



June 2026

Passaic County Market Report

COMPASS

Passaic County Overview

Year-To-Date Sales

1,990

-1.2% Year-To-Date
9.7% Month-Over-Month

Year-To-Date Contracts

2,440

7.6% Year-To-Date
31.6% Month-Over-Month

Single-Family
Average Sale Price

\$677K

7.9% Year-To-Date
0.0% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$465K

2.5% Year-To-Date
-0.9% Month-Over-Month

Average Days On Market

33

17.9% Year-To-Date
18.5% Month-Over-Month

Active Listings

1,018

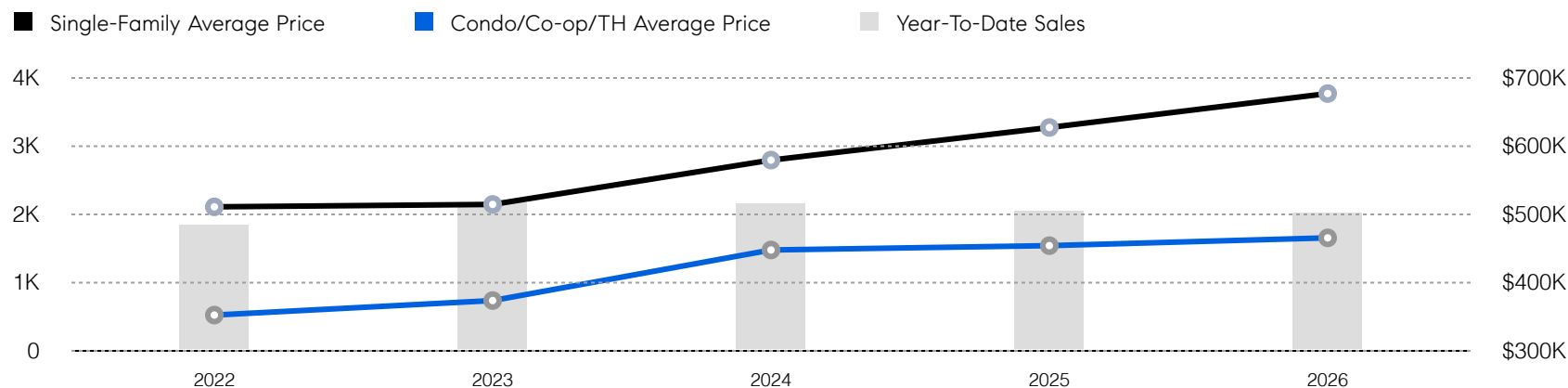
-19.1% Year-Over-Year
-18.6% Month-Over-Month



Passaic County Overview

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	1,715	1,838	7.2%	349	453	29.8%
	ACTIVE LISTINGS	976	756	-22.5%	976	756	-22.5%
	# OF SALES	1,489	1,477	-0.8%	294	322	9.5%
	SALES VOLUME	\$934,203,730	\$1,000,165,251	7.1%	\$198,879,370	\$226,430,076	13.9%
	MEDIAN PRICE	\$592,000	\$627,000	5.9%	\$635,300	\$645,000	1.5%
	AVERAGE PRICE	\$627,403	\$677,160	7.9%	\$676,460	\$703,199	4.0%
	AVERAGE DOM	35	33	-5.7%	25	26	4.0%
	% OF ASKING PRICE	104.6%	104.5%	-0.1%	105.9%	107.3%	1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	552	602	9.1%	120	143	19.2%
	ACTIVE LISTINGS	282	262	-7.1%	282	262	-7.1%
	# OF SALES	526	513	-2.5%	112	98	-12.5%
	SALES VOLUME	\$238,921,911	\$238,874,810	0.0%	\$47,567,363	\$46,393,488	-2.5%
	MEDIAN PRICE	\$456,500	\$442,000	-3.2%	\$368,654	\$440,000	19.4%
	AVERAGE PRICE	\$454,224	\$465,643	2.5%	\$424,709	\$473,403	11.5%
	AVERAGE DOM	28	41	46.4%	20	27	35.0%
	% OF ASKING PRICE	102.1%	101.2%	-0.9%	101.6%	101.8%	0.2%

