



September 2026

Passaic County Market Report

COMPASS

Passaic County Overview

Year-To-Date Sales

3,491

1.5% Year-To-Date
-10.6% Month-Over-Month

Year-To-Date Contracts

3,920

8.1% Year-To-Date
-9.9% Month-Over-Month

Single-Family
Average Sale Price

\$686K

6.4% Year-To-Date
-4.9% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$466K

1.4% Year-To-Date
-8.9% Month-Over-Month

Average Days On Market

34

13.3% Year-To-Date
13.5% Month-Over-Month

Active Listings

1,543

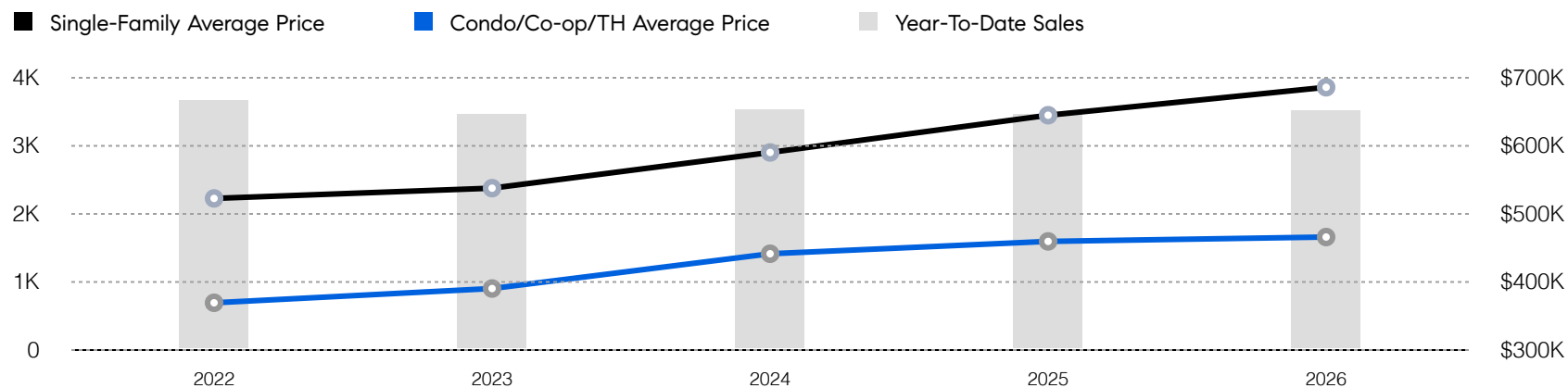
19.5% Year-Over-Year
5.3% Month-Over-Month



Passaic County Overview

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	2,742	2,937	7.1%	331	314	-5.1%
	ACTIVE LISTINGS	980	1,121	14.4%	980	1,121	14.4%
	# OF SALES	2,602	2,626	0.9%	383	339	-11.5%
	SALES VOLUME	\$1,678,233,787	\$1,801,595,847	7.4%	\$252,032,620	\$226,449,556	-10.2%
	MEDIAN PRICE	\$600,000	\$634,500	5.8%	\$610,000	\$610,000	-
	AVERAGE PRICE	\$644,978	\$686,061	6.4%	\$658,049	\$667,993	1.5%
	AVERAGE DOM	32	33	3.1%	35	34	-2.9%
	% OF ASKING PRICE	104.6%	104.5%	-0.1%	102.6%	104.1%	1.5%
Condo/Co-op/TH	CONTRACTS SIGNED	883	983	11.3%	108	124	14.8%
	ACTIVE LISTINGS	311	422	35.7%	311	422	35.7%
	# OF SALES	839	865	3.1%	103	110	6.8%
	SALES VOLUME	\$385,611,411	\$403,104,464	4.5%	\$48,503,300	\$48,520,100	0.0%
	MEDIAN PRICE	\$460,000	\$440,000	-4.3%	\$455,000	\$417,000	-8.4%
	AVERAGE PRICE	\$459,608	\$466,017	1.4%	\$470,906	\$441,092	-6.3%
	AVERAGE DOM	30	40	33.3%	41	38	-7.3%
	% OF ASKING PRICE	103.4%	101.1%	-2.3%	102.3%	100.5%	-1.7%

