



Year In Review 2025

Passaic County Market Report

COMPASS

Passaic County Overview

Year-To-Date Sales

3,285

-3.4% Year-To-Date
-4.7% Quarter-Over-Quarter

Year-To-Date Contracts

3,366

-1.2% Year-To-Date
-13.2% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$663K

8.5% Year-To-Date
-1.4% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$438K

4.8% Year-To-Date
6.7% Quarter-Over-Quarter

Average Days On Market

33

-8.3% Year-To-Date
11.8% Quarter-Over-Quarter

Active Listings

419

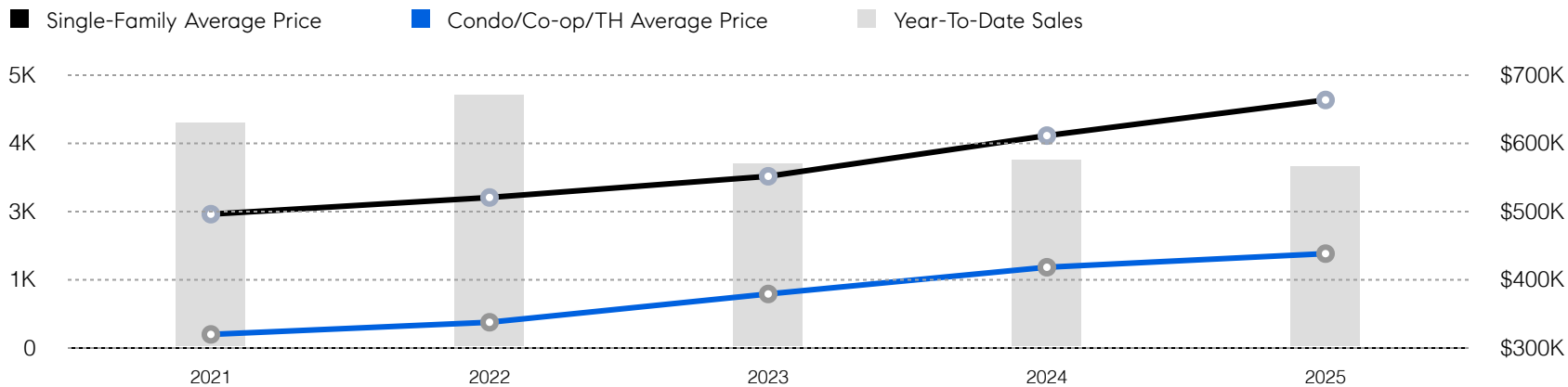
-22.3% Year-Over-Year
-53.4% Quarter-Over-Quarter



Passaic County Overview

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|-----------------|-----------------|----------|---------------|---------------|----------|
| Single-Family | CONTRACTS SIGNED | 2,655 | 2,573 | -3.1% | 616 | 645 | 4.7% |
| | ACTIVE LISTINGS | 434 | 306 | -29.5% | 434 | 306 | -29.5% |
| | # OF SALES | 2,658 | 2,504 | -5.8% | 763 | 717 | -6.0% |
| | SALES VOLUME | \$1,625,129,704 | \$1,661,775,050 | 2.3% | \$478,879,445 | \$482,670,909 | 0.8% |
| | MEDIAN PRICE | \$570,000 | \$615,000 | 7.9% | \$590,000 | \$620,000 | 5.1% |
| | AVERAGE PRICE | \$611,411 | \$663,648 | 8.5% | \$627,627 | \$673,181 | 7.3% |
| | AVERAGE DOM | 36 | 32 | -11.1% | 34 | 32 | -5.9% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 752 | 793 | 5.5% | 179 | 180 | 0.6% |
| | ACTIVE LISTINGS | 105 | 113 | 7.6% | 105 | 113 | 7.6% |
| | # OF SALES | 744 | 781 | 5.0% | 206 | 196 | -4.9% |
| | SALES VOLUME | \$311,305,935 | \$342,365,192 | 10.0% | \$89,215,450 | \$91,048,555 | 2.1% |
| | MEDIAN PRICE | \$393,000 | \$420,000 | 6.9% | \$417,500 | \$452,500 | 8.4% |
| | AVERAGE PRICE | \$418,422 | \$438,368 | 4.8% | \$433,085 | \$464,533 | 7.3% |
| | AVERAGE DOM | 31 | 33 | 6.5% | 33 | 38 | 15.2% |