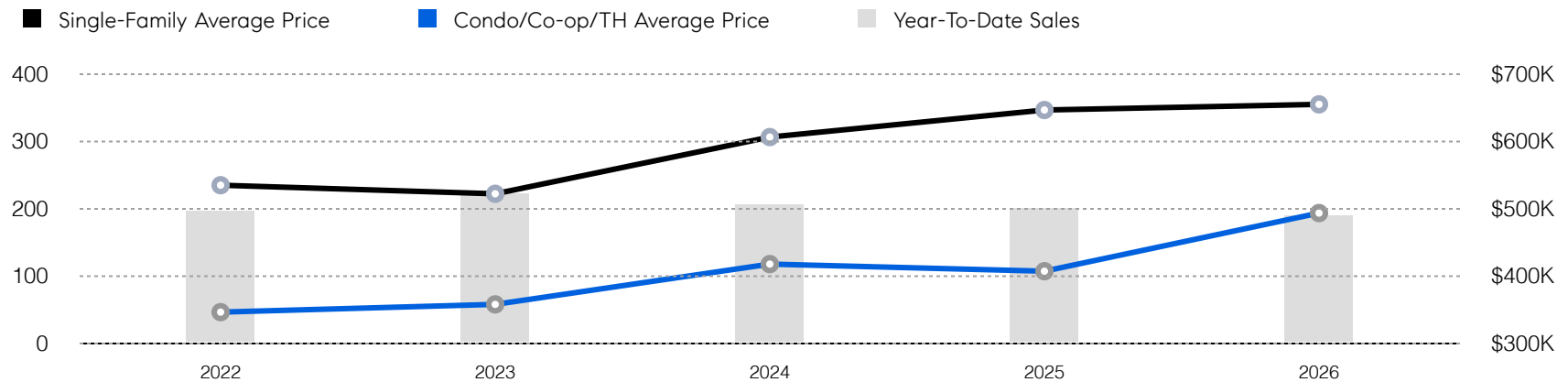
Historic Sales Trends



Clifton

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	171	173	1.2%	42	31	-26.2%
	ACTIVE LISTINGS	46	53	15.2%	46	53	15.2%
	# OF SALES	145	153	5.5%	30	34	13.3%
	SALES VOLUME	\$93,786,536	\$100,245,654	6.9%	\$20,704,249	\$22,524,001	8.8%
	MEDIAN PRICE	\$610,000	\$610,000	-	\$664,500	\$635,000	-4.4%
	AVERAGE PRICE	\$646,804	\$655,200	1.3%	\$690,142	\$662,471	-4.0%
	AVERAGE DOM	31	32	3.2%	24	32	33.3%
	% OF ASKING PRICE	106.4%	105.8%	-0.5%	106.6%	106.0%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	52	43	-17.3%	9	11	22.2%
	ACTIVE LISTINGS	20	20	0.0%	20	20	0.0%
	# OF SALES	53	34	-35.8%	13	8	-38.5%
	SALES VOLUME	\$21,593,257	\$16,787,940	-22.3%	\$5,429,000	\$4,127,000	-24.0%
	MEDIAN PRICE	\$420,000	\$506,500	20.6%	\$420,000	\$497,500	18.5%
	AVERAGE PRICE	\$407,420	\$493,763	21.2%	\$417,615	\$515,875	23.5%
	AVERAGE DOM	33	28	-15.2%	29	23	-20.7%
	% OF ASKING PRICE	101.1%	102.6%	1.4%	103.7%	104.5%	0.8%

