



August 2026

Essex County Market Report

COMPASS

Essex County Overview

Year-To-Date Sales

4,249

-1.8% Year-To-Date
-7.1% Month-Over-Month

Year-To-Date Contracts

4,586

0.6% Year-To-Date
-26.6% Month-Over-Month

Single-Family
Average Sale Price

\$1.0M

5.7% Year-To-Date
3.6% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$521K

6.0% Year-To-Date
-10.5% Month-Over-Month

Average Days On Market

30

3.4% Year-To-Date
12.9% Month-Over-Month

Active Listings

1,374

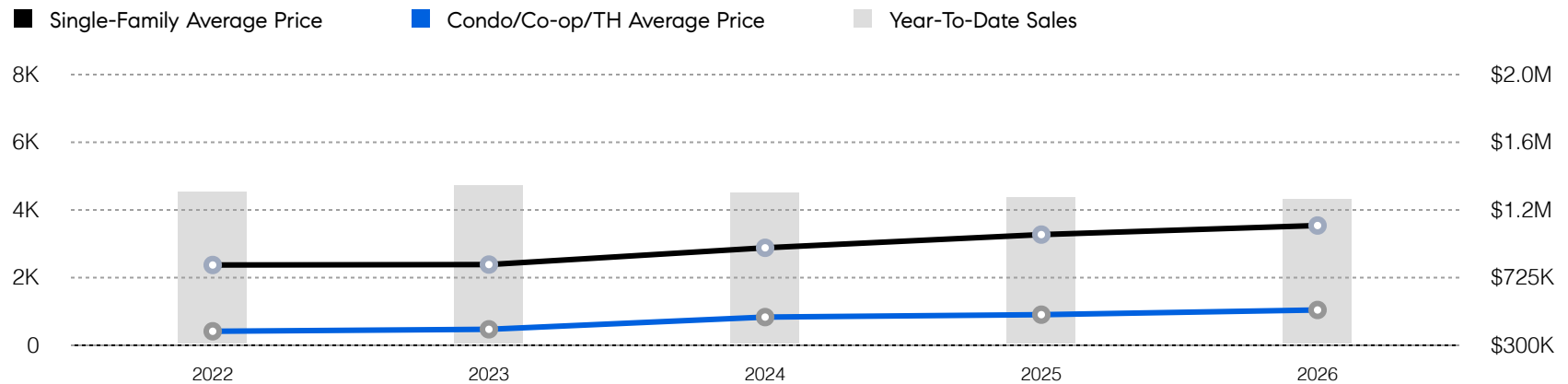
-9.7% Year-Over-Year
-7.8% Month-Over-Month



Essex County Overview

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	3,624	3,679	1.5%	383	388	1.3%
	ACTIVE LISTINGS	1,213	1,072	-11.6%	1,213	1,072	-11.6%
	# OF SALES	3,453	3,409	-1.3%	541	564	4.3%
	SALES VOLUME	\$3,436,614,741	\$3,587,217,004	4.4%	\$558,965,735	\$623,518,507	11.5%
	MEDIAN PRICE	\$790,000	\$810,000	2.5%	\$836,000	\$888,000	6.2%
	AVERAGE PRICE	\$995,255	\$1,052,278	5.7%	\$1,033,208	\$1,105,529	7.0%
	AVERAGE DOM	30	29	-3.3%	27	29	7.4%
	% OF ASKING PRICE	16038.6%	16244.3%	205.7%	101770.7%	109.2%	-101,661.5%
Condo/Co-op/TH	CONTRACTS SIGNED	933	907	-2.8%	102	91	-10.8%
	ACTIVE LISTINGS	308	302	-1.9%	308	302	-1.9%
	# OF SALES	872	840	-3.7%	140	129	-7.9%
	SALES VOLUME	\$429,405,565	\$438,449,210	2.1%	\$71,144,250	\$63,013,550	-11.4%
	MEDIAN PRICE	\$419,500	\$452,853	8.0%	\$430,000	\$380,000	-11.6%
	AVERAGE PRICE	\$492,438	\$521,963	6.0%	\$508,173	\$488,477	-3.9%
	AVERAGE DOM	34	36	5.9%	33	30	-9.1%
	% OF ASKING PRICE	105.3%	103.1%	-2.2%	105.0%	103.8%	-1.3%

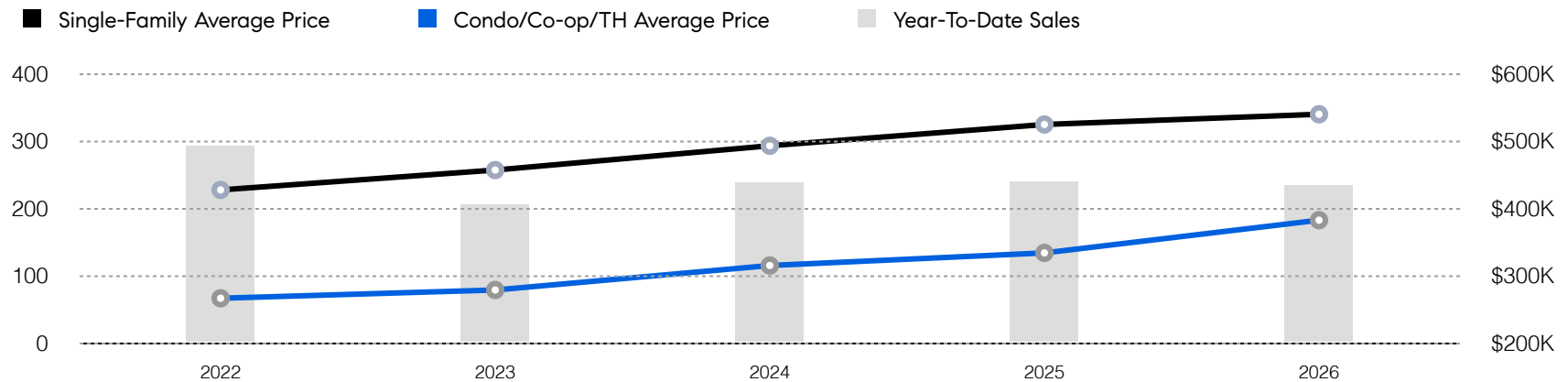
Historic Sales Trends



Belleville

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	168	183	8.9%	22	27	22.7%
	ACTIVE LISTINGS	53	59	11.3%	53	59	11.3%
	# OF SALES	164	171	4.3%	14	34	142.9%
	SALES VOLUME	\$86,154,708	\$92,425,000	7.3%	\$7,053,000	\$17,146,000	143.1%
	MEDIAN PRICE	\$542,500	\$550,000	1.4%	\$507,500	\$520,000	2.5%
	AVERAGE PRICE	\$525,334	\$540,497	2.9%	\$503,786	\$504,294	0.1%
	AVERAGE DOM	33	35	6.1%	38	39	2.6%
	% OF ASKING PRICE	105.5%	103.3%	-2.2%	104.8%	101.7%	-3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	63	71	12.7%	8	11	37.5%
	ACTIVE LISTINGS	19	25	31.6%	19	25	31.6%
	# OF SALES	73	61	-16.4%	11	8	-27.3%
	SALES VOLUME	\$24,424,500	\$23,375,250	-4.3%	\$3,154,000	\$2,580,250	-18.2%
	MEDIAN PRICE	\$327,000	\$375,000	14.7%	\$249,000	\$346,950	39.3%
	AVERAGE PRICE	\$334,582	\$383,201	14.5%	\$286,727	\$322,531	12.5%
	AVERAGE DOM	35	37	5.7%	27	34	25.9%
	% OF ASKING PRICE	106.2%	102.0%	-4.3%	108.2%	100.7%	-7.5%

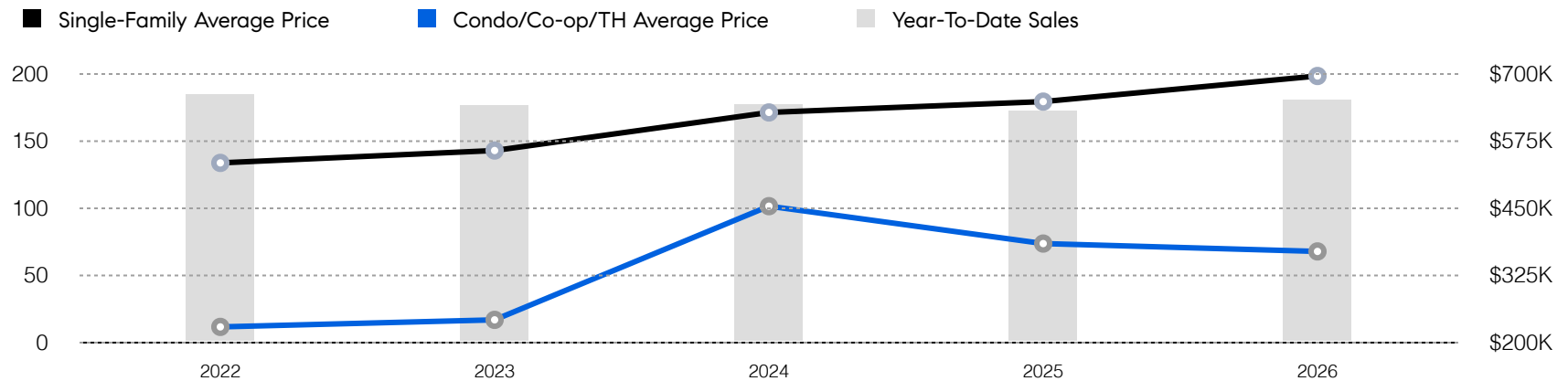
Historic Sales Trends



Bloomfield

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	151	163	7.9%	19	17	-10.5%
	ACTIVE LISTINGS	38	43	13.2%	38	43	13.2%
	# OF SALES	148	152	2.7%	33	23	-30.3%
	SALES VOLUME	\$95,995,025	\$105,838,968	10.3%	\$19,645,520	\$15,245,900	-22.4%
	MEDIAN PRICE	\$638,750	\$652,500	2.2%	\$585,000	\$621,000	6.2%
	AVERAGE PRICE	\$648,615	\$696,309	7.4%	\$595,319	\$662,865	11.3%
	AVERAGE DOM	29	30	3.4%	33	32	-3.0%
	% OF ASKING PRICE	109.6%	112.2%	2.6%	106.0%	109.8%	3.8%
Condo/Co-op/TH	CONTRACTS SIGNED	24	32	33.3%	2	4	100.0%
	ACTIVE LISTINGS	3	9	200.0%	3	9	200.0%
	# OF SALES	23	27	17.4%	0	3	0.0%
	SALES VOLUME	\$8,840,900	\$9,983,323	12.9%	-	\$1,000,000	-
	MEDIAN PRICE	\$340,000	\$345,000	1.5%	-	\$345,000	-
	AVERAGE PRICE	\$384,387	\$369,753	-3.8%	-	\$333,333	-
	AVERAGE DOM	46	34	-26.1%	-	13	-
	% OF ASKING PRICE	105.9%	103.8%	-2.1%	-	112.6%	-