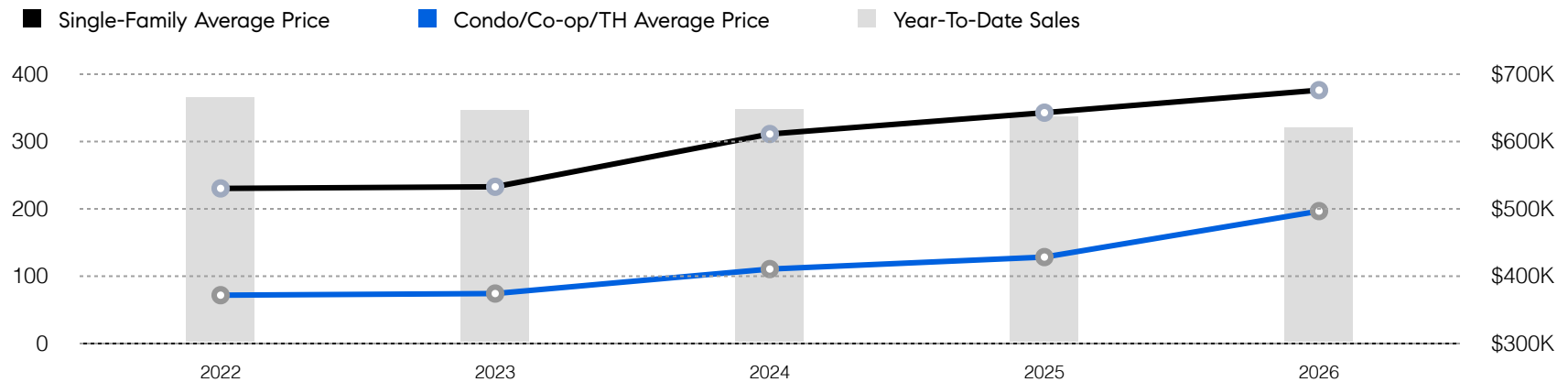
Historic Sales Trends



Clifton

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	267	279	4.5%	38	29	-23.7%
	ACTIVE LISTINGS	74	110	48.6%	74	110	48.6%
	# OF SALES	248	253	2.0%	29	34	17.2%
	SALES VOLUME	\$159,424,636	\$171,101,293	7.3%	\$17,235,800	\$22,069,400	28.0%
	MEDIAN PRICE	\$605,000	\$630,000	4.1%	\$600,000	\$625,000	4.2%
	AVERAGE PRICE	\$642,841	\$676,290	5.2%	\$594,338	\$649,100	9.2%
	AVERAGE DOM	28	32	14.3%	25	28	12.0%
	% OF ASKING PRICE	106.1%	105.6%	-0.5%	107.4%	106.4%	-1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	83	74	-10.8%	3	10	233.3%
	ACTIVE LISTINGS	18	30	66.7%	18	30	66.7%
	# OF SALES	86	65	-24.4%	8	11	37.5%
	SALES VOLUME	\$36,841,757	\$32,281,440	-12.4%	\$3,626,500	\$6,086,500	67.8%
	MEDIAN PRICE	\$460,500	\$515,000	11.8%	\$498,750	\$517,500	3.8%
	AVERAGE PRICE	\$428,393	\$496,638	15.9%	\$453,313	\$553,318	22.1%
	AVERAGE DOM	30	33	10.0%	38	35	-7.9%
	% OF ASKING PRICE	102.7%	104.0%	1.3%	103.5%	101.7%	-1.8%

