



April 2026

Passaic County Market Report

COMPASS

Passaic County Overview

Year-To-Date Sales

1,175

-5.1% Year-To-Date
15.5% Month-Over-Month

Year-To-Date Contracts

1,485

10.5% Year-To-Date
31.9% Month-Over-Month

Single-Family
Average Sale Price

\$658K

8.4% Year-To-Date
3.2% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$457K

0.4% Year-To-Date
10.5% Month-Over-Month

Average Days On Market

35

12.9% Year-To-Date
-6.9% Month-Over-Month

Active Listings

989

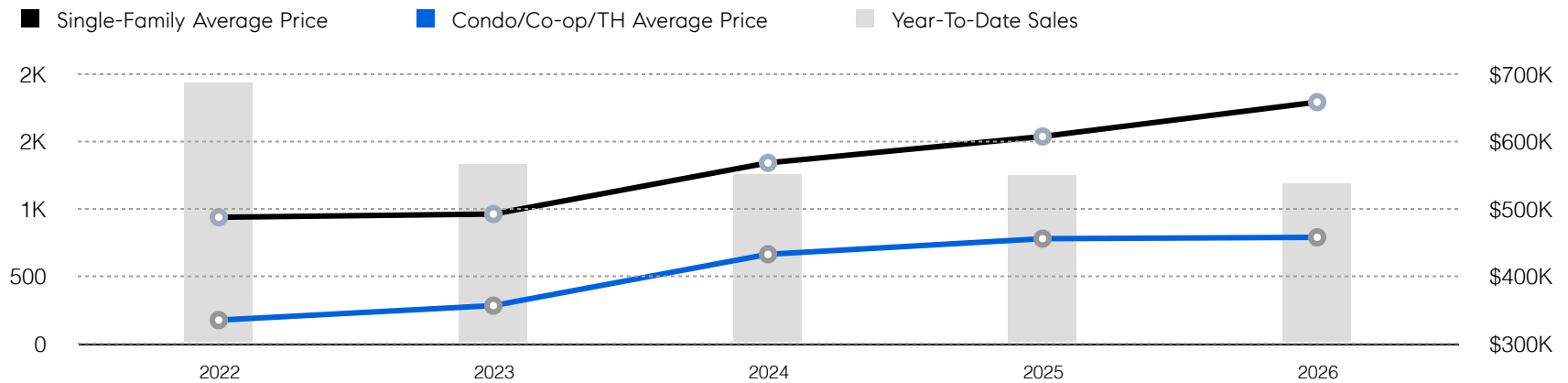
-6.0% Year-Over-Year
5.1% Month-Over-Month



Passaic County Overview

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	1,007	1,103	9.5%	293	385	31.4%
	ACTIVE LISTINGS	817	724	-11.4%	817	724	-11.4%
	# OF SALES	912	870	-4.6%	267	221	-17.2%
	SALES VOLUME	\$554,062,208	\$572,967,478	3.4%	\$165,645,898	\$152,710,394	-7.8%
	MEDIAN PRICE	\$577,000	\$615,000	6.6%	\$600,000	\$645,000	7.5%
	AVERAGE PRICE	\$607,524	\$658,583	8.4%	\$620,397	\$690,997	11.4%
	AVERAGE DOM	39	38	-2.6%	30	35	16.7%
Condo/Co-op/TH	CONTRACTS SIGNED	337	382	13.4%	97	103	6.2%
	ACTIVE LISTINGS	235	265	12.8%	235	265	12.8%
	# OF SALES	326	305	-6.4%	88	107	21.6%
	SALES VOLUME	\$148,585,731	\$139,622,342	-6.0%	\$41,004,830	\$53,897,220	31.4%
	MEDIAN PRICE	\$460,000	\$450,000	-2.2%	\$461,000	\$525,110	13.9%
	AVERAGE PRICE	\$455,784	\$457,778	0.4%	\$465,964	\$503,712	8.1%
	AVERAGE DOM	32	49	53.1%	31	44	41.9%

