



Q2 2026

Essex County Market Report

COMPASS

Essex County Overview

Year-To-Date Sales

2,794

-4.4% Year-To-Date
53.5% Quarter-Over-Quarter

Year-To-Date Contracts

3,470

1.6% Year-To-Date
71.5% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$1.0M

7.4% Year-To-Date
15.6% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$523K

6.8% Year-To-Date
11.0% Quarter-Over-Quarter

Average Days On Market

29

0.0% Year-To-Date
-20.6% Quarter-Over-Quarter

Active Listings

1,307

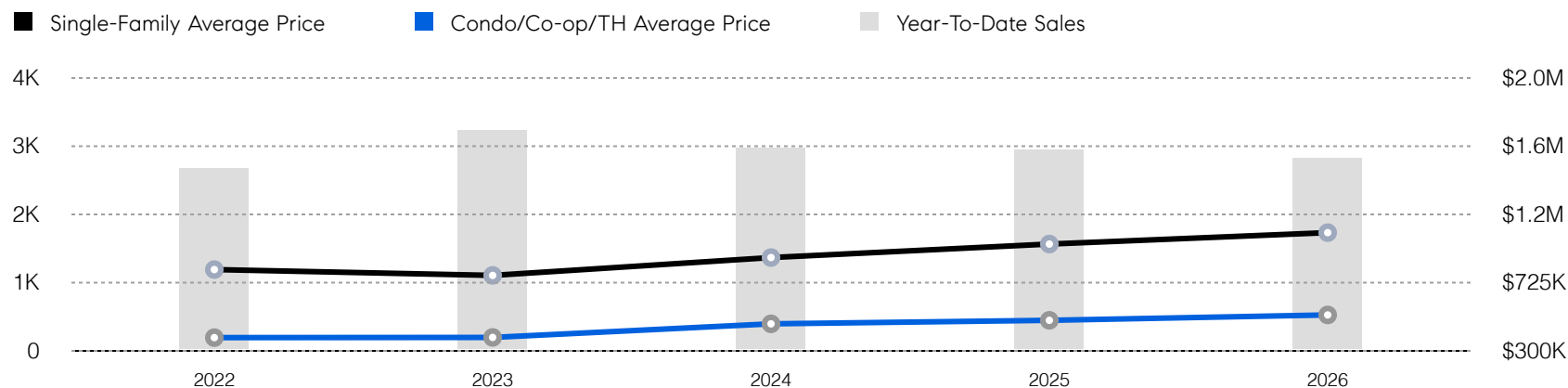
-26.1% Year-Over-Year
-6.8% Quarter-Over-Quarter



Essex County Overview

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	2,742	2,781	1.4%	1,662	1,768	6.4%
	ACTIVE LISTINGS	1,402	1,025	-26.9%	1,402	1,025	-26.9%
	# OF SALES	2,321	2,220	-4.4%	1,425	1,337	-6.2%
	SALES VOLUME	\$2,240,535,940	\$2,300,809,230	2.7%	\$1,461,198,180	\$1,464,274,984	0.2%
	MEDIAN PRICE	\$765,000	\$785,000	2.6%	\$830,000	\$850,000	2.4%
	AVERAGE PRICE	\$965,332	\$1,036,401	7.4%	\$1,025,402	\$1,095,194	6.8%
	AVERAGE DOM	32	31	-3.1%	28	26	-7.1%
	% OF ASKING PRICE	111.0%	24885.2%	24,774.2%	113.1%	112.2%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	675	689	2.1%	362	424	17.1%
	ACTIVE LISTINGS	366	282	-23.0%	366	282	-23.0%
	# OF SALES	603	574	-4.8%	360	355	-1.4%
	SALES VOLUME	\$295,633,435	\$300,643,162	1.7%	\$188,623,620	\$193,267,503	2.5%
	MEDIAN PRICE	\$415,000	\$452,150	9.0%	\$464,000	\$495,000	6.7%
	AVERAGE PRICE	\$490,271	\$523,769	6.8%	\$523,955	\$544,416	3.9%
	AVERAGE DOM	35	35	0.0%	31	32	3.2%
	% OF ASKING PRICE	105.5%	103.4%	-2.1%	106.4%	104.3%	-2.2%

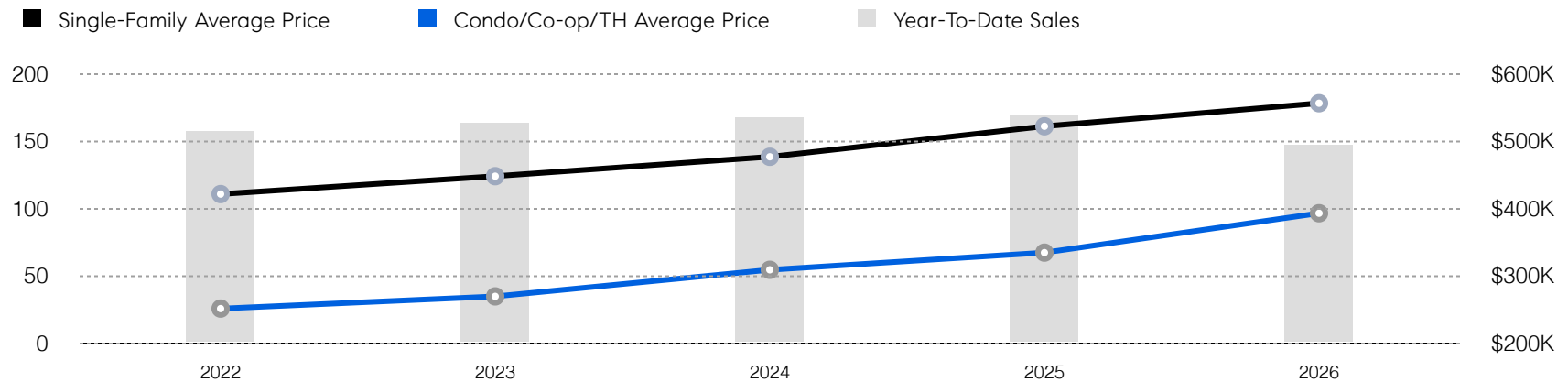
Historic Sales Trends



Belleville

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	130	135	3.8%	75	84	12.0%
	ACTIVE LISTINGS	59	55	-6.8%	59	55	-6.8%
	# OF SALES	118	105	-11.0%	62	63	1.6%
	SALES VOLUME	\$61,672,708	\$58,475,000	-5.2%	\$33,479,838	\$35,004,000	4.6%
	MEDIAN PRICE	\$532,500	\$560,000	5.2%	\$555,000	\$560,000	0.9%
	AVERAGE PRICE	\$522,650	\$556,905	6.6%	\$539,997	\$555,619	2.9%
	AVERAGE DOM	35	37	5.7%	26	35	34.6%
	% OF ASKING PRICE	105.3%	103.3%	-1.9%	107.2%	104.4%	-2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	47	49	4.3%	25	32	28.0%
	ACTIVE LISTINGS	28	15	-46.4%	28	15	-46.4%
	# OF SALES	50	41	-18.0%	21	22	4.8%
	SALES VOLUME	\$16,750,500	\$16,134,000	-3.7%	\$7,523,500	\$9,728,000	29.3%
	MEDIAN PRICE	\$327,000	\$380,000	16.2%	\$350,000	\$497,500	42.1%
	AVERAGE PRICE	\$335,010	\$393,512	17.5%	\$358,262	\$442,182	23.4%
	AVERAGE DOM	41	41	0.0%	22	48	118.2%
	% OF ASKING PRICE	105.5%	102.5%	-3.1%	106.3%	102.6%	-3.7%

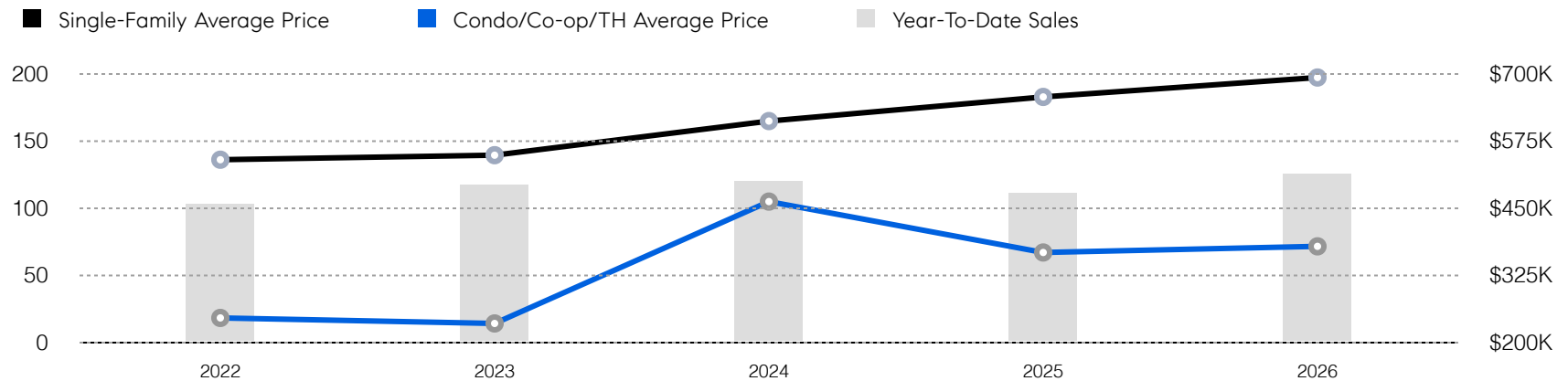
Historic Sales Trends



Bloomfield

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	103	123	19.4%	63	78	23.8%
	ACTIVE LISTINGS	44	34	-22.7%	44	34	-22.7%
	# OF SALES	91	103	13.2%	56	67	19.6%
	SALES VOLUME	\$59,817,005	\$71,427,100	19.4%	\$37,545,582	\$47,011,892	25.2%
	MEDIAN PRICE	\$640,000	\$650,000	1.6%	\$650,000	\$669,000	2.9%
	AVERAGE PRICE	\$657,330	\$693,467	5.5%	\$670,457	\$701,670	4.7%
	AVERAGE DOM	26	33	26.9%	23	24	4.3%
	% OF ASKING PRICE	110.2%	111.9%	1.8%	110.7%	113.2%	2.4%
Condo/Co-op/TH	CONTRACTS SIGNED	21	26	23.8%	10	16	60.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	19	21	10.5%	13	15	15.4%
	SALES VOLUME	\$6,987,900	\$7,963,323	14.0%	\$5,239,900	\$5,888,324	12.4%
	MEDIAN PRICE	\$297,000	\$345,000	16.2%	\$345,000	\$364,900	5.8%
	AVERAGE PRICE	\$367,784	\$379,206	3.1%	\$403,069	\$392,555	-2.6%
	AVERAGE DOM	45	38	-15.6%	52	34	-34.6%
	% OF ASKING PRICE	105.1%	103.0%	-2.2%	102.7%	103.1%	0.4%

