

An aerial photograph of a city at sunset. The sky is a gradient from blue to orange. In the foreground, there are several buildings of various architectural styles, including a prominent church with a tall steeple. The city is surrounded by a dense forest. The overall atmosphere is peaceful and scenic.

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

Single-Family  
Average Sale Price

**\$663K**

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

Average Days On Market

**33**

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

Year-To-Date Contracts

**3,366**

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

Condo/Co-op/Townhouse  
Average Sale Price

**\$438K**

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

Active Listings

**419**

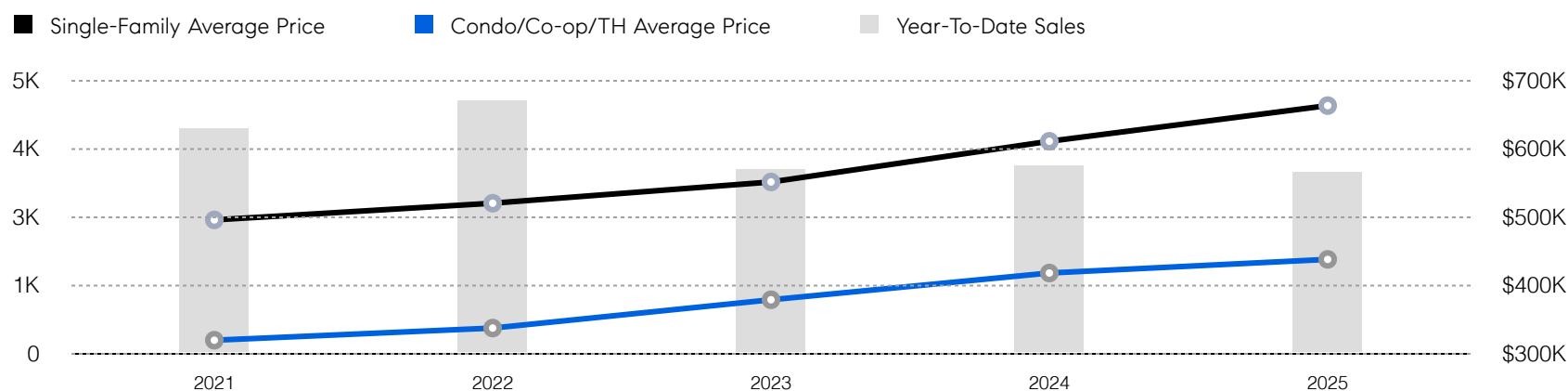
-22.3% Year-Over-Year  
-53.4% Quarter-Over-Quarter



