



November 2025

# Essex County Market Report

COMPASS



# Essex County Overview

Year-To-Date Sales

4,381

2.7% Year-To-Date  
-23.4% Month-Over-Month

Year-To-Date Contracts

4,928

1.0% Year-To-Date  
-14.5% Month-Over-Month

Single-Family  
Average Sale Price

\$975K

5.7% Year-To-Date  
5.4% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

\$476K

5.0% Year-To-Date  
32.2% Month-Over-Month

Average Days On Market

32

-3.0% Year-To-Date  
-10.8% Month-Over-Month

Active Listings

782

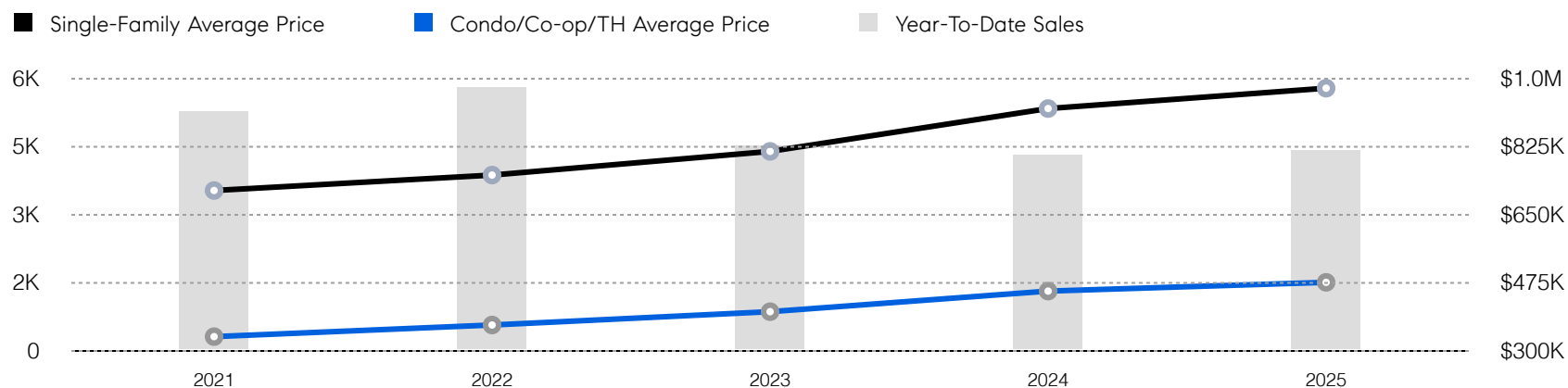
-13.1% Year-Over-Year  
-21.0% Month-Over-Month



# Essex County Overview

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	3,672	3,740	1.9%	260	302	16.2%
	ACTIVE LISTINGS	644	591	-8.2%	644	591	-8.2%
	# OF SALES	3,145	3,281	4.3%	281	253	-10.0%
	SALES VOLUME	\$2,903,688,827	\$3,201,067,475	10.2%	\$264,096,078	\$246,065,000	-6.8%
	MEDIAN PRICE	\$720,000	\$765,000	6.3%	\$720,000	\$782,000	8.6%
	AVERAGE PRICE	\$923,271	\$975,638	5.7%	\$939,844	\$972,589	3.5%
	AVERAGE DOM	31	32	3.2%	33	29	-12.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1,208	1,188	-1.7%	100	104	4.0%
	ACTIVE LISTINGS	256	191	-25.4%	256	191	-25.4%
	# OF SALES	1,121	1,100	-1.9%	109	64	-41.3%
	SALES VOLUME	\$508,822,896	\$524,077,039	3.0%	\$51,766,550	\$36,798,699	-28.9%
	MEDIAN PRICE	\$390,000	\$405,000	3.8%	\$410,000	\$524,700	28.0%
	AVERAGE PRICE	\$453,901	\$476,434	5.0%	\$474,922	\$574,980	21.1%
	AVERAGE DOM	30	36	20.0%	23	37	60.9%

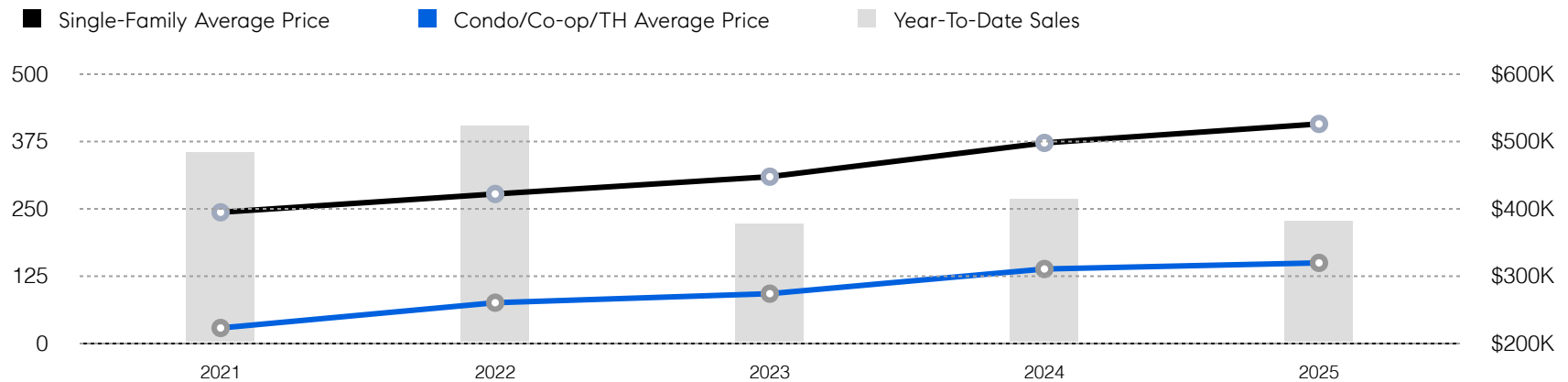
## Historic Sales Trends



# Belleville

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	155	158	1.9%	16	15	-6.2%
	ACTIVE LISTINGS	34	40	17.6%	34	40	17.6%
	# OF SALES	141	136	-3.5%	21	6	-71.4%
	SALES VOLUME	\$70,211,134	\$71,554,053	1.9%	\$10,749,900	\$3,260,000	-69.7%
	MEDIAN PRICE	\$495,000	\$543,250	9.7%	\$525,000	\$567,500	8.1%
	AVERAGE PRICE	\$497,951	\$526,133	5.7%	\$511,900	\$543,333	6.1%
	AVERAGE DOM	31	35	12.9%	40	28	-30.0%
Condo/Co-op/TH	CONTRACTS SIGNED	136	78	-42.6%	17	3	-82.4%
	ACTIVE LISTINGS	23	17	-26.1%	23	17	-26.1%
	# OF SALES	124	87	-29.8%	13	4	-69.2%
	SALES VOLUME	\$38,526,000	\$27,819,500	-27.8%	\$3,990,000	\$1,775,000	-55.5%
	MEDIAN PRICE	\$305,000	\$305,000	-	\$310,000	\$472,500	52.4%
	AVERAGE PRICE	\$310,694	\$319,764	2.9%	\$306,923	\$443,750	44.6%
	AVERAGE DOM	33	41	24.2%	18	64	255.6%

## Historic Sales Trends

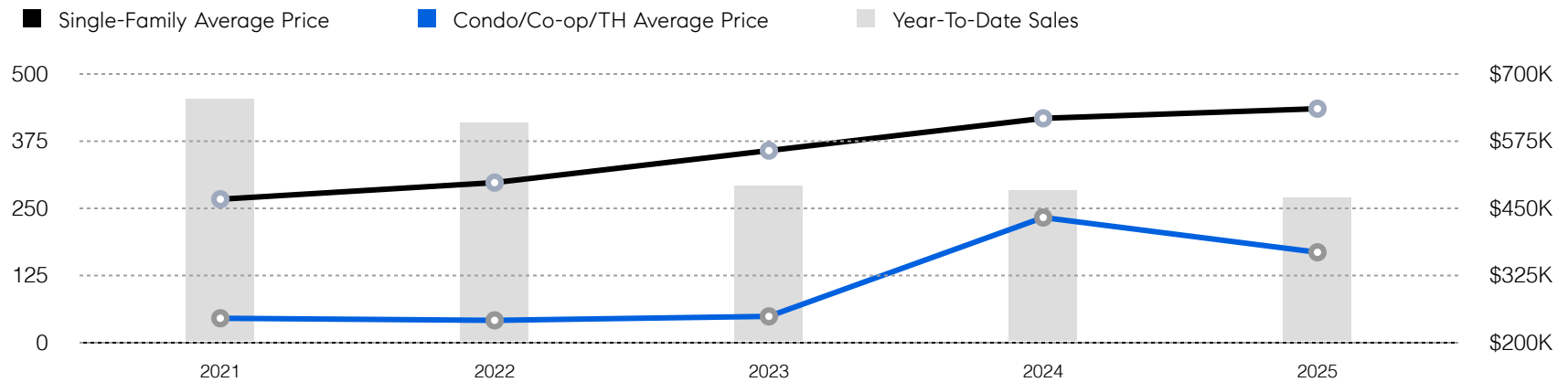




# Bloomfield

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	233	250	7.3%	15	20	33.3%
	ACTIVE LISTINGS	35	32	-8.6%	35	32	-8.6%
	# OF SALES	210	218	3.8%	9	14	55.6%
	SALES VOLUME	\$129,683,862	\$138,528,855	6.8%	\$5,600,123	\$8,536,330	52.4%
	MEDIAN PRICE	\$606,000	\$617,500	1.9%	\$590,123	\$602,500	2.1%
	AVERAGE PRICE	\$617,542	\$635,453	2.9%	\$622,236	\$609,738	-2.0%
	AVERAGE DOM	29	30	3.4%	43	41	-4.7%
Condo/Co-op/TH	CONTRACTS SIGNED	68	55	-19.1%	4	5	25.0%
	ACTIVE LISTINGS	28	16	-42.9%	28	16	-42.9%
	# OF SALES	69	49	-29.0%	4	0	0.0%
	SALES VOLUME	\$29,877,298	\$18,044,500	-39.6%	\$2,480,000	-	-
	MEDIAN PRICE	\$380,000	\$339,900	-10.6%	\$620,000	-	-
	AVERAGE PRICE	\$433,004	\$368,255	-15.0%	\$620,000	-	-
	AVERAGE DOM	34	40	17.6%	72	-	-