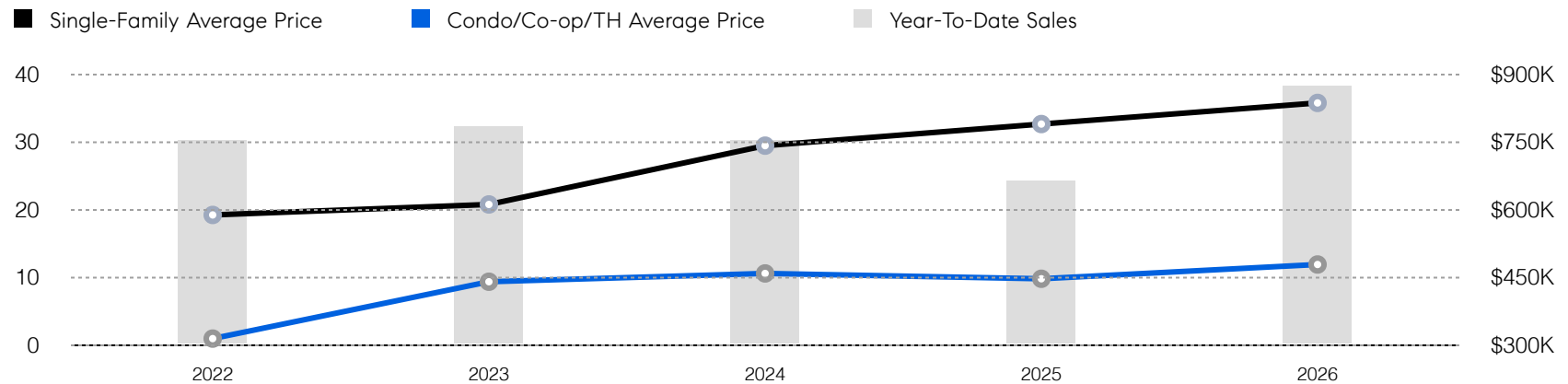
Historic Sales Trends



Caldwell

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	21	24	14.3%	14	15	7.1%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	16	24	50.0%	7	16	128.6%
	SALES VOLUME	\$12,646,000	\$20,093,000	58.9%	\$6,235,000	\$14,005,000	124.6%
	MEDIAN PRICE	\$732,500	\$802,500	9.6%	\$755,000	\$862,500	14.2%
	AVERAGE PRICE	\$790,375	\$837,208	5.9%	\$890,714	\$875,313	-1.7%
	AVERAGE DOM	35	17	-51.4%	25	17	-32.0%
	% OF ASKING PRICE	105.2%	106.5%	1.3%	105.8%	105.4%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	12	15	25.0%	6	10	66.7%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	8	14	75.0%	6	5	-16.7%
	SALES VOLUME	\$3,580,000	\$6,707,555	87.4%	\$2,800,000	\$2,246,555	-19.8%
	MEDIAN PRICE	\$432,000	\$471,278	9.1%	\$452,500	\$453,555	0.2%
	AVERAGE PRICE	\$447,500	\$479,111	7.1%	\$466,667	\$449,311	-3.7%
	AVERAGE DOM	19	31	63.2%	16	35	118.8%
	% OF ASKING PRICE	105.9%	103.4%	-2.4%	107.7%	102.8%	-5.0%

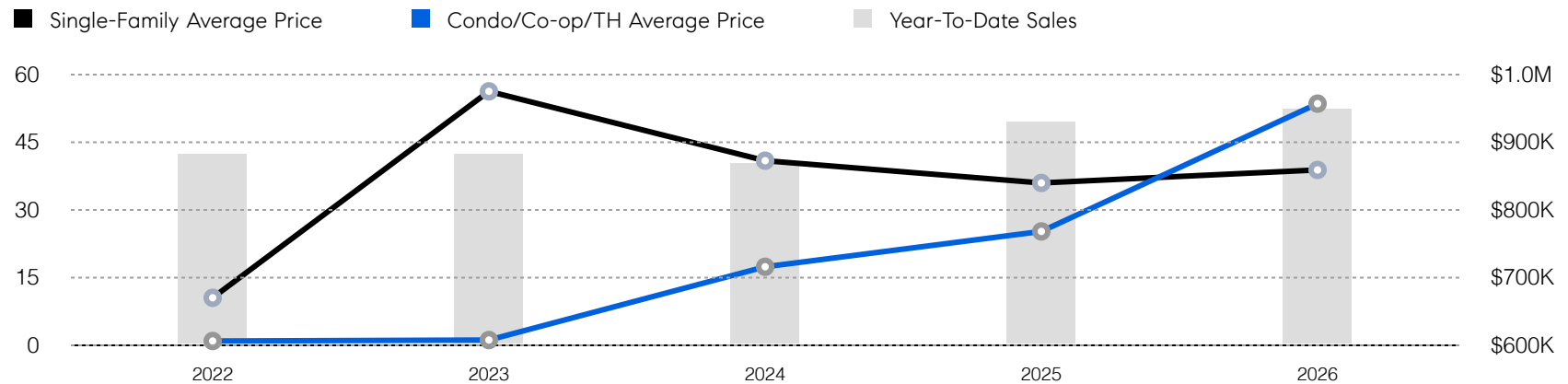
Historic Sales Trends



Cedar Grove

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	38	46	21.1%	24	33	37.5%
	ACTIVE LISTINGS	17	9	-47.1%	17	9	-47.1%
	# OF SALES	33	32	-3.0%	21	19	-9.5%
	SALES VOLUME	\$27,716,500	\$27,492,077	-0.8%	\$17,191,000	\$15,558,077	-9.5%
	MEDIAN PRICE	\$730,000	\$802,500	9.9%	\$730,000	\$765,000	4.8%
	AVERAGE PRICE	\$839,894	\$859,127	2.3%	\$818,619	\$818,846	0.0%
	AVERAGE DOM	22	21	-4.5%	17	16	-5.9%
	% OF ASKING PRICE	110.5%	108.8%	-1.7%	113.3%	110.5%	-2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	19	23	21.1%	10	12	20.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	16	20	25.0%	11	11	0.0%
	SALES VOLUME	\$12,292,400	\$19,141,500	55.7%	\$8,087,400	\$10,529,500	30.2%
	MEDIAN PRICE	\$750,000	\$872,500	16.3%	\$700,000	\$875,000	25.0%
	AVERAGE PRICE	\$768,275	\$957,075	24.6%	\$735,218	\$957,227	30.2%
	AVERAGE DOM	27	27	0.0%	32	22	-31.2%
	% OF ASKING PRICE	106.4%	110.0%	3.7%	105.2%	111.3%	6.1%

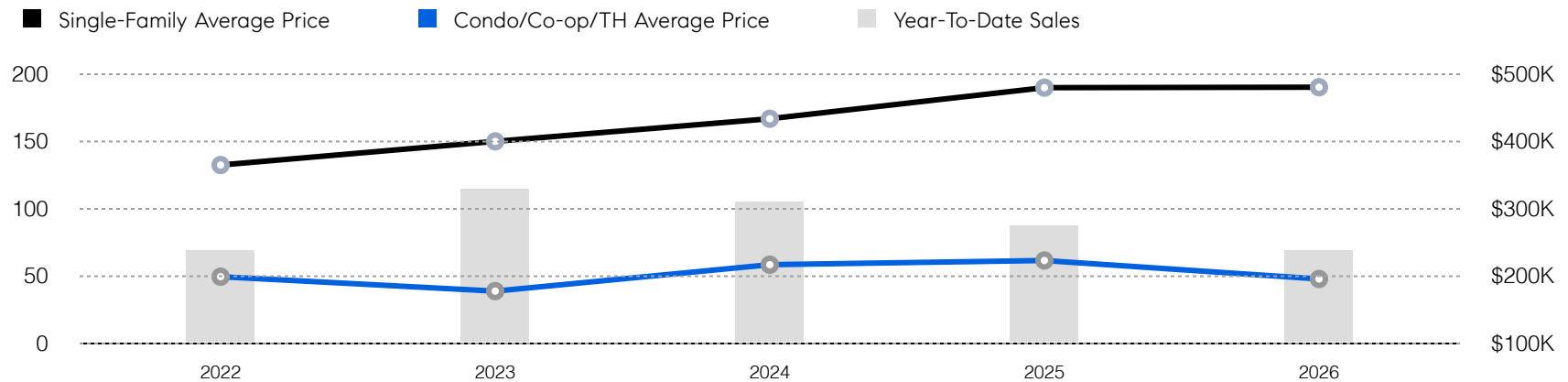
Historic Sales Trends



East Orange

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	81	72	-11.1%	42	43	2.4%
	ACTIVE LISTINGS	38	32	-15.8%	38	32	-15.8%
	# OF SALES	71	56	-21.1%	33	30	-9.1%
	SALES VOLUME	\$34,080,490	\$26,918,026	-21.0%	\$16,341,000	\$14,283,526	-12.6%
	MEDIAN PRICE	\$492,000	\$475,000	-3.5%	\$500,000	\$469,000	-6.2%
	AVERAGE PRICE	\$480,007	\$480,679	0.1%	\$495,182	\$476,118	-3.8%
	AVERAGE DOM	52	41	-21.2%	48	46	-4.2%
	% OF ASKING PRICE	105.4%	105.4%	0.0%	106.4%	103.5%	-2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	15	17	13.3%	7	8	14.3%
	ACTIVE LISTINGS	14	14	0.0%	14	14	0.0%
	# OF SALES	15	12	-20.0%	7	7	0.0%
	SALES VOLUME	\$3,349,448	\$2,350,500	-29.8%	\$1,371,700	\$1,612,500	17.6%
	MEDIAN PRICE	\$210,000	\$207,250	-1.3%	\$197,500	\$210,000	6.3%
	AVERAGE PRICE	\$223,297	\$195,875	-12.3%	\$195,957	\$230,357	17.6%
	AVERAGE DOM	106	102	-3.8%	162	93	-42.6%
	% OF ASKING PRICE	94.9%	97.6%	2.7%	93.0%	97.5%	4.6%