Historic Sales Trends

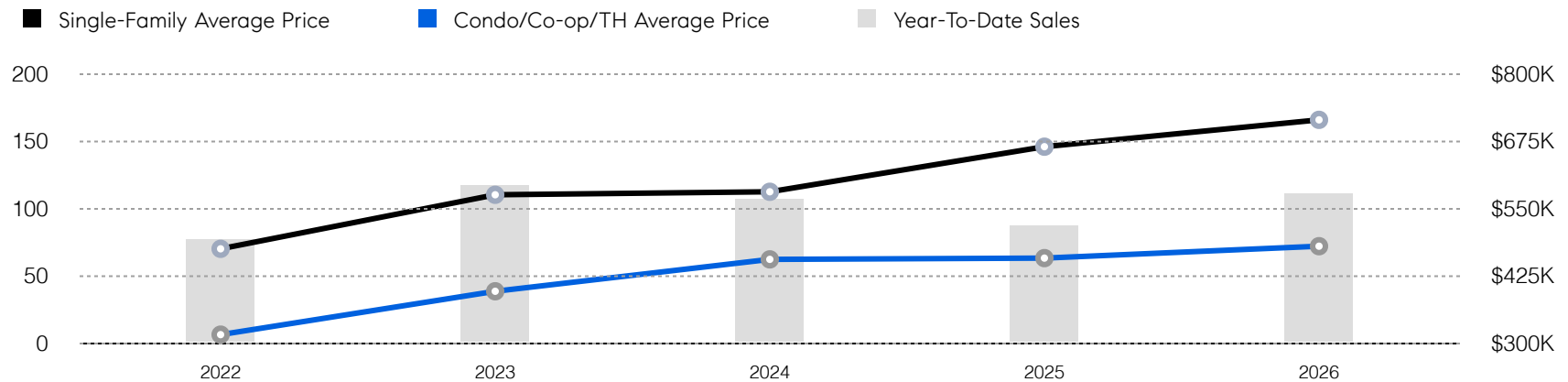


* Line graphs may be hidden due to limited sales data

Little Falls

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	57	60	5.3%	12	16	33.3%
	ACTIVE LISTINGS	39	32	-17.9%	39	32	-17.9%
	# OF SALES	44	50	13.6%	9	11	22.2%
	SALES VOLUME	\$29,277,500	\$35,763,048	22.2%	\$6,139,000	\$8,290,000	35.0%
	MEDIAN PRICE	\$634,000	\$730,000	15.1%	\$740,000	\$766,000	3.5%
	AVERAGE PRICE	\$665,398	\$715,261	7.5%	\$682,111	\$753,636	10.5%
	AVERAGE DOM	18	29	61.1%	25	24	-4.0%
	% OF ASKING PRICE	108.1%	106.5%	-1.6%	102.9%	115.7%	12.8%
Condo/Co-op/TH	CONTRACTS SIGNED	55	83	50.9%	17	24	41.2%
	ACTIVE LISTINGS	22	18	-18.2%	22	18	-18.2%
	# OF SALES	42	60	42.9%	8	11	37.5%
	SALES VOLUME	\$19,260,450	\$28,841,100	49.7%	\$4,225,000	\$4,557,000	7.9%
	MEDIAN PRICE	\$424,500	\$480,000	13.1%	\$615,000	\$415,000	-32.5%
	AVERAGE PRICE	\$458,582	\$480,685	4.8%	\$528,125	\$414,273	-21.6%
	AVERAGE DOM	28	20	-28.6%	14	14	0.0%
	% OF ASKING PRICE	102.6%	101.6%	-1.0%	102.7%	103.4%	0.7%

