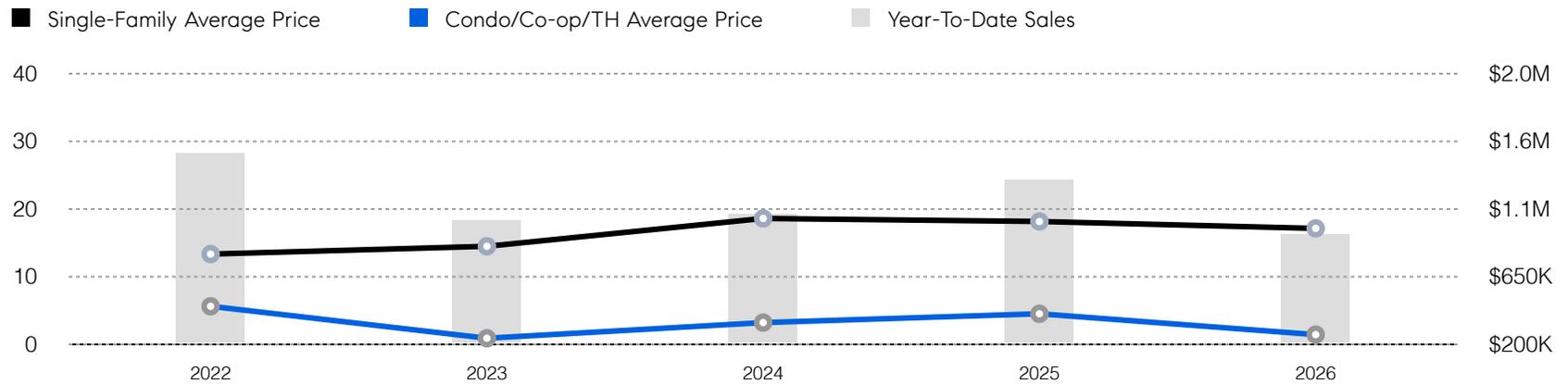


\* Line graphs may be hidden due to limited sales data

# South Orange

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	13	25	92.3%	6	14	133.3%
	ACTIVE LISTINGS	21	16	-23.8%	21	16	-23.8%
	# OF SALES	22	15	-31.8%	7	10	42.9%
	SALES VOLUME	\$22,386,500	\$14,572,198	-34.9%	\$5,923,500	\$9,776,198	65.0%
	MEDIAN PRICE	\$1,043,000	\$875,000	-16.1%	\$700,000	\$865,000	23.6%
	AVERAGE PRICE	\$1,017,568	\$971,480	-4.5%	\$846,214	\$977,620	15.5%
	AVERAGE DOM	39	37	-5.1%	44	24	-45.5%
Condo/Co-op/TH	CONTRACTS SIGNED	10	3	-70.0%	6	2	-66.7%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	2	1	-50.0%	2	0	0.0%
	SALES VOLUME	\$807,500	\$265,000	-67.2%	\$807,500	-	-
	MEDIAN PRICE	\$403,750	\$265,000	-34.4%	\$403,750	-	-
	AVERAGE PRICE	\$403,750	\$265,000	-34.4%	\$403,750	-	-
	AVERAGE DOM	52	16	-69.2%	52	-	-