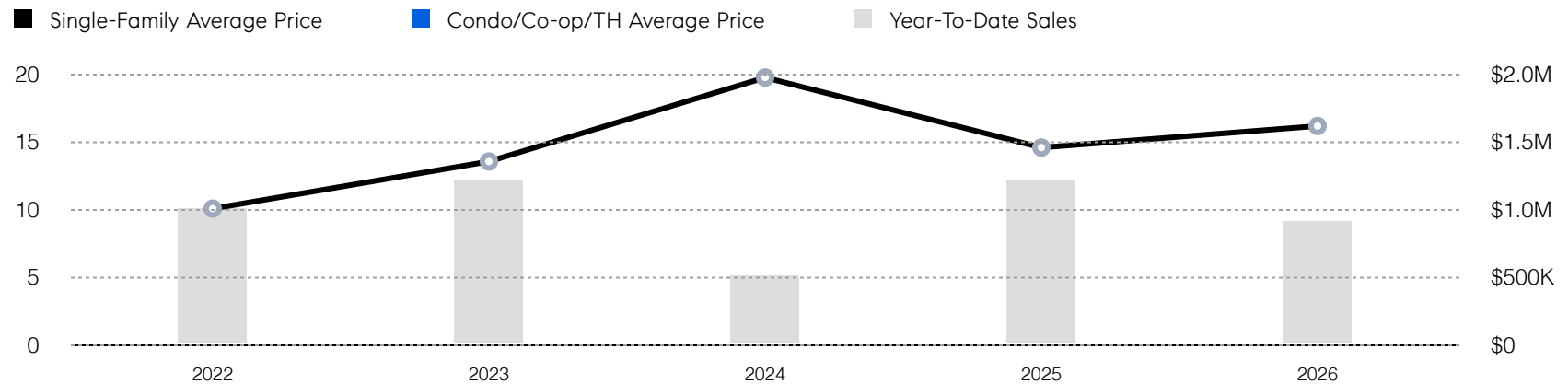
Historic Sales Trends



Essex Fells

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	16	10	-37.5%	11	6	-45.5%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	12	9	-25.0%	10	5	-50.0%
	SALES VOLUME	\$17,531,500	\$14,580,000	-16.8%	\$15,251,500	\$8,950,000	-41.3%
	MEDIAN PRICE	\$1,533,750	\$1,595,000	4.0%	\$1,606,250	\$1,595,000	-0.7%
	AVERAGE PRICE	\$1,460,958	\$1,620,000	10.9%	\$1,525,150	\$1,790,000	17.4%
	AVERAGE DOM	44	67	52.3%	47	79	68.1%
	% OF ASKING PRICE	102.5%	101.3%	-1.2%	102.9%	101.2%	-1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	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	-	-	-	-	-	-

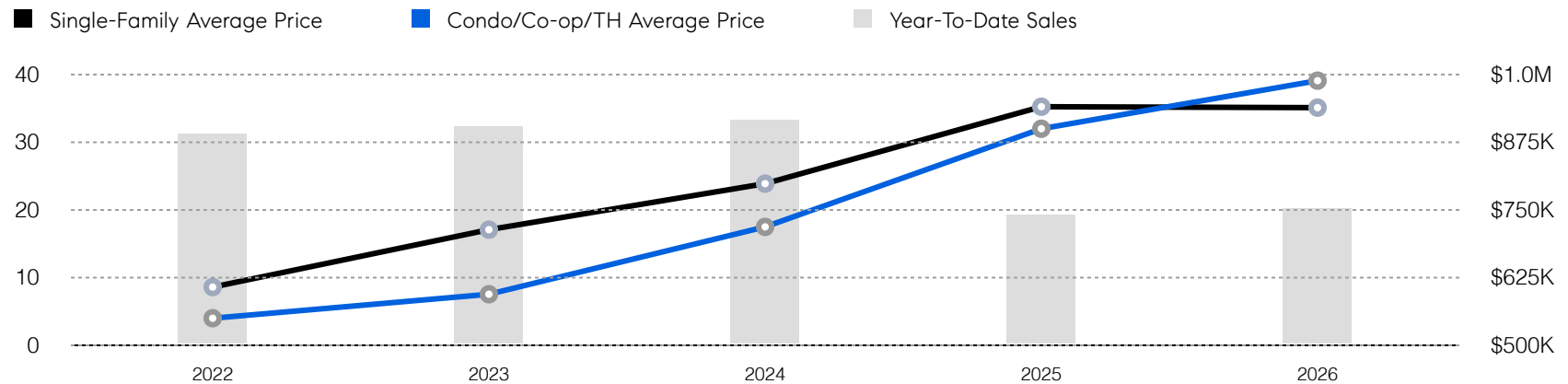
Historic Sales Trends



Fairfield

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	21	29	38.1%	13	20	53.8%
	ACTIVE LISTINGS	18	11	-38.9%	18	11	-38.9%
	# OF SALES	18	19	5.6%	11	13	18.2%
	SALES VOLUME	\$16,932,000	\$17,840,259	5.4%	\$11,850,000	\$12,110,999	2.2%
	MEDIAN PRICE	\$867,500	\$980,000	13.0%	\$1,075,000	\$980,000	-8.8%
	AVERAGE PRICE	\$940,667	\$938,961	-0.2%	\$1,077,273	\$931,615	-13.5%
	AVERAGE DOM	21	23	9.5%	20	22	10.0%
	% OF ASKING PRICE	104.8%	105.2%	0.3%	104.6%	105.6%	1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	2	1	-50.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	1	1	0.0%	1	1	0.0%
	SALES VOLUME	\$900,000	\$988,800	9.9%	\$900,000	\$988,800	9.9%
	MEDIAN PRICE	\$900,000	\$988,800	9.9%	\$900,000	\$988,800	9.9%
	AVERAGE PRICE	\$900,000	\$988,800	9.9%	\$900,000	\$988,800	9.9%
	AVERAGE DOM	23	15	-34.8%	23	15	-34.8%
	% OF ASKING PRICE	94.8%	101.4%	6.6%	94.8%	101.4%	6.6%

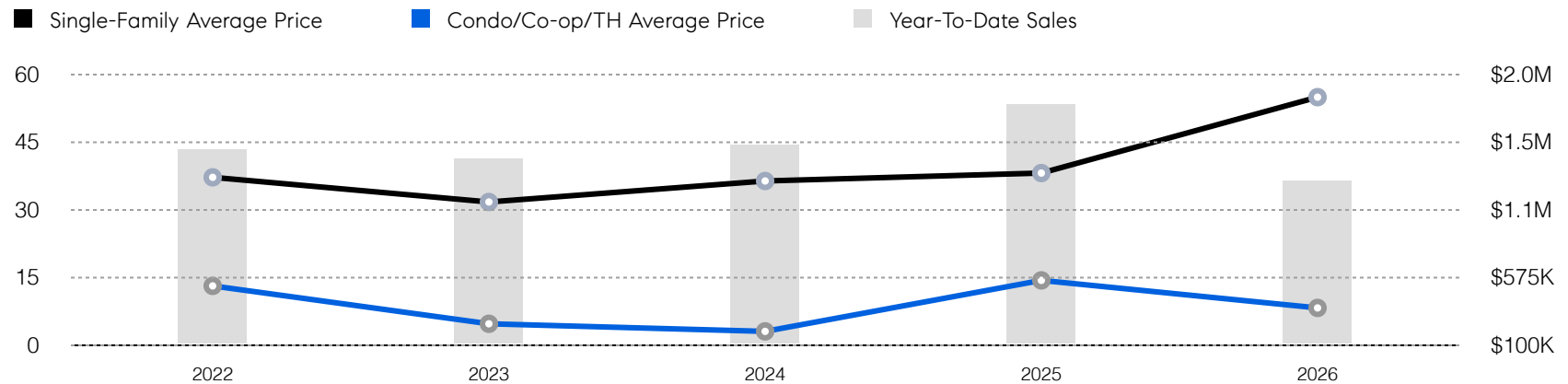
Historic Sales Trends



Glen Ridge

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	59	41	-30.5%	40	24	-40.0%
	ACTIVE LISTINGS	9	4	-55.6%	9	4	-55.6%
	# OF SALES	45	30	-33.3%	33	18	-45.5%
	SALES VOLUME	\$58,900,988	\$55,249,488	-6.2%	\$44,157,988	\$29,581,305	-33.0%
	MEDIAN PRICE	\$1,185,000	\$1,784,000	50.5%	\$1,325,000	\$1,667,500	25.8%
	AVERAGE PRICE	\$1,308,911	\$1,841,650	40.7%	\$1,338,121	\$1,643,406	22.8%
	AVERAGE DOM	26	15	-42.3%	22	16	-27.3%
	% OF ASKING PRICE	128.1%	131.9%	3.8%	129.1%	132.8%	3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	10	8	-20.0%	6	6	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	8	6	-25.0%	4	5	25.0%
	SALES VOLUME	\$4,446,000	\$2,175,000	-51.1%	\$2,967,000	\$1,775,000	-40.2%
	MEDIAN PRICE	\$469,000	\$292,500	-37.6%	\$777,000	\$220,000	-71.7%
	AVERAGE PRICE	\$555,750	\$362,500	-34.8%	\$741,750	\$355,000	-52.1%
	AVERAGE DOM	26	20	-23.1%	30	19	-36.7%
	% OF ASKING PRICE	115.3%	104.5%	-10.8%	121.8%	107.7%	-14.1%

