



March 2026

Essex County Market Report

COMPASS

Essex County Overview

Year-To-Date Sales

1,085

-4.8% Year-To-Date
34.8% Month-Over-Month

Year-To-Date Contracts

1,352

-2.9% Year-To-Date
20.0% Month-Over-Month

Single-Family
Average Sale Price

\$960K

10.4% Year-To-Date
8.0% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$490K

11.5% Year-To-Date
3.9% Month-Over-Month

Average Days On Market

34

0.0% Year-To-Date
-18.9% Month-Over-Month

Active Listings

1,125

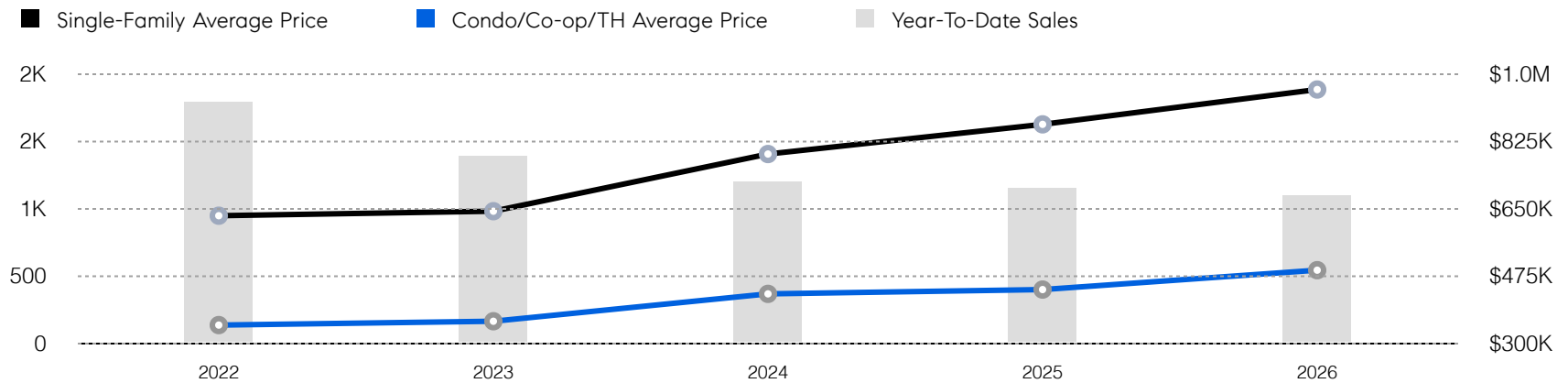
-22.3% Year-Over-Year
6.3% Month-Over-Month



Essex County Overview

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	1,080	1,066	-1.3%	426	460	8.0%
	ACTIVE LISTINGS	1,123	863	-23.2%	1,123	863	-23.2%
	# OF SALES	897	870	-3.0%	325	313	-3.7%
	SALES VOLUME	\$780,137,760	\$835,445,526	7.1%	\$276,933,868	\$324,632,521	17.2%
	MEDIAN PRICE	\$660,000	\$700,000	6.1%	\$675,000	\$750,000	11.1%
	AVERAGE PRICE	\$869,719	\$960,282	10.4%	\$852,104	\$1,037,165	21.7%
	AVERAGE DOM	39	39	0.0%	33	37	12.1%
Condo/Co-op/TH	CONTRACTS SIGNED	313	286	-8.6%	121	116	-4.1%
	ACTIVE LISTINGS	325	262	-19.4%	325	262	-19.4%
	# OF SALES	243	215	-11.5%	88	78	-11.4%
	SALES VOLUME	\$107,009,815	\$105,520,659	-1.4%	\$43,132,307	\$39,285,111	-8.9%
	MEDIAN PRICE	\$359,000	\$400,000	11.4%	\$437,500	\$405,000	-7.4%
	AVERAGE PRICE	\$440,370	\$490,794	11.5%	\$490,140	\$503,655	2.8%
	AVERAGE DOM	40	40	0.0%	36	36	0.0%

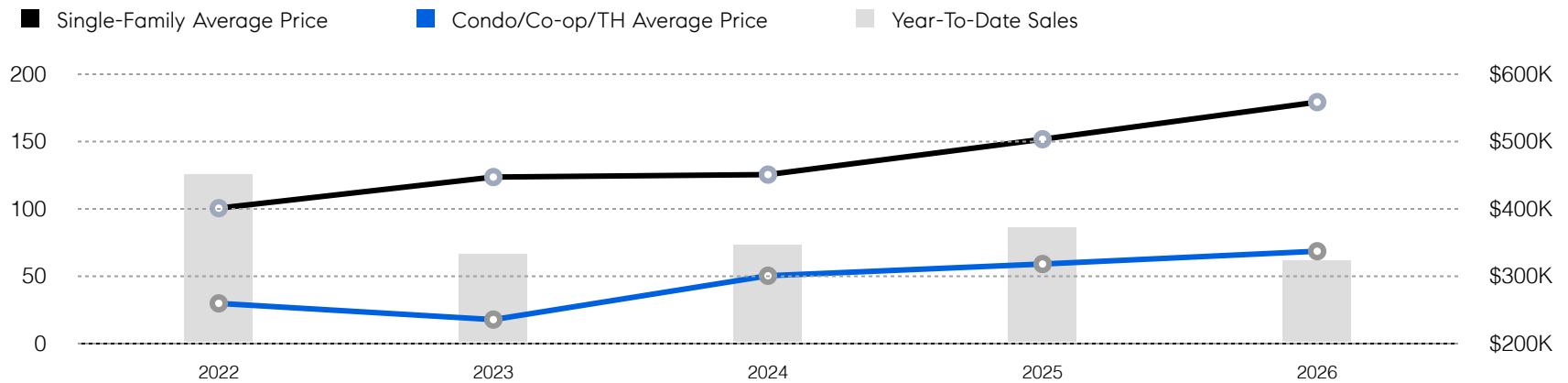
Historic Sales Trends



Belleville

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	55	54	-1.8%	13	36	176.9%
	ACTIVE LISTINGS	47	48	2.1%	47	48	2.1%
	# OF SALES	56	41	-26.8%	26	13	-50.0%
	SALES VOLUME	\$28,192,870	\$22,902,000	-18.8%	\$13,445,270	\$7,288,000	-45.8%
	MEDIAN PRICE	\$500,000	\$553,000	10.6%	\$520,000	\$589,000	13.3%
	AVERAGE PRICE	\$503,444	\$558,585	11.0%	\$517,126	\$560,615	8.4%
	AVERAGE DOM	45	40	-11.1%	36	20	-44.4%
Condo/Co-op/TH	CONTRACTS SIGNED	22	18	-18.2%	8	6	-25.0%
	ACTIVE LISTINGS	12	21	75.0%	12	21	75.0%
	# OF SALES	29	19	-34.5%	8	9	12.5%
	SALES VOLUME	\$9,227,000	\$6,406,000	-30.6%	\$3,109,000	\$3,084,000	-0.8%
	MEDIAN PRICE	\$300,000	\$335,000	11.7%	\$345,000	\$375,000	8.7%
	AVERAGE PRICE	\$318,172	\$337,158	6.0%	\$388,625	\$342,667	-11.8%
	AVERAGE DOM	55	33	-40.0%	66	27	-59.1%

Historic Sales Trends

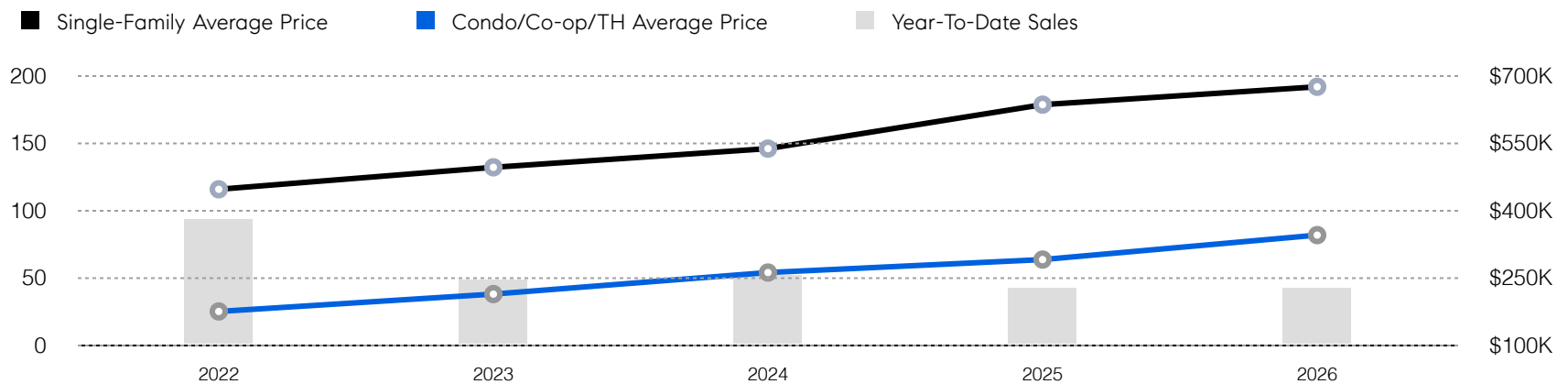


* Line graphs may be hidden due to limited sales data

Bloomfield

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	40	49	22.5%	19	22	15.8%
	ACTIVE LISTINGS	36	25	-30.6%	36	25	-30.6%
	# OF SALES	35	35	0.0%	11	11	0.0%
	SALES VOLUME	\$22,271,423	\$23,664,988	6.3%	\$7,320,023	\$8,470,600	15.7%
	MEDIAN PRICE	\$607,000	\$640,018	5.4%	\$640,000	\$726,000	13.4%
	AVERAGE PRICE	\$636,326	\$676,143	6.3%	\$665,457	\$770,055	15.7%
	AVERAGE DOM	31	50	61.3%	22	50	127.3%
Condo/Co-op/TH	CONTRACTS SIGNED	11	11	0.0%	8	4	-50.0%
	ACTIVE LISTINGS	10	6	-40.0%	10	6	-40.0%
	# OF SALES	6	6	0.0%	1	2	100.0%
	SALES VOLUME	\$1,748,000	\$2,074,999	18.7%	\$250,000	\$525,000	110.0%
	MEDIAN PRICE	\$276,500	\$330,000	19.3%	\$250,000	\$262,500	5.0%
	AVERAGE PRICE	\$291,333	\$345,833	18.7%	\$250,000	\$262,500	5.0%
	AVERAGE DOM	30	50	66.7%	21	17	-19.0%