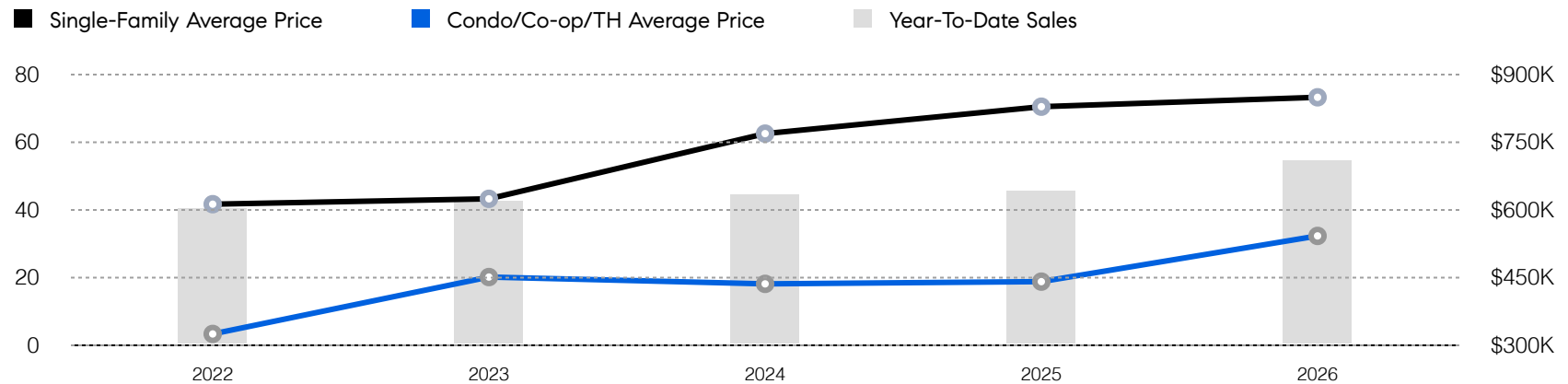
Historic Sales Trends



Caldwell

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	27	30	11.1%	2	3	50.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	29	32	10.3%	6	6	0.0%
	SALES VOLUME	\$24,037,127	\$27,189,923	13.1%	\$4,989,127	\$5,756,923	15.4%
	MEDIAN PRICE	\$765,000	\$810,000	5.9%	\$862,064	\$914,962	6.1%
	AVERAGE PRICE	\$828,866	\$849,685	2.5%	\$831,521	\$959,487	15.4%
	AVERAGE DOM	30	19	-36.7%	32	20	-37.5%
	% OF ASKING PRICE	108.6%	108.2%	-0.4%	109.7%	116.4%	6.7%
Condo/Co-op/TH	CONTRACTS SIGNED	18	18	0.0%	2	2	0.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	16	22	37.5%	6	4	-33.3%
	SALES VOLUME	\$7,058,500	\$11,934,555	69.1%	\$2,733,000	\$2,587,000	-5.3%
	MEDIAN PRICE	\$374,500	\$547,500	46.2%	\$368,500	\$612,500	66.2%
	AVERAGE PRICE	\$441,156	\$542,480	23.0%	\$455,500	\$646,750	42.0%
	AVERAGE DOM	19	25	31.6%	22	18	-18.2%
	% OF ASKING PRICE	107.4%	102.9%	-4.5%	108.8%	102.3%	-6.5%

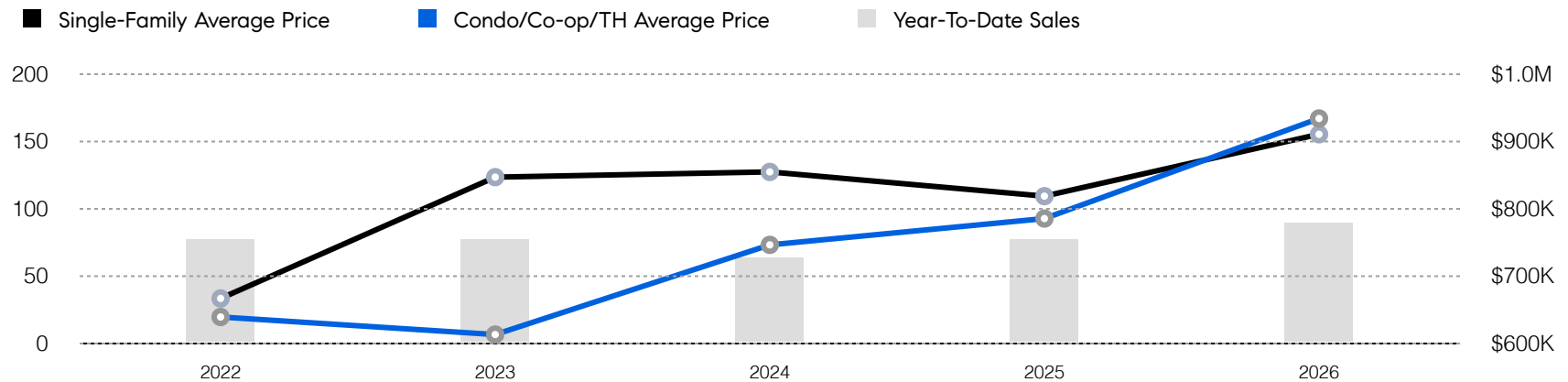
Historic Sales Trends



Cedar Grove

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	51	62	21.6%	2	9	350.0%
	ACTIVE LISTINGS	21	12	-42.9%	21	12	-42.9%
	# OF SALES	52	57	9.6%	10	9	-10.0%
	SALES VOLUME	\$42,581,244	\$51,914,577	21.9%	\$7,877,117	\$8,664,500	10.0%
	MEDIAN PRICE	\$732,559	\$825,000	12.6%	\$731,059	\$830,000	13.5%
	AVERAGE PRICE	\$818,870	\$910,782	11.2%	\$787,712	\$962,722	22.2%
	AVERAGE DOM	21	23	9.5%	23	32	39.1%
	% OF ASKING PRICE	109.7%	108.7%	-1.1%	107.3%	107.9%	0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	27	33	22.2%	5	2	-60.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	24	31	29.2%	7	6	-14.3%
	SALES VOLUME	\$18,854,400	\$28,961,499	53.6%	\$5,972,000	\$5,555,000	-7.0%
	MEDIAN PRICE	\$760,000	\$875,000	15.1%	\$800,000	\$925,000	15.6%
	AVERAGE PRICE	\$785,600	\$934,242	18.9%	\$853,143	\$925,833	8.5%
	AVERAGE DOM	25	22	-12.0%	21	13	-38.1%
	% OF ASKING PRICE	106.1%	109.8%	3.6%	103.6%	113.7%	10.1%

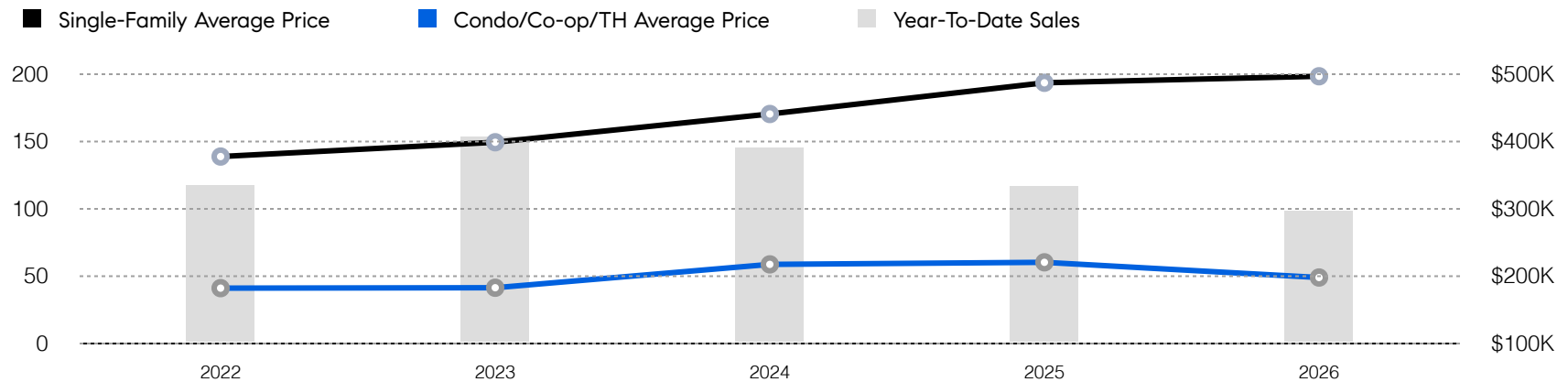
Historic Sales Trends



East Orange

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	109	92	-15.6%	11	13	18.2%
	ACTIVE LISTINGS	40	36	-10.0%	40	36	-10.0%
	# OF SALES	96	82	-14.6%	12	13	8.3%
	SALES VOLUME	\$46,775,490	\$40,748,026	-12.9%	\$5,572,000	\$6,901,000	23.9%
	MEDIAN PRICE	\$498,500	\$500,000	0.3%	\$475,000	\$550,000	15.8%
	AVERAGE PRICE	\$487,245	\$496,927	2.0%	\$464,333	\$530,846	14.3%
	AVERAGE DOM	51	37	-27.5%	40	32	-20.0%
	% OF ASKING PRICE	105.4%	105.1%	-0.4%	105.5%	106.8%	1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	18	18	0.0%	1	1	0.0%
	ACTIVE LISTINGS	15	21	40.0%	15	21	40.0%
	# OF SALES	19	15	-21.1%	1	1	0.0%
	SALES VOLUME	\$4,191,448	\$2,970,500	-29.1%	\$272,000	\$203,000	-25.4%
	MEDIAN PRICE	\$210,000	\$204,500	-2.6%	\$272,000	\$203,000	-25.4%
	AVERAGE PRICE	\$220,603	\$198,033	-10.2%	\$272,000	\$203,000	-25.4%
	AVERAGE DOM	94	96	2.1%	71	24	-66.2%
	% OF ASKING PRICE	95.8%	98.1%	2.4%	98.9%	101.5%	2.6%