Historic Sales Trends

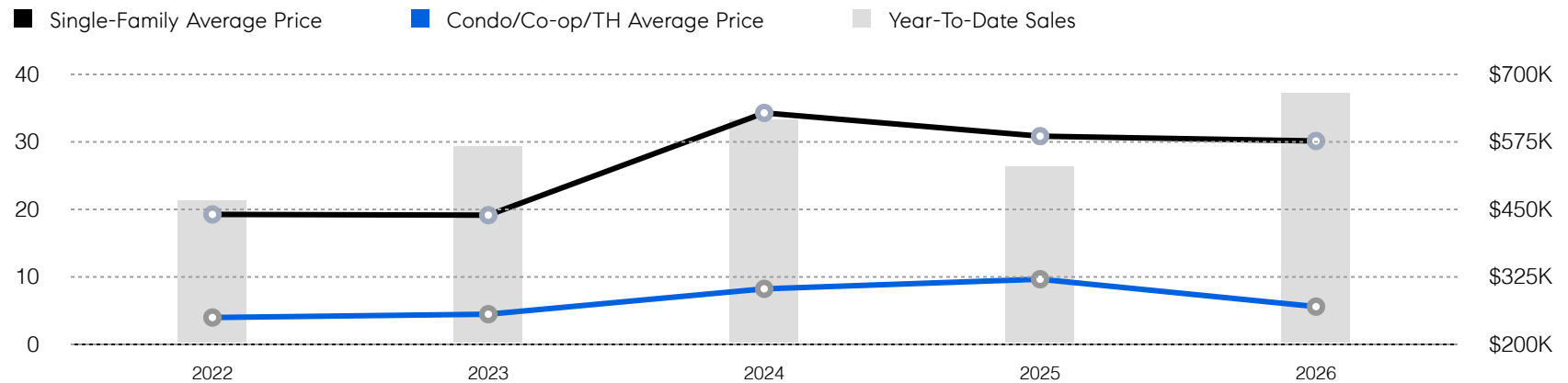


* Line graphs may be hidden due to limited sales data

Passaic

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	24	26	8.3%	1	5	400.0%
	ACTIVE LISTINGS	18	19	5.6%	18	19	5.6%
	# OF SALES	16	23	43.8%	0	7	0.0%
	SALES VOLUME	\$9,370,000	\$13,264,400	41.6%	-	\$3,750,000	-
	MEDIAN PRICE	\$545,000	\$550,000	0.9%	-	\$550,000	-
	AVERAGE PRICE	\$585,625	\$576,713	-1.5%	-	\$535,714	-
	AVERAGE DOM	54	45	-16.7%	-	27	-
	% OF ASKING PRICE	101.4%	104.1%	2.7%	-	111.9%	-
Condo/Co-op/TH	CONTRACTS SIGNED	14	14	0.0%	2	4	100.0%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	10	14	40.0%	2	2	0.0%
	SALES VOLUME	\$3,207,000	\$3,779,900	17.9%	\$611,000	\$585,000	-4.3%
	MEDIAN PRICE	\$305,000	\$255,000	-16.4%	\$305,500	\$292,500	-4.3%
	AVERAGE PRICE	\$320,700	\$269,993	-15.8%	\$305,500	\$292,500	-4.3%
	AVERAGE DOM	50	62	24.0%	21	12	-42.9%
	% OF ASKING PRICE	99.1%	103.1%	4.0%	97.6%	102.7%	5.1%