## Historic Sales Trends

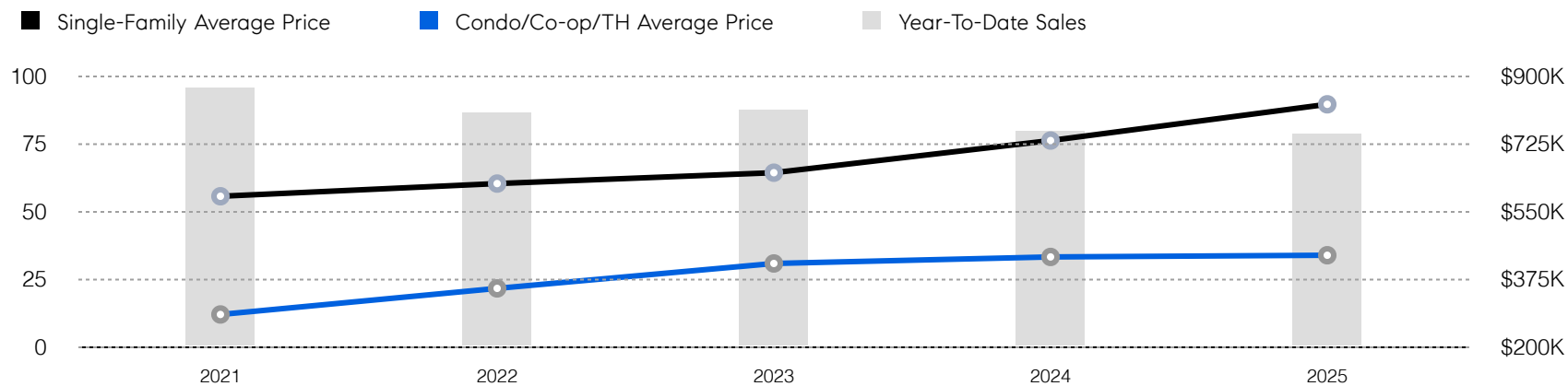




# Caldwell

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	42	51	21.4%	3	1	-66.7%
	ACTIVE LISTINGS	9	6	-33.3%	9	6	-33.3%
	# OF SALES	39	45	15.4%	2	1	-50.0%
	SALES VOLUME	\$28,641,020	\$37,261,127	30.1%	\$1,526,000	\$650,000	-57.4%
	MEDIAN PRICE	\$705,000	\$765,000	8.5%	\$763,000	\$650,000	-14.8%
	AVERAGE PRICE	\$734,385	\$828,025	12.8%	\$763,000	\$650,000	-14.8%
	AVERAGE DOM	26	28	7.7%	19	20	5.3%
Condo/Co-op/TH	CONTRACTS SIGNED	35	47	34.3%	0	12	0.0%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	40	33	-17.5%	2	4	100.0%
	SALES VOLUME	\$17,341,944	\$14,451,500	-16.7%	\$830,000	\$1,119,000	34.8%
	MEDIAN PRICE	\$415,000	\$349,000	-15.9%	\$415,000	\$279,750	-32.6%
	AVERAGE PRICE	\$433,549	\$437,924	1.0%	\$415,000	\$279,750	-32.6%
	AVERAGE DOM	26	19	-26.9%	11	13	18.2%

## Historic Sales Trends

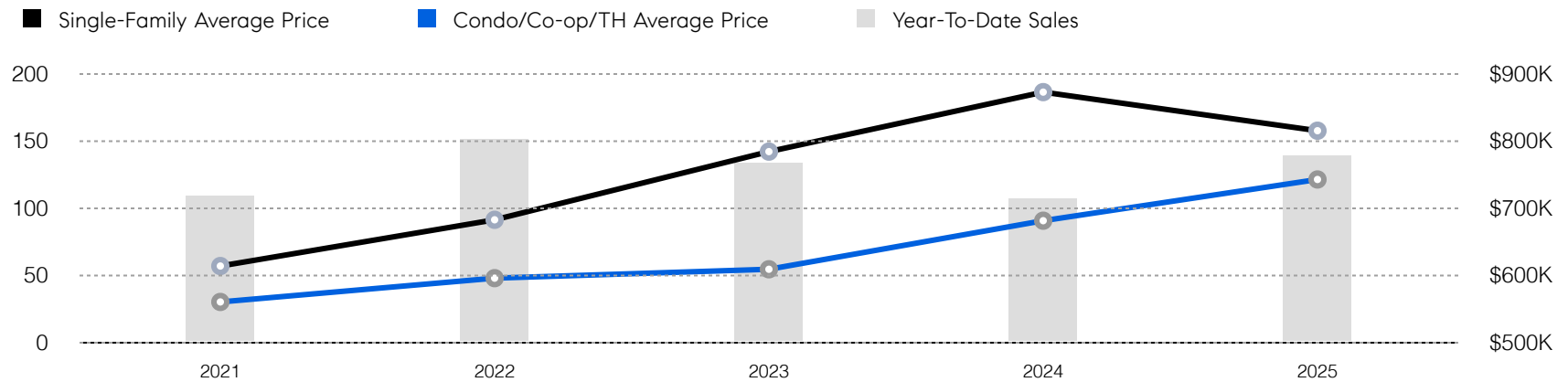




# Cedar Grove

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	83	88	6.0%	9	5	-44.4%
	ACTIVE LISTINGS	11	13	18.2%	11	13	18.2%
	# OF SALES	69	86	24.6%	4	8	100.0%
	SALES VOLUME	\$60,242,016	\$70,141,862	16.4%	\$3,126,000	\$6,598,000	111.1%
	MEDIAN PRICE	\$815,000	\$732,559	-10.1%	\$815,000	\$747,500	-8.3%
	AVERAGE PRICE	\$873,073	\$815,603	-6.6%	\$781,500	\$824,750	5.5%
	AVERAGE DOM	30	27	-10.0%	47	42	-10.6%
Condo/Co-op/TH	CONTRACTS SIGNED	41	58	41.5%	6	3	-50.0%
	ACTIVE LISTINGS	2	6	200.0%	2	6	200.0%
	# OF SALES	37	52	40.5%	4	8	100.0%
	SALES VOLUME	\$25,220,499	\$38,635,787	53.2%	\$2,755,500	\$5,972,799	116.8%
	MEDIAN PRICE	\$640,000	\$725,000	13.3%	\$640,000	\$710,000	10.9%
	AVERAGE PRICE	\$681,635	\$742,996	9.0%	\$688,875	\$746,600	8.4%
	AVERAGE DOM	20	23	15.0%	19	33	73.7%

## Historic Sales Trends

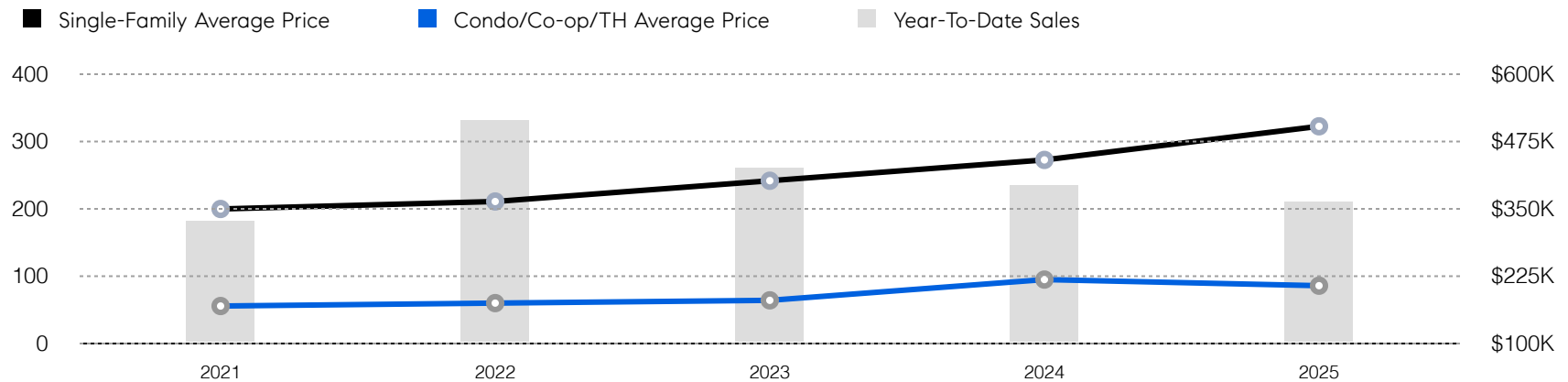




# East Orange

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	194	203	4.6%	5	26	420.0%
	ACTIVE LISTINGS	60	55	-8.3%	60	55	-8.3%
	# OF SALES	164	166	1.2%	14	11	-21.4%
	SALES VOLUME	\$72,300,414	\$83,544,027	15.6%	\$6,442,900	\$6,234,898	-3.2%
	MEDIAN PRICE	\$450,000	\$500,000	11.1%	\$446,750	\$540,000	20.9%
	AVERAGE PRICE	\$440,856	\$503,277	14.2%	\$460,207	\$566,809	23.2%
	AVERAGE DOM	42	49	16.7%	23	31	34.8%
Condo/Co-op/TH	CONTRACTS SIGNED	66	43	-34.8%	1	1	0.0%
	ACTIVE LISTINGS	31	11	-64.5%	31	11	-64.5%
	# OF SALES	68	42	-38.2%	5	3	-40.0%
	SALES VOLUME	\$14,872,640	\$8,709,148	-41.4%	\$1,424,800	\$823,000	-42.2%
	MEDIAN PRICE	\$200,000	\$197,500	-1.2%	\$270,000	\$159,000	-41.1%
	AVERAGE PRICE	\$218,715	\$207,361	-5.2%	\$284,960	\$274,333	-3.7%
	AVERAGE DOM	42	80	90.5%	20	76	280.0%