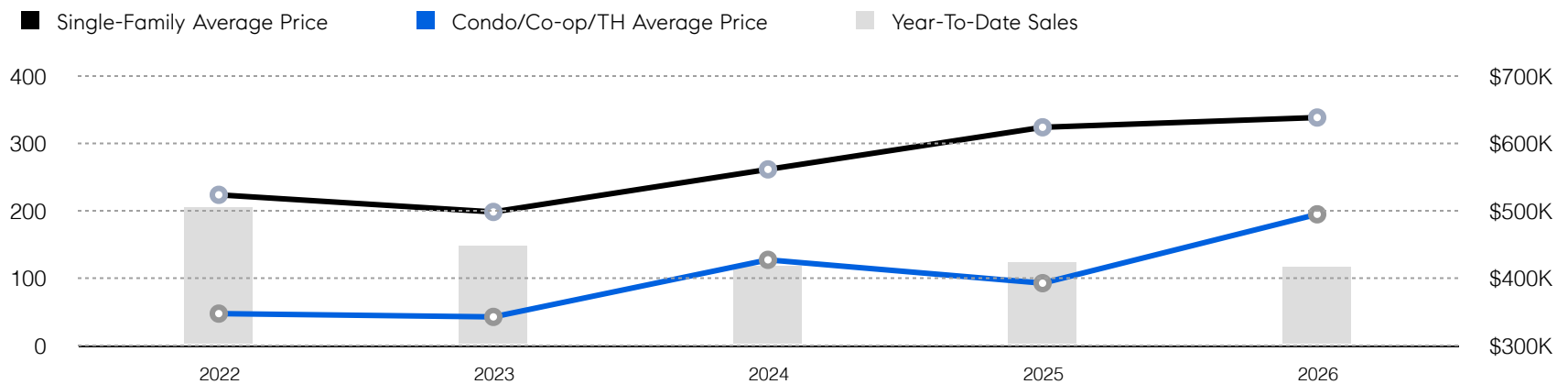
Historic Sales Trends



Clifton

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	93	110	18.3%	23	36	56.5%
	ACTIVE LISTINGS	53	80	50.9%	53	80	50.9%
	# OF SALES	88	92	4.5%	28	19	-32.1%
	SALES VOLUME	\$54,908,687	\$58,736,653	7.0%	\$17,310,500	\$11,699,680	-32.4%
	MEDIAN PRICE	\$600,000	\$600,000	-	\$602,500	\$585,000	-2.9%
	AVERAGE PRICE	\$623,962	\$638,442	2.3%	\$618,232	\$615,773	-0.4%
	AVERAGE DOM	32	33	3.1%	27	31	14.8%
Condo/Co-op/TH	CONTRACTS SIGNED	32	25	-21.9%	11	7	-36.4%
	ACTIVE LISTINGS	21	22	4.8%	21	22	4.8%
	# OF SALES	32	22	-31.2%	9	8	-11.1%
	SALES VOLUME	\$12,561,257	\$10,884,900	-13.3%	\$3,746,900	\$3,445,000	-8.1%
	MEDIAN PRICE	\$377,500	\$516,500	36.8%	\$464,900	\$442,500	-4.8%
	AVERAGE PRICE	\$392,539	\$494,768	26.0%	\$416,322	\$430,625	3.4%
	AVERAGE DOM	38	31	-18.4%	50	34	-32.0%