Historic Sales Trends

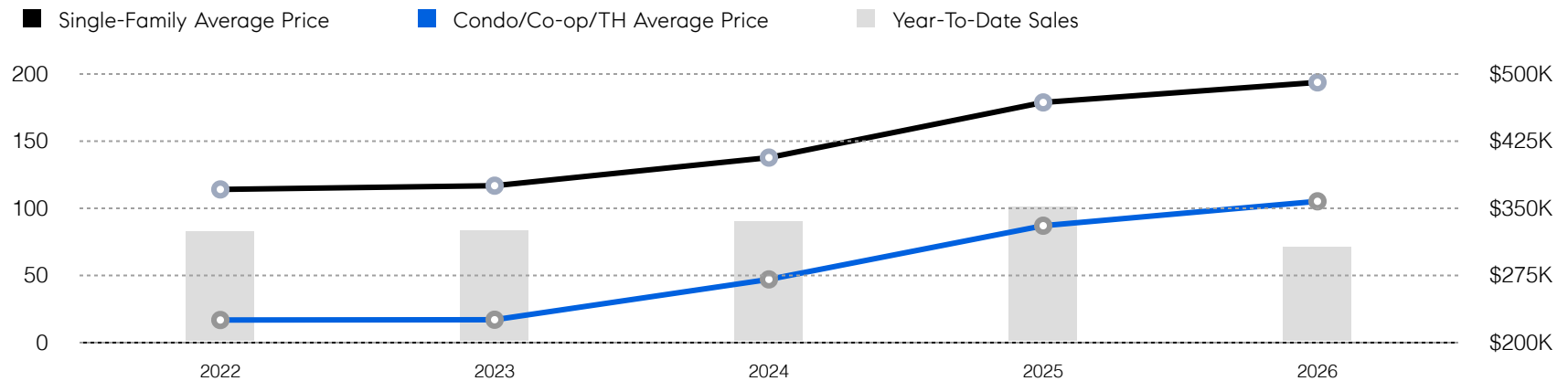


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Paterson

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	66	66	0.0%	14	22	57.1%
	ACTIVE LISTINGS	39	50	28.2%	39	50	28.2%
	# OF SALES	60	55	-8.3%	13	8	-38.5%
	SALES VOLUME	\$28,095,600	\$26,985,880	-3.9%	\$6,533,000	\$4,280,000	-34.5%
	MEDIAN PRICE	\$485,000	\$490,000	1.0%	\$515,000	\$575,000	11.7%
	AVERAGE PRICE	\$468,260	\$490,652	4.8%	\$502,538	\$535,000	6.5%
	AVERAGE DOM	39	44	12.8%	48	26	-45.8%
	% OF ASKING PRICE	104.2%	103.5%	-0.7%	106.2%	106.5%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	39	20	-48.7%	26	4	-84.6%
	ACTIVE LISTINGS	13	18	38.5%	13	18	38.5%
	# OF SALES	40	15	-62.5%	25	0	0.0%
	SALES VOLUME	\$13,222,798	\$5,367,500	-59.4%	\$8,209,565	-	-
	MEDIAN PRICE	\$331,000	\$370,000	11.8%	\$325,000	-	-
	AVERAGE PRICE	\$330,570	\$357,833	8.2%	\$328,383	-	-
	AVERAGE DOM	12	84	600.0%	4	-	-
	% OF ASKING PRICE	99.1%	102.2%	3.1%	97.2%	-	-