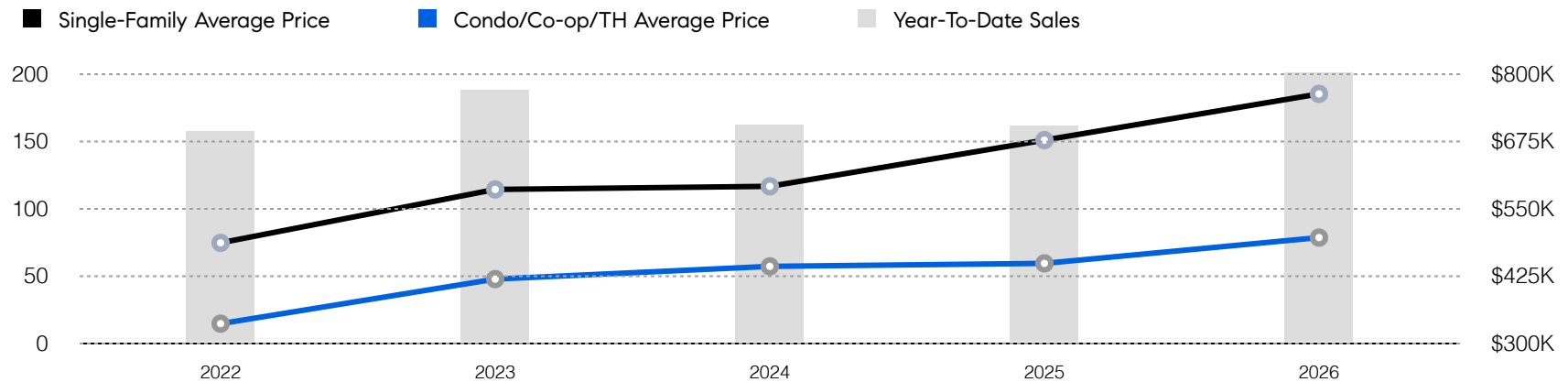
Historic Sales Trends



Little Falls

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	82	110	34.1%	8	4	-50.0%
	ACTIVE LISTINGS	22	43	95.5%	22	43	95.5%
	# OF SALES	82	110	34.1%	2	27	1,250.0%
	SALES VOLUME	\$55,562,900	\$83,977,628	51.1%	\$1,530,000	\$19,912,000	1,201.4%
	MEDIAN PRICE	\$635,000	\$757,513	19.3%	\$765,000	\$660,000	-13.7%
	AVERAGE PRICE	\$677,596	\$763,433	12.7%	\$765,000	\$737,481	-3.6%
	AVERAGE DOM	21	26	23.8%	13	24	84.6%
	% OF ASKING PRICE	106.0%	107.5%	1.5%	102.3%	106.4%	4.1%
Condo/Co-op/TH	CONTRACTS SIGNED	92	109	18.5%	14	8	-42.9%
	ACTIVE LISTINGS	19	30	57.9%	19	30	57.9%
	# OF SALES	78	90	15.4%	16	6	-62.5%
	SALES VOLUME	\$35,005,350	\$44,702,654	27.7%	\$7,195,500	\$3,160,000	-56.1%
	MEDIAN PRICE	\$435,500	\$490,000	12.5%	\$435,500	\$525,000	20.6%
	AVERAGE PRICE	\$448,787	\$496,696	10.7%	\$449,719	\$526,667	17.1%
	AVERAGE DOM	29	20	-31.0%	24	32	33.3%
	% OF ASKING PRICE	102.3%	101.6%	-0.7%	101.0%	100.0%	-1.0%