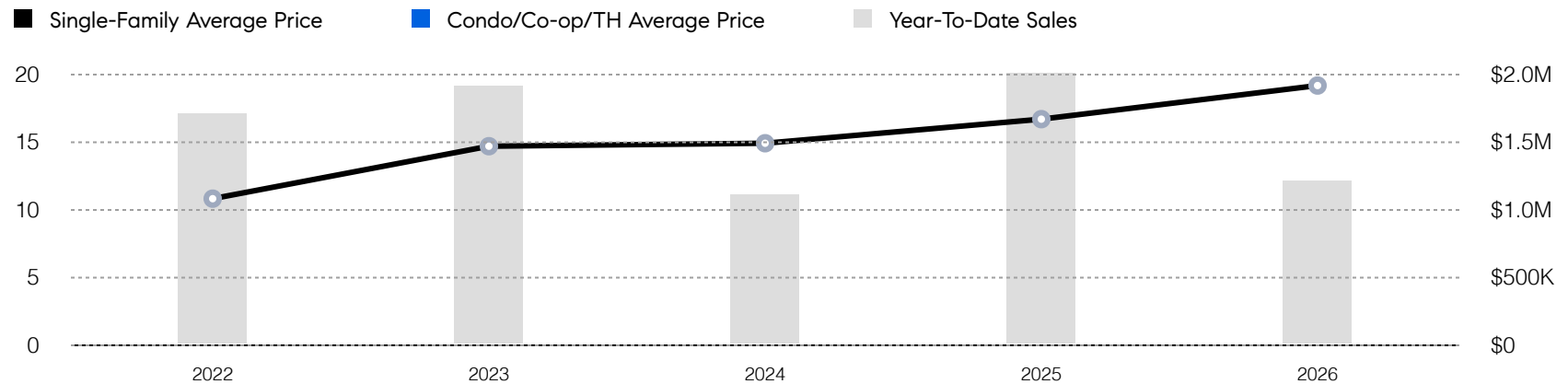
Historic Sales Trends



Essex Fells

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	22	14	-36.4%	2	1	-50.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	20	12	-40.0%	8	1	-87.5%
	SALES VOLUME	\$33,415,500	\$23,030,000	-31.1%	\$15,884,000	\$3,600,000	-77.3%
	MEDIAN PRICE	\$1,675,000	\$1,612,500	-3.7%	\$2,074,500	\$3,600,000	73.5%
	AVERAGE PRICE	\$1,670,775	\$1,919,167	14.9%	\$1,985,500	\$3,600,000	81.3%
	AVERAGE DOM	43	81	88.4%	42	196	366.7%
	% OF ASKING PRICE	99.8%	99.8%	0.0%	95.8%	90.0%	-5.8%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

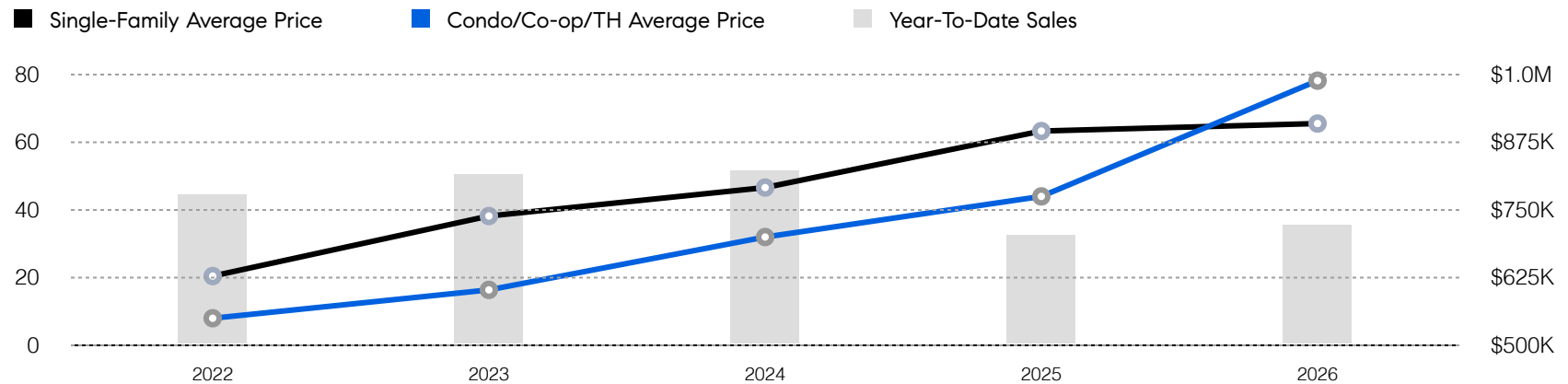
Historic Sales Trends



Fairfield

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	42	39	-7.1%	8	4	-50.0%
	ACTIVE LISTINGS	13	7	-46.2%	13	7	-46.2%
	# OF SALES	28	34	21.4%	6	9	50.0%
	SALES VOLUME	\$25,080,500	\$30,926,259	23.3%	\$4,996,500	\$8,037,000	60.9%
	MEDIAN PRICE	\$816,250	\$871,500	6.8%	\$853,750	\$775,000	-9.2%
	AVERAGE PRICE	\$895,732	\$909,596	1.5%	\$832,750	\$893,000	7.2%
	AVERAGE DOM	17	28	64.7%	10	41	310.0%
	% OF ASKING PRICE	106.3%	104.2%	-2.1%	109.9%	101.3%	-8.5%
Condo/Co-op/TH	CONTRACTS SIGNED	7	2	-71.4%	3	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	4	1	-75.0%	2	0	0.0%
	SALES VOLUME	\$3,100,000	\$988,800	-68.1%	\$1,650,000	-	-
	MEDIAN PRICE	\$817,500	\$988,800	21.0%	\$825,000	-	-
	AVERAGE PRICE	\$775,000	\$988,800	27.6%	\$825,000	-	-
	AVERAGE DOM	19	15	-21.1%	21	-	-
	% OF ASKING PRICE	100.4%	101.4%	1.0%	103.3%	-	-

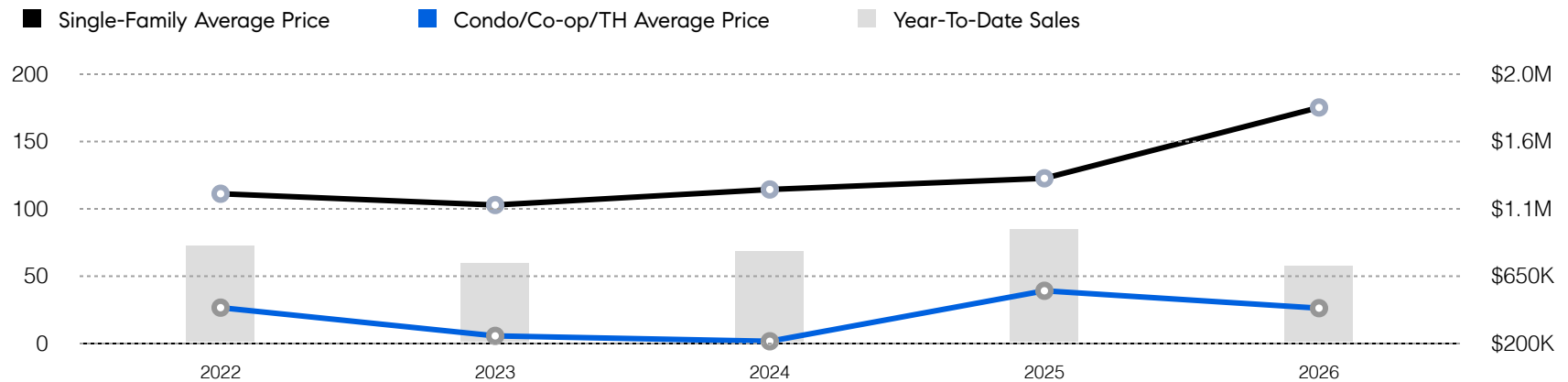
Historic Sales Trends



Glen Ridge

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	69	49	-29.0%	3	3	0.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	70	48	-31.4%	7	8	14.3%
	SALES VOLUME	\$91,290,071	\$85,325,264	-6.5%	\$8,117,084	\$13,806,000	70.1%
	MEDIAN PRICE	\$1,232,000	\$1,560,000	26.6%	\$1,175,000	\$1,655,000	40.9%
	AVERAGE PRICE	\$1,304,144	\$1,777,610	36.3%	\$1,159,583	\$1,725,750	48.8%
	AVERAGE DOM	24	15	-37.5%	22	16	-27.3%
	% OF ASKING PRICE	127.4%	130.9%	3.6%	124.2%	124.9%	0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	14	9	-35.7%	1	1	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	13	8	-38.5%	1	1	0.0%
	SALES VOLUME	\$7,182,000	\$3,490,000	-51.4%	\$229,000	\$400,000	74.7%
	MEDIAN PRICE	\$359,000	\$382,500	6.5%	\$229,000	\$400,000	74.7%
	AVERAGE PRICE	\$552,462	\$436,250	-21.0%	\$229,000	\$400,000	74.7%
	AVERAGE DOM	22	21	-4.5%	29	33	13.8%
	% OF ASKING PRICE	115.0%	105.5%	-9.4%	100.0%	102.6%	2.6%