Historic Sales Trends

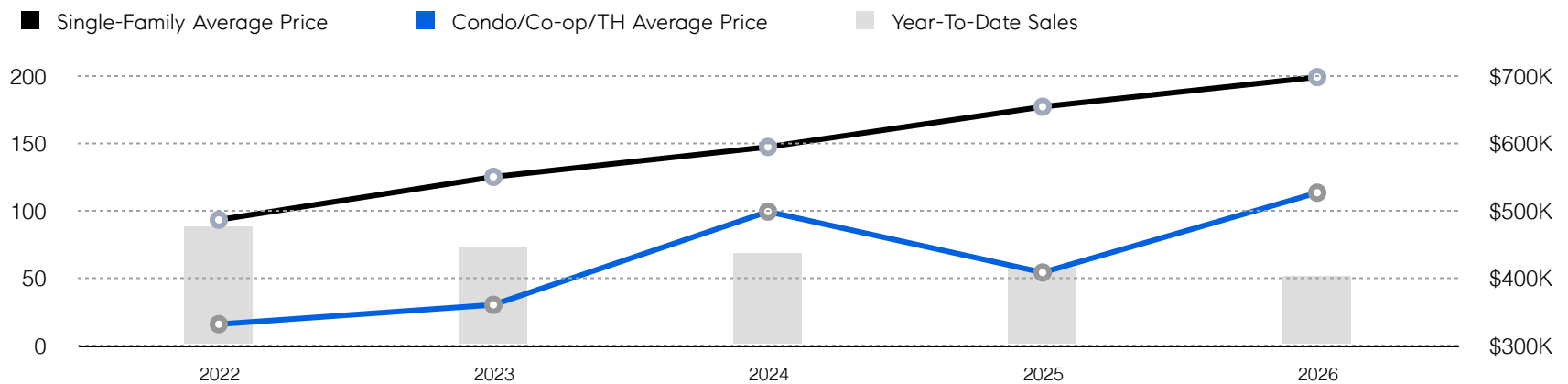


* Line graphs may be hidden due to limited sales data

Little Falls

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	33	33	0.0%	12	11	-8.3%
	ACTIVE LISTINGS	33	15	-54.5%	33	15	-54.5%
	# OF SALES	28	30	7.1%	4	8	100.0%
	SALES VOLUME	\$18,322,500	\$20,953,048	14.4%	\$2,230,000	\$6,762,998	203.3%
	MEDIAN PRICE	\$600,000	\$689,500	14.9%	\$557,500	\$811,250	45.5%
	AVERAGE PRICE	\$654,375	\$698,435	6.7%	\$557,500	\$845,375	51.6%
	AVERAGE DOM	18	34	88.9%	12	36	200.0%
Condo/Co-op/TH	CONTRACTS SIGNED	29	57	96.6%	6	22	266.7%
	ACTIVE LISTINGS	9	14	55.6%	9	14	55.6%
	# OF SALES	28	20	-28.6%	9	7	-22.2%
	SALES VOLUME	\$11,435,450	\$10,536,000	-7.9%	\$3,468,000	\$4,253,000	22.6%
	MEDIAN PRICE	\$387,000	\$559,000	44.4%	\$390,000	\$575,000	47.4%
	AVERAGE PRICE	\$408,409	\$526,800	29.0%	\$385,333	\$607,571	57.7%
	AVERAGE DOM	27	24	-11.1%	27	10	-63.0%