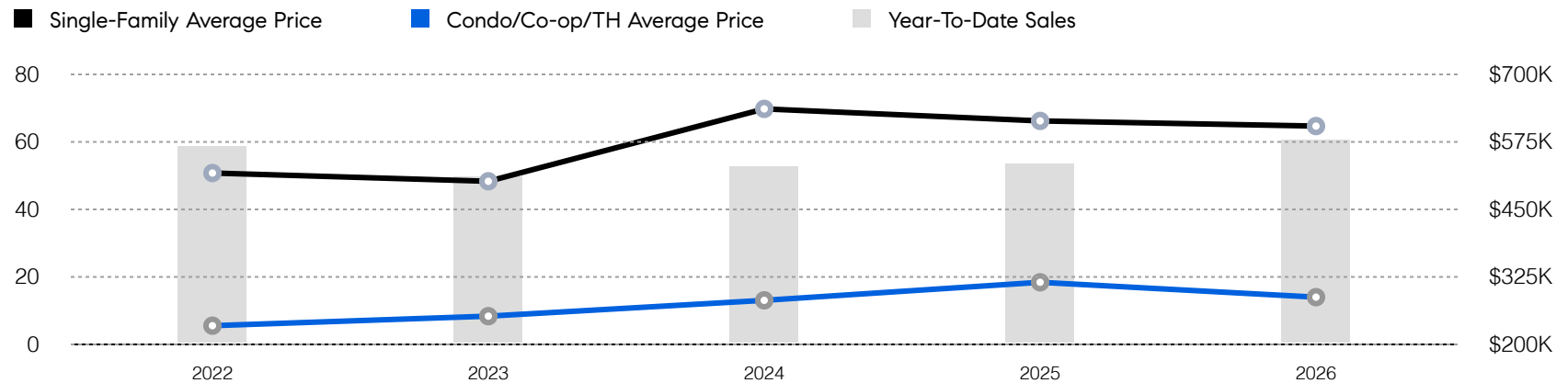
Historic Sales Trends



Passaic

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	39	41	5.1%	6	5	-16.7%
	ACTIVE LISTINGS	11	21	90.9%	11	21	90.9%
	# OF SALES	33	37	12.1%	5	2	-60.0%
	SALES VOLUME	\$20,257,000	\$22,359,400	10.4%	\$3,737,000	\$1,065,000	-71.5%
	MEDIAN PRICE	\$565,000	\$565,000	-	\$640,000	\$532,500	-16.8%
	AVERAGE PRICE	\$613,848	\$604,308	-1.6%	\$747,400	\$532,500	-28.8%
	AVERAGE DOM	38	48	26.3%	20	121	505.0%
	% OF ASKING PRICE	102.3%	104.1%	1.8%	100.4%	101.5%	1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	22	20	-9.1%	2	1	-50.0%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	20	23	15.0%	5	1	-80.0%
	SALES VOLUME	\$6,301,000	\$6,612,900	5.0%	\$1,430,000	\$275,000	-80.8%
	MEDIAN PRICE	\$300,000	\$280,000	-6.7%	\$300,000	\$275,000	-8.3%
	AVERAGE PRICE	\$315,050	\$287,517	-8.7%	\$286,000	\$275,000	-3.8%
	AVERAGE DOM	57	56	-1.8%	22	63	186.4%
	% OF ASKING PRICE	100.7%	101.5%	0.8%	105.1%	100.0%	-5.1%