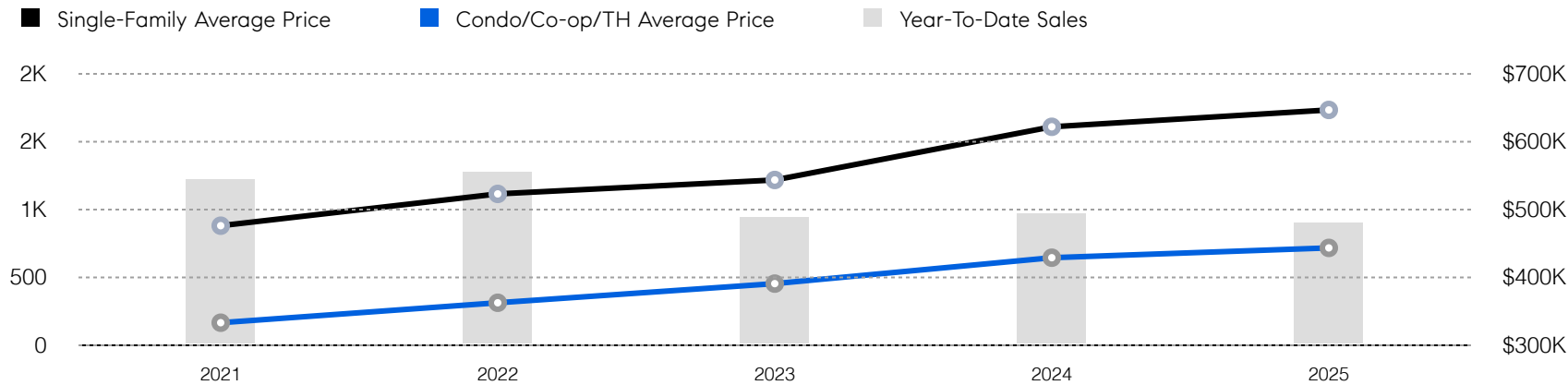
Historic Sales Trends



Clifton

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|---------------|---------------|----------|---------------|---------------|----------|
| Single-Family | CONTRACTS SIGNED | 742 | 713 | -3.9% | 153 | 193 | 26.1% |
| | ACTIVE LISTINGS | 95 | 70 | -26.3% | 95 | 70 | -26.3% |
| | # OF SALES | 753 | 684 | -9.2% | 222 | 206 | -7.2% |
| | SALES VOLUME | \$468,347,112 | \$442,437,672 | -5.5% | \$142,100,950 | \$135,293,500 | -4.8% |
| | MEDIAN PRICE | \$581,000 | \$610,000 | 5.0% | \$600,000 | \$610,000 | 1.7% |
| | AVERAGE PRICE | \$621,975 | \$646,839 | 4.0% | \$640,094 | \$656,765 | 2.6% |
| | AVERAGE DOM | 26 | 29 | 11.5% | 27 | 29 | 7.4% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 202 | 199 | -1.5% | 52 | 39 | -25.0% |
| | ACTIVE LISTINGS | 28 | 14 | -50.0% | 28 | 14 | -50.0% |
| | # OF SALES | 205 | 205 | 0.0% | 52 | 40 | -23.1% |
| | SALES VOLUME | \$87,960,200 | \$90,922,854 | 3.4% | \$25,237,500 | \$19,910,480 | -21.1% |
| | MEDIAN PRICE | \$465,000 | \$470,000 | 1.1% | \$520,000 | \$515,000 | -1.0% |
| | AVERAGE PRICE | \$429,074 | \$443,526 | 3.4% | \$485,337 | \$497,762 | 2.6% |
| | AVERAGE DOM | 28 | 31 | 10.7% | 29 | 37 | 27.6% |