Historic Sales Trends

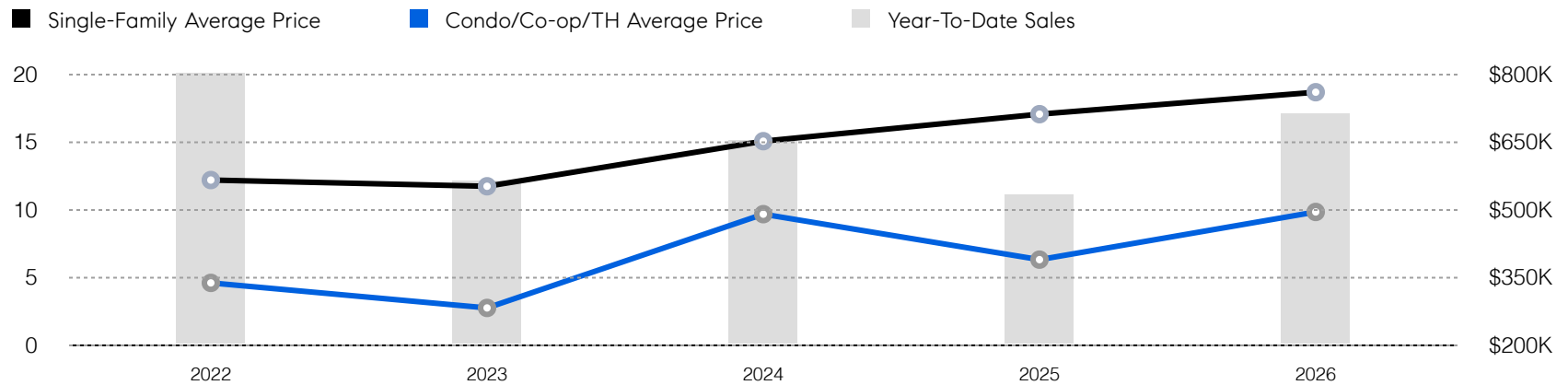


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Caldwell

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	7	9	28.6%	1	6	500.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	9	8	-11.1%	3	2	-33.3%
	SALES VOLUME	\$6,411,000	\$6,088,000	-5.0%	\$2,126,000	\$1,405,000	-33.9%
	MEDIAN PRICE	\$685,000	\$742,500	8.4%	\$650,000	\$702,500	8.1%
	AVERAGE PRICE	\$712,333	\$761,000	6.8%	\$708,667	\$702,500	-0.9%
	AVERAGE DOM	43	18	-58.1%	16	13	-18.7%
Condo/Co-op/TH	CONTRACTS SIGNED	6	6	0.0%	2	2	0.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	2	9	350.0%	1	1	0.0%
	SALES VOLUME	\$780,000	\$4,461,000	471.9%	\$265,000	\$515,000	94.3%
	MEDIAN PRICE	\$390,000	\$489,000	25.4%	\$265,000	\$515,000	94.3%
	AVERAGE PRICE	\$390,000	\$495,667	27.1%	\$265,000	\$515,000	94.3%
	AVERAGE DOM	29	28	-3.4%	15	14	-6.7%

Historic Sales Trends

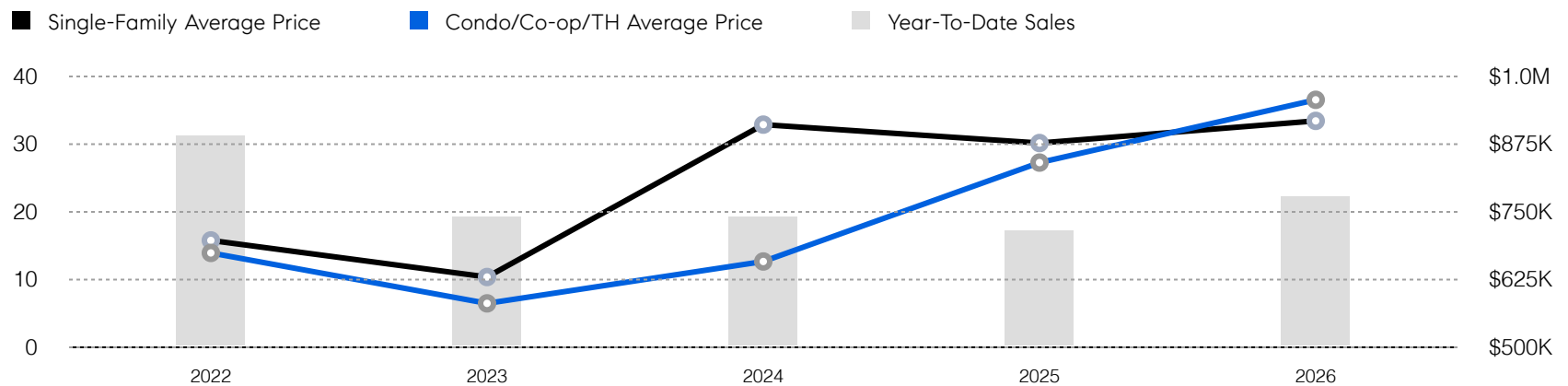


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Cedar Grove

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	14	15	7.1%	7	5	-28.6%
	ACTIVE LISTINGS	13	6	-53.8%	13	6	-53.8%
	# OF SALES	12	13	8.3%	4	4	0.0%
	SALES VOLUME	\$10,525,500	\$11,934,000	13.4%	\$4,075,000	\$4,205,000	3.2%
	MEDIAN PRICE	\$752,500	\$850,000	13.0%	\$752,500	\$1,025,000	36.2%
	AVERAGE PRICE	\$877,125	\$918,000	4.7%	\$1,018,750	\$1,051,250	3.2%
	AVERAGE DOM	31	30	-3.2%	16	26	62.5%
Condo/Co-op/TH	CONTRACTS SIGNED	9	11	22.2%	5	6	20.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	5	9	80.0%	3	3	0.0%
	SALES VOLUME	\$4,205,000	\$8,612,000	104.8%	\$2,860,000	\$3,057,000	6.9%
	MEDIAN PRICE	\$775,000	\$870,000	12.3%	\$775,000	\$876,000	13.0%
	AVERAGE PRICE	\$841,000	\$956,889	13.8%	\$953,333	\$1,019,000	6.9%
	AVERAGE DOM	15	32	113.3%	15	8	-46.7%

Historic Sales Trends

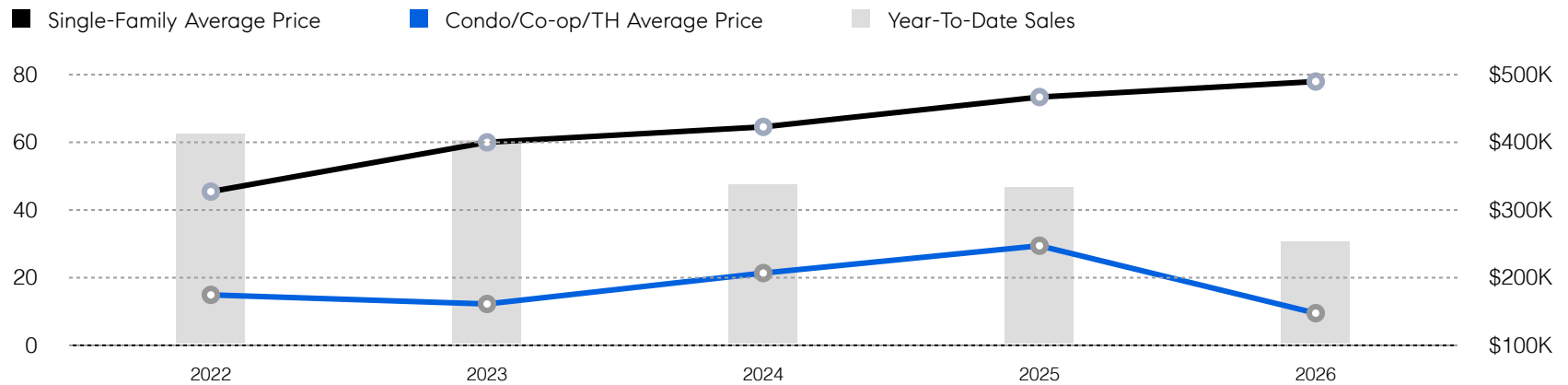


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East Orange

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	39	33	-15.4%	9	10	11.1%
	ACTIVE LISTINGS	44	43	-2.3%	44	43	-2.3%
	# OF SALES	38	25	-34.2%	15	8	-46.7%
	SALES VOLUME	\$17,739,490	\$12,244,500	-31.0%	\$7,458,490	\$3,937,000	-47.2%
	MEDIAN PRICE	\$487,000	\$475,000	-2.5%	\$500,000	\$472,500	-5.5%
	AVERAGE PRICE	\$466,829	\$489,780	4.9%	\$497,233	\$492,125	-1.0%
	AVERAGE DOM	56	36	-35.7%	47	42	-10.6%
Condo/Co-op/TH	CONTRACTS SIGNED	8	10	25.0%	0	4	0.0%
	ACTIVE LISTINGS	20	16	-20.0%	20	16	-20.0%
	# OF SALES	8	5	-37.5%	3	4	33.3%
	SALES VOLUME	\$1,977,748	\$738,000	-62.7%	\$890,000	\$513,000	-42.4%
	MEDIAN PRICE	\$217,500	\$150,000	-31.0%	\$225,000	\$126,500	-43.8%
	AVERAGE PRICE	\$247,219	\$147,600	-40.3%	\$296,667	\$128,250	-56.8%
	AVERAGE DOM	57	115	101.8%	47	140	197.9%