## Historic Sales Trends

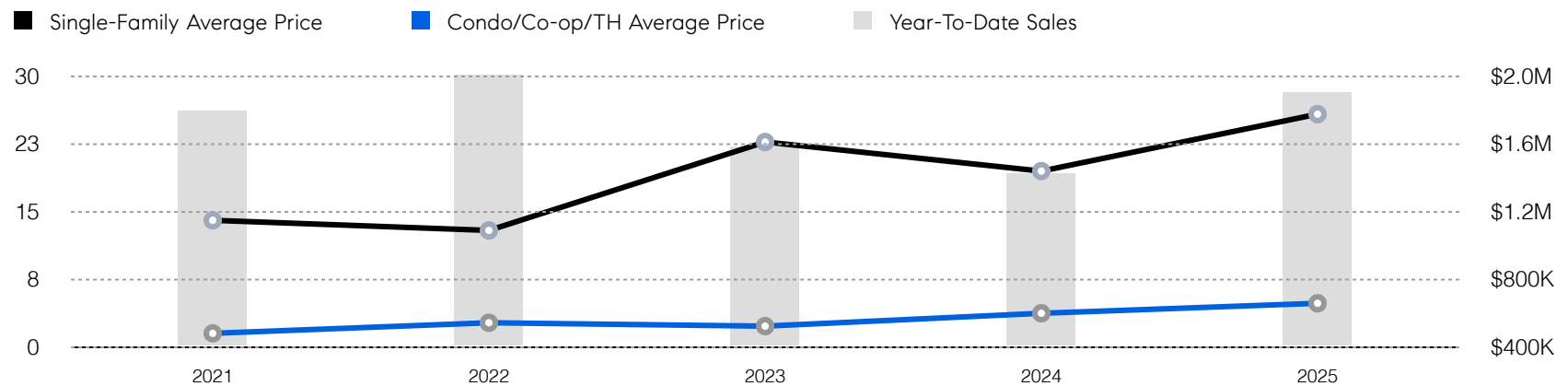




# Essex Fells

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	21	30	42.9%	0	1	0.0%
	ACTIVE LISTINGS	8	10	25.0%	8	10	25.0%
	# OF SALES	18	26	44.4%	2	1	-50.0%
	SALES VOLUME	\$25,934,700	\$46,215,500	78.2%	\$2,555,000	\$1,400,000	-45.2%
	MEDIAN PRICE	\$1,330,000	\$1,700,000	27.8%	\$1,277,500	\$1,400,000	9.6%
	AVERAGE PRICE	\$1,440,817	\$1,777,519	23.4%	\$1,277,500	\$1,400,000	9.6%
	AVERAGE DOM	43	42	-2.3%	19	69	263.2%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	2	100.0%	0	0	0.0%
	SALES VOLUME	\$601,000	\$1,320,000	119.6%	-	-	-
	MEDIAN PRICE	\$601,000	\$660,000	9.8%	-	-	-
	AVERAGE PRICE	\$601,000	\$660,000	9.8%	-	-	-
	AVERAGE DOM	16	8	-50.0%	-	-	-

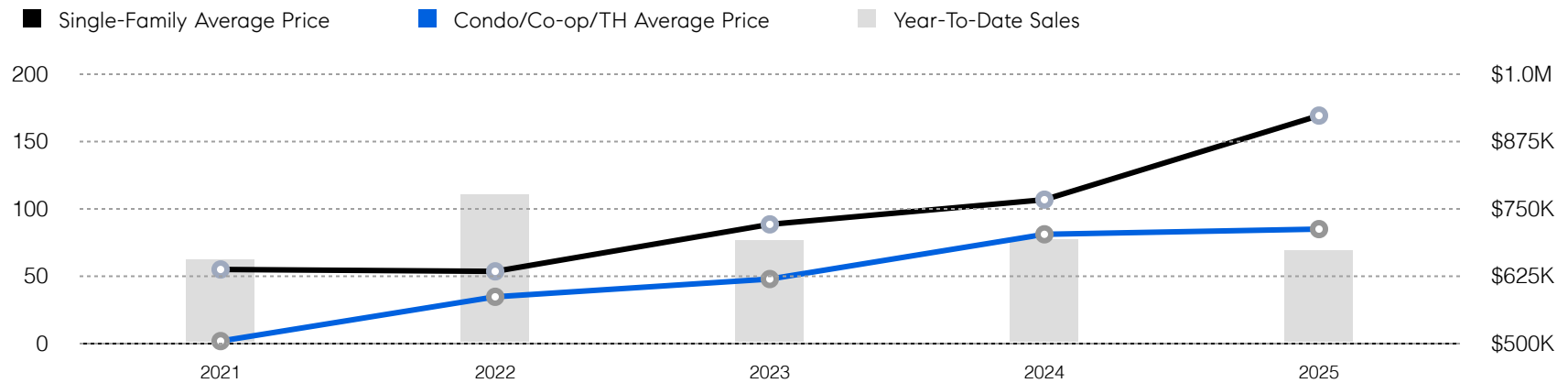
## Historic Sales Trends



# Fairfield

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	74	64	-13.5%	5	1	-80.0%
	ACTIVE LISTINGS	10	6	-40.0%	10	6	-40.0%
	# OF SALES	69	58	-15.9%	4	4	0.0%
	SALES VOLUME	\$52,932,100	\$53,545,750	1.2%	\$2,395,000	\$3,457,800	44.4%
	MEDIAN PRICE	\$725,000	\$877,500	21.0%	\$625,000	\$899,900	44.0%
	AVERAGE PRICE	\$767,132	\$923,203	20.3%	\$598,750	\$864,450	44.4%
	AVERAGE DOM	27	25	-7.4%	29	13	-55.2%
Condo/Co-op/TH	CONTRACTS SIGNED	8	11	37.5%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	7	10	42.9%	0	0	0.0%
	SALES VOLUME	\$4,920,000	\$7,125,000	44.8%	-	-	-
	MEDIAN PRICE	\$625,000	\$705,000	12.8%	-	-	-
	AVERAGE PRICE	\$702,857	\$712,500	1.4%	-	-	-
	AVERAGE DOM	58	24	-58.6%	-	-	-

## Historic Sales Trends

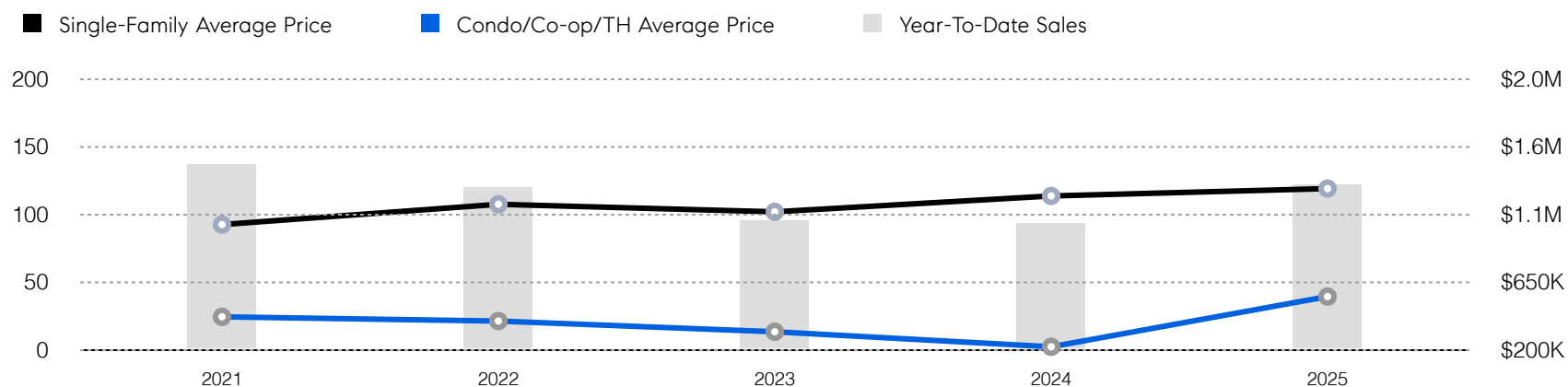




# Glen Ridge

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	83	105	26.5%	7	6	-14.3%
	ACTIVE LISTINGS	9	0	0.0%	9	0	0.0%
	# OF SALES	69	92	33.3%	2	5	150.0%
	SALES VOLUME	\$84,485,664	\$117,147,571	38.7%	\$2,035,000	\$5,550,000	172.7%
	MEDIAN PRICE	\$1,100,000	\$1,182,500	7.5%	\$1,017,500	\$1,275,000	25.3%
	AVERAGE PRICE	\$1,224,430	\$1,273,343	4.0%	\$1,017,500	\$1,110,000	9.1%
	AVERAGE DOM	18	23	27.8%	15	21	40.0%
Condo/Co-op/TH	CONTRACTS SIGNED	24	29	20.8%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	23	29	26.1%	0	2	0.0%
	SALES VOLUME	\$5,112,900	\$16,122,000	215.3%	-	\$1,810,000	-
	MEDIAN PRICE	\$190,000	\$359,000	88.9%	-	\$905,000	-
	AVERAGE PRICE	\$222,300	\$555,931	150.1%	-	\$905,000	-
	AVERAGE DOM	39	20	-48.7%	-	10	-