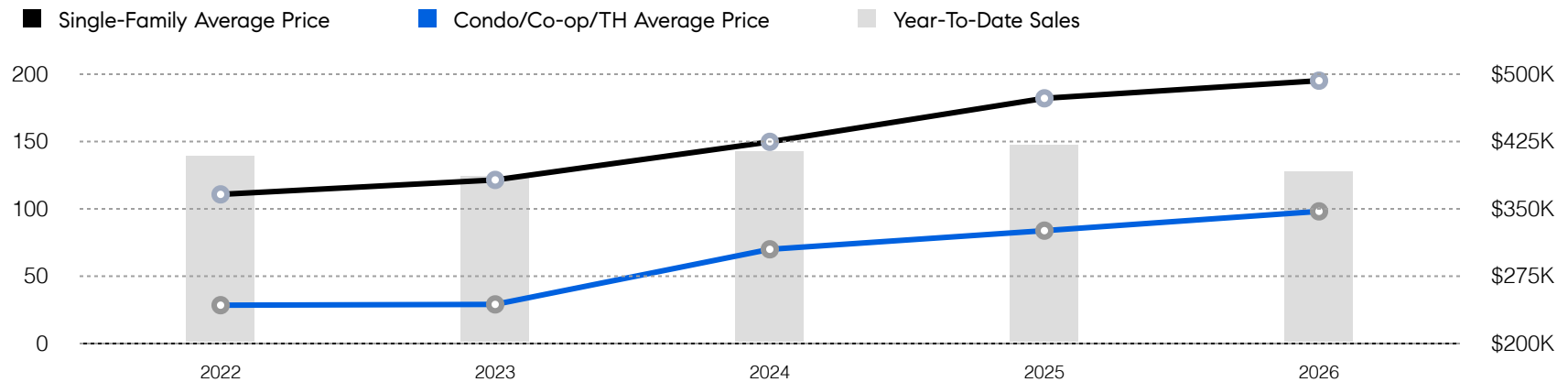
Historic Sales Trends



Paterson

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	99	112	13.1%	12	17	41.7%
	ACTIVE LISTINGS	43	68	58.1%	43	68	58.1%
	# OF SALES	100	99	-1.0%	18	14	-22.2%
	SALES VOLUME	\$47,314,200	\$48,784,780	3.1%	\$8,930,000	\$6,500,000	-27.2%
	MEDIAN PRICE	\$485,000	\$505,000	4.1%	\$480,000	\$465,000	-3.1%
	AVERAGE PRICE	\$473,142	\$492,776	4.1%	\$496,111	\$464,286	-6.4%
	AVERAGE DOM	46	44	-4.3%	59	40	-32.2%
	% OF ASKING PRICE	103.5%	103.7%	0.2%	102.0%	104.4%	2.4%
Condo/Co-op/TH	CONTRACTS SIGNED	46	36	-21.7%	5	6	20.0%
	ACTIVE LISTINGS	19	22	15.8%	19	22	15.8%
	# OF SALES	46	27	-41.3%	1	2	100.0%
	SALES VOLUME	\$14,983,297	\$9,374,500	-37.4%	\$195,000	\$537,000	175.4%
	MEDIAN PRICE	\$328,000	\$365,000	11.3%	\$195,000	\$268,500	37.7%
	AVERAGE PRICE	\$325,724	\$347,204	6.6%	\$195,000	\$268,500	37.7%
	AVERAGE DOM	16	64	300.0%	117	16	-86.3%
	% OF ASKING PRICE	99.1%	100.7%	1.6%	87.4%	100.2%	12.8%