Historic Sales Trends

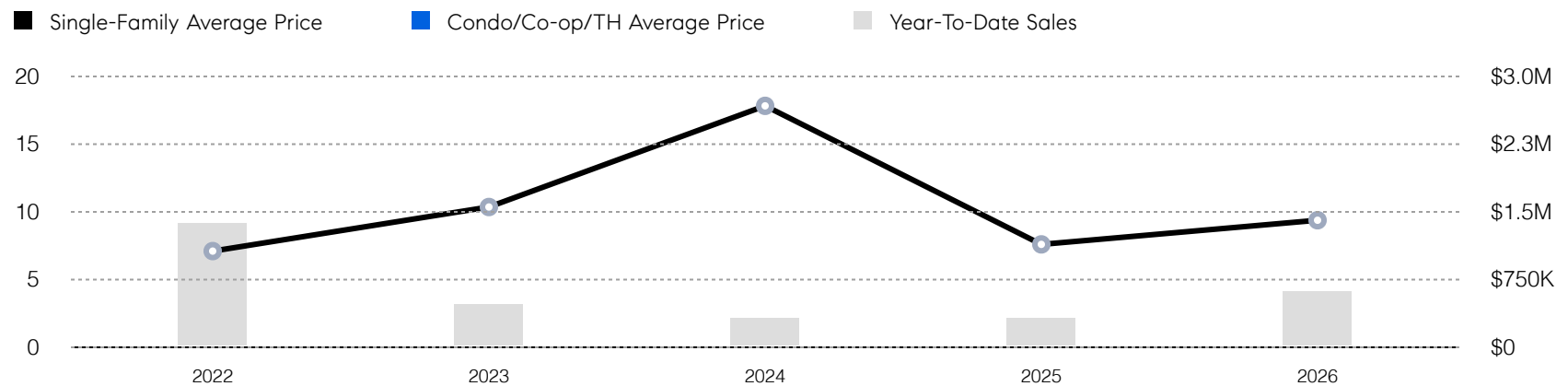


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Essex Fells

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	5	5	0.0%	3	3	0.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	2	4	100.0%	1	2	100.0%
	SALES VOLUME	\$2,280,000	\$5,630,000	146.9%	\$830,000	\$2,980,000	259.0%
	MEDIAN PRICE	\$1,140,000	\$1,490,000	30.7%	\$830,000	\$1,490,000	79.5%
	AVERAGE PRICE	\$1,140,000	\$1,407,500	23.5%	\$830,000	\$1,490,000	79.5%
	AVERAGE DOM	29	53	82.8%	36	41	13.9%
	Condo/Co-op/TH	CONTRACTS SIGNED	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

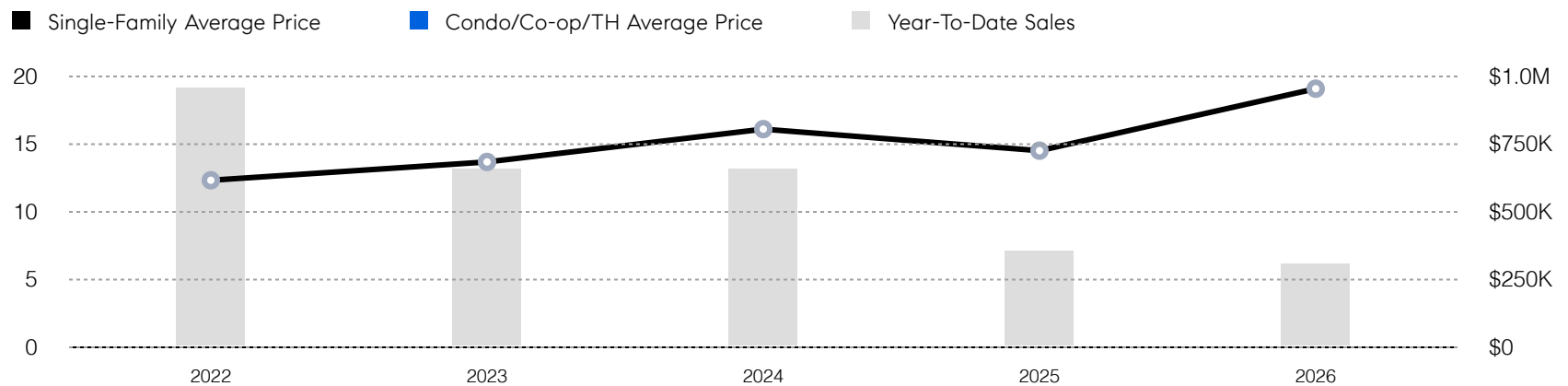


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Fairfield

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	8	9	12.5%	4	2	-50.0%
	ACTIVE LISTINGS	7	8	14.3%	7	8	14.3%
	# OF SALES	7	6	-14.3%	2	3	50.0%
	SALES VOLUME	\$5,082,000	\$5,729,260	12.7%	\$1,112,000	\$2,700,260	142.8%
	MEDIAN PRICE	\$652,000	\$889,500	36.4%	\$556,000	\$790,000	42.1%
	AVERAGE PRICE	\$726,000	\$954,877	31.5%	\$556,000	\$900,087	61.9%
	AVERAGE DOM	23	26	13.0%	23	15	-34.8%
	Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	1
	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

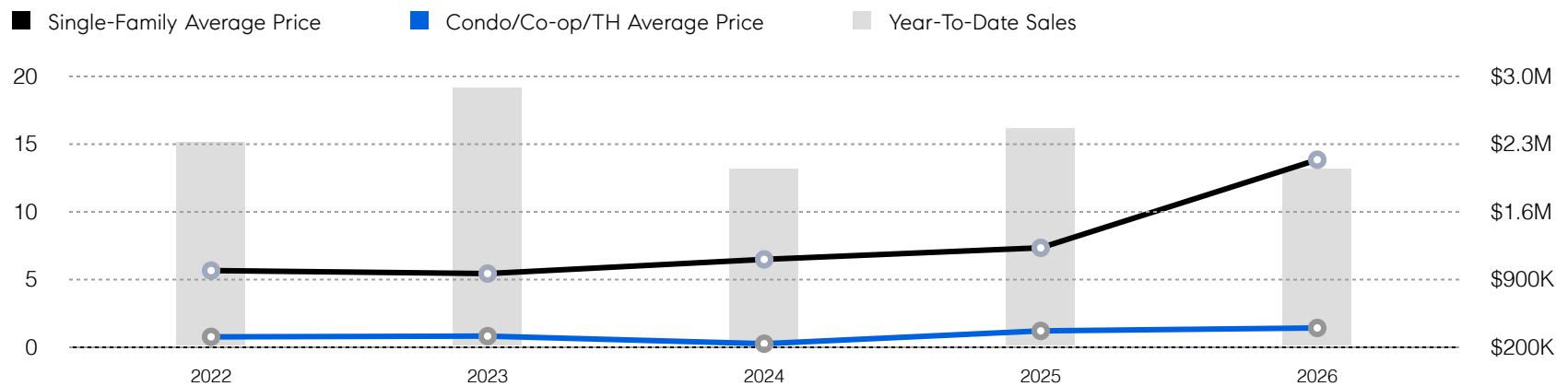


* Line graphs may be hidden due to limited sales data

Glen Ridge

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	19	17	-10.5%	9	6	-33.3%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	12	12	0.0%	7	6	-14.3%
	SALES VOLUME	\$14,743,000	\$25,668,183	74.1%	\$7,705,000	\$12,692,998	64.7%
	MEDIAN PRICE	\$935,000	\$1,913,000	104.6%	\$875,000	\$2,096,500	139.6%
	AVERAGE PRICE	\$1,228,583	\$2,139,015	74.1%	\$1,100,714	\$2,115,500	92.2%
	AVERAGE DOM	37	14	-62.2%	50	15	-70.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	2	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	4	1	-75.0%	2	0	0.0%
	SALES VOLUME	\$1,479,000	\$400,000	-73.0%	\$945,000	-	-
	MEDIAN PRICE	\$277,000	\$400,000	44.4%	\$472,500	-	-
	AVERAGE PRICE	\$369,750	\$400,000	8.2%	\$472,500	-	-
	AVERAGE DOM	23	25	8.7%	16	-	-