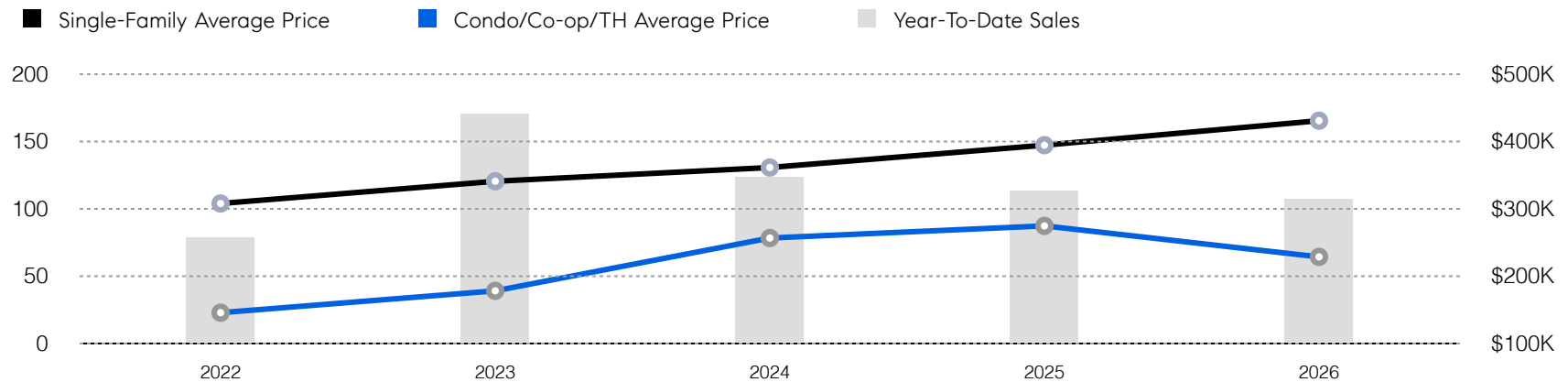
Historic Sales Trends



Irvington

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	103	108	4.9%	48	58	20.8%
	ACTIVE LISTINGS	67	45	-32.8%	67	45	-32.8%
	# OF SALES	105	100	-4.8%	50	48	-4.0%
	SALES VOLUME	\$41,431,602	\$43,093,600	4.0%	\$19,827,082	\$20,409,600	2.9%
	MEDIAN PRICE	\$390,000	\$450,000	15.4%	\$387,250	\$450,000	16.2%
	AVERAGE PRICE	\$394,587	\$430,936	9.2%	\$396,542	\$425,200	7.2%
	AVERAGE DOM	55	46	-16.4%	64	50	-21.9%
	% OF ASKING PRICE	105.8%	104.3%	-1.4%	106.3%	103.0%	-3.3%
Condo/Co-op/TH	CONTRACTS SIGNED	7	9	28.6%	5	5	0.0%
	ACTIVE LISTINGS	3	9	200.0%	3	9	200.0%
	# OF SALES	7	6	-14.3%	3	2	-33.3%
	SALES VOLUME	\$1,923,000	\$1,372,000	-28.7%	\$815,000	\$370,000	-54.6%
	MEDIAN PRICE	\$265,000	\$215,000	-18.9%	\$295,000	\$185,000	-37.3%
	AVERAGE PRICE	\$274,714	\$228,667	-16.8%	\$271,667	\$185,000	-31.9%
	AVERAGE DOM	32	45	40.6%	23	67	191.3%
	% OF ASKING PRICE	100.7%	98.0%	-2.7%	102.7%	96.4%	-6.4%

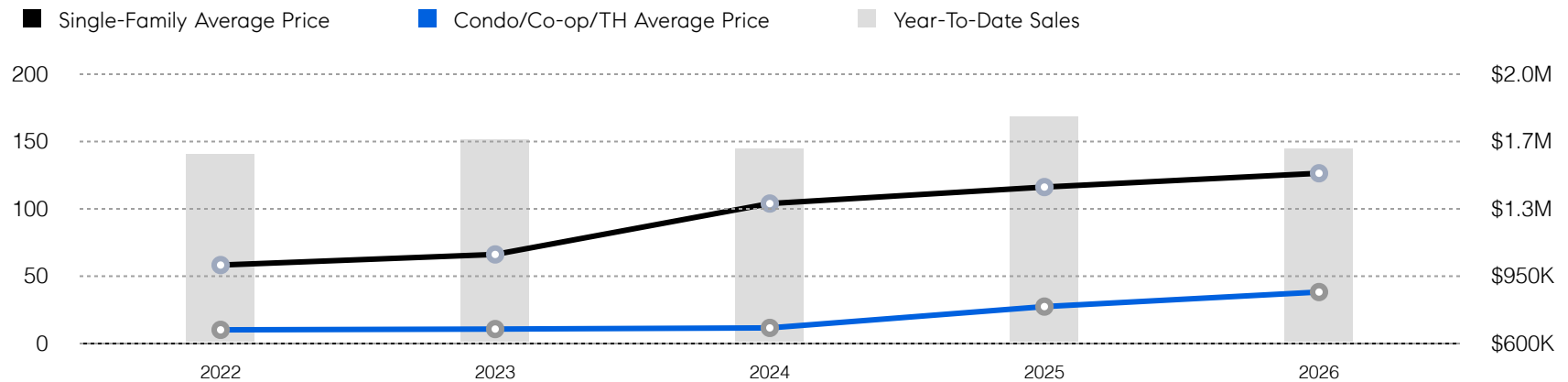
Historic Sales Trends



Livingston

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	169	141	-16.6%	99	93	-6.1%
	ACTIVE LISTINGS	55	73	32.7%	55	73	32.7%
	# OF SALES	143	127	-11.2%	83	69	-16.9%
	SALES VOLUME	\$202,103,960	\$188,595,233	-6.7%	\$118,887,461	\$107,022,349	-10.0%
	MEDIAN PRICE	\$1,325,000	\$1,360,000	2.6%	\$1,400,000	\$1,400,000	-
	AVERAGE PRICE	\$1,413,314	\$1,485,002	5.1%	\$1,432,379	\$1,551,049	8.3%
	AVERAGE DOM	25	28	12.0%	23	22	-4.3%
	% OF ASKING PRICE	107.4%	103.7%	-3.7%	109.2%	105.3%	-3.8%
Condo/Co-op/TH	CONTRACTS SIGNED	27	19	-29.6%	12	16	33.3%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	24	16	-33.3%	19	14	-26.3%
	SALES VOLUME	\$19,007,000	\$13,881,999	-27.0%	\$14,558,000	\$12,068,999	-17.1%
	MEDIAN PRICE	\$830,000	\$856,500	3.2%	\$825,000	\$847,500	2.7%
	AVERAGE PRICE	\$791,958	\$867,625	9.6%	\$766,211	\$862,071	12.5%
	AVERAGE DOM	27	22	-18.5%	27	18	-33.3%
	% OF ASKING PRICE	101.8%	101.3%	-0.5%	101.3%	101.2%	-0.1%

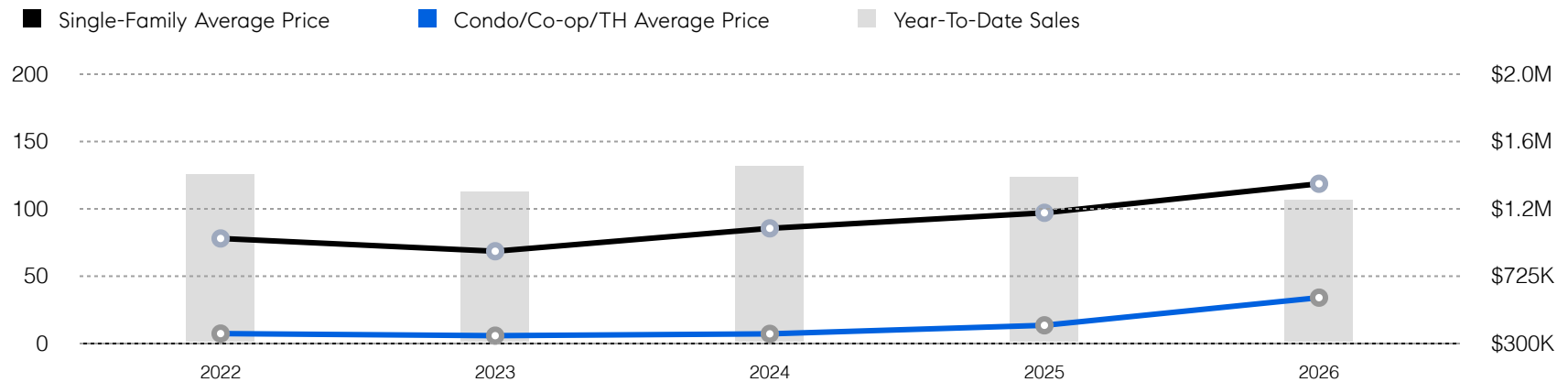
Historic Sales Trends



Maplewood

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	133	127	-4.5%	77	83	7.8%
	ACTIVE LISTINGS	29	16	-44.8%	29	16	-44.8%
	# OF SALES	109	96	-11.9%	68	65	-4.4%
	SALES VOLUME	\$122,631,090	\$125,616,393	2.4%	\$74,440,008	\$87,554,720	17.6%
	MEDIAN PRICE	\$1,100,000	\$1,250,000	13.6%	\$1,012,500	\$1,252,500	23.7%
	AVERAGE PRICE	\$1,125,056	\$1,308,504	16.3%	\$1,094,706	\$1,346,996	23.0%
	AVERAGE DOM	15	15	0.0%	15	12	-20.0%
	% OF ASKING PRICE	114.7%	117.9%	3.2%	114.4%	121.2%	6.8%
Condo/Co-op/TH	CONTRACTS SIGNED	11	12	9.1%	6	7	16.7%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	13	9	-30.8%	4	6	50.0%
	SALES VOLUME	\$5,394,650	\$5,306,000	-1.6%	\$1,718,650	\$3,769,000	119.3%
	MEDIAN PRICE	\$395,000	\$407,000	3.0%	\$381,825	\$382,000	0.0%
	AVERAGE PRICE	\$414,973	\$589,556	42.1%	\$429,663	\$628,167	46.2%
	AVERAGE DOM	45	27	-40.0%	54	24	-55.6%
	% OF ASKING PRICE	105.0%	102.3%	-2.8%	110.5%	102.3%	-8.2%