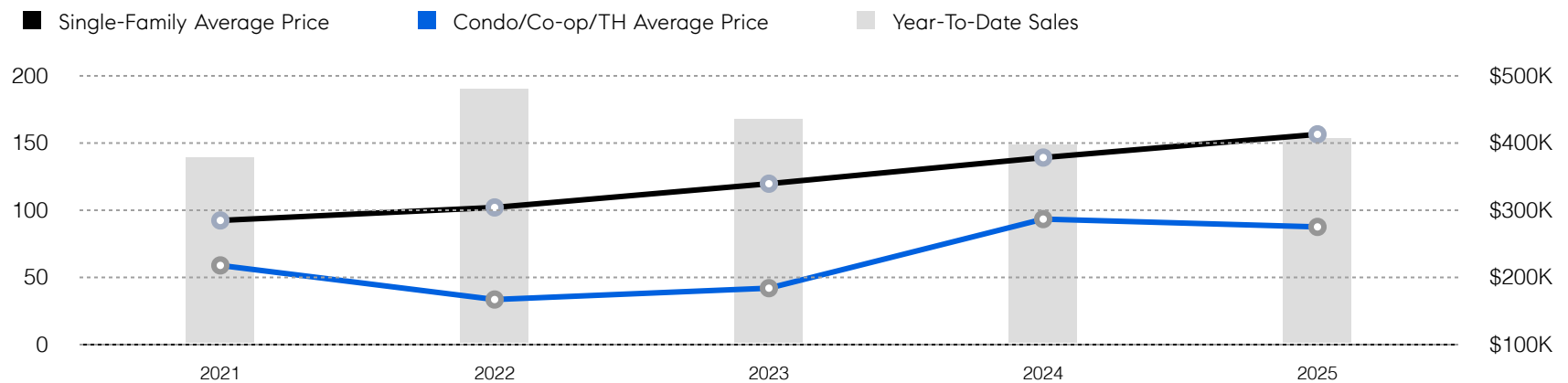
## Historic Sales Trends



# Irvington

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	157	161	2.5%	6	15	150.0%
	ACTIVE LISTINGS	51	51	0.0%	51	51	0.0%
	# OF SALES	134	142	6.0%	9	10	11.1%
	SALES VOLUME	\$50,703,950	\$58,643,341	15.7%	\$3,425,995	\$4,255,000	24.2%
	MEDIAN PRICE	\$390,000	\$405,000	3.8%	\$375,995	\$435,000	15.7%
	AVERAGE PRICE	\$378,388	\$412,981	9.1%	\$380,666	\$425,500	11.8%
	AVERAGE DOM	53	60	13.2%	31	39	25.8%
Condo/Co-op/TH	CONTRACTS SIGNED	12	7	-41.7%	2	0	0.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	13	10	-23.1%	5	0	0.0%
	SALES VOLUME	\$3,728,776	\$2,752,000	-26.2%	\$1,516,000	-	-
	MEDIAN PRICE	\$266,000	\$280,000	5.3%	\$305,000	-	-
	AVERAGE PRICE	\$286,829	\$275,200	-4.1%	\$303,200	-	-
	AVERAGE DOM	29	28	-3.4%	22	-	-

## Historic Sales Trends

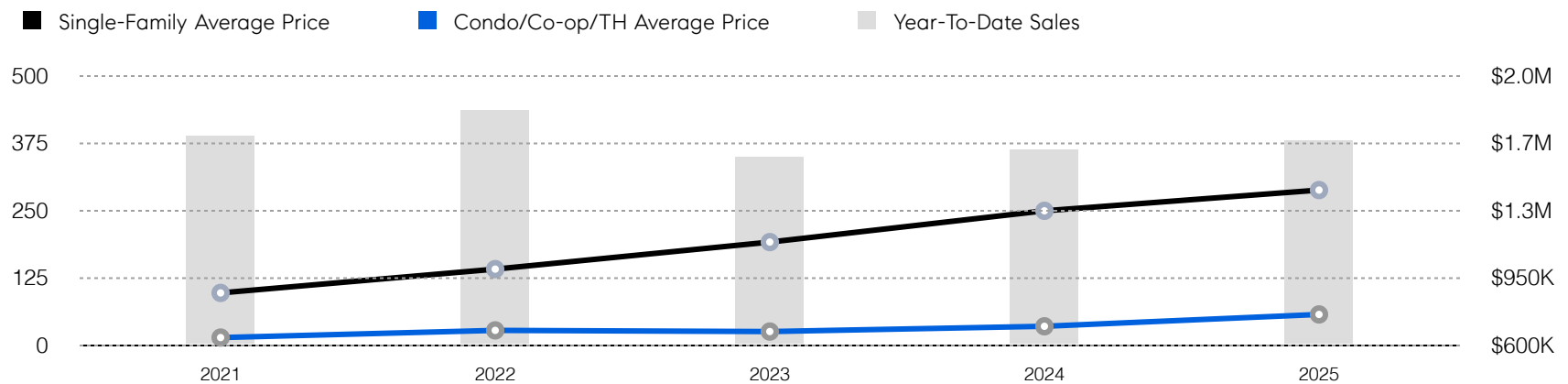




# Livingston

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	364	356	-2.2%	30	29	-3.3%
	ACTIVE LISTINGS	44	47	6.8%	44	47	6.8%
	# OF SALES	308	321	4.2%	25	22	-12.0%
	SALES VOLUME	\$400,353,537	\$451,856,409	12.9%	\$33,384,500	\$29,970,000	-10.2%
	MEDIAN PRICE	\$1,172,500	\$1,300,000	10.9%	\$1,410,000	\$1,395,000	-1.1%
	AVERAGE PRICE	\$1,299,849	\$1,407,652	8.3%	\$1,335,380	\$1,362,273	2.0%
	AVERAGE DOM	26	27	3.8%	25	27	8.0%
Condo/Co-op/TH	CONTRACTS SIGNED	56	60	7.1%	1	2	100.0%
	ACTIVE LISTINGS	16	1	-93.7%	16	1	-93.7%
	# OF SALES	52	55	5.8%	7	4	-42.9%
	SALES VOLUME	\$36,391,500	\$41,874,900	15.1%	\$5,291,000	\$3,405,000	-35.6%
	MEDIAN PRICE	\$670,000	\$787,000	17.5%	\$675,000	\$807,500	19.6%
	AVERAGE PRICE	\$699,837	\$761,362	8.8%	\$755,857	\$851,250	12.6%
	AVERAGE DOM	24	36	50.0%	13	45	246.2%

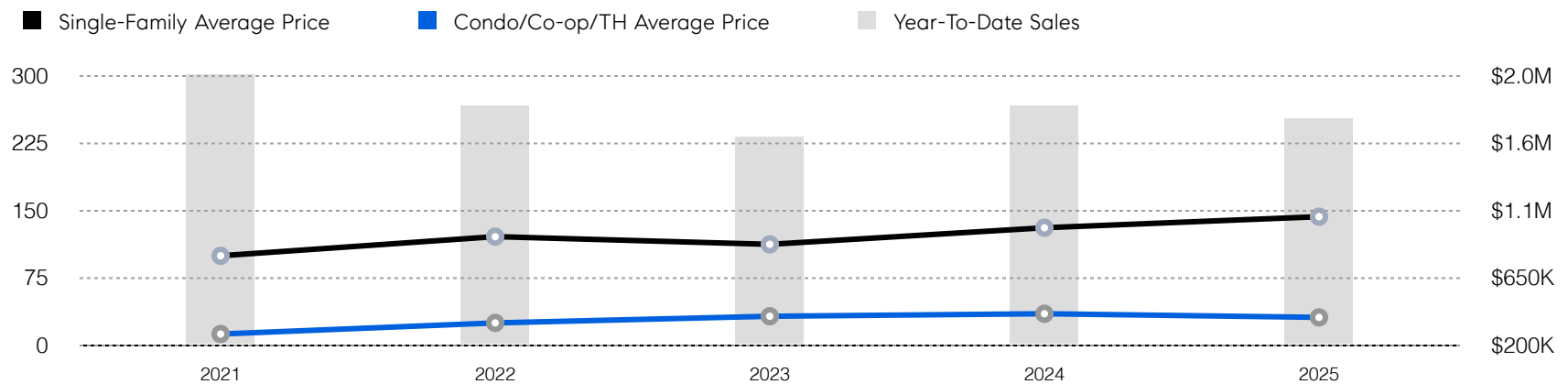
## Historic Sales Trends



# Maplewood

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	246	237	-3.7%	16	16	0.0%
	ACTIVE LISTINGS	22	12	-45.5%	22	12	-45.5%
	# OF SALES	229	223	-2.6%	20	24	20.0%
	SALES VOLUME	\$225,936,646	\$236,501,120	4.7%	\$20,467,909	\$23,342,800	14.0%
	MEDIAN PRICE	\$965,000	\$999,999	3.6%	\$1,014,625	\$830,000	-18.2%
	AVERAGE PRICE	\$986,623	\$1,060,543	7.5%	\$1,023,395	\$972,617	-5.0%
	AVERAGE DOM	24	18	-25.0%	20	22	10.0%
Condo/Co-op/TH	CONTRACTS SIGNED	34	23	-32.4%	4	2	-50.0%
	ACTIVE LISTINGS	8	2	-75.0%	8	2	-75.0%
	# OF SALES	36	28	-22.2%	7	1	-85.7%
	SALES VOLUME	\$14,840,030	\$10,863,550	-26.8%	\$4,409,000	\$575,000	-87.0%
	MEDIAN PRICE	\$362,500	\$348,325	-3.9%	\$420,000	\$575,000	36.9%
	AVERAGE PRICE	\$412,223	\$387,984	-5.9%	\$629,857	\$575,000	-8.7%
	AVERAGE DOM	28	41	46.4%	10	25	150.0%