Historic Sales Trends

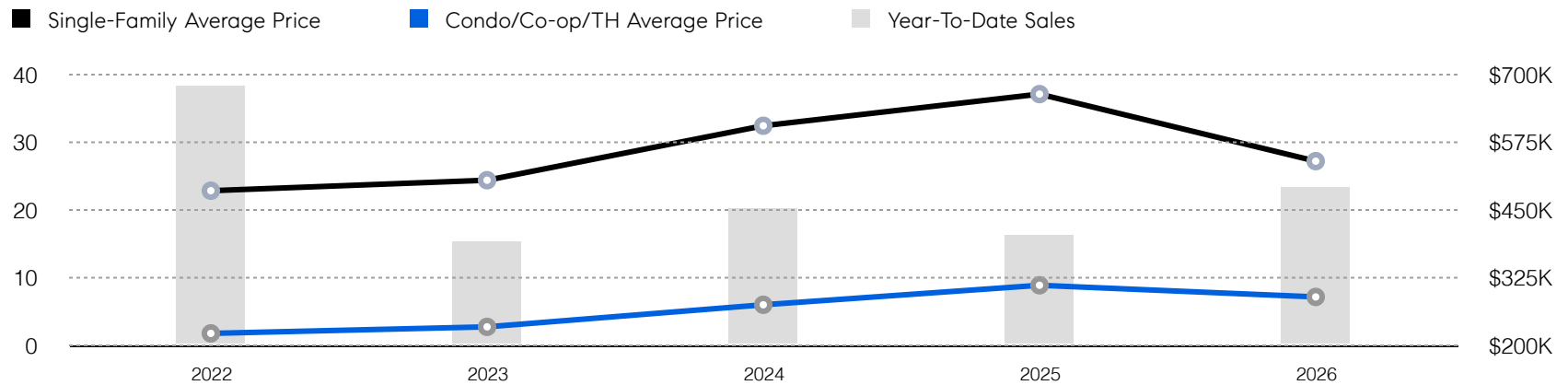


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Passaic

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	15	17	13.3%	6	6	0.0%
	ACTIVE LISTINGS	16	25	56.3%	16	25	56.3%
	# OF SALES	9	13	44.4%	3	2	-33.3%
	SALES VOLUME	\$5,976,000	\$7,022,400	17.5%	\$2,342,000	\$2,165,000	-7.6%
	MEDIAN PRICE	\$630,000	\$500,000	-20.6%	\$825,000	\$1,082,500	31.2%
	AVERAGE PRICE	\$664,000	\$540,185	-18.6%	\$780,667	\$1,082,500	38.7%
	AVERAGE DOM	59	56	-5.1%	34	79	132.4%
Condo/Co-op/TH	CONTRACTS SIGNED	9	7	-22.2%	3	2	-33.3%
	ACTIVE LISTINGS	10	7	-30.0%	10	7	-30.0%
	# OF SALES	7	10	42.9%	3	2	-33.3%
	SALES VOLUME	\$2,177,000	\$2,894,900	33.0%	\$805,000	\$605,000	-24.8%
	MEDIAN PRICE	\$300,000	\$265,000	-11.7%	\$300,000	\$302,500	0.8%
	AVERAGE PRICE	\$311,000	\$289,490	-6.9%	\$268,333	\$302,500	12.7%
	AVERAGE DOM	62	47	-24.2%	91	56	-38.5%