# 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%

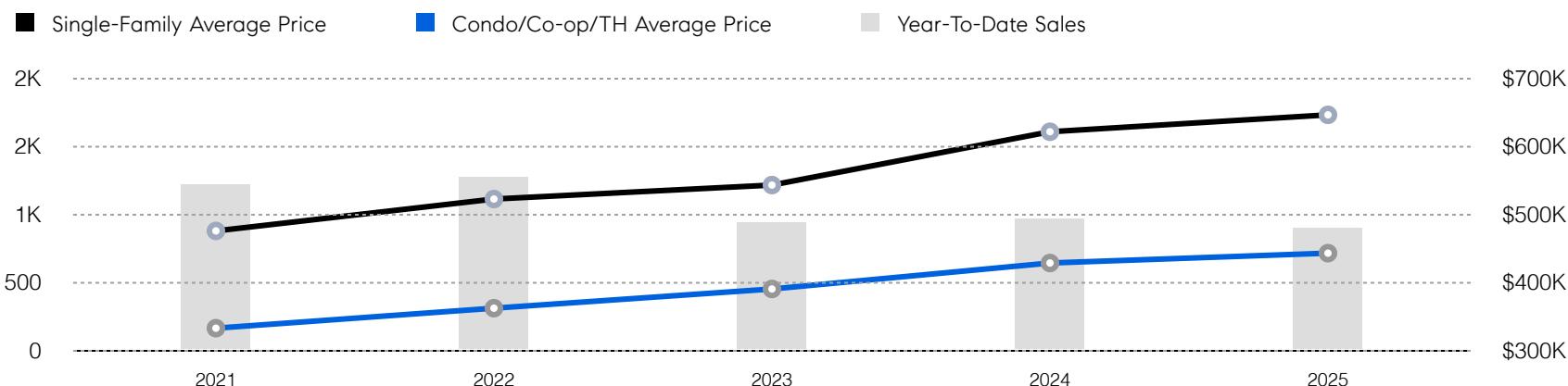
## Historic Sales Trends



# 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%

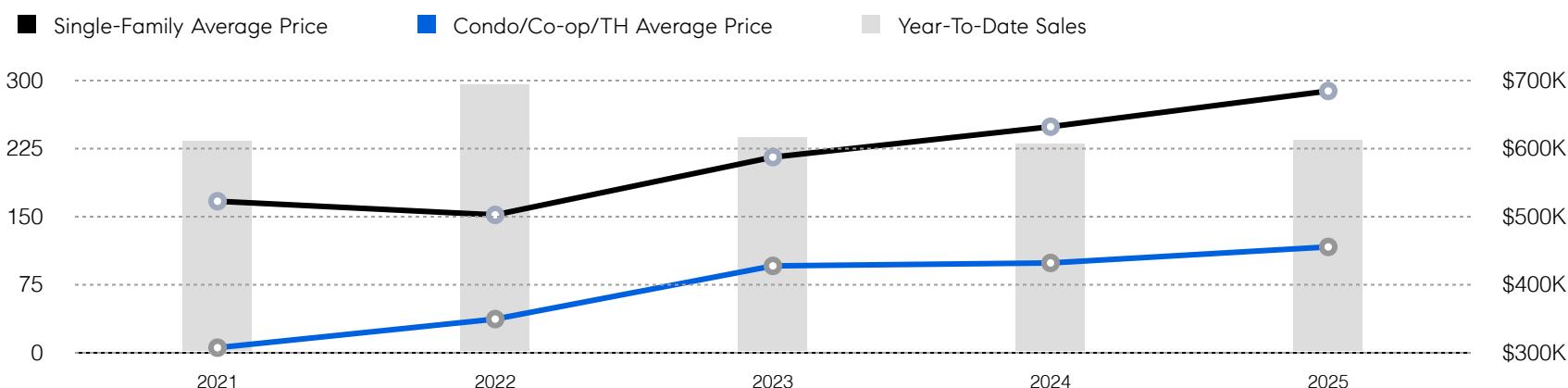
## Historic Sales Trends



# 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%

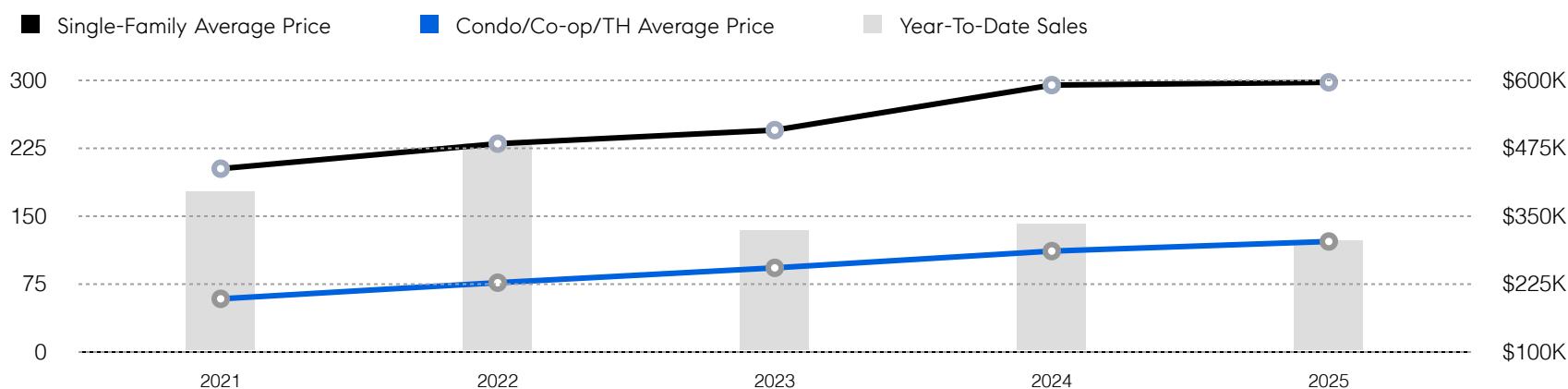