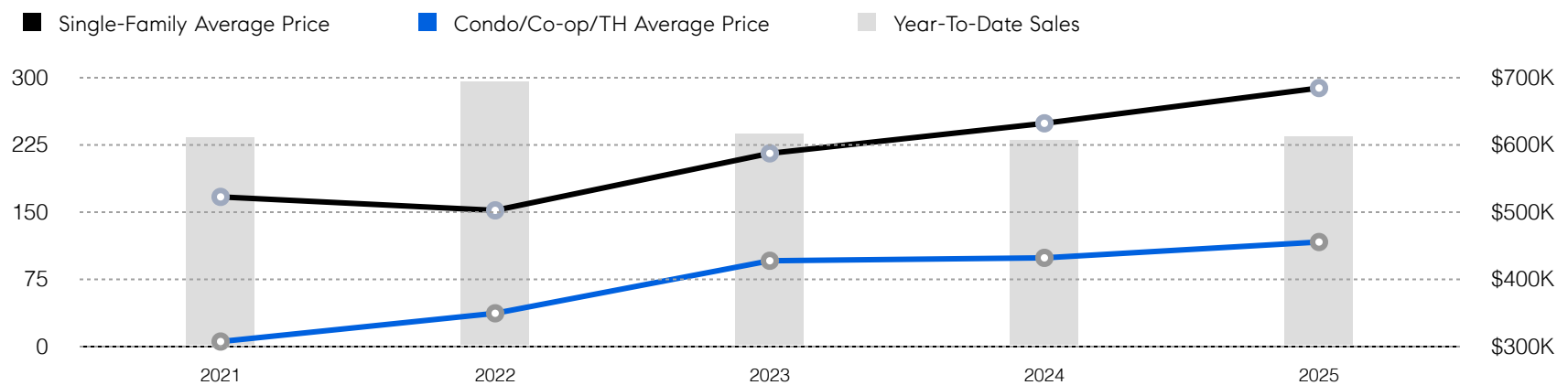
Historic Sales Trends



Little Falls

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 139 | 120 | -13.7% | 40 | 38 | -5.0% |
| | ACTIVE LISTINGS | 17 | 13 | -23.5% | 17 | 13 | -23.5% |
| | # OF SALES | 145 | 119 | -17.9% | 43 | 37 | -14.0% |
| | SALES VOLUME | \$91,665,946 | \$81,477,400 | -11.1% | \$31,301,200 | \$25,914,500 | -17.2% |
| | MEDIAN PRICE | \$570,000 | \$635,000 | 11.4% | \$620,000 | \$660,000 | 6.5% |
| | AVERAGE PRICE | \$632,179 | \$684,684 | 8.3% | \$727,935 | \$700,392 | -3.8% |
| | AVERAGE DOM | 36 | 26 | -27.8% | 26 | 37 | 42.3% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 84 | 112 | 33.3% | 13 | 20 | 53.8% |
| | ACTIVE LISTINGS | 10 | 7 | -30.0% | 10 | 7 | -30.0% |
| | # OF SALES | 83 | 113 | 36.1% | 24 | 35 | 45.8% |
| | SALES VOLUME | \$35,857,700 | \$51,480,350 | 43.6% | \$9,706,450 | \$16,475,000 | 69.7% |
| | MEDIAN PRICE | \$415,000 | \$440,000 | 6.0% | \$415,000 | \$450,000 | 8.4% |
| | AVERAGE PRICE | \$432,020 | \$455,578 | 5.5% | \$404,435 | \$470,714 | 16.4% |
| | AVERAGE DOM | 24 | 29 | 20.8% | 22 | 31 | 40.9% |