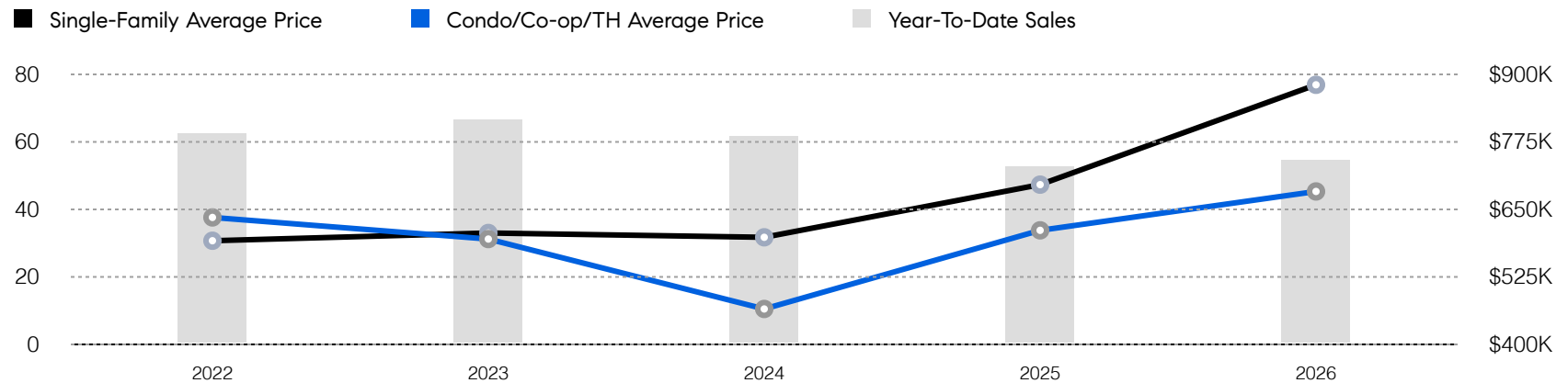
Historic Sales Trends



Totowa

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	50	50	0.0%	7	5	-28.6%
	ACTIVE LISTINGS	12	29	141.7%	12	29	141.7%
	# OF SALES	44	50	13.6%	8	8	0.0%
	SALES VOLUME	\$30,617,867	\$44,036,900	43.8%	\$6,323,400	\$6,143,000	-2.9%
	MEDIAN PRICE	\$600,000	\$755,000	25.8%	\$675,500	\$721,500	6.8%
	AVERAGE PRICE	\$695,861	\$880,738	26.6%	\$790,425	\$767,875	-2.9%
	AVERAGE DOM	32	50	56.3%	44	70	59.1%
	% OF ASKING PRICE	103.1%	102.0%	-1.1%	100.3%	100.4%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	8	6	-25.0%	1	2	100.0%
	ACTIVE LISTINGS	1	6	500.0%	1	6	500.0%
	# OF SALES	8	4	-50.0%	1	0	0.0%
	SALES VOLUME	\$4,890,000	\$2,733,000	-44.1%	\$890,000	-	-
	MEDIAN PRICE	\$540,000	\$752,500	39.4%	\$890,000	-	-
	AVERAGE PRICE	\$611,250	\$683,250	11.8%	\$890,000	-	-
	AVERAGE DOM	37	55	48.6%	10	-	-
	% OF ASKING PRICE	105.8%	102.8%	-3.0%	111.3%	-	-

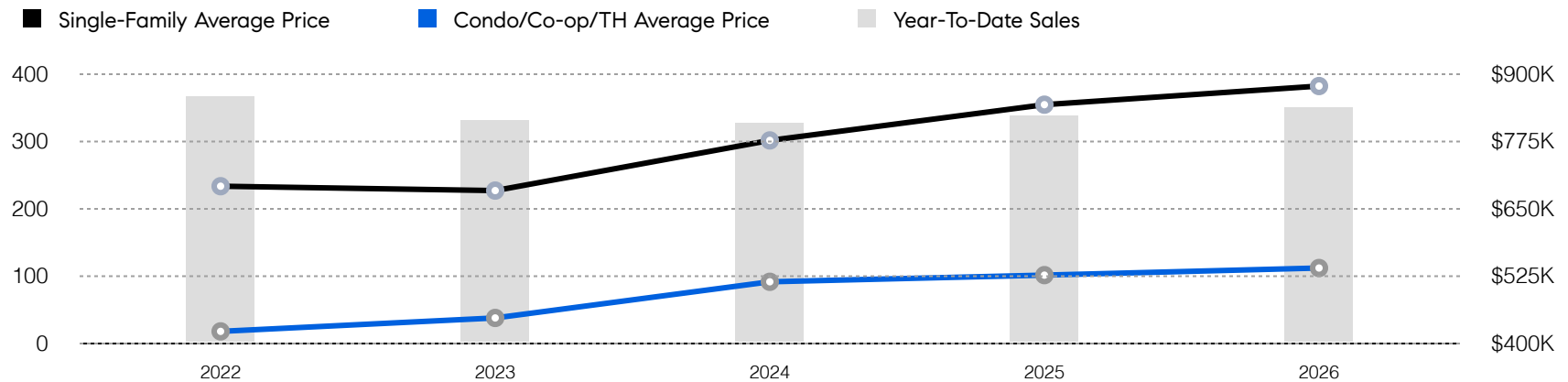
Historic Sales Trends



Wayne

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	270	301	11.5%	37	32	-13.5%
	ACTIVE LISTINGS	55	98	78.2%	55	98	78.2%
	# OF SALES	257	255	-0.8%	43	30	-30.2%
	SALES VOLUME	\$216,758,893	\$223,891,489	3.3%	\$37,010,649	\$26,677,880	-27.9%
	MEDIAN PRICE	\$815,000	\$825,000	1.2%	\$815,000	\$819,000	0.5%
	AVERAGE PRICE	\$843,420	\$878,006	4.1%	\$860,713	\$889,263	3.3%
	AVERAGE DOM	29	26	-10.3%	31	24	-22.6%
	% OF ASKING PRICE	106.6%	107.2%	0.6%	104.2%	107.6%	3.3%
Condo/Co-op/TH	CONTRACTS SIGNED	84	114	35.7%	13	18	38.5%
	ACTIVE LISTINGS	21	65	209.5%	21	65	209.5%
	# OF SALES	79	93	17.7%	5	11	120.0%
	SALES VOLUME	\$41,631,880	\$50,238,360	20.7%	\$2,435,000	\$5,052,700	107.5%
	MEDIAN PRICE	\$555,000	\$560,000	0.9%	\$335,000	\$360,000	7.5%
	AVERAGE PRICE	\$526,986	\$540,197	2.5%	\$487,000	\$459,336	-5.7%
	AVERAGE DOM	22	33	50.0%	20	29	45.0%
	% OF ASKING PRICE	104.9%	101.5%	-3.3%	106.8%	102.2%	-4.6%