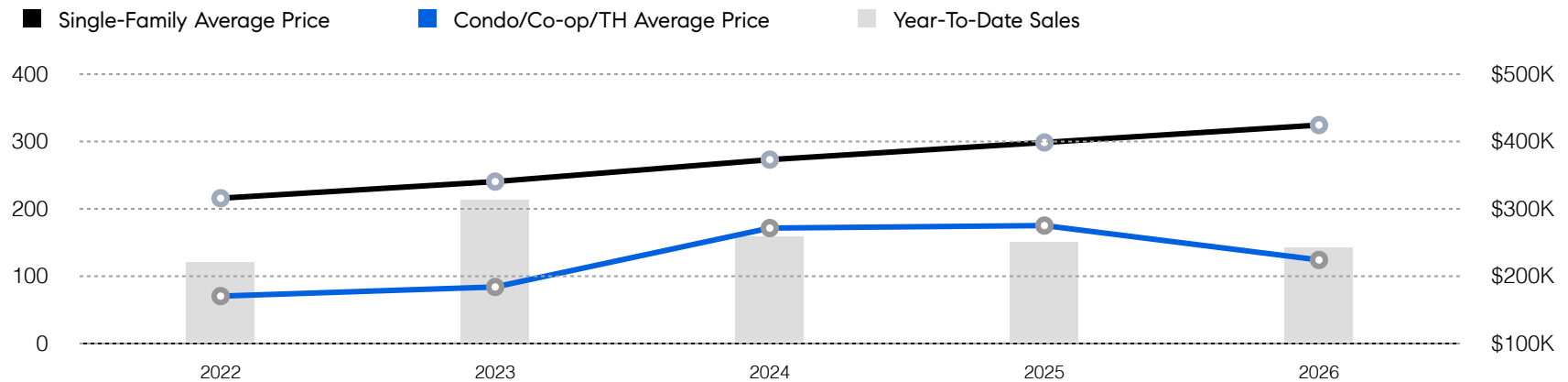
Historic Sales Trends



Irvington

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	134	141	5.2%	15	19	26.7%
	ACTIVE LISTINGS	70	69	-1.4%	70	69	-1.4%
	# OF SALES	137	131	-4.4%	14	8	-42.9%
	SALES VOLUME	\$54,608,600	\$55,606,400	1.8%	\$5,973,000	\$3,103,000	-48.0%
	MEDIAN PRICE	\$395,000	\$445,000	12.7%	\$450,000	\$440,000	-2.2%
	AVERAGE PRICE	\$398,603	\$424,476	6.5%	\$426,643	\$387,875	-9.1%
	AVERAGE DOM	55	42	-23.6%	31	27	-12.9%
	% OF ASKING PRICE	105.7%	105.2%	-0.5%	105.4%	102.7%	-2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	7	10	42.9%	0	0	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	10	9	-10.0%	0	1	0.0%
	SALES VOLUME	\$2,752,000	\$2,017,000	-26.7%	-	\$195,000	-
	MEDIAN PRICE	\$280,000	\$215,000	-23.2%	-	\$195,000	-
	AVERAGE PRICE	\$275,200	\$224,111	-18.6%	-	\$195,000	-
	AVERAGE DOM	28	40	42.9%	-	45	-
	% OF ASKING PRICE	99.8%	96.9%	-2.9%	-	111.4%	-

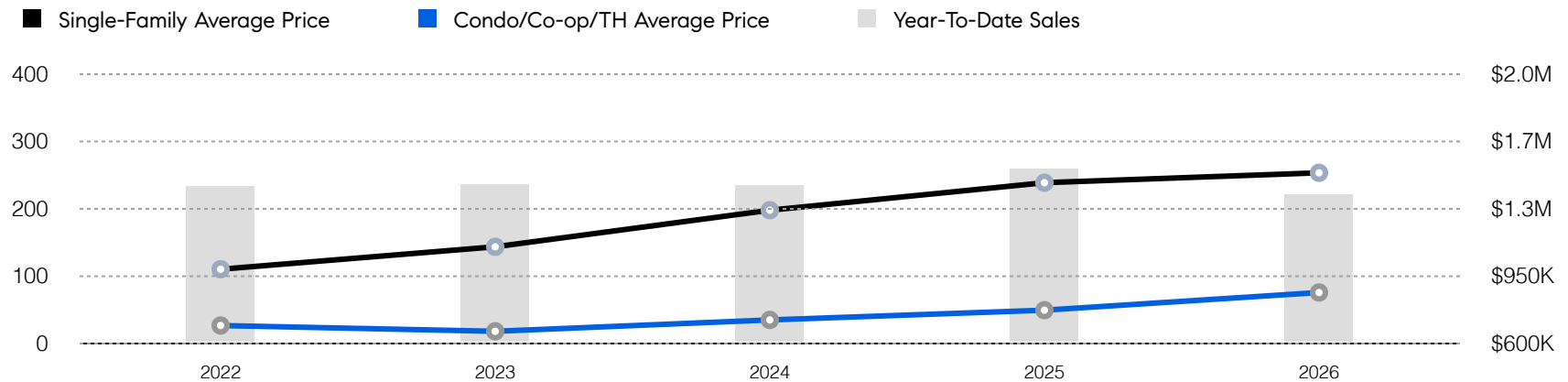
Historic Sales Trends



Livingston

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	226	201	-11.1%	29	28	-3.4%
	ACTIVE LISTINGS	46	61	32.6%	46	61	32.6%
	# OF SALES	221	197	-10.9%	39	39	0.0%
	SALES VOLUME	\$317,352,109	\$293,007,231	-7.7%	\$58,301,899	\$56,678,998	-2.8%
	MEDIAN PRICE	\$1,350,000	\$1,350,000	-	\$1,500,000	\$1,280,000	-14.7%
	AVERAGE PRICE	\$1,435,982	\$1,487,346	3.6%	\$1,494,920	\$1,453,308	-2.8%
	AVERAGE DOM	24	29	20.8%	29	31	6.9%
	% OF ASKING PRICE	106.9%	104.0%	-2.9%	103.4%	103.5%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	36	24	-33.3%	2	2	0.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	35	22	-37.1%	6	2	-66.7%
	SALES VOLUME	\$27,065,900	\$19,032,998	-29.7%	\$4,088,900	\$1,966,000	-51.9%
	MEDIAN PRICE	\$825,000	\$888,000	7.6%	\$709,500	\$983,000	38.5%
	AVERAGE PRICE	\$773,311	\$865,136	11.9%	\$681,483	\$983,000	44.2%
	AVERAGE DOM	36	22	-38.9%	77	46	-40.3%
	% OF ASKING PRICE	101.6%	101.9%	0.3%	101.3%	101.8%	0.4%

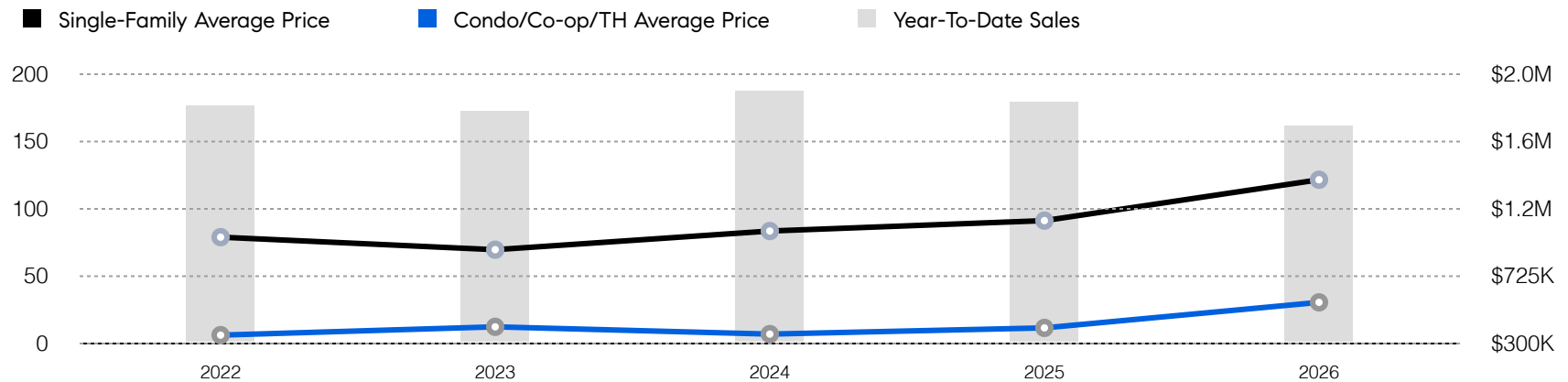
Historic Sales Trends



Maplewood

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	168	151	-10.1%	15	7	-53.3%
	ACTIVE LISTINGS	22	16	-27.3%	22	16	-27.3%
	# OF SALES	161	145	-9.9%	22	19	-13.6%
	SALES VOLUME	\$173,191,020	\$193,388,894	11.7%	\$22,990,500	\$25,972,982	13.0%
	MEDIAN PRICE	\$1,025,000	\$1,252,500	22.2%	\$950,000	\$1,335,150	40.5%
	AVERAGE PRICE	\$1,075,721	\$1,333,717	24.0%	\$1,045,023	\$1,366,999	30.8%
	AVERAGE DOM	16	17	6.3%	16	14	-12.5%
	% OF ASKING PRICE	113.3%	117.8%	4.5%	108.3%	115.0%	6.7%
Condo/Co-op/TH	CONTRACTS SIGNED	12	17	41.7%	1	1	0.0%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	17	15	-11.8%	1	3	200.0%
	SALES VOLUME	\$6,777,650	\$8,398,000	23.9%	\$275,000	\$1,277,000	364.4%
	MEDIAN PRICE	\$368,650	\$407,000	10.4%	\$275,000	\$289,000	5.1%
	AVERAGE PRICE	\$398,685	\$559,867	40.4%	\$275,000	\$425,667	54.8%
	AVERAGE DOM	38	29	-23.7%	27	46	70.4%
	% OF ASKING PRICE	104.6%	102.5%	-2.0%	102.2%	103.8%	1.5%