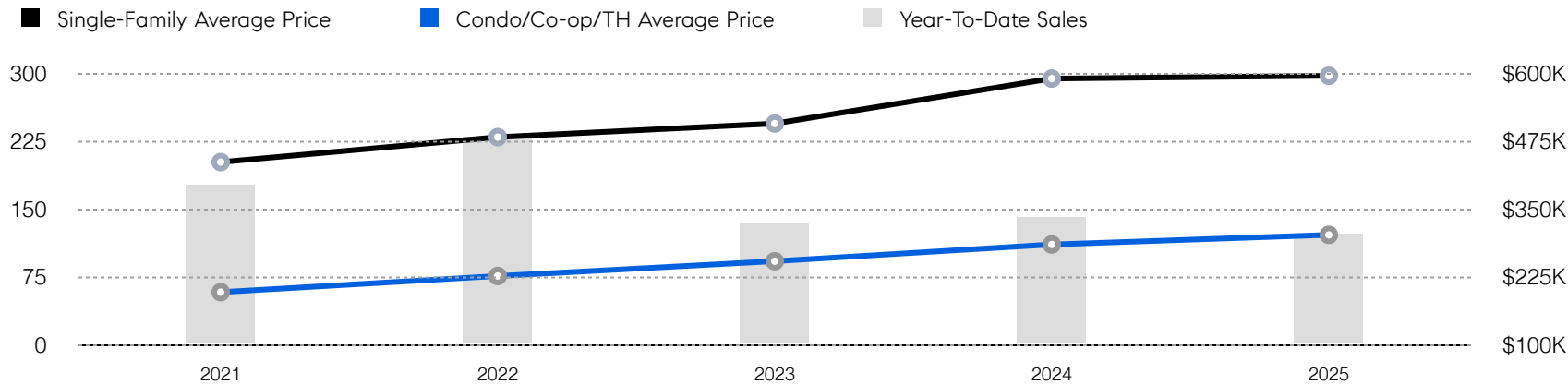
Historic Sales Trends



Passaic

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|--------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 75 | 92 | 22.7% | 12 | 17 | 41.7% |
| | ACTIVE LISTINGS | 26 | 14 | -46.2% | 26 | 14 | -46.2% |
| | # OF SALES | 82 | 77 | -6.1% | 26 | 16 | -38.5% |
| | SALES VOLUME | \$48,491,000 | \$45,926,000 | -5.3% | \$13,633,000 | \$8,297,000 | -39.1% |
| | MEDIAN PRICE | \$547,500 | \$535,000 | -2.3% | \$491,000 | \$511,000 | 4.1% |
| | AVERAGE PRICE | \$591,354 | \$596,442 | 0.9% | \$524,346 | \$518,563 | -1.1% |
| | AVERAGE DOM | 49 | 39 | -20.4% | 54 | 56 | 3.7% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 52 | 59 | 13.5% | 8 | 19 | 137.5% |
| | ACTIVE LISTINGS | 21 | 11 | -47.6% | 21 | 11 | -47.6% |
| | # OF SALES | 57 | 44 | -22.8% | 9 | 7 | -22.2% |
| | SALES VOLUME | \$16,289,800 | \$13,352,000 | -18.0% | \$2,835,000 | \$2,161,000 | -23.8% |
| | MEDIAN PRICE | \$290,000 | \$300,000 | 3.4% | \$360,000 | \$300,000 | -16.7% |
| | AVERAGE PRICE | \$285,786 | \$303,455 | 6.2% | \$315,000 | \$308,714 | -2.0% |
| | AVERAGE DOM | 47 | 54 | 14.9% | 50 | 17 | -66.0% |