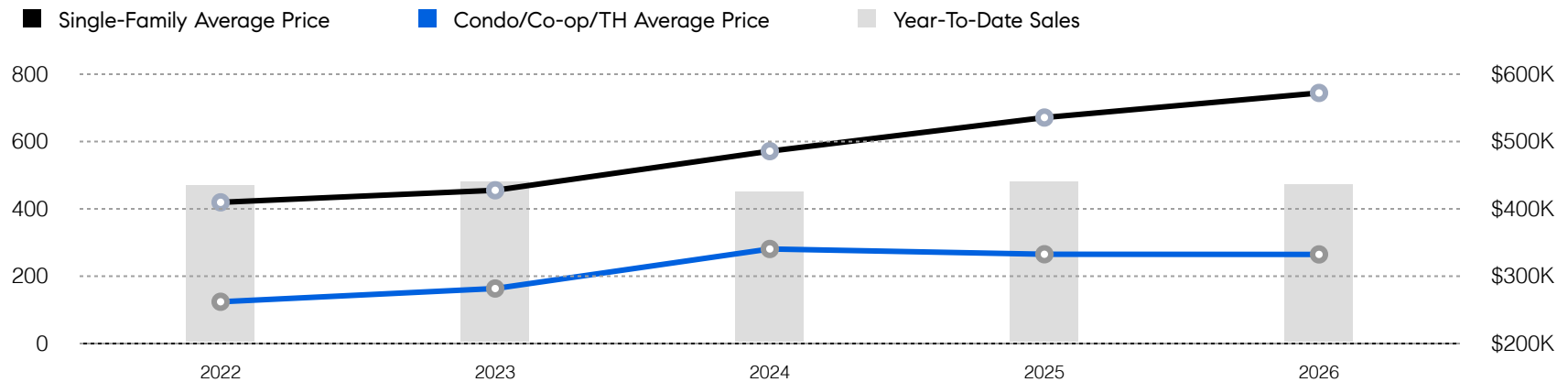
Historic Sales Trends



West Milford

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	426	427	0.2%	49	49	0.0%
	ACTIVE LISTINGS	190	217	14.2%	190	217	14.2%
	# OF SALES	399	354	-11.3%	61	60	-1.6%
	SALES VOLUME	\$213,708,849	\$202,548,657	-5.2%	\$32,466,536	\$31,769,996	-2.1%
	MEDIAN PRICE	\$520,000	\$543,750	4.6%	\$509,000	\$528,400	3.8%
	AVERAGE PRICE	\$535,611	\$572,171	6.8%	\$532,238	\$529,500	-0.5%
	AVERAGE DOM	38	41	7.9%	43	36	-16.3%
	% OF ASKING PRICE	102.0%	100.6%	-1.4%	99.4%	99.1%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	74	119	60.8%	8	17	112.5%
	ACTIVE LISTINGS	43	53	23.3%	43	53	23.3%
	# OF SALES	76	113	48.7%	15	18	20.0%
	SALES VOLUME	\$25,276,624	\$37,554,298	48.6%	\$5,809,800	\$5,633,300	-3.0%
	MEDIAN PRICE	\$323,250	\$349,500	8.1%	\$345,900	\$280,000	-19.1%
	AVERAGE PRICE	\$332,587	\$332,339	-0.1%	\$387,320	\$312,961	-19.2%
	AVERAGE DOM	45	53	17.8%	67	56	-16.4%
	% OF ASKING PRICE	99.0%	98.5%	-0.5%	99.7%	97.3%	-2.4%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

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