Historic Sales Trends

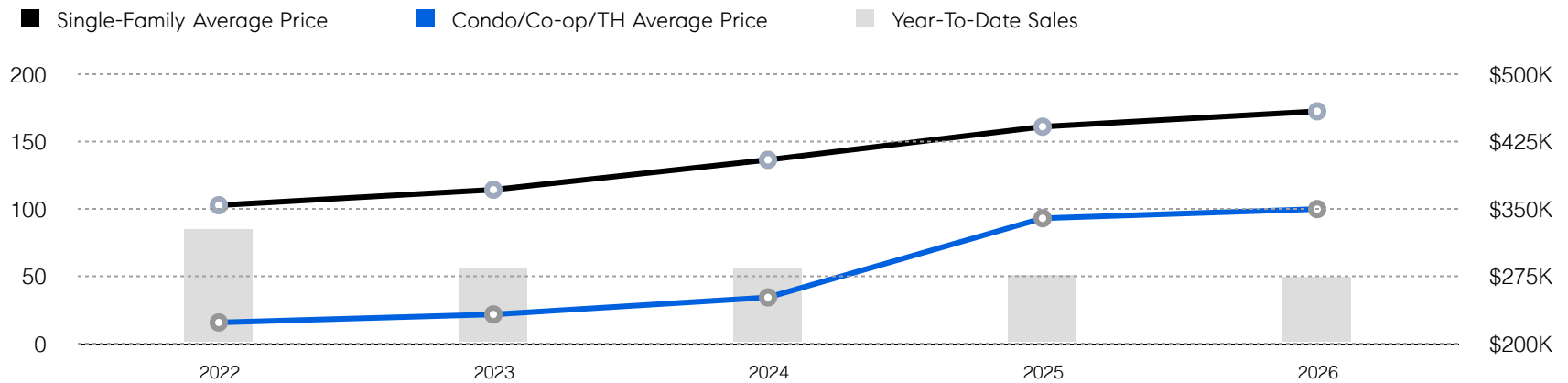


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Paterson

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	36	44	22.2%	7	17	142.9%
	ACTIVE LISTINGS	41	38	-7.3%	41	38	-7.3%
	# OF SALES	36	35	-2.8%	9	10	11.1%
	SALES VOLUME	\$15,897,500	\$16,055,380	1.0%	\$4,152,000	\$4,723,880	13.8%
	MEDIAN PRICE	\$457,500	\$490,000	7.1%	\$485,000	\$510,000	5.2%
	AVERAGE PRICE	\$441,597	\$458,725	3.9%	\$461,333	\$472,388	2.4%
	AVERAGE DOM	34	51	50.0%	23	43	87.0%
Condo/Co-op/TH	CONTRACTS SIGNED	9	16	77.8%	1	3	200.0%
	ACTIVE LISTINGS	12	23	91.7%	12	23	91.7%
	# OF SALES	13	13	0.0%	2	7	250.0%
	SALES VOLUME	\$4,414,233	\$4,547,500	3.0%	\$582,000	\$2,320,000	298.6%
	MEDIAN PRICE	\$360,000	\$360,000	-	\$291,000	\$360,000	23.7%
	AVERAGE PRICE	\$339,556	\$349,808	3.0%	\$291,000	\$331,429	13.9%
	AVERAGE DOM	28	95	239.3%	70	99	41.4%