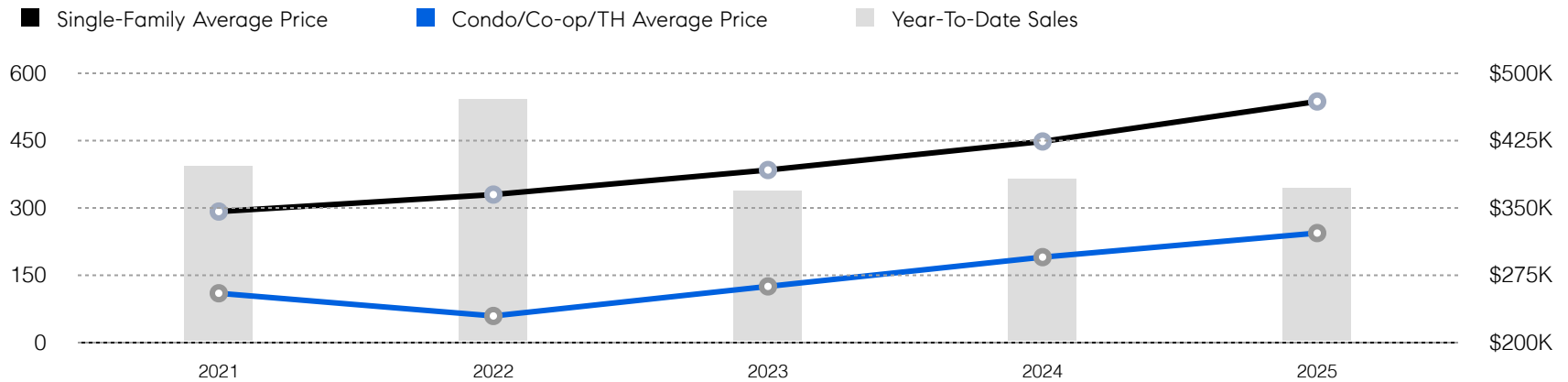
Historic Sales Trends



Paterson

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|---------------|---------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 273 | 263 | -3.7% | 62 | 73 | 17.7% |
| | ACTIVE LISTINGS | 58 | 66 | 13.8% | 58 | 66 | 13.8% |
| | # OF SALES | 284 | 251 | -11.6% | 55 | 62 | 12.7% |
| | SALES VOLUME | \$120,430,152 | \$117,620,700 | -2.3% | \$24,494,000 | \$28,340,800 | 15.7% |
| | MEDIAN PRICE | \$426,000 | \$480,000 | 12.7% | \$448,000 | \$462,500 | 3.2% |
| | AVERAGE PRICE | \$424,050 | \$468,608 | 10.5% | \$445,345 | \$457,110 | 2.6% |
| | AVERAGE DOM | 52 | 45 | -13.5% | 64 | 42 | -34.4% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 81 | 90 | 11.1% | 17 | 17 | 0.0% |
| | ACTIVE LISTINGS | 17 | 34 | 100.0% | 17 | 34 | 100.0% |
| | # OF SALES | 76 | 89 | 17.1% | 24 | 19 | -20.8% |
| | SALES VOLUME | \$22,435,326 | \$28,660,404 | 27.7% | \$6,685,800 | \$5,769,375 | -13.7% |
| | MEDIAN PRICE | \$325,444 | \$332,000 | 2.0% | \$263,000 | \$347,000 | 31.9% |
| | AVERAGE PRICE | \$295,202 | \$322,027 | 9.1% | \$278,575 | \$303,651 | 9.0% |
| | AVERAGE DOM | 38 | 31 | -18.4% | 42 | 72 | 71.4% |