Historic Sales Trends

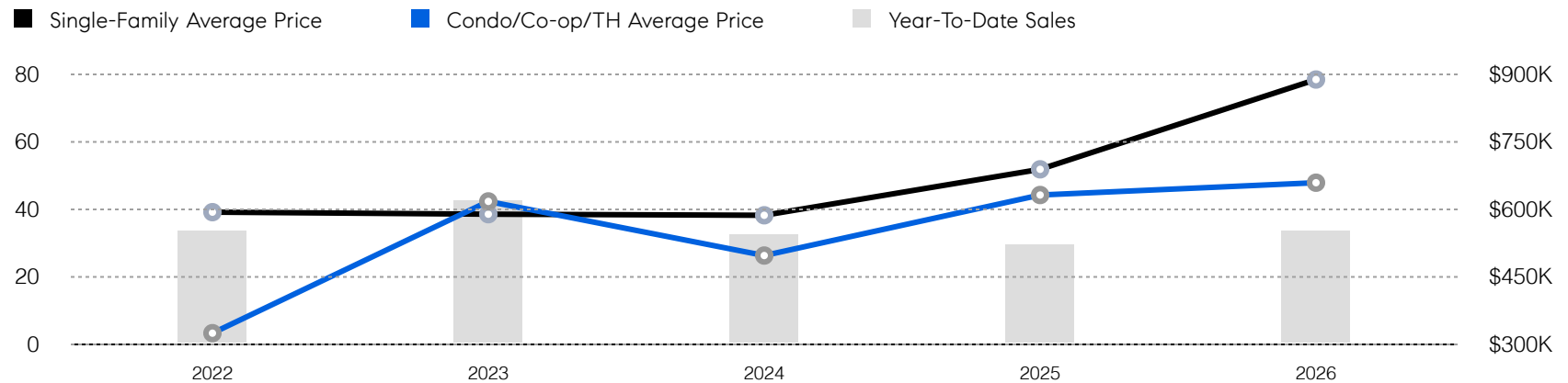


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Totowa

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	27	35	29.6%	8	8	0.0%
	ACTIVE LISTINGS	16	16	0.0%	16	16	0.0%
	# OF SALES	24	30	25.0%	4	2	-50.0%
	SALES VOLUME	\$16,538,000	\$26,657,900	61.2%	\$2,391,000	\$1,165,000	-51.3%
	MEDIAN PRICE	\$600,000	\$772,500	28.7%	\$625,000	\$582,500	-6.8%
	AVERAGE PRICE	\$689,083	\$888,597	29.0%	\$597,750	\$582,500	-2.6%
	AVERAGE DOM	32	42	31.3%	15	23	53.3%
	% OF ASKING PRICE	103.5%	102.2%	-1.3%	102.7%	106.3%	3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	2	1	-50.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	5	3	-40.0%	2	1	-50.0%
	SALES VOLUME	\$3,160,000	\$1,978,000	-37.4%	\$1,330,000	\$390,000	-70.7%
	MEDIAN PRICE	\$560,000	\$750,000	33.9%	\$665,000	\$390,000	-41.4%
	AVERAGE PRICE	\$632,000	\$659,333	4.3%	\$665,000	\$390,000	-41.4%
	AVERAGE DOM	48	68	41.7%	22	167	659.1%
	% OF ASKING PRICE	105.6%	102.0%	-3.5%	106.2%	97.7%	-8.5%

Historic Sales Trends

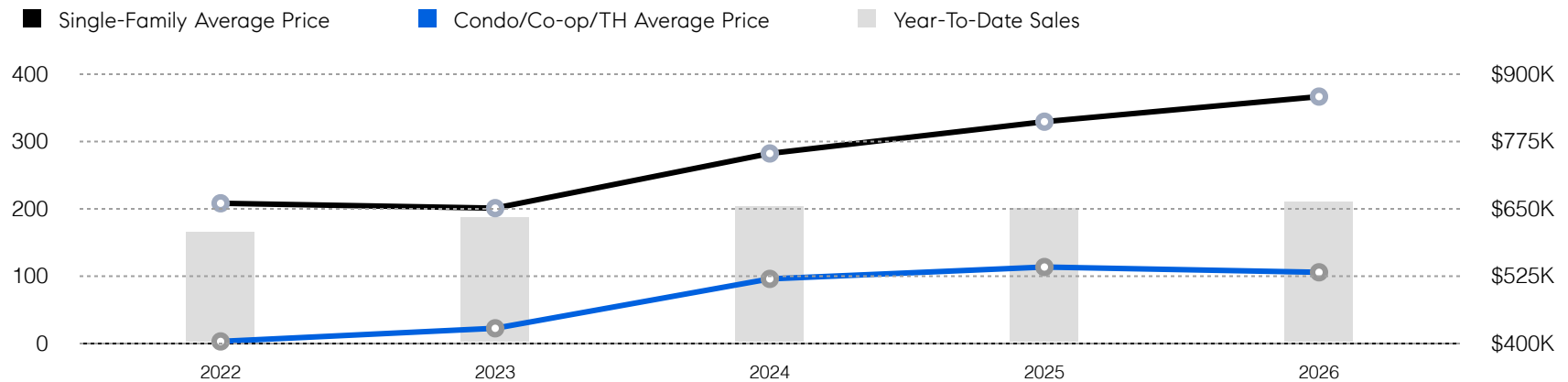


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Wayne

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	161	185	14.9%	33	42	27.3%
	ACTIVE LISTINGS	63	60	-4.8%	63	60	-4.8%
	# OF SALES	147	147	0.0%	38	40	5.3%
	SALES VOLUME	\$119,341,634	\$126,186,709	5.7%	\$30,954,836	\$36,983,899	19.5%
	MEDIAN PRICE	\$799,999	\$825,000	3.1%	\$795,000	\$886,500	11.5%
	AVERAGE PRICE	\$811,848	\$858,413	5.7%	\$814,601	\$924,597	13.5%
	AVERAGE DOM	34	26	-23.5%	25	20	-20.0%
	% OF ASKING PRICE	106.5%	107.1%	0.7%	107.5%	110.5%	3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	52	65	25.0%	7	14	100.0%
	ACTIVE LISTINGS	18	16	-11.1%	18	16	-11.1%
	# OF SALES	51	60	17.6%	5	10	100.0%
	SALES VOLUME	\$27,642,979	\$31,934,560	15.5%	\$2,735,000	\$5,872,900	114.7%
	MEDIAN PRICE	\$560,000	\$563,250	0.6%	\$625,000	\$630,000	0.8%
	AVERAGE PRICE	\$542,019	\$532,243	-1.8%	\$547,000	\$587,290	7.4%
	AVERAGE DOM	22	36	63.6%	22	22	0.0%
	% OF ASKING PRICE	104.1%	100.9%	-3.2%	101.4%	98.7%	-2.8%