Historic Sales Trends

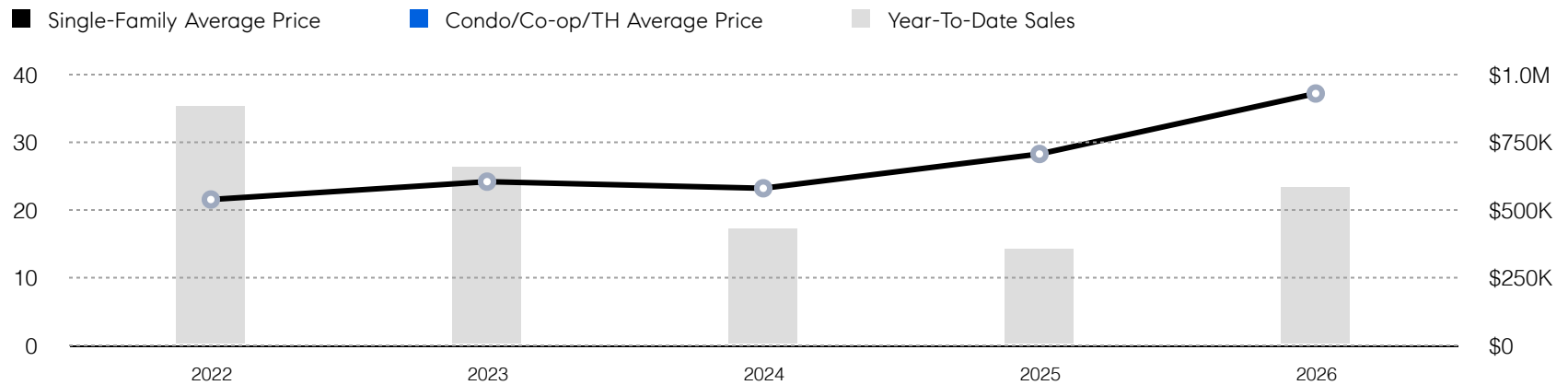


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Totowa

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	16	25	56.3%	5	9	80.0%
	ACTIVE LISTINGS	10	15	50.0%	10	15	50.0%
	# OF SALES	13	22	69.2%	2	8	300.0%
	SALES VOLUME	\$9,189,500	\$20,463,900	122.7%	\$1,210,000	\$7,585,000	526.9%
	MEDIAN PRICE	\$600,000	\$787,500	31.3%	\$605,000	\$810,000	33.9%
	AVERAGE PRICE	\$706,885	\$930,177	31.6%	\$605,000	\$948,125	56.7%
	AVERAGE DOM	43	49	14.0%	15	35	133.3%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	1	0	0.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	1	1	0.0%	0	1	0.0%
	SALES VOLUME	\$475,000	\$750,000	57.9%	-	\$750,000	-
	MEDIAN PRICE	\$475,000	\$750,000	57.9%	-	\$750,000	-
	AVERAGE PRICE	\$475,000	\$750,000	57.9%	-	\$750,000	-
	AVERAGE DOM	164	18	-89.0%	-	18	-

Historic Sales Trends

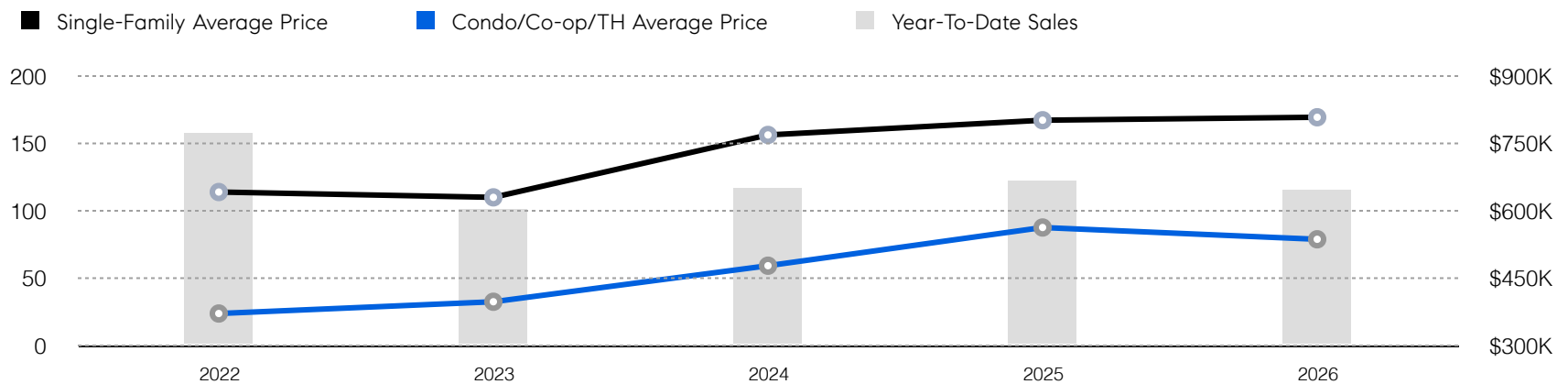


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Wayne

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	89	115	29.2%	30	44	46.7%
	ACTIVE LISTINGS	47	58	23.4%	47	58	23.4%
	# OF SALES	86	74	-14.0%	27	26	-3.7%
	SALES VOLUME	\$68,945,798	\$59,812,611	-13.2%	\$21,071,998	\$21,486,211	2.0%
	MEDIAN PRICE	\$792,500	\$766,000	-3.3%	\$728,000	\$831,000	14.1%
	AVERAGE PRICE	\$801,695	\$808,279	0.8%	\$780,444	\$826,393	5.9%
	AVERAGE DOM	32	30	-6.2%	27	28	3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	38	45	18.4%	12	11	-8.3%
	ACTIVE LISTINGS	7	20	185.7%	7	20	185.7%
	# OF SALES	35	40	14.3%	12	14	16.7%
	SALES VOLUME	\$19,696,729	\$21,461,660	9.0%	\$6,506,515	\$8,692,000	33.6%
	MEDIAN PRICE	\$564,000	\$577,500	2.4%	\$539,258	\$612,500	13.6%
	AVERAGE PRICE	\$562,764	\$536,542	-4.7%	\$542,210	\$620,857	14.5%
	AVERAGE DOM	22	40	81.8%	17	32	88.2%