## Historic Sales Trends

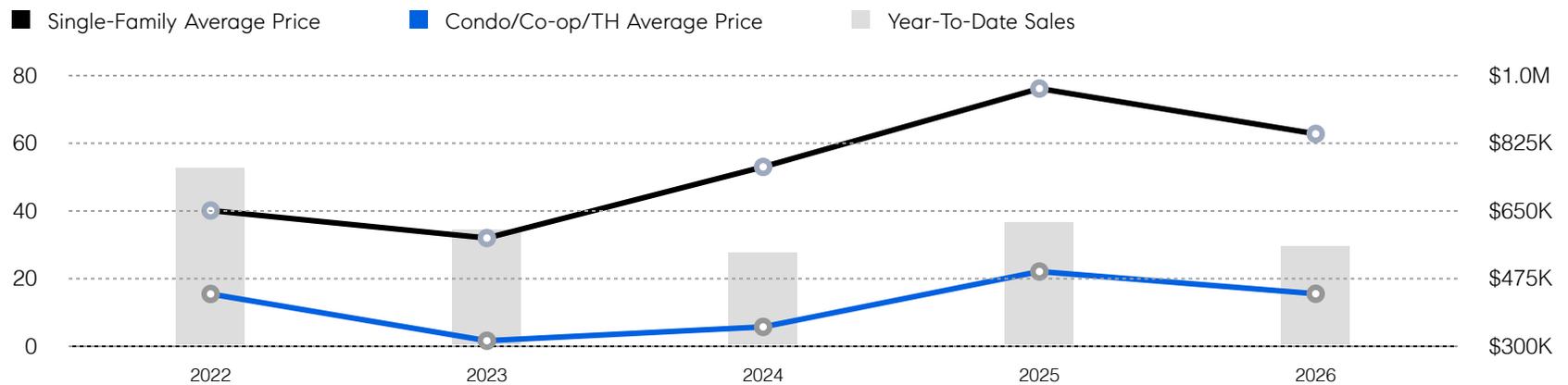


\* Line graphs may be hidden due to limited sales data

# Verona

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	27	2	-92.6%	15	0	0.0%
	ACTIVE LISTINGS	15	12	-20.0%	15	12	-20.0%
	# OF SALES	22	16	-27.3%	7	5	-28.6%
	SALES VOLUME	\$21,263,500	\$13,589,151	-36.1%	\$7,670,000	\$4,770,000	-37.8%
	MEDIAN PRICE	\$887,500	\$787,500	-11.3%	\$1,140,000	\$950,000	-16.7%
	AVERAGE PRICE	\$966,523	\$849,322	-12.1%	\$1,095,714	\$954,000	-12.9%
	AVERAGE DOM	31	26	-16.1%	56	29	-48.2%
Condo/Co-op/TH	CONTRACTS SIGNED	12	8	-33.3%	5	5	0.0%
	ACTIVE LISTINGS	26	18	-30.8%	26	18	-30.8%
	# OF SALES	14	13	-7.1%	8	0	0.0%
	SALES VOLUME	\$6,908,600	\$5,666,800	-18.0%	\$3,703,600	-	-
	MEDIAN PRICE	\$415,000	\$357,900	-13.8%	\$415,000	-	-
	AVERAGE PRICE	\$493,471	\$435,908	-11.7%	\$462,950	-	-
	AVERAGE DOM	54	40	-25.9%	68	-	-