Historic Sales Trends

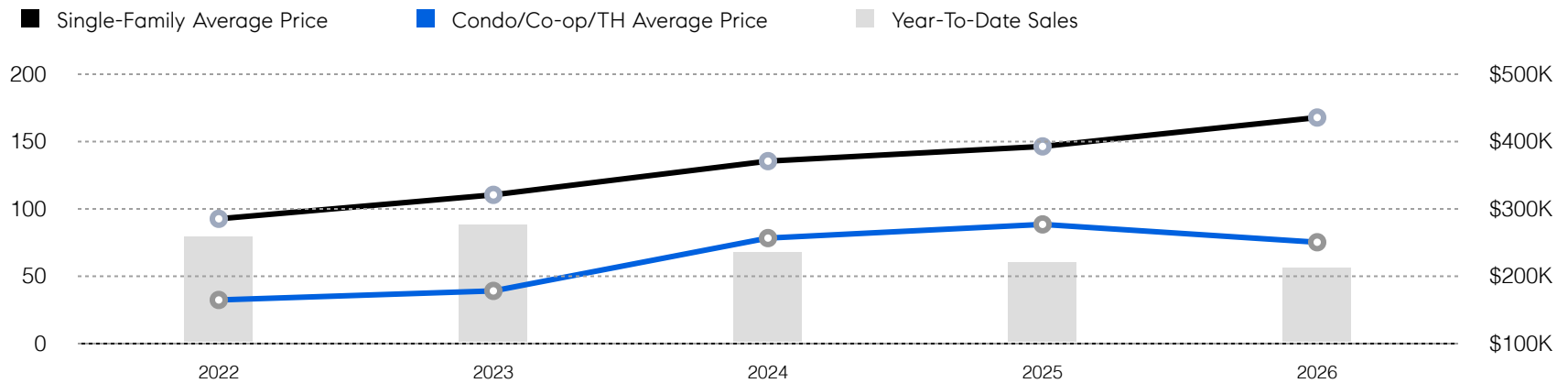


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Irvington

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	55	54	-1.8%	13	19	46.2%
	ACTIVE LISTINGS	61	67	9.8%	61	67	9.8%
	# OF SALES	55	51	-7.3%	25	14	-44.0%
	SALES VOLUME	\$21,604,520	\$22,219,000	2.8%	\$8,905,800	\$6,126,000	-31.2%
	MEDIAN PRICE	\$390,000	\$450,000	15.4%	\$360,000	\$453,000	25.8%
	AVERAGE PRICE	\$392,809	\$435,667	10.9%	\$356,232	\$437,571	22.8%
	AVERAGE DOM	46	43	-6.5%	44	34	-22.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	1	5	400.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	4	4	0.0%	1	2	100.0%
	SALES VOLUME	\$1,108,000	\$1,002,000	-9.6%	\$325,000	\$430,000	32.3%
	MEDIAN PRICE	\$262,000	\$250,500	-4.4%	\$325,000	\$215,000	-33.8%
	AVERAGE PRICE	\$277,000	\$250,500	-9.6%	\$325,000	\$215,000	-33.8%
	AVERAGE DOM	39	34	-12.8%	26	49	88.5%

Historic Sales Trends

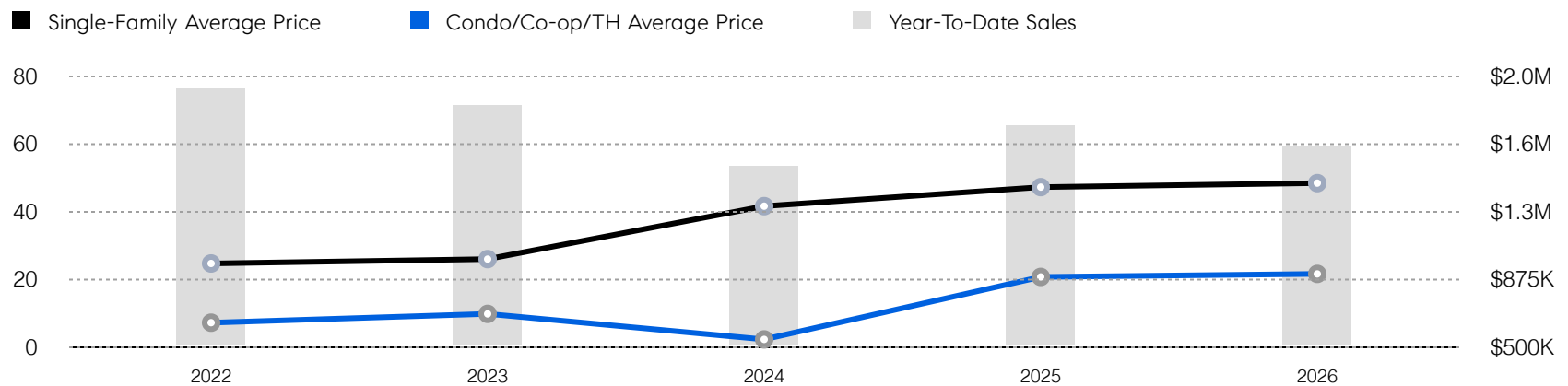


* Line graphs may be hidden due to limited sales data

Livingston

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	70	50	-28.6%	25	18	-28.0%
	ACTIVE LISTINGS	40	47	17.5%	40	47	17.5%
	# OF SALES	60	57	-5.0%	20	17	-15.0%
	SALES VOLUME	\$83,216,499	\$80,322,884	-3.5%	\$28,751,000	\$23,778,000	-17.3%
	MEDIAN PRICE	\$1,248,000	\$1,200,000	-3.8%	\$1,300,500	\$1,460,000	12.3%
	AVERAGE PRICE	\$1,386,942	\$1,409,173	1.6%	\$1,437,550	\$1,398,706	-2.7%
	AVERAGE DOM	27	36	33.3%	35	44	25.7%
Condo/Co-op/TH	CONTRACTS SIGNED	15	4	-73.3%	7	1	-85.7%
	ACTIVE LISTINGS	7	6	-14.3%	7	6	-14.3%
	# OF SALES	5	2	-60.0%	1	0	0.0%
	SALES VOLUME	\$4,449,000	\$1,813,000	-59.2%	\$1,277,000	-	-
	MEDIAN PRICE	\$873,000	\$906,500	3.8%	\$1,277,000	-	-
	AVERAGE PRICE	\$889,800	\$906,500	1.9%	\$1,277,000	-	-
	AVERAGE DOM	27	48	77.8%	7	-	-

Historic Sales Trends

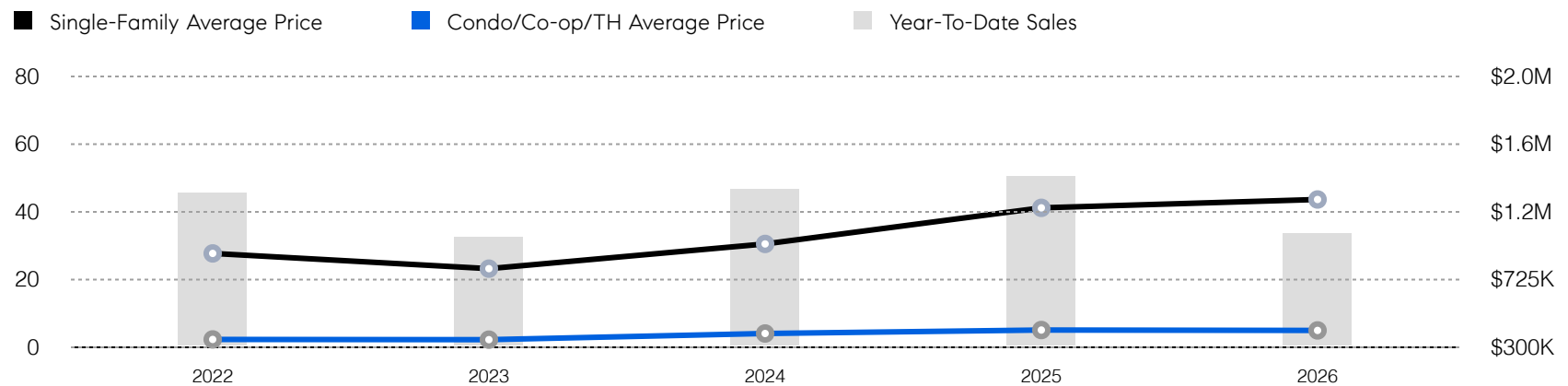


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Maplewood

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	56	41	-26.8%	26	16	-38.5%
	ACTIVE LISTINGS	25	13	-48.0%	25	13	-48.0%
	# OF SALES	41	31	-24.4%	20	12	-40.0%
	SALES VOLUME	\$48,191,082	\$38,061,673	-21.0%	\$22,714,052	\$16,819,939	-25.9%
	MEDIAN PRICE	\$1,252,000	\$1,085,000	-13.3%	\$1,201,000	\$1,426,000	18.7%
	AVERAGE PRICE	\$1,175,392	\$1,227,796	4.5%	\$1,135,703	\$1,401,662	23.4%
	AVERAGE DOM	16	23	43.8%	11	20	81.8%
Condo/Co-op/TH	CONTRACTS SIGNED	5	5	0.0%	2	2	0.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	9	2	-77.8%	1	0	0.0%
	SALES VOLUME	\$3,676,000	\$812,000	-77.9%	\$525,000	-	-
	MEDIAN PRICE	\$400,000	\$406,000	1.5%	\$525,000	-	-
	AVERAGE PRICE	\$408,444	\$406,000	-0.6%	\$525,000	-	-
	AVERAGE DOM	40	27	-32.5%	8	-	-