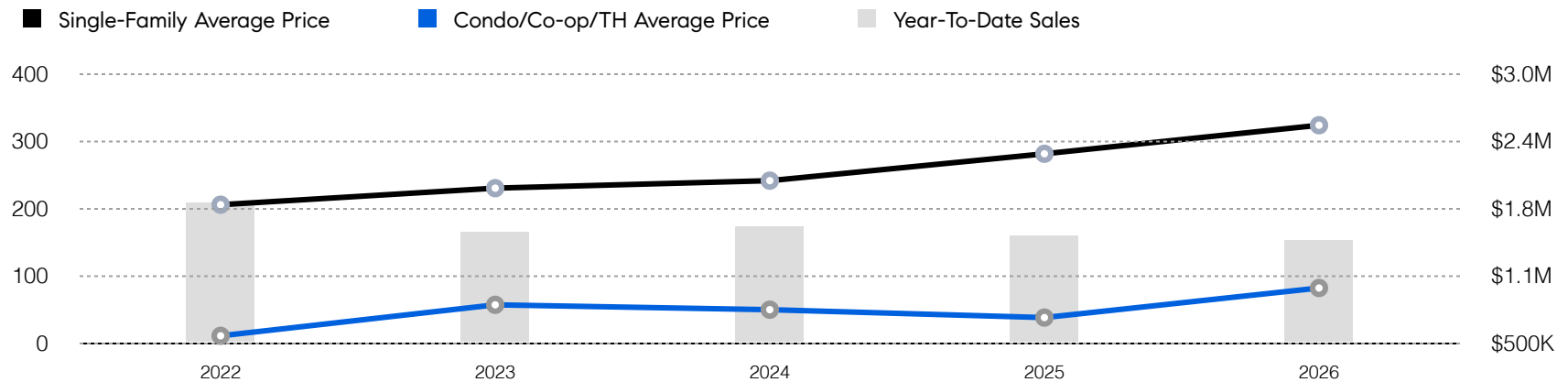
Historic Sales Trends



Millburn

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	149	147	-1.3%	9	4	-55.6%
	ACTIVE LISTINGS	28	26	-7.1%	28	26	-7.1%
	# OF SALES	146	144	-1.4%	27	26	-3.7%
	SALES VOLUME	\$330,130,249	\$363,787,622	10.2%	\$63,730,000	\$67,896,738	6.5%
	MEDIAN PRICE	\$2,087,000	\$2,244,000	7.5%	\$2,280,000	\$2,200,000	-3.5%
	AVERAGE PRICE	\$2,261,166	\$2,526,303	11.7%	\$2,360,370	\$2,611,413	10.6%
	AVERAGE DOM	25	23	-8.0%	30	26	-13.3%
	% OF ASKING PRICE	106.1%	106.2%	0.0%	104.7%	107.4%	2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	8	8	0.0%	0	2	0.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	11	6	-45.5%	2	0	0.0%
	SALES VOLUME	\$8,149,000	\$6,092,000	-25.2%	\$735,000	-	-
	MEDIAN PRICE	\$850,000	\$975,000	14.7%	\$367,500	-	-
	AVERAGE PRICE	\$740,818	\$1,015,333	37.1%	\$367,500	-	-
	AVERAGE DOM	28	22	-21.4%	12	-	-
	% OF ASKING PRICE	99.5%	102.2%	2.6%	99.6%	-	-

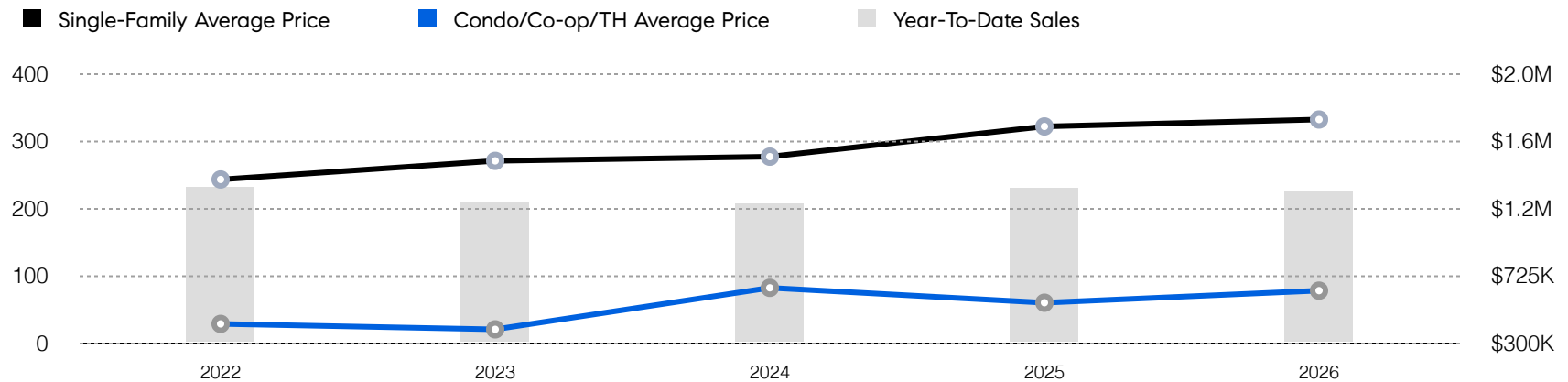
Historic Sales Trends



Montclair

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	182	186	2.2%	7	12	71.4%
	ACTIVE LISTINGS	17	16	-5.9%	17	16	-5.9%
	# OF SALES	185	177	-4.3%	27	31	14.8%
	SALES VOLUME	\$308,976,377	\$303,362,949	-1.8%	\$40,009,000	\$51,692,272	29.2%
	MEDIAN PRICE	\$1,550,507	\$1,500,000	-3.3%	\$1,550,000	\$1,425,000	-8.1%
	AVERAGE PRICE	\$1,670,143	\$1,713,915	2.6%	\$1,481,815	\$1,667,493	12.5%
	AVERAGE DOM	22	19	-13.6%	23	17	-26.1%
	% OF ASKING PRICE	124.5%	126.6%	2.1%	120.5%	124.6%	4.1%
Condo/Co-op/TH	CONTRACTS SIGNED	47	45	-4.3%	4	2	-50.0%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	43	46	7.0%	8	7	-12.5%
	SALES VOLUME	\$23,971,828	\$29,150,600	21.6%	\$4,235,250	\$3,012,000	-28.9%
	MEDIAN PRICE	\$470,000	\$535,000	13.8%	\$485,000	\$380,000	-21.6%
	AVERAGE PRICE	\$557,484	\$633,709	13.7%	\$529,406	\$430,286	-18.7%
	AVERAGE DOM	22	26	18.2%	32	19	-40.6%
	% OF ASKING PRICE	116.6%	107.5%	-9.1%	115.2%	101.7%	-13.5%

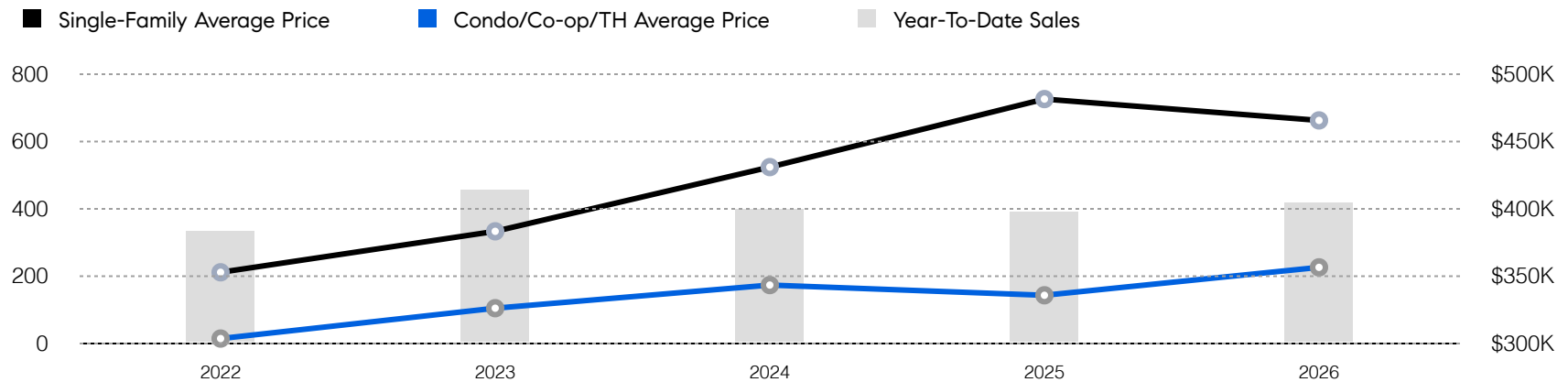
Historic Sales Trends



Newark

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	302	346	14.6%	51	43	-15.7%
	ACTIVE LISTINGS	223	204	-8.5%	223	204	-8.5%
	# OF SALES	268	300	11.9%	34	45	32.4%
	SALES VOLUME	\$129,050,000	\$139,704,000	8.3%	\$15,007,650	\$22,336,000	48.8%
	MEDIAN PRICE	\$440,000	\$460,000	4.5%	\$410,000	\$505,000	23.2%
	AVERAGE PRICE	\$481,530	\$465,680	-3.3%	\$441,401	\$496,356	12.5%
	AVERAGE DOM	50	47	-6.0%	35	46	31.4%
	% OF ASKING PRICE	205331.7%	183437.5%	-21,894.3%	1617746.4%	102.7%	-1,617,643.8%
Condo/Co-op/TH	CONTRACTS SIGNED	131	122	-6.9%	14	11	-21.4%
	ACTIVE LISTINGS	78	67	-14.1%	78	67	-14.1%
	# OF SALES	117	113	-3.4%	15	24	60.0%
	SALES VOLUME	\$39,291,800	\$40,292,409	2.5%	\$5,577,000	\$8,214,800	47.3%
	MEDIAN PRICE	\$340,000	\$355,000	4.4%	\$405,000	\$345,000	-14.8%
	AVERAGE PRICE	\$335,827	\$356,570	6.2%	\$371,800	\$342,283	-7.9%
	AVERAGE DOM	39	57	46.2%	37	61	64.9%
	% OF ASKING PRICE	101.3%	101.9%	0.6%	103.2%	101.7%	-1.6%