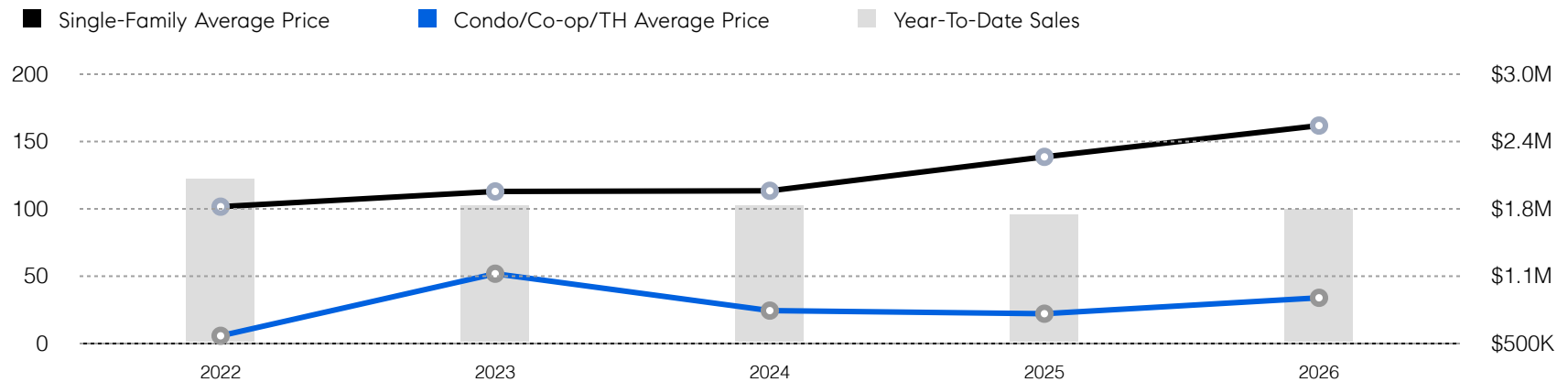
Historic Sales Trends



Millburn

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	122	126	3.3%	81	78	-3.7%
	ACTIVE LISTINGS	40	35	-12.5%	40	35	-12.5%
	# OF SALES	86	93	8.1%	61	69	13.1%
	SALES VOLUME	\$192,012,799	\$234,649,714	22.2%	\$130,970,299	\$169,026,694	29.1%
	MEDIAN PRICE	\$1,937,500	\$2,200,000	13.5%	\$1,900,000	\$2,200,000	15.8%
	AVERAGE PRICE	\$2,232,707	\$2,523,115	13.0%	\$2,147,054	\$2,449,662	14.1%
	AVERAGE DOM	24	24	0.0%	22	22	0.0%
	% OF ASKING PRICE	106.6%	105.5%	-1.1%	107.6%	105.9%	-1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	6	6	0.0%	4	2	-50.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	8	5	-37.5%	4	1	-75.0%
	SALES VOLUME	\$6,214,000	\$4,622,000	-25.6%	\$2,974,000	\$1,285,000	-56.8%
	MEDIAN PRICE	\$855,000	\$665,000	-22.2%	\$688,000	\$1,285,000	86.8%
	AVERAGE PRICE	\$776,750	\$924,400	19.0%	\$743,500	\$1,285,000	72.8%
	AVERAGE DOM	34	24	-29.4%	29	10	-65.5%
	% OF ASKING PRICE	98.9%	101.6%	2.6%	98.7%	99.2%	0.6%

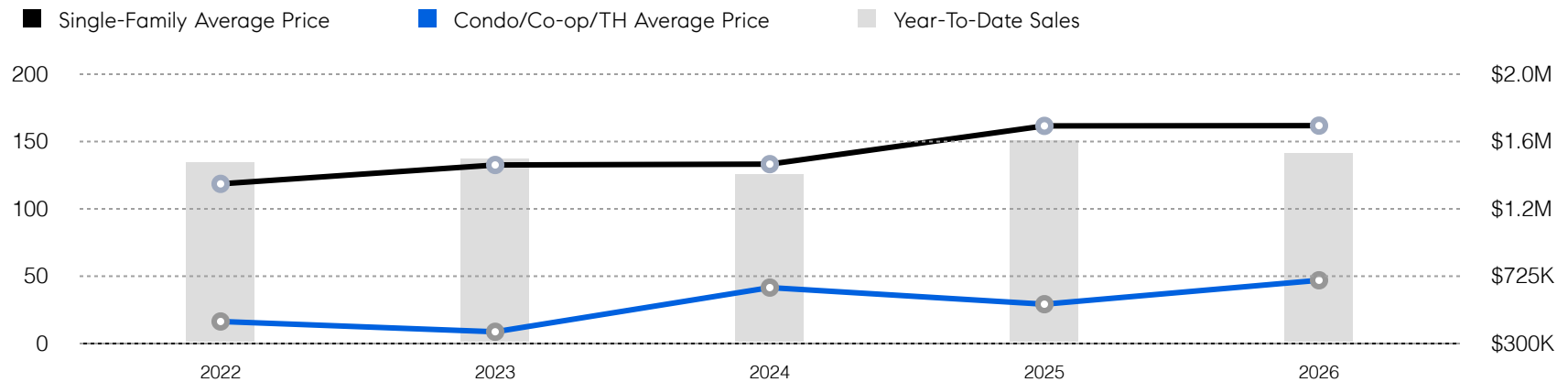
Historic Sales Trends



Montclair

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	158	151	-4.4%	111	102	-8.1%
	ACTIVE LISTINGS	27	30	11.1%	27	30	11.1%
	# OF SALES	119	110	-7.6%	89	77	-13.5%
	SALES VOLUME	\$199,171,499	\$184,284,928	-7.5%	\$153,433,323	\$129,115,931	-15.8%
	MEDIAN PRICE	\$1,570,000	\$1,500,000	-4.5%	\$1,603,000	\$1,600,000	-0.2%
	AVERAGE PRICE	\$1,673,710	\$1,675,318	0.1%	\$1,723,970	\$1,676,830	-2.7%
	AVERAGE DOM	23	20	-13.0%	19	15	-21.1%
	% OF ASKING PRICE	125.6%	127.6%	2.0%	126.8%	129.5%	2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	31	40	29.0%	18	26	44.4%
	ACTIVE LISTINGS	12	8	-33.3%	12	8	-33.3%
	# OF SALES	30	30	0.0%	21	17	-19.0%
	SALES VOLUME	\$16,447,579	\$20,976,100	27.5%	\$11,737,136	\$13,043,100	11.1%
	MEDIAN PRICE	\$462,500	\$575,000	24.3%	\$455,000	\$625,000	37.4%
	AVERAGE PRICE	\$548,253	\$699,203	27.5%	\$558,911	\$767,241	37.3%
	AVERAGE DOM	20	28	40.0%	18	29	61.1%
	% OF ASKING PRICE	118.2%	109.8%	-8.4%	119.0%	112.0%	-7.1%

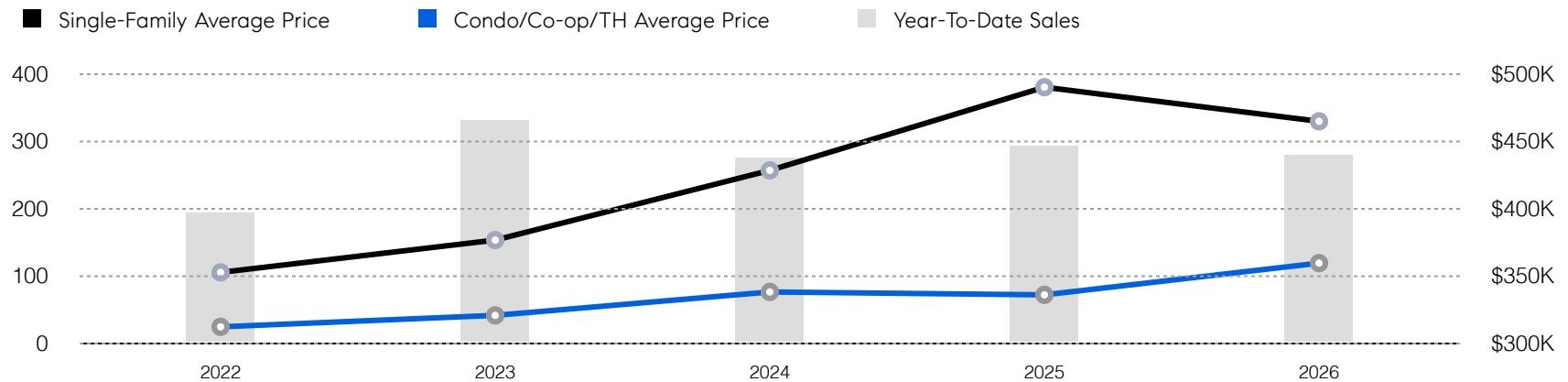
Historic Sales Trends



Newark

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	206	255	23.8%	110	150	36.4%
	ACTIVE LISTINGS	217	166	-23.5%	217	166	-23.5%
	# OF SALES	207	208	0.5%	113	103	-8.8%
	SALES VOLUME	\$101,501,201	\$96,721,000	-4.7%	\$58,120,423	\$51,472,500	-11.4%
	MEDIAN PRICE	\$445,000	\$460,000	3.4%	\$445,000	\$492,500	10.7%
	AVERAGE PRICE	\$490,344	\$465,005	-5.2%	\$514,340	\$499,733	-2.8%
	AVERAGE DOM	53	48	-9.4%	47	41	-12.8%
	% OF ASKING PRICE	109.6%	264526.1%	264,416.5%	114.8%	104.8%	-10.0%
Condo/Co-op/TH	CONTRACTS SIGNED	88	82	-6.8%	45	46	2.2%
	ACTIVE LISTINGS	75	80	6.7%	75	80	6.7%
	# OF SALES	84	69	-17.9%	46	33	-28.3%
	SALES VOLUME	\$28,236,400	\$24,820,109	-12.1%	\$15,706,900	\$12,452,798	-20.7%
	MEDIAN PRICE	\$344,500	\$365,000	6.0%	\$349,500	\$380,000	8.7%
	AVERAGE PRICE	\$336,148	\$359,712	7.0%	\$341,454	\$377,358	10.5%
	AVERAGE DOM	38	45	18.4%	35	35	0.0%
	% OF ASKING PRICE	101.9%	102.4%	0.5%	103.3%	105.0%	1.7%