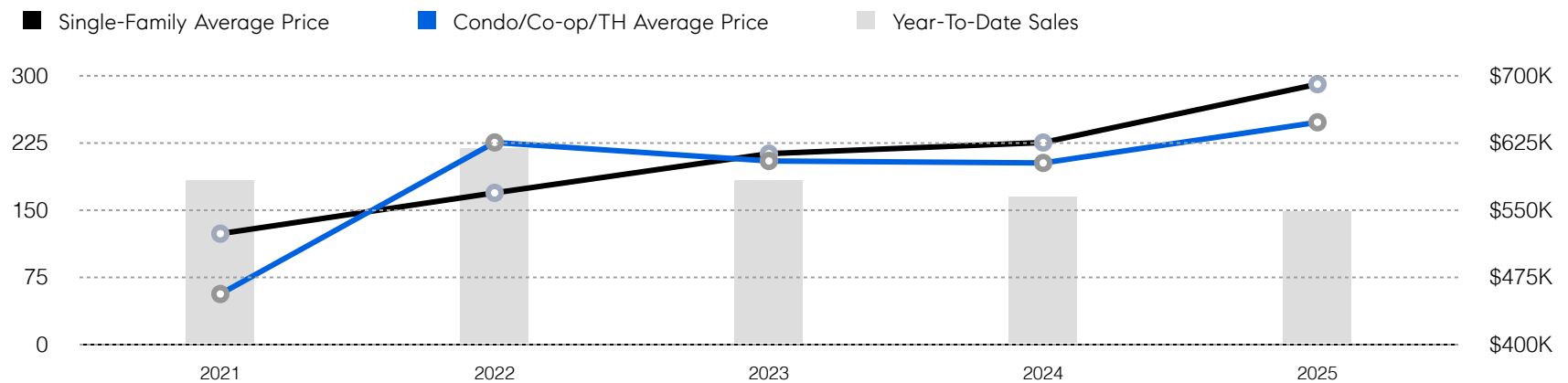
Historic Sales Trends



Totowa

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 146 | 145 | -0.7% | 26 | 43 | 65.4% |
| | ACTIVE LISTINGS | 19 | 23 | 21.1% | 19 | 23 | 21.1% |
| | # OF SALES | 148 | 129 | -12.8% | 37 | 38 | 2.7% |
| | SALES VOLUME | \$92,584,600 | \$89,101,734 | -3.8% | \$26,350,800 | \$25,430,000 | -3.5% |
| | MEDIAN PRICE | \$577,450 | \$600,000 | 3.9% | \$660,000 | \$560,000 | -15.2% |
| | AVERAGE PRICE | \$625,572 | \$690,711 | 10.4% | \$712,184 | \$669,211 | -6.0% |
| | AVERAGE DOM | 32 | 31 | -3.1% | 31 | 27 | -12.9% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 18 | 16 | -11.1% | 7 | 2 | -71.4% |
| | ACTIVE LISTINGS | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| | # OF SALES | 15 | 17 | 13.3% | 9 | 4 | -55.6% |
| | SALES VOLUME | \$9,041,800 | \$11,019,000 | 21.9% | \$5,964,800 | \$2,554,000 | -57.2% |
| | MEDIAN PRICE | \$720,000 | \$560,000 | -22.2% | \$725,000 | \$638,500 | -11.9% |
| | AVERAGE PRICE | \$602,787 | \$648,176 | 7.5% | \$662,756 | \$638,500 | -3.7% |
| | AVERAGE DOM | 61 | 27 | -55.7% | 87 | 24 | -72.4% |

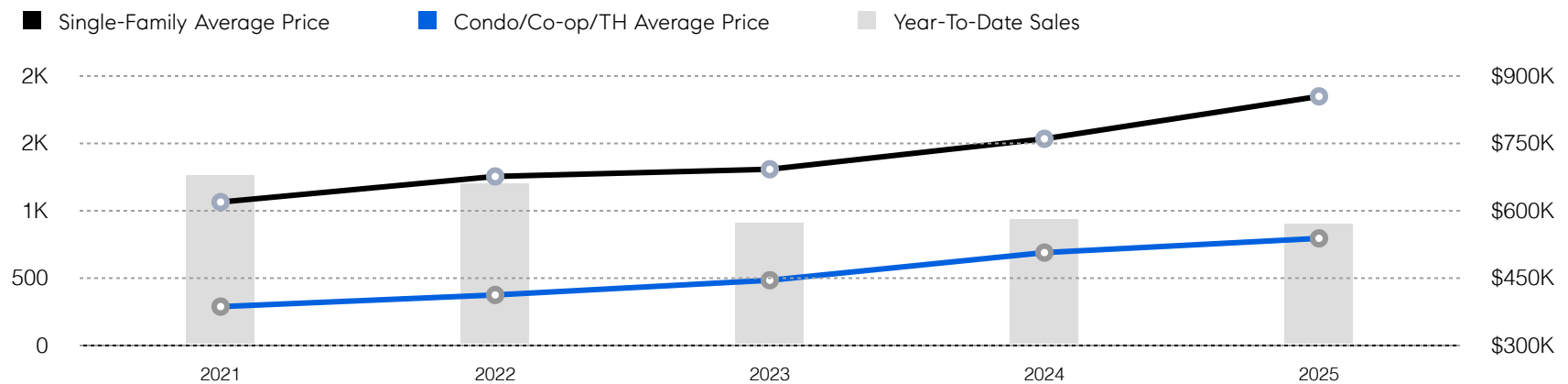
Historic Sales Trends



Wayne

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|---------------|---------------|----------|---------------|---------------|----------|
| Single-Family | CONTRACTS SIGNED | 721 | 671 | -6.9% | 174 | 138 | -20.7% |
| | ACTIVE LISTINGS | 98 | 52 | -46.9% | 98 | 52 | -46.9% |
| | # OF SALES | 711 | 676 | -4.9% | 220 | 186 | -15.5% |
| | SALES VOLUME | \$540,581,939 | \$577,843,184 | 6.9% | \$160,115,891 | \$164,445,598 | 2.7% |
| | MEDIAN PRICE | \$725,000 | \$799,999 | 10.3% | \$715,000 | \$765,000 | 7.0% |
| | AVERAGE PRICE | \$760,312 | \$854,798 | 12.4% | \$727,800 | \$884,116 | 21.5% |
| | AVERAGE DOM | 30 | 26 | -13.3% | 28 | 24 | -14.3% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 215 | 207 | -3.7% | 54 | 47 | -13.0% |
| | ACTIVE LISTINGS | 15 | 32 | 113.3% | 15 | 32 | 113.3% |
| | # OF SALES | 213 | 209 | -1.9% | 62 | 63 | 1.6% |
| | SALES VOLUME | \$107,966,809 | \$112,567,160 | 4.3% | \$30,521,000 | \$35,091,900 | 15.0% |
| | MEDIAN PRICE | \$525,000 | \$551,015 | 5.0% | \$497,500 | \$540,000 | 8.5% |
| | AVERAGE PRICE | \$506,886 | \$538,599 | 6.3% | \$492,274 | \$557,014 | 13.2% |
| | AVERAGE DOM | 26 | 27 | 3.8% | 28 | 31 | 10.7% |