## Historic Sales Trends



# 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%

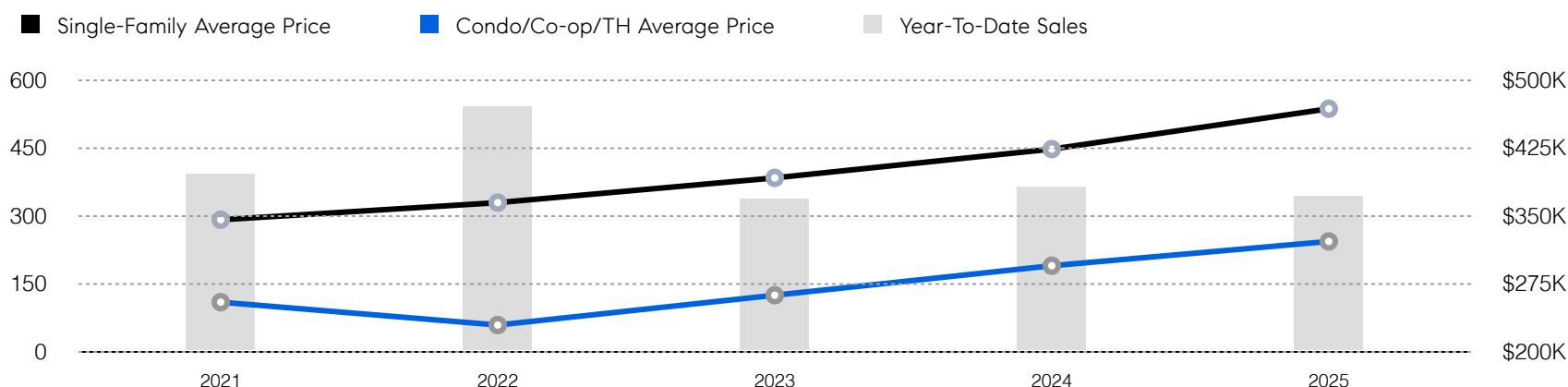
## Historic Sales Trends



# 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%

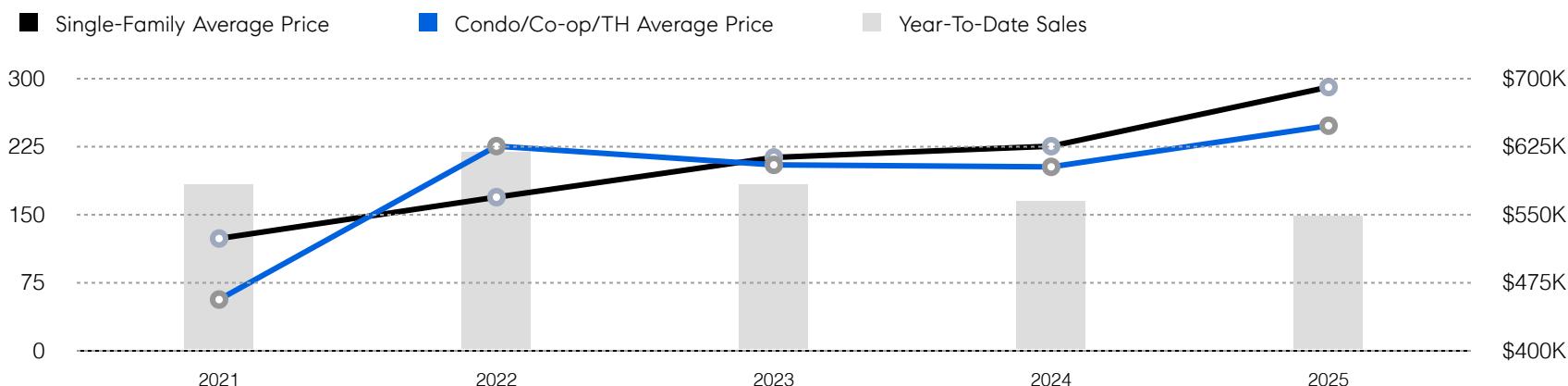
## Historic Sales Trends



# 