Historic Sales Trends

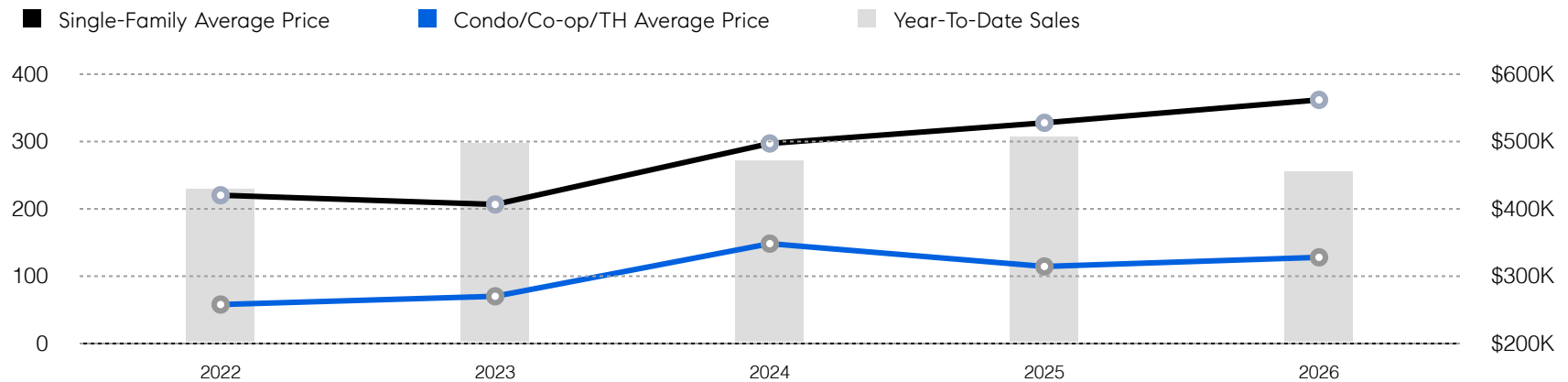


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West Milford

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	261	244	-6.5%	50	69	38.0%
	ACTIVE LISTINGS	156	167	7.1%	156	167	7.1%
	# OF SALES	255	188	-26.3%	40	43	7.5%
	SALES VOLUME	\$134,586,156	\$105,630,214	-21.5%	\$24,264,000	\$23,677,500	-2.4%
	MEDIAN PRICE	\$510,000	\$535,000	4.9%	\$550,000	\$515,000	-6.4%
	AVERAGE PRICE	\$527,789	\$561,863	6.5%	\$606,600	\$550,640	-9.2%
	AVERAGE DOM	41	47	14.6%	27	42	55.6%
	% OF ASKING PRICE	101.7%	99.9%	-1.8%	102.6%	101.4%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	46	68	47.8%	8	17	112.5%
	ACTIVE LISTINGS	35	40	14.3%	35	40	14.3%
	# OF SALES	49	64	30.6%	8	10	25.0%
	SALES VOLUME	\$15,408,124	\$20,993,198	36.2%	\$2,374,800	\$3,163,998	33.2%
	MEDIAN PRICE	\$315,000	\$327,000	3.8%	\$295,000	\$305,000	3.4%
	AVERAGE PRICE	\$314,452	\$328,019	4.3%	\$296,850	\$316,400	6.6%
	AVERAGE DOM	41	60	46.3%	26	32	23.1%
	% OF ASKING PRICE	98.7%	98.8%	0.1%	99.0%	97.7%	-1.3%

Historic Sales Trends



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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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