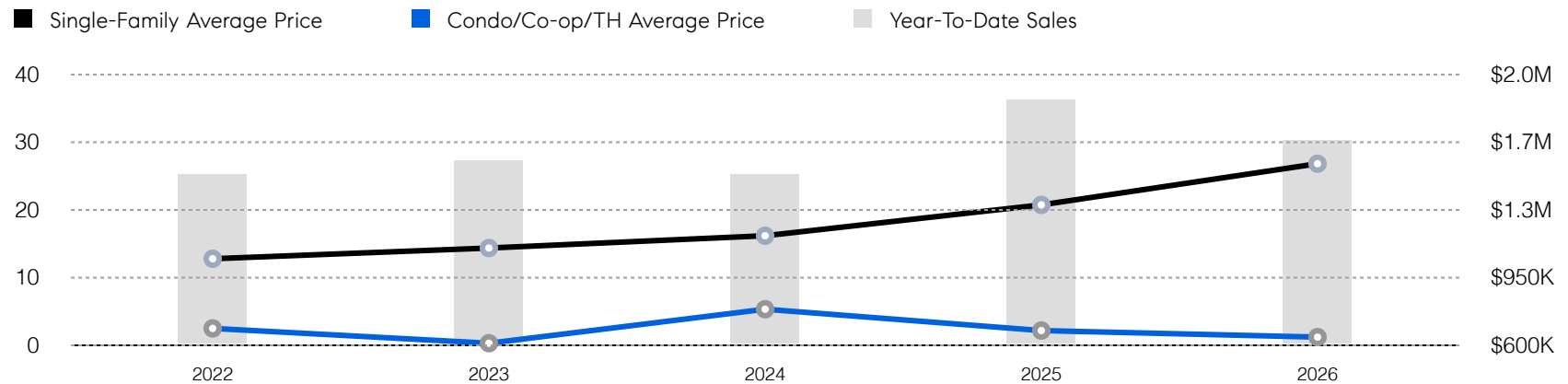
Historic Sales Trends



North Caldwell

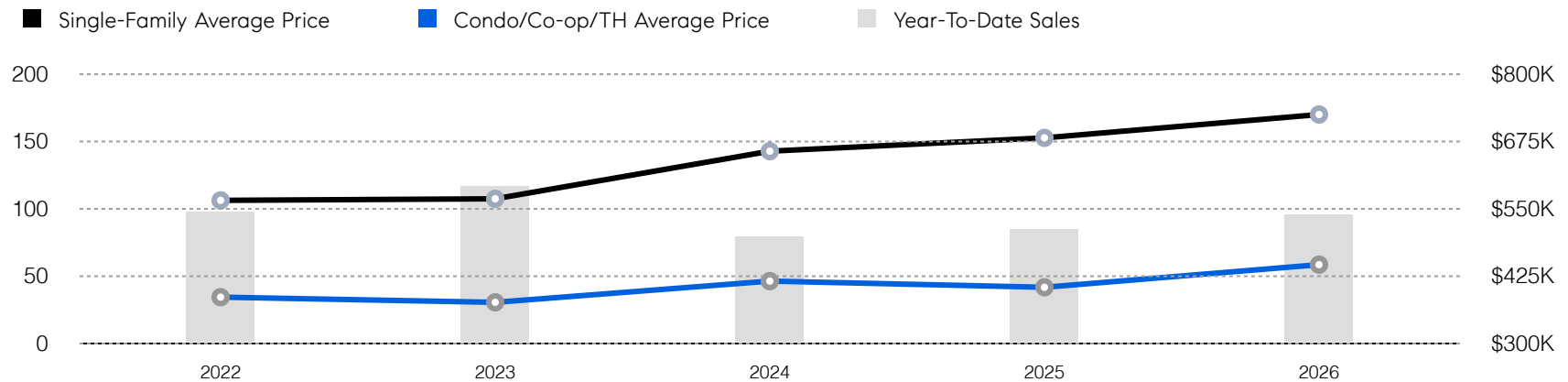
		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	39	25	-35.9%	25	19	-24.0%
	ACTIVE LISTINGS	14	9	-35.7%	14	9	-35.7%
	# OF SALES	32	24	-25.0%	22	16	-27.3%
	SALES VOLUME	\$42,440,518	\$36,937,500	-13.0%	\$28,410,518	\$22,165,500	-22.0%
	MEDIAN PRICE	\$1,255,000	\$1,300,000	3.6%	\$1,225,000	\$1,280,000	4.5%
	AVERAGE PRICE	\$1,326,266	\$1,539,063	16.0%	\$1,291,387	\$1,385,344	7.3%
	AVERAGE DOM	22	27	22.7%	23	17	-26.1%
	% OF ASKING PRICE	108.2%	107.1%	-1.0%	107.8%	110.4%	2.5%
Condo/Co-op/TH	CONTRACTS SIGNED	4	6	50.0%	3	4	33.3%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	4	6	50.0%	3	5	66.7%
	SALES VOLUME	\$2,705,000	\$3,855,000	42.5%	\$2,025,000	\$3,185,000	57.3%
	MEDIAN PRICE	\$682,500	\$630,500	-7.6%	\$685,000	\$600,000	-12.4%
	AVERAGE PRICE	\$676,250	\$642,500	-5.0%	\$675,000	\$637,000	-5.6%
	AVERAGE DOM	18	19	5.6%	19	12	-36.8%
	% OF ASKING PRICE	105.7%	107.9%	2.3%	104.9%	108.9%	4.0%

Historic Sales Trends



		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	82	85	3.7%	52	61	17.3%
	ACTIVE LISTINGS	38	29	-23.7%	38	29	-23.7%
	# OF SALES	67	70	4.5%	42	35	-16.7%
	SALES VOLUME	\$45,679,549	\$50,760,499	11.1%	\$29,154,499	\$26,947,499	-7.6%
	MEDIAN PRICE	\$655,000	\$718,500	9.7%	\$669,500	\$725,000	8.3%
	AVERAGE PRICE	\$681,784	\$725,150	6.4%	\$694,155	\$769,929	10.9%
	AVERAGE DOM	36	31	-13.9%	34	24	-29.4%
	% OF ASKING PRICE	105.0%	106.7%	1.6%	104.8%	108.9%	4.1%
Condo/Co-op/TH	CONTRACTS SIGNED	27	24	-11.1%	18	14	-22.2%
	ACTIVE LISTINGS	14	7	-50.0%	14	7	-50.0%
	# OF SALES	16	24	50.0%	8	13	62.5%
	SALES VOLUME	\$6,470,500	\$10,713,350	65.6%	\$3,154,500	\$6,369,950	101.9%
	MEDIAN PRICE	\$345,000	\$388,500	12.6%	\$353,750	\$452,150	27.8%
	AVERAGE PRICE	\$404,406	\$446,390	10.4%	\$394,313	\$489,996	24.3%
	AVERAGE DOM	31	36	16.1%	30	37	23.3%
	% OF ASKING PRICE	103.2%	101.6%	-1.6%	103.8%	102.1%	-1.7%

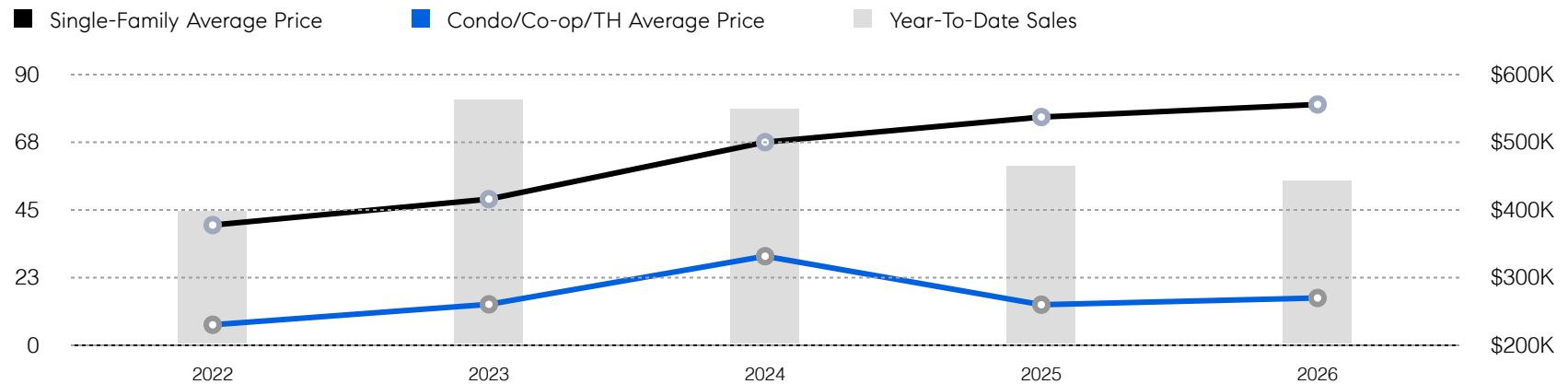
Historic Sales Trends



Orange

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	44	68	54.5%	26	40	53.8%
	ACTIVE LISTINGS	34	54	58.8%	34	54	58.8%
	# OF SALES	50	50	0.0%	21	23	9.5%
	SALES VOLUME	\$26,863,150	\$27,793,400	3.5%	\$12,176,150	\$13,179,500	8.2%
	MEDIAN PRICE	\$504,000	\$512,500	1.7%	\$535,000	\$535,000	-
	AVERAGE PRICE	\$537,263	\$555,868	3.5%	\$579,817	\$573,022	-1.2%
	AVERAGE DOM	56	59	5.4%	31	44	41.9%
	% OF ASKING PRICE	103.9%	100.7%	-3.2%	104.7%	103.7%	-1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	15	9	-40.0%	10	7	-30.0%
	ACTIVE LISTINGS	26	16	-38.5%	26	16	-38.5%
	# OF SALES	9	4	-55.6%	1	2	100.0%
	SALES VOLUME	\$2,340,000	\$1,079,800	-53.9%	\$242,000	\$379,800	56.9%
	MEDIAN PRICE	\$242,000	\$269,950	11.5%	\$242,000	\$189,900	-21.5%
	AVERAGE PRICE	\$260,000	\$269,950	3.8%	\$242,000	\$189,900	-21.5%
	AVERAGE DOM	67	50	-25.4%	15	8	-46.7%
	% OF ASKING PRICE	105.3%	97.6%	-7.6%	130.8%	100.0%	-30.8%