Historic Sales Trends

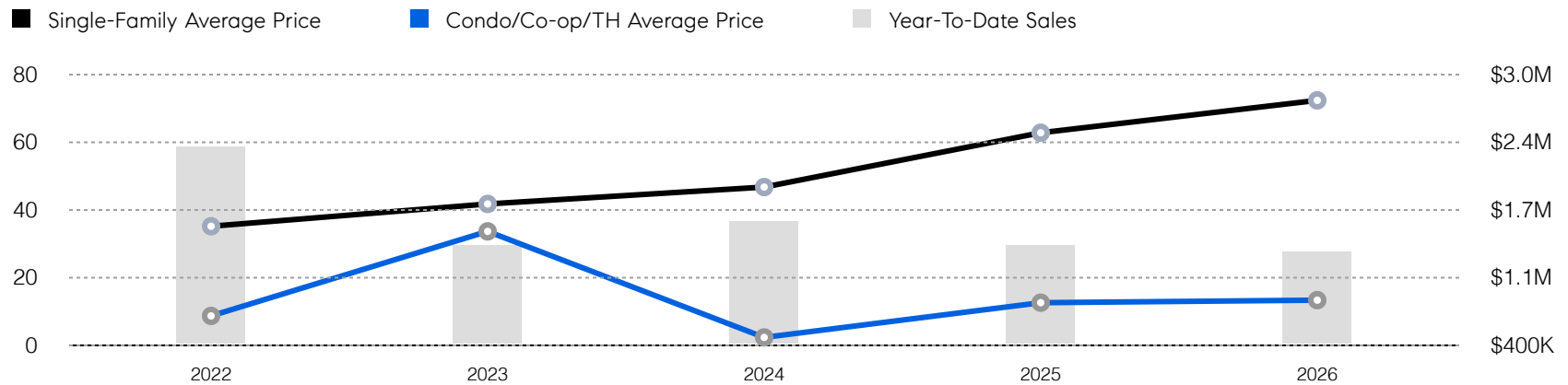


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Millburn

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	41	52	26.8%	18	28	55.6%
	ACTIVE LISTINGS	35	28	-20.0%	35	28	-20.0%
	# OF SALES	25	23	-8.0%	6	12	100.0%
	SALES VOLUME	\$61,042,500	\$63,313,020	3.7%	\$13,747,000	\$32,261,000	134.7%
	MEDIAN PRICE	\$2,300,000	\$2,200,000	-4.3%	\$2,184,500	\$2,312,500	5.9%
	AVERAGE PRICE	\$2,441,700	\$2,752,740	12.7%	\$2,291,167	\$2,688,417	17.3%
	AVERAGE DOM	30	29	-3.3%	22	38	72.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2	4	100.0%	0	1	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	4	4	0.0%	1	2	100.0%
	SALES VOLUME	\$3,240,000	\$3,337,000	3.0%	\$1,130,000	\$2,594,000	129.6%
	MEDIAN PRICE	\$855,000	\$534,000	-37.5%	\$1,130,000	\$1,297,000	14.8%
	AVERAGE PRICE	\$810,000	\$834,250	3.0%	\$1,130,000	\$1,297,000	14.8%
	AVERAGE DOM	40	28	-30.0%	2	15	650.0%

Historic Sales Trends

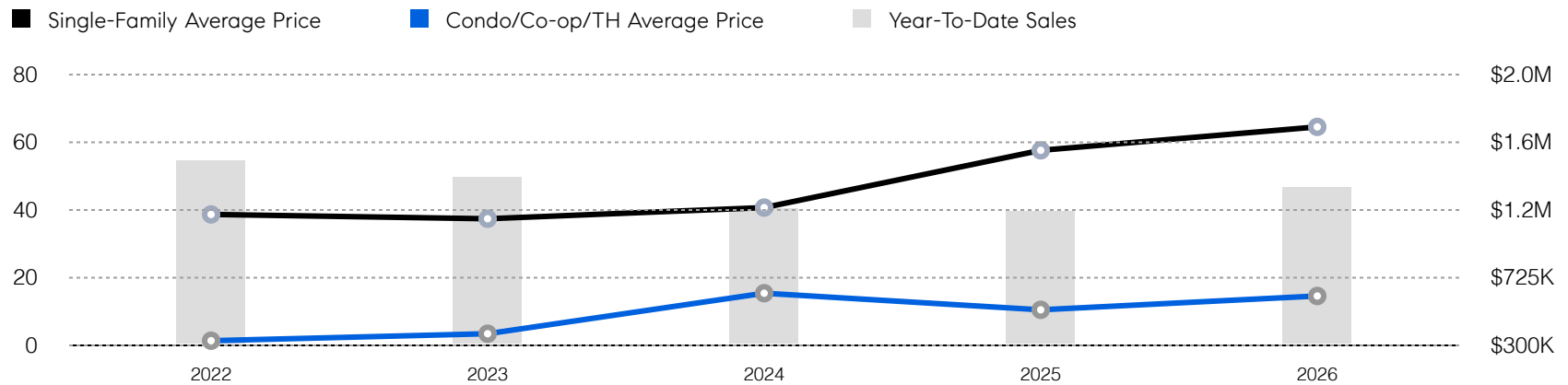


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Montclair

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	47	50	6.4%	24	26	8.3%
	ACTIVE LISTINGS	31	24	-22.6%	31	24	-22.6%
	# OF SALES	30	33	10.0%	13	14	7.7%
	SALES VOLUME	\$45,738,176	\$55,168,997	20.6%	\$17,229,377	\$24,239,998	40.7%
	MEDIAN PRICE	\$1,364,500	\$1,450,000	6.3%	\$1,177,000	\$1,487,500	26.4%
	AVERAGE PRICE	\$1,524,606	\$1,671,788	9.7%	\$1,325,337	\$1,731,428	30.6%
	AVERAGE DOM	33	30	-9.1%	29	30	3.4%
Condo/Co-op/TH	CONTRACTS SIGNED	13	14	7.7%	4	4	0.0%
	ACTIVE LISTINGS	4	11	175.0%	4	11	175.0%
	# OF SALES	9	13	44.4%	4	8	100.0%
	SALES VOLUME	\$4,710,443	\$7,933,000	68.4%	\$2,364,143	\$5,543,000	134.5%
	MEDIAN PRICE	\$575,000	\$425,000	-26.1%	\$616,072	\$472,500	-23.3%
	AVERAGE PRICE	\$523,383	\$610,231	16.6%	\$591,036	\$692,875	17.2%
	AVERAGE DOM	23	27	17.4%	11	22	100.0%

Historic Sales Trends

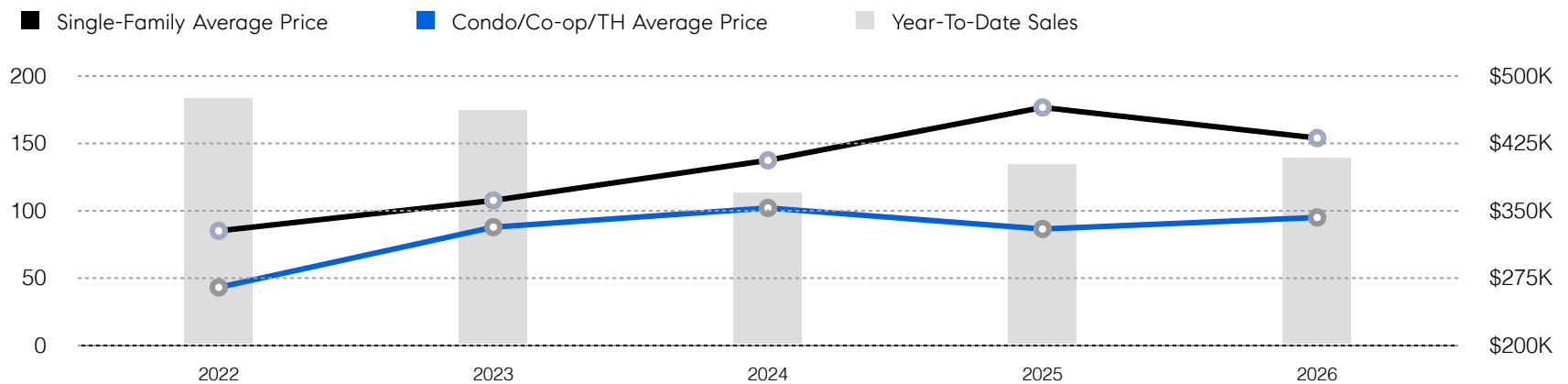


* Line graphs may be hidden due to limited sales data

Newark

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	96	117	21.9%	36	49	36.1%
	ACTIVE LISTINGS	180	188	4.4%	180	188	4.4%
	# OF SALES	95	104	9.5%	29	46	58.6%
	SALES VOLUME	\$44,180,778	\$44,823,500	1.5%	\$14,235,778	\$20,864,000	46.6%
	MEDIAN PRICE	\$445,000	\$440,000	-1.1%	\$458,000	\$458,500	0.1%
	AVERAGE PRICE	\$465,061	\$430,995	-7.3%	\$490,889	\$453,565	-7.6%
	AVERAGE DOM	61	55	-9.8%	70	52	-25.7%
Condo/Co-op/TH	CONTRACTS SIGNED	43	41	-4.7%	14	11	-21.4%
	ACTIVE LISTINGS	71	59	-16.9%	71	59	-16.9%
	# OF SALES	38	34	-10.5%	15	11	-26.7%
	SALES VOLUME	\$12,529,500	\$11,647,311	-7.0%	\$5,088,000	\$4,137,311	-18.7%
	MEDIAN PRICE	\$335,500	\$350,500	4.5%	\$355,000	\$340,000	-4.2%
	AVERAGE PRICE	\$329,724	\$342,568	3.9%	\$339,200	\$376,119	10.9%
	AVERAGE DOM	41	51	24.4%	43	35	-18.6%