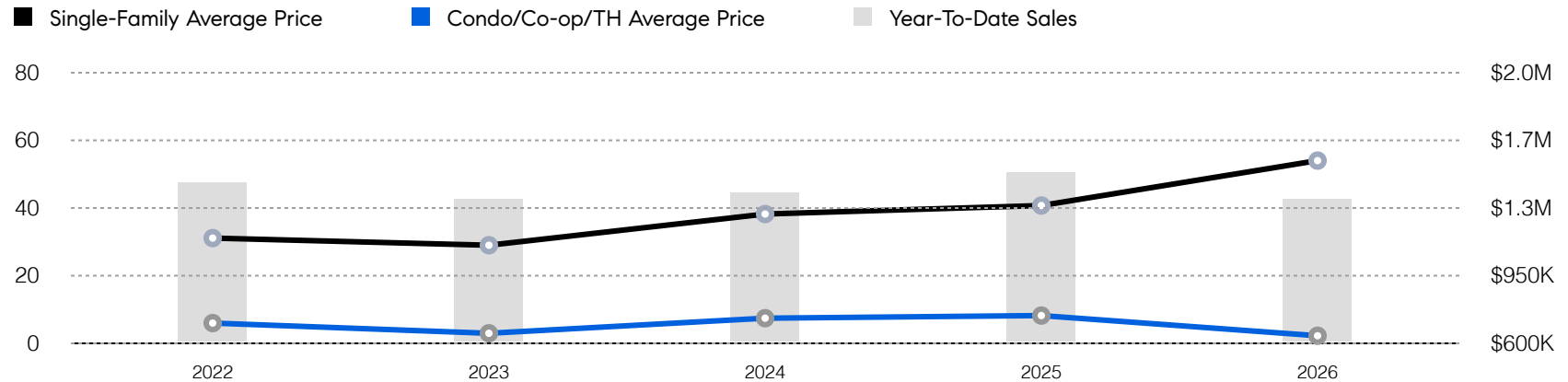
Historic Sales Trends



North Caldwell

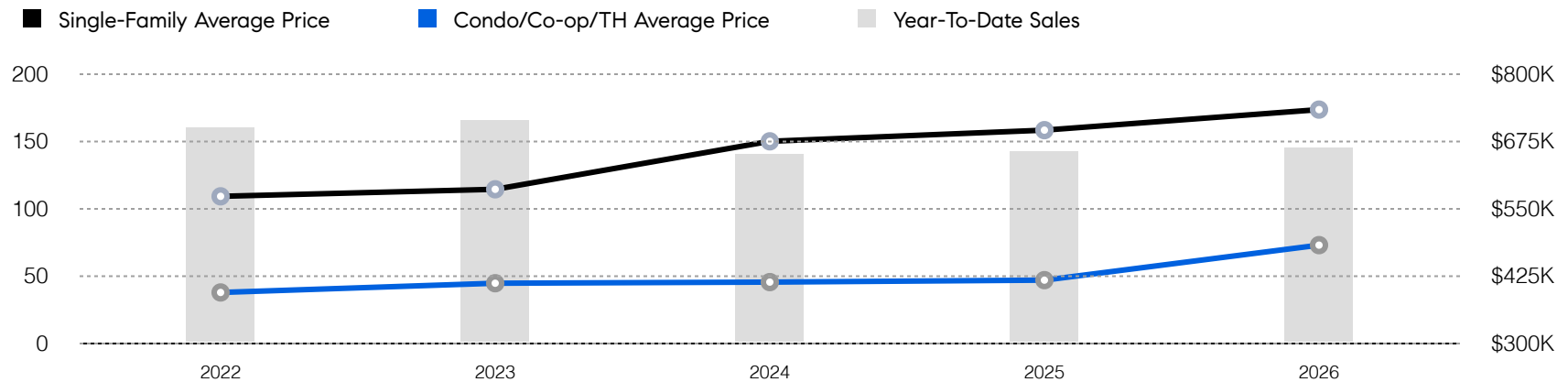
		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	48	42	-12.5%	4	7	75.0%
	ACTIVE LISTINGS	16	5	-68.7%	16	5	-68.7%
	# OF SALES	44	35	-20.5%	5	5	0.0%
	SALES VOLUME	\$57,767,518	\$54,085,813	-6.4%	\$6,816,000	\$8,076,000	18.5%
	MEDIAN PRICE	\$1,250,000	\$1,305,813	4.5%	\$1,250,000	\$1,529,000	22.3%
	AVERAGE PRICE	\$1,312,898	\$1,545,309	17.7%	\$1,363,200	\$1,615,200	18.5%
	AVERAGE DOM	24	31	29.2%	19	45	136.8%
	% OF ASKING PRICE	106.2%	104.9%	-1.3%	99.4%	97.3%	-2.1%
Condo/Co-op/TH	CONTRACTS SIGNED	7	6	-14.3%	2	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	6	7	16.7%	1	0	0.0%
	SALES VOLUME	\$4,462,000	\$4,475,000	0.3%	\$999,000	-	-
	MEDIAN PRICE	\$721,500	\$620,000	-14.1%	\$999,000	-	-
	AVERAGE PRICE	\$743,667	\$639,286	-14.0%	\$999,000	-	-
	AVERAGE DOM	22	21	-4.5%	39	-	-
	% OF ASKING PRICE	106.0%	107.5%	1.6%	100.0%	-	-

Historic Sales Trends



		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	119	110	-7.6%	14	13	-7.1%
	ACTIVE LISTINGS	26	29	11.5%	26	29	11.5%
	# OF SALES	106	111	4.7%	21	18	-14.3%
	SALES VOLUME	\$73,789,967	\$81,503,999	10.5%	\$15,863,518	\$14,521,000	-8.5%
	MEDIAN PRICE	\$659,950	\$710,000	7.6%	\$765,000	\$762,500	-0.3%
	AVERAGE PRICE	\$696,132	\$734,270	5.5%	\$755,406	\$806,722	6.8%
	AVERAGE DOM	32	27	-15.6%	24	24	0.0%
	% OF ASKING PRICE	104.3%	105.7%	1.5%	103.4%	104.1%	0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	45	31	-31.1%	9	2	-77.8%
	ACTIVE LISTINGS	10	7	-30.0%	10	7	-30.0%
	# OF SALES	35	33	-5.7%	13	4	-69.2%
	SALES VOLUME	\$14,618,500	\$15,927,850	9.0%	\$5,234,000	\$2,120,000	-59.5%
	MEDIAN PRICE	\$353,000	\$610,000	72.8%	\$285,000	\$637,500	123.7%
	AVERAGE PRICE	\$417,671	\$482,662	15.6%	\$402,615	\$530,000	31.6%
	AVERAGE DOM	36	37	2.8%	51	24	-52.9%
	% OF ASKING PRICE	102.6%	101.3%	-1.3%	101.4%	100.2%	-1.2%

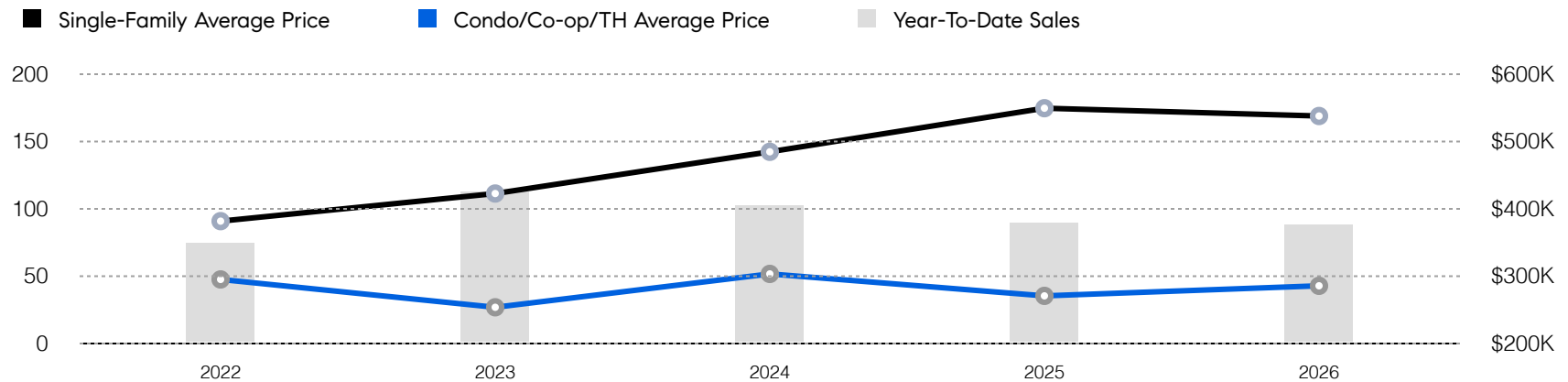
Historic Sales Trends



Orange

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	58	92	58.6%	4	16	300.0%
	ACTIVE LISTINGS	40	63	57.5%	40	63	57.5%
	# OF SALES	70	79	12.9%	8	6	-25.0%
	SALES VOLUME	\$38,465,050	\$42,495,400	10.5%	\$4,402,000	\$2,675,000	-39.2%
	MEDIAN PRICE	\$510,000	\$500,000	-2.0%	\$520,000	\$380,000	-26.9%
	AVERAGE PRICE	\$549,501	\$537,916	-2.1%	\$550,250	\$445,833	-19.0%
	AVERAGE DOM	56	58	3.6%	82	57	-30.5%
	% OF ASKING PRICE	105.1%	101.5%	-3.6%	107.9%	104.8%	-3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	19	11	-42.1%	1	2	100.0%
	ACTIVE LISTINGS	7	22	214.3%	7	22	214.3%
	# OF SALES	18	8	-55.6%	2	4	100.0%
	SALES VOLUME	\$4,874,000	\$2,285,800	-53.1%	\$840,000	\$1,206,000	43.6%
	MEDIAN PRICE	\$266,000	\$297,500	11.8%	\$420,000	\$301,500	-28.2%
	AVERAGE PRICE	\$270,778	\$285,725	5.5%	\$420,000	\$301,500	-28.2%
	AVERAGE DOM	54	35	-35.2%	11	20	81.8%
	% OF ASKING PRICE	106.3%	101.4%	-4.9%	120.3%	105.2%	-15.2%