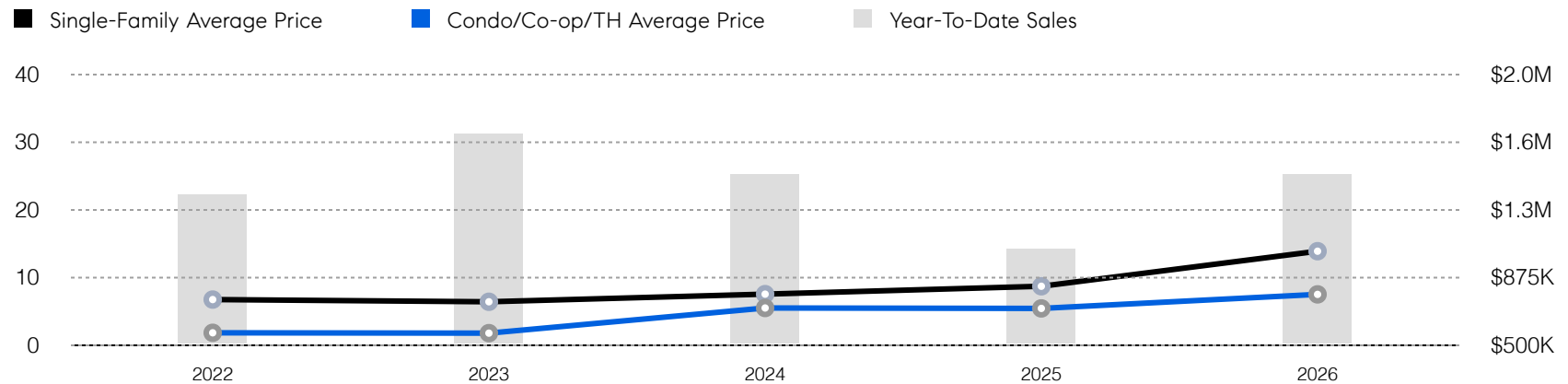
Historic Sales Trends



Roseland

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	10	21	110.0%	7	11	57.1%
	ACTIVE LISTINGS	9	10	11.1%	9	10	11.1%
	# OF SALES	8	17	112.5%	4	10	150.0%
	SALES VOLUME	\$6,617,999	\$17,364,600	162.4%	\$3,039,999	\$11,178,000	267.7%
	MEDIAN PRICE	\$750,000	\$960,000	28.0%	\$750,000	\$1,055,500	40.7%
	AVERAGE PRICE	\$827,250	\$1,021,447	23.5%	\$760,000	\$1,117,800	47.1%
	AVERAGE DOM	21	47	123.8%	26	52	100.0%
	% OF ASKING PRICE	106.9%	104.2%	-2.7%	102.4%	103.1%	0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	7	9	28.6%	4	7	75.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	6	8	33.3%	5	6	20.0%
	SALES VOLUME	\$4,227,000	\$6,258,000	48.0%	\$3,647,000	\$4,578,000	25.5%
	MEDIAN PRICE	\$648,000	\$710,000	9.6%	\$680,000	\$709,500	4.3%
	AVERAGE PRICE	\$704,500	\$782,250	11.0%	\$729,400	\$763,000	4.6%
	AVERAGE DOM	17	33	94.1%	16	19	18.8%
	% OF ASKING PRICE	106.1%	102.9%	-3.1%	106.6%	104.2%	-2.4%

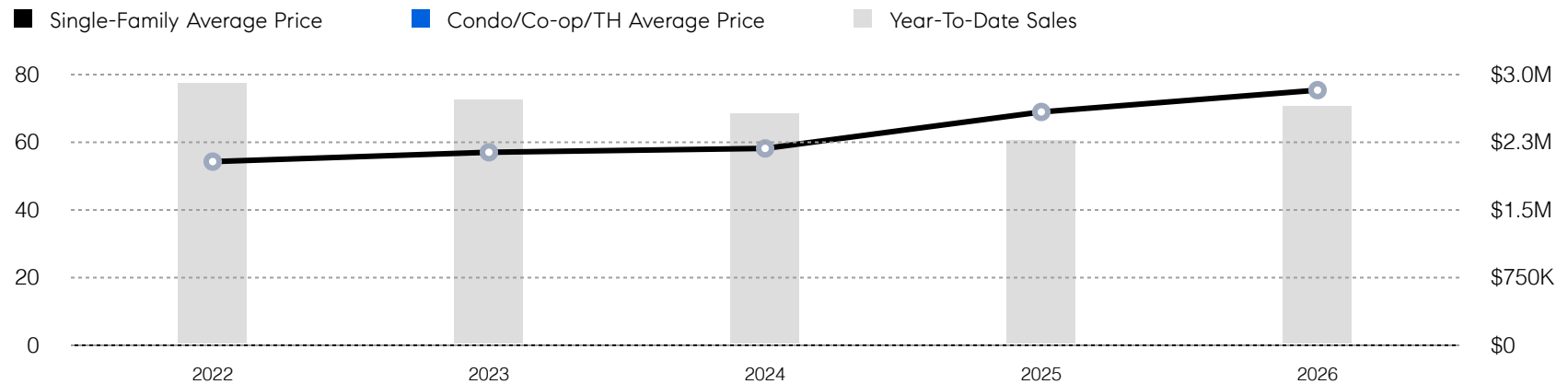
Historic Sales Trends



Short Hills

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	80	94	17.5%	52	57	9.6%
	ACTIVE LISTINGS	29	27	-6.9%	29	27	-6.9%
	# OF SALES	60	69	15.0%	38	49	28.9%
	SALES VOLUME	\$155,157,799	\$195,109,827	25.7%	\$97,174,299	\$137,002,807	41.0%
	MEDIAN PRICE	\$2,360,000	\$2,625,000	11.2%	\$2,350,000	\$2,625,000	11.7%
	AVERAGE PRICE	\$2,585,963	\$2,827,679	9.3%	\$2,557,218	\$2,795,976	9.3%
	AVERAGE DOM	27	24	-11.1%	24	20	-16.7%
	% OF ASKING PRICE	105.5%	105.2%	-0.3%	106.3%	105.7%	-0.6%
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%	-	-	-	-

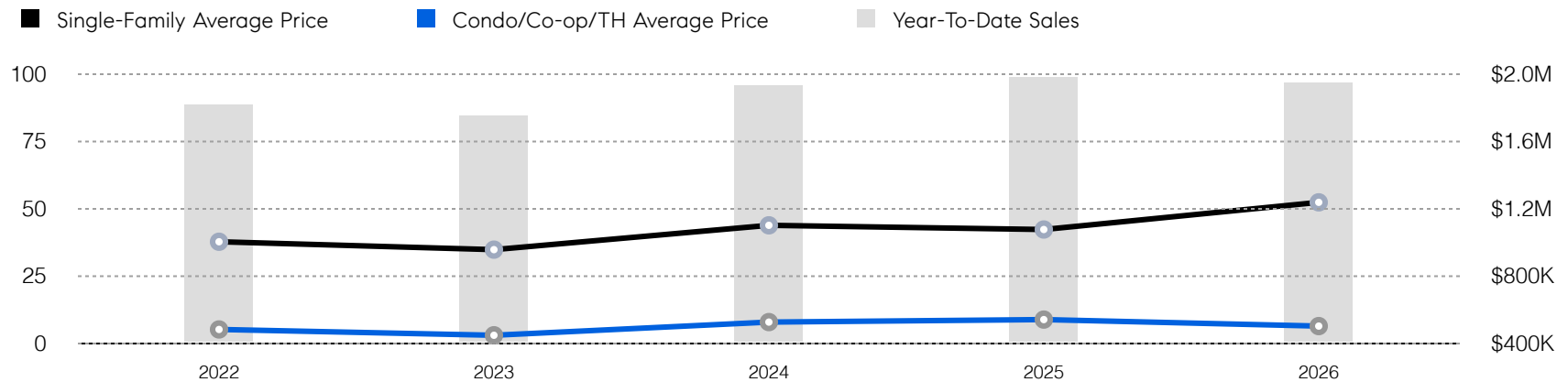
Historic Sales Trends



South Orange

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	92	111	20.7%	58	68	17.2%
	ACTIVE LISTINGS	38	29	-23.7%	38	29	-23.7%
	# OF SALES	84	81	-3.6%	59	53	-10.2%
	SALES VOLUME	\$90,495,595	\$100,339,223	10.9%	\$64,759,095	\$71,500,225	10.4%
	MEDIAN PRICE	\$1,063,500	\$1,175,000	10.5%	\$1,052,000	\$1,276,000	21.3%
	AVERAGE PRICE	\$1,077,329	\$1,238,756	15.0%	\$1,097,612	\$1,349,061	22.9%
	AVERAGE DOM	21	22	4.8%	14	18	28.6%
	% OF ASKING PRICE	112.4%	114.1%	1.7%	113.9%	115.7%	1.8%
Condo/Co-op/TH	CONTRACTS SIGNED	18	18	0.0%	7	9	28.6%
	ACTIVE LISTINGS	6	3	-50.0%	6	3	-50.0%
	# OF SALES	14	15	7.1%	8	12	50.0%
	SALES VOLUME	\$7,590,500	\$7,553,750	-0.5%	\$5,013,000	\$6,083,750	21.4%
	MEDIAN PRICE	\$458,000	\$510,000	11.4%	\$495,000	\$507,500	2.5%
	AVERAGE PRICE	\$542,179	\$503,583	-7.1%	\$626,625	\$506,979	-19.1%
	AVERAGE DOM	38	41	7.9%	31	38	22.6%
	% OF ASKING PRICE	105.9%	105.1%	-0.8%	105.3%	106.8%	1.5%