Historic Sales Trends

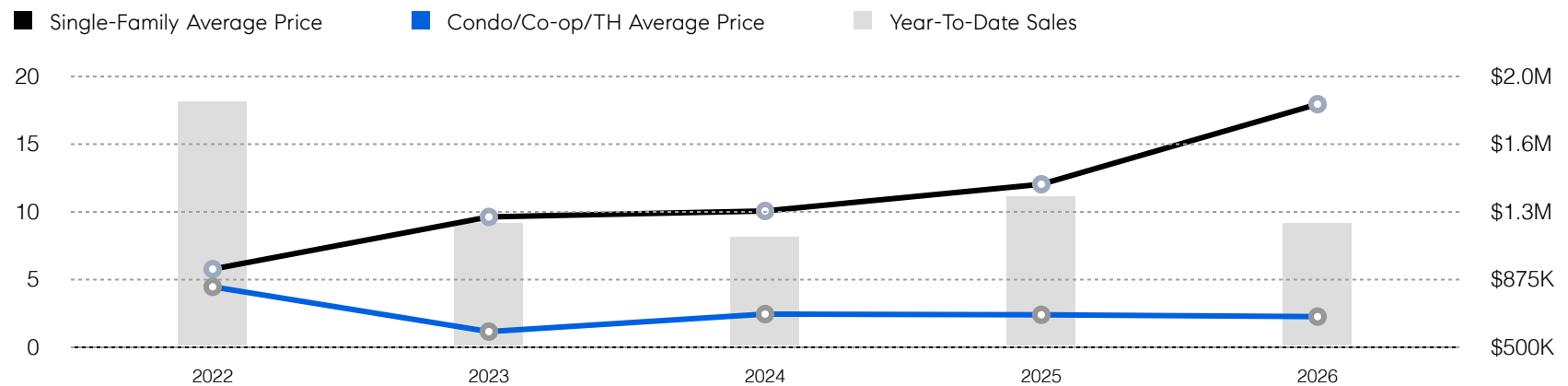


* Line graphs may be hidden due to limited sales data

North Caldwell

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	14	5	-64.3%	7	1	-85.7%
	ACTIVE LISTINGS	9	11	22.2%	9	11	22.2%
	# OF SALES	10	8	-20.0%	0	2	0.0%
	SALES VOLUME	\$14,030,000	\$14,772,000	5.3%	-	\$5,382,000	-
	MEDIAN PRICE	\$1,292,500	\$1,491,000	15.4%	-	\$2,691,000	-
	AVERAGE PRICE	\$1,403,000	\$1,846,500	31.6%	-	\$2,691,000	-
	AVERAGE DOM	20	48	140.0%	-	42	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	1	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	1	1	0.0%	0	0	0.0%
	SALES VOLUME	\$680,000	\$670,000	-1.5%	-	-	-
	MEDIAN PRICE	\$680,000	\$670,000	-1.5%	-	-	-
	AVERAGE PRICE	\$680,000	\$670,000	-1.5%	-	-	-
	AVERAGE DOM	12	54	350.0%	-	-	-

Historic Sales Trends

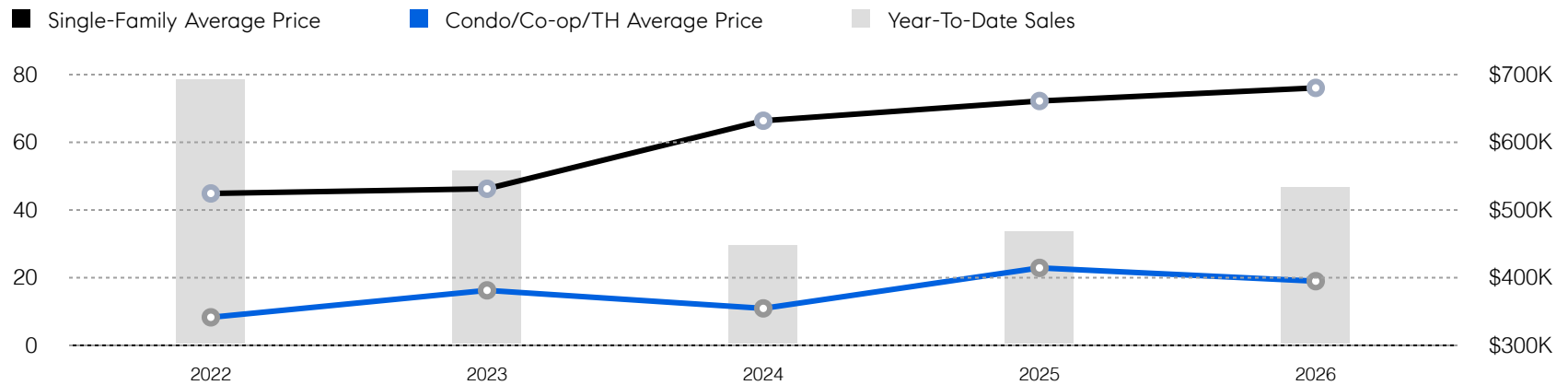


* Line graphs may be hidden due to limited sales data

Nutley

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	30	26	-13.3%	9	9	0.0%
	ACTIVE LISTINGS	25	23	-8.0%	25	23	-8.0%
	# OF SALES	25	35	40.0%	10	8	-20.0%
	SALES VOLUME	\$16,525,050	\$23,813,000	44.1%	\$6,835,000	\$5,049,000	-26.1%
	MEDIAN PRICE	\$630,000	\$710,000	12.7%	\$687,500	\$602,500	-12.4%
	AVERAGE PRICE	\$661,002	\$680,371	2.9%	\$683,500	\$631,125	-7.7%
	AVERAGE DOM	38	37	-2.6%	39	55	41.0%
Condo/Co-op/TH	CONTRACTS SIGNED	9	11	22.2%	3	3	0.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	8	11	37.5%	5	2	-60.0%
	SALES VOLUME	\$3,316,000	\$4,343,400	31.0%	\$1,750,000	\$873,400	-50.1%
	MEDIAN PRICE	\$342,500	\$290,000	-15.3%	\$335,000	\$436,700	30.4%
	AVERAGE PRICE	\$414,500	\$394,855	-4.7%	\$350,000	\$436,700	24.8%
	AVERAGE DOM	32	34	6.3%	45	56	24.4%

Historic Sales Trends

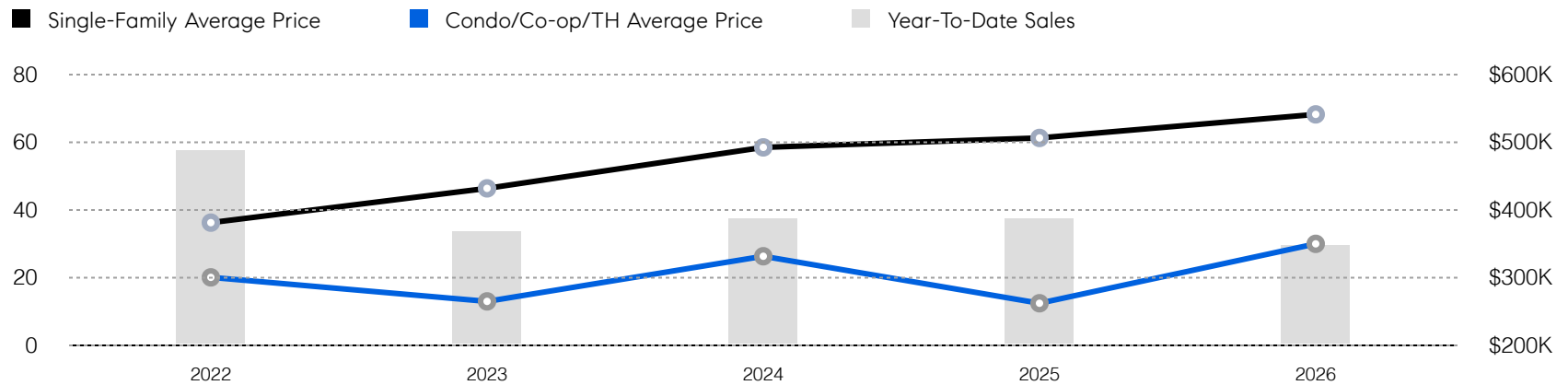


* Line graphs may be hidden due to limited sales data

Orange

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	18	33	83.3%	6	10	66.7%
	ACTIVE LISTINGS	31	35	12.9%	31	35	12.9%
	# OF SALES	29	27	-6.9%	5	15	200.0%
	SALES VOLUME	\$14,687,000	\$14,613,900	-0.5%	\$3,404,000	\$8,055,000	136.6%
	MEDIAN PRICE	\$490,000	\$487,000	-0.6%	\$600,000	\$440,000	-26.7%
	AVERAGE PRICE	\$506,448	\$541,256	6.9%	\$680,800	\$537,000	-21.1%
	AVERAGE DOM	75	73	-2.7%	44	61	38.6%
Condo/Co-op/TH	CONTRACTS SIGNED	5	2	-60.0%	0	1	0.0%
	ACTIVE LISTINGS	23	8	-65.2%	23	8	-65.2%
	# OF SALES	8	2	-75.0%	2	0	0.0%
	SALES VOLUME	\$2,098,000	\$700,000	-66.6%	\$678,000	-	-
	MEDIAN PRICE	\$275,000	\$350,000	27.3%	\$339,000	-	-
	AVERAGE PRICE	\$262,250	\$350,000	33.5%	\$339,000	-	-
	AVERAGE DOM	74	93	25.7%	12	-	-