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%

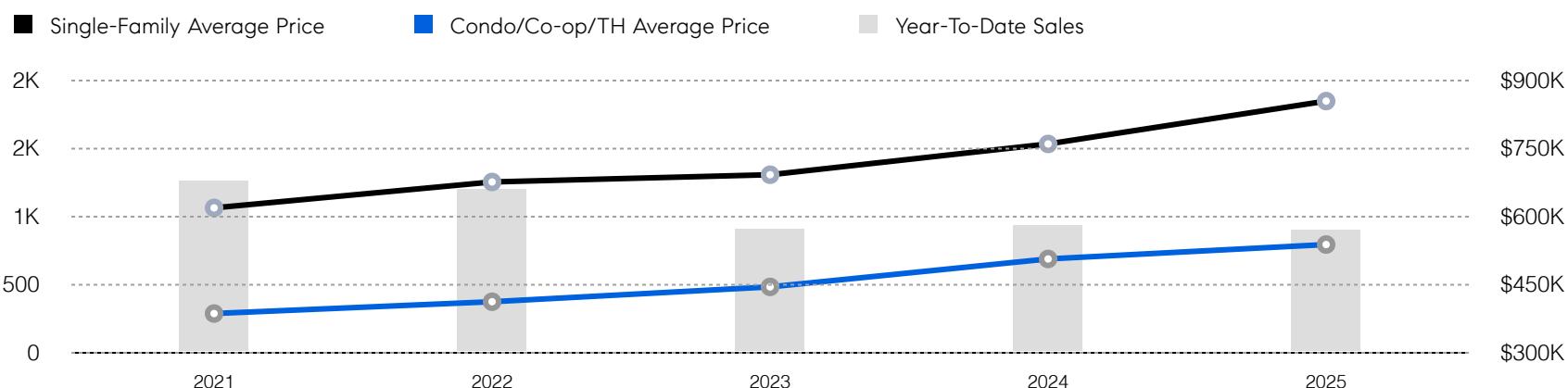
## Historic Sales Trends



# 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%

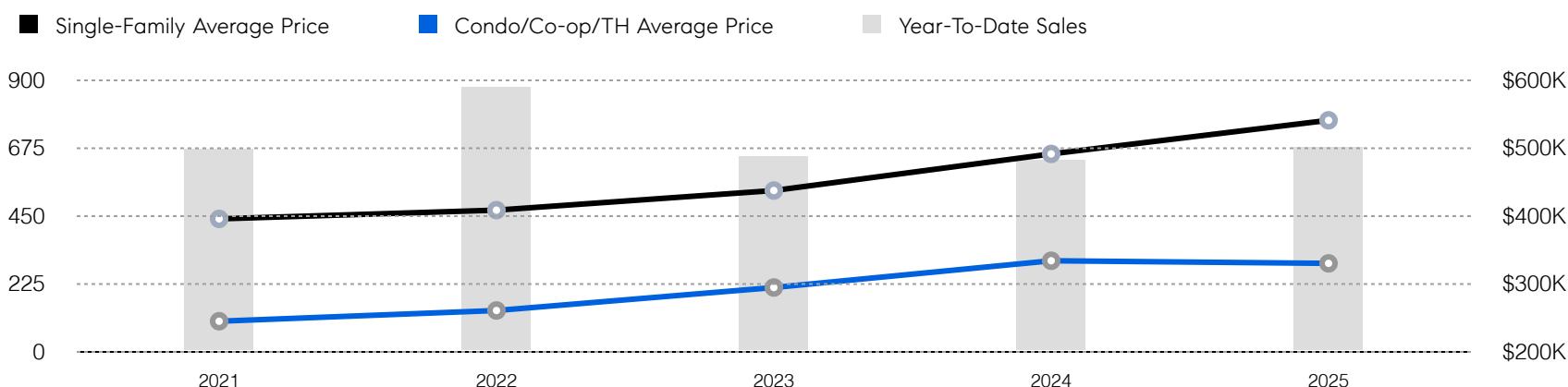
## Historic Sales Trends



# 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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