## Historic Sales Trends

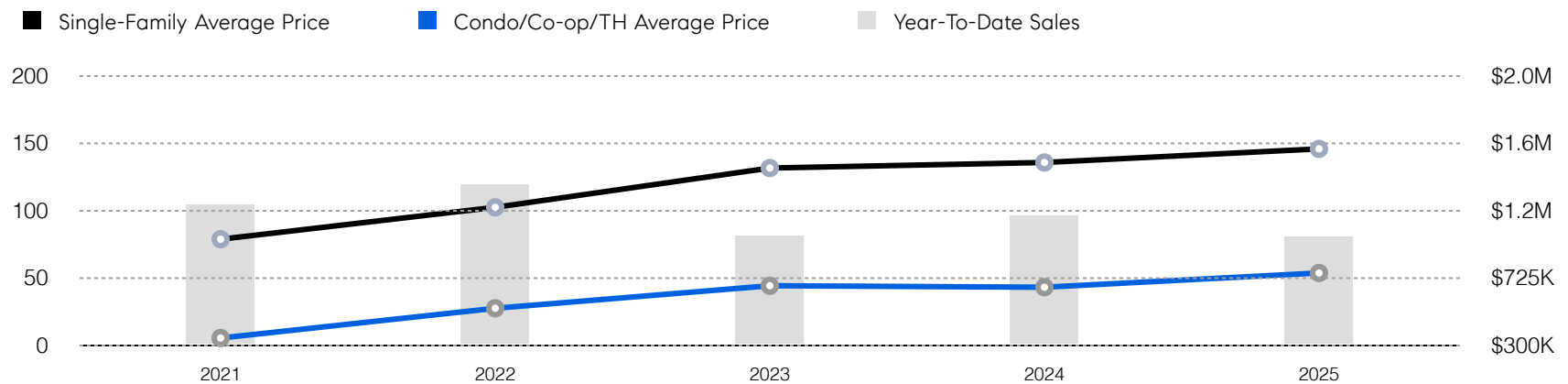




# Millburn

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	86	70	-18.6%	2	0	0.0%
	ACTIVE LISTINGS	10	7	-30.0%	10	7	-30.0%
	# OF SALES	74	60	-18.9%	4	4	0.0%
	SALES VOLUME	\$107,646,849	\$92,442,000	-14.1%	\$3,807,000	\$7,134,000	87.4%
	MEDIAN PRICE	\$1,339,000	\$1,500,000	12.0%	\$928,500	\$1,792,500	93.1%
	AVERAGE PRICE	\$1,454,687	\$1,540,700	5.9%	\$951,750	\$1,783,500	87.4%
	AVERAGE DOM	22	19	-13.6%	22	22	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	22	14	-36.4%	4	0	0.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	21	19	-9.5%	4	1	-75.0%
	SALES VOLUME	\$14,021,000	\$14,393,000	2.7%	\$1,850,000	\$1,287,000	-30.4%
	MEDIAN PRICE	\$460,000	\$850,000	84.8%	\$462,500	\$1,287,000	178.3%
	AVERAGE PRICE	\$667,667	\$757,526	13.5%	\$462,500	\$1,287,000	178.3%
	AVERAGE DOM	18	37	105.6%	11	124	1,027.3%

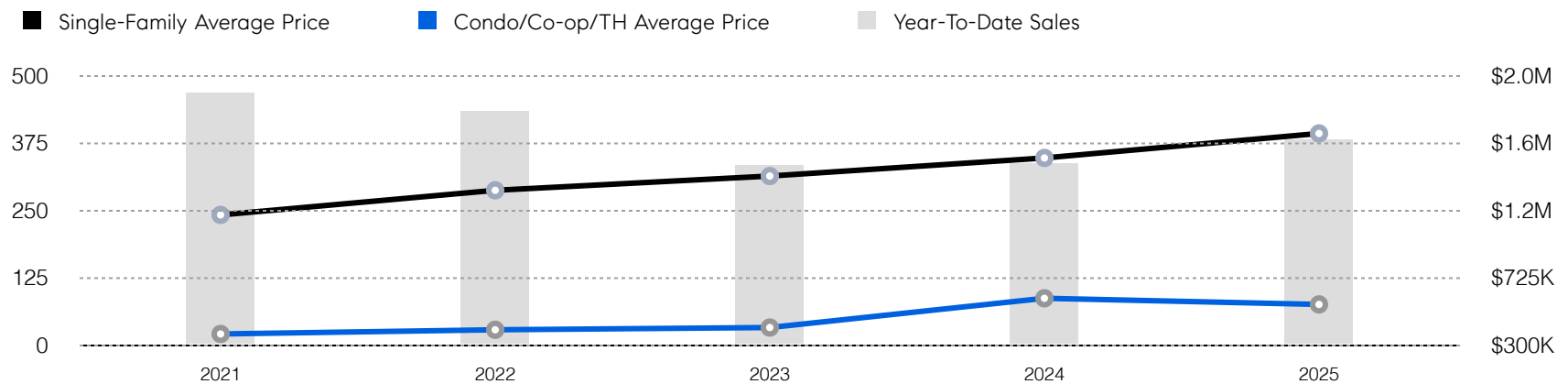
## Historic Sales Trends



# Montclair

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	294	299	1.7%	19	24	26.3%
	ACTIVE LISTINGS	33	21	-36.4%	33	21	-36.4%
	# OF SALES	242	265	9.5%	26	22	-15.4%
	SALES VOLUME	\$358,963,006	\$434,050,751	20.9%	\$39,284,000	\$34,950,477	-11.0%
	MEDIAN PRICE	\$1,422,500	\$1,570,000	10.4%	\$1,367,500	\$1,685,500	23.3%
	AVERAGE PRICE	\$1,483,318	\$1,637,927	10.4%	\$1,510,923	\$1,588,658	5.1%
	AVERAGE DOM	21	21	0.0%	18	20	11.1%
Condo/Co-op/TH	CONTRACTS SIGNED	104	125	20.2%	14	9	-35.7%
	ACTIVE LISTINGS	14	13	-7.1%	14	13	-7.1%
	# OF SALES	93	114	22.6%	4	5	25.0%
	SALES VOLUME	\$55,608,702	\$63,740,856	14.6%	\$1,800,000	\$4,107,000	128.2%
	MEDIAN PRICE	\$530,000	\$455,000	-14.2%	\$450,000	\$955,000	112.2%
	AVERAGE PRICE	\$597,943	\$559,130	-6.5%	\$450,000	\$821,400	82.5%
	AVERAGE DOM	21	21	0.0%	12	13	8.3%

## Historic Sales Trends

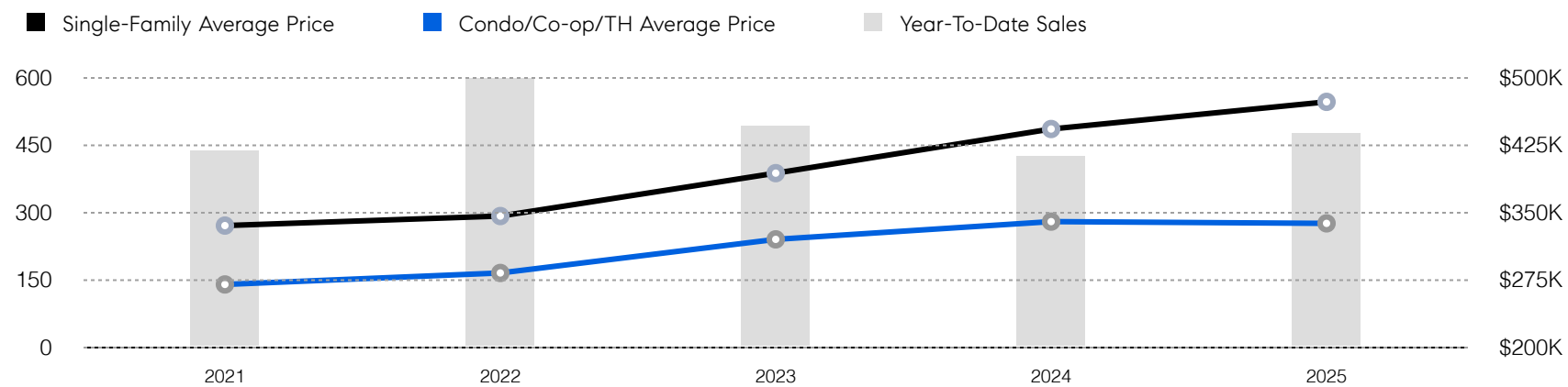




# Newark

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	387	381	-1.6%	22	38	72.7%
	ACTIVE LISTINGS	124	116	-6.5%	124	116	-6.5%
	# OF SALES	302	323	7.0%	29	21	-27.6%
	SALES VOLUME	\$133,841,200	\$152,908,823	14.2%	\$12,373,701	\$8,797,000	-28.9%
	MEDIAN PRICE	\$428,500	\$450,000	5.0%	\$440,000	\$453,000	3.0%
	AVERAGE PRICE	\$443,183	\$473,402	6.8%	\$426,679	\$418,905	-1.8%
	AVERAGE DOM	44	50	13.6%	56	38	-32.1%
Condo/Co-op/TH	CONTRACTS SIGNED	137	169	23.4%	12	18	50.0%
	ACTIVE LISTINGS	45	43	-4.4%	45	43	-4.4%
	# OF SALES	119	149	25.2%	12	8	-33.3%
	SALES VOLUME	\$40,477,000	\$50,390,800	24.5%	\$4,050,000	\$2,802,000	-30.8%
	MEDIAN PRICE	\$335,000	\$340,000	1.5%	\$330,000	\$365,000	10.6%
	AVERAGE PRICE	\$340,143	\$338,193	-0.6%	\$337,500	\$350,250	3.8%
	AVERAGE DOM	49	41	-16.3%	38	46	21.1%