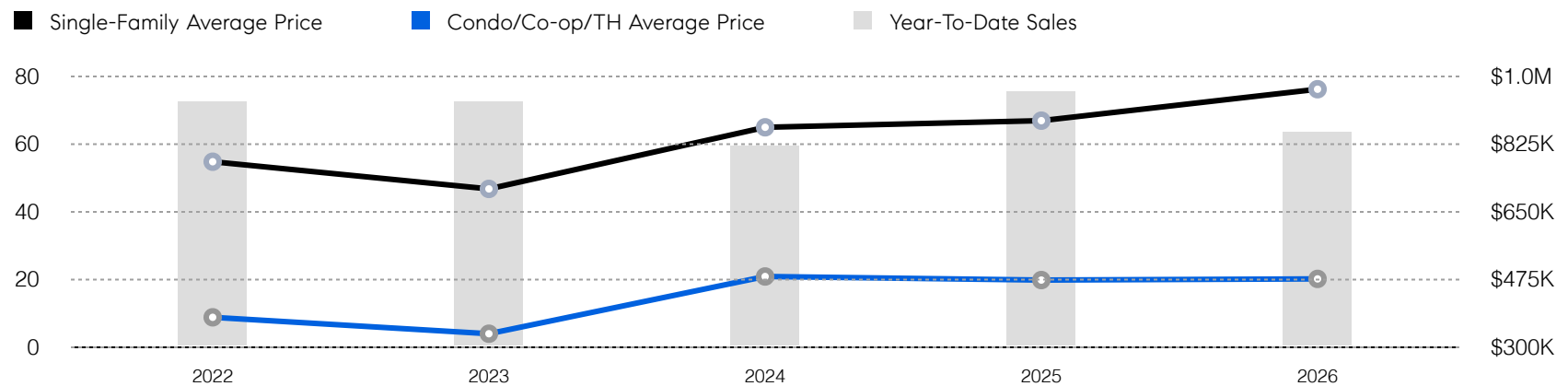
Historic Sales Trends



Verona

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	56	45	-19.6%	38	32	-15.8%
	ACTIVE LISTINGS	16	9	-43.7%	16	9	-43.7%
	# OF SALES	46	36	-21.7%	28	26	-7.1%
	SALES VOLUME	\$40,745,280	\$34,812,801	-14.6%	\$23,689,780	\$26,757,772	13.0%
	MEDIAN PRICE	\$851,000	\$834,000	-2.0%	\$831,250	\$870,000	4.7%
	AVERAGE PRICE	\$885,767	\$967,022	9.2%	\$846,064	\$1,029,145	21.6%
	AVERAGE DOM	21	42	100.0%	17	44	158.8%
	% OF ASKING PRICE	117.6%	114.9%	-2.7%	116.2%	117.4%	1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	33	27	-18.2%	21	16	-23.8%
	ACTIVE LISTINGS	16	9	-43.7%	16	9	-43.7%
	# OF SALES	29	27	-6.9%	18	17	-5.6%
	SALES VOLUME	\$13,739,992	\$12,873,900	-6.3%	\$7,861,171	\$8,486,500	8.0%
	MEDIAN PRICE	\$375,000	\$391,000	4.3%	\$349,500	\$425,000	21.6%
	AVERAGE PRICE	\$473,793	\$476,811	0.6%	\$436,732	\$499,206	14.3%
	AVERAGE DOM	46	37	-19.6%	31	37	19.4%
	% OF ASKING PRICE	101.3%	102.0%	0.7%	101.8%	102.4%	0.6%

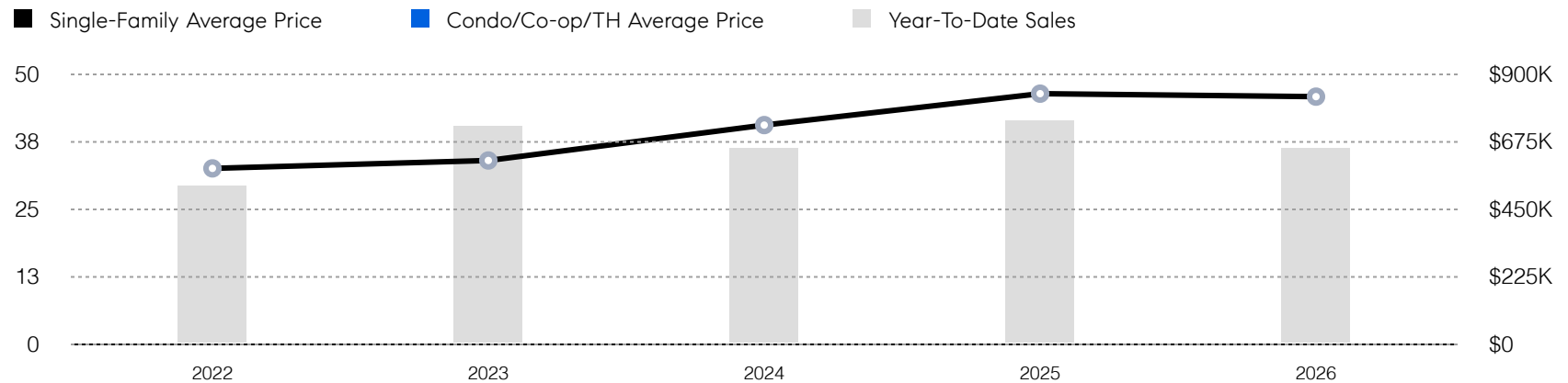
Historic Sales Trends



West Caldwell

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	42	40	-4.8%	28	27	-3.6%
	ACTIVE LISTINGS	9	5	-44.4%	9	5	-44.4%
	# OF SALES	34	34	0.0%	21	23	9.5%
	SALES VOLUME	\$28,415,500	\$28,078,172	-1.2%	\$17,728,500	\$19,459,999	9.8%
	MEDIAN PRICE	\$807,500	\$758,000	-6.1%	\$821,000	\$785,000	-4.4%
	AVERAGE PRICE	\$835,750	\$825,829	-1.2%	\$844,214	\$846,087	0.2%
	AVERAGE DOM	26	18	-30.8%	33	15	-54.5%
	% OF ASKING PRICE	112.9%	111.0%	-1.8%	114.6%	111.6%	-2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	7	4	-42.9%	3	3	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	7	2	-71.4%	5	2	-60.0%
	SALES VOLUME	\$3,298,000	\$1,230,000	-62.7%	\$2,383,000	\$1,230,000	-48.4%
	MEDIAN PRICE	\$435,000	\$615,000	41.4%	\$390,000	\$615,000	57.7%
	AVERAGE PRICE	\$471,143	\$615,000	30.5%	\$476,600	\$615,000	29.0%
	AVERAGE DOM	13	14	7.7%	14	14	0.0%
	% OF ASKING PRICE	108.9%	102.5%	-6.3%	106.1%	102.5%	-3.6%

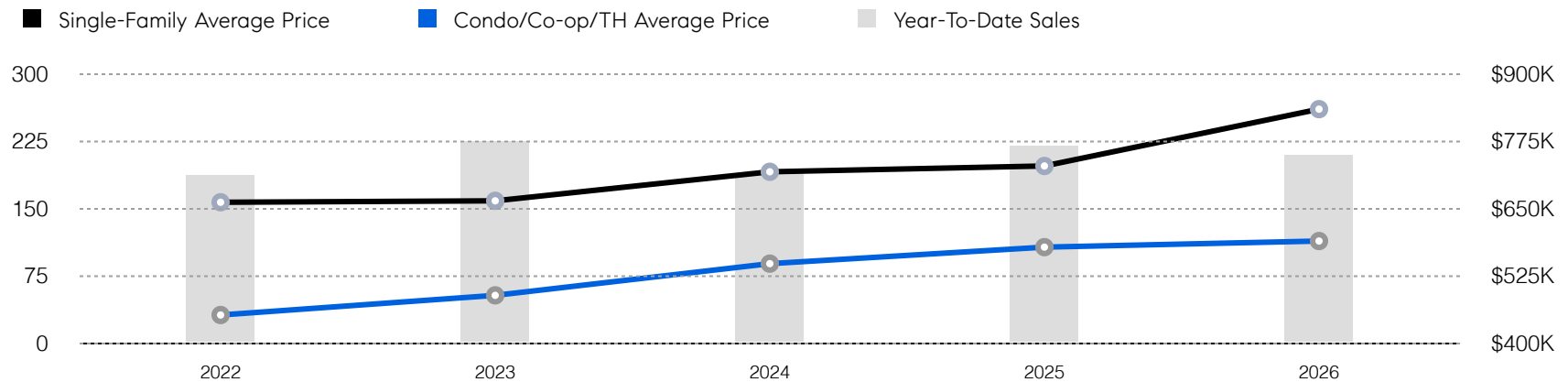
Historic Sales Trends



West Orange

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	188	177	-5.9%	110	113	2.7%
	ACTIVE LISTINGS	58	72	24.1%	58	72	24.1%
	# OF SALES	160	144	-10.0%	103	92	-10.7%
	SALES VOLUME	\$116,738,793	\$120,257,705	3.0%	\$78,148,322	\$79,634,455	1.9%
	MEDIAN PRICE	\$684,500	\$760,000	11.0%	\$730,000	\$787,000	7.8%
	AVERAGE PRICE	\$729,617	\$835,123	14.5%	\$758,722	\$865,592	14.1%
	AVERAGE DOM	32	31	-3.1%	31	23	-25.8%
	% OF ASKING PRICE	109.9%	109.3%	-0.6%	111.0%	112.0%	1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	67	74	10.4%	32	47	46.9%
	ACTIVE LISTINGS	20	14	-30.0%	20	14	-30.0%
	# OF SALES	58	64	10.3%	36	45	25.0%
	SALES VOLUME	\$33,578,857	\$37,776,454	12.5%	\$20,841,677	\$26,251,454	26.0%
	MEDIAN PRICE	\$568,000	\$571,000	0.5%	\$557,500	\$550,000	-1.3%
	AVERAGE PRICE	\$578,946	\$590,257	2.0%	\$578,935	\$583,366	0.8%
	AVERAGE DOM	24	30	25.0%	21	29	38.1%
	% OF ASKING PRICE	108.4%	104.2%	-4.1%	109.9%	104.5%	-5.4%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

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