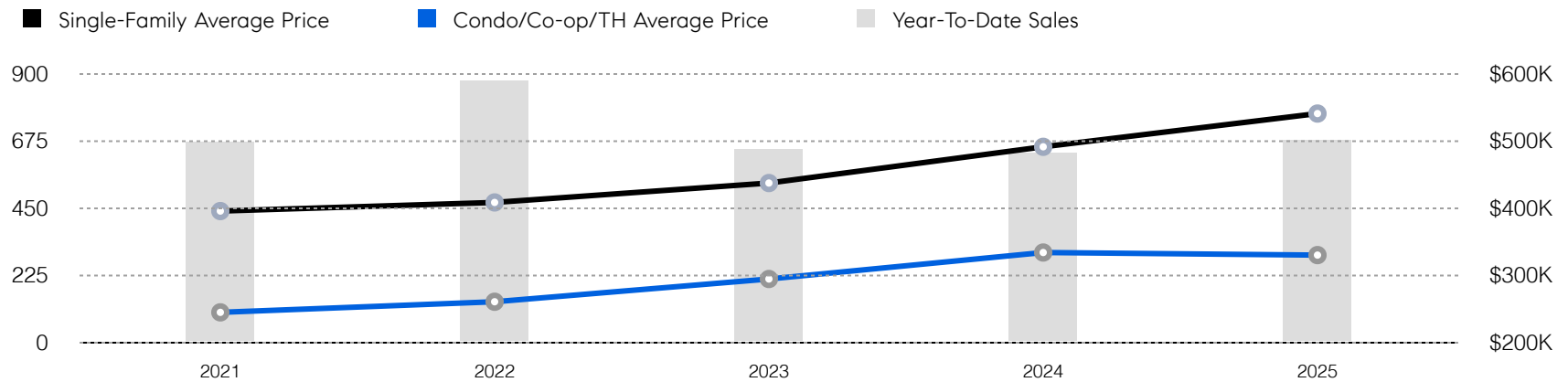
Historic Sales Trends



West Milford

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|---------------|---------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 559 | 569 | 1.8% | 149 | 143 | -4.0% |
| | ACTIVE LISTINGS | 121 | 68 | -43.8% | 121 | 68 | -43.8% |
| | # OF SALES | 535 | 568 | 6.2% | 160 | 172 | 7.5% |
| | SALES VOLUME | \$263,028,955 | \$307,368,360 | 16.9% | \$80,883,604 | \$94,949,511 | 17.4% |
| | MEDIAN PRICE | \$453,000 | \$509,000 | 12.4% | \$479,000 | \$482,500 | 0.7% |
| | AVERAGE PRICE | \$491,643 | \$541,141 | 10.1% | \$505,523 | \$552,032 | 9.2% |
| | AVERAGE DOM | 46 | 39 | -15.2% | 41 | 41 | 0.0% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 100 | 110 | 10.0% | 28 | 36 | 28.6% |
| | ACTIVE LISTINGS | 14 | 15 | 7.1% | 14 | 15 | 7.1% |
| | # OF SALES | 95 | 104 | 9.5% | 26 | 28 | 7.7% |
| | SALES VOLUME | \$31,754,300 | \$34,363,424 | 8.2% | \$8,264,900 | \$9,086,800 | 9.9% |
| | MEDIAN PRICE | \$335,000 | \$323,250 | -3.5% | \$312,500 | \$312,500 | - |
| | AVERAGE PRICE | \$334,256 | \$330,418 | -1.1% | \$317,881 | \$324,529 | 2.1% |
| | AVERAGE DOM | 32 | 46 | 43.8% | 32 | 48 | 50.0% |

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 12/31/2024 vs. 01/01/2025 - 12/31/2025

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