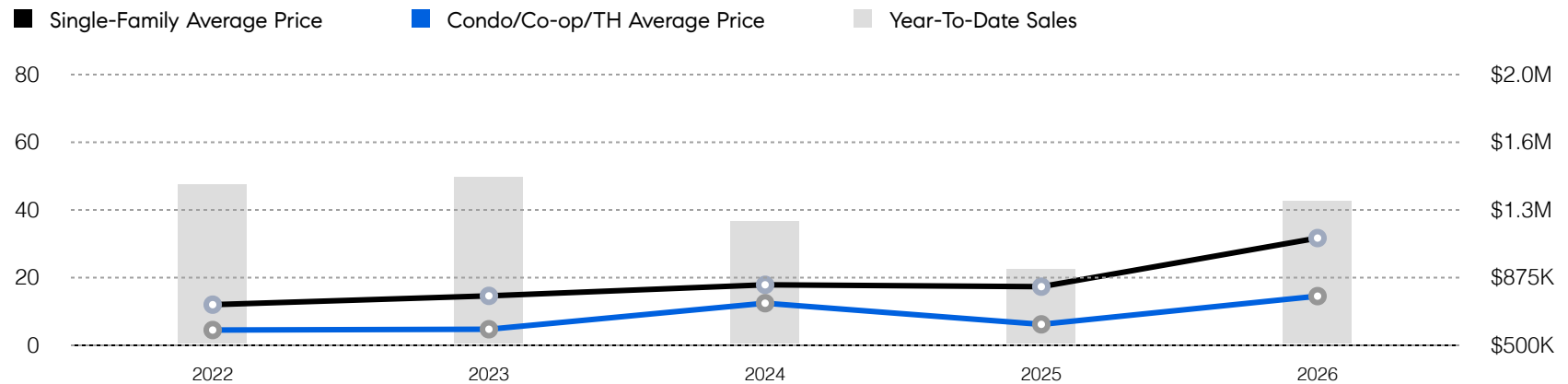
Historic Sales Trends



Roseland

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	15	34	126.7%	3	6	100.0%
	ACTIVE LISTINGS	12	12	0.0%	12	12	0.0%
	# OF SALES	13	31	138.5%	2	9	350.0%
	SALES VOLUME	\$10,724,999	\$33,921,600	216.3%	\$1,429,000	\$12,112,000	747.6%
	MEDIAN PRICE	\$755,000	\$950,000	25.8%	\$714,500	\$970,000	35.8%
	AVERAGE PRICE	\$825,000	\$1,094,245	32.6%	\$714,500	\$1,345,778	88.4%
	AVERAGE DOM	27	40	48.1%	24	44	83.3%
	% OF ASKING PRICE	104.9%	107.2%	2.3%	99.0%	109.4%	10.4%
Condo/Co-op/TH	CONTRACTS SIGNED	7	11	57.1%	0	1	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	9	11	22.2%	2	1	-50.0%
	SALES VOLUME	\$5,545,492	\$8,498,000	53.2%	\$1,135,000	\$745,000	-34.4%
	MEDIAN PRICE	\$610,000	\$720,000	18.0%	\$567,500	\$745,000	31.3%
	AVERAGE PRICE	\$616,166	\$772,545	25.4%	\$567,500	\$745,000	31.3%
	AVERAGE DOM	25	28	12.0%	28	28	0.0%
	% OF ASKING PRICE	105.2%	102.7%	-2.5%	105.1%	100.0%	-5.1%

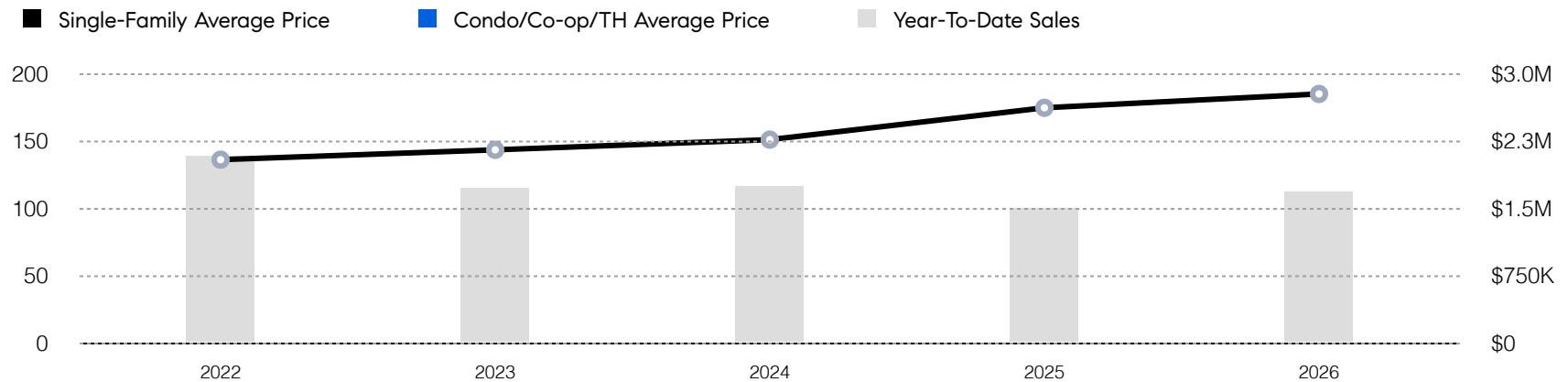
Historic Sales Trends



Short Hills

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	97	110	13.4%	5	2	-60.0%
	ACTIVE LISTINGS	24	22	-8.3%	24	22	-8.3%
	# OF SALES	99	110	11.1%	17	21	23.5%
	SALES VOLUME	\$259,956,249	\$305,807,736	17.6%	\$46,392,000	\$59,374,738	28.0%
	MEDIAN PRICE	\$2,410,000	\$2,499,750	3.7%	\$2,595,000	\$2,415,000	-6.9%
	AVERAGE PRICE	\$2,625,821	\$2,780,070	5.9%	\$2,728,941	\$2,827,368	3.6%
	AVERAGE DOM	28	23	-17.9%	40	26	-35.0%
	% OF ASKING PRICE	105.1%	105.9%	0.8%	102.7%	108.0%	5.3%
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	0	0.0%
	SALES VOLUME	-	\$1,929,000	-	-	-	-
	MEDIAN PRICE	-	\$1,929,000	-	-	-	-
	AVERAGE PRICE	-	\$1,929,000	-	-	-	-
	AVERAGE DOM	-	19	-	-	-	-
	% OF ASKING PRICE	-	96.5%	-	-	-	-

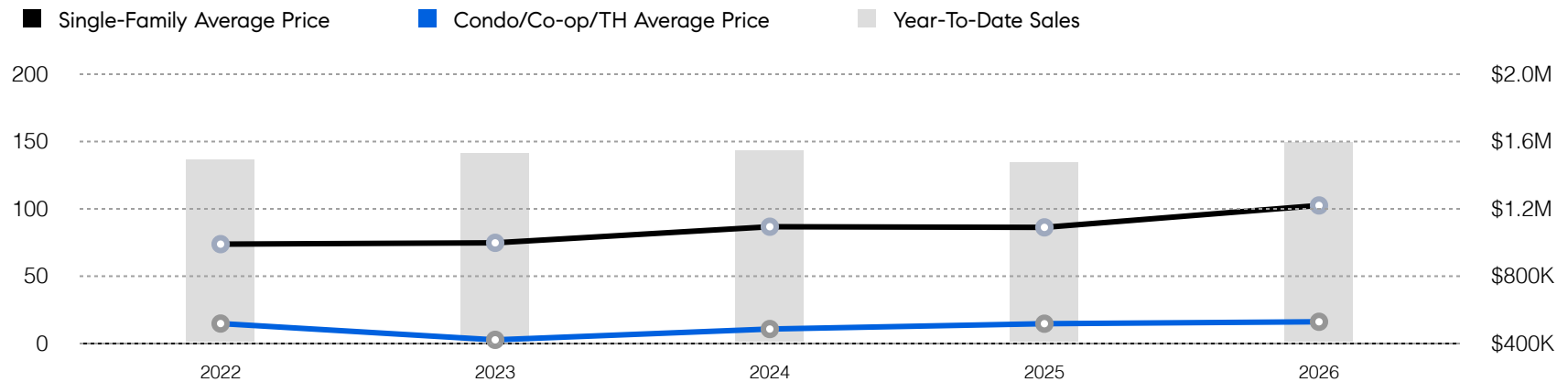
Historic Sales Trends



South Orange

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	116	145	25.0%	8	11	37.5%
	ACTIVE LISTINGS	25	21	-16.0%	25	21	-16.0%
	# OF SALES	114	128	12.3%	17	20	17.6%
	SALES VOLUME	\$124,262,708	\$156,200,219	25.7%	\$19,727,081	\$23,386,998	18.6%
	MEDIAN PRICE	\$1,036,000	\$1,175,500	13.5%	\$945,000	\$1,189,000	25.8%
	AVERAGE PRICE	\$1,090,024	\$1,220,314	12.0%	\$1,160,417	\$1,169,350	0.8%
	AVERAGE DOM	20	21	5.0%	22	15	-31.8%
	% OF ASKING PRICE	111.6%	114.7%	3.1%	107.7%	116.4%	8.7%
Condo/Co-op/TH	CONTRACTS SIGNED	20	22	10.0%	1	2	100.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	19	20	5.3%	3	2	-33.3%
	SALES VOLUME	\$9,837,500	\$10,583,750	7.6%	\$1,307,000	\$1,395,000	6.7%
	MEDIAN PRICE	\$458,000	\$530,500	15.8%	\$430,000	\$697,500	62.2%
	AVERAGE PRICE	\$517,763	\$529,188	2.2%	\$435,667	\$697,500	60.1%
	AVERAGE DOM	33	36	9.1%	17	29	70.6%
	% OF ASKING PRICE	105.2%	104.9%	-0.3%	108.1%	101.1%	-7.0%