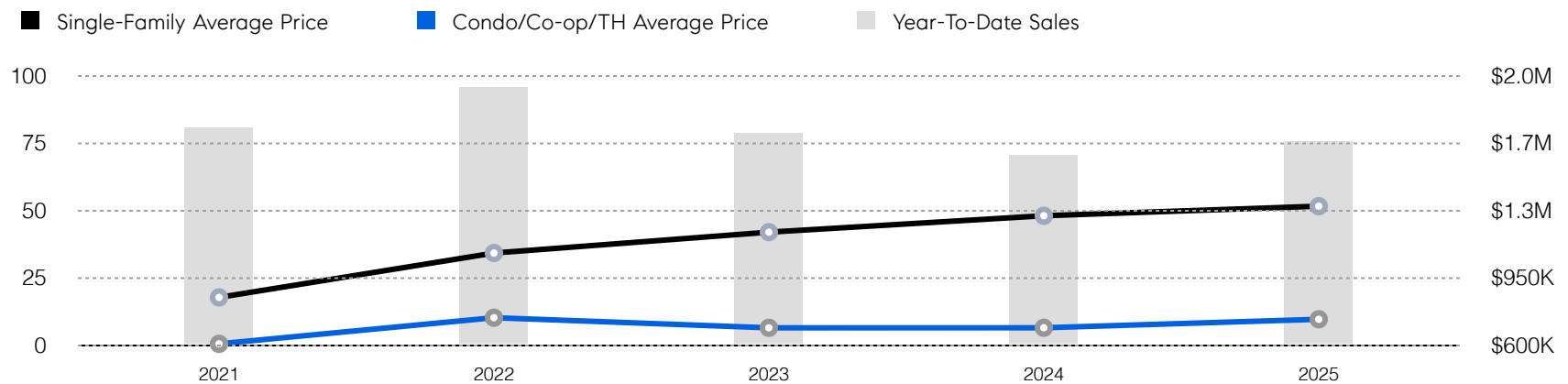
Historic Sales Trends



# North Caldwell

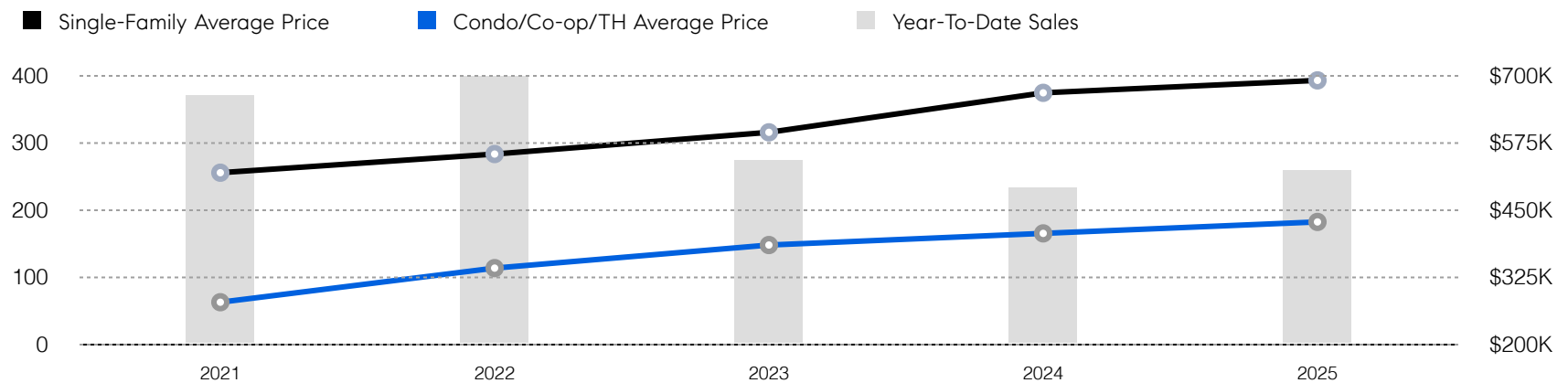
		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	74	81	9.5%	3	5	66.7%
	ACTIVE LISTINGS	15	12	-20.0%	15	12	-20.0%
	# OF SALES	59	65	10.2%	12	2	-83.3%
	SALES VOLUME	\$75,177,640	\$86,054,518	14.5%	\$15,154,900	\$4,155,000	-72.6%
	MEDIAN PRICE	\$1,100,000	\$1,250,000	13.6%	\$1,050,000	\$2,077,500	97.9%
	AVERAGE PRICE	\$1,274,197	\$1,323,916	3.9%	\$1,262,908	\$2,077,500	64.5%
	AVERAGE DOM	31	24	-22.6%	37	20	-45.9%
Condo/Co-op/TH	CONTRACTS SIGNED	13	9	-30.8%	0	1	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	11	10	-9.1%	0	0	0.0%
	SALES VOLUME	\$7,613,400	\$7,362,000	-3.3%	-	-	-
	MEDIAN PRICE	\$620,000	\$721,500	16.4%	-	-	-
	AVERAGE PRICE	\$692,127	\$736,200	6.4%	-	-	-
	AVERAGE DOM	18	17	-5.6%	-	-	-

## Historic Sales Trends



		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	183	197	7.7%	9	19	111.1%
	ACTIVE LISTINGS	25	23	-8.0%	25	23	-8.0%
	# OF SALES	159	163	2.5%	16	16	0.0%
	SALES VOLUME	\$106,282,148	\$112,728,244	6.1%	\$9,376,500	\$11,082,777	18.2%
	MEDIAN PRICE	\$654,000	\$655,000	0.2%	\$560,000	\$591,000	5.5%
	AVERAGE PRICE	\$668,441	\$691,584	3.5%	\$586,031	\$692,674	18.2%
	AVERAGE DOM	26	32	23.1%	28	25	-10.7%
Condo/Co-op/TH	CONTRACTS SIGNED	80	111	38.8%	8	12	50.0%
	ACTIVE LISTINGS	9	5	-44.4%	9	5	-44.4%
	# OF SALES	72	93	29.2%	8	3	-62.5%
	SALES VOLUME	\$29,299,142	\$39,826,886	35.9%	\$3,571,000	\$1,178,000	-67.0%
	MEDIAN PRICE	\$328,888	\$350,000	6.4%	\$415,000	\$229,000	-44.8%
	AVERAGE PRICE	\$406,933	\$428,246	5.2%	\$446,375	\$392,667	-12.0%
	AVERAGE DOM	25	33	32.0%	22	23	4.5%

## Historic Sales Trends

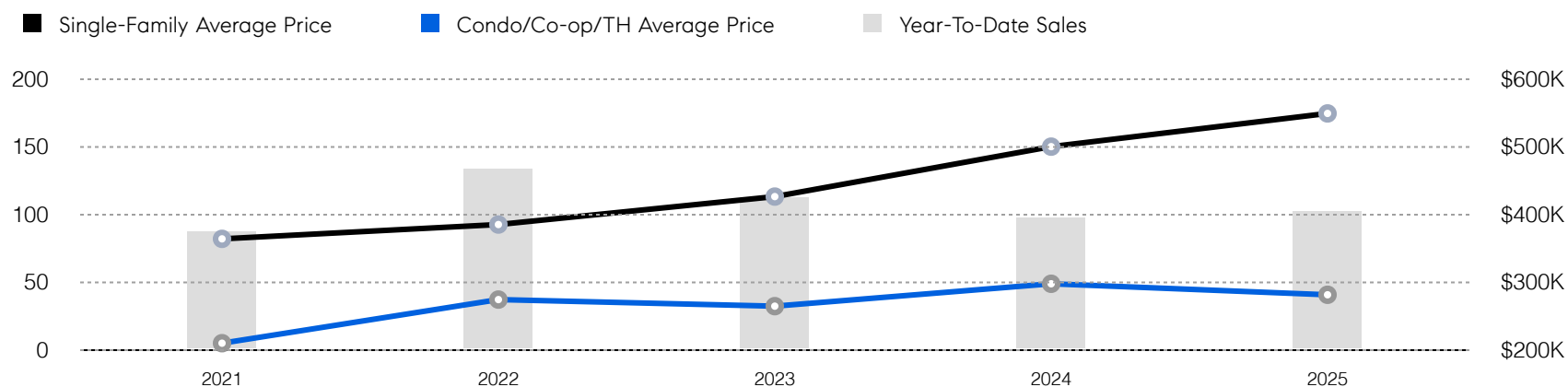




# Orange

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	95	76	-20.0%	12	6	-50.0%
	ACTIVE LISTINGS	29	30	3.4%	29	30	3.4%
	# OF SALES	80	77	-3.7%	7	10	42.9%
	SALES VOLUME	\$40,037,799	\$42,313,049	5.7%	\$3,762,000	\$5,345,000	42.1%
	MEDIAN PRICE	\$466,500	\$510,000	9.3%	\$410,000	\$555,000	35.4%
	AVERAGE PRICE	\$500,472	\$549,520	9.8%	\$537,429	\$534,500	-0.5%
	AVERAGE DOM	42	50	19.0%	35	37	5.7%
Condo/Co-op/TH	CONTRACTS SIGNED	21	27	28.6%	3	2	-33.3%
	ACTIVE LISTINGS	9	4	-55.6%	9	4	-55.6%
	# OF SALES	16	24	50.0%	3	0	0.0%
	SALES VOLUME	\$4,767,800	\$6,762,000	41.8%	\$799,000	-	-
	MEDIAN PRICE	\$280,000	\$295,000	5.4%	\$245,000	-	-
	AVERAGE PRICE	\$297,988	\$281,750	-5.4%	\$266,333	-	-
	AVERAGE DOM	33	49	48.5%	12	-	-