## Historic Sales Trends

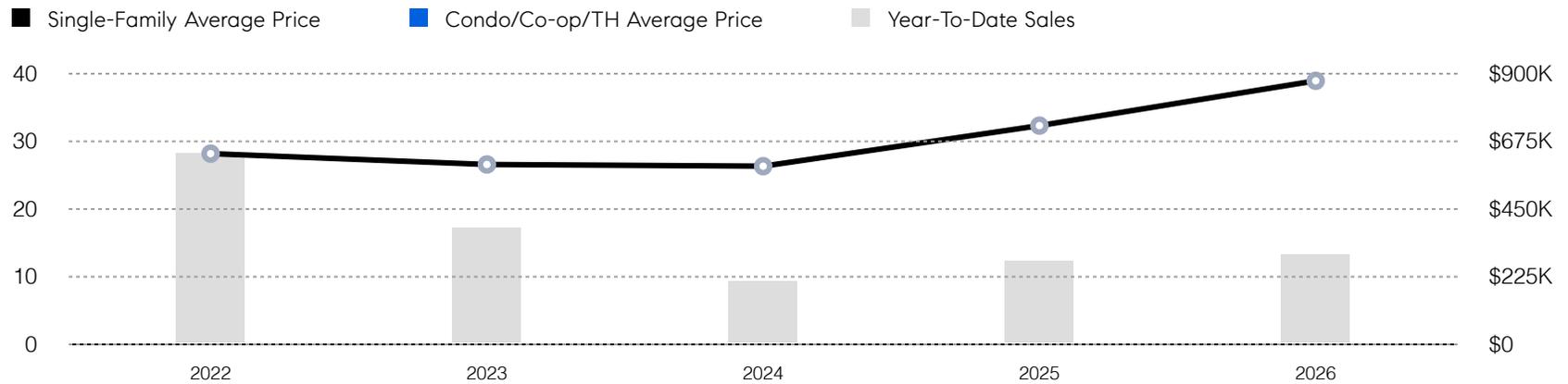


\* Line graphs may be hidden due to limited sales data

# West Caldwell

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	16	11	-31.2%	11	5	-54.5%
	ACTIVE LISTINGS	14	10	-28.6%	14	10	-28.6%
	# OF SALES	11	13	18.2%	6	6	0.0%
	SALES VOLUME	\$8,001,000	\$11,394,346	42.4%	\$4,271,000	\$6,630,000	55.2%
	MEDIAN PRICE	\$750,000	\$777,000	3.6%	\$717,500	\$985,000	37.3%
	AVERAGE PRICE	\$727,364	\$876,488	20.5%	\$711,833	\$1,105,000	55.2%
	AVERAGE DOM	20	26	30.0%	20	25	25.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	0	0.0%	3	0	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$435,000	-	-	\$435,000	-	-
	MEDIAN PRICE	\$435,000	-	-	\$435,000	-	-
	AVERAGE PRICE	\$435,000	-	-	\$435,000	-	-
	AVERAGE DOM	10	-	-	10	-	-

## Historic Sales Trends

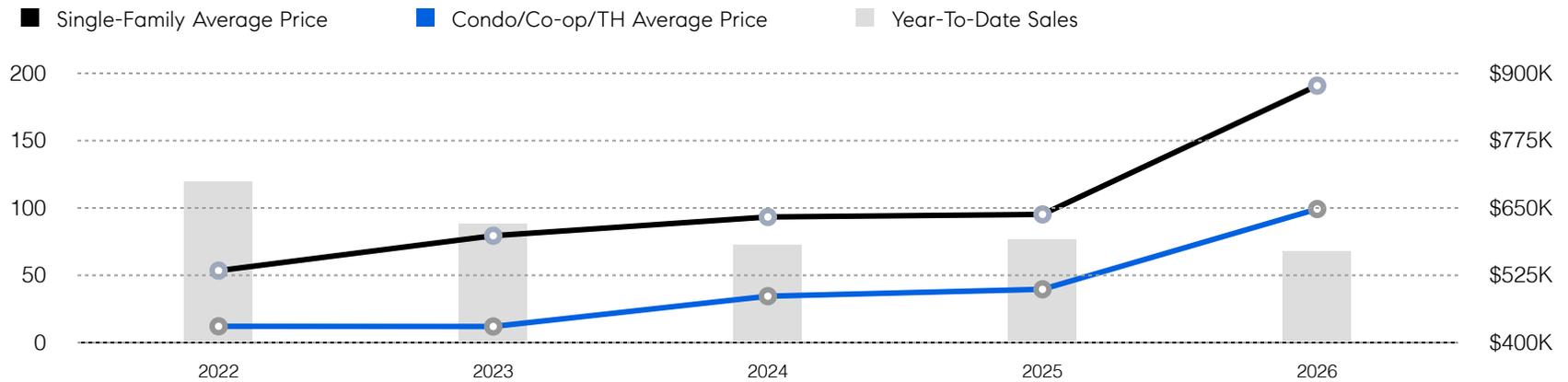


\* Line graphs may be hidden due to limited sales data

# West Orange

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	71	63	-11.3%	39	38	-2.6%
	ACTIVE LISTINGS	100	67	-33.0%	100	67	-33.0%
	# OF SALES	59	50	-15.3%	24	20	-16.7%
	SALES VOLUME	\$37,647,046	\$43,860,000	16.5%	\$15,449,096	\$17,139,000	10.9%
	MEDIAN PRICE	\$590,000	\$656,000	11.2%	\$614,998	\$862,500	40.2%
	AVERAGE PRICE	\$638,086	\$877,200	37.5%	\$643,712	\$856,950	33.1%
	AVERAGE DOM	39	46	17.9%	41	61	48.8%
Condo/Co-op/TH	CONTRACTS SIGNED	24	32	33.3%	12	26	116.7%
	ACTIVE LISTINGS	29	20	-31.0%	29	20	-31.0%
	# OF SALES	16	16	0.0%	8	5	-37.5%
	SALES VOLUME	\$7,984,360	\$10,369,000	29.9%	\$4,443,360	\$3,340,000	-24.8%
	MEDIAN PRICE	\$512,500	\$659,000	28.6%	\$601,000	\$680,000	13.1%
	AVERAGE PRICE	\$499,023	\$648,063	29.9%	\$555,420	\$668,000	20.3%
	AVERAGE DOM	38	39	2.6%	42	44	4.8%

## Historic Sales Trends



\* Line graphs may be hidden due to limited sales data

# COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 02/28/2025 vs. 01/01/2026 - 02/28/2026

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