Historic Sales Trends

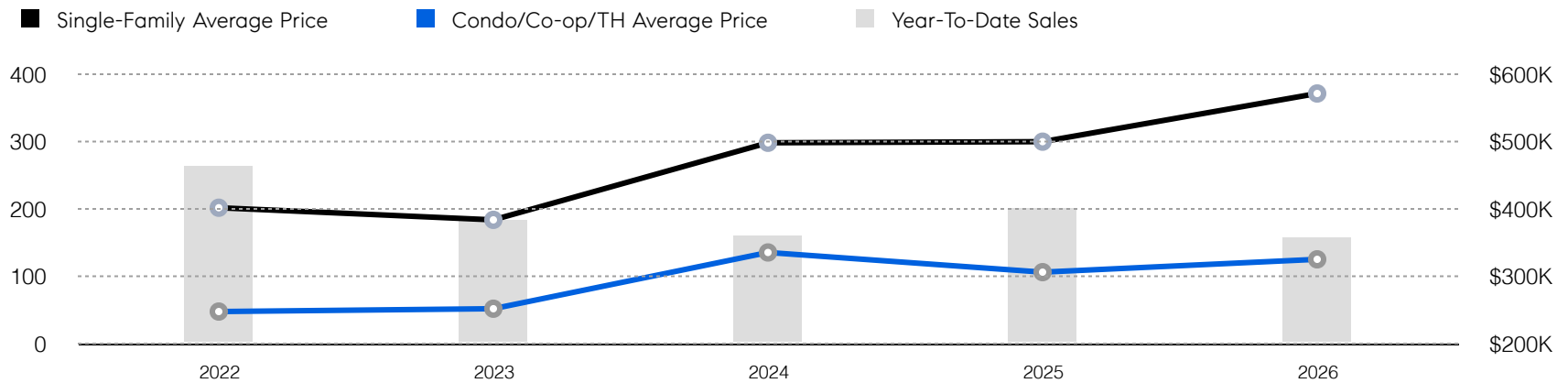


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West Milford

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	177	135	-23.7%	56	52	-7.1%
	ACTIVE LISTINGS	123	141	14.6%	123	141	14.6%
	# OF SALES	163	113	-30.7%	53	31	-41.5%
	SALES VOLUME	\$81,472,838	\$64,566,216	-20.8%	\$28,123,298	\$18,811,066	-33.1%
	MEDIAN PRICE	\$490,000	\$548,000	11.8%	\$515,000	\$579,000	12.4%
	AVERAGE PRICE	\$499,833	\$571,382	14.3%	\$530,628	\$606,809	14.4%
	AVERAGE DOM	48	55	14.6%	37	55	48.6%
Condo/Co-op/TH	CONTRACTS SIGNED	33	43	30.3%	9	9	0.0%
	ACTIVE LISTINGS	21	38	81.0%	21	38	81.0%
	# OF SALES	35	41	17.1%	8	7	-12.5%
	SALES VOLUME	\$10,713,324	\$13,330,700	24.4%	\$2,576,000	\$2,246,000	-12.8%
	MEDIAN PRICE	\$315,000	\$273,000	-13.3%	\$325,000	\$260,000	-20.0%
	AVERAGE PRICE	\$306,095	\$325,139	6.2%	\$322,000	\$320,857	-0.4%
	AVERAGE DOM	47	76	61.7%	38	81	113.2%

Historic Sales Trends



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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 04/30/2025 vs. 01/01/2026 - 04/30/2026

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