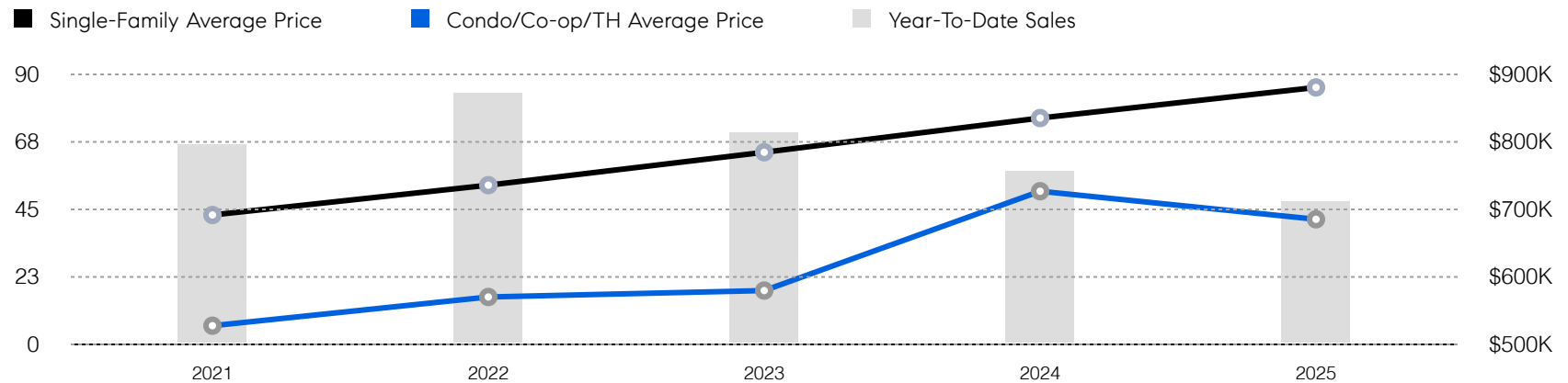
## Historic Sales Trends



# Roseland

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	47	28	-40.4%	3	3	0.0%
	ACTIVE LISTINGS	6	12	100.0%	6	12	100.0%
	# OF SALES	42	26	-38.1%	4	5	25.0%
	SALES VOLUME	\$35,084,793	\$22,897,999	-34.7%	\$3,739,000	\$4,791,000	28.1%
	MEDIAN PRICE	\$800,000	\$865,000	8.1%	\$947,000	\$1,041,000	9.9%
	AVERAGE PRICE	\$835,352	\$880,692	5.4%	\$934,750	\$958,200	2.5%
	AVERAGE DOM	30	33	10.0%	20	14	-30.0%
Condo/Co-op/TH	CONTRACTS SIGNED	18	26	44.4%	0	7	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	15	21	40.0%	2	4	100.0%
	SALES VOLUME	\$10,904,000	\$14,392,492	32.0%	\$1,525,000	\$3,310,000	117.0%
	MEDIAN PRICE	\$735,000	\$680,000	-7.5%	\$762,500	\$827,500	8.5%
	AVERAGE PRICE	\$726,933	\$685,357	-5.7%	\$762,500	\$827,500	8.5%
	AVERAGE DOM	15	22	46.7%	16	15	-6.2%

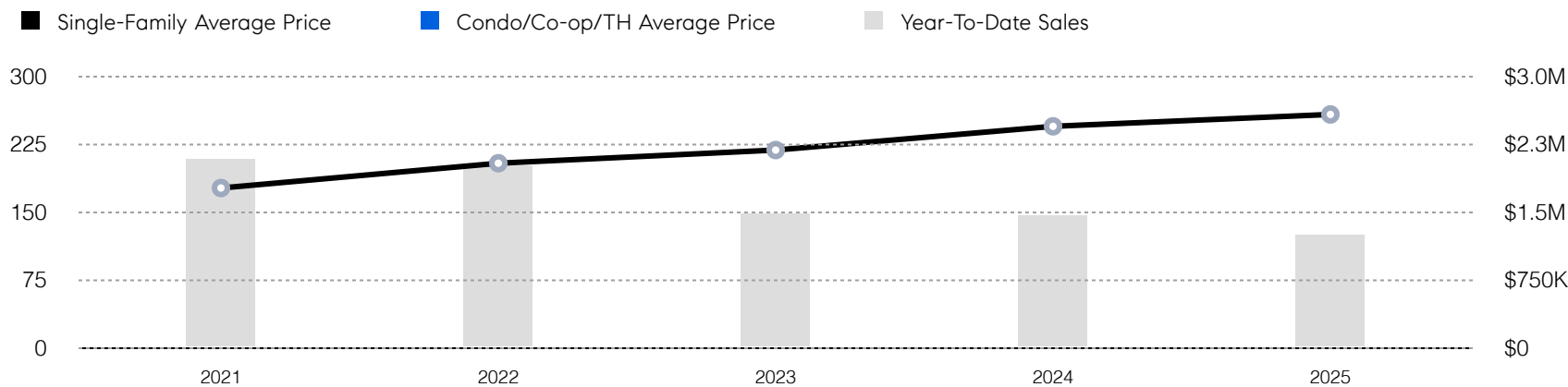
## Historic Sales Trends



# Short Hills

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	155	130	-16.1%	11	12	9.1%
	ACTIVE LISTINGS	14	20	42.9%	14	20	42.9%
	# OF SALES	143	123	-14.0%	12	9	-25.0%
	SALES VOLUME	\$350,534,933	\$317,648,548	-9.4%	\$36,171,000	\$24,349,000	-32.7%
	MEDIAN PRICE	\$2,190,888	\$2,345,000	7.0%	\$2,617,500	\$2,150,000	-17.9%
	AVERAGE PRICE	\$2,451,293	\$2,582,509	5.4%	\$3,014,250	\$2,705,444	-10.2%
	AVERAGE DOM	25	30	20.0%	53	45	-15.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$1,685,000	-	-	-	-	-
	MEDIAN PRICE	\$1,685,000	-	-	-	-	-
	AVERAGE PRICE	\$1,685,000	-	-	-	-	-
	AVERAGE DOM	15	-	-	-	-	-

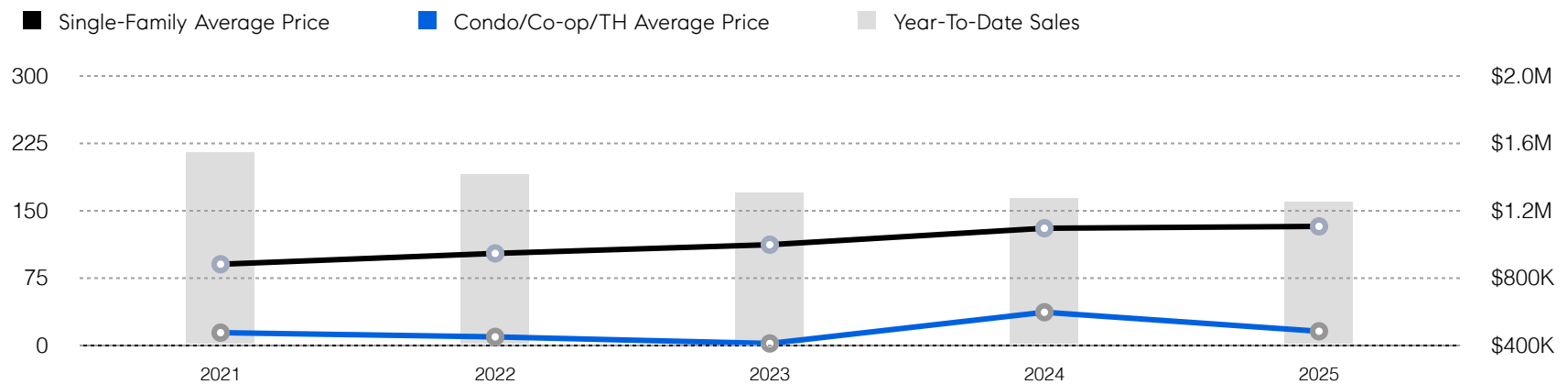
## Historic Sales Trends



# South Orange

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	158	147	-7.0%	14	10	-28.6%
	ACTIVE LISTINGS	19	15	-21.1%	19	15	-21.1%
	# OF SALES	142	137	-3.5%	14	13	-7.1%
	SALES VOLUME	\$155,675,820	\$151,697,217	-2.6%	\$14,936,470	\$14,142,000	-5.3%
	MEDIAN PRICE	\$1,060,051	\$1,100,100	3.8%	\$1,047,135	\$1,175,000	12.2%
	AVERAGE PRICE	\$1,096,309	\$1,107,279	1.0%	\$1,066,891	\$1,087,846	2.0%
	AVERAGE DOM	19	20	5.3%	20	19	-5.0%
Condo/Co-op/TH	CONTRACTS SIGNED	23	27	17.4%	2	5	150.0%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	20	21	5.0%	3	0	0.0%
	SALES VOLUME	\$11,950,249	\$10,174,190	-14.9%	\$3,115,250	-	-
	MEDIAN PRICE	\$508,000	\$452,500	-10.9%	\$1,365,000	-	-
	AVERAGE PRICE	\$597,512	\$484,485	-18.9%	\$1,038,417	-	-
	AVERAGE DOM	23	35	52.2%	19	-	-