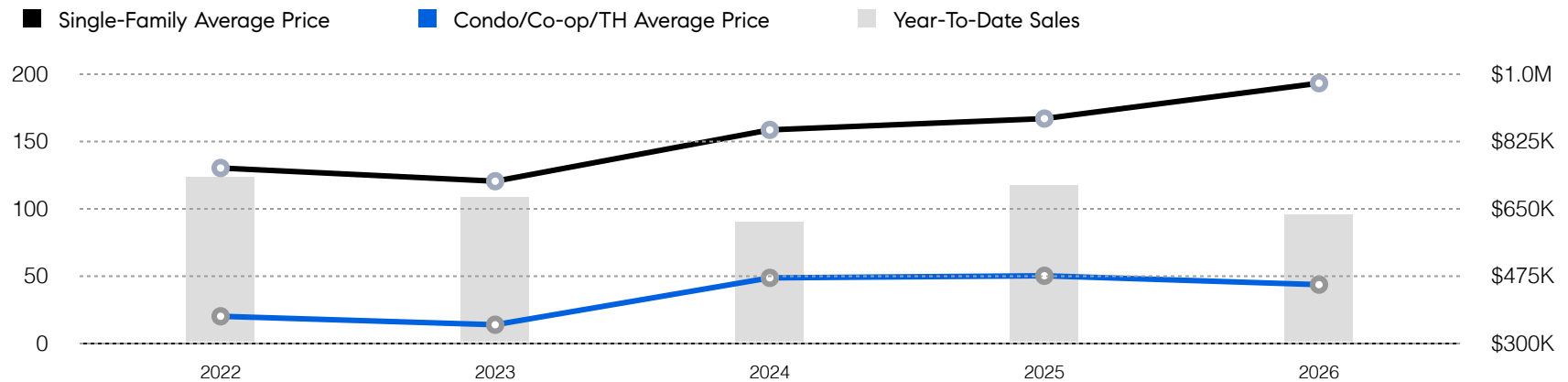
Historic Sales Trends



Verona

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	83	64	-22.9%	9	8	-11.1%
	ACTIVE LISTINGS	7	7	0.0%	7	7	0.0%
	# OF SALES	76	58	-23.7%	14	11	-21.4%
	SALES VOLUME	\$67,229,280	\$56,644,101	-15.7%	\$11,482,500	\$10,587,300	-7.8%
	MEDIAN PRICE	\$852,500	\$884,000	3.7%	\$854,500	\$905,000	5.9%
	AVERAGE PRICE	\$884,596	\$976,622	10.4%	\$820,179	\$962,482	17.4%
	AVERAGE DOM	23	33	43.5%	35	20	-42.9%
	% OF ASKING PRICE	115.5%	115.4%	-0.1%	108.3%	113.1%	4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	42	36	-14.3%	4	7	75.0%
	ACTIVE LISTINGS	18	20	11.1%	18	20	11.1%
	# OF SALES	40	36	-10.0%	5	3	-40.0%
	SALES VOLUME	\$19,043,882	\$16,308,900	-14.4%	\$2,580,000	\$910,000	-64.7%
	MEDIAN PRICE	\$367,500	\$385,500	4.9%	\$440,000	\$275,000	-37.5%
	AVERAGE PRICE	\$476,097	\$453,025	-4.8%	\$516,000	\$303,333	-41.2%
	AVERAGE DOM	48	36	-25.0%	36	16	-55.6%
	% OF ASKING PRICE	101.3%	101.1%	-0.2%	101.3%	100.5%	-0.8%

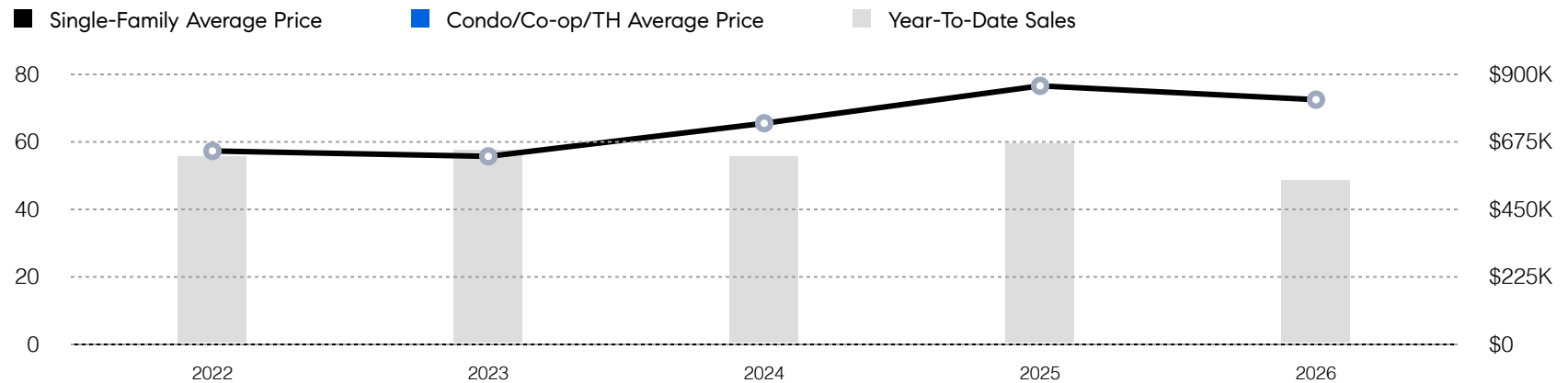
Historic Sales Trends



West Caldwell

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	50	48	-4.0%	4	6	50.0%
	ACTIVE LISTINGS	6	8	33.3%	6	8	33.3%
	# OF SALES	50	45	-10.0%	11	5	-54.5%
	SALES VOLUME	\$43,090,500	\$36,707,972	-14.8%	\$10,442,000	\$4,119,900	-60.5%
	MEDIAN PRICE	\$826,000	\$750,000	-9.2%	\$912,000	\$859,900	-5.7%
	AVERAGE PRICE	\$861,810	\$815,733	-5.3%	\$949,273	\$823,980	-13.2%
	AVERAGE DOM	23	21	-8.7%	20	37	85.0%
	% OF ASKING PRICE	112.6%	109.7%	-2.9%	112.2%	108.0%	-4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	9	4	-55.6%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	9	3	-66.7%	1	0	0.0%
	SALES VOLUME	\$4,201,000	\$1,945,000	-53.7%	\$493,000	-	-
	MEDIAN PRICE	\$435,000	\$715,000	64.4%	\$493,000	-	-
	AVERAGE PRICE	\$466,778	\$648,333	38.9%	\$493,000	-	-
	AVERAGE DOM	17	17	0.0%	46	-	-
	% OF ASKING PRICE	106.9%	105.0%	-1.9%	96.7%	-	-

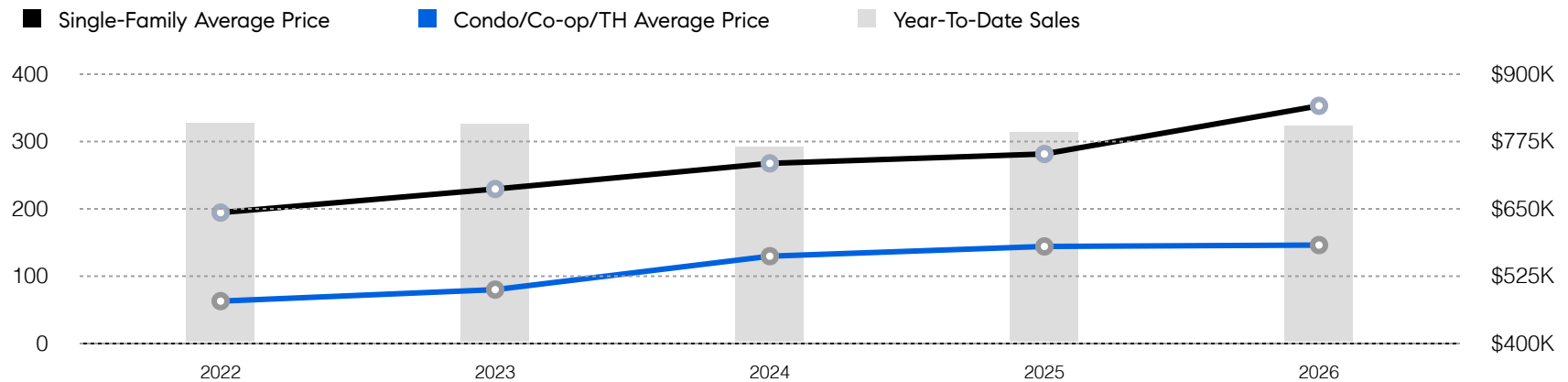
Historic Sales Trends



West Orange

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	241	255	5.8%	29	32	10.3%
	ACTIVE LISTINGS	61	64	4.9%	61	64	4.9%
	# OF SALES	229	228	-0.4%	29	46	58.6%
	SALES VOLUME	\$172,188,292	\$191,821,403	11.4%	\$23,912,500	\$38,782,000	62.2%
	MEDIAN PRICE	\$705,000	\$750,000	6.4%	\$750,000	\$730,000	-2.7%
	AVERAGE PRICE	\$751,914	\$841,322	11.9%	\$824,569	\$843,087	2.2%
	AVERAGE DOM	31	28	-9.7%	21	29	38.1%
	% OF ASKING PRICE	109.3%	110.3%	0.9%	108.6%	109.6%	1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	92	98	6.5%	9	11	22.2%
	ACTIVE LISTINGS	9	12	33.3%	9	12	33.3%
	# OF SALES	82	93	13.4%	12	18	50.0%
	SALES VOLUME	\$47,580,082	\$54,194,954	13.9%	\$6,653,425	\$9,645,500	45.0%
	MEDIAN PRICE	\$573,000	\$590,000	3.0%	\$567,500	\$595,000	4.8%
	AVERAGE PRICE	\$580,245	\$582,741	0.4%	\$554,452	\$535,861	-3.4%
	AVERAGE DOM	28	31	10.7%	37	23	-37.8%
	% OF ASKING PRICE	107.9%	104.0%	-3.9%	106.3%	104.5%	-1.8%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

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