Historic Sales Trends

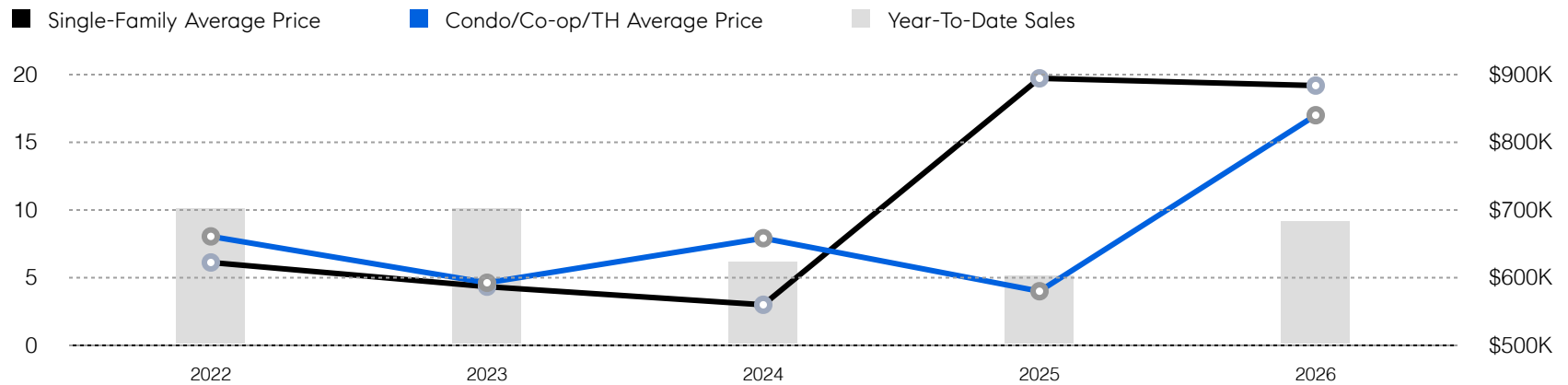


* Line graphs may be hidden due to limited sales data

Roseland

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	3	11	266.7%	0	4	0.0%
	ACTIVE LISTINGS	3	8	166.7%	3	8	166.7%
	# OF SALES	4	7	75.0%	1	4	300.0%
	SALES VOLUME	\$3,578,000	\$6,186,600	72.9%	\$1,350,000	\$3,521,600	160.9%
	MEDIAN PRICE	\$789,000	\$815,000	3.3%	\$1,350,000	\$835,000	-38.1%
	AVERAGE PRICE	\$894,500	\$883,800	-1.2%	\$1,350,000	\$880,400	-34.8%
	AVERAGE DOM	17	40	135.3%	28	15	-46.4%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%	2	2	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	1	2	100.0%	0	1	0.0%
	SALES VOLUME	\$580,000	\$1,680,000	189.7%	-	\$700,000	-
	MEDIAN PRICE	\$580,000	\$840,000	44.8%	-	\$700,000	-
	AVERAGE PRICE	\$580,000	\$840,000	44.8%	-	\$700,000	-
	AVERAGE DOM	18	76	322.2%	-	91	-

Historic Sales Trends

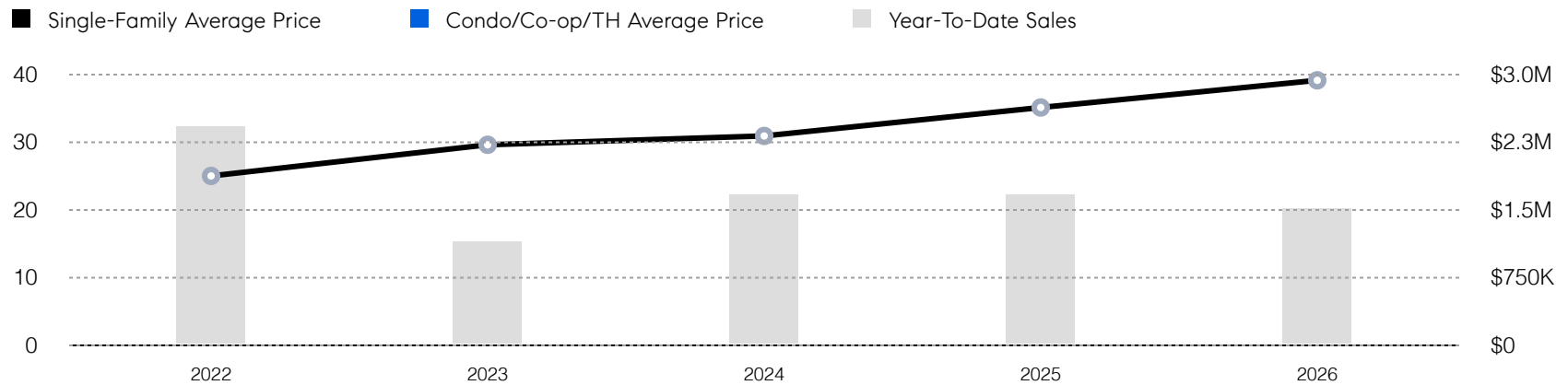


* Line graphs may be hidden due to limited sales data

Short Hills

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	28	40	42.9%	10	21	110.0%
	ACTIVE LISTINGS	24	22	-8.3%	24	22	-8.3%
	# OF SALES	22	19	-13.6%	6	9	50.0%
	SALES VOLUME	\$57,983,500	\$55,797,020	-3.8%	\$13,747,000	\$26,550,000	93.1%
	MEDIAN PRICE	\$2,365,000	\$2,785,000	17.8%	\$2,184,500	\$2,785,000	27.5%
	AVERAGE PRICE	\$2,635,614	\$2,936,685	11.4%	\$2,291,167	\$2,950,000	28.8%
	AVERAGE DOM	30	32	6.7%	22	46	109.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$1,929,000	-	-	\$1,929,000	-
	MEDIAN PRICE	-	\$1,929,000	-	-	\$1,929,000	-
	AVERAGE PRICE	-	\$1,929,000	-	-	\$1,929,000	-
	AVERAGE DOM	-	19	-	-	19	-

Historic Sales Trends

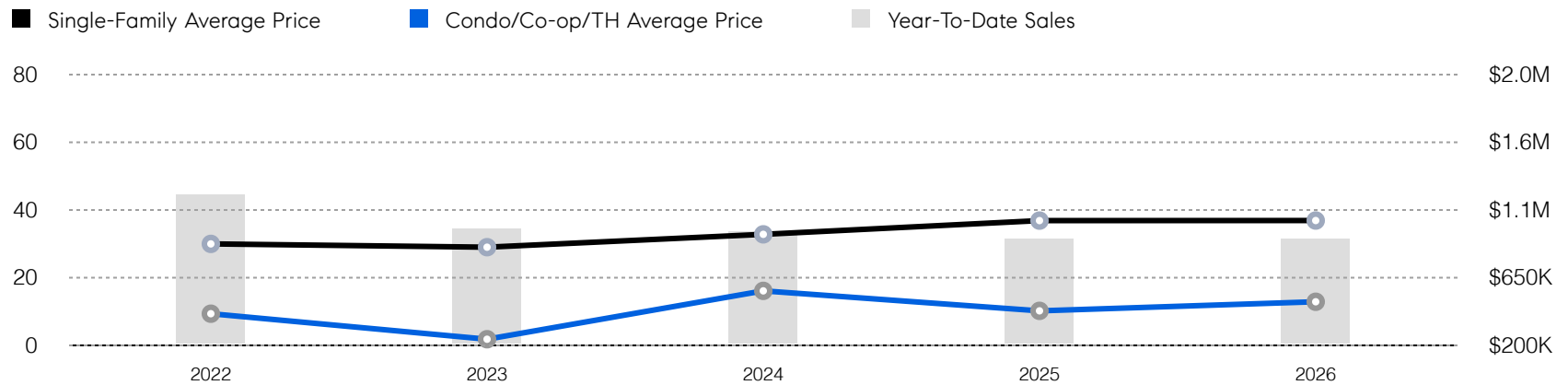


* Line graphs may be hidden due to limited sales data

South Orange

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	34	43	26.5%	21	17	-19.0%
	ACTIVE LISTINGS	27	15	-44.4%	27	15	-44.4%
	# OF SALES	25	28	12.0%	3	13	333.3%
	SALES VOLUME	\$25,736,500	\$28,838,998	12.1%	\$3,350,000	\$14,266,800	325.9%
	MEDIAN PRICE	\$1,100,000	\$973,500	-11.5%	\$1,100,000	\$1,089,000	-1.0%
	AVERAGE PRICE	\$1,029,460	\$1,029,964	0.0%	\$1,116,667	\$1,097,446	-1.7%
	AVERAGE DOM	36	30	-16.7%	14	22	57.1%
Condo/Co-op/TH	CONTRACTS SIGNED	11	10	-9.1%	1	7	600.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	6	3	-50.0%	4	2	-50.0%
	SALES VOLUME	\$2,577,500	\$1,470,000	-43.0%	\$1,770,000	\$1,205,000	-31.9%
	MEDIAN PRICE	\$455,250	\$510,000	12.0%	\$458,000	\$602,500	31.6%
	AVERAGE PRICE	\$429,583	\$490,000	14.1%	\$442,500	\$602,500	36.2%
	AVERAGE DOM	48	54	12.5%	46	74	60.9%