## Historic Sales Trends

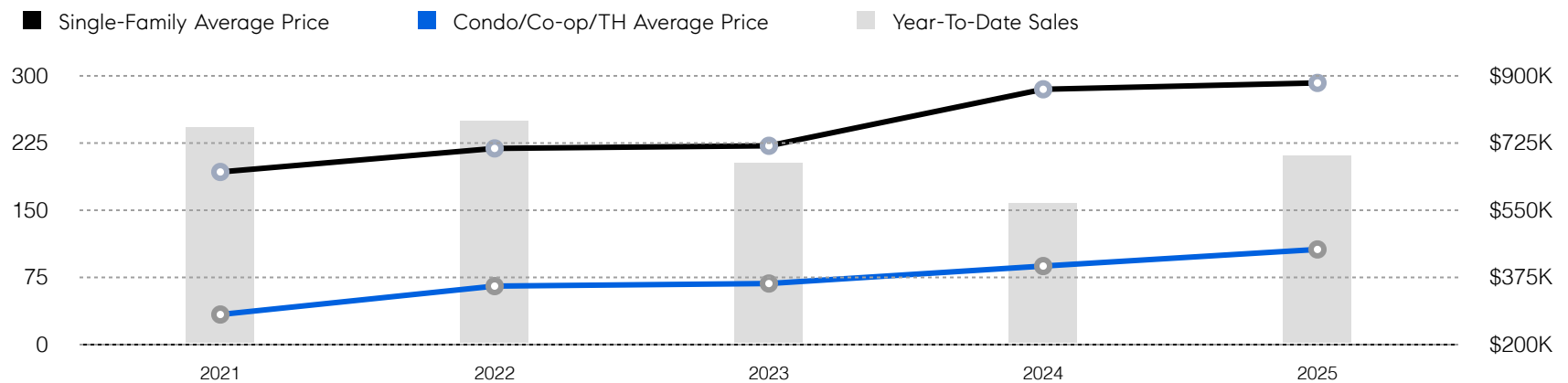




# Verona

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	87	129	48.3%	15	13	-13.3%
	ACTIVE LISTINGS	12	6	-50.0%	12	6	-50.0%
	# OF SALES	67	113	68.7%	5	10	100.0%
	SALES VOLUME	\$57,957,782	\$99,623,817	71.9%	\$3,980,980	\$9,224,000	131.7%
	MEDIAN PRICE	\$815,000	\$850,000	4.3%	\$762,355	\$850,000	11.5%
	AVERAGE PRICE	\$865,042	\$881,627	1.9%	\$796,196	\$922,400	15.9%
	AVERAGE DOM	24	21	-12.5%	13	16	23.1%
Condo/Co-op/TH	CONTRACTS SIGNED	97	97	0.0%	6	6	0.0%
	ACTIVE LISTINGS	28	25	-10.7%	28	25	-10.7%
	# OF SALES	89	96	7.9%	7	12	71.4%
	SALES VOLUME	\$36,007,784	\$42,998,932	19.4%	\$2,070,000	\$5,998,900	189.8%
	MEDIAN PRICE	\$312,500	\$358,000	14.6%	\$307,500	\$502,500	63.4%
	AVERAGE PRICE	\$404,582	\$447,906	10.7%	\$295,714	\$499,908	69.1%
	AVERAGE DOM	31	52	67.7%	27	45	66.7%

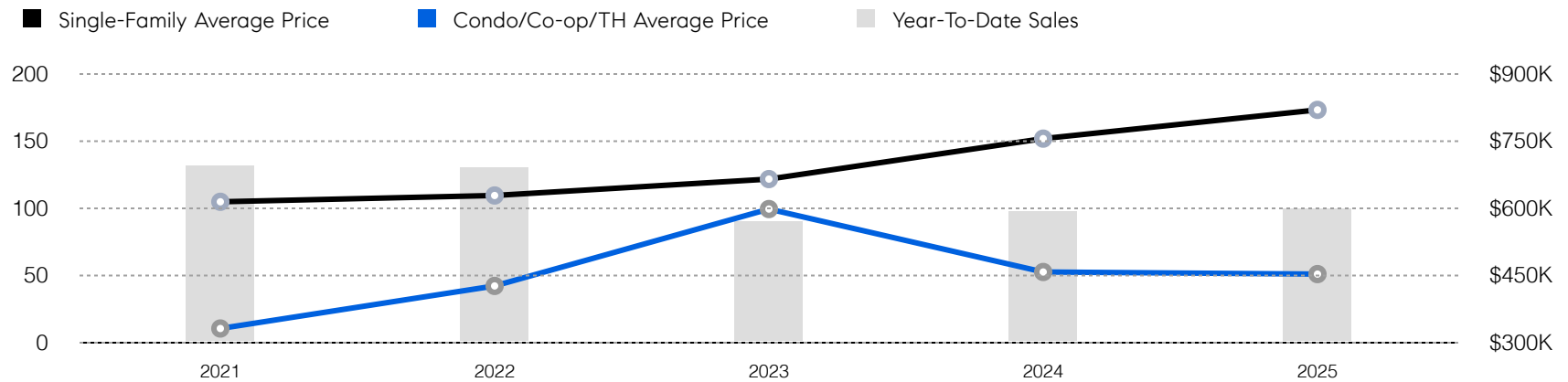
## Historic Sales Trends



# West Caldwell

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	99	115	16.2%	6	7	16.7%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	86	84	-2.3%	8	14	75.0%
	SALES VOLUME	\$64,992,639	\$68,873,000	6.0%	\$6,148,573	\$10,739,000	74.7%
	MEDIAN PRICE	\$710,000	\$805,000	13.4%	\$745,000	\$767,000	3.0%
	AVERAGE PRICE	\$755,728	\$819,917	8.5%	\$768,572	\$767,071	-0.2%
	AVERAGE DOM	26	21	-19.2%	21	20	-4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	12	14	16.7%	2	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	10	14	40.0%	2	0	0.0%
	SALES VOLUME	\$4,579,000	\$6,345,000	38.6%	\$994,000	-	-
	MEDIAN PRICE	\$411,000	\$412,500	0.4%	\$497,000	-	-
	AVERAGE PRICE	\$457,900	\$453,214	-1.0%	\$497,000	-	-
	AVERAGE DOM	23	15	-34.8%	61	-	-

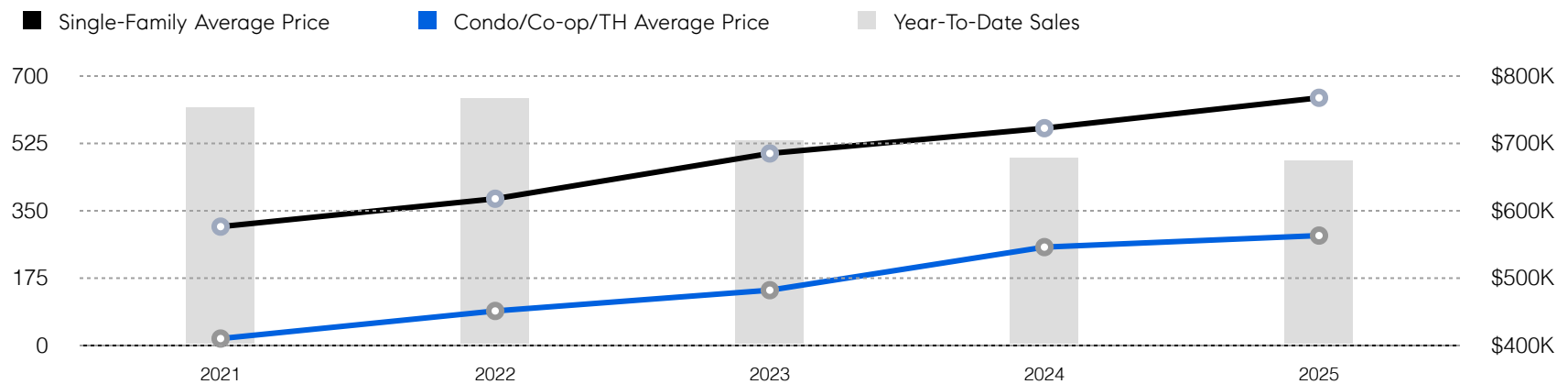
## Historic Sales Trends



# West Orange

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	355	384	8.2%	32	30	-6.2%
	ACTIVE LISTINGS	58	53	-8.6%	58	53	-8.6%
	# OF SALES	299	332	11.0%	32	21	-34.4%
	SALES VOLUME	\$216,069,175	\$254,889,894	18.0%	\$23,653,627	\$18,100,918	-23.5%
	MEDIAN PRICE	\$655,000	\$703,000	7.3%	\$675,000	\$737,000	9.2%
	AVERAGE PRICE	\$722,639	\$767,741	6.2%	\$739,176	\$861,948	16.6%
	AVERAGE DOM	38	34	-10.5%	48	36	-25.0%
Condo/Co-op/TH	CONTRACTS SIGNED	199	156	-21.6%	14	16	14.3%
	ACTIVE LISTINGS	23	25	8.7%	23	25	8.7%
	# OF SALES	184	142	-22.8%	17	5	-70.6%
	SALES VOLUME	\$100,477,232	\$79,972,998	-20.4%	\$9,296,000	\$2,636,000	-71.6%
	MEDIAN PRICE	\$547,450	\$561,400	2.5%	\$540,000	\$465,000	-13.9%
	AVERAGE PRICE	\$546,072	\$563,190	3.1%	\$546,824	\$527,200	-3.6%
	AVERAGE DOM	23	29	26.1%	21	29	38.1%

## Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 11/30/2024 vs. 01/01/2025 - 11/30/2025

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