Historic Sales Trends

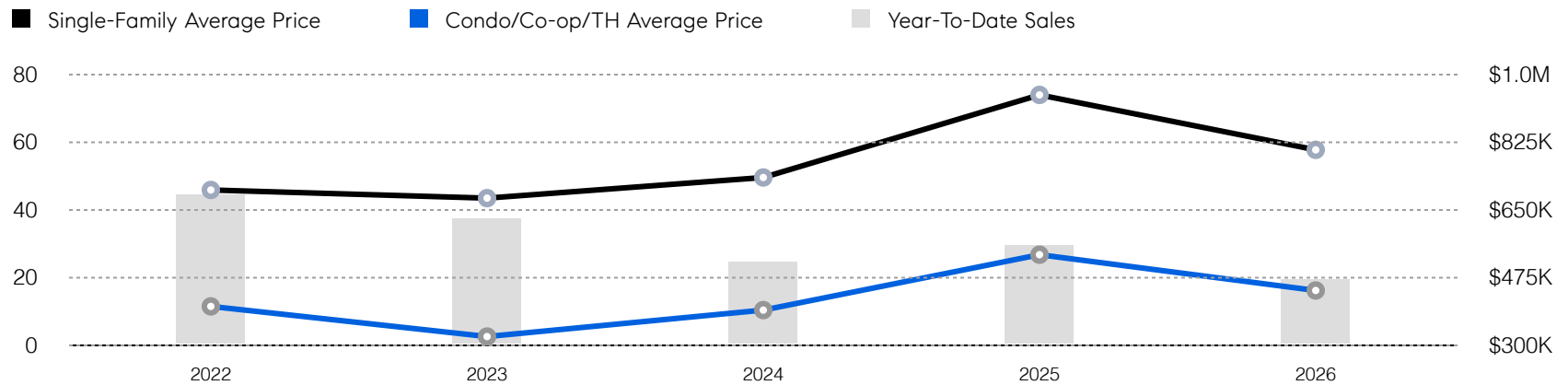


* Line graphs may be hidden due to limited sales data

Verona

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	18	13	-27.8%	3	12	300.0%
	ACTIVE LISTINGS	14	9	-35.7%	14	9	-35.7%
	# OF SALES	18	10	-44.4%	6	1	-83.3%
	SALES VOLUME	\$17,055,500	\$8,055,029	-52.8%	\$5,506,000	\$600,000	-89.1%
	MEDIAN PRICE	\$886,500	\$749,500	-15.5%	\$886,500	\$600,000	-32.3%
	AVERAGE PRICE	\$947,528	\$805,503	-15.0%	\$917,667	\$600,000	-34.6%
	AVERAGE DOM	29	38	31.0%	26	146	461.5%
Condo/Co-op/TH	CONTRACTS SIGNED	12	11	-8.3%	4	7	75.0%
	ACTIVE LISTINGS	17	13	-23.5%	17	13	-23.5%
	# OF SALES	11	9	-18.2%	3	2	-33.3%
	SALES VOLUME	\$5,878,821	\$3,977,400	-32.3%	\$1,580,021	\$996,500	-36.9%
	MEDIAN PRICE	\$594,000	\$357,900	-39.7%	\$594,000	\$498,250	-16.1%
	AVERAGE PRICE	\$534,438	\$441,933	-17.3%	\$526,674	\$498,250	-5.4%
	AVERAGE DOM	70	40	-42.9%	97	32	-67.0%

Historic Sales Trends

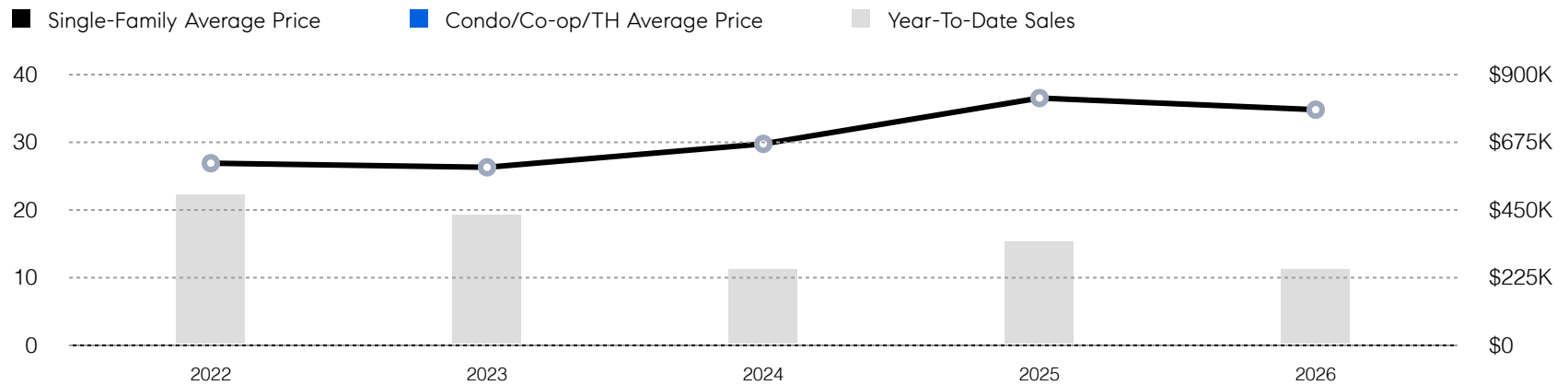


* Line graphs may be hidden due to limited sales data

West Caldwell

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	14	13	-7.1%	6	6	0.0%
	ACTIVE LISTINGS	8	6	-25.0%	8	6	-25.0%
	# OF SALES	13	11	-15.4%	6	5	-16.7%
	SALES VOLUME	\$10,687,000	\$8,618,173	-19.4%	\$5,611,000	\$3,446,000	-38.6%
	MEDIAN PRICE	\$780,000	\$745,000	-4.5%	\$853,000	\$745,000	-12.7%
	AVERAGE PRICE	\$822,077	\$783,470	-4.7%	\$935,167	\$689,200	-26.3%
	AVERAGE DOM	15	23	53.3%	9	30	233.3%
Condo/Co-op/TH	CONTRACTS SIGNED	4	1	-75.0%	1	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	2	0	0.0%	1	0	0.0%
	SALES VOLUME	\$915,000	-	-	\$480,000	-	-
	MEDIAN PRICE	\$457,500	-	-	\$480,000	-	-
	AVERAGE PRICE	\$457,500	-	-	\$480,000	-	-
	AVERAGE DOM	11	-	-	12	-	-

Historic Sales Trends

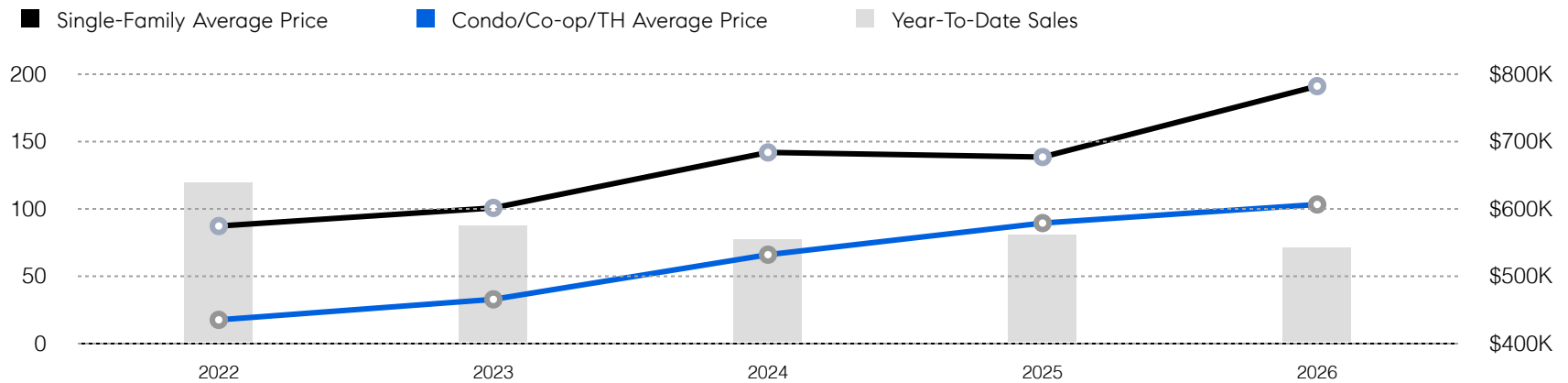


* Line graphs may be hidden due to limited sales data

West Orange

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	78	68	-12.8%	32	25	-21.9%
	ACTIVE LISTINGS	51	51	0.0%	51	51	0.0%
	# OF SALES	57	51	-10.5%	22	20	-9.1%
	SALES VOLUME	\$38,590,471	\$39,898,250	3.4%	\$15,548,400	\$18,615,250	19.7%
	MEDIAN PRICE	\$645,000	\$705,000	9.3%	\$630,000	\$757,500	20.2%
	AVERAGE PRICE	\$677,026	\$782,319	15.6%	\$706,745	\$930,763	31.7%
	AVERAGE DOM	35	45	28.6%	25	35	40.0%
Condo/Co-op/TH	CONTRACTS SIGNED	35	30	-14.3%	18	11	-38.9%
	ACTIVE LISTINGS	17	21	23.5%	17	21	23.5%
	# OF SALES	22	19	-13.6%	11	6	-45.5%
	SALES VOLUME	\$12,737,180	\$11,525,000	-9.5%	\$6,970,000	\$3,050,000	-56.2%
	MEDIAN PRICE	\$601,000	\$605,000	0.7%	\$630,000	\$542,500	-13.9%
	AVERAGE PRICE	\$578,963	\$606,579	4.8%	\$633,636	\$508,333	-19.8%
	AVERAGE DOM	30	34	13.3%	21	17	-19.0%

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 - 03/31/2025 vs. 01/01/2026 